WINTER GARDEN

A REGULAR MEETING MINUTES
PLANNING AND ZONING BOARD
FEBRUARY 03, 2014

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, Mark Maciel, Rohan Ramlackhan, and Eric Weiss

MEMBERS ABSENT:

H. Gerald Jowers - excused

STAFF PRESENT:

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

3. APPROVAL OF MINUTES

Approval of minutes from the regular meeting held on January 6, 2014.

Motion by Heather Gantt to approve the above minutes. Seconded by Mac McKinney, the motion carried unanimously 6 - 0.

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

4. 426 W. Plant Street "Shady Nook" (Mcannuff Investments, LLC)

This item was withdrawn, no action required.

PRELIMINARY PLAT / FINAL PLAT / LOT SPLIT (Public Hearing)

5. 14365 Siplin Road "Mathews Grove" (Dewberry / Bowyer-Singleton)

Senior Planner Laura Smith presented a request for Preliminary Plat approval for 155 lots located at 14365 Siplin Road. The Board recently reviewed and approved the PUD rezoning for Mathews Grove. The applicant has signed the Sunridge Boulevard Fair Share Agreement to participate in the widening of Sunridge Boulevard and the utilities extension. Staff is currently working with the applicant to finalize their Developer's Agreement which will include the abandonment of Siplin Road. Staff recommends a conditional approval subject to the conditions of the staff report with the Preliminary Plat being effective upon City Commission approval of the Developer's Agreement.

City Attorney Kurt Ardaman suggested the condition to be not just upon the Commission approval but upon the full execution and recording of the Developer's Agreement.

Present to speak was Chris Roper, an Attorney with Akerman Senterfitt on behalf of Taylor Morrison, accompanied by Jay Baker with BioTech Consulting and Scott Stearns with Dewberry/Bowyer-Singleton. He wanted to clarify a condition of approval currently in the staff report for the abandonment and construction of a cul-de-sac but this item has been incorporated into the Developer's Agreement.

The question was raised if this item was under a time constraint. Community Development Director Williams stated that the road being widened is adjacent to a school and provides its access so they would like the construction to be done over the summer months.

Motion by Eric Weiss to recommend approval of the Preliminary Plat for 14365 Siplin Road with Staff Recommendations and with the recommendation the Preliminary Plat not be effective until the Developer's Agreement is fully executed and recorded in the public record. (Attached Exhibit "A"). Seconded by Mark Maciel, the motion carried unanimously 6 - 0.

6. 14362 Siplin Road "Black Lake Preserve" (Hanover Capital Partners)

Senior Planner Laura Smith presented a request for Preliminary Plat approval for 91 lots located at 14362 Siplin Road. The Board recently reviewed and approved the PUD rezoning for Black Lake Preserve. The applicant has signed the Sunridge Boulevard Fair Share Agreement to participate in the widening of Sunridge Boulevard and the utilities extension. Staff is currently working with the applicant to finalize their Developer's Agreement. Staff recommends a conditional approval subject to the conditions of the staff report with the Preliminary Plat being effective upon City Commission approval and the execution and recording of the Developer's Agreement.

Motion by Mac McKinney to recommend approval of the Preliminary Plat for 14288, 14350 and 14362 Siplin Road with Staff Recommendations and with the recommendation the Preliminary Plat not be effective until the Developer's Agreement is fully executed and recorded in the public record. (Attached Exhibit "B"). Seconded by Eric Weiss, the motion carried unanimously 6 - 0.

SPECIAL EXCEPTION PERMIT (Public Hearing)

7. 12403 W Colonial Drive (Main Street Mower, Inc.)

Planner Kelly Carson presented a request for a special exception permit for the property located at 12403 W. Colonial Drive. The applicant is requesting: 1) the allowance of an outdoor display of mower merchandise in an existing covered area facing West Colonial Drive, 2) the installation of two fuel tanks for sale of non-ethanol and propane fuel (the tanks will be located on the west side of the building and screened from the road) and, 3) allow small engine repair and servicing of maintenance equipment including mowers. All service work would be performed inside the facility. Applicant has agreed to install new landscaping along West Colonial Drive and Carter Road which will adhere to the City's buffer requirements. Staff recommends approval with the conditions stated in the staff report.

Board Member McKinney inquired about the previous application for a lot split. Planner Carson clarified that it had been withdrawn for now but the applicant would like the option for the future.

Board Member Weiss questioned that, in the past, outdoor display of merchandise has not been allowed. Planner Carson stated that the applicant has agreed to only use the existing small display area in front of the building and only during operating hours. Merchandise would be taken inside at night and Code Enforcement would monitor.

Motion by Eric Weiss to recommend approval of the Special Exception permit for 12403 W. Colonial Drive with Staff Recommendations (Attached Exhibit "C"). Seconded by Rohan Ramlackhan, the motion carried unanimously 6 - 0.

VARIANCE (Public Hearing)

8. 210 E Lafayette Street (Chokelal, Eric G.)

Senior Planner Laura Smith presented a request for a Variance for the property located at 210 E. Lafayette Street. The applicant is requesting a 20 foot rear yard setback variance and an 8 foot and 5 foot separation from the principal structure variance to allow a 14 foot by 28 foot shed to be located 5 feet from the rear property line and 2 and 5 feet from the principal structure to rectify a code violation for the construction of the shed without a permit. Sheds greater than 160 square foot are required to comply with the same setbacks as the principal structure which, for this property, would be 25 feet from the rear property line and 10 feet from each side. The shed would also be required to be 10 feet from the principal structure. The shed cannot meet the rear yard setback as the principal structure is already set within the rear yard setback due to a screened area and the shed does not comply with minimum building and life safety standards. Staff recommends denial of the variance request and suggests the applicant remove the shed from the property and consider a smaller sized shed.

Eric Chokelal, owner and applicant, explained the shed was sent by mistake from Georgia and was installed when he was not home. He is willing to place it behind his garage and get engineering to certify 1 hour fire rating but it would still require a rear yard setback variance. Property behind him is currently empty.

Planner Smith said there had been a discussion with the owner and the Building Official about restructuring the walls to meet fire rating but no paperwork has been received from the owner as of this time. Another option discussed had been to install a 160 square foot shed and enlarging an existing 100 square foot shed to 160 square foot to meet code standards.

Motion by Mac McKinney to recommend denial of the Variance request at 210 E. Lafayette Street based on Staff Recommendations (Attached Exhibit "D"). Seconded by Eric Weiss, the motion carried unanimously 6 - 0.

9. <u>116 E Story Road (Lopez, Jorge)</u>

Senior Planner Steve Pash presented a request for a Variance for property located at 116 E. Story Road. The applicant is requesting a 5 foot rear yard setback in lieu of the required 30 foot rear yard setback to allow a 20 foot x 30 foot open carport. Carport would be located approximately 40 feet from principal structure. Staff finds it meets the criteria and recommends approval with the condition they realign the existing pavers to they are located only underneath the accessory structure.

Board Member Weiss asked if the only setback this does not meet is the rear yard. Senior Planner Pash confirmed and also stated the property behind this lot is a church and the church's buildings are located 10 feet from their property line, plus the transfer station is a neighboring property.

General discussion ensued as to why the Board should approve this variance when they just denied the previous one and why it could not be located closer to the principal structure.

Jorge Lopez, owner/applicant, explained that he does not currently have a garage but plans to rebuild the house with a garage within a couple of years and would remove the carport then.

General discussion to see if a time limit could be placed on the variance or tie it to an event. Board was informed they have the option of modifying items with agreement from applicant.

Motion by Eric Weiss to recommend approval of the Variance request at 116 E. Story Road with Staff Recommendations and the condition of a 5 year time restraint starting from February 3, 2014, at which time the Variance would expire and the structure would have to be removed or reapply for another variance. (Attached Exhibit "E"). Seconded by Mark Maciel, the motion carried 5 - 1 with Mac McKinney opposing.

<u>SITE PLAN (Public Hearing)</u>

10. <u>Florida Hospital of Winter Garden (Littlejohn Engineering Associates)</u>

Community Development Director Ed Williams presented a Site Plan application for the Florida Hospital of Winter Garden for Phase A with certain contingencies:

1) No building construction or dirt work until the City Commission approves the architectural design of the building. The site plan needs approval to prepare the drainage plans, utilities connections and road improvements.

2) In consideration are several other changes to the plan including the entrance and changing from a 'T' intersection to a roundabout which would entail a longer wall on the north side of the right of way. The roundabout removes the need for a signal at the main entrance and a signal would no longer be considered on Sembler Way.
3) The Hospital wants to change the square footage allocation with an increase of up to 40,000 square foot for the Emergency Room and reducing the size of the Medical Office. If the site plan is approved Florida Hospital will start on construction plans once the architectural plans are approved by City Commission.

Staff recommends approval of the Site Plan for this phase only (Emergency Room and Medical Office) subject to conditions of the Staff Report.

Donna Gussow, 13537 Glynshel Drive, Winter Garden FL 34787, stated her home is closest to the proposed roundabout. As part of the agreement the noise attenuation discussed was the building of a sound wall on top of the berm. She asked for assurances that the sound wall and landscaping were to be done before construction started to protect her community.

Community Development Director Williams assured her that this was still part of the conditions and that Staff supported the roundabout as it would create less noise and less impact on the surrounding community especially with the longer wall and berm landscaping.

City Attorney Ardaman asked the applicants present if they agreed with the conditions set forth in the Staff Report to which they replied yes.

Board Member Maciel asked whether the significant changes of the entrance and roundabout had been presented back to the community. Director Williams replied that more work was necessary but it would be brought back to a public meeting.

Board Member Gantt asked if the roundabout was the only entrance. Director Williams explained the roundabout would be the main entrance to the complex but there were several other entrances from Sembler Way for delivery vehicles, staff and ambulances with no entrances from the west.

Motion by Mark Maciel to recommend approval of Ordinances 12-54 and 12-55 for Florida Hospital of Winter Garden with Staff Recommendations (Attached Exhibit "F"). Seconded by Rohan Ramlackhan, the motion carried unanimously 6 - 0.

APPEAL OF ADMINISTRATIVE OFFICIALS DECISION (Public Hearing)

11. 4020 Winter Garden Vineland Road "Shoppes at Lake Butler" (Z Development Services

Community Development Director Ed Williams presented an Appeal of Determination by the Planning Director regarding the development of an outparcel at the Shoppes at Lake Butler.

Scott Glass, an attorney with Shutts and Bowen, 300 S. Orange Ave, Orlando FL 32801, was present to represent the appellant. He handed out exhibits and presented their case stating the principal issue was whether the property owner would be allowed to develop their property as they see fit as long as it is consistent with Winter Garden Code and the C-2 zoning. They want to be able to construct 2 buildings with 3 uses on the single

outparcel. He referred to the Developer's Agreement and stated the City Code does not prohibit 2 buildings on a single parcel as long as all the development standards were met. He referred to Exhibit 'C' as an example of a neighboring single parcel that had 2 buildings and Exhibit 'D' as a single building with multiple uses.

Community Development Director Williams stated the definition of 'lot' in the zoning ordinance means a parcel of land occupied by one principal building. The term 'lot' includes plot and parcel. Director Williams showed the construction on the outparcel would cover 78% of the road frontage and was more concerned about the operational characteristics. The regional mall is a Planned Commercial Development (PCD) instead of a C-2 zoning so has very specific approval.

Board Member Maciel inquired if the Board was able to make a legal interpretation of the Developer's Agreement.

