



For More Information, Contact:

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PLANNING & ZONING BOARD AGENDA

To: Eric Weiss – Chairman
Will Hawthorne – Vice Chairman
Mark DeFuso
Heather Gantt
Gerald Jowers
David Kassander
Mark Maciel

Copy to: Mike Bollhoefer
Dan Langley
Kurt Ardaman
Ed Williams
Stephen Pash
Kelly Carson
Nadine Avola
Jessica Frye

RE: Agenda – **May 4, 2015 at 6:30 PM**
Commission Chambers, City Hall
300 West Plant Street, Winter Garden

1. **CALL TO ORDER**
2. **ROLL CALL AND DETERMINATION OF QUORUM**
3. **APPROVAL OF MINUTES FROM THE APRIL 6, 2015 MEETING**

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

4. 50 E Palmetto Street (Rafael Garcia) **AZFA**
Parcel ID #23-22-27-7828-00-001
5. 1050 Vineland Road (Jose M. Rodriguez) **AZFA**
Parcel ID #23-22-27-8199-00-150
6. 360 W Story Road (Jesus Manuel Sanchez & Yoselina Aguirre Palacios) **AZFA**
Parcel ID #22-22-27-1084-02-040 **TABLED TO JUNE 1, 2015 MEETING**
7. 698 Tildenville School Road (Mahindranauth Seearam) **AZFA**
Parcel ID #21-22-27-0000-00-103
8. 844 E Crown Point Road (West Orlando Baptist Church) **AZFA**
Parcel ID #12-22-27-0000-00-030
9. 423 Daniels Road (Daniels Professional Park, LLC) **REZONING**
Parcel ID #26-22-27-1660-00-002
10. Marsh Road (City of Winter Garden) **REZONING**
Parcel ID #04-23-27-8249-00-001 & 04-23-27-8249-00-037

(CONTINUED)

SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)

11. 12801 W. Colonial Drive (Sigma Delta Investments/Wild Hogs Scooters)
Parcel ID #12-22-27-6496-32-016
12. 1030 Vineland Road (Graham Family Law Firm, PA)
Parcel ID #23-22-27-8199-00-140
13. 1309 Winter Garden Vineland Road (West Orange Outparcels/Bright Start Pediatrics)
Parcel ID #26-22-27-9147-00-020
14. 1450 Daniels Road (Church of Christ of West Orange/Creative Signs)
Parcel ID #26-22-27-0000-00-014

VARIANCE (PUBLIC HEARING)

15. 229 N. Woodland Street (Arielle Pandolph-Schmidt & Stephan Schmidt)
Parcel ID #14-22-27-2084-00-100

SITE PLAN

16. 13838 Tilden Road (Windward Cay East, Inc.)
Parcel ID #11-23-27-9168-00-011

CITY OF WINTER GARDEN CODE UPDATES (PUBLIC HEARING)

17. Ordinance 15-41 – Accessory Structures
18. Ordinance 15-49 – Billboards

ADJOURN to the next regular Planning and Zoning Board meeting on Monday, **June 1, 2015** at **6:30 p.m.** in City Hall Commission Chambers, 300 W. Plant Street, 1st floor.



**PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
APRIL 6, 2015**

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / INVOCATION

Chairman Eric Weiss 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. A moment of silence was 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 Eric Weiss, Vice-Chairman Will Hawthorne, and Board Members: Mark DeFuso, Heather Gantt, Gerald Jowers, David Kassander, and Mark Maciel

MEMBERS ABSENT:

None

STAFF PRESENT:

City Attorney Kurt Ardaman, Community Development Director Ed Williams, Community Development Manager Steve Pash, Planner II Kelly Carson, and CSR Kathleen Rathel

3. APPROVAL OF MINUTES

Motion by Gerald Jowers to approve the regular meeting minutes of March 2, 2015 and seconded by David Kassander. Motion carried unanimously 7 - 0.

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

4. 360 W. Story Road – Jesus Manuel Sanchez (ANNEXATION, ZONING and FLU)

This project was tabled to the May 4, 2015 Planning & Zoning meeting.

5. 553 W. Plant Street – Auto Electric of Winter Garden (REZONING)

Community Development Manager Pash presented a request for Rezoning for the property located at 553 W. Plant Street. The 0.33+/- acre property is situated just west of South Park Avenue. The applicant is requesting to rezone the property from R-NC (Residential Neighborhood Commercial District) to C-1 (Central Commercial District). The proposed zoning is consistent with the existing Land Use designation. Staff has reviewed the application and recommends approval of Ordinance 15-29.

Board Member Kassander asked to see the area zoning map for the surrounding property.

Motion by Gerald Jowers to recommend approval [of Ordinance 15-29] and seconded by Mark Maciel. Motion carried unanimously 7 - 0.

SPECIAL EXCEPTION (PUBLIC HEARING)

6. 1450 Daniels Road – Church of Christ of West Orange

Planner II Carson asked that this project be tabled until the May 4, 2015 Planning & Zoning meeting to allow the applicant time to revise the scope of their application.

Motion by Mark DeFuso to table [1450 Daniels Road] until May 4, 2015 at 6:30 pm and seconded by David Kassander. Motion carried unanimously 7 – 0.

7. 404 Lakeview Road – Golden Pond

Planner II Carson presented a request for a new independent living facility to be built in the Golden Pond communities campus located at 404 Lakeview Road. The property is zoned R-2 (Residential District). The item was previously presented on February 2, 2015 as a three-story facility but was tabled due to concerns raised by adjacent property owners and members of the Planning and Zoning Board. A community meeting was held in February, 2015 to discuss the issues and the applicant revised the proposal to a two-story building. The building footprint was also shifted to the west in response to concerns from the property owners to the north. Staff has reviewed the revised application and recommends approval subject to the conditions listed in the Staff Report.

Motion by Eric Weiss to recommend approval of the Special Exception Permit for 404 Lakeview Road with Staff Recommendations (as provided in the agenda packet) and seconded by Gerald Jowers. Motion carried unanimously 7 – 0.

VARIANCE (PUBLIC HEARING)

8. 1011 & 1099 Pineloch Industrial Drive – Southern Fruit Groves, LLC/84 Lumber

Community Development Manager Pash presented a request for a Variance for 84 Lumber for the property located at 1011 and 1099 Pineloch Industrial Drive. There is currently one developed lot and they will be developing the neighboring lot. The applicant is requesting a variance to the maximum allowed fence height of three feet in the front yard to allow construction of a six foot tall chain link fence in the front yard. Staff has reviewed the application and variance criteria and recommends approval.

Board Member Kassander asked if the fence would run all along the front of the property and how far back it was set from the street. Mr. Pash answered that the fence was set back approximately ten feet from the sidewalk and would include landscaping in front of the fence and a landscape feature at the entrance to the existing facility. The landscape plans were being reviewed with the Site Plan application.

Motion by Gerald Jowers to recommend approval [of the Variance for 1011 and 1099 Pineloch Industrial Drive] and seconded by Heather Gantt. Motion carried unanimously 7 – 0.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:40 pm.

ATTEST:

APPROVED:

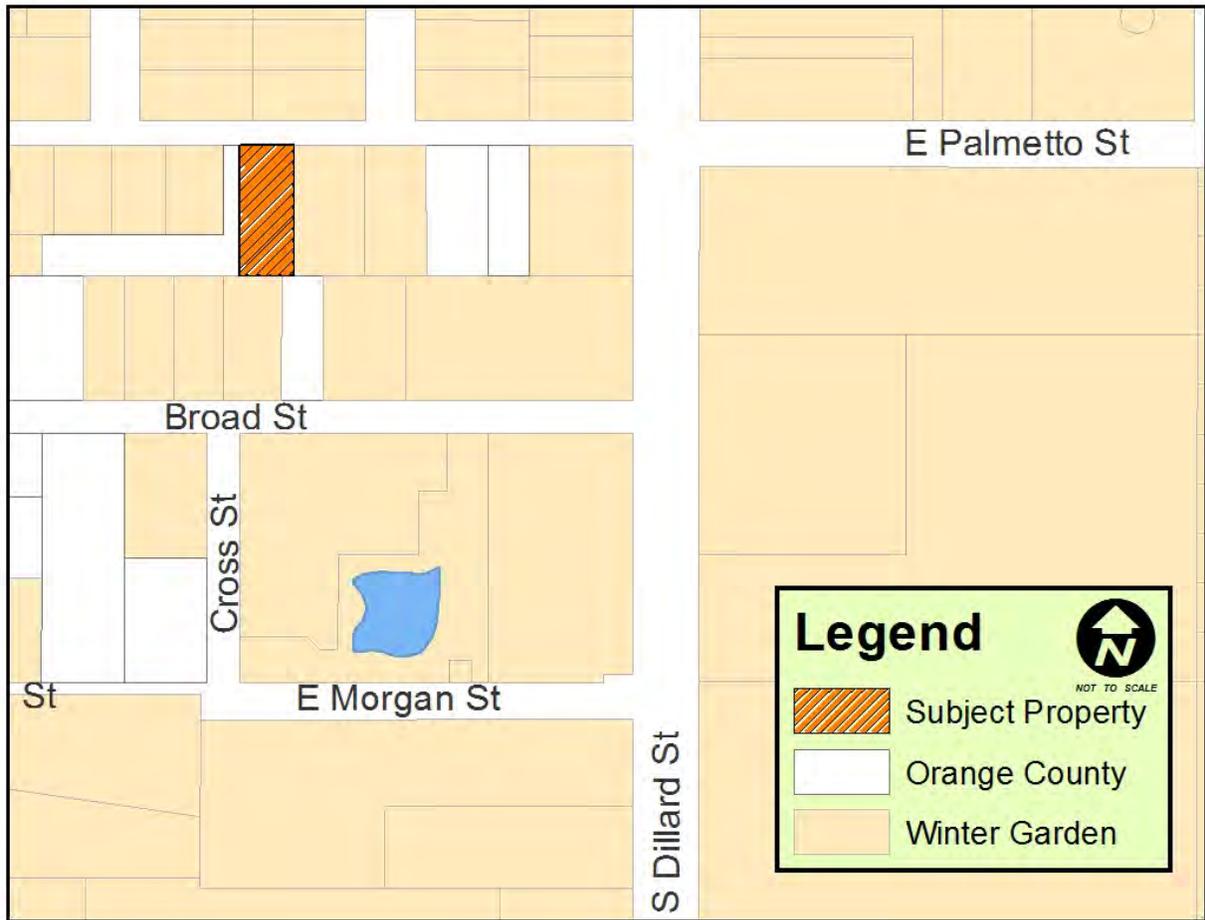
Customer Service Rep. Kathleen Rathel

Chairman Eric Weiss

LOCATION MAP

50 E. Palmetto Street

ANNEXATION, FLU MAP AMENDMENT, REZONING



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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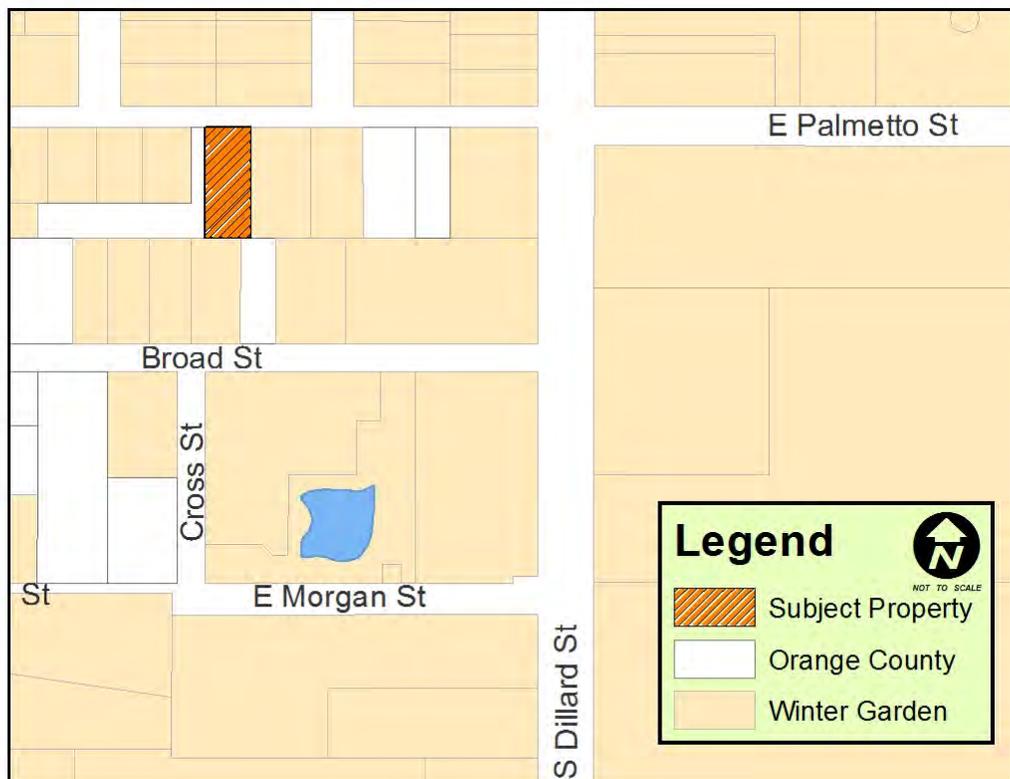
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: STEVE PASH, COMMUNITY DEVELOPMENT MANAGER
DATE: APRIL 30, 2015
SUBJECT: ANNEXATION – ZONING – FLU AMENDMENT
50 EAST PALMETTO STREET (0.23 +/- ACRES)
PARCEL ID #: 23-22-27-7828-00-001
APPLICANT: RAFAEL GARCIA

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 50 East Palmetto Street and is approximately 0.23 ± acres. The map below depicts the proximity of the subject property to the City's jurisdictional limits:



The property is currently zoned R-2 in Orange County and carries a Future Land Use designation of Low Medium Density Residential. The existing zoning and land use allow single-family detached and attached dwellings.

The applicant has requested annexation into the City, amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan to designate the property as Low Density Residential, and rezoning the property to R-2 Residential District.

In accordance with the City's Comprehensive Plan, permitted uses within the Low Density Residential land use include single family homes and churches and schools. The zoning classifications that are consistent with the Low Density Residential land use designation include PUD, R-1A, R-1, R-2, R-1B, and INT.

The City endorses infill of its jurisdictional limits through voluntary annexation of enclaves. The elimination of enclaves through voluntary annexation furthers the goals, objectives, and policies of the City's Comprehensive Plan.

EXISTING USE

The subject property is currently developed with a single-family house.

ADJACENT LAND USE AND ZONING

The property located to the north is developed with a single-family home, zoned R-NC, and located in the City. The properties located to the east and south are developed with single-family homes, zoned R-2 and located in the City. The property to the west is developed with a single-family house, zoned R-2, and located in Orange County.

PROPOSED USE

The owner is proposing to annex the property and keep the existing structure.

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.

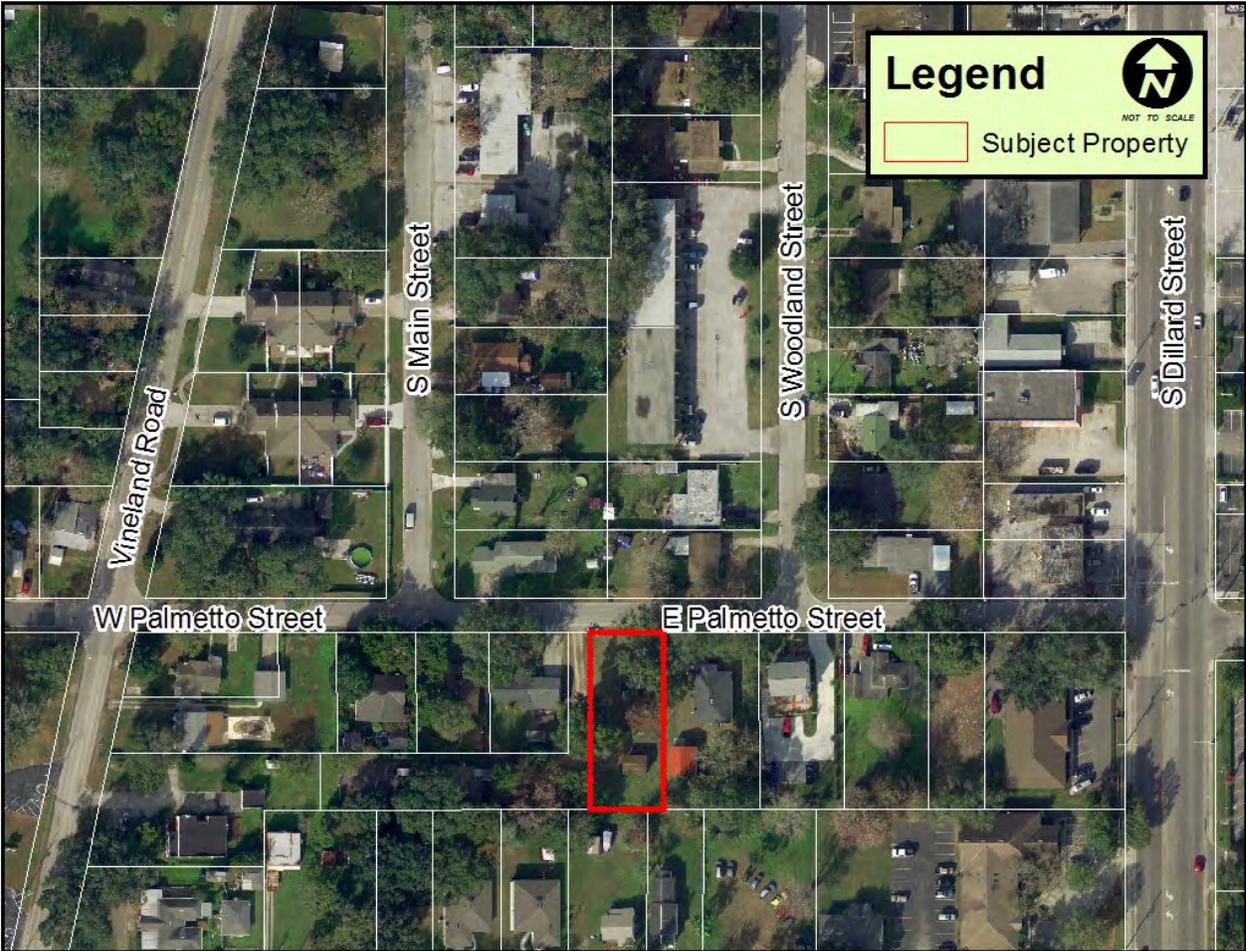
SUMMARY

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.

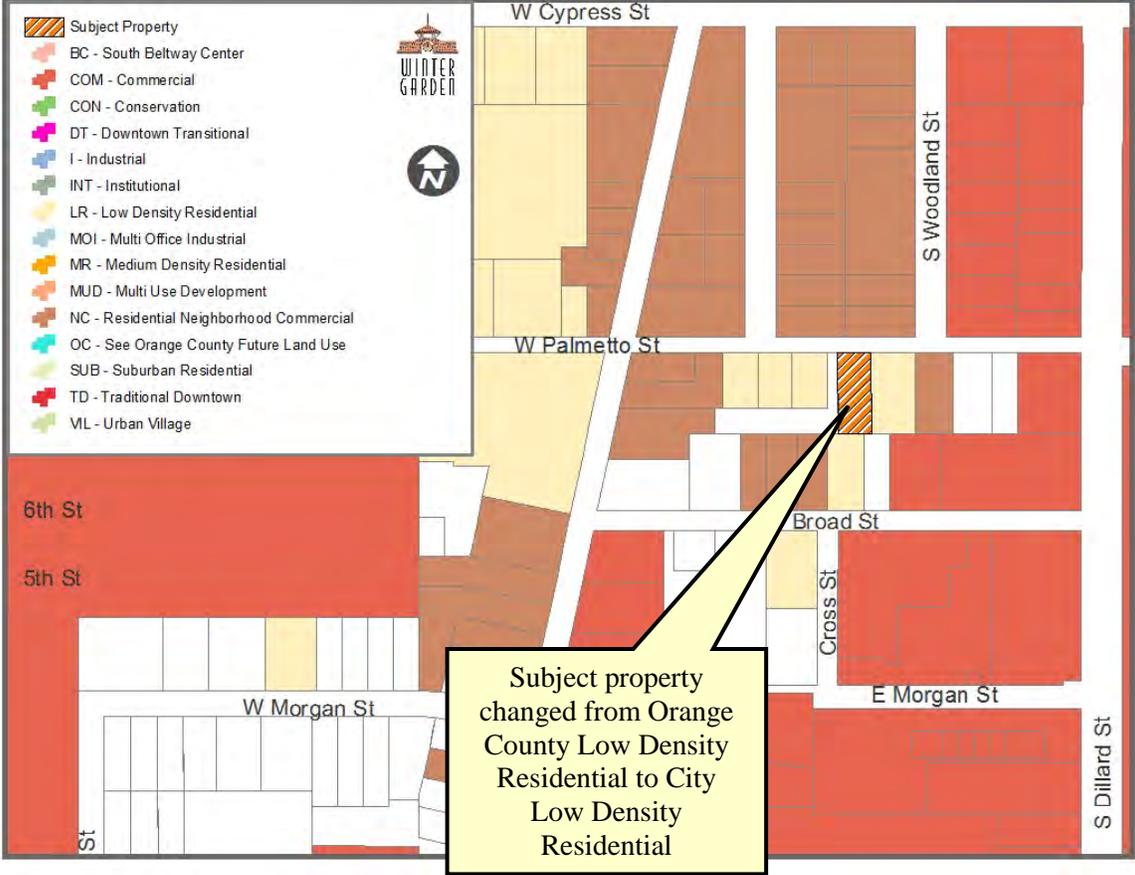
MAPS

AERIAL PHOTO

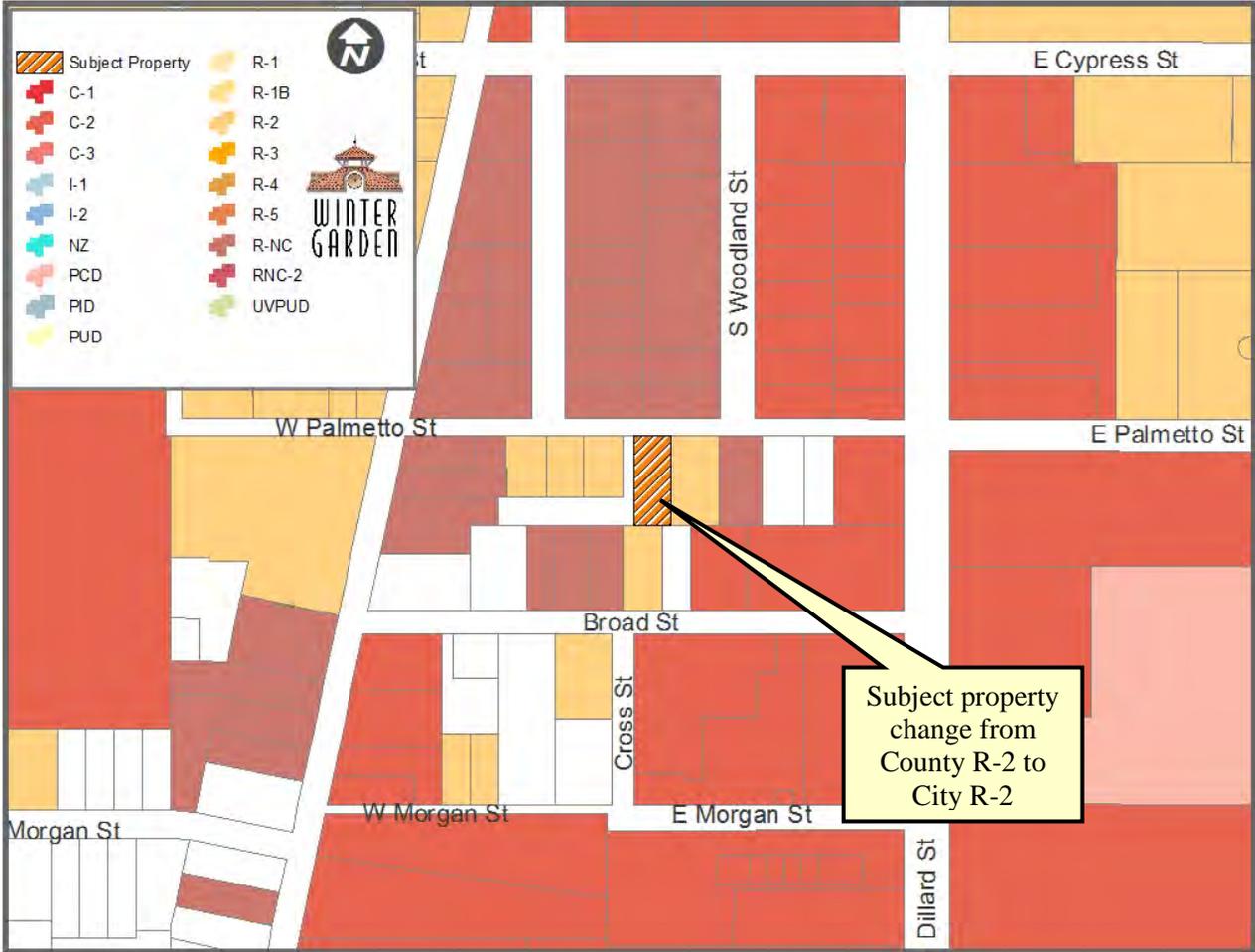
50 East Palmetto Street



FUTURE LAND USE MAP
50 East Palmetto Street



ZONING MAP
50 East Palmetto Street



SITE PHOTOGRAPH
50 East Palmetto Street



END OF STAFF REPORT

ORDINANCE 15-37

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.23 ± ACRES LOCATED AT 50 EAST PALMETTO STREET, ON THE SOUTH SIDE OF EAST PALMETTO STREET EAST OF SOUTH MAIN STREET AND WEST OF SOUTH WOODLAND STREET INTO THE CITY OF WINTER GARDEN FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the land, generally described as approximately 0.23 ± acres located at 50 East Palmetto Street, on the south side of East Palmetto Street east of South Main Street and west of South Woodland Avenue 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: _____, 2015.

SECOND READING AND PUBLIC HEARING: _____, 2015.

ADOPTED this _____ day of _____, 2015, 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

PARCEL ID#: 23-22-27-7828-00-001

Description:

Beginning 35 Feet West of the Northwest Corner of Lot 13, of First Addition to SCHENLEY PARK, according to the Plat thereof as recorded in Plat Book L, Page 77, Public Records of Orange County, Florida, run thence West 65 feet, thence North 150 feet, thence East 65 feet, thence South 150 feet to the Point of Beginning; MORE PARTICULARLY DESCRIBED AS FOLLOWS: Beginning 35.00 feet West of the Northwest Corner of Lot 13, of First Addition to SCHENLEY PARK, according to the Plat thereof as recorded in Plat Book L, Page 77, Public Records of Orange County, Florida, run thence S 89°52'59" W 65.00 feet, thence N 00°06'42" E 158.05 feet to the South right of way line of E Palmetto Street; thence run N 89°56'44" E along said South right of way line, 65.00 feet; thence run S 00°06'42" W 157.97 feet to the Point of Beginning.

Containing 0.236 acres, more or less.

ORDINANCE 15-38

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS 0.23 ± ACRES LOCATED AT 50 EAST PALMETTO STREET, ON THE SOUTH SIDE OF EAST PALMETTO STREET EAST OF SOUTH MAIN STREET AND WEST OF SOUTH WOODLAND STREET FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the owner of that certain real property generally described as 0.23 ± acres located at 50 East Palmetto Street, on the south side of East Palmetto Street east of South Main Street and west of South Woodland Avenue, 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 15-37, 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: _____, 2015.

SECOND READING AND PUBLIC HEARING: _____, 2015.

ADOPTED this _____ day of _____, 2015, 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

PARCEL ID#: 23-22-27-7828-00-001

Description:

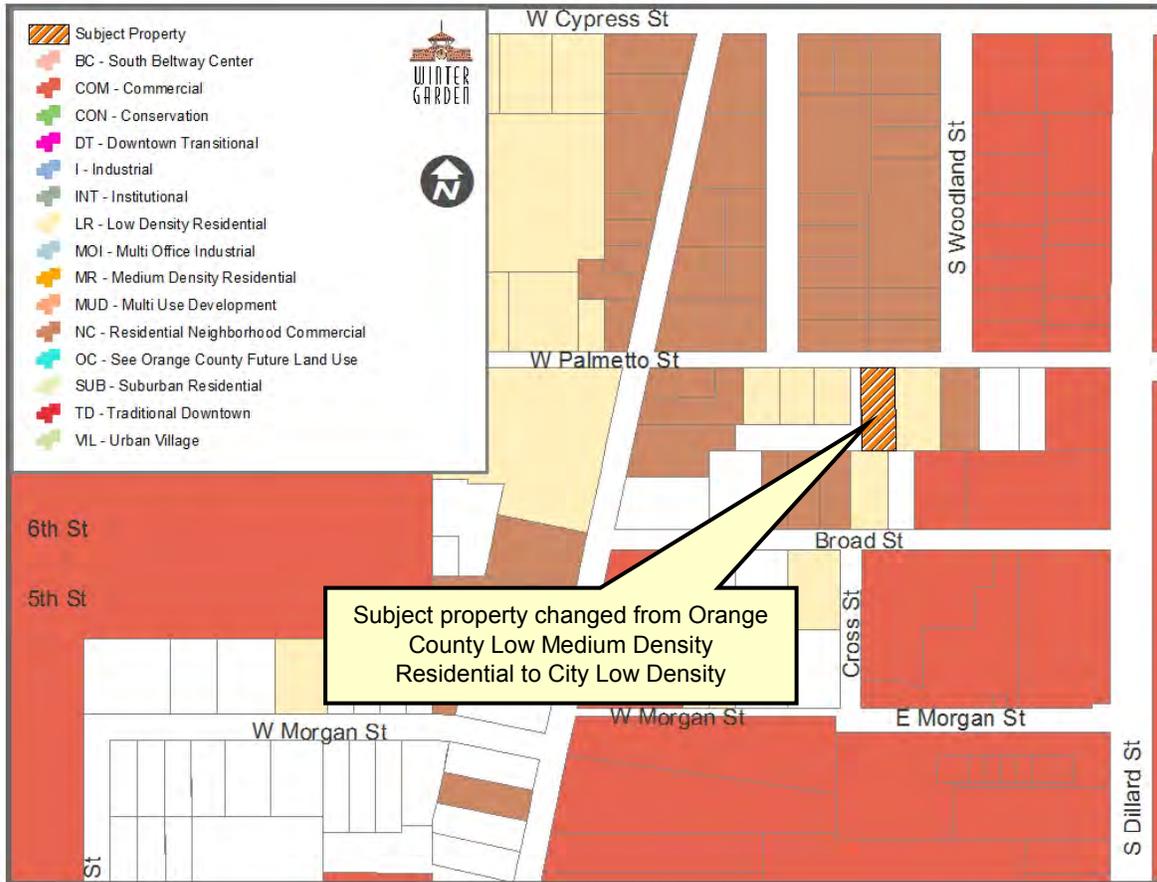
Beginning 35 Feet West of the Northwest Corner of Lot 13, of First Addition to SCHENLEY PARK, according to the Plat thereof as recorded in Plat Book L, Page 77, Public Records of Orange County, Florida, run thence West 65 feet, thence North 150 feet, thence East 65 feet, thence South 150 feet to the Point of Beginning; MORE PARTICULARLY DESCRIBED AS FOLLOWS: Beginning 35.00 feet West of the Northwest Corner of Lot 13, of First Addition to SCHENLEY PARK, according to the Plat thereof as recorded in Plat Book L, Page 77, Public Records of Orange County, Florida, run thence S 89°52'59" W 65.00 feet, thence N 00°06'42" E 158.05 feet to the South right of way line of E Palmetto Street; thence run N 89°56'44" E along said South right of way line, 65.00 feet; thence run S 00°06'42" W 157.97 feet to the Point of Beginning.

Containing 0.236 acres, more or less.

ATTACHMENT "B"

FUTURE LAND USE MAP

50 East Palmetto Street



ORDINANCE 15-39

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.23 ± ACRES LOCATED AT 50 EAST PALMETTO STREET, ON THE SOUTH SIDE OF EAST PALMETTO STREET EAST OF SOUTH MAIN STREET AND WEST OF SOUTH WOODLAND STREET FROM ORANGE COUNTY R-2 RESIDENTIAL DISTRICT TO CITY R-2 RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of that certain real property generally described as 0.23 ± acres located at 50 East Palmetto Street, on the south side of East Palmetto Street east of South Main Street and west of South Woodland Avenue, and legally described in Section 1 of this ordinance has petitioned the City to rezone said property from Orange County R-2 Residential District to the City’s R-2 Residential District zoning classification, therefore;

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

SECTION 1: Rezoning. After due notice and public hearing, the zoning classification of real property legally described on ATTACHMENT “A,” is hereby rezoned from Orange County R-2 Residential District to City R-2 Residential District in the City of Winter Garden, Florida.

SECTION 2: 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 3: Non-Severability. Should any portion of this Ordinance be held invalid, then the entire Ordinance shall be null and void.

SECTION 4: Effective Date. This Ordinance shall become effective simultaneously upon the effective date of Ordinance 15-38 which is an amendment to the Future Land Use Map of the City of Winter Garden Comprehensive Plan that allows the property described herein to be zoned as provided in this Ordinance.

FIRST READING AND PUBLIC HEARING: _____, 2015.

SECOND READING AND PUBLIC HEARING: _____, 2015.

ADOPTED this _____ day of _____, 2015, 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

PARCEL ID#: 23-22-27-7828-00-001

Description:

Beginning 35 Feet West of the Northwest Corner of Lot 13, of First Addition to SCHENLEY PARK, according to the Plat thereof as recorded in Plat Book L, Page 77, Public Records of Orange County, Florida, run thence West 65 feet, thence North 150 feet, thence East 65 feet, thence South 150 feet to the Point of Beginning; MORE PARTICULARLY DESCRIBED AS FOLLOWS: Beginning 35.00 feet West of the Northwest Corner of Lot 13, of First Addition to SCHENLEY PARK, according to the Plat thereof as recorded in Plat Book L, Page 77, Public Records of Orange County, Florida, run thence S 89°52'59" W 65.00 feet, thence N 00°06'42" E 158.05 feet to the South right of way line of E Palmetto Street; thence run N 89°56'44" E along said South right of way line, 65.00 feet; thence run S 00°06'42" W 157.97 feet to the Point of Beginning.

Containing 0.236 acres, more or less.

THE CITY OF WINTER GARDEN
PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 5 (Public Hearing) REVISED

DATE: April 30, 2015 **MEETING DATE:** May 4, 2015

SUBJECT: 1050 Vineland Road (Annexation FLU Amendment & Zoning)
PROJECT NAME Jose M. Rodriguez Property
PARCEL ID# 23-22-27-8199-00-150

ISSUE: The applicant is requesting Annexation, Future Land Use designation, and Zoning on property located at 1050 Vineland Road.

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: Jose M. Rodriguez

CURRENT ZONING: R-2 (Orange County)

PROPOSED ZONING: R-NC (City)

CURRENT FLU: Low Medium Density Residential (Orange County)

PROPOSED FLU: Residential Neighborhood Commercial (City)

SUMMARY:

The City encourages infill of its jurisdictional limits through voluntary annexation of enclaves. The subject property makes up a 0.23 ± acre enclave located at 1050 Vineland Road. The applicant has requested Annexation into the City, Amendment to the Future Land Use Map of the City's Comprehensive Plan to designate the property as Residential Neighborhood Commercial, and Zoning of R-NC. (See attached Staff Report).

STAFF RECOMMENDATION(S):

Staff recommends approval of Ordinance 15-34, Ordinance 15-35, and Ordinance 15-36.

NEXT STEP(S):

A public meeting for the first reading of these ordinances is scheduled for the City Commission on May 14, 2015.

ATTACHMENT(S):

Location Map
Staff Report
Ordinance 15-34
Ordinance 15-35
Ordinance 15-36

THE CITY OF WINTER GARDEN
PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 5 (Public Hearing)

DATE: April 30, 2015 **MEETING DATE:** May 4, 2015

SUBJECT: 1050 Vineland Road (Annexation FLU Amendment & Zoning)
PROJECT NAME Jose M. Rodriguez Property
PARCEL ID# 23-22-27-8199-00-150

ISSUE: The applicant is requesting Annexation, Future Land Use designation, and Zoning on property located at 1050 Vineland Road.

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: Jose M. Rodriguez

CURRENT ZONING: R-2 (Orange County)

PROPOSED ZONING: R-2 (City)

CURRENT FLU: Low Medium 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 0.23 ± acre enclave located at 1050 Vineland Road. The applicant has requested Annexation into the City, Amendment to the Future Land Use Map of the City's Comprehensive Plan to designate the property as Low Density Residential, and Zoning of R-2. (See attached Staff Report).

STAFF RECOMMENDATION(S):

Staff recommends approval of Ordinance 15-34, Ordinance 15-35, and Ordinance 15-36.

NEXT STEP(S):

A public meeting for the first reading of these ordinances is scheduled for the City Commission on May 14, 2015.

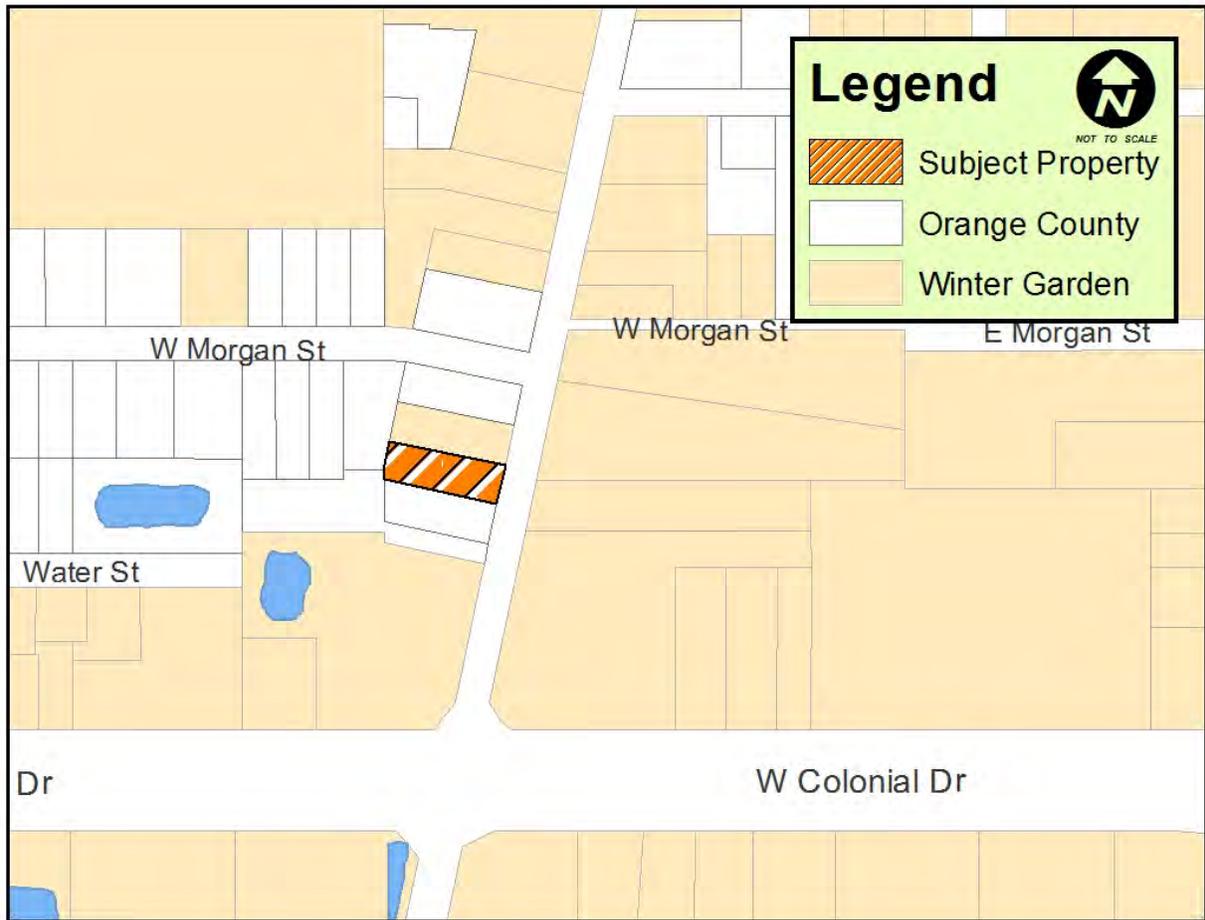
ATTACHMENT(S):

Location Map
Staff Report
Ordinance 15-34
Ordinance 15-35
Ordinance 15-36

LOCATION MAP

1050 Vineland Road

ANNEXATION, FLU MAP AMENDMENT, REZONING



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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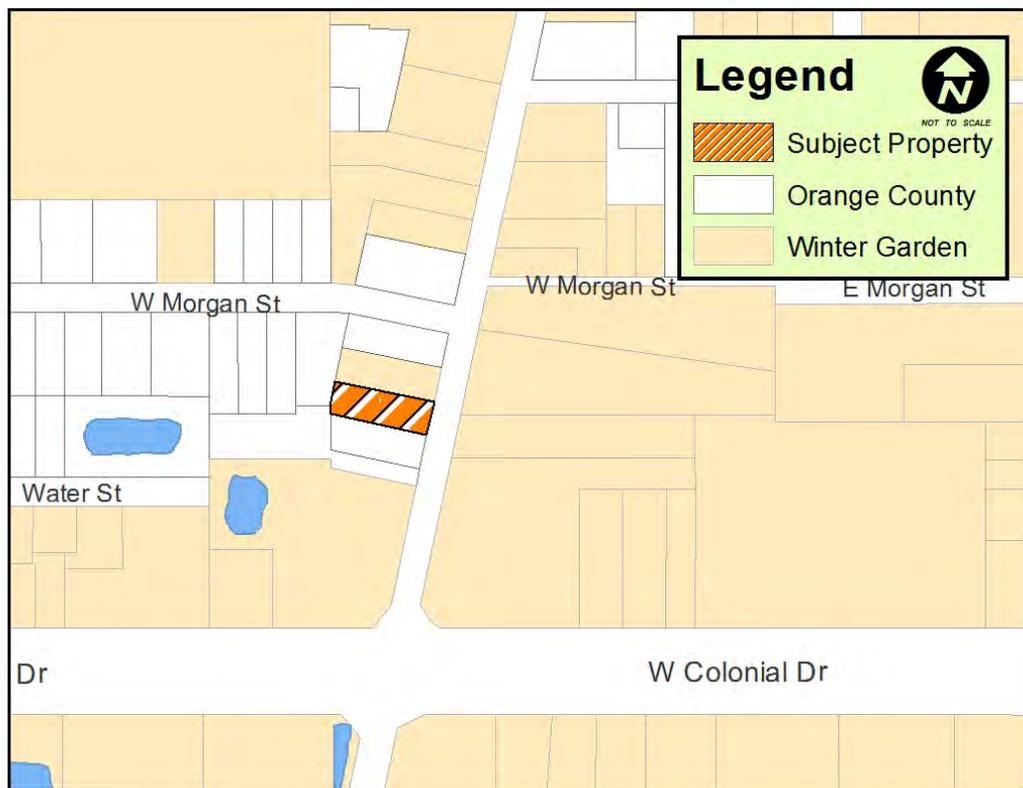
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: STEVE PASH, COMMUNITY DEVELOPMENT MANAGER
DATE: APRIL 30, 2015
SUBJECT: ANNEXATION – ZONING – FLU AMENDMENT
1050 VINELAND ROAD (0.23 +/- ACRES)
PARCEL ID #: 23-22-27-8199-00-150
APPLICANT: JOSE M. RODRIGUEZ

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 1050 Vineland Road and is approximately 0.23 ± acres. The map below depicts the proximity of the subject property to the City's jurisdictional limits:



The property is currently zoned R-2 in Orange County and carries a Future Land Use designation of Low Medium Density Residential. The existing zoning and land use allow single-family detached and attached dwellings.

The applicant has requested annexation into the City, amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan to designate the property as Residential Neighborhood Commercial, and rezoning the property to R-NC Residential neighborhood Commercial District.

Properties designated with the Residential-Neighborhood Commercial land use category are required to be developed at a floor area ratio not greater than 0.35. Gross residential density shall be not greater than 6 dwelling units per acre. All uses shall have a maximum height of 35 feet. This designation shall provide for permitted low density residential uses and neighborhood commercial and professional uses. The mix should have a minimum of 80% residential uses. Uses should be located on collector and minor arterial streets close to low density residential areas. The zoning classifications that are consistent with the Residential Neighborhood Commercial classification is RNC and INT.

The City endorses infill of its jurisdictional limits through voluntary annexation of enclaves. The elimination of enclaves through voluntary annexation furthers the goals, objectives, and policies of the City's Comprehensive Plan.

EXISTING USE

The subject property is currently developed with a single-family house.

ADJACENT LAND USE AND ZONING

The property located to the north is a single-family home that is currently being reviewed for a Special Exception to convert it into an office, zoned R-NC, and located in the City. The properties located to the south and west are developed with single-family houses, zoned R-2, and located in Orange County. The property located to the east is developed with an auto service company, sign company, and contractors office, zoned C-2 and located in the City.

PROPOSED USE

The owner is proposing to annex the property and keep the existing structure.

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

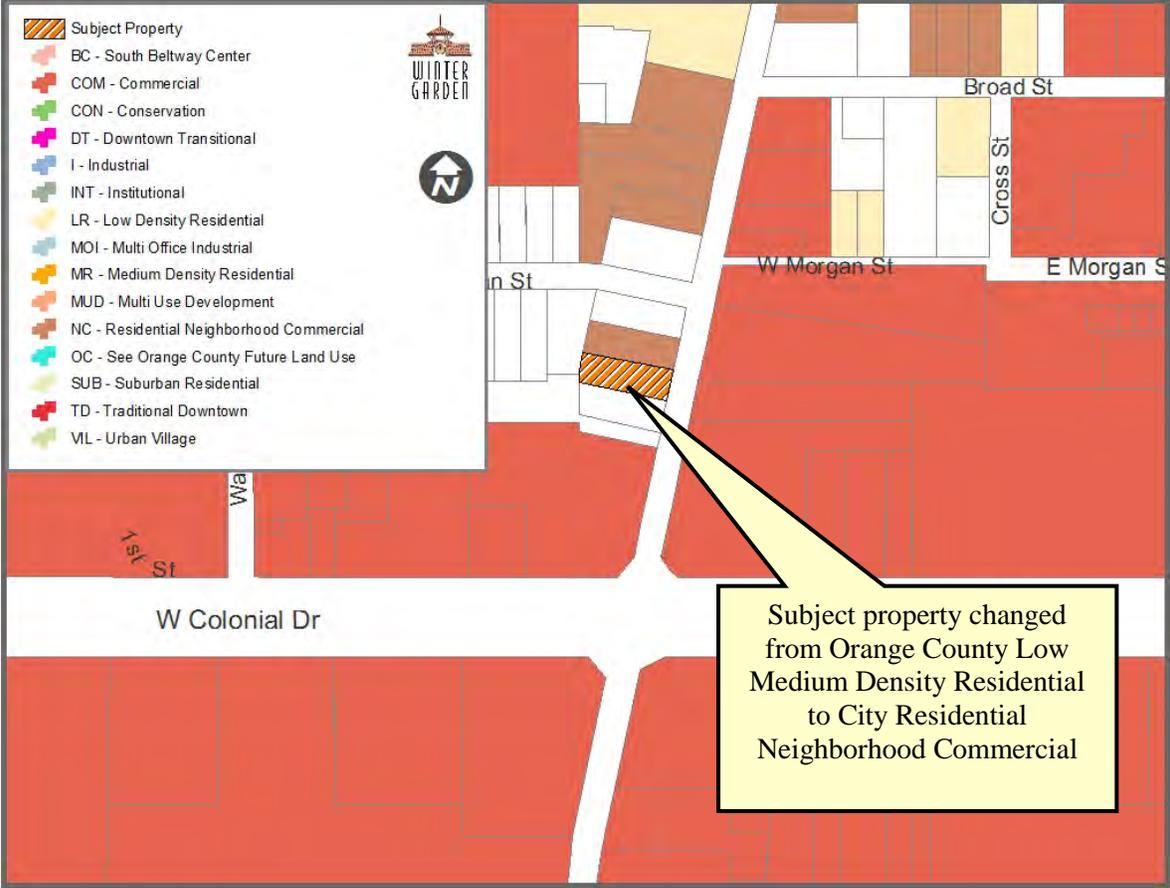
City Staff recommends approval of the proposed Ordinances. Annexation will provide a more efficient delivery of services to the property and further the goals and objectives of the City of Winter Garden's Comprehensive Plan to eliminate enclaves.

MAPS

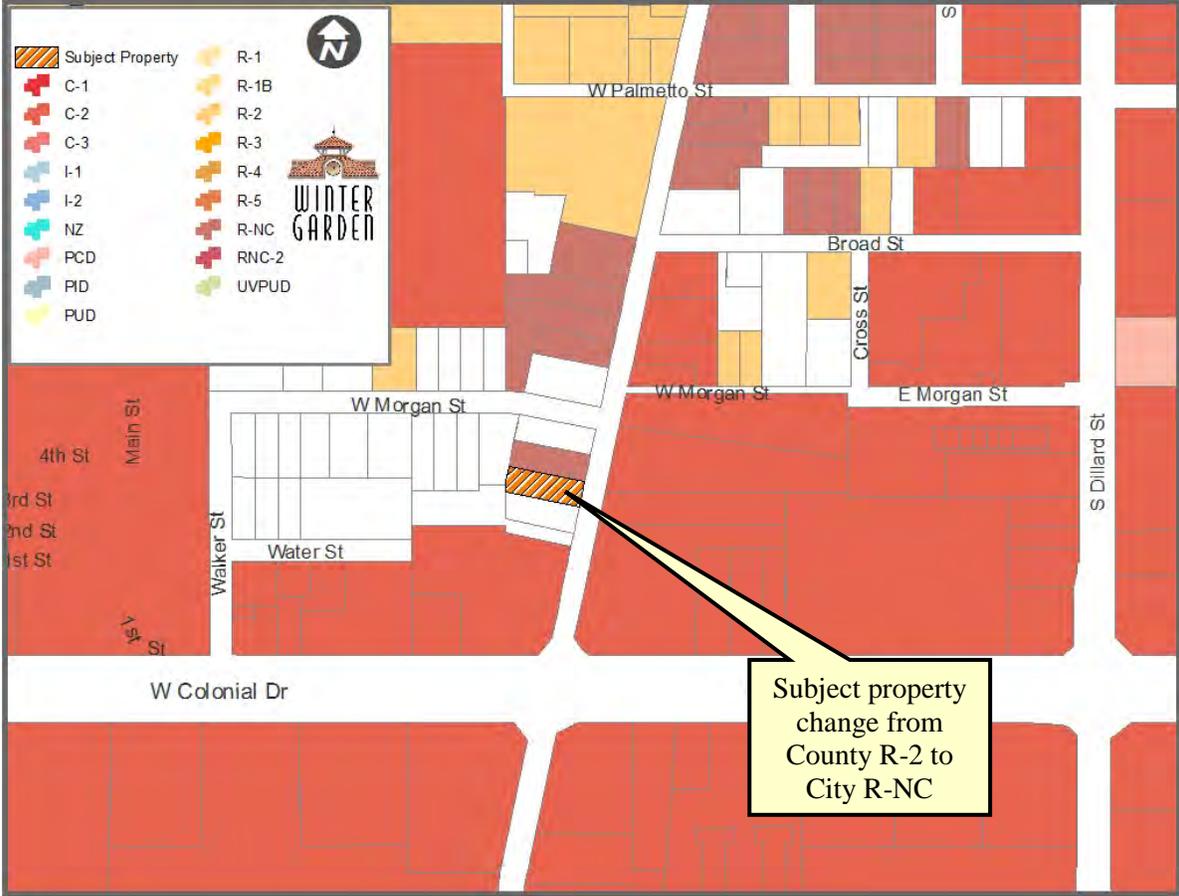
AERIAL PHOTO
1050 Vineland Road



FUTURE LAND USE MAP
1050 Vineland Road



ZONING MAP
1050 Vineland Road



SITE PHOTOGRAPH
1050 Vineland Road



END OF STAFF REPORT

ORDINANCE 15-34

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.24 ± ACRES LOCATED AT 1050 VINELAND ROAD ON THE WEST SIDE OF VINELAND ROAD NORTH OF WEST COLONIAL DRIVE AND SOUTH OF WEST MORGAN STREET INTO THE CITY OF WINTER GARDEN FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the land, generally described as approximately 0.24 ± acres located on the west side of Vineland Road, north of West Colonial Drive and South of West Morgan Street and legally described in Section 2 of this Ordinance, which land is reasonably compact and contiguous to the corporate limits of the City of Winter Garden, Florida (“City”), has, pursuant to the prerequisites and standards set forth in § 171.044, Fla. Stat., petitioned the City Commission for voluntary annexation;

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

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

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

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

SECTION 2: *Description of Area Annexed.* That, after said public hearing and having found such petition meets said prerequisites and standards, the property legally defined in ATTACHMENT “A” and graphically shown 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: _____, 2015.

SECOND READING AND PUBLIC HEARING: _____, 2015.

ADOPTED this _____ day of _____, 2015, 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

PARCEL ID#: 23-22-27-8199-00-150

DESCRIPTION:

Lot 15, SOUTHERN BOULEVARD SUBDIVISION TO THE CITY OF WINTER GARDEN, according to the map or plat thereof, as recorded in Plat Book J, Page 13, Public Records of Orange County, Florida, being more particularly described as follows: Commence at the Northeast corner of Lot 13, of said SOUTHERN BOULEVARD SUBDIVISION; thence run S 12°01'16" W 120.00 feet to the Northeast corner of said Lot 15 and the POINT OF BEGINNING; thence continue S 12°01'16" W 60.00 feet to the Southeast corner of said Lot 15; thence run N 78°05'56" W 169.80 feet to the Southwest corner of said Lot 15; thence run N 00°07'32" W along the West line of said Lot 15, 25.05 feet; thence run N 12°08'06" E 35.50 feet to the Northwest corner of said Lot 15; thence run S 78°05'56" E 175.00 feet to the POINT OF BEGINNING.

Containing 0.240 acres, more or less.

ORDINANCE 15-35

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS 0.24 ± ACRES LOCATED AT 1050 VINELAND ROAD ON THE WEST SIDE OF VINELAND ROAD NORTH OF WEST COLONIAL DRIVE AND SOUTH OF WEST MORGAN STREET FROM ORANGE COUNTY LOW MEDIUM DENSITY RESIDENTIAL TO CITY RESIDENTIAL NEIGHBORHOOD COMMERCIAL; 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 0.24 ± acres of land located at 1050 Vineland Road on the west side of Vineland Road north of West Colonial Drive and south of West Morgan Street, and legally described in ATTACHMENT "A" (the "Property") has petitioned the City to amend the Winter Garden Comprehensive Plan to change the Future Land Use classification from Orange County Low Medium Density Residential to City Residential Neighborhood Commercial; 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 Residential Neighborhood Commercial 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 15-34, 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: _____, 2015.

SECOND READING AND PUBLIC HEARING: _____, 2015.

ADOPTED this _____ day of _____, 2015, 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

PARCEL ID#: 23-22-27-8199-00-150

DESCRIPTION:

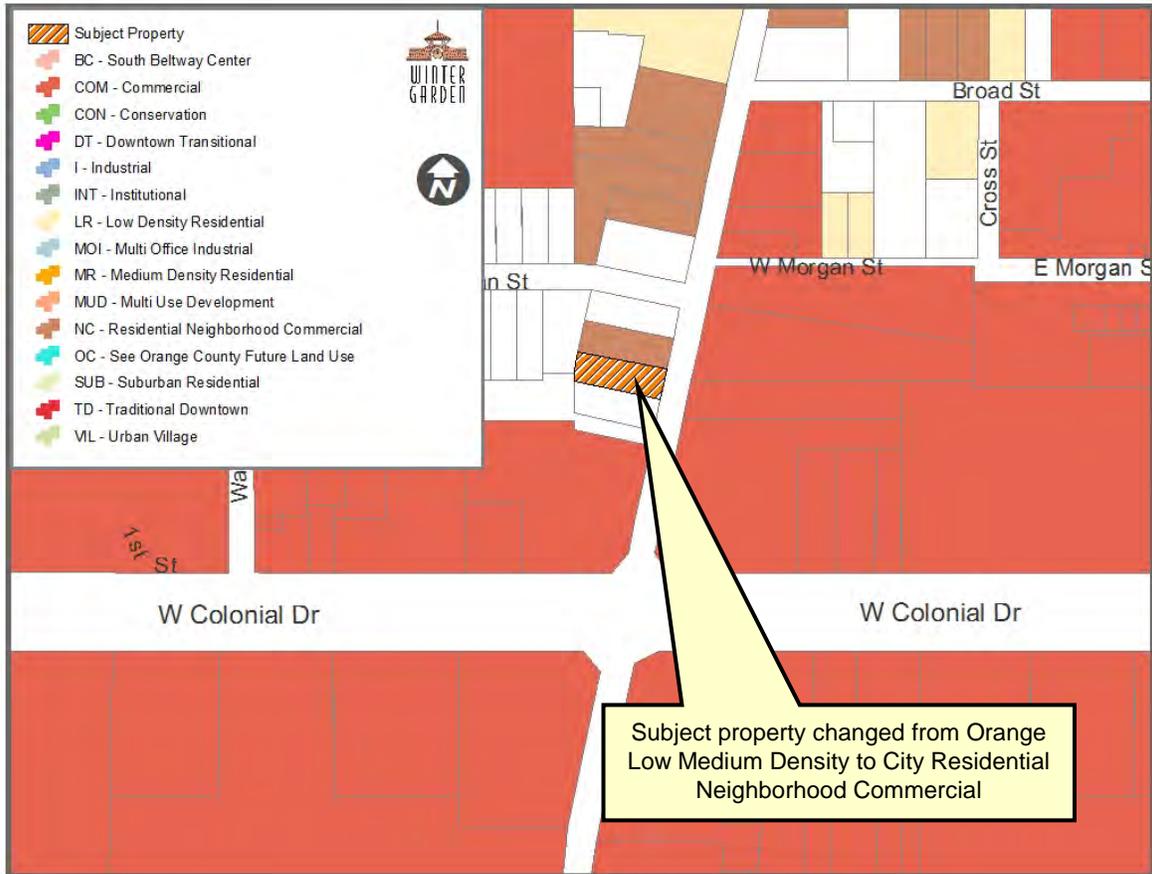
Lot 15, SOUTHERN BOULEVARD SUBDIVISION TO THE CITY OF WINTER GARDEN, according to the map or plat thereof, as recorded in Plat Book J, Page 13, Public Records of Orange County, Florida, being more particularly described as follows: Commence at the Northeast corner of Lot 13, of said SOUTHERN BOULEVARD SUBDIVISION; thence run S 12°01'16" W 120.00 feet to the Northeast corner of said Lot 15 and the POINT OF BEGINNING; thence continue S 12°01'16" W 60.00 feet to the Southeast corner of said Lot 15; thence run N 78°05'56" W 169.80 feet to the Southwest corner of said Lot 15; thence run N 00°07'32" W along the West line of said Lot 15, 25.05 feet; thence run N 12°08'06" E 35.50 feet to the Northwest corner of said Lot 15; thence run S 78°05'56" E 175.00 feet to the POINT OF BEGINNING.

Containing 0.240 acres, more or less.

ATTACHMENT "B"

FUTURE LAND USE MAP

1050 Vineland Road



ORDINANCE 15-36

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.24 ± ACRES LOCATED AT 1050 VINELAND ROAD ON THE WEST SIDE OF VINELAND ROAD NORTH OF WEST COLONIAL DRIVE AND SOUTH OF WEST MORGAN STREET FROM ORANGE COUNTY R-2 RESIDENTIAL DISTRICT TO CITY R-NC RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of that certain real property generally described as 01050 Vineland Road on the west side of Vineland Road north of West Colonial Drive and south of West Morgan Street, and legally described in Section 1 of this ordinance has petitioned the City to rezone said property from Orange County R-2 Residential District to the City’s RN-C Residential Neighborhood Commercial District zoning classification, therefore; 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 rezoning approved by this Ordinance is consistent with the City of Winter Garden Comprehensive Plan; and

WHEREAS, further, the City Commission finds that based on competent, substantial evidence in the record, the rezoning approved by this Ordinance meets all applicable criteria for rezoning the Property to RN-C Residential Neighborhood Commercial District contained within the City of Winter Garden Comprehensive Plan and the Code of Ordinances.

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

SECTION 1: Rezoning. The above “Whereas” clauses constitute findings by the City Commission. After due notice and public hearing, the zoning classification of real property legally described on ATTACHMENT “A,” is hereby rezoned from Orange County R-2 Residential District to City RN-C Residential Neighborhood Commercial District in the City of Winter Garden, Florida.

SECTION 2: 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 3: Non-Severability. Should any portion of this Ordinance be held invalid, then the entire Ordinance shall be null and void.

SECTION 4: Effective Date. This Ordinance shall become effective simultaneously upon the effective date of Ordinance 15-35 which is an amendment to the Future Land Use Map of the City of Winter Garden Comprehensive Plan that allows the property described herein to be zoned as provided in this Ordinance.

FIRST READING AND PUBLIC HEARING: _____, 2015.

SECOND READING AND PUBLIC HEARING: _____, 2015.

ADOPTED this _____ day of _____, 2015, 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

PARCEL ID#: 23-22-27-8199-00-150

DESCRIPTION:

Lot 15, SOUTHERN BOULEVARD SUBDIVISION TO THE CITY OF WINTER GARDEN, according to the map or plat thereof, as recorded in Plat Book J, Page 13, Public Records of Orange County, Florida, being more particularly described as follows: Commence at the Northeast corner of Lot 13, of said SOUTHERN BOULEVARD SUBDIVISION; thence run S 12°01'16" W 120.00 feet to the Northeast corner of said Lot 15 and the POINT OF BEGINNING; thence continue S 12°01'16" W 60.00 feet to the Southeast corner of said Lot 15; thence run N 78°05'56" W 169.80 feet to the Southwest corner of said Lot 15; thence run N 00°07'32" W along the West line of said Lot 15, 25.05 feet; thence run N 12°08'06" E 35.50 feet to the Northwest corner of said Lot 15; thence run S 78°05'56" E 175.00 feet to the POINT OF BEGINNING.

Containing 0.240 acres, more or less.

THE CITY OF WINTER GARDEN
PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 7 (Public Hearing)

DATE: May 1, 2015 **MEETING DATE:** May 4, 2015

SUBJECT: 698 Tildenville School Road (Annexation, FLU Amendment, & Zoning)
PROJECT NAME Seearam Property
PARCEL ID# 21-22-27-0000-00-103

ISSUE: The applicant is requesting Annexation, Future Land Use designation, and Zoning on property located at 698 Tildenville School Road.

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: Mahindranauth Seearam & Dularie Seearam

CURRENT ZONING: A-1 (Orange County)

PROPOSED ZONING: R-1 (City)

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 0.979 ± acre enclave located at 698 Tildenville School Road. The applicant has requested Annexation into the City, Amendment to the Future Land Use Map of the City's Comprehensive Plan to designate the property as Low Density Residential, and Zoning of R-1. (See attached Staff Report).

STAFF RECOMMENDATION(S):

Staff recommends approval of Ordinance 15-46, Ordinance 15-47, and Ordinance 15-48.

NEXT STEP(S):

A public meeting for the first reading of these ordinances is scheduled for the City Commission on May 14, 2015.

ATTACHMENT(S):

Location Map
Staff Report
Ordinance 15-46
Ordinance 15-47
Ordinance 15-48

LOCATION MAP

698 Tildenville School Road

Annexation, Zoning, Future Land Use Amendment



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: KELLY CARSON, PLANNER II
DATE: APRIL 28, 2015
SUBJECT: ANNEXATION – FLU AMENDMENT – ZONING
698 Tildenville School Road (0.979 +/- ACRES)
PARCEL IDS #: 21-22-27-0000-00-103
APPLICANT: MAHINDRANAUTH SEARAM & DULARIE SEARAM

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 consists of a parcel located at 698 Tildenville School Road, on the west side of Tildenville School Road, north of West Colonial Drive and south of East Oakland Avenue and is approximately 0.979 ± acres in size. The map below depicts the proximity of the subject property to the City's jurisdictional limits:



The applicant has requested annexation into the City, amendment to the Future Land Use Map (FLUM) of the City’s Comprehensive Plan to designate the property as Low Density Residential, and rezoning the property to R-1 Single-Family Residential District.

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

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 undeveloped; it currently contains various trees such as pines and oaks, as well as understory vegetation.

ADJACENT LAND USE AND ZONING

The parcel located to the north of the subject property contains a single family residence with a detached garage, is zoned A-1, and is located in Unincorporated Orange County. The vacant property to the south is also zoned A-1 and is located in Orange County. The large property to the west is another A-1 zoned Orange County parcel. This property is developed with a single family residence. To the east of the subject property is the Brandy Creek Subdivision, which contains single family homes. The properties in this subdivision are zoned R1-B and are located in the City of Winter Garden.

PROPOSED USE

The applicant intends to annex the subject property in order to take advantage of City services when the property is developed in the future. No such development plans have yet been submitted to the City. At time of development, the applicant will be required to adhere to all City land development regulations. Conditions will be placed on the development addressing all site-related issues, including, but not limited to, protection of sensitive environmental areas (wetlands, streams, etc.), soils and geotechnical reports, tree removal and mitigation, required right-of-way dedication to the City, platting and required easements, etc.

PUBLIC FACILITY ANALYSIS

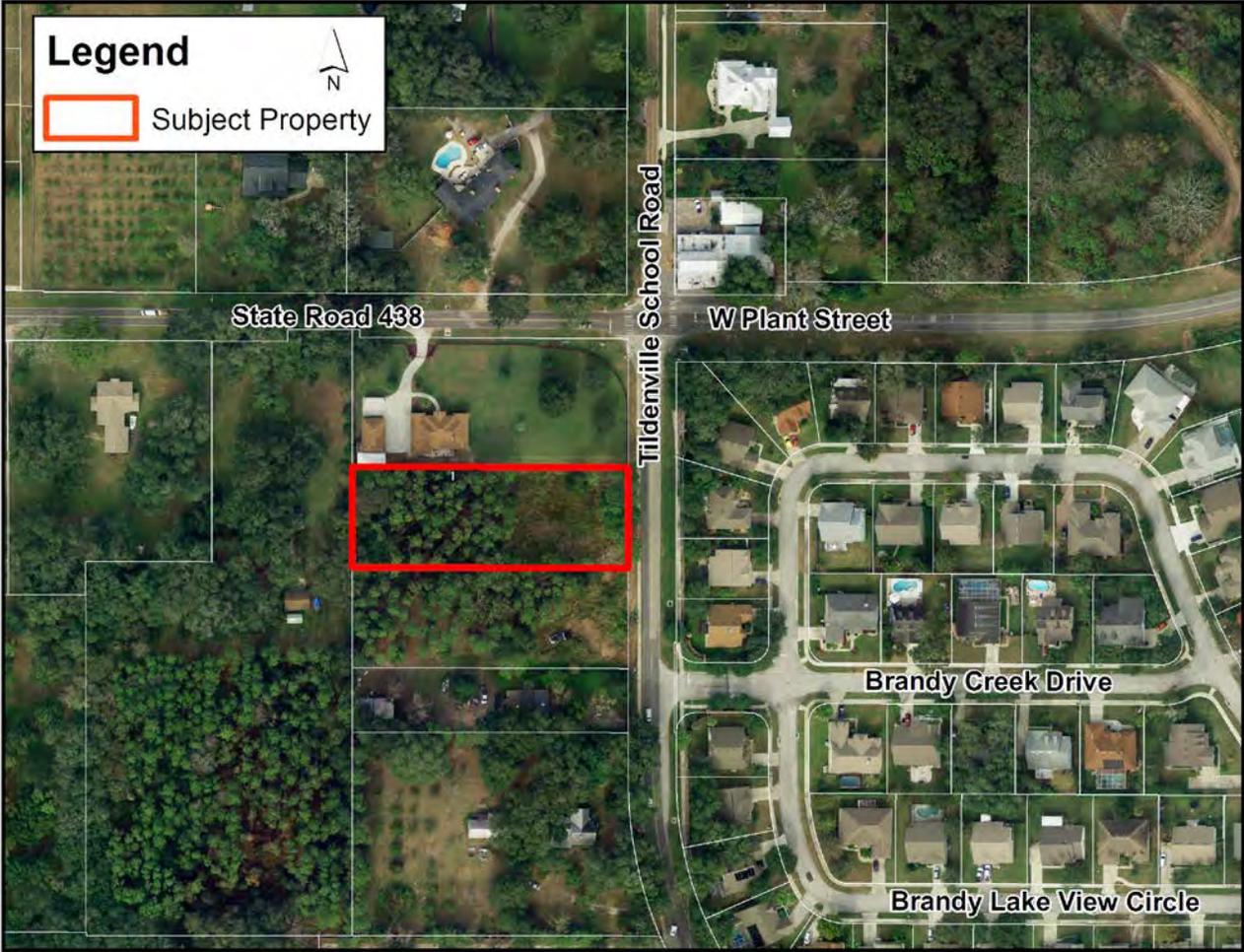
The City will provide garbage collection, police protection, and all other services regularly provided to City of Winter Garden residents. The property will be served by both Orange County Fire and Rescue and the City of Winter Garden Fire Department under the First Response System.

SUMMARY

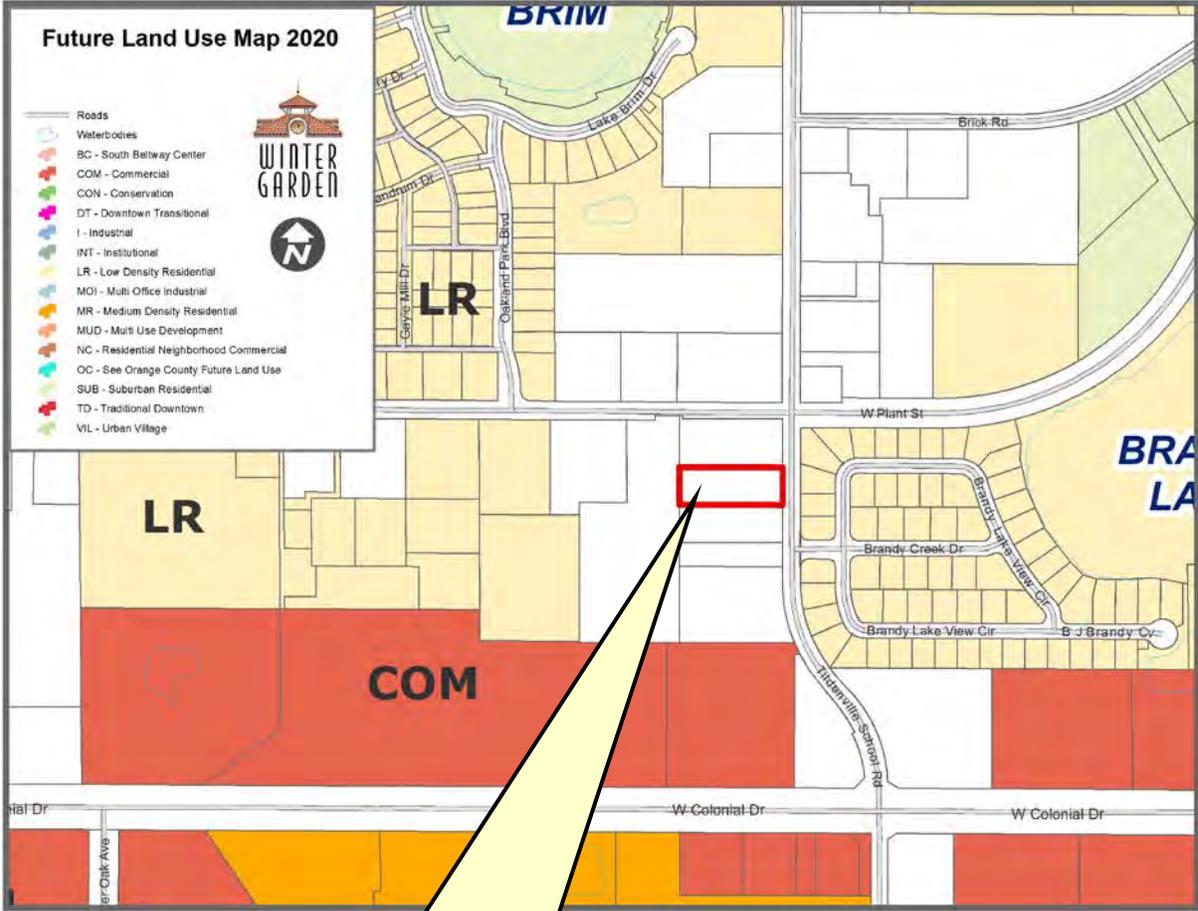
Annexation will provide a more efficient delivery of services to the property and further the goals and objectives of the City of Winter Garden’s Comprehensive Plan to eliminate enclaves. City Staff recommends approval of the proposed Ordinances.

AERIAL PHOTO

698 Tildenville School Road



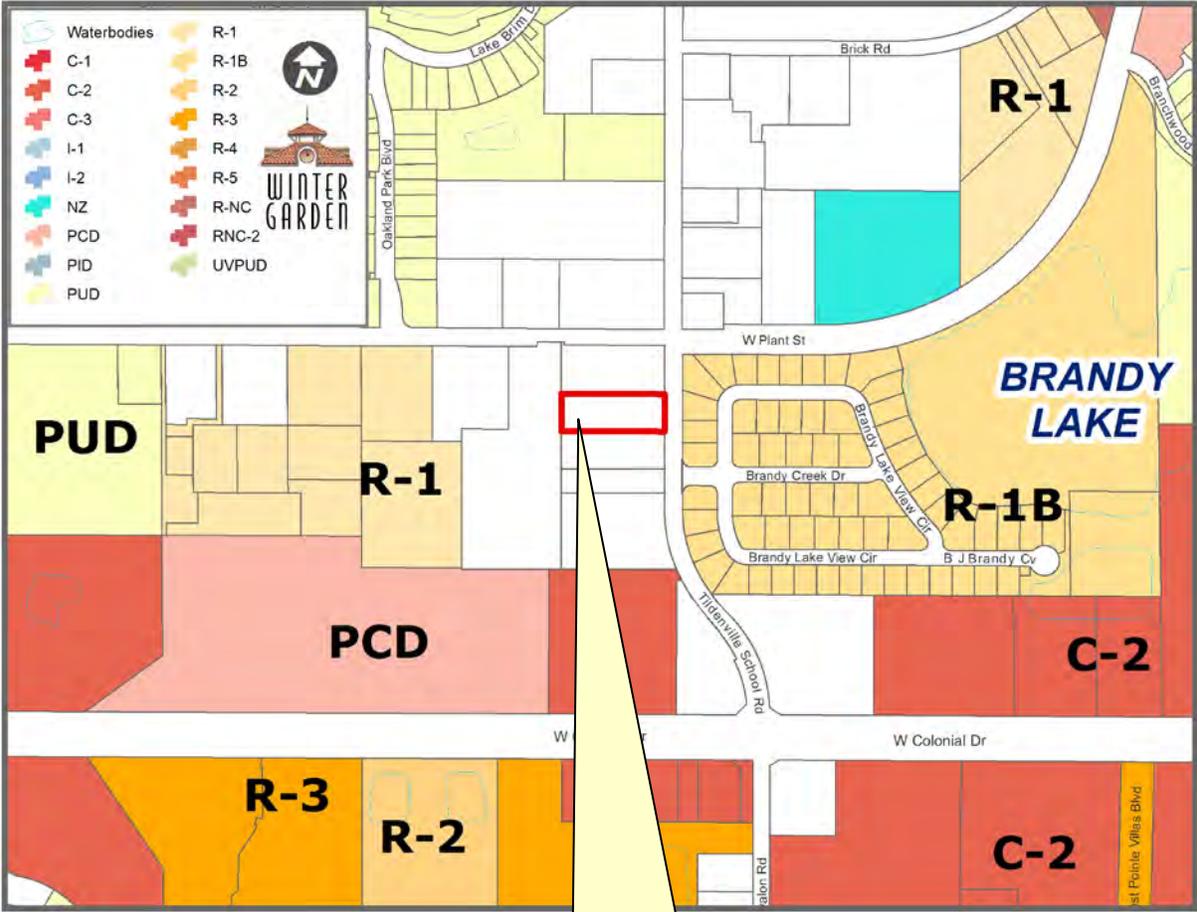
FUTURE LAND USE MAP
698 Tildenville School Road



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

ZONING MAP

698 Tildenville School Road



Subject property changed from
Orange County A-1 to City R-1

END OF STAFF REPORT

ORDINANCE 15-46

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.98 ± ACRES LOCATED AT 698 TILDENVILLE SCHOOL ROAD ON THE WEST SIDE OF TILDENVILLE SCHOOL ROAD NORTH OF WEST COLONIAL DRIVE AND SOUTH OF EAST OAKLAND AVENUE INTO THE CITY OF WINTER GARDEN FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the land, generally described as approximately 0.98 ± acres located at 698 Tildenville School Road on the west side of Tildenville School Road, north of West Colonial Drive and south of East Oakland Avenue and legally described in Section 2 of this Ordinance, which land is reasonably compact and contiguous to the corporate limits of the City of Winter Garden, Florida (“City”), has, pursuant to the prerequisites and standards set forth in § 171.044, Fla. Stat., petitioned the City Commission for voluntary annexation;

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

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

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

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

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

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

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

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

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

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

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

FIRST READING AND PUBLIC HEARING: _____, 2015.

SECOND READING AND PUBLIC HEARING: _____, 2015.

ADOPTED this _____ day of _____, 2015, 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

PARCEL ID#: 21-22-27-0000-00-103

DESCRIPTION:

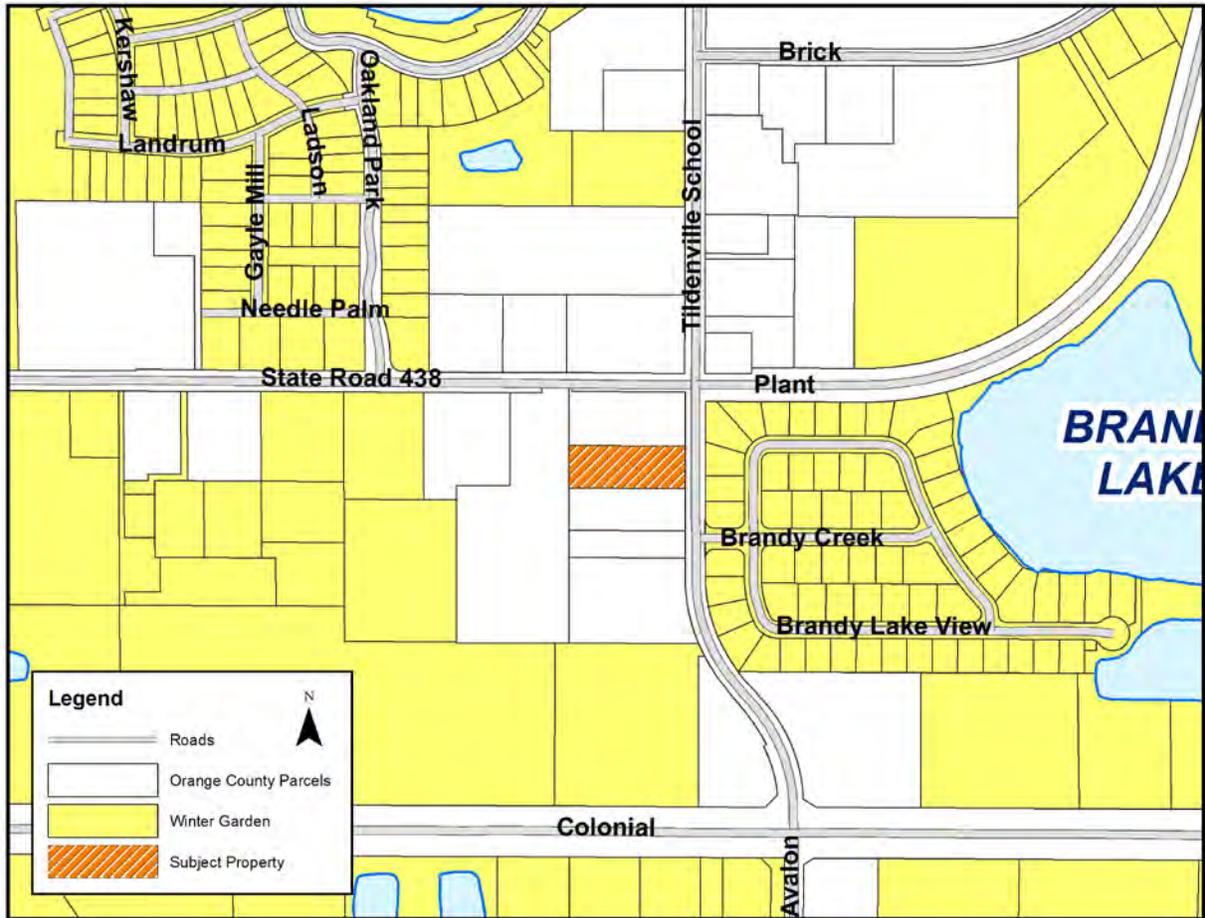
Commence 663.20 feet West and 552.20 feet North of the Southeast of Section 21, Township 22 South, Range 27 East, Orange County, Florida; thence run North 458.00 feet to the POINT OF BEGINNING; thence continue North 125.00 feet; thence run East 340.97 feet to the West right of way line of Tildenville Road; thence South 00°01'23" East along said right of way 125.00 feet; thence run West 341.02 feet to the POINT OF BEGINNING.

Containing 0.979 acres, more or less.

ATTACHMENT "B"

LOCATION MAP

698 Tildenville School Road



ORDINANCE 15-47

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS 0.98 ± ACRES LOCATED AT 698 TILDENVILLE SCHOOL ROAD ON THE WEST SIDE OF TILDENVILLE SCHOOL ROAD NORTH OF WEST COLONIAL DRIVE AND SOUTH OF EAST OAKLAND AVENUE FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the owner of that certain real property generally described as approximately 0.98 ± acres located at 698 Tildenville School Road on the west side of Tildenville School Road, north of West Colonial Drive and south of East Oakland Avenue, 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 15-46, 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: _____, 2015.

SECOND READING AND PUBLIC HEARING: _____, 2015.

ADOPTED this _____ day of _____, 2015, 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

PARCEL ID#: 21-22-27-0000-00-103

DESCRIPTION:

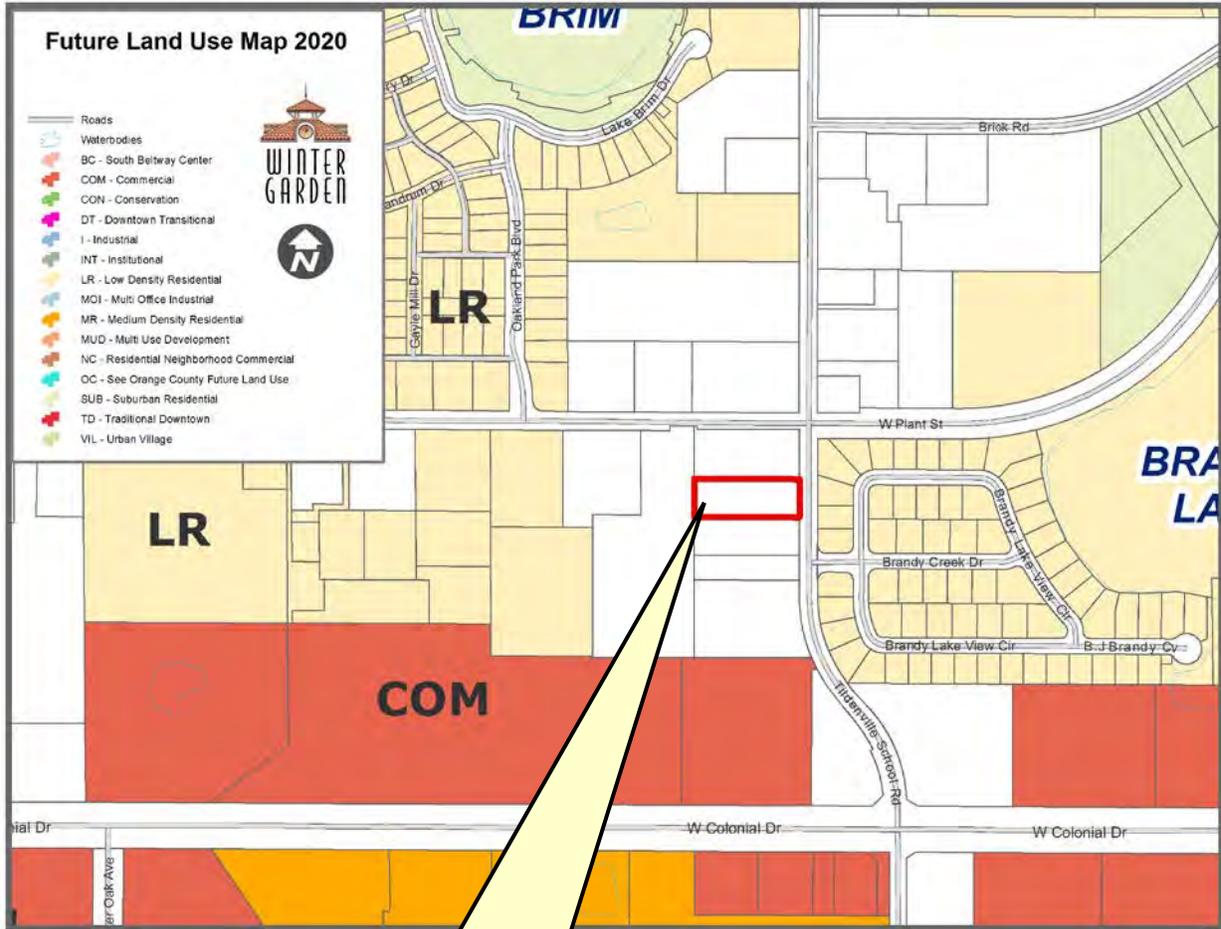
Commence 663.20 feet West and 552.20 feet North of the Southeast of Section 21, Township 22 South, Range 27 East, Orange County, Florida; thence run North 458.00 feet to the POINT OF BEGINNING; thence continue North 125.00 feet; thence run East 340.97 feet to the West right of way line of Tildenville Road; thence South 00°01'23" East along said right of way 125.00 feet; thence run West 341.02 feet to the POINT OF BEGINNING.

Containing 0.979 acres, more or less.

ATTACHMENT "B"

FUTURE LAND USE MAP

698 Tildenville School Road



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

ORDINANCE 15-48

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.98 ± ACRES LOCATED AT 698 TILDENVILLE SCHOOL ROAD ON THE WEST SIDE OF TILDENVILLE SCHOOL ROAD NORTH OF WEST COLONIAL DRIVE AND SOUTH OF EAST OAKLAND AVENUE FROM ORANGE COUNTY A-1 AGRICULTURAL DISTRICT TO CITY R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of that certain real property generally described as 0.98 ± acres located at 698 Tildenville School Road on the west side of Tildenville School Road, north of West Colonial Drive and south of East Oakland Avenue, and legally described in Section 1 of this ordinance has petitioned the City to rezone said property from Orange County A-1 Agricultural District to the City's R-1 Single-Family Residential District zoning classification, therefore; 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 rezoning approved by this Ordinance is consistent with the City of Winter Garden Comprehensive Plan; and

WHEREAS, further, the City Commission finds that based on competent, substantial evidence in the record, the rezoning approved by this Ordinance meets all applicable criteria for rezoning the Property to R-1 Single-Family Residential District contained within the City of Winter Garden Comprehensive Plan and the Code of Ordinances.

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

SECTION 1: *Rezoning.* The above "Whereas" clauses constitute findings by the City Commission. After due notice and public hearing, the zoning classification of real property legally described on ATTACHMENT "A," is hereby rezoned from Orange County A-1 Agricultural District to City R-1 Single-Family Residential District in the City of Winter Garden, Florida.

SECTION 2: *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 3: *Non-Severability.* Should any portion of this Ordinance be held invalid, then the entire Ordinance shall be null and void.

SECTION 4: *Effective Date.* This Ordinance shall become effective simultaneously upon the effective date of Ordinance 15-47 which is an amendment to the Future Land Use Map of the City of Winter Garden Comprehensive Plan that allows the property described herein to be zoned as provided in this Ordinance.

FIRST READING AND PUBLIC HEARING: _____, 2015.

SECOND READING AND PUBLIC HEARING: _____, 2015.

ADOPTED this _____ day of _____, 2015, 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

PARCEL ID#: 21-22-27-0000-00-103

DESCRIPTION:

Commence 663.20 feet West and 552.20 feet North of the Southeast of Section 21, Township 22 South, Range 27 East, Orange County, Florida; thence run North 458.00 feet to the POINT OF BEGINNING; thence continue North 125.00 feet; thence run East 340.97 feet to the West right of way line of Tildenville Road; thence South 00°01'23" East along said right of way 125.00 feet; thence run West 341.02 feet to the POINT OF BEGINNING.

Containing 0.979 acres, more or less.

THE CITY OF WINTER GARDEN
PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 8 (Public Hearing)

DATE: May 1, 2015 **MEETING DATE:** May 4, 2015

SUBJECT: 844 E Crown Point Road (Annexation, FLU Amendment, & Zoning)
PROJECT NAME West Orlando Baptist Church AZFA
PARCEL ID# 12-22-27-0000-00-030

ISSUE: The applicant is requesting Annexation, Future Land Use designation, and Zoning on property located at 844 E Crown Point Road.

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: West Orlando Baptist Church

CURRENT ZONING: A-1 (Orange County)

PROPOSED ZONING: R-1 (City)

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 0.868 ± acre enclave located at 844 E Crown Point Road. The applicant has requested Annexation into the City, Amendment to the Future Land Use Map of the City's Comprehensive Plan to designate the property as Low Density Residential, and Zoning of R-1. (See attached Staff Report).

STAFF RECOMMENDATION(S):

Staff recommends approval of Ordinance 15-43, Ordinance 15-44, and Ordinance 15-45.

NEXT STEP(S):

A public meeting for the first reading of these ordinances is scheduled for the City Commission on May 14, 2015.

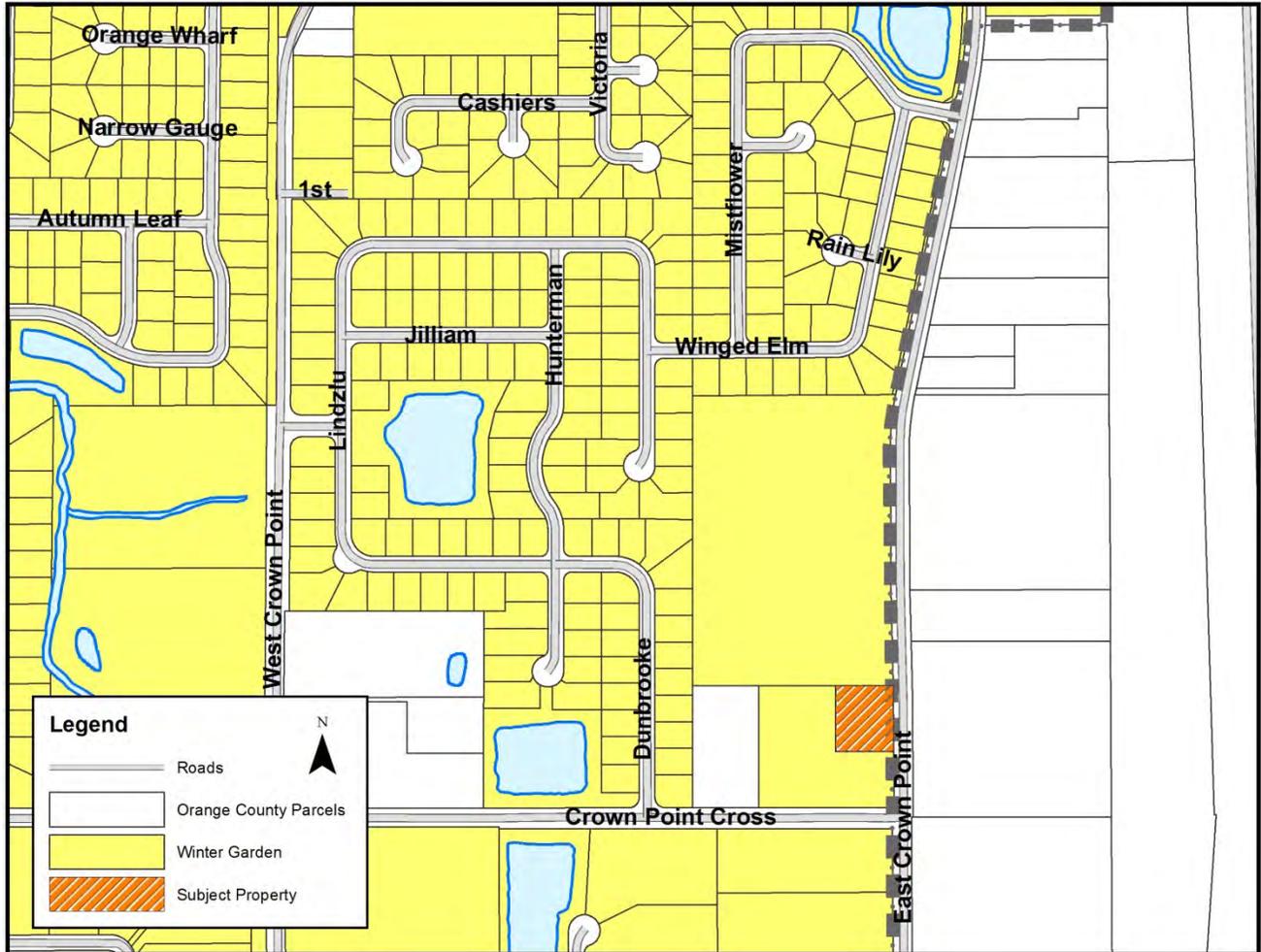
ATTACHMENT(S):

Location Map
Staff Report
Ordinance 15-43
Ordinance 15-44
Ordinance 15-45

LOCATION MAP

844 E Crown Point Road

Annexation, Zoning, Future Land Use Amendment



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

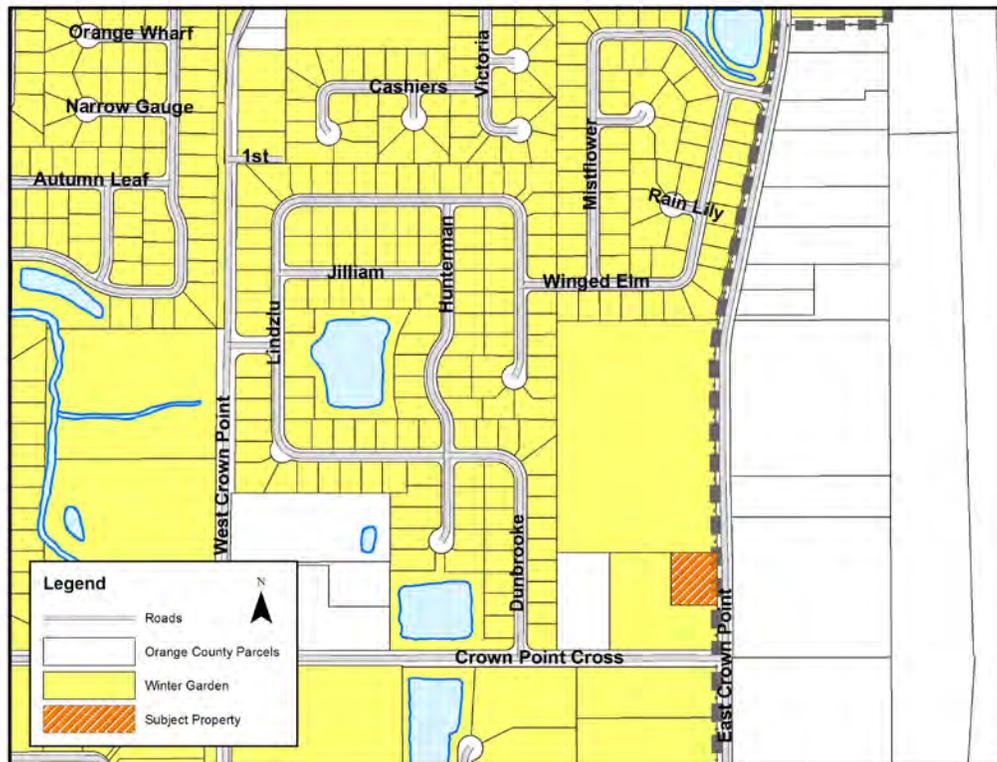
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: KELLY CARSON, PLANNER II
DATE: APRIL 29, 2015
SUBJECT: ANNEXATION – FLU AMENDMENT – ZONING
844 E Crown Point Rd. (0.868 +/- ACRES)
PARCEL IDS #: 12-22-27-0000-00-030
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 consists of a parcel located at 844 E Crown Point Road, on the west side of East Crown Point Road, north of Crown Point Cross Road and south of Mistflower Lane and is approximately 0.868 ± acres in size. The map below depicts the proximity of the subject property to the City's jurisdictional limits:



The applicant has requested annexation into the City, amendment to the Future Land Use Map (FLUM) of the City’s Comprehensive Plan to designate the property as Low Density Residential, and rezoning the property to R-1 Single-Family Residential District.

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

The City endorses infill of its jurisdictional limits through voluntary annexation of enclaves. The elimination of enclaves through voluntary annexation furthers the goals, objectives, and policies of the City’s Comprehensive Plan.

EXISTING USE

The subject property is currently developed with a single family residence and several metal accessory structures.

ADJACENT LAND USE AND ZONING

The parcels located to the north, south and west of the subject property are part of the West Orlando Baptist Church property, which is currently developed with several church-related facilities and a single family residence. The City Commission recently approved the Church’s proposal to construct a new facility with associated parking areas; the existing single family residence will be removed as part of this project. The parcels are all zoned R-1 and are located in the City of Winter Garden. The property to the east of the subject property is currently vacant, zoned A-1, and is located in Unincorporated Orange County.

PROPOSED USE

The applicant intends to annex the subject property to include it as part of the surrounding West Orlando Baptist Church property, which was recently granted site plan approval to develop a new sanctuary building and associated parking areas. The applicant has no current plans to develop the subject property, but may choose to do so in the future if the Church expands again. At time of development, the applicant will be required to receive Site Plan Approval from the City’s Development Review Committee. At that time, conditions will be placed on the development addressing all site-related issues, including the requirement that all vehicular access points on this parcel be internal; no access is permitted on E Crown Point Road.

PUBLIC FACILITY ANALYSIS

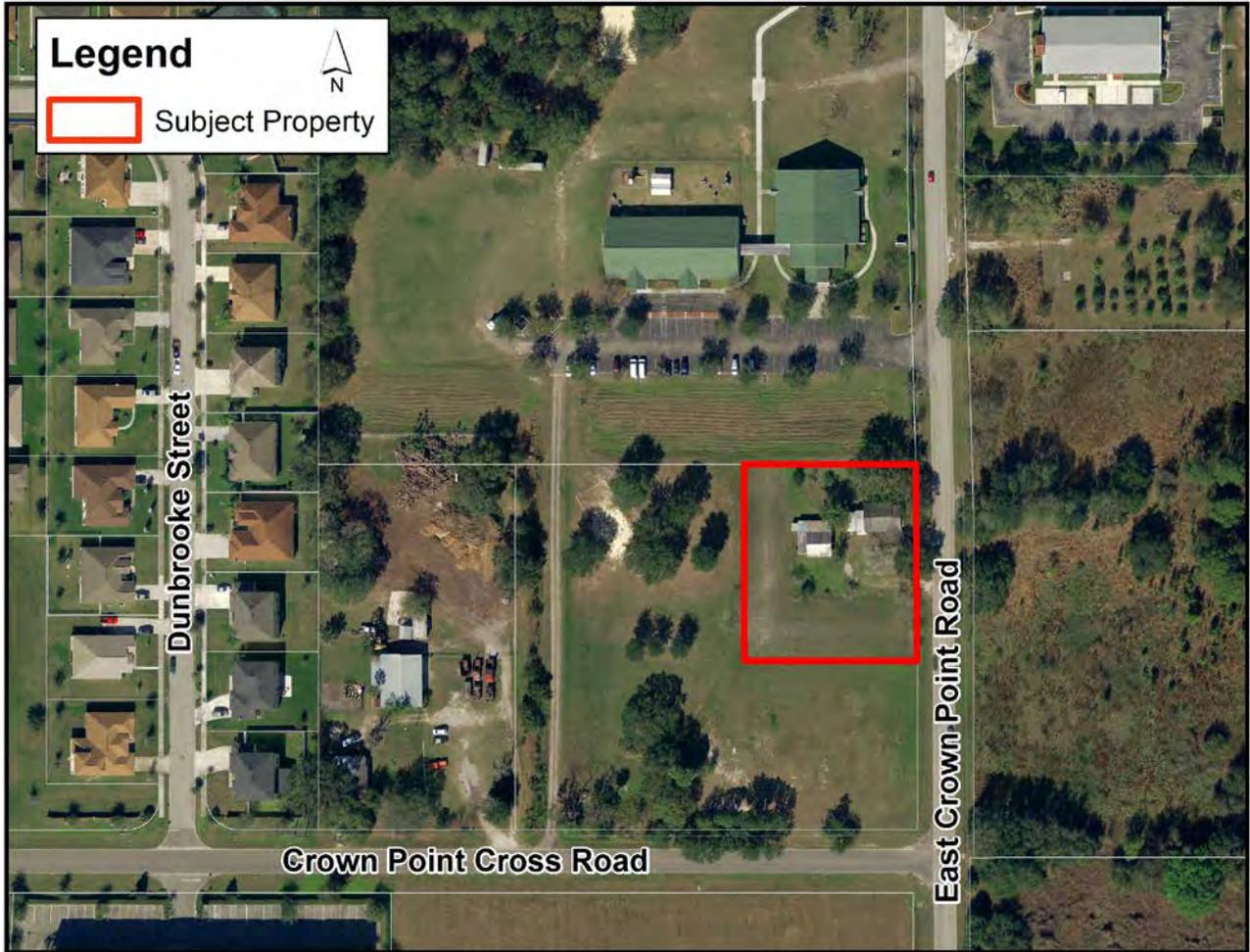
The City will provide garbage collection, police protection, and all other services regularly provided to City of Winter Garden residents. The property will be served by both Orange County Fire and Rescue and the City of Winter Garden Fire Department under the First Response System.

SUMMARY

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

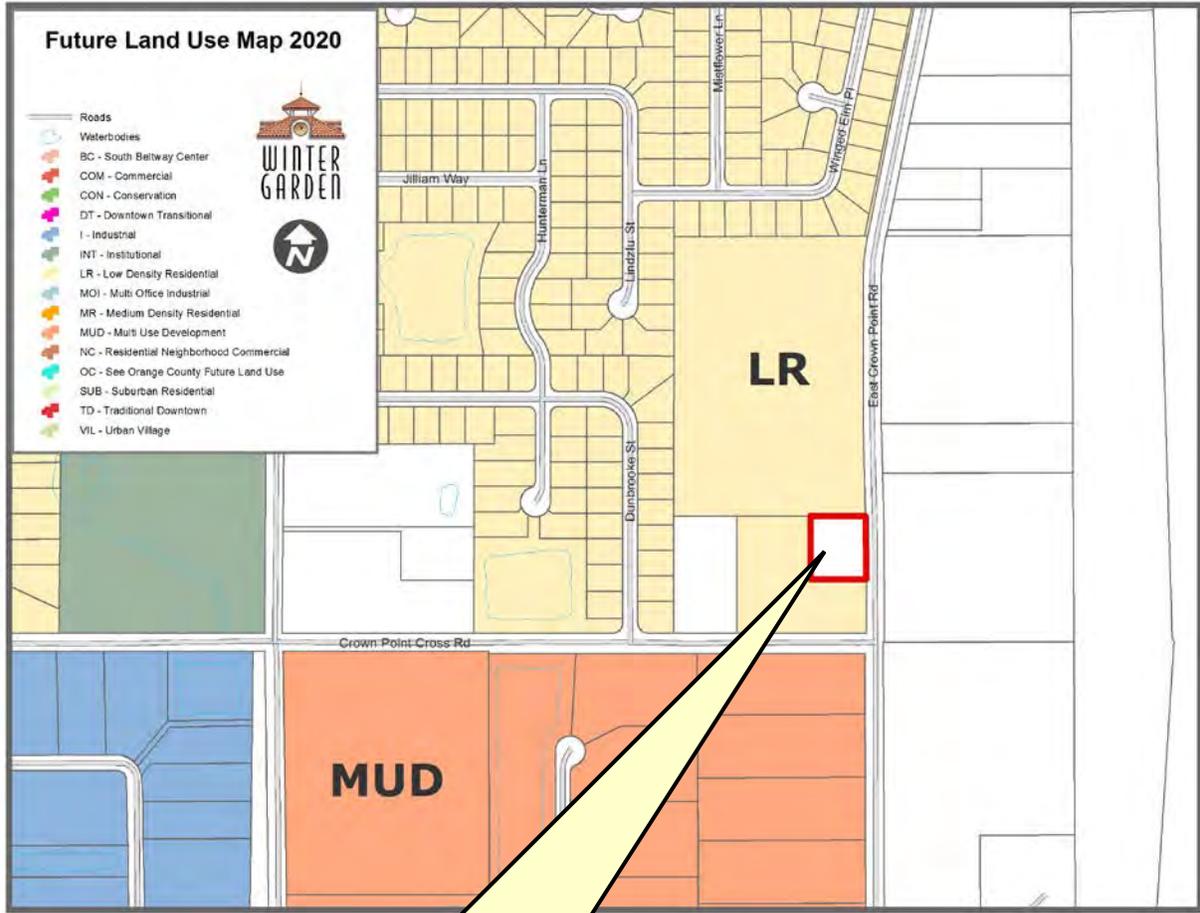
AERIAL PHOTO

844 E Crown Point Road



FUTURE LAND USE MAP

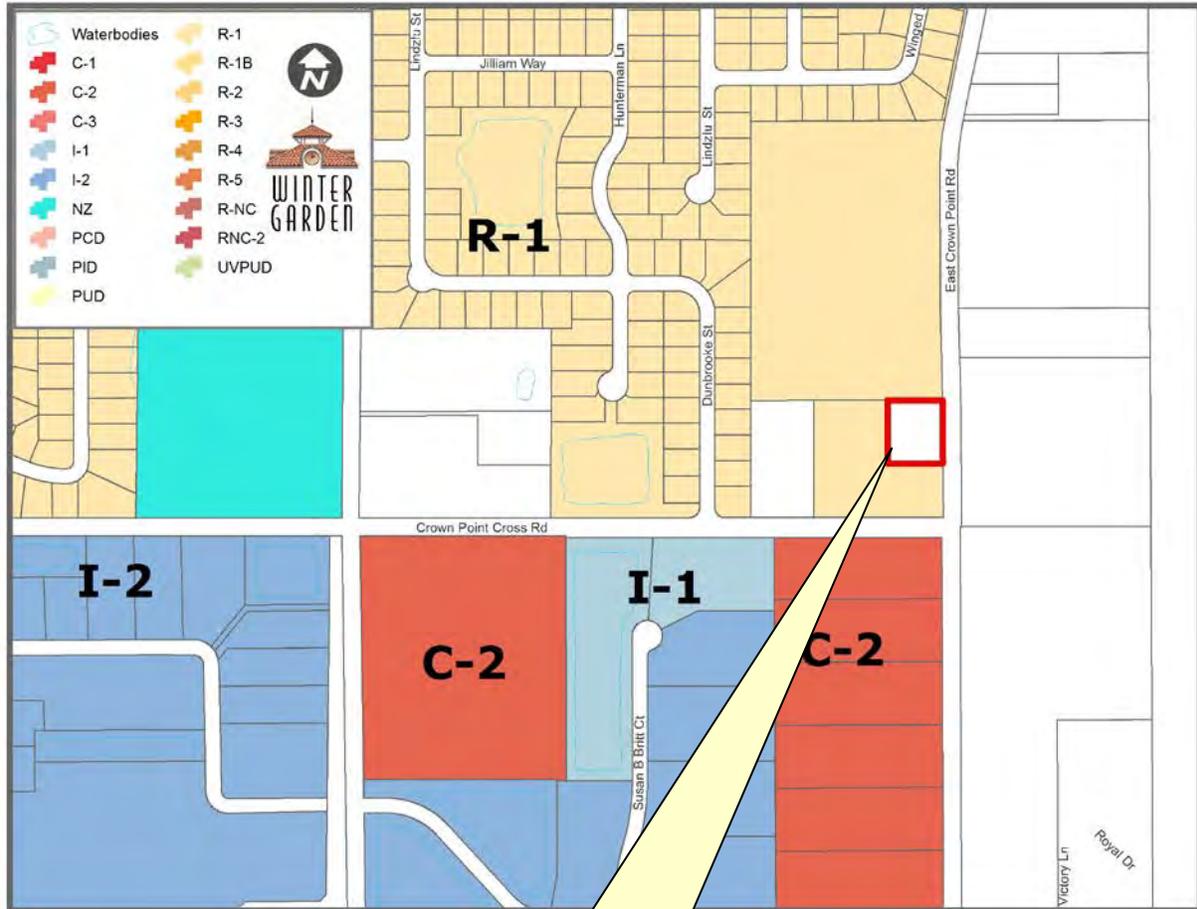
844 E Crown Point Road



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

ZONING MAP

844 E Crown Point Road



Subject property changed from
Orange County A-1 to City R-1

END OF STAFF REPORT

ORDINANCE 15-43

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.87 ± ACRES LOCATED AT 844 EAST CROWN POINT ROAD ON THE WEST SIDE OF EAST CROWN POINT ROAD NORTH OF CROWN POINT CROSS ROAD AND SOUTH OF MISTFLOWER LANE INTO THE CITY OF WINTER GARDEN FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the land, generally described as approximately 0.87 ± acres located at 844 East Crown Point Road on the west side of East Crown Point Road, north of Crown Point Cross Road and south of Mistflower Lane and legally described in Section 2 of this Ordinance, which land is reasonably compact and contiguous to the corporate limits of the City of Winter Garden, Florida ("City"), has, pursuant to the prerequisites and standards set forth in § 171.044, Fla. Stat., petitioned the City Commission for voluntary annexation;

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

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

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

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

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

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

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

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

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

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

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

FIRST READING AND PUBLIC HEARING: _____, 2015.

SECOND READING AND PUBLIC HEARING: _____, 2015.

ADOPTED this _____ day of _____, 2015, 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

PARCEL ID#: 12-22-27-0000-00-030

DESCRIPTION:

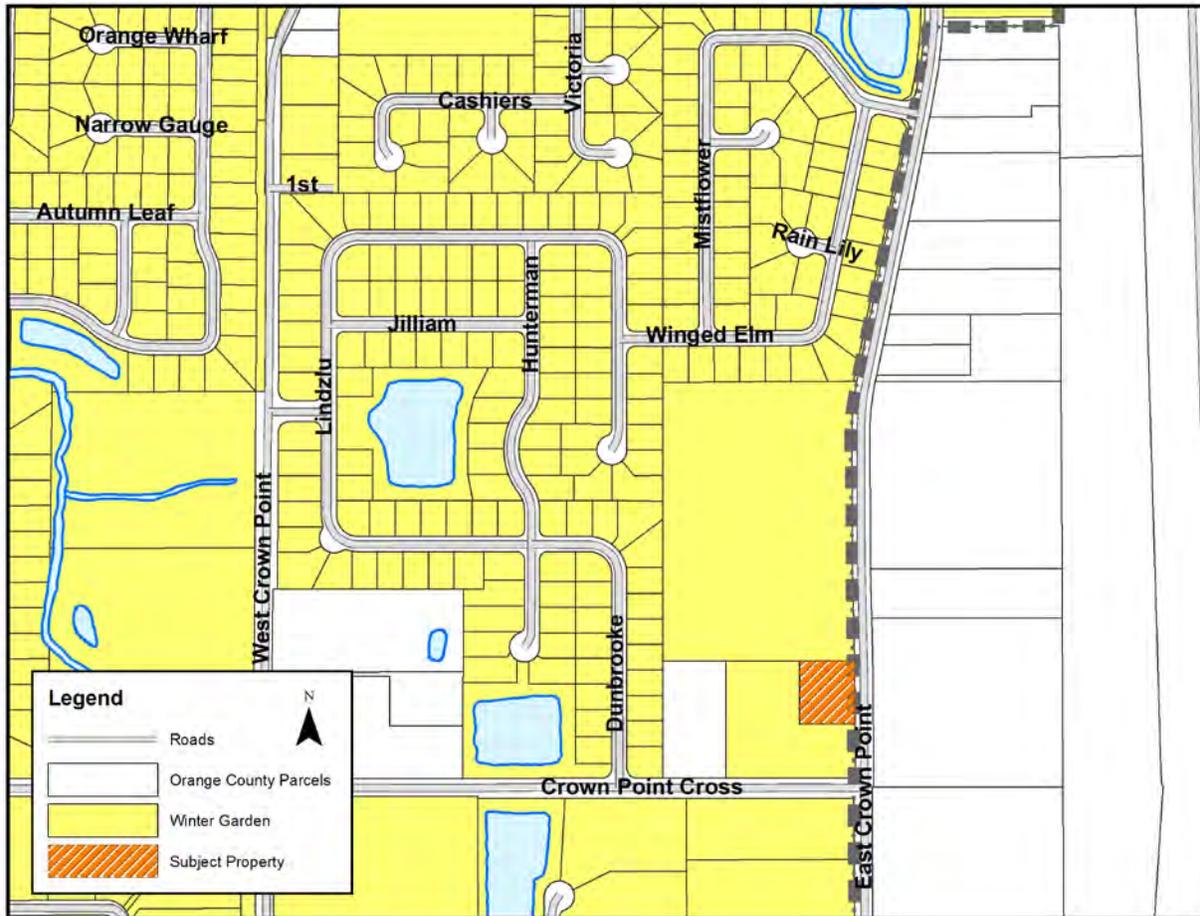
Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 22 South, Range 27 East, Orange County, Florida; thence run North 00°08'22" West along the East line of said Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, a distance of 210.00 feet; thence leaving said East line run South 89°59'21" West parallel with the South line of said Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, a distance of 30.00 feet to the POINT OF BEGINNING and the West right of way line of East Crown Point Road; thence continue South 89°59'21" West 180.00 feet; thence run North 00°08'22" West 210.00 feet; thence run North 89°59'21" East 180.00 feet to aforesaid West right of way line; thence run South 00°08'22" East 210.00 feet to the POINT OF BEGINNING.

Containing 0.868 acres, more or less.

ATTACHMENT "B"

LOCATION MAP

844 E Crown Point Road



ORDINANCE 15-44

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS 0.87 ± ACRES LOCATED AT 844 EAST CROWN POINT ROAD ON THE WEST SIDE OF EAST CROWN POINT ROAD NORTH OF CROWN POINT CROSS ROAD AND SOUTH OF MISTFLOWER LANE FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the owner of that certain real property generally described as approximately 0.87 ± acres located at 844 East Crown Point Road on the west side of East Crown Point Road, north of Crown Point Cross Road and south of Mistflower Lane, 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 15-43, 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: _____, 2015.

SECOND READING AND PUBLIC HEARING: _____, 2015.

ADOPTED this _____ day of _____, 2015, 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

PARCEL ID#: 12-22-27-0000-00-030

DESCRIPTION:

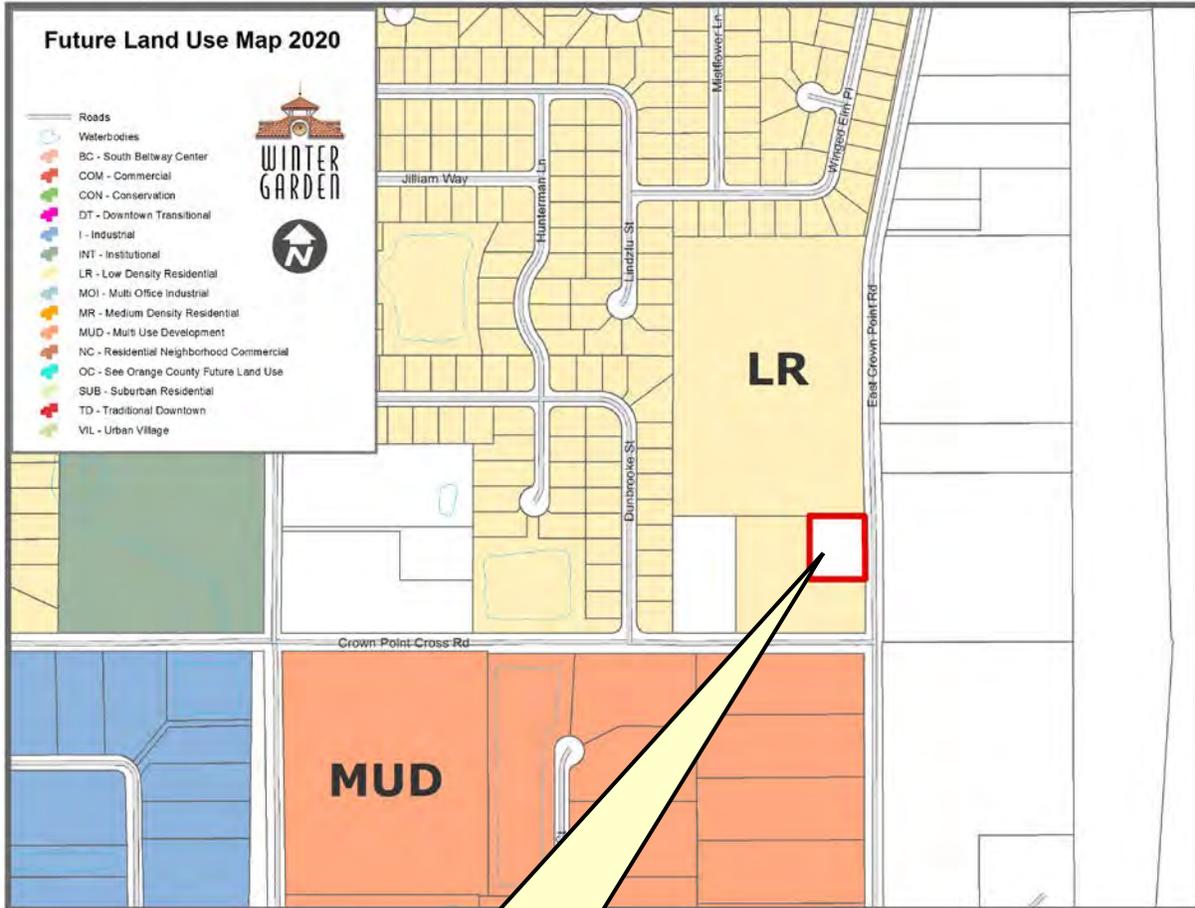
Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 22 South, Range 27 East, Orange County, Florida; thence run North 00°08'22" West along the East line of said Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, a distance of 210.00 feet; thence leaving said East line run South 89°59'21" West parallel with the South line of said Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, a distance of 30.00 feet to the POINT OF BEGINNING and the West right of way line of East Crown Point Road; thence continue South 89°59'21" West 180.00 feet; thence run North 00°08'22" West 210.00 feet; thence run North 89°59'21" East 180.00 feet to aforesaid West right of way line; thence run South 00°08'22" East 210.00 feet to the POINT OF BEGINNING.

Containing 0.868 acres, more or less.

ATTACHMENT "B"

FUTURE LAND USE MAP

844 E Crown Point Road



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

ORDINANCE 15-45

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.87 ± ACRES LOCATED AT 844 EAST CROWN POINT ROAD ON THE WEST SIDE OF EAST CROWN POINT ROAD NORTH OF CROWN POINT CROSS ROAD AND SOUTH OF MISTFLOWER LANE FROM ORANGE COUNTY A-1 AGRICULTURAL DISTRICT TO CITY R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of that certain real property generally described as 0.87 ± acres located at 844 East Crown Point Road on the west side of East Crown Point Road, north of Crown Point Cross Road and south of Mistflower Lane, and legally described in Section 1 of this ordinance has petitioned the City to rezone said property from Orange County A-1 Agricultural District to the City's R-1 Single-Family Residential District zoning classification, therefore; 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 rezoning approved by this Ordinance is consistent with the City of Winter Garden Comprehensive Plan; and

WHEREAS, further, the City Commission finds that based on competent, substantial evidence in the record, the rezoning approved by this Ordinance meets all applicable criteria for rezoning the Property to R-1 Single-Family Residential District contained within the City of Winter Garden Comprehensive Plan and the Code of Ordinances.

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

SECTION 1: *Rezoning.* The above "Whereas" clauses constitute findings by the City Commission. After due notice and public hearing, the zoning classification of real property legally described on ATTACHMENT "A," is hereby rezoned from Orange County A-1 Agricultural District to City R-1 Single-Family Residential District in the City of Winter Garden, Florida.

SECTION 2: *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 3: *Non-Severability.* Should any portion of this Ordinance be held invalid, then the entire Ordinance shall be null and void.

SECTION 4: *Effective Date.* This Ordinance shall become effective simultaneously upon the effective date of Ordinance 15-44 which is an amendment to the Future Land Use Map of the City of Winter Garden Comprehensive Plan that allows the property described herein to be zoned as provided in this Ordinance.

FIRST READING AND PUBLIC HEARING: _____, 2015.

SECOND READING AND PUBLIC HEARING: _____, 2015.

ADOPTED this _____ day of _____, 2015, 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

PARCEL ID#: 12-22-27-0000-00-030

DESCRIPTION:

Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 22 South, Range 27 East, Orange County, Florida; thence run North 00°08'22" West along the East line of said Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, a distance of 210.00 feet; thence leaving said East line run South 89°59'21" West parallel with the South line of said Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, a distance of 30.00 feet to the POINT OF BEGINNING and the West right of way line of East Crown Point Road; thence continue South 89°59'21" West 180.00 feet; thence run North 00°08'22" West 210.00 feet; thence run North 89°59'21" East 180.00 feet to aforesaid West right of way line; thence run South 00°08'22" East 210.00 feet to the POINT OF BEGINNING.

Containing 0.868 acres, more or less.

LOCATION MAP

423 Daniels Road

REZONING



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

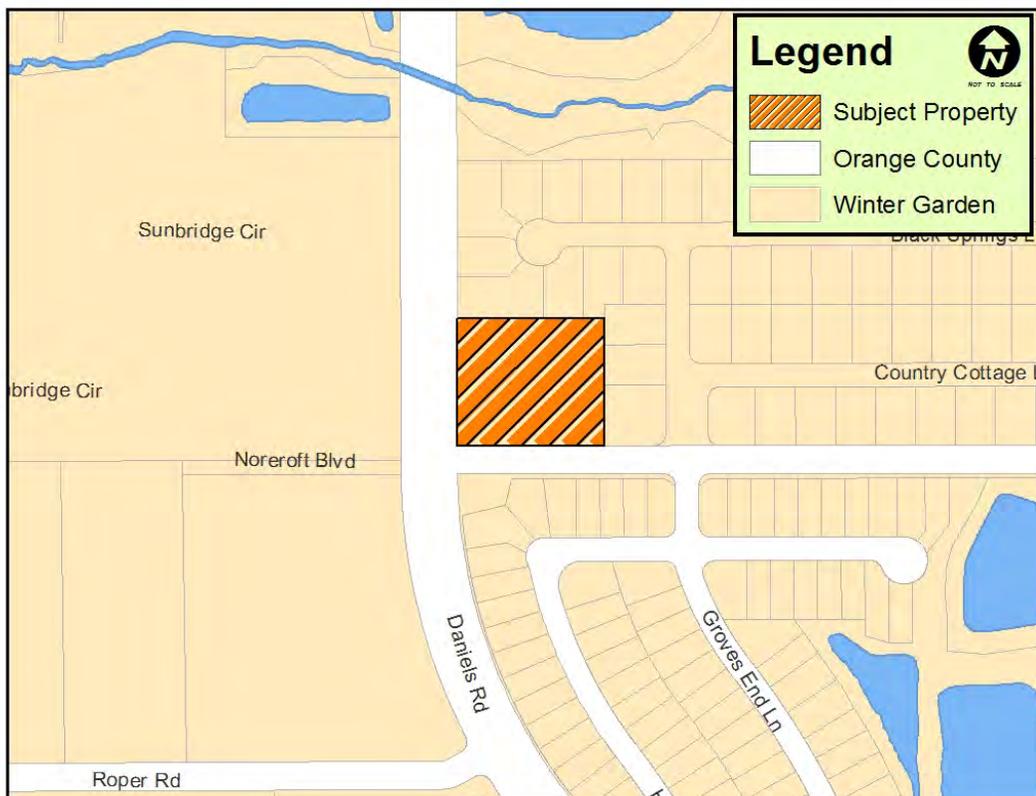
TO: PLANNING AND ZONING COMMITTEE
PREPARED BY: STEVE PASH, COMMUNITY DEVELOPMENT MANAGER
DATE: APRIL 30, 2015
SUBJECT: REZONING TO PCD
423 Daniels Road (1.93 +/- ACRES)
PARCEL ID # 26-22-27-1660-00-002

APPLICANT: DANIELS PROFESSIONAL PARK, 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 northeast corner of Daniels Road and Roper Road, is approximately 1.93 ± 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 1.93 ± acres of land. The subject property is located within the City of Winter Garden municipal limits, and carries the zoning designation R-1 (Single-Family Residential District). The subject property is designated NC (Residential Neighborhood Commercial) on the Future Land Use Map of the Comprehensive Plan.

EXISTING USE

The subject property is currently vacant.

ADJACENT LAND USE AND ZONING

The properties located to the north and east are developed with a single-family neighborhood (Cobblestone), zoned PUD, and located in the City. The properties located to the south are developed with a single-family neighborhood (Regency Oaks at Stonecrest), zoned PUD, and located in the City. The properties to the west are developed with a single-family neighborhood (Bradford Creek) and with the Serenades at Sonata Memory Care Medical Facility, zoned PUD, and located in the City.

PROPOSED USE

The applicant proposes to develop the 1.93 ± acre site with 17,250 square feet of professional office in 4 to 5 buildings. If there are 5 buildings, they will be developed as shown on the attached site plan, but they have the option of attaching two buildings on either the north or east side into one large building not to exceed 7,650 square feet. There will also be 69 parking spaces (4 spaces / 1,000 square feet).

The buildings will contain professional and business offices provided there is sufficient parking and no MRI centers will be allowed in this PCD.

PUBLIC FACILITY ANALYSIS

The property does not have a point of transportation access at this time because the property is vacant. However, when the property is developed by the applicant access will be provided in the form of a full access driveway on Roper Road and a right-in right-out access on Daniels Road. In addition, they will be required to pay their proportionate share of the new signal at Daniels Road and Roper Road.

The property is not currently a water or sewer customer of the City of Winter Garden; however water, sewer, and reclaimed utilities will be required for the proposed development of the property. When the property is developed, all extension and connection costs shall be borne by the property owner.

The City will provide garbage collection, police protection, and all other services regularly provided to City of Winter Garden residents including building permits. The property will be served by both Orange County Fire and Rescue and the City of Winter Garden Fire Department under the First Response System.

All concurrency requirements identified by the City of Winter Garden Code of Ordinances and Comprehensive Plan will be met by the proposed development.

SUMMARY

Staff recommends approval of the proposed Ordinance. Rezoning the subject property from City R-1 to City PCD is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances. The proposed development is a reasonable use of the land and a stop light is being installed at this intersection to help with traffic, and the use is compatible with the area.

Further, the adjacent property owners should not be negatively impacted as the surrounding properties are developed planned unit developments and the proposed development will have substantial landscaped buffers on the sides abutting neighborhoods. A Community Meeting was held on April 16, 2015 at which time the applicant presented the proposal to develop the 17,250 square foot professional office space. The comments generated from the Community Meeting primarily focused on the stormwater ponds, site lighting, and allowable uses on the property. These concerns have been addressed by the applicant and staff through the use of the PCD zoning designation and limiting the uses of the property within the PCD Ordinance. Staff has coordinated with the applicant to ensure that the development of the property will be consistent with the surrounding residential communities both in the scale and size of the building.

MAPS

AERIAL PHOTO
423 Daniels Road



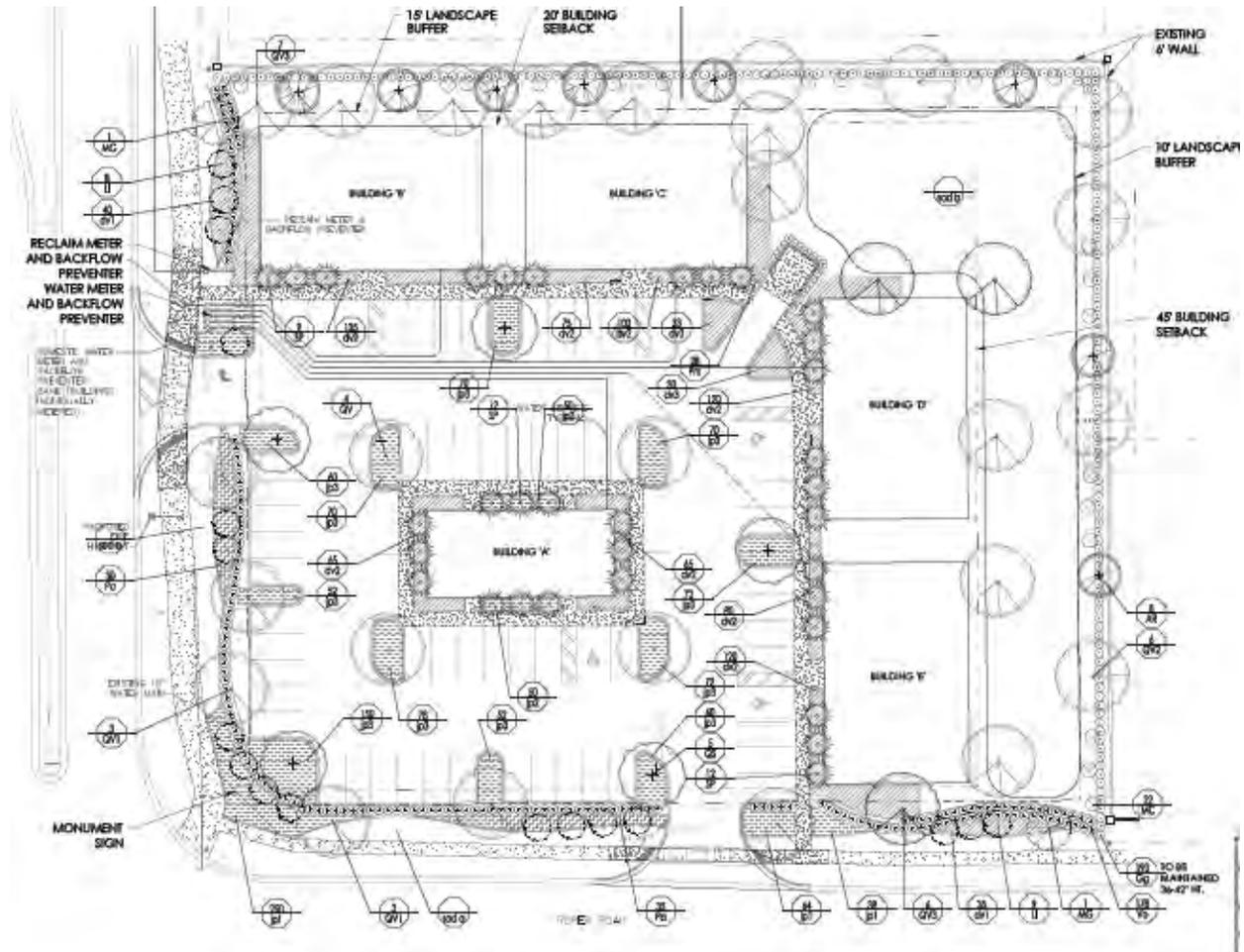
ZONING MAP
423 Daniels Road



FUTURE LAND USE MAP
423 Daniels Road



DEVELOPMENT PLAN 423 Daniels Road



BUILDING ELEVATIONS
423 Daniels Road



CONCEPT ELEVATION "A"
1/8" = 1'-0"



CONCEPT ELEVATION "B"
1/8" = 1'-0"

END OF STAFF REPORT

ORDINANCE 15-28

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 1.93 +/- ACRES OF LAND LOCATED GENERALLY LOCATED AT THE NORTHEAST CORNER OF DANIELS ROAD AND ROPER ROAD, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO PCD (PLANNED COMMERCIAL DEVELOPMENT); PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner(s) of real property generally described as approximately 1.93 ± acres of certain real property generally located on the northeast corner of Daniels Road and Roper Road in Winter Garden, Florida, being more particularly described on Exhibit “A” attached hereto and incorporated herein by this reference (the “Property”), desire to rezone their property from City R-1 to City PCD, and

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

WHEREAS, the City Commission finds bases on competent substantial evidence in the record that the rezoning approved by this Ordinance meets all applicable criteria for rezoning under the Comprehensive Plan and the Code of Ordinances, therefore;

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

SECTION 1: Rezoning. After due notice and public hearing, the zoning classification of the Property, as described in Exhibit “A” attached hereto, is hereby rezoned from City R-1 to City PCD 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 Daniels Professional Park PCD Plan attached hereto as Exhibit “B.” Should any conflict be found between this Ordinance and the Daniels Professional Park PCD Plan attached hereto as Exhibit “B”, then the standards and conditions established by this Ordinance shall control.
- b. **Zoning-** Unless specifically noted elsewhere in this Ordinance including its exhibits attached hereto, all commercial development on the Property must comply with the general zoning requirements of the R-NC Residential Neighborhood Commercial District for any uses, structures, accessory

structures and buildings, that are developed on the Property.

- c. **Permitted Uses-** The only permitted uses allowed on the Property (a/k/a Daniels Professional Park PCD) shall be professional and business offices subject to each proposed use providing sufficient parking. MRI centers and other medical imaging centers and all outdoor activities are excluded from permitted uses.
- d. **Prohibited Uses-** All uses not expressly permitted by subsection c. of this Ordinance are prohibited uses. Further, MRI centers and other medical imaging centers and all outdoor activities are prohibited.
- e. **Design Criteria/Architectural Standards-**
 - 1. **Maximum Building Length-** Notwithstanding Section 118-925 of the City Code of Ordinances, the maximum length of one of the office buildings in the Daniels Professional Park PCD as identified in Exhibit "B" attached hereto shall not exceed 155 feet.
 - 2. **Maximum Building Height-** With respect to the Daniels Professional Park PCD Area as identified in Exhibit "B" attached hereto, maximum building height shall not exceed 30 feet (one story).
 - 3. **Building Elevations-** The buildings shall be designed to blend in with the single-family homes surrounding the project and shall have a residential scale and appearance, consistent with the elevations in Exhibit "B".
 - 4. **Signage-** One monument sign shall be allowed at the intersection of Daniels Road and Roper Road. The sign shall be designed as a multi-tenant sign to advertise all businesses within the PCD Area. The maximum size of the sign shall be 36 square feet and it shall be no taller than 12 feet. Each tenant will be allowed one building sign, which shall not exceed 5% of the building façade. Any signage on the buildings cannot be lighted and must follow all requirements and regulations pertaining to signs within the City of Winter Garden as defined in Chapter 102 of the City of Winter Garden Code of Ordinances.
 - 5. **Impervious Surface Area Ratio-** The maximum impervious surface area ratio for the Property shall not exceed 65% and shall be consistent with the overall maximum impervious surface area ratio that the Planned Commercial Development is designated and permitted for by Saint John's River Water Management District.

6. **Dark Skies-** all exterior lighting shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles. Exterior lighting shall be designed as dark skies lighting in a consistent and coordinated manner for the entire project in compliance with the requirements of Chapter 118, Article X, Division 4 of the City Code of Ordinances.

- f. **Delivery Hours-** No deliveries shall occur between the hours of 7:00pm and 7:00am.

- g. **Staff Conditions-** All development on the Property must comply with the following staff conditions:
 1. An engineered site plan meeting all requirements of the City Code of Ordinances shall be submitted for review and approval by City staff and City Commission prior to commencement of any construction.
 2. All utilities required for the project shall be extended at the developer's expense.
 3. All irrigation on the site shall be designed to be supplied by reclaimed water.
 4. Permits from SJRWMD and FDEP (water, wastewater and NPDES) are required prior to issuance of site or building permits.
 5. Landscaping, fencing, signage, etc. shall not infringe on sight distance requirements at any intersection, including Daniels Road or Roper Road. Landscaping shall be consistent with the plans in Exhibit "B".
 6. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.
 7. All work shall conform to City of Winter Garden standards and specifications.
 8. 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.

9. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.
10. No fill or runoff will be allowed to discharge onto adjacent properties; existing drainage patterns shall not be altered. The City of Winter Garden is not granting rights or easements for drainage from, or onto, property owned by others, including by way of any development order or permit issued. Obtaining permission, easements or other approvals that may be required to drain onto private property is the Owner/Developer's responsibility. Should the flow of stormwater runoff from, or onto adjacent properties be unreasonable or cause problems, the City shall not be responsible and any corrective measures required will be the responsibility of the Owner/Developer. Site construction shall adhere to the City of Winter Garden erosion and sediment control requirements as contained in Chapter 106 - Stormwater. If approval is granted by the City of Winter Garden, it does not waive any permits that may be required by federal, state, regional, county, municipal or other agencies that may have jurisdiction.
11. After final plan approval, a preconstruction meeting will be required prior to any commencement of construction. The applicant shall provide an erosion control and street lighting plan at the preconstruction meeting and shall pay all engineering review and inspection fees prior to construction. Inspection fees in the amount of **2.25%** of the cost of all site improvements shall be paid prior to issuance of the building permit.

SECTION 2: *General Requirements.*

- a. **Development Agreement-** A Development Agreement shall be drafted, approval obtained and recorded prior to approval of any site or building permits for the Property. The Development Agreement shall address matters to include, but not limited to, project phasing, right-of-way improvement and conveyance, easements, restriction of additional curb-cuts on Daniels Road, design standards, signage, impact fees, stormwater, drainage, utilities and other off-site public infrastructure improvements.
- b. **Stand Alone Clause-** Each phase of development of the Property must operate as an individual unit in that each particular phase will be able to stand-alone in the event that no other phase is developed.

- c. **Land Development Approvals and Permits-** This Ordinance does not require the City to issue any permit or approval for development, construction, building permit, or other matter by the City relating to the Property or the project or any portion thereof. These and any other required City development approvals and permits shall be processed and issued by the City in accordance with procedures set forth in the City's Code of Ordinances and subject to this Ordinance.
- d. **Amendments-** Minor amendments to this Ordinance will be achieved by Resolution of the City Commission of the City of Winter Garden. Major amendments to this Ordinance will require approval of the City Commission of the City of Winter Garden by Ordinance.
- e. **Expiration/Extension-** Expiration of this PCD shall be governed in accordance with Section 118-830, City of Winter Garden Code of Ordinances. Time extensions may be granted in accordance with Section 118-829, City of Winter Garden Code of Ordinances.

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: _____, 2015.

SECOND READING AND PUBLIC HEARING: _____, 2015.

ADOPTED this _____ day of _____, 2015, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

KATHY GOLDEN, City Clerk

Exhibit "A"

Tract B, of COBBLESTONE OF WINTER GARDEN, according to the map or plat thereof, as recorded in Plat Book 65, Page 70, of the Public Records of Orange County, Florida

Exhibit "B"

COVER PAGE

DANIELS PROFESSIONAL CENTER

APRIL 30, 2015

(ATTACHED)

DANIELS PROFESSIONAL PARK PCD WINTER GARDEN, FLORIDA

MARCH 2014

PARCEL ID: 26-22-27-1660-00-002

SHEET INDEX:

C000	COVER SHEET
C100	DEVELOPMENT SITE & UTILITY PLAN OPTION 1
C200	DEVELOPMENT SITE & UTILITY PLAN OPTION 2
L100	LANDSCAPE PLAN OPTION 1
L200	LANDSCAPE PLAN OPTION 2
L201	LANDSCAPE DETAILS
A100	EXTERIOR ELEVATION OPTIONS

CONTACT INFORMATION:

OWNER:
STEFAN MARMET
C/O HARRY FALTERBAUER
4470 BANYAN TRAILS DR
COCONUT CREEK, FL 33073-5108

DEVELOPER:
DANIELS PROFESSIONAL PARK, LLC
RAUL SOCARRAS, P.A.
387-A HERNDON AVENUE
ORLANDO, FL 32803
TEL: 407.616.0908
E-MAIL: RAUL.SOCARRAS@CON.COM

SURVEYOR:
BENCHMARK SURVEYING & MAPPING, INC.
BILLY JOE JENKINS, JR. PSM
3110 RED FOX RUN
KISSIMMEE, FL 34746
TEL: 407.654.6183
FAX: 407.654.6184
E-MAIL: BENCHMARKSURVEYINGANDMAPPING.COM

ENGINEER:
KLIMA WEEKS CIVIL ENGINEERING, INC.
SELBY G. WEEKS, P.E., LEED AP
385 DOUGLAS AVE., STE. 2100
ALTAMONTE SPRINGS, FLORIDA 32714
TEL: 407.478.8750
FAX: 407.478.8749
E-MAIL: SWEKS@KLIMAWEEKS.COM

ARCHITECT:
MICHAEL BRADY, INC.
SCOTT MALENOCK, AIA
100 COLONIAL CENTER PARKWAY
SUITE 230
LAKE MARY, FL 32746-4770
TEL: 407.585.0330
FAX: 407.585.0336
E-MAIL: SCOTTM@MBIARCH.COM

LANDSCAPE ARCHITECT:
BONNETT DESIGN GROUP, LLC
TODD BONNETT, RLA, LEED AP
151 CIRCLE DRIVE
MAITLAND, FL 32751
TEL: 407.622.1588
FAX: 407.358.5363
E-MAIL: TODD@BONNETTDESIGNGROUP.COM

NATURAL GAS:
LAKE APOPKA NATURAL GAS
1320 WINTER GREEN WAY
WINTER GARDEN, FL 33881
P: 407-656-2734

ELECTRIC:
PROGRESS ENERGY
452 E. CROWN POINT RD
WINTER GARDEN, FL 34787
P: 407-646-8265
ATTN: LYLE TRUAX

TELEPHONE:
EMBARQ
33 NORTH MAIN ST.
WINTER GARDEN, FL 34787
P: 407-814-5351
ATTN: MICHAEL JERNIGAN

WATER/SEWER:
CITY OF WINTER GARDEN
251 WEST PLANT ST.
WINTER GARDEN, FL 34787
P: 407-656-4111
ATTN: DONALD R. COCHRAN

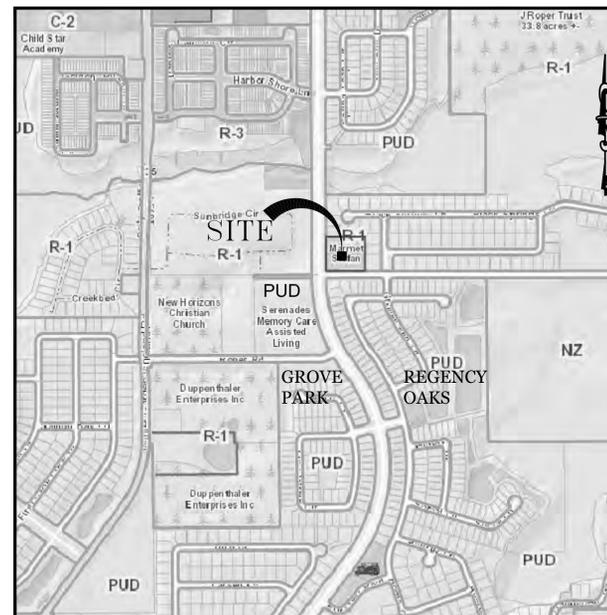
COMMUNICATIONS:
BRIGHTHOUSE NETWORKS
844 MAGUIRE RD
OCOCHEE, FL 34761
P: 407-291-2500

FIRE & RESCUE DEPARTMENT:
CITY OF WINTER GARDEN
131 PALMETTO STREET
WINTER GARDEN, FL 32787
P: 407-656-4689 EX 2283
ATTN: TOM ANDERSON

**CITY OF WINTER GARDEN
PLANNING, ZONING AND DEVELOPMENT DEPT.**
270 W. PLANT STREET
WINTER GARDEN, FL 34787
P: 407-656-4111
ATTN: STEVE PASH

ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT
975 KELLER ROAD
ALTAMONTE SPRINGS, FL 32714
P: 407-659-4800

STORMWATER:
CITY OF WINTER GARDEN
PUBLIC WORKS DEPARTMENT
251 WEST PLANT STREET
WINTER GARDEN, FL 34787
P: 407-656-4100
ATTN: MIKE KELLEY



VICINITY & EXISTING ZONING MAP

423 DANIELS ROAD, WINTER GARDEN, FL 34787

LEGAL DESCRIPTION:

TRACT 'B', COBBLESTONE OF WINTER GARDEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGE 70, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALLOWABLE USES:

PROFESSIONAL AND BUSINESS OFFICES
MEDICAL OFFICE
DENTAL OFFICE

ZONING INFORMATION:

SITE: R-1
FRONT/WEST: DANIELS ROAD/R-1
SIDE/NORTH: R-1
SIDE/SOUTH: ROPER ROAD/PUD
REAR/EAST: R-1

FLOOD ZONE:

THE PROPOSED PROJECT IS LOCATED IN ZONE X, PER THE FIRM MAP OF ORANGE COUNTY, PANEL NO. 12095C0215F, DATED SEPTEMBER 25, 2009.

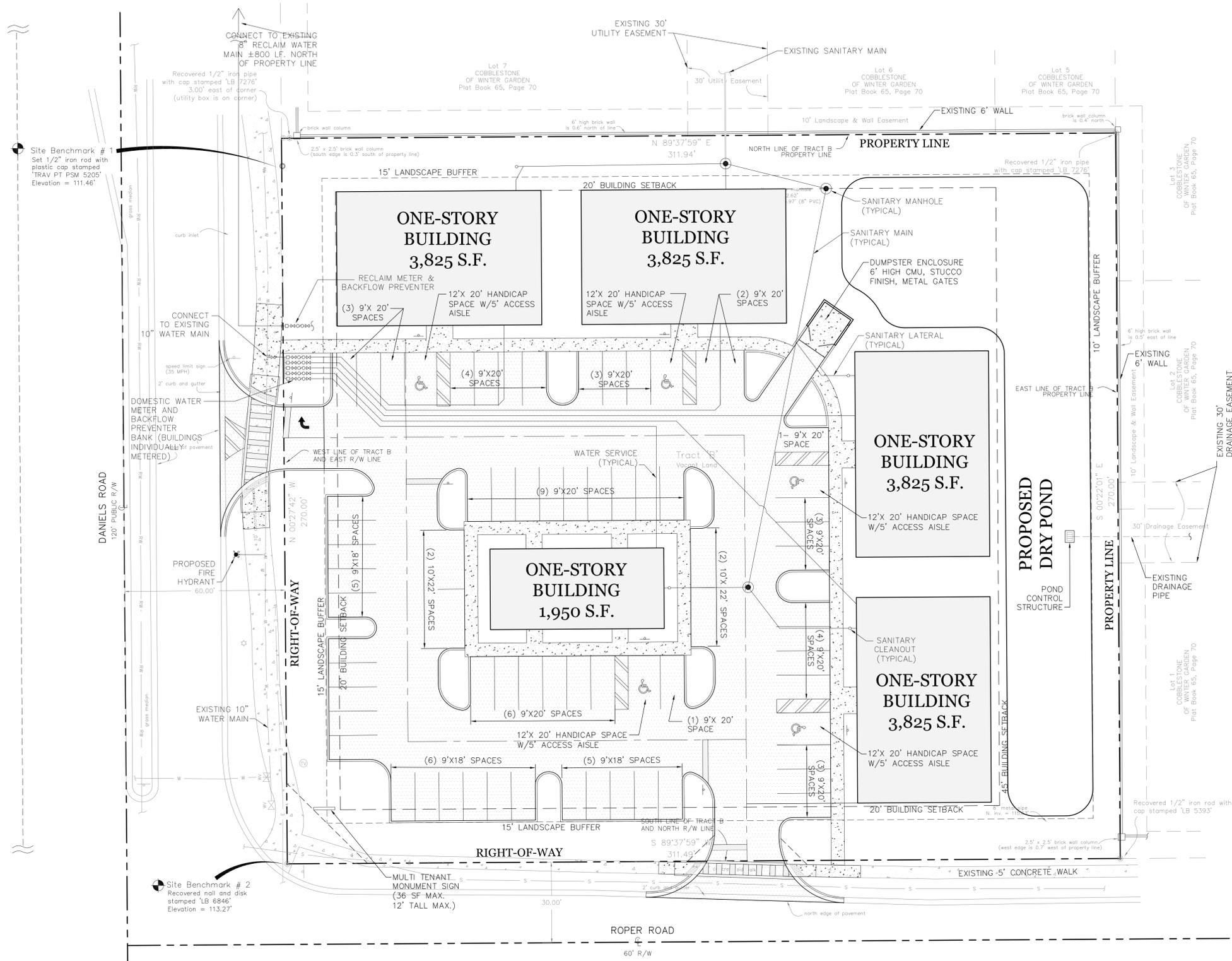
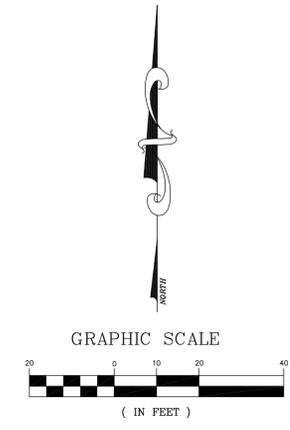
DRAINAGE STATEMENT:

ON-SITE STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED TO MEET ST JOHN'S RIVER WATER MANAGEMENT DISTRICT (SJRWMD) AND CITY OF WINTER GARDEN REQUIREMENTS, AS PREVIOUSLY ESTABLISHED IN SJRWMD PERMIT NO. 4-095-90713-1.

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drawn by: RVZ
checked by: SGW
date: 03/19/15
plot scale: AS SHOWN
project number: 14DAN1001
file name: C000 Cover Sheet - Daniels Prof Pk.dwg

DANIELS PROFESSIONAL PARK
WINTER GARDEN, FLORIDA
DEVELOPMENT SITE &
UTILITY PLAN - OPTION 1



BUILDING INFORMATION:
PROPOSED BUILDING AREA: 17,250 SF.
BUILDING HEIGHT (MAX.) - 30 FT

REQUIRED PARKING (CITY CODE SEC. 118-1386):
THREE PARKING SPACES FOR EACH 1,000 SF GFA (MEDICAL OR DENTAL OFFICE, OTHER BUSINESSES)
3 X 17,250 SF/1,000 SF = 52 PARKING SPACES

PROPOSED PARKING:
4 SPACES FOR EACH 1,000 SF GFA
64 REGULAR SPACES
5 ACCESSIBLE SPACES
69 TOTAL SPACES

UTILITY STATEMENT:
THE UTILITY DESIGN SHOWN HEREON IS PRELIMINARY FOR ILLUSTRATIVE PURPOSES AND IS SUBJECT TO CHANGE DURING FINAL DESIGN.

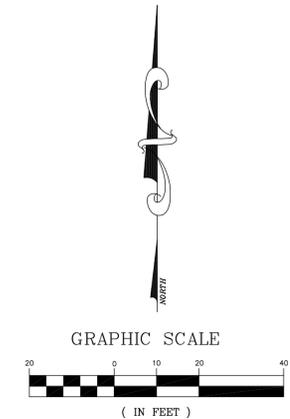
EXTERNAL SITE LIGHTING:
SITE LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF WINTER GARDEN CODE, SECTIONS 118:1536-1538.

HOURS OF OPERATION (INCLUDING DELIVERIES):
7:00 AM. TO 9:00 PM.

revision	description	date
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drawn by: RVZ
checked by: SGW
date: 03/19/15
plot scale: AS SHOWN
project number: 14DAN1001
file name: X-Concept 5 - Roper&Daniels.dwg

DANIELS PROFESSIONAL PARK
WINTER GARDEN, FLORIDA
DEVELOPMENT SITE &
UTILITY PLAN - OPTION 2



BUILDING INFORMATION:
PROPOSED BUILDING AREA: 17,250 SF.
BUILDING HEIGHT (MAX.) - 30 FT

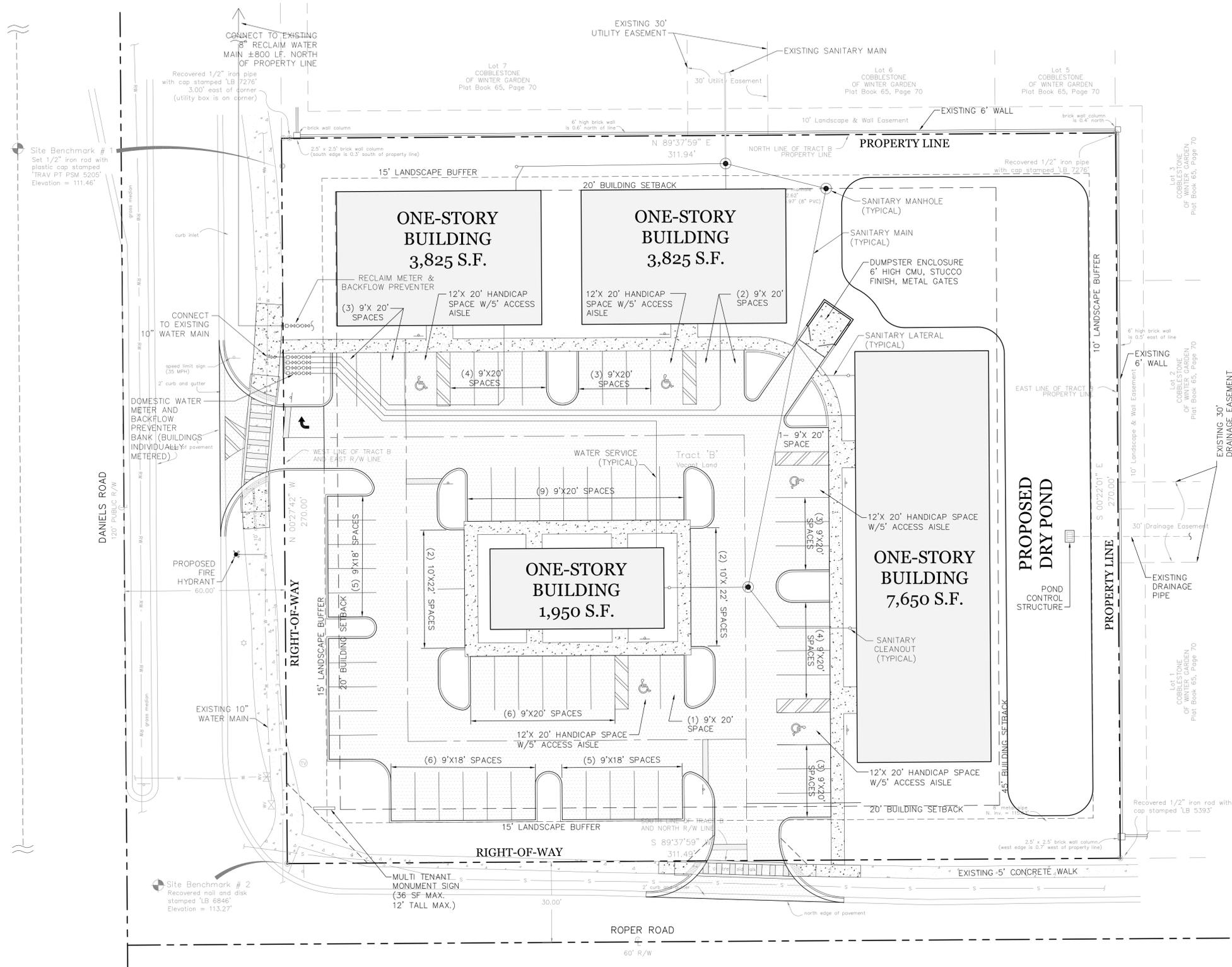
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drawn by: RVZ
checked by: SGW
date: 03/19/15
plot scale: AS SHOWN
project number: 14DAN1001
file name: X-Concept 7 - Roper&Daniels.dwg

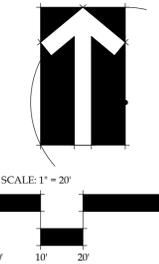


BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341

151 Circle Drive
Maitland, FL 32751
407.622.1588 voice
407.358.5363 fax

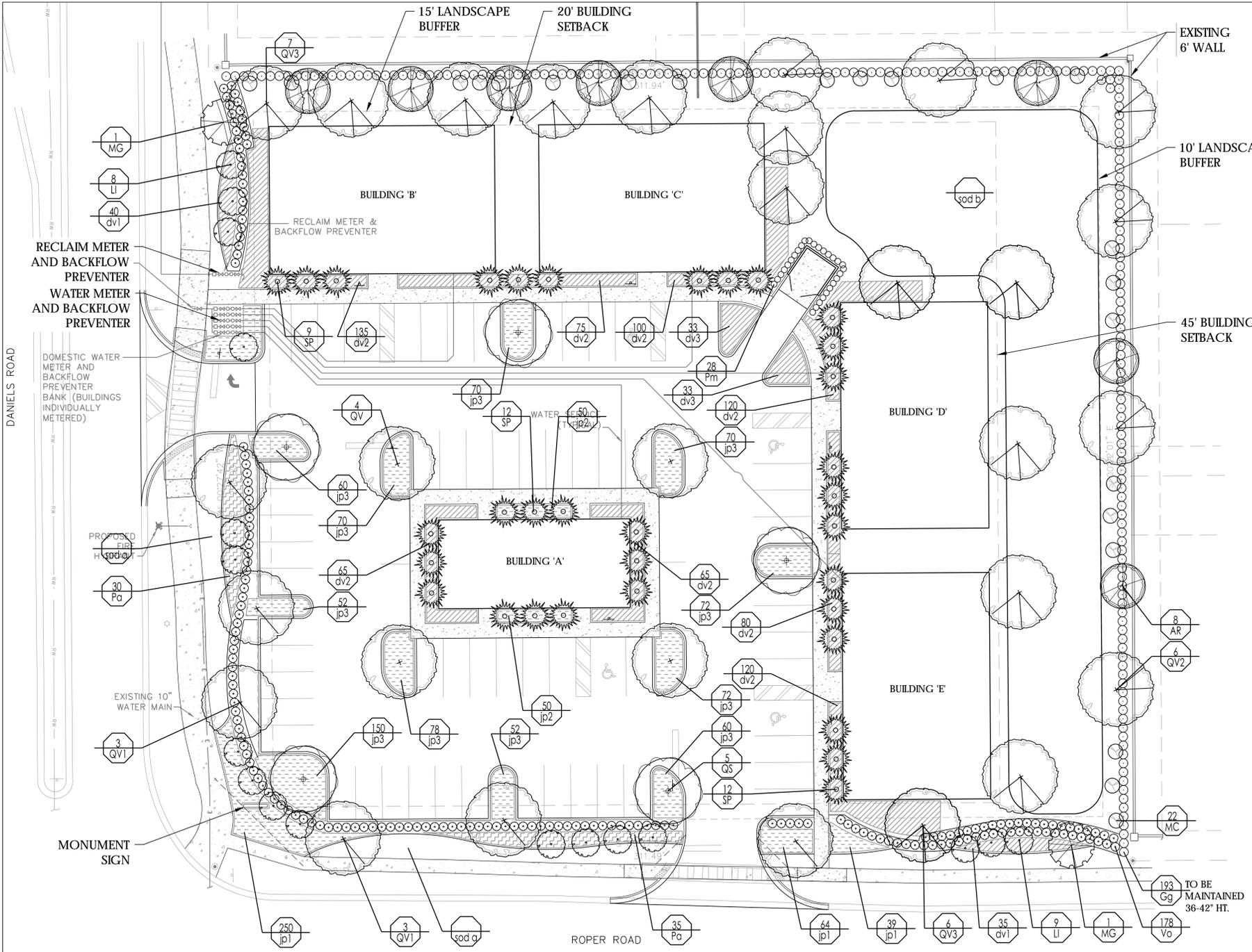
Klima
Weeks
CIVIL ENGINEERING

385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230



Todd W. Bonnett, RLA # LA0001718

DANIELS PROFESSIONAL PARK
WINTER GARDEN, FLORIDA
LANDSCAPE PLAN OPTION 1



BUFFERS								
Div 3, Sec 118.1522 Building Open Areas								
Building	Width	Perimeter		Required	Proposed	Required	Proposed	
Building 'A'	10	190	Canopy tree 1/50 If	3.80	4	Shrubs & Groundcovers min 30% coverage s.f.	570.0	995.0
Building 'B'	10	253	Canopy tree 1/50 If	5.06	5	Shrubs & Groundcovers min 30% coverage s.f.	759.0	820.0
Building 'C'	10	253	Canopy tree 1/50 If	5.06	5	Shrubs & Groundcovers min 30% coverage s.f.	759.0	760.0
Building 'D'	10	253	Canopy tree 1/50 If	5.06	5	Shrubs & Groundcovers min 30% coverage s.f.	759.0	764.0
Building 'E'	10	253	Canopy tree 1/50 If	5.06	5	Shrubs & Groundcovers min 30% coverage s.f.	759.0	770.0
			Subtotal	24.04	24.0	Subtotal	3606.00	4109.0

NOTES:
1. BUILDING LABELS (A-B-C) ARE FOR LANDSCAPE NOTES REFERENCE.
2. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A FULLY AUTOMATIC SYSTEM.

Div 3, Sec 118.1523									
Daniels Road									
Width	Perimeter		Required	Proposed	Required	Proposed	Required	Proposed	
			Canopy tree 1/70 If	3.9	4	Shrubs & Groundcovers			
			Understory Trees 3/100 If	8.1	8	50% coverage s.f.	2025.0	2195	
			Shrubs 33/100 If	89.1	90				
Roper Road									
15	288.49		Canopy tree 1/70 If	4.1	4	Shrubs & Groundcovers			
			Understory Trees 3/100 If	8.7	9	50% coverage s.f.	2163.7	2180	
			Shrubs 33/100 If	95.2	96				
Div 3, Sec 118.1524									
North Rear yard landscape									
10	311.94		Canopy tree 2/100 If	6.2	6				
			Understory Trees 3/100 If	9.4	10				
			Shrubs 33/100 If	102.9	103				
East Rear yard landscape									
10	270		Canopy tree 2/100 If	5.4	6				
			Understory Trees 3/100 If	8.1	9				
			Shrubs 33/100 If	89.1	90				

Symbol	Totals	Botanical Name	Common Name	Specifications	Spacing	Native	Drought Tolerant
Frontage Canopy Trees							
MG	2	Magnolia grandiflora 'D.D. Blanchard'	Southern Magnolia	3 1/2" cal., min. 13' ht. x 54" spd., 65 gal.	AS	yes	yes
QV1	6	Quercus virginiana	Live Oak	3 1/2" cal., min. 13' ht. x 5 1/2" spd., 65 gal.	AS	yes	yes
Frontage Understory Trees							
LIN	17	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	2" cal., 11' ht. x 48" spd., 30 gal.	AS	yes	yes
Shrubs							
Pa	65	Plumbago auriculata 'Imperial Blue'	Leadwort	3 gal., 20"-20"	36" o.c.	yes	yes
Vo	186	Viburnum odoratissimum	Sweet Viburnum	7 gal., 36" ht.	36" o.c.	no	yes
dv1	75	Dietes vegeta	African Iris	1 gal., 2-3 ppp	24" o.c.	no	yes
jp1	329	Juniperus 'Parsoni'	Parson's Juniper	1 gal., 12"-15" spd.	18" o.c.	no	yes
Rear Yard Canopy Trees							
AR	6	Acer rubrum	Red Maple	2" cal., 12' ht. x 36" spd., 30 gal.	AS	yes	no
QV2	6	Quercus virginiana	Live Oak	2" cal., 12' ht. x 48" spd., 30 gal.	AS	yes	yes
Rear Yard Understory Trees							
MC	19	Myrica cerifera	Wax Myrtle	7' ht. with 3 to 4 1" trunks, 15 gal.	AS	yes	yes
Shrubs							
Gg	193	Thryallis gracilis	Thryallis	3 gal., 24" ht., full	36" o.c.	no	yes
Building							
QV3	13	Quercus virginiana	Live Oak	2 1/2" cal., 11'-12' ht. x 54" spd., 5' Ct., 30 gal.	AS	yes	yes
SP	33	Sabal palmetto	Cabbage Palm	12'-18" ct., mixed.	AS	yes	yes
Pm	28	Podocarpus macrophyllus	Podocarpus	7 gal., 30"x16" spd.	24" o.c.	yes	yes
dv2	760	Dietes vegeta	African Iris	1 gal., 2-3 ppp	24" o.c.	no	yes
jp2	100	Juniperus 'Parsoni'	Parson's Juniper	1 gal., 12"-15" spd.	18" o.c.	no	yes
Parking Lot							
QS	5	Quercus shumardii	Shumard Oak	2" cal., 12' ht. x 36" spd., 30 gal.	AS	yes	yes
QV	4	Quercus virginiana	Live Oak	2" cal., 12' ht. x 48" spd., 30 gal.	AS	yes	yes
dv3	77	Dietes vegeta	African Iris	1 gal., 2-3 ppp	24" o.c.	no	yes
jp3	820	Juniperus 'Parsoni'	Parson's Juniper	1 gal., 12"-15" spd.	18" o.c.	no	yes
sod a	sq. ft.	Zoysia tenuifolia 'Empire'	Empire Zoysia Turf	sold sod - weed free	sold	no	yes
sod b	sq. ft.	Paspalum notatum 'Argentine'	Argentine Bahia Sod	sand grown sold sod - weed free	sold	no	yes

* Note: Caliper as per Florida Grades & Standards.

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drawn by: LAE
checked by: TWB
date: 02/16/15
plot scale: AS SHOWN
project number: 14DAN1001
file name: 2014.151_KW_Daniels Prof Park-LS BASE.dwg

L100

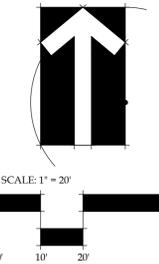


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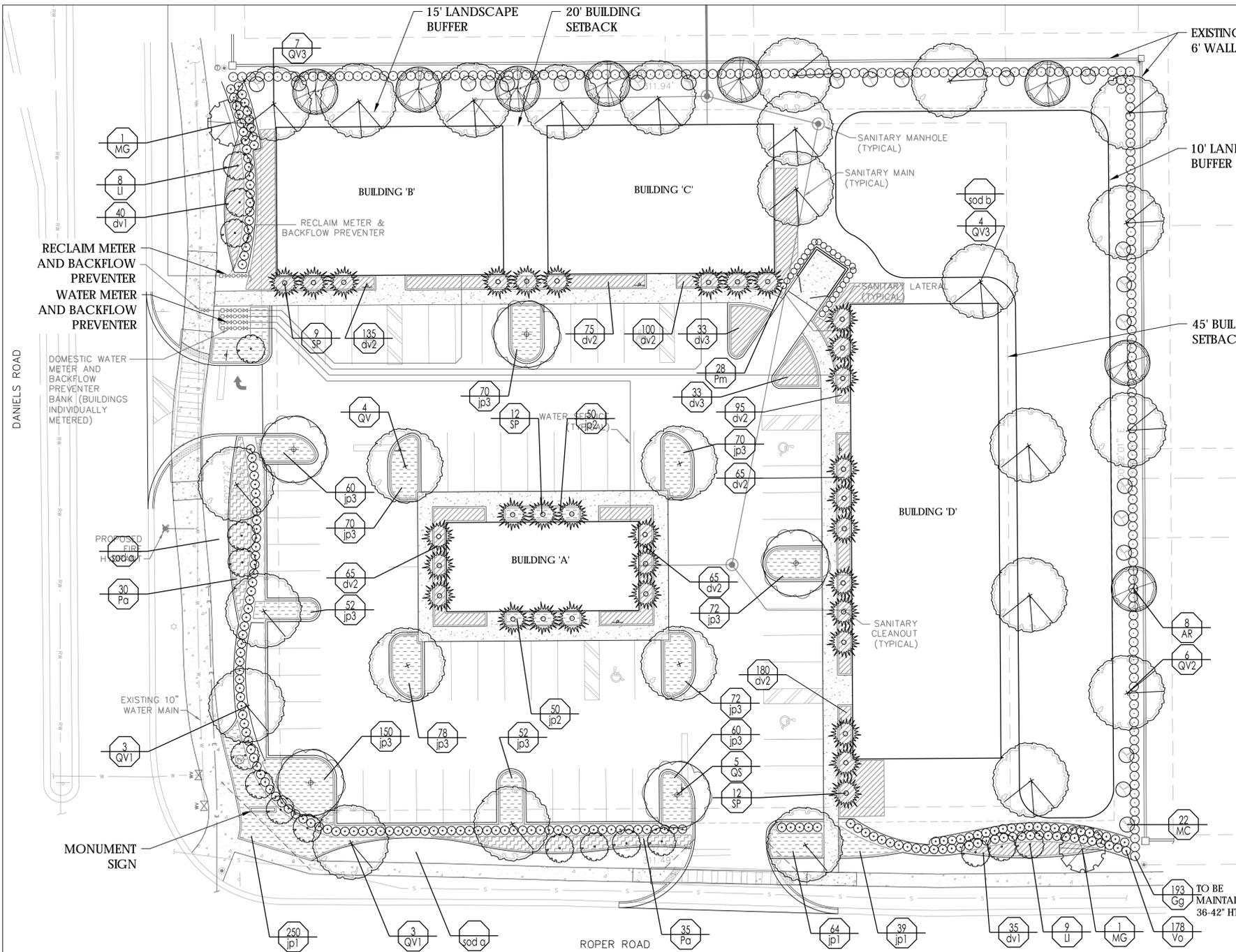
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Telephone 407.478.8750
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Certificate of Authorization No.: 9230



Todd W. Bonnett, RLA # LA0001718

DANIELS PROFESSIONAL PARK
WINTER GARDEN, FLORIDA
LANDSCAPE PLAN OPTION 2



BUFFERS							
Div 3, Sec 118.1522 Building Open Areas							
Building	Width	Perimeter	Required	Proposed	Required	Proposed	
Building 'A'	10	190	Canopy Tree 1/50 lf	3.80	4	Shrubs & Groundcovers min 30% coverage s.f.	570.0 995.0
Building 'B'	10	253	Canopy Tree 1/50 lf	5.06	5	Shrubs & Groundcovers min 30% coverage s.f.	759.0 820.0
Building 'C'	10	253	Canopy Tree 1/50 lf	5.06	5	Shrubs & Groundcovers min 30% coverage s.f.	759.0 760.0
Building 'D'	10	406	Canopy Tree 1/50 lf	8.12	8	Shrubs & Groundcovers min 30% coverage s.f.	1218.0 1225.0
			Subtotal	22.04	22.0	Subtotal	3306.00 3800.0

Div 3, Sec 118.1523							
Daniels Road							
Width	Perimeter	Required	Proposed	Required	Proposed	Required	Proposed
15	270	Canopy Tree 1/70 lf	3.9	4	Understory Trees 3/100 lf	8.1	8
		Shrubs 33/100 lf	89.1	90	Shrubs & Groundcovers 50% coverage s.f.	2025.0	2195
15	288.49	Canopy Tree 1/70 lf	4.1	4	Understory Trees 3/100 lf	8.7	9
		Shrubs 33/100 lf	95.2	96	Shrubs & Groundcovers 50% coverage s.f.	2163.7	2180
Div 3, Sec 118.1524							
North Rear yard landscape							
10	311.94	Canopy tree 2/100 lf	6.2	6	Understory Trees 3/100 lf	9.4	10
		Shrubs 33/100 lf	102.9	103			
East Rear yard landscape							
10	270	Canopy tree 2/100 lf	5.4	6	Understory Trees 3/100 lf	8.1	9
		Shrubs 33/100 lf	89.1	90			

NOTES:
1. BUILDING LABELS (A-B-C) ARE FOR LANDSCAPE NOTES REFERENCE.
2. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH A FULLY AUTOMATIC SYSTEM.

Symbol	Totals	Botanical Name	Common Name	Specifications	Spacing	Native	Drought Tolerant
Frontage Canopy Trees							
MG	2	Magnolia grandiflora 'D.D. Blanchard'	Southern Magnolia	3 1/2" cal., min. 13' ht. x 54" spd., 65 gal.	AS	yes	yes
QV1	6	Quercus virginiana	Live Oak	3 1/2" cal., min. 13' ht. x 5 1/2" spd., 65 gal.	AS	yes	yes
Frontage Understory Trees							
LIN	17	Lagerstroemia indica 'Natchez'	Natchez Crape Myrtle	2" cal., 11' ht. x 48" spd., 30 gal.	AS	yes	yes
Shrubs							
Pa	65	Plumbago auriculata 'Imperial Blue'	Leadwort	3 gal., 20"-20"	36" o.c.	yes	yes
Vo	186	Viburnum odoratissimum	Sweet Viburnum	7 gal 36" ht.	36" o.c.	no	yes
dv1	75	Dietes vegeta	African Iris	1 gal 2-3 ppp	24" o.c.	no	yes
jp1	329	Juniperus 'Parsoni'	Parson's Juniper	1 gal., 12"-15" spd.	18" o.c.	no	yes
Rear Yard Canopy Trees							
AR	6	Acer rubrum	Red Maple	2" cal., 12' ht. x 36" spd., 30 gal.	AS	yes	no
QV2	6	Quercus virginiana	Live Oak	2" cal., 12' ht. x 48" spd., 30 gal.	AS	yes	yes
Rear Yard Understory Trees							
MC	19	Myrica cerifera	Wax Myrtle	7" ht. with 3 to 4 1" trunks, 15 gal.	AS	yes	yes
Shrubs							
Gg	193	Thryallis gracilis	Thryallis	3 gal 24" ht., full	36" o.c.	no	yes
Building							
QV3	11	Quercus virginiana	Live Oak	2 1/2" cal., 11'-12' ht. x 54" spd., 5' CT, 30 gal.	AS	yes	yes
SP	33	Sabal palmetto	Cabbage Palm	12-18" ct, mixed.	AS	yes	yes
Pm	28	Podocarpus macrophyllus	Podocarpus	7 gal 30"x16" spd.	24" o.c.	yes	yes
dv2	780	Dietes vegeta	African Iris	1 gal 2-3 ppp	24" o.c.	no	yes
jp2	100	Juniperus 'Parsoni'	Parson's Juniper	1 gal., 12"-15" spd.	18" o.c.	no	yes
Parking Lot							
QS	5	Quercus shumardii	Shumard Oak	2" cal., 12' ht. x 36" spd., 30 gal.	AS	yes	yes
QV	4	Quercus virginiana	Live Oak	2" cal., 12' ht. x 48" spd., 30 gal.	AS	yes	yes
dv3	77	Dietes vegeta	African Iris	1 gal 2-3 ppp	24" o.c.	no	yes
jp3	820	Juniperus 'Parsoni'	Parson's Juniper	1 gal., 12"-15" spd.	18" o.c.	no	yes
sod a	sq. ft.	Zoysia tenuifolia 'Empire'	Empire Zoysia Turf	solid sod - weed free	solid	no	yes
sod b	sq. ft.	Paspalum notatum 'Argentine'	Argentine Bahia Sod	sand grown solid sod - weed free	solid	no	yes

* Note: Caliper as per Florida Grades & Standards.

File Location : C:\Egnyta\Shared\Bonnett Design Group\2014\2014_151_KW-Daniels Professional Park_Visign\

L200

GENERAL REQUIREMENTS

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 guide only. If a discrepancy occurs between the plans and the plant list, the plans shall control.

The Landscape Contractor shall warranty all trees for a period of one (1) year and shrubs and ground covers for a period of six (6) months from the time of final acceptance by Owner and Landscape Architect.

The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shall be legally liable for any damage caused by the instability of any plant material. Staking of trees and palms, if required, shall be done utilizing a method agreed upon by the Landscape Architect.

The Landscape Contractor shall research plans and contact appropriate agencies to determine the location of any utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported to Landscape Architect or Owner immediately.

All plant material and sodded areas shall have an automatic underground irrigation system providing 100% coverage.

Positive drainage shall be maintained away from all structures on the site.

PLANT SPECIFICATIONS

All nursery stock plant material shall be Florida #1 or better in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition as published by the Florida Department of Agriculture and Consumer Services- Division of Plant Industry.

All plant material shall be planted, fertilized and mulched as per the plant details and planting specifications noted on the plans.

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are delivered to the site. The plants shall have tops which are good quality and in a healthy growing condition. Established container grown plant material shall be grown in that container sufficiently long enough for the new fibrous roots to have developed enabling the root mass to retain its shape when removed the container. Plants which have become root bound in the container are unacceptable.

All plant material that is not container grown shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants may be pruned prior to delivery only upon the approval of the Landscape Architect.

FERTILIZER

Two fertilizers shall be used on all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags bearing the manufacturer's statement of analysis. Granular fertilizer shall be a controlled release variety meeting the following requirements: sixteen percent (16%) nitrogen, four percent (4%) phosphorus, eight percent (8%) potassium, plus iron. Tablet fertilizer ("Agriform" or approved equal) in 21 gram size shall meet the following requirements: twenty percent (20%) nitrogen, ten percent (10%) phosphorus, five percent (5%) potassium.

Application Rates:

Plant size	16-4-8	"Agriform" tablet (21 grams)
1 gallon	1/4 lb.	1 tablet
3 gallon	1/3 lb.	2 tablets
7-15 gallon	1/2 lb.	4 tablets
1" - 6" caliper	2 lbs. per 1" caliper	2 tablets per 1" caliper
6" + caliper	3 lbs. per 1" caliper	2 tablets per 1" caliper

Sodded areas shall receive an application of the granular fertilizer (16-4-8) at a rate of 1/2 lb. of Nitrogen per 1,000 square feet of sod area.

"Palm Special" fertilizer shall be applied to all palms at installation at a rate of 1 1/2 lbs. per 100 square feet of canopy area. Palm fertilizer shall be a controlled release variety containing chelated micro nutrients and a ratio of N-P-K-Mg of 2:1:3:1.

SOIL

Planting soil for use in preparing the backfill material for planting pits shall be added a rate of fifty percent (50%) planting soil to fifty percent (50%) existing soil. This soil mix shall be used in all plant pits except Sabal Palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil of loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and be free of heavy clay, stones larger than 1" in diameter, noxious weeds and plants, sod, partially disintegrated debris, insects or any other undesirable material, plants or seeds that would be toxic or harmful to plant growth.

MULCH

All plant beds and tree watering basins shall be top dressed with three inches (3") of pine bark nuggets.

SOD

Refer to Landscape Plan for limits of sod.

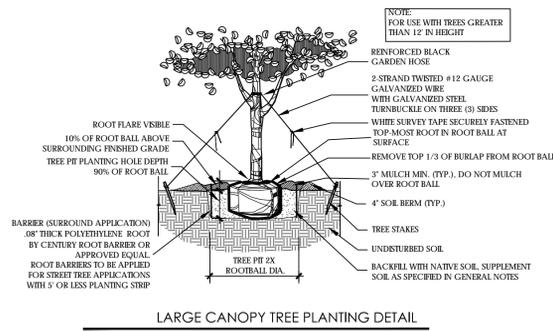
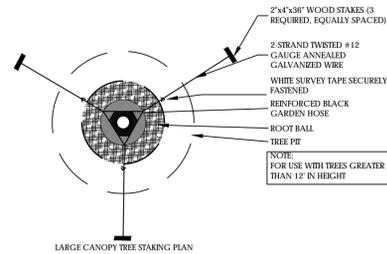
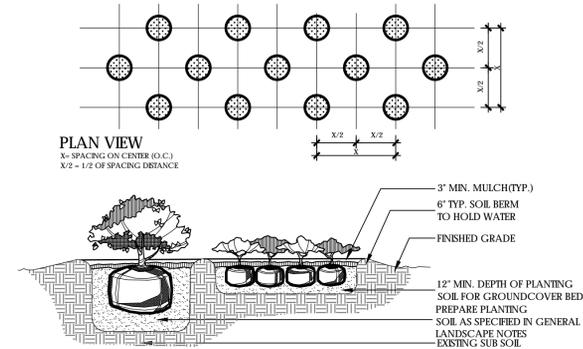
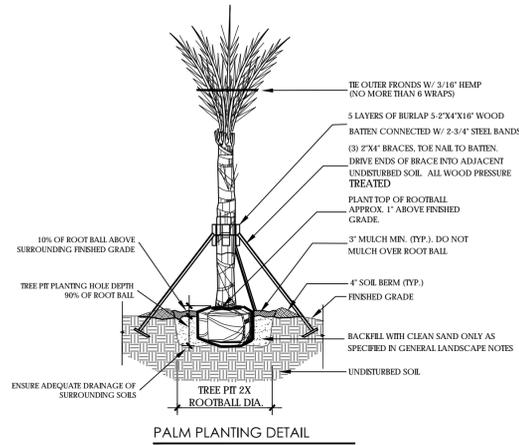
All areas disturbed by construction (including material staging, equipment storage, temporary facilities, site access, construction staff parking, etc.) beyond the minimum limits of sod as shown on the Landscape Plan shall be sodded as needed.

All lawn areas to receive sod shall be disked four (4) to six (6) inches and graded to establish a level finished grade ensuring positive drainage from all structures. All debris shall be removed from the site.

Sod shall be free of weeds and pests. It shall be laid evenly with tight fitting joints and rolled. The sod shall contain moist soil which does not fall apart or tear when lifted.

See plant list for specific sod species and locations.

See 'Fertilizer' for requirements of all sodded areas.



BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341

151 Circle Drive
Maitland, FL 32751
407.622.1588 voice
407.358.5363 fax



385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749

Certificate of Authorization No.: 9230

Todd W. Bonnett, RLA # LA0001718

DANIELS PROFESSIONAL PARK
WINTER GARDEN, FLORIDA
LANDSCAPE DETAILS

revision	description	date
△		
△		
△		
△		
△		
△		

drawn by: LAE
checked by: TWB
date: 11/25/14
plot scale: AS SHOWN
project number: 14DANI001
file name: 2014.151_KW_Daniels Prof Park-LS BASE.dwg

L201



CONCEPT ELEVATION "A"

$\frac{1}{4}'' = 1'-0''$



CONCEPT ELEVATION "B"

$\frac{1}{4}'' = 1'-0''$

MBI
 100 COLONIAL CENTER PARKWAY
 SUITE 230
 LAKE MARY, FL 32746
 PHONE: 407-585-0330
 FAX: 407-585-0336
 www.michaelbradyinc.com
 michael brady inc.
 ARCHITECTURE INTERIORS
 1826000028

THE DESIGN PROFESSIONAL DENIES ANY AND ALL RESPONSIBILITY AND LIABILITY FOR PROBLEMS WHICH ARISE FROM FAILURE TO FOLLOW THESE PLANS, SPECIFICATIONS AND THE DESIGN INTENT THEY CONVEY, OR PROBLEMS WHICH ARISE FROM OTHERS' FAILURE TO OBTAIN AND/OR FOLLOW THE DESIGN PROFESSIONAL'S GUIDANCE WITH RESPECT TO ANY ERRORS, OMISSIONS, INCONSISTENCIES, AMBIGUITIES OR CONFLICTS WHICH ARE ALLEGED.

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A NEW DEVELOPMENT FOR:
**DANIELS ROAD
 MEDICAL OFFICE**

- THIS DRAWING HAS BEEN ISSUED:
- FOR REVIEW ONLY
 - FOR PERMITTING ONLY
 - SCHEMATIC DESIGN
 - DESIGN DEVELOPMENT
 - CONSTRUCTION DOCUMENTS

Drawing Title:

Date: 11/10/14

Designed By:
 Drawn By:
 Reviewed By:

Comm. No.
 Revisions:

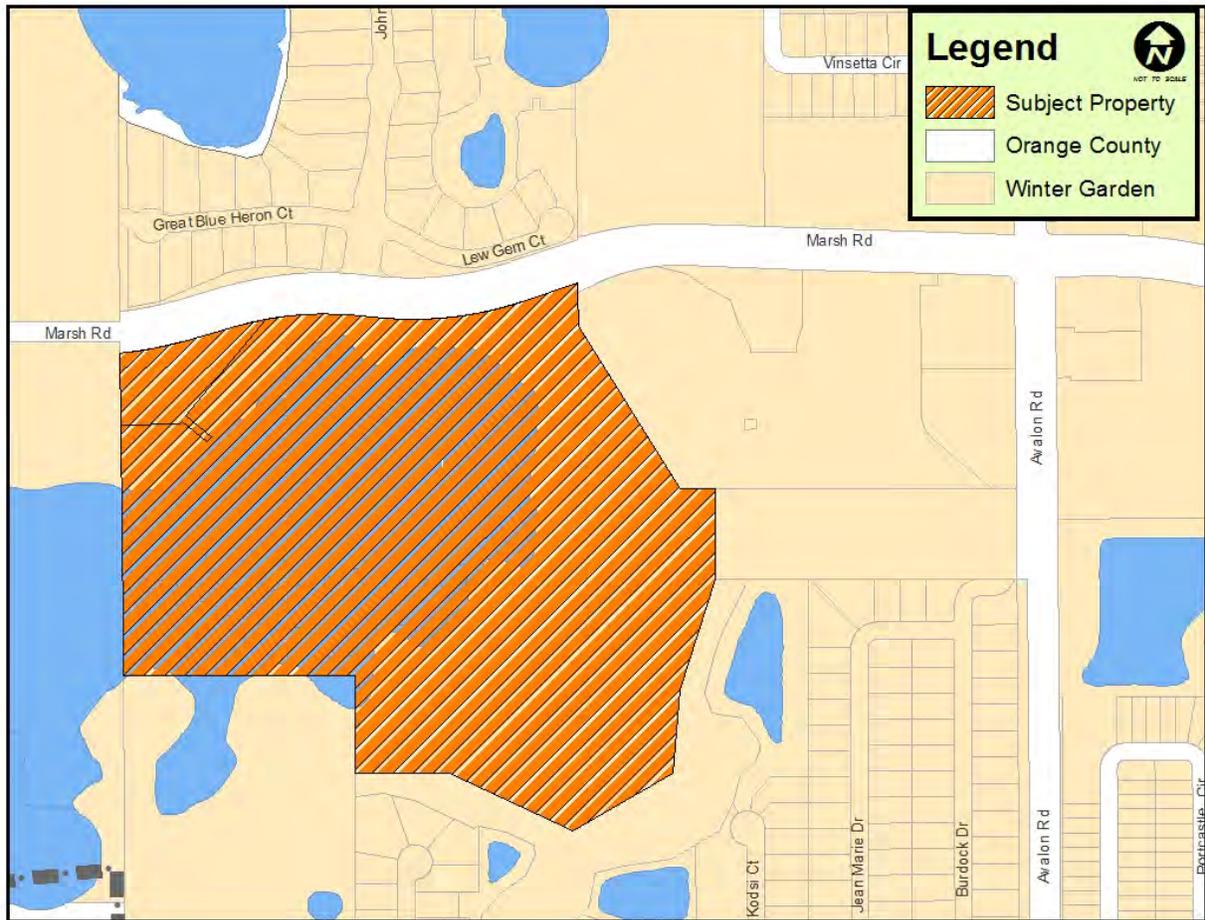
Sheet: _____
 of _____
 Sheet No.

**NOT FOR
 CONSTRUCTION**

LOCATION MAP

Marsh Road

REZONING



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

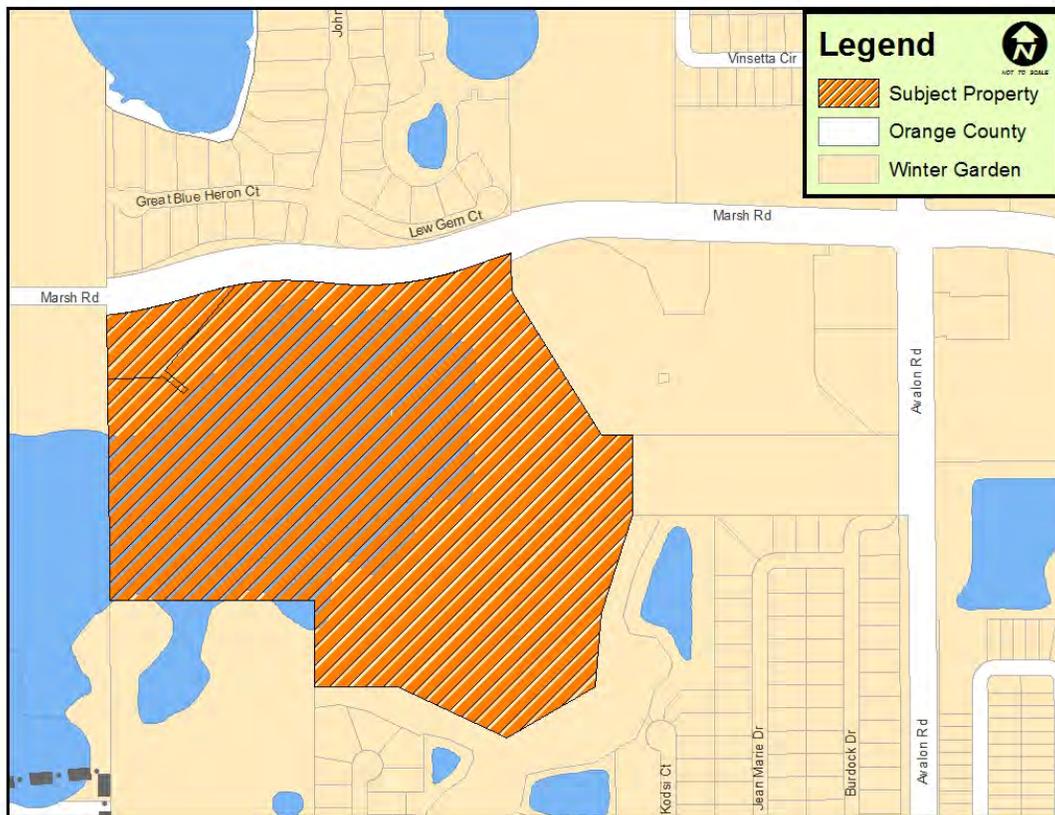
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: STEVE PASH, COMMUNITY DEVELOPMENT MANAGER
DATE: APRIL 30, 2015
SUBJECT: REZONING (PUD to C-2)
MARSH ROAD (44.83 +/- ACRES)
PARCEL ID #: 04-23-27-8249-00-001 & 04-23-27-8249-00-037
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 on Marsh Road and is approximately 44.83 ± acres. The map below depicts the subject property within the City's jurisdictional limits:



The property is located within the City of Winter Garden jurisdictional limits, is zoned Planned Unit Development (PUD) District, and has a Future Land Use Designation of C Commercial. The applicant is now requesting to rezone the property to C-2 Arterial Commercial District, which is consistent with the existing C Commercial FLU designation.

EXISTING USE

The property is currently vacant.

ADJACENT LAND USE AND ZONING

The properties located to the north of the subject property are zoned PUD and PCD (Planned Unit Development and Planned Commercial Development), contain a single-family neighborhood and a church, and are located within the City of Winter Garden municipal limits. The property to the east of the subject property is zoned PCD (Planned Commercial Development), is developed with multiple commercial buildings, and is located within the City of Winter Garden municipal limits. The properties to the south and west are zoned UVPUD and PUD (Urban Village Planned Unit Development and Planned Unit Development), are developed with single-family neighborhoods, and are located in the City of Winter Garden.

PROPOSED USE

A portion of the subject property (Parcel I.D. # 04-23-27-8249-00-001) containing +/- 43.23 acres was originally part of the Stonybrook West Self Storage property and platted as Tract A on the Stonybrook West Self Storage Plat, which was recorded on December 14, 2007. The City of Winter Garden purchased the property in 2007. The remaining +/- 1.60 acres of the property (Parcel I.D. # 04-23-27-8249-00-037) is not platted, and was purchased by the City in 2006.

The City purchased these properties as a potential site for a future fire station and cell tower to help with emergency services. If these uses are developed on the site, the project will be reviewed through a Special Exception for the cell tower and Site Plan Review for any other development.

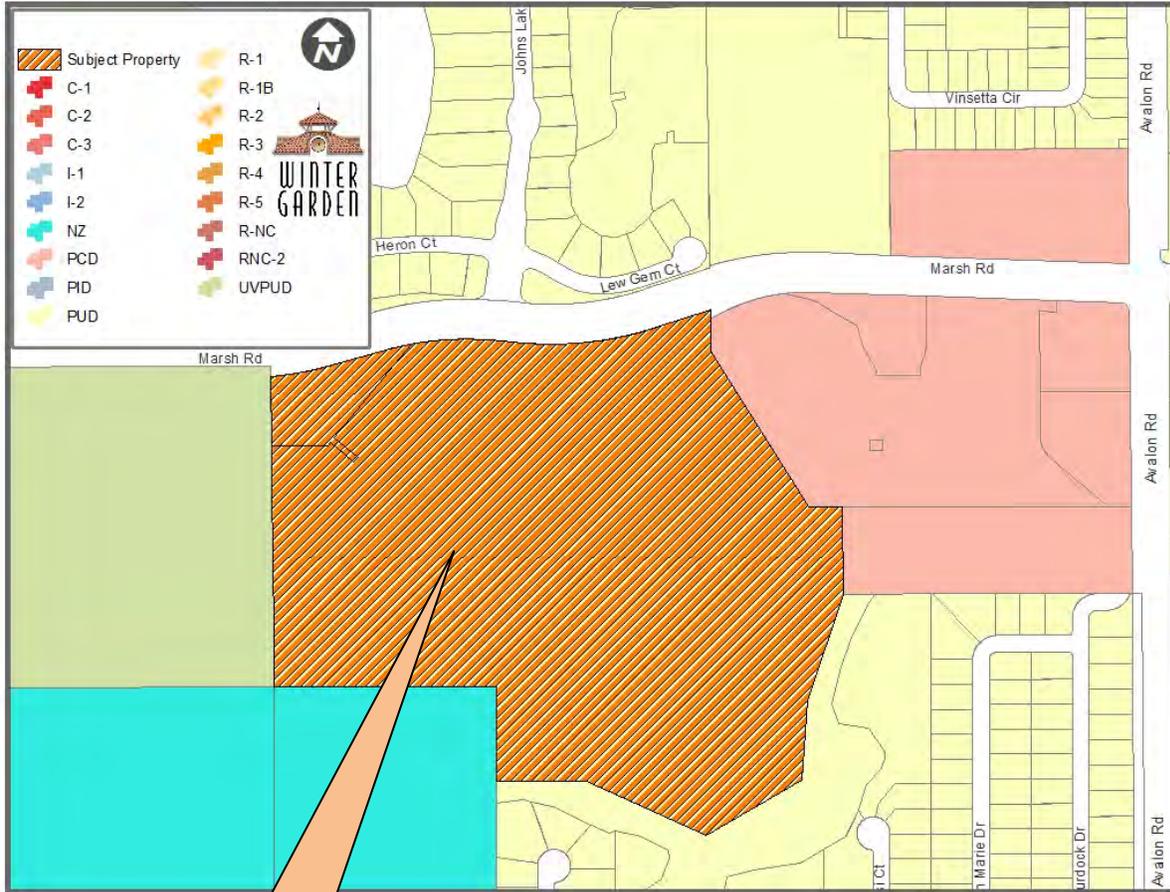
SUMMARY

City Staff recommends approval of the proposed Ordinance to rezone the property from PUD to C-2.

AERIAL PHOTO
MARSH ROAD REZONING



ZONING MAP MARSH ROAD REZONING



Subject property change
from City PUD to C-2

FUTURE LAND USE MAP MARSH ROAD REZONING



**Subject property existing C
Commercial FLU**

END OF STAFF REPORT

ORDINANCE 15-42

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 44.83 +/- ACRES OF REAL PROPERTY GENERALLY LOCATED ON THE SOUTH SIDE OF MARSH ROAD, EAST OF HARBOR SAIL WAY AND WEST OF AVALON ROAD FROM CITY PUD PLANNED UNIT DEVELOPMENT DISTRICT TO CITY C-2 ARTERIAL COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of that certain real property generally described as 44.83 ± acres of land located on Marsh Road, east of Harbor Sail Way and west of Avalon Road and legally described in ATTACHMENT “A” of this ordinance has petitioned the City to rezone said property from City PUD Planned Unit Development District to City C-2 Arterial Commercial District zoning classification, therefore; 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 rezoning approved by this Ordinance is consistent with the City of Winter Garden Comprehensive Plan; and

WHEREAS, further, the City Commission finds that based on competent, substantial evidence in the record, the rezoning approved by this Ordinance meets all applicable criteria for rezoning the Property to C-2 Arterial Commercial District contained within the City of Winter Garden Comprehensive Plan and the Code of Ordinances.

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

SECTION 1: *Rezoning.* The above “Whereas” clauses constitute findings by the City Commission. After due notice and public hearing, the zoning classification of real property legally described in ATTACHMENT “A,” is hereby rezoned from City PUD Planned Unit Development District to City C-2 Arterial Commercial District in the City of Winter Garden, Florida.

SECTION 2: *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 3: *Non-Severability.* Should any portion of this Ordinance be held invalid, then the entire Ordinance shall be null and void.

SECTION 4: *Effective Date.* This Ordinance shall become effective upon adoption at its second reading.

FIRST READING AND PUBLIC HEARING: _____, 2015.

SECOND READING AND PUBLIC HEARING: _____, 2015.

ADOPTED this _____ day of _____, 2015, 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

Parcel ID # 04-23-27-8249-00-001 & 04-23-27-8249-00-037

Parcel ID # 04-23-27-8249-00-001

Tract A, STONEYBROOK WEST SELF STORAGE, according to the map or plat thereof, as recorded in Plat Book 71, Pages 1 through 3, Public Records of Orange County, Florida, being more particularly described as follows: Begin at the Southwest corner of Lot 1, STONEYBROOK WEST SELF STORAGE, according to the map or plat thereof, as recorded in Plat Book 71, Pages 1 through 3, Public Records of Orange County, Florida; thence South 18°13'37" West 336.41 feet; thence South 04°36'05" West 242.29 feet; thence South 59°57'19" West 333.48 feet; thence North 65°17'47" West 396.78 feet; thence South 89°53'57" West 272.95 feet; thence North 00°06'03" West 283.27 feet; thence South 89°55'20" West 665.29 feet; thence North 00°34'21" West 726.74 feet; thence North 89°25'45" East 169.56 feet; thence North 39°25'29" East 10.88 feet; thence South 50°34'31" East 93.87 feet; thence North 39°25'29" East 20.00 feet; thence North 50°34'31" West 93.87 feet; thence North 39°25'29" East 363.38 feet to the beginning of a non-tangent curve concave to the South having a radius of 890.00 feet a chord bearing of North 87°06'35" East; thence run Easterly along the arc of said curve through a central angle of 15°35'01", a distance of 242.07 feet to a point of tangency; thence South 85°05'54" East 97.51 feet to the beginning of a tangent curve concave to the North having a radius of 1010.00 feet; thence run Easterly along the arc of said curve through a central angle of 23°11'37", a distance of 408.85 feet to a point of tangency; thence North 71°42'30" East 170.15 feet; thence South 00°45'03" East 125.67 feet; thence South 32°05'34" East 554.76 feet; thence North 89°53'57" East 100.00 feet; thence South 00°06'03" East 261.75 feet to the POINT OF BEGINNING.

Containing 43.222 acres, more or less

Parcel ID # 04-23-27-8249-00-037

COMM AT THE NE CORNER OF NE 1/4 SEC 5-23-27 TH S00-45-12E 1467.66 FT TH S71-42-21W 170.18 FT TO POC CONC NLY W/RADIUS OF 1010 AND A CENT ANGLE OF 23-11-37 FOR A DIST OF 408.85 FT TH N85-06-03W 97.51 FT TO POC CONC SLY W/RADIUS OF 890 AND CENT ANGLE OF 15-35-01 DIST OF 242.07 TO POB TH CONT ALONG SAID CURVE 78.3 FT TH S74-16-29W 167.93 FT TO POC CONC NLY W/RADIUS OF 1045 AND CENT ANGLE OF 10-17-03 DIST 187.57 FT TO W LINE OF SEC 5 THE S00-34-24E 208.47 FT TH N89-25-36E 169.54 FT TH N39-25-20E 10.88 TH S50-34-40E 93.87 FT TH N39-25-20W 20 FT TH N50-34-40W 93.87 FT TH N39-25-20E 363.38 FT TO POB

CONTAINING 1.60 ACRES MORE OR LESS

THE CITY OF WINTER GARDEN
PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 11 (Public Hearing)

DATE: April 30, 2015 **MEETING DATE:** May 4, 2015

SUBJECT: 12801 W. Colonial Drive (SPECIAL EXCEPTION PERMIT)
PROJECT NAME Wild Hogs Scooters
PARCEL ID# 12-22-27-6469-32-016

ISSUE: The applicant is requesting a Special Exception Permit to allow for the property located at 12801 West Colonial Drive to be used for Automobile Sales and Services to operate a scooter shop.

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: 12801 W. Colonial Drive, Wild Hogs Scooters/Andrew Freedman

CURRENT ZONING: C-2 Arterial Commercial District

PROPOSED ZONING: N/A

CURRENT FLU: Commercial

PROPOSED FLU: N/A

SUMMARY:

The applicant is requesting special exception to allow a portion of the building to be used as an automobile sales facility to sell scooters and the remainder of the building to be used for automobile services to work on scooters. The C-2 Zoning district allows vehicle sales and services through special exception if it meets the special exception requirements.

STAFF RECOMMENDATION(S):

Staff recommends approval of the Special Exception with the conditions contained in the staff report.

NEXT STEP(S):

N/A

ATTACHMENT(S):

Location Map
Staff Report

LOCATION MAP

12801 W. Colonial Drive

SPECIAL EXCEPTION



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

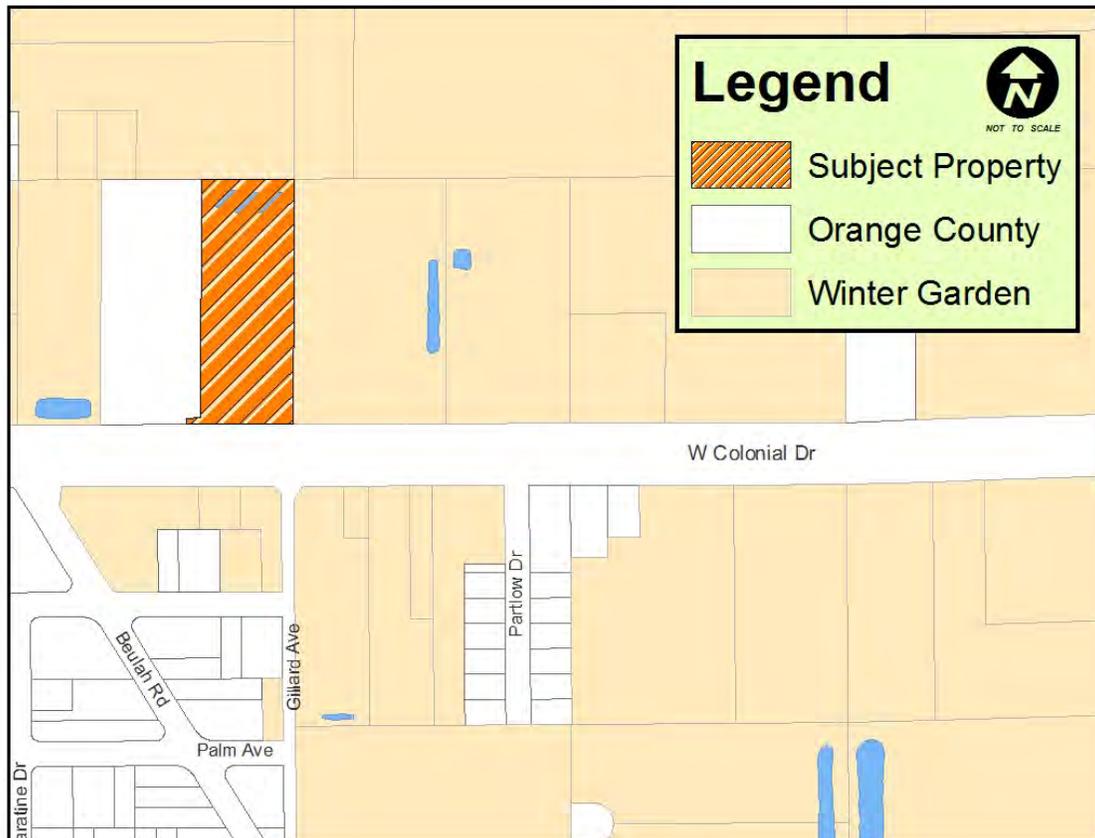
TO: PLANNING AND ZONING BOARD
PREPARED BY: STEVE PASH, COMMUNITY DEVELOPMENT MANAGER
DATE: APRIL 30, 2015
SUBJECT: SPECIAL EXCEPTION PERMIT
12801 W. Colonial Drive (Auto Sales & Service Facility)
PARCEL ID # 12-22-27-6496-32-016

APPLICANT: Wild Hogs Scooters./Andrew Freedman

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 12801 West 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 a portion of a building that was previously a gas station to be used for an automobile sales facility to sell scooters and the remainder of the building to be used for automobile service to do mechanical work on scooters. The subject property is located within the City of Winter Garden municipal limits, and carries the zoning designation C-2 and is designated Commercial on the Future Land Use Map of the Comprehensive Plan, and it is located within the West State Road 50 Commercial Overlay District.

EXISTING/PROPOSED USE

The property contains two buildings, one of which is 2,738 square feet and used as an office for a sod company who sells sod and stores the sod in the rear yard. The property also contains a 3,572 square foot building that is currently vacant. The building was previously used as a gas station/convenience store.

The applicant is proposing to rent the vacant building and open a retail shop to sell scooters and have a repair shop to work on the scooters.

ADJACENT LAND USE AND ZONING

The property located to the north is an auto salvage yard, zoned I-2, and in the City of Winter Garden. The property to the east is developed with a health care facility, zoned C-2, and in the City of Winter Garden. The properties to the south are commercial buildings with retail uses, zoned C-2, and in the City. The properties to the west are developed with an auto sales facility, zoned C-3, and in Orange County.

SUMMARY

City Staff recommends approval of the proposed special exception permit to operate the automobile sales and service facility at 12801 West Colonial Drive with the following conditions:

1. The existing pump locations on the islands shall be capped and covered with a protective device.
2. The existing canopy shall be removed.
3. One scooter can be used as a display in the parking lot near West Colonial Drive. All other vehicles (scooters) associated to the Automobile Sales and Service Facility shall be stored inside the building.
4. All work on vehicles shall be done inside.
5. Other than the one scooter, no outdoor displays of any kind are allowed.
6. No displays of any kind are allowed on any vehicles in the parking lot (ie. for sale signs, advertisements).
7. No storage of parts, garbage, gasoline, or oil is allowed outside.
8. This Special Exception is approved for this business (Wild Hogs Scooters) only and shall

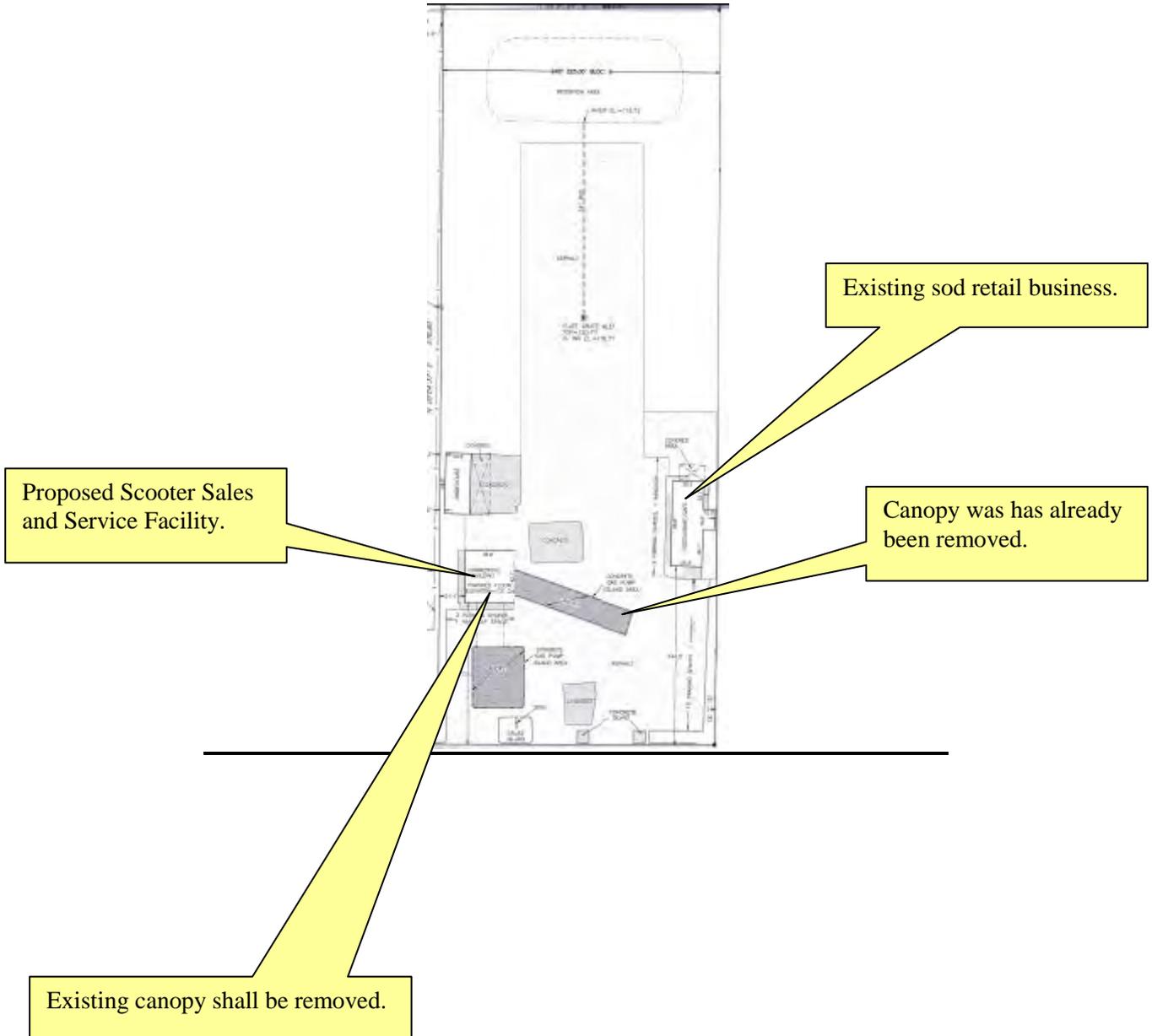
expire if the business relocates or closes.

9. None of the existing landscaping can be removed.
10. If the building is painted, it shall be painted an earth tone color with complimentary trim. The use of day-glow or fluorescent colors shall be prohibited. Staff approval of the paint color is required prior to painting the building.
11. Permitted Signs:
 - a. One of the spaces on the existing multi-tenant monument sign.
 - b. One building sign may be installed on the building (maximum size shall not to exceed 5% of the building façade).
12. Prohibited Signs:
 - a. No sign, permanent or temporary, shall be erected or placed so that it interferes with a clear sight triangle distance per Florida Department of Transportation (FDOT) design standards.
 - b. Portable signs.
 - c. A-frame, T-framed signs.
 - d. Signs on trailer frames with or without mounted wheels.
 - e. 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. A vehicle shall not be considered "regularly used in the conduct of the business" if the vehicle is used primarily for advertising, or for the purpose of advertising.
 - f. Flashing, moving, animated cursing, 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.
 - g. Signage used on bus transit shelters within the right-of-way.
 - h. Bench signs.
 - i. Roof sign.
 - j. Traffic sign replica.
 - k. Pole signs.
 - l. Pylon signs.
 - m. Changing sign (automatic).
 - n. "Stick-in" signs.

AERIAL PHOTO
12801 West Colonial Drive



EXISTING SITE PLAN
12801 West Colonial Drive



PHOTOGRAGHS
12801 West Colonial Drive

Looking West at Subject Site



PHOTOGRAGHS
12801 West Colonial Drive

Subject Site – area shared with another business



Back of building where scooter shop is proposed



PHOTOGRAGHS
12801 West Colonial Drive

Subject Site – existing landscaping along West Colonial Drive



END OF STAFF REPORT

THE CITY OF WINTER GARDEN
PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 12 (Public Hearing)

DATE: May 1, 2015 **MEETING DATE:** May 4, 2015

SUBJECT: 1030 Vineland Road (SPECIAL EXCEPTION PERMIT)
PROJECT NAME Graham Family Law Firm
PARCEL ID# 23-22-27-8199-00-140

ISSUE: The applicant is requesting a Special Exception Permit to allow for the property located at 1030 Vineland Road to be used for a professional office.

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: Graham Family Law Firm

CURRENT ZONING: R-NC Residential-Neighborhood Commercial

PROPOSED ZONING: N/A

CURRENT FLU: NC Residential-Neighborhood Commercial

PROPOSED FLU: N/A

SUMMARY:

The applicant is requesting a special exception permit to allow the building to be used as a professional office. The R-NC Zoning district allows professional office uses through special exception if they meet the special exception requirements.

STAFF RECOMMENDATION(S):

Staff recommends approval of the Special Exception with the conditions contained in the staff report.

NEXT STEP(S):

Apply for Site Plan Approval.

ATTACHMENT(S):

Location Map
Staff Report

LOCATION MAP

1030 Vineland Road

SPECIAL EXCEPTION PERMIT



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: APRIL 29, 2015
SUBJECT: SPECIAL EXCEPTION PERMIT
1030 Vineland Road (Office Use)
PARCEL ID # 23-22-27-8199-00-140

APPLICANT: Graham Family Law Firm

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 1030 Vineland Road. 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 a professional office to operate on the subject property. The subject property is located within the City of Winter Garden municipal limits, carries the zoning designation R-NC (Residential-Neighborhood Commercial), and is designated NC (Residential-Neighborhood Commercial) on the Future Land Use Map of the Comprehensive Plan.

EXISTING/PROPOSED USE

The subject property currently contains an approximately 1,900 square foot single-story building that was built in 1932, as well as a detached garage and unpaved driveway. The property has been previously used as a single-family residence.

The applicant proposes to utilize the existing building as a law firm. The applicant will develop the site to include the number of parking spaces required by City code, along with a paved drive, and stormwater retention area. The existing building will also be retrofitted to meet all Florida Building Code and federal accessibility requirements. The existing detached garage structure will be removed.

ADJACENT LAND USE AND ZONING

The property located to the north of the subject property contains a single family residence with a detached garage. This parcel is zoned R-2 and is located in Unincorporated Orange County. The property to the south of the subject property also contains a single family residence. This property is also zoned R-2 in Orange County, but is currently going through the annexation process to be incorporated into the City of Winter Garden. The property to the west also contains a single family residence, is zoned R-2, and is located in Orange County. The parcel to the east of the subject property is a City of Winter Garden property zoned C-2. This property contains a vehicle repair shop and several associated accessory structures.

SUMMARY

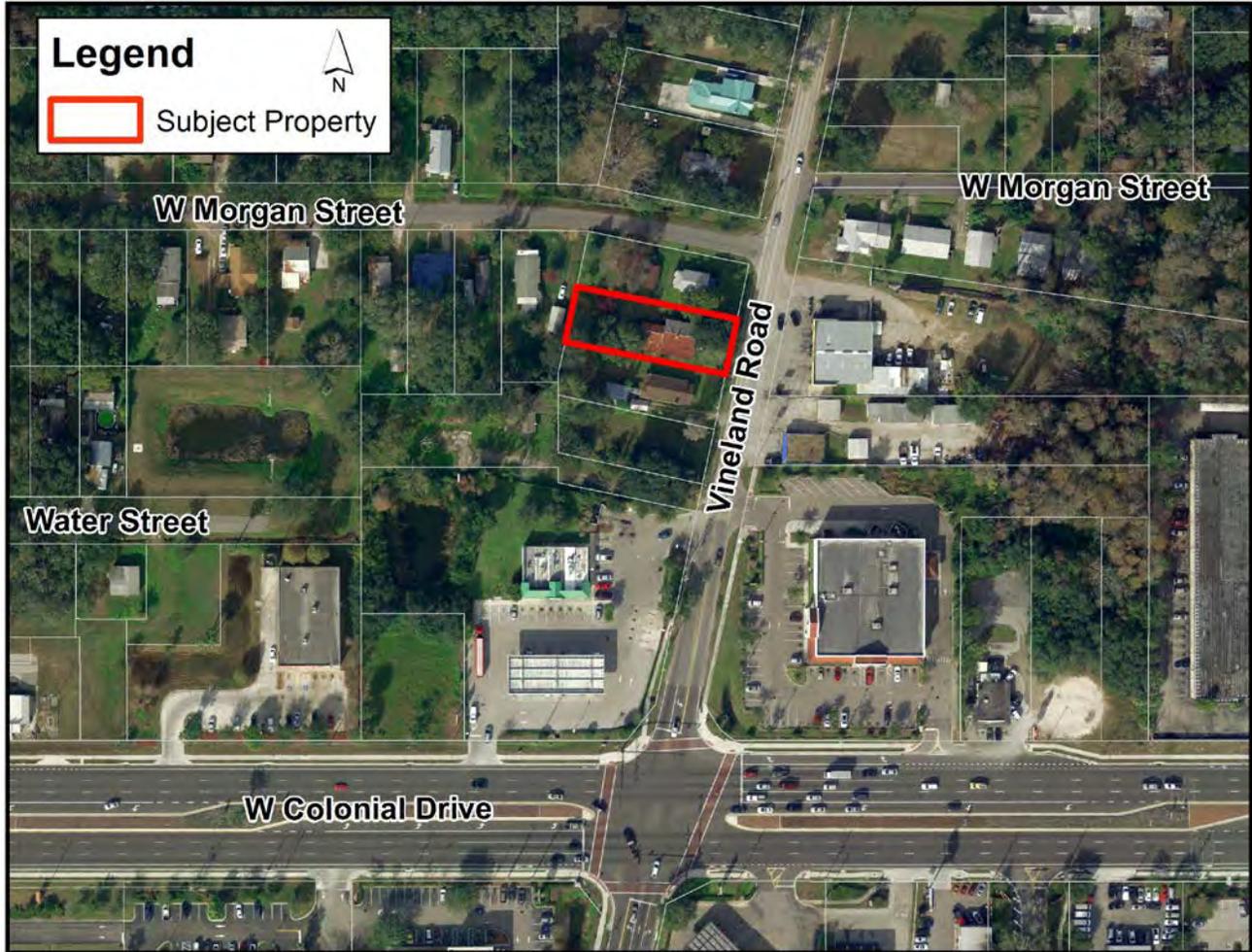
City Staff recommends approval of the proposed special exception permit to allow a professional office to operate at 1030 Vineland Road with the following conditions:

1. The applicant will need to receive site plan approval to convert the residential structure to a commercial facility. Applicant will be required to pay all required impact fees and adhere to all City development regulations in the City of Winter Garden Code of Ordinances, including, but not limited to:
 - A landscape plan is required. It will be reviewed in detail during the site plan approval process for compliance with landscaping and buffering regulations.
 - The property will be considered a residential property for the purposes of City sign regulations.
 - Per City Code section 118-1387, all new required parking spaces must be paved. Paved driveway, handicap parking and handicap access shall be provided meeting all federal and City code regulations.
 - Maximum impervious surface ratio for R-NC zoned properties is 70% for

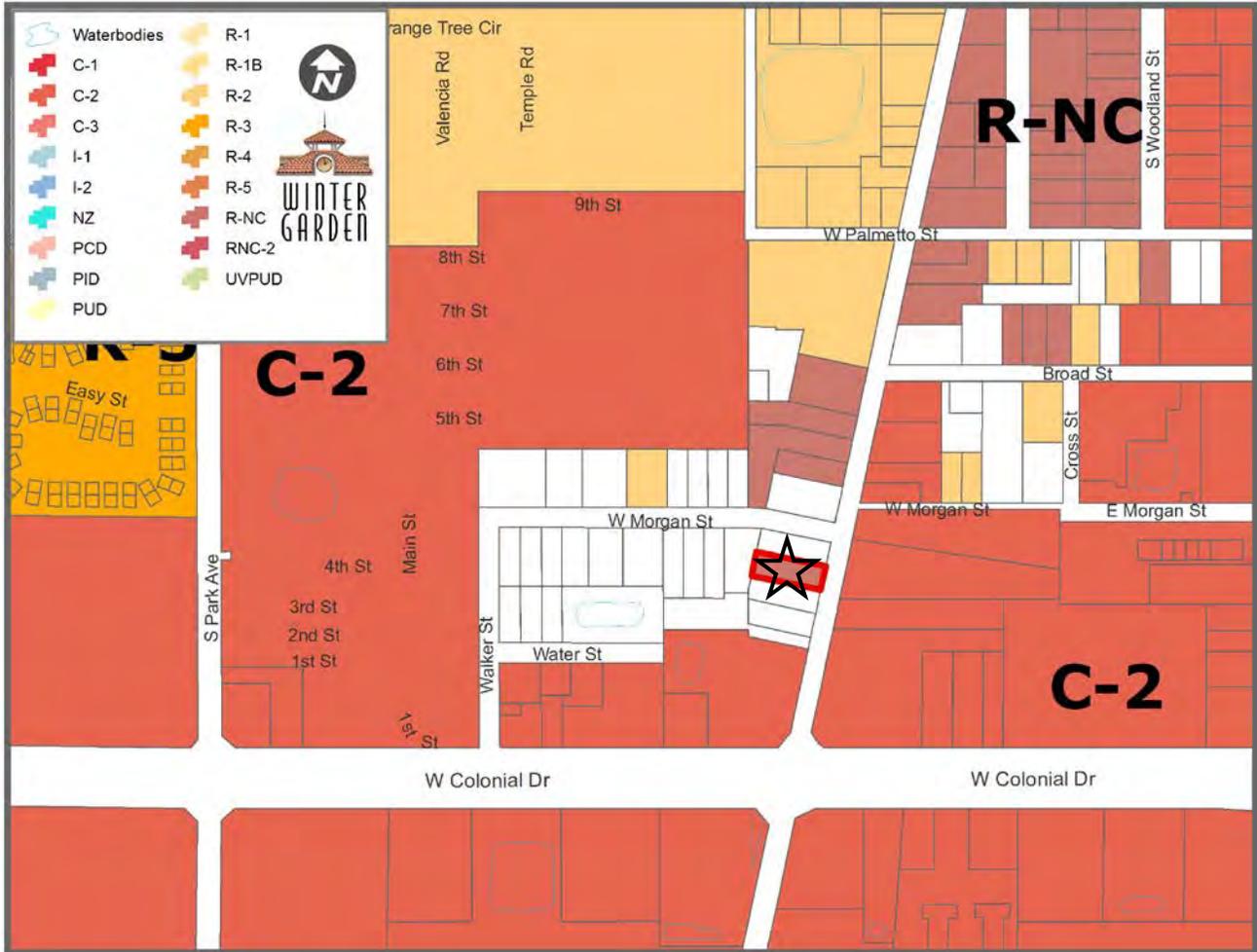
commercial uses and 50% for residential uses. Pervious pavers may potentially be utilized to reduce ISR, pending review and approval of specifications by the City Engineer.

- Any dumpsters, if needed, shall be enclosed and shall provide 10' minimum inside clearance (each way inclusive of bollards). Applicant shall coordinate with Public Services Solid Waste Division.
- All driveways shall meet the City's driveway requirements as specified in Code: 24' minimum width – 36' maximum, including transitions; 15' minimum side setback from property line.
- Internal sidewalks shall connect to the public sidewalks in the right-of-way per ADA. Handicap access to the buildings shall be provided.
- Final site plan will need to be accompanied by a boundary and topographic survey, and show how the site will drain.

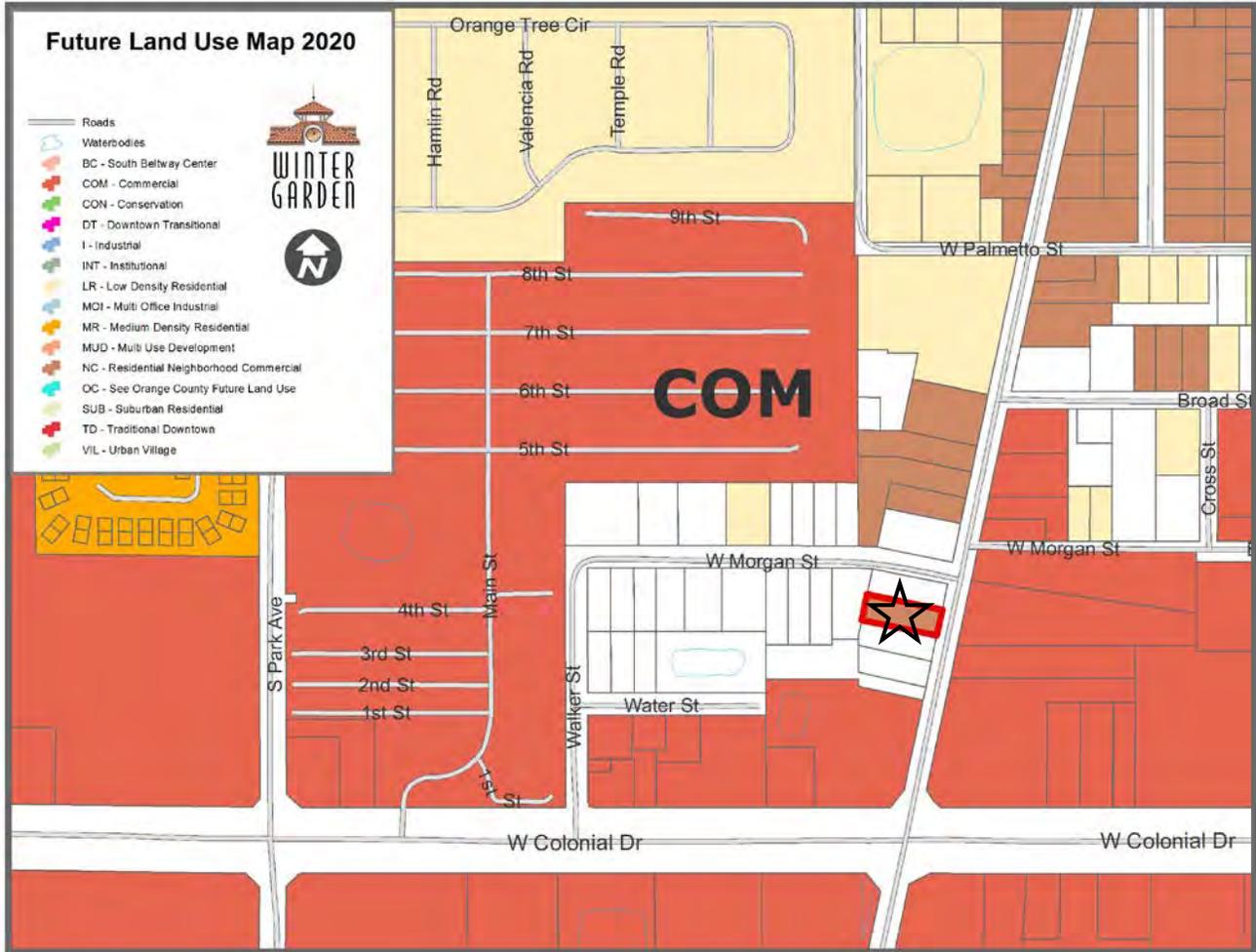
Aerial Map
1030 Vineland Road



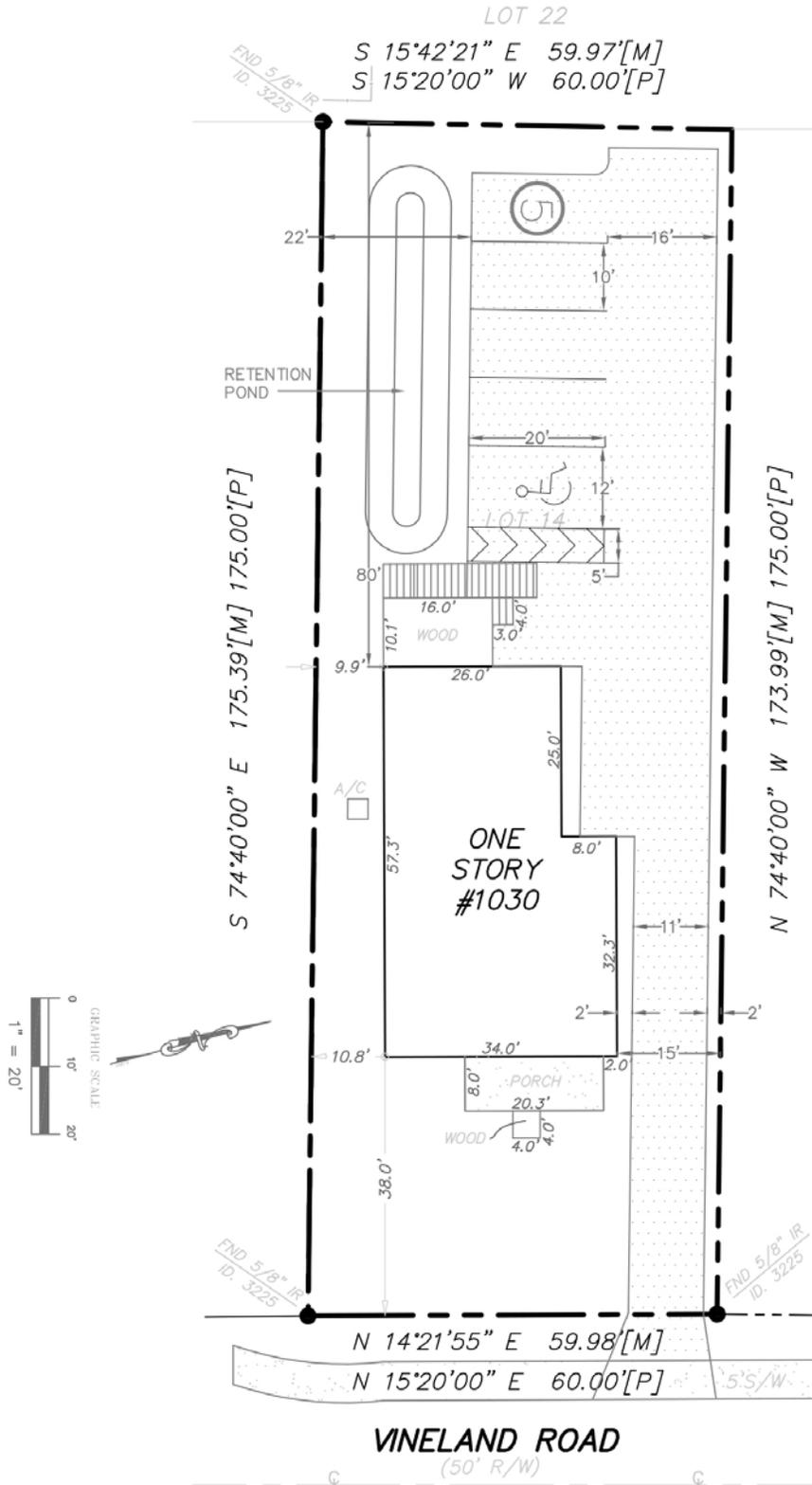
Zoning Map
1030 Vineland Road



Future Land Use Map 1030 Vineland Road



Concept Site Plan
1030 Vineland Road



Site Photo
1030 Vineland Road



END OF STAFF REPORT

THE CITY OF WINTER GARDEN
PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 13 (Public Hearing)

DATE: May 1, 2015 **MEETING DATE:** May 4, 2015

SUBJECT: 1309 Winter Garden Vineland Road (SPECIAL EXCEPTION PERMIT)
PROJECT NAME BrightStart Pediatrics
PARCEL ID# 26-22-27-9147-00-020

ISSUE: The applicant is requesting a Special Exception Permit to allow for the property located at 1309 Winter Garden Vineland Road to be used for a daycare.

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: BrightStart Pediatrics

CURRENT ZONING: PCD - Planned Commercial Development

PROPOSED ZONING: N/A

CURRENT FLU: COM - Commercial

PROPOSED FLU: N/A

SUMMARY:

The applicant is requesting a special exception permit to allow a proposed building to be used as a daycare for medically fragile children. The property's PCD Zoning allows a daycare use through special exception if the applicant meets the special exception requirements.

STAFF RECOMMENDATION(S):

Staff recommends approval of the Special Exception with the conditions contained in the staff report.

NEXT STEP(S):

Apply for Site Plan Approval.

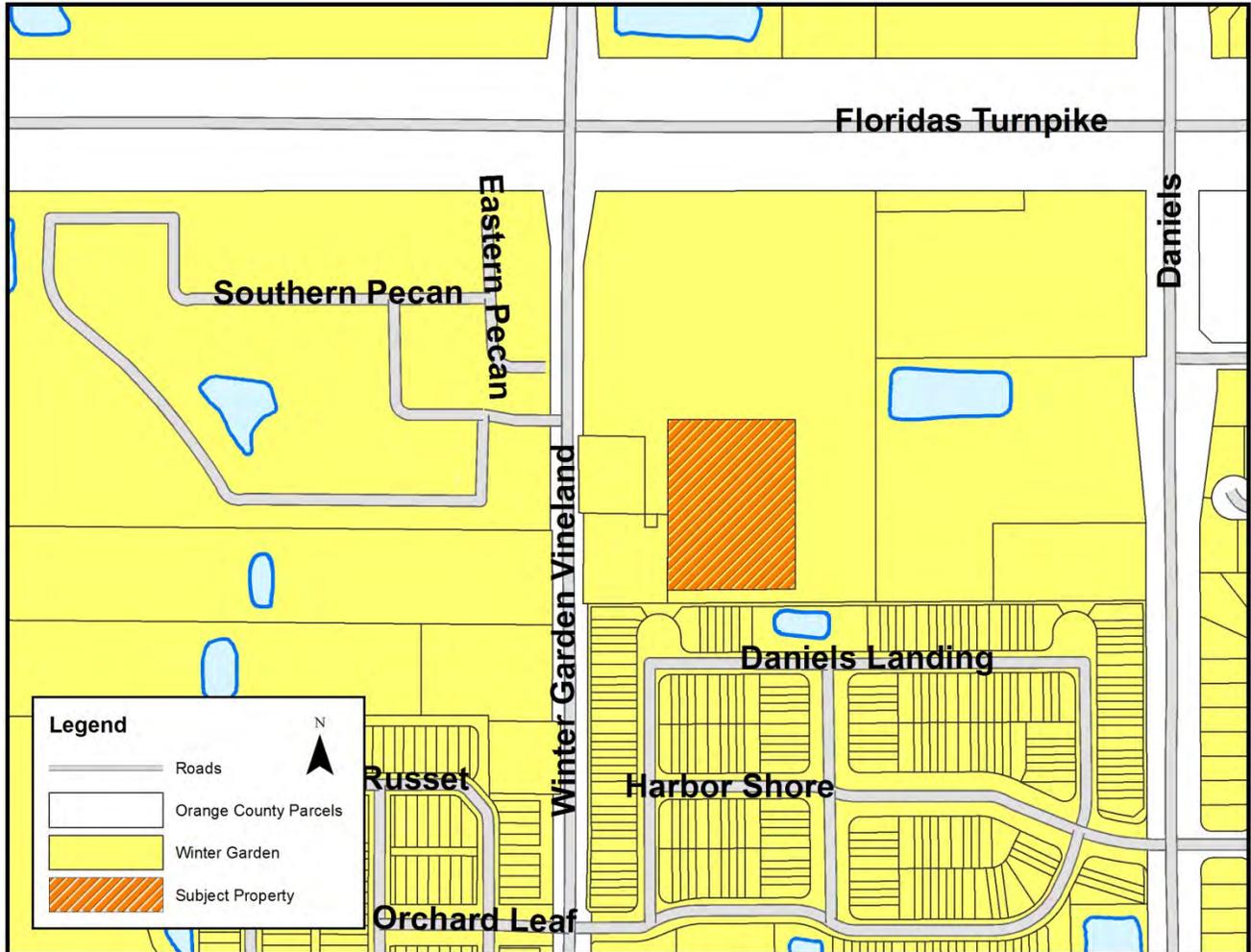
ATTACHMENT(S):

Location Map
Staff Report

LOCATION MAP

1309 Winter Garden Vineland Road

SPECIAL EXCEPTION PERMIT



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

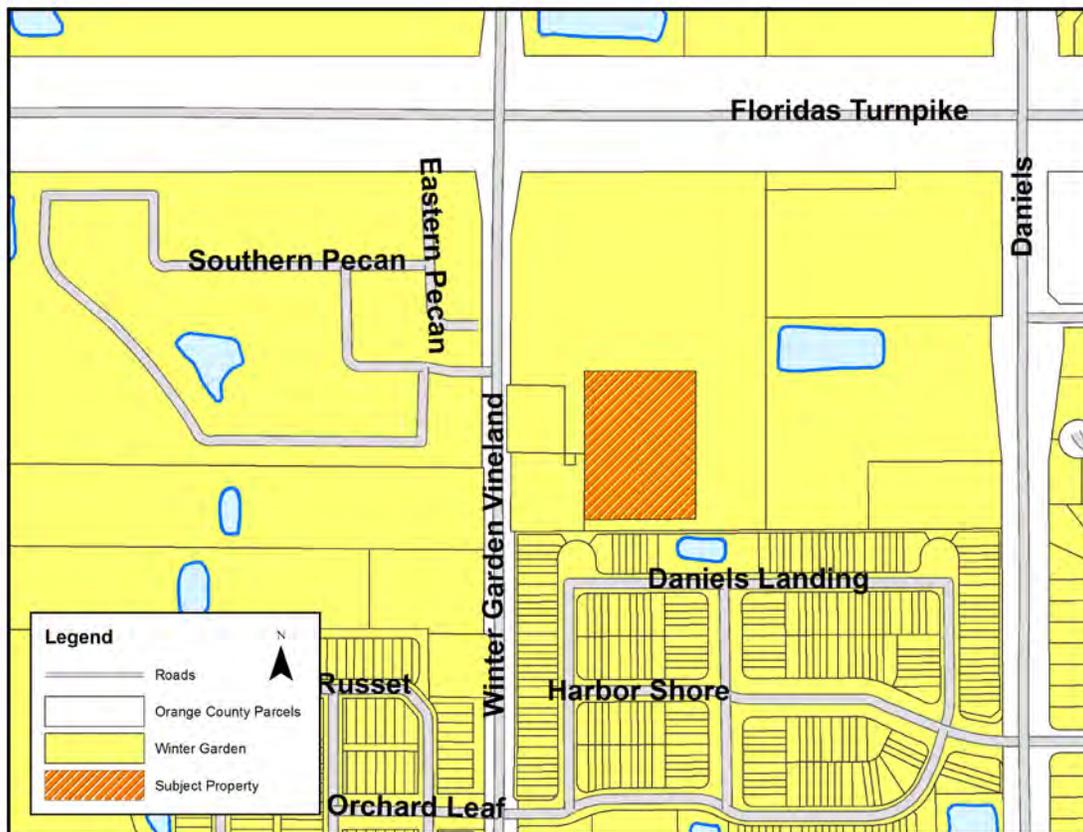
TO: PLANNING AND ZONING BOARD
PREPARED BY: KELLY CARSON, PLANNER II
DATE: APRIL 30, 2015
SUBJECT: SPECIAL EXCEPTION PERMIT
1309 Winter Garden Vineland Road (Daycare)
PARCEL ID # 26-22-27-9147-00-020

APPLICANT: BrightStart Pediatrics

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 1309 Winter Garden Vineland Road. 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 a daycare for medically fragile children to operate on the subject property. The subject property is located within the City of Winter Garden municipal limits, carries the zoning designation PCD (Planned Commercial Development), and is designated COM (Commercial) on the Future Land Use Map of the Comprehensive Plan.

EXISTING/PROPOSED USE

The property is currently an unimproved vacant outparcel within the West Orange Business Center PCD. This property was the focus of a PCD amendment last year, which allowed for additional permitted and special exception uses that are similar to those permitted on the other tracts within the West Orange Business Center PCD.

The applicant proposes to build a 7,830 sq. ft. office building with associated parking facilities that will house BrightStart Pediatrics. According to the applicant, BrightStart is a Prescribed Pediatric Extended Care (PPEC) center, which is governed by the Florida Administrative Code Chapter 59A-13. BrightStart provides nursing care and therapy services for medically fragile infants and children. The children must be referred to the facility by a doctor, so there will be no able-bodied children in attendance. At full capacity, the facility will employ 16 staff members to care for 36 children. The majority of the children arrive by medically-equipped vans supplied by Florida Medicaid; approximately 5-8 children will be dropped off at the facility by private vehicles. Please see the attached letter from BrightStart for more information about the proposed daycare operation.

Eventually, the applicant proposes to develop the entire parcel with medical office buildings; the BrightStart facility will be Phase I of the overall project. While a final site plan has not yet been approved by the City, the applicant's Concept Master Plan shows four proposed buildings with a combined square footage of 28,250 square feet of office space. No additional tenants for this office space have yet been suggested by the applicant: additional Special Exception Permits may be required depending on the proposed uses.

ADJACENT LAND USE AND ZONING

The property is bordered on the north by the main West Orange Business Center parcel, which abuts the Turnpike. The properties to the south are townhomes within the Daniel's Landing residential subdivision zoned R-3 within the City of Winter Garden. The properties located to the east include retention ponds for the West Orange Business Center and vacant unimproved commercial land within the property commonly known as the Birket Subdivision, which is zoned C-2 as is within the City of Winter Garden. The properties to the west include a developed commercial property, which contains a Law Office and is zoned C-2 within the City of Winter Garden; additionally to the west of the subject outparcel is another vacant unimproved outparcel within the West Orange Business Center PCD.

There are several schools and daycares located near the proposed BrightStart facility. United Cerebral Palsy West Orange Charter School (UCP) operates in a West Orange Business Center building on the parcel located directly north of the subject property. UCP's school use was approved via Special Exception in 2012. StarChild Academy provides preschool and after-school daycare services on a parcel located near the subject property at 1324 Winter Garden Vineland Road. Additionally, a K-8 charter school with an enrollment of 1,100 students has recently been proposed on a parcel located directly adjacent to the Church of Christ of West Orange property at 1441 Winter Garden Vineland Road. Given the density of schools and daycares in the area, the addition of another daycare use may create traffic impacts on both the internal traffic circulation

within the Planned Commercial Development site and the surrounding road network. The applicant will need to address these issues during the Site Plan Review.

SUMMARY

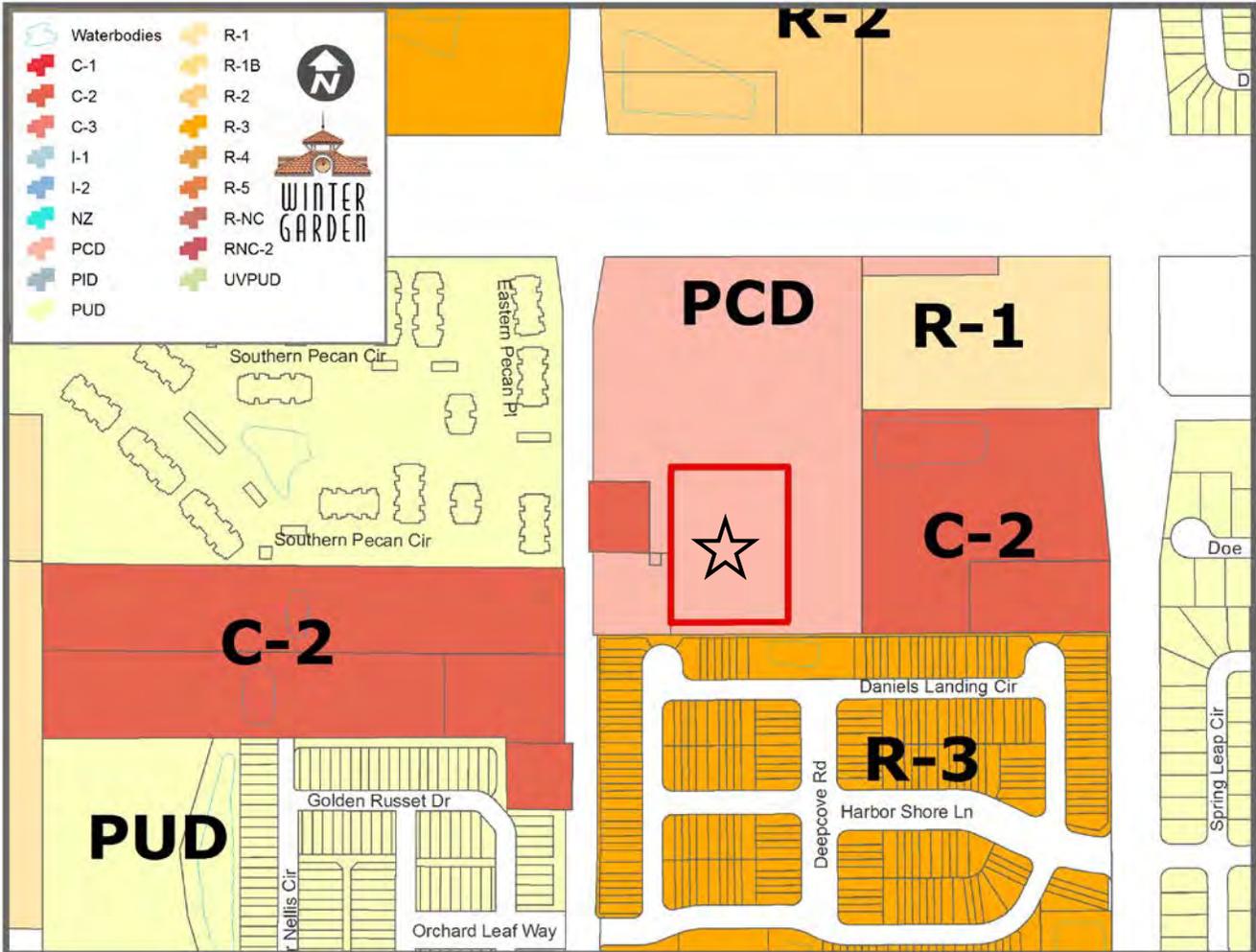
City Staff recommends approval of the proposed special exception permit to allow a daycare for medically fragile children to operate at 1309 Winter Garden Vineland Road with the following conditions:

- The site plan exhibited in this report is conceptual; approval of this Special Exception Permit does not constitute approval of the site plan. The applicant will need to receive Site Plan Approval from the DRC and City Commission prior to commencing work on the site. During the DRC approval process, all site plan issues will be addressed, including, but not limited to: parking, landscaping, site accessibility, setbacks, site lighting, signage, grading, stormwater management, utilities, architectural elevations, service areas, vehicular access and connections to adjacent sites, internal circulation, impact fees, compliance with the Developer's Agreement, etc.
- The lot split shown on the conceptual site plan requires review and approval from the DRC and the Planning & Zoning Board.
- With the exception of the additional uses defined by Ordinance 14-27, the owner/developer shall comply with all other conditions and stipulations of Ordinance 03-51, including but not limited to signage, setbacks, buffering and screening.
- Per the executed Developer's Agreement, the owner/developer shall pay their proportionate fair share of the cost of constructing a north bound right turn lane into the entrance of the West Orange Business Center.

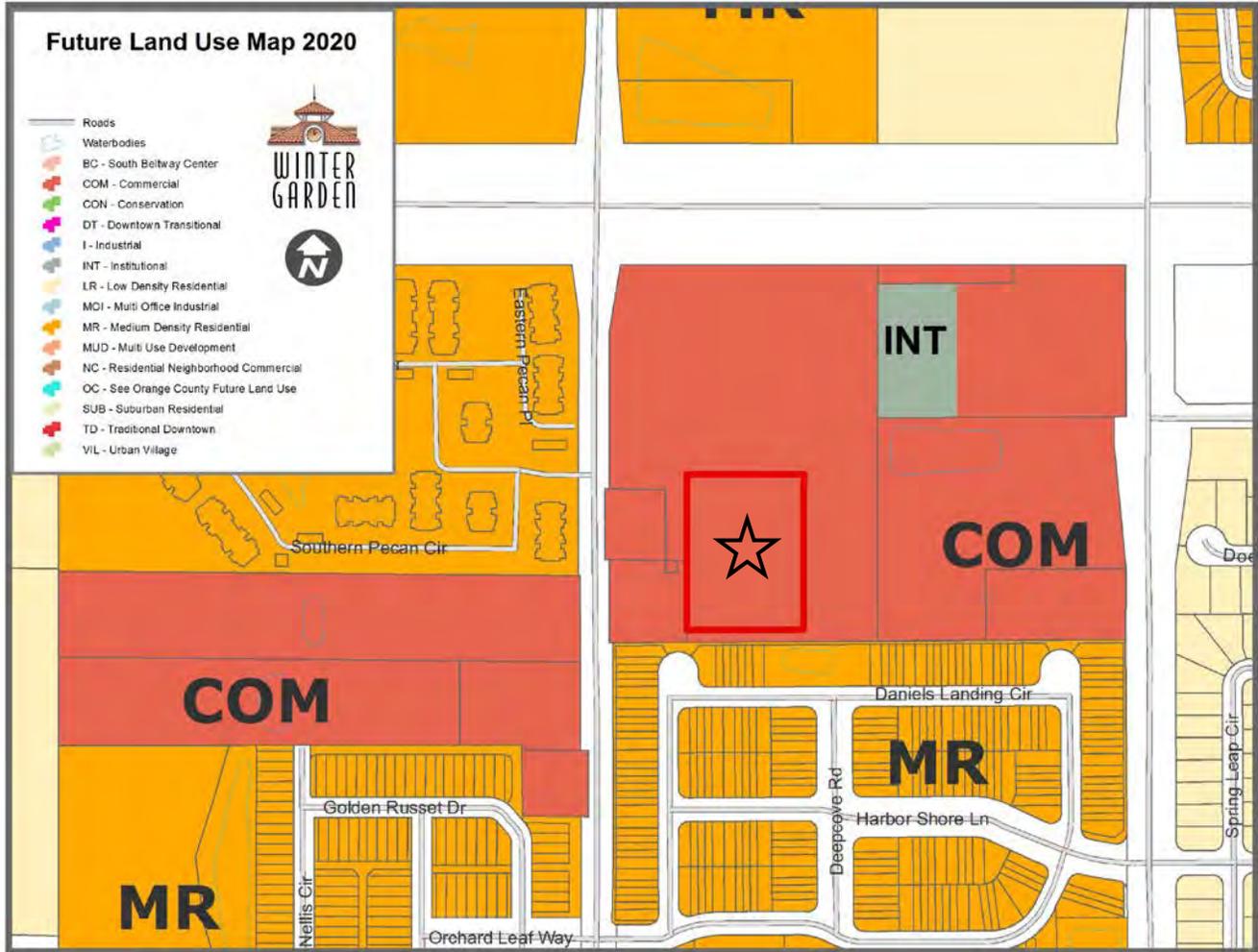
Aerial Map
1309 Winter Garden Vineland Road



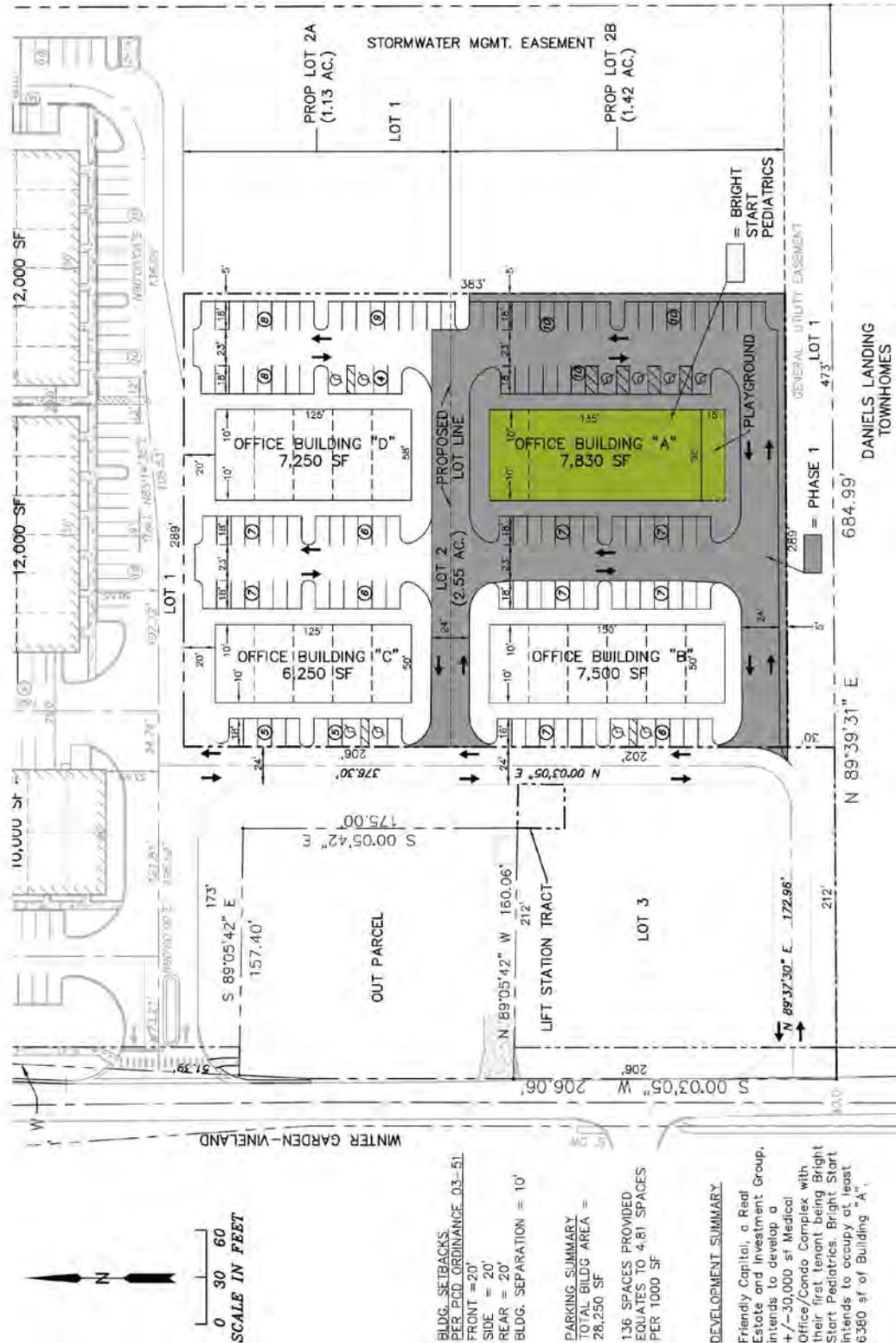
Zoning Map
1309 Winter Garden Vineland Road



Future Land Use Map
1309 Winter Garden Vineland Road



Concept Site Plan
1309 Winter Garden Vineland Road



END OF STAFF REPORT



Planning & Zoning

MAR 27 2015

Project # _____

To Whom It May Concern:

BrightStart Pediatrics is a Prescribed Pediatric Extended Care ("PPEC") center. We are licensed as a skilled care facility under the Long Term Care Unit of the Agency for Health Care Administration (AHCA). BSP currently has 2 centers in the central Florida area and has been in business since 2003.

BrightStart Pediatrics is is not a day-care and we do not follow day-care regulations nor standards.

BrightStart Pediatrics is licensed as a Medical Facility and we provide nursing care and therapy services for medically fragile infants and children.

The qualifications to receive BrightStart services are that each child, must be referred by a doctor, requiring skilled nursing care throughout their day. A child may be fed through a tube in their stomach (Gastrostomy Tube); may be on continuous oxygen; may breath through a tracheostomy; may be on a ventilator, etc. Most of our children also have developmental delays, but not all are severely delayed. While at the center, each child receives their nursing care according to their individual physician orders, as well as Occupational, Physical and Speech therapy.

While BrightStart can legally serve children up to 20 years of age, most of BrightStart's children are Birth to 5 years old with a handful between 6-14 years of age. Most of our children are brought to the center by vans supplied by Florida Medicaid. The vans arrive at the center at 6 am to pick up our medical escort. They then proceed to pick up the children and bring them back to the center. We unload the children and the vans leave. The vans will return to the center in the afternoon to pick up our kids and medical escort and return them home. At full capacity (36 children) the general ratio of parental drop offs is very small: 5-8 drop offs per 36 children. Drop offs usually occur sometime between 6:30 am and noon, as children sometimes come after a doctors appointment. The parent is at the center for about 5 minutes when they drop off their child.

The majority of our staff is clinical (nurses, aides, therapists) with 1 or 2 administrative people. BrightStart Pediatrics-Winter Garden will open this center with a staff of 8 and grow to 16 over the next 10 years. Our staff typically lives in the area and are tired of commuting into downtown Orlando for a position at a pediatric hospital or pediatric specialty office.

Each BrightStart Pediatrics center is required to have an outdoor play area, but there are no requirements on the size since the children are medically fragile. Additionally, each BrightStart is also required to have a back-up generator for our medical equipment. None of BrightStart centers prepare food on-site, as most of our children are tube fed or on special diets and parents are responsible for providing baby food. Though each BrightStart Pediatrics location must be zoned for day-care, as we have small children in our building, we are again not licensed as a day-care and function quite differently. Our nurses and aides care for 6-9 medically fragile children per room, while a day-care will have teachers for 20-30 able bodied kids per room.

It is our hope that we can move as quickly as possible. I currently have children waiting on services and my families have very few options. They cannot work without care for their child, and without work they can't care for their other children. Its an impossible position.

I truly believe that if we give these kids a good start, they can achieve so much more than expected.... hence our name.... BrightStart. Its not just a name.... its what we do. I invite you to visit our website to see first hand the kids we serve and learn more about this great program that will soon be available for the fragile kids in your community. I can be reached at 407.461.2312 for any further information you might need.

Linda Brown
President
BrightStart Pediatrics
www.brightstartpeds.com

Winter Garden Vineland Road - 1309
BRIGHT START PEDIATRICS
SPECIAL EXCEPTION - 03/27/15
o: West Orange Outparcels - c: Bright Start Pediatrics
26-22-27-9147-00-020

12377 South Orange Blossom Trail • Orlando, FL 32837 • Ph 407.857.1212 • Fx 407.857.1239
1133 West Airport Blvd. • Sanford, FL 32773 • Ph 407.321.9570 • Fx 407.321.9571 • lbrown@brightstartpeds.com

www.brightstartpeds.com

THE CITY OF WINTER GARDEN
PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 14 (Public Hearing)

DATE: May 1, 2015 **MEETING DATE:** May 4, 2015

SUBJECT: 1450 Daniels Road
(SPECIAL EXCEPTION PERMIT)
PROJECT NAME Church of Christ of West Orange Sign
PARCEL ID# 26-22-27-0000-00-014

ISSUE: The applicant is requesting a Special Exception Permit to allow a sign that exceeds the allowable size and copy area permitted within a residential zoning district and includes an electronic message center to be constructed on the property located at 1450 Daniels Road.

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: Church of Christ of West Orange

CURRENT ZONING: R-2 Residential District

PROPOSED ZONING: N/A

CURRENT FLU: Low Density Residential

PROPOSED FLU: N/A

SUMMARY:

The applicant is requesting a Special Exception Permit to allow an electronic message center to be installed within the structural frame of an existing sign, which exceeds the allowable size and copy area permitted within a residential zoning district, in an R-2 Zoning District. The R-2 Zoning district allows electronic message centers through Special Exception if the applicant meets the Special Exception requirements.

STAFF RECOMMENDATION(S):

City Staff recommends approval of the proposed sign changes including the electronic message center subject to the conditions outlined in the Staff Report (see attached).

NEXT STEP(S):

Obtain a sign permit.

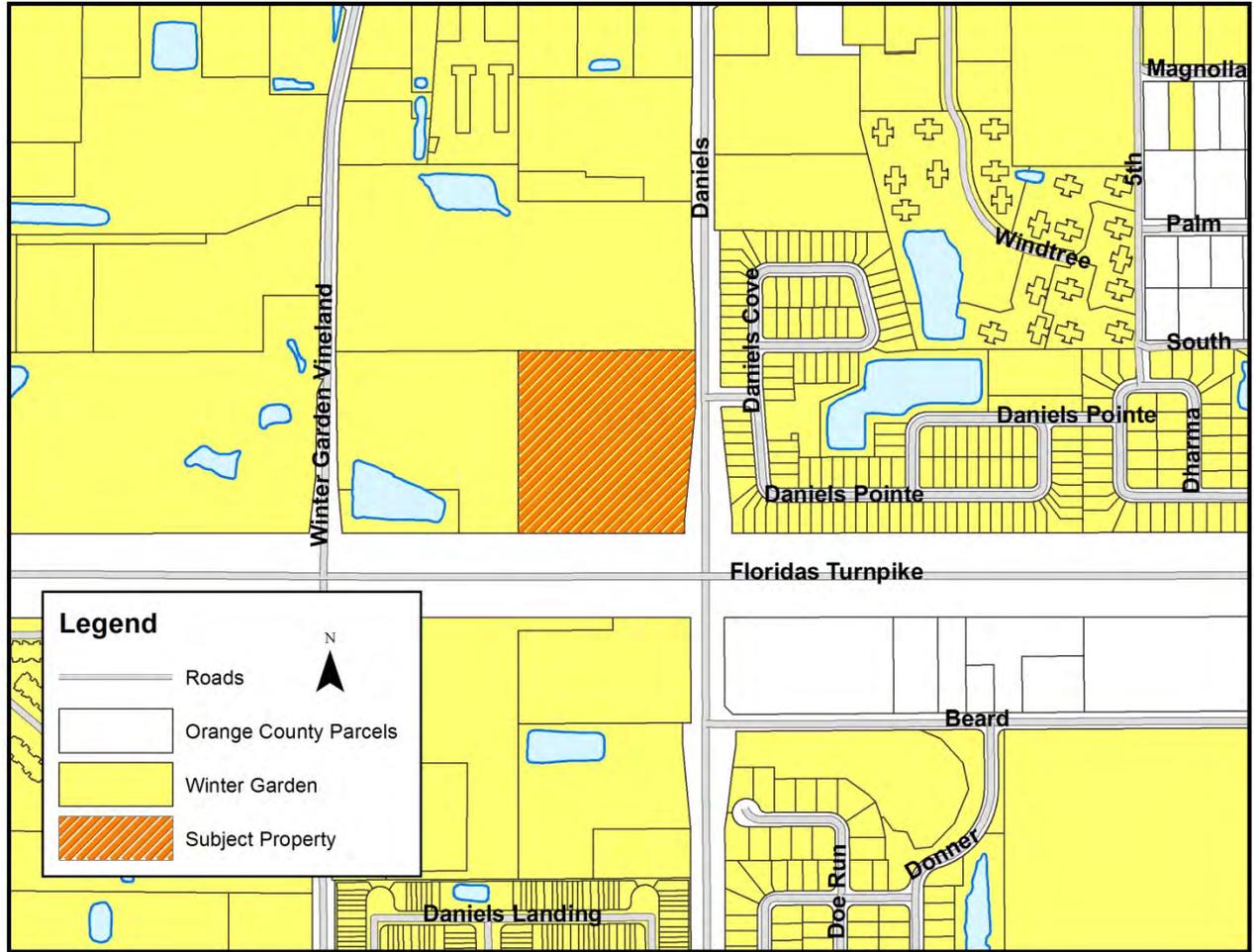
ATTACHMENT(S):

Location Map
Staff Report

LOCATION MAP

1450 Daniels Road

SPECIAL EXCEPTION PERMIT



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

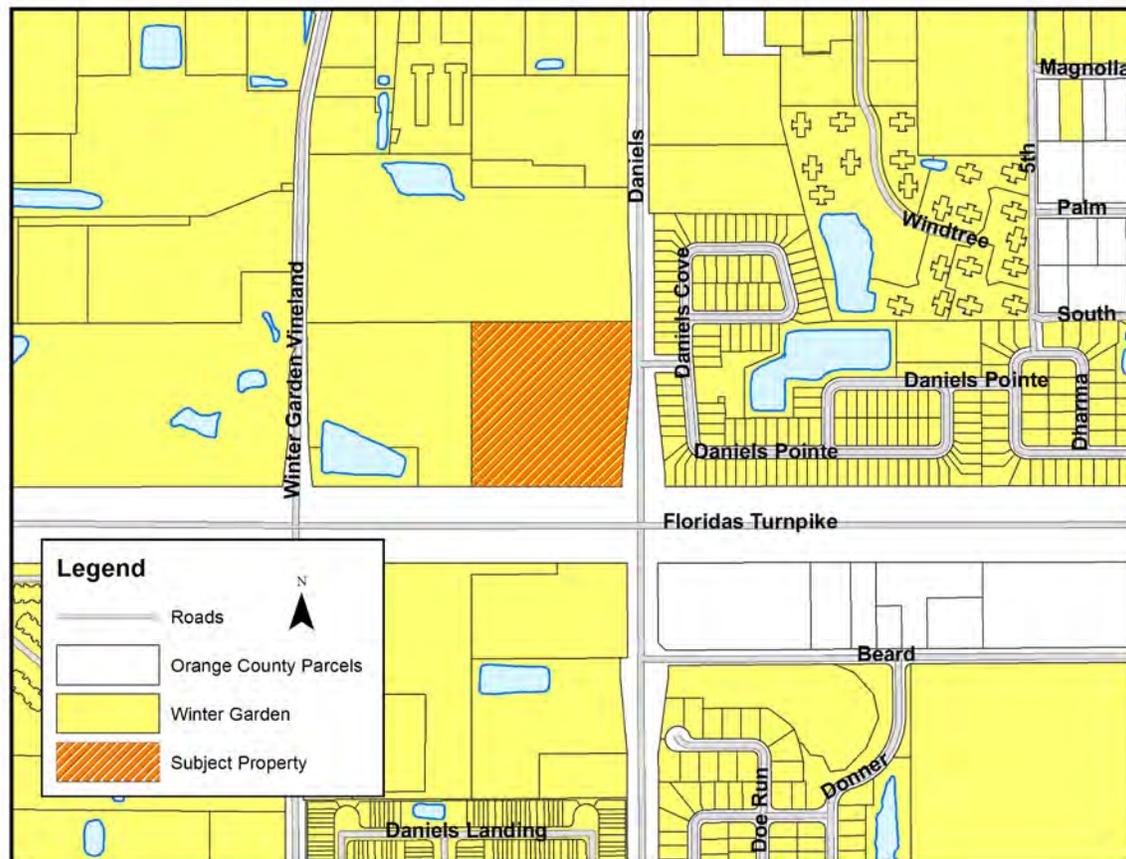
TO: PLANNING AND ZONING BOARD
PREPARED BY: KELLY CARSON, PLANNER II
DATE: APRIL 29, 2015
SUBJECT: SPECIAL EXCEPTION PERMIT
1450 Daniels Road (Electronic message center in sign exceeding maximum size)
PARCEL ID # 26-22-27-0000-00-014

APPLICANT: Church of Christ of West Orange

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 1450 Daniels Road. 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 the construction of a sign that exceeds the allowable size and copy area permitted within a residential zoning district and includes an electronic message center. The subject property is located within the City of Winter Garden municipal limits, carries the zoning designation R-2, and is designated Low Density Residential on the Future Land Use Map of the Comprehensive Plan.

EXISTING/PROPOSED USE

The property currently contains two large structures: one approx. 13,500 sf building built in 1969 used as office/classroom space and one approx. 33,300 sf building constructed in 1998 used for church services and administration. Both of these buildings are owned and operated by the Church of Christ of West Orange. The majority of the site is currently being used to support the Church of Christ of West Orange's religious services, administration, classes, events, and other church-related functions. The Applied Behavior Center for Autism was recently granted a Special Exception Permit to utilize approximately 2,000 square feet of space within the existing 13,500 sf building to provide applied behavior analysis therapy to children with autism and related disabilities. Also located on site is a modular office building operated by Matthew's Hope, which is a nonprofit organization that offers financial resources, medical assistance, food, and other support services to members of the community who are homeless or on the cusp of homelessness. They were recently granted a Special Exception Permit to locate two temporary used modular buildings on site to support a preschool, which will largely accommodate children of families served by Matthew's Hope.

The applicant proposes to alter their existing monument sign, removing an existing changeable letters sign and replacing it with an electronic message center as well as a static sign listing service times and church information. Although the main structure of the sign will not be altered, a substantial change such as the addition of an electronic message center triggers the requirement that the entire sign become compliant with current City code regulations. The existing sign does not meet these current regulations; freestanding signs for nonresidential uses in residential zoning districts are permitted to be a maximum of 6'-0" tall and have no more than 32 square feet of copy area. The existing sign is 12'-0" tall and has approximately 64 square feet of copy area.

ADJACENT LAND USE AND ZONING

The property located to the west is, like the subject property, owned by the Church of Christ of West Orange. It's zoned R-2 and is within the City of Winter Garden Municipal Limits. It contains a road connecting an internal church drive to Winter Garden Vineland Road. This property also has a small area of land used as a community garden by the Matthew's Hope organization.

The property located to the north of the subject property is also being used by a religious organization: the Resurrection Catholic Church. It contains three church facility buildings and one warehouse/storage building. This property is zoned C-2 and is within the City of Winter Garden Municipal Limits.

The property located to the east of the subject property is the Daniels Crossing Subdivision, which contains single-family houses. This property is zoned PUD and is within the City of Winter Garden Municipal Limits.

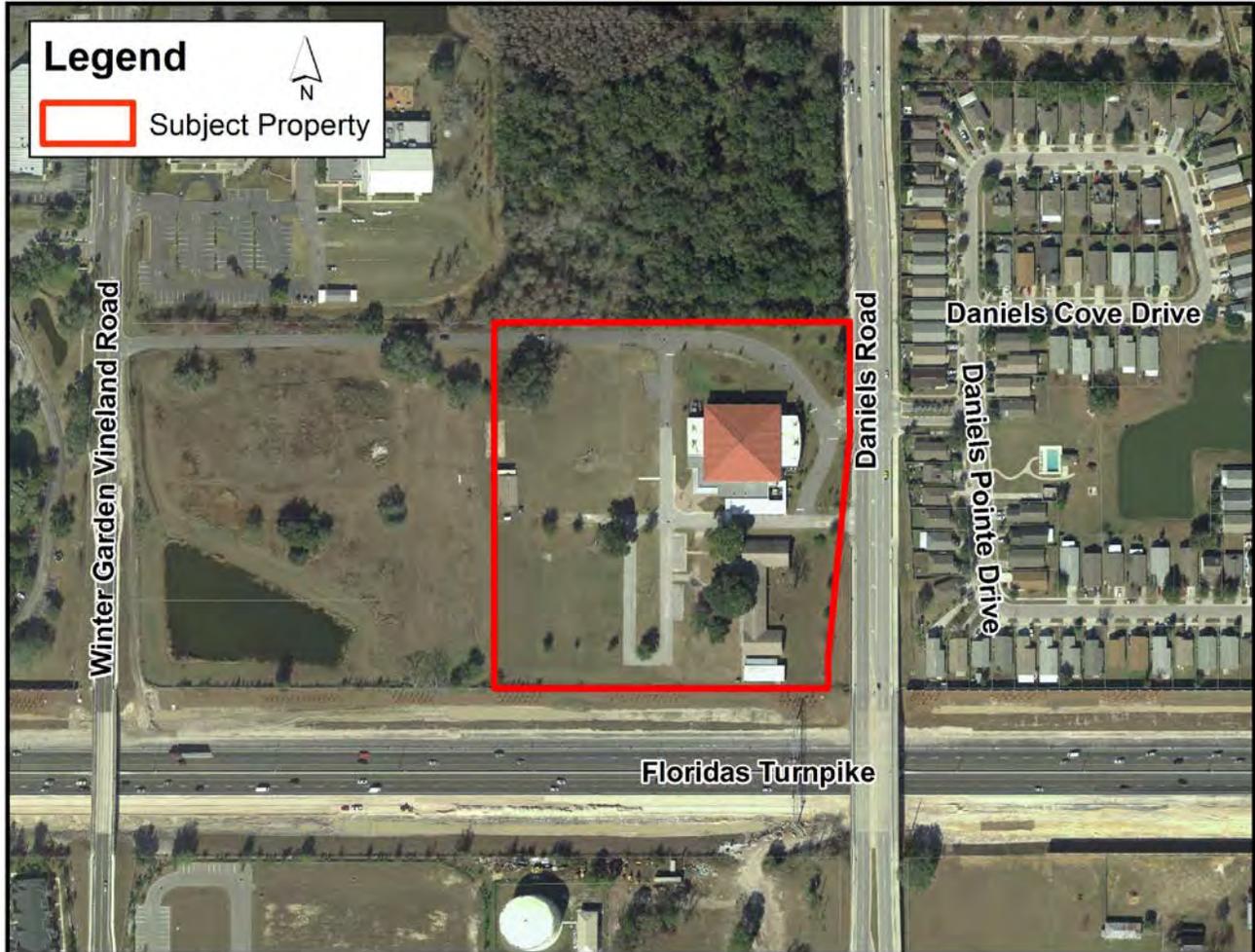
One of the properties located to the south of the subject property, across the Florida Turnpike, is owned and operated by the City of Winter Garden and contains a water processing facility. This property is zoned R-1 and is within the City of Winter Garden Municipal limits. Also located to the south of the subject property is a small segment of a larger commercial property, containing the Winter Garden Professional Center. This property has been developed to support a mix of uses (United Cerebral Palsy School, various office & retail businesses, etc.). It's zoned PCD and is within the City of Winter Garden Municipal Limits.

SUMMARY

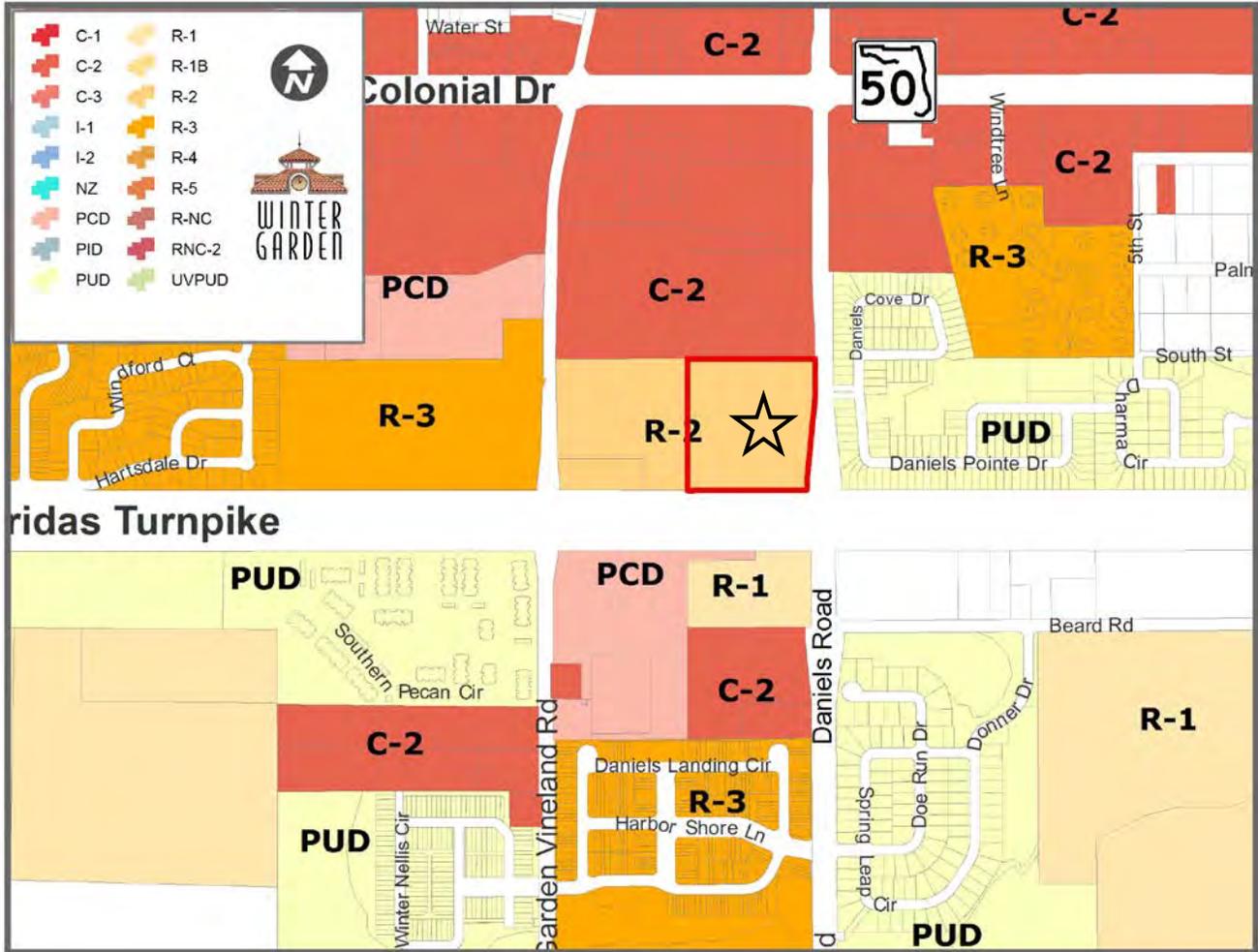
City Staff recommends approval of the proposed special exception permit to allow a sign that utilizes the structure and copy area of the existing sign, which exceeds current sign code regulations, and also includes a new electronic message center to be installed at 1450 Daniels Road with the following conditions:

1. The electronic message center must comply with the regulations for electronic message centers in residential districts, Winter Garden Code of Ordinances section 102-126 (f):
 - 1) All electronic message centers shall be equipped with technology that automatically dims the electronic message center according to the ambient light conditions.
 - 2) All electronic message centers shall be limited to a maximum illuminance of 0.3 foot candles at a distance of 25 feet from the face of the sign.
 - 3) All transitions from one frame to another frame on an electronic message center shall be achieved by one of the following modes of message transition: Fade or dissolve.
 - 4) Each frame on an electronic message center shall be displayed for not less than ten seconds before beginning transition to another frame.
2. Per Code, white is the only color of light which is permitted in residential zones.

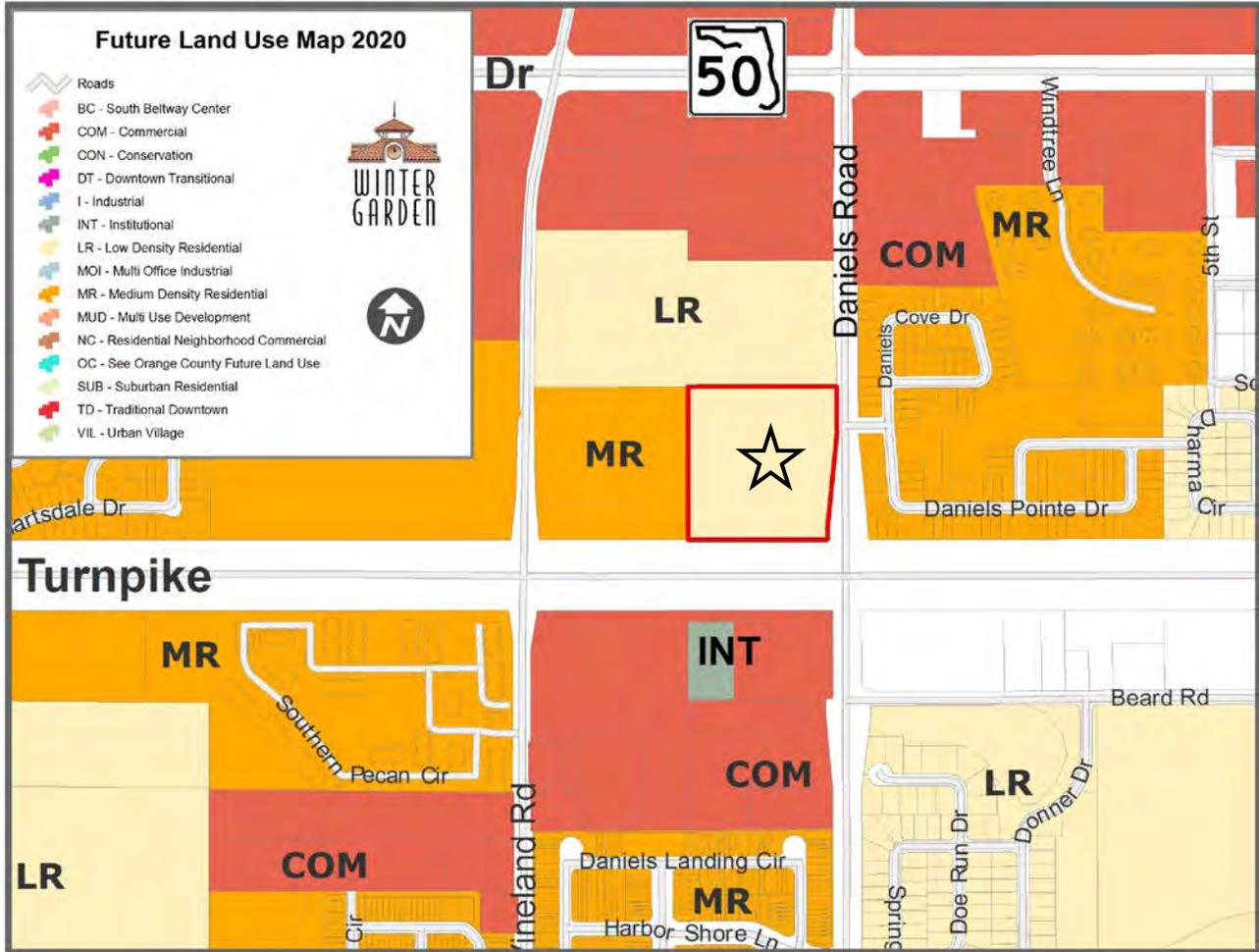
Aerial Map
1450 Daniels Road



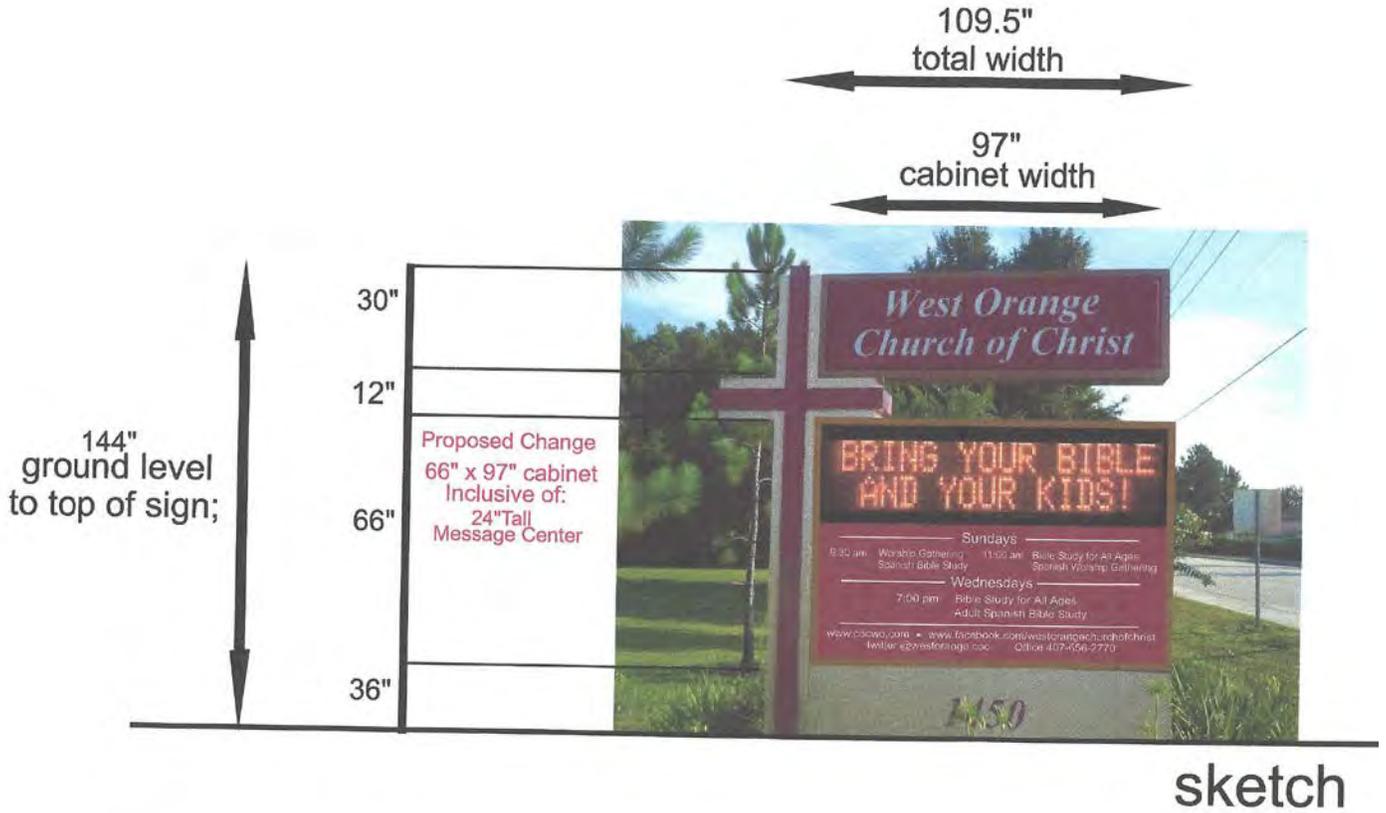
Zoning Map
1450 Daniels Road



Future Land Use Map
1450 Daniels Road



Proposed Sign
1450 Daniels Road



Existing Sign
1450 Daniels Road



END OF STAFF REPORT

THE CITY OF WINTER GARDEN
PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 15 (Public Hearing)

DATE: May 1, 2015 **MEETING DATE:** May 4, 2015

SUBJECT: 229 N Woodland St (VARIANCE)
PROJECT NAME Schmidt Variance
PARCEL ID# 14-22-27-2084-00-100

ISSUE: The applicants are requesting a Variance to the minimum rear yard setback allowed in the R-2 zoning district to allow for the construction of a single family residence and detached garage to be built on the property located at 229 N Woodland St.

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: Arielle Pandolph-Schmidt & Stephan Schmidt

CURRENT ZONING: R-2 Residential District

PROPOSED ZONING: N/A

CURRENT FLU: LR Low Density Residential

PROPOSED FLU: N/A

SUMMARY:

The applicant is requesting a Variance to allow a 15' rear yard setback in lieu of the minimum required 28' rear yard setback. If approved, this variance will allow the construction of a single-family residence with a detached garage to be built on the property while protecting the site's existing legacy trees.

STAFF RECOMMENDATION(S):

Staff recommends approval of the variance request.

NEXT STEP(S):

Apply for building permits.

ATTACHMENT(S):

Location Map
Staff Report

LOCATION MAP

229 N Woodland St

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: KELLY CARSON, PLANNER II
DATE: APRIL 30, 2015
SUBJECT: VARIANCE
229 N Woodland St (0.32 +/- ACRES)
PARCEL ID # 14-22-27-2084-00-100

APPLICANT: Arielle Pandolph-Schmidt & Stephan Schmidt

INTRODUCTION

The purpose of this report is to evaluate the request for a rear yard setback variance for property located at 229 N Woodland Street in Winter Garden, Florida. The request is for a 15' rear yard setback in lieu of the minimum required 28' rear yard setback. If approved, this variance will allow the construction of a single-family residence with a detached garage to be built on the property while protecting the site's existing legacy trees.

The subject property, located on N Woodland Street, is an approximately 0.32 ± acre lot in the J.L. Dillard Subdivision. 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-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 is currently vacant. The applicant has not yet applied for building permits to start constructing the residential structures.

ADJACENT LAND USE AND ZONING

The all of the properties adjacent to the subject property are zoned R-2 and are within the City of Winter Garden Municipal limits. The properties to the east and south of the subject property are developed with single family residences. The property to the west is owned by the Church of the Messiah and contains two church-related facilities and a residential structure. The property to the north of the subject property is owned by the Church of the Messiah, but is currently vacant.

PROPOSED USE

The applicant is proposing to build a new two-story single-family home with a detached garage on the property while preserving the three existing legacy oaks on site. The building will have approximately 3,000 sf of living area and will feature a covered wrap-around front porch. The site will also feature a detached garage with architectural features similar to that of the main structure, a small pool, and paved concrete driveway. The applicant has stated that the large front yard created by the variance will be designed as a courtyard-style garden utilizing the three large oaks, with paver pathways and seating areas around an existing fish pond.

CODE REFERENCE

Sec. 118-398(1) of the City Code of Ordinances addresses minimum yard requirements for structures built on R-2 zoned properties. This section states that in the R-2 residential district, the minimum yard requirements are, *“Single-family and two-family: Front: 30 feet, Side: ten feet, Rear: 20 percent the depth of the lot.”*

The applicant is seeking a rear yard setback variance in order to allow the construction of single family residence and detached garage that's built 15' from the rear property line, which exceeds the minimum 28' (20% of the 140' lot depth) rear yard setback required by City code.

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 single family residence with a detached garage located 15' from the rear

property line should not negatively impact or interfere with the reasonable enjoyment of adjacent or nearby property owners. Several of the properties within the adjacent neighborhood as well as other older neighborhoods throughout the City feature structures that exceed the rear yard setbacks permitted in the R-2 zoning district. The property located two lots north of the subject property at 242 N Dillard features a home with a detached carport that was built within several feet of the rear property line. In addition, this project will not negatively impact the standard of living of the citizens of the City.

- (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 15' rear yard setback in lieu of the minimum required 28' rear yard setback to construct a single family residence and detached garage will allow reasonable use of the property. The proposed structures have been situated towards the rear of the lot in order to avoid construction activity within the drip line of three existing legacy live oaks on the subject property per the recommendations of two certified arborists. The applicant hopes that this will ensure that the trees continue to thrive and their root structures will not be compromised by the construction of the house and garage. Furthermore, granting this variance will not change the low density residential character of the neighborhood.

- (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 easements, does not exceed the maximum impervious surface allowed for R-2 zoned properties (50%), and meets all other development regulations of the Winter Garden Code of Ordinances.

- (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 low density 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 single family residence will not negatively impact the neighbors and is consistent with rear yard setbacks enjoyed by many other property owners throughout the City. Denying this variance does not benefit the property owner or the City.

SUMMARY

City Staff recommends approval of a variance to Section 118-398(1) to allow a 15' rear yard setback in lieu of the minimum required 28' rear yard setback to permit the construction of the proposed single family residence and detached garage with the following condition:

- The existing site drainage patterns shall be maintained. No stormwater runoff is permitted to flow onto adjacent properties at volumes greater than current conditions.

NEXT STEP

Obtain building permits while following all City of Winter Garden development regulations.

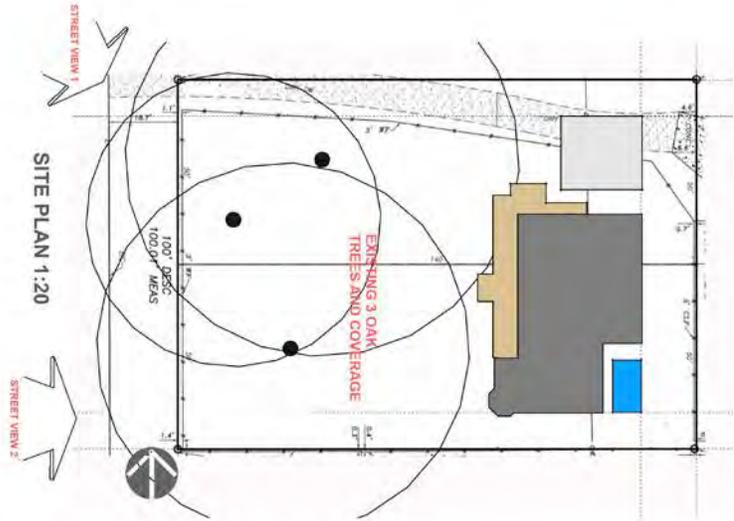
ATTACHMENTS

- Aerial Photo
- Proposed Site Plan
- Proposed Floor Plans & Survey
- Proposed Architectural Renderings
- Site Photos

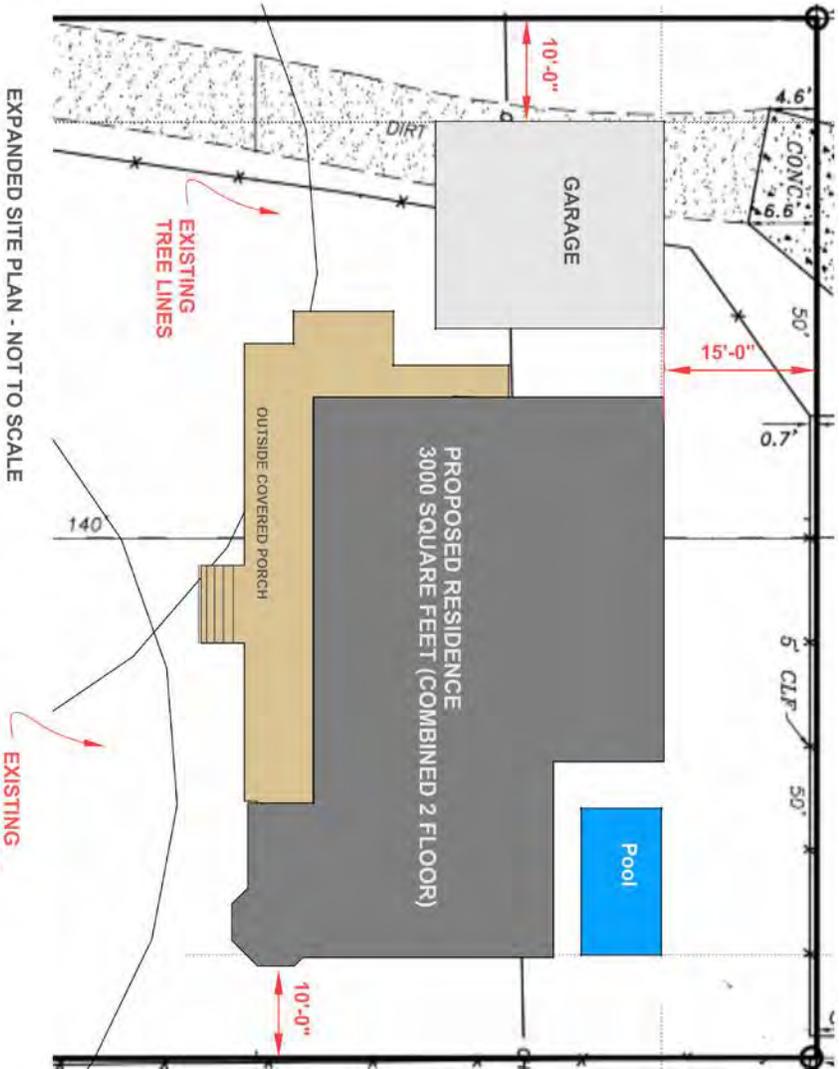
AERIAL PHOTO
229 N Woodland St



PROPOSED SITE PLAN
229 N Woodland St



STREET VIEW 1



STREET VIEW 2

PROPOSED ARCHITECTURAL RENDERINGS
229 N Woodland St



VIEW 1 Inside Property



VIEW 2 Street View



VIEW 3 Inside Property



VIEW 3 Northern View

SITE PHOTOS
229 N Woodland St





END OF STAFF REPORT

229 N. Woodland St

Winter Garden Florida

Stephen and Arielle Schmidt have retained my services as an Arboricultural Consultant for their property located at 229 N. Woodland St in Winter Garden Florida. They have hired me to evaluate the three large, mature Live Oaks, (*Quercus virginiana*) living at the above address. Their main concern is to preserve and maintain the health of these majestic trees through the proposed construction and into the future.

Currently the trees are in good health and contribute greatly to this and adjoining properties. The trees were a major consideration in the Schmidt's decision to purchase this property. Because the trees are in good health with few structural defects they are great candidates for preservation if done properly.

One of the major components of proper tree preservation is to minimize damages to the root system. The root system of the largest Oak, closest to the rear of the property, has a large portion of its root system located within the footprint of the available building area. Anything that can be done to reduce this impact will likely contribute greatly the survivability of this ancient tree. Old, mature trees are much less tolerance to disturbances and every available means to minimize damage is very prudent and may make the difference between survival and decline.

In this case, a setback variance will greatly improve the chances of this tree to be enjoyed for generations to come.

Respectfully submitted,

Eric R. Engstrom

ISA Board Certified Master Arborist - FL-5886B

New Jersey Certified Tree Expert - 378

FNGLA Certified Horticulture Professional - H34 8106

From: [Kelly Carson](#)
To: [Kelly Carson](#)
Subject: RE: Variance Application: 229 N Woodland Street
Date: Thursday, April 30, 2015 3:06:52 PM

From: **Florida Tree Care Company** <mail@ftree.com>
Date: Wed, Apr 1, 2015 at 12:10 PM
Subject: Re: 229 N Woodland St., Winter Garden
To: Arielle Pandolph-Schmidt <arielletps@gmail.com>

Arielle _

We hope all plans for construction of your house are proceeding well.

As we spoke about a month or so ago, the trees on your property are very fine and worth the effort to protect.

Attached is a link to the International Society of Arboriculture bookstore. Here is the one of the industry standard publications from which we derive our guidelines and practices concerning this topic.

These BMP's (best management practices) as they are known, have been committee developed, and updated over time, and we feel that these guidelines provide competent information in all the areas of tree practice they cover.

<http://www.isa-arbor.com/store/product.aspx?ProductID=139&CID=127>

We feel that protection of the CRZ (critical root zone) of the largest oak tree of the three oaks on the property is enough to encompass and protect the CRZ of the other two oak trees, so I'll concern my comments to that tree for now.

The establishment of a TPZ (tree protection zone) for this largest of the oak trees will be (and in a sense, has been) defined before construction begins.

The suggestion of the BMP's for establishing the radius of the TPZ is a multiplication factor of 6 to 12 times the tree trunk diameter. The trunk diameter is generally measured at breast height, or about 4.5 feet.

Arielle, your largest oak tree has a trunk diameter of about 67 inches, or about 5.5 feet. This would make the proposed TPZ for the largest oak tree have a radius of about 33-66 feet. We feel this number is closer to the 66 foot size because of the trees maturity and potential low tolerance to disturbance.

Because the boundaries of the property line might curtail the size of the construction zone on the south side of the property, we again, feel this will encompass the needed TPZ of the other two oak trees.

In concern of the remainder of the TPZ for this largest and quite stately oak, the dirt auto path used to access the neighboring church parking field is already in the zone. The use of this road for construction traffic or the establishment of another ingress/egress for construction traffic will have to be figured out.

The area the house is to be located is at the eastern most edge of the large oak trees canopy.

The TPZ should come to at least this canopy edge, though its understood that some flexibility and temporary changes may be needed.....

In light of the area containing the future homes footprint and the need to have construction personnel and vehicles access the structure, to conserve and protect your trees and increase

the chance for their long-term survival, some planning will be needed.

This will include discussions on TPZ establishment, travel lanes for construction vehicles, trenching or excavation methods for utilities, and storage of construction materials and equipment as an example, as well as agreements on builders respect and adherence to tree preservation plans and establishment of penalties for violations.

The trees are a great asset to your future home and the neighborhood, and some care and diligence to protect and preserve will be paid back greatly over the years.

There is much to discuss, and ideas to be shared. Perhaps you've secured the services of another ISA certified arborist since I've last spoke with you. If so, the brief information I have given you might be familiar to you. Otherwise, we look forward to meeting you at the property sometime as the pre-construction planning phase is underway.

Russell Bogenschneider

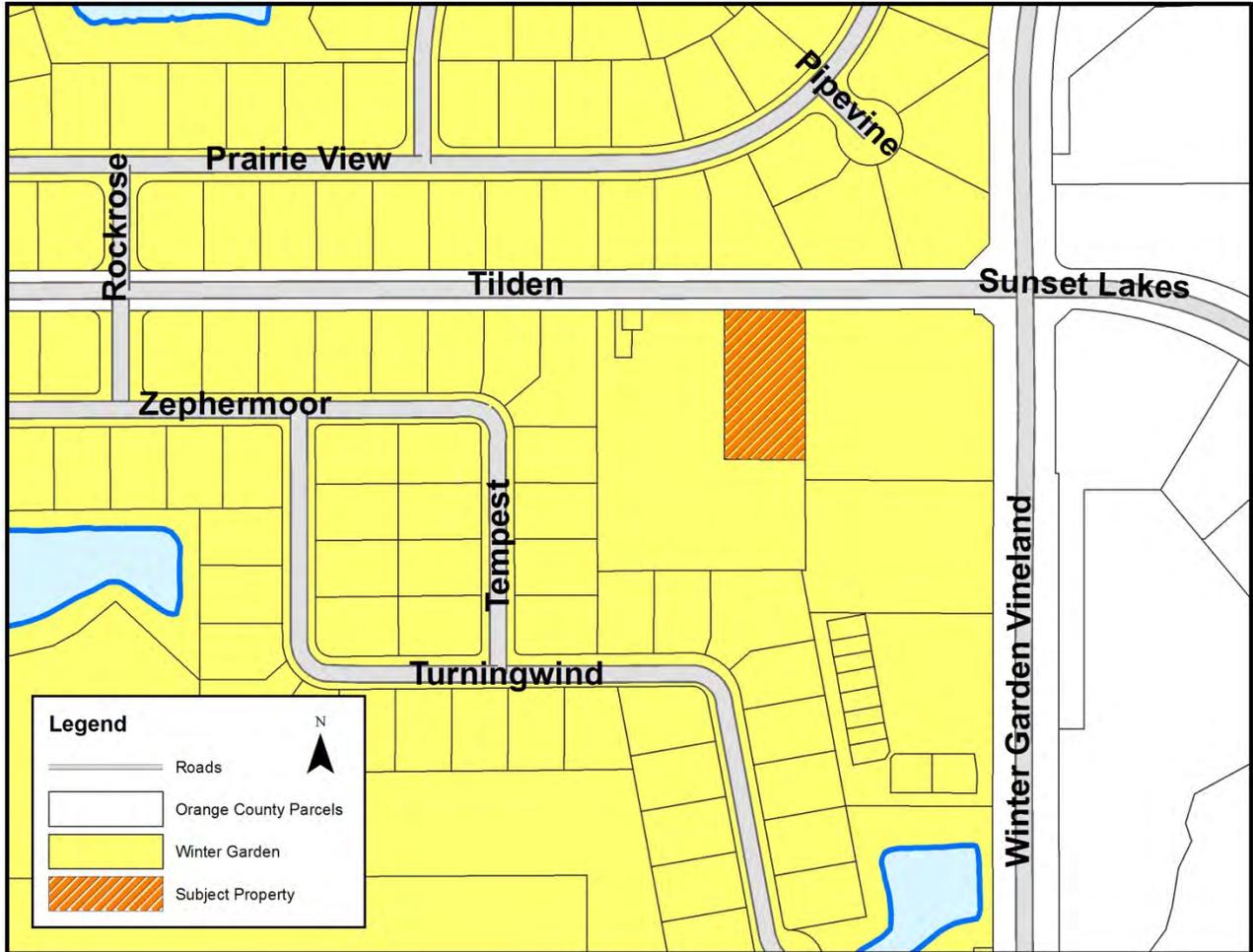
[407-285-1882](tel:407-285-1882)

ftree.com

LOCATION MAP

13838 Tilden Road

SITE PLAN APPROVAL



CITY OF WINTER GARDEN

DEVELOPMENT REVIEW COMMITTEE

300 West Plant Street – Winter Garden – Florida 34787-3011

(407) 656-4111

MEMORANDUM

TO: ED WILLIAMS, COMMUNITY DEVELOPMENT DIRECTOR
FROM: DEVELOPMENT REVIEW COMMITTEE
DATE: APRIL 30, 2015
SUBJECT: SITE PLAN REVIEW
13838 TILDEN ROAD – WINDWARD CAY PHASE 3 OFFICE PARK

ENGINEERING

We recommend approval subject to the following conditions and comments:

1. Point of Service for fire protection system has been shown. All work downstream of the POS shall be performed by a licensed fire sprinkler contractor; designated fire lines shall be DR 14 pipe. Plans show a master potable water meter to provide water service to each building. Water meter access and maintenance easement will be required prior to issuance of Certificate of Occupancy if not already in place (coordinate with Public Services - Utilities).
2. Dumpster pad is existing, but shall meet all City requirements: minimum 10' depth and width inside the enclosure inclusive of bollards – dumpster shall be enclosed.
3. Project shall be constructed pursuant to the updated City Standard Detail Sheets available on the City's website; coordinate with Public Services - Utilities.
4. This parcel is zoned Planned Commercial District (PCD) and is subject to Ordinance 00-36 as approved on 4/27/00. The PCD ordinance requires "New Orleans" style architecture; Planning Department to check for compliance. All landscaping and buffers shall be subject to the PCD Ordinance 00-36.
5. County approval will be required for any work within the C.R. 535 or Tilden Road rights-of-way (none shown).
6. Private easements for utilities, access and drainage have been provided previously. The City of Winter Garden will not maintain any portion of the private utility, drainage or driveway systems shown on the plan.
7. Fire Department approval required on fire protection system.
8. St. Johns River Water Management District permit is acknowledged. Developer is responsible for keeping all permits up to date and within compliance.
9. 100% of all Water and Wastewater impact fees shall be paid at time of FDEP permit application or Building Permit issuance. Plans will not be approved for construction until impact fees are paid.

PLANNING

10. Per PCD Ordinance 00-36, the site plan, floor plan, and elevations are required to be approved by the Planning & Zoning Board. The City Commission will also need to approve the site plan.

PUBLIC SERVICES

11. The following utility impact fees shall be due prior to the issuance of the building or site permits. Based on the ¾" water meter, the wastewater impact fee shall be \$1,767.00 and the water impact fee shall be \$1,086.00. Total utility impact fee due shall be \$2,853.00. Please be aware that if additional meters are added in the future then additional utility impact fees shall be due on each additional meter.
12. Applicant will provide updated pervious and impervious area calculations for the Windward Cay Commercial project in its entirety. Since the project is being revised, this in turn, will require the stormwater fee to be updated.

STANDARD GENERAL CONDITIONS

13. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.
14. Fencing shall meet all City requirements for height, type, etc. Chain link fencing shall be vinyl coated per Code.
15. All work shall conform to City of Winter Garden standards and specifications.
16. 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.
17. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.
18. 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.
19. 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.

Additional comments may be generated at subsequent reviews.
Please review this information and contact our office with any questions. Thank you.

END OF MEMORANDUM

ORDINANCE 00-36

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 7.9 ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE SOUTHWEST CORNER OF CR535 AND TILDEN ROAD MORE SPECIFICALLY DESCRIBED HEREIN FROM COUNTY A-1 TO CITY PCD; PROVIDING FOR CERTAIN PCD REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the owners of real property generally described as 7.9 acres of certain real property located southwest corner of CR535 and Tilden Road in the city limits of the City of Winter Garden (hereinafter know as the Owner) desire to rezone their property from County A-1 to City PCD, and

WHEREAS, said property is identified in the Future Land Use Map of the Comprehensive Plan as Commercial, and

WHEREAS, the City desires to rezone said property to PCD with certain restrictions, then

WHEREAS, the City and the property owner have agreed to the specific PCD requirements identified herein, therefore;

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

Section I - Rezoning

After due notice and public hearing, the zoning classification of real property legally described on ATTACHMENT "A" is hereby rezoned from County A-1 to PCD in the City of Winter Garden, Florida with the following provisions and restrictions:

Section II - General Requirements

- (1) All development in each Tract (as identified in ATTACHMENT "B") must comply with the following:
 - a. **Concept Plan** - All development on the subject property must substantially conform to ATTACHMENT "B" (the conceptual site plan and proposed tract configuration).
 - b. **Zoning** - With the exceptions of permitted, special, and prohibited uses, all development on the subject property must comply with the general zoning requirements of the C-2 zoning district. These requirements include (but are not limited to) parking requirements, signage (with the exception noted below), utility requirements, landscaping requirements, and any approval procedure and requirements of the C-2 Zoning District.
 - c. **Setbacks** - The setbacks for the subject property will be:
 - 50 feet in the front yard, and
 - 25 feet on each side yard
 - 25 feet in the rear yard.
 - d. **Lot Sizes** - The minimum lot or tract size for the subject property will be consistent with the following:
 - Per C-2 Zoning Regulations.

- e. **Permitted Uses** - The permitted uses allowed on the subject property as defined by the specific tracks identified in ATTACHMENT "B" are as follows:

Tract A	Tract B	Tract C
Eating and drinking establishment (need garbage refrigerator, if restaurant).	Eating and drinking establishment (need garbage refrigerator, if restaurant).	Retail establishments.
Offices (to include medical / dental but not veterinary)	Offices	Offices
Studios	1 financial institutions.	Studios
Financial institutions.	Personal services (to include day-care facilities with playground to rear or against retention pond).	Financial institutions.
Personal services.	Travel Agent	Personal services
Public buildings.	Public buildings.	Recreational and entertainment uses.
Churches	Churches.	Public buildings.
Retail Establishments	Medical / dental	Churches.
Veterinary (without outside kennel)	Retail	
Specialty Food Store (need garbage refrigerator if selling food)	Veterinary (without outside kennel)	
	Specialty Food Store (need garbage refrigerator if selling food)	

- c. **Special exception uses** - The Special Exception Uses allowed on the subject property as defined by the specific tracks identified in ATTACHMENT "B" are as follows:

Tract A	Tract B	Tract C
Video rental over 5,000 s.f.	Video rental	Video rental
Sale of used goods	Sale of used goods	Sale of used goods
Recreational and entertainment uses.	Recreational and entertainment uses.	Recreational and entertainment uses.
Other uses not specifically prohibited or prohibited which the planning and zoning board determines as the type and intensity of activity desired in for this property.	Other uses not specifically prohibited or prohibited which the planning and zoning board determines as the type and intensity of activity desired in for this property.	Other uses which the planning and zoning board determines as the type and intensity of activity desired in the district.

- d. **Prohibited Uses include:** - The Prohibited Uses not allowed on the subject property as defined by the specific tracks identified in ATTACHMENT "B" are as follows:

Tract A	Tract B	Tract C
Any industrial or manufacture uses	Any industrial or manufacture uses	Any industrial or manufacture uses
Any storage uses	Any storage uses	Any storage uses
Grocery Stores	Grocery Stores	Grocery Stores
Drive-Through foods	Drive-Through foods	Drive-Through foods
Convenience stores	Convenience stores	Convenience stores
Gas Stations or Gas Sales of any kind	Gas Stations or Gas Sales of any kind	Gas Stations or Gas Sales of any kind
Auto parts	Auto parts	Eating or drinking establishment
Tire Store	Tire Store	Auto parts
Repair Shop	Repair Shop	Tire Store
Manufacturing and warehousing activities	Manufacturing and warehousing activities	Repair Shop
Industrial activities.	Industrial activities.	Manufacturing and warehousing activities
Sale, repair, or storage of cars, trucks, RVs, and boats.	Sale, repair, or storage of cars, trucks, RVs, and boats.	Industrial activities.
Day Care	Any use not in keeping with the commercial character of the district.	Sale, repair, or storage of cars, trucks, RVs, and boats.
Any use not in keeping with the commercial character of the district.		Day Care
		Any use not in keeping with the commercial character of the district.

- (2). **Pedestrian Connections** - Tract A, B & C will have pedestrian connections. A pedestrian connection to the residential property to the southwest will also be required in at the time of the development of Tract "B".
- (3). **Deed Restrictions** - Prior to the approval of any final plat, the owner shall record deed restrictions that creates a Property Owner's Association.
- (4). **Stand Alone Clause** - Each phase of development must operate as an individual unit in so much as requiring each particular phase to be able to stand-alone in the event no other phase is developed.
- (5). **Utilities and equipment** - All utilities must be underground. All utility equipment (i.e. transformers, etc.) must be well screened.
- (6). **Buffers.** A 25' foot landscape buffer will be required along the existing ROW line of CR 535. A 20' landscape buffer will be required along Tilden Road. No buildings or parking may be allowed in the buffer area. Landscaping will be required internal to parking areas with no more than 15 parking spaces without an island. Landscaping will be required along the fronts of all buildings. Commercial development that backs up to the

residential property to the west and south must provide a six foot masonry wall with a 10 foot landscape buffer with 60 gallon oak tree planted every 50 feet on center.

- (7) **Design Criteria** - Prior to any preliminary plat approvals, the developer shall provide typical front elevations and floor plans for Planning and Zoning Board approval. The City Planning and Zoning Board shall approved these typical elevations and floor plans if they find the elevations and floor plans:
1. Conforms to the general design of New Orleans style as generally described in James Hall's March 27, 2000 letter hereby included in the ordinance as ATTACHMENT "C".
 2. Provides aesthetic and architectural enrichment for the Winter Garden community.
 3. Project may incorporate a clock tower displaying project signage. The clock tower may have a 25 foot setback from the CR535 right of way if developed as a stand alone structure and not incorporated in an habitable building.
- (8) **Recording** - The Developer will pay for the recording of this ordinance.
- (9) **Condominiums**. The office and retail buildings are approved for condominiums subject to the City ordinance.
- (10) **Signage** - No pole signage is allowed. Two 150 s.f. Monument style signage shall be used in lieu of pole signage. These signs shall be no higher than 13 feet.
- (11) **Curbing** - All parking lot areas shall have FDOT type F curbing.
- (12) **Platting Requirements** - The identification of three tracts on ATTACHMENT "B" is hereby considered the approved preliminary plat. Final plat must be submitted and approved by the City Commission prior to the sale or development of any of the tracts.
- (13) **Site Plan requirements** - ATTACHMENT "B" is conceptual and is for zoning purposes only. Any new development on the subject property must submit detailed site plans and a concurrency study for both Staff and the P&Z Board approval.
- (14) **CR535** - Developer will provide 20 feet of Right of Way at the time of site plan approval.

Section III The City Clerk and the City Manager are hereby authorized and directed to amend the Official Winter Garden Zoning Map in accordance with the provisions of this ordinance.

Section IV This PCD may be amended via a resolution approved by the City Commission.

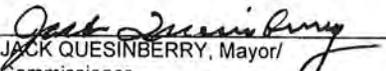
Section V All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section VI This Ordinance shall become effective upon Approval by the City Commission.

FIRST READING: April 27 2000.

SECOND READING AND PUBLIC HEARING: May 25, 2000.

APPROVED:


JACK QUESINBERRY, Mayor/
Commissioner

ATTESTED:


KATHY MONTTOYA, City Clerk

(windward cay com ord V / 05/26/2000)

LAND DESCRIPTION
WINDWARD CAY - COMMERCIAL TRACT

A PORTION OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 27 EAST; THENCE NORTH 89°56'53" WEST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 11, A DISTANCE OF 1355.85 FEET; THENCE SOUTH 00°17'37" WEST ALONG A LINE 30.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST ONE-HALF (W 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 11, A DISTANCE OF 685.52 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF WINTER GARDEN-VINELAND ROAD (COUNTY ROAD 535) WITH THE MONUMENTED SOUTH RIGHT-OF-WAY OF TILDEN ROAD (60 FOOT RIGHT-OF-WAY PER MONUMENTATION) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°17'37" WEST ALONG SAID LINE, 755.94 FEET; THENCE NORTH 89°42'23" WEST, 243.00 FEET; THENCE NORTH 10°11'36" WEST, 361.69 FEET; THENCE NORTH 89°45'42" WEST, 307.84 FEET; THENCE NORTH 00°14'18" EAST, 399.99 FEET; THENCE SOUTH 89°45'42" EAST ALONG THE SOUTH RIGHT-OF-WAY OF TILDEN ROAD AS MONUMENTED, 617.05 FEET TO THE POINT OF BEGINNING.

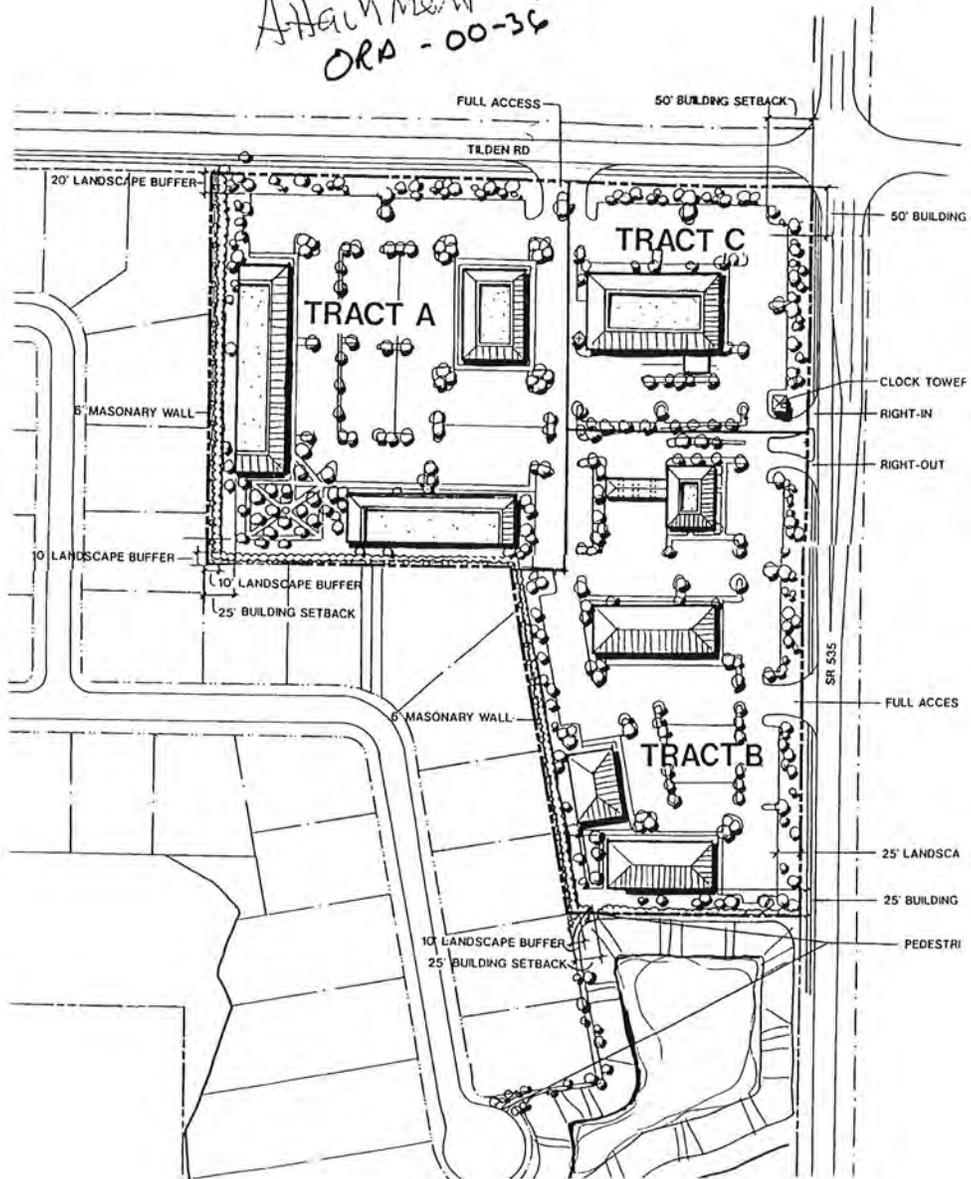
SAID LANDS LYING IN ORANGE COUNTY, FLORIDA, CONTAINING 7.918 ACRES, MORE OR LESS.

Attachment 'A' ord. 00-36

PREPARED BY:
CEMS CONSULTANTS, INC.
568 WEST SILVER STAR EXTENSION
OCOOE, FLORIDA 34761-2062

PROJECT NO. 568.048
JANUARY 27, 1999
FILE: F:\WPDOC\LEGALSWINDCAY2.COM
SHEET 2 OF 3 SHEETS

Attachment "B"
ORA - 00-36





Urban & Environmental Planners
Landscape Architects
500 Delaney Avenue, Orlando, Florida 32801
Phone (407) 422-4040 • FAX (407) 425-7427

Brian C. Canin, AIA, AICP, *President*
Myrna F. Canin, *Vice President*
Brian F. Davis, ASLA, *Vice President*
James R. Hall, AICP, ASLA, *Vice President*
Ronald P. Manley, MURP, *Vice President*
Timothy P. Campbell, ASLA, *Senior Associate*
James B. Hamil, *Senior Associate*
David A. Lesiuk, ASLA, *Senior Associate*
Kenneth L. Van Derveer, *Senior Associate*
Craig A. Batstone, *Associate*
Stephen G. DiRobbio, *Associate*
Kenneth B. Sussman, ASLA, AICP, *Associate*
Guanghui Zhao, *Associate*

March 27, 2000

Mark Cechman
Director of Planning
City of Winter Garden
251 West Plant Street
Winter Garden, FL 34787

Re: **Windward Cay (a/k/a Garden City Shops)**
CA Job No. 99080

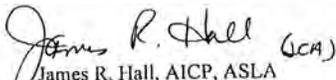
Dear Mr. Cechman:

In prior discussions regarding the architecture of the Winward Cay development, the architectural style was to follow the motif of "New Orleans" style architecture. This style is a mosaic of different architectural styles adopting characteristics of French colonial, gothic revival, renaissance and Victorian, among others. Rather than label the future development with a particular style with subjective interpretations, I believe it would be more pertinent to list a few building elevation characteristics that would reduce the building mass while blending the development into the surrounding community. The following is a list of architectural criteria that would be used to reduce the massing of the Winward Cay development:

- The building height would be varied to give the appearance of numerous distinct massing elements.
- At least two roof planes shall be used on the primary façade.
- Decorative parapets may be used to add visual interest to the roofline.
- Large monolithic building façades without architectural detail will be avoided. The depth of the building façade will have variations in it to add visual interest and reduce building mass.
- Human scale would be brought to the project by including elements such as covered entries and covered walkways. This includes streetscape features such as street furniture and street trees.
- To add visual interest to the building façade, the following treatments may be applied to the exterior wall: color changes; texture and/or material change; pattern change or architectural banding.
- All service areas will be fenced and screened to match the color and style of the building.

If you have any questions or comments, please contact me at (407) 422-4040.

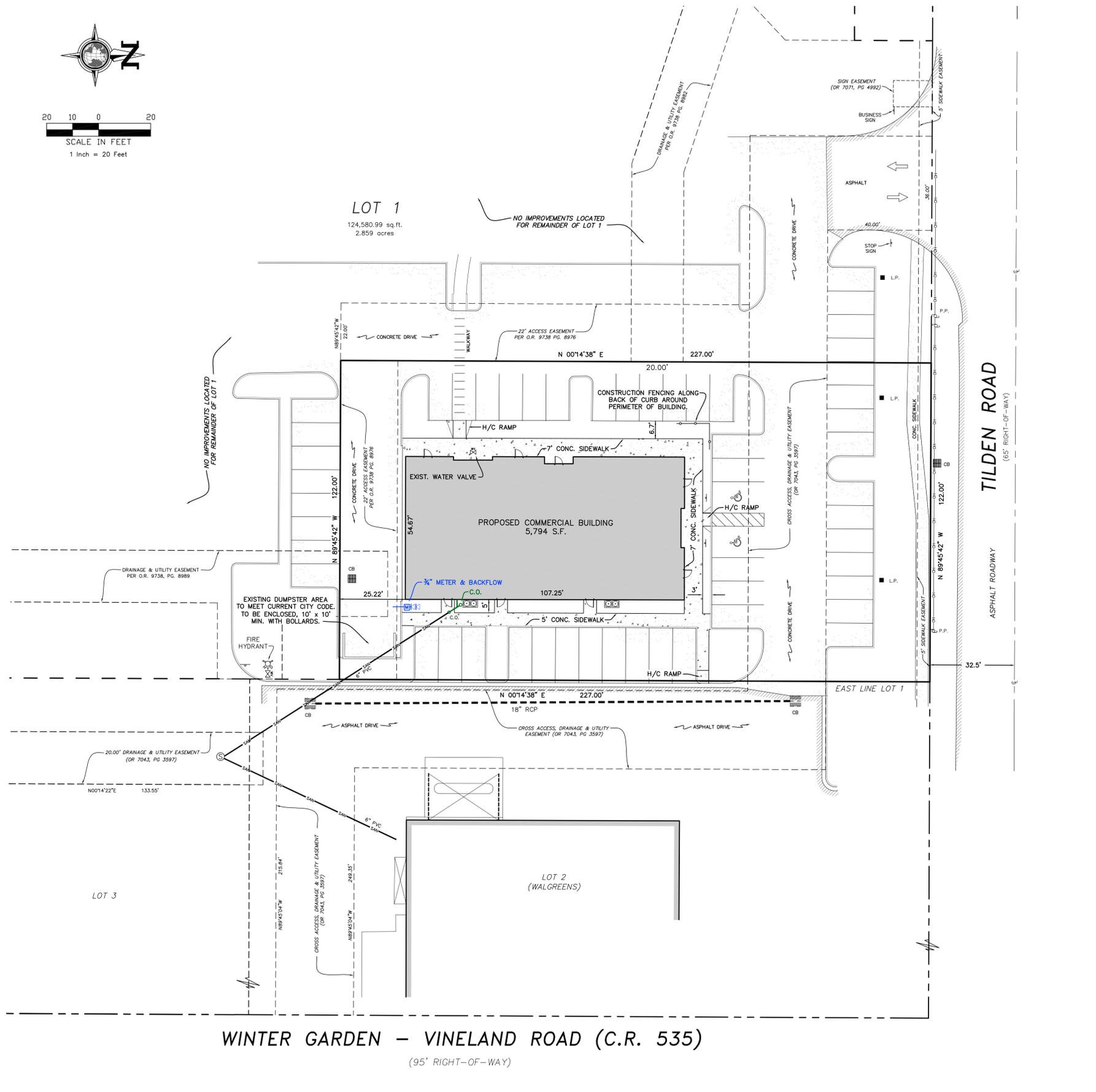
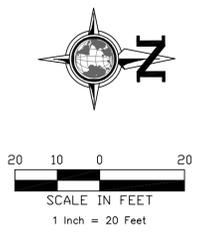
Sincerely,


James R. Hall, AICP, ASLA
Vice President, Planning

JRH/LP:jca

G:\99080\Admin\Letter\Cechman_M_03-27-00.doc

Attachment
Ord 00-36



CITY NOTES:

- DUMPSTER PAD IS EXISTING, BUT SHALL MEET ALL CITY REQUIREMENTS: MINIMUM 10' DEPTH AND WIDTH INSIDE THE ENCLOSURE INCLUSIVE OF BOLLARDS - DUMPSTER SHALL BE ENCLOSED.
- PROJECT SHALL BE CONSTRUCTED PURSUANT TO THE UPDATED CITY STANDARD DETAIL SHEETS AVAILABLE ON THE CITY'S WEBSITE: COORDINATE WITH PUBLIC SERVICES - UTILITIES.
- COUNTY APPROVAL WILL BE REQUIRED FOR ANY WORK WITHIN THE C.R. 535 OR TILDEN ROAD RIGHTS-OF-WAY (NO WORK PROPOSED IN THIS AREA).
- PRIVATE EASEMENTS FOR UTILITIES, ACCESS AND DRAINAGE HAVE BEEN PROVIDED PREVIOUSLY. THE CITY OF WINTER GARDEN WILL NOT MAINTAIN ANY PORTION OF THE PRIVATE UTILITY, DRAINAGE OR DRIVEWAY SYSTEMS SHOWN ON THE PLAN.
- THE OWNER IS RESPONSIBLE FOR MEETING ALL PROVISIONS OF ADA AND FLORIDA ACCESSIBILITY CODE. CONTRACTOR SHALL REVIEW EXISTING SIDEWALKS UPON COMPLETION OF UTILITY CONNECTIONS AND CONSTRUCTION OF BUILDING. ALL CRACKED SIDEWALKS, DAMAGED SHALL BE REPAIRED TO MEET CURRENT ADA CODE.
- ALL ON-SITE ROADWAYS AND UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
- ALL WORK SHALL CONFORM TO CITY OF WINTER GARDEN STANDARDS AND SPECIFICATIONS.
- 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, STORM WATER PONDS OR ON-SITE UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION, LOCATION AND PROTECTION OF ALL UTILITIES THAT MAY EXIST WITHIN THE PROJECT LIMITS.
- NO FILL OR RUNOFF WILL BE ALLOWED TO DISCHARGE ONTO ADJACENT PROPERTIES; EXISTING DRAINAGE PATTERNS SHALL NOT BE ALTERED. THE 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.
- 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 PRE-CONSTRUCTION MEETING AND SHALL PAY ALL ENGINEERING REVIEW FEES

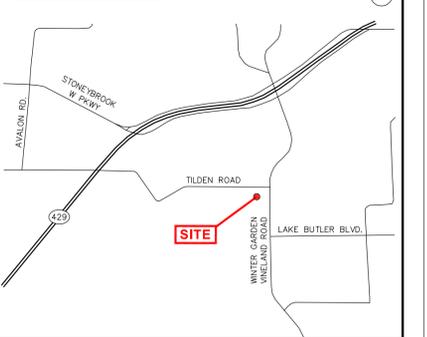
LEGAL DESCRIPTION:

THE EAST 122.00 FEET OF THE NORTH 227.00 FEET OF LOT 1, WINDWARD CAY EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 141 THROUGH 142, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, CONTAINING 0.635 ACRES, MORE OR LESS.

AERIAL MAP:



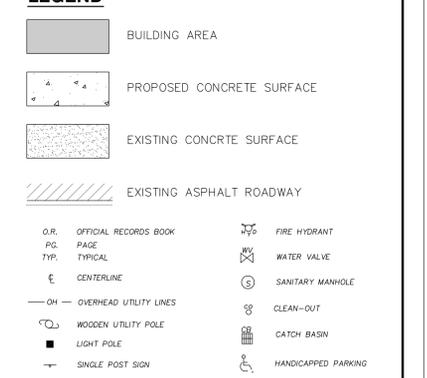
VICINITY MAP:



SURVEY NOTES:

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
- REVISIONS DO NOT CONSTITUTE A RECERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 1 AS N89°45'42"W (ASSUMED).
- THE DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.
- NO INTERIOR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE INDICATED.
- THE LANDS SHOWN HEREON LIE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) ACCORDING TO "FIRM" MAP NO. 12095C0215 F AND COMMUNITY NO. 120179 0215 F, DATED SEPTEMBER 25, 2009.
- ALL ADJOINERS PROVIDED BY THE CLIENT HAVE BEEN SHOWN HEREON.

LEGEND



No.	DATE	REVISION	No.	DATE	REVISION
1	4-15	INITIAL BUILDING LAYOUT			
2	4-14-15	REVISED BUILDING SIZE			

WATSON-BRITT ENGINEERING, LLC
 1536 Commercial Park Drive, Suite 7
 Lakeland, Florida 33801
 phone (863) 248-6082 fax (863) 248-1589
 Certificate of Authorization No. 28011

Filename:	15-WC BASE	Horizontal Scale:	1"= 20'
X-ref:	N/A	Vertical Scale:	N/A
View:	SITE	Designed/Drawn by:	DRW
Initial dwg. date:	4-1-15	Checked by:	SBW

Windward Cay Office Park
 SITE GEOMETRY PLAN
 13838 TILDEN ROAD, WINTER GARDEN, FLORIDA 34787

PROJECT No.	15-WC	SHEET No.	1
Stephen B. Watson, P.E. # 46194	Date:	OF	1

WINDWARD CAY OFFICE PARK, WINTER GARDEN, FLORIDA 34787

DRAWING INDEX

DIAG. No	DESCRIPTION
TITLE COVER SHEET	
ARCHITECTURAL	
A1	FLOOR PLAN
A2	ELECTRICAL & PLUMBING PLAN
A3	ELEVATIONS
A4	SECTIONS & DETAILS
STRUCTURAL	
S1	FOUNDATION PLAN
S2	ROOF FRAMING PLAN, SECTIONS & DETAILS

APPLICABLE CODES:

1. FLORIDA BUILDING CODE 2010, BUILDING
2. FLORIDA BUILDING CODE 2010, PLUMBING
3. FLORIDA BUILDING CODE 2010, MECHANICAL
4. FLORIDA BUILDING CODE 2010, ACCESSIBILITY
5. NATIONAL ELECTRIC CODE 2008
7. FIRE PREVENTION CODE 2010

USE-GROUP: B-BUSINESS
 CONSTRUCTION TYPE: V-B UNPROTECTED
 FIRE PROTECTION: NON SPRINKLERED
 BUILDING AREA: 5,908 SQ. FT.

BUILDING LIMITATIONS (GROUP B)
 CONSTRUCTION TYPE - TYPE V-B
 ALLOWABLE HEIGHT (FEET) - 40'
 ACTUAL HEIGHT (FEET) - 16'
 ALLOWABLE HEIGHT (STORIES) - 2
 ACTUAL HEIGHT (STORIES) - 1
 ALLOWABLE TABULAR AREA PER TABLE 503 - 9,000 SF.

MEANS OF EGRESS:

5,908 SF. / 100 = 59 PERSONS (CALCULATED FOR BUILDING PRINCIPAL USAGE - BUSINESS)

WIND DESIGN DATA:

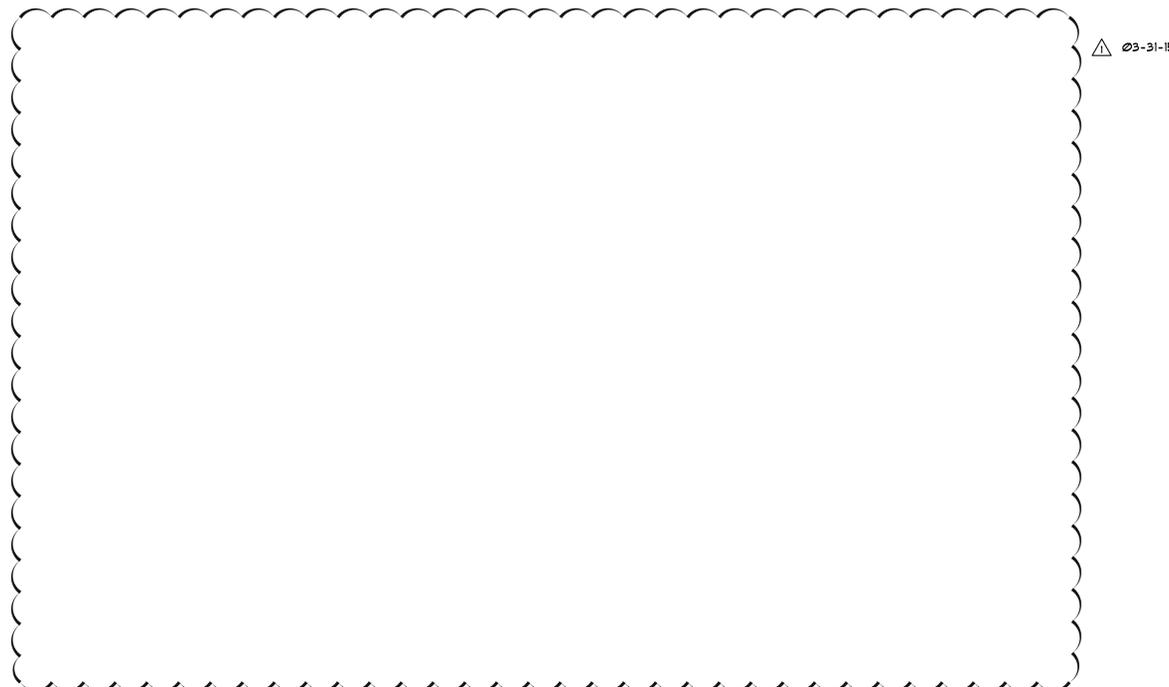
1. ULTIMATE DESIGN WIND SPEED: 140 MPH
2. NOMINAL DESIGN WIND SPEED: 108 MPH
3. RISK CATEGORY: II
4. EXPOSURE CATEGORY: B
5. ENCLOSURE CLASSIFICATION: 4 INTERNAL PRESSURE COEFF. ENCLOSED (±0.18)
6. COMPONENTS & CLADDING:
 - ROOF: (16.1/-30.3) PSF
 - WALLS: (+33.1/-36.1) PSF

ABBREVIATIONS

AB.	ANCHOR BOLT	ELEV.	ELEVATION
ACT	ACOUSTICAL CEILING TILE	EMER	EMERGENCY
AFF.	ABOVE FINISHED FLOOR	ENCL.	ENCLOSURE
AGGR.	AGGREGATE	EQ.	EQUAL
AL.	ALUMINUM	EQUIP.	EQUIPMENT
ALT.	ALTERNATE	EW.	EACH WAY
APPROX.	APPROXIMATE	EW.C.	ELECTRIC WATER COOLER
ARCH.	ARCHITECTURAL	EXP.	EXPANSION
		EXT.	EXTERIOR
BD.	BOARD	F.A.	FIRE ALARM
BLDG.	BUILDING	F.D.	FLOOR DRAIN
BLK.	BLOCK	F.D.C.	FIRE DEPARTMENT CONNECTION
BLK.G.	BLOCKING	FDN.	FOUNDATION
BM.	BEAM	F.E.	FIRE EXTINGUISHER
BOT.	BOTTOM	F.E.C.	FIRE EXTINGUISHER CABINET
BTUN.	BETWEEN	FF.	FINISH FLOOR
BUR.	BUILT UP ROOFING	F.H.C.	FIRE HOSE CABINET
B.W.	BOTH WAYS	FIN.	FINISH
		FL.	FLOW LINE
C.J.	CONTROL JT.	FLR.	FLOOR
CLG.	CEILING	FLUOR.	FLUORESCENT
CLKG.	CAULKING	FND.	FOUNDATION
CLR.	CLEAR	F.O.B.	FACE OF BRICK
CMU.	CONCRETE MASONRY UNIT	F.O.C.	FACE OF CONCRETE
COL.	COLUMN	F.S.	FULL SIZE
CONC.	CONCRETE	FT.	FOOT OR FEET
CONN.	CONNECTION	FTG.	FOOTING
CONSTR.	CONSTRUCTION	FURR.	FURRING
CONT.	CONTINUOUS		
C.T.	CERAMIC TILE	GA.	GAUGE
		GALV.	GALVANIZED
DEG.	DEGREE	G.C.	GENERAL CONTRACTOR
DET./DTL.	DETAIL	GL.	GLASS
D.F.	DRINKING FOUNTAIN	GR.	GRADE
DIAG.	DIAGONAL	GYP.	GYPSUM
DIA.	DIAMETER	GYP. BD.	GYPSUM BOARD
DN.	DOWN		
D&.	DOWNSPOUT	H.B.	HOSE BIBB
DWG.	DRAWING	H.C.	HOLLOW CORE
		H/C	HANDICAPPED
E	EAST	HDWD.	HARDWOOD
(E)	EXISTING	HDWE.	HARDWARE
EA.	EACH	HM.	HOLLOW METAL
E.J.	EXPANSION JOINT	HR.	HOUR
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	HT.	HEIGHT
EL. ELEV.	ELEVATION	HVAC	HEATING, VENTILATION AND AIR CONDITIONING
ELEC.	ELECTRICAL		
ID.	INSIDE DIAMETER	R.	RISER
INSUL.	INSULATION	R.D.	ROOF DRAIN
INT.	INTERIOR	RE.	REFER TO ..
		REFR.	REFRIGERATOR
JAN.	JANITOR	REINF.	REINFORCED
JNT.	JOINT	REQ.D.	REQUIRED
JST.	JOIST	RM	ROOM
		R.O.	ROUGH OPENING
KIT.	KITCHEN	S.	SOUTH
		S.C.	SOLID CORE
LAB.	LABORATORY	SCHED.	SCHEDULE
LAM.	LAMINATE	SECT.	SECTION
LAV.	LAVATORY	SF.	SQUARE FOOT
LT.	LIGHT	SHT.	SHEET
		SIM.	SIMILAR
MAX.	MAXIMUM	SPEC.	SPECIFICATION
MECH.	MECHANICAL	SQ. OR #	SQUARE
MEMB.	MEMBRANE	S.S.	STAINLESS STEEL
MFR.	MANUFACTURER	STAGG.	STAGGERED
M.H.	MANHOLE	STD.	STANDARD
MIN.	MINIMUM	STIFF.	STIFFENER
MISC.	MISCELLANEOUS	STL.	STEEL
M.O.	MASONRY OPENING	STRUC.	STRUCTURAL
MTL.	METAL	SUSP.	SUSPENDED
MUL.	MULLION		
N	NORTH	TR.	TREAD
N.I.C.	NOT IN CONTRACT	T & B	TOP AND BOTTOM
NO.	NUMBER	TER.	TERRAZZO
NOM.	NOMINAL	T & G	TONGUE & GROOVE
N.T.S.	NOT TO SCALE	THK.	THICK
		T/	TOP OF
O.C.	ON CENTER	TYP.	TYPICAL
O.D.	OUTSIDE DIAMETER	U.O.N.	UNLESS OTHERWISE NOTED

SYMBOLS LEGEND

WINDWARD CAY OFFICE
 (SHELL BUILDING)
 AT TILDEN RD.
 WINTER GARDEN, FLORIDA



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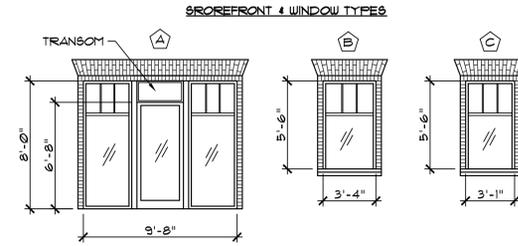
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WALL LEGEND	
NUMBER	DESCRIPTION
1	8" CMU WALL WITH BRICK EXTERIOR FINISH, 4 1/2" GYP BOARD ON 1x P.T. FURRING #24" O.C. AT INTERIOR.
2	8" CMU WALL WITH 1/2" STUCCO ON METAL LATH EXT. FINISH 4 1/2" GYP BOARD ON 1x P.T. FURRING #24" O.C. W/R-4 RIGID INSULAT. AT INTERIOR.

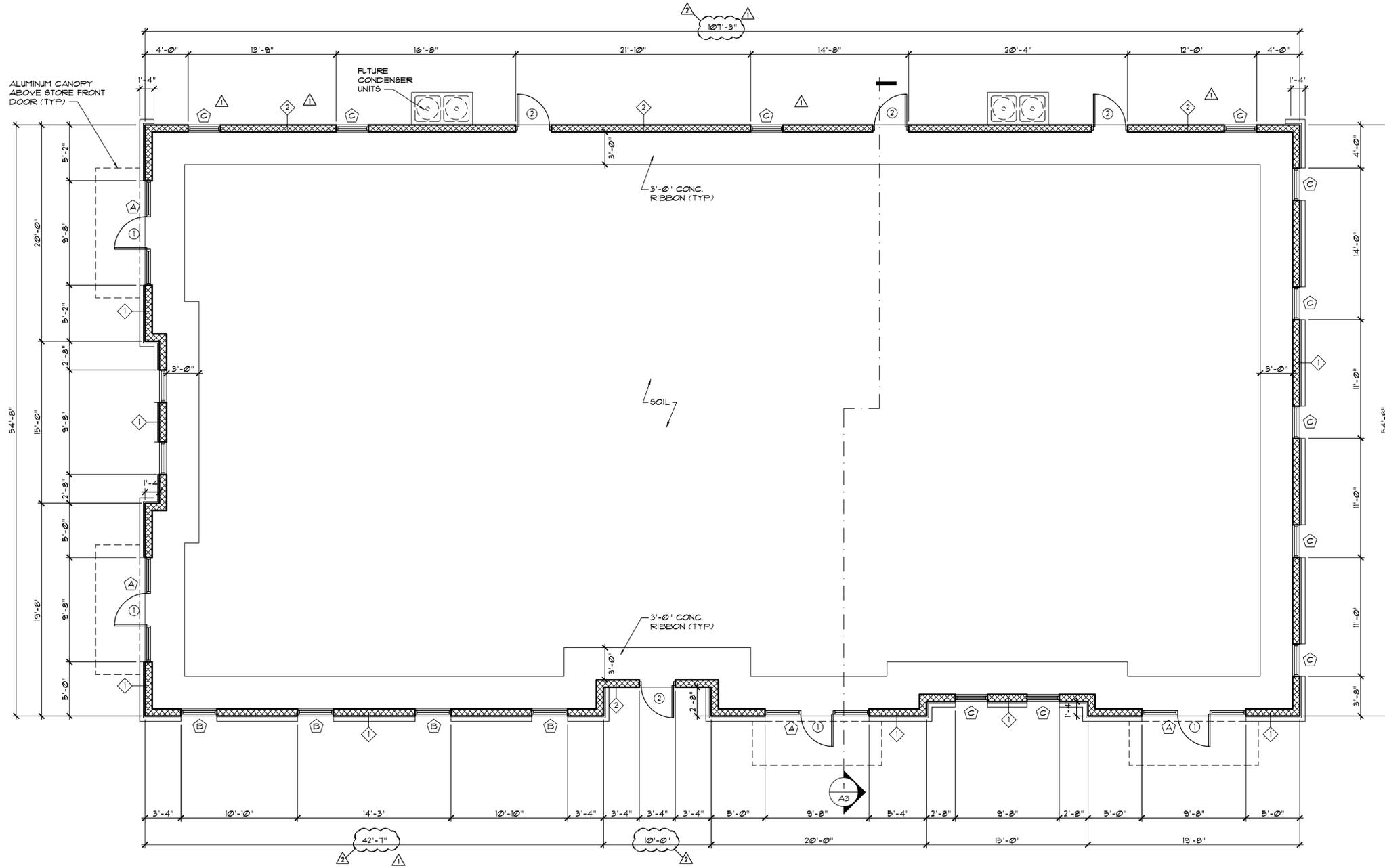
DOOR SCHEDULE					
NUMBER	SIZE	THICKN.	TYPE	FRAME	HARDWARE
1	3'-0" x 6'-8"	-	A	AL	BT, CL, TH, WS, PA
2	3'-0" x 6'-8"	1-3/4"	B	HM	BT, CL, TH, WS, PA

DOOR TYPES	
TYPE	DESCRIPTION
A	1/2" TEMP. GLASS
B	PAINTED HOLLOW METAL

HARDWARE	
SYMBOL	DESCRIPTION
BT	1-1/2" PAIR BUTTS
WS	WALL STOP
CL	CLOSER
PA	PANIC HARDWARE
PP	PUSH/PULL BAR
TH	THRESHOLD



DOOR NOTE:
 1. MANEUVERING CLEARANCES AT DOORS SHALL BE IN ACCORDANCE W/ ACCESSIBILITY REQUIREMENTS FOR THE DISABLE.



FLOOR PLAN
 SCALE: 1/8" = 1'-0"

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF JOB AND ORB ENGINEERING, INC. MUST BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS.

JULIO ORBEGOSO
 FLORIDA P.E. 38769
 DATE: _____

REVISIONS	DATE	ISSUE
△ XX-XX-XX		
△ 03-31-15		
△ 04-14-15		

DATE	ISSUE

NEW PLANS FOR:
 WINDWARD CAY OFFICE
 (SHELL BUILDING) AT TILDEN RD.
 WINTER GARDEN, FLORIDA

PROJECT	
DRAWING	A1
DRAWN	CARLOS
CHECK	JULIO
PROJECT NO.	1025.1
DATE	12-01-14

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△	XX-XX-XX
△	03-31-15

REVISIONS

DATE ISSUE

NEW PLANS FOR:
WINDWARD CAY OFFICE
(SHELL BUILDING) AT TILDEN RD.
WINTER GARDEN, FLORIDA

PROJECT

DRAWING **A2**

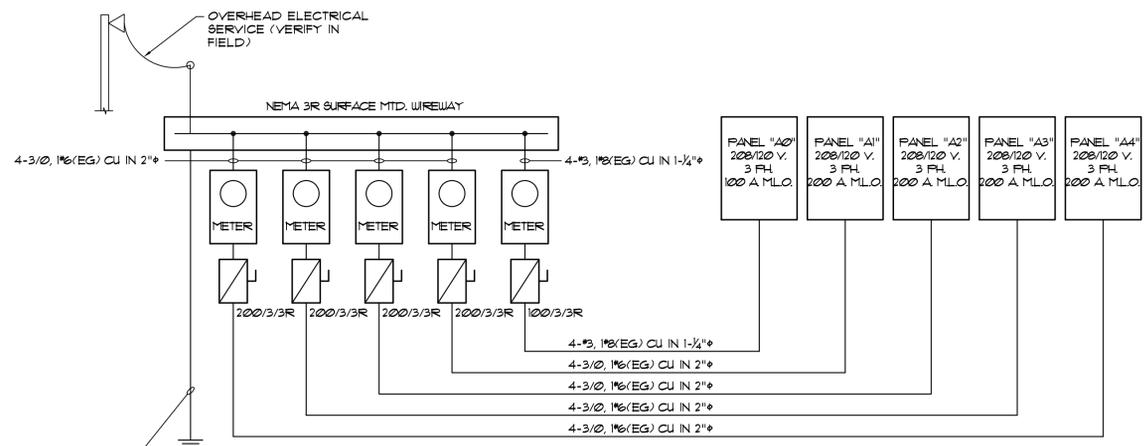
DRAWN CARLOS

CHECK JULIO

PROJECT NO. 1025.1

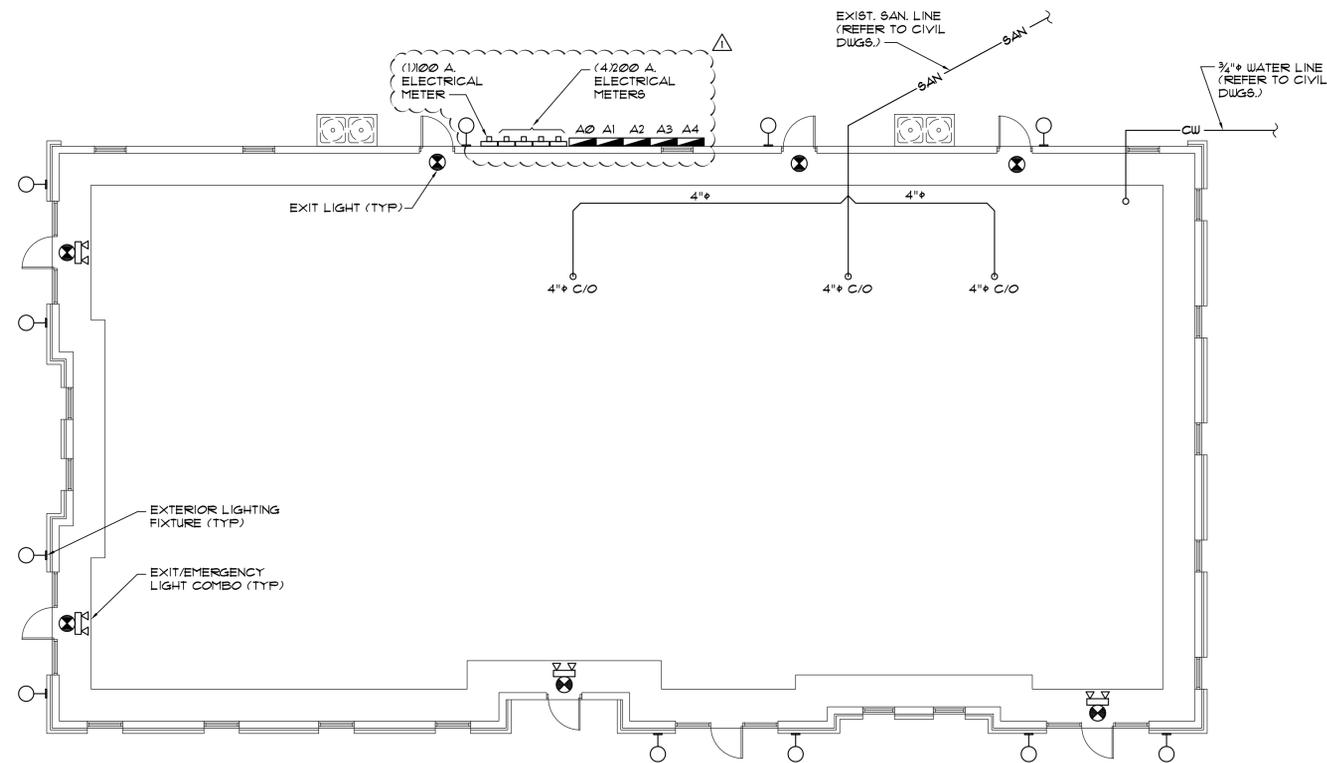
DATE 12-01-14

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email@orbengineering.net
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GROUNDING ELECTRODE SYSTEM IN COMPLIANCE WITH 2011 NEC ART. 250.50 AND TABLE 250.66. CONTRACTOR SHALL ESTABLISH ALL PRACTICAL GROUND ELECTRODES AS INDICATED BY NEC 250.50 IF NOT PRESENT.

ELECTRICAL RISER
SCALE: N.T.S.



PLUMBING & ELECTRICAL PLAN
SCALE: 1/8"=1'-0"

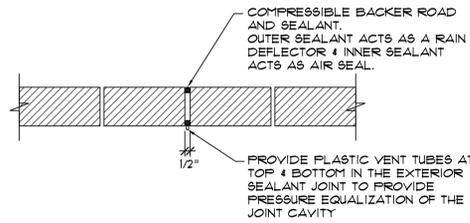
ELECTRICAL NOTE:
1. ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT METERS LOCATION WITH UTILITY SITE PLAN.
2. ELECTRICAL CONTRACTOR SHALL COORDINATE FINAL PANEL LOCATION WITH MEDICAL OFFICES PLAN LAYOUT.

LANDSCAPING NOTE:
ALL EXISTING LANDSCAPE AND IRRIGATION SYSTEM SHALL REMAIN THE AS IS. GENERAL CONTRACTOR TO ADD SOD ON NEW AREAS.

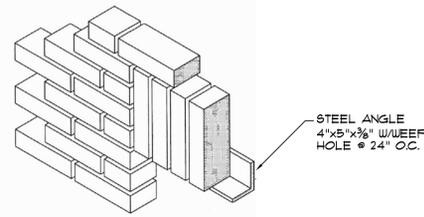
ELECTRICAL CALCULATION:
BUILDING USAGE: MEDICAL
AREA: 5,900 SF.
- LIGHTING & RECEPTACLES: 1 VA/SF x 5,900 SF. = 41,356 VA.
- HVAC: (1 Ton/300 SF) x (5,900 SF.) x (2,000 VA/Ton) = 39,337 VA
- WATER HEATER: 10,000 VA
- MISCELLANEOUS: 3 VA/SF. x 5,900 SF. = 17,724 VA.
TOTAL LOAD: 108,467 VA
ASSUMING 3 PHASE SERVICE 120/208 V.
TOTAL LOAD: 301.4 AMP.

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JULIO ORBEGOSO
FLORIDA P.E. 38769
DATE: _____



BRICK EXPANSION JOINT DETAIL
SCALE: 1-1/2"=1'-0"

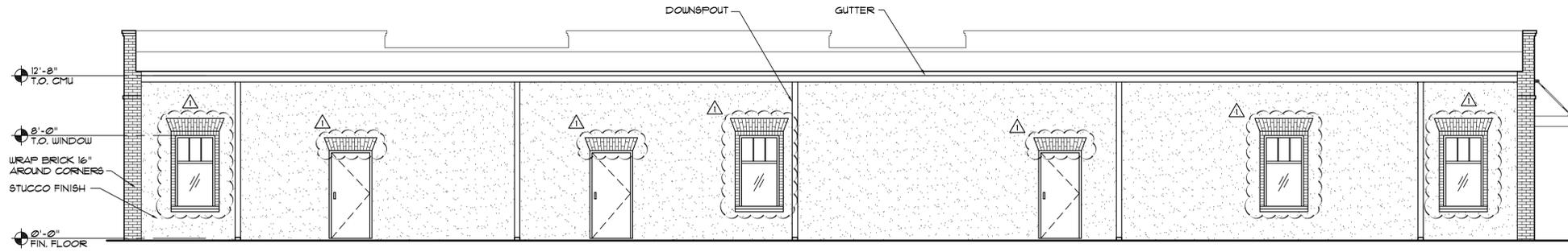


BRICK OPENING DETAIL
SCALE: N.T.S.

BRICK VENEER NOTES:

THE WALL SECTION DETAILS ARE TO BE COMBINED WITH RELATED CONSTRUCTION SUCH AS DOOR FRAMES, WINDOW FRAMES, FURRED WALLS, MOUNTED FIXTURES AND WALL PENETRATIONS SUCH AS FOR PIPE SLEEVES, ACCESS PANELS, ETC.

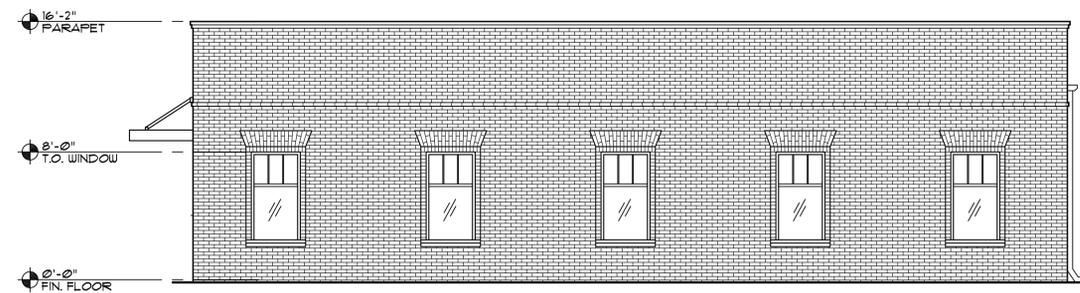
DESIGN LIMITS OF WALL TYPES, THICKNESS AND HEIGHTS ARE STRICTLY LIMITED BY MOST BUILDING CODES, SO CONSULT YOUR LOCAL CODE FOR THE LAST WORD ON PRELIMINARY DESIGN ASSUMPTIONS AND FINAL DESIGN. ALSO, SEE LITERATURE FROM THE NATIONAL CONCRETE MASONRY ASSOCIATION, THE BRICK INSTITUTE FOR COMPLETE ENGINEERING SPECIFICATIONS AND CONSTRUCTION APPLICATION INFORMATION.



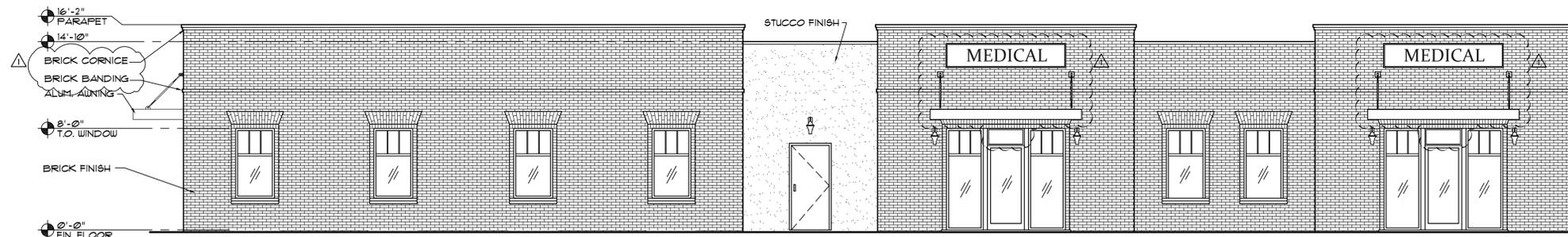
EAST SIDE ELEVATION
SCALE: 3/16"=1'-0"



NORTH ELEVATION
SCALE: 3/16"=1'-0"



SOUTH ELEVATION
SCALE: 3/16"=1'-0"



WEST SIDE ELEVATION
SCALE: 3/16"=1'-0"

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JULIO ORBEGOSO
FLORIDA P.E. 38769
DATE: _____

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△	XX-XX-XX
△	03-31-15

REVISIONS

DATE ISSUE

NEW PLANS FOR:
WINDWARD CAY OFFICE
(SHELL BUILDING) AT TILDEN RD.
WINTER GARDEN, FLORIDA

PROJECT _____

DRAWING **A3**

DRAWN **CARLOS**

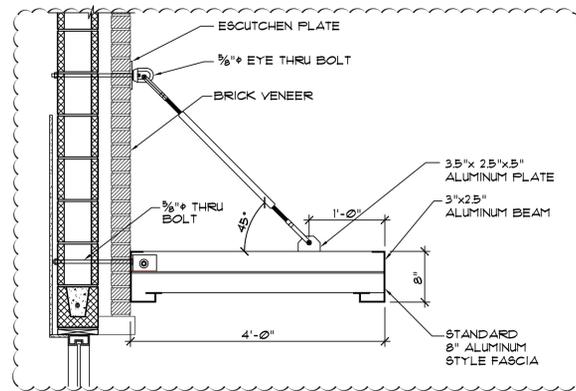
CHECK **JULIO**

PROJECT NO. **1025.1**

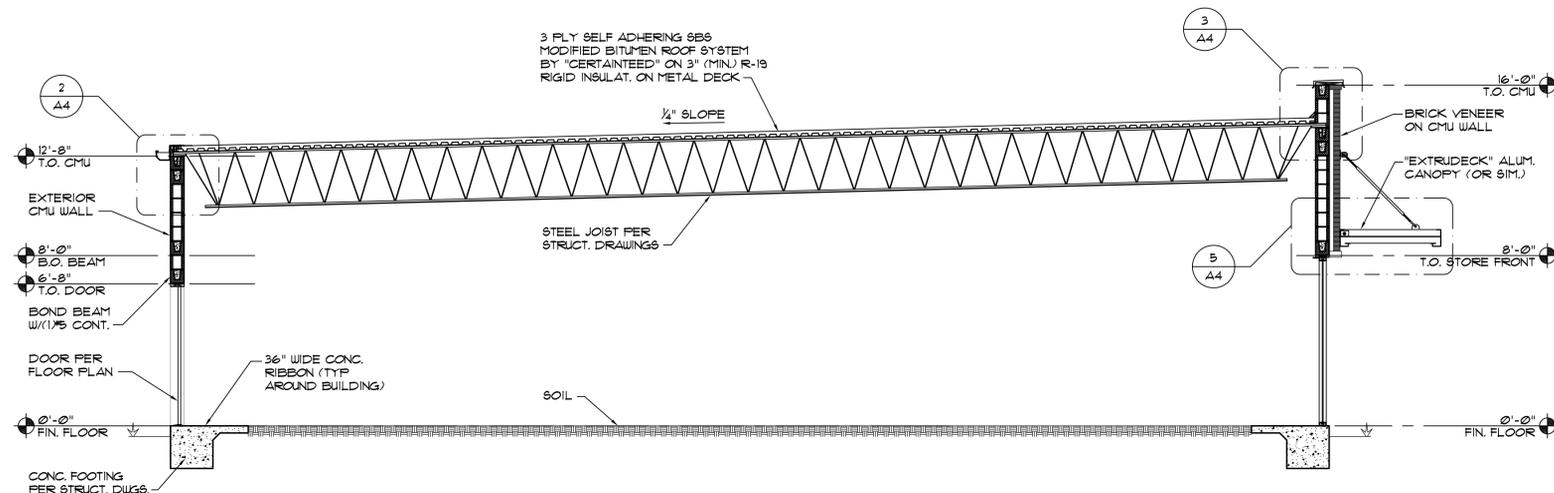
DATE **12-01-14**

ORB
ENGINEERING, INC.

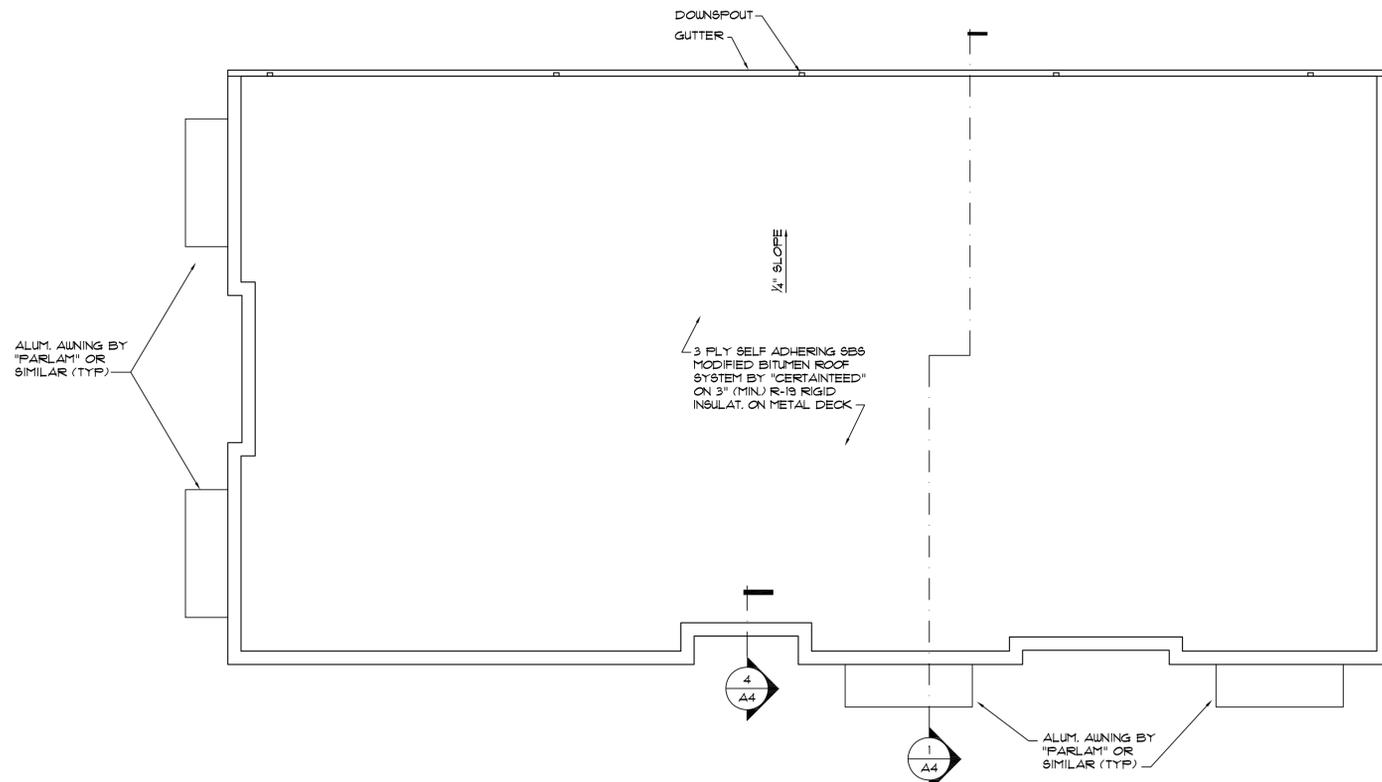
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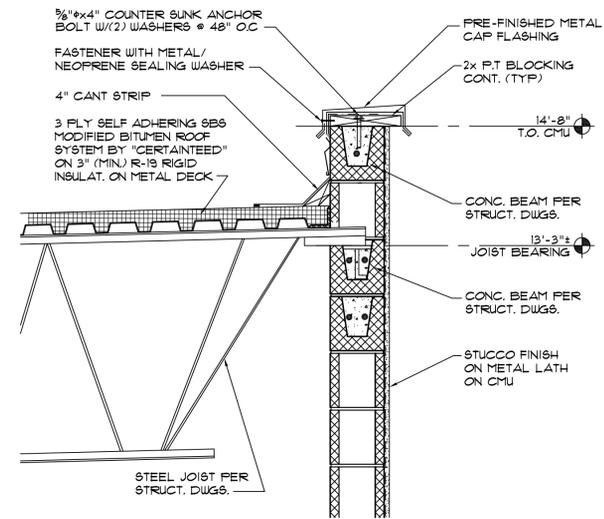
5 AWNING DETAIL
SCALE: 1/2"=1'-0"



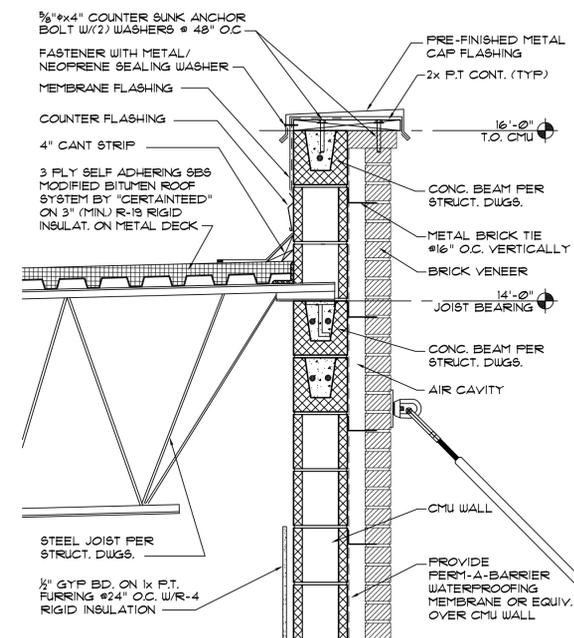
1 SECTION
SCALE: 1/4"=1'-0"



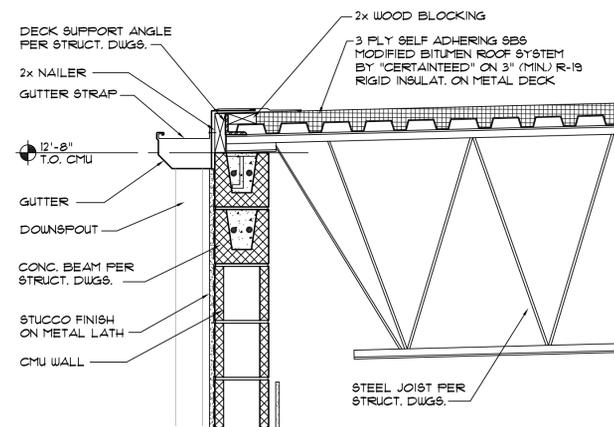
ROOF PLAN
SCALE: 1/8"=1'-0"



4 DETAIL
SCALE: 1"=1'-0"



3 DETAIL
SCALE: 1"=1'-0"



2 DETAIL
SCALE: 1"=1'-0"

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JULIO ORBEGOSO
FLORIDA P.E. 38769
DATE: _____

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△	XX-XX-XX
△	03-31-15
REVISIONS	
DATE	ISSUE

DATE	ISSUE
------	-------

NEW PLANS FOR:
WINDWARD GAY OFFICE
(SHELL BUILDING) AT TILDEN RD.
WINTER GARDEN, FLORIDA

PROJECT _____

DRAWING **A4**

DRAWN CARLOS

CHECK JULIO

PROJECT NO. 1025.1

DATE 12-01-14

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△	XX-XX-XX
△	03-31-15
△	04-14-15

REVISIONS

DATE ISSUE

NEW PLANS FOR:
WINDWARD CAY OFFICE
(SHELL BUILDING) AT TILDEN RD.
WINTER GARDEN, FLORIDA

PROJECT

DRAWING **S1**

DRAWN CARLOS

CHECK JULIO

PROJECT NO. 1025.1

DATE 12-01-14

ORB
ENGINEERING, INC.

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FOOTING SCHEDULE					
MARK	LENGTH	WIDTH	THICKN.	REINFORC.	REF.
F1	CONT.	2'-7"	2'-0"	(3) #5 CONT. 4 #4 @18" O.C. @ BOTT.	1/S1
F2	CONT.	2'-0"	2'-0"	(3) #5 CONT. 4 #4 @18" O.C. @ BOTT.	2/S1

STRUCTURAL NOTES

GENERAL:

1. WIND SPEED: 140 MPH
2. ALL WORK TO BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF FLORIDA BUILDING CODE 2010.
3. ONLY WRITTEN CHANGES APPROVED BY THE ENGINEER SHALL BE PERMITTED.
4. GENERAL CONTRACTOR SHALL COORDINATE STRUCTURAL DRAWINGS WITH ALL OTHERS DISCIPLINES. WHERE THERE ARE CONFLICTS IN INFORMATION PRESENTED IN THE DRAWINGS OR IF THE DRAWINGS ARE UNCLEAR OR INSUFFICIENT IN ANY MANNER THAT MAY INHIBIT THE CONTRACTOR'S UNDERSTANDING OF THE PROJECT, SUCH CONFLICTS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO BIDDING AND THE NECESSARY ADJUSTMENTS SHALL BE MADE PER HIS INSTRUCTIONS.

CONCRETE:

1. ALL WORK TO BE IN STRICT ACCORDANCE WITH THE ACI 318.
2. MIX DESIGN CRITERIA: REFER TO THE SPECIFICATIONS. ALL CONCRETE TYPE I PORTLAND CEMENT, (ASTM C 150), 3000 PSI COMPRESSIVE STRENGTH @ 28 DAYS. (U.O.N.) W/C RATIO LESS OR EQUAL TO 0.58. SLUMP - SLAB ON GRADE: 5" OTHER: 3" WATER - POTABLE CHLORIDE - NONE
3. PROVIDE NORMAL WEIGHT AGGREGATES IN COMPLIANCE WITH THE REQUIREMENTS OF ASTM C 33.
4. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60.
5. ALL CONCRETE REINFORCEMENT SHALL BE DETAILED, FABRICATED, LABELED, SUPPORTED AND SPACED IN FORMS AND SECURED IN PLACE IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE LATEST EDITION OF THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI 318-05 AND THE "MANUALS OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURE", ACI 318 LATEST EDITION.
6. ALL BAR SPLICES AND DOUELS SHALL LAP AS PER REQUIREMENTS OF ACI 318-05.

MASONRY:

1. DESIGN, MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE ACI STANDARD BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES: ACI 530/ACI 530.1.
2. CMU CELLS INDICATED IN PLAN OR NOTES AS FILLED CELLS SHALL BE GROUTED WITH 3000 PSI CONCRETE. (8" TO 10" SLUMP).
3. PROVIDE HORIZONTAL JOINT REINFORCING AT 24" O.C. VERTICAL IN ALL CMU WALLS.
4. CMU CONCRETE BLOCKS SHALL CONFORM TO ASTM C-90 (28 DAYS STRENGTH 2000 PSI) (FM+1500 PSI) LAID IN RUNNING BOND.
5. MORTAR SHALL BE TYPE S OR M.
6. PROVIDE VERTICAL REINFORCING IN CMU WALLS OF (1) #5 AT 4'-0" MAX. O.C. (TYPICAL UNO.)
7. PERM-A-BARRIER WATERPROOFING MEMBRANE SHALL BE INSTALLED OVER EXTERIOR FACE OF CMU WALLS (WHERE WALL IS FACED WITH BRICK VENEER) OR EQUIVALENT APPROVED BY ENGINEER.

FOUNDATIONS:

1. FOOTING DESIGN BASED ON MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF, WHICH SHALL BE VERIFIED BY A FLORIDA REGISTERED GEOTECHNICAL ENGINEER PRIOR TO START WORK.
2. PLACE FOOTING/SLAB ON COMPACTED SOIL, FOLLOWING RECOMMENDATIONS OF FINAL SOIL REPORT.
3. IF FOOTING ELEVATION OCCURS IN DISTURBED, UNSTABLE OR UNSUITABLE SOIL, THE ENGINEER SHALL BE NOTIFIED AND NECESSARY ADJUSTMENTS SHALL BE MADE PER HIS INSTRUCTIONS.
4. CAUTION SHALL BE USED WHEN OPERATING VIBRATORY COMPACTION EQUIPMENT NEAR EXISTING STRUCTURES TO AVOID THE RISK OF DAMAGING THE EXISTING STRUCTURE.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL "W" FLANGE SHALL BE OF ASTM A-500 STEEL (U.O.N.), OTHERS A-36. PROVIDE F14 46 KSI FOR STRUCTURAL TUBING.
2. ALL ERECTION AND FABRICATION OF STRUCTURAL STEEL SHALL CONFORM TO THE REQUIREMENTS OF THE AISC MANUAL OF STEEL CONSTRUCTION, LATEST EDITION AND AISC CODE OF STANDARD PRACTICE, LATEST EDITION.
3. ALL BOLTED STEEL CONNECTIONS ARE TO BE STANDARD AISC BOLTED CONNECTIONS AS PER AISC MANUAL AND SHALL BE CAPABLE OF SUPPORTING MAXIMUM ALLOWABLE UNIFORM BEAM LOADS, AS DETERMINED FROM TABLES OF UNIFORM LOAD CONSTANTS OF THE AISC MANUAL. ALL BOLTS SHALL BE HIGH STRENGTH ASTM A-325.
4. ALL WELDS ARE TO CONFORM TO AISC STANDARDS AND LOAD TABLES.
5. WELDED CONNECTIONS SHALL DEVELOP THE FULL SHEAR AND/OR MOMENT CAPACITY OF THE MEMBERS CONNECTED.
6. SUBMIT STEEL ERECTION AND SHOP DRAWINGS FOR REVIEW.

STEEL JOIST:

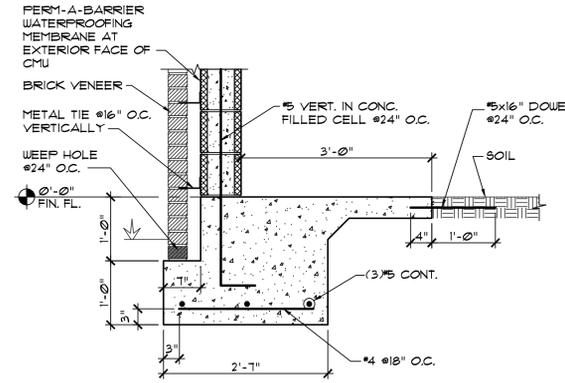
1. ALL FABRICATION AND ERECTION OF PRE-FABRICATED STEEL JOISTS SHALL BE IN COMPLIANCE WITH THE "RECOMMENDED CODE OF STANDARD PRACTICE."
2. SUBMIT CALCULATIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.

ROOF METAL DECK:

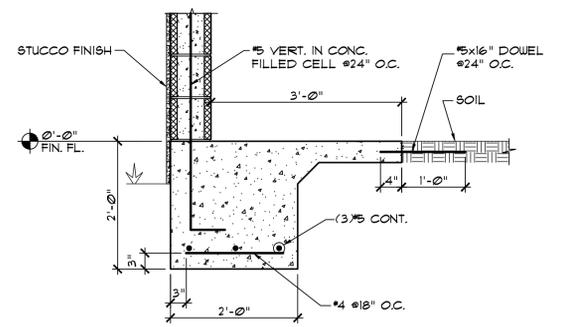
1. PROVIDE WIDE RIB METAL DECK WITH THE FOLLOWING MINIMUM PROPERTIES:
1-1/2" MINIMUM DEPTH
22 GAUGE
Min. Sp = 0.169 IN4/FT Min. Sp = 0.186 IN3/FT
Fy = 33 KSI Min. Sn = 0.192 IN3/FT
2. PROVIDE A 3/8" WELDING PATTERN WITH (3) SIDELAP FASTENERS PER SPAN. PROVIDE PUDDLE WELDS AT 6" O.C. ALONG EDGES.
3. METAL DECK SHALL BE CONTINUOUS FOR A MINIMUM OF THREE SPANS.

VERIFICATION OF FIELD CONDITIONS:

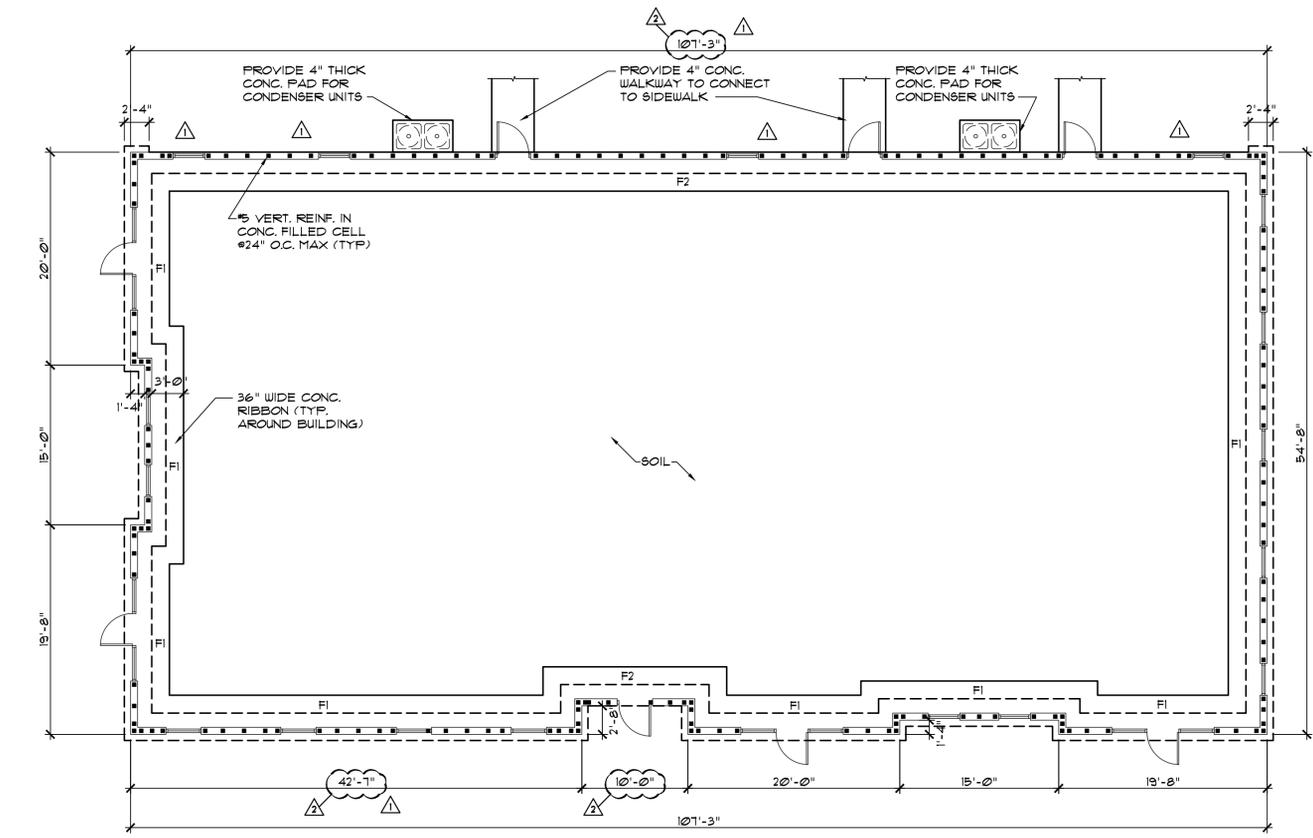
1. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS RELATIVE TO SAME. WHERE THERE ARE CONFLICTS BETWEEN ACTUAL FIELD CONDITIONS AND DATA PRESENTED IN THE DRAWINGS, SUCH CONDITIONS SHALL BE CALLED TO THE ENGINEER'S ATTENTION AND NECESSARY ADJUSTMENTS MADE PER THEIR INSTRUCTIONS.
2. GENERAL CONTRACTOR SHALL REVIEW AND APPROVE SHOP DRAWINGS BEFORE SUBMITTING TO THE ENGINEER, OTHERWISE THEY WILL BE REJECTED.
3. IF THERE ARE ANY DISCREPANCIES BETWEEN THESE STRUCTURAL NOTES AND THE SPECIFICATIONS, THE STRICTER OF THE TWO SHALL GOVERN.



1 FOOTING DETAIL
SCALE: 3/4"=1'-0"



2 FOOTING DETAIL
SCALE: 3/4"=1'-0"



FOUNDATION PLAN
SCALE: 1/8"=1'-0"

WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF JOB AND ORB ENGINEERING, INC. MUST BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS.

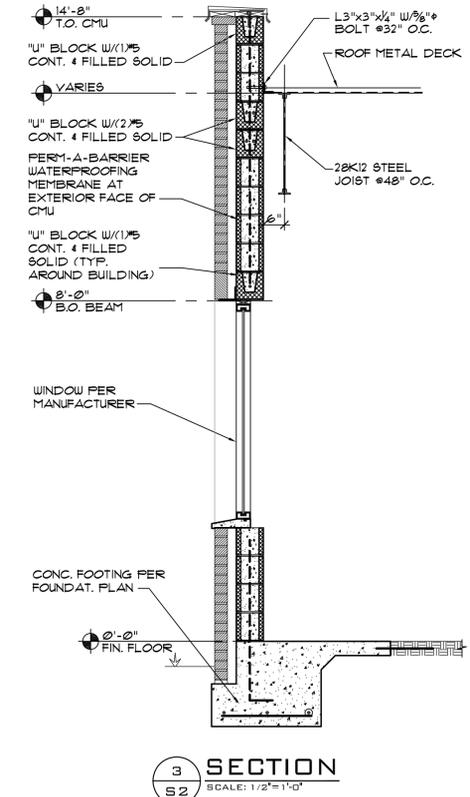
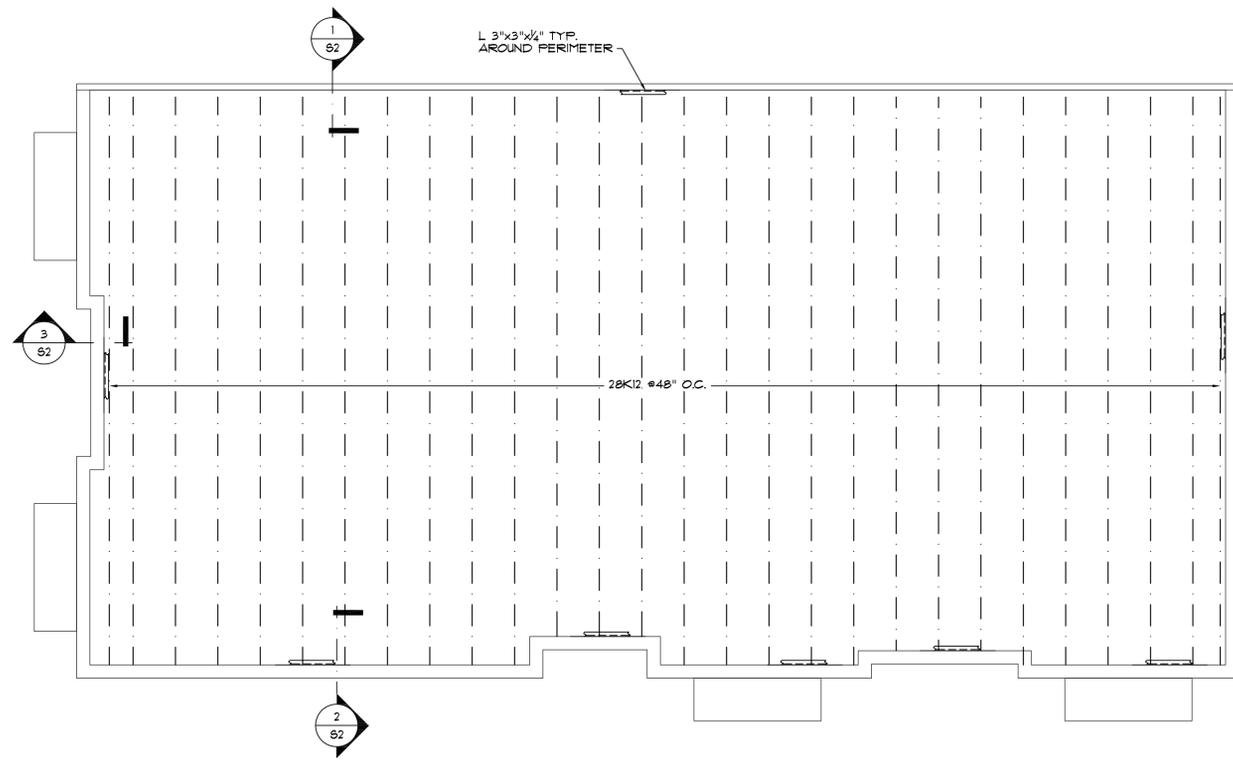
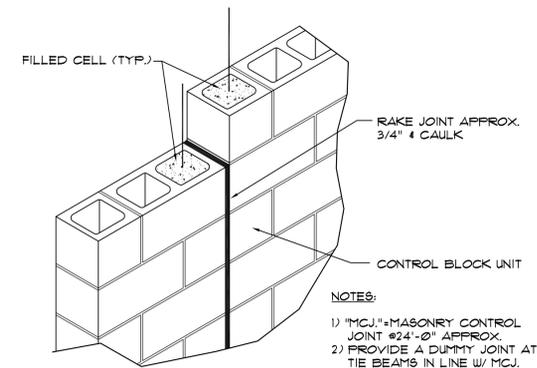
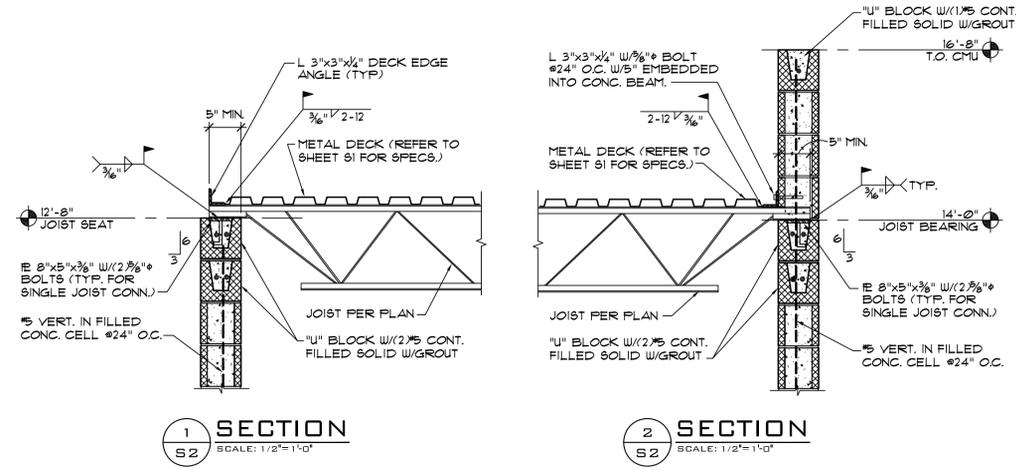
JULIO ORBEGOSO
FLORIDA P.E. 38769
DATE: _____

THESE DRAWINGS ARE THE PROPRIETARY WORK PRODUCT AND PROPERTY OF ORB ENGINEERING INC., DEVELOPED FOR THE EXCLUSIVE USE OF ORB ENGINEERING INC. USE OF THESE DRAWINGS AND CONCEPTS CONTAINED THEREIN WITHOUT THE WRITTEN PERMISSION OF ORB ENGINEERING INC. IS PROHIBITED AND MAY SUBJECT YOU TO A CLAIM FOR DAMAGES FROM ORB ENGINEERING INC.

XX-XX-XX

REVISIONS

DATE ISSUE



NEW PLANS FOR:
WINDWARD CAY OFFICE
(SHELL BUILDING) AT TILDEN RD.
WINTER GARDEN, FLORIDA

PROJECT

DRAWING **52**

DRAWN **CARLOS**

CHECK **JULIO**

PROJECT No. **1025.1**

DATE **12-01-14**

ORB
ENGINEERING, INC.
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WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF JOB AND ORB ENGINEERING, INC. MUST BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS.

JULIO ORBEGOSO
FLORIDA P.E. 38769
DATE: _____

CITY OF WINTER GARDEN - GENERAL NOTES:

- ALL UTILITY SYSTEMS AND IMPROVEMENTS CONSTRUCTED IN THE CITY OF WINTER GARDEN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUAL OF STANDARDS AND SPECIFICATIONS FOR UTILITY CONSTRUCTION FOR THE CITY OF WINTER GARDEN, TO BE REFERRED TO AS MSS/CWG, THE LATEST EDITION AT THE TIME PERMITS ARE APPROVED SHALL BE EFFECTIVE FOR THE DURATION OF THE SUBJECT WORK OR PROJECT DEVELOPMENT.
- THE CITY OF WINTER GARDEN GENERAL NOTES AND DETAILS ARE PROVIDED FOR THE CONVENIENCE OF FIELD PERSONNEL. THEY DO NOT INCLUDE ALL REQUIREMENTS OF THE MSS/CWG. THE CONTRACTOR SHALL REFER TO THE FULL TEXT OF THE MSS/CWG FOR FURTHER DETAIL AND CLARITY WHEN NEEDED.
- ANY REQUEST FOR VARIANCE OR NONCOMPLIANCE FROM THE MSS/CWG NOTED ABOVE MUST BE APPROVED BY THE CITY ENGINEER OR UTILITIES DIRECTOR.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN CLOSE PROXIMITY TO WATER, WASTEWATER, RECLAIMED WATER AND OTHER UTILITY SYSTEMS. THE CONTRACTOR SHALL COORDINATE UTILITY LOCATIONS WITH RESPECTIVE UTILITY OWNERS AND/OR CALL "SUNSHINE ONE CALL", 1-800-432-4770 A MINIMUM OF 72 HOURS IN ADVANCE.
- CONTRACTOR'S DAMAGE OF WINTER GARDEN UTILITY SYSTEM: THE CONTRACTOR SHALL IMMEDIATELY NOTIFY AND REPORT DAMAGE TO THE CITY OF WINTER GARDEN UTILITY DIVISION, (NO MESSAGE) PHONE # 407-656-4100.
- IMMEDIATELY REPAIR OF DAMAGED UTILITY SYSTEM: THE CONTRACTOR SHALL IMMEDIATELY REPAIR ANY DAMAGE TO THE CITY OF WINTER GARDEN UTILITY SYSTEM AS REQUIRED BY THE UTILITY OWNER AT CONTRACTORS COST. IN CASE OF UNRESPONSIVE ACTION BY THE CONTRACTOR, THE CITY RESERVES RIGHT TO REPAIR DAMAGE. THE CONTRACTOR SHALL REIMBURSE THE CITY OF WINTER GARDEN OF ALL REPAIR COST.
- ADVANCE NOTIFICATION OF CONSTRUCTION: THE CONTRACTOR SHALL NOTIFY CITY OF WINTER GARDEN, UTILITY DIVISION, PH.# 407-656-4100, AT LEAST SEVEN (7) CALENDAR DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
- ADVANCE NOTIFICATION OF UTILITY CONNECTION: THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN AT LEAST SEVEN CALENDAR DAYS IN ADVANCE TO SCHEDULE CONNECTIONS TO UTILITY SYSTEM.
- UTILITY VALVE OPERATION: ONLY CITY OF WINTER GARDEN UTILITY PERSONNEL SHALL OPERATE VALVES AND FIRE HYDRANTS. THE CONTRACTOR, WHEN NEEDED, SHALL CALL THE CITY TO REQUEST VALVE OPERATIONS AT LEAST TWO (2) DAYS IN ADVANCE OF CONSTRUCTION WORK.
- OPERATIONS INVOLVING WATER OR WASTEWATER FACILITIES INCLUDING PUMPING STATIONS: THE CONTRACTOR SHALL COORDINATE AT LEAST TWO (2) WEEKS IN ADVANCE, ANY CONSTRUCTION OPERATION THAT MAY REQUIRE THE DISCONTINUATION OF SERVICE OR OPERATION OF A FACILITY. THE CITY WILL PROVIDE PERSONNEL TO OPERATE THE CITY FACILITIES.
- REQUIRED TESTING BY CONTRACTOR: THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN AT LEAST TWO (2) DAYS PRIOR TO SAMPLING ACTIVITIES FOR PURPOSE OF TESTING AS REQUIRED BY THE CITY. THE CONTRACTOR SHALL NOT TEST OR SAMPLE WITHOUT OBSERVATION BY CITY INSPECTION PERSONNEL.
- TEMPORARY OR CONSTRUCTION WATER SERVICE CONNECTIONS PROVIDED BY FIRE HYDRANT CONNECTION: THE CITY WILL PROVIDE METER ON FIRE HYDRANT. THE CONTRACTOR SHALL PROVIDE NON-REFUNDABLE ACCOUNT INITIATION FEE, A REFUNDABLE SECURITY DEPOSIT FOR THE METER APPARATUS AND PAY ALL COST FOR WATER USED.
- ALL AS BUILT MEASUREMENTS & ELEVATIONS ARE TO BE MADE BY A LICENSED LAND SURVEYOR.

CoWG WATER SYSTEM NOTES:

- THE CONTRACTOR SHALL PROVIDE AND INSTALL A CITY APPROVED BACKFLOW DEVICE ASSEMBLY AT EACH CONNECTION POINT TO THE CITY WATER SYSTEM.
- REPAIRS TO NEW WATER LINES, TO OBTAIN SPECIFIED PRESSURE TEST, WILL BE ALLOWED ONLY UP TO A NUMBER EQUAL TO 10% OF THE TOTAL NUMBER OF JOINT CONNECTIONS.
- THE CONTRACTOR SHALL HYDROSTATICALLY TEST ALL WATER MAINS AND SERVICE LATERALS AT 150 PSI FOR A TWO HOUR PERIOD. TESTING MUST BE OBSERVED BY A CITY INSPECTOR.
- THE CONTRACTOR SHALL INSTALL WARNING TAPE OVER ALL NEW WATER MAINS. WARNING TAPE SHALL BE AS FOLLOWS: NON-DETECTABLE, SIZE 2" WITH "WATER LINE BELOW", MUST BE PLACED 8" TO 12" BELOW FINISHED GRADE ON ALL PVC WATER MAINS, LATERALS AND HEADER TEES, NUMBER 10 GAUGE TRACER WIRE SHALL BE ATTACHED TO THE TOP OF THE PIPE WITH DUCT TAPE, AT LEAST FIVE TIMES PER JOINT. THE TRACER WIRE SHALL ALSO BE ATTACHED TO ALL PVC LATERALS AND ATTACHED TO THE OUTSIDE OF EACH VALVE BOX SO THAT A PIPE LOCATOR CAN BE CONNECTED TO IT.
- THE CONTRACTOR SHALL INSTALL WATER MAINS PER MoSS/CoWG SPECIFICATIONS. SOLVENT CEMENTED JOINTS AND THRUST BLOCKS ON PIPING SYSTEMS SHALL NOT BE ALLOWED.
- THE CONTRACTOR SHALL INSTALL ALL WATER MAINS TO A MINIMUM DEPTH OF 36 INCHES AND A MAXIMUM DEPTH OF 42 INCHES BELOW FINAL GRADE.
- THE CONTRACTOR SHALL INSTALL ALL SERVICE LATERALS A UNIFORM DISTANCE APART, LOCATED ON PROPERTY LOT LINE AT 90° FROM THE WATER MAIN. SERVICE LATERALS SHALL BE SEPARATELY CONNECTED TO THE WATER MAIN, NOT SPLICED TOGETHER.
- THE CONTRACTOR SHALL CUT A "W" INTO CONCRETE CURB, LOCATED INSIDE OF A PAINTED BLUE SQUARE, LOCATED DIRECTLY IN FRONT OF EACH SERVICE LOCATION.
- THE CONTRACTOR SHALL INSTALL CURB STOP, IN METER BOX, CURB STOP SHALL BE SET 8" BELOW FINISHED GRADE.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL IN-LINE VALVES ON WATER MAINS AT 1,000 FOOT MAXIMUM SPACING BETWEEN VALVES. VALVES SHALL BE LOCATED ON ALL TEES AND CROSSES. WATER MAINS SHALL BE PLACED UNDER SIDEWALKS WHERE POSSIBLE.
- ALL WATERMANS SHALL BE CLEANED BY PIGGING THE LINE WITH A FOAM PIG (MINIMUM OF 2 TIMES). A FULL BORE FLUSH MAY BE REQUIRED AFTER PIGGING TO ENSURE THE PIPE IS CLEAN AND READY FOR SERVICE. THE CONTRACTOR SHALL COORDINATE LINE PIGGING AND FULL BORE FLUSH WITH THE CITY INSPECTOR.
- THE CONTRACTOR SHALL DEMONSTRATE THAT LOCATION WIRE INSTALLED OVER ALL WATER MAINS IS IN WORKING CONDITION AT TIME OF ACCEPTANCE BY THE CITY.
- ALL NEW SUBDIVISION CONSTRUCTION SHALL INSTALL DOUBLE POTABLE WATER SERVICES AT THE PROPERTY LINES.

CoWG - WASTEWATER SYSTEM NOTES:

- SANITARY SEWER MAINS AND SERVICES SHALL BE PVC SDR-26 (MINIMUM). FITTINGS SHALL BE SDR-26. DUCTILE IRON IS NOT APPROVED FOR SANITARY SEWERS.
- ALL SERVICES SHALL BE 6" (MINIMUM) DIAMETER AND TERMINATE AT THE PROPERTY LINE WITH 6" CLEAN OUT, (36" TO 48" DEEP AT LOT LINE)
- MAGNETIC TAPE MUST BE PLACED 2" ABOVE THE TOP OF PIPE FOR THE ENTIRE LENGTH OF ALL MAINS AND SERVICES.
- ALL SANITARY MANHOLES SHALL BE PAINTED INSIDE AND OUT WITH "BITUMASTIC SUPER SERVICE BLACK", BY KOPPERS OR APPROVED EQUAL. MANHOLES RECEIVING FLOW FROM FORCE MAINS SHALL BE LINED WITH FIBERGLASS OR HOPE AT THE PRECASTERS FACILITY.
- ALL PIPE CONNECTIONS TO PRE-CAST MANHOLES SHALL BE MADE USING A FLEXIBLE EPDM RUBBER BOOT AND STAINLESS STEEL STRAP OR CAST IN BOOT BY A-LOK, Z-LOK OR EQUAL.
- CONNECTIONS MADE TO EXISTING MANHOLES SHALL BE CORE BORED WITH A MINIMUM 6" BORE AND CONNECTION SEALED WITH FLEXIBLE BOOT AND STAINLESS STEEL CLAMP.
- DEAD END MANHOLES SHALL HAVE A MINIMUM OF 5 FEET OF COVER FROM FINISHED GRADE TO OUTLET PIPE INVERT.
- ALL PRECAST SEWER MANHOLES SHALL HAVE A 4 FOOT MINIMUM HIGH BARREL CONE SECTIONS SHALL BE 3 FOOT MAXIMUM. CONCRETE DONUTS FOR EXTENDING ARE ACCEPTABLE TO RAISE MANHOLES UP TO 1 FOOT MAXIMUM.
- THE CONTRACTOR SHALL PROVIDE AND INSTALL BALLCENTRIC PLUG VALVES IN FORCE MAINS AT 1000 FOOT MAXIMUM SPACING BETWEEN VALVES. VALVES SHALL BE LOCATED AT ALL TEES AND CROSSES.
- THE CONTRACTOR SHALL CUT A "S" INTO CONCRETE CURB LOCATED INSIDE OF A PAINTED GREEN SQUARE BOX, IN FRONT OF EACH SERVICE LOCATION.
- THE CONTRACTOR SHALL PROVIDE TV INSPECTION OF ALL SANITARY SEWER MAINS AFTER SYSTEM IS COMPLETED, THOROUGHLY CLEANED, DRAINED AND FULLY VISIBLE. TV INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATIONS. FAULTY INSPECTION DUE TO POOR CONDITIONS WILL REQUIRE REINSPECTION BY CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE A (WARRANTY) TV INSPECTION AT THE TWO YEAR IN SERVICE MILESTONE FOR EACH SYSTEM.
- THE CONTRACTOR SHALL PROVIDE SANITARY SEWER TESTING, EXFILTRATION OR AIR, AS REQUIRED BY DESIGN ENGINEER AND SUBMIT CERTIFIED RESULTS TO THE CITY ENGINEER.
- GRAVITY SEWERS DEPTHS SHALL NOT EXCEED 18 FEET.
- THE DESIGN ENGINEER SHALL PROVIDE A MINIMUM OF ONE FOOT OF FREEBOARD BETWEEN THE LOWEST FINISHED FLOOR ELEVATION AND THE TOP ELEVATION OF THE WET WELL.
- ALL PENETRATIONS INTO CONCRETE STRUCTURES SHALL BE PRE-CAST OR CORE-DRILLED.
- WARRANTY - ALL MATERIALS & EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS FROM THE DATE OF FINAL ACCEPTANCE THEREOF AGAINST DEFECTIVE MATERIALS, DESIGN, AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE CITY OF FAILURE OF ANY PART OF THE WARRANTED EQUIPMENT OR MATERIALS DURING THE WARRANTY PERIOD, THE AFFECTED PART, PARTS, OR MATERIALS SHALL BE PROMPTLY REPLACED BY THE CONTRACTOR WITH NEW PARTS OR MATERIALS AT NO EXPENSE TO THE CITY. IN THE EVENT THE CONTRACTOR FAILS TO MAKE THE NECESSARY REPLACEMENT OR REPAIRS IMMEDIATELY AFTER NOTIFICATION, THE CITY MAY ACCOMPLISH THE WORK AT THE EXPENSE OF THE CONTRACTOR.

CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION OF SEWER LINES

GENERAL:

- ALL NEW SANITARY SEWER LINES, PRIVATE OR CITY MAINTAINED, IN THE CITY OF WINTER GARDEN'S SERVICE AREA SHALL BE INSPECTED BY CLOSED CIRCUIT TV INSPECTION BY THE CONTRACTOR WITH A CITY INSPECTOR PRESENT PRIOR TO BEING ACCEPTED BY THE CITY.

REQUIREMENTS PRIOR TO INSPECTION RELEASE:

- ALL ELEMENTS OF THE SEWER SYSTEM MUST BE INSTALLED AND BE COMPLETELY FINISHED, INCLUDING MAIN SEWER LINES, LATERALS, CLEAN OUTS, AND MANHOLES PRIOR TO CCTV INSPECTION.
- ALL SEWER LINES SHALL BE COMPLETELY CLEANED OF ALL DEBRIS, SAND, WATER, ETC. PRIOR TO THE CCTV INSPECTION. ANY OBJECT OR MATTER THAT PREVENTS CCTV INSPECTION FROM VIEWING CONDITION OF PIPELINE IS CONSIDERED AN OBSTRUCTION REQUIRING ADDITIONAL CLEANING. WHEN CCTV VIEW IS OBSTRUCTED, INSPECTION SHALL BE TERMINATED. THE CONTRACTOR SHALL CLEAN THE SEWER SYSTEM COMPLETELY AND RESCHEDULE CCTV RE-INSPECTION WITH THE CITY.
- A HYDRAULIC SEWER CLEANER SHALL NOT BE USED DURING THE CCTV INSPECTION, IF LINES ARE FOUND TO BE OBSCURED BY WATER OR DEBRIS DURING THE CCTV INSPECTION, THE INSPECTION SHALL BE TERMINATED AND RESCHEDULED TO A TIME WHEN SEWER CLEANING IS COMPLETE.
- WHEN A SEWER LINE IS UNDER A PAVED AREA, THE AREA SHALL BE COMPACTED AND PRIMED BEFORE THE SYSTEM SHALL BE RELEASED FOR TV INSPECTION.

TELEVISION EQUIPMENT MINIMUM REQUIREMENTS:

- THE CLOSED CIRCUIT TV CAMERA SHALL PRODUCE A CLEAR COLOR PICTURE ON THE MONITOR AND ON THE DVD RECORDING. THE CAMERA SHALL BE ABLE TO SHOW DETAIL TO THE POINT THAT ALL JOINTS AND ANY DEFECTS MAY BE READILY SEEN AT THE TIME OF THE INSPECTION. THE CAMERA SHALL STOP AND PAN AT EACH JOINT FOR COMPLETE 360 DEGREE INSPECTION.
- REFER TO APPENDIX B OF THE REFERENCED STANDARDS FOR SPECIFICATION OF CLOSED CIRCUIT TELEVISION INSPECTION EQUIPMENT.
- THE VIDEO RECORDER SHALL PRODUCE A NO NOISE STILL PICTURE, AND PROVIDE BOTH AUDIO AND VIDEO DURING THE INSPECTION.
- A MEASURING DEVICE, APPROVED BY THE CITY, TO CHECK THE GRADE OF THE PIPE DURING THE INSPECTION, SHALL BE REQUIRED. GAUGE DEPTH, 0" TO 2" MIN. WITH 1/2" MARKINGS.
- AUDIO OF THE INSPECTION SHALL BE SIMULTANEOUSLY RECORDED ON DVD DISC. THE AUDIO SHALL CONSIST OF ORDINARY DESCRIPTION AND COMMENTARY. A TAPE WILL BE GIVEN TO THE INSPECTOR ON SITE AT THE END OF THE DAY.

PROCEDURE FOR TELEVISION

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

CoWG RECLAIMED WATER SYSTEM GENERAL NOTES:

- ALL PRIVATE RECLAIMED WATER SYSTEMS SHALL HAVE A CITY APPROVED BACKFLOW DEVICE ASSEMBLY AT EACH CONNECTION POINT TO THE CITY WATER SYSTEM.
- REPAIRS TO NEW WATER LINES, TO OBTAIN SPECIFIED PRESSURE TEST, WILL BE ALLOWED ONLY UP TO A NUMBER EQUAL TO 10% OF THE TOTAL NUMBER OF JOINT CONNECTIONS.
- ALL MAINS AND SERVICE LATERALS SHALL BE HYDROSTATICALLY TESTED AT 150 PSI FOR A TWO HOUR PERIOD.
- WARNING TAPE, NON-DETECTABLE, SIZE 2" WITH "REUSE WATER LINE BELOW", MUST BE PLACED 8" TO 12" BELOW FINISHED GRADE ON ALL PVC WATER MAINS, LATERALS AND HEADER TEES, NUMBER 10 GAUGE TRACER WIRE SHALL BE ATTACHED TO THE TOP OF THE PIPE WITH DUCT TAPE, AT LEAST FIVE TIMES PER JOINT. THE TRACER WIRE SHALL ALSO BE ATTACHED TO ALL PVC LATERALS AND ATTACHED TO THE OUTSIDE OF EACH VALVE BOX SO THAT A PIPE LOCATOR CAN BE CONNECTED TO IT. THE CONTRACTOR SHALL DEMONSTRATE THE LOCATE WIRE TO BE IN WORKING CONDITION AT PROJECT COMPLETION.
- THE CONTRACTOR SHALL INSTALL RECLAIMED WATER MAINS PER MoSS/CoWG. SOLVENT CEMENTED JOINTS AND THRUST BLOCKS SHALL NOT BE ALLOWED.
- REUSE WATER MAIN SHALL BE BURIED TO A MINIMUM DEPTH OF 36" AND A MAXIMUM DEPTH 42" BELOW FINAL GRADE.
- SERVICE LATERALS MUST BE LOCATED A UNIFORM DISTANCE APART AND ALIGNED TO PROPERTY LOT LINE AT 90° FROM THE RECLAIMED WATERMAIN.
- CUSTOMER SERVICE LATERALS SHALL NOT BE SPLICED TOGETHER BETWEEN THE WATER MAIN AND CURB STOP.
- THE CONTRACTOR SHALL CUT CURB A "RW" INTO CONCRETE CURB LOCATED INSIDE OF A PAINTED SQUARE (PURPLE), DIRECTLY IN FRONT OF EACH SERVICE LATERAL AND VALVE.
- THE CONTRACTOR SHALL SET DEPTH OF CURB STOP, IN METER BOX, 8" BELOW FINISHED GRADE.
- THE CONTRACTOR SHALL INSTALL VALVE(S) IN MAIN, NO MORE THAN 1,000 FEET APART IN BETWEEN TEES AND CROSSES. VALVES SHALL BE PROVIDED AT EACH TEE OR CROSS LOCATED IN MAIN LINE.
- RECLAIMED WATER MAINS MAY BE LOCATED UNDER SIDEWALKS. RECLAIMED MAINS LOCATED UNDER PAVEMENT SHOULD BE MINIMIZED.
- ALL WATERMANS SHALL BE CLEANED BY PIGGING THE LINE WITH A FOAM PIG (MINIMUM OF 2 TIMES). A FULL BORE FLUSH MAY BE REQUIRED AFTER PIGGING TO ENSURE THE PIPE IS CLEAN AND READY FOR SERVICE. THE CONTRACTOR SHALL COORDINATE LINE PIGGING AND FULL BORE FLUSH WITH THE CITY INSPECTOR.
- RECLAIMED WATERMAIN MAINS SHALL BE 8 INCH DIAMETER MINIMUM, 4 INCH IS ALLOWED ON DEAD END RUNS SERVING LESS THAN 20 HOMES. THE DESIGN ENGINEER SHALL SUBMIT HYDRAULIC CALCULATIONS THAT DEMONSTRATE THE PROPOSED SYSTEM WILL PROVIDE REQUIRED FLOWS AND MAINTAIN SYSTEM ABOVE MINIMUM PRESSURE. PEAK IRRIGATION RATE SHALL BE SIX(6) TIMES GREATER THAN THE AVERAGE IRRIGATION RATE OF FLOW.
- RECLAIMED WATER SYSTEM COMPONENTS INCLUDING PIPE, VALVE BOX TOPS AND METER BOX TOPS SHALL BE RECLAIMED PURPLE IN COLOR.

CoWG - THRUST RESTRAINT TABLE

RESTRAINED FORCE MAIN PIPE TABLE									
MINIMUM LENGTH(FIT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)	PIPE SIZE								
	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	19	25	30	34	44	52	60	70	80
45° BEND	8	10	12	14	18	21	25	30	34
22-1/2° BEND	4	5	6	7	9	10	12	14	16
11-1/4° BEND	2	3	4	5	6	7	8	9	10
PLUG, DEAD END OR BRANCH OF TEE	40	52	63	72	93	111	130	155	178
VALVE	20	25	32	36	47	56	78	116	89

RESTRAINED WATER AND RECLAIMED PIPE TABLE									
MINIMUM LENGTH(FIT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)	PIPE SIZE								
	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	29	37	44	51	65	77	89	105	120
45° BEND	12	15	18	21	27	32	37	44	50
22-1/2° BEND	6	7	9	10	13	15	18	21	24
11-1/4° BEND	3	4	5	6	7	8	9	10	12
PLUG, DEAD END OR BRANCH OF TEE	59	77	93	108	138	166	194	231	265
VALVE	59	77	93	108	138	166	194	231	265

CoWG THRUST RESTRAINT NOTES:

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

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS											
PROPOSED UTILITY	POTABLE WATER		RECLAIMED WATER*		SANITARY SEWER (GRAVITY)		SANITARY SEWER (FORCEMAIN)		STORM WATER		ACCEPTABLE VARIANCES
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	
POTABLE WATER	-	-	3'	12"	6'	12"	6'	12"	3'	6" A 12" B	SEE GENERAL NOTES: NO. 4 & 5
RECLAIMED WATER**	3'	12"	-	-	3'	12" B	3'	12"	-	-	
SANITARY SEWER (GRAVITY)	6'	12"	3'	6" A 12" B	-	-	-	-	-	-	
SANITARY SEWER (FORCEMAIN)	6'	12"	3'	12"	-	-	-	-	-	-	

GENERAL NOTES:

- THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.). THESE SEPARATION REQUIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.
- * FOR THE PURPOSE OF THIS TABLE, RECLAIMED WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 162-610, CHAPTER III. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.
- ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. CRITERION PRODUCING GREATER CLEARANCE SHALL BE USED.
 - A - DENOTES POTABLE WATER ABOVE RECLAIMED WATER, SANITARY SEWER OR STORM WATER; OR RECLAIMED WATER ABOVE SANITARY SEWER.
 - B - DENOTES POTABLE WATER BELOW RECLAIMED WATER, SANITARY SEWER OR STORM WATER; OR RECLAIMED WATER BELOW SANITARY SEWER.
- UTILITY SEPARATION - VERTICAL CLEARANCE MITIGATION
 - WHERE WATER AND GRAVITY SANITARY SEWER MAINS CROSS WITH LESS THAN REQUIRED VERTICAL CLEARANCE OR THE SEWER MAIN IS ABOVE THE WATER MAIN, THE SANITARY SEWER WILL BE 20 FEET OF EITHER:
 - DUCTILE IRON PIPE, CENTERED ON THE POINT OF CROSSING, OR;
 - CONCRETE ENCASED VITRIFIED CLAY, OR;
 - PVC PIPE UPGRADED TO WATER MAIN STANDARDS AND PRESSURE TESTED.
 - WHERE WATER MAINS AND STORM SEWER PIPES CROSS WITH LESS THAN REQUIRED VERTICAL CLEARANCE, THE WATER MAIN SHALL BE 20 FEET OF DUCTILE IRON PIPE CENTERED ON THE POINT OF CROSSING.
- UTILITY SEPARATION - HORIZONTAL SEPARATION MITIGATION
 - WHEN A WATER MAIN PARALLELS A GRAVITY SANITARY SEWER MAIN, A SEPARATION (MEASURED EDGE TO EDGE) OF AT LEAST SIX FEET SHOULD BE MAINTAINED. WHERE THIS SEPARATION IS NOT MET, ONE OF THE FOLLOWING MUST OCCUR:
 - THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER, OR;
 - IF BOTH SANITARY SEWER AND POTABLE WATER MAINS ARE PROPOSED AND THE ABOVE (1.) IS NOT MET, THE SANITARY SEWER PIPES SHALL BE UPGRADED TO THE EQUIVALENT PIPE MATERIAL AS THE WATER MAIN AND PRESSURE TESTED.
 - IF THE SANITARY SEWER IS EXISTING AND THE POTABLE WATER MAIN IS PROPOSED, THE WATER MAIN SHALL, AT A MINIMUM, BE UPGRADED TO DUCTILE IRON PIPE, CONSTRUCTED IN SEPARATE TRENCHES, LAID AT A HIGHER ELEVATION THAN THE SANITARY SEWER, AND UTILIZE STAGGERED JOINTS.
 - SEPARATION REQUIREMENTS BETWEEN FORCE MAINS AND POTABLE WATER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.
- NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORM WATER MANHOLE OR STRUCTURE.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

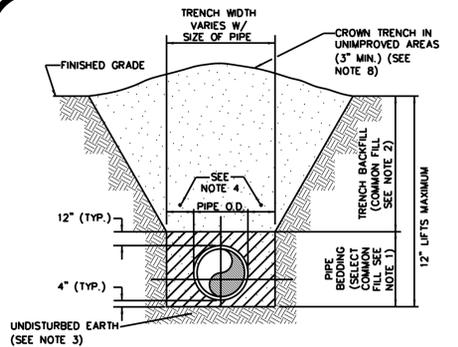
THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE NOTED STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY INFRASTRUCTURE. BY INCLUDING THE STANDARDS, THE DESIGN ENGINEER HAS ACKNOWLEDGED THAT THEY ARE EFFECTIVE TO THE PROJECT AND THAT DETAILS, NOTES, OR SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND HAVE NOT BEEN REVISED OR MODIFIED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR UTILITY DIRECTOR.

DATE	ITEM	REVISION
4/4/14	1	Revised General Notes
4/4/14	2	Revised Water & Reuse Notes

City of Winter Garden, Florida
STANDARDS AND SPECIFICATIONS
 For Utilities Construction

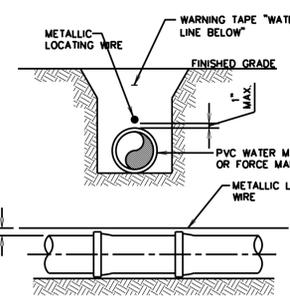


STANDARD DETAILS
 FOR
 UTILITIES SYSTEMS



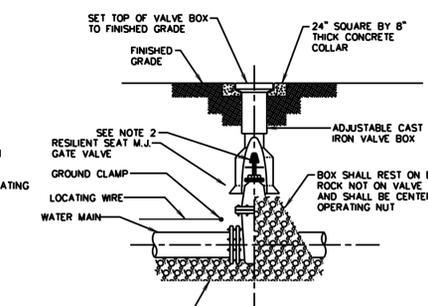
- NOTES:**
- PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
 - TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
 - PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING MAY BE REQUIRED AS DIRECTED BY THE CITY OF WINTER GARDEN.
 - (*) 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" LARGER.
 - WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 - ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 - REFER TO SECTION 32.5 OF THE CITY OF WINTER GARDEN MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION FOR SHEETING AND BRACING IN EXCAVATIONS.
 - FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY OF WINTER GARDEN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

STANDARD BEDDING DETAIL
N.T.S.



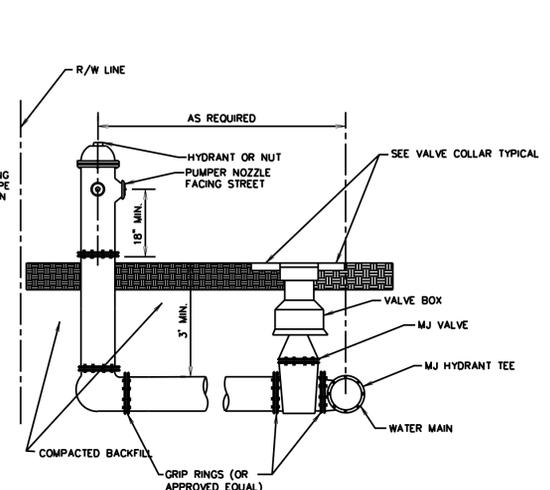
- NOTES:**
- PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE ATTACHED TO THE TOP OF PIPE WITH DUCT TAPE, AT LEAST 5 TIMES PER JOINT.
 - LOCATING ROD SHALL TERMINATE AT THE TOP OF EACH VALVE BOX AND BE CAPABLE OF EXTENDING ABOVE TOP OF BOX 1/2" SO AS NOT TO INTERFERE WITH VALVE OPERATION.

PVC PIPE LOCATING WIRE DETAIL
N.T.S.

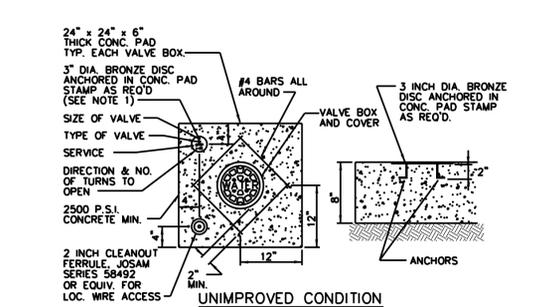


- GENERAL NOTES:**
- PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
 - THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.

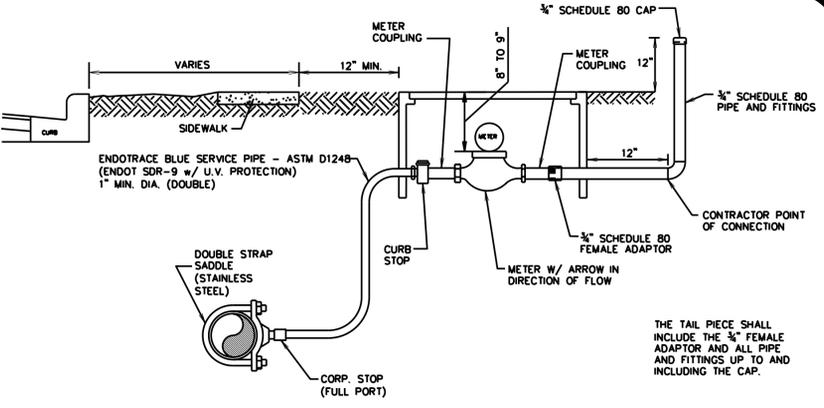
GATE VALVE AND VALVE BOX DETAIL
N.T.S.



FIRE HYDRANT ASSEMBLY DETAIL
N.T.S.



VALVE BOX COLLAR
N.T.S.

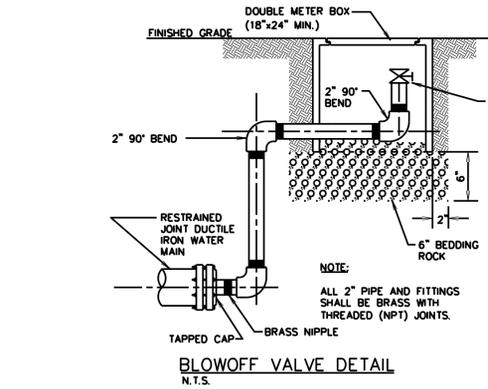


DOUBLE SERVICE (TOP VIEW)
N.T.S.

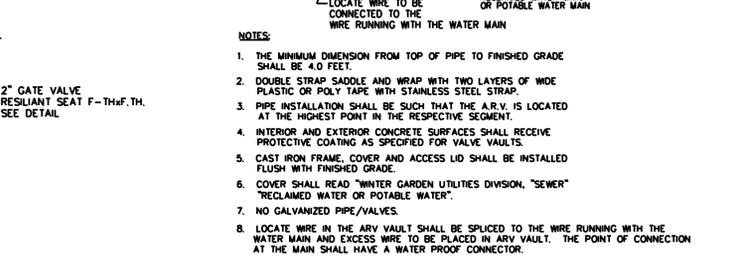
SINGLE SERVICE (TOP VIEW)
N.T.S.

- NOTES:**
- ALL FITTINGS BETWEEN THE WATER MAIN AND THE METER COUPLING SHALL BE BRASS WITH COMPRESSION/PACK JOINT CONNECTIONS.
 - NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
 - EACH SERVICE SHALL TERMINATE IN A METER BOX ASSEMBLY, WHICH SHALL BE PLACED TO GRADE IN THE UTILITY EASEMENT AT THE PROPERTY LINE(S) OF THE LOT(S) TO BE SERVED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION TO AND INCLUDING THE METER BOX ASSEMBLY. THE CITY SHALL FURNISH THE METER AND THE TAIL PIECE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING THE METER BOX ASSEMBLY TO FINISH GRADE AND MAKING ANY GRADE ADJUSTMENTS TO THE METER BOX IF REGRADING OCCURS.
 - ALL SERVICE LINES SHALL BE POLY ENDOTRACE PIPE AND SHALL BE BLUE IN COLOR W/WIRE.
 - THE POINT OF CONNECTION IS LOCATED ONE FOOT BEYOND THE METER BOX. THE PLUMBER/CUSTOMER SHALL BE RESPONSIBLE FOR MAINTENANCE BEYOND THE POINT OF CONNECTION.
 - IN NO CASE IS METER TO BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.

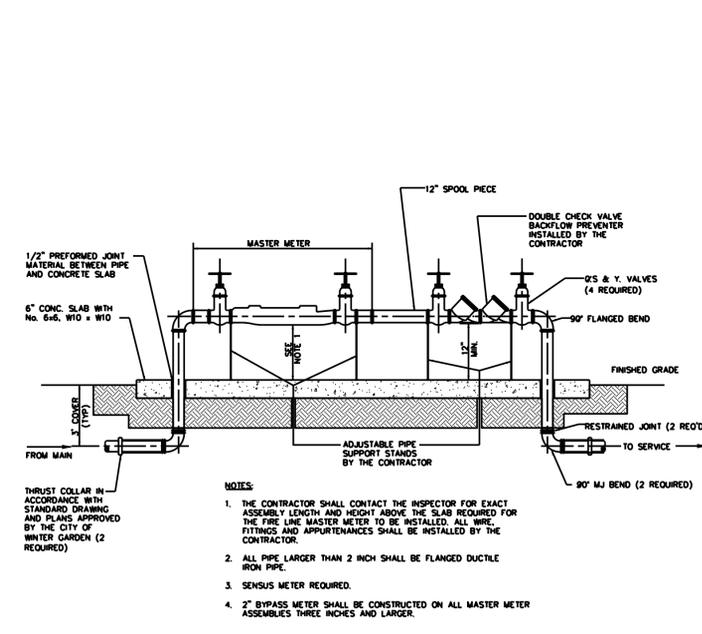
POTABLE WATER SINGLE AND DOUBLE SERVICE DETAIL
N.T.S.



BLOWOFF VALVE DETAIL
N.T.S.

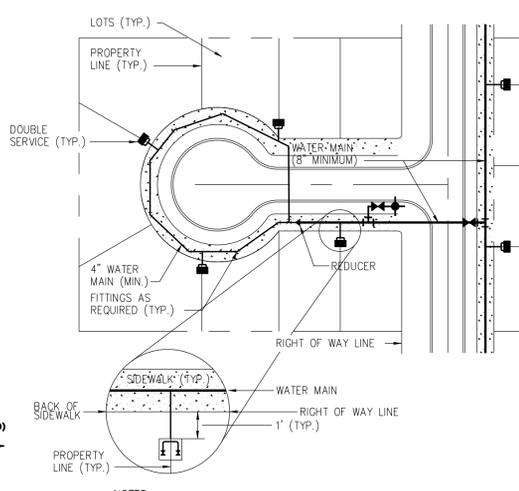


AIR RELEASE VALVE ASSEMBLY
N.T.S.



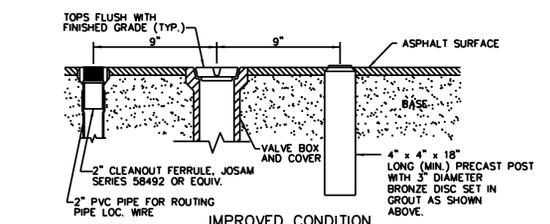
- NOTES:**
- THE CONTRACTOR SHALL CONTACT THE INSPECTOR FOR EXACT ASSEMBLY LENGTH AND HEIGHT ABOVE THE SLAB REQUIRED FOR THE FIRE LINE MASTER METER TO BE INSTALLED. ALL WIRE FITTINGS AND APPURTENANCES SHALL BE INSTALLED BY THE CONTRACTOR.
 - ALL PIPE LARGER THAN 2 INCH SHALL BE FLANGED DUCTILE IRON PIPE.
 - SENSUS METER REQUIRED.
 - 2" BYPASS METER SHALL BE CONSTRUCTED ON ALL MASTER METER ASSEMBLIES THREE INCHES AND LARGER.

MASTER METER ASSEMBLY
N.T.S.

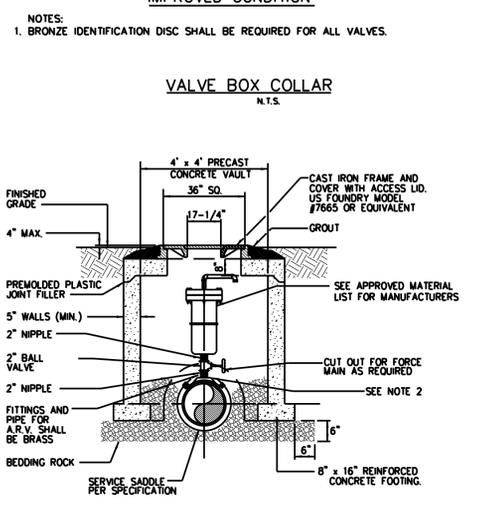


- NOTES:**
- ANCHORING TYPE 90° BEND SHALL ONLY BE USED WHERE RIGHT-OF-WAY CONSTRUCTIONS WILL NOT ALLOW INSTALLATION OF A STRAIGHT ASSEMBLY.
 - METER BOX TO BE INSTALLED BY THE CONTRACTOR.

CUI-DE-SAC LOOPING AND METER BOX PLACEMENT DETAIL
N.T.S.

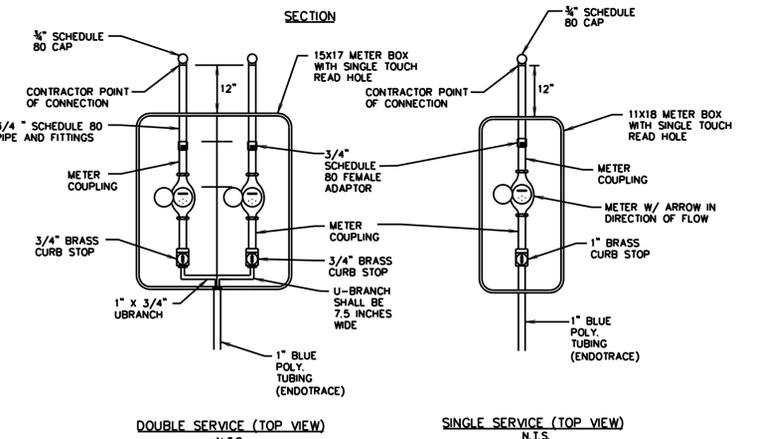


IMPROVED CONDITION



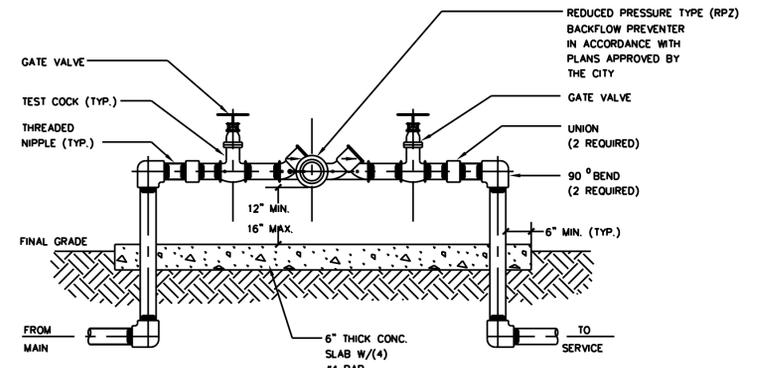
- NOTES:**
- THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
 - DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
 - PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
 - INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
 - CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
 - COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION AND "POTABLE WATER".
 - NO GALVANIZED PIPE/VALVES.

POTABLE WATER SYSTEM AIR RELEASE VALVE AND VAULT
N.T.S.



DOUBLE SERVICE (TOP VIEW)
N.T.S.

SINGLE SERVICE (TOP VIEW)
N.T.S.



- NOTES:**
- ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED SCHEDULE 80 PVC. NO GALVANIZED PIPE WILL BE APPROVED.
 - ALL PIPE LARGER THAN 2" SHALL BE FLANGED DUCTILE IRON PIPE.
 - NO GALVANIZED PIPE ALLOWED.

BACKFLOW PREVENTER DETAIL
N.T.S.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:
THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE NOTED STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY INFRASTRUCTURE. BY INCLUDING THE STANDARDS, THE DESIGN ENGINEER HAS ACKNOWLEDGED THAT THEY ARE EFFECTIVE TO THE PROJECT AND THAT DETAILS, NOTES, OR SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND HAVE NOT BEEN REVISED OR MODIFIED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR UTILITY DIRECTOR.

DATE	ITEM	NO.	DESCRIPTION
4/3/14	1	WATER SERVICE	
4/3/14	2	ARY DETAILS	

City of Winter Garden, Florida
STANDARDS AND SPECIFICATIONS
For Utilities Construction



STANDARD DETAILS FOR POTABLE WATER SYSTEMS

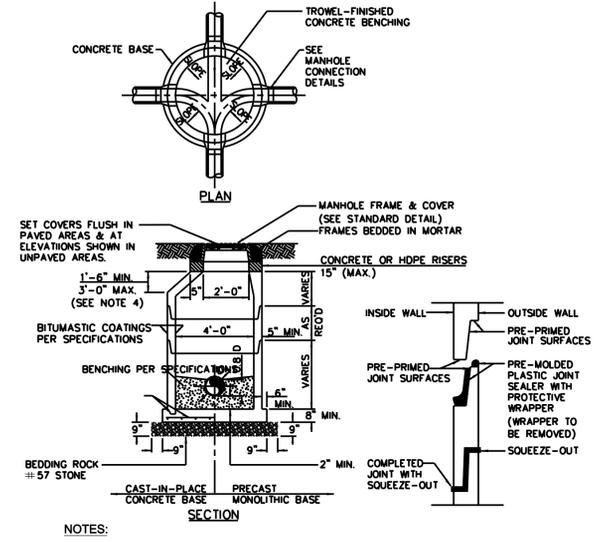
DATE	4/7/14
ITEM	
1	SANITARY MANHOLE
2	OFFSET ARV DETAIL
DATE	4/7/14

City of Winter Garden, Florida
STANDARDS AND SPECIFICATIONS
For Utilities Construction



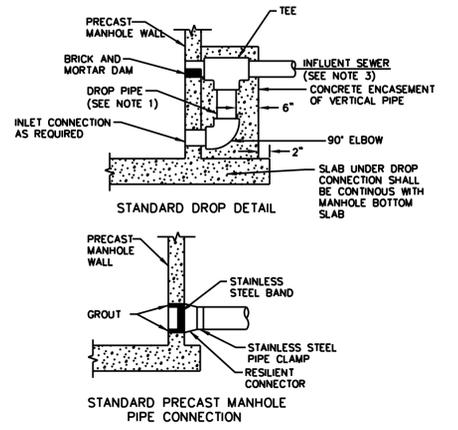
STANDARD DETAILS FOR WASTEWATER SYSTEMS

DATE	JANUARY 2008
SHEET	3
	3 OF 10



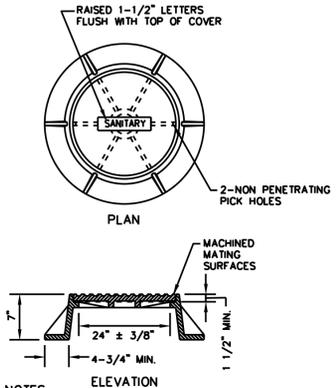
- NOTES:**
- DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS. ALL DROPS TO BE OUTSIDE OF THE MANHOLE.
 - E-Z RAPP OUTSIDE ALL JOINTS
 - GROUT WITH NON-SHRINKING GROUT INSIDE JOINTS
 - NO CONES OVER 3 FT. TALL
 - ALL PRECAST CONCRETE SHALL BE COATED INSIDE AND OUTSIDE WITH COAL TAR EPOXY, MINIMUM 16 MIL DMT.

PRECAST CONCRETE SANITARY MANHOLE
N.T.S.



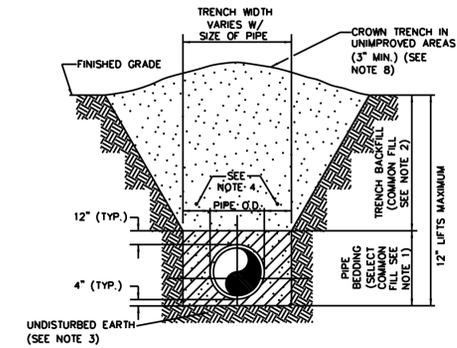
- NOTES:**
- DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
 - AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 2' OR MORE ABOVE THEN MANHOLE INVERT.

SANITARY MANHOLE CONNECTION DETAILS
N.T.S.



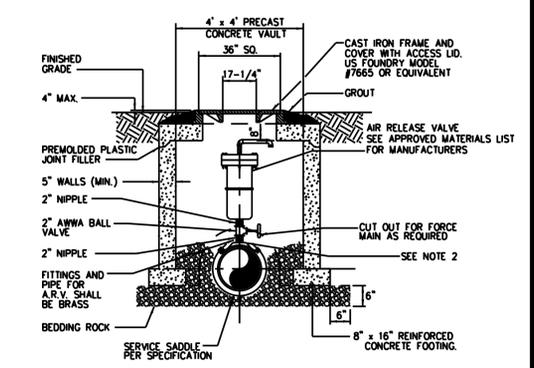
- NOTES:**
- MANHOLE FRAME & COVER SHALL BE 24" OPENINGS, USE #AS-225 AS MANUFACTURED BY U.S. FOUNDRY & MFG. CORP. OR APPROVED EQUIVALENT
 - RAIN STOPPER LIDS OR RAIN GUARD LIDS (LFVHS) REQUIRED.

STANDARD MANHOLE FRAME AND COVER
N.T.S.



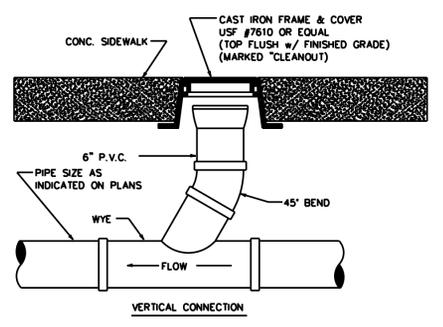
- NOTES:**
- PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
 - TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
 - PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING MAY BE REQUIRED AS DIRECTED BY THE CITY OF WINTER GARDEN.
 - (+): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
 - WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 - ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 - REFER TO SECTION 32.5 OF THE ORANGE COUNTY MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION FOR SHEETING AND BRACING IN EXCAVATIONS.
 - FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY OF WINTER GARDEN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

STANDARD BEDDING DETAIL
N.T.S.

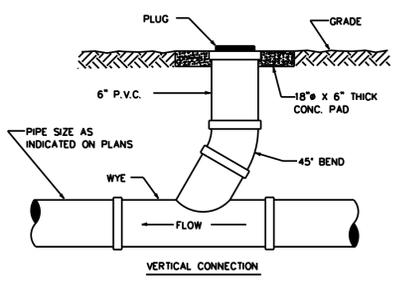


- NOTES:**
- THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
 - DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
 - PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
 - INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
 - CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
 - COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION AND "WASTEWATER".
 - NO GALVANIZED PIPE/VALVES.

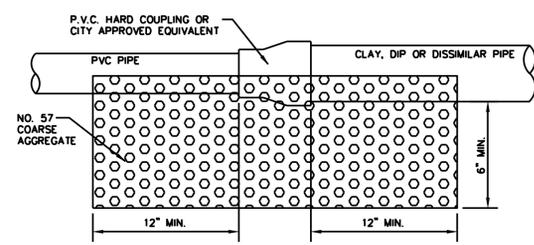
SEWAGE COMBINATION AIR VALVE (SCAV) AND VALVE VAULT
N.T.S.



CLEAN OUT DETAIL FINISHED BUILDOUT (IN PAVED AREA)
N.T.S.

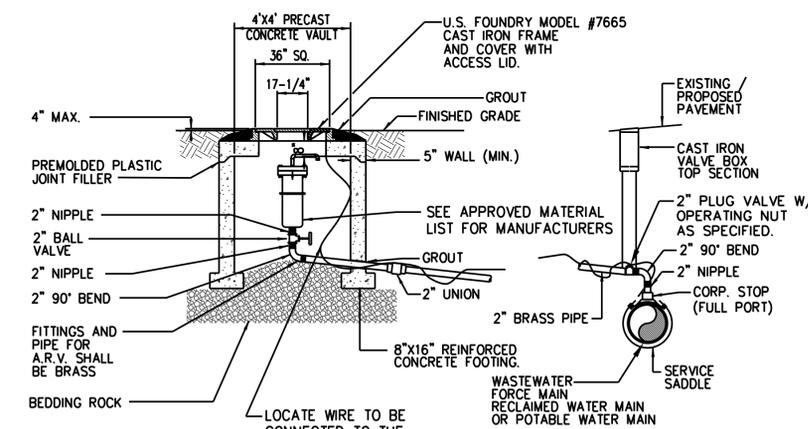


CLEAN OUT DETAIL FINISHED BUILDOUT (IN UNPAVED AREA)
N.T.S.



- NOTE:**
- FIELD VERIFY MATERIALS OF EXISTING PIPES TO SELECT PROPER CONNECTOR.
 - HARBCO COUPLING OR APPROVED EQUIVALENT FOR ALL PIPE MATERIALS, UNLESS APPROVED IN WRITING BY THE CITY.

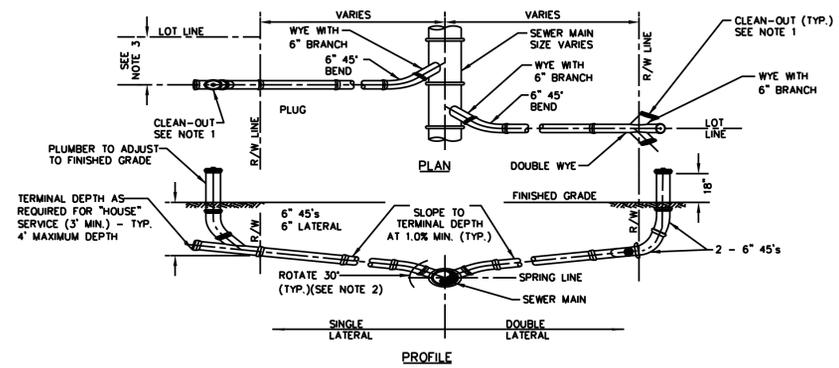
SEWER MAIN CONNECTION DETAIL
N.T.S.



- NOTES:**
- THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.
 - DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
 - PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
 - INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
 - CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
 - COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION, "SEWER" "RECLAIMED WATER OR POTABLE WATER".
 - NO GALVANIZED PIPE/VALVES.
 - LOCATE WIRE IN THE ARV VAULT SHALL BE SPLICED TO THE WIRE RUNNING WITH THE WATER MAIN AND EXCESS WIRE TO BE PLACED IN ARV VAULT. THE POINT OF CONNECTION AT THE MAIN SHALL HAVE A WATER PROOF CONNECTOR.

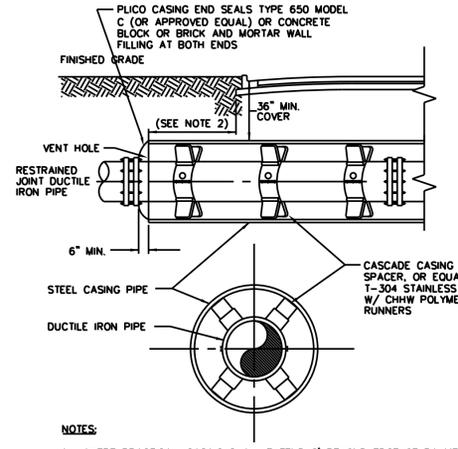
OFFSET TYPE AIR RELEASE VALVE ASSEMBLY

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:
THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE NOTED STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY INFRASTRUCTURE. BY INCLUDING THE STANDARDS, THE DESIGN ENGINEER HAS ACKNOWLEDGED THAT THEY ARE EFFECTIVE TO THE PROJECT AND THAT DETAILS, NOTES, OR SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND HAVE NOT BEEN REVISED OR MODIFIED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR UTILITY DIRECTOR.



- NOTES:**
- CLEANOUT SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH STANDARD PLUMBING CODE.
 - INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
 - WYES AND 45° BENDS SHALL BE PVC (SDR 26).
 - LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE, 25' MAXIMUM.

SANITARY SEWER SERVICE LATERAL DETAIL
N.T.S.

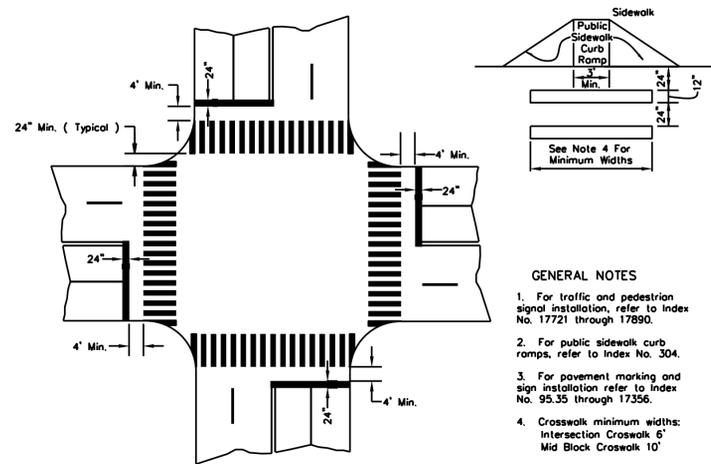


- NOTES:**
- WHERE PRACTICAL, CASING SHALL EXTEND 8' BEYOND EDGE OF PAYMENT AND SHALL NOT BE LESS THAN 6' BEYOND EDGE OF PAYMENT IN ANY CASE.
 - CASING SPACERS AND END SEALS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 - DESIGN ENGINEER TO DETERMINE NEED FOR SACRIFICIAL ANODE (S) FOR CORROSION CONTROL.

BORE AND JACK DETAIL
N.T.S.

GENERAL NOTES:

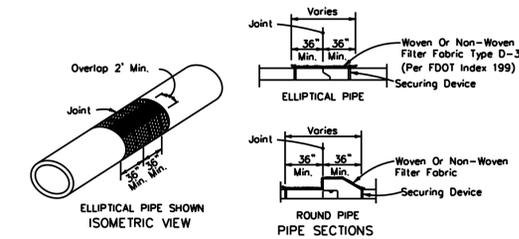
1. ALL NEW STORM AND SANITARY SEWER LINES IN THE CITY OF WINTER GARDEN SHALL BE SUBJECTED TO CLOSED CIRCUIT TV INSPECTION PRIOR TO BEING ACCEPTED BY THE CITY, WHETHER PRIVATE OR CITY MAINTAINED. ALL STORM SEWER PIPE SHALL BE REINSPECTED AT THE YEAR END, COST TO BE PAID BY THE OWNER.
2. PIPE MATERIAL SHALL BE AS SHOWN ON THE CONSTRUCTION PLANS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
3. CONTRACTOR AND OWNER ARE RESPONSIBLE FOR ENSURING THAT ALL CITY, COUNTY, STATE (FDEP, FDOT, SJRWMD, ETC.), AND FEDERAL PERMITS HAVE BEEN ISSUED FOR THE PROJECT.
4. ALL STORM SYSTEM MUST BE WATER-TIGHT WITH ALL JOINTS WRAPPED.
5. STORM SYSTEM WILL BE CLEANED PRIOR TO BEING TV'D.
6. THE OWNER SHALL KEEP A COPY OF THE WATER MANAGEMENT DISTRICT PERMIT, NPDES, NOI AND SWPP PLAN IN A CONSPICUOUS LOCATION ON THE JOB SITE AT ALL TIMES.
7. ALL STORM SEWER MANHOLES FRAME & COVER SHALL BE ASTM 225.
8. CLEAN SAND SHALL CONSIST OF MATERIAL HAVING LESS THAN 5% PASSING THE #200 SIEVE.
9. ONLY CONCRETE RISER RINGS WILL BE ALLOWED TO BE PLACED FOR STORM MANHOLES. ALL RISER RINGS SHALL BE SEALED TO THE STRUCTURE USING WRAPID SEAL. NO MORE THAN 15" WILL BE ALLOWED.
10. STORM SEWER PIPES SHALL MEET ASTM C76 & ASTM C507.
11. ALL STORM SEWER STRUCTURE SECTIONS SHALL BE SEALED WITH WRAPID SEAL.



GENERAL NOTES

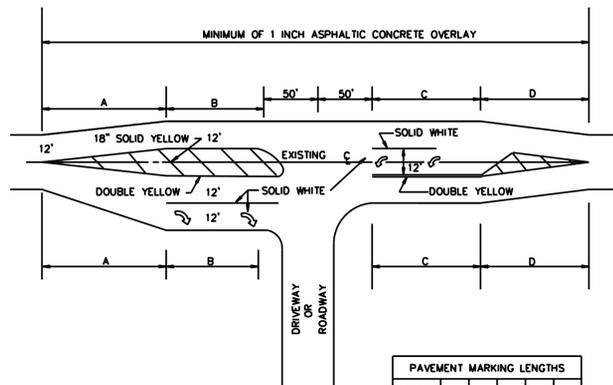
1. For traffic and pedestrian signal installation, refer to Index No. 17721 through 17890.
2. For public sidewalk curb ramps, refer to Index No. 304.
3. For pavement marking and sign installation refer to Index No. 95.35 through 17356.
4. Crosswalk minimum widths: Intersection Crosswalk 6' Mid Block Crosswalk 10'

SPECIAL EMPHASIS CROSSWALK SIGNALIZED OR STOP SIGN CONTROLLED INTERSECTION
N.T.S.



FOR ALL PIPE TYPES - CONCRETE PIPE SHOWN

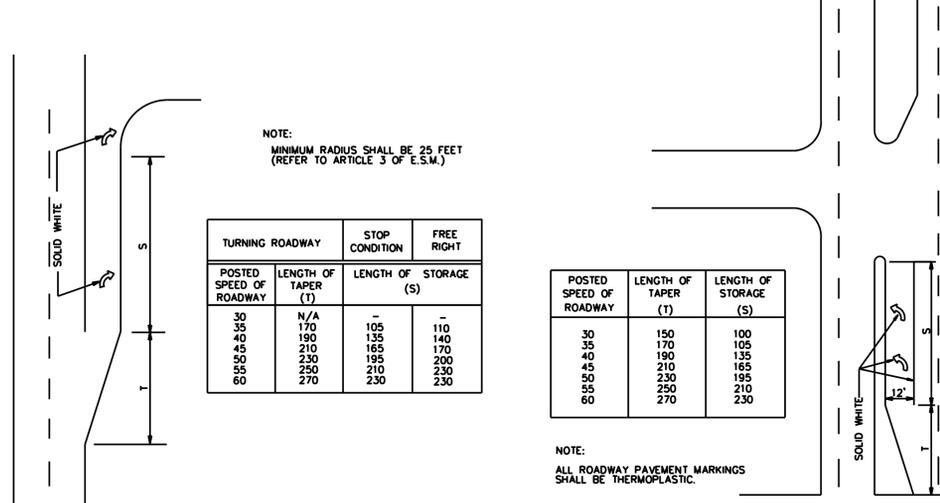
FILTER FABRIC JACKET
N.T.S.



NOTES:

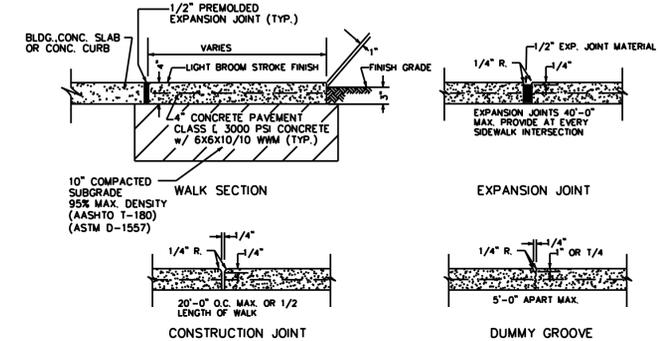
- 1) STRIPING ACCORDING TO F.D.O.T. STANDARD INDEX #17346B.
- 2) LANE WIDTHS TO MATCH EXISTING LANE WIDTHS.
- 3) MINIMUM RADIUS SHALL BE 25 FEET (REFER TO ARTICLE 3 OF E.S.M.)
- 4) ALL ROADWAY PAVEMENT MARKING SHALL BE THERMOPLASTIC.

TYPICAL INTERSECTION
N.T.S.

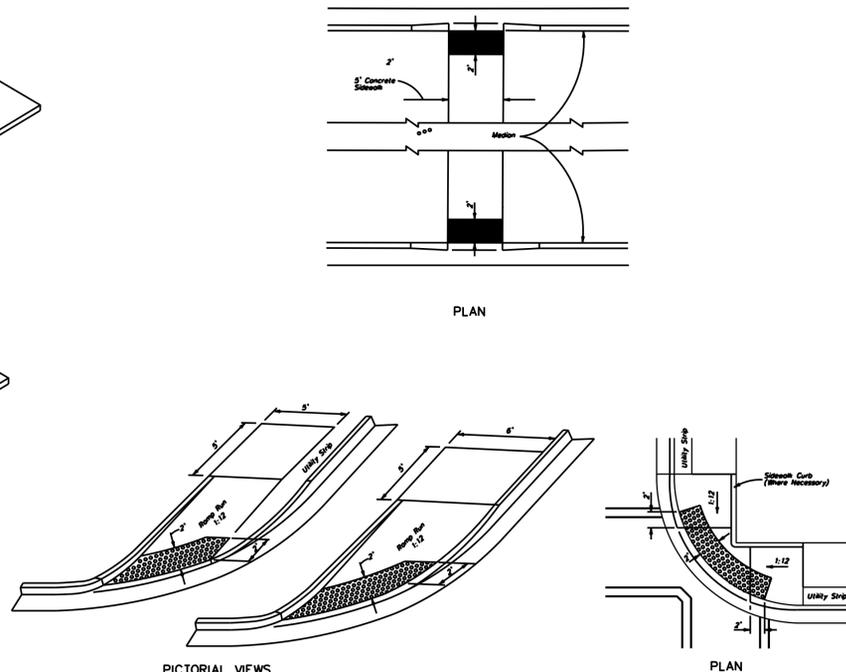
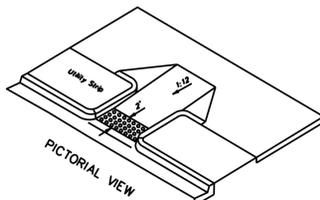
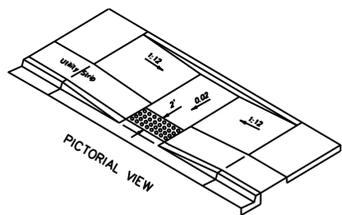
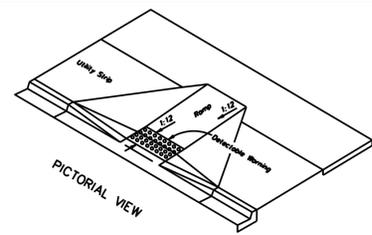


RIGHT TURN DECELERATION LANE
N.T.S.

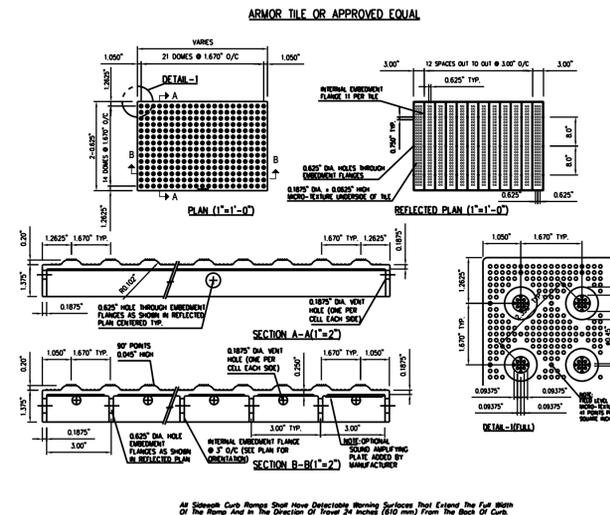
LEFT TURN STORAGE LANE (DIVIDED HIGHWAY)
N.T.S.



SIDEWALK DETAILS
N.T.S.



TYPICAL PLACEMENT OF DETECTABLE WARNING ON CURB RAMP
N.T.S.



NOTE:

1. CURB RAMP DETECTABLE WARNING TILE SHALL BE ARMOR TILE OR EQUAL.

CURB RAMP DETECTABLE WARNING DETAIL
N.T.S.

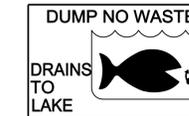


PLATE SHALL BE ADDED TO STORMWATER INLETS AS REQUIRED BY THE CITY.

DATE	ITEM	DETAIL
4/4/14 <td>1</td> <td>Deleted Underdrain Detail</td>	1	Deleted Underdrain Detail

City of Winter Garden, Florida
STANDARDS AND SPECIFICATIONS
For Roadway & Drainage Construction



GENERAL NOTES
FOR
PUBLIC SERVICES

THE CITY OF WINTER GARDEN
PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 17 (Public Hearing)

Date: April 30, 2015 **Meeting date:** May 4, 2015
Subject: Ordinance 15-41
Issue: Amending Article VI, Division 8 of Chapter 118 of the Code of Ordinances of the City of Winter Garden.

Summary:

An Ordinance of the City Commission of the City of Winter Garden, Florida amending Article VI, Division 8 of Chapter 118 of the Code of Ordinance of the City of Winter Garden concerning Accessory Buildings and Accessory Structures procedures and requirements for greenhouses.

Staff recommendation(s):

Staff recommends approval of ordinance 15-41 amending Article VI, Division 8 of Chapter 118 of the Code of Ordinances of the City of Winter Garden.

Next step(s):

A public hearing for the first reading of Ordinance 15-41 is scheduled for the City Commission on Thursday, May 14, 2015.

Attachment(s):

Ordinance 15-41

ORDINANCE 15-41

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING ARTICLE VI, DIVISION 8 OF CHAPTER 118 OF THE CODE OF ORDINANCES OF THE CITY OF WINTER GARDEN CONCERNING ACCESSORY BUILDINGS AND ACCESSORY STRUCTURES; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Commission desires to amend the accessory buildings and accessory structures requirements of Chapter 118, City of Winter Garden Code of Ordinances to, among other things, more specifically address the construction of greenhouses; and

WHEREAS, the City Commission finds it to be in the best interest of the public health, safety and welfare to revise the accessory building and accessory structure requirements and approval procedures of Chapter 118, City of Winter Garden Code of Ordinances in the manner specified in this Ordinance.

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

Section 1: Authority. The City of Winter Garden has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 166, Florida Statutes.

Section 2: Adoption. Article VI, Division 8 of Chapter 118 of the City of Winter Garden Code is amended to read as follows (words that are stricken out are deletions; words that are underlined are additions):

DIVISION 8. - ACCESSORY BUILDINGS AND ACCESSORY STRUCTURES

Sec. 118-1310. - Generally.

(a) Definitions. For the purpose of this section, the following will be uses as definitions:

Accessory buildings. An accessory building for both residential and nonresidential development is defined as a building that:

- (1) Is detached from the principal building;
- (2) Is clearly a supplementary use to the principal building;
- (3) The total square footage of all accessory buildings are less than 50 percent of the size of the principal building; and
- (4) Is not intended for human habitation.

Examples include storage buildings, ~~residential~~ green-houses, detached garages, etc. Attached accessory buildings must comply with all setbacks and zoning regulations of the principal structure.

Accessory structures. An accessory structure is a structure that does not provide shelter from the elements. Examples include swimming pools and pool screening and decking, Bar-B-Q pits, decks, etc. Not included in the definition of accessory structures and not regulated by this division of code are driveways, fences, walls, bird baths, decorative ponds, and at grade patios.

Greenhouses. A greenhouse is a building constructed for the primary purpose of cultivation, growing, and protection of plants.

- (b) General requirements. In general, accessory buildings and structures must be located in the rear or side yards and must be five feet from the property lines. Accessory buildings and structures cannot be located within any easements. Accessory buildings and structures located in the street side of a corner lot must comply with the side yard setbacks of the principal building. Accessory buildings must be constructed simultaneously with, or following, the construction of the principal building, and shall not be used until after the principal building has been erected.

Accessory buildings shall be designed to blend aesthetically with the principal building. Detached accessory building walls shall not exceed nine feet in height, and roof peaks shall not exceed 12 feet in height. No accessory building may be located in the front yard or within any recorded easement. No more than two such accessory buildings may be located on any lot.

- (c) Setback and separation requirements for detached accessory buildings.
- (1) Less than 160 square feet. Accessory buildings that are detached from the principal building and are 160 square feet or less shall be:
 - a. Located no less than five feet from a side or rear property line, and have the same sideyard setback as the principal building when located on the street side of a corner lot;
 - b. Be closer than four feet to any other accessory building on the same lot; and
 - c. Shall not be allowed to project beyond the established front building line of the principal building.
 - (2) Greater than 160 square feet. An accessory building greater than 160 square feet shall comply with the above requirements with the following exceptions:
 - a. An accessory building greater than 160 square feet must comply with all the setback requirements of the principal structure.
 - b. An accessory building greater than 160 square feet must be separated from the principal structure by a minimum of ten feet.
 - c. An accessory building greater than 160 square feet shall not occupy more than 25 percent of the rear yard.
 - (3) Open carports. Detached or attached open carports consisting of a roof and members for support, shall be located in either the front or side yard and must comply with all the setbacks of the principal building of the zoning district of the property.
 - (4) Location criteria. No accessory building may be located in the front yard.

- (e) ~~Accessory structures. All accessory structures (i.e. structures that do not offer shelter from the weather such as Bar-B-Q pits, decks, swimming pools, residential dog houses, etc.) are required to comply with the location criteria and setbacks regulations as identified for accessory buildings. With the exception of the sideyard of the street side of a corner lot, attached and detached pools, pool screens, and pool decking maybe located up to five feet of the side and rear property lines.~~
- (f) ~~Prohibited accessory buildings and structures. The following accessory buildings and structures are prohibited in all zones:~~
- ~~1. Tents (when used over a two-week period) unless approved by the city commission.~~
 - ~~2. Trailers and mobile homes (when used as an accessory building).~~
 - ~~3. Shipping containers (except on a temporary basis on an active construction site).~~
- (g) ~~Lot coverage. The area of accessory buildings is included in the total lot coverage calculations. This total area must not exceed the maximum lot coverage as identified in the specific zoning district.~~
- (d) Accessory structures. All accessory structures (i.e. structures that do not offer shelter from the weather such as Bar-B-Q pits, decks, swimming pools, residential dog houses, etc.) are required to comply with the location criteria and setbacks regulations as identified for accessory buildings. With the exception of the sideyard of the street side of a corner lot, attached and detached pools, pool screens, and pool decking maybe located up to five feet of the side and rear property lines.
- (e) Prohibited accessory buildings and structures. The following accessory buildings and structures are prohibited in all zones:
1. Tents (when used over a two-week period) unless approved by the city commission.
 2. Trailers and mobile homes (when used as an accessory building).
 3. Shipping containers (except on a temporary basis on an active construction site).
- (f) Lot coverage. The area of accessory buildings is included in the total lot coverage calculations. This total area must not exceed the maximum lot coverage as identified in the specific zoning district.
- (g) Greenhouses shall be considered only by special exception. All greenhouses shall be designed to blend aesthetically with the principal building and shall be constructed of permanent building materials such as metal, glass or wood although composite materials may be considered. Greenhouses shall not be constructed of temporary materials such as plastic, visqueen or cloth. Also, fiberglass shall not be used in the construction of greenhouses.

(Ord. No. 98-56, § 1, 9-24-98)

THE CITY OF WINTER GARDEN
PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 18 (Public Hearing)

Date: April 30, 2015 **Meeting date:** May 4, 2015
Subject: Ordinance 15-49
Issue: Amending multiple sections of Chapter 102 of the Code of Ordinances of the City of Winter Garden.

Summary:

An Ordinance of the City Commission of the City of Winter Garden, Florida amending Section 102-1 of Chapter 102 of the Code of Ordinances of the City of Winter Garden to clarify certain definitions and to add a definition for Digital Billboard and Digital Signs; amending Section 102-92 of Chapter 102 of the Code of Ordinances of the City of Winter Garden to prohibit Digital Billboard Signs except under limited conditions as a Special Exception and pursuant to a relocation and reconstruction plan and agreement; creating Section 102-94 of Chapter 102 of the Code of Ordinances of the City of Winter Garden providing for relocation and reconstruction agreements for Billboards and Digital Billboards; providing for criteria and regulations governing Digital Billboards.

Staff recommendation(s):

Staff recommends approval of ordinance 15-49 amending Chapter 102 of the Code of Ordinances of the City of Winter Garden.

Next step(s):

A public hearing for the first reading of Ordinance 15-49 is scheduled for the City Commission on Thursday, May 14, 2015.

Attachment(s):

Ordinance 15-49

ORDINANCE 15-49

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING SECTION 102-1 OF CHAPTER 102 OF THE CODE OF ORDINANCES OF THE CITY OF WINTER GARDEN TO CLARIFY CERTAIN DEFINITIONS AND TO ADD A DEFINITION FOR DIGITAL BILLBOARD AND DIGITAL BILLBOARD SIGNS; AMENDING SECTION 102-92 OF CHAPTER 102 OF THE CODE OF ORDINANCES OF THE CITY OF WINTER GARDEN TO PROHIBIT DIGITAL BILLBOARD SIGNS EXCEPT UNDER LIMITED CONDITIONS AS A SPECIAL EXCEPTION AND PURSUANT TO A RELOCATION AND RECONSTRUCTION PLAN AND AGREEMENT; CREATING SECTION 102-94 OF CHAPTER 102 OF THE CODE OF ORDINANCES OF THE CITY OF WINTER GARDEN PROVIDING FOR RELOCATION AND RECONSTRUCTION AGREEMENTS FOR BILLBOARDS AND DIGITAL BILLBOARDS; PROVIDING FOR CRITERIA AND REGULATIONS GOVERNING DIGITAL BILLBOARDS; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Winter Garden desires to allow a limited number of billboards and digital billboards within the City; and

WHEREAS, the City Commission finds it necessary to provide the minimum control of billboards and digital billboards necessary to promote the health, safety, and general welfare of the citizens of the City by lessening hazards to pedestrians and vehicular traffic, by preserving property values, by preventing unsightly and detrimental signs that would detract from the aesthetic appeal and character of the City and lead to economic decline and blight, by preventing signs from reaching such excessive size, numbers, or configuration that they obscure one another or create other problems to the detriment of the City, its citizens, businesses and property owner owners, by ensuring the good and attractive design that will strengthen the City's appearance and economic base, and by preserving the rights of free speech and expression in the display of signs in conjunction with reasonable and valid time, place, and manner restrictions relating thereto; and

WHEREAS, it is the policy of the State of Florida to encourage municipalities, counties, and other governmental entities and sign owners to enter into relocation and reconstruction agreements that allow governmental entities to undertake public projects and accomplish public goals without the expenditure of public funds while allowing the continued maintenance of

private investment in signage as a medium of commercial and noncommercial communication; and

WHEREAS, municipalities are specifically empowered to enter into relocation and reconstruction agreements on whatever terms are agreeable to the sign owner and the municipality involved and to provide for relocation and reconstruction of signs by agreement, ordinance, or resolution. As used in this ordinance, a “relocation and reconstruction agreement” means a consensual, contractual agreement between a sign owner and the City of Winter Garden for either the reconstruction of an existing sign or the removal of a sign or signs and construction of a new sign to substitute for the sign or signs removed; and

WHEREAS, the City Commission finds that any billboards and digital billboards allowed within the City must conform to certain limitations and restrictions to mitigate negative impacts on aesthetics, visual clutter, distractions, traffic, and residential areas; and

WHEREAS, the City Commission finds that it is in the best interest of the health, safety and welfare of the citizens of the City to encourage the removal or relocation of certain billboards in the City and to provide for enhancements to certain billboard locations; and

WHEREAS, the City Commission finds that digital billboards, due to animated displays, lighting, incongruity in relation to the character of the area, potential for distracting drivers and disrupting residential areas must be reasonably regulated to protect the health, safety and welfare of the City’s citizens and businesses, as well as drivers and other interests within the City; and

WHEREAS, to protect and improve highway safety, views, aesthetics, and business/investment, any conversion of billboards to digital billboards should be accomplished via a special exception and relocation and reconstruction agreement with the City;

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

Section 1: **Adoption.** Section 102-1 of the City of Winter Garden Code is amended to revise the definition for *billboard or billboard sign* and create a definition for *digital billboard* as follows: (words that are ~~stricken out~~ are deletions; words that are underlined are additions):

Billboard or billboard sign means any sign in excess of ~~6432~~ 32 square feet of copy area on its own structure or on a building which provides to the observer information of any kind concerning any products or services offered or sold or activity that takes place on property other than that where the sign is located, but excluding digital billboards. Each display face of a billboard shall constitute a separate billboard.

Digital billboard means any sign in excess of 32 square feet of copy area on its own structure or on a building which provides to the observer information of any kind concerning any products or services offered or sold or activity that takes place on property other than that where the sign is located and provides information to the observer in an electronic manner that utilizes

an LED display, fiber optics, or other light-emitting or backlight electronic display technology. Each display face of a digital billboard shall constitute a separate digital billboard.

Electronic message center means any sign which has the capability of changing message content through the use of an electronically controlled device, but excluding digital billboards.

Flashing sign means any sign which attains an intermittent, flashing or varying intensity light source, or which includes or gives the illusion of intermittent or flashing light by means of animation, or an externally mounted intermittent light source. Digital billboards permitted and operated in accordance with Section 102-94 are excluded from the definition of *flashing sign*.

All other provisions remain the same.

Section 2: Adoption. Section 102-92 of the City of Winter Garden Code is amended to read as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions):

Sec. 102-92. Prohibited signs.

The following types of signs are prohibited in all districts:

- (4) Billboards, b~~Billboard signs, and digital billboards~~ regardless of zoning district; provided digital billboards may be allowed as expressly authorized in Section 102-94 of this Chapter. Those billboard signs legally erected in the city prior to June 11, 1987, or legally erected within the unincorporated county prior to annexation into the city will be allowed to remain as nonconforming signs which cannot be rebuilt, moved, relocated or replaced if greater than 50 percent of the sign structure or value is destroyed. When the cost of materials to repair, move, relocate, or replace the sign exceed 50 percent of the physically depreciated value of the structural materials in the sign immediately prior to the destruction, the criteria of this subsection will be deemed to have been met, and the sign may not be replaced, moved, relocated, or repaired except as provided in Section 102-94. ~~For billboard signs not legally in place prior to June 11, 1987, an amortization period ending December 31, 1994, is provided within which period the sign must be removed. Failure to comply with this subsection will result in a violation of this chapter for the property owner and the sign owner.~~ This subsection shall not apply to billboard signs and structures preexisting along federal aid primary highways in the city. However, if a federal aid primary highway is later converted to a nonfederal aid highway, this subsection shall apply to billboards along such highway, becoming effective the first day upon which the highway becomes a nonfederal aid primary highway. No new billboard signs or structures shall be erected in the city. Notwithstanding the preceding, t~~The city commission shall have the authority to grant a variance~~special exception to this subsection subject to the requirements of Section 102-94 and Sections 118-96 through 118-102- to this subsection in those instances where ~~at least two (2) existing legally nonconforming billboard signs~~ are being eliminated and being replaced with

~~another~~ a single billboard sign or a single digital billboard that the city commission finds less obtrusive, improves the aesthetic character of the city, provides other benefits to the city, and is placed in a more desirable location.

- (5) The use of scroll, travel and/or dynamic frame effect in changeable and/or electronic message centers signs as defined in section 102-1, in an area zoned commercial or industrial, excluding digital billboards.
- (23) Commercial off-premises signs, excluding billboards and digital billboards that have been approved by the city pursuant to a relocation and reconstruction agreement in accordance with the provisions of Sections 102-94 and 118-96 through 118-102.

All other provisions remain the same.

Section 3: Adoption. New section 102-94 of the City of Winter Garden Code is hereby created as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions):

Secs. 102-94~~5~~—102-125. Reserved.

Section 102-94. Replacement and Relocation of Billboard Signs; Digital Billboards.

It is the policy the of the city to encourage owners of non-conforming signs to enter into relocation and reconstruction agreements that allow the city to accomplish the public goals of protecting, improving and ensuring highway safety, views, aesthetics and business/investment, without the expenditure of public funds while allowing the continued maintenance of private investment in signage as a medium of commercial and noncommercial communication. Notwithstanding any provisions to the contrary, the provisions of this subsection shall be the sole mechanism available under this Code of Ordinances which allow for the relocation and replacement of billboard signs. In no event shall new triangular, three-faced billboards; stacked, double-decker billboards, or side-by-side billboards be permitted within the city.

(a) *Billboard Signs.* Existing non-conforming billboard signs may be eliminated and replaced with a billboard sign in accordance with the provisions of Section 102-92(4) and other applicable provisions of Chapter 102 upon the City Commission's approval of, and pursuant to, a relocation and reconstruction agreement. Additional conditions and restrictions relating to the replacement of billboard signs shall be set forth in the relocation and reconstruction agreement and/or as conditions to the special exception use permit. All billboard signs constructed pursuant to this subsection shall comply with all federal and state laws and the provisions of this Code. In all circumstances, at least two billboard signs must be eliminated in order for a replacement billboard to be constructed pursuant to this subsection (a) unless the city finds that an extraordinary benefit to the city exists for the replacement of a single

particular billboard with a replacement billboard. Such extraordinary benefit shall be determined by: using general public health, safety, and welfare concerns; finding that the criteria set forth in Sections 118-96 through 118-102 relating to special exceptions have been met; determining that the replacement billboard is less obtrusive, improves the aesthetic character of the city, protects or enhances highway safety and is placed in a more desirable location; and requiring additional landscaping and hardscaping enhancing the removal and relocated locations. Among other matters, the following matters shall be addressed in the relocation and reconstruction agreement: (i) the time period within which billboard removal and construction must occur, (ii) details regarding the elimination and removal of the billboards and billboard sign structures, and (iii) creation of a deed restriction or other mechanism(s) to ensure that the removed billboards cannot be re-erected or replaced at the existing or other locations (except as expressly allowed in the relocation and reconstruction agreement), including mechanism(s) to ensure that no lessee or other entity has any enforceable rights to continue or re-establish a billboard at the removal location.

(b) *Digital Billboards.* This section provides for the elimination of existing billboard signs in the city in exchange for the city's approval of a digital billboard sign in the city. Notwithstanding any provisions to the contrary, the provisions of this subsection shall be the sole mechanism available under this Code of Ordinances within which an existing billboard sign may be eliminated and replaced with a digital billboard and by which any digital billboard may be authorized in the city.

(1) Existing non-conforming billboard signs may be eliminated and replaced with a digital billboard in accordance with Section 102-92(4) and other applicable provisions of Chapter 102 upon the City Commission's approval of, and pursuant to, a relocation and reconstruction agreement, provided the additional minimum requirements set forth herein are met. Additional conditions and restrictions related to the replacement of billboard signs shall be set forth in the relocation and reconstruction agreement and/or as conditions to special exception use permit. Additional billboards constructed pursuant to this subsection shall comply with all federal and state laws and the provisions of this Code. The relocation and reconstruction agreement shall include provisions granting the city use and access to the digital billboard sign for displays and messages for emergencies, other urgent displays or messages, including, but not limited to Amber and other alerts, hurricane or other emergency warnings, and for displays and messages for City approved public benefit. The agreement shall allow for city displays and messages on the digital billboard sign for an agreed number of times to display public service announcements subject to advance City Commission approval. Such City display and messages will be displayed during times the digital faces are in operation on the sign structure unless agreed otherwise.

(2) In all circumstances, at least two billboard signs must be eliminated in order for a digital billboard to be constructed pursuant to this subsection (b) unless the city finds that an extraordinary benefit to the city exists for the replacement of a single particular billboard with a digital billboard. Such extraordinary benefit shall be determined by: using general public health, safety, and welfare concerns; finding that the criteria set forth in Sections 118-96 through 118-102 relating to special exceptions have been met; determining that the replacement billboard is less obtrusive, improves or protects the aesthetic character of the city, protects or improves highway safety and is placed in a more desirable location; and requiring additional landscaping and hardscaping enhancing the removal and replacement locations. Among other matters, the following matters shall be addressed in the relocation and reconstruction agreement: (i) the time period within which billboard removal and construction must occur, (ii) details regarding the elimination and removal of the billboards and billboard sign structures, (iii) creation of a deed restriction or other mechanism(s) to ensure that the removed billboards cannot be re-erected or replaced at the existing or other locations (except as expressly allowed in the relocation and reconstruction agreement), including mechanism(s) to ensure that no lessee or other entity has any enforceable rights to continue or re-establish a billboard at the removal location and (iv) details relating to the City's use of, and access and criteria related to public displays, messages and announcements on, the digital billboard.

(3) Digital billboards must comply with the following minimum operational standards:

- A. Digital billboards must contain static messages only and must not have movement, or the appearance or optical illusion of movement, during the static display period, of any part of the sign structure, design, or pictorial segment of the sign. Each static message shall not include flashing or the varying of light intensity except as set forth in subsection E.
- B. Each message on the digital billboard must be displayed for a minimum of twelve (12) seconds.
- C. Digital billboards must not operate at brightness levels of more than 0.3 foot candles above ambient light, as measured using a foot candle meter at the pre-set distance specified in this Section.
- D. Pre-set distances to measure the foot candles impact vary with the expected viewing distances of each size digital billboard. Measurement distance criteria is as follows:

<u>Face Size</u>	<u>Distance to be Measured From:</u>
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12' x 25'	150'
12' x30'	150'
10'6' x 36'	200'

E. Each digital billboard must have a light sensing device that will automatically adjust brightness levels as ambient light conditions change.

(4) Spacing Restrictions. The minimum spacing between digital billboards and between billboards and digital billboards with faces visible from the same driving direction must be 1,000 feet. The distance will be measured from the nearest point of the sign to the centerline of the roadway upon which the sign is intended to be viewed to the nearest point of the other sign as measured to its closest point to the centerline of the roadway upon which it is intended to be viewed.

(5) Maximum Height. The top of any digital billboard shall not exceed 40 feet in height above the crown of the adjacent roadway and shall not exceed 60 feet above ground level.

(6) Size of Copy Area. The maximum size of the copy area, including cabinet and trim, of any digital billboard must not exceed 378 square feet. Smaller copy areas are encouraged.

(7) Construction. All digital billboards must be constructed in compliance with all applicable building codes and must be constructed and maintained so as to assure proper alignment of the structure; continued structural soundness; and continued legibility of the messages displayed thereupon.

(8) Maintenance and Removal of Digital Billboard Sign Faces. Owners of digital billboards may remove the digital billboard sign faces only for the period required for the limited purposes of maintenance or service. During such period that the digital billboard sign faces are removed, the digital billboard owner is not permitted to operate the digital billboard as a static or traditional billboard unless provided otherwise in the relocation and reconstruction agreement. In the event that the digital billboard sign faces are removed for any other reason than for maintenance or service, or a digital billboard or any part thereof is operated as a static or traditional billboard, the owner of the billboard must comply with all requirements of sections 102-92 and 102-94, unless otherwise provided in the relocation and reconstruction agreement.

SECTION 4: Codification: Sections 1 through 3 of this Ordinance shall be codified and made part of the City of Winter Garden Code of Ordinances.

SECTION 5: Control and Supplemental Authority: In the event of a conflict or conflicts between this ordinance and other ordinances, this ordinance shall control to the extent such conflict exists. This Ordinance and the codification of provisions in this Ordinance do not preclude the City's use of relocation and reconstruction agreements as otherwise allowed by Florida law.

SECTION 6: Severability: It is the intent of the City Commission of the City of Winter Garden that if any section, subsection, sentence, clause, phrase or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

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

FIRST READING: _____, 2015.

SECOND READING AND PUBLIC HEARING: _____, 2015.

ADOPTED this _____ day of _____, 2015, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

John Rees, Mayor/Commissioner

ATTEST:

KATHY GOLDEN, City Clerk