



AGENDA
CITY COMMISSION
CITY HALL COMMISSION CHAMBERS
300 W. Plant Street

REGULAR MEETING

May 14, 2015

6:30 p.m.

CALL TO ORDER

Determination of a Quorum

Opening Invocation and Pledge of Allegiance

1. **APPROVAL OF MINUTES**

Executive Session and Regular Meeting of April 23, 2015

2. **PRESENTATIONS**

A. Request by Jay Barfield to use one of the boat basins at Newton Park to test a system to clean Lake Apopka

B. Discussion regarding providing ambulance service in the City

3. **FIRST READING OF PROPOSED ORDINANCES**

A. **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 **with the second reading and public hearing being scheduled for May 28, 2015** – Community Development Director Williams

B. **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 **with the second reading and public hearing being scheduled for May 28, 2015** – Community Development Director Williams

C. **Ordinance 15-51:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING DIVISION 2, ARTICLE II, CHAPTER 42 OF THE WINTER GARDEN CITY CODE; PROVIDING FOR THE WAIVER OF ROAD IMPACT FEES IN THE HISTORIC DOWNTOWN DISTRICT AREA UNDER CERTAIN CIRCUMSTANCES; PROVIDING CRITERIA FOR SUCH WAIVERS; PROVIDING FOR AUTOMATIC REPEAL OF WAIVER PROVISION AFTER A SET PERIOD; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE **with the second reading and public hearing being scheduled for June 11, 2015** – City Manager Bollhoefer

4. **FIRST READING AND PUBLIC HEARING OF PROPOSED ORDINANCES**

A. **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 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 **with the second reading and public hearing being scheduled for May 28, 2015** – Community Development Director Williams

- B. **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
- C. **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
- D. **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 **with the second reading and public hearing being scheduled for May 28, 2015** – Community Development Director Williams
- E. **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
- F. **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
- G. **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 **with the second reading and public hearing being scheduled for May 28, 2015** – Community Development Director Williams
- H. **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 **with the second reading and public hearing being scheduled for May 28, 2015** – Community Development Director Williams

- I. **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
 - J. **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
 - K. **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 **with the second reading and public hearing being scheduled for May 28, 2015** – Community Development Director Williams
 - L. **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
 - M. **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
 - N. **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 **with the second reading and public hearing being scheduled for May 28, 2015** – Community Development Director Williams
 - O. **Ordinance 15-50:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE CITY OF WINTER GARDEN FISCAL YEAR 2014-2015 BUDGET; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE **with the second reading and public hearing being scheduled for May 28, 2015** – Finance Director Zielonka
5. **REGULAR BUSINESS**
- A. Recommendation to approve awarding two CDBG Housing Rehabilitation contracts to the qualified low bidder Pat Lynch Construction contingent upon receiving Site Specific Release from the Department of Economic Opportunity – Economic Development Director Gerhartz
 - B. Recommendation to approve Site Plan and Binding Lot Combination Agreement for Windward Cay Phase 3 Office Park located at 13838 Tilden Road subject to conditions – Community Development Director Williams
6. **MATTERS FROM PUBLIC** (*Limited to 3 minutes per speaker*)

7. **MATTERS FROM CITY ATTORNEY** – Kurt Ardaman

8. **MATTERS FROM CITY MANAGER** – Mike Bollhoefer

- A. Discussion on draft ordinance amending landscaping vegetation requirements as requested by the St. Johns River Water Management District

9. **MATTERS FROM MAYOR AND COMMISSIONERS**

ADJOURN to a Regular Meeting on May 28, 2015 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, 1st floor

NOTICES:

In accordance with Florida Statutes 286.0105, if any person decides to appeal any decision made by said body with respect to any matter considered at such meeting, he/she will need a record of the proceedings and, for that purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Winter Garden does not prepare or provide such record.

Any opening invocation that is offered before the official start of the Commission meeting shall be the voluntary offering of a private person, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Commission or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Commission meeting are invited to stand during the opening invocation and to stand and recite the Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Commission Chambers or exit the City Commission Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance. (Reference Resolution 15-04)

	Those needing assistance to participate in any of these proceedings should contact the City Clerk's Office at least 48 hours in advance of the meeting (407) 656-4111 x2254.		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained at the meeting from the Information Technology Department (407) 656-4111 x5455.
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CITY OF WINTER GARDEN

CITY COMMISSION EXECUTIVE SESSION MINUTES

April 23, 2015

Mayor Rees called the noticed Attorney/Client Executive Session to order at 6:02 p.m. in Commission Chambers at 300 W. Plant Street, Winter Garden, Florida. Those present included:

John Rees, Mayor	District 5	Mike Bollhoefer	City Manager
Kent Makin	District 1	A. Kurt Ardaman	City Attorney
Bob Buchanan	District 2	Andrew I. Dayes	Special Counsel
Robert "Bobby" Olszewski	District 3	Kathy Golden	City Clerk
Colin Sharman	District 4	Andrea C. Rivera	Court Reporter

Mayor Rees shared that a request has been made by the City Attorney, A. Kurt Ardaman, for advice from the City Commission concerning litigation and to discuss settlement negotiations and strategy related to litigation expenditures. Those attending the closed session will include those listed above with the exception of the City Clerk and any member of the public.

Mr. Ardaman reiterated the Mayor's comment and stated that the executive session would be to discuss **Case No.: 2014-CA-007112-O**, Halscott Industries, Inc. d/b/a/ UnbreakableIT, Inc. v. City of Winter Garden and Frank Gilbert. Mr. Ardaman announced that he expects the attorney-client closed executive session to last approximately 30 minutes.

The public meeting was **recessed** at 6:04 p.m. with all other persons, not otherwise stated, leaving the meeting to commence the Executive Attorney-Client Session.

Mayor Rees **reconvened** the public portion of the meeting at 6:27 p.m.

Mr. Ardaman asked the City Commission to consider filing a counter-claim against UnbreakableIT, Inc. and a third-party complaint against Jaime Halscott individually.

Motion by Commissioner Sharman to approve the filing of a counter-claim against UnbreakableIT, Inc. and a third-party complaint against Jaime Halscott individually. Seconded by Commissioner Makin and carried unanimously 5-0.

The executive session concluded at 6:28 p.m.

APPROVED:

Mayor John Rees

ATTEST:

City Clerk Kathy Golden, CMC



CITY OF WINTER GARDEN

CITY COMMISSION REGULAR MEETING MINUTES

April 23, 2015

A **REGULAR MEETING** of the Winter Garden City Commission was called to order by Mayor Rees at 6:33 p.m. at City Hall, 300 West Plant Street, Winter Garden, Florida. An Opening Invocation and Pledge of Allegiance were given.

Present: Mayor John Rees, Commissioners Bob Buchanan, Kent Makin, Robert Olszewski and Colin Sharman

Also Present: City Manager Mike Bollhoefer, City Attorney Kurt Ardaman, City Clerk Kathy Golden, Community Development Director Ed Williams, Economic Development Director Tanja Gerhartz, Finance Director Laura Zielonka, Deputy Fire Chief Jose P. Gainza, Jr., Police Chief George Brennan, and Recreation Director Jay Conn

1. **APPROVAL OF MINUTES**

Motion by Commissioner Makin to approve regular meeting minutes of April 9, 2015 as submitted. Seconded by Commissioner Sharman and carried unanimously 5-0.

2. **SECOND READING AND PUBLIC HEARING OF PROPOSED ORDINANCE**

A. **Ordinance 15-29:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 0.316 ± ACRES LOCATED AT 553 WEST PLANT STREET GENERALLY LOCATED ON THE NORTH SIDE OF WEST PLANT STREET WEST OF BRAY STREET AND EAST OF OAK STREET FROM CITY R-NC RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT TO CITY C-1 CENTRAL COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 15-29 by title only. Community Development Director Williams stated that this is the Auto Electric site that is proposing to go to a commercial district that is consistent with the City's comprehensive plan. It has been reviewed by staff and the Planning and Zoning Board and both recommend approval.

Commissioner Makin stated that he would be recusing himself from the vote due to his financial interest in this item.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Buchanan to adopt Ordinance 15-29. Seconded by Commissioner Sharman and carried 4-0-1; Commissioner Makin abstained.

3. **PUBLIC HEARING MATTER**

- A. Consider condemning property located at 160 East Plant Street, Winter Garden, Florida;
Owner: Winter Garden Gateway Corporation

Community Development Director Williams stated that at a past Commission meeting the process of condemning the property had begun. The property owner and his consultants attended and requested an opportunity to correct the problems and violations on this property. Staff has been working with them to bring the building into compliance. A supplement report was provided to the City Commission that showed what is needed to bring the property into compliance. He noted that staff provided timeframes that corresponds with each improvement because this item will be brought back to update the City Commission on a monthly basis so the City will not have to go through with the condemnation process. There was discussion on proposed timeframe and he asked that the matter be extended for another 30 days.

Motion by Commissioner Buchanan to continue the condemnation of 160 East Plant Street to May 28, 2015 at 6:30 p.m. Seconded by Commissioner Sharman and carried 4-1; Commissioner Makin voted against continuing the matter.

4. **REGULAR BUSINESS**

- A. **Resolution 15-05:** A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA INFORMING THE OFFICE OF GREENWAYS & TRAILS THAT THE WEST ORANGE TRAIL DOWNTOWN REALIGNMENT PROJECT PHASE I WILL BE ADDED TO THE CAPITAL EXPENDITURES FISCAL YEAR 2015 SHOULD THE CITY RECEIVE PROGRAM FUNDS; PROVIDING FOR DELIVERY TO THE OFFICE OF GREENWAYS & TRAILS AT THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION; PROVIDING AN EFFECTIVE DATE

City Attorney Ardaman read Resolution 15-05. City Manager Bollhoefer stated that the City has an opportunity to obtain a grant but not a lot of time was given to respond. He stated that staff would like to move forward with the City Commission's approval and any final approvals will be brought back to the City Commission. He noted that this will enable the City to qualify for the \$200,000 for the area on the west end of the trail.

Mayor Rees expressed that he has no problem with moving forward but it will need to come back with good conceptual drawings before he would do anything to eliminate the green space, which he feels is a good gateway into the downtown. Mr. Bollhoefer noted that this does not make any final commitments but gives the City the opportunity to get the process started to qualify for the \$200,000.

Commissioner Olszewski asked that if the City was awarded this grant it would still have to come up with \$200,000. Mr. Bollhoefer responded yes. Commissioner Olszewski inquired as to what are the thoughts for this. Mr. Bollhoefer responded that there are

several different options which would be reviewed and brought back for review by the City Commission. Commissioner Olszewski confirmed that the only purpose tonight is to go forward to apply for the grant and if we are awarded a grant, the decision would be made. Mr. Bollhoefer responded yes. Staff will present the concept to the Commission probably before it is awarded.

Commissioner Sharman asked if it is a 50/50 grant. Mr. Bollhoefer responded he believes that is correct.

Motion by Commissioner Buchanan to approve Resolution 15-05. Seconded by Commissioner Sharman and carried unanimously 5-0.

- B. **Resolution 15-06:** A RESOLUTION OF THE CITY OF WINTER GARDEN, FLORIDA FOR THE ACQUISITION BY EMINENT DOMAIN OF FEE TITLE OF PROPERTY LOCATED ON THE EAST SIDE OF NORTH BOYD STREET AT 37 NORTH BOYD STREET, WHICH PROPERTY IS DESIGNATED IN THIS RESOLUTION AS PARCEL 560 AND PARCEL 570; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE

City Attorney Ardaman read Resolution 15-06. City Manager Bollhoefer stated this is the warehouse behind the Edgewater Hotel. To acquire the property this resolution starts the process of acquiring it by eminent domain. He shared he has been meeting with Mr. Valdes and are looking at negotiating an agreement on the property. He feels it is important to move forward with the resolution.

The Commission asked Mr. Valdes to speak to this matter. Mr. Valdes, 255 Temple Grove Drive, Winter Garden, Florida, shared that he has been trying to clean up the property and realizes the City has their needs. This property has been in his family a long time and he does have sentimental attachment to it. He and Mr. Bollhoefer are trying to work something out that would satisfy both needs and he is at peace with that.

Motion by Commissioner Sharman to approve Resolution 15-06. Seconded by Commissioner Buchanan.

Commissioner Olszewski disclosed that Mr. Valdes reached out to him about two months ago and he was given a tour of the property.

Motion carried 4-1; Commissioner Olszewski opposed.

- C. **Recommendation to approve Right-of-Way Maintenance Agreement for Bradford Creek Phase II Subdivision**

Community Development Director Williams stated this item is a standard Right-of-Way Maintenance Agreement for landscaping in conjunction with the development of this property. Staff has reviewed this item and recommended approval.

Motion by Commissioner Buchanan to approve the Right-of-Way Maintenance Agreement for Bradford Creek Phase II Subdivision as submitted. Seconded by Commissioner Sharman and carried unanimously 5-0.

D. Recommendation to approve Site Plan and Binding Lot Combination Agreement for 1006 E Crown Point Road & 835 Crown Point Cross Road (West Orlando Baptist Church)

Community Development Director Williams shared that this item is the Site Plan and Binding Lot Combination Agreement for the West Orlando Baptist Church who is planning a major expansion of their existing site. All the issues have been resolved with staff and approval is recommended subject to conditions.

Motion by Commissioner Makin to approve the Site Plan and Binding Lot Combination Agreement with West Orlando Baptist Church as submitted. Seconded by Commissioner Sharman and carried unanimously 5-0.

E. Recommendation to approve Site Plan for 1011 and 1099 Pineloch Industrial Drive (84 Lumber)

Community Development Director Williams stated they too are undergoing a major expansion. Their plans have been reviewed by staff and approval is recommended, subject to conditions.

Motion by Commissioner Makin to approve the Site Plan for 84 Lumber located at 1011 and 1099 Pineloch Industrial Drive as submitted. Seconded by Commissioner Sharman and carried unanimously 5-0.

5. **MATTERS FROM PUBLIC** – There were no items.

6. **MATTERS FROM CITY ATTORNEY** – There were no items.

7. **MATTERS FROM CITY MANAGER**

- City Manager Bollhoefer asked for the City Commission's permission for the Crooked Can to shut down both entrances, for safety reasons, on [South] Central Avenue on May 9th for their grand opening.

Motion by Commissioner Buchanan to approve closing Central Avenue in front of the Crooked Can for their grand opening on May 9th, 2015. Seconded by Commissioner Sharman and carried unanimously 5-0.

- Community Relations Director Vaughn came forward to speak on Relay for Life of Winter Garden. It will be held this Friday at 6 p.m. for the opening ceremony and she invited everyone to attend.
- Mr. Bollhoefer shared that there have been issues with the Chamber overhead monitors that are being worked on.

- Mr. Bollhoefer handed out a draft ordinance dealing with economic incentives for impact fees for downtown projects. If there are any questions, please ask him. This item will be on the next agenda and gone over in greater detail at that time.

8. **MATTERS FROM MAYOR AND COMMISSIONERS**

Commissioner Sharman asked for the latest update on Tilden Road at CR 545. Mr. Bollhoefer shared that the County gave their approval to put in the temporary light [signal] that will also be used during construction. The only stipulation is that the City has to put in a left-turn lane for people heading east bound to turn onto Avalon. The revised plans will take three to four weeks and construction will take another 30 to 60 days. The project is expected to be complete within 60 to 90 days.

Commissioner Olszewski asked for an update on the roundabout on Windermere and Roberson Road. Mr. Bollhoefer shared that there has been a meeting with the County and the agreement has been drafted. The goal is to send the agreement to the County tomorrow.

The meeting adjourned at 6:59 p.m.

APPROVED:

Mayor John Rees

ATTEST:

City Clerk Kathy Golden, CMC

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: May 6, 2015 **Meeting Date:** May 14, 2015

Subject: **Ordinance 15-41 Accessory Buildings and Accessory Structures**

Issue: Amending Article VI, Division 8 of Chapter 118 of the Code of Ordinances of the City of Winter Garden

Discussion:

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

Recommended Action:

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 with the second reading and adoption on May 28, 2015.

Attachment(s)/References:

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 used 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
CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: May 6, 2015 **Meeting Date:** May 14, 2015

Subject: **Ordinance 15-49 Digital Billboards**

Issue: Amending multiple sections of Chapter 102 of the Code of Ordinances of the City of Winter Garden.

Discussion:

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 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.

Recommended Action:

Staff recommends approval of ordinance 15-49 with the second reading and adoption on May 28, 2015.

Attachment(s)/References:

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~~ 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~~is~~ 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 eight (8) 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>
------------------	--------------------------------------

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

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: May 8, 2015 **Meeting Date:** May 14, 2015

Subject: **Ordinance 15-51 Road Impact Fee Waivers**

Issue: Amending multiple sections of Chapter 102 of the Code of Ordinances of the City of Winter Garden.

Discussion:

An ordinance of the City of Winter Garden, Florida, amending Division 2, Article II, Chapter 42 of the Winter Garden City Code; providing for the waiver of road impact fees in the historic downtown district area under certain circumstances; providing criteria for such waivers; providing for automatic repeal of waiver provision after a set period; providing for codification; providing for severability; and providing for an effective date.

Recommended Action:

Staff recommends approval of ordinance 15-51 with the adoption scheduled for June 11, 2015.

Attachment(s)/References:

Ordinance 15-51

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING DIVISION 2, ARTICLE II, CHAPTER 42 OF THE WINTER GARDEN CITY CODE; PROVIDING FOR THE WAIVER OF ROAD IMPACT FEES IN THE HISTORIC DOWNTOWN DISTRICT AREA UNDER CERTAIN CIRCUMSTANCES; PROVIDING CRITERIA FOR SUCH WAIVERS; PROVIDING FOR AUTOMATIC REPEAL OF WAIVER PROVISION AFTER A SET PERIOD; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Winter Garden desires to amend Division 2, Article II, Chapter 42 of its Code of Ordinances relating to road impact fees; and

WHEREAS, the City Commission of the City of Winter Garden finds it necessary to allow, in certain instances, for the waiver or partial waiver of road impact fees for properties located within the Historic Downtown District Area as described in Sec. 98-188 of the City's Code of Ordinances, in order to promote and enhance the general welfare of the citizens of the City of Winter Garden by encouraging development and redevelopment of such area; and

WHEREAS, the Historic Downtown District Area is located within the bounds of the Winter Garden Downtown Brownfield Area as established in Resolution 02-01, adopted April 11, 2002, and expanded in Resolution 04-05, adopted February 12, 2004, and Resolution 08-12, adopted July 10, 2008; and

WHEREAS, the City of Winter Garden has the authority to waive impact fees in the Historic Downtown District Area under the Brownfields Redevelopment Act, § 376.84(1)(e), Fla. Stat.; the Municipal Home Rule Powers Act, Chapter 166, Fla. Stat.; and § 2(b), Art. VIII of the Florida Constitution.

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

SECTION I: SECTION 42-60. Applications and exemptions, is hereby amended to reflect the following changes (~~struckout text~~ indicates deletions while underlined text indicates additions):

- (a) The following improvements are required to pay road impact fees:
 - (1) *New construction*. The constructions of all new buildings and additions to buildings (unless specially identified below as an exempt improvement).

- (2) *Changes of use.* In the case of a change of use, redevelopment or modification of an existing building, structure or other land development activity, the impact fee shall be based upon the new increase in the impact fee for the new or proposed land development activity as compared to the existing or last previous land use or activity. Regarding increases in square footage, only the net additional square footage will be subject to additional road impact fees. All buildings constructed prior to the adoption of the city's initial road impact fee ordinance are exempt from this provision.
 - (3) *Demolition.* In the case of a demolition of an existing building or structure, the impact fee for future redevelopment shall be based upon the net increase in the impact fee for the new or proposed land development activity as compared to the land use or activity existing prior to demolition. Credit for the proper use shall not be transferable to another location.
 - (4) *Relocation of a building.* In the case of a relocation of a building or structure, an impact fee shall be assessed to the relocated building at its new location. Future redevelopment of the old location from which the building was removed will receive a credit against the impact fee assessed equal to the impact fee that would have been assessed against the relocated structure. Credits shall not be transferable to the new location.
 - (5) *Proof of occupancy.* In order to take advantage of subsection (2), (3) or (4) above and pay impact fees only for the net increase in development activity, the applicant shall provide reasonably sufficient evidence that the previous land use or activity was actually maintained on the site at any time during the five year period prior to the date of application for the new development approval. Such evidence may include proof of utility records, records for the use sought to be shown, or other documentation. Business Tax issuance is not of itself substantial proof.
- (b) *Exempt improvements.* The following shall be exempt from payment of the road impact fee:
- (1) Those buildings that have received a building permit prior to the effective date of Ordinance No. 89-68, the Interim Road Impact Fee Ordinance.
 - (2) Government owned and operated buildings used for general governmental purposes, including public schools.
 - (3) Buildings owned by a fraternal, benevolent, charitable, eleemosynary, philanthropic, altruistic, civic, community, veteran, educational or other nonprofit organization.
 - (4) Additions to or expansions of single-family residential buildings where the use is not changed from single-family usage.
 - (5) The construction of accessory buildings or structures.
 - (6) The replacement of a building, structure or residence with a similar building, structure or residence and with a similar land use.
 - (7) Any building that serves the community interests for which the city commission deems the exemption from road impact fees is appropriate and serves a municipal purpose.
- (c) *Historic Downtown District Area.* The City may waive any road impact fee required to be paid under this Code, or any portion thereof, if the City

Commission determines that (i) such waiver or partial waiver is necessary or appropriate to encourage the development or redevelopment of property situated within the bounds of the Historic Downtown District Area, as described in Sec. 98-188 of this Code, and that such development or redevelopment is necessary or desirable to enhance the safety, aesthetics, function, developability or character of the Historic Downtown District, encourage economic development, or eliminate or attenuate public health and environmental hazards; and (ii) specific architectural, design, landscaping, parking, lighting, and access standards or elements that advance one or more of the foregoing requirements are or shall be implemented as part of the proposed development or redevelopment. In determining the percentage, if any, of the road impact fee to be waived, the City Commission shall base such determination upon the extent to which the criteria set forth within the above (i) and (ii) are met. Such waiver or partial waiver shall only be available and become effective if the City Commission and property owner enter into a written agreement specifying the terms of such waiver. This subsection 42-60(c) shall remain in effect for a period of two years beginning on the day that it takes effect, after which two-year period this subsection shall stand repealed unless otherwise provided by ordinance, but any waiver or partial waiver that is granted in accordance with this subsection and which is memorialized in a fully executed written agreement as required hereunder during such two-year period shall continue in effect and shall not be affected by the automatic repeal of this subsection.

SECTION II: INCONSISTENCY. If any Ordinances or parts of Ordinances are in conflict herewith, this Ordinance shall control to the extent of the conflict.

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

SECTION IV: CODIFICATION. That Section I of this Ordinance shall be codified and made a part of the City of Winter Garden Code of Ordinances; that the Sections of this Ordinance may be renumbered or relettered to accomplish such intention; the word “*Ordinance*” may be changed to “*Section*”, “*Article*”, or other appropriate word.

SECTION V: This Ordinance shall become effective upon approval by the City Commission at its second reading.

FIRST READING: _____, 2015.

SECOND READING AND PUBLIC HEARING: _____, 2015.

APPROVED:

John Rees, Mayor/Commissioner

ATTESTED:

Kathy Golden, City Clerk

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THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: May 6, 2015

Meeting Date: May 14, 2015

Subject: Ordinance 15-28 Rezoning to PCD
423 Daniels Road (1.93 +/- Acres)
Parcel ID# 26-22-27-1660-00-002

Issue: The applicant is requesting the property located at 423 Daniels Road be rezoned from R-1 to PCD.

Discussion:

The subject property consists of a 1.93 ± acre lot located at 423 Daniels Road at the northeast corner of Daniels Road and Roper Road. The R-1 zoned property is currently vacant and the applicant is requesting to rezone the property to PCD Planned Commercial Development District to develop a 17,250 square foot office complex, which is consistent with the existing Residential Neighborhood Commercial FLU designation. (See attached Staff Report).

Recommended Action:

Staff recommends approval of Ordinance 15-28 with second Commission reading and adoption on the May 28, 2015.

Attachments/References:

Location Map
Ordinance 15-28
Staff Report

LOCATION MAP

423 Daniels Road

REZONING



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 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

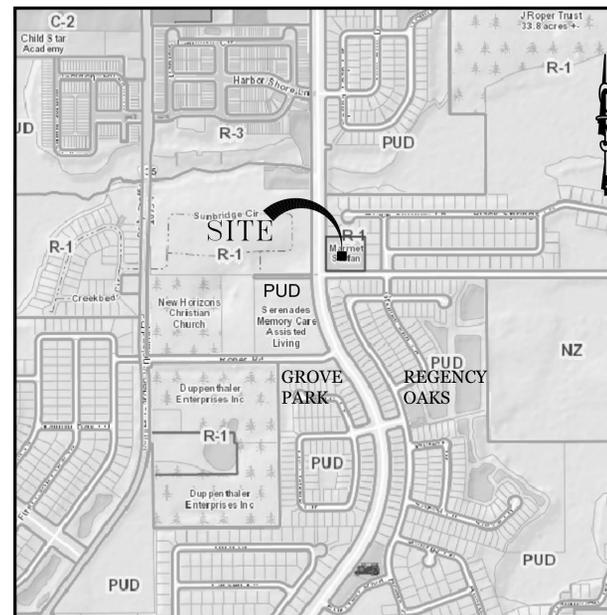
COMMUNICATIONS:
BRIGHTHOUSE NETWORKS
844 MAGUIRE RD
OCOCHEE, FL 34761
P: 407-291-2500

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.

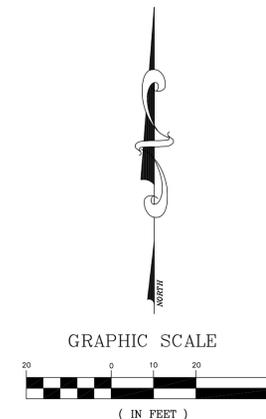
DRAINAGE STATEMENT:

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

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: C000 Cover Sheet - Daniels Prof Pk.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

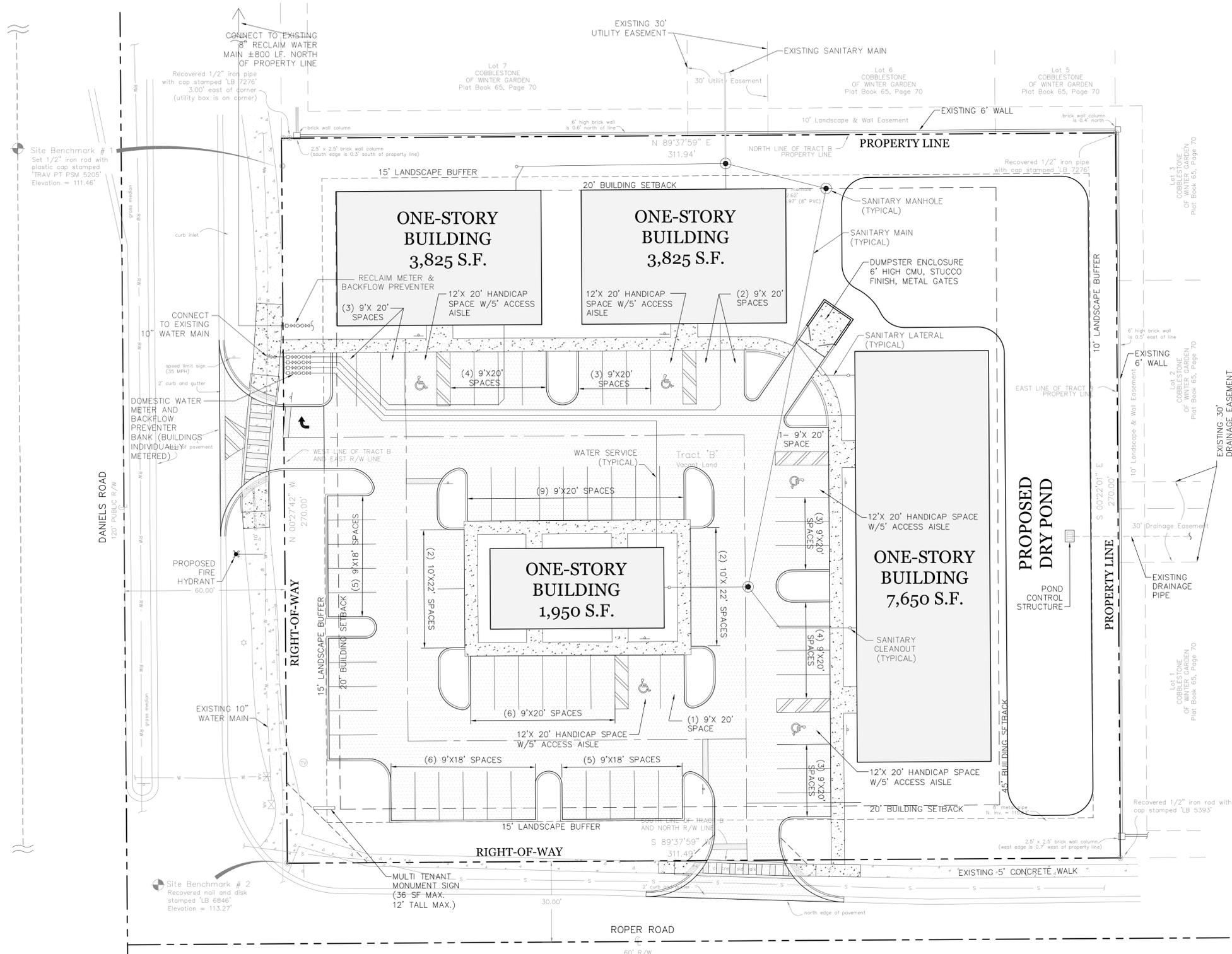
REQUIRED PARKING (CITY CODE SEC. 118-1386):
THREE PARKING SPACES FOR EACH 1,000 SF GFA (MEDICAL OR DENTAL OFFICE, OTHER BUSINESSES)
3 X 17,250 SF/1,000 SF = 52 PARKING SPACES

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 7 - Roper&Daniels.dwg

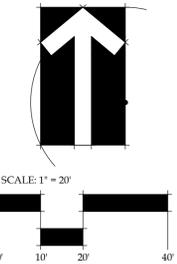


BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341

151 Circle Drive
Maitland, FL 32751
407.622.1588 voice
407.358.5363 fax

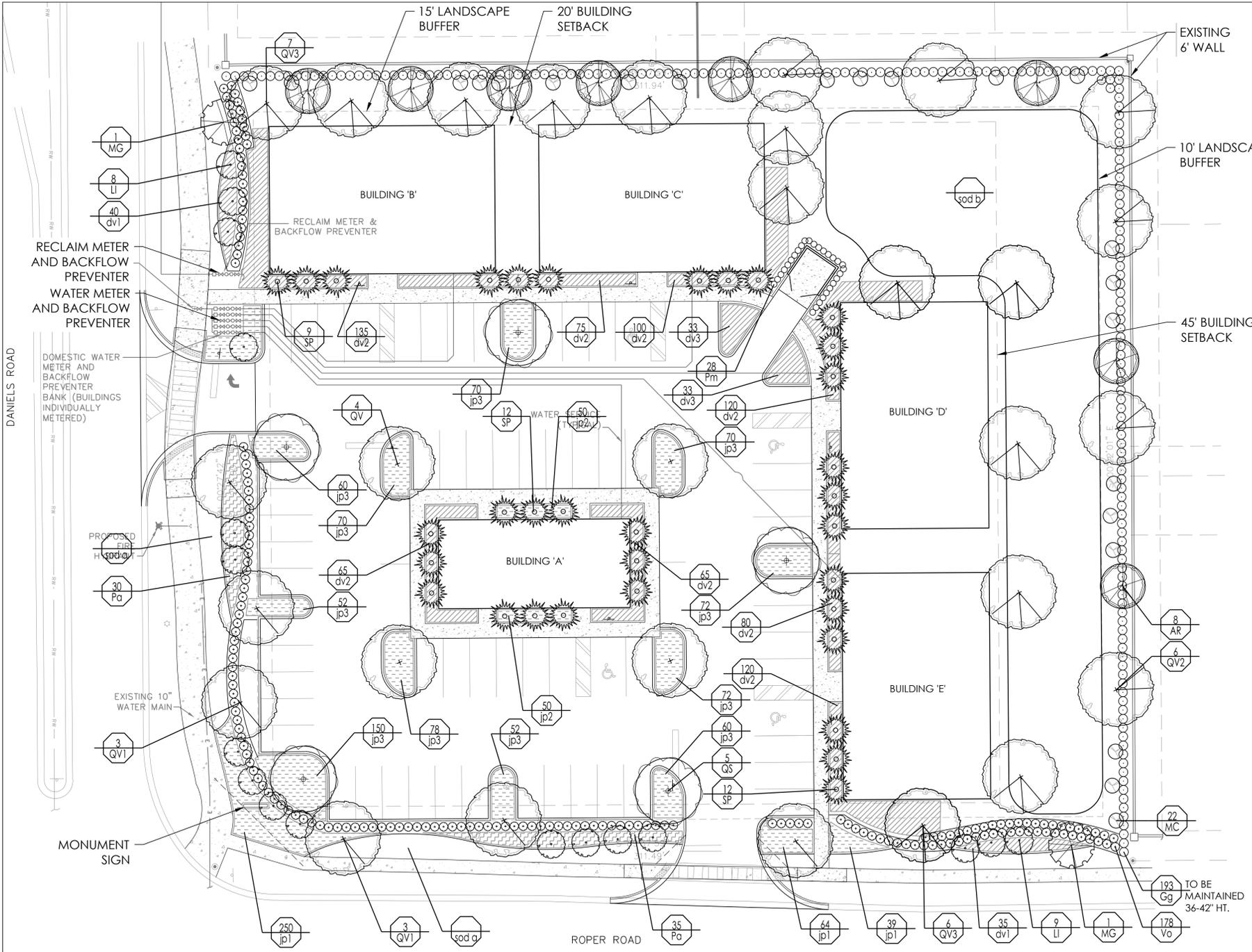
Klima
Weeks
CIVIL ENGINEERING

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 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	253	Canopy tree 1/50 lf	5.06	5	Shrubs & Groundcovers min 30% coverage s.f.	759.0	764.0
Building 'E'	10	253	Canopy tree 1/50 lf	5.06	5	Shrubs & Groundcovers min 30% coverage s.f.	759.0	770.0
			Subtotal	24.04	24.0	Subtotal	3606.00	4109.0

Div 3, Sec 118.1523									
Daniels Road									
	15	270	Canopy tree 1/70 lf	3.9	4	Understory Trees 3/100 lf	8.1	8	Shrubs & Groundcovers
			Understory Trees 3/100 lf	8.1	8	Shrubs 33/100 lf	89.1	90	50% coverage s.f.
									2025.0 2195
Roper Road									
	15	288.49	Canopy tree 1/70 lf	4.1	4	Understory Trees 3/100 lf	8.7	9	Shrubs & Groundcovers
			Understory Trees 3/100 lf	8.7	9	Shrubs 33/100 lf	95.2	96	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	
			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	
			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	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 solid 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

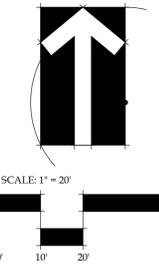


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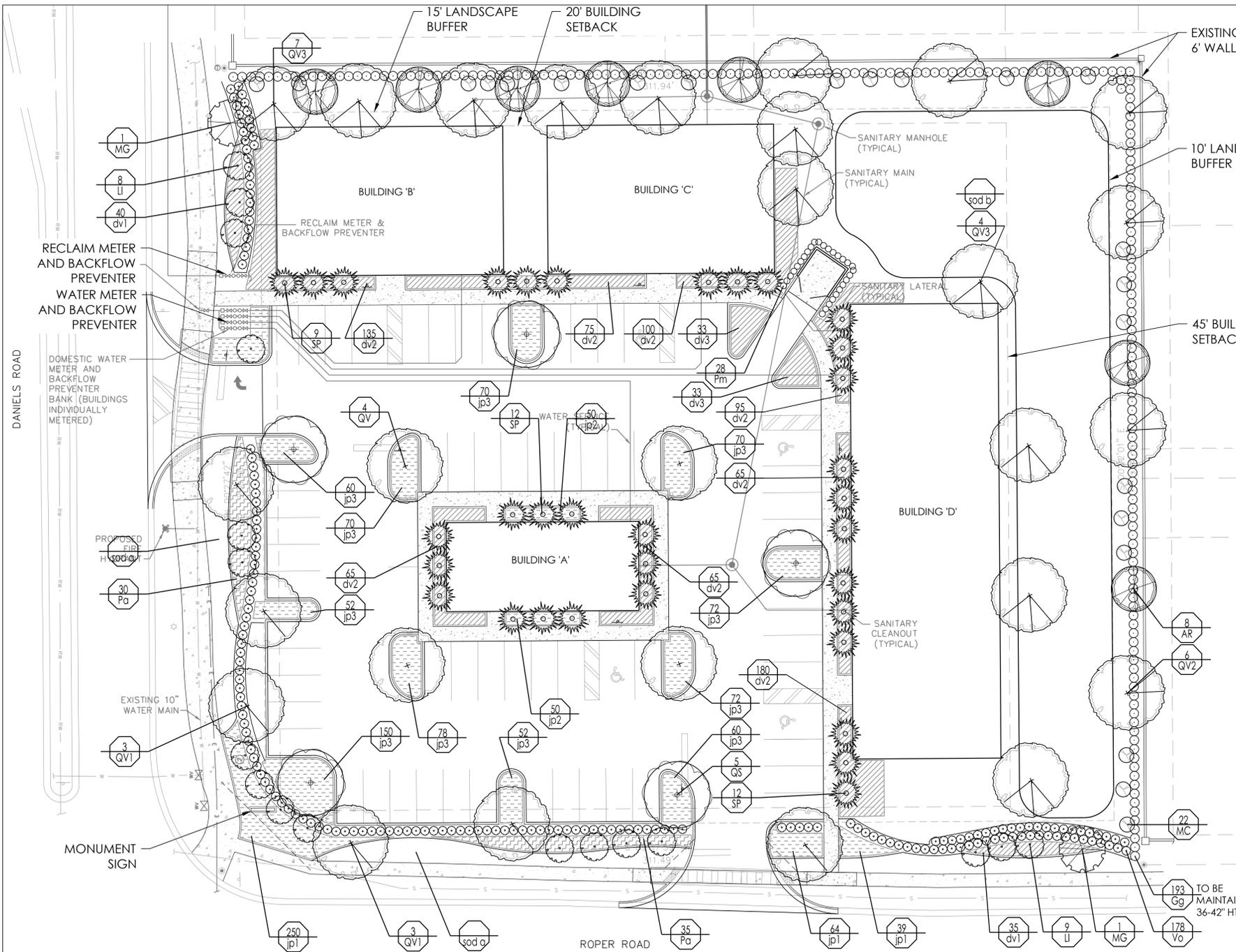
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Certificate of Authorization No.: 9230



Todd W. Bonnett, RLA # LA0001718

DANIELS PROFESSIONAL PARK
WINTER GARDEN, FLORIDA
LANDSCAPE PLAN OPTION 2



BUFFERS

Div 3, Sec 118.1522 Building Open Areas		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		Width	Perimeter	Required	Proposed	Required	Proposed	
Daniels Road	15	270	Canopy tree 1/70 lf	3.9	4	Shrubs & Groundcovers 50% coverage s.f.	2025.0 2195	
Roper Road		15	288.49	Canopy tree 1/70 lf	4.1	4	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	
East Rear yard landscape		10	270	Canopy tree 2/100 lf	5.4	6	Understory Trees 3/100 lf	8.1 9

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	Ybnum odoratissimum	Sweet Ybnum	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

revision	description	date
△	"	"
△		
△		
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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

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 it's 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.

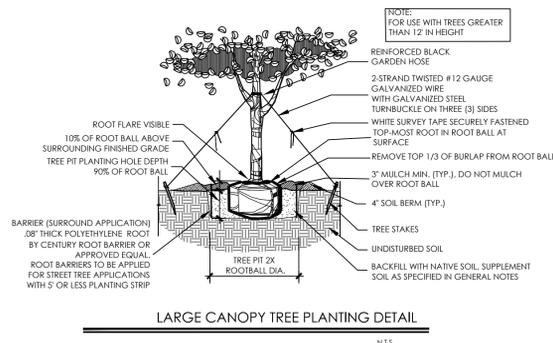
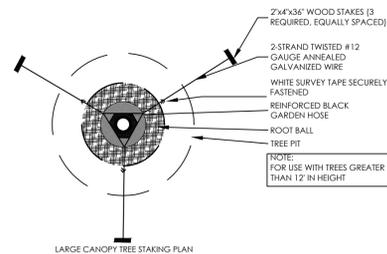
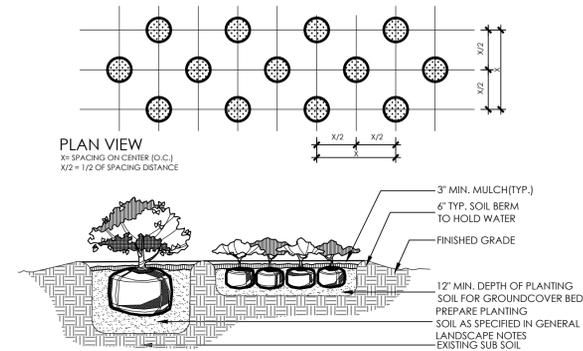
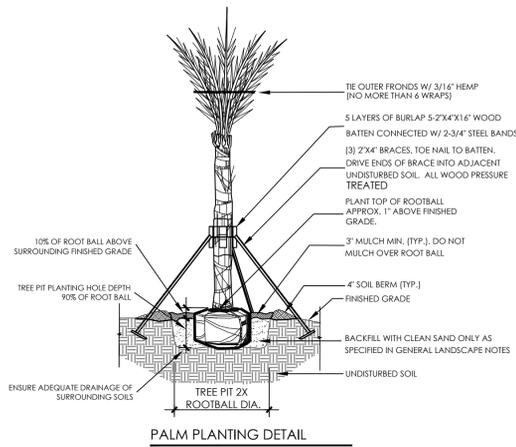
All areas disturbed by construction (including material staging, equipment storage, temporary facilities, site access, construction staff parking, etc.) beyond the minimum limits of sod as shown on the Landscape Plan shall be sodded as needed.

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
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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: 14DAN1001
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.
ARCHITECTS
AIA 00000028

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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DANIELS ROAD
MEDICAL OFFICE

A NEW DEVELOPMENT FOR:

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

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



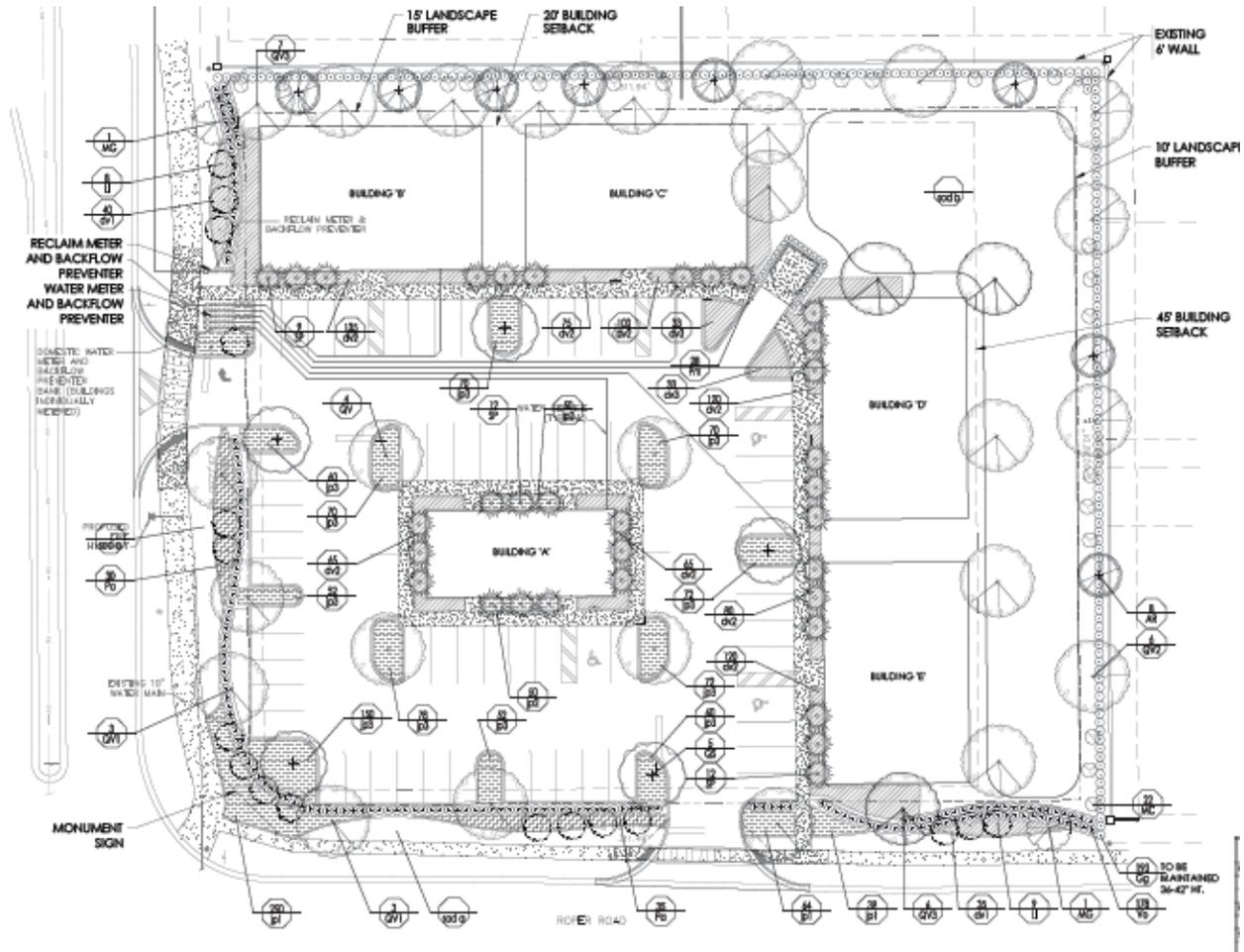
ZONING MAP 423 Daniels Road



FUTURE LAND USE MAP 423 Daniels Road



DEVELOPMENT PLAN 423 Daniels Road



BUILDING ELEVATIONS
423 Daniels Road



CONCEPT ELEVATION "A"
1/4"=1'-0"



CONCEPT ELEVATION "B"
1/4"=1'-0"

END OF STAFF REPORT

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: May 6, 2015 **Meeting Date:** May 14, 2015

Subject: 1050 Vineland Road
Jose M. Rodriguez Property
Ordinance 15-34
Ordinance 15-35
Ordinance 15-36

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.

Discussion:

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).

Recommended Action:

Staff recommends approval and adoption of Ordinance 15-34, Ordinance 15-35, and Ordinance 15-36, with second Commission reading and adoption on the May 28, 2015.

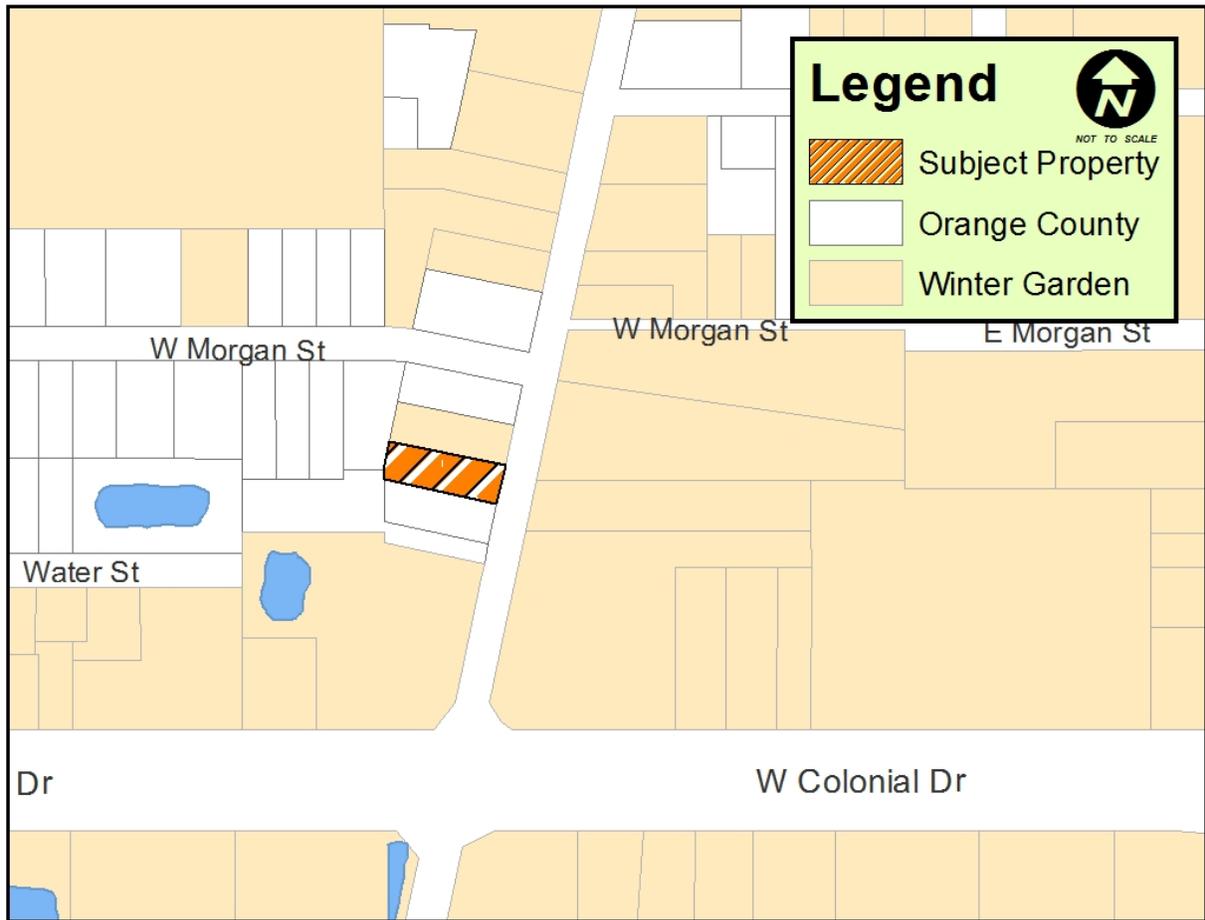
Attachment(s)/References:

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

LOCATION MAP

1050 Vineland Road

ANNEXATION, FLU MAP AMENDMENT, REZONING



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:

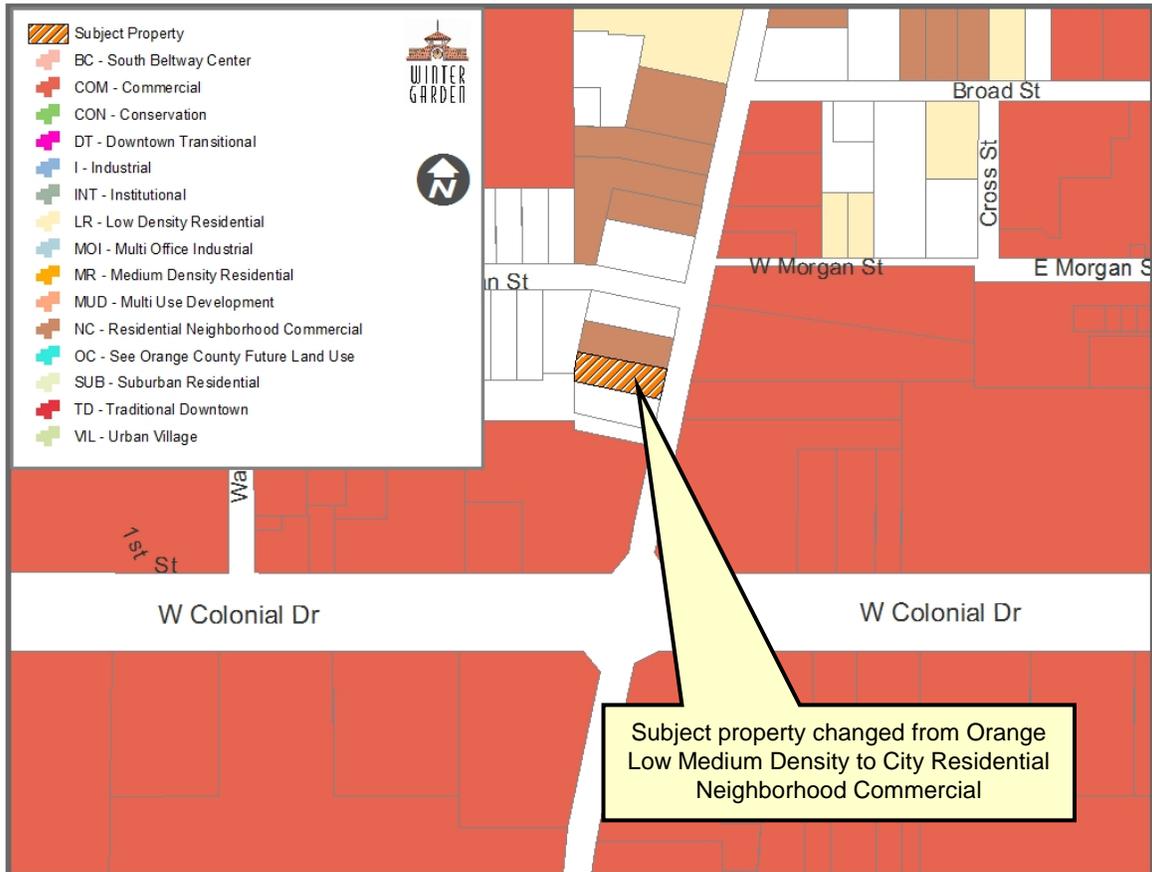
Lot 15, SOUTHERN BOULEVARD SUBDIVISION TO THE CITY OF WINTER GARDEN, according to the map or plat thereof, as recorded in Plat Book J, Page 13, Public Records of Orange County, Florida, being more particularly described as follows: Commence at the Northeast corner of Lot 13, of said SOUTHERN BOULEVARD 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.

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: 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

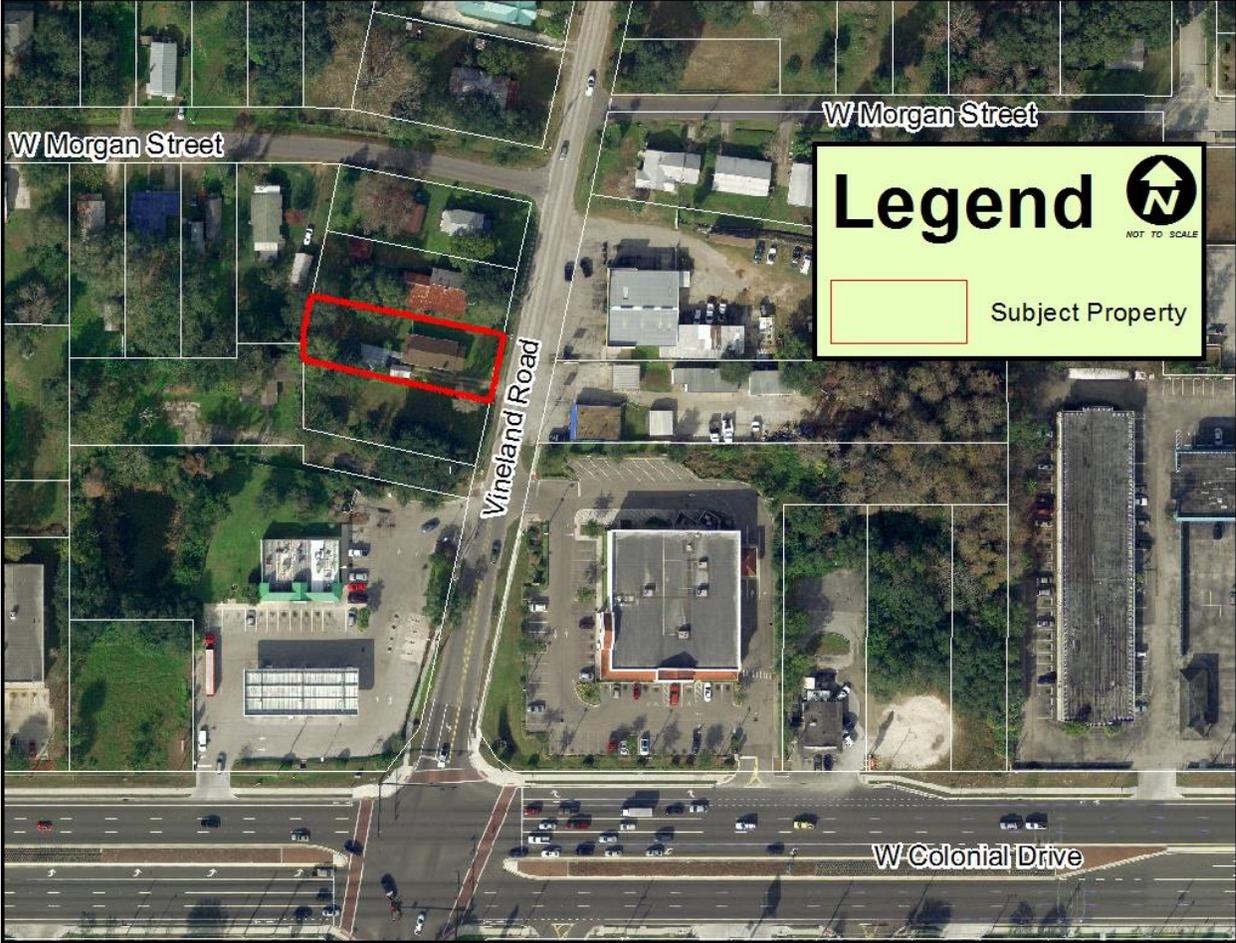
under the First Response System.

SUMMARY

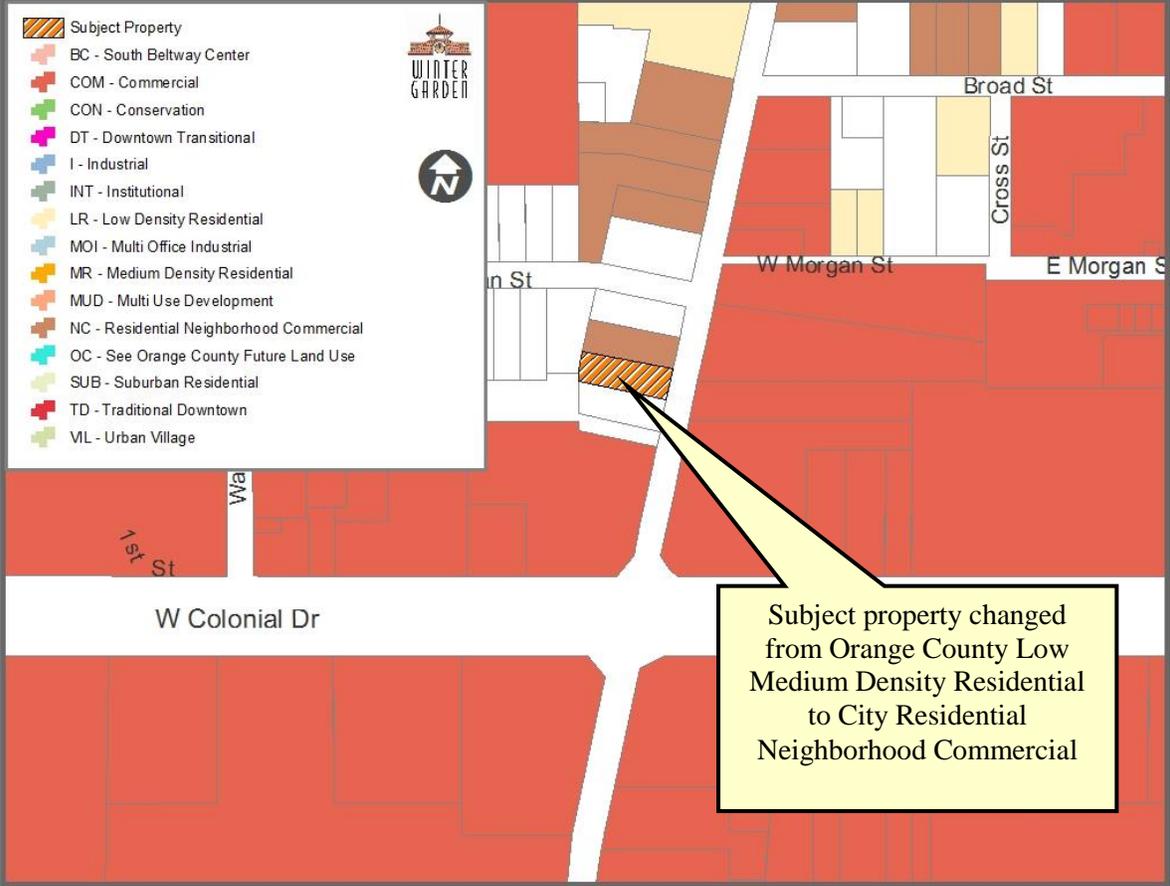
City Staff recommends approval of the proposed Ordinances. Annexation will provide a more efficient delivery of services to the property and further the goals and objectives of the City of Winter Garden's Comprehensive Plan to eliminate enclaves.

MAPS

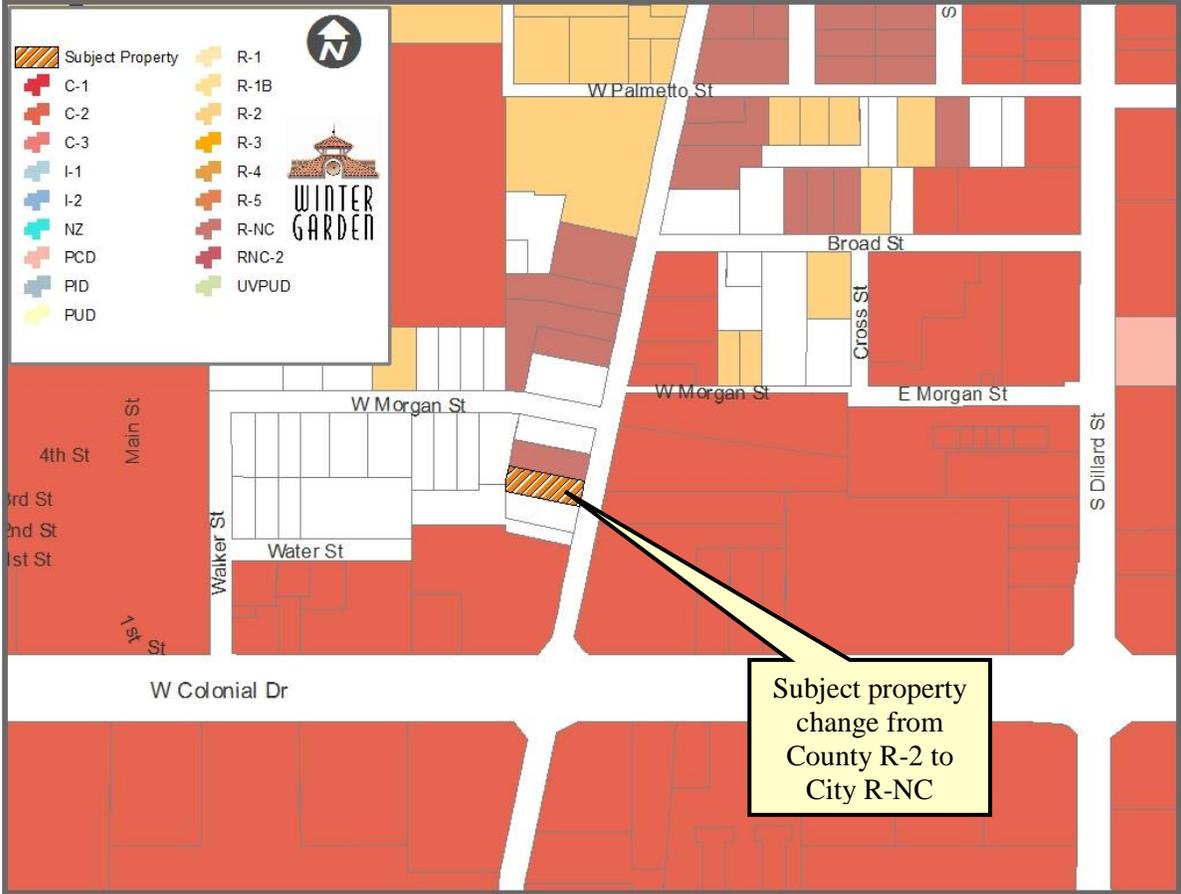
AERIAL PHOTO
1050 Vineland Road



FUTURE LAND USE MAP
1050 Vineland Road



ZONING MAP
1050 Vineland Road



SITE PHOTOGRAPH
1050 Vineland Road



END OF STAFF REPORT

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: May 6, 2015 **Meeting Date:** May 14, 2015

Subject: 50 East Palmetto Street
Rafael Garcia Property
Ordinance 15-37
Ordinance 15-38
Ordinance 15-39

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

Issue: The applicant is requesting Annexation, Future Land Use designation, and Zoning on property located at 50 East Palmetto Street.

Discussion:

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 50 East Palmetto Street. 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).

Recommended Action:

Staff recommends approval and adoption of Ordinance 15-37, Ordinance 15-38, and Ordinance 15-39, with second Commission reading and adoption on the May 28, 2015.

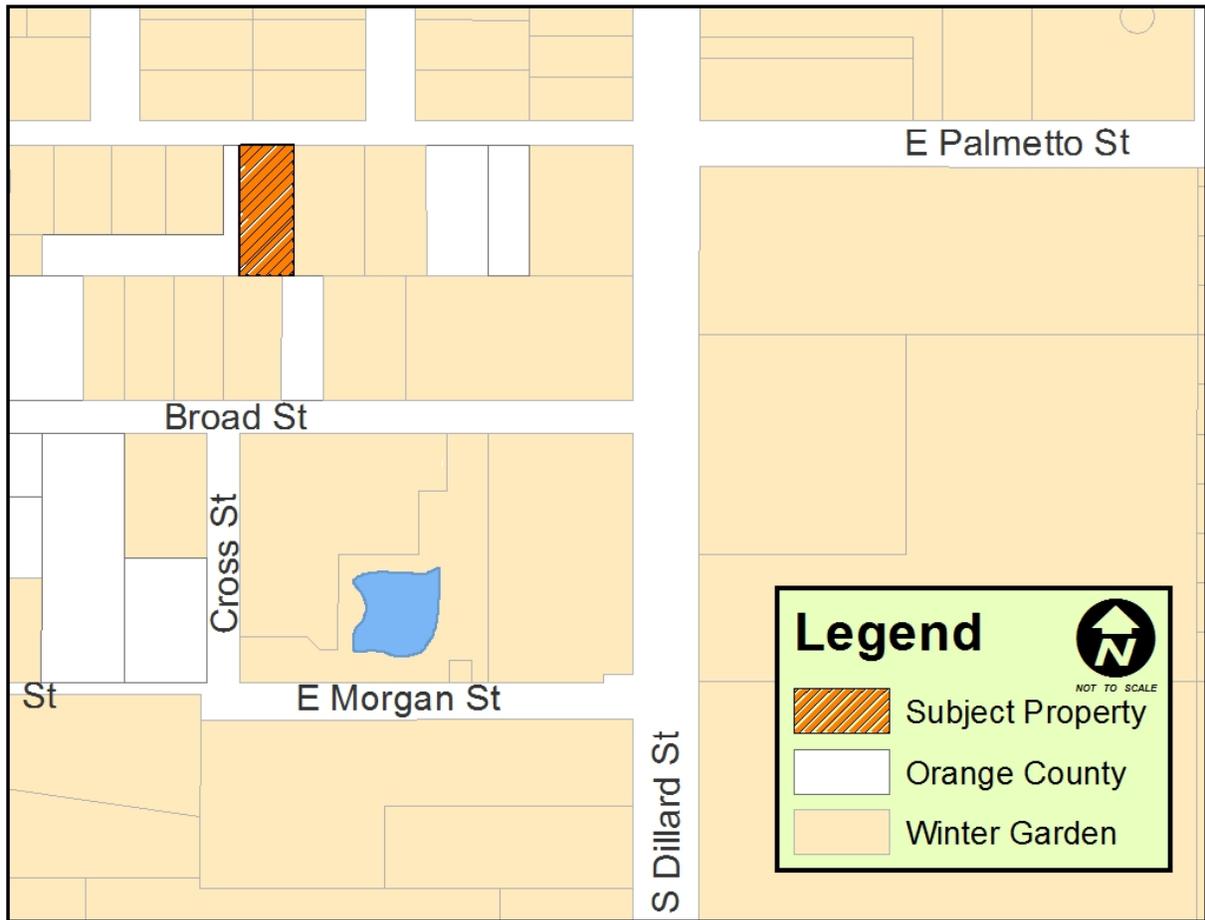
Attachment(s)/References:

Location Map
Ordinance 15-37
Ordinance 15-38
Ordinance 15-39
Staff Report

LOCATION MAP

50 E. Palmetto Street

ANNEXATION, FLU MAP AMENDMENT, REZONING



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:

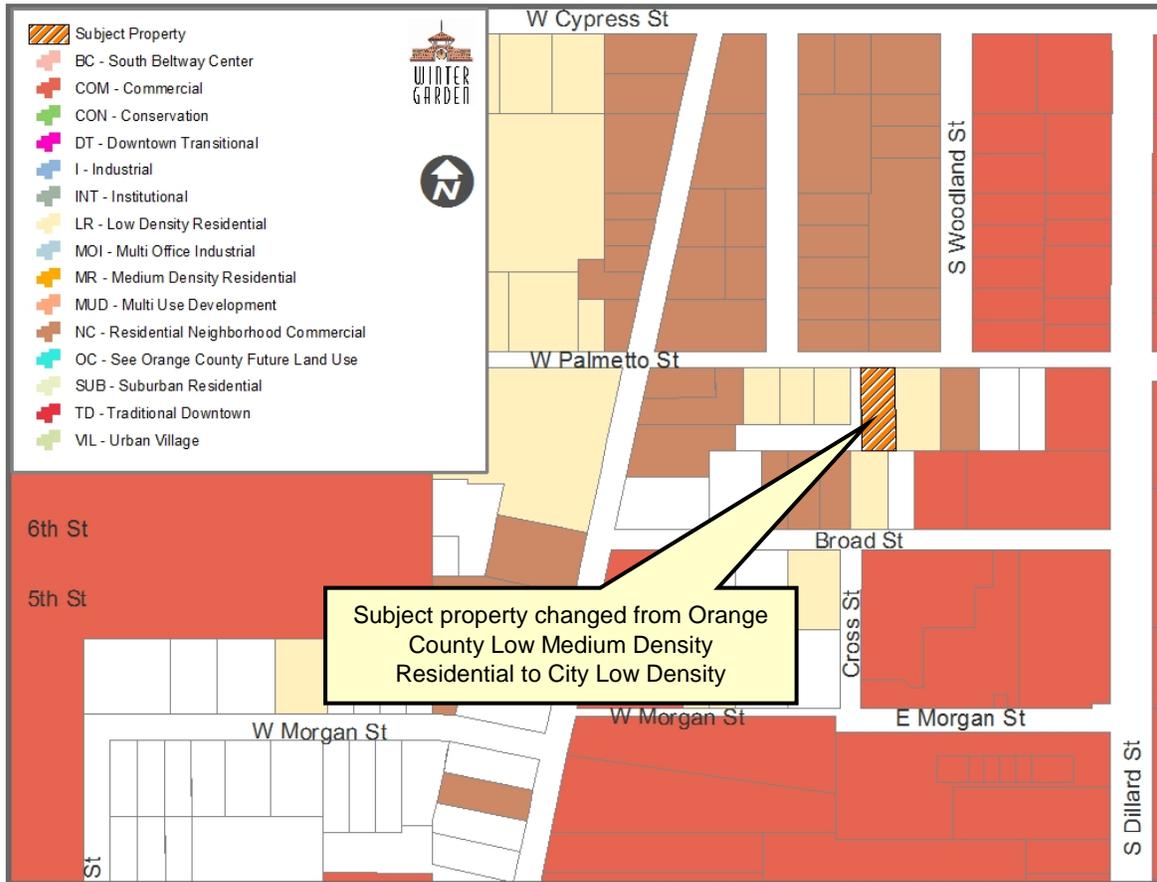
Beginning 35 Feet West of the Northwest Corner of Lot 13, of First Addition to SCHENLEY PARK, according to the Plat thereof as recorded in Plat Book L, Page 77, Public Records of Orange County, Florida, run thence West 65 feet, thence North 150 feet, thence East 65 feet, thence South 150 feet to the 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.

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

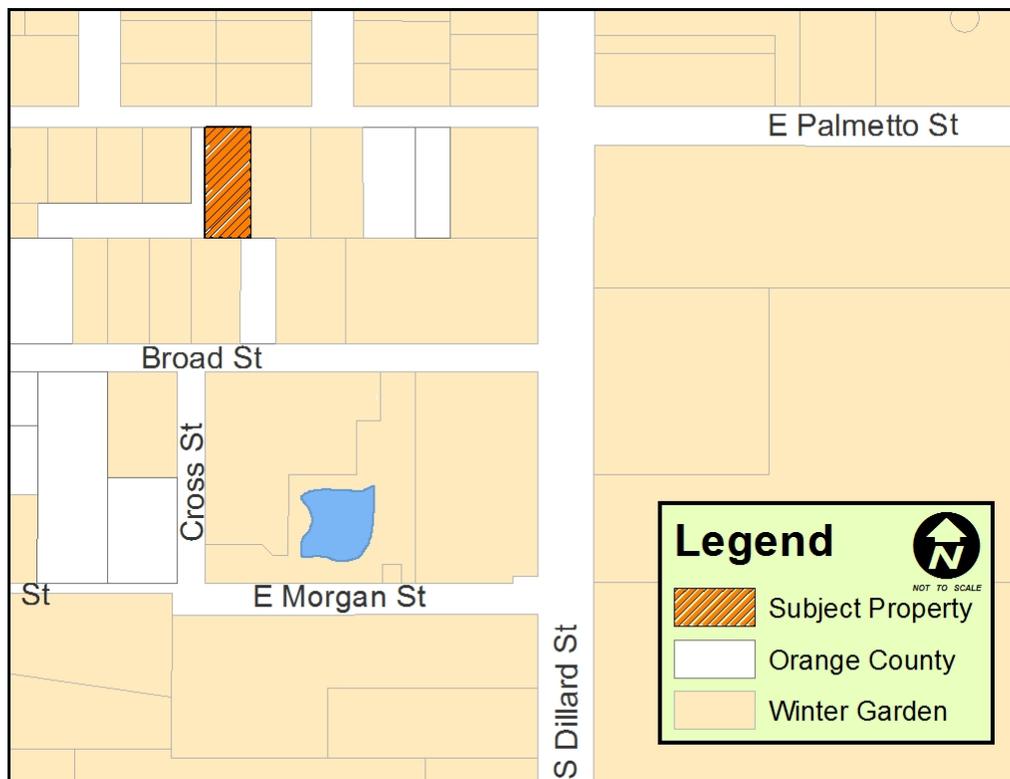
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: STEVE PASH, COMMUNITY DEVELOPMENT MANAGER
DATE: APRIL 30, 2015
SUBJECT: 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.

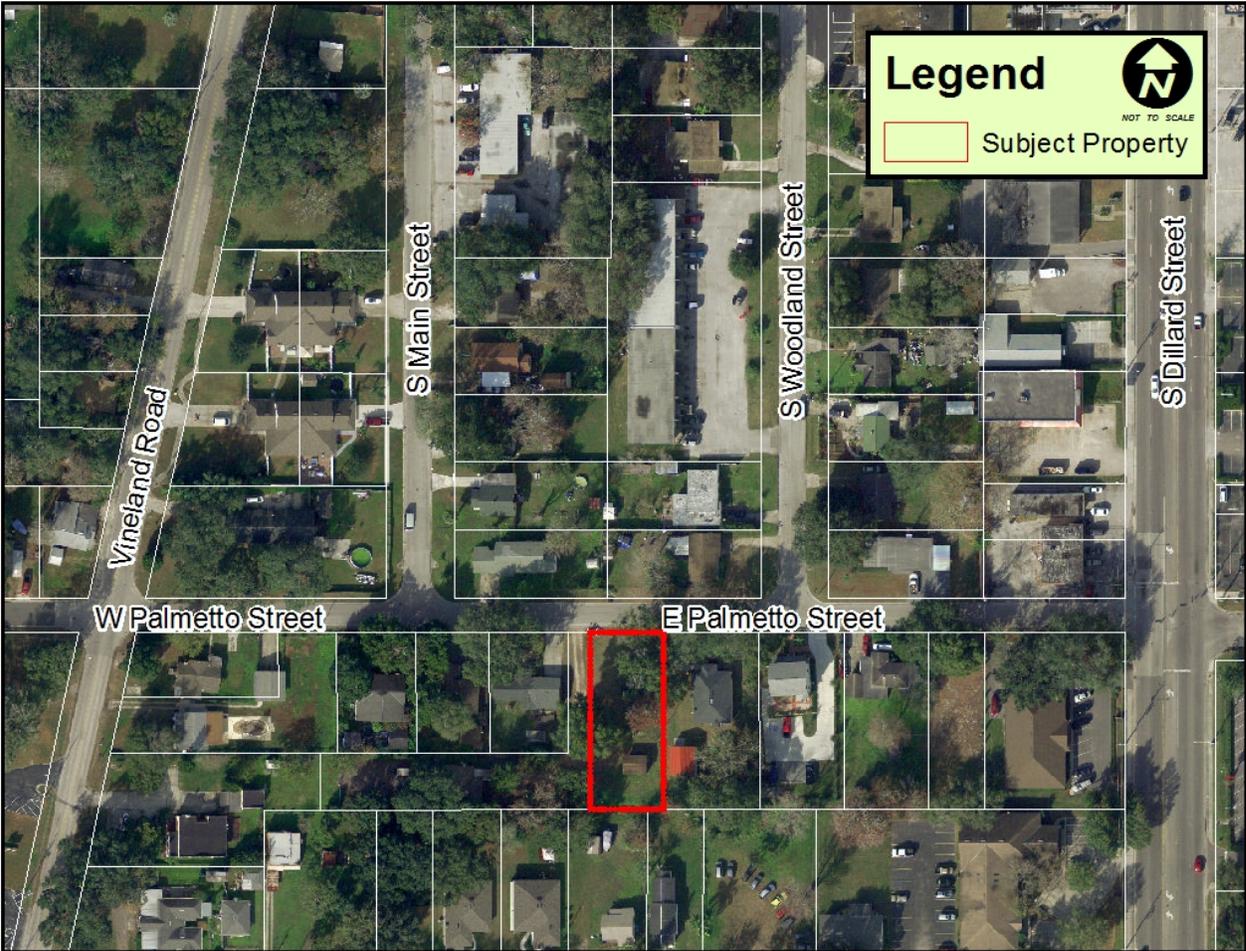
SUMMARY

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.

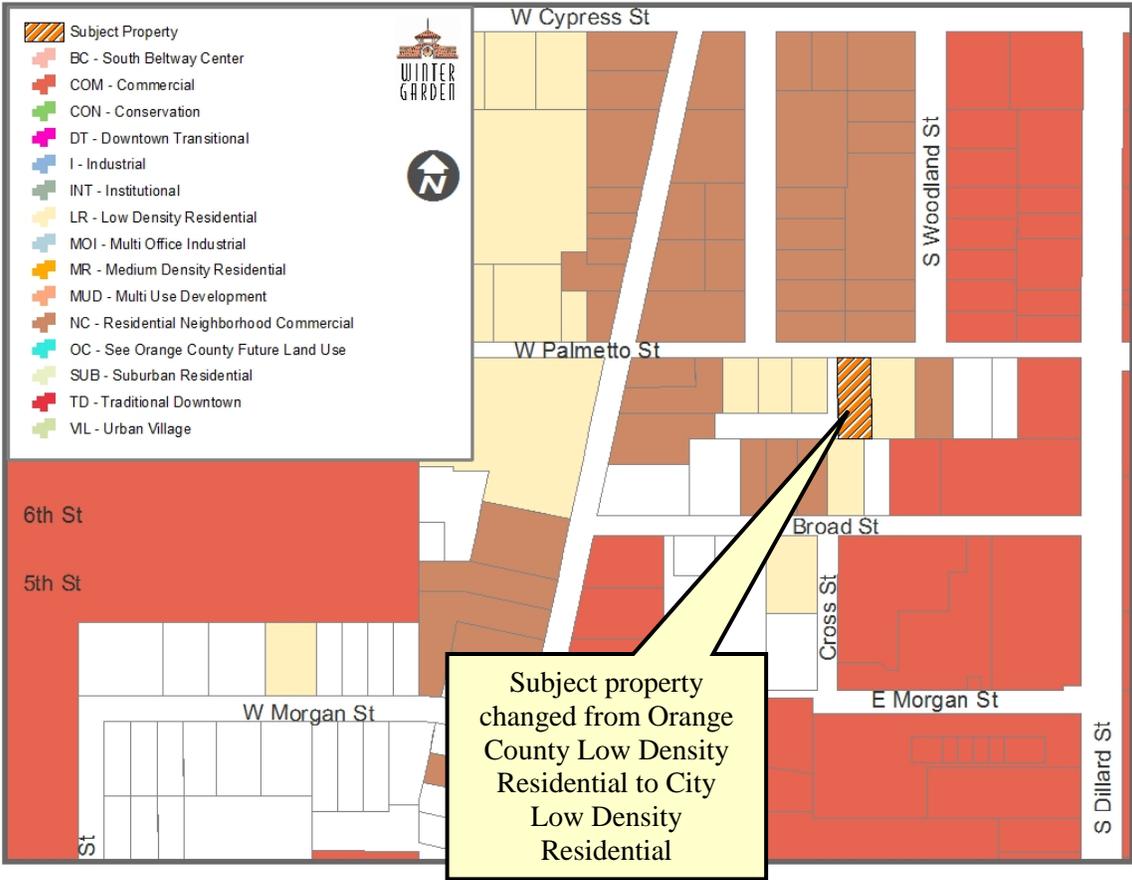
MAPS

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

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: May 6, 2015

Meeting Date: May 14, 2015

Subject: Ordinance 15-42 Rezoning to C-2
Marsh Road (44.83 +/- Acres)
Parcel ID# 04-23-27-8249-00-001
Parcel ID# 04-23-27-8249-00-037

Issue: Applicant is requesting to rezone a 44.83 ± acre lot located on the south side of Marsh Road west of the Avamar Crossing Shopping Center from PUD to C-2.

Discussion:

Applicant is requesting to rezone a 44.83 ± acre lot located on the south side of Marsh Road west of the Avamar Crossing Shopping Center. The PUD zoned property is currently vacant. The applicant is requesting to rezone the property to C-2 Arterial Commercial District, which is consistent with the existing Commercial FLU designation as well as the character of the surrounding area. (See attached Staff Report).

Recommended Action:

Staff recommends approval of Ordinance 15-42 with second Commission reading and adoption on the May 28, 2015.

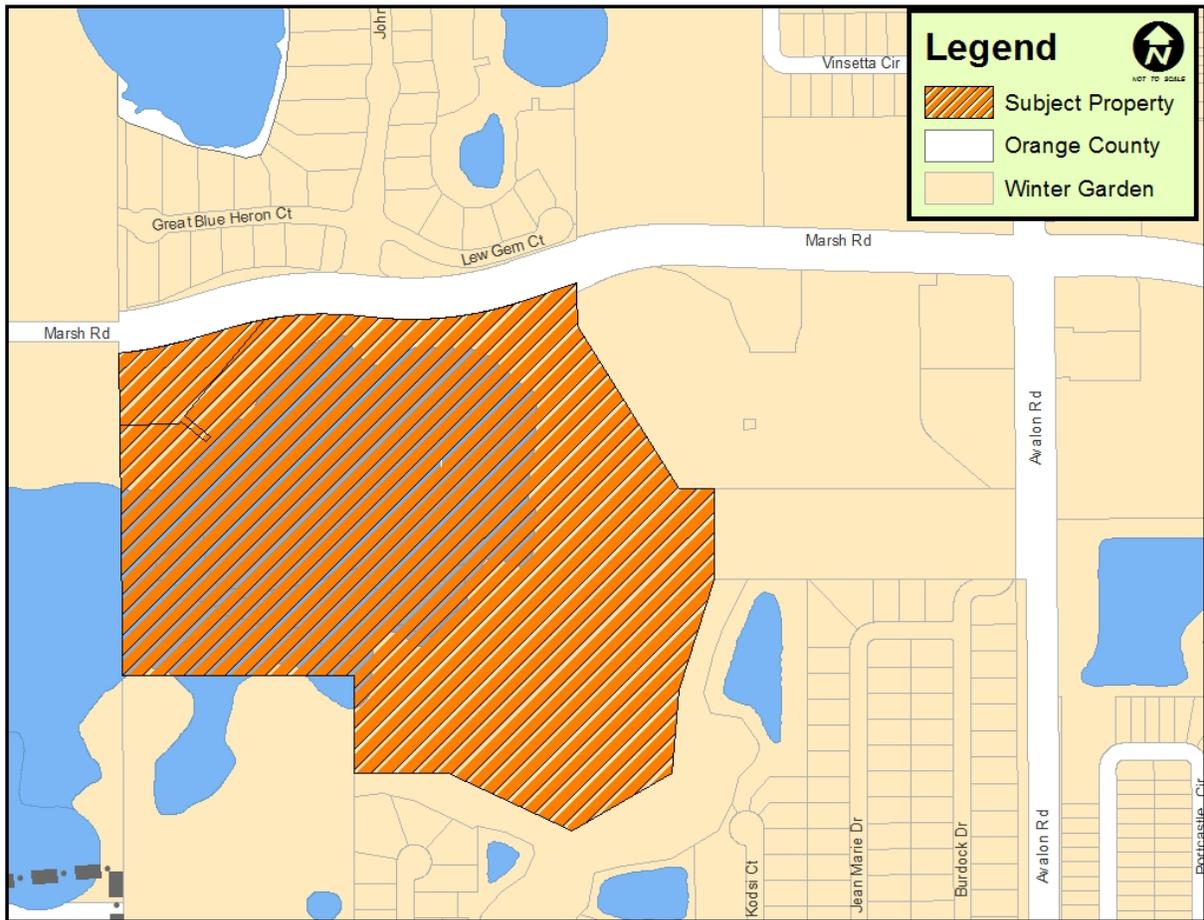
Attachments/References:

Location Map
Ordinance 15-42
Staff Report

LOCATION MAP

Marsh Road

REZONING



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

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

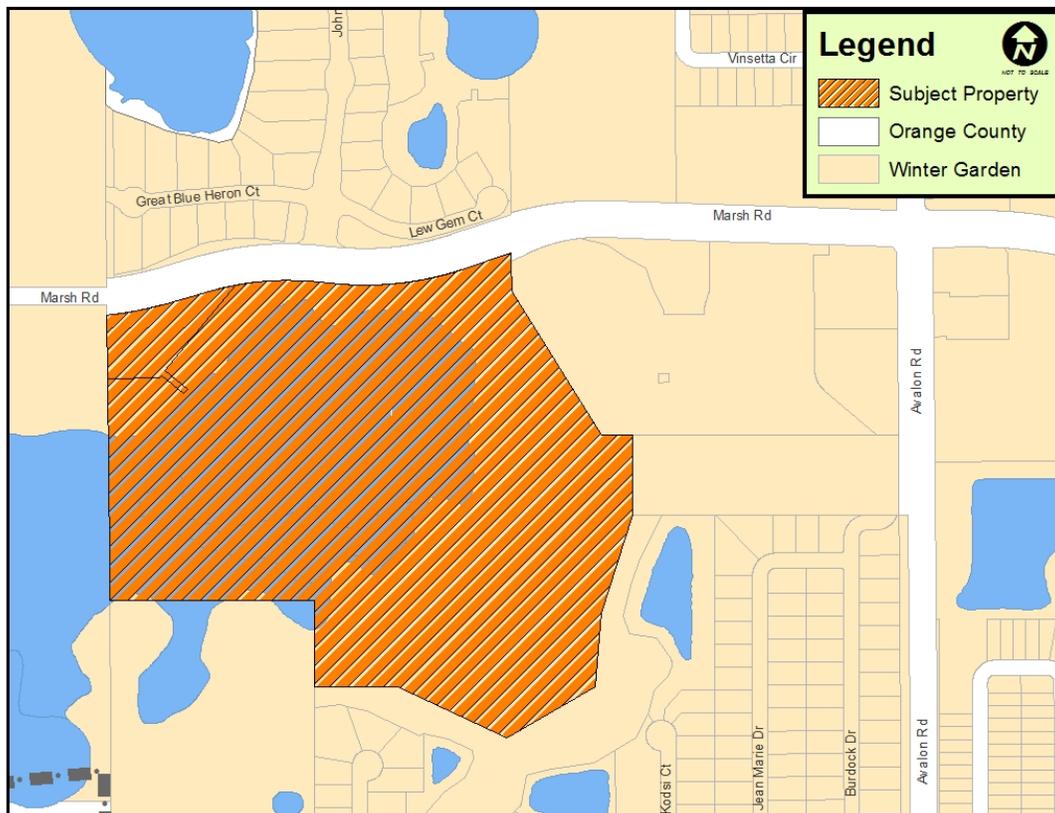
STAFF REPORT

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.

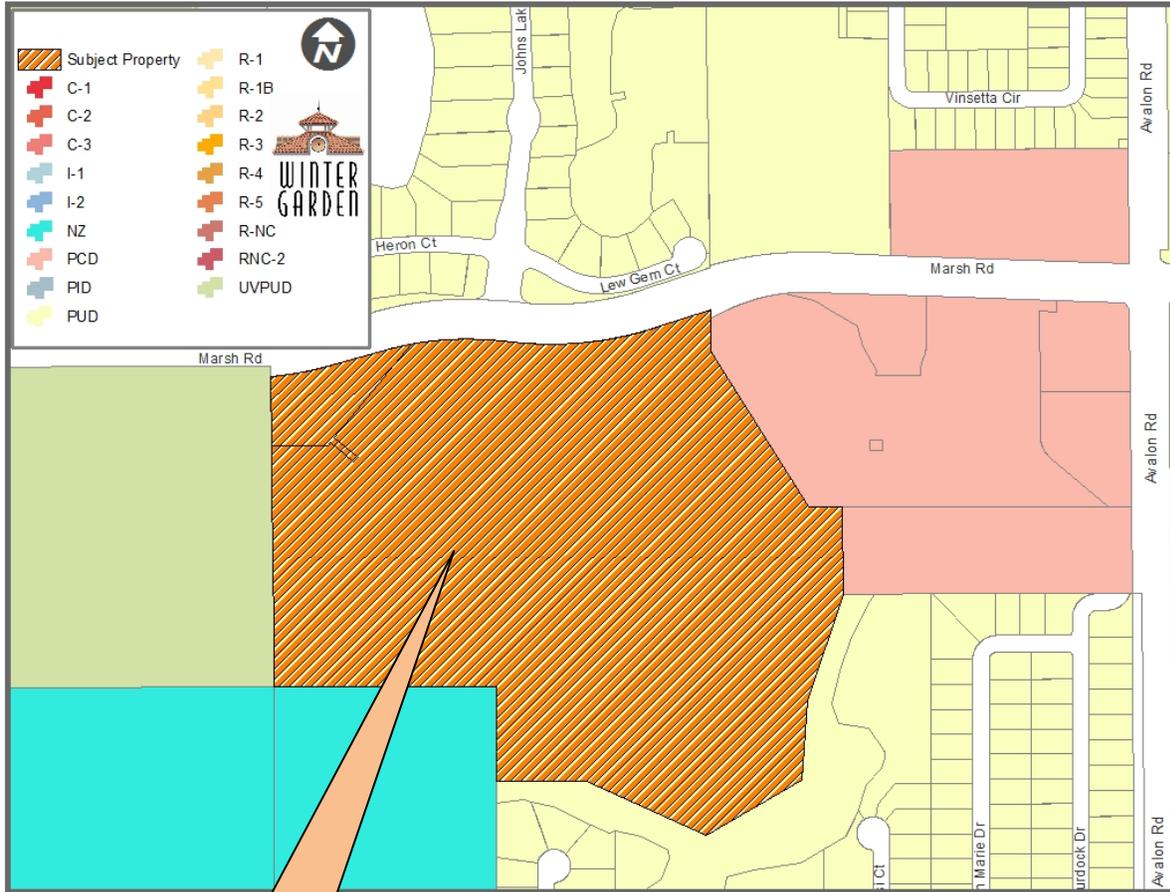
SUMMARY

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

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: May 8, 2015 **Meeting Date:** May 14, 2015

Subject: 844 E Crown Point Road
West Orlando Baptist Church
Ordinance 15-43
Ordinance 15-44
Ordinance 15-45

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.

Discussion:

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).

Recommended Action:

Staff recommends approval and adoption of Ordinance 15-43, Ordinance 15-44, and Ordinance 15-45, with second Commission reading and adoption on the May 28, 2015.

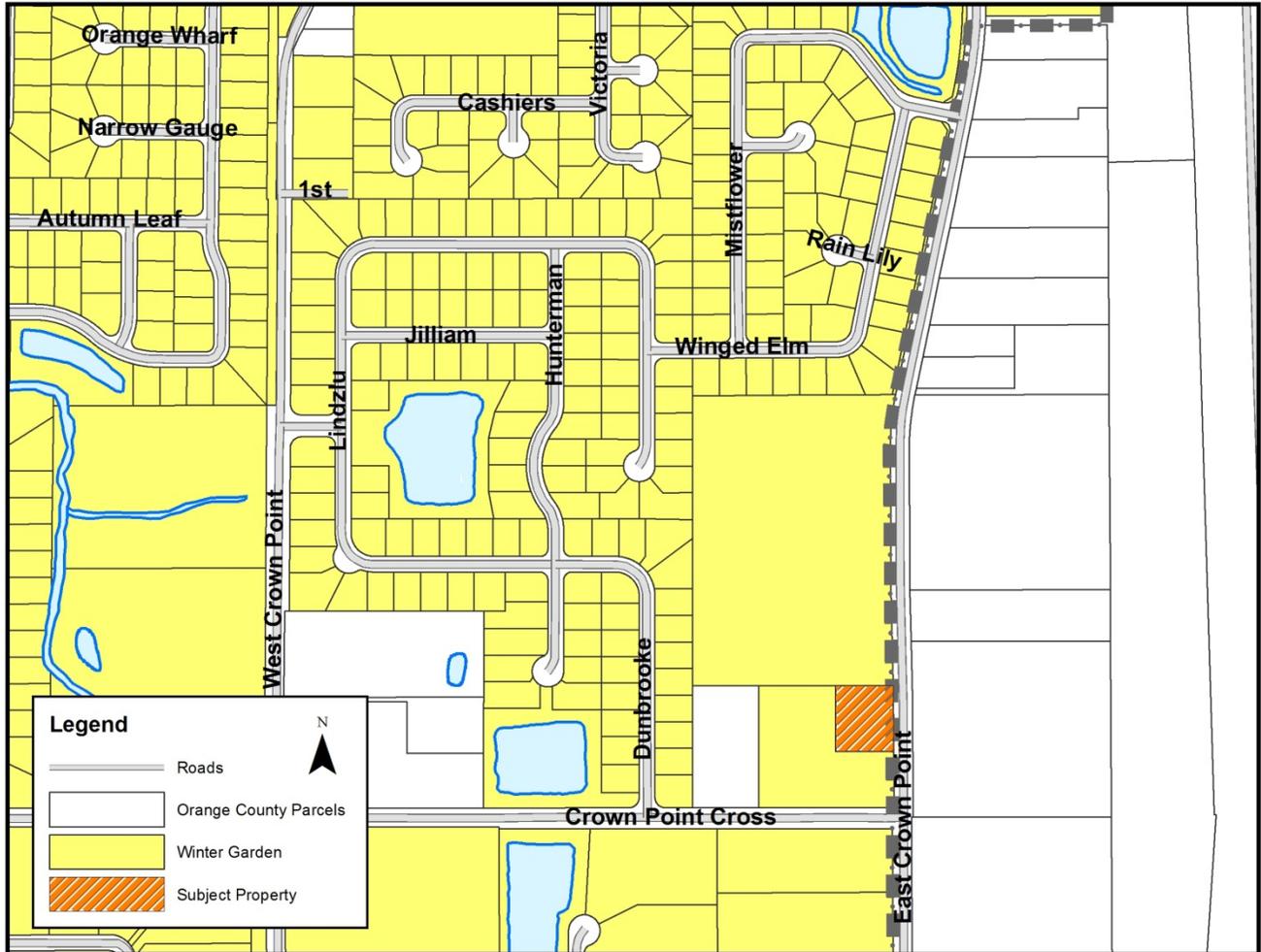
Attachment(s)/References:

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

LOCATION MAP

844 E Crown Point Road

Annexation, Zoning, Future Land Use Amendment



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:

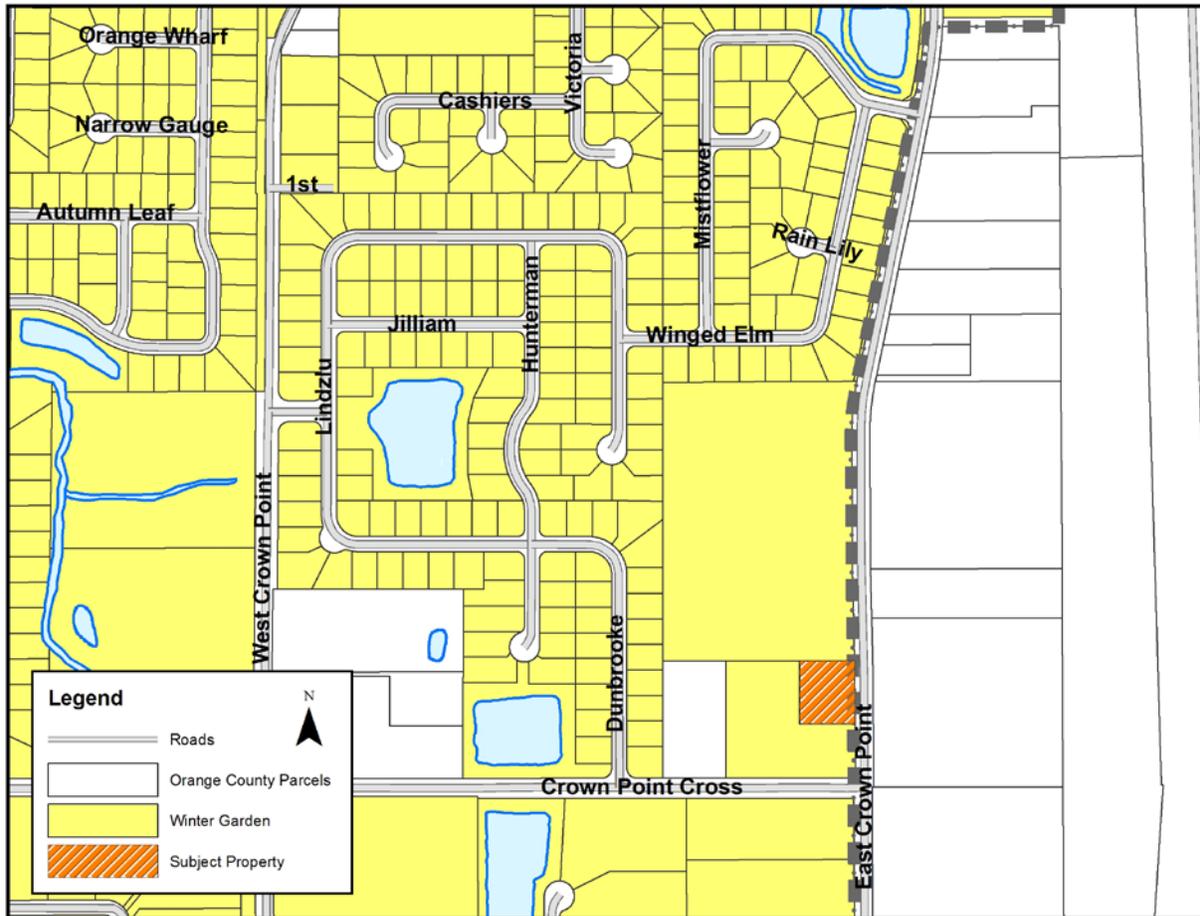
Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 22 South, Range 27 East, Orange County, Florida; thence run North 00°08'22" West along the East line of said Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, a 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:

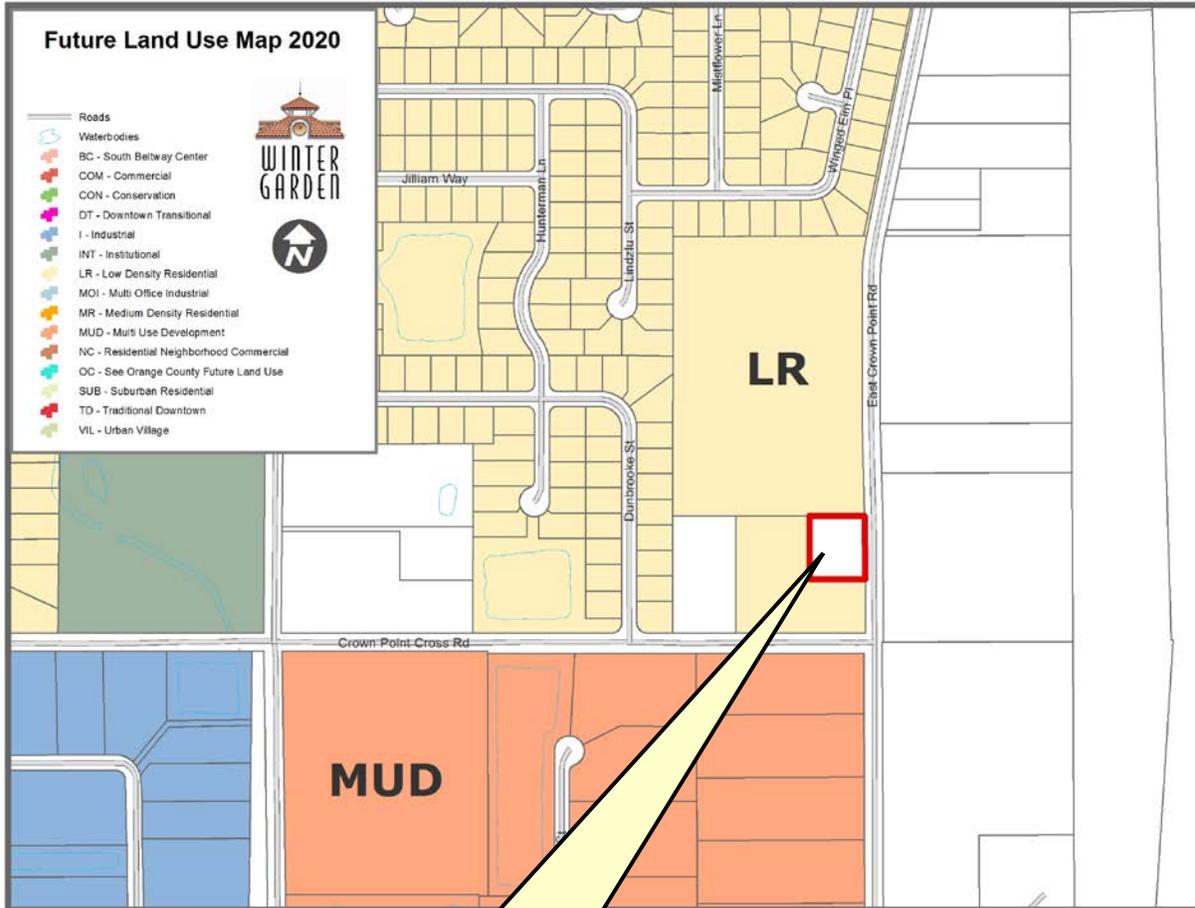
Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 22 South, Range 27 East, Orange County, Florida; thence run North 00°08'22" West along the East line of said Southwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, a 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.

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

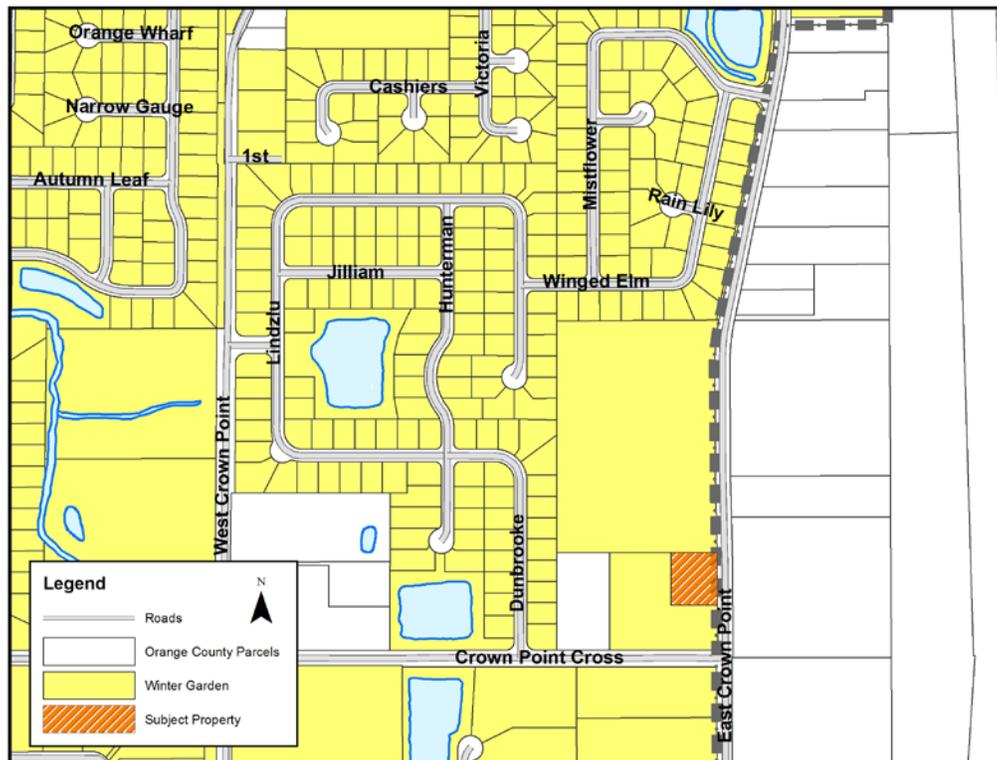
STAFF REPORT

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.

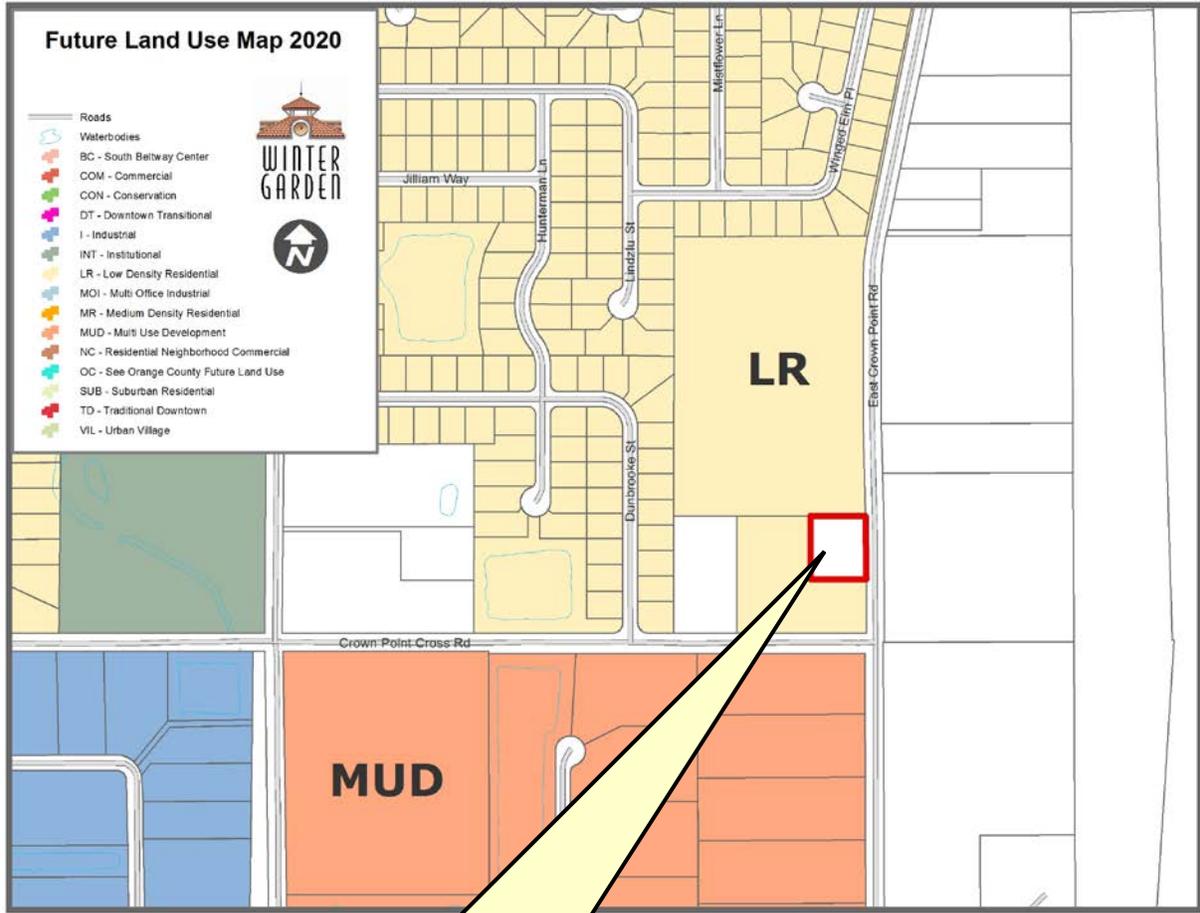
AERIAL PHOTO

844 E Crown Point Road



FUTURE LAND USE MAP

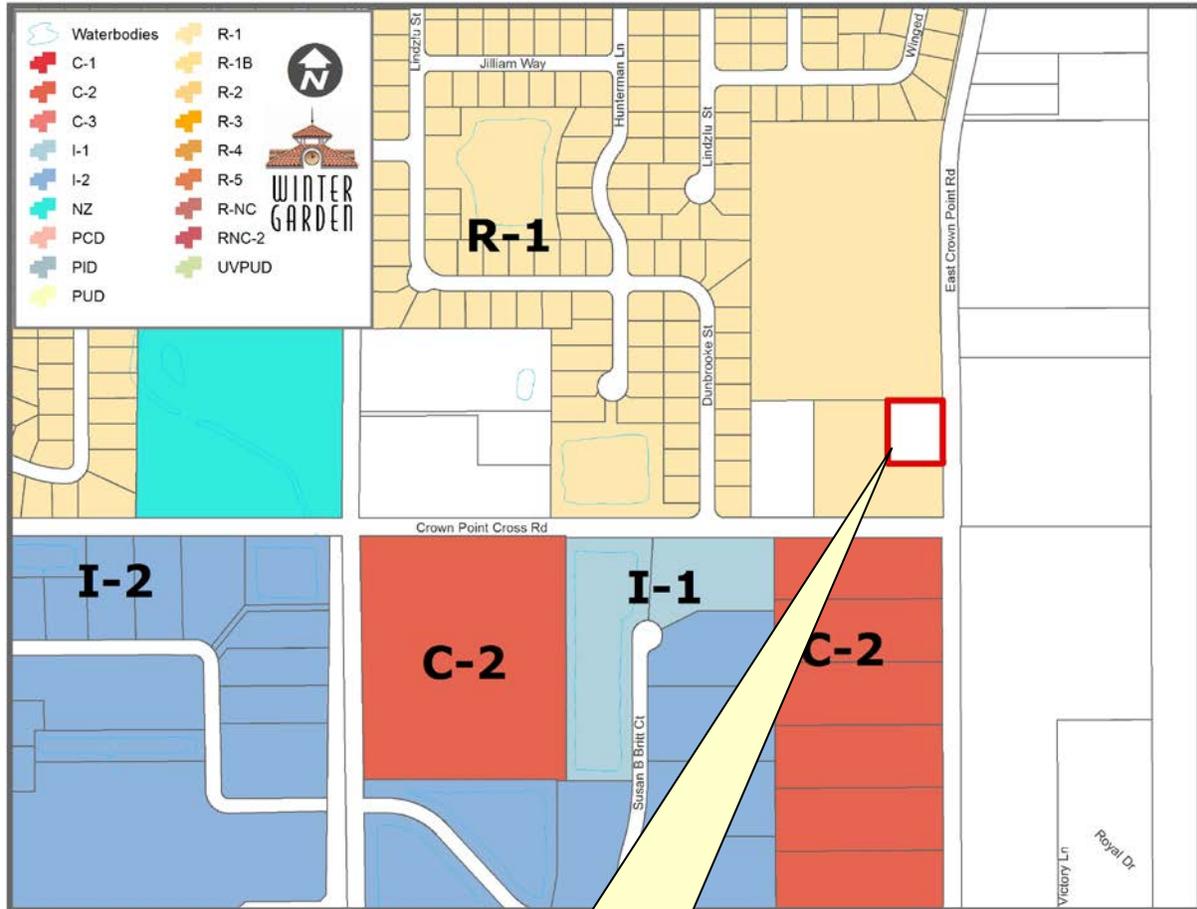
844 E Crown Point Road



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

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: May 8, 2015 **Meeting Date:** May 14, 2015

Subject: 698 Tildenville School Road
Mahindranauth Seearam & Dularie Seearam
Ordinance 15-46
Ordinance 15-47
Ordinance 15-48

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.

Discussion:

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).

Recommended Action:

Staff recommends approval and adoption of Ordinance 15-46, Ordinance 15-47, and Ordinance 15-48, with second Commission reading and adoption on the May 28, 2015.

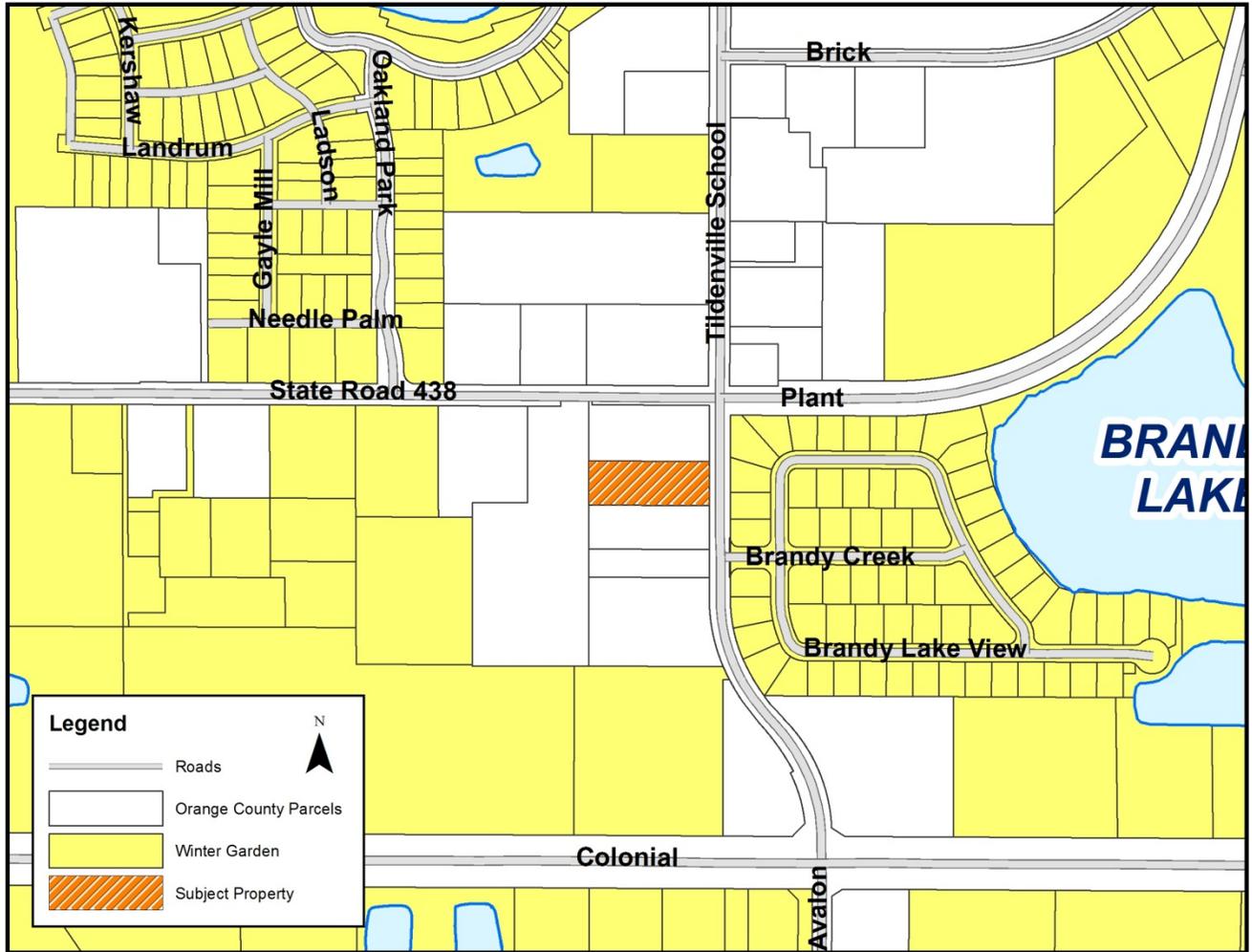
Attachment(s)/References:

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

LOCATION MAP

698 Tildenville School Road

Annexation, Zoning, Future Land Use Amendment



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:

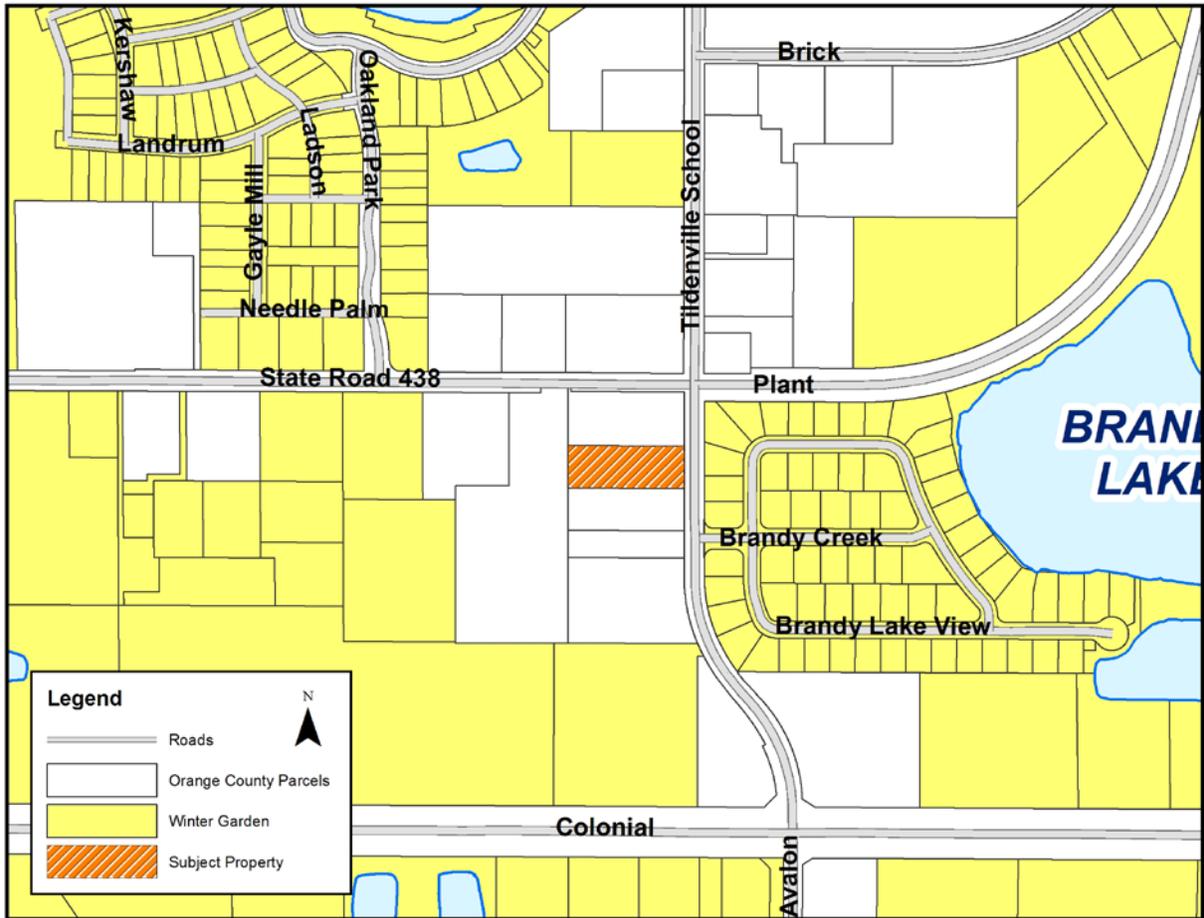
Commence 663.20 feet West and 552.20 feet North of the Southeast of Section 21, Township 22 South, Range 27 East, Orange County, Florida; thence run North 458.00 feet to the POINT OF BEGINNING; thence continue North 125.00 feet; thence run East 340.97 feet to the West right of way line of Tildenville 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:

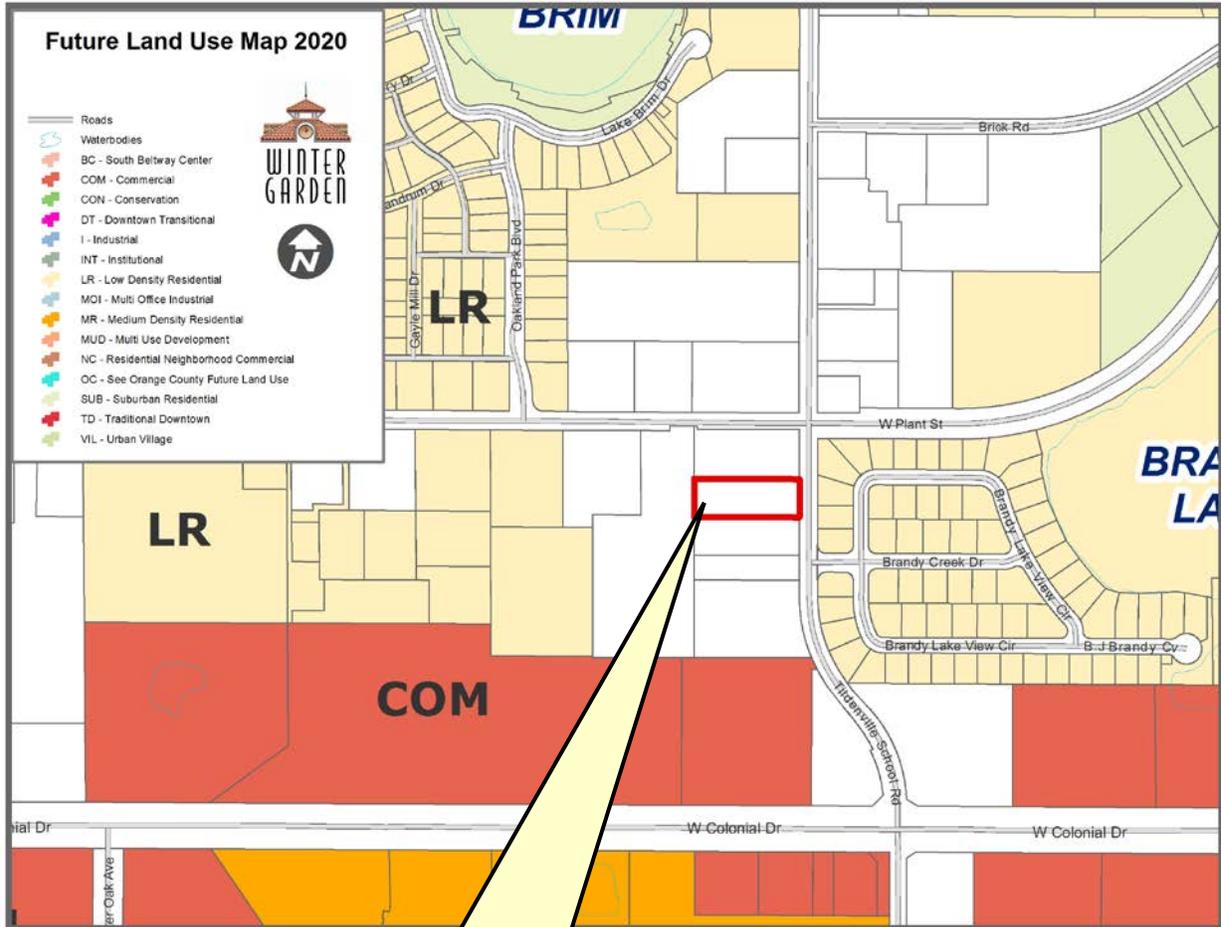
Commence 663.20 feet West and 552.20 feet North of the Southeast of Section 21, Township 22 South, Range 27 East, Orange County, Florida; thence run North 458.00 feet to the POINT OF BEGINNING; thence continue North 125.00 feet; thence run East 340.97 feet to the West right of way line of Tildenville 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.

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

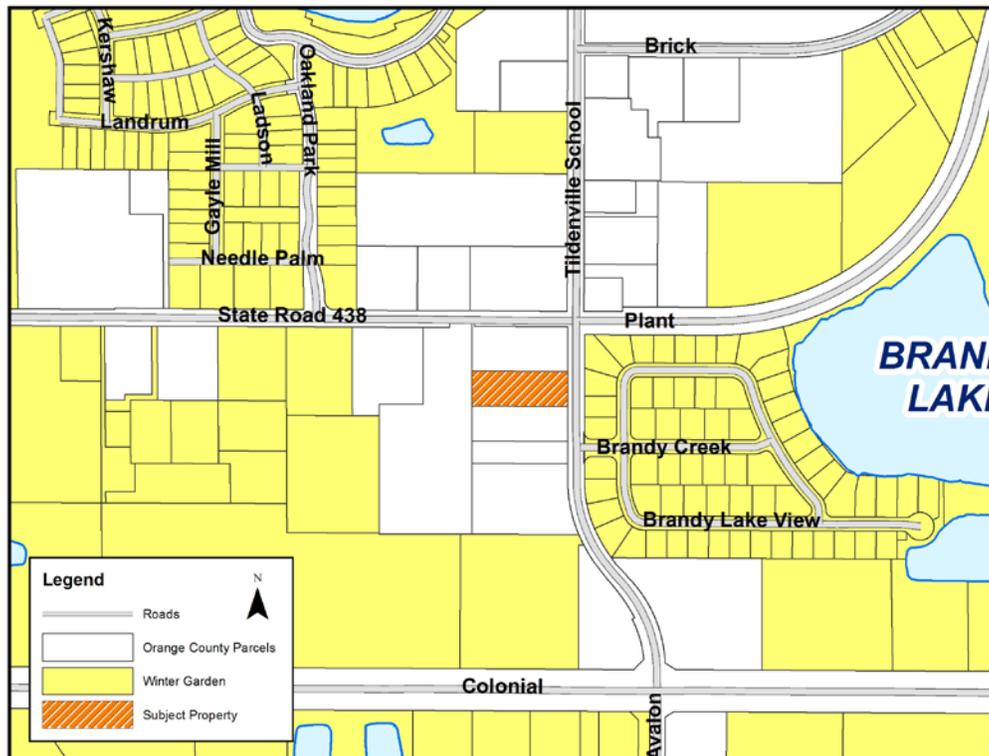
STAFF REPORT

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

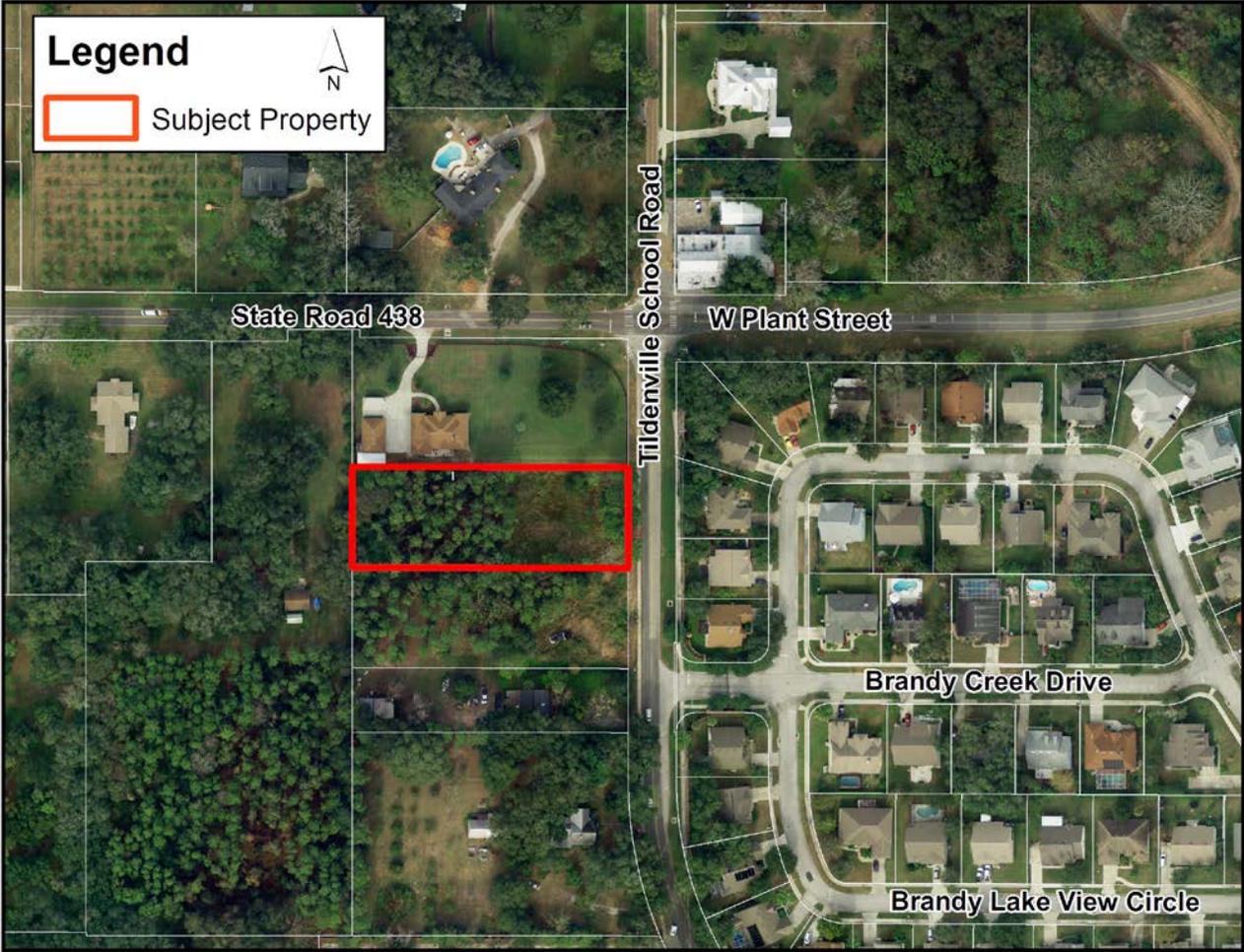
The City will provide garbage collection, police protection, and all other services regularly provided to City of Winter Garden residents. The property will be served by both Orange County Fire and Rescue and the City of Winter Garden Fire Department under the First Response System.

SUMMARY

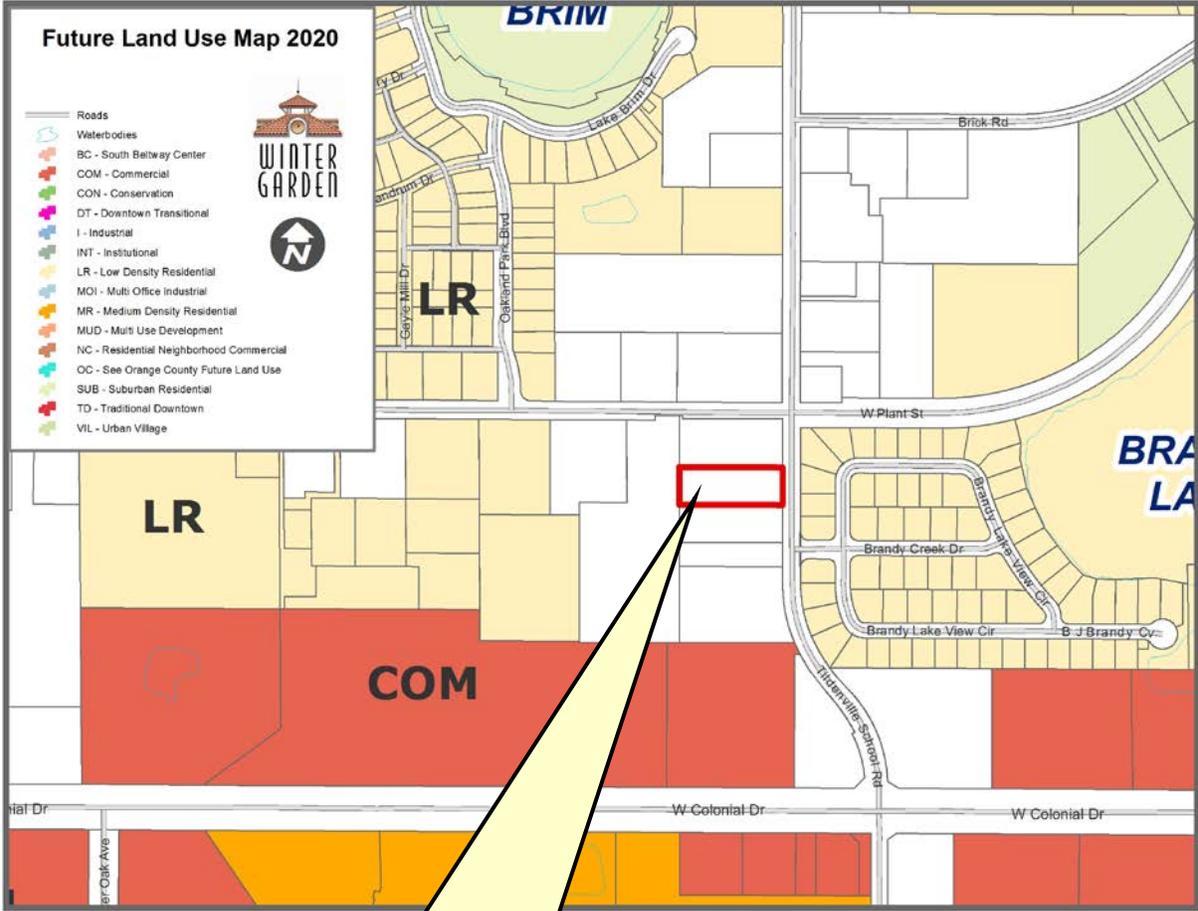
Annexation will provide a more efficient delivery of services to the property and further the goals and objectives of the City of Winter Garden’s Comprehensive Plan to eliminate enclaves. City Staff recommends approval of the proposed Ordinances.

AERIAL PHOTO

698 Tildenville School Road



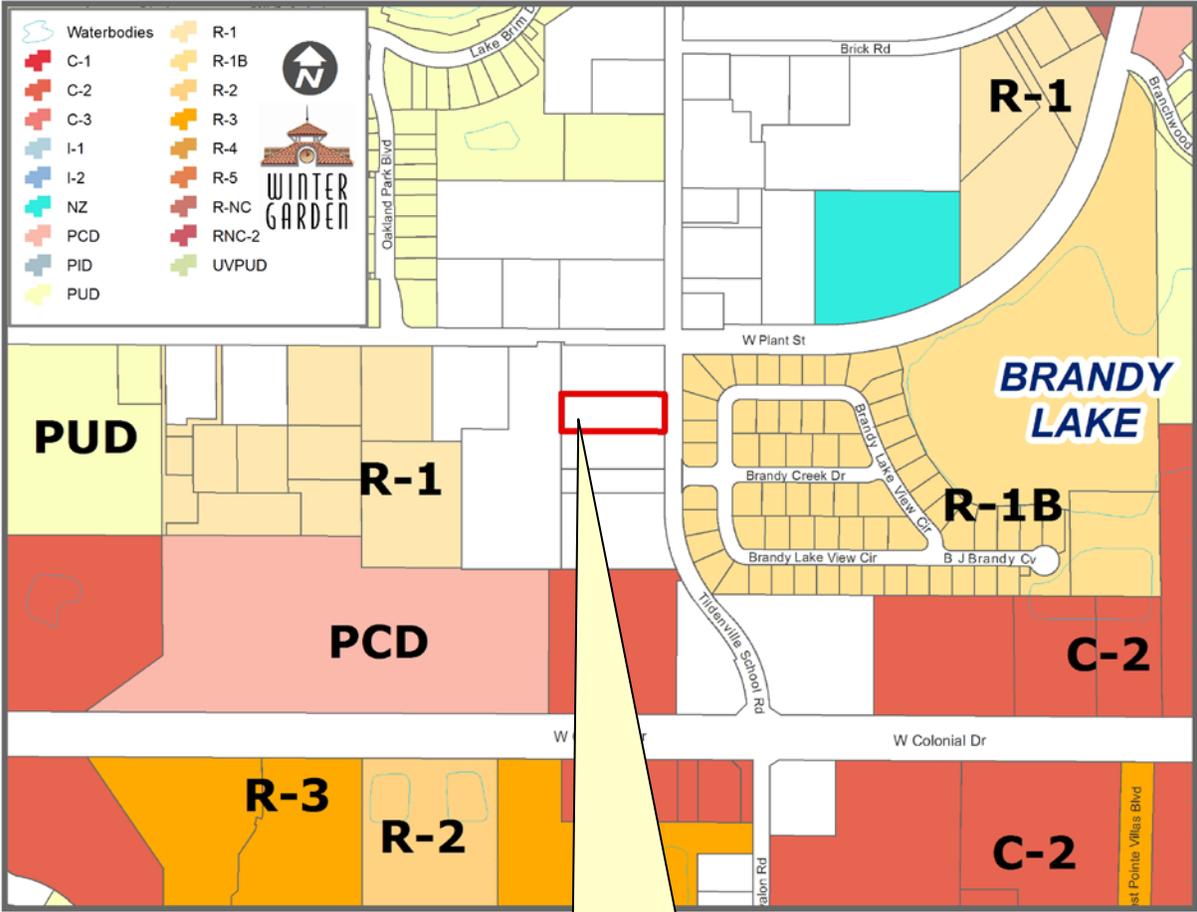
FUTURE LAND USE MAP
698 Tildenville School Road



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

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Laura Zielonka, Finance Director

Via: Michael Bollhoefer, City Manager

Date: May 8, 2015

Meeting Date: May 14, 2015

Subject: Interim Budget Ordinance 15-50

Issue: Amending the budget for mid-year adjustments. The interim budget is used as part of the budget process to account for changes that have occurred since the original budget was passed and to adjust for corrections in estimates used in the original budget.

Recommended action:

Motion to approve Ordinance 15-50, amending the fiscal year 2014-2015 budget for mid-year with second hearing and adoption on May 28, 2015

ORDINANCE 15-50

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE CITY OF WINTER GARDEN FISCAL YEAR 2014-2015 BUDGET; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on September 25, 2014, the City Commission of the City of Winter Garden, Florida, adopted Ordinance 14-37 appropriating and allocating all revenue and funds of the City of Winter Garden, Florida for the tax year beginning October 1, 2014 and ending September 30, 2015;

WHEREAS, the City Commission has decided to amend the City of Winter Garden, Florida Budget for the tax year beginning October 1, 2014 and ending September 30, 2015 to provide for interim adjustments;

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

SECTION 1: That the sum of \$6,200,176 to be appropriated as follows:

REVENUES

General Fund	\$1,873,433
Law Enforcement Trust Fund	21,353
Local Option Gas Tax Fund	55,906
Transportation Impact Fee-General Fund	1,955,548
Utility Operating Fund	1,170,553
Utility Impact Fee Fund	33,089
Utility Renewal and Replacement Fund	438,386
Stormwater Fund	550,658
Solid Waste Fund	<u>101,250</u>
	\$6,200,176

EXPENDITURES

General Fund	\$1,873,433
Law Enforcement Trust Fund	21,353
Local Option Gas Tax Fund	55,906
Transportation Impact Fee-General Fund	1,955,548
Utility Operating Fund	1,170,553
Utility Impact Fee Fund	33,089
Utility Renewal and Replacement Fund	438,386
Stormwater Fund	550,658
Solid Waste Fund	<u>101,250</u>
	\$6,200,176

SECTION 2: Detail for the aforementioned totals is attached as Exhibit 1, which shall be incorporated in the Ordinance. Should any portion of this Ordinance be held invalid, then such portions as are not declared to be invalid shall remain in full force and effect.

SECTION 3: This Ordinance shall become effective upon its adoption at the second reading and public hearing.

READ FIRST TIME: _____

READ SECOND TIME AND PUBLIC HEARING HELD: _____

APPROVED:

Mayor/Commissioner John Rees

ATTEST:

Kathy Golden, City Clerk

EXHIBIT #1
ORDINANCE 15-50

**City of Winter Garden
Interim Budget
FYE 2015**

**City of Winter Garden
Interim Budget
FYE 2015**

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	Stormwater Fund	13
	Solid Waste Fund	14

**City of Winter Garden
Interim Budget
General Fund**

<u>Account Number</u>	<u>Description</u>	<u>2014 Actual</u>	<u>2015 Current Budget</u>	<u>Budget Adjustments</u>	<u>2015 Proposed Amended Budget</u>
Revenues					
Planning Revenues					
001-0315-329.02-00	Plan Reviews	51,634	9,500	35,330	44,830
001-0315-329.03-00	Plat Reviews	20,980	1,000	26,960	27,960
<i>Increase in Planning Review Revenues</i>					
Building Inspection Revenues					
001-0324-322.02-00	Building Permit Revenue	941,582	932,762	131,611	1,064,373
<i>Increase in Building Permit Revenues</i>					
Police Revenues					
001-0521-351.50-01	Fines & Forfeitures	67,092	57,374	60,939	118,313
001-0521-369.90-00	Miscellaneous Revenues	19,263	1,600	23,541	25,141
<i>Increase in Fines and Forfeitures & Misc revenues</i>					
Code Enforcement Revenues					
001-0528-354.20-00	Code Violations	74,150	16,500	20,000	36,500
<i>Collections in Code Violations has increased</i>					
Police Communications Revenues					
001-0530-342.10-06	Dispatch Revenue	36,180	18,000	125,000	143,000
<i>Quarterly Dispatch Revenue from Ocoee</i>					
Cemetery Revenues					
001-0739-343.80-05	Cemetery Lots	105,275	73,671	27,391	101,062
<i>Increase in sales of cemetery lots</i>					
Parks Revenues					
001-0775-0334.70-00	State Grants / Culture & Recreation	-	-	200,000	200,000
<i>50/50 Match for Florida Recreational Trails Grant</i>					
Recreation Revenues					
001-0872-347.21-14	Soccer Programs Revenue	88,329	68,000	17,000	85,000
<i>Increase in actual revenues over budget</i>					
Engineering Revenues					
001-1016-329.03-00	Engineer Inspection Fees	487,517	171,428	222,498	393,926
<i>Increase in actual revenues over budget</i>					
Executive					
001-0213-399.99-99	Use of Fund Balance	-	-	<u>983,163</u>	983,163
<i>Balance Revenues and Expenditures</i>					
Total Revenues				<u>\$ 1,873,433</u>	

**City of Winter Garden
Interim Budget
General Fund**

<u>Account Number</u>	<u>Description</u> <i>Expenditures</i>	<u>2014 Actual</u>	<u>2015 Current Budget</u>	<u>Budget Adjustments</u>	<u>2015 Proposed Amended Budget</u>
Executive					
001-0213-512.61-00	Land	181,149	19,615	35,000	54,615
<i>848 E. Plant St soil/water monitoring required by FDEP</i>					
001-0213-512.63-00	Improvements other than building	10,616	170,682	37,822	208,504
<i>City Hall Parking Addition Underdrain, landscaping and lighting</i>					
Economic Development					
001-0215-554.34-01	CDBG Contractual Services	46,934	-	78,066	78,066
<i>Rollover from approved \$125K from last year's budget for CDBG match (Commission Approved 9/13/12 meeting)</i>					
001-0215-554.62-00	Building	-	-	40,000	40,000
<i>Porch Additions for CDBG Housing (4 porches @ 10K ea)</i>					
001-0215-552.49-00	Other Current Charges & Obligations	-	-	50,000	50,000
<i>Redevelopment of Dillard and 50</i>					
001-0215-552.34-01	Contractual Services	30,925	42,000	77,959	119,959
001-0215-552.52-01	Operating Supplies	287	400	8,041	8,441
<i>Plant Street Market (Commission Approved \$86K on 6/12/14 meeting)</i>					
Information Technology					
001-0225-513.46-05	Repair/ Maintenance Software	243,307	96,800	104,000	200,800
<i>Item underbudgeted</i>					
001-0225-513.46-06	Repair/ Maintenance Hardware	131,800	56,946	68,000	124,946
<i>Item underbudgeted</i>					
Planning & Zoning					
001-0315-515.31-01	Misc Professional Services	136,095	85,000	20,000	105,000
<i>P&Z Consulting Fees</i>					
Building Inspection					
001-0324-524.12-00	Salary	454,487	570,338	25,000	595,338
001-0324-524.21-00	FICA	32,865	44,038	1,913	45,951
001-0324-524.22-00	Retirement	62,448	85,186	3,728	88,914
001-0324-524.23-00	Health Insurance	32,587	90,361	3,875	94,236
001-0324-524.24-00	Workers Comp	5,998	7,696	75	7,771
001-0324-524.64-00	Capital Equipment	2,345	-	2,500	2,500
<i>Fund Senior Plans Examiner</i>					
<i>NOTE: expenses are covered by dedicated Building revenues</i>					
001-0324-524.64-00	Capital Equipment	-	-	94,520	94,520
<i>Add 1 new vehicle and replace 4 vehicles current vehicles will be placed in fleet pool to be used in other departments NOTE: expenses are covered by dedicated Building revenues</i>					
Police - Sworn					
001-0521-521.31-01	Miscellaneous Professional Services	7,487	3,020	7,604	10,624
<i>PRM impact fee study costs for the police portion of the study</i>					
001-0521-521.52-01	Miscellaneous Operating Supplies	179,639	201,766	5,700	207,466
<i>Upgrade six RapidID fingerprint scanners that are now obsolete</i>					
001-0521-521.64-00	Capital Equipment	201,111	300,529	101,964	402,493
<i>Redundant server for the CTS-America police data</i>		11,750			
<i>Redundant server switch for above server</i>		29,330			
<i>Redundant SAN for CTS-America data</i>		60,883			
<i>NOTE: Partially funded with the increase in police revenues</i>					

**City of Winter Garden
Interim Budget
General Fund**

<u>Account Number</u>	<u>Description</u>	<u>2014 Actual</u>	<u>2015 Current Budget</u>	<u>Budget Adjustments</u>	<u>2015 Proposed Amended Budget</u>
Code Enforcement					
001-0528-521.34-01	Miscellaneous Contractual Services	2,192	35,000	20,000	55,000
<i>Continue demolitions in East Winter Garden as approved by the Commission</i>					
<i>NOTE: Funded by the increase in Code Violation Revenues</i>					
Police - Communications					
001-0530-521.12-00	Salary	414,273	517,765	70,982	588,747
001-0530-521.14-00	Overtime	29,797	25,000	4,910	29,910
001-0530-521.21-00	FICA	31,855	41,549	5,583	47,132
001-0530-521.22-00	Retirement	61,454	80,306	10,884	91,190
001-0530-521.23-00	Health Insurance	74,850	117,387	20,925	138,312
001-0530-521.24-00	Workers Comp	793	877	200	1,077
001-0530-521.51-00	Office Supplies and Computers	267	3,030	5,031	8,061
001-0530-521.52-00	Operating Supplies and Equipment	4,576	3,520	5,332	8,852
001-0530-521.62-00	Building conversion expense	-	20,895	1,153	22,048
<i>Need 9 additional dispatchers to dispatch for Ocoee</i>					
<i>NOTE: Expenses covered by the dispatch revenue received from Ocoee</i>					
<i>(Commission Approved 10/23/2014 meeting)</i>					
Cemetery					
001-0739-539.34-01	Cemetery Service Fees	96,125	90,583	7,405	97,988
<i>Hired a trapper to remove wild hogs from the cemetery</i>					
<i>NOTE: Funded by increase in Cemetery Revenues</i>					
Streets					
001-0741-541.49-04	Traffic Signals and Signage	23,087	28,465	58,239	86,704
<i>Added flashing school lights to Warrior road</i>		<i>12,580</i>			
<i>Traffic signal maint/repair mthly cost</i>		<i>39,159</i>			
<i>materials for fabricating new sign requests</i>		<i>6,500</i>			
001-0741-541.63-00	Improvements other than building	84,383	75,000	110,000	185,000
<i>Fix drainage issue in Stoneybrook West</i>		<i>110,000</i>			
<i>(Commission approved 2/27/14 meeting)</i>					
Facilities					
001-0746-539.62-00	Buildings	48,541	6,000	58,000	64,000
<i>Downtown Street Light Retrofit</i>					
001-0746-539.64-00	Capital Equipment	-	4,500	100,000	104,500
<i>Projectors & Equipment for use by the Garden Theatre</i>					
<i>(Commission Approved 1/22/2015 meeting)</i>					
Fleet					
001-0747-539.12-00	Salary	248,979	262,756	16,640	279,396
001-0747-539.21-00	FICA	19,529	20,547	1,317	21,864
001-0747-539.22-00	Retirement	35,877	39,550	2,537	42,087
001-0747-539.23-00	Health Insurance	39,416	41,594	4,650	46,244
001-0747-539.24-00	Workers Comp	5,182	5,639	609	6,248
<i>Fund Mechanic 1 to reduce downtime of vehicles and equipment and alleviate overtime</i>					
001-0747-539.14-00	Overtime	13,189	2,500	9,000	11,500
<i>Increase in overtime to cover an employee illness</i>					
001-0747-539.46-03	Repair/Maint Vehicles	6,094	2,500	15,650	18,150
<i>Higher than anticipated vehicle maintenance required</i>					
001-0747-539.52-01	Miscellaneous Operating supplies	17,144	18,500	3,000	21,500
<i>Needed for ProKeys and Fuel Master service costs</i>					

**City of Winter Garden
Interim Budget
General Fund**

<u>Account Number</u>	<u>Description</u>	<u>2014 Actual</u>	<u>2015 Current Budget</u>	<u>Budget Adjustments</u>	<u>2015 Proposed Amended Budget</u>
Parks					
001-0775-572.34-01	Miscellaneous Contractual Services	161,212	223,000	87,492	310,492
	<i>Downtown tree maintenance</i>	<i>13,070</i>			
	<i>Legacy tree structural and hazard pruning</i>	<i>25,179</i>			
	<i>Braddock Park oak elevation/trimming</i>	<i>3,500</i>			
	<i>Daniels Rd traffic light screening</i>	<i>2,305</i>			
	<i>Hwy 50 supplemental fertilizer/labor/materials</i>	<i>4,920</i>			
	<i>Tree light replacement on Plant St</i>	<i>15,779</i>			
	<i>Plant St Improvements Landscaping Upgrade (Commission approved 12/11/2014 meeting)</i>	<i>22,739</i>			
001-0775-572.52-01	Operating Supplies	163,815	146,000	12,801	158,801
	<i>Splash pad repairs</i>	<i>5,571</i>			
	<i>RegROUT of brick</i>	<i>7,230</i>			
001-0775-572.63-00	Improvements Other than buildings	302,013	736,270	425,110	1,161,380
	<i>Plant Street Tree Replacement of 3 trees</i>	<i>6,360</i>			
	<i>Veterans Park Pickle Ball Courts Retrofit</i>	<i>18,750</i>			
	<i>Recreation Trail Grant (50/50 Match) (Commission Approved 4/22/15 meeting)</i>	<i>400,000</i>			
001-0775-572.64-00	Machinery & Equipment	17,471	-	12,613	12,613
	<i>60" cut turf mower to replace the inoperable broken mower</i>	<i>8,963</i>			
	<i>New Fridge and Icemaker for Parks crews</i>	<i>3,650</i>			
Recreation					
001-0872-572.34-01	Miscellaneous Contractual Services	45,722	54,200	7,603	61,803
	<i>PRM impact fee study costs for the recreation portion of the study</i>				
001-0872-572.49-01	Other Charges & Obligations	18,862	18,360	10,000	28,360
	<i>Senior trip and youth camp expenses more than expected</i>				
	<i>NOTE: Funded with increase in Recreation Revenues</i>				
Special Events					
001-0874-574.34-01	Miscellaneous Contractual Services	68,718	67,850	20,000	87,850
	<i>Culturefest lighting, music fest sponsorship</i>				
Total Expenditures				<u>\$ 1,873,433</u>	

**City of Winter Garden
Interim Budget
Law Enforcement Trust Fund**

<u>Account Number</u>	<u>Description</u>	<u>2014 Actual</u>	<u>2015 Current Budget</u>	<u>Budget Adjustments</u>	<u>2015 Proposed Amended Budget</u>
Revenues					
121-1121-399.99-99	Use of Fund Balance	\$ -	\$ -	\$ 6,500	\$ 6,500
<i>To balance increase in budgeted revenues</i>					
121-1421-399.99-99	Use of Fund Balance	\$ -	\$ -	<u>\$ 14,853</u>	\$ 14,853
<i>To balance increase in budgeted revenues</i>					
Total Revenues				<u>\$ 21,353</u>	
Expenditures					
121-1221-521.82-00	Aid to Private Organizations		8,000	4,000	6,500
	<i>First Baptist Church</i>	<i>2,500</i>			
	<i>YMCA</i>	<i>2,000</i>			
	<i>Harbor House</i>	<i>1,000</i>			
	<i>National Le Officer Museum</i>	<i>500</i>			
	<i>FOP LE Museum</i>	<i>500</i>			
121-1421-521.46-06	Repair/Maint Hardware		-	35,000	19,668
	<i>Data storage for communications center</i>	<i>7,719</i>			
	<i>RSA Software tokens</i>	<i>3,309</i>			
	<i>Cabling of communications center for Ocoee dispatch</i>	<i>6,958</i>			
	<i>WiFi access points</i>	<i>1,682</i>			
121-1421-521.52-01	Operating Supplies		-	-	(35,000)
	<i>Delete conversion of MRAP vehicle</i>				
121-1421-521.64-00	Machinery & Equipment		9,954	-	30,185
	<i>Purchase K9 from Southern Coast K9</i>	<i>8,500</i>			
	<i>Smartboard for Training Room</i>	<i>2,500</i>			
	<i>3 Physio Control AED machines @ 1,395 ea.</i>	<i>4,185</i>			
	<i>Crossmatch Guardian electronic fingerprint station</i>	<i>15,000</i>			
Total Expenditures				<u>\$ 21,353</u>	

City of Winter Garden
Interim Budget
Local Option Gas Tax Fund

<u>Account Number</u>	<u>Description</u>	<u>2014 Actual</u>	<u>2015 Current Budget</u>	<u>Budget Adjustments</u>	<u>2015 Proposed Amended Budget</u>
Revenues					
160-0741-399.99-99	Use of Fund Balance	\$ -	\$ -	\$ 55,906	\$ 55,906
<i>To balance increase in budgeted expenditures</i>					
Total Revenues				<u>55,906</u>	
Expenditures					
160-0741-541.63-00	Improvements Other than Building		-	-	55,906
	<i>Downtown Brick Pavement (repair and maintenance)</i>	30,000			
	<i>Plant Street East - Segment 4 final construction completion</i>	25,906			
Total Expenditures				<u>55,906</u>	

City of Winter Garden
Interim Budget
Transportation Impact Fees-General

<u>Account Number</u>	<u>Description</u>	<u>2014 Actual</u>	<u>2015 Current Budget</u>	<u>Budget Adjustments</u>	<u>2015 Proposed Amended Budget</u>
Revenues					
174-0741-399.99-99	Use of Fund Balance	-	-	<u>1,955,548</u>	1,955,548
<i>To balance increase in budgeted expenditures</i>					
Total Revenues				<u>\$ 1,955,548</u>	
Expenditures					
174-0741-541.63-00	Improvements Other Than Bldg	3,031,554	6,394,561	<u>1,955,548</u>	8,350,109
<i>East Plant Street</i>		<i>1,188,681</i>			
<i>Total roadway replacement from Dillard to Crown Point</i>					
<i>Also includes lighting, drainage improvement, sod and irrigation</i>					
<i>Traffic signal at Daniels Road / Roper Road</i>		<i>210,000</i>			
<i>Cost share with developer contributions</i>					
<i>Cost share with Sonata; Bradford Creek; Canopy Oaks; Daniels Professional Park</i>					
<i>Six laning of CR 535/Daniels Rd at SBW & SR 429</i>					
<i>Design for overall construction - project start for Jan 2016</i>		<i>250,000</i>			
<i>Construction on SBW this summer in conjunction with exit lane by CF)</i>		<i>235,000</i>			
<i>Avalon Rd and SR 50 turnlane</i>		<i>1,867</i>			
<i>Stonecrest Fence</i>		<i>70,000</i>			
<i>(Commission Approved 9/25/2014 meeting)</i>					
Total Expenditures				<u>\$ 1,955,548</u>	

**City of Winter Garden
Interim Budget
Utility Operating Fund**

<u>Account Number</u>	<u>Description</u>	<u>2014 Actual</u>	<u>2015 Current Budget</u>	<u>Budget Adjustments</u>	<u>2015 Proposed Amended Budget</u>
Revenues					
410-2116-399.99-99	Use of Fund Balance	-	-	810,738	1,621,476
<i>To balance increase in budgeted expenditures</i>					
410-2117-399.99-99	Use of Fund Balance	-	-	<u>359,815</u>	719,630
<i>To balance increase in budgeted expenditures</i>					
Total Revenues				<u>\$ 1,170,553</u>	
Expenditures					
Administration					
410-2113-581.91-00	Interfund Transfers	-	3,003,791	438,386	3,442,177
<i>Transfer to Replacement and Renewal Fund</i>					
Water					
410-2116-533.31-04	Engineering Services	26,231	15,500	9,000	24,500
<i>Alternative Water Study and engineering design</i>					
410-2116-533.34-01	Miscellaneous contractual services	50,975	37,526	10,602	48,128
<i>Contractual services for mowing of the water plants</i>					
410-2116-533.63-00	Improvements other than building	-	66,120	321,000	387,120
<i>Marsh Rd Potable and Reuse Water Tanks designing & permitting of the 2M gal reuse and 1M gal potable water tanks</i>					
Wastewater					
410-2117-535.14-00	Overtime	16,074	13,200	8,000	21,200
<i>OT increased due to construction & bio-solids hauling issues</i>					
410-2117-535.34-01	Miscellaneous contractual services	525,675	500,326	155,000	655,326
<i>Bio-solids hauling fees doubled</i>					
410-2117-535.49-05	Other Charges / Licenses/ Certificates	190	5,100	1,200	6,300
<i>Cost of operators obtaining dual licensing</i>					
410-2117-535.64-00	Capital Equipment & Machinery	-	52,184	19,600	71,784
<i>Pumps - Return Activated Sludge Pump and EQ Pump</i>					
Distribution					
410-2126-533.52-01	Operating Supplies	349,665	400,950	31,750	432,700
<i>Material cost for 2" water main upgrades</i>					
Collection					
410-2127-535.63-00	Capital Equipment & Machinery	-	91,192	176,015	267,207
<i>Lift Station #23 Rehab located on 9th St across from Regal Subdivision</i>					
Total Expenditures				<u>\$ 1,170,553</u>	

**City of Winter Garden
Interim Budget
Utility Impact Fee Fund**

<u>Account Number</u>	<u>Description</u>	<u>2014 Actual</u>	<u>2015 Current Budget</u>	<u>Budget Adjustments</u>	<u>2015 Proposed Amended Budget</u>
Revenues					
Wastewater					
411-2117-399.99-99	Use of Fund Balance	-	-	<u>33,089</u>	33,089
<i>Item underbudgeted</i>					
Total Revenues				<u>\$ 33,089</u>	
Expenditures					
Wastewater					
411-2117-535.63-00	Improv Other Than Building	\$ -	\$ 631,726	\$ 33,089	\$ 664,815
<i>WWTP Equalization Tank - 101 East Crest Ave</i>					
<i>additional muck removal needed to stabilite the foundation of the 750K gal tank</i>					
Total Expenditures				<u>\$ 33,089</u>	

City of Winter Garden
Interim Budget
Utility Renewal and Replacement Fund

<u>Account Number</u>	<u>Description</u>	<u>2014 Actual</u>	<u>2015 Current Budget</u>	<u>Budget Adjustments</u>	<u>2015 Proposed Amended Budget</u>
Revenues					
412-2116-381.41-00	Interfund Transfer	-	-	438,386	438,386
<i>Transfer from Operating Fund</i>					
Total Revenues				<u>\$ 438,386</u>	
Expenditures					
Collection					
412-2127-535.63-00	Improv Other Than Building	-	2,103,791	<u>438,386</u>	2,542,177
<i>9th St. Gravity Sewer Replacement</i>					
Total Expenditures				<u>\$ 438,386</u>	

**City of Winter Garden
Interim Budget
Stormwater Fund**

<u>Account Number</u>	<u>Description</u>	<u>2014 Actual</u>	<u>2015 Current Budget</u>	<u>Budget Adjustments</u>	<u>2015 Proposed Amended Budget</u>
Revenues					
Storm Water					
420-2618-399.99-99	Use of Fund Balance	-	-	550,658	550,658
<i>To balance increase in budgeted expenditures</i>					
Total Revenues				<u>\$ 550,658</u>	
Expenditures					
420-2618-538.31-01	Miscellaneous Professional Services <i>Participation in the OC Water Atlas & Survey for Park Ave</i>	\$ 10,871	\$ -	\$ 7,650	\$ 7,650
420-2618-538.34-01	Engineering Services <i>Repair for stormsewer pipe on Smith b/w Highland and Central collapse</i>	\$ 24,179	\$ 6,000	\$ 81,467	\$ 87,467
420-2618-538.34-08	Personnel Services <i>Labor Ready helping out in Stromwater</i>	\$ 1,641	\$ -	\$ 3,102	\$ 3,102
420-2618-538.52-01	Operating Supplies <i>Smith St Stormsewer repair</i>	\$ 3,268	\$ 19,706	\$ 18,328	\$ 38,034
420-2618-538.63-00	Capital Improvements <i>SBW Drainage Issue</i>		-	1,167,742	1,607,853
	<i>funds moved from SW to GF</i>	(50,000)			
	<i>Brandy Creek Storm Repairs</i>	350,000			
	<i>Lake Cove Point Underdrain - Phase I</i>	92,111			
	<i>Increase due to increase in costs from when project estimates were made and construction began</i>				
	<i>Lake Cove Point pipe repair behind lots 9&10</i>	48,000			
	<i>to be funded 1/2 each by DR Horton (paid) and HOA</i>				
Total Expenditures				<u>\$ 550,658</u>	

City of Winter Garden
Interim Budget
Solid Waste Fund

<u>Account Number</u>	<u>Description</u>	<u>2014 Actual</u>	<u>2015 Current Budget</u>	<u>Budget Adjustments</u>	<u>2015 Proposed Amended Budget</u>
Revenues					
430-3134-399.99-99	Use of Fund Balance	-	-	<u>101,250</u>	202,500
<i>To balance increase in budgeted expenditures</i>					
Total Revenues				<u>\$ 101,250</u>	
Expenditures					
430-3134-534.52-01	Operating Supplies	194,536	198,420	<u>101,250</u>	299,670
<i>Purchase FEL cans (mall and replacing aged inventory)</i>					
Total Expenditures				<u>\$ 101,250</u>	

THE CITY OF WINTER GARDEN

AGENDA ITEM

From: Tanja Gerhartz, Economic Development Director

Via: Mike Bollhoefer, City Manager

Date: April 29, 2015

Meeting Date: May 14, 2015

Subject: CDBG Housing Grant #14DB-OI-06-58-02-H14 - Bid Package #1

Discussion:

The City has been awarded a \$750,000.00 CDBG (Community Development Block Grant) in the Housing Rehabilitation Category to repair or replace a minimum of Twelve (12) Low to Moderate Income (LMI -below 80% of area median income) owner occupied homes located in the City of Winter Garden City Limits. Two (2) of the Twelve (12) Homes rehabilitated under the City of Winter Garden CDBG Housing Program must be Very Low Income (VLI –below 30% of area median income) and Four (4) of the Twelve (12) homes rehabilitated must be Low to Moderate income 50% (LMI 50% –between 31% and 50 % of area median income).

The City's CDBG Housing Rehabilitation Grant Administrator (Fred Fox Enterprises, Inc.) in conjunction with City Staff have received bids on the rehabilitation of four (4) of the required minimum twelve (12) total homes to be addressed under the City's CDBG Housing Rehabilitation Grant. In addition two (2) replacement homes of the minimum twelve (12) total homes to be addressed with CDBG Housing Grant funds are currently out for bid. David Fox, Project Manager with Fred Fox Enterprises is recommending the CDBG bid award of the following two (2) rehabilitation bids to the low qualified bidder Pat Lynch Construction contingent upon receiving Site Specific Release from the Department of Economic Opportunity (DEO). Both applicants have been prequalified and meet the CDBG Program requirements. Pat Lynch Construction has been prequalified and has been determined to be licensed and is not on the excluded parties list for government projects:

	Owner	Contractor	Bid Amount
1.	Gullermo Calo 662 Bethune Avenue	Pat Lynch Construction	\$ 41,226.00
2.	Roene Shaw 1009 Mildred Dixon Way	Pat Lynch Construction	\$ 44,122.00

Recommended Action:

The CDBG Housing Rehabilitation bid award of the following two (2) rehabilitation bids to the low qualified bidder Pat Lynch Construction contingent upon receiving Site Specific Release from the Department of Economic Opportunity.

	Owner	Contractor	Bid Amount
1.	Gullermo Calo 662 Bethune Avenue	Pat Lynch Construction	\$ 41,226.00
2.	Roene Shaw 1009 Mildred Dixon Way	Pat Lynch Construction	\$ 44,122.00

Attachments/References:

Bid Package #1 Tabulation Sheet

CITY OF WINTER GARDEN -CDBG HOUSING GRANT PROGRAM REHABILITATION BID PACKAGE #1 BID TAB

Date: February 20, 2015 Time: 2:15 P.M.

Company	REHABS	Gullermo Calo 662 Bethune Ave Base Bid	Roene Shaw 1009 Mildred Dixon Way Base Bid	Patricia Vernosky 500 Seminole St Base Bid	Mattie Wilson 1015 Lincoln Terrace Base Bid
CDS Contractors		\$ 72,450.00	\$ 73,581.00	\$ 75,483.00	\$ 88,113.00
Central FI Renovations		No Bid	No Bid	No Bid	No Bid
Construction 360		\$ 75,098.00	\$ 88,287.00	\$ 77,847.00	\$100,632.00
Davis Builders, Inc.		\$ 67,534.00	\$ 81,380.00	No Bid	No Bid
Granger & Associates		No Bid	No Bid	No Bid	No Bid
JG Parker Enterprises		\$63,925.00	\$ 77,500.00	\$ 75,125.00	\$ 70,175.00
JMD Global Developers		No Bid	No Bid	No Bid	No Bid
Jerry Walters Construction		\$ 73,951.00	\$71,031.00	\$ 81,078.00	\$ 69,001.00
Pat Lynch Construction		\$ 41,226.00	\$ 44,122.00	No Bid	No Bid
Votum LLC		No Bid	No Bid	No Bid	No Bid
FFE COST ESTIMATE		\$ 37,995.00	\$ 41,795.00	\$ 50,639.00	\$ 48,920.00

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: May 8, 2015 **Meeting Date:** May 14, 2015

Subject: 13838 Tilden Road
Windward Cay Phase 3 Office Park
Site Plan Approval
PARCEL ID# 11-23-27-9168-00-011

Issue: The applicant is requesting Site Plan approval to construct a +/- 5,800 sq. ft. medical office building with associated site improvements on a vacant parcel in the Windward Cay East commercial subdivision.

Discussion:
The 0.63 acre +/- subject property, which is located in the Windward Cay shopping center, is currently vacant.

The applicant is proposing to construct an approximately 5,800 sq. ft. single-story brick medical office building, as well as associated landscaping and other site improvements. The proposed development is required to adhere to the site design and architectural standards of the property's PCD zoning. Per a requirement of PCD Ordinance 00-36, the Site Plan received approval from the Planning & Zoning Board on May 4, 2015.

Recommended Action:
Staff recommends approval of the proposed Site Plan subject to the conditions of the DRC staff report dated April 30, 2015. Development of the property with a 5,800 square foot medical office building is consistent with the City's Comprehensive Plan. Further, the adjacent property owners should not be negatively impacted as the building is proposed to be constructed within an existing commercial development.

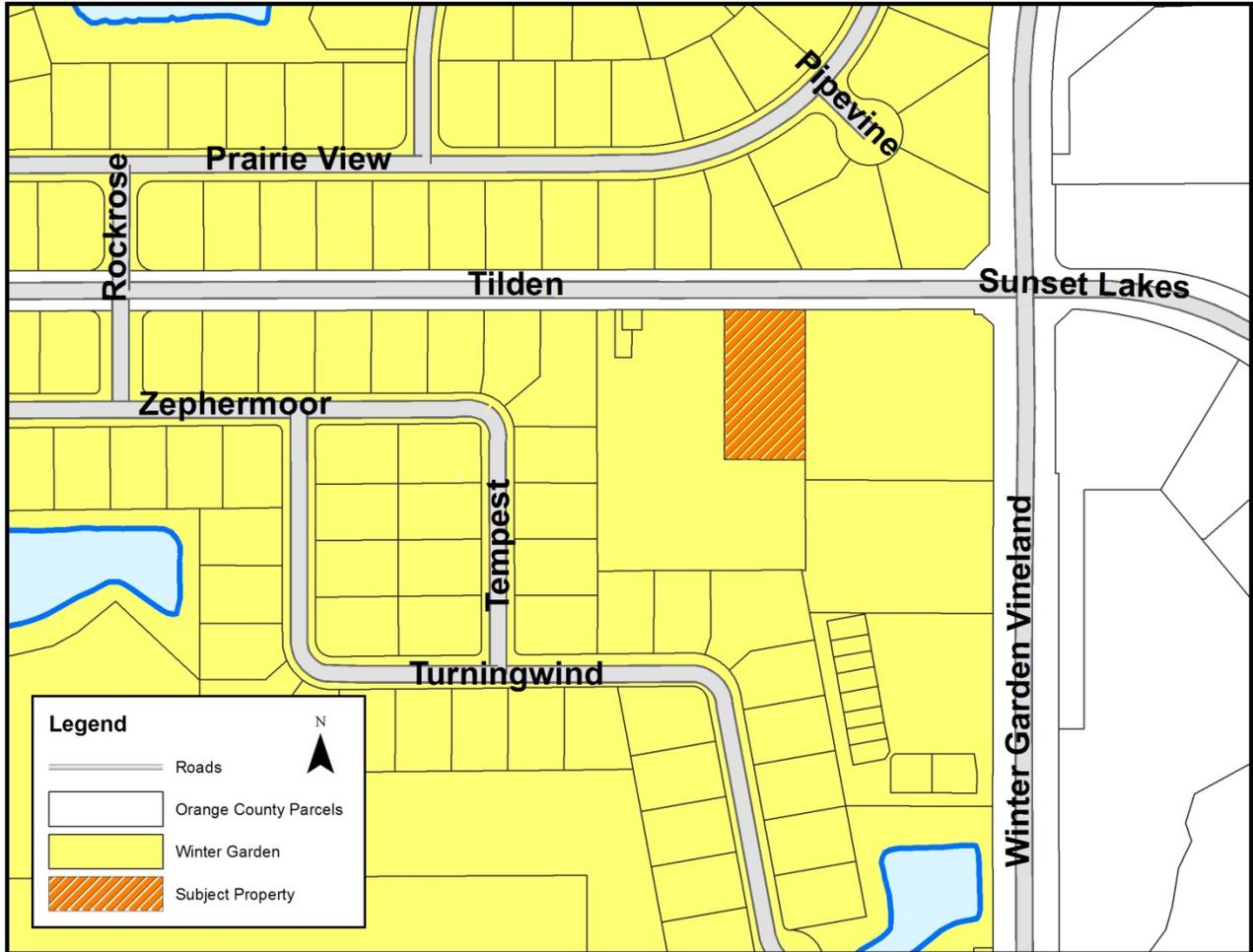
Attachment(s)/References:

- Location Map
- DRC Staff Report
- Site Plan Set

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.

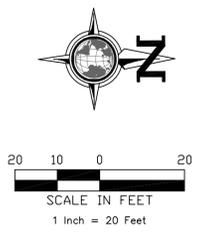
STANDARD GENERAL CONDITIONS

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

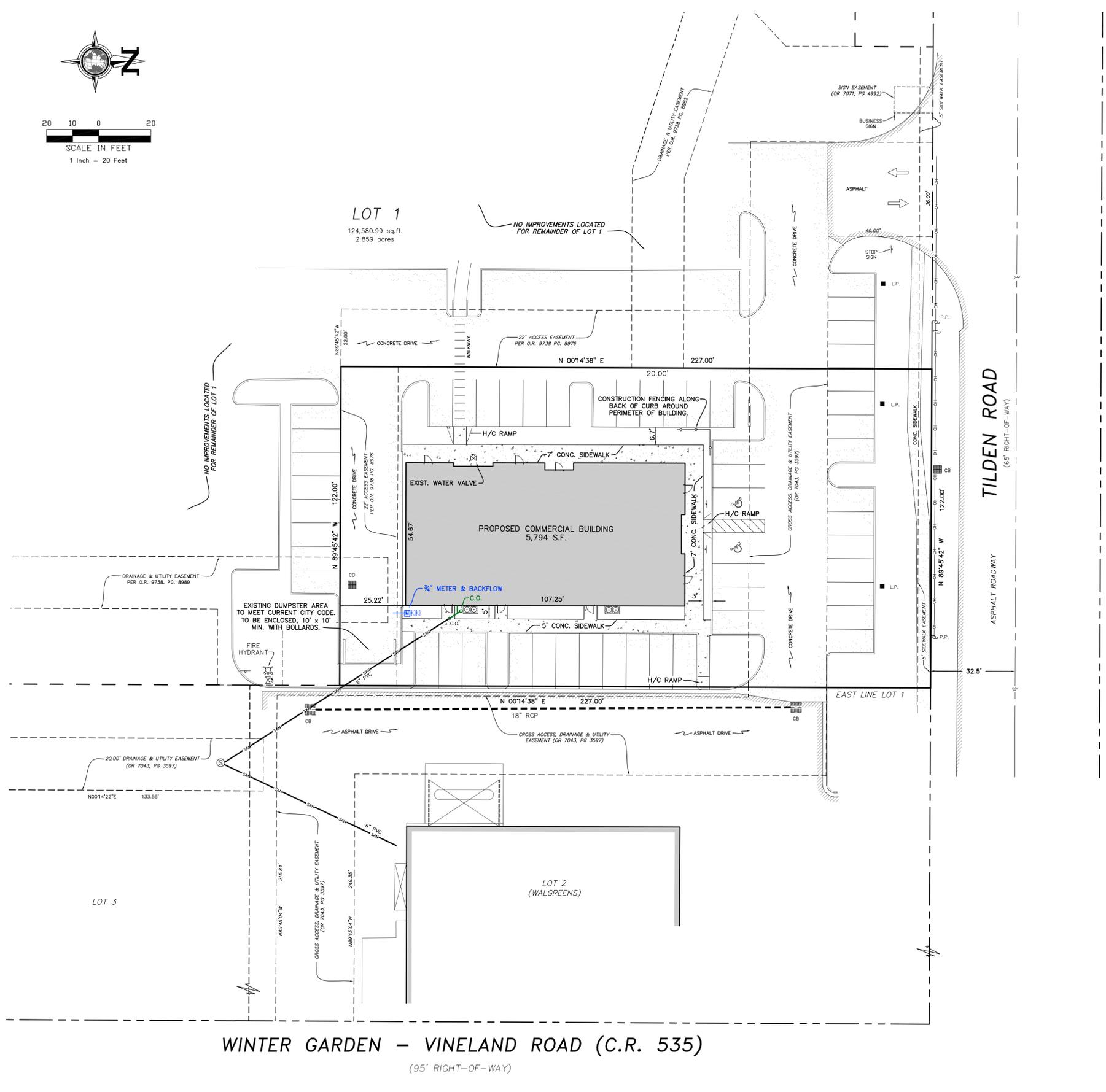
all site improvements shall be paid prior to issuance of site or building permits.

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

END OF MEMORANDUM



LOT 1
124,580.99 sq.ft.
2.859 acres



WINTER GARDEN – VINELAND ROAD (C.R. 535)
(95' RIGHT-OF-WAY)

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:



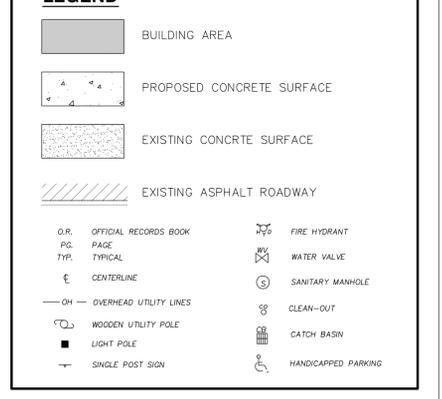
VICINITY MAP:



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

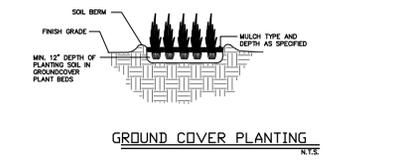
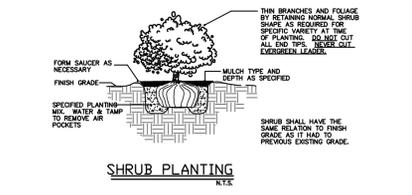
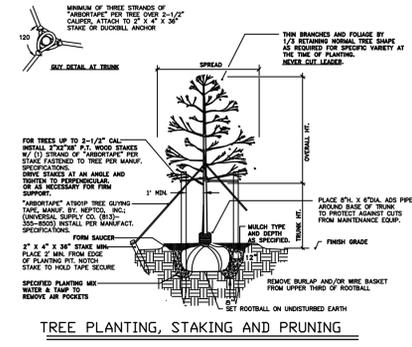
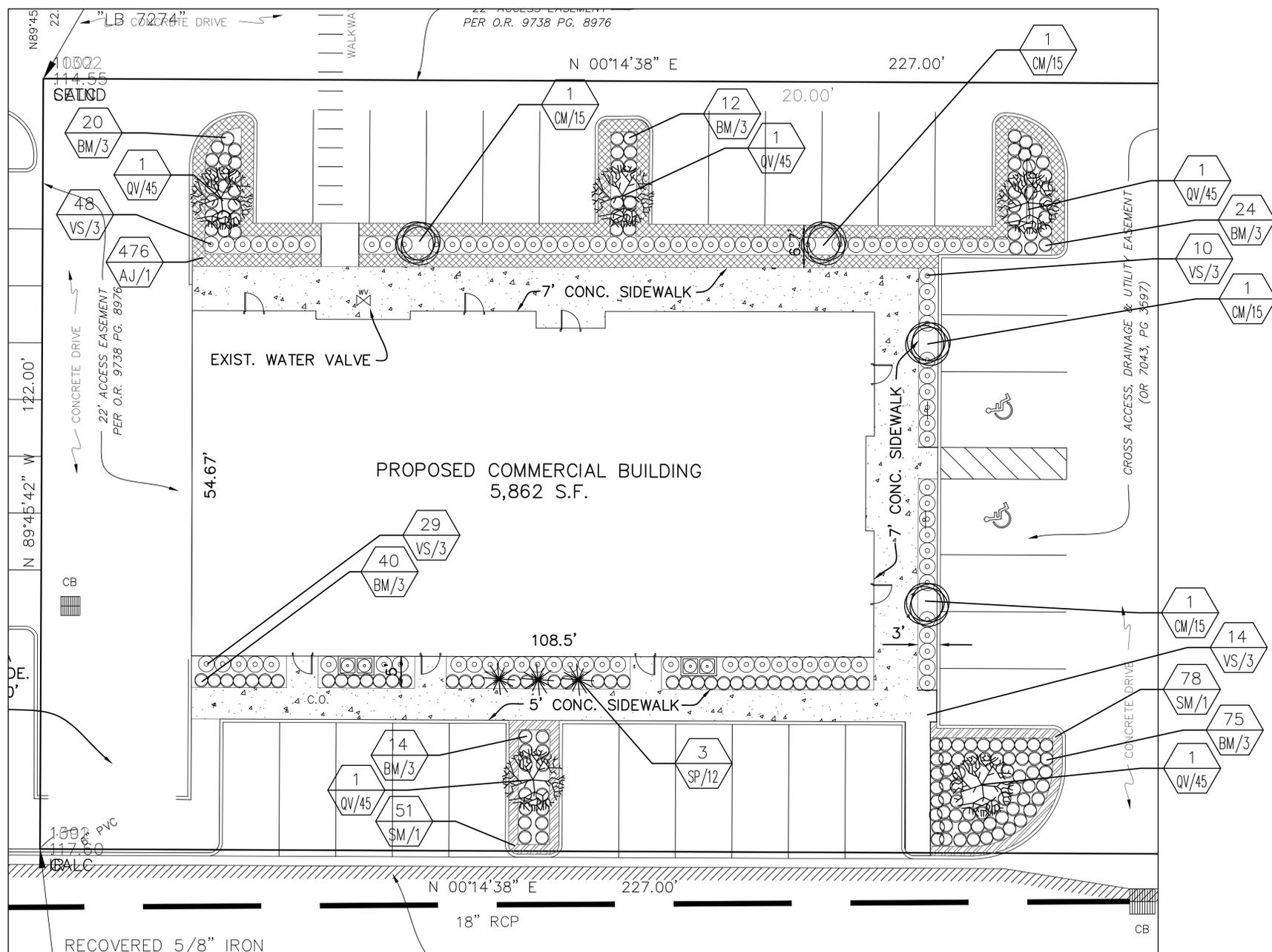
Filename:	15-WC BASE	Horizontal Scale:	1"= 20'
X-ref:	N/A	Vertical Scale:	N/A
View:	SITE	Designed/Drawn by:	DRW
Initial dwg. date:	4-1-15	Checked by:	SBW

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

C:\SIDEAN\Side Work\DW\Windward Cay\SD DESIGN\WINDWARD CAY - Customer\1B REV 4-21-2015.dwg



- LANDSCAPE NOTES**
1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO.1 OR BETTER PER "GRADES AND STANDARDS FOR NURSERY PLANTS, PART 1 & 2", FLORIDA DEPARTMENT OF AGRICULTURE.
 2. INSTALLATION OF LANDSCAPE MUST BE COORDINATED WITH OTHER SUBCONTRACTORS. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES PRIOR TO EXCAVATION WORK.
 3. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF ANY CONFLICTS ARISE BETWEEN THE PROPOSED DESIGN AND EXISTING CONDITIONS ON-SITE.
 4. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO AWARD OF CONTRACT OF ANY ON-SITE CONDITIONS THAT WOULD HINDER THE NORMAL, HEALTHY GROWTH OF PLANT SPECIES PROPOSED ON THESE PLANS.
 5. THE LANDSCAPE ARCHITECT MAY BE CONTACTED FOR ASSISTANCE IN LAYOUT OF PLANT MATERIAL, IF NEEDED. ALL QUESTIONS REGARDING PLANT PLACEMENT MUST BE RESOLVED PRIOR TO COMMENCEMENT OF INSTALLATION.
 6. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT & CITY. CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT PROOF OF NON-AVAILABILITY AND A PROPOSAL FOR THE USE OF EQUIVALENT MATERIAL.
 7. PLANT MATERIAL QUANTITIES SHOWN ON THESE PLANS ARE SUPPLIED AS AN AID TO THE CONTRACTOR FOR BIDDING PURPOSES. FINAL QUANTITY TAKEOFFS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 8. PLANT SPECIFICATIONS OF HEIGHT, SPREAD AND CONTAINER SIZE SHOWN ON THE PLANS ARE MINIMUM ACCEPTABLE SIZES. ALL INSTALLED MATERIAL SHALL MEET OR EXCEED THE GIVEN SPECS.
 9. ALL TREES SHALL BE INSTALLED SO THE TOP ROOT AT THE TRUNK IS VISIBLE AND 2" ABOVE FINISH GRADE.
 10. REQUIRED TREES AND BUFFERS MUST BE INSTALLED IN ACCORDANCE WITH THE CITY LAND DEVELOPMENT CODE.
 11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ROUGH GRADING THE SITE TO WITHIN +/- 0.10 FT. OF GRADES SHOWN ON THESE PLANS. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADES IN ALL LANDSCAPE AREAS.
 12. PLANTING BEDS SHALL BE FINISHED WITH A 3" LAYER OF PINE BARK MULCH.
 13. THE CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE WATERING AND MAINTENANCE OF ALL PLANT MATERIAL DURING THE INSTALLATION PHASE.
 14. FREESTANDING TREES IN AREAS PROPOSED TO BE SODDED SHALL BE SURROUNDED WITH A 3 FT. RADIUS MULCHED BED.
 15. THE CONTRACTOR SHALL WARRANTY ALL WORKMANSHIP AND MATERIALS. TREES SHALL BE WARRANTY FOR ONE YEAR, SHRUBS AND GROUNDCOVER SHALL BE WARRANTY FOR SIX MONTHS.
 16. ALL PLANT MATERIAL TO BE IRRIGATED 100% WITH IRRIGATION EITHER NEW IRRIGATION SYSTEM OR MODIFICATION TO EXISTING IRRIGATION SYSTEM.



PLANT LIST				
SYMBOL	QTY	NAME	SPEC	SPACING
QV/45	5	Live Oak	45 Gal 8' x 4' x 3" Cal	Per Plan
CM/15	4	Red Crape Myrtle	15 Gal, 6' x 3'	Per Plan
SP/12	3	Sabal Palm	12' CT	Per Plan
VS/3	101	Indian Hawthorn	3 Gal, 24" x 6"	30" □
BM/3	185	Coontie	3 Gal, 12" x 3"	24" □
SM/1	129	Sunshine Mimosa	1 Gal, 3" x 1"	18" □
AJ/1	476	Asiatic Jasmine	1 Gal, 3 Runners Per Pot	18" □

DOBSON'S WOODS & WATER, INC.
 Landscape, Maintenance, Pest Control, & Irrigation Contractors
 Registered Landscape Architects # LC26000283
 Certified General Contractors # CGC1515628
851 Maguire Rd.
Ocoee, FL 34761
 Phone: 407-841-0030
 Fax: 407-843-7546
 WWW.dobsonsw.com

LARRY DOBSON, L.A.
 State of Florida
 Reg# LA938

REVISIONS	BY
SP 4/4/15	SLD

WINDWARD CAY
LANDSCAPE PLAN

DRAWN BY
 Sheldon Dean
 CHECKED
 Larry K. Dobson
 DATE
 02-15-2015
 SCALE
 1"=10'
 JOB NO.
 WC-01
 SHEET
L.01
 1 OF 1 SHEETS

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
DEG.	DEGREE	GALV.	GALVANIZED
DET./DTL.	DETAIL	G.C.	GENERAL CONTRACTOR
D.F.	DRINKING FOUNTAIN	GL.	GLASS
DIAG.	DIAGONAL	GR.	GRADE
DIA.	DIAMETER	GYP.	GYPSUM
DN.	DOWN	GYP. BD.	GYPSUM BOARD
D&S.	DOWNSPOUT		
DWG.	DRAWING	H.B.	HOSE BIBB
		H.C.	HOLLOW CORE
E	EAST	H/C	HANDICAPPED
(E)	EXISTING	HDWD.	HARDWOOD
EA.	EACH	HDWE.	HARDWARE
E.J.	EXPANSION JOINT	H.M.	HOLLOW METAL
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	HR.	HOUR
		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
LAB.	LABORATORY	S.C.	SOLID CORE
LAM.	LAMINATE	SCHED.	SCHEDULE
LAV.	LAVATORY	SECT.	SECTION
LT.	LIGHT	SF.	SQUARE FOOT
		SHT.	SHEET
MAX.	MAXIMUM	SIM.	SIMILAR
MECH.	MECHANICAL	SPEC.	SPECIFICATION
MEMB.	MEMBRANE	SQ. OR #	SQUARE
MFR.	MANUFACTURER	S.S.	STAINLESS STEEL
M.H.	MANHOLE	STAGG.	STAGGERED
MIN.	MINIMUM	STD.	STANDARD
MISC.	MISCELLANEOUS	STIFF.	STIFFENER
M.O.	MASONRY OPENING	STL.	STEEL
MTL.	METAL	STRUC.	STRUCTURAL
MUL.	MULLION	SUSP.	SUSPENDED
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

NUMBER SHEET NUMBER WHERE SECTION APPEARS	REVISION	CONCRETE
NUMBER SHEET NUMBER WHERE DETAIL APPEARS	CENTER LINE	EARTH FILL
ELEV. NUMBER	ELEVATION MARKER	
SHEET NUMBER		

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



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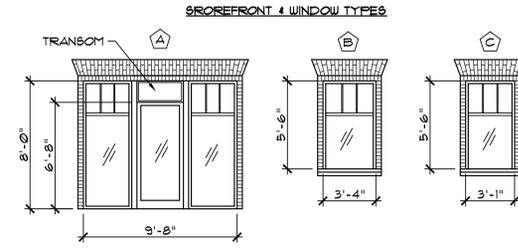
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WALL LEGEND	
NUMBER	DESCRIPTION
1	8" CMU WALL WITH BRICK EXTERIOR FINISH, 4 1/2" GYP BOARD ON 1x P.T. FURRING #24" O.C. AT INTERIOR.
2	8" CMU WALL WITH 1/2" STUCCO ON METAL LATH EXT. FINISH 4 1/2" GYP BOARD ON 1x P.T. FURRING #24" O.C. W/R-4 RIGID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

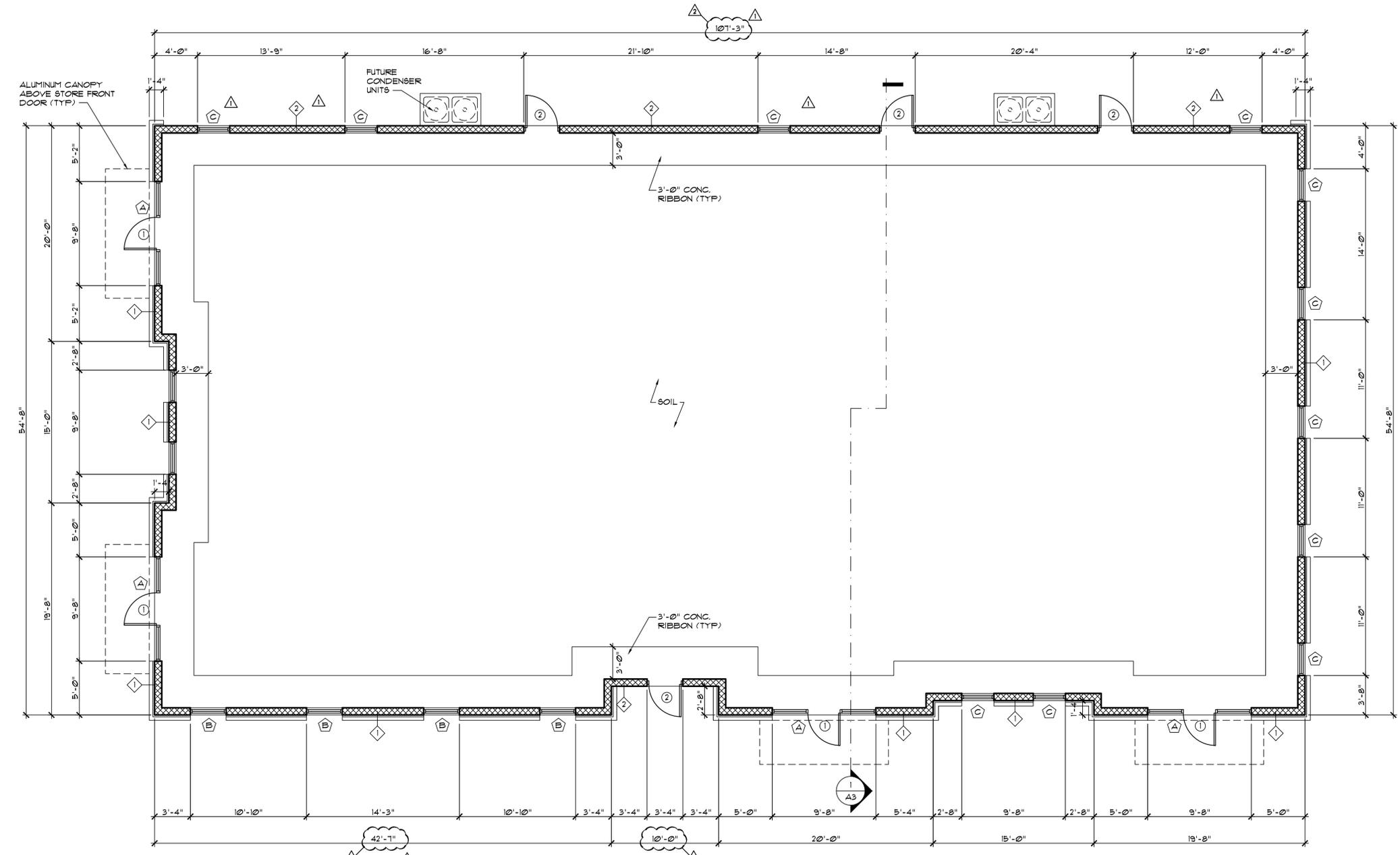
DOOR SCHEDULE						
NUMBER	SIZE	THICK.	TYPE	FRAME	HARDWARE	
1	3'-0" x 6'-8"	-	A	AL	BT, CL, TH, WS, PA	
2	3'-0" x 6'-8"	1-3/4"	B	HM	BT, CL, TH, WS, PA	

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

HARDWARE	
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"

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

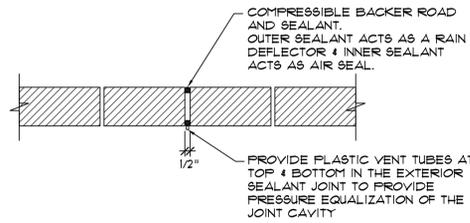
NEW PLANS FOR:
WINDWARD CAY OFFICE
(SHELL BUILDING) AT TILDEN RD.
WINTER GARDEN, FLORIDA

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

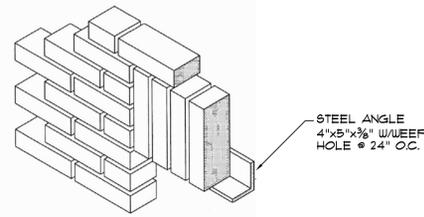
WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS OF JOB AND ORB ENGINEERING, INC. MUST BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS.

JULIO ORBEGOSO
FLORIDA P.E. 38769
DATE: _____

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202 DORIS DRIVE
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FAX. (863) 667-0501
email@orbengineering.net
www.orbengineering.net



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

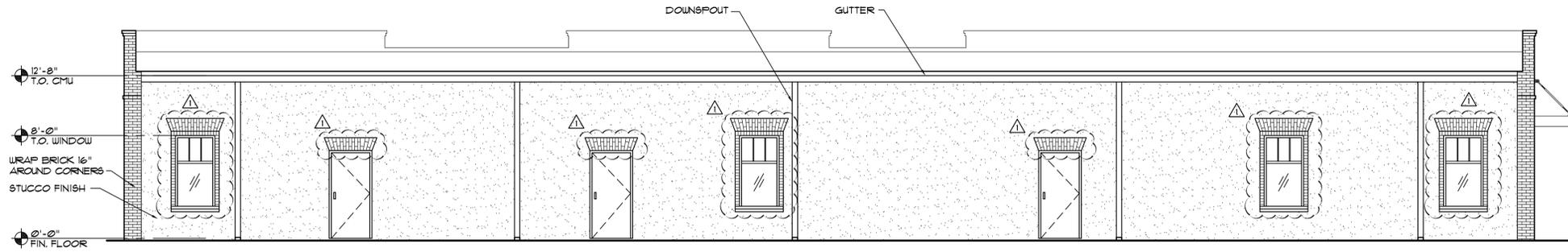


BRICK OPENING DETAIL
SCALE: N.T.S.

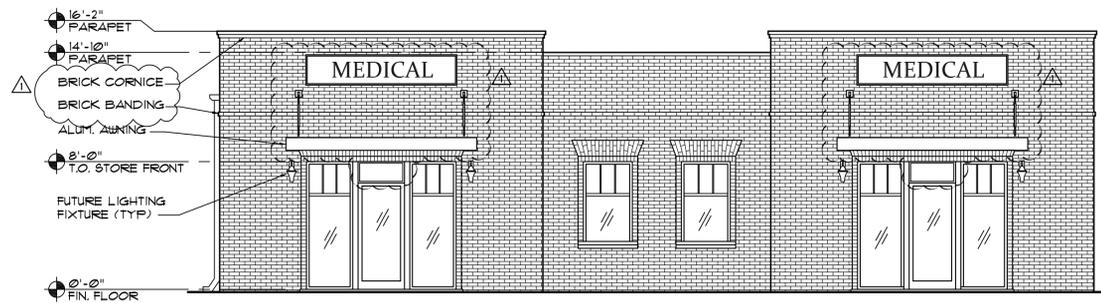
BRICK VENEER NOTES:

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.

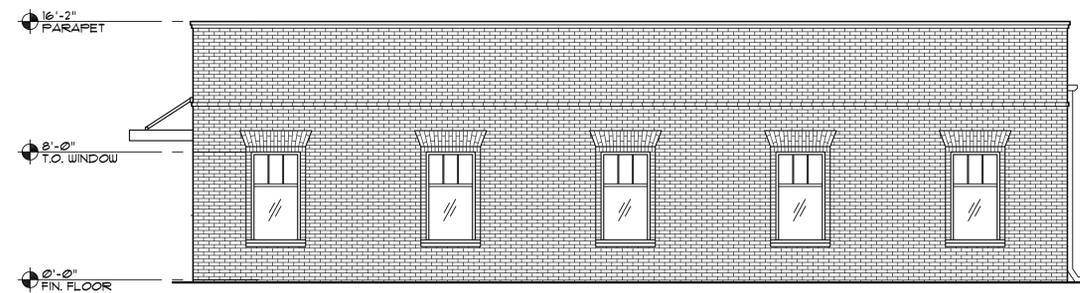
DESIGN LIMITS OF WALL TYPES, THICKNESS AND HEIGHTS ARE STRICTLY LIMITED BY MOST BUILDING CODES, SO CONSULT YOUR LOCAL CODE FOR THE LAST WORD ON PRELIMINARY DESIGN ASSUMPTIONS AND FINAL DESIGN. ALSO, SEE LITERATURE FROM THE NATIONAL CONCRETE MASONRY ASSOCIATION, THE BRICK INSTITUTE FOR COMPLETE ENGINEERING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



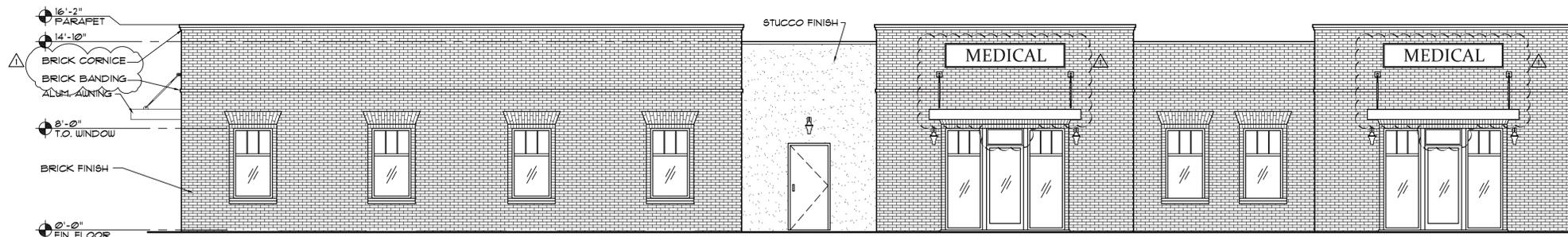
EAST SIDE ELEVATION
SCALE: 3/16"=1'-0"



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

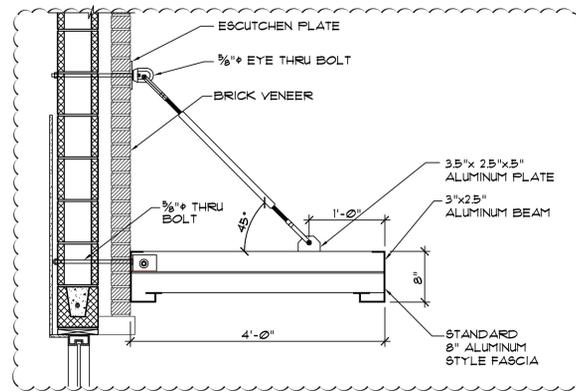
CHECK JULIO

PROJECT NO. 1025.1

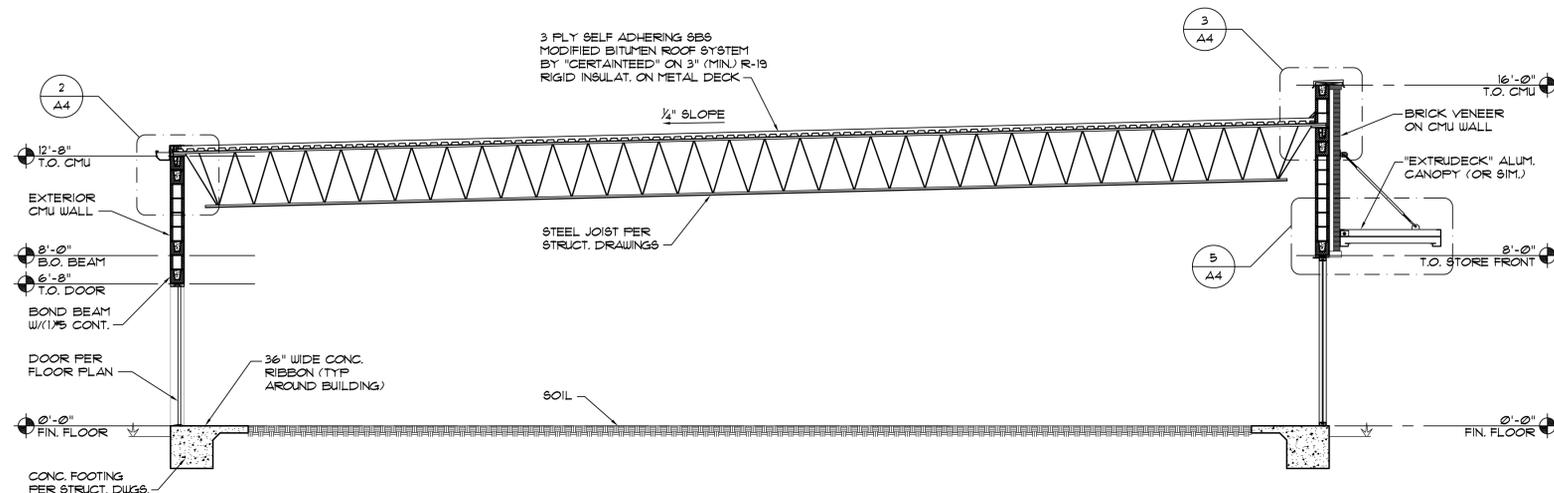
DATE 12-01-14

ORB
ENGINEERING, INC.

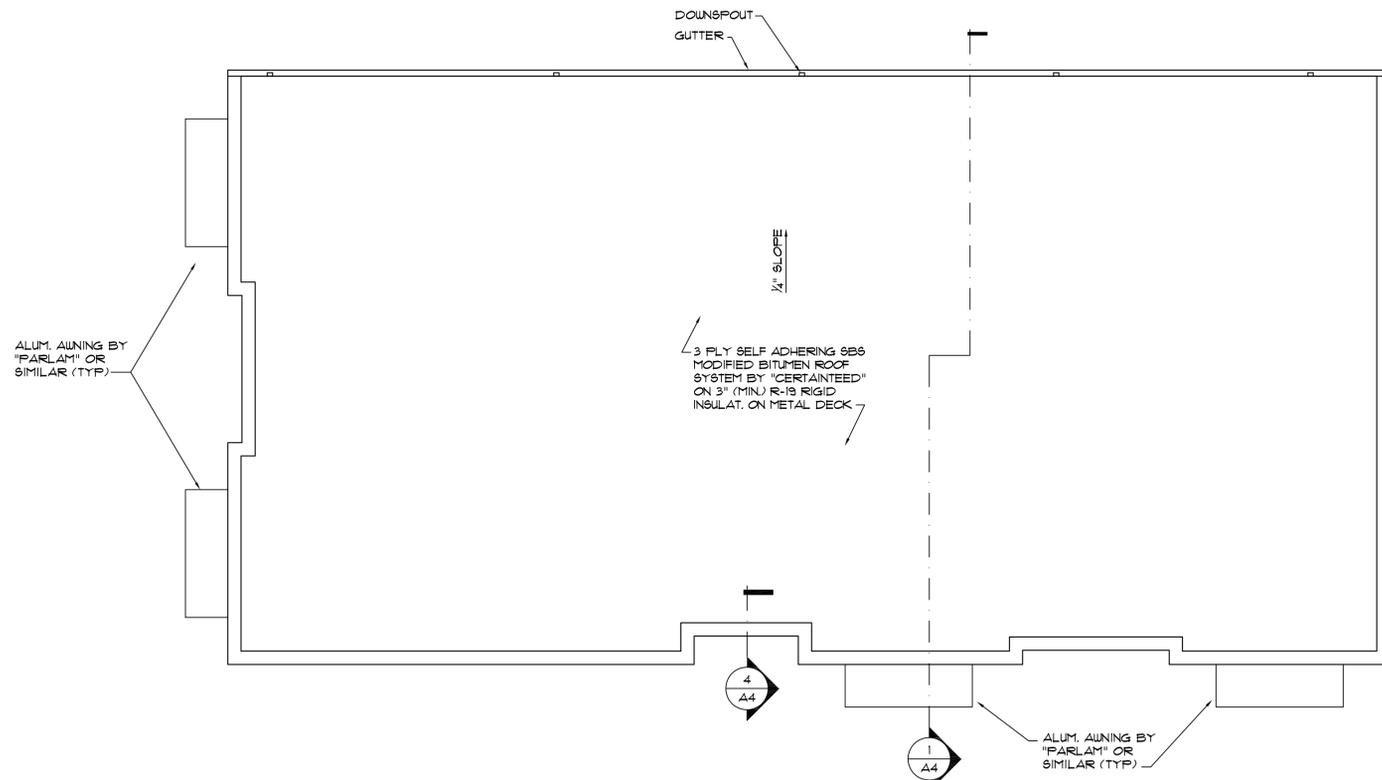
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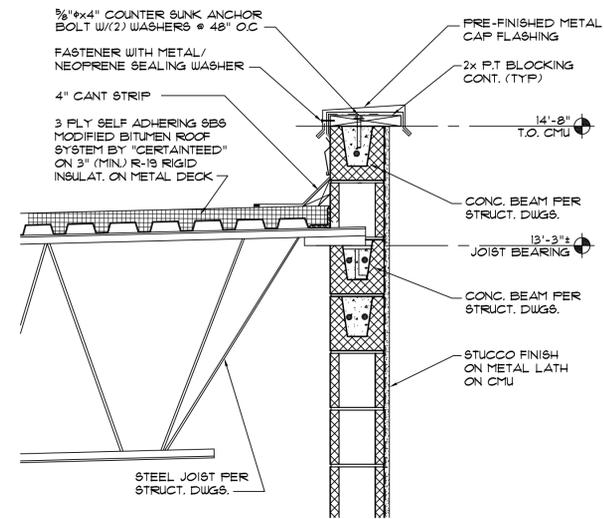
5 AWNING DETAIL
SCALE: 1/2"=1'-0"



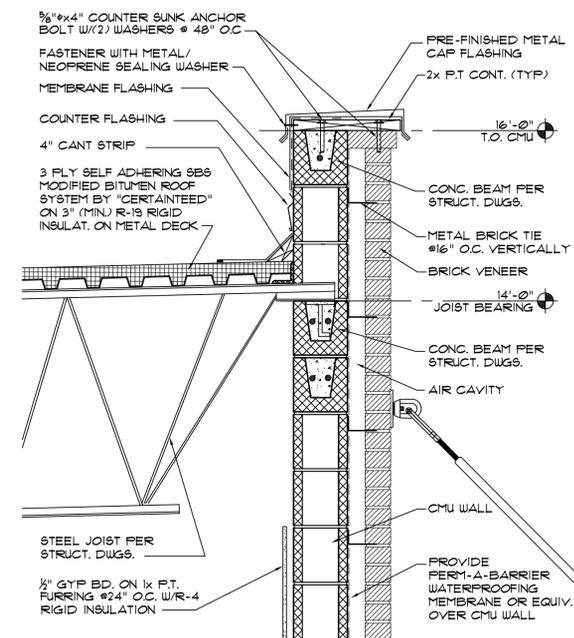
1 SECTION
SCALE: 1/4"=1'-0"



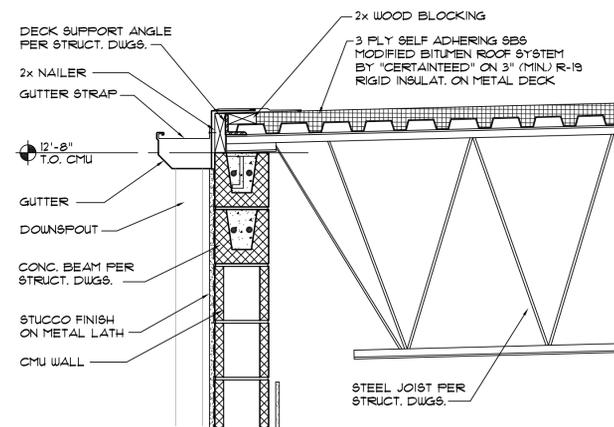
ROOF PLAN
SCALE: 1/8"=1'-0"



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

NEW PLANS FOR:
WINDWARD CAY 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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LAKELAND, FL 33813
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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:

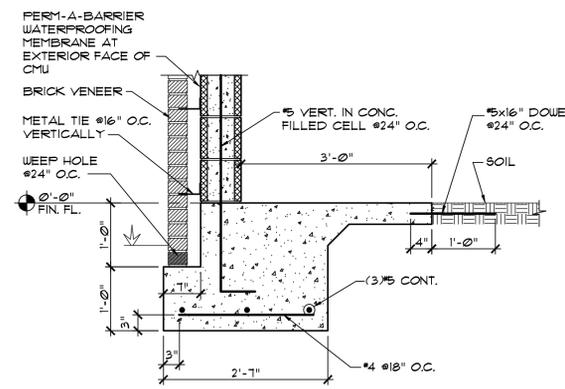
1. ALL FABRICATION AND ERECTION OF PRE-FABRICATED STEEL JOISTS SHALL BE IN COMPLIANCE WITH THE RECOMMENDED CODE OF STANDARD PRACTICE.
2. SUBMIT CALCULATIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.

ROOF METAL DECK:

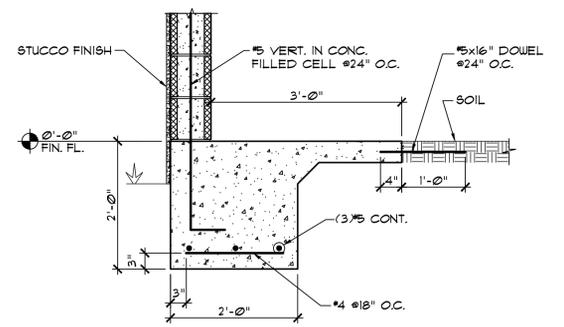
1. PROVIDE WIDE RIB METAL DECK WITH THE FOLLOWING MINIMUM PROPERTIES:
1/2" MINIMUM DEPTH
22 GAUGE
Min. = 0.169 IN4.FT Min. Sp. = 0.186 IN3.FT
Fy = 33 KSI Min. Sn = 0.192 IN3.FT
2. PROVIDE A 3/8" WELDING PATTERN WITH (3) SIDELAP FASTENERS PER SPAN. PROVIDE PUDDLE WELDS AT 6" O.C. ALONG EDGES.
3. METAL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

VERIFICATION OF FIELD CONDITIONS:

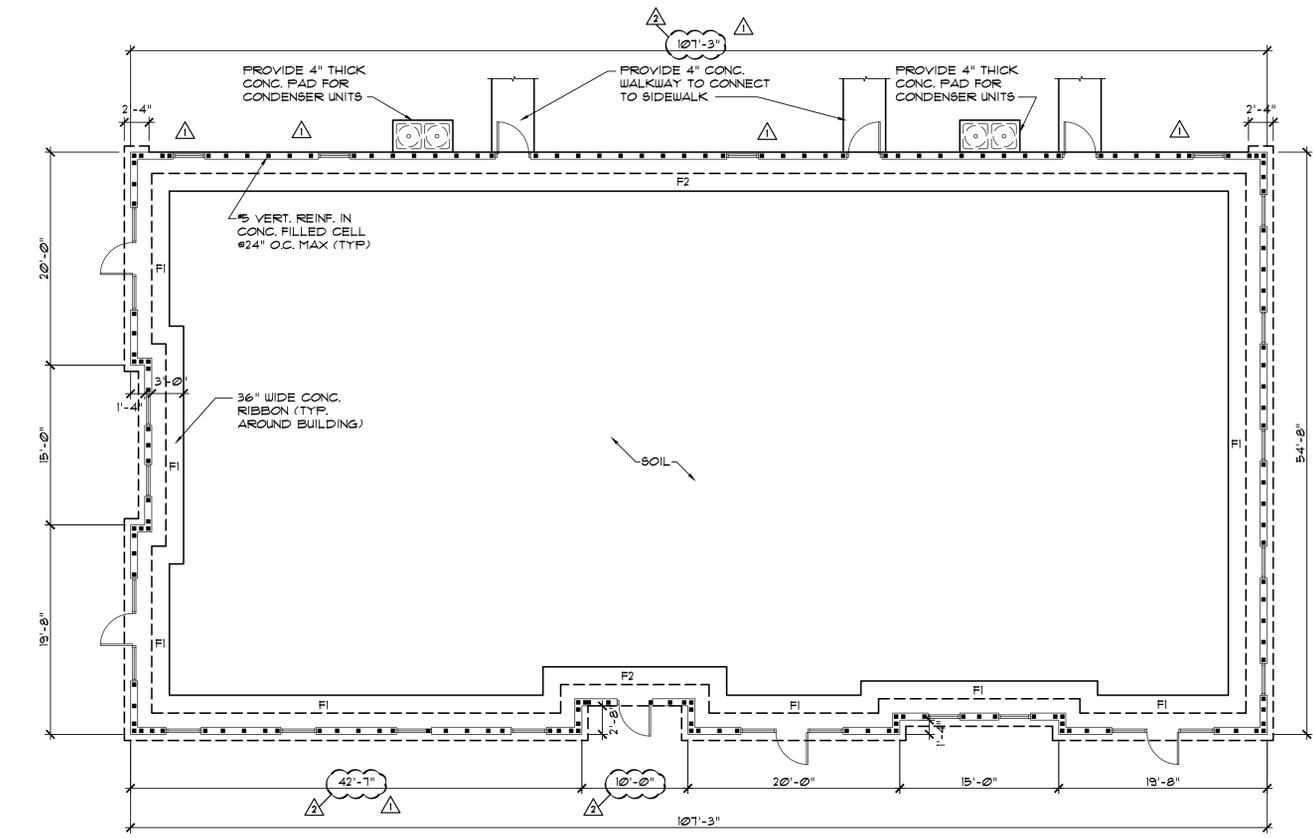
1. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS RELATIVE TO SAME. WHERE THERE ARE CONFLICTS BETWEEN ACTUAL FIELD CONDITIONS AND DATA PRESENTED IN THE DRAWINGS, SUCH CONDITIONS SHALL BE CALLED TO THE ENGINEER'S ATTENTION AND NECESSARY ADJUSTMENTS MADE PER THEIR INSTRUCTIONS.
2. GENERAL 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.

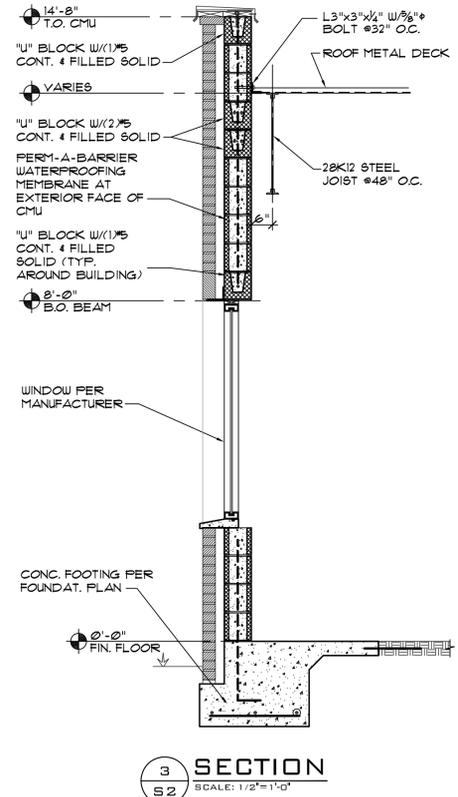
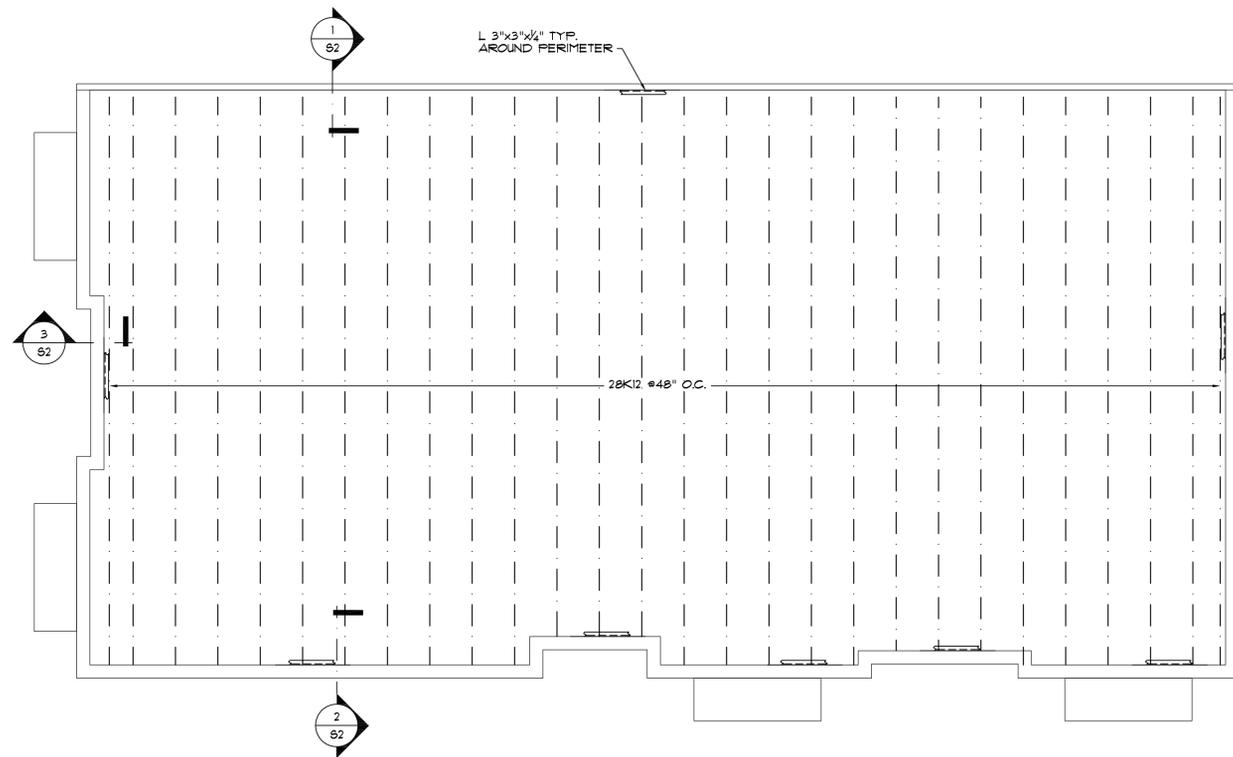
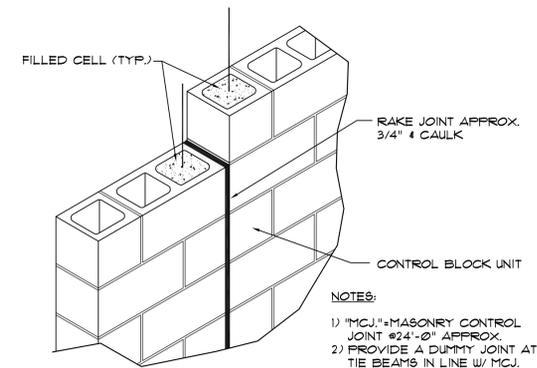
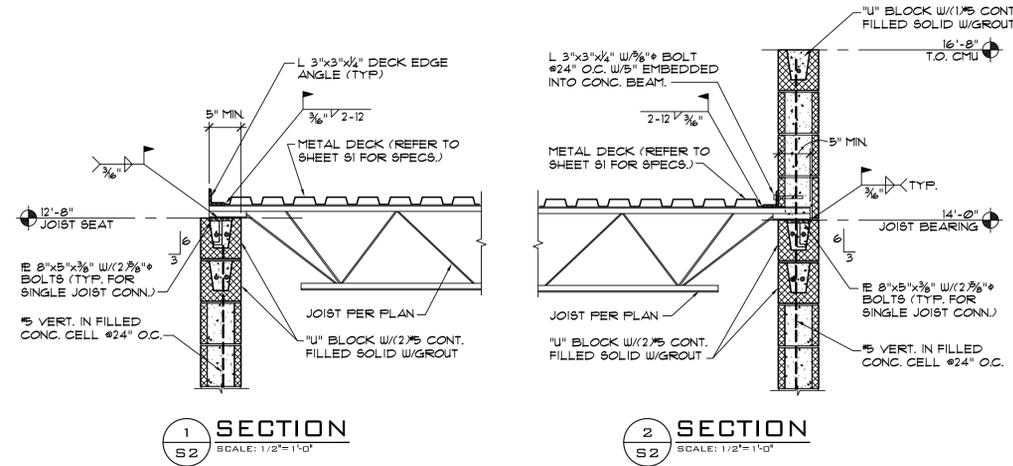
JULIO ORBEGOSO
FLORIDA P.E. 38769
DATE: _____

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.
202 DORIS DRIVE
LAKELAND, FL 33813
PH. (863) 667-0500
FAX. (863) 667-0501
email@orbengineering.net
www.orbengineering.net

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 CONTRACTOR'S COST. IN CASE OF UNRESPONSIVE ACTION BY THE CONTRACTOR, THE CITY RESERVES THE 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'	12" B	6" A	-	-	-	-	-	
SANITARY SEWER (FORCEMAIN)	6'	12"	3'	12"	-	-	-	-	-	-	

GENERAL NOTES:

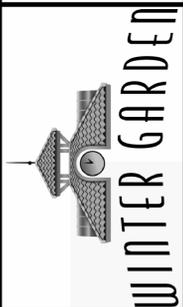
- THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.). THESE SEPARATION REQUIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.
- * FOR 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:

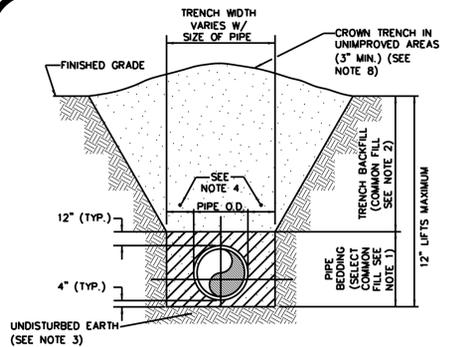
THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE NOTED STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY INFRASTRUCTURE. BY INCLUDING THE STANDARDS, THE DESIGN ENGINEER HAS ACKNOWLEDGED THAT THEY ARE EFFECTIVE TO THE PROJECT AND THAT DETAILS, NOTES, 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	REVISIONS
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

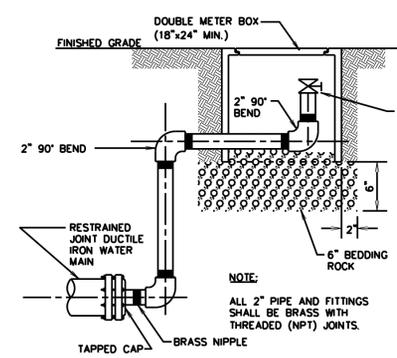


STANDARD DETAILS
 FOR
 UTILITIES SYSTEMS

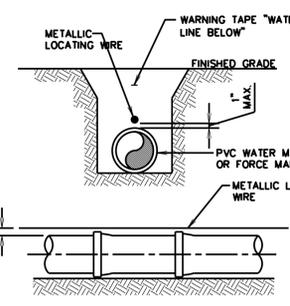


- NOTES:**
- PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
 - TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
 - 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.



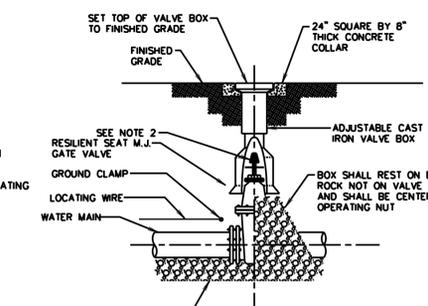
BLOWOFF VALVE DETAIL
N.T.S.



NOTES:

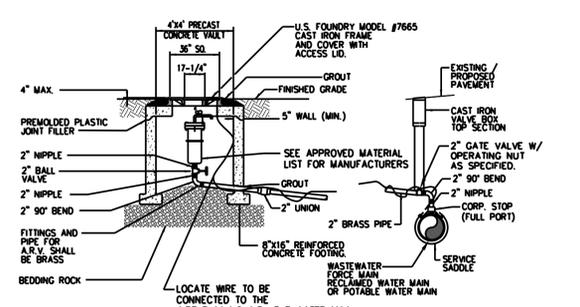
- PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE ATTACHED TO THE TOP OF PIPE WITH DUCT TAPE, AT LEAST 5 TIMES PER JOINT.
- LOCATING ROD SHALL TERMINATE AT THE TOP OF EACH VALVE BOX AND BE CAPABLE OF EXTENDING ABOVE TOP OF BOX 1/2\"/>

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.

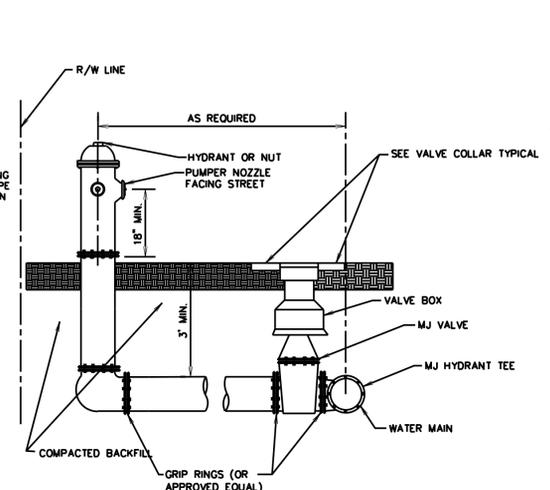
GATE VALVE AND VALVE BOX DETAIL
N.T.S.



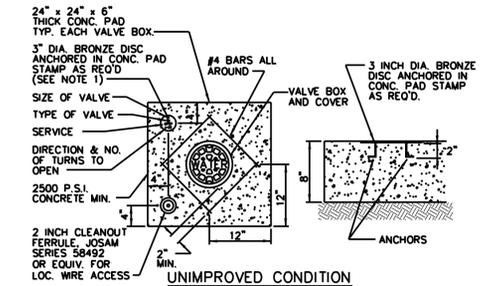
NOTES:

- 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 SPICED 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.

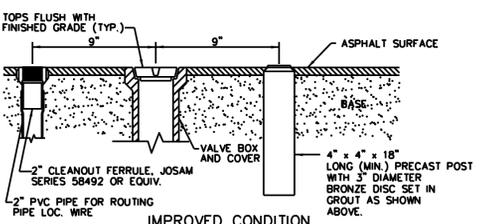
OFFSET TYPE AIR RELEASE VALVE ASSEMBLY
N.T.S.



FIRE HYDRANT ASSEMBLY DETAIL
N.T.S.

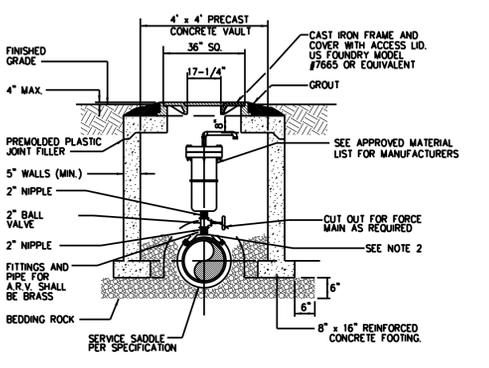


UNIMPROVED CONDITION



IMPROVED CONDITION

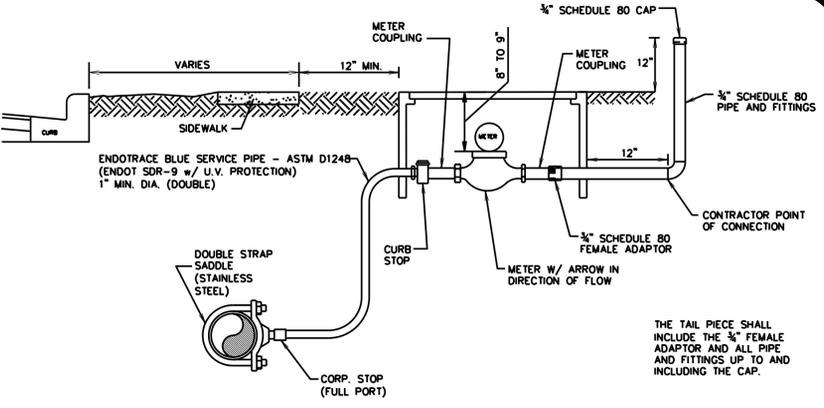
VALVE BOX COLLAR
N.T.S.



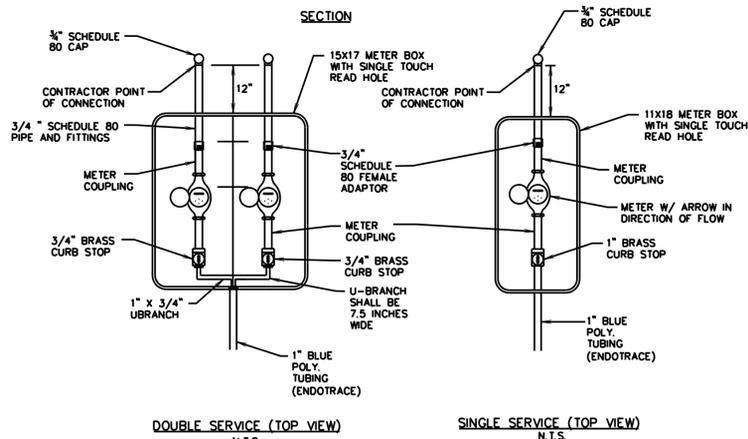
NOTES:

- 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 \"POTABLE WATER\".
- NO GALVANIZED PIPE/VALVES.

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



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

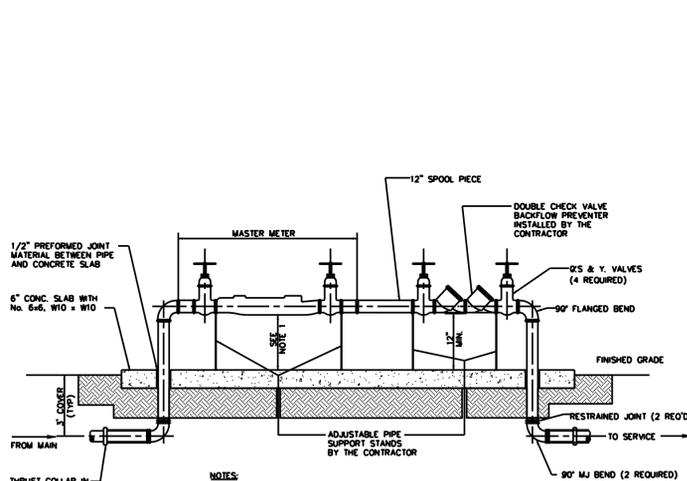


SINGLE SERVICE (TOP VIEW)
N.T.S.

NOTES:

- ALL 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.

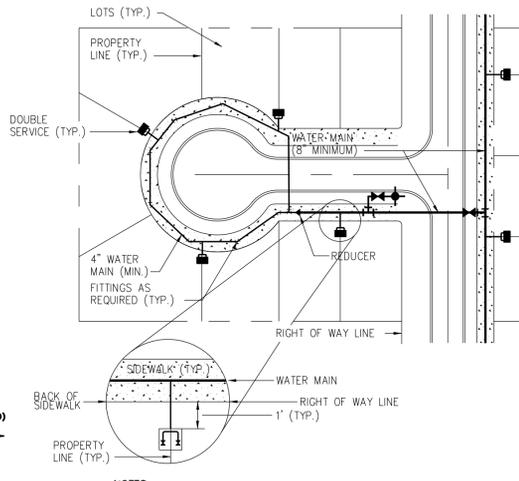
POTABLE WATER SINGLE AND DOUBLE SERVICE DETAIL
N.T.S.



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\"/>

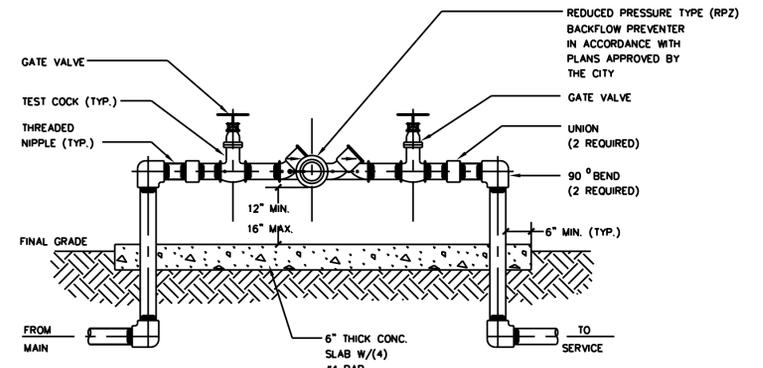
MASTER METER ASSEMBLY
N.T.S.



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



NOTES:

- ALL PIPE AND FITTINGS 2\"/>

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 <td>1 <td>WATER SERVICE <td></td> </td></td>	1 <td>WATER SERVICE <td></td> </td>	WATER SERVICE <td></td>	
4/3/14 <td>2 <td>ARY DETAILS <td></td> </td></td>	2 <td>ARY DETAILS <td></td> </td>	ARY DETAILS <td></td>	

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



STANDARD DETAILS FOR POTABLE WATER SYSTEMS

DATE
JANUARY 2008

SHEET

2

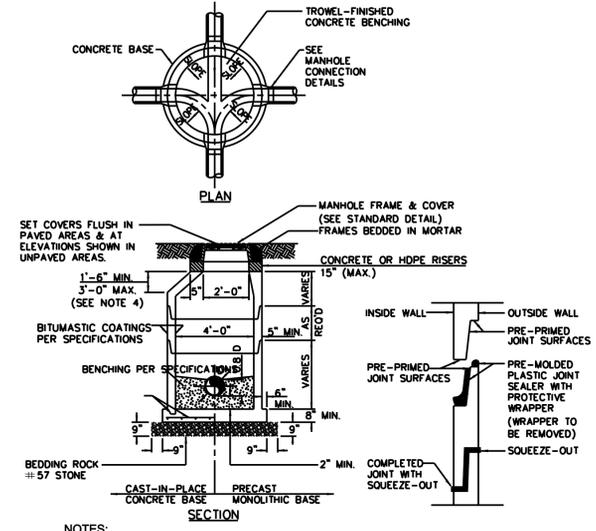
2 OF 10

DATE	4/7/14
ITEM	SANITARY MANHOLE
NO.	1
DATE	4/7/14
ITEM	OFFSET ARV DETAIL
NO.	2

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

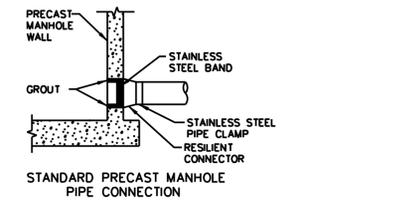
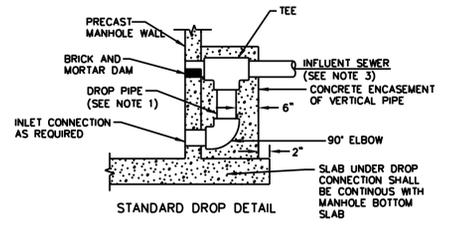


STANDARD DETAILS FOR WASTEWATER SYSTEMS



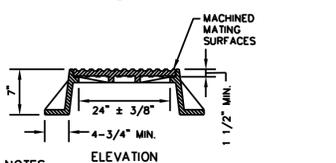
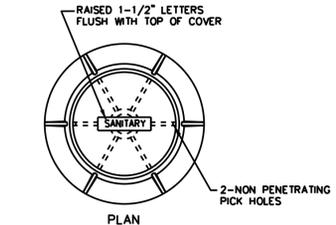
- NOTES:**
- DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS. ALL DROPS TO BE OUTSIDE OF THE MANHOLE.
 - E-Z RAPP OUTSIDE ALL JOINTS
 - GROUT WITH NON-SHRINKING GROUT INSIDE JOINTS
 - NO CONES OVER 3 FT. TALL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

PRECAST CONCRETE SANITARY MANHOLE
N.T.S.



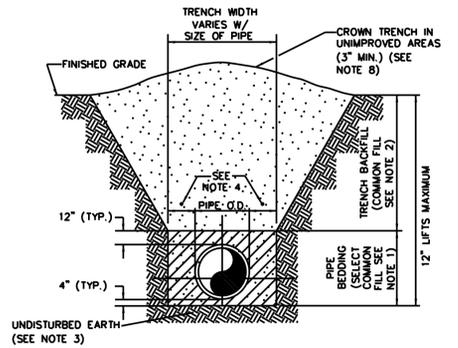
- NOTES:**
- DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
 - AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 2' OR MORE ABOVE THEN MANHOLE INVERT.

SANITARY MANHOLE CONNECTION DETAILS
N.T.S.



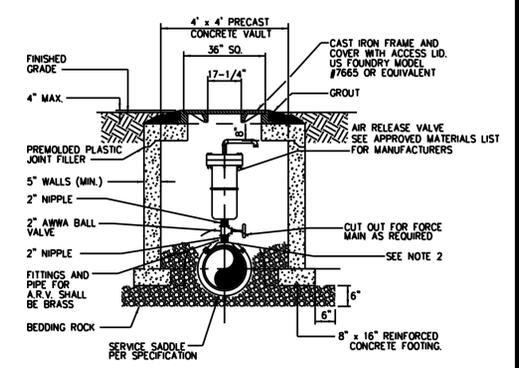
- NOTES:**
- MANHOLE FRAME & COVER SHALL BE 24" OPENINGS, USE #AS-225 AS MANUFACTURED BY U.S. FOUNDRY & MFG. CORP. OR APPROVED EQUIV.
 - RAIN STOPPER LIDS OR RAIN GUARD LIDS (LFVHS) REQUIRED.

STANDARD MANHOLE FRAME AND COVER
N.T.S.



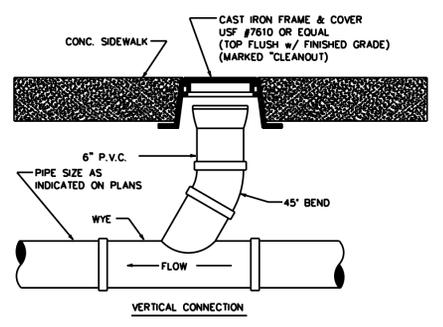
- NOTES:**
- PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
 - TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
 - 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.

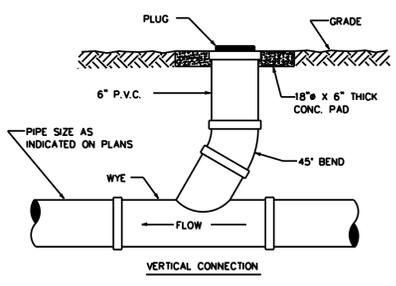


- NOTES:**
- THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
 - DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
 - PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
 - 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.

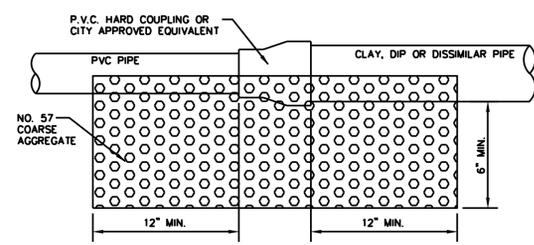
SEWAGE COMBINATION AIR VALVE (SCAV) AND VALVE VAULT
N.T.S.



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

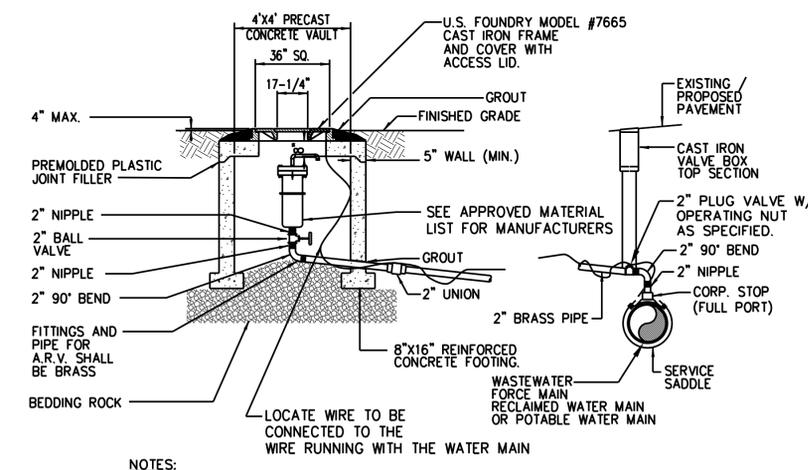


CLEAN OUT DETAIL FINISHED BUILDOUT (IN UNPAVED AREA)
N.T.S.



- 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.

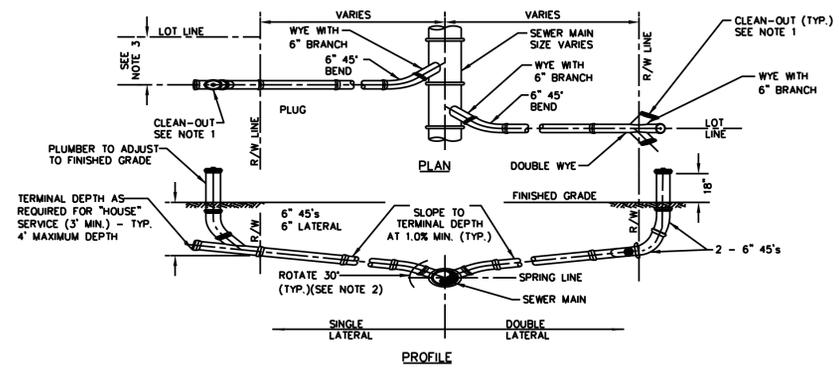
SEWER MAIN CONNECTION DETAIL
N.T.S.



- 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.

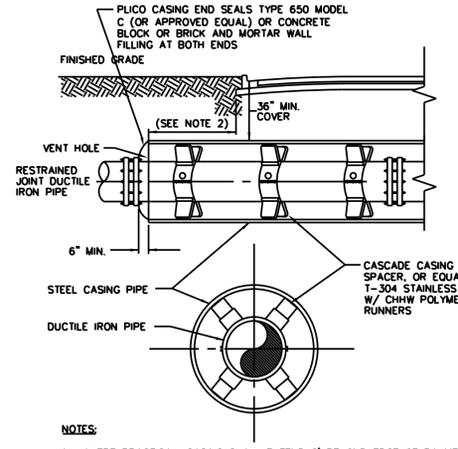
OFFSET TYPE AIR RELEASE VALVE ASSEMBLY

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.

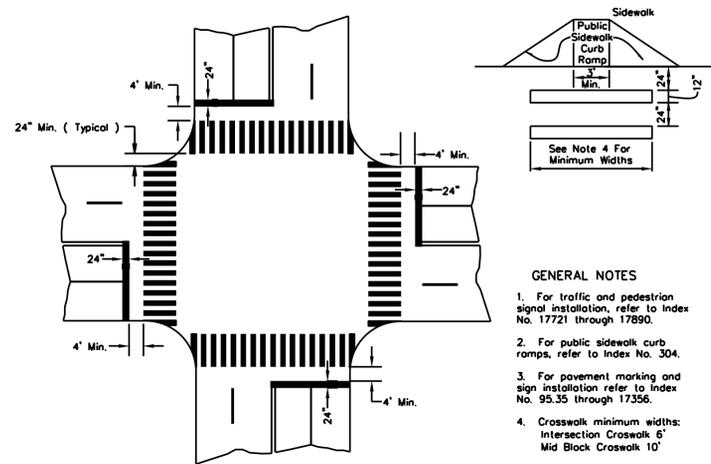


- NOTES:**
- WHERE PRACTICAL, CASING SHALL EXTEND 8' BEYOND EDGE OF PAYMENT AND SHALL NOT BE LESS THAN 6' BEYOND EDGE OF PAYMENT IN ANY CASE.
 - CASING SPACERS AND END SEALS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 - DESIGN ENGINEER TO DETERMINE NEED FOR SACRIFICIAL ANODE (S) FOR CORROSION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

BORE AND JACK DETAIL
N.T.S.

GENERAL NOTES:

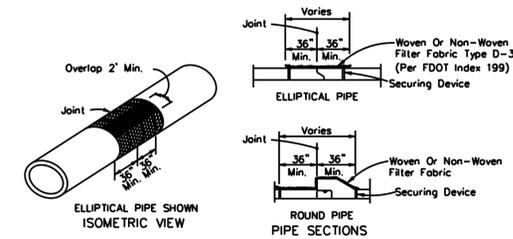
1. ALL NEW STORM AND SANITARY SEWER LINES IN THE CITY OF WINTER GARDEN SHALL BE SUBJECTED TO CLOSED CIRCUIT TV INSPECTION PRIOR TO BEING ACCEPTED BY THE CITY, WHETHER PRIVATE OR CITY MAINTAINED. ALL STORM SEWER PIPE SHALL BE REINSPECTED AT THE YEAR END, COST TO BE PAID BY THE OWNER.
2. PIPE MATERIAL 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

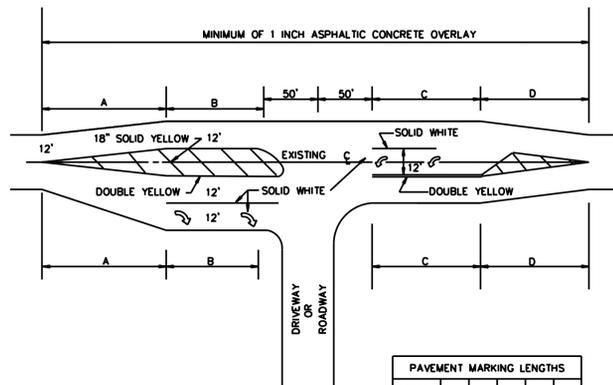
1. For traffic and pedestrian signal installation, refer to Index No. 17721 through 17890.
2. For public sidewalk curb ramps, refer to Index No. 304.
3. For pavement marking and sign installation refer to Index No. 95.35 through 17356.
4. Crosswalk minimum widths: Intersection Crosswalk 6' Mid Block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

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



FOR ALL PIPE TYPES - CONCRETE PIPE SHOWN

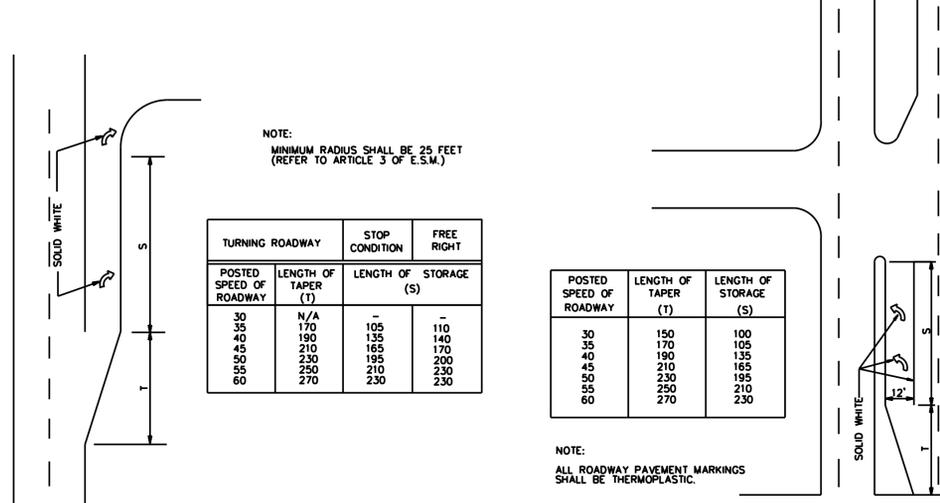
**FILTER FABRIC JACKET
N.T.S.**



SPEED	PAVEMENT MARKING LENGTHS			
	A	B	C	D
40 MPH	190'	110'	135'	190'
45 MPH	210'	140'	165'	210'
50 MPH	230'	170'	195'	230'
55 MPH	250'	200'	210'	250'
60 MPH	270'	230'	230'	270'

- 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.**



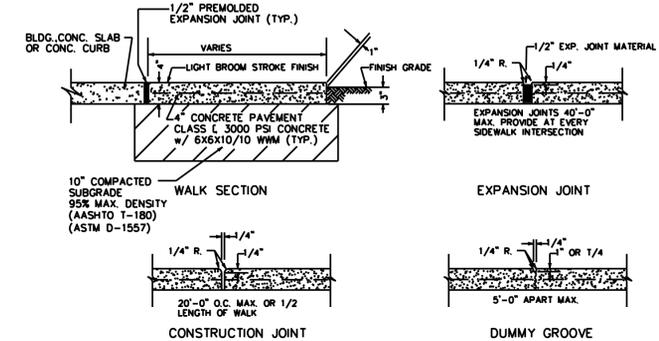
POSTED SPEED OF ROADWAY	LENGTH OF TAPER (T)	STOP CONDITION	
		TURNING ROADWAY	FREE RIGHT
30	N/A	-	110
35	170	105	140
40	190	135	170
45	210	165	200
50	230	195	230
55	250	210	230
60	270	230	230

POSTED SPEED OF ROADWAY	LENGTH OF TAPER (T)	LENGTH OF STORAGE (S)
35	170	105
40	190	135
45	210	165
50	230	195
55	250	210
60	270	230

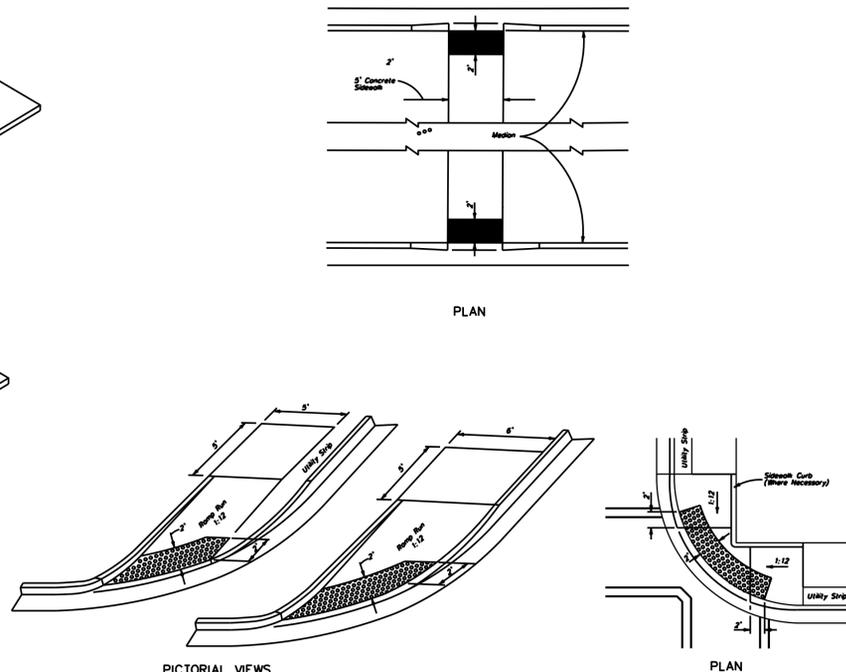
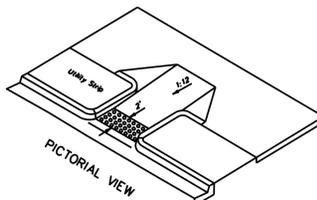
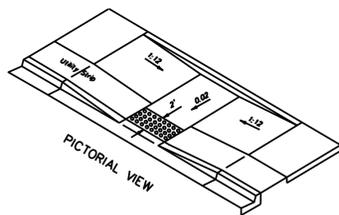
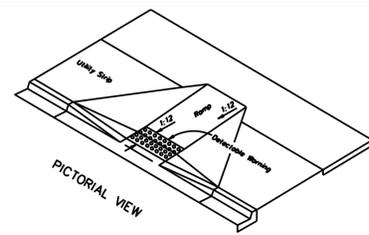
NOTE:
ALL ROADWAY PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.

**RIGHT TURN
DECELERATION LANE
N.T.S.**

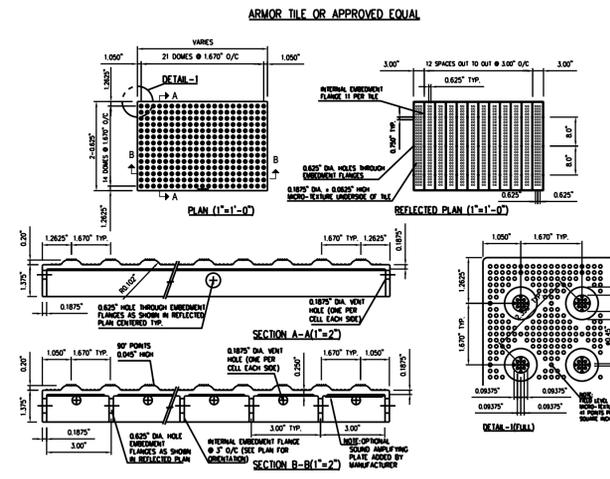
**LEFT TURN
STORAGE LANE
(DIVIDED HIGHWAY)
N.T.S.**



**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

ORDINANCE NO. 15-40

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 114, "VEGETATION", ARTICLE II, "LANDSCAPING," OF THE CITY OF WINTER GARDEN CODE OF ORDINANCES THROUGH THE AMENDMENT OF THE FOLLOWING SECTIONS: 114-26, "DEFINITIONS"; 114-31, "EXISTING DEVELOPED AREAS"; 114-32, "PERMIT REQUIREMENTS"; 114-33, "GENERAL LANDSCAPING REQUIREMENTS"; 114-34 SPECIFIC LANDSCAPING REQUIREMENTS; THE ADDITION OF THE FOLLOWING SECTIONS: 114-36, INVASIVE PLANTS AND NATIVE VEGETATION PRESERVATION; 114-37, APPROPRIATE PLANT SELECTION, LOCATION, AND ARRANGEMENT; 114-38, TURF AREAS; 114-39, IRRIGATION SYSTEM DESIGN AND INSTALLATION; AND PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Florida Statutes (FS), provides for comprehensive plan implementation through the enactment of certain ordinances;

WHEREAS, pursuant to FS Sections 166.048 and 373.185, municipalities are to consider the adoption of Florida-Friendly landscape standards;

WHEREAS, FS Section 373.228 requires that local government ordinances addressing landscaping or landscape irrigation systems shall follow the standards in *Landscape Irrigation and Florida-Friendly Design Standards*, December 2006, or the most recent version;

WHEREAS, the City of Winter Garden recognizes the need for the protection of water resources, ecologically valuable lands, and wildlife habitat through the application of Florida-Friendly Landscape Practices for new development and redevelopment of existing properties;

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

SECTION I: 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 of Florida Statutes.

SECTION II: Adoption. Chapter 114, Article II of the City of Winter Garden Code of Ordinances is hereby amended as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions):

ARTICLE II. LANDSCAPING

Sec. 114-26. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Buffer yard means a land area, together with a specified type and quantity of planting required between abutting land uses to eliminate or minimize the impacts of one (1) or both such land uses on each other.

Controller means the mechanism used to signal the automatic control valves of irrigation systems to open and close on a scheduled program or based on sensor readings.

Distribution equipment means the water emitters on irrigation systems, including but not limited to sprinklers, rotors, spray heads, and micro-irrigation devices.

Encroachment means the protrusion of a vehicle into a vehicular accessway, pedestrian way or landscape area.

Florida-Friendly Landscape(ing) means a landscape that incorporates the practices and philosophies promoted by programs such as Florida Yards and Neighborhoods/Environmental Landscape Management. These programs promote quality landscapes that conserve water, utilize water wise principles, protect the environment, are adaptable to local conditions, and are drought tolerant.

Florida Water StarSM is a program of the St. Johns River Water Management District that encourages indoor and outdoor water-efficient options and leak prevention by providing technical direction and certification for new construction and residential renovation that meets goals in water efficiency.

Hydrozone means a distinct grouping of plants with similar water needs and climatic requirements.

Irrigation zone means a grouping of rotors, sprinkler heads, pop-up sprays, micro-irrigation emitters, or other irrigation equipment operated simultaneously by the control of one valve.

Landscaped dividing strips means landscape areas containing ground cover, shrubs and trees or other landscaping used to partition parking areas into individual bays.

Landscaping consists of but is not limited to grass, ground covers, shrubs, vines, hedges, trees, berms and complementary structural landscape architectural features such as rock, fountains, sculpture, decorative walls and tree wells.

Native vegetation means plant species with a geographic distribution indigenous to all or part of the State of Florida, as identified in Wunderlin, R. P., 1998, *Guide to the Vascular Plants of Florida*. University Press of Florida, Gainesville. For the purposes herein, native vegetation does not include areas converted for agricultural use.

Parking area means a paved ground surface area used for the temporary parking of vehicles by employees or customers, either for compensation or to provide an accessory service to a commercial, industrial or residential use.

Parking bays means parking areas subdivided into uninterrupted rows of parking spaces and their adjoining accessways, the individual spaces of which are generally separated by only single or double painted lines.

Parking space means a paved ground surface area used for the temporary storage of a single vehicle to serve a primary use. Groups of spaces and abutting accessways are called parking bays.

Paved ground surface areas means any paved area, excluding public rights-of-way, used for the purpose of driving, maneuvering, parking, storing or display of motor vehicles, boats, trailers, mobile homes, and recreational vehicles including new and used automobile lots, other parking lot uses and paved outdoor sales areas. Parking structures and covered drive-in parking areas shall not be considered as paved ground surface areas.

Permitting authority means the City of Winter Garden.

POC means point of connection.

Precipitation rate means the rate at which water is applied in gallons per minute (GPM) or gallons per hour (GPH). Commonly referred to as the application rate.

Redevelopment means and includes each of the following in any combination: demolition of existing buildings; reconstruction, replacement or refurbishment of existing buildings; and change of the type or intensity of use of existing buildings.

Shrubs means self-supporting woody species of plants characterized by persistent stems and branches springing from the base.

Trees means self-supporting woody plants of species which normally grow to a minimum overall height of 15 feet and which have an average mature crown spread greater than 15 feet within the city.

~~Sabal (cabbage) palms are considered trees; however, the total number of sabal palms used shall not exceed 50 percent of the trees required to be on site.~~

~~Vehicle means a form of transportation, including motorized and non-motorized vehicles, designed and required to be licensed for use upon a highway in the state.~~

~~Vines means plants which normally require support to reach mature form. Some vines can successfully be used as groundcover.~~

~~(Code 1988, § 12.5-21)~~

Cross references: Definitions generally, § 1-2.

Sec. 114-27. Construction of article.

This article shall be liberally construed in order to effectively carry out the purposes of this article in the interest of the public health, welfare and safety of the citizens and residents of the city and the state. (Code 1988, § 12.5-22)

Sec. 114-28. Penalties.

A violation of this article shall be prosecuted and punished in accordance with section 1-15. The city commission may bring suit in the circuit court of the county to restrain, enjoin or otherwise prevent violation of this article. (Code 1988, § 12.5-23)

Sec. 114-29. Enforcement.

The landscaping required by this article shall be installed prior to the issuance of the certificate of occupancy by the building official when such certificate is required for any reason. (Code 1988, § 12.5-24)

Sec. 114-30. Variances.

The planning and zoning board may grant a variance from the landscape and landscape irrigation system provisions in this article when such variance would not be contrary to the public interest. Such variance may also be granted where it furthers the intent and purposes of this article. (Code 1988, § 12.5-25)

Sec. 114-31. ~~Existing developed areas.~~ Exemptions

(a) Existing Residential Property

All existing single family residential developments and residences, as of the effective date of this ordinance, shall not be required to conform to this article unless they are redeveloped. If redevelopment occurs on the property such that the issuance of a building permit is required, then all provisions of this ordinance shall apply. Specific to this article, redevelopment does not apply to accessory structures or de minimis modifications to the structure. The use of site appropriate Florida Friendly Landscaping is encouraged for all existing development areas.

(b) Existing Nonresidential Property

All property with existing paved ground surface areas on the effective date of the ordinance from which this article derives shall not be required to conform to this article unless reconstruction or expansion of improvements on the property requiring a building permit is undertaken. No structure shall be required to be altered or moved, except during reconstruction, to meet the requirements of this article. No parking areas shall be required to lose more than one out of every 20 required parking spaces. It shall not be necessary for any parking area to be reduced below the minimum standards of any other city ordinance or resolution in order to meet the standards of this section. The use of site-appropriate Florida-Friendly Landscaping is encouraged for all existing developed areas.

(Code 1988, § 12.5-26)

Sec. 114-32. Permit Requirements For New Development and Redevelopment.

An approved landscape and irrigation plan shall be required prior to the issuance of any building, grading, or site permit. No building, grading, or tree removal permit shall be issued until after approval of a required landscaped plan, for vehicular use areas. Prior to submission of the building plans, the requirements of this section must be met. When a vehicular use area is located on a lot other than that of the principal building, building plans may be submitted for review.

(a) General site planning and design.

(1) No more than 60 percent of the landscapable portion of a lot (up to a maximum of 1/2 acre) shall be irrigated via a permanent in-ground irrigation system.

(2) Turf used in common areas, not including medians, are planted with a drought tolerant turf with a rating of medium or high and in compliance with the principle of “right plant right place” as described in the most recent edition of the Florida-Friendly Landscaping guidelines.

Information regarding Florida-Friendly Landscaping guidelines can be found by visiting the IFAS Extension of the University of Florida.

(3) Site designs and landscape construction documents for new development and redevelopment shall be prepared in accordance with the requirements of all applicable Florida Statutes. All landscape and irrigation system designs shall be consistent with landscape irrigation and Florida Friendly Design Standards, Dec. 2006, or the most recent version.

(4) The site plan shall consider natural drainage features to minimize runoff. The use of pervious surfaces and areas is strongly encouraged.

(5) Nonorganic materials including gravel, river rock, shell and similar materials shall not occupy more than 50 percent of the landscape surface area.

(6) Only turfgrass shall be used in drainage easements. Other landscaping including, but not limited to groundcovers, shrubs, trees, irrigation pipes, or other material is prohibited in drainage easements.

(7) For new development or redevelopment, the irrigation contractor shall submit “as-built” irrigation system construction documents to the City’s Building Department prior to issuance of the Certificate of Occupancy, with a copy delivered to the homeowner. This will help to prevent later damage from digging by utility workers or the homeowner and assist the owner with understanding the system design.

(b) Nonresidential applicants (to include multi-family projects)

(1) If a development requires a Site Plan, a landscape irrigation system plan and landscaping plan shall be submitted with the Site Plan. The name of the owner/contractor or contractor shall be included in the Site Plan permit issued by the City.

(2) A valid site and/or building permit must be displayed at the site prior to commencement of work.

~~(b) The applicant or his authorized agent shall submit to the building department three copies of each survey and landscape plan at a scale no greater than one inch equals 50 feet. The proposed landscaping may be superimposed on a proposed site plan or on a separate sheet, provided all drawings are the same scale. Each survey and landscape plan shall include the following:~~

(3) Each landscape and landscape irrigation system plan shall include the following:

~~(1a) Name, signature, address, and telephone number of the property owner, surveyor, or designer.~~

~~(2b) North arrow and scale.~~

~~(3c) All dimensions.~~

~~(4) All required information and data listed in subsections (c) and (d) of this section for each drawing.~~

~~(c) The required survey shall include the following information:~~

~~(1) Legal description of the property.~~

~~(2) All trees and survey data as required but article III of this chapter.~~

~~(3) Existing structures, buildings, parking spaces, accessways, and public streets.~~

~~(4) Above ground and below ground utility lines and easements.~~

~~(5) Existing natural features and topography at one-foot contour intervals. In areas where slopes are 20 percent or greater, a five-foot contour interval may be substituted.~~

~~(4)~~ The proposed Landscape Plan shall include the following information:

~~(1a) All trees, natural features, manmade appurtenances and structures to be retained upon the site and all topographic changes.~~

~~(2b) All proposed landscaping improvements and planting or landscaping areas identified. The grade, spacing, size and name of proposed landscape materials shall be listed on the plan.~~

~~(3c) Comments regarding site preparation, tree preservation, methods of installation, and methods of maintenance shall be listed on the plan.~~

~~(d) Square footage of landscape beds and turf areas.~~

~~(e) Designate by common name and location the existing vegetation to be preserved and the new vegetation to be installed.~~

~~(f) Hydrozones.~~

~~(g) The landscape plans for new large-scale residential and commercial development and redevelopment shall be prepared by and bear the seal of a landscape architect and/or certified irrigation contractor. Existing homeowners or individual new homeowners are not required to have a landscape architect design their landscape plans but shall submit a proposed landscape plan of their own.~~

~~(h) Delineate the existing and proposed buildings, parking spaces, or other vehicular areas, access aisles, driveways, and similar features, plants, trees, and other obstacles.~~

~~(i) Include a tabulation clearly displaying the relevant statistical information necessary for the City to evaluate compliance with the provisions of this chapter. This includes gross acreage, area of preservation areas, number of trees to be planted or preserved, square footage of paved areas, and such other information as may be necessary.~~

(5) The proposed Landscape Irrigation System Plan shall include the following information:

(a) Irrigation point(s) of connection and design capacity.

(b) Water source and service pressure at irrigation POCs.

(c) Water meter size.

(d) Reduced-pressure-principle backflow-prevention devices for each irrigation POC on potable water systems.

(e) Major components of the irrigation system, including all: pumps; filters; valves; pipe sizes and lengths; irrigation emitter specifications and spacing; controller model number and rain and/or soil moisture sensor location(s).

(f) Hydrozones.

(g) Irrigation zones.

(h) Sprinkler head type

(i) Plant type

(j) Location

(6) If landscaping is conducted by a professional contractor and/or an automatic irrigation system is installed, the completed landscape installation shall be certified by a landscape design professional who meets the licensing and certification requirements of this article. Existing individual homeowners or individual new homeowners are not required to have the landscape installation certified. When the landscape installation is part of a larger site construction project, such as a new subdivision, then the certification is required before issuance of the Certification of Occupancy or its equivalent. The certification shall indicate that plants were installed as specified in the landscape design documents and in accordance with this article, that an irrigation audit has been performed, and that the audit confirmed that the system has been built and functions as designed.

(c) Residential applicants (single-family homeowners)

(1) An irrigation permit shall be required by the utility department for all new and redeveloped single family residences. This permit is titled, *Application for Irrigation/Backflow Permit*. Residential single-family owner-occupied landscape and landscape irrigation projects are not required to present a sealed landscape plan by a landscape architect or an irrigation plan stamped by a certified irrigation contractor. However, the project shall comply with the requirements of this section and shall meet the standards outlined herein.

(2) Individual, single-family residences that are not a part of a larger development or redevelopment are required to submit the following to the City:

(a) Site-grading plan.

(b) Landscape irrigation plan from their contractor.

(c) General landscaping plan indicating landscaped areas, the type of turf and plants to be installed, and any other features.

(3) City staff will be available to assist home owners implement Florida-Friendly Landscaping and/or provide landscaping recommendations.

(4) Small developers/contractors and owners/contractors shall be accountable for proper installation and compliance through the completion of the City's Landscape Irrigation System and Landscape Compliance Self-Certification Checklist. The City may conduct inspections to ensure compliance with this code.

(5) Contractors employed to execute residential installations must provide property owners with a copy of the Self-Certification Checklist, the list of plants installed on the site, and the landscape irrigation system plan.

(6) Issuance of a CO shall require a completed self-certification checklist be submitted to the City.

(Code 1988, § 12.5-27)

Sec. 114-33. General landscaping requirements.

All paved ground surface areas, other than those areas required for single-family and duplex dwelling units, which require landscaping shall meet or exceed the following general landscaping requirements, which shall be considered complementary to the landscaping provisions of any other city ordinance or resolution:

(1) *Installation.* All landscaping shall be installed according to accepted commercial planting procedures, as found in the *Florida Friendly Best Management Practices for Protection of Water Resources by the Green Industries*. Soil, free of limerock, pebbles or other construction debris, shall be provided. All landscape areas shall be protected from vehicle encroachment by wheel stops or curbing. If curbing is used abutting landscaped areas, it shall be perforated to permit drainage from the paved ground surface area onto the landscaped area.

(2) *Maintenance.* The owner of a property shall be responsible for the maintenance of all landscaping in good condition so as to present a neat, healthy and orderly appearance free of refuse and debris. All landscaping areas shall be provided with an irrigation system or a readily available water supply with at least one outlet located within 150 feet of the plant material. Periodic inspections will be conducted by the building official to ensure compliance with this subsection. Notice of noncompliance may be given by the building official by certified mail, and a reinspection will be made 30 days after the first notice. Continued violation after 30 days will be referred to the code enforcement board. Deteriorated and destroyed plant materials, except those plants that naturally and seasonally die back or wilt, must be replaced with plant material consistent with the original landscape plan as to quantity and quality or as approved by the building official.

(3) *Planting.* All plant material shall meet or exceed Standard for Florida No. 1, as presented in Grades and Standards for Nursery Plants, part I, 1963, and part II, state department of agriculture, and any amendments thereto. Trees shall have a minimum height of ~~ten~~ twelve feet and a minimum caliper of three inches immediately upon planting. No planting area shall have an area

of less than 25 square feet and a minimum radius of 2.5 feet measured from the center of the tree trunk to the near edge of the landscaped area.

(4) *Additional permissive landscaping.* Where a wheel stop or curb is utilized, the paved area between the curb and the end of the parking space may be omitted, provided it is landscaped in addition to the required landscaping in this article, and further provided such landscaping is of material such as ground cover, rock or gravel, that requires minimal maintenance.

(5) *Native ~~Natural~~ vegetation.* Preservation of the existing landscape material and landforms is desirable, particularly when mature trees are a part of the site. The preservation and utilization of the property's ~~native natural~~ trees and shrubbery is required as specified by Chapter 114, Vegetation, a ~~Article III, Trees of this chapter.~~ If possible, trees and shrubs in the parking and building area are to be preserved where the area can be reasonably altered to allow for such preservation. Preservation of mature trees is also required in perimeter areas of the parking lot, and the city shall have the power to require the relocation of driveways or to require the loss of parking spaces when such a relocation or loss will permit a tree to be retained on the site.

(6) Low impact site design practices, such as preserving existing native trees and vegetation, shall be used when feasible. Where established native vegetation is incorporated into the landscape design, irrigation of those areas shall not be required.

(7) The city recommends all new and existing homes, developments, and commercial properties follow Florida Water Star principles for all landscaping and landscape irrigation systems.

(Code 1988, § 12.5-28)

Sec. 114-34. Specific landscaping requirements.

All paved ground surface areas shall meet the following specific landscaping requirements, which shall be considered complementary to the landscaping provisions of any other city ordinance or resolution:

(1) *Required landscaping adjacent to public rights-of-way.* Where paved ground surface areas are located adjacent to sidewalks, streets and other public rights-of-way, landscaping shall be provided between the public right-of-way and the paved ground surface area. Such landscaping shall include a landscaped yard at least five feet in width containing an opaque screen of landscaping at least three feet in height. The screen may be composed of a berm at least two feet in height or a maintenance-free wall at least three feet in height or a screen of landscaping at least 2.5 feet in height at the time of planting. If a berm is utilized, additional landscaping at least one foot in height shall be planted. If a screen of living landscaped material is utilized, it shall attain opacity and a height of three feet within 12 months of planting under normal growth conditions. One tree shall be planted for each 50 linear feet, or fraction thereof, of frontage on a public right-of-way. Landscaping is not required if the paved ground surface area is completely screened from the public right-of-way by an intervening building or structure.

(2) *Required landscaping adjacent to other properties.* Where paved ground surface areas are adjacent to surrounding properties, landscaping shall be installed to screen paved ground surface areas from adjacent properties as provided in this subsection. Landscaping is not required if the paved ground surface area is completely screened from surrounding properties by intervening buildings or structures.

a. Where paved ground surface areas are adjacent to properties zoned exclusively for residential land uses, all land between the paved ground surface area and the property lines shall be landscaped. Such landscaping shall include a buffer yard at least five feet in width, containing either a berm at least two feet in height or a hedge or other durable screen of landscaping at least ~~three~~ ~~six~~ feet in height. If a berm is utilized, additional landscaping at least one foot in height at the time of planting shall be installed. Where such screen of landscaping is composed of living plant material, it shall be 30 inches in height at the time of planting and shall attain opacity within 12 months under normal growing conditions. A minimum of one tree shall be planted for each 75 linear feet of common lot line or fraction thereof.

b. Where the adjacent property is zoned for nonresidential land uses or where the adjacent property contains a conforming hedge, wall or other durable landscape feature, subsection (2)a of this section shall not apply to the rear or side lot lines, except that the tree planting provisions shall still apply. Such tree shall be installed in the buffer areas adjacent to each of the adjoining properties areas for pedestrian and vehicular circulation. Interior landscaping shall account for a minimum of five percent of parking areas. Other paved ground surface areas shall have one square foot of interior landscaping for each 50 square feet of paving in all areas exceeding 5,000 square feet. Each separate landscaped area shall contain at least one tree, and a tree shall be planted for each 100 square feet of interior landscaping. All interior landscaping shall be protected from vehicular encroachment by curbing or wheel stops and should be raised. Landscaping dividing strips with or without walkways shall be used to subdivide parking areas into parking bays with not more than 40 spaces, provided that no more than 20 spaces shall be in an uninterrupted row. If the site contains both parking areas and other paved ground surface areas, the two areas may be separated to determine the interior landscaping requirement by multiplying the total number of parking spaces by 380 and subtracting the resulting figure from the total square footage of the paved ground surface area.

(3) *Intersection visibility.* When an accessway intersects a public right-of-way, landscaping shall be used to define the intersection; provided, however, that all landscaping within the triangular areas described in this subsection shall provide unobstructed cross visibility at a level between two and six feet. Trees having limbs and foliage trimmed in such a manner that no limbs or foliage extend into cross visibility shall be allowed, provided they are so located as not to create a traffic hazard. Landscaping, except grass and ground cover, shall not be located closer than three feet from the edge of any accessway pavement. The triangular areas are as follows:

a. The areas of property on both sides of an accessway formed by the intersection of each side of the accessway and the public right-of-way pavement line, with two sides of each triangle being ten feet in length from the point of intersection and the third side being a line connecting the ends of the two other sides.

b. The area of property located at a corner formed by the intersection of two or more public streets, with two sides of the triangular area being measured 30 feet in length along the abutting edges of pavement, from their point of intersection, and the third being a line connecting the ends of the other two lines.

(Code 1988, § 12.5-29)

Sec. 114-35. Replacement of material.

It shall be the duty of the property owner on whose land the paved area is installed to provide proper maintenance of the landscape planting so it at all times conforms to standards established within this article. This includes, but is not limited to, the replacement of plants damaged by insects, diseases, vehicular traffic, acts of God and vandalism. Necessary replacements shall be made within a time period not to exceed 90 days after notification by the city of a violation of this section.

(Code 1988, § 12.5-30)

Sec. 114-36. Invasive plants and native vegetation preservation.

(a) The preservation of native vegetation is encouraged.

(b) Supplemental water for native vegetation areas is discouraged.

(c) It is recommended that all invasive exotic plant species be removed from each site prior to the beginning of construction. For purposes of determining plant species to remove, refer to the most current edition of the Department of Agriculture and Consumer Services "Noxious Weeds" rule, Chapter 5B-57, FAC.

(d) Removal of nuisance/exotic species should be conducted when the plant or tree is not seeding/fruitletting to minimize the dispersal of seeds during the removal and transportation.

Sec. 114-37. Appropriate plant selection, location, and arrangement.

- (a) Plant selection shall be based on the plant's adaptability to the existing conditions present within the landscaped area and native plant communities, and should follow the principle of "right plant, right place" as described in Florida-Friendly Landscaping guidelines.
- (b) A minimum of five percent of the total plants installed, not including turf, shall be Florida native plants at all new homes, developments, and commercial properties, per policy 4-6.1.4 of the of the City's comprehensive plan, City Plan 2010.
- (c) Landscape shall be installed a minimum 2.5 feet from the building foundation.
- (d) Use of shade trees is encouraged to reduce transpiration rates of lower story plant material.
- (e) Trees species that acquire a mature height of more than twelve feet shall not be planted under electrical distribution lines.
- (f) Turf in retention areas must use Bahia grass or appropriate Florida-Friendly plants.
- (g) Landscaped medians must use turf and/or plants with a drought tolerance rating of high.
- (h) Landscaped open spaces and recreation areas must use turf and/or plants with a drought tolerance rating of medium or higher.

Sec. 114-38. Turf areas.

- (a) The type and location of turf areas shall be selected using the Florida-Friendly Landscaping principle of right plant, right place. Irrigated turf areas, as opposed to non-irrigated turf areas, are considered to be a high water use hydrozone. Irrigated turf shall not be treated as a fill-in material but rather as a planned element of the landscape. Turf shall be placed so that it can be irrigated using separate zone(s) from non-turf areas.
- (b) Turf applications within landscaping plans required by this code shall adhere to the following guidelines:
 - (1) Lawn areas shall be planted with species suitable as permanent lawns. Effective erosion control is mandatory in swales, rights-of-way, or other areas subject to erosion.
 - (2) The primary types of grass used for residential, commercial, and industrial areas in the Central Florida area are identified by the UF/IFAS Florida Yards and Neighborhoods (FYN) program.
- (c) There is no limit within the green space area that may be planted with lawn grass, when the grass has a rating of high drought tolerance.
- (d) The following grasses and their relative level of drought tolerance are approved for use by this code:

<u>Bahia</u>	<u>High Tolerance</u>
<u>Bermuda</u>	<u>Medium Tolerance</u>
<u>Centipede</u>	<u>Medium Tolerance</u>
<u>Zoysia</u>	<u>Medium Tolerance</u>
<u>St. Augustine</u>	<u>Low Tolerance</u>
- (e) Turf should be selected to survive on minimal rainfall once established and to only use irrigation water when needed. Landscape irrigation can only occur in accordance with the City's most recent landscape irrigation ordinance adopted pursuant to St. Johns River Water Management District landscape irrigation rule 40C-2.042(2)(a) and (b), F.A.C.
- (f) As a matter of public safety, no turfgrass that requires mowing shall be allowed on slopes greater than 4:1 or within 6 feet of the waters edge, except where adjacent to seawalls and bulkheads or needed to control erosion.
- (g) The city does not regulate artificial/synthetic turf, but recommends the property owner and/or contractor consult with the Orange County Extension Office on its applicability for its proposed use and location prior to installation.

Sec. 114-39. Irrigation systems: design and installation.

- (a) All Landscape irrigation system installations and major modifications to such installations shall meet technical standards for irrigation systems contained in the most recent edition of

Appendix F of the plumbing volume of the Florida Building Code, Florida Irrigation Society's Standards and Specifications for Turf and Landscape Irrigation Systems manual, and Landscape Irrigation and Florida Friendly Design Standards.

Secs. 114-40--114-60. Reserved.

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

Section IV Severability. It is the intent of the City Commission of the City of Winter Garden, and is hereby provided, 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 be construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

Section V Codification. Section II of this Ordinance shall be codified and made part of the City of Winter Garden Code of Ordinances.

Section VI Effective Date. This Ordinance shall become effective upon approval by the City Commission at its second reading.

FIRST READING: _____ 2015.

SECOND READING AND PUBLIC HEARING: _____ 2015.

APPROVED:

CITY COMMISSION

John Rees, Mayor/Commissioner

ATTESTED:

Kathy Golden, City Clerk