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

PLANNING & ZONING BOARD AGENDA

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

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

RE: Agenda – **SPECIAL MEETING for August 17, 2015 at 6:30 PM**
Commission Chambers, City Hall
300 West Plant Street, Winter Garden

---

1. **CALL TO ORDER**

2. **ROLL CALL AND DETERMINATION OF QUORUM**

3. **APPROVAL OF MINUTES FROM THE JULY 6, 2015 MEETING**

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

4. 640 Tildenville School Road (Pertab Singh & Doowatee Singh) **AZFA**
Parcel ID #21-22-27-0000-00-104

5. 420/720 Roper Road (Sonata West Orange Campus) **Rezoning PUD**
Parcel ID #35-22-27-0000-00-057

PRELIMINARY PLAT / FINAL PLAT / LOT SPLIT

6. 601 W Bay Street (Hennig Property) **PPA**
Parcel ID #15-22-27-8656-00-150

7. Lake Brim Drive (Oakland Park Phase 4) **PPA**
Parcel ID #21-22-27-0000-00-059

8. 1205-1225 N West Crown Point Road (Cisneros Plat) **PPA**
Parcel ID #12-22-27-1840-33-010 and 12-22-27-1840-36-040

VARIANCE (PUBLIC HEARING)

9. 758 Citrus Cove Drive (Kummary Persaud)
Parcel ID #25-22-27-6415-00-540

ADJOURN to the next regular Planning and Zoning Board meeting on Monday, **September 14, 2015** at **6:30 p.m.** in City Hall Commission Chambers, 300 W. Plant Street, 1st floor.

 Posted: Aug.05, 2015

REV 10/30/2014

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

PLEASE NOTE: IN ACCORDANCE WITH FLORIDA STATUTE 286.26: PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT KATHY RATHEL, 300 WEST PLANT STREET, WINTER GARDEN, FL 34787, (407) 656-4111, EXT 5149 - 48 HOURS IN ADVANCE OF THE MEETING.

PLANNING AND ZONING BOARD
REGULAR MEETING MINUTES
JULY 6, 2015

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / INVOCATION

Chairman Eric Weiss called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:31 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance.

2. ROLL CALL AND DETERMINATION OF QUORUM

The roll was called and a quorum was declared present.

MEMBERS PRESENT:

Chairman Eric Weiss, Vice-Chairman Will Hawthorne, and Board Members: Mark DeFuso, Heather Gantt, Gerald Jowers, David Kassander, and Mark Maciel

MEMBERS ABSENT:

None

STAFF PRESENT:

City Attorney Kurt Ardaman, Community Development Manager Steve Pash, Planner II Kelly Carson, Planner I Jessica Frye, and recording secretary Kathleen Rathel

3. APPROVAL OF MINUTES

Motion by Mark Maciel to approve the regular meeting minutes of June 1, 2015 and seconded by Gerald Jowers. Motion carried unanimously 7 - 0.

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

4. 420 Roper Road – Sonata Health Care/P. Proffer/New Horizons Christian Church (PUD REZONING)

Community Development Manager Pash presented a request for rezoning of a 7.15 +/- acre property located at 420 Roper Road. The property is located on the North side of Roper Road between Daniels Road and Winter Garden Vineland Road. The applicant has requested to rezone the property from R-1 to PUD (Planned Unit Development) to allow construction of a 115 unit Assisted/Independent Living Facility. The facility will contain two courtyards; one courtyard will contain a swimming pool and the other will contain a garden. It will also have a trail system and recreation areas. Staff has reviewed the application and recommends approval of Ordinance 15-55 subject to the conditions in the Ordinance and Staff Report.

Board Member Kassander inquired how this facility could be approved for use in a low-density residential area as the density for a PUD is higher. Mr. Pash clarified that the

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comprehensive plan allows for a variety of uses and a retirement home or assisted living facility is better located in a residential area instead of a commercial area. All the units are one-bedroom and consistent with low-density residential, also a PUD zoning allows more restrictions and higher standards.

There was much discussion regarding the traffic impact of 115 one-bedroom units on Roper Road and the intersection at Roper Road and Daniels Road. Several Board Members asked if a traffic study had been done yet as there was still a residential subdivision to be developed on Roper Road. Mr. Pash clarified that the traffic study was one of the conditions in the Staff Report and that it would be submitted with the Site Plan application. Also discussed was the buffering, landscaping, height of the building which is two stories on the south side and three stories on the north side, and if the number of units allowed would be based on the traffic study.

Stuart Beebe, President and CEO of Sonata Senior Living, addressed the Board and their questions. They would prefer not to do a traffic study to hold up the rezoning. Mr. Beebe stated there was a nominal increase in traffic only during staff changes and traffic would be less than if this location was used for a residential neighborhood.

Selby Weeks, of Klima Weeks Civil Engineering, addressed the Board. Mr. Weeks stated they have not done a specific I.T. study. A traffic matrix was part of the original PUD and they anticipated a traffic study with the Site Plan phase but not at rezoning.

Motion by Gerald Jowers to recommend postponement [for 420 Roper Road, Ordinance 15-55] pending a traffic study on Roper Road and seconded by David Kassander. Motion carried unanimously 7 - 0.

PRELIMINARY PLAT

5. 1205 E. Fullers Cross Road – Gilkey FX, LLC (Oak Trail)

Planner II Carson presented a Preliminary Plat request for 25 single family residential units with recreation areas within the 11.1 +/- acre Oak Trail Subdivision located at 1205 E. Fullers Cross Road. The proposed Preliminary Plat is consistent with the City's Comprehensive Plan, the City of Winter Garden's Code of Ordinances and the regulations of the R-1B zoning district. Staff has reviewed the application and recommends conditional approval of the Preliminary Plat subject to the conditions of all prior development approvals, including the Developer's Agreement, and the Staff Report.

Motion by David Kassander to recommend approval of the Preliminary Plat for 1205 E. Fullers Cross Road with Staff Recommendations (as provided in the agenda packet) and seconded by Heather Gantt. Motion carried unanimously 7 - 0.

VARIANCE (PUBLIC HEARING)

6. 16303 Marsh Road – M&M Fort Myers Holding, LLC (Twinwaters entrance wall sign)

Planner II Carson presented a request for a Variance for the entrance at the Twinwaters Subdivision located at 16303 Marsh Road. The developers are requesting a variance to allow construction of two 8' tall subdivision sign walls in lieu of the maximum allowed 6' tall subdivision walls and residential signs. Staff has reviewed the application and recommends approval subject to the conditions listed in the Staff Report.

DRAFT

General discussion ensued regarding the height of the entrance walls and the reasons for allowing the variance as opposed to the developers following the established code. Planner II Carson explained the variance for the entrance walls produces an aesthetically pleasing entrance and is approved on a case-by-case basis for residential subdivisions. The majority of the subdivisions have sign walls that exceed 6 feet.

Motion by Gerald Jowers to recommend approval of the Variance for 16303 Marsh Road with Staff Recommendations (as provided in the agenda packet) and seconded by Mark Maciel. Motion carried unanimously 7 - 0.

7. <u>12902 Roper Road – Sift Oaks Investments, LLC (Canopy Oaks entrance)</u>

Planner II Carson presented a request for a Variance for the entrance at the Canopy Oaks Subdivision located at 12902 Roper Road. The applicants are requesting a variance to allow construction of two 10'8" sign walls with 52 square feet of sign area in lieu of the maximum allowed 6' tall subdivision sign walls and maximum allowed 32 square feet of sign area. The variance would also allow the installation of two 11'2" tall entry gates in lieu of the maximum allowed 6' tall entry gate and permit the construction of a pedestrian gate pavilion structure located approximately 1' from the subdivision tract property line in lieu of the minimum required 10' side setback. Staff has reviewed the application and feels the proposal is consistent with the high-end residential character of the subdivision and recommends approval subject to the conditions listed in the Staff Report.

Board Member Kassander asked if any other subdivisions in Winter Garden have 52 square feet of signage and 10' walls. Ms. Carson referred to several examples in the Staff Report.

Board Member DeFuso commented on the high-end character of the subdivision and reason for the larger entrance walls but that directly across the street were rural homes. He also commented on the high traffic use on Roper Road and, since it is a main road to West Orange High School, wanted to stress the importance of all safety issues.

Board Member Weiss asked if the pavilion structure would be too close to the road and block the view of oncoming traffic. Ms. Carson stated the City Engineer did calculations and said the site lines checked out.

General discussion ensued regarding the sidewalk curving out toward the road because of the landscape median and the safety factors for pedestrians and children walking to school.

Carolyn Tisdale, 12801 Roper Road, addressed the Board. Ms. Tisdale stated she owns 7.5 acres across from Canopy Oaks and her son owns 2 acres across from the landscape median. She wanted to know the distance from the curb to the sidewalk. She also wanted to address the issue that the Canopy Oaks property is 2' higher than the middle of the road and, with the subdivision wall, would direct the flow of water toward her property. Staff clarified that all stormwater would be handled on-site. Ms. Tisdale asked if there were plans to install curbing on her side of the street.

Motion by Will Hawthorne to recommend approval of the Variance for 12902 Roper Road with Staff Recommendations (as provided in the agenda packet) and seconded by Mark Maciel. Motion carried 6 – 1 with Mark DeFuso against.

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46 W. Vining Street – Frank & Jacqueline Browder

Planner I Frye presented a request for a Variance for the 0.24 +/- acre property located at 46 W. Vining Street. The applicant is requesting a 16.9' rear yard setback variance in lieu of the minimum required 25' rear yard setback to allow for the addition of a carport with storage room, breezeway extension and bathroom addition to the primary structure. Staff has reviewed the application and recommends approval subject to the conditions listed in the Staff Report.

Motion by Gerald Jowers to recommend approval of the Variance for 46 W. Vining Street with Staff Recommendations (as provided in the agenda packet) and seconded by David Kassander. Motion carried unanimously 7 - 0.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:54 pm.

ATTEST:	**APPROVED:**
Customer Service Rep. Kathleen Rathel	**Chairman Eric Weiss**

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THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 4 (Public Hearing)

DATE: July 29, 2015 **MEETING DATE:** August 17, 2015

SUBJECT: 640 Tildenville School Road (Annexation, FLU Amendment, & Zoning)
PROJECT NAME Singh Property
PARCEL ID# 21-22-27-0000-00-104

ISSUE: The applicant is requesting Annexation, Future Land Use designation, and Zoning on property located at Parcel ID # 21-22-27-0000-00-104 (640 Tildenville School Road).

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: Pertab Singh & Doowatee Singh

CURRENT ZONING: A-1 (Orange County)

PROPOSED ZONING: R-1 (City)

CURRENT FLU: Low Density Residential (Orange County)

PROPOSED FLU: Low Density Residential (City)

SUMMARY:

The City encourages infill of its jurisdictional limits through voluntary annexation of enclaves. The subject property makes up a 0.99 ± acre enclave located at 640 Tildenville School Road. The applicant has requested Annexation into the City, Amendment to the Future Land Use Map of the City's Comprehensive Plan to designate the property as Low Density Residential, and Zoning of R-1. (See attached Staff Report).

STAFF RECOMMENDATION(S):

Staff recommends approval of Ordinance 15-57, Ordinance 15-58, and Ordinance 15-59.

NEXT STEP(S):

A public meeting for the first reading of these ordinances is scheduled for the City Commission on August 13, 2015.

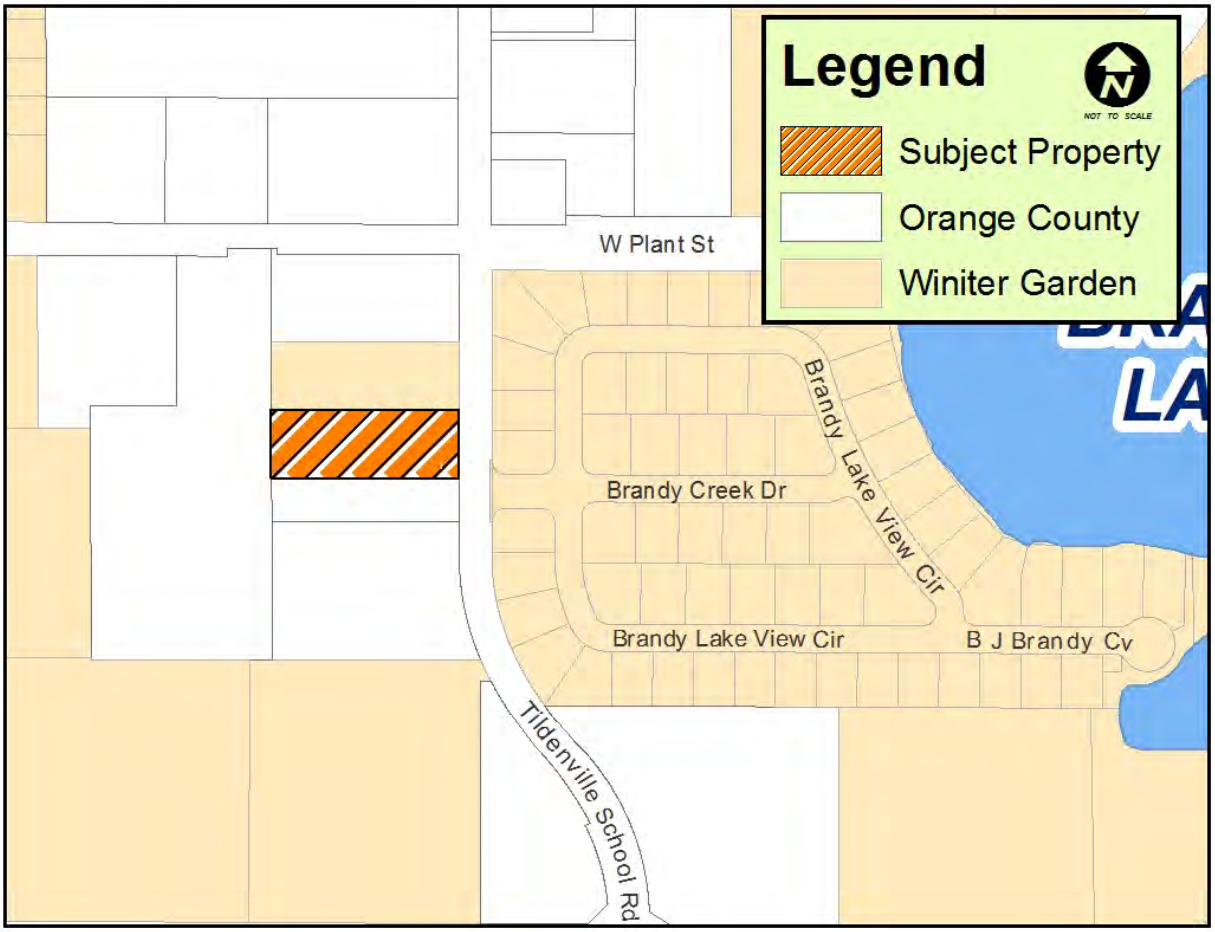
ATTACHMENT(S):

Location Map
Staff Report
Ordinance 15-57
Ordinance 15-58
Ordinance 15-59

LOCATION MAP

640 Tildenville School Road

<u>ANNEXATION, FLU MAP AMENDMENT, REZONING</u>



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

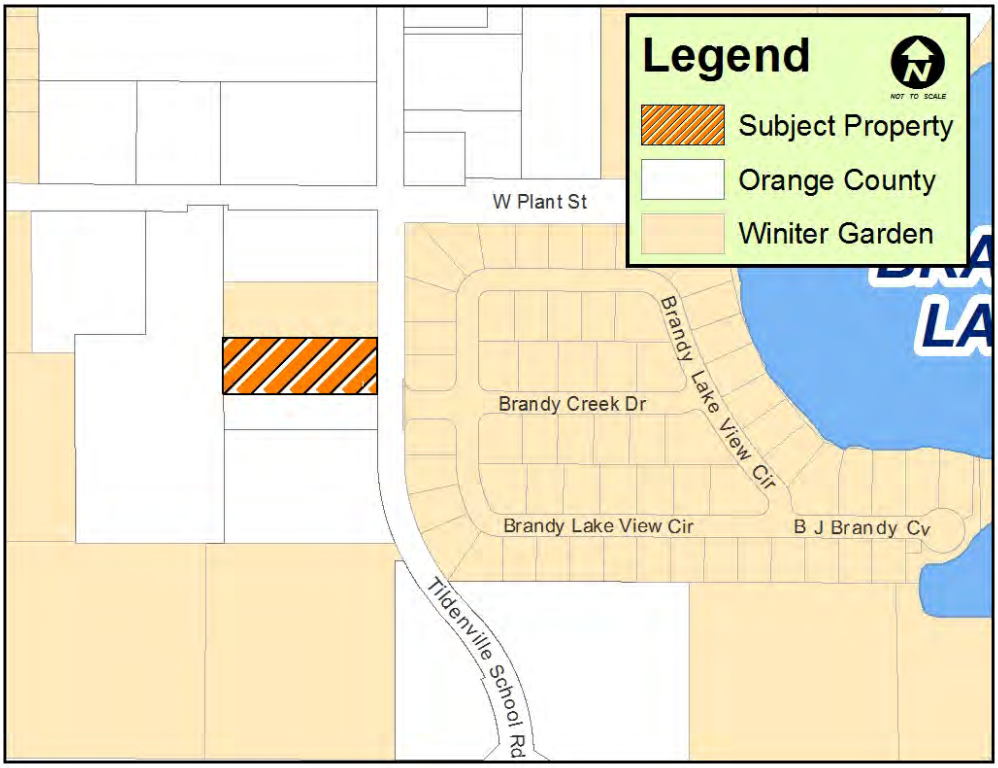
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: STEVE PASH, COMMUNITY DEVELOPMENT MANAGER
DATE: JULY 29, 2015
SUBJECT: ANNEXATION – FLU AMENDMENT – ZONING
640 Tildenville School Road (0.99 +/- ACRES)
PARCEL IDS #: 21-22-27-0000-00-104
APPLICANT: PERTAB SINGH & DOOWATEE SINGH

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 640 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 0.99 ± 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 is currently vacant and was annexed into the City of Winter Garden in May of 2015 with R-1 zoning. The property to the south contains a +/- 1,500 square foot single-family home, is 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

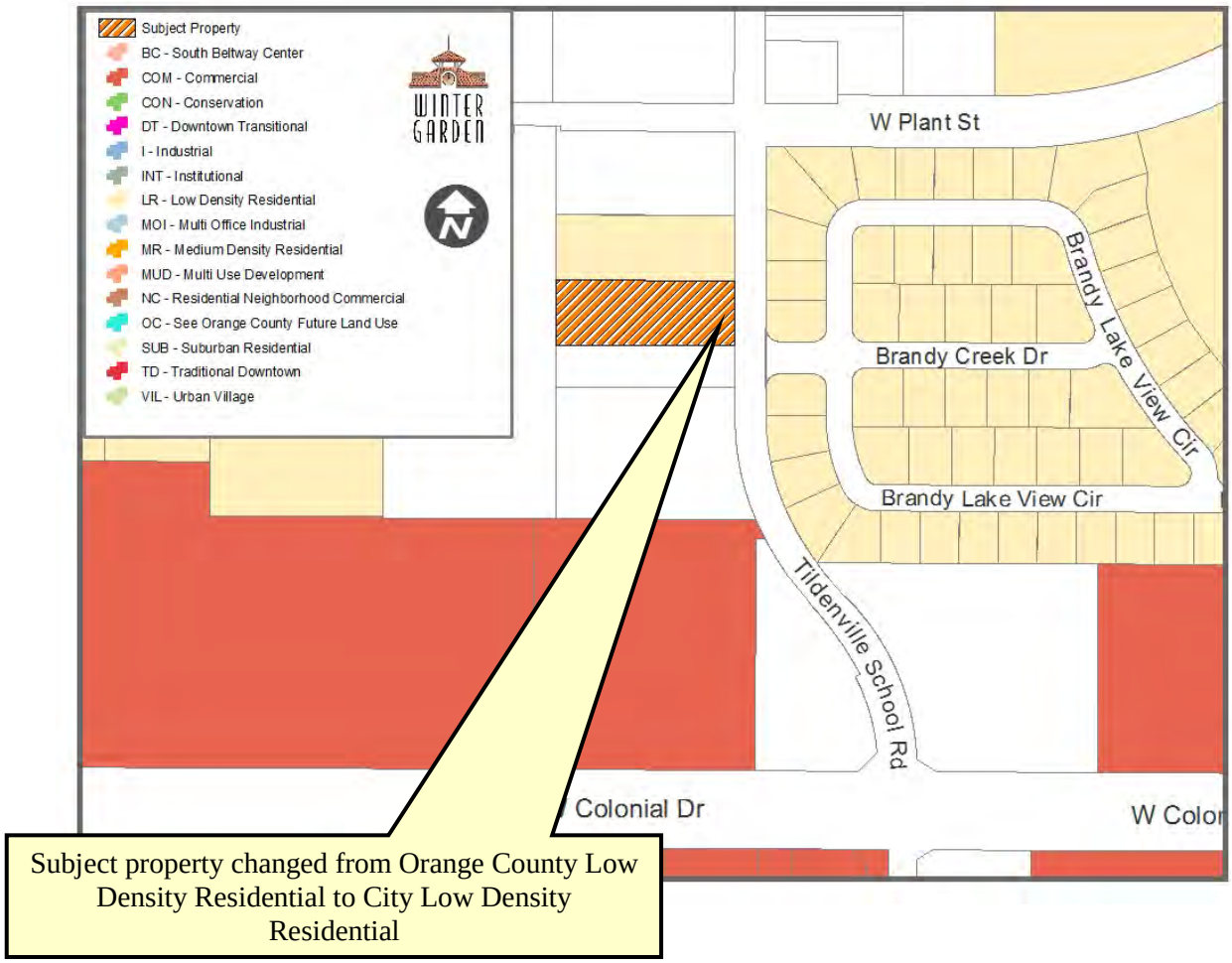
Annexation will provide a more efficient delivery of services to the property and further the goals and objectives of the City of Winter Garden's Comprehensive Plan to eliminate enclaves. City Staff recommends approval of the proposed Ordinances.

AERIAL PHOTO

640 Tildenville School Road – Parcel ID # 21-22-27-0000-00-104

FUTURE LAND USE MAP

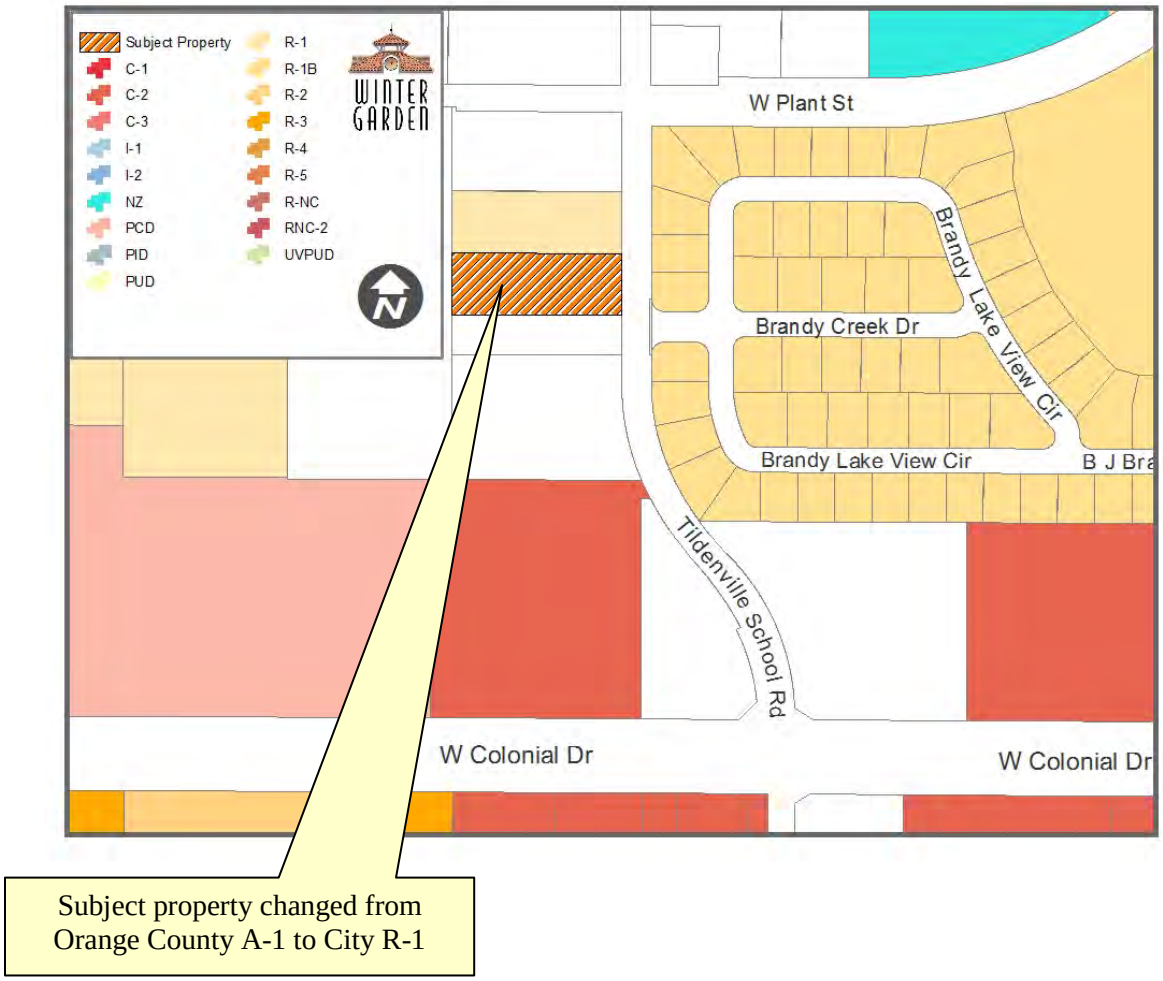
640 Tildenville School Road – Parcel ID # 21-22-27-0000-00-104



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

ZONING MAP

640 Tildenville School Road – Parcel ID # 21-22-27-0000-00-104



END OF STAFF REPORT

ORDINANCE 15-57

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.99 ± ACRES WITH PARCEL ID NUMBER 21-22-27-0000-00-104 LOCATED 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 0.99 ± acres with Parcel ID Number 21-22-27-0000-00-104 located 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#: 21-22-27-0000-00-104

DESCRIPTION:

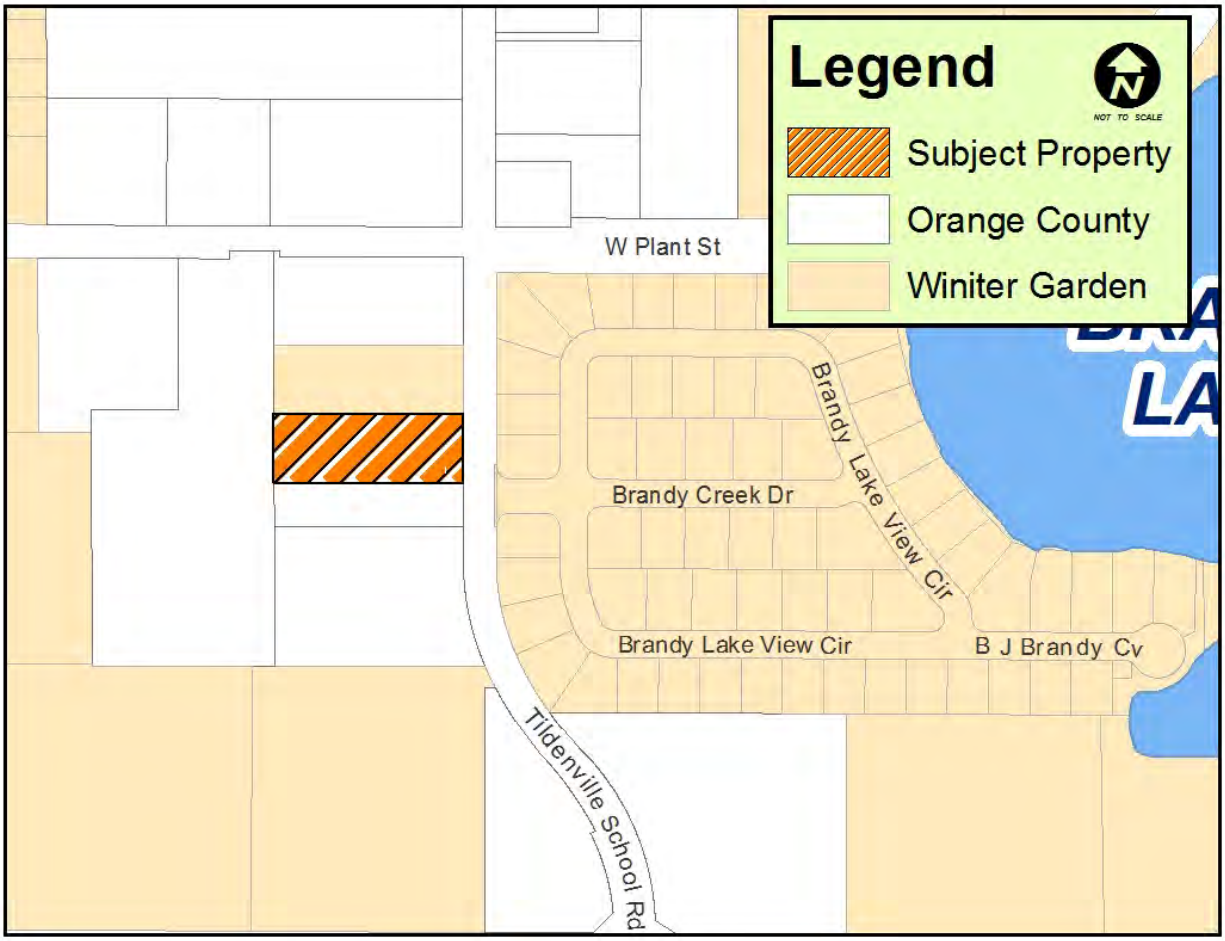
Commence 663.20 feet West and 552.20 feet North of the Southeast corner of Section 21, Township 22 South, Range 27 East, Orange County, Florida; thence run North 333.00 feet to the POINT OF BEGINNING; thence continue North 125.00 feet; thence run East 341.02 feet to the West right-of-way line of Tildenville School Road; thence South along said right-of-way 125.00 feet; thence run West 341.08 feet to the POINT OF BEGINNING.

Containing 0.99 acres, more or less.

ATTACHMENT "B"

LOCATION MAP

PARCEL ID#: 21-22-27-0000-00-104



ORDINANCE 15-58

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 0.99 ± ACRES WITH PARCEL ID NUMBER 21-22-27-0000-00-104 LOCATED 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 0.99 ± acres with Parcel ID Number 21-22-27-0000-00-104 located 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 15-57, 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#: 21-22-27-0000-00-104

DESCRIPTION:

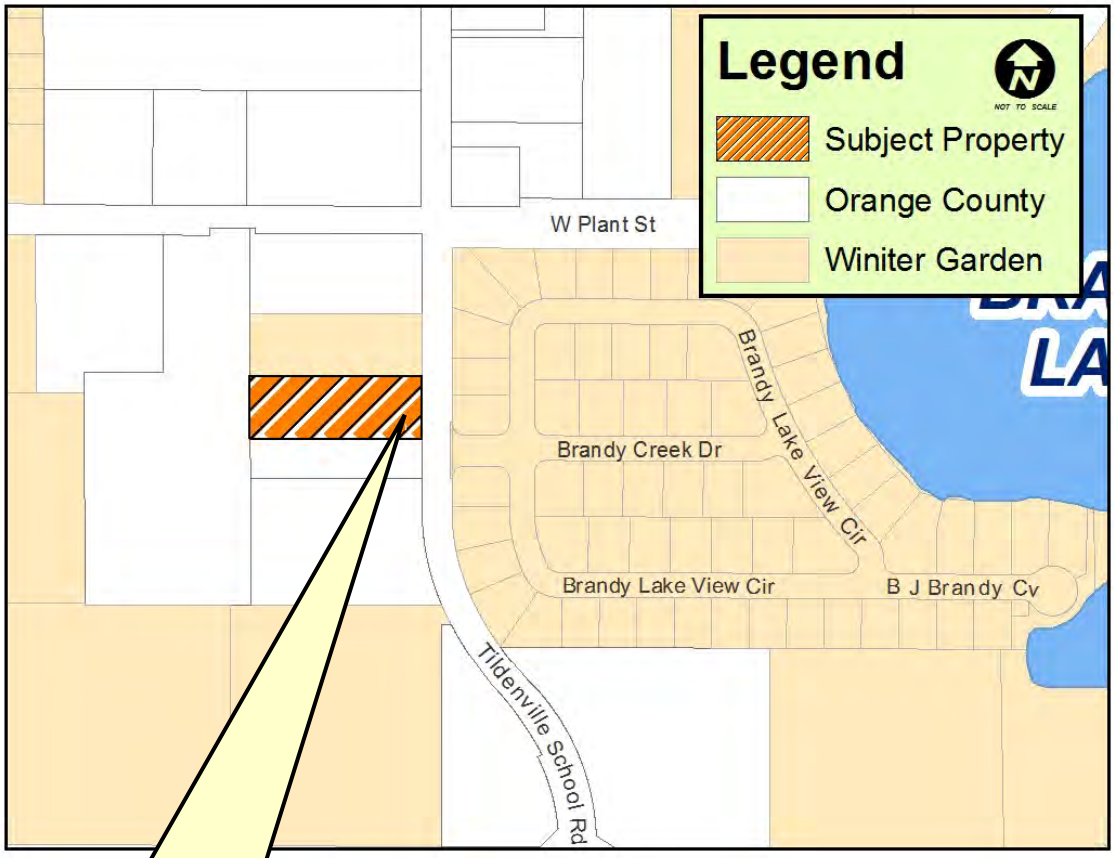
Commence 663.20 feet West and 552.20 feet North of the Southeast corner of Section 21, Township 22 South, Range 27 East, Orange County, Florida; thence run North 333.00 feet to the POINT OF BEGINNING; thence continue North 125.00 feet; thence run East 341.02 feet to the West right-of-way line of Tildenville School Road; thence South along said right-of-way 125.00 feet; thence run West 341.08 feet to the POINT OF BEGINNING.

Containing 0.99 acres, more or less.

ATTACHMENT "B"

FUTURE LAND USE MAP

PARCEL ID#: 21-22-27-0000-00-104



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

ORDINANCE 15-59

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.99 ± ACRES WITH PARCEL ID NUMBER 21-22-27-0000-00-104 LOCATED 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 0.99 ± with Parcel ID Number 21-22-27-0000-00-104 located 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 15-58 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#: 21-22-27-0000-00-104

DESCRIPTION:

Commence 663.20 feet West and 552.20 feet North of the Southeast corner of Section 21, Township 22 South, Range 27 East, Orange County, Florida; thence run North 333.00 feet to the POINT OF BEGINNING; thence continue North 125.00 feet; thence run East 341.02 feet to the West right-of-way line of Tildenville School Road; thence South along said right-of-way 125.00 feet; thence run West 341.08 feet to the POINT OF BEGINNING.

Containing 0.99 acres, more or less.

THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 5 (Public Hearing)

DATE: July 28, 2015 **MEETING DATE:** August 17, 2015

SUBJECT: 420 Roper Road (REZONING)
PROJECT NAME Sonata West Orange Campus
PARCEL ID# 35-22-27-0000-00-057

ISSUE: The applicant is requesting a Rezoning to PUD to allow construction of a 114 unit Assisted/Independent Living Facility at 420 Roper Road.

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: Klima Weeks Civil Engineering, Inc.

CURRENT ZONING: R-1 Single-Family Residential District

PROPOSED ZONING: PUD Planned Unit Development

CURRENT FLU: LR Low Density Residential

PROPOSED FLU: N/A

SUMMARY:

Applicant proposes to rezone a 7.15 +/- acre property from R-1 to PUD to allow construction of a 115 unit Assisted/Independent Living Facility.

STAFF RECOMMENDATION(S):

Staff recommends approval of Ordinance 15-55 subject to the conditions in the ordinance.

NEXT STEP(S):

Apply for Site Plan Review

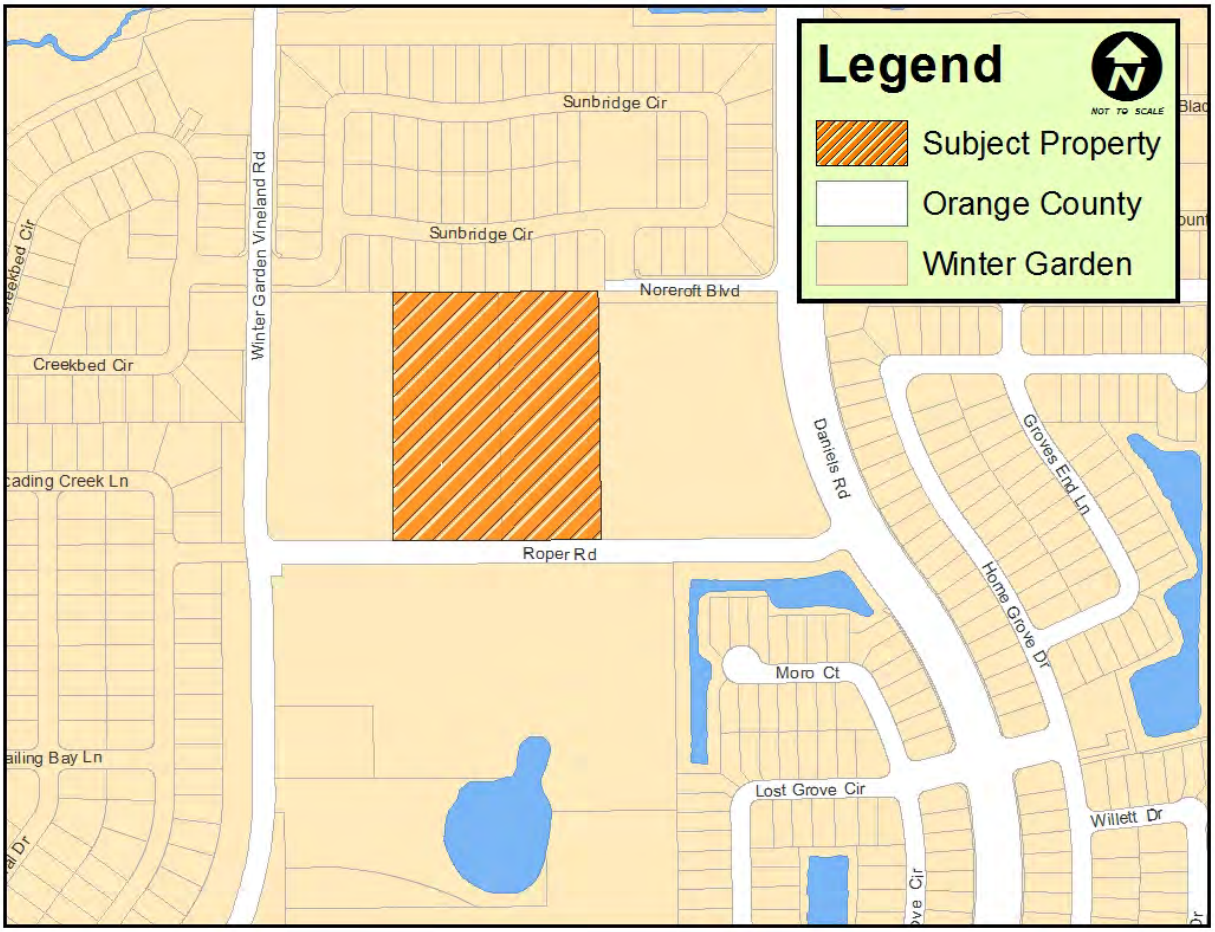
ATTACHMENT(S):

Location Map
Staff Report
Ordinance 15-55

LOCATION MAP

420 Roper Road

<u>PUD REZONING</u>



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

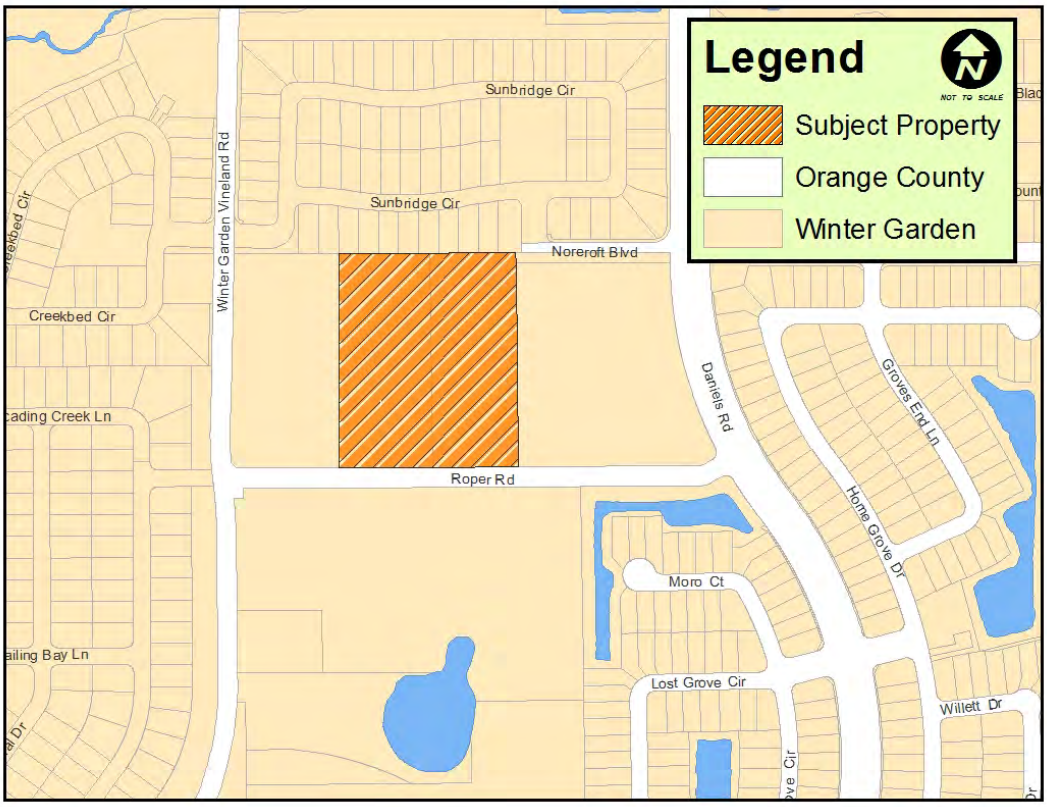
TO: PLANNING AND ZONING COMMITTEE
PREPARED BY: STEVE PASH, COMMUNITY DEVELOPMENT MANAGER
DATE: JULY 28, 2015
SUBJECT: REZONING
420 Roper Road (7.15+/- ACRES)
PARCEL ID # 35-22-27-0000-00-057

APPLICANT: KLIMA WEEKS CIVIL ENGINEERING, INC.

INTRODUCTION

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

The subject property is located on the north side of Roper Road west of Daniels Road and east of Winter Garden Vineland Road and is approximately 7.15 ± 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 7.15 ± acres of land Planned Unit Development (PUD). The subject property is located within the City of Winter Garden municipal limits, and carries the zoning designation R-1 (Single-Family Residential District) in the City of Winter Garden. The subject property is designated Low Density Residential on the Future Land Use Map of the Comprehensive Plan.

EXISTING USE

The subject property is currently vacant and is planted with trees.

ADJACENT LAND USE AND ZONING

The property located to the north is developed as a single-family neighborhood (Bradford Creek East) but no homes have been constructed, is zoned PUD, and located in the City. The property located to the east is developed with the Serenades by Sonata Memory Care Facility (a 35,000 square foot, 42 unit, 54 bed Memory Care/Nursing Home Facility), is zoned PUD, and located in the City. The property to the west is unimproved vacant non-agricultural acreage zoned R-1, and located in the City. The properties to the south contain one large single-family lot and the Grove Park at Stonecrest single-family neighborhood, are zoned R-1 and PUD, and located in the City.

PROPOSED USE

The applicant proposes to develop the 7.15 ± acre site with a 140,000 square foot building containing a 115 unit Assisted/Independent Living Facility. The building will also contain a kitchen and dining area, exercise room, common areas, and a swimming pool/garden area in the courtyard areas. The pond is proposed to have have an outdoor recreation area built next to it with a pavilion, bocce ball court, putting green, tables, restrooms, and a trail around the pond. According to the survey, a portion of the proposed pond is jurisdictional wetlands. All wetlands shall be shown and addressed at the time of site plan submittal and if approved for removal shall be mitigated with the jurisdictional agencies.

PUBLIC FACILITY ANALYSIS

The property does not have a point of transportation access at this time because the property is vacant. However, if the property is developed as proposed by the applicant then access will be provided in the form of a driveway on Roper Road. The property will also have connectivity through cross access with the neighboring development (Serenades by Sonata) out to the signalized Daniels Road Roper Raod intersection.

Water, sewer, and reclaimed utilities by the City of Winter Garden will be required for any new development of the property. At such time that the property is developed, all necessary utility lines will be extended and connections made, all extension and connection costs shall be borne by the property owner.

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

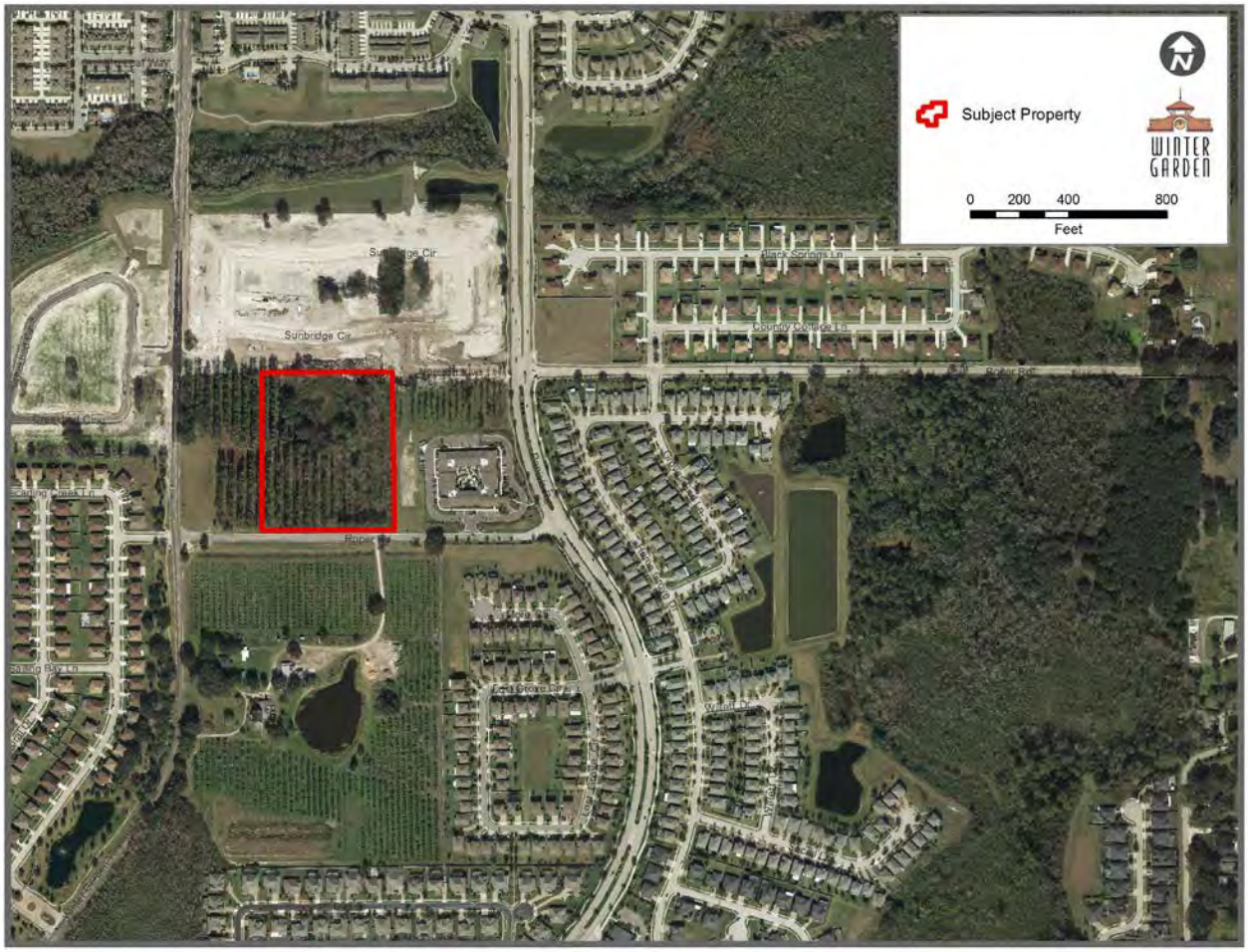
The proposed development is a reasonable and low intensity use of the land and would not generate a significant increase in traffic volume beyond that typically generated by single-family residential uses, and represents a use that is compatible with the area.

Further, the adjacent property owners should not be negatively impacted as the surrounding properties are developed with single-family planned unit developments. A Community Meeting was held on June 15, 2015 at which time the applicant presented the proposal to develop a 140,000 square foot Independent/Assisted Living Facility on the 7.15 ± acre property. The comments generated from the Community Meeting primarily focused on the building use, impact of site lighting on surrounding single-family residential communities, and questions about other development that has taken place in this area. All concerns have been addressed by the applicant and staff through the use of the PUD zoning designation and limiting the uses of the property within the PUD Ordinance. Staff has coordinated with the applicant to ensure that the development of the property will be consistent with the surrounding residential communites both in the scale and size of the building as well as the open space standards and impervious surface ratio criteria.

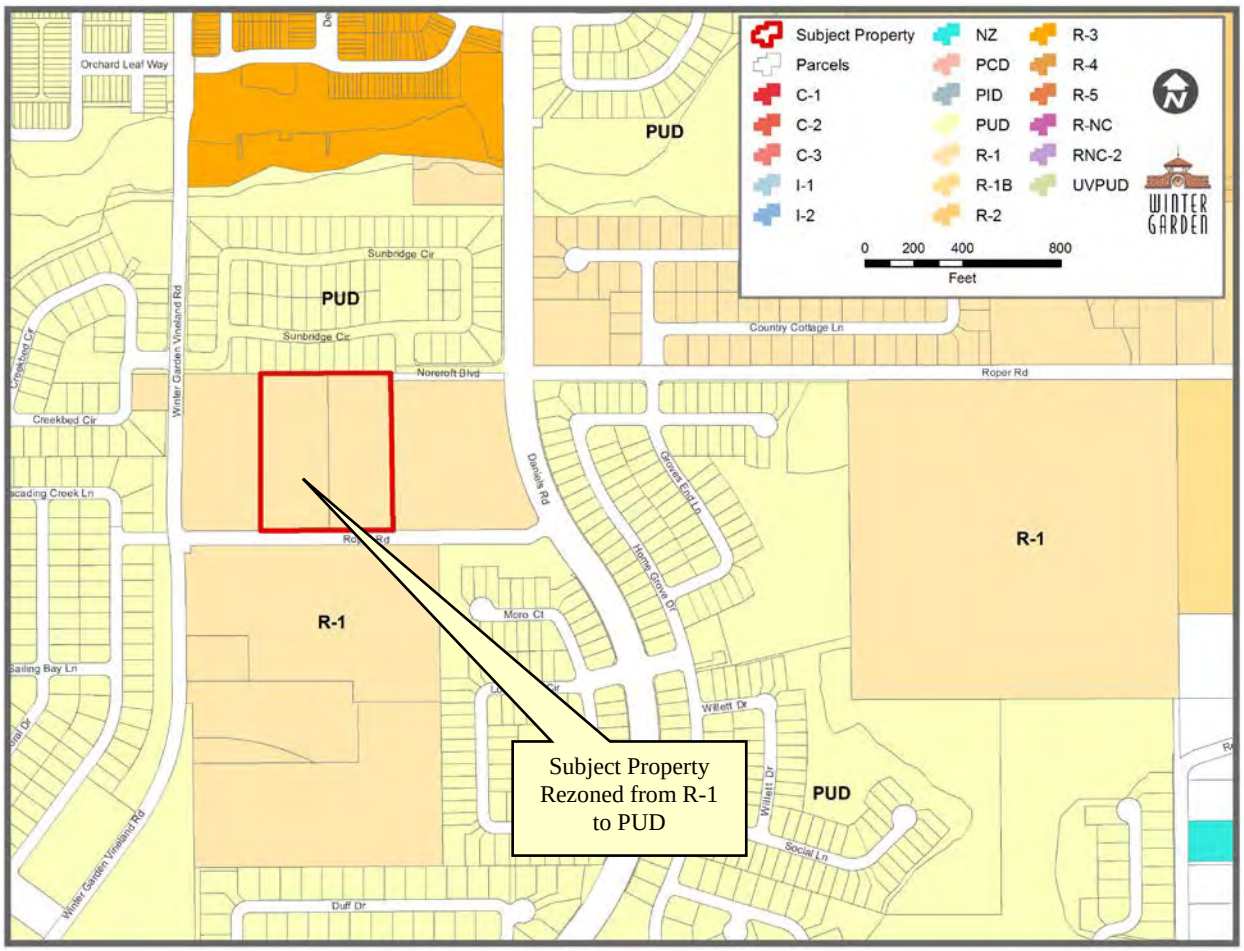
The proposed rezoning from R-1 to PUD is consistent with the City's Comprehensive Plan an dth City of Winter Garden Code of Ordinances. Staff recommends approval of the proposed Ordinance to rezone the subject property from R-1 to PUD subject to the conditions in Ordinance 15-55.

MAPS

AERIAL PHOTO
420 Roper Road



ZONING MAP
420 Roper Road



FUTURE LAND USE MAP
720 Roper Road

END OF STAFF REPORT

ORDINANCE 15-55

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 7.15 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF ROPER ROAD, EAST OF WINTER GARDEN VINELAND ROAD AND WEST OF DANIELS ROAD, FROM CITY R-1 TO CITY PUD; PROVIDING FOR CERTAIN PUD REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (Sonata West Orange Campus PUD)

WHEREAS, the owner(s) of real property generally described as approximately 7.15 ± acres of certain real property generally located on the north side of Roper Road, east of Winter Garden Vineland Road and west of Daniels 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 PUD, and

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

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

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

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

b. **Zoning-** Due to the nature of the permitted uses set forth in this Ordinance, the following sections of Article V, Division 2 of the City Code of Ordinances regarding Residential Planned Unit Developments shall not apply to the Property: section 118-860, section 118-921, section 118-923, section 118-925, and section 118-927. Unless specifically noted elsewhere in Exhibit "B" attached hereto, or expressly provided for herein, all development on the

Property must comply with the general zoning requirements of the Residential Planned Unit Development zoning district. These requirements include any approval procedure of the Residential Planned Unit Development zoning district.

c. **Permitted Uses-** With respect to the Sonata West Orange Campus PUD Area as identified in Exhibit "B" attached hereto, the only permitted use shall be an Independent/Assisted Living Facility and an Outdoor Recreation Area.

d. **Prohibited Uses-** Unless specifically identified by this Ordinance as a permitted use, all other uses 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 the Assisted/Independent Living Facility building in the Sonata West Orange Campus PUD Area as identified in Exhibit "B" attached hereto shall not exceed 335 feet.

2. **Maximum Building Height-**

With respect to the Sonata West Orange Campus PUD Area as identified in Exhibit "B" attached hereto, maximum building height shall not exceed 48 feet (three stories on the northern portion of the building), the remainder of the building shall not exceed two stories (35 feet), and architectural features (tower elements) shall not exceed 43 feet.

3. **Outdoor Recreation Area –**
The outdoor recreation area shall be designed to be consistent with the architecture of the main building or to complement the architecture of the building. This outdoor area will provide residents access to the outdoors for gatherings, recreational activities and community social events and shall consist of a pavilion with restrooms, bocce ball courts, a putting green, tables and chairs, and a trail around the pond.

4. **Signage-** All signage proposed for the Property shall conform to the requirements and regulations pertaining to specified commercial corridors within the City of Winter Garden as defined in Chapter 118, Article X, Division 2 of the City of Winter Garden Code of Ordinances. One single-tenant ground sign and one wall sign shall be permitted for the Sonata West Orange Campus PUD Area as identified in Exhibit "B." The signage shall be reviewed at time of

Site Plan Review.

5. **Impervious Surface Area Ratio-** The maximum impervious surface area ratio for the Property (not including the wet pond surface area) shall not exceed 60% and shall be consistent with the overall maximum impervious surface area ratio that the Planned Unit Development is designated and permitted for by Saint John's River Water Management District.

6. **Common Open Space-**

   The minimum common open space provided for the Property shall be 20%. For the purposes of this Ordinance the area identified as "Courtyard" on Exhibit "B" and some retention areas may be considered as contribution toward fulfillment of open space requirements.

   Specifically, dry retention may contribute to the fulfillment of the common open space requirement, and wet bottom retention areas may partially contribute to fulfilling open space requirements. Additionally, pervious surfaces, unless specifically identified below, may be calculated as common open space for the Property; however the following will not be considered as contributing to the common open space requirement for the Property:

   - Any impervious surface as defined in Chapter 106 of the City Code of Ordinances.
   - Parking Areas
   - Road rights-of-way
   - Required minimum yards & building spacing

7. **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 development shall be run to the site at the developer's expense, including potable water, reclaimed water and sanitary sewer. 100% of all water and sewer impact fees shall be paid prior to City execution of FDEP permits and issuance of site or building permits.

3. All irrigation on the site shall be designed to be supplied by reclaimed water. An exception may be granted for the enclosed courtyards to use potable water and will be considered at final site plan review.

4. The survey indicates that a portion of the site is jurisdictional wetlands. All wetlands shall be shown and addressed at the time of site plan submittal and if approved for removal shall be mitigated with the jurisdictional agencies. Terracon Karst report is acknowledged.

5. Permits from SJRWMD and FDEP (water, wastewater and NPDES) are required prior to issuance of site or building permits.

6. Landscaping, fencing, signage, etc. shall not infringe on sight distance requirements at any intersection, including Daniels Road or Roper Road.

7. The impact fees will be reviewed with the Site Plan application to determine if an alternative impact fee study will be accepted for the Assisted Living Facility. If an alternative impact fee is accepted, two (2) years after the issuance of the certificate of occupancy for and commencing operation of the Sonata West Orange Campus (Assisted Living Facility), the City shall have the right to review traffic count data for such facility to determine if the alternative impact fee study correctly measured the impact of the facility. If the review of such traffic count data shows that the alternative impact fee study under estimated the impact of the facility on the public roads and transportation system, the City shall have the right to require the Owner to make an additional true-up payment of Road Impact Fees to compensate for the impact. All other impact fees shall be paid when required by the City of Winter Garden Code of Ordinances and in the amounts required at the then applicable impact fees rates.

8. This development is required to pay their share of the cost of the traffic light that was installed at the corner of Roper Drive and Daniels Road. The appropriate amount will be determined through the studies submitted with the Site Plan Review and the fair share

shall be paid prior to permits being issued.

9. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.

10. All work shall conform to City of Winter Garden standards and specifications.

11. 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.

12. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.

13. 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.

14. 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, vehicular access to the site including possible connection to the proposed Roper Road Extension, restriction of additional curb-cuts, provision for cross access, 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 PUD shall be governed in accordance with Section 118-830, City of Winter Garden Code of Ordinances. Time extensions may be granted in accordance with Section 118-829, City of Winter Garden Code of Ordinances.

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

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

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

FIRST READING AND PUBLIC HEARING: _____ , 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"

A parcel of land being a portion of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida; thence South 89°52'01" West, along the North line of said Northwest ¼, a distance of 523.70 feet to a point on a line lying 523.67 feet West of and parallel to the East line of the Northeast 1/4 of said Section 35 and POINT OF BEGINNING; thence South 00°48'20" East, along said line lying 523.67 feet West of and parallel to the East line of the Northeast 1/4, a distance of 642.47 feet to the North right of way line of Roper Road according to that certain Warranty Deed recorded in Official Records Book 6852, Page 4525, Public Records of Orange County, Florida; thence South 89°47'18" West, along said right of way line, a distance of 259.51 feet to a point on the West line of the East 259.50 feet of a parcel of land described in that certain Warranty Deed recorded in Official Records Book 6002, Page 1336 of the Public Records of Orange County, Florida; thence North 00°48'20" West, along said line, a distance of 642.78 feet to the North line of the Northwest 1/4 of said Section 35; thence North 89°52'01" East, along said North line, a distance of 259.51' feet to the POINT OF BEGINNING.

AND

A parcel of land being a portion of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida; thence South 89°52'01" West, along the North line of said Northwest ¼, a distance of 783.21 feet to a point on the East line of a parcel of land described in that certain Corrective Quit Claim Deed recorded in Official Records Book 9954, Page 4460, Public Records of Orange County, Florida and POINT OF BEGINNING; thence South 00°48'20" East, along said East line, a distance of 642.78 feet to the North right of way line of Roper Road according to that certain Warranty Deed recorded in Official Records Book 6852, Page 4525, Public Records of Orange County, Florida; thence South 89°47'18" West, along said right of way line, a distance of 225.01 feet to a point on the West line of the East 225.00 feet of said parcel of land described in Corrective Quit Claim Deed; thence North 00°48'20" West, along said West line, a distance of 643.04 feet to the North line of the Northwest 1/4 of said Section 35; thence North 89°52'01" East, along said North line, a distance of 225.01' feet to the POINT OF BEGINNING.

Exhibit "B"

COVER PAGE

SONATA WEST ORANGE CAMPUS PUD

JULY 2015

(10 PAGES - ATTACHED)

SERENADES BY SONATA PUD
WINTER GARDEN, FLORIDA

JUNE 2015 △1

SHEET INDEX:

C000	COVER SHEET
C100	DEVELOPMENT SITE & UTILITY PLAN
L0.01	PD LANDSCAPE PLANTING PLAN
L0.02	PD LANDSCAPE PLANTING SCHEDULE, NOTES & DETAILS
L0.03	PD WALL AT MAIN DROP OFF
L0.04 △1	SHADE TREES
L0.05	PALM TREES
L0.06	ORNAMENTAL TREES
L0.07	SHRUBS
L0.08	GROUND COVER
L0.09	POND EDGE PLANTING
A.1	IL/AL EAST ELEVATION
A.2	IL/AL NORTH ELEVATION
A.3	IL/AL SOUTH ELEVATION
A.4	IL/AL WEST ELEVATION
A.5	MEDICAL OFFICE BUILDING ELEVATION

PARCEL ID: 35-22-27-0000-00-001

PARCEL ID: 35-22-27-0000-00-042 (PARTIAL)

PARCEL ID: 35-22-27-0000-00-057

DRAINAGE STATEMENT:

1. ON-SITE STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED TO MEET ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) AND CITY OF WINTER GARDEN REQUIREMENTS.
2. STORMWATER MANAGEMENT SYSTEM WILL COMPLY WITH SJRWMD LAKE APOPKA BASIN CRITERIA. WEKIVA RECHARGE PROTECTION BASIN RECHARGE STANDARD DOES NOT APPLY AS ON-SITE SOILS ARE NOT NRCS TYPE "A" SOILS PER THE SCS SOILS MAP.

ZONING INFORMATION:

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

CONTACT INFORMATION:

OWNER:
HEALTH CARE REIT, INC.
C/O SONATA HEALTH CARE, LLC
STEPHEN CARUSO
301 EAST PINE STREET, SUITE 730
ORLANDO, FL. 32801
PHONE: 407-286-6490
FAX: 407-412-6155
CELL: 407-383-1575
E-MAIL: SCARUSO@SONATAHC.COM

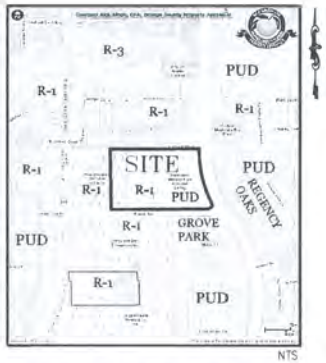
DEVELOPER:
SONATA HEALTH CARE
STEPHEN CARUSO
301 E. PINE STREET, SUITE 730
ORLANDO, FL. 32801
TEL: 407.286.6490
FAX: 407.412.6155
E-MAIL: SCARUSO@SONATAHC.COM

SURVEYOR:
BENCHMARK SURVEYING & MAPPING, INC.
BILLY JOE JENKINS, JR. PSM
557 WEST PLANT STREET
WINTER GARDEN, FL. 34787
TEL: 407.654.6183
FAX: 407.654.6184
E-MAIL: BENCHMARKSURVEYINGANDMAPPING.COM

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

ARCHITECT:
THREE LIVING ARCHITECTURE
4040 N. CENTRAL EXPRESSWAY, SUITE 200
DALLAS, TX 75204
TEL: 214.559.4080
FAX: 214.559.0990

LANDSCAPE ARCHITECT:
TALLEY ASSOCIATES
1925 SAN JACINTO, SUITE 400
DALLAS, TX 75201
TEL: 214.871.7900
FAX: 214.871.7985



NTS

VICINITY & EXISTING ZONING MAP
(NORTHWEST CORNER OF THE INTERSECTION OF DANIELS ROAD & ROPER ROAD, WINTER GARDEN, FLORIDA 34787)

Property Description (Health Care Reit West Orange Property)

A parcel of land being a portion of the Northwest 1/4 and Northeast 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida; thence South 89°52'01" West, along the North line of said Northwest ¼, a distance of 60.00 feet to the POINT OF BEGINNING, said point being on the West right of way line of Daniels Road according to that certain Warranty Deed recorded in Official Records Book 6608, Page 2300, Public Records of Orange County, Florida; thence South 00°11'04" East, along said West right of way line, a distance of 24.69 feet to a point of curvature of a curve concave Northeasterly, having a radius of 1260.00 feet and a central angle of 26°37'30"; thence 585.51 feet along the arc of said curve and said West right of way line to a point of reverse curvature with a curve, concave Northwesterly, having a radius of 25.00 feet and a central angle of 87°32'48"; thence Southwesterly, along the arc of said curve and right of way line, a distance of 38.20 feet to the point of tangency; thence South 60°43'30" West, along the North right of way of Roper Road according to the subdivision plat of GROVE PARK AT STONE CREST recorded in Plat Book 66, Page 46, Public Records of Orange County, Florida, a distance of 34.70 feet to a point of curvature of a curve, concave Northerly, having a radius of 20.00 feet and a central angle of 29°02'44"; thence, along the arc of said curve and Northerly right of way line of said Roper Road, a distance of 10.14 feet to the point of tangency; thence South 89°47'18" West, along the North right of way line according to that certain Warranty Deed recorded in Official Records Book 6852, Page 4525, Public Records of Orange County, Florida, a distance of 540.19 feet to a point on a line lying 523.67 feet West of and parallel to the East line of the Northeast 1/4 of said Section 35; thence North 00°48'20" West, along said line, a distance of 642.47 feet to the North line of the Northwest 1/4 of said Section 35; thence North 89°52'01" East, along said North line, a distance of 463.70 feet to the POINT OF BEGINNING.

LESS AND EXCEPT

A strip of land being thirty feet in width conveyed to the City of Winter Garden by Special Warranty Deed recorded in Official Records Book 10509, Page 1288 of the Public Records of Orange County, Florida and being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida; thence South 89 degrees 52 minutes 01 seconds West, along the North line of said Northwest 1/4, a distance of 60.00 feet to the West right of way line of Daniels Road according to that certain Warranty Deed recorded in Official Records Book 6608, Page 2300, Public Records of Orange County, Florida and a POINT OF BEGINNING; thence continue South 89 degrees 52 minutes 01 seconds West, along the North line of said Northwest 1/4, a distance of 463.70 feet to a point on a line lying 523.67 feet West of and parallel to the East line of the Northeast 1/4 of said Section 35; thence South 00 degrees 48 minutes 20 seconds East, along said line, a distance of 30.00 feet; thence North 89 degrees 52 minutes 01 seconds East, along a line that is 30.00 feet South of and parallel to the North line of said Northwest 1/4, a distance of 463.39 feet to a point on the West right of way line of said Daniels Road, said point lying on a curve concave Easterly, having a radius of 1260.00 feet and a central angle of 00 degrees 14 minutes 29 seconds; thence, from a tangent bearing of North 00 degrees 25 minutes 33 seconds West, along the arc of said curve and said right of way line, 5.31 feet to a point of tangency; thence, continuing along said right of way line, North 00 degrees 11 minutes 04 seconds West a distance of 24.69 feet to the POINT OF BEGINNING.

Property Description (Proffer Property)

A parcel of land being a portion of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida; thence South 89°52'01" West, along the North line of said Northwest ¼, a distance of 523.70 feet to a point on a line lying 523.67 feet West of and parallel to the East line of the Northeast 1/4 of said Section 35 and POINT OF BEGINNING; thence South 00°48'20" East, along said line lying 523.67 feet West of and parallel to the East line of the Northeast 1/4, a distance of 642.47 feet to the North right of way line of Roper Road according to that certain Warranty Deed recorded in Official Records Book 6852, Page 4525, Public Records of Orange County, Florida; thence South 89°47'18" West, along said right of way line, a distance of 259.51 feet to a point on the West line of the East 259.50 feet of a parcel of land described in that certain Warranty Deed recorded in Official Records Book 6002, Page 1336 of the Public Records of Orange County, Florida; thence North 00°48'20" West, along said line, a distance of 642.78 feet to the North line of the Northwest 1/4 of said Section 35; thence North 89°52'01" East, along said North line, a distance of 259.51' feet to the POINT OF BEGINNING.

Property Description (New Horizons Christian Church Property)

A parcel of land being a portion of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida; thence South 89°52'01" West, along the North line of said Northwest ¼, a distance of 783.21 feet to a point on the East line of a parcel of land described in that certain Corrective Quit Claim Deed recorded in Official Records Book 9954, Page 4460, Public Records of Orange County, Florida and POINT OF BEGINNING; thence South 00°48'20" East, along said East line, a distance of 642.78 feet to the North right of way line of Roper Road according to that certain Warranty Deed recorded in Official Records Book 6852, Page 4525, Public Records of Orange County, Florida; thence South 89°47'18" West, along said right of way line, a distance of 212.01 feet to a point on the West line of the East 212.00 feet of said parcel of land described in Corrective Quit Claim Deed; thence North 00°48'20" West, along said West line, a distance of 643.02 feet to the North line of the Northwest 1/4 of said Section 35; thence North 89°52'01" East, along said North line, a distance of 212.01' feet to the POINT OF BEGINNING.

ALLOWABLE USES:

PRIMARY RESIDENTIAL USES:	ASSISTED LIVING FACILITY, INDEPENDENT LIVING FACILITY, MEMORY CARE/NURSING HOME
NON-RESIDENTIAL USES:	HOSPICE, MEDICAL OFFICE.

FLOOD ZONE:

SUBJECT PROPERTY LIES WITHIN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP, COMMUNITY-PANEL NUMBER 12095C0215F, DATED SEPTEMBER 25, 2009.

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.: 9236

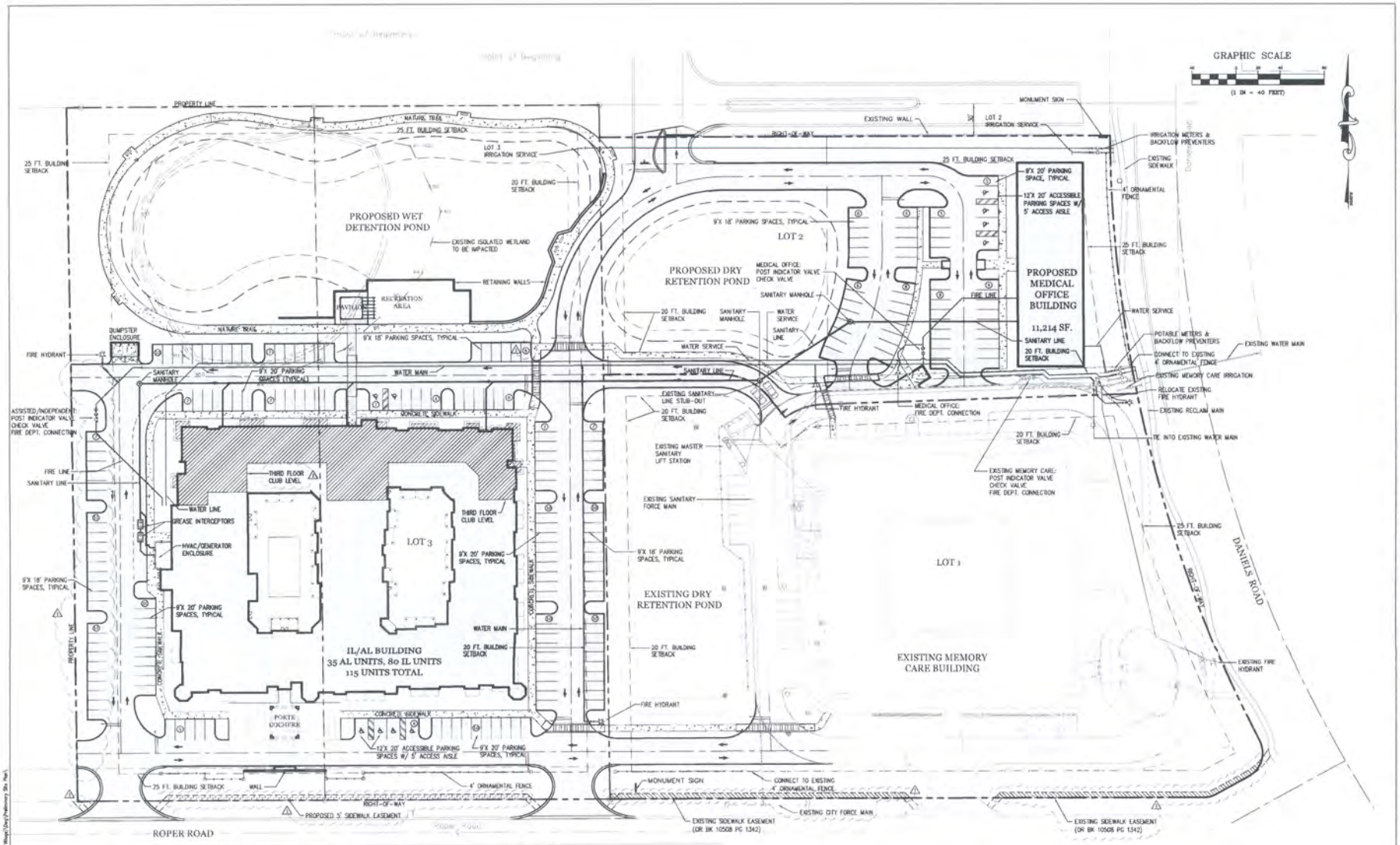
Selby G. Weeks 55601

SERENADES BY SONATA PUD
WINTER GARDEN, FLORIDA
COVER SHEET

revision	description	date
△1	City Comments	6/17/15
△		
△		
△		
△		
△		

drawn by:	KVZ
checked by:	SGW
date:	4/27/15
plot scale:	AS SHOWN
project number:	14SONA6003
file name:	

C000



SITE DATA:

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

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

DELIVERIES:
NO DELIVERIES BETWEEN 9 PM AND 7 AM.

LOT 1 DATA:

BUILDING INFORMATION (EXISTING):
37,356 SF. - 45 UNIT, 56 BED MEMORY CARE FACILITY
BUILDING HEIGHT - 26 FT. (ONE STORY)
TOWER ELEMENT - 35 FT.

PARKING CALCULATION:
BASIS: 1 SPACE/ 2 PATIENT BEDS

REQUIRED: 56 BED X 1 SPACE/2 BEDS= 28 SPACE
PROVIDED: 54 STANDARD + 4 ACCESSIBLE= 58 SPACES

LOT 2 DATA:

BUILDING INFORMATION:
11,214 SF. MEDICAL OFFICE
MAXIMUM BUILDING HEIGHT - 30 FT. (ONE STORY)

MINIMUM PARKING REQUIREMENTS:
BASIS: MEDICAL OFFICE - 3 SPACES/1,000 SF.
REQUIRED: 3 SPACES X 11,214/1,000 = 34
PROVIDED: 52 STANDARD + 4 ACCESSIBLE = 56 SPACES

ESTIMATED SCHEDULE:
START CONSTRUCTION - APRIL 2016
COMPLETE CONSTRUCTION - NOVEMBER 2016

LOT 3 DATA:

BUILDING INFORMATION:
115 UNIT ASSISTED/ INDEPENDENT LIVING FACILITY
MAXIMUM BUILDING HEIGHT - 45 FT. (THREE STORY)

ESTIMATED SCHEDULE:
START CONSTRUCTION - SEPTEMBER 2015
COMPLETE CONSTRUCTION - NOVEMBER 2016

MINIMUM PARKING REQUIREMENTS:
PROPOSED BASIS:
IL: 1 SPACE PER UNIT
AL: 0.7 SPACES PER UNIT
PLUS 1 SPACE PER STAFF DURING PEAK STAFFING

THEREFORE:
IL UNITS= 80, AL UNITS= 35, STAFF= 35
(1 SPACE X 80 UNITS) + (0.7 SPACES X 35 UNITS) + (1 SPACE X 35 STAFF)= 140
REQUIRED PARKING = 140 SPACES

PROVIDED: 153 STANDARD + 6 ACCESSIBLE = 159 SPACES △1

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385 Douglas Avenue, Ste 2100
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Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No. 9231

Selby G. Weeks 56901

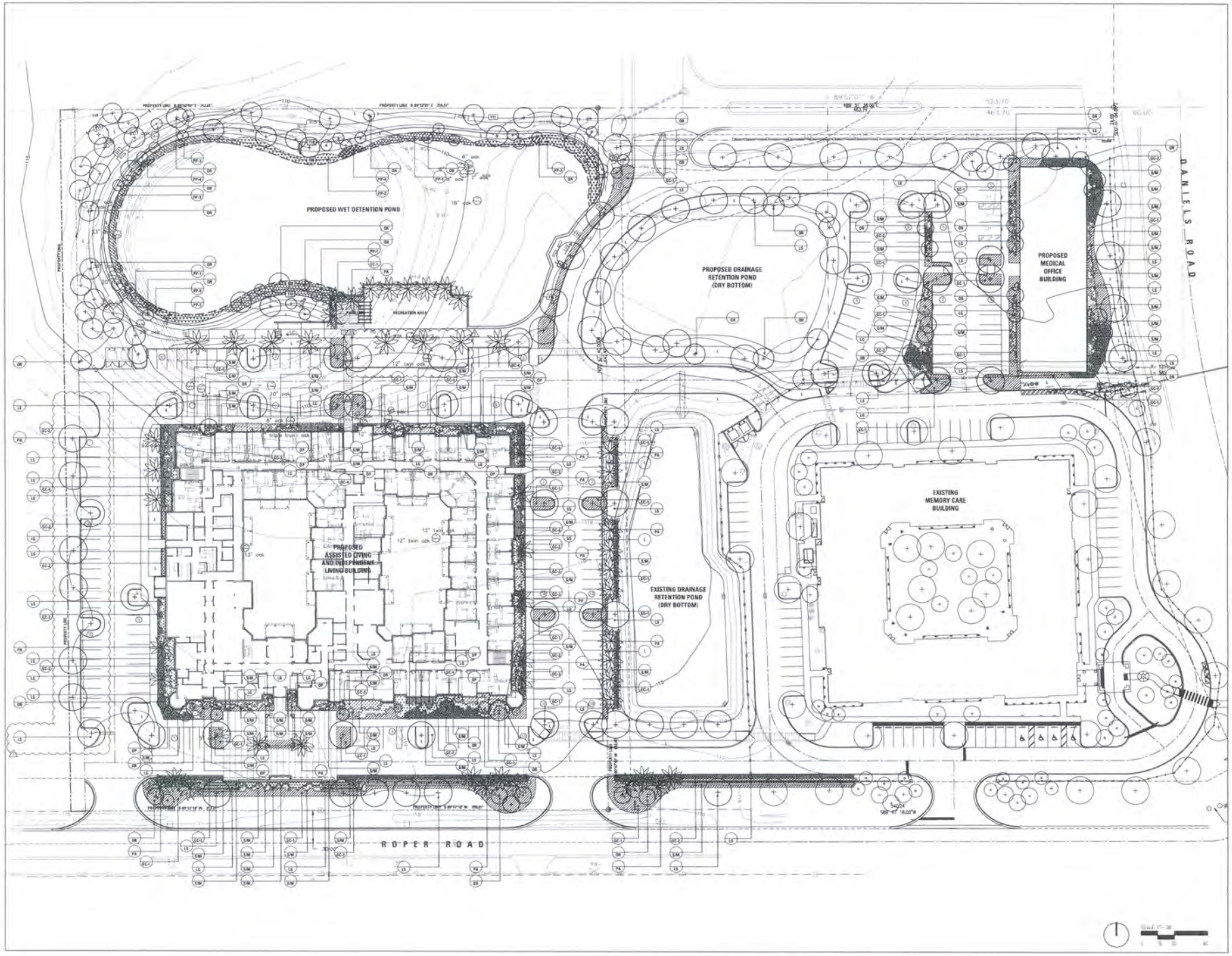
SERENADES BY SONATA PUD
WINTER GARDEN, FLORIDA
DEVELOPMENT SITE & UTILITY PLAN

revision	description	date
△1	City Comments	6/17/15
△		
△		
△		
△		
△		

drawn by: KVZ
checked by: SGW
date: 4/27/15
plot scale: AS SHOWN
project number: 14SONA003
file name:

C100

Filename : C100 SITE PLAN - MC Health Village.dwg Plot Date : Jun. 17, 2015 11:36am
File Location : S:\Projects\Land Projects 2014\14SONA003 (MC Health Village)\Dwg\Preliminary Site Plan\



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design that lifts the human spirit

Talley Associates

Serenades By Sonata P.U.D.

420 Roper Road
Winter Garden, FL 34787

Revision	Description	Date
1	City Comments	6/17/15

PROJECT NO. 14013
DATE April 27, 2015
SCALE

OWNER
SONATA SENIOR LIVING

PHASE

SHEET DESCRIPTION
PD LANDSCAPE PLANTING PLAN

SHEET NUMBER
L0.01

Digital File

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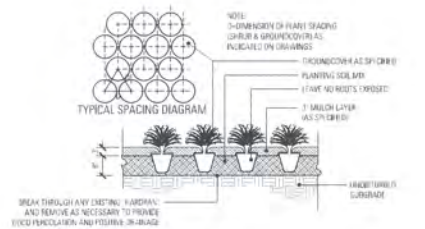
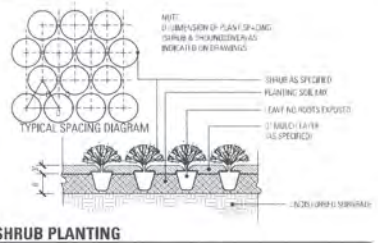
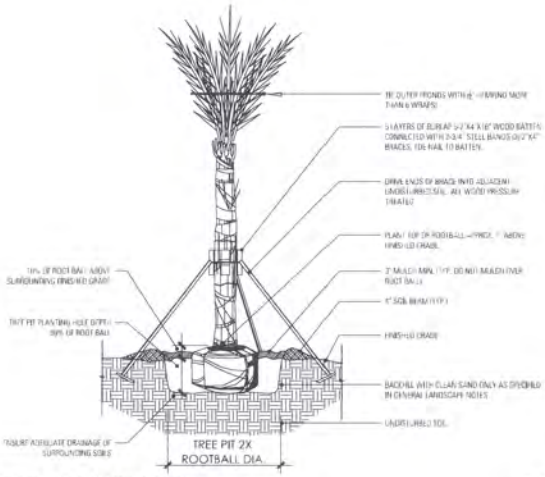


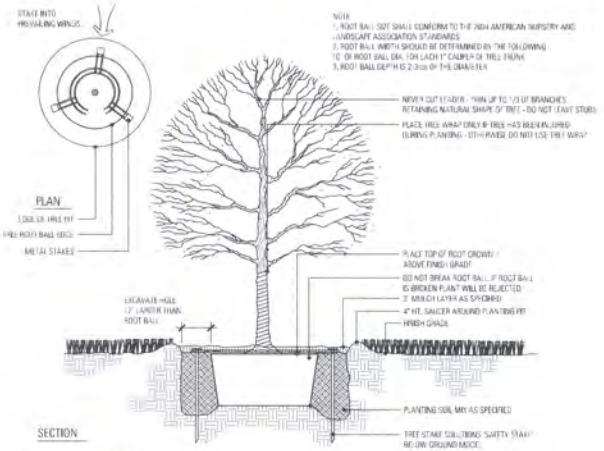
4 **GROUNDCOVER PLANTING**
NTS



3 **SHRUB PLANTING**
NTS



2 **PALM PLANTING DETAIL**
N.T.S.



1 **TREE PLANTING DETAIL**
Scale: 1"=1'-0"

GENERAL NOTES FOR LANDSCAPE PLANTING

1. All base information provided by others, contractor shall field verify all information prior initiating planting installation.
2. Contractor shall notify all pertinent utility companies 48 hours minimum prior to digging for verification of all underground utilities. Plans are prepared according to the best information available at the same of preparing these documents.
3. The contractor shall become completely familiar with existing site conditions prior to beginning installation. All existing site improvements, paving, landscape, lighting, and other site elements to remain shall be protected from damage unless otherwise noted.
4. Unless otherwise noted, the limits of construction are the clearing limits noted on the plans.
5. The contractor shall report any discrepancies between the construction drawings and actual field conditions to the Owner's representative immediately.
6. The contractor shall coordinate all work with related contractors and with the general construction of the project in order to not impede the progress of work of others or the contractor's own work.
7. Contractor shall be responsible to remove all existing ground covers for all new planting beds by approved means prior to planting installation. Contractor shall be responsible to replace all portions of existing planting or lawn areas indicated to remain while completing new planting installation work with same kind of plants or grass to the satisfaction of the owner at no additional cost.
8. The contractor shall bear all cost associated with soil testing and soil amendments as required as a result of the soil testing laboratory's recommendations. Prior to initiating installation the contractor shall provide soil test for at least two on-site locations.
9. All plant container sizes noted on the plant list are minimum. Increase size of containers if necessary to conform to the plant size and specifications.
10. All trees shall have six (6) clear trunks unless otherwise noted on the plant list. Any tree trunk with a "V" shaped crotch will be rejected. All tree caliper (Cal.) sizes noted on the plant list are minimum. Increase size if necessary to conform to specified plant size in the plant list.
11. **Erosion control fabric shall be installed in a shrub and groundcover planting areas as per the details and/or specifications for all slopes that are greater that 3:1 (slopes 1' vertical for every 3' horizontal).**
12. Shrub and ground cover plantings are typically shown on the plans in mass planting beds. Plants shall be set in a triangular spacing pattern (staggered spacing). Plant center to center dimensions (O.C.) are indicated in the plant list.
13. Landscape Contractor shall field adjust the location of plant material as necessary to avoid damage to existing trees and understory vegetation to remain, underground and above ground utilities and all other above ground elements. All changes required shall be coordinated with the Owner's Representative and the Landscape Architect prior to initiating any changes.
14. Any substitutions to plant material, size, or type must be approved by the Landscape Architect prior to installation. Landscape Contractor shall not make any substitutions or alterations to the landscape planting plans or plant list & materials without the prior approval of the Landscape Architect and Owner's Representative. Any Landscape Planting installed that does not conform to the plans, plant list and specifications shall be replaced immediately to the satisfaction of the Owner's Representative and Landscape Architect.
15. Contractor shall be responsible for hand watering as required to maintain and establish all planting (new, existing to be relocated, and existing plants to remain while irrigation system is being installed or repaired) to supplement irrigation and rainfall. The irrigation system is designed to maintain the landscape plantings and not establish them. The contractor is responsible for hand watering all planting areas, regardless of the status of existing or proposed irrigation systems.
16. Contractor shall clean the work areas at the end of each working day. Landscape rubbish and debris shall be collected and deposited off-site daily. All material, products, and equipment stored on-site shall be kept in an organized manner daily.
17. Contractor shall re-grade all areas disturbed by plant removal, relocation, and/or form installation work. The contractor shall replace by equal size and quality any and all existing plant material disturbed or damaged by planting removal, relocation, and/or installation.
18. Existing trees or other plant material indicated on the plans to be relocated shall be handled, cared for, and maintained as new plantings. The contractor is responsible for any required root pruning, wrapping, tree spading or ball and burlapping, additional supplemental hand watering, irrigation misters installed at the tree canopy, or any other sound horticultural practice required to ensure the survival of all relocated plant material.
19. The contractor shall refer to the landscape planting details, specifications, plant list and plans for further and complete planting installation instructions.
20. Landscape Contractor shall fully familiarize himself / herself with the project prior to bidding the work.
21. For site grading and contour information, existing vegetation to remain, buildings and other site feature locations and the location of all above and below ground utilities see the most current and up to date architectural, civil, electrical, structural and mechanical engineering drawings as provided by the Owner or Owner's Representative. Field locate all underground utilities, existing vegetation to remain and other obstructions and coordinate with Owner's Representative prior to initiating any Landscape Planting or Irrigation installation work. Landscape Contractor shall be responsible for repairing or replacing any damage committed to existing or proposed elements above or below ground to its original condition and to the satisfaction of the Owner and Owner's Representative.
22. Landscape Contractor shall field stake the location of all plant material and edges of planting beds for the review and approval by the Landscape Architect prior to initiating any installation of the landscape plantings.
23. Landscape Contractor shall coordinate work with the Irrigation Contractor and all other trades as required.

GENERAL NOTES FOR IRRIGATION

1. An irrigation system will be provided that provides 100% head to head coverage.
2. The irrigation system will include a rain shut-off device.
3. An irrigation plan will be provided with the Final Development Plan.

PLANT LIST

	SYM.	PLANT TYPE
TREES		
	LS	Large Shade Tree
	DR	Ornamental Tree
	PA	Palm Tree
	OP	Ornamental Palm Tree
SHRUBS / PERENNIALS		
	LG	Large Shrub
	S/M	Small/Medium Shrub
GROUNDCOVER & VINES		
	GC-1	Groundcover 1
	GC-2	Groundcover 2
	GC-3	Groundcover 3
	GC-4	Groundcover 4
POND AREA PLANTING		
	PP-1	Pond Area Planting 1
	PP-2	Pond Area Planting 2
	PP-3	Pond Area Planting 3
	PP-4	Pond Area Planting 4
LAWN & GRASSES		
	L	Lawn

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Serenades By Sonata P.U.D.
420 Roper Road
Winter Garden, FL 34787

PROJECT NO. 14013
DATE April 27, 2015

OWNER SONATA SENIOR LIVING

SHEET DESCRIPTION PD LANDSCAPE PLANTING SCHEDULE, NOTES AND DETAILS

SHEET NUMBER **L0.02**

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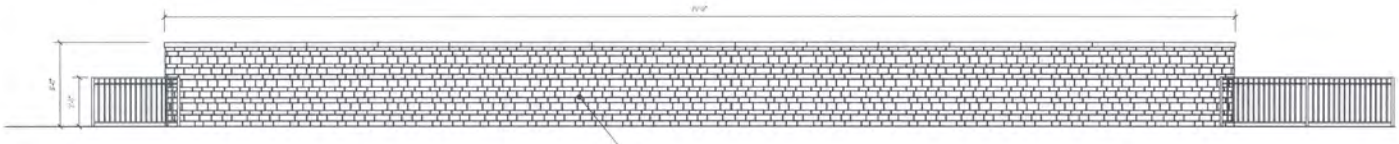
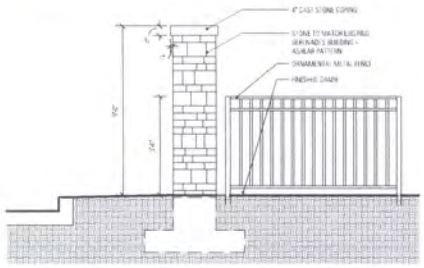
PLAN



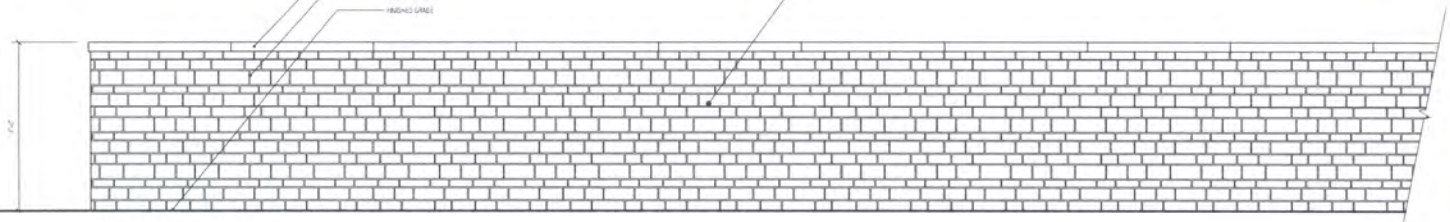
SOUTH ELEVATION

2 WALL AT MAIN DROPOFF
SCALE: 1/4" = 1'-0"



END ELEVATION

NOTE: IDENTITY SIGNAGE TO BE MOUNTED TO WALL. SIGNAGE TO BE DESIGNED IN COMPLIANCE WITH CITY OF WINTER GARDEN REQUIREMENTS



PARTIAL SOUTH ELEVATION

1 WALL AT MAIN DROPOFF - ENLARGED PARTIAL ELEVATIONS
SCALE: 1/2" = 1'-0"

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TolleyAssociates
Landscape Architecture
Planning
Urban Design

Serenades By Sonata P.U.D.

420 Roper Road
Winter Garden, FL 34787

PROJECT NO.: 14013
DATE: May 28, 2015
SEAL:

OWNER: SONATA SENIOR LIVING

PHASE:

SHEET DESCRIPTION: PD WALL AT MAIN DROPOFF

SHEET NUMBER: **L0.03**

Digital File:

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orlando, florida

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may 28, 2015

sonata west orange campus

east elevation

A.1

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orlando, florida

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may 28, 2015

sonata west orange campus

north elevation

A.2

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may 28, 2015

sonata west orange campus

south elevation

A.3

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sonata west orange campus

west elevation

A.4

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may 28, 2015

Serenades by Sonata PUD
orlando, florida

sonata at west orange - medical office buiding
perspective view

A.5

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luke
transportation
engineering
consultants

transportation engineering + planning

MEMORANDUM

TO: Mr. Stephen Caruso
FROM: Mr. Joseph T. Roviaro, AICP
DATE: July 1,. 2015
RE: Sonata Health Care Building Parking Demand Survey
(*LTEC № 14-4602*)

Luke Transportation Engineering Consultants, Inc., conducted a parking demand traffic study at The Villages Assisted Living Facility and Sumter Place Memory Care and Daycare site in Sumter County Florida. **Figure 1** is an aerial showing the two buildings configuration and parking lot layout with the data collection counter locations. For data collection purposes, machine counter hoses were placed at the entrances into each buildings parking area. This allowed us to remove the limit the Sumter Place Memory Care and Daycare trips from the collected data. The count locations are also shown in **Figure 1**.

The number of existing parking spaces was verified during a field review. The Villages Assisted Living Facility has 82 parking spaces of which four (4) are handicapped. The Villages Assisted Living Facility has 108 units with 126 beds. Current occupancy during the data collection period was 90%.

The parking survey was conducted for seven (7) days, June 17, 2015 through June 23, 2015. Occupied parking spaces were counted at the start of the survey period. The Villages Assisted Living Facility had 27 occupied parking spaces at the start of the data collection period. Copies of the traffic counts are available.

Table 1 is a summary of The Villages Assisted Living Facility parking accumulation study. The peak occupied parking total is 76 spaces which occurred on Thursday between 2:00 and 2:30 P.M.

The calculated parking ratio for The Villages Assisted Living Facility was calculate two ways; using the number of units as the independent variable and the number of beds as the independent variable. Using number of occupied units, the parking ratio would be 0.78 parking spaces per unit (76 ÷ 108 x 0.90 = 0.782, use 0.78). Using number of occupied beds, the parking ratio would be 0.67 spaces per bed (76 ÷ 126 x 0.90 = 0.67).

Please let me know if you have any questions.

[mailing address] po box 941556 maitland florida 32794-1556 • 29 east pine street orlando florida 32801 [phone] 407 423 8055 [fax] 407 423 8022

Sonata Health Care
Assisted Living Survey Location in Sumter County

Figure 1

luke transportation engineering consultants

Table 1
The Villages Assisted Livinig Facility
Cumulative Occupied Parking Spaces by 15-minute Increment

End Time	Wednesday 6/17/2015	Thursday 6/18/2015	Friday 6/19/2015	Saturday 6/20/2015	Sunday 6/21/2015	Monday 6/22/2015	Tuesday 6/23/2015
15	27	26	9	9	20	7	14
30	30	20	11	9	20	7	11
45	28	22	8	9	20	4	13
100	33	23	11	9	20	2	13
115	33	28	12	9	20	3	11
130	38	28	13	9	20	5	13
145	31	25	10	9	20	9	18
200	31	29	8	9	20	5	16
215	31	31	8	9	20	4	15
230	29	32	9	9	20	6	15
245	30	32	9	9	20	6	15
300	34	35	9	8	20	6	13
315	32	33	10	8	20	6	11
330	31	31	6	8	21	2	3
345	30	36	6	8	21	2	2
400	31	39	9	8	21	3	2
415	26	37	9	8	21	3	2
430	23	35	11	8	21	2	2
445	29	40	13	8	21	2	4
500	28	41	14	8	23	2	2
515	31	41	16	5	23	3	2
530	34	36	19	4	24	4	6
545	36	36	21	3	24	7	8
600	38	43	30	3	26	13	15
615	42	43	28	3	26	15	17
630	39	45	30	2	26	15	20
645	41	52	32	3	28	14	21
700	43	54	36	5	32	17	26
715	47	58	36	6	32	22	28
730	53	62	44	10	34	27	31
745	54	67	44	9	33	31	36
800	60	67	42	11	34	32	39
815	59	68	43	12	36	33	40
830	57	69	43	15	37	34	41
845	58	74	47	18	36	38	39
900	57	71	49	17	33	28	34
915	49	65	48	15	35	28	26
930	48	58	40	15	33	28	30
945	49	51	35	12	32	29	30
1000	49	59	41	10	30	30	30
1015	44	64	40	7	26	33	33
1030	43	67	37	5	26	33	39
1045	39	69	39	3	26	32	37
1100	40	69	36	5	26	31	40
1115	38	69	36	7	25	28	38
1130	35	72	33	11	24	26	36
1145	32	71	34	11	28	23	36
1200	28	66	29	8	29	18	38

End Time	Wednesday 6/17/2015	Thursday 6/18/2015	Friday 6/19/2015	Saturday 6/20/2015	Sunday 6/21/2015	Monday 6/22/2015	Tuesday 6/23/2015
1215	21	64	32	6	24	19	32
1230	19	64	29	10	24	17	34
1245	24	65	28	13	19	15	29
1300	24	71	26	12	14	18	28
1315	17	70	23	11	12	14	26
1330	23	73	26	12	14	17	32
1345	25	72	29	17	17	15	31
1400	26	76	34	22	11	22	40
1415	22	76	24	25	13	18	43
1430	16	73	22	25	14	19	37
1445	16	68	23	21	20	21	27
1500	14	62	28	26	17	15	31
1515	11	61	27	24	17	12	25
1530	9	56	23	21	13	11	19
1545	11	58	27	21	10	4	19
1600	14	53	28	21	3	3	19
1615	16	47	27	19	3	3	21
1630	15	45	20	13	2	3	23
1645	18	44	19	12	2	4	24
1700	21	39	16	14	3	3	24
1715	24	37	18	10	2	2	19
1730	17	31	12	13	2	2	13
1745	12	29	7	16	2	4	9
1800	11	32	14	17	2	2	12
1815	15	34	15	18	2	2	13
1830	17	31	12	17	9	3	18
1845	18	30	12	16	12	2	18
1900	23	30	9	19	12	2	18
1915	28	27	8	16	11	2	19
1930	26	25	5	17	11	3	18
1945	23	21	5	15	9	3	19
2000	16	18	4	20	12	2	22
2015	18	20	3	22	10	6	22
2030	17	23	3	21	10	10	22
2045	18	24	4	18	10	7	26
2100	19	23	6	20	10	7	25
2115	20	20	8	20	11	7	23
2130	18	22	8	20	12	7	23
2145	22	28	4	20	10	7	21
2200	29	30	2	23	9	5	21
2215	23	23	6	21	9	12	20
2230	23	19	8	20	10	17	18
2245	21	14	10	19	9	17	16
2300	24	14	10	19	9	17	16
2315	25	12	10	19	9	13	19
2330	27	10	12	19	8	10	17
2345	25	8	7	20	8	14	17
2400	28	9	9	20	8	14	17

Luke Transportation Engineering Consultants, 2015

luke
transportation
engineering
consultants

transportation engineering + planning

MEMORANDUM

TO: Mr. Stephen Caruso
FROM: Mr. Joseph T. Roviaro, AICP
DATE: July 28, 2015
RE: Sonata Health Care 7-Day Hose Counts
(*LTEC № 14-4602*)

Luke Transportation Engineering Consultants, Inc. conducted 7-day bi-directional traffic counts on Roper Road and CR 535 during the week of July 13, 2015 to July 19, 2015. **Figure 1** is an aerial showing the machine hose counter locations on the two roadways. Summary copies of the machine counts are attached. The three-day traffic count on Daniels Road was performed by Orange County in November 2014.

Table 1 is a summary of the 24-hour bi-directional traffic counts. Traffic counts for each count location are listed by day, A.M. peak hour (7:00 to 9:00) and P.M. peak hour (4:00 to 6:00). The calculated weekday average and the weekend average are also provided. The FDOT seasonal factor and weekly axel factor were applied to the count averages.

Based on the collected traffic counts and Orange County's traffic data each roadway carries the following number of average weekday vehicles:

- Roper Road – Between CR 535 and Daniels Road
  - 1,710 AADT
  - 60 Eastbound A.M. peak direction peak hour trips
  - 100 Westbound P.M. peak direction peak hour trips
- CR 535 – North of Roper Road
  - 9,430 AADT
  - 370 Southbound A.M. peak direction peak hour trips
  - 440 Northbound P.M. peak direction peak hour trips
- CR 535 – South of Roper Road
  - 8,540 AADT
  - 340 Southbound A.M. peak direction peak hour trips
  - 390 Northbound P.M. peak direction peak hour trips
- Daniels Road – South of Roper Road (Orange County 2014 3-Day Average Count)
  - 20,760 AADT
  - 620 Northbound A.M. peak direction peak hour trips
  - 1,040 Northbound P.M. peak direction peak hour trips

[mailing address] po box 941556 maitland florida 32794-1556 • 29 east pine street orlando florida 32801 [phone] 407 423 8055 [fax] 407 423 8022

Based on the collected traffic counts each roadway carries the following number of average weekend vehicles:

- Roper Road – Between CR 535 and Daniels Road
  - 1,390 AADT
  - 40 Eastbound A.M. peak direction peak hour trips
  - 60 Westbound P.M. peak direction peak hour trips
- CR 535 – North of Roper Road
  - 6,930 AADT
  - 200 Southbound A.M. peak direction peak hour trips
  - 260 Northbound P.M. peak direction peak hour trips
- CR 535 – South of Roper Road
  - 6,700 AADT
  - 200 Southbound A.M. peak direction peak hour trips
  - 260 Northbound P.M. peak direction peak hour trips

The P.M. peak direction peak hour traffic volumes were also used to calculate the current level of service. The results of this analysis are included in **Table 1**. As can be seen from the traffic counts, Roper Road has an excess capacity of 690 trips (790 – 100 = 690) for the adopted Level of service (LOS). The proposed Assisted Living and Independent Living development will generate 16 peak direction peak hour trips. Should all of the proposed development traffic use Roper Road, there would still be an excess capacity amount of 674 trips. Likewise, using the LOS C threshold value of 270, Roper Road has an excess capacity of 170 trips (270 – 100 = 170) for the LOS C condition. Adding all the proposed development to the LOC excess capacity and Roper Road will continue to operate at a LOS C condition (100 + 16 = 116).

As noted above, all the proposed development traffic was assumed to use Roper Road. In actual operation, the proposed development will have direct access to Daniels Road via the new traffic signal at the Roper Road and Daniels Road intersection and the amount of project traffic on Roper Road will be less than. In addition, Sonata Health Care will be paying their proportionate share for the new traffic signal.

Please let me know if you have any questions.

luke transportation engineering consultants

Sonata Health Care
Winter Garden, Florida
Hose Count Locations

Figure 1

[mailing address] po box 941556 maitland florida 32794-1556 • 29 east pine street orlando florida 32801 [phone] 407 423 8055 [fax] 407 423 8022

Table 1
City of Winter Garden

Roadway Segment		# of	Adopted Functional		Roadway Service Volumes Peak Hour / Peak Direction Capacity Table (1)				
From	To	Lanes	Class	LOS					
Roper Road					A	B	C	D	E
CR 535	Daniels Road	2L	Collector	E	-	-	750	790	790
CR 535					A	B	C	D	E
Daniels Road	SR 50	2L	Collector	E	-	-	750	790	790
Daniels Road					A	B	C	D	E
Stoneybrook Parkway	SR 50	4LD	Arterial	E	-	-	1,720	1,800	1,800

2015/2014 Traffic Counts

Roadway	Daily	AM Peak Hour (7-9 AM Peak Period)				PM Peak Hour (4-6 PM Peak Period)				Adopted	
Count Date	Volume	NB/EB	SB/WB	Total	Time	NB/EB	SB/WB	Total	Time	LOS	LOS
Roper Road											
Monday, July 13, 2015	1,719	46	35	81	7:15 AM	77	103	180	5:00 PM	E	C
Tuesday, July 14, 2015	1,653	54	40	94	7:30 AM	96	93	189	5:15 PM	E	C
Wednesday, July 15, 2015	1,733	71	41	112	8:00 AM	95	87	182	5:15 PM	E	C
Thursday, July 16, 2015	1,721	60	47	107	7:45 AM	87	99	186	5:00 PM	E	C
Friday, July 17, 2015	1,746	58	46	104	8:30 AM	82	98	180	5:15 PM	E	C
Saturday, July 18, 2015	1,402	44	26	70	8:45 AM	48	70	118	4:15 PM	E	C
Sunday, July 19, 2015	1,379	36	20	56	8:45 AM	50	53	103	5:00 PM	E	C
Weekday Average	1,714	58	42	100		87	96	183			
Seasonal Factor (2)	***1,710***	***60***	***40***	***100***		***90***	***100***	***180***		E	C
Weekend Average	1,391	40	23	63		49	62	111			
Seasonal Factor (2)	***1,390***	***40***	***20***	***60***		***50***	***60***	***110***		E	C
CR 535 - North of Roper Road											
Monday, July 13, 2015	8,607	262	345	607	8:30 AM	403	425	828	5:15 PM	E	C
Tuesday, July 14, 2015	9,800	319	402	721	8:00 AM	455	432	887	5:15 PM	E	C
Wednesday, July 15, 2015	9,877	327	386	713	8:00 AM	465	412	877	5:00 PM	E	C
Thursday, July 16, 2015	9,598	269	364	633	8:15 AM	481	463	944	5:00 PM	E	C
Friday, July 17, 2015	9,263	270	372	642	8:15 AM	399	389	788	4:30 PM	E	C
Saturday, July 18, 2015	7,599	174	222	396	8:45 AM	307	268	575	4:30 PM	E	C
Sunday, July 19, 2015	6,265	85	177	262	8:30 AM	222	224	446	4:15 PM	E	C
Weekday Average	9,429	289	374	663		441	424	865			
Seasonal Factor (2)	***9,430***	***290***	***370***	***660***		***440***	***420***	***860***		E	C
Weekend Average	6,932	130	200	329		265	246	511			
Seasonal Factor (2)	***6,930***	***130***	***200***	***330***		***260***	***250***	***510***		E	C
CR 535 - South of Roper Road											
Monday, July 13, 2015	8,178	296	338	634	8:00 AM	348	364	712	5:00 PM	E	C
Tuesday, July 14, 2015	8,722	299	367	666	8:00 AM	392	364	756	5:15 PM	E	C
Wednesday, July 15, 2015	8,602	309	348	657	8:00 AM	400	344	744	5:00 PM	E	C
Thursday, July 16, 2015	8,567	271	320	591	8:15 AM	421	400	821	5:00 PM	E	C
Friday, July 17, 2015	8,644	294	347	641	8:15 AM	395	355	750	4:45 PM	E	C
Saturday, July 18, 2015	7,098	167	198	365	8:45 AM	301	229	530	4:15 PM	E	C
Sunday, July 19, 2015	6,317	137	201	338	8:45 AM	213	238	451	4:30 PM	E	C
Weekday Average	8,543	294	344	638		391	365	757			
Seasonal Factor (2)	***8,540***	***290***	***340***	***640***		***390***	***370***	***760***		E	C
Weekend Average	6,708	152	200	352		257	234	491			
Seasonal Factor (2)	***6,700***	***150***	***200***	***350***		***260***	***230***	***490***		E	C
Daniels Road - South of Roper Road (Orange County 2014 Traffic Count Program)											
Tuesday, November 18, 2014	19,676	562	598	1,160	7:45 AM	971	746	1,717	5:30 PM	E	C
Wednesday, November 19, 2014	20,496	632	597	1,229	7:45 AM	1,046	738	1,784	5:30 PM	E	C
Thursday, November 20, 2014	22,135	675	669	1,344	7:45 AM	1,104	781	1,885	5:45 PM	E	C
Weekday Average	20,769	623	621	1,244		1,040	755	1,795			
Seasonal Factor (2)	***20,760***	***620***	***620***	***1,240***		***1,040***	***750***	***1,790***		E	C

1. FDOT Quality/LOS Handbook. A & B values cannot be achieved using FDOT table input value defaults.
2. FDOT Seasonal Factor - 1.02 and FDOT Weekly Axel Factor - 0.98)
Luke Transportation Engineering Consultants, Inc., 2015

THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 6

DATE: July 31, 2015 **MEETING DATE:** August 17, 2015

SUBJECT: West Bay Street (PRELIMINARY PLAT)
PROJECT NAME Hennig Property
PARCEL ID# 15-22-27-8656-00-150

ISSUE: The applicant is requesting a Preliminary Plat for 45 single family residential lots in the Hennig Property Subdivision.

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: JTD Land

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

PROPOSED ZONING: N/A

CURRENT FLU: LR (Low Density Residential)

PROPOSED FLU: N/A

SUMMARY:

Applicant proposes Preliminary Plat for 45 single-family lots. The proposed Preliminary Plat is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances. The proposed Preliminary Plat is consistent with the R-1 Zoning of the property.

STAFF RECOMMENDATION(S):

DRC recommends conditional approval of the Preliminary Plat of 45 single-family lots in the Henning Property Subdivision subject to the conditions of the attached Staff Report.

NEXT STEP(S):

Submit Final Engineering Plans and Final Plat.

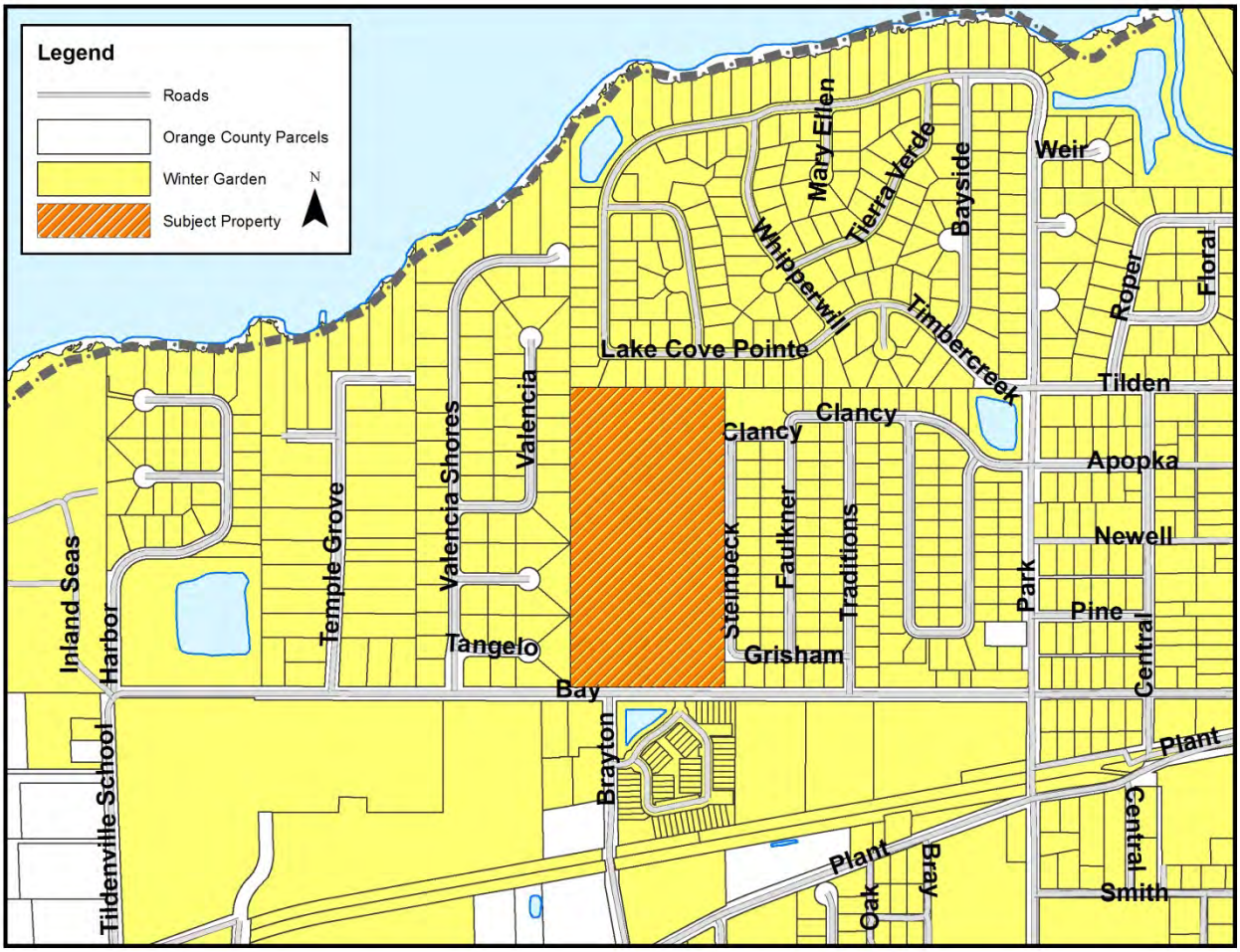
ATTACHMENT(S):

Location Map
Staff Report
Preliminary Plat

LOCATION MAP

Hennig Property

PRELIMINARY PLAT



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

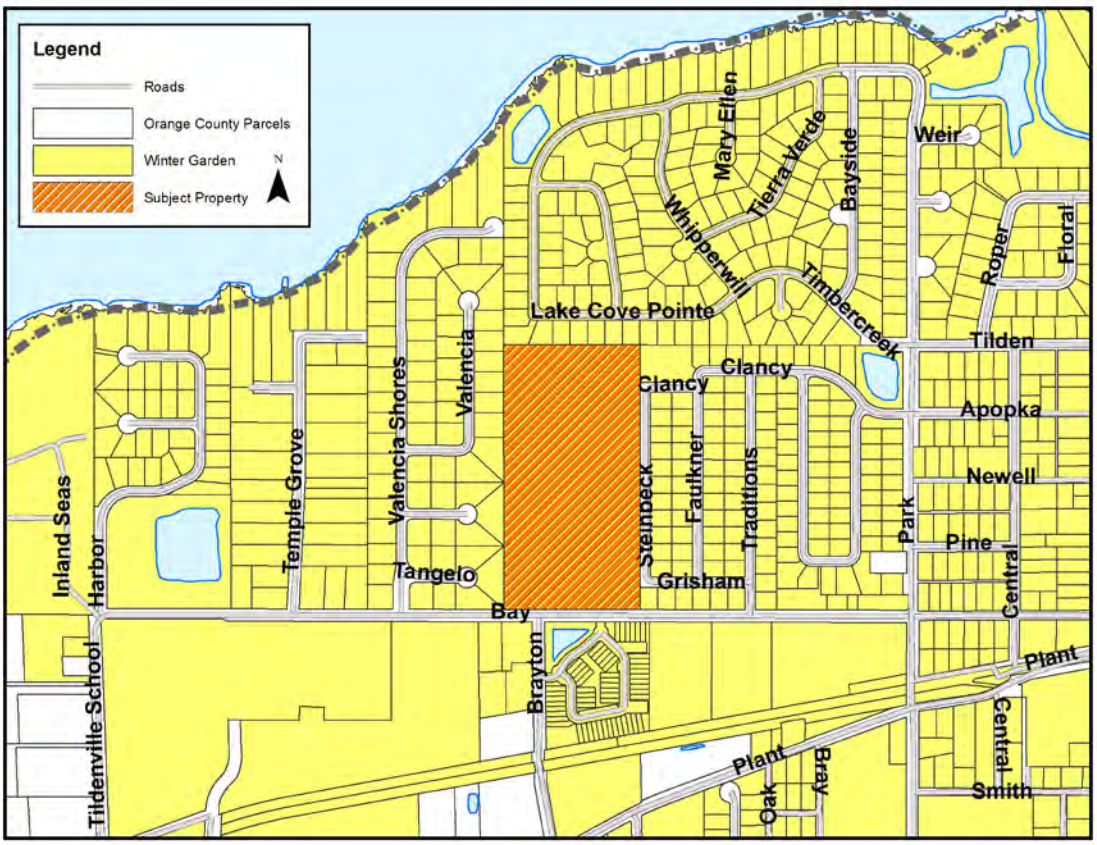
TO: PLANNING AND ZONING COMMITTEE
PREPARED BY: KELLY CARSON, PLANNER II
DATE: AUGUST 3, 2015
SUBJECT: PRELIMINARY PLAT
HENNIG PROPERTY
WEST BAY STREET (20.21 +/- ACRES)
PARCEL ID # 15-22-27-8656-00-150

APPLICANT: JTD LAND

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 along West Bay Street and is approximately 20.21 ± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits.



EXISTING USE

The subject property consists of undeveloped land containing mostly pine trees and low lying vegetation. Formerly, the site was used as a citrus grove.

ADJACENT LAND USE AND ZONING

The property located to the north is developed with the Lake Cove Pointe single family neighborhood, zoned R-1, and located in Winter Garden. The property located to the west is developed with the Valencia Shores single family neighborhood, zoned R-1, and located in Winter Garden. The properties to the south include the Walkers Grove townhome subdivision, which is currently under construction. This property is zoned R-3 and is located in Winter Garden. Also located to the south is a property developed with a modular warehouse building that houses a custom millworker. This property is zoned C-3 and is located in the City. The property located to the east is developed with the Traditions single family neighborhood, zoned R-1B, and located in Winter Garden.

PROPOSED USE

The applicant is requesting preliminary plat approval to move forward with development plans and the final plat. The applicant is proposing to develop the 20.21 ± acre, site into a residential subdivision containing 45 single-family dwelling units. The minimum lot size will be 85’ x 110’, which complies with the regulations of the property’s R-1 zoning. The subdivision will have a gross density of 2.22 dwelling units per acre; the LR- Low Density Residential Future Land Use Designation allows up to 6 dwelling units per acre. The subdivision will contain a recreation area that will include a tot lot and open space. The recreation area provided is insufficient to meet City Code requirement. However, the developer has agreed to pay into the City’s recreation fund to account for the deficit.

SUMMARY

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

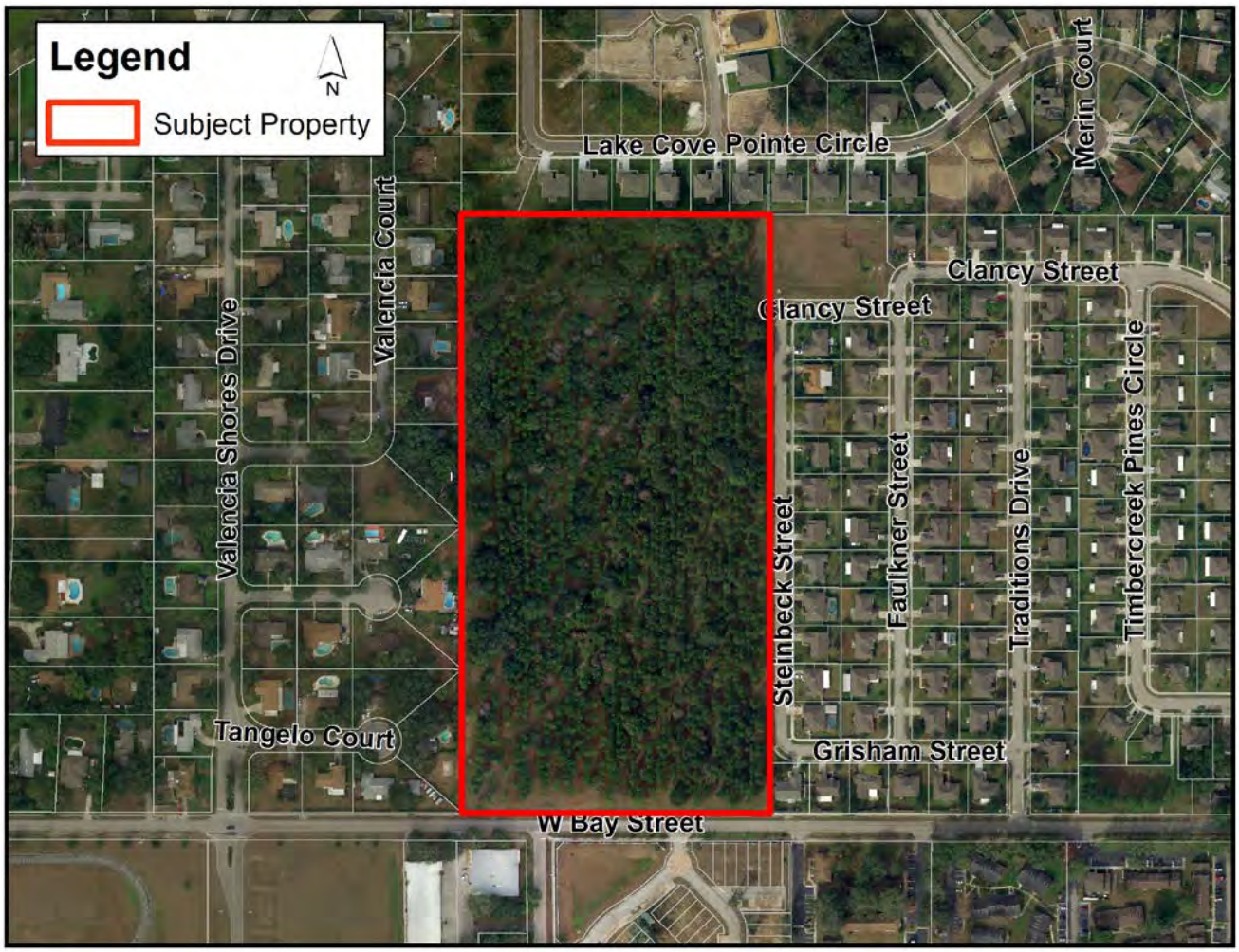
- The recreation area deficit will require mitigation based on the fair market value of the land that would otherwise be dedicated. Based on the sale price of the land ($1,550,000), the developer is required to pay $76,694.71 for every acre of required recreation space that is not able to be dedicated on site.
- A detailed site plan submittal for the recreation area will be required showing landscaping, hardscape areas, and any proposed recreation features and/or structures.
- The plans show the preservation of 19 trees and the removal of 118 trees. This is unacceptable and will need to be addressed during the construction plan review. Developer should make every effort to engineer the site in a manner that allows for the greatest number of trees to be retained.
- The rear elevations of the homes must have façade features similar to those along the front elevations.
- The existing well shall be capped/plugged pursuant to the requirements of SJRWMD; provide a well closure report at completion (as noted).
- The existing ditch along the west boundary shall be piped with inlets for the full length

of the project. Pond discharge shall be limited to the capacity of the downstream receiving (pipe) system (as shown).

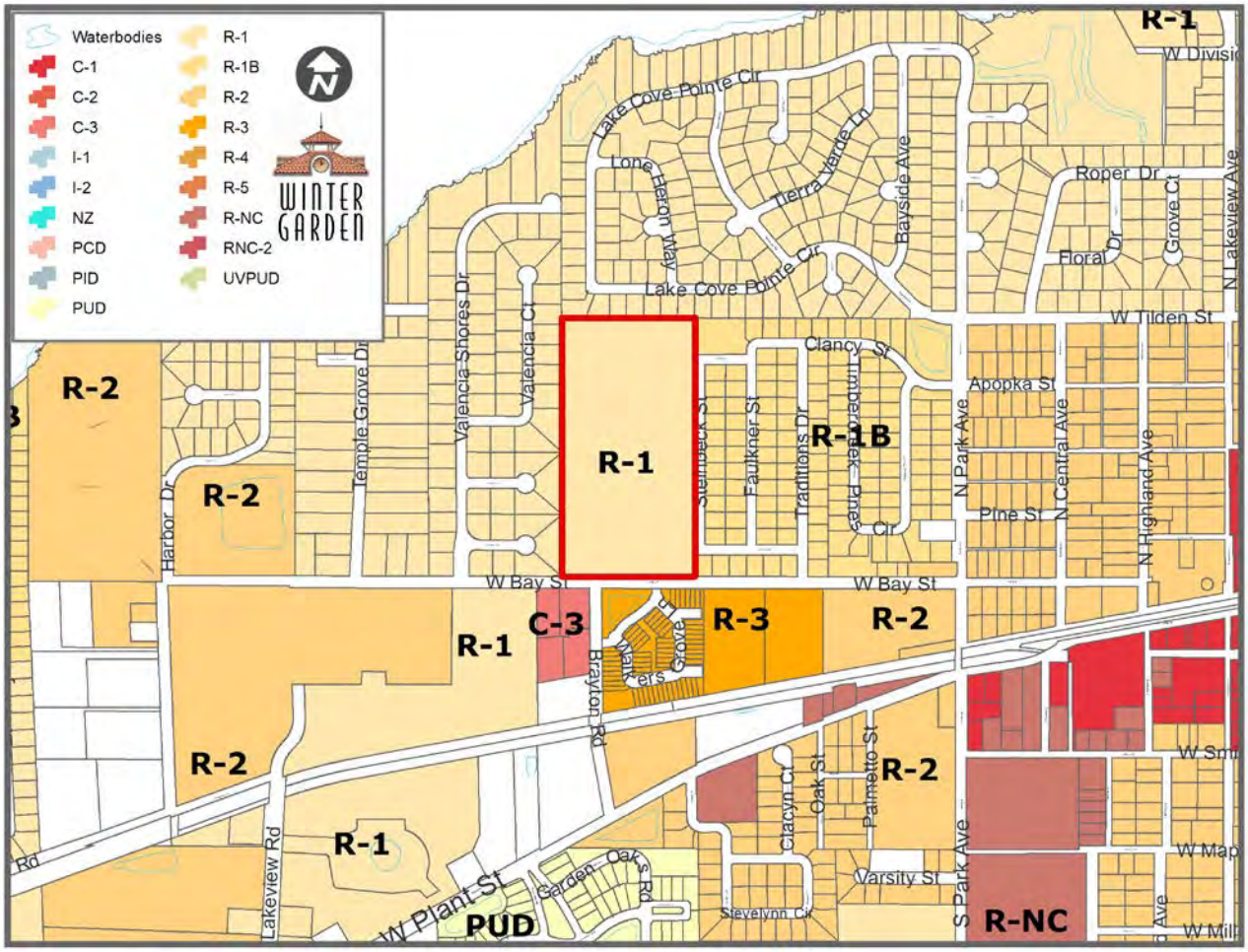
- Typical Section: Right-of-way width shall be a minimum of 50 feet with minimum roadway pavement width of 24' as required by City Code (12' minimum each lane); 16' minimum lane width for any divided portion (additional width may be required if parking is allowed); 18" of clean fill with no more than 5% passing a #200 sieve required under the subbase; 98% density required on all compaction; 2" minimum asphalt thickness; 10" minimum soil cement base thickness; minimum 24" wide concrete curb and gutter required (or Miami curb); 5' wide concrete sidewalks required on both sides of street; minimum 10' wide drainage, utility and sidewalk easements required adjacent to all rights-of-way. All construction shall meet City of Winter Garden requirements for drainage, roadways and utilities (see City Standard Details available on-line at cwgdn.com).
- A Phase I Environmental Site Assessment, a Threatened & Endangered Species Assessment, and a Geotechnical Investigation have been provided. These will be reviewed with the final construction plans for conformity to those recommendations.
- Walls and landscaping along West Bay Street shall be located within a landscape and wall easement, to be maintained by the HOA. 5' wide fence easement along the east project boundary shall be granted to the HOA, who will also have maintenance responsibilities for the fence.
- It appears the project will not be gated. While portions of the right-of-way may be dedicated to the City, maintenance of special pavements, landscaping, hardscaping, etc. shall be performed by the HOA under a R/W maintenance agreement (as noted).
- All proposed easements shall be 30' minimum width for sanitary, water and storm; improvements shall be centered within the easement. Common areas not abutting right-of-way shall include a tract (not easement) for access and maintenance.
- Minimum 5 ft. wide utility and drainage easements shall be provided on each side lot line; 10' drainage, utility and sidewalk easements required adjacent to R/W.
- All irrigation on the site shall be designed to be supplied by reclaimed water (minimum 8" internal main size) as noted.

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

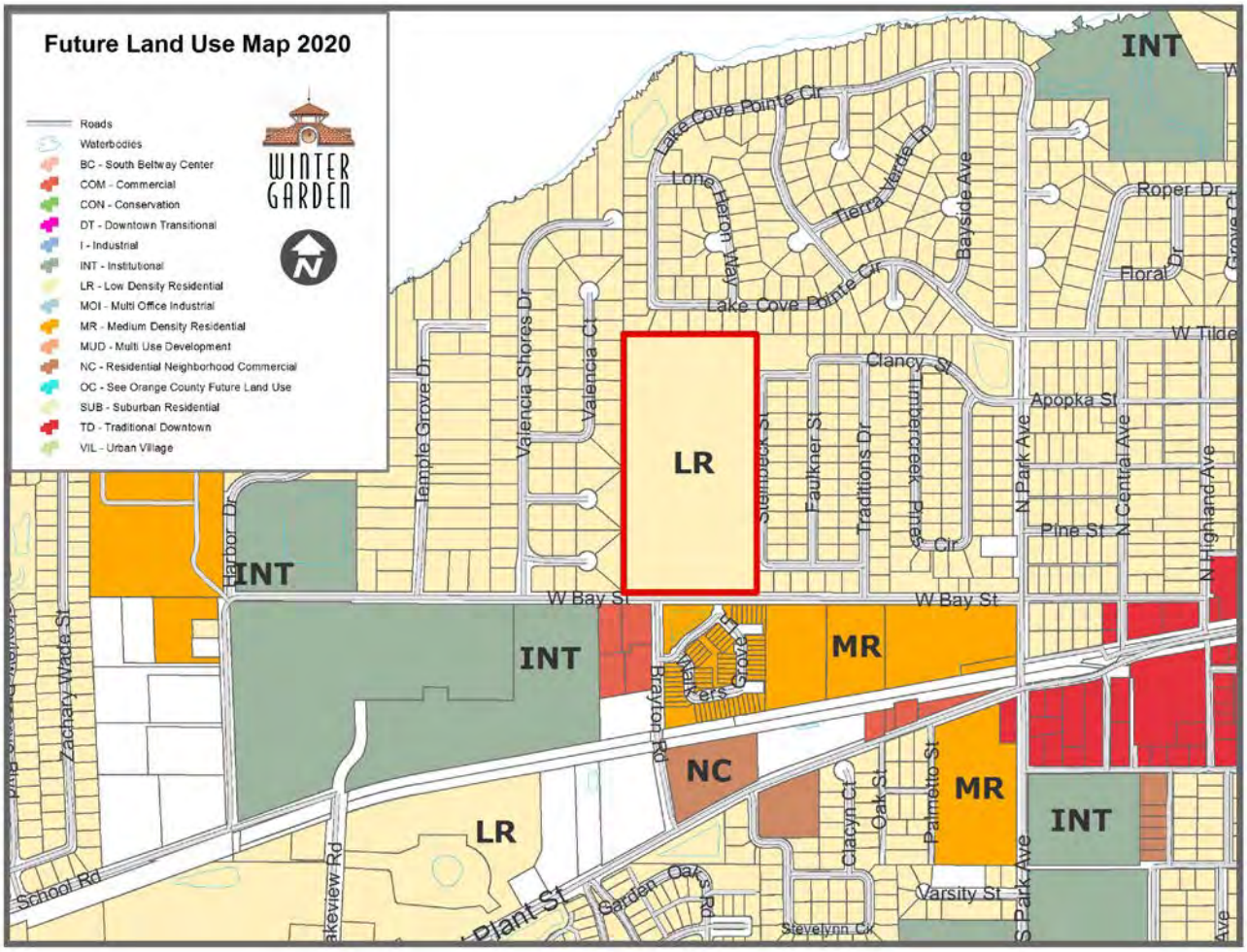
AERIAL PHOTO
HENIG PROPERTY



ZONING MAP
HENNIG PROPERTY



FUTURE LAND USE MAP
HENNIG PROPERTY



END OF STAFF REPORT

Google earth

feet 10
meters 3

Drawing Index

General

1 COVER SHEET

Civil

2 BOUNDARY & EXISTING CONDITIONS PLAN
3 SITE PLAN
4 DIMENSION PLAN
5 UTILITY PLAN
6 DRAINAGE PLAN
7 TREE REMOVAL PLAN

Project Description

A 45 UNIT SINGLE FAMILY DEVELOPMENT.

Legal Description

HENNIG PROPERTY LEGAL DESCRIPTION

(PER O.R.B. 10218, PG. 2883)

LOTS 15 AND 20, SUBDIVISION OF L.F. TILDEN'S LAND IN SECTIONS 15, 16, 21 AND 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 131, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SAID LANDS CONTAINING 20.21 ACRES, MORE OR LESS.

Hennig Property

City of Winter Garden
Orange County, Florida

Preliminary Plat

A Straight Zoned Development
in the City of Winter Garden, Florida
January 2015

Parcel ID. Number: 15-22-27-8656-00-150

Developer

JTD LAND AT BAY STREET, LLC
210 SOUTH HOAGLAND BOULEVARD
KISSIMMEE, FLORIDA 34741
CONTACT: CRAIG HARRIS
PHONE: 407-870-0066

Civil Engineer / Planner

DEWBERRY
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
CONTACT: SCOTT STEARNS, P.E.
PHONE: 407-843-5120

Surveyor

DEWBERRY
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
CONTACT: BILL DONLEY, P.S.M.
PHONE: 407-843-5120

Geotechnical

UNIVERSAL ENGINEERING SCIENCES, INC.
3532 MAGGIE BLVD.
ORLANDO, FL 32811
(407) 423-0504
CONTACT: GUY H. RABENS, M.S., P.E.

SITE LOCATION

NTS

Prepared for:
JTD Land at Bay Street, LLC

210 HOAGLAND BOULEVARD
KISSIMMEE , FLORIDA
CONTACT: CRAIG HARRIS

Dewberry

Dewberry Engineers Inc.
520 SOUTH MAGNOLIA AVE
ORLANDO, FL 32801
PHONE: 407.843.5120
ENGINEERING BUSINESS #5704

50070315
Hennig Property
Preliminary Plans

JTD Land at Bay Street, LLC
City of Winter Garden
Orange County, Florida

SEAL

KEY PLAN

SCALE NORTH

No.	DATE	BY	Description
1	06/15	JSL	PER DCR COMMENTS

REVISIONS

DRAWN BY	DS/RSH
APPROVED BY	NPS
CHECKED BY	CJA
DATE	01/26/15

TITLE

Cover Sheet

PROJECT NO. 50070315

1

SHEET NO. 1 OF 7

SURVEY LEGEND AND ABBREVIATIONS

±	MORE OR LESS
AC	ACRES
ASPH	ASPHALT PAVEMENT
(C)	CALCULATED
C&G	CURB & GUTTER
℄	CENTER LINE
CLF	CHAIN-LINK FENCE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC.	CONCRETE
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.U.P.E.	DRAINAGE, UTILITY & PEDESTRIAN EASEMENT
EL.	ELEVATION
E/P	EDGE OF PAVEMENT
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
FIRM	FLOOD (FLORIDA) INSURANCE RATE MAP
FNC	FENCE
FND	FOUND
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HWF	HOG-WIRE FENCE
ID	IDENTIFICATION
INV	INVERT ELEVATION
IP	IRON PIPE
IPC	IRON PIPE & CAP
IR	IRON ROD
IRC	IRON ROD & CAP
L	ARC LENGTH
LB	LICENSED BUSINESS
L.W.E.	LANDSCAPE & WALL EASEMENT
(M)	MEASURED
M.B.	MAP BOOK
MES	MITERED END SECTION
MH	MANHOLE
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
N/D	NAIL & DISK
NO.	NUMBER
ORB	OFFICIAL RECORDS BOOK
OHU	OVER-HEAD UTILITIES
(P)	PLAT
P.B.	PLAT BOOK
PC	POINT OF CURVATURE
PCP	PERMANENT CONTROL POINT
PG(S)	PAGE/PAGES
⊥	PROPERTY LINE
PLS	PROFESSIONAL LAND SURVEYOR
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR MAPPER
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
SEC	SECTION
SS	SANITARY SEWER
T/B	APPROXIMATE TOP OF BANK
T/S	APPROXIMATE TOE OF SLOPE
TBM	TEMPORARY BENCH MARK
(TYP)	TYPICAL
U.E.	UTILITY EASEMENT
U.P.E.	UTILITY & PEDESTRIAN EASEMENT
VF	VINYL FENCE
W.D.E.	WALL & DRAINAGE EASEMENT
WF	WOOD FENCE
W.L.E.	WALL & LANDSCAPE EASEMENT
WPF	WOOD PRIVACY FENCE
W/	WITH
	WATER VALVE
	GAS VALVE
	IRRIGATION CONTROL VALVE
	FIRE HYDRANT
	BREAK LINE
	SET 4"x4" CM (LB 8011)
	FOUND 4"x4" CM (LS 4334) UNLESS OTHERWISE NOTED
	FOUND MAG NAIL (NO ID)
	SET N/D (LB 8011)
	FOUND N/D (AS NOTED)
	SET 5/8" IRC (LB 8011)
	FOUND IRON ROD (AS NOTED) UNLESS OTHERWISE NOTED
	FOUND IRON PIPE (AS NOTED)
	BENCHMARK (AS NOTED)
	CABLE TELEVISION RISER BOX
	ELECTRIC JUNCTION BOX
	TELEPHONE RISER BOX
	UTILITY RISER BOX
	WATER METER
	ELECTRICAL TRANSFORMER
	WOOD UTILITY POLE
	GUY ANCHOR
	LIGHT POLE
	FLOOD LIGHT
	CATCH BASIN/DROP INLET
	CLEAN OUT
	STORM MANHOLE
	ELECTRIC METER
	SANITARY MANHOLE
	SINGLE POLE SIGN

TREE LEGEND

(SIZE DENOTED INSIDE SYMBOL)

- CAMPHOR
- CHERRY
- EAR/RAIN TREE
- LAUREL OAK
- LIVE OAK
- MAPLE
- MISC/UNKNOWN
- OAK
- PALM
- PINE TREE

NOTES:

1. NO WETLAND AREAS EXIST ON SITE
2. THIS SITE IS DETERMINED BY FEMA AS ZONE X. THE SITE DOES NOT NOT LIE WITHIN THE 100 YR FLOOD ELEVATION ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 12095C0205F. DATED SEPTEMBER 25, 2009. FEDERAL EMERGENCY MANAGEMENT AGENCY.

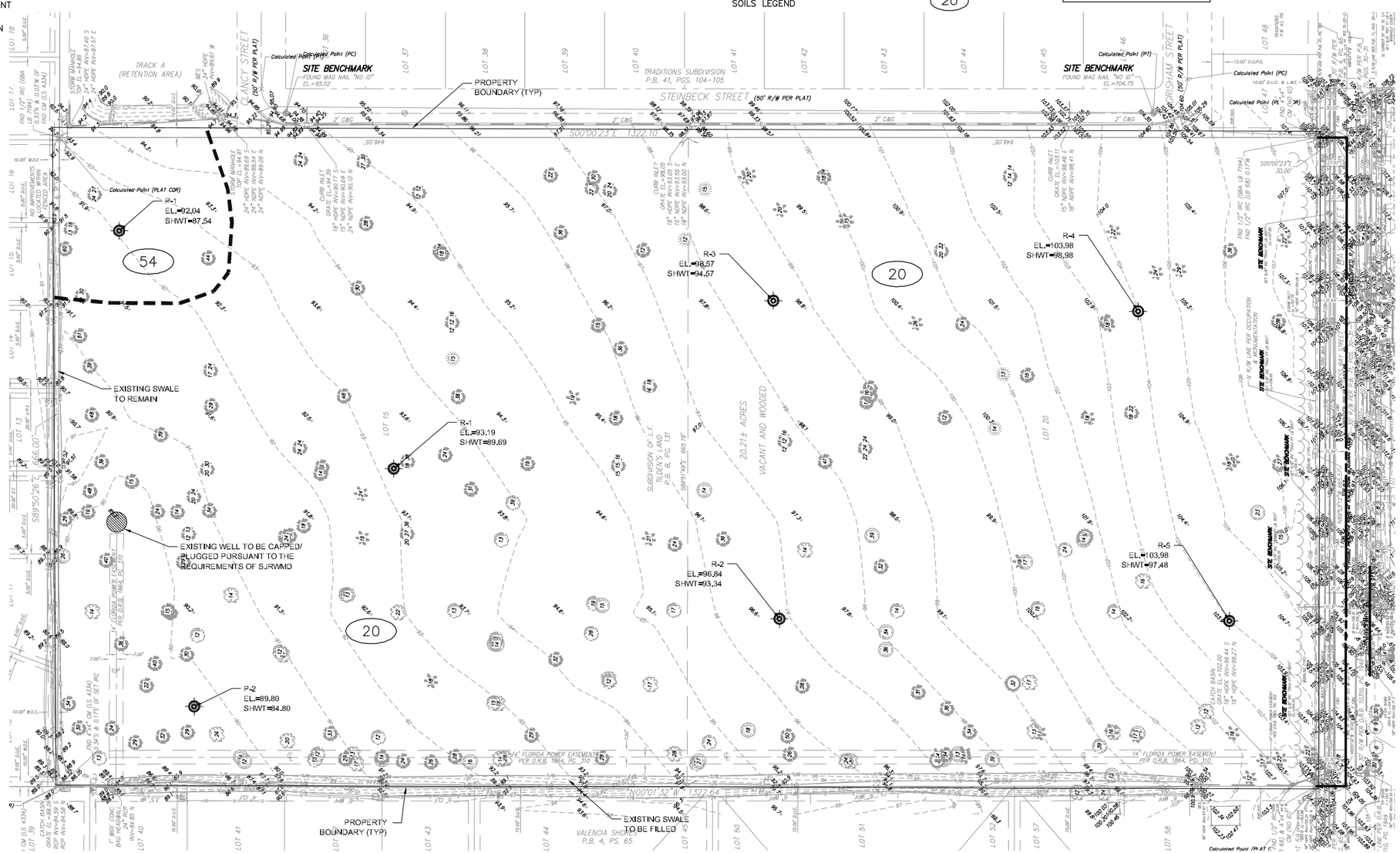
LEGEND

DESCRIPTION	EXISTING
PROPERTY BOUNDARY	
LOT LINE	
RIGHT-OF-WAY LINE	
CONTOURS	
SOILS DIVIDE LINE	
SOILS LEGEND	20

SOILS LEGEND

20	IMMOKALEE FINE SAND, 0 TO 2 PERCENT SLOPES; B/D
54	ZOLFO FINE SAND, 0 TO 2 PERCENT SLOPES; A

TOPOGRAPHY AND BOUNDARY SURVEY BY: DEWBERRY



Dewberry

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ENGINEERING BUSINESS #8704

50070315
Hennig Property
Preliminary Plans

JTD Land at Bay Street, LLC
City of Winter Garden
Orange County, Florida

SEAL

KEY PLAN

SCALE NORTH

0' 60' 120'

SCALE: 1" = 60'

No.	DATE	BY	Description
1	06/15	JSL	PER DCR COMMENTS

REVISIONS

DRAWN BY	DS/RSH
APPROVED BY	NPS
CHECKED BY	CJA
DATE	01/26/15

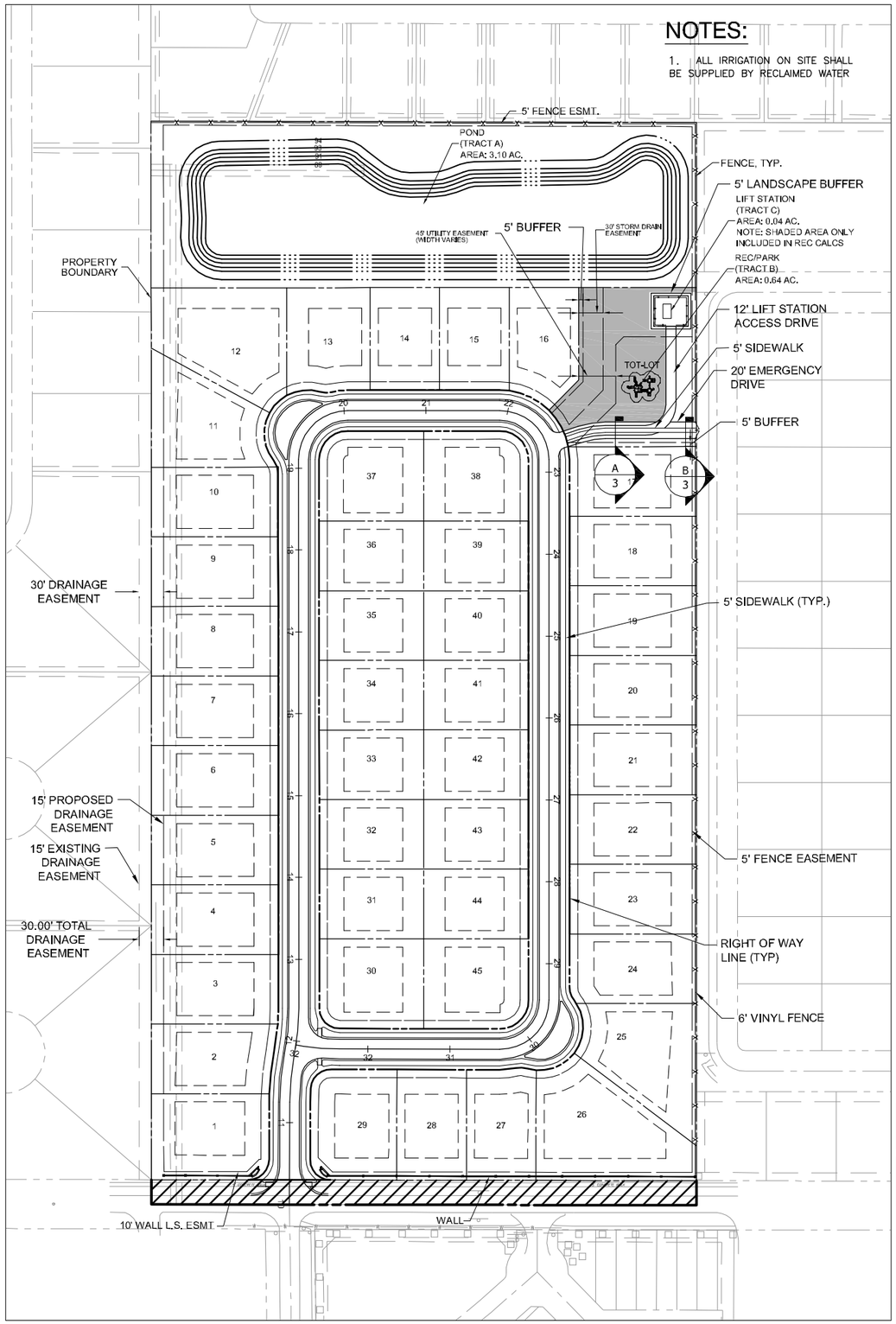
TITLE

Boundary Survey & Existing Conditions Plan

PROJECT NO. 50070315

2

SHEET NO. 2 OF 7

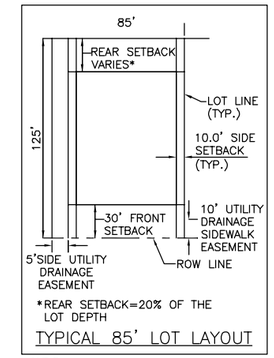


NOTES:

1. ALL IRRIGATION ON SITE SHALL BE SUPPLIED BY RECLAIMED WATER

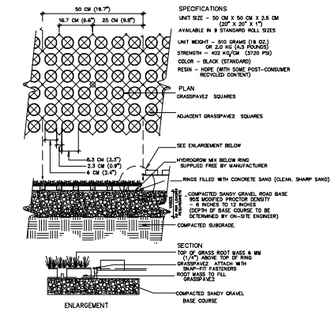
LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY BOUNDARY		
LOT LINE		
RIGHT-OF-WAY LINE		
EASEMENT LINE		
SETBACK LINE		
CURB AND GUTTER		
SIDEWALK		
ROW TO BE DEDICATED TO CITY OF WINTER GARDEN		



TYPICAL 85' LOT LAYOUT

N.T.S.



TYPICAL GRASSPAVE2 DETAIL

SITE DATA

1. TOTAL PROJECT AREA: 20.21 AC.
   OFFSITE OCCUPIED ROW: 0.46 AC.
   ROAD ROW: 2.68 AC.
   RETENTION AREA: 3.10 AC.
   NET DEVELOPABLE AREA: 13.97 AC. (GROSS DEVELOPABLE AREA MINUS ROW & RETENTION AREA)

2. SITE DATA:
   TOTAL SINGLE FAMILY UNITS: 45
   GROSS RESIDENTIAL DENSITY: 2.22 DU/AC.
   NET RESIDENTIAL DENSITY: 3.22 DU/AC.
   MINIMUM SQ.FT. UNDER HEAT & AIR: 1500 SQ.FT.
   MAXIMUM BUILDING HEIGHT: 30 FT.
   MINIMUM LOT WIDTH SIZE: 85 FT.

   LOT:
   LOT BUILDING COVERAGE 35%
   MIN. LOT DEPTH: 110 FT.

3. SUPPORT SERVICES:
   WATER SERVICES: CITY OF WINTER GARDEN
   SEWER SERVICES: CITY OF WINTER GARDEN
   STORMWATER MANAGEMENT: STORMWATER MANAGEMENT TO BE PROVIDED IN ON-SITE MASTER STORMWATER MANAGEMENT AREAS TO SATISFY THE CITY OF WINTER GARDEN AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT CRITERIAS. PRE VERSUS POST PEAK DISCHARGE: 25YR – 24HR STORM EVENT

   SCHOOL: SITE IS VESTED

   TRAFFIC: TRAFFIC ANALYSIS BY OTHERS

4. FUTURE LAND USE: LOW RESIDENTIAL (2–6 DU/AC.)

5. EXISTING ZONING: R1

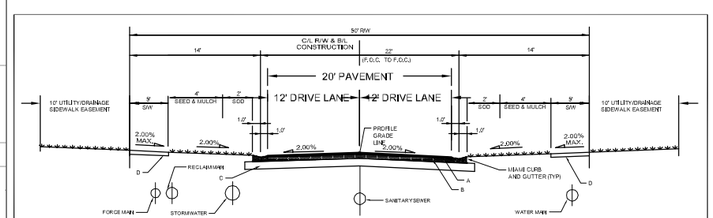
6. PROPOSED ZONING: R1

7. BUILDING SETBACKS: 85'x125' LOTS:
   FRONT YARD 30'
   REAR YARD 20% LOT DEPTH
   SIDE YARD 10'
   CORNER 20'
   POOL (SIDE AND REAR) 5'

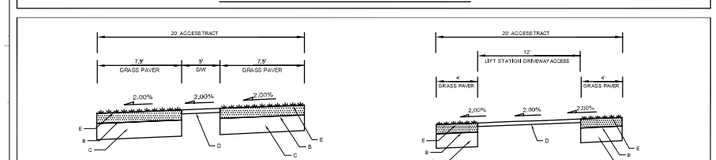
8. RECREATIONAL FACILITIES:
   COMMUNITY PARK
   REQUIRED: 1AC./200 PERSONS
   2.64 PERSONS x 45 UNITS = 119PERSONS
   119/200 = 0.60 AC.
   PROVIDED: TRACT B = 0.42 AC. (MINUS 0.22 AC. OF BUFFER)
   0.42AC PROVIDED – 0.60AC REQUIRED = 0.18AC SHORT (PAYMENT TO RECREATION FUND TO BE MADE FOR 0.18 AC SHORTFALL)

TRACT TABLE

TRACT TABLE					
TRACT	AREA	DESCRIPTION	OWNERSHIP	MAINTENANCE	DEVELOPMENT RIGHTS
A	3.10	POND / DRAINAGE	Home Owner's Association	Home Owner's Association	Home Owner's Association
B	0.64	RECREATION SPACE	Home Owner's Association	Home Owner's Association	Home Owner's Association
C	0.04	LIFT STATION	City of Winter Garden	City of Winter Garden	City of Winter Garden



TYPICAL 50' RW SECTION



TYPICAL 20' ACCESS ROAD SECTION-B

TYPICAL 20' ACCESS ROAD SECTION-A

LOT CHART

Lot #	LOT S.F.	BUILDING S.F. (35%)	HARDSCAPE S.F. (15%)
1	14,976	5,242	2,246
2	12,636	4,423	1,895
3	13,170	4,610	1,976
4	13,175	4,611	1,976
5	13,175	4,611	1,976
6	13,175	4,611	1,976
7	13,175	4,611	1,976
8	13,175	4,611	1,976
9	13,175	4,611	1,976
10	13,171	4,610	1,976
11	15,164	5,307	2,275
12	21,445	7,506	3,217
13	10,694	3,743	1,604
14	10,625	3,719	1,594
15	10,627	3,719	1,594
16	11,308	3,958	1,696
17	13,182	4,614	1,977
18	13,175	4,611	1,976
19	13,175	4,611	1,976
20	13,175	4,611	1,976
21	13,175	4,611	1,976
22	13,175	4,611	1,976
23	13,175	4,611	1,976
24	13,119	4,592	1,968
25	17,027	5,959	2,554
26	21,327	7,464	3,199
27	11,531	4,036	1,730
28	11,475	4,016	1,721
29	14,022	4,908	2,103
30	13,870	4,855	2,081
31	10,858	3,800	1,629
32	10,861	3,801	1,629
33	10,863	3,802	1,629
34	10,865	3,803	1,630
35	10,868	3,804	1,630
36	10,870	3,805	1,631
37	13,811	4,834	2,072
38	13,809	4,833	2,071
39	10,874	3,806	1,631
40	10,874	3,806	1,631
41	10,874	3,806	1,631
42	10,874	3,806	1,631
43	10,874	3,806	1,631
44	10,874	3,806	1,631
45	13,800	4,830	2,070

PAVEMENT KEY

A. 2" ASPHALTIC CONCRETE SURFACE COURSE 2" TOTAL - DONE IN 2 LIFTS - 1ST LIFT = 1 1/4" TYPE S-1, 2ND LIFT = 3/4" TYPE S-III)
B. 10" SOIL CEMENT
C. 12" COMPACTED SUBGRADE 98% MAX. DENSITY (AASHTO T-180)
D. 6" THICK 3,000PSI CONC SIDEWALK.
E. GRASSPAVE STABILIZATION, SEE THIS SHEET FOR DETAILS.

*MAINTENANCE OF ANY SPECIAL PAVEMENTS LANDSCAPING, HARDSCAPING, ETC. SHALL BE PERFORMED BY THE HOA UNDER A RIGHT OF WAY AGREEMENT

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Hennig Property
Preliminary Plans

JTD Land at Bay Street, LLC
City of Winter Garden
Orange County, Florida

SEAL

KEY PLAN

SCALE NORTH

0' 80' 160'
SCALE: 1" = 80'

No.	DATE	BY	Description
1	06/15	JSL	PER DCR COMMENTS

REVISIONS

DRAWN BY	DS/RSH
APPROVED BY	NPS
CHECKED BY	CJA
DATE	01/26/15

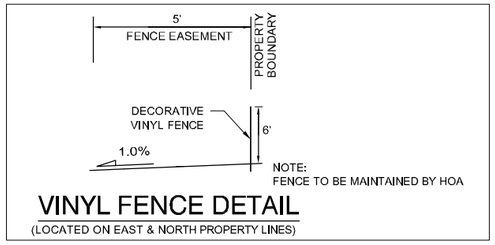
TITLE

Site Plan

PROJECT NO. 50070315

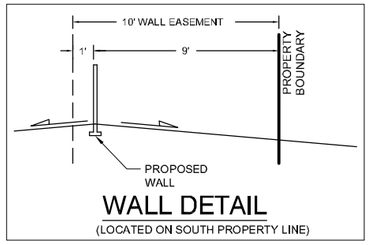
3

SHEET NO. 3 OF 7



VINYL FENCE DETAIL

(LOCATED ON EAST & NORTH PROPERTY LINES)



WALL DETAIL

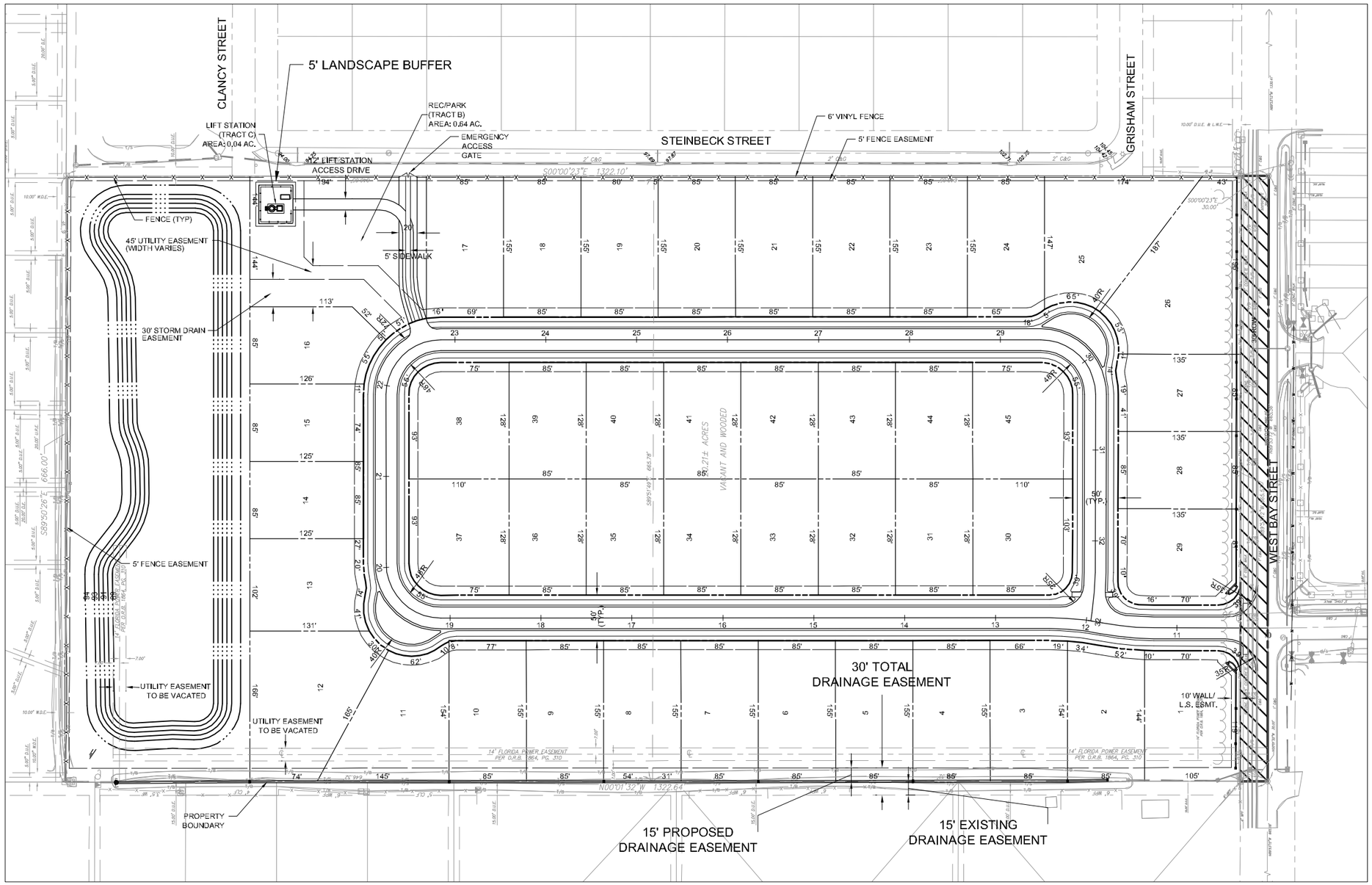
(LOCATED ON SOUTH PROPERTY LINE)

TRACT TABLE

TRACT TABLE					
TRACT	AREA	DESCRIPTION	OWNERSHIP	MAINTENANCE	DEVELOPMENT RIGHTS
A	3.10	POND / DRAINAGE	Home Owner's Association	Home Owner's Association	Home Owner's Association
B	0.64	REC / PARK	Home Owner's Association	Home Owner's Association	Home Owner's Association
C	0.04	LIFT STATION	City of Winter Garden	City of Winter Garden	City of Winter Garden

LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY BOUNDARY		
LOT LINE		
RIGHT-OF-WAY LINE		
ROW TO BE DEDICATED TO CITY OF WINTER GARDEN		



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50070315
Hennig Property
Preliminary Plans

JTD Land at Bay Street, LLC

City of Winter Garden
Orange County, Florida

SEAL

KEY PLAN

SCALE NORTH

0' 80' 160'

SCALE: 1" = 80'

No.	DATE	BY	Description
1	06/15	JSL	PER DCR COMMENTS

REVISIONS

DRAWN BY	DS/RSH
APPROVED BY	NPS
CHECKED BY	CJA
DATE	01/26/15

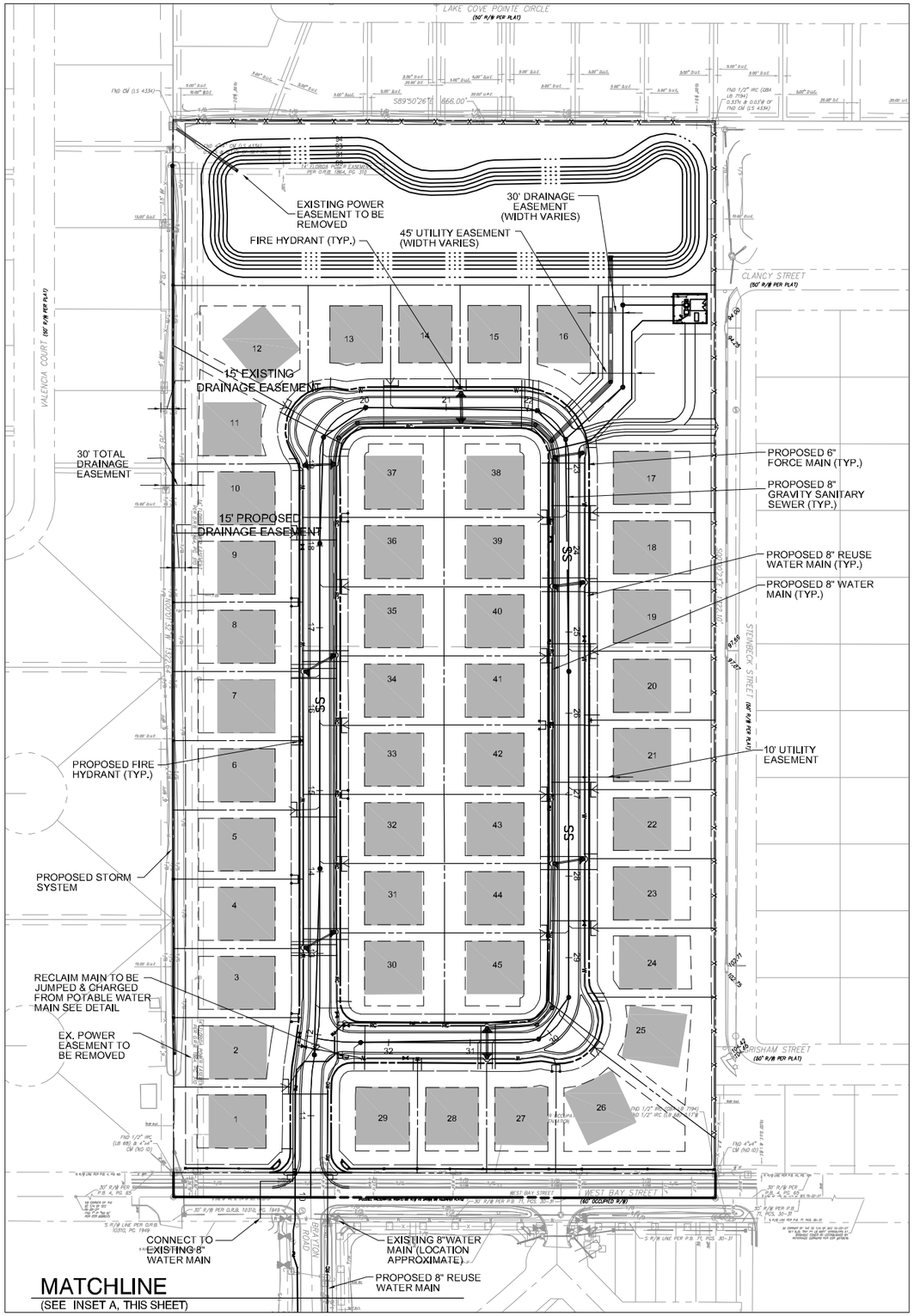
TITLE

Dimension Plan

PROJECT NO. 50070315

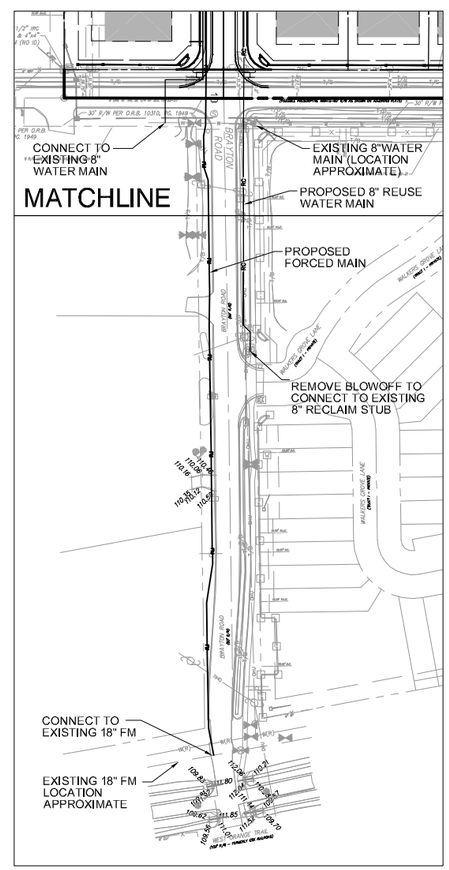
4

SHEET NO. 4 OF 7



LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY BOUNDARY		
LOT LINE		
RIGHT-OF-WAY LINE		
EASEMENT LINE		
SANITARY SEWER SYSTEM		SS SS
FORCE MAIN LINE		FM
STORM SEWER SYSTEM		
WATER SYSTEM	W	W
RECLAIMED WATER SYSTEM	W(R)	RC



INSET A

NOTES:

1. THE EXISTING 8" REUSE WATER MAIN STUB IN THE RIGHT OF WAY OF BRAYTON ROAD IS NOT IN USE AT THIS TIME. THE CONTRACTOR SHALL COORDINATE THE CONNECTION OF THE PROPOSED 8" REUSE MAIN WITH THE CITY OF WINTER GARDEN.
2. SHOWN CONNECTION POINTS TO EXISTING UTILITIES ARE APPROXIMATE ONLY AND SHALL BE FINALIZED WITH FINAL ENGINEERING PLANS.

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Preliminary Plans

JTD Land at Bay Street, LLC
City of Winter Garden
Orange County, Florida

SEAL

KEY PLAN

SCALE NORTH

0' 80' 160'
SCALE: 1" = 80'

No.	DATE	BY	Description
1	06/15	JSL	PER DCR COMMENTS

REVISIONS

DRAWN BY	DS/RSH
APPROVED BY	NPS
CHECKED BY	CJA
DATE	01/26/15

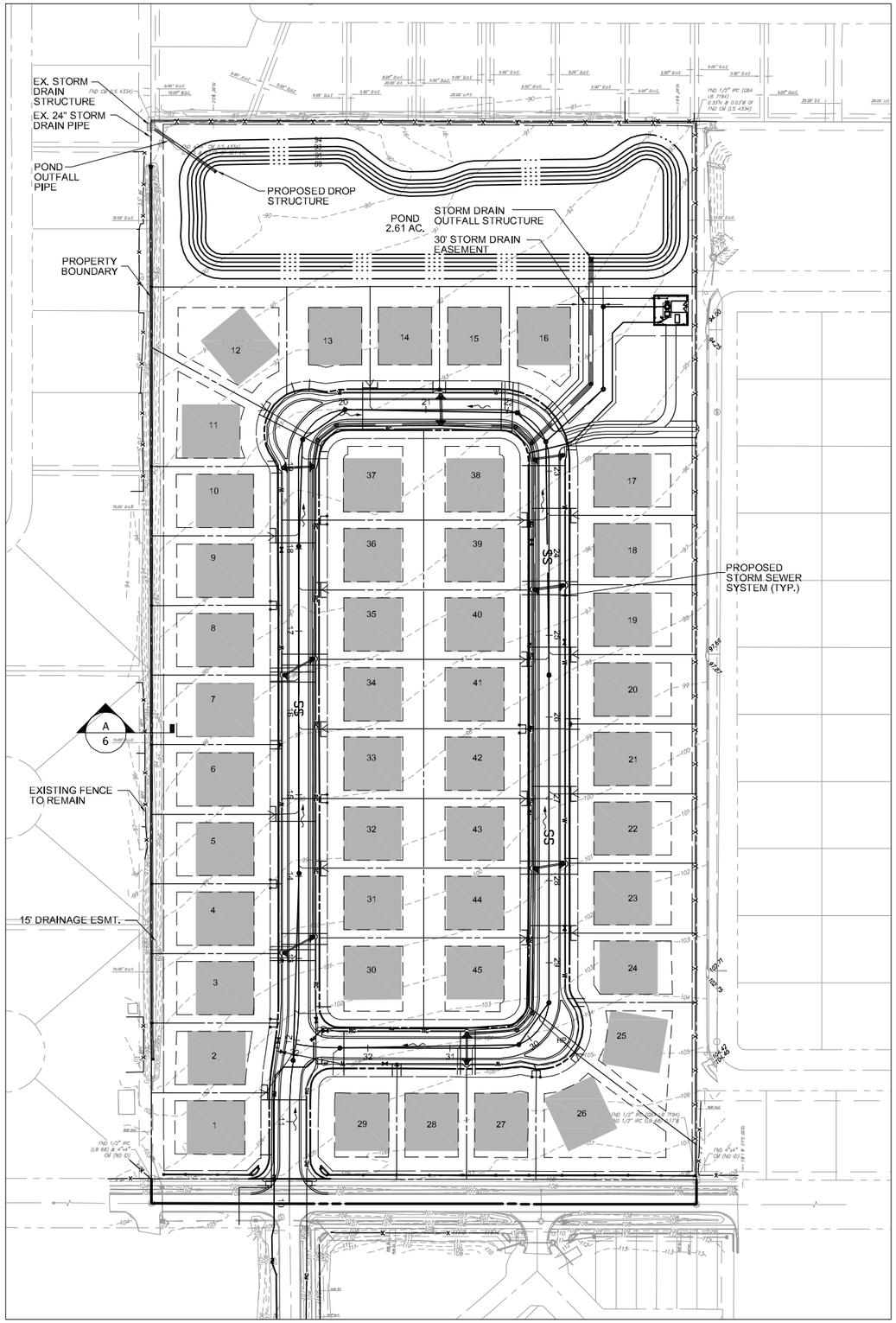
TITLE

Utility Plan

PROJECT NO. 50070315

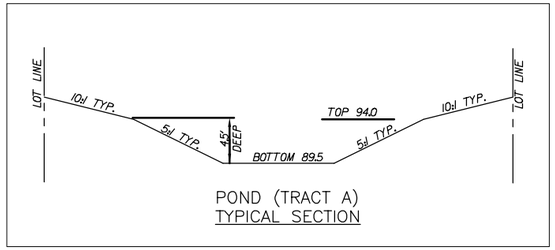
5

SHEET NO. 5 OF 7

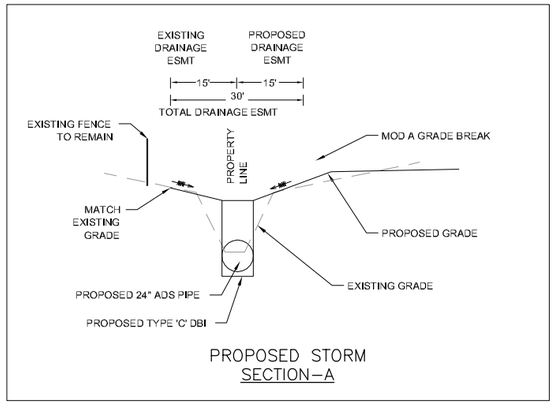


LEGEND

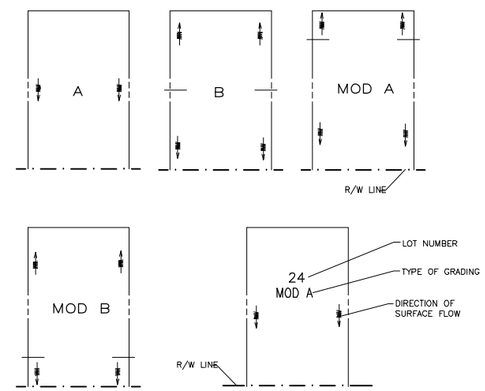
DESCRIPTION	EXISTING	PROPOSED
PROPERTY BOUNDARY		
LOT LINE		
RIGHT-OF-WAY LINE		
EASEMENT LINE		
SETBACK LINE		
STORM SEWER SYSTEM		
CONTOURS	92	



POND (TRACT A)
TYPICAL SECTION

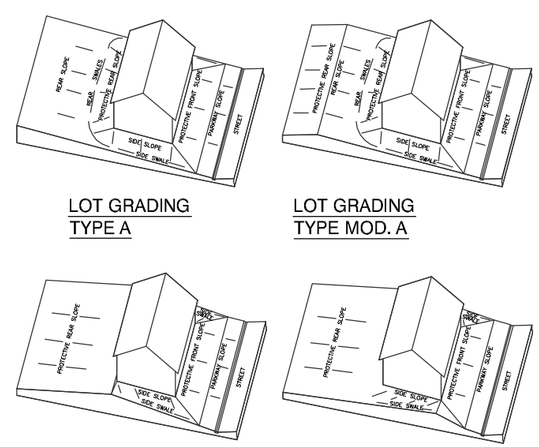


PROPOSED STORM
SECTION–A



TYPICAL LOT LAYOUT

NTS



LOT GRADING TYPE A

LOT GRADING TYPE MOD. A

LOT GRADING TYPE B

LOT GRADING TYPE MOD. B

TYPICAL FHA GRADING

NTS

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SEAL

KEY PLAN

SCALE NORTH

0' 80' 160'
SCALE: 1" = 80'

No.	DATE	BY	Description
1	06/15	JSL	PER DCR COMMENTS

REVISIONS

DRAWN BY	DS/RSH
APPROVED BY	NPS
CHECKED BY	CJA
DATE	01/26/15

TITLE

Drainage Plan

PROJECT NO. 50070315

6

SHEET NO. 6 OF 7

TREE LEGEND

(SIZE DENOTED INSIDE SYMBOL)

- CAMPHOR
- CHERRY
- EAR/RAIN TREE
- LAUREL OAK
- LIVE OAK
- MAPLE
- MISC/UNKNOWN
- OAK
- PALM
- PINE TREE

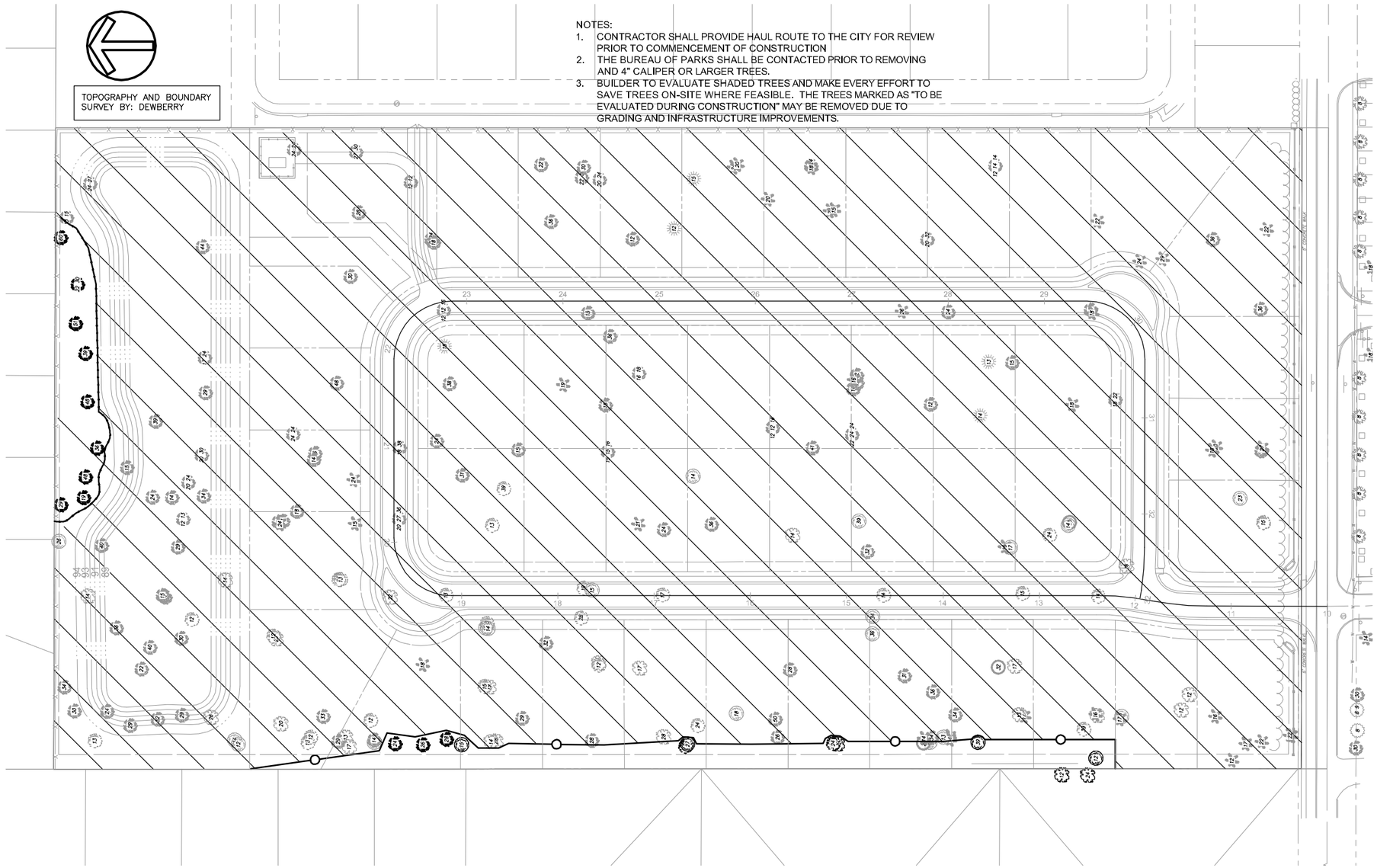
LEGEND

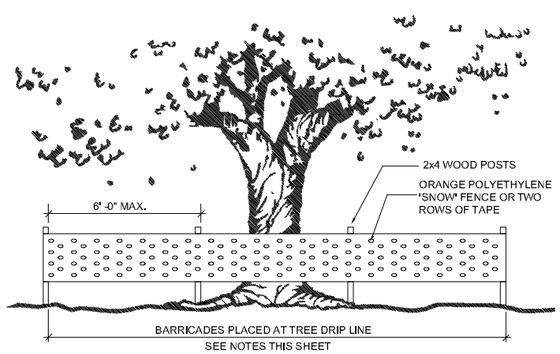
DESCRIPTION	
PROPERTY BOUNDARY	
LOT LINE	
RIGHT-OF-WAY LINE	
TREE PROTECTION FENCE	
TREES TO BE EVALUATED DURING CONSTRUCTION AND FINAL ENGINEERING	
TREES TO REMAIN	
AREA OF TREE REMOVAL	

TOPOGRAPHY AND BOUNDARY SURVEY BY: DEWBERRY

NOTES:

1. CONTRACTOR SHALL PROVIDE HAUL ROUTE TO THE CITY FOR REVIEW PRIOR TO COMMENCEMENT OF CONSTRUCTION
2. THE BUREAU OF PARKS SHALL BE CONTACTED PRIOR TO REMOVING AND 4" CALIPER OR LARGER TREES.
3. BUILDER TO EVALUATE SHADED TREES AND MAKE EVERY EFFORT TO SAVE TREES ON-SITE WHERE FEASIBLE. THE TREES MARKED AS "TO BE EVALUATED DURING CONSTRUCTION" MAY BE REMOVED DUE TO GRADING AND INFRASTRUCTURE IMPROVEMENTS.





1 TREE PROTECTION BARRICADE DETAIL

NOT TO SCALE

SPECIMEN TREE INCHES (18" OR GREATER) REMOVED

TREE TYPE	No. OF TREES	INCHES
CHERRY	8	219
LAUREL OAK	5	151
LIVE OAK	74	2,284
MISC./UNKNOWN	3	85
OAK	10	222
PALM	18	413
TOTAL	118	3374

TOTAL 3,374 x 2 = 6,748

SPECIMEN TREE INCHES (18" OR GREATER) PRESERVED

TREE TYPE	No. OF TREES	INCHES
CHERRY	3	90
LIVE OAK	14	481
OAK	2	54
TOTAL	19	625

TOTAL 625 x 2 = 1,250

SPECIMEN TREE INCHES (18" OR GREATER) REMOVED

34" LIVE OAK	40" LIVE OAK	24" LIVE OAK	30" LIVE OAK	36" LAUREL OAK	20" PALM
36" LIVE OAK	36" LIVE OAK	24" LIVE OAK	30" LIVE OAK	19" LAUREL OAK	27" PALM
31" LIVE OAK	22" LIVE OAK	20" LIVE OAK	22" LIVE OAK	32" MISC./UNKNOWN	22" PALM
28" LIVE OAK	40" LIVE OAK	32" LIVE OAK	24" LIVE OAK	25" MISC./UNKNOWN	29" PALM
24" LIVE OAK	30" LIVE OAK	22" LIVE OAK	29" LIVE OAK	28" MISC./UNKNOWN	24" PALM
27" LIVE OAK	34" LIVE OAK	34" LIVE OAK	24" LIVE OAK		22" PALM
44" LIVE OAK	30" LIVE OAK	36" LIVE OAK	24" LIVE OAK	26" OAK	24" PALM
24" LIVE OAK	24" LIVE OAK	36" LIVE OAK	27" LIVE OAK	20" OAK	21" PALM
24" LIVE OAK	29" LIVE OAK	26" LIVE OAK	30" LIVE OAK	28" OAK	20" PALM
24" LIVE OAK	32" LIVE OAK	50" LIVE OAK		22" OAK	24" PALM
29" LIVE OAK	29" LIVE OAK	29" LIVE OAK	39" CHERRY	19" OAK	24" PALM
48" LIVE OAK	29" LIVE OAK	28" LIVE OAK	26" CHERRY	28" OAK	
39" LIVE OAK	24" LIVE OAK	32" LIVE OAK	24" CHERRY	19" OAK	
36" LIVE OAK	33" LIVE OAK	31" LIVE OAK	28" CHERRY	29" OAK	
20" LIVE OAK	30" LIVE OAK	24" LIVE OAK	19" CHERRY		
30" LIVE OAK	28" LIVE OAK	36" LIVE OAK	39" CHERRY	22" PALM	
24" LIVE OAK	24" LIVE OAK	38" LIVE OAK	24" CHERRY	22" PALM	
20" LIVE OAK	24" LIVE OAK	24" LIVE OAK	20" CHERRY	24" PALM	
34" LIVE OAK	32" LIVE OAK	36" LIVE OAK		26" PALM	
20" LIVE OAK	41" LIVE OAK	20" LIVE OAK	23" LAUREL OAK	20" PALM	
27" LIVE OAK	22" LIVE OAK	24" LIVE OAK	39" LAUREL OAK	24" PALM	
36" LIVE OAK	24" LIVE OAK	22" LIVE OAK	34" LAUREL OAK	18" PALM	

SPECIMEN TREE INCHES (18" OR GREATER) PRESERVED

28" LIVE OAK	24" OAK
26" LIVE OAK	30" OAK
29" LIVE OAK	
19" LIVE OAK	39" CHERRY
48" LIVE OAK	24" CHERRY
48" LIVE OAK	27" CHERRY
39" LIVE OAK	
51" LIVE OAK	
22" LIVE OAK	
30" LIVE OAK	
60" LIVE OAK	

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Orange County, Florida

SEAL

KEY PLAN

SCALE NORTH

0' 80' 160'

SCALE: 1" = 80'

No.	DATE	BY	Description
1	06/15	JSL	PER DCR COMMENTS

REVISIONS

DRAWN BY	DS/RSH
APPROVED BY	NPS
CHECKED BY	CJA
DATE	01/26/15

TITLE

Tree Removal Plan

PROJECT NO. 50070315

7

SHEET NO. 5 OF 7

THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 7

DATE: July 31, 2015 **MEETING DATE:** August 17, 2015

SUBJECT: Lake Brim Drive (PRELIMINARY PLAT)
PROJECT NAME Oakland Park Phase 4
PARCEL ID# 21-22-27-0000-00-059

ISSUE: The applicant is requesting a Preliminary Plat for 158 single family residential lots in Oakland Park Phase 4.

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: Lake Apopka 2012, LLC

CURRENT ZONING: PUD (Planned Unit Development)

PROPOSED ZONING: N/A

CURRENT FLU: SUB (Suburban Residential)

PROPOSED FLU: N/A

SUMMARY:

Applicant proposes Preliminary Plat for 158 single-family lots. The proposed Preliminary Plat is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances. The proposed Preliminary Plat is consistent with the Planned Unit Development (PUD) Zoning of the property. The subject property was granted preliminary plat approval by the Planning & Zoning Board in January, 2015. Staff required the applicants seek a new approval after proposing to impact an existing poor quality wetland during the construction plan set review.

STAFF RECOMMENDATION(S):

DRC recommends conditional approval of the Preliminary Plat of 158 single-family lots in Oakland Park Phase 4 subject to the conditions of the attached Staff Report.

NEXT STEP(S):

Submit Final Engineering Plans and Final Plat.

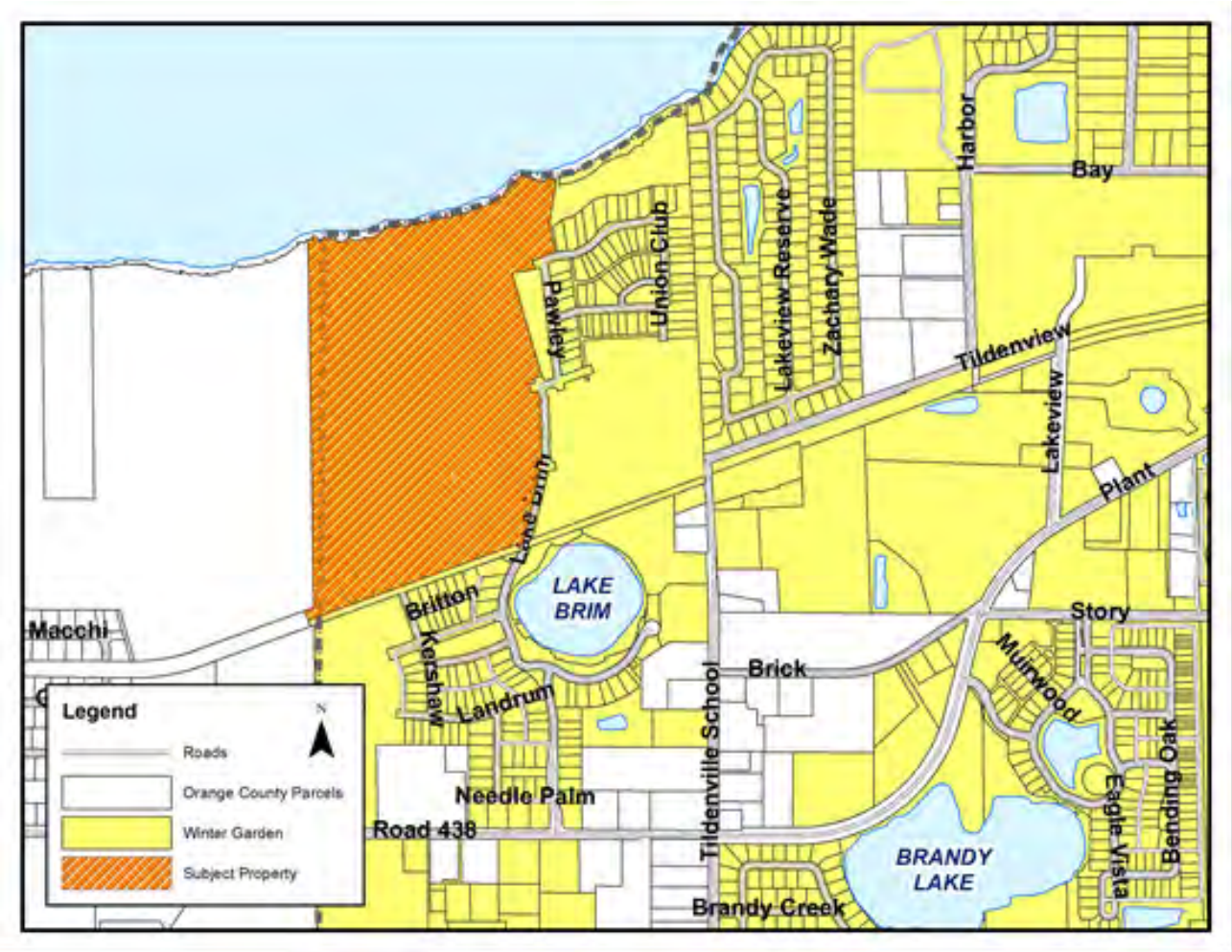
ATTACHMENT(S):

Location Map
Staff Report
Preliminary Plat

LOCATION MAP

Oakland Park Phase 4

<u>PRELIMINARY PLAT</u>



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

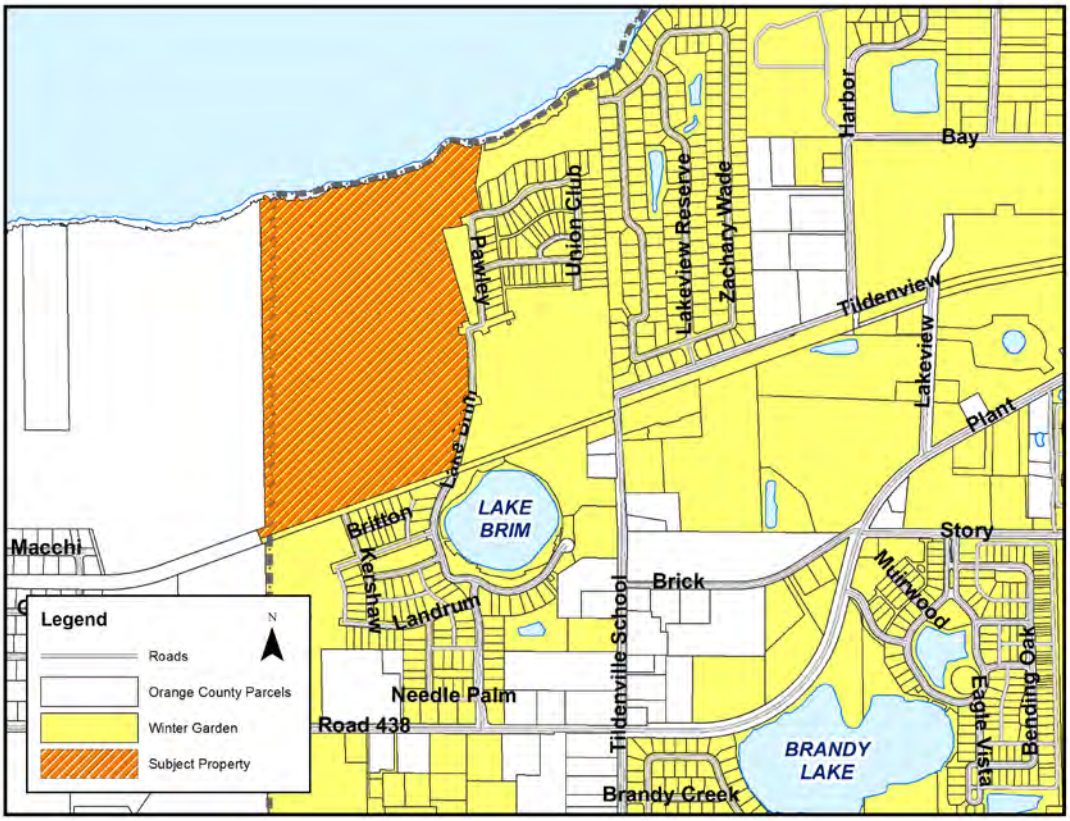
TO: PLANNING AND ZONING COMMITTEE
PREPARED BY: KELLY CARSON, PLANNER II
DATE: AUGUST 3, 2015
SUBJECT: PRELIMINARY PLAT
OAKLAND PARK PHASE 4
LAKE BRIM DRIVE (66.10 +/- ACRES)
PARCEL ID # 21-22-27-0000-00-059

APPLICANT: LAKE APOPKA 2012, LLC

INTRODUCTION

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

The subject property is located along Lake Brim Drive and is approximately 66.10 ± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits.



PRIOR PLAT APPROVAL

The subject property was granted preliminary plat approval by the Planning & Zoning Board in January, 2015. Staff required the applicants seek a new approval for the preliminary plat after proposing to impact an existing jurisdictional wetland during the construction plan set review. The original preliminary plat shows this wetland as preserved and surrounded by a buffer. The quality of the wetland is poor and is overrun by invasive plant species.

This new pre-plat proposal is identical to the one previously approved, except that the wetland is now proposed to be altered to be used as a stormwater retention pond. To accomplish this, the applicant is planning to regrade the poor quality wetland and remove the invasive plants. This will be done in concert with the development of a new subdivision amenity center that incorporates the stormwater retention pond as a lake feature.

EXISTING USE

The subject property primarily consists of vacant unimproved land and remnant orange groves.

ADJACENT LAND USE AND ZONING

The Oakland Park Property is bordered on the north by Lake Apopka, the properties located to the east are made up of a single family residential subdivision (R-1), a commercial warehousing facility (R-1) within the City of Winter Garden, and Tildenville Elementary School (A-1) and several single family residences (A-1) located in Unincorporated Orange County. The Oakland Park Property abuts property on the west side, which they also own, located within the Town of Oakland municipal limits; this piece is currently being considered for approval to expand the neighborhood. The properties located to the south of the Oakland Park Property consist of single family residential properties (R-1) and vacant unimproved commercial properties along SR 50 (PCD & C-2) within the City of Winter Garden, and single family residential properties (A-1 & A-2) within Unincorporated Orange County.

PROPOSED USE

The applicant is requesting preliminary plat approval to move forward with development plans and the final plat. The preliminary plat will subdivide the 66.10 ± acre Phase 4 of the Oakland Park PUD to create 158 lots. Lot sizes are as follows:

LOT TYPE	TYP WIDTH	QUANTITY
House Lot	40’-50’	72
Large House Lot	50’-65’	69
Estate House Lot	65’	6
Lakefront House Lot	50’	11

The project will also provide recreation areas including open spaces and several pocket parks in addition to a natural recreation area and archeological site located directly adjacent to Lake Apopka to the north.

SUMMARY

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

- An approval of the revision to this preliminary plat, which shows new impacts to an existing wetland for the purposes of providing stormwater detention for phase 4B of the project, is contingent upon the construction of a high-quality recreation area that incorporates the retention pond as a natural lake feature as depicted in the conceptual plan dated 5/15/2015 titled Option 'A'. Any reduction in the number and/or quality of the amenities shown in these renderings, including the swimming pool, walking trails, dock, playground, community facilities, etc. will constitute a substantial change to this preliminary plat and will need to be re-reviewed and approved by both DRC and the Planning and Zoning Board.
- According to the approved PUD, the pool at Union Club (later replaced by the pool at Hammock Preserve) is required to be constructed when the pool at Meadowmarsh reaches capacity. Based on the number of dwelling units that have already been constructed, the number of units that are approved to be constructed, and the number of units that are proposed to be constructed in Phases 4A and 4B, the Meadowmarsh Pool will be well over capacity. Given this, the Hammock Preserve recreation area as shown in the provided renderings is required to be built before 50% of the Phase 4A/B units have received their Certificates of Occupancy.
- All homes constructed in the Oakland Park Subdivision will require installation of gutters and underdrains. Variance from this condition may be considered on a lot by lot basis.
- Due to drainage concerns that have arisen during construction of subdivision, swimming pools will not be guaranteed on any lots. All permit applications for swimming pools will be reviewed on an individual case by case basis, and may require smaller homes or additional drainage solutions in order to secure approval.
- Granny Flats: Additional water & sewer impact fees may be required for lots proposed to support Granny Flats.
- Depending on what is happening with the Town of Oakland side, temporary cul-de-sacs may be required where Celadon Street and Civitas Way terminate. These will be coordinated with the City of Winter Garden.
- All proposed easements shall be 30' minimum width for sanitary, water and storm; improvements shall be centered within the easement. Common areas not abutting right-of-way shall include a tract (not easement) for access and maintenance.
- Utilities: Gravity sanitary manholes/mains may need to be added to prevent long laterals and will be checked at final engineering plan review.
- Alleys: to be maintained by HOA; need to provide sufficient width between buildings for driveway/parking space (need 20' minimum driveway parking space from face of garage <u>to 20' wide alley tract</u> – spacing between houses will be reviewed when the lot layouts are provided to the City. Alley or Lane pavement width shall be 12' minimum, one-way only.
- Minimum width for drainage and utility easements <u>between lots shall be 30 ft</u>.

Narrower easement widths (20 ft minimum) will be allowed for shallow drainage pipes, 12" diameter or less. Additional drainage and utility easements will be required adjacent to proposed rights of way for telephone, electrical power, gas, and cable tv facilities (5 ft minimum width).

- Streetlighting shall be pursuant to City Code, meeting dark skies requirements (Code Section 118-1536(k)). Submit streetlighting plan from Duke Energy prior to preconstruction meeting.
- All irrigation on the site shall be designed to be supplied by reclaimed water.
- Permits from SJRWMD and FDEP (water, wastewater and NPDES) are required prior to issuance of site or building permits.
- The following are the City's requirements on pavement widths pursuant to the previously approved Oakland Park PUD for the various street sections – all roadway widths except the rear lane shall have a **12"** concrete gutter **in addition to** the pavement width shown. Staff will accept the use of a Type "E" mountable curb in lieu of Type "F" curb BUT PREFERS TYPE "F".
    - Avenue "A" 20/75 (two-way - parking on two sides): 20' roadway width plus 8' parking lane each side.
    - Avenue "B" 20/65 (two-way - parking on one side): 20' roadway width plus 8' parking lane on one side.
    - Avenue "C" 24/60 (two-way - parking on one side): **28'** roadway width to include parking on one side (recommend landscape island bulb-outs at intervals for traffic calming).
    - Street 24/50 (two-way - parking on one side): 24' roadway width to include parking on one side (recommend landscape island bulb-outs at intervals for traffic calming).
    - Street 20/40* (one way - parking on one side): 22' roadway width to include parking on one side.
    - Neighborhood Center Street 24/65 (two-way – parking on both sides): 24' roadway width plus 8' parking lane on each side (bulb-out).
    - Rear Lane 12/20 (one-way – no parking): 12' pavement width with 6" ribbon curb on each side or 12' wide pavement with 6" ribbon curb on each side (13' total width required).
    - Minimum 7' turning radius from rear lanes required for driveways.
    - Minimum 5' wide concrete sidewalks shall be provided on Oakland Avenue through the project.

    *Note: R/W widths less than 50' will need to be reviewed at preliminary plat and final plan phase to verify that utilities and drainage requirements are met.
- Typical Section: Right-of-way width shall be a minimum of 50 feet* with minimum roadway pavement width of 24' as required by City Code (12' minimum each lane); 16' minimum lane width for any divided portion (additional width may be required due to parking – see above); **18" of clean fill with no more than 5% passing a #200 sieve**

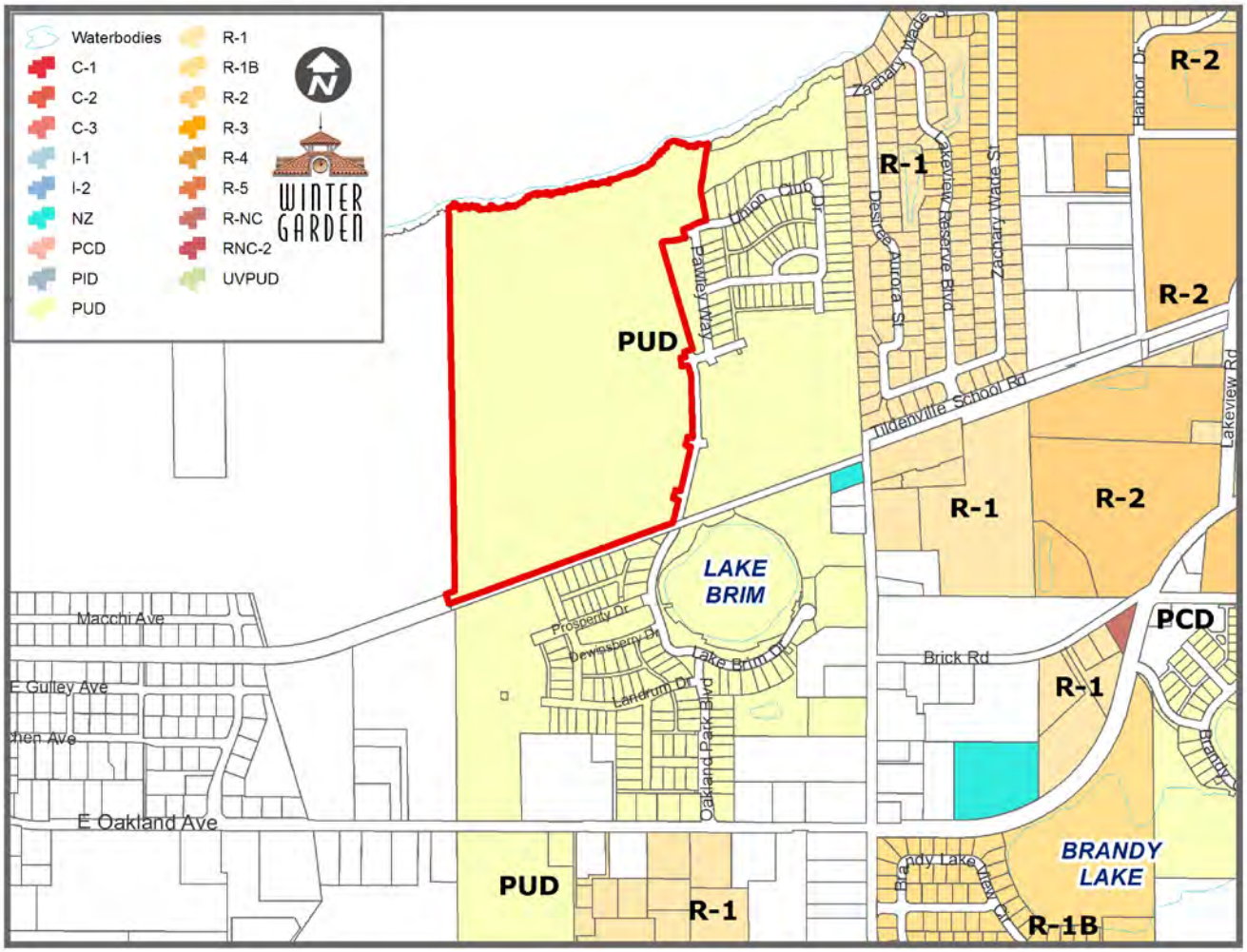
required under the subbase; 98% density required on all compaction; 10" soil cement base; 2" minimum asphalt thickness; minimum **18"** wide concrete curb and gutter required (or Type "E"); 5' wide concrete sidewalks required on both sides of street. All construction shall meet City of Winter Garden requirements for drainage, roadways and utilities.

- A Tree Removal Permit issued by the City of Winter Garden Building Department will be required prior to final plan approval. As required by Code, submittal of the Tree Removal Permit application is required with this preliminary plat submittal. Coordinate with Building Department.
- Stormwater ponds shall have a minimum 10 foot wide maintenance berm as shown.
- A geotechnical report was submitted as requested. Underdrains will be required where the estimated seasonal high water table is within 18" of the bottom of the base. Final plans shall show the estimated seasonal high groundwater table on the profiles.

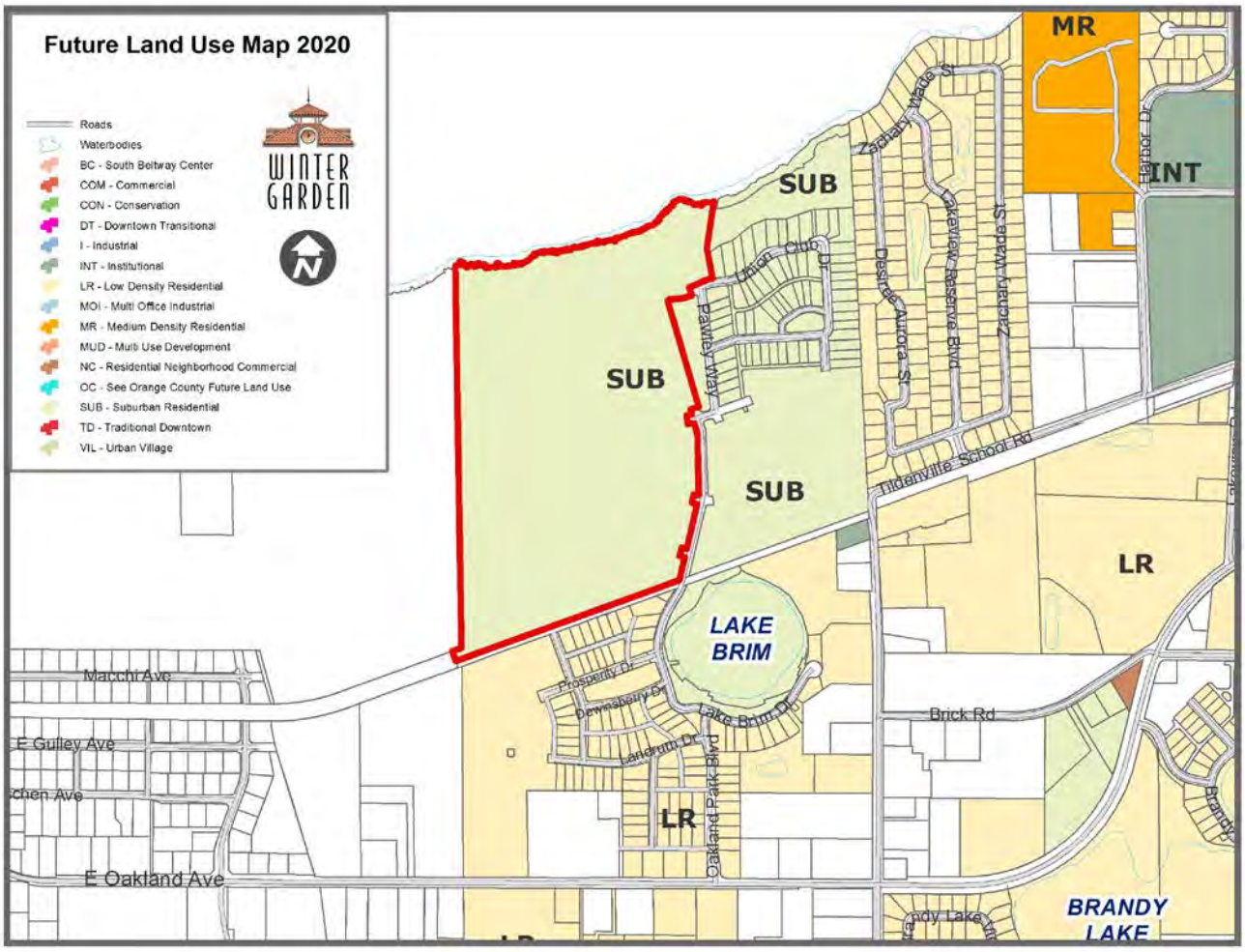
Conditional approval of the Preliminary Plat will allow the owner to proceed with development plans as well as the final plat.

AERIAL PHOTO
OAKLAND PARK PHASE 4

ZONING MAP
OAKLAND PARK PHASE 4



FUTURE LAND USE MAP
OAKLAND PARK PHASE 4



END OF STAFF REPORT

Phase 4 - Neighborhood Park Connection

Phase 5 - Future Development

COMMUNITY SOLUTIONS GROUP

A GAI Consultants, Inc. Service Group

Oakland Park - Hammock Preserve

0 30 60 120

DRAWING NO. 001
DATE OF ISSUE 05/15/2015
REVISION

Site Plan - Option 'A'

PLANNED UNIT DEVELOPMENT

OAKLAND PARK, PHASE 4

CITY OF WINTER GARDEN, FLORIDA

PARCEL ID NUMBER : 1-22-27-0000-00-059

SHEET INDEX

SHEET NO.	DRAWING TITLE
1	COVER SHEET
2	OVERALL SITE PLAN
3	OVERALL LOT PLAN
4 - 9	LOT PLAN
11 - 12	TYPICAL SECTIONS
13	OVERALL CONCEPTUAL UTILITY PLAN
14 - 19	CONCEPTUAL UTILITY PLAN
21	OVERALL CONCEPTUAL DRAINAGE PLAN
22 - 27	CONCEPTUAL DRAINAGE PLAN

PREPARED FOR:

LAKE APOPKA 2012, LLC
15241 OAKLAND AVENUE
WINTER GARDEN, FLORIDA 34787
PHONE: (407) 614-1605
CONTACT: ALISTAIR PENNY

SITE DATA

PROPERTY AREA :	66.29 AC
TOTAL LOTS :	158
TYPICAL LOT SIZE :	0.17 AC
PARK / OPEN SPACE AREA :	21.78 AC
ROADWAY ROW AREA :	11.04 AC
POND AREA:	6.60 AC
ZONING :	PUD
FUTURE LAND USE :	SUB

CIVIL ENGINEER

ATKINS
PLAN DESIGN ENABLE
482 SOUTH KELLER RD
ORLANDO, FL 32810
PHONE: (407) 806 - 4276
CONTACT: DOUG CROOK

SURVEYOR

BISHMAN SURVEYING AND MAPPING, INC.
32 WEST PLANT STREET
WINTER GARDEN, FLORIDA 34787
PHONE: (407) 905-8877
CONTACT: ARON BISHMAN

WATER / WASTEWATER

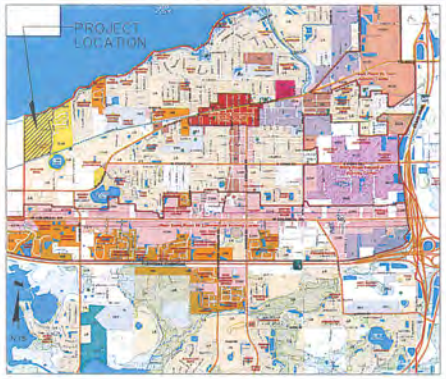
CITY OF WINTER GARDEN
300 WEST PLANT STREET
WINTER GARDEN, FLORIDA 34787
PHONE: (407) 656-411

WASTEWATER COLLECTION & STORMWATER DIVISION
PHONE: (407) 656-4111 EXT. 5447
CONTACT: GARY SAPP
WATER & RECLAINED WATER DISTRIBUTION DIVISION
PHONE: (407) 656-4111 EXT. 5459
CONTACT: STEVE SANTIAGO

GEOTECHNICAL ENGINEER

PROFESSIONAL SERVICE INDUSTRIES, INC. (PSI)
1748 33rd STREET
ORLANDO, FLORIDA 32839
PHONE: (407) 304-5560
CONTACT: SCOTT CARRORO

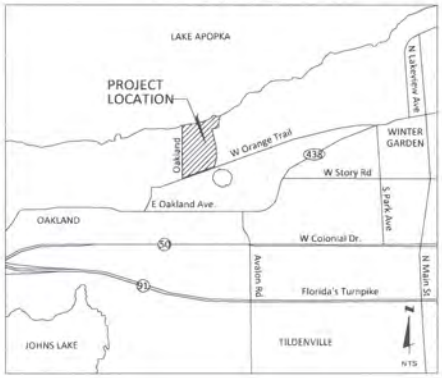
LOCATION MAP