City Attorney Ardaman replied the Board does have the ability and Board needs to look at the intent of the Code and the Developer's Agreement along with items presented by appellant and City Staff.

Board Member Maciel stated the Developer's Agreement could be subject to interpretation but asked if the applicant meets the Code today with the plan submitted?

Community Development Director Williams replied no as Staff's interpretation of the Code states "A parcel is entitled to one principal structure" and the plan submitted is two buildings with three uses.

Discussion ensued regarding the number of buildings allowed on a single parcel, Right of Way, sufficient parking, the percentage of coverage on the frontage and if the appellant had any other avenues or alternatives should the Board uphold the denial.

Motion by Mac McKinney to uphold the DRC decision. Seconded by Rohan Ramlackhan, the motion carried 5 - 1 with Mark Maciel opposing.

12. BOARD MEMBER CHANGE

Chairman Jimmy Dunn opened a discussion as Vice-Chairman Mac McKinney wished to step down as Vice-Chairman as his term ends in September

Motion by Jimmy Dunn to nominate Eric Weiss as Vice-Chairman. Seconded by Heather Gantt, the motion carried unanimously 6 – 0.

13. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:53 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

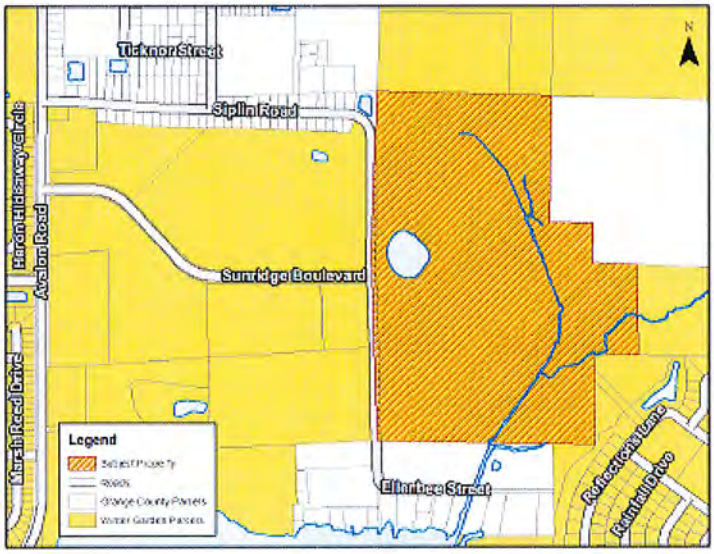
STAFF REPORT

TO:	PLANNING AND ZONING COMMITTEE
PREPARED BY:	LAURA SMITH, SENIOR PLANNER
DATE:	JANUARY 28, 2014
SUBJECT:	PRELIMINARY PLAT **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.



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. Additionally, located to the west is 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 imundated 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 is requesting preliminary plat approval to move forward with development plans and the final plat. The property has been rezoned to PUD to allow development of the 98.71 ± acre site into a residential subdivision containing 155 single-family dwelling units. The subdivision will 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 subdivision will contain 4 recreational parks and 15.60 acres of open space.

The PUD 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.

- The applicant has signed the SunRidge Fair Shar Agreement.
- The applicant has an agreement with Black Lake Preservefor shared infrastructure.
- Includes relocation and upgrade of Siplin Road.

SUMMARY

City Staff recommends conditional approval of the Preliminary Plat subject to the following condition(s):

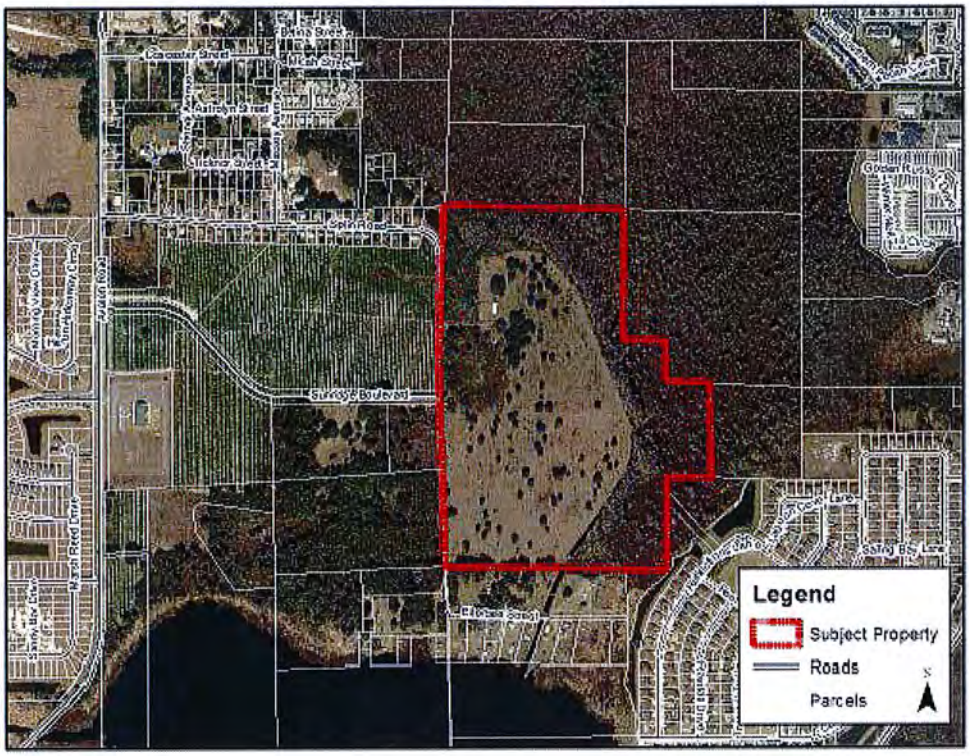
- A Developer's Agreement shall be drafted, approval obtained and recorded prior to approval of Preliminary Plat of the Property becoming effective and prior to the issuance of any site or building permits.
- All irrigation on the site shall be designed to be supplied by reclaimed water (minimum 8" internal main size).
- 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.
- Siplin Road abandonment and proposed cul-de-sac shall be coordinated with Orange County and

finalized prior to preliminary plat approval becoming effective. Any right-of-way required for a minimum 40' radius cul-de-sac (50' minimum R/W radius) shall be dedicated with the project.

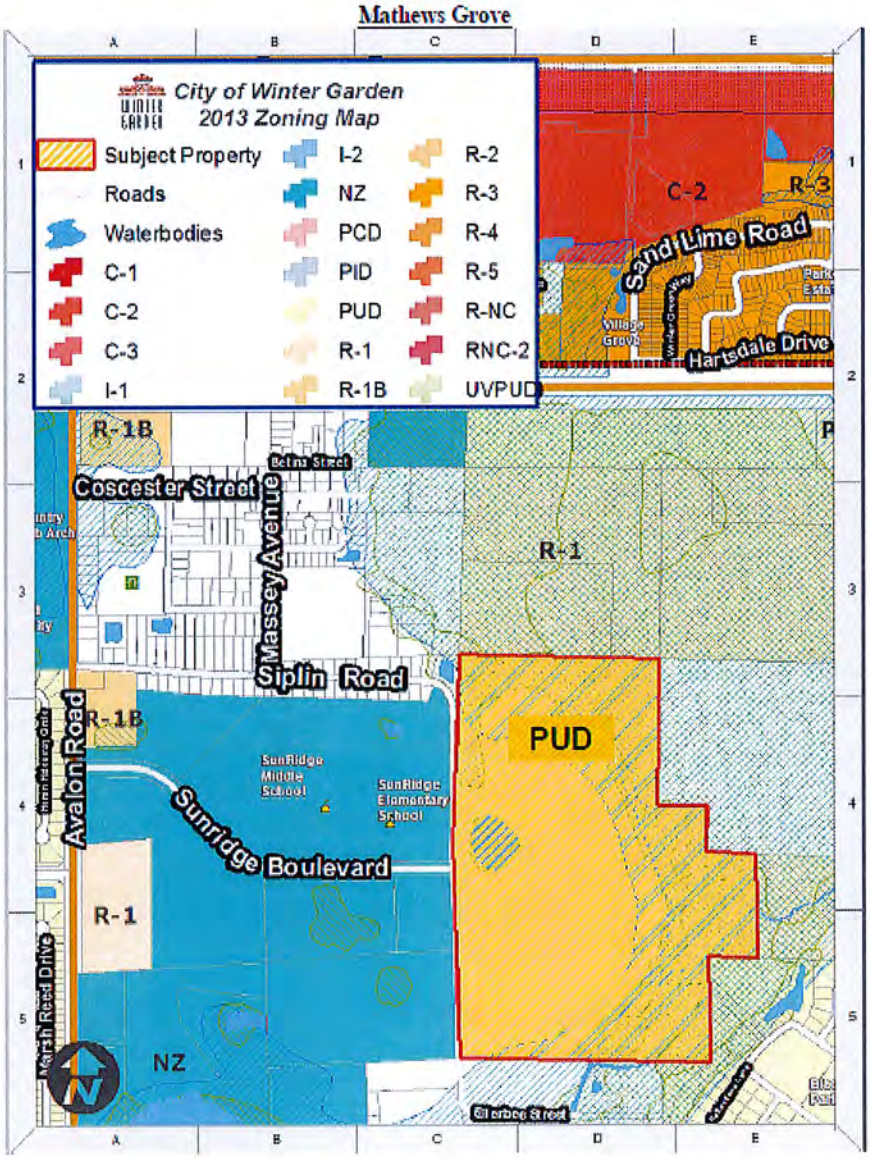
- There is an existing 12" X 18" ERCP culvert crossing Siplin Road. This is one of the stormwater outfalls for the SunRidge schools and this off-site flow shall be accommodated with the Mathews Grove drainage system.
- The roadway connection between the Mathews Grove project and the Black Lake Preserve project shall be coordinated on the final construction plans (as shown).
- Final construction plans shall coordinate the sanitary connection point for Black Lake Preserve; manhole will be required (as shown) depending on timing of the two projects, etc.
- SunRidge Boulevard has been constructed with two lanes, to be expanded as designed, to four lanes. This project, along with others along this conidor shall be required to participate in the funding of the widening to four lanes (signed agreement required as discussed at DRC).
- 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 crush concrete (concrete aggregate) base thickness as approved by the City Engineer; 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).
- Walls and landscaping shall be located within a landscape and wall tract, to be maintained by the HOA.
- 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.
- 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.
- Utilities: Minimum 8" potable water (internal), 8" reuse water, and minimum 6" sanitary force main are required.
- 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.

MAPS

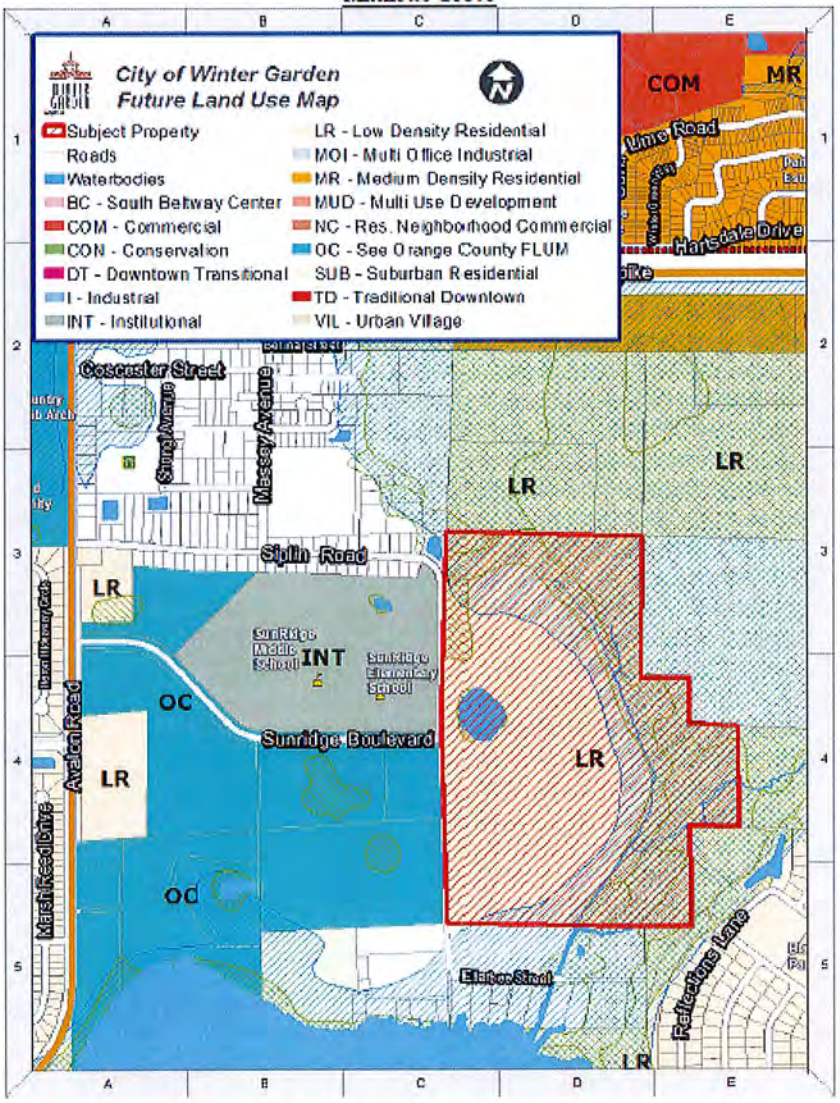
AERIAL PHOTO
MATHEWS GROVE



ZONING MAP
Mathews Grove



FUTURE LAND USE MAP
Mathews Grove



END OF STAFF REPORT

EXHIBIT "B"

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

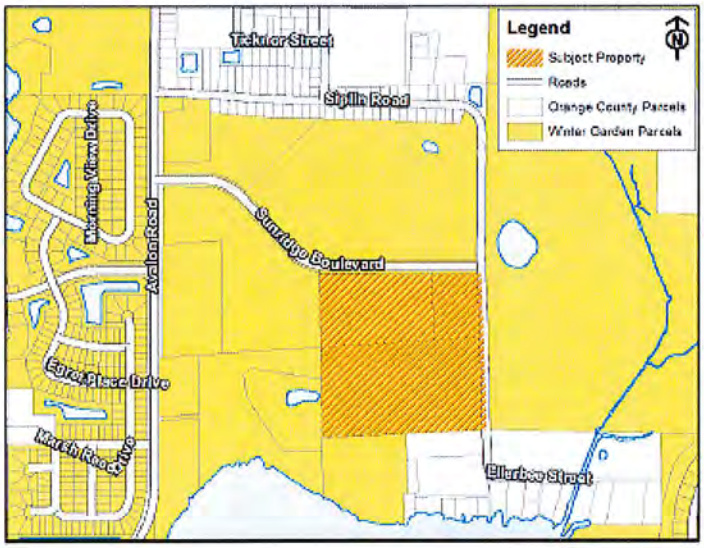
STAFF REPORT

TO:	PLANNING AND ZONING COMMITTEE
PREPARED BY:	LAURA SMITH, SENIOR PLANNER
DATE:	JANUARY 28, 2014
SUBJECT:	PRELIMINARY PLAT **BLACK LAKE PRESERVE PROPERTY** **14288, 14350 & 14362 SIPLIN ROAD (35.176 +/- ACRES)** **PARCEL ID #** 32-22-27-0000-00-008; 32-22-27-0000-00-029 32-22-27-0000-00-007
APPLICANT:	HANOVER CAPITAL PARTNERS, 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 14288, 14350 & 14362 Siplin Road and is approximately 35.176± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits.



EXISTING USE

The subject property is primarily vacant unimproved land; however there is one existing single family residential structure located on the portion of the property addressed at 14362 Siplin Road.

ADJACENT LAND USE AND ZONING

The property located to the north of the subject property is the new school site of SunRidge Middle School and SunRidge Elementary School which opened last year in the City of Winter Garden, the Future Land Use Designation of the property is Institutional. The properties located to the west are vacant properties within the City of Winter Garden, one containing an Orange Grove and the other is a retention pond owned by the City of Winter Garden. Since the annexation of these properties, located to the west of the subject property, they have not been assigned Zoning or Future Land Use Designation on the Future Land Use Map of the City's Comprehensive Plan. The properties located to the south include vacant unimproved land located in Unincorporated Orange County and a Single Family Residential structure also located in Unincorporated Orange County. The property to the east is primarily vacant land but will be developed as the Mathews Grove PUD with Future Land Use Designation of Low Density Residential and the Zoning is PUD in the City of Winter Garden.

PROPOSED USE

The applicant is requesting preliminary plat approval to move forward with development plans and the final plat. The property has been rezoned to PUD to develop the 35.176 ± acre site into a residential subdivision containing 91 single-family dwelling units. The subdivision will have a gross density of 2.58 dwelling units per acre, the SUB- Suburban Residential Future Land Use Designation allows up to 4 dwelling units per acre. The subdivision will contain 2 recreational parks, walking trails and 8.89 acres of open space.

The project contains a mixture of 70'x125' lots and 75'x125' lots, with a total of 44 lots at between 70' and 75' wide and 47 lots at 75' or wider.

- The applicant has signed the SunRidge Fair Shar Agreement.
- The applicant has an agreement with Mathews Grove for shared infrastructure.
- Includes relocation and upgrade of Siplin Road.

SUMMARY

City Staff recommends conditional approval of the Preliminary Plat subject to the following condition(s):

- A Developer's Agreement shall be drafted, approval obtained and recorded prior to approval of Preliminary Plat of the Property becoming effective and prior to the issuance of any site or building permits.
- 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. 5' wide concrete sidewalk will be required along the frontage of SunRidge Boulevard if not constructed with the road widening.
- 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

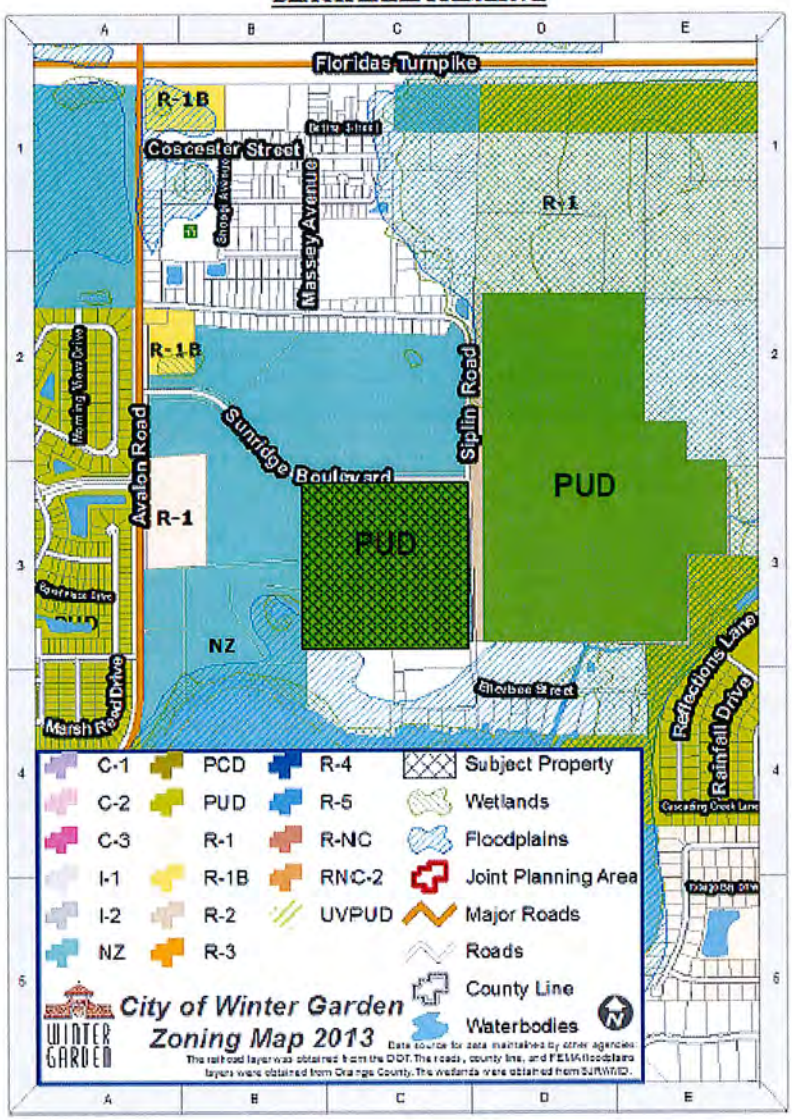
fill with no more than 5% passing a #200 sieve required under the subbase (show on typical section); 98% density required on all compaction; 2" minimum asphalt thickness; 10" minimum soil cement base thickness; minimum 24" wide concrete curb and gutter required; 5' wide concrete sidewalks required on both sides of street; minimum 10' wide drainage and utility easements required adjacent to all rights-of-way. All construction shall meet City of Winter Garden requirements for drainage, roadways and utilities.

- The "Primary Entrance" layout on SunRidge Boulevard will be pending the outcome of the Mathews Grove/Siplin Road improvements (see above). As discussed previously, this access shall be a right-in only, with no exit depending on the above stated outcome. Final Construction plans shall address the City's concerns regarding residents using this as an exit.
- Landscaping, perimeter fencing, and screen walls shall be located within a landscape and wall tract, to be maintained by the HOA, not individual lot owners.
- 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.
- Utilities: Minimum 8" potable water, 8" reuse water, and minimum 6" sanitary force main are required, except on cul-de-sacs where 4" potable water looping is allowed.
- Proposed 5 ft building setbacks will only be approved provided that no obstructions of any kind are allowed within the 5 ft setback area. Minimum 5 ft wide utility and drainage easements shall be provided on each side lot line (as noted).
- The project is proposed to 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, hardscaping, etc. shall be performed by the HOA under a R/W maintenance agreement.
- 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.

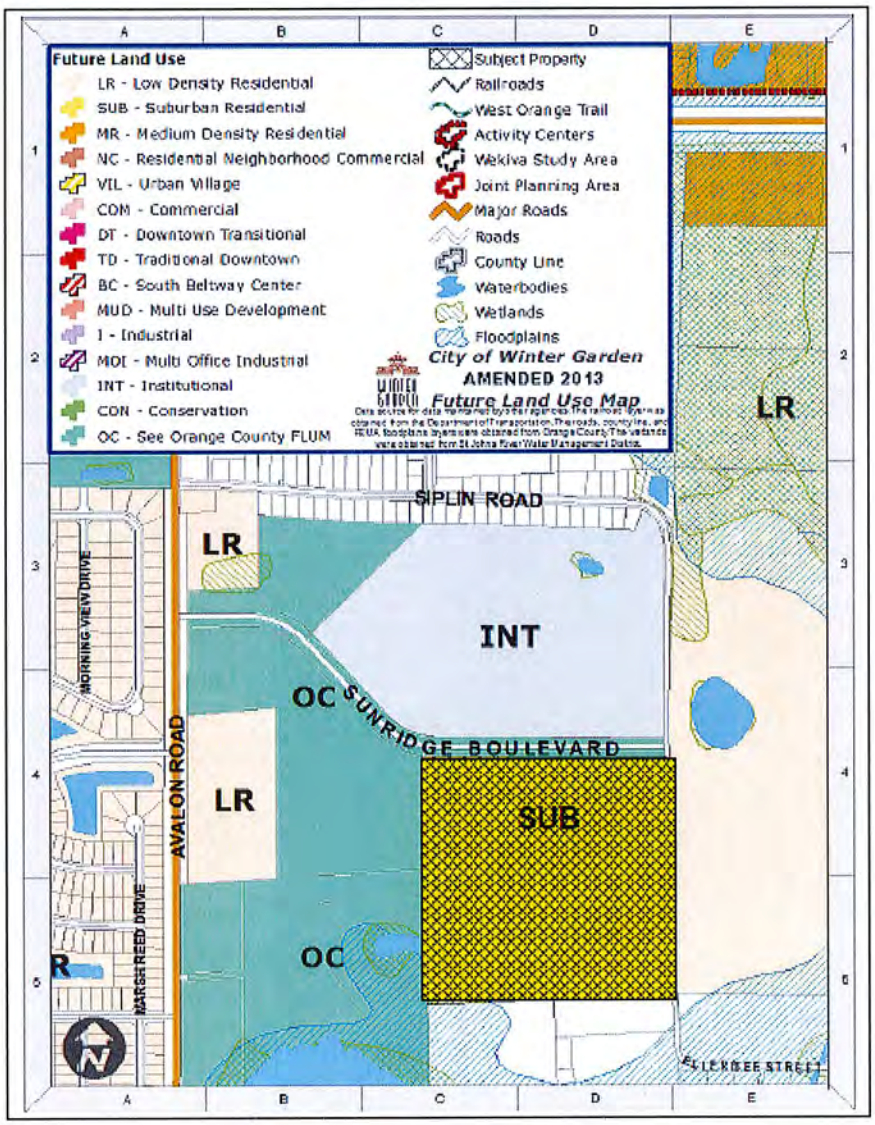
MAPS

AERIAL PHOTO
BLACK LAKE PRESERVE

ZONING MAP
BLACK LAKE PRESERVE



FUTURE LAND USE MAP
BLACK LAKE PRESERVE



END OF STAFF REPORT

EXHIBIT "C"

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

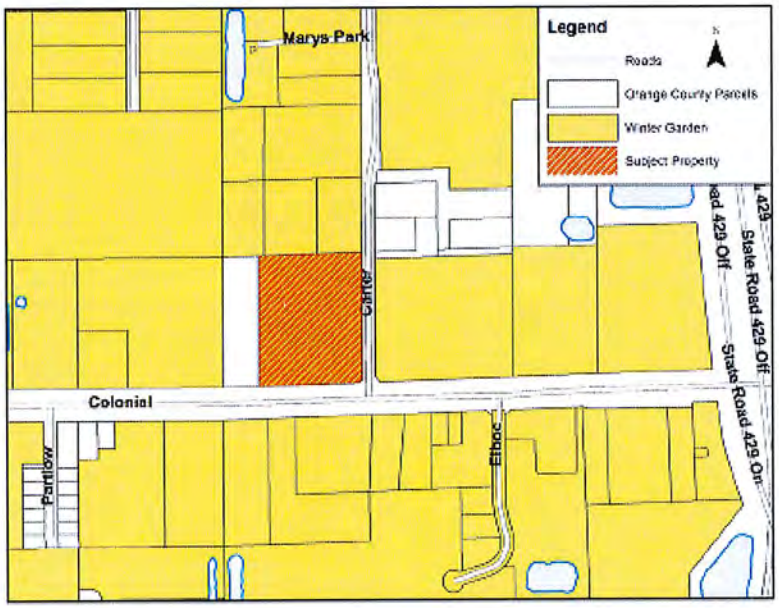
TO: PLANNING AND ZONING BOARD
PREPARED BY: KELLY CARSON, PLANNER II
DATE: JANUARY 24, 2014
SUBJECT: SPECIAL EXCEPTION PERMIT
12403 W Colonial Drive (Small engine servicing & repair, outdoor merchandise display, fuel tank installation)
PARCEL ID # 24-22-27-0000-00-034

APPLICANT: Main Street Mower, Inc // Sherri & Stan Hawthorne

INTRODUCTION

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

The subject property is located at 12403 W Colonial Drive. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The request is for a Special Exception Permit to allow outdoor display of mower merchandise, to permit tank installation and commercial sales of propane and non-ethanol fuel, and to allow a portion of the existing building to be used for small engine repair & maintenance of mower equipment. The subject property is located within the City of Winter Garden municipal limits, carries the zoning designation C-2, and is designated Commercial on the Future Land Use Map of the Comprehensive Plan. The property is also located within the West State Road 50 Commercial Corridor.

EXISTING/PROPOSED USE

On the southern end of the property adjacent to W Colonial Drive, there is an approximately 21,000 square foot, single-story concrete block retail/warehouse building. There is also an approximately 4,825 square foot, single-story concrete block warehouse building within the northern half of the property fronting Carter Road. Both buildings were constructed in 1966 and are currently vacant. The buildings have been used in the past by an electrical contracting company and for auto sales. The south end of the site consists mostly of paved parking areas, while the north has been utilized as a storage yard. Additionally, there is an existing billboard sign located adjacent to W Colonial Drive on the west side of the property.

The applicants have purchased the buildings with the intention of opening a retail store to sell mowers and outdoor maintenance equipment within the larger facility. The shop will also provide maintenance and repair services for small engine equipment and will sell propane and non-ethanol fuel from pumps located adjacent to the building.

The applicant also plans to split the existing lot in the future. The lot split application has yet to be finalized by the applicant and approved by the City.

ADJACENT LAND USE AND ZONING

There are two properties located to the north of the subject property- one vacant industrial parcel and one parcel containing an industrial warehouse building. Both of these parcels are zoned I-2 and are within the City of Winter Garden municipal limits. Also located in Winter Garden, the property to the east is the PCD-zoned People's Plaza, which is currently developed with multiple buildings and commercial/industrial uses including food service, office/clerical services, graphic design, fabrication, and automobile sales and service. The C-3-zoned property to the west is located within Unincorporated Orange County and contains a commercial/warehouse building, which houses a retail tire sales and service facility. There are two parcels to the south of the subject property across W Colonial Drive; both are zoned C-2 and located within the City of Winter Garden. One of these properties is an automobile sales & service facility and the other contains several warehouse buildings that have been utilized for mini-storage and truck rentals.

SUMMARY

City Staff recommends approval of the proposed special exception permit to allow outdoor merchandise display; tank installation and retail fuel sales; and small engine repair and maintenance at 12403 W Colonial Drive with the following conditions:

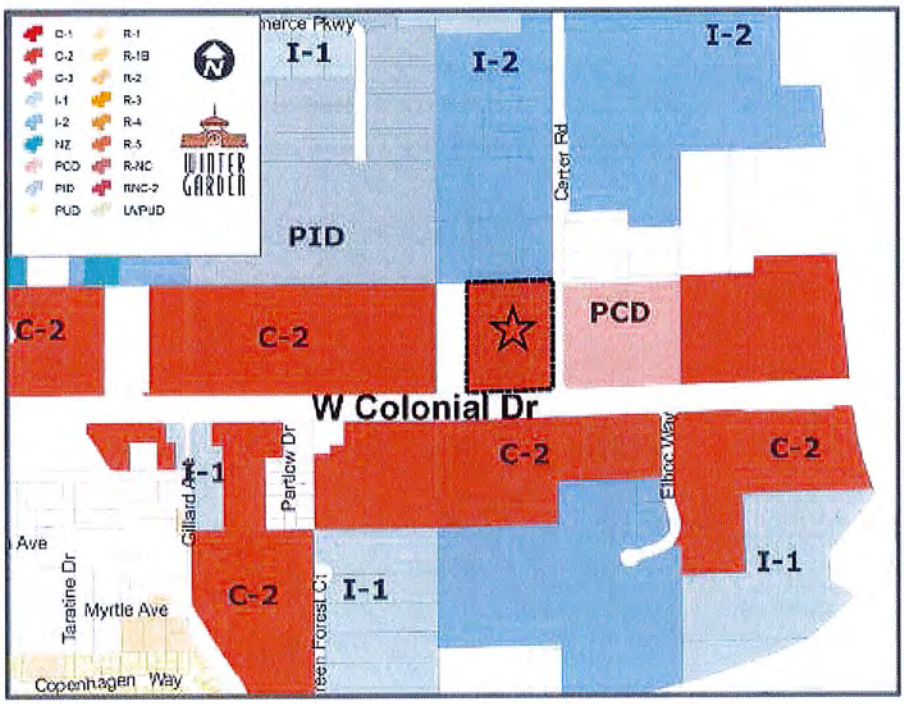
1. All mowers and mower equipment associated with the Service Facility shall be stored inside the building.

2. All work on mowers and mower equipment shall be done inside the facility.
3. All merchandise will only be displayed outdoors within the approved covered display area during normal business operating hours.
4. The existing drainage patterns are to be maintained, and the addition of the curbing adjacent to SR 50 and Carter Road will not trap stormwater. Stormwater runoff will be directed to the existing spillway/flume according to the Design Engineer.
5. Chain link fencing is not permitted within the West State Road 50 Overlay district for commercially-zoned properties. If existing chain link fencing is removed, it cannot be relocated anywhere else on site, and new chain link gates may not be added. Another fence type, such as an aluminum or iron picket fence, may be used instead of chain link.
6. If the Special Exception Permit is issued, a full site plan review will be required for site plan issues not directly related to the SEP items including grading & drainage, utilities, site lighting, ingress/egress, circulation, and other design requirements of the West State Road 50 Overlay District.
7. Adjacent to the proposed fuel tanks, the applicant shall provide "No Smoking" signs, fire extinguishers, and each tank shall be placard with contents inside.
8. Both the propane tank and non-ethanol gasoline tank must be screened completely from the adjacent rights-of-way at all times from all viewing angles. If any segments of existing fencing or walls that currently provide screening for the tanks are removed in the future, there must be another visual barrier installed that will continue to provide 100% screening as required by the City of Winter Garden Code of Ordinances.
9. The site must comply with the City's landscape buffer requirements along public roads, including the State Road 50 frontage buffer requirements for the property boundary abutting West Colonial Drive.
10. Any new signage must comply with the requirements of the Winter Garden Code of Ordinances Chapter 102 - SIGNS. The following signs are prohibited:
    a. Any sign placed on public property.
    b. Billboard signs, erected after June 11, 1987.
    c. Animated or flashing signs.
    d. Portable signs.
    e. A-frame, T-framed signs.
    f. Signs on trailer frames with or without mounted wheels.
    g. Vehicle signs or signs on or attached to vehicles which have a total copy area in excess of ten square feet, when the vehicle is not regularly used in the conduct of the business and (a) is visible from a street right-of-way within one hundred feet of the vehicle, and (b) is parked for more than two consecutive hours within one hundred feet of any street right-of-way. Signs projecting over a street or road.
    h. Any sign that interferes with a clear sight triangle distance per Florida Department of Transportation (FDOT) design standards.
    i. Flashing, moving, animated coursing, blinker, racer-type, intermittent, rotating, moving or revolving signs, whirligig devices, inflatable signs and tethered balloons, pennants, banners, ribbons, streamers, spinners, and other similar types of attention-getting devices except for changeable copy signs when in compliance with the applicable regulations of this chapter.
    j. Signage used on bus transit shelters within the right-of-way.
    k. Bench signs.
    l. Roof signs.
    m. Traffic sign replicas.

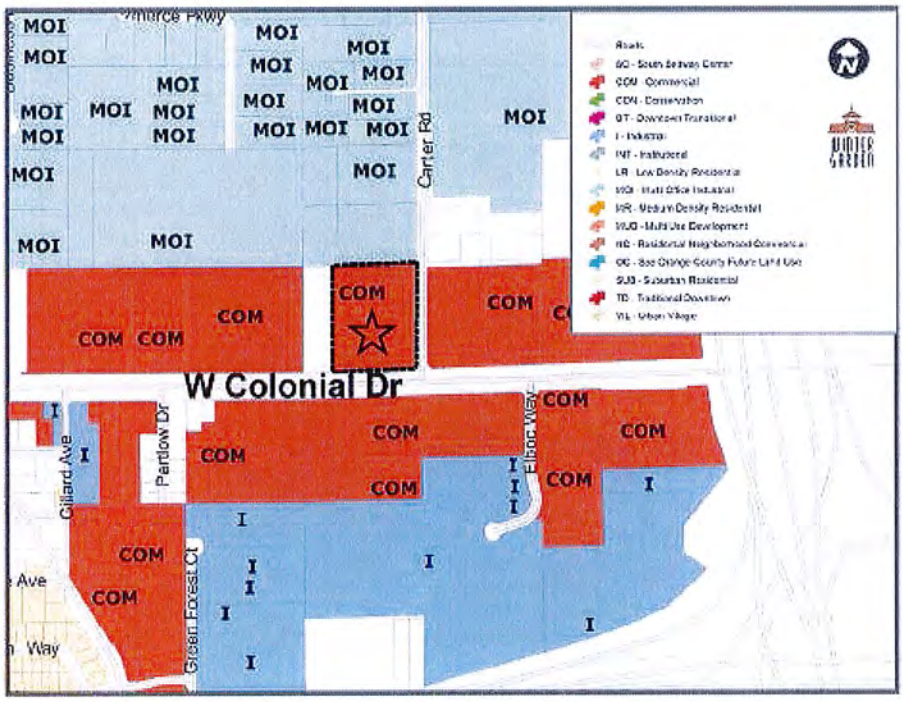
n. Snipe signs.
o. Banner signs used as permanent signage.
p. Commercial off-premises signs.
q. Neon signs, luminous tube lights, light-emitting tubes and/or neon type signs.
r. Any other sign not listed here or otherwise prohibited by the Winter Garden Code of Ordinances Chapter 102, Article III, Sec. 102-92.

AERIAL PHOTO
12403 W Colonial Drive

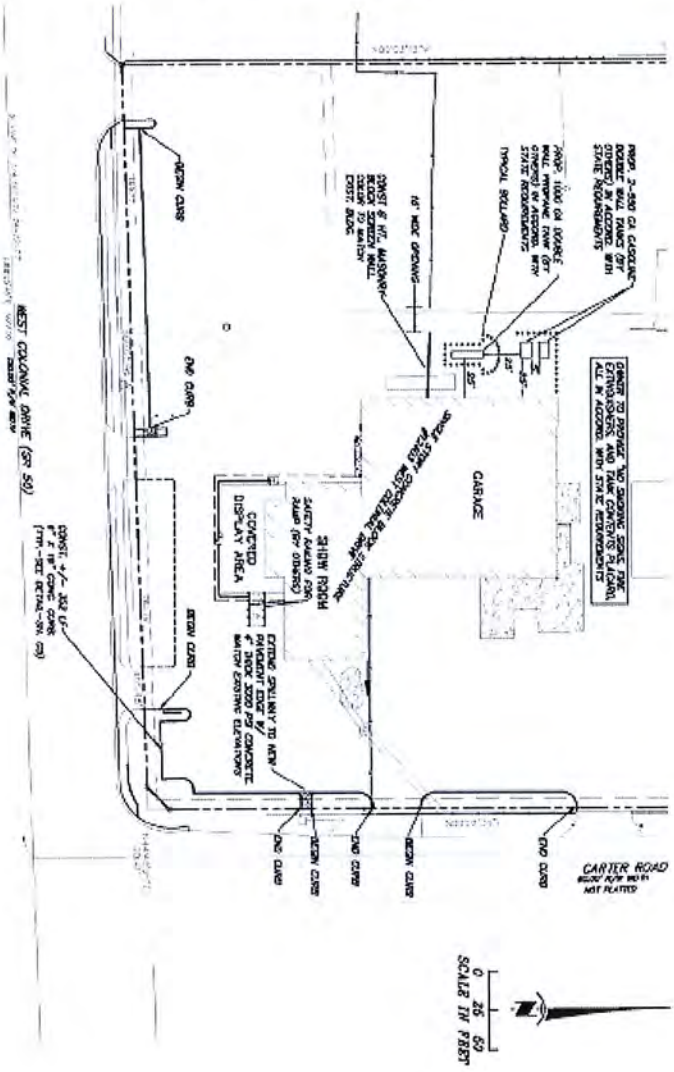
Zoning Map
12403 W Colonial Drive



Future Land Use Map
12403 W Colonial Drive



Proposed Site Plan
12403 W Colonial Drive



END OF STAFF REPORT

EXHIBIT "D"

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

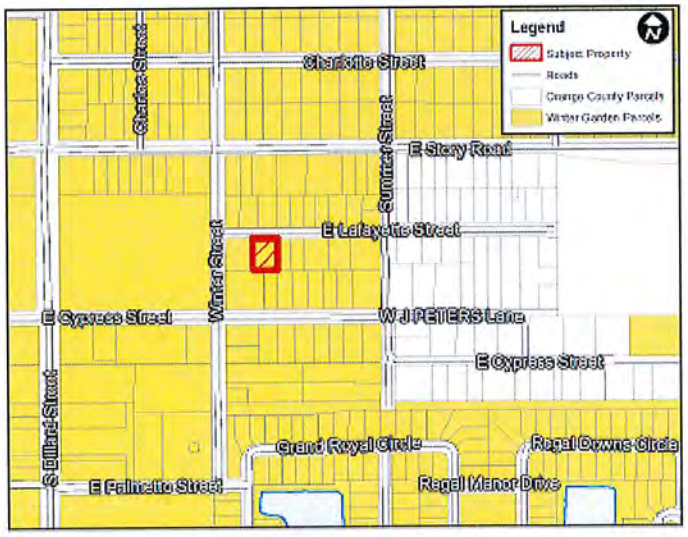
STAFF REPORT

TO:	PLANNING AND ZONING BOARD
PREPARED BY:	LAURA SMITH, SENIOR PLANNER
DATE:	JANUARY 29, 2014
SUBJECT:	VARIANCE **210 E. LAFAYETTE STREET (0.29+/- ACRES)** **PARCEL ID #** 23-22-27-0908-00-270
APPLICANT:	Eric & Lena Chokelal

INTRODUCTION

The purpose of this report is to evaluate the request of a 20 foot rear yard setback variance and an 8 foot and 5 foot separation from principal structure variance to allow the construction of a 14 foot x 28 foot shed 5 feet from the rear property line, 2 and 5 feet from the from the principal structure.

The subject property, located at 210 E Lafayette Street is approximately a 0.29± acre lot. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



To remedy a code enforcement violation for construction of a shed without a permit, the applicant is requesting a variance to Section 118-1310(c)(2)a and 118-1310(c)b to allow an accessory structure that is greater than 160 square feet to be built at a 5 foot rear yard setback in lieu of the minimum required 25 foot rear yard and to be located within 2 feet and 5 feet of the principal structure in lieu of the minimum required 10 feet. The subject property carries the zoning designation R-2 (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 contains a 3,920 square foot single family home and 100 square foot shed.

ADJACENT LAND USE AND ZONING

The adjacent properties contain single family residential homes zoned R-2 in the Low-Density Residential Future Land Use Category.

PROPOSED USE

The applicant is requesting a variance to the rear yard setback and minimum separation from principal structure to allow construction of a 14 foot x 28 shed.

CODE REFERENCE

Sec. 118-310(c)(2)a of the City Code of Ordinances addresses accessory structures and states that an accessory building greater than 160 square feet must comply with all the setback requirements of the principal structure. The R-2 zoning district requires that structures meet a side yard setback of 10 feet and a rear yard setback of 20% of the lot depth (25 feet).

The applicant is seeking a variance to the minimum required rear yard setback of 25 feet to allow an accessory structure that is greater than 160 square feet to be located 5 feet from the rear property.

Sec. 118-310(c)(2)b of the City Code of Ordinances addresses accessory structures and states that an accessory building greater than 160 square feet must be separated from the principal structure by a minimum of ten feet.

The applicant is seeking a variance to the minimum separation from principal structure requirement to allow an accessory structure greater than 10 square feet to be located 2 feet and 5 feet from the principal structure.

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;

Construction of the proposed accessory structure 5 feet from the rear property line should not negatively impact or interfere with the reasonable enjoyment of adjacent or nearby property owners as the property located to the east of the subject property is also owned by the applicant and the property located on the south east is vacant land and the property located to the southwest has a shed and detached garage in their rear yard.

(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 5 foot rear yard setback in lieu of the required 25 foot setback and separation from the principal structure of 2 feet and 5 feet is not reasonable use of the property. The 10 foot minimum separation from the principal structure is a standard imposed for building and fire safety.

(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 furthers City objectives regarding the public health, safety and welfare.

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

The variance is not consistent with the provisions of the City's Comprehensive Plan relating to single family residential neighborhood character as it will allow for an oversized shed to be located in proximity to a single family residential structure that is unsafe for the property owner and surrounding property owners.

(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 not the minimum variance that will make reasonable use of the land. The property already contains a shed, the property owner has the ability to increase the size of the existing shed by 60 square feet and build a second shed of 160 square feet and comply with the City's Code of Ordinances.

SUMMARY

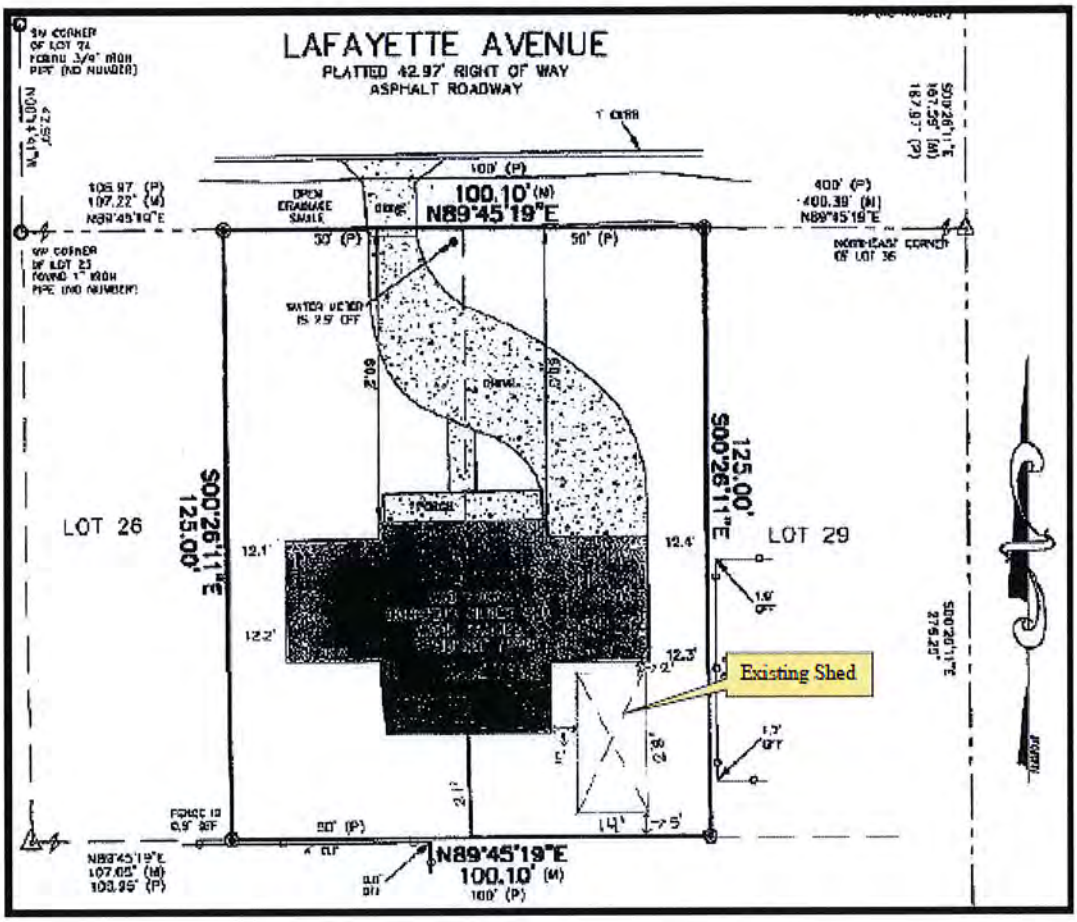
City Staff recommends denial of the variance to Section 118-1310 (c)(2)a & Section 118-1310(c)(2)b to allow an accessory structure that is greater than 160 square feet to be built at a 5 foot rear yard setback in lieu of the minimum required 25 foot rear yard and 2 feet and 5 feet from the principal structure.

ATTACHMENTS

- Aerial Photo
- Site Plan

AERIAL PHOTO
210 E Lafayette Street

SITE PLAN
210 E Lafayette Street



END OF STAFF REPORT

EXHIBIT "E"

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

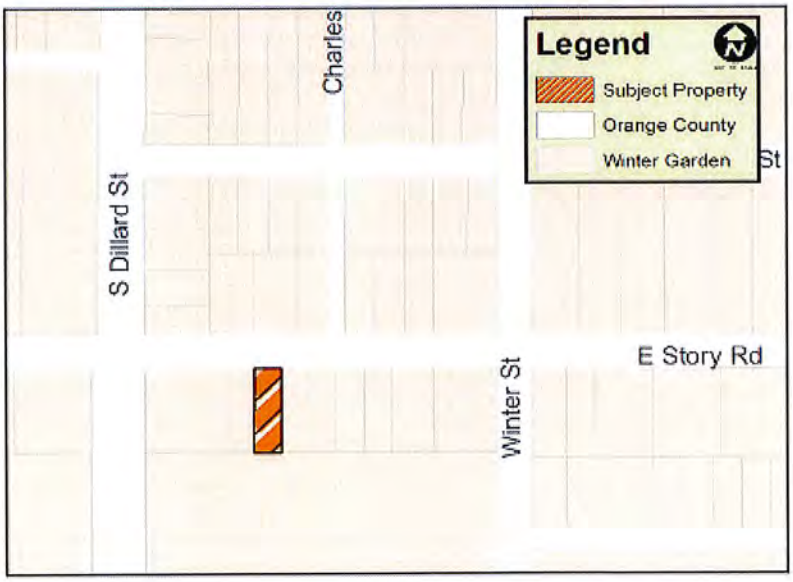
STAFF REPORT

TO:	PLANNING AND ZONING BOARD
PREPARED BY:	STEVE PASH, SENIOR PLANNER
DATE:	FEBRUARY 3, 2014
SUBJECT:	VARIANCE **116 East Story Road (0.16+/- ACRES)** **PARCEL ID #** 23-22-27-6504-02-021
APPLICANT:	Jorge Lopez

INTRODUCTION

The purpose of this report is to evaluate the request of a 25 foot rear yard setback variance to allow the construction of a 20 foot x 30 foot accessory structure (carport) 5 feet from the rear property line.

The subject property, located at 116 East Story Road is approximately a 0.16± acre lot located just east of the intersection of South Dillard Street and East Story Road. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The applicant is requesting a variance to Section 118-1310 (c)(2)a. to allow an accessory structure that is greater than 160 square feet to be built at a 5 foot rear yard setback in lieu of the minimum required 30 foot rear yard setback. The subject property carries the zoning designation R-2 (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 776 square foot single family home.

ADJACENT LAND USE AND ZONING

The adjacent properties to the north of the subject site are developed with single-family homes with R-2 zoning designation. The property to the west is a vacant lot which is part of the transfer station owned by Duke Energy with C-2 zoning designation. The property to the east is a single family home with R-2 zoning designation (also owned by the applicant). The properties to the south are developed with the Calvary Baptist Church with R-2 zoning designation.

PROPOSED USE

The applicant is requesting a variance to the rear yard setback to allow construction of a 20 foot x 30 foot detached accessory structure (carport).

CODE REFERENCE

Sec. 118-310 (c)(2)a. of the City Code of Ordinances addresses accessory structures and states that
An accessory building greater than 160 square feet must comply with all the setback requirements of the principal structure. The R-2 zoning district requires that sturctures meet a side yard setback of 10 feet and a rear yard setback of 20% of the lot depth (30 feet).

The applicant is seeking a variance to the minimum required rear yard setback of 30 feet to allow an accessory structure that is greater than 160 square feet to be located 5 feet from the rear property.

CODE REQUIREMENTS /CRITERIA

Code Requirements/Criteria:

Section 118-131 of the City Code 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;
Construction of the proposed accessory structure 5 feet from the rear property line should not negatively impact or interfere with the reasonable enjoyment of adjacent or nearby property owners as the property behind them is develop with a church and the existing church building is located 10 feet from the subject property. The property to the east is owned by the applicant, and the property to the west is part of a transfer station ownded by Duke Energy. 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 5 foot rear yard setback in lieu of the required 30 foot setback is reasonable use of the property. While there are no variance requests similar to this, the proposed structure is not out of character with other structures located in the surrounding area. In addition, the principal structure is located close to Story Road which does not allow sufficient space for parking and the City does not want parked cars along the road.

(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 exceed the maximum impervious surface ratio for R-2 residential zoning.

(d) *The granting of the variance is consistent with the city's comprehensive plan; and*
The variance is consistent with the provisions of the City's Comprehensive Plan relating to single family residential neighborhood character.

(e) *The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under these criteria if the variance were denied.*
The variance requested is the minimum variance that will make reasonable use of the land. Denying this variance does not benefit the property owner or the City.

SUMMARY

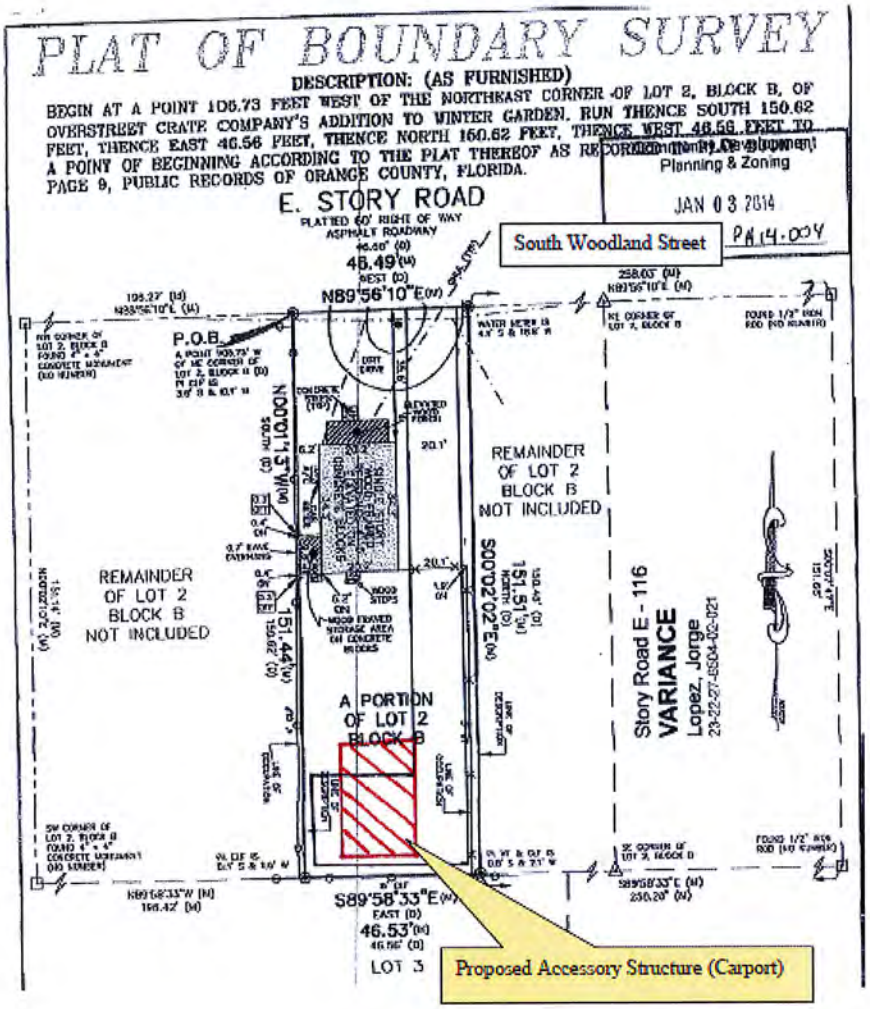
City Staff recommends approval of the variance to Section 118-1310 (c)(2)a. to allow an accessory structure (carport) that is greater than 160 square feet to be built at a 5 foot rear yard setback in lieu of the minimum required 30 foot rear yard.

ATTACHMENTS

- Aerial Photos
- Site Photos

AERIAL PHOTO
116 East Story Road

SITE PLAN
116 East Story Road



SITE PHOTOS
116 East Story Road

View of Proposed Loocation of Carport

View of Church Structure Located on Property to South

Site Photos
116 East Story Road

View of Church Property looking Southeast

END OF STAFF REPORT

EXHIBIT "F"

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

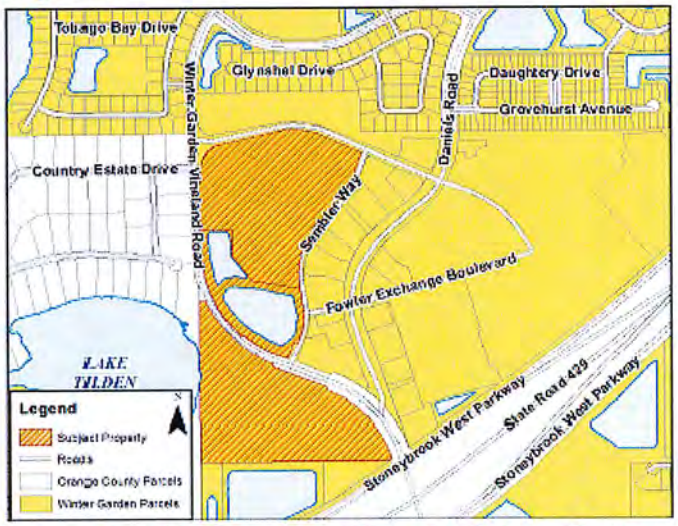
TO: PLANNING AND ZONING BOARD
PREPARED BY: EDWARD WILLIAMS, COMMUNITY DEVELOPMENT DIRECTOR
DATE: JANUARY 29, 2014
SUBJECT: SITE PLAN
Florida Hospital of Winter Garden (34.36 +/- ACRES)
PARCEL ID # 35-22-27-9398-01-110 & 35-22-27-9398-00-002

APPLICANT: George Huddleston, PE – Littlejohn Engineering Associates

INTRODUCTION

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

The subject property is generally located north of the Western Beltway and east of County Road 535, commonly known as Winter Garden Village at Fowler Groves within the City of Winter Garden. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



Last year, the second phase of the Winter Garden Village at Fowler Groves Development of Regional Impact and Planned Development was amended to allow for the Florida Hospital Development.

Florida Hospital was approved, subject to conditions of approval, for a 200 bed hospital, up to 200,000 square feet of Medical Office and 30,000 square feet of Emergency Room on a 34.36 acre site.

The applicant is seeking Site Plan approval to construct Phase A of the Florida Hospital of Winter Garden project which will include a 40,235 square foot Emergency Department, 75,443 square feet of Medical Office and 7,178 square feet for support services. The Site Plan includes construction of parking facilities, access points, walls and landscaping, and helipad.

EXISTING USE

The 34.36 +/- acre portion of the Winter Garden Village at Fowler Groves property that is the subject property is currently vacant unimproved land with the exception of approximately 10 +/- acres which contains a stormwater retention pond.

ADJACENT LAND USE AND ZONING

The subject property is bordered on the north by the Stonecrest residential subdivision zoned PUD in the City of Winter Garden, the east by the Winter Garden Village at Fowler Groves commercial site zoned PCD in the City of Winter Garden and the Western Beltway (SR 429), the west by the Country Lake Estates residential subdivision zoned R-CE in Orange County, and the south by an agricultural use property zoned R-1 in the City of Winter Garden.

PROPOSED USE

The applicant is seeking approval of the Phase A Site Plan for the Florida Hospital of Winter Garden project. Phase A of the project includes an Emergency Department, Medical Office, portions of off-site road improvements, walls and landscaping, on-site parking and helipad.

The site plan contains several changes, modifications and revisions to the conceptual PD plan that was approved. These modifications include:

> The proposed main entrance to the hospital was a T-intersection on Fowler Grove Boulevard 600 feet east of Winter Garden Vineland Road. The proposed site plan relocates the access point to the east 1,100 feet from Winter Garden Vineland Road and proposes a roundabout rather than a T-intersection. Staff and City consultants have studied this change and recommend it as it is operationally better than the T-intersection and its location further east will discourage traffic from heading west to residential areas. The use of the roundabout will require a condition that the Mall Property Owners Association, which owns Sembler Way, agrees and allows Sembler Way to be modified to allow the roundabout. The original access point included a 170 foot buffer wall along the north side of Fowler Grove Boulevard. The roundabout will require a 350 – 380 foot buffer wall.

With the conditions that the roundabout is allowed by the POA and the buffer wall is expanded, Staff would support the change from the T-intersection to the roundabout for the entrance. The modification to allow the roundabout in place of the T-intersection also deletes the need for two roadway improvements that were anticipated in Phase II.

1) Provide a traffic signal at the main hospital entrance and Fowler Grove Boulevard (**Sheet "PCD-19"** attached to **Exhibit "D"**) and remove striping so that there are two lanes entering the Hospital Project.

2) Extend west to south turn lane at Fowler Grove Boulevard to Sembler Way and prepare warrant study for potential traffic signal at the Fowler Grove Boulevard/Sembler Way intersection.

Staff would support deleting those conditions as no longer being necessary or possible under the revised entrance plan.

One minor change as a result of the use of the roundabout is that the hospital building will be oriented more toward the east and toward the restaurants and away from the residential area to the west.

The second issue is that the hospital is proposing to construct:

1) 40,235 square foot Emergency Department
2) 75,443 square feet of Medical Office, and
3) 7,178 square feet of support services space

In order to develop 40,235 square feet of Emergency Room, a small percentage of the available 200,000 square feet of Medical Office will have to be converted to Emergency Room space. The additional 10,235 square feet of Emergency Department space will reduce the overall Medical Office space by 3,378 square feet. The total allowable Medical Office space for the project is now 196,622 square feet.

The total square footage of all uses in this site plan places the project into Phase II of the traffic improvements. The following traffic improvements shall be conditions of approval on the site plan (Phase I improvements and revised Phase II improvements):

a) Extend the northbound left turn lane on Daniels Road at Fowler Exchange Boulevard (Hess Station).
b) Extend the northbound left turn lane on Daniels Road at Fowler Grove Boulevard.
c) Provide a second northbound left turn lane at Daniels Road and Fowler Grove Boulevard.

It is estimated that the transportation impact fees for the development associated with this site plan is approximately $1,191,564 (final figure determined at permit stage). Consistent with the approved development plans the above improvements qualify for transportation impact fee credits. These improvements may not be constructed during November and December of any year.

SUMMARY

City Staff recommends approval of the proposed Site Plan for Phase A of the Florida Hospital of Winter Garden project subject to the following conditions and the submitted plans, in addition to the conditions above:

1. Provide documentation which indicates that Florida Hospital has received authorization from the owners of Sembler Way to close Sembler Way at Fowler Grove Blvd and modify the intersection of Sembler Way and Fowler Grove Blvd.

   The proposed roundabout at the intersection of Fowler Grove Blvd and Sembler Way will require coordination with the City of Winter Garden's roundabout consultant to provide documentation that operational characteristics of the roundabout will work and are approved by City consultants and Staff.

2. Construct 10 foot wide bike path/sidewalk on the north side of Stoneybrook West Parkway from CR 545 to Daniels Road. This project is not eligible for impact fee credits.
3. Obtain City Commission approval for architecture of building elevations. Elevations included with Phase A Site Plan submittal are conceptual only; approval of Phase A Site Plan does not constitute or imply approval of building architecture. Tower height as shown on the plans shall be reduced. No on-site construction will occur until Commission approval is obtained.
4. City has sufficient capacity to serve the development with water, wastewater and re-use water. Hospital will connect and pay all required impact fees. Utilities shall be private with easements for water and re-use.
   a) Add blow off assemblies or fire hydrants to both ends of the on-site water main.
   b) Grease traps shall be required on all sanitary sewers where they leave the building footprint. Please review the city code and utility specifications for size requirements.
   c) Thrust Blocks are not permitted in the water or reuse distribution systems. Please use mechanical restraint devices.
   d) Revise the connection to the lift station. Connect to the lift station by core boring the wet well and making the connection directly to the wet well or connect to a manhole further upstream from the wet well on Sembler Way.
   e) Submit lift station calculations for review. Show all future phases and their contributing flow to the system.
   f) Submit water distribution calculations for review. Given the height of the building a jockey/booster pump will most likely be necessary to serve the higher floors.
   g) Show a 10 foot utility easement adjacent to all public rights of way.
   h) Water, sewer, and reuse impact fees shall be calculated based on meter size. The water meter shown on the plans is six inch. The water impact fee for a six inch meter is $54,300.00 and the sewer impact fee for a six inch meter is $88,350.00. These fees are due to be paid at the time of FDEP Permit Application.
   i) All irrigation on the site shall be designed to be supplied by reclaimed water. Reclaimed water is stubbed out to the project site.
   j) Indicate the size and location of all reuse water meters. Impact fees shall be paid on all reuse meters installed and fees shall be based on the size of the meter.
   k) Include details for all water and reuse meter vaults and meters.
   l) After the double detector check valve assembly, the fire line is still shown symbolically as a water main. Please revise.
   m) Leachate from the compactor and dumpsters shall not be permitted to discharge into the sanitary sewer. Please relocate the sanitary manhole that is shown under the trash compactor.
   n) Use the existing stub outs for your connection to the existing sanitary sewer system. The as-builts indicate that the stub out are 8" PVC.

o) Show all top of structure and invert elevations, pipe material and pipe slope on all sanitary sewer structures and pipe runs.

p) Indicate any future connections to the sanitary sewer by showing stub-outs.

q) The discharge of medical waste into the city's sewer system is prohibited. Please review Chapter 78, Section 132 for more detail. Please describe the disposal method for all medical waste generated by the facility. Please indicate all onsite containers that will be required for disposal of all medical waste.

5. Stormwater
   a) Submit signed and sealed primary and secondary drainage calculations.

   b) Label all drainage pipes with material, diameter, length, and slope.

   c) Show the location of and provide details for all proposed drainage structures, sanitary sewer structures, water mains, force mains, fire lines, reclaimed mains, curbs, wheel stops, sidewalks, backflow prevention devices, fire hydrants, double detector check assemblies, water services and meters, valves, erosion control devices, etc.

   d) Include the City's detail sheets for water, sewer, and roadways. These sheets can be found at http://www.cwgdn.com/business/forms/ and then scrolling down to the Public Services section of the page.

   e) Providing positive drainage within the site is the responsibility of the Design Engineer. The City will not maintain any portion of the on-site or off-site drainage systems or commercial parking lots.

   f) 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. 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.

6. Internal Roadways
   a) Sheets C5.1 – C5.8 (inclusive): Show existing utilities, drainage systems, street lights, etc. Provide lane widths, etc. for the roundabout on Sheet C5.2. The submitted plans do not include complete paving, grading & drainage, and proposed utilities that are required. Also include all details for pavement, curb, utilities, drainage, etc. and include the City Standard Detail Sheets that are available on the City's website.

   b) Include a signing and pavement marking plan.

   c) Include typical sections of all streets, parking areas, stormwater retention areas, etc.

7. Coordinate with Duke Energy on all power requirements, possible pole relocations, etc. A site lighting plan (internal and on adjacent streets), meeting dark skies requirements, is required. Based on the meeting with the Design Team, Duke Energy, and the City on 1/27/14 and subsequent e-mail from Duke, the non-binding estimate for undergrounding the power lines on CR 535 is $187,000. There may be additional costs that are not included (i.e. easements and other utilities co-located on the Duke poles). Florida Hospital will need to initiate any requests or associated payment(s) for Duke to prepare a formal "Engineering Estimate" for the power relocation pursuant to the ordinance.

8. Landscaping
   a) Provide landscape plans for supplemental planting at Bay Isle.
   b) Provide landscape plans and noise attenuation for Stone Crest berm.
   c) Provide complete landscape/hardscape plans including type and size of all materials to be used within landscape areas.
9. Landscape and irrigation plans will be required for the median modifications on Daniels Road and Fowler Groves Boulevard, as well as adjacent and internal to the site. Provide sight triangles for all intersections. Landscaping shall not encroach on required sight lines at intersections or driveways. Design Engineer shall provide certification that FDOT sight distance requirements are being met.
10. Solid Waste
    a) Solid waste collection, recycled waste collection, and medical waste collection shall not be permitted prior to 7 am nor after 10 pm.
    b) All deliveries are restricted to the hours between 7 am and 10 pm.
    c) Show the details for the solid waste enclosures.
11. The Owner and Contractor are responsible for meeting all provisions of ADA and Florida Accessibility Code.
12. Provide screening/buffering detail for helipad and delivery area.
13. General
    a) All work shall conform to City of Winter Garden standards, specifications, and ordinances.
    b) Fencing, if proposed, shall meet all City requirements for height, type, etc. Chain link fencing is not permitted.
    c) 5' wide concrete sidewalks shall be constructed along all street frontages pursuant to Code. Existing sidewalks will be checked at completion and any damaged sections shall be replaced.
    d) Permits or exemptions shall be provided from SJRWMD and FDEP prior to issuance of site or building permits.
    e) 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.
    f) The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.
    g) After final plan approval, a preconstruction meeting will be required prior to any commencement of construction. The applicant shall provide an erosion control and street lighting plan at the preconstruction meeting and shall pay all engineering review

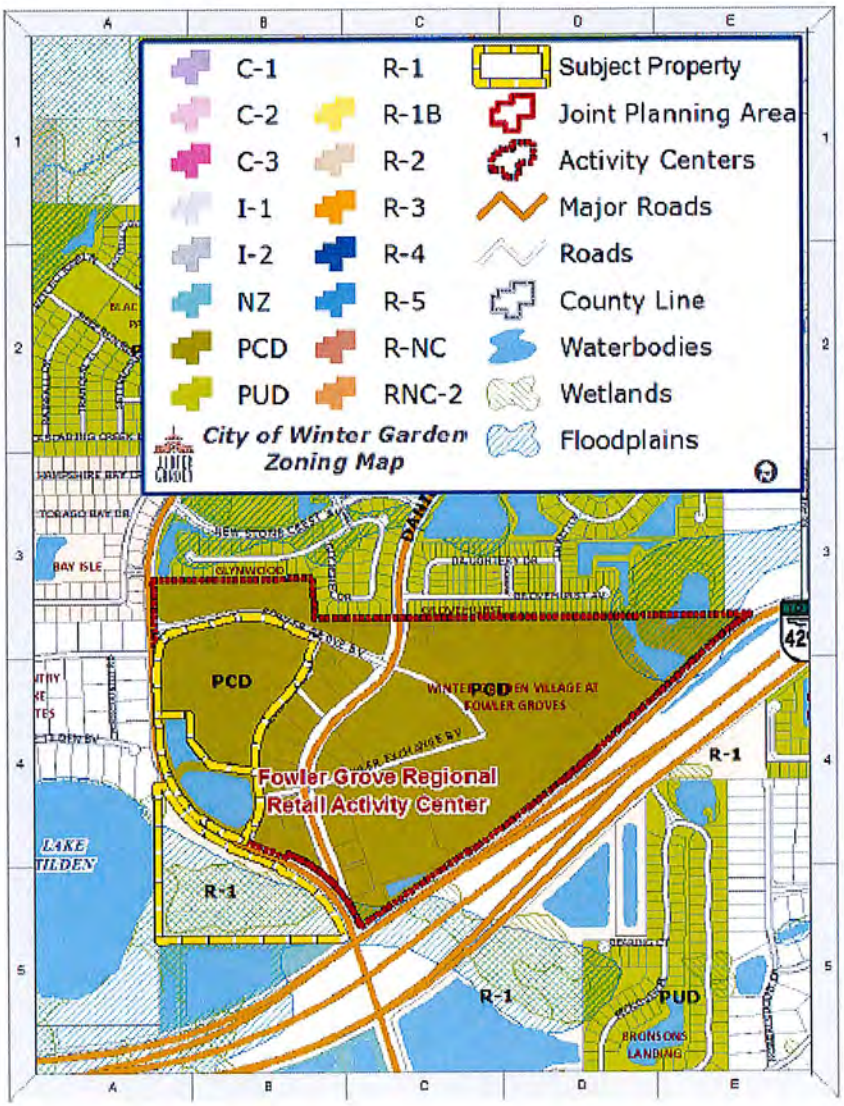
and inspection fees prior to construction. Inspection fees in the amount of 2.25% of the cost of all site improvements shall be paid prior to issuance of site or building permits.

h) 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.

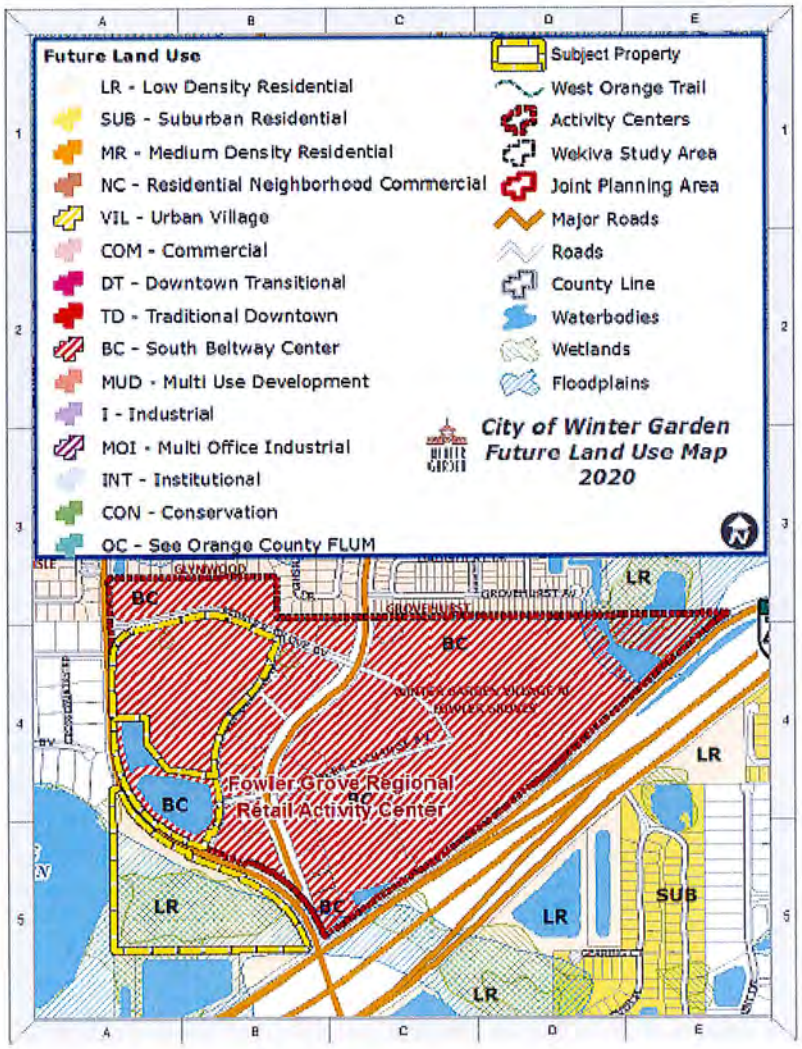
a) **MAPS**

AERIAL PHOTO
Subject Property

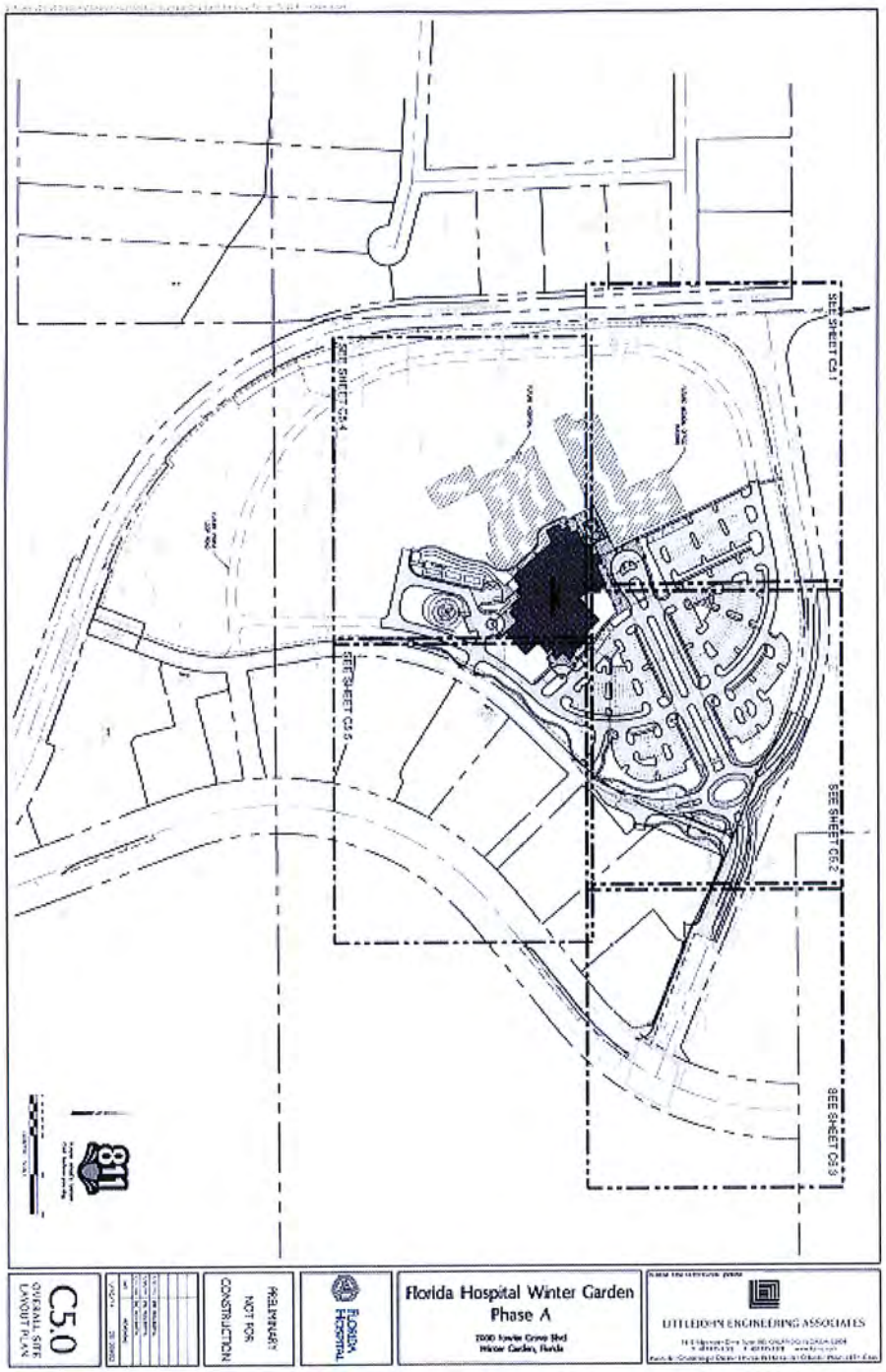
ZONING MAP
Florida Hospital of Winter Garden Property



FUTURE LAND USE MAP
Florida Hospital of Winter Garden Property



END OF STAFF REPORT


SEE SHEET C5.1
SEE SHEET C5.4
SEE SHEET C5.5
SEE SHEET C5.2
SEE SHEET C5.3
811
C5.0
OVERALL SITE LAYOUT PLAN
PRELIMINARY
NOT FOR CONSTRUCTION
FLORIDA HOSPITAL
Florida Hospital Winter Garden
Phase A
LITTLEJOHN ENGINEERING ASSOCIATES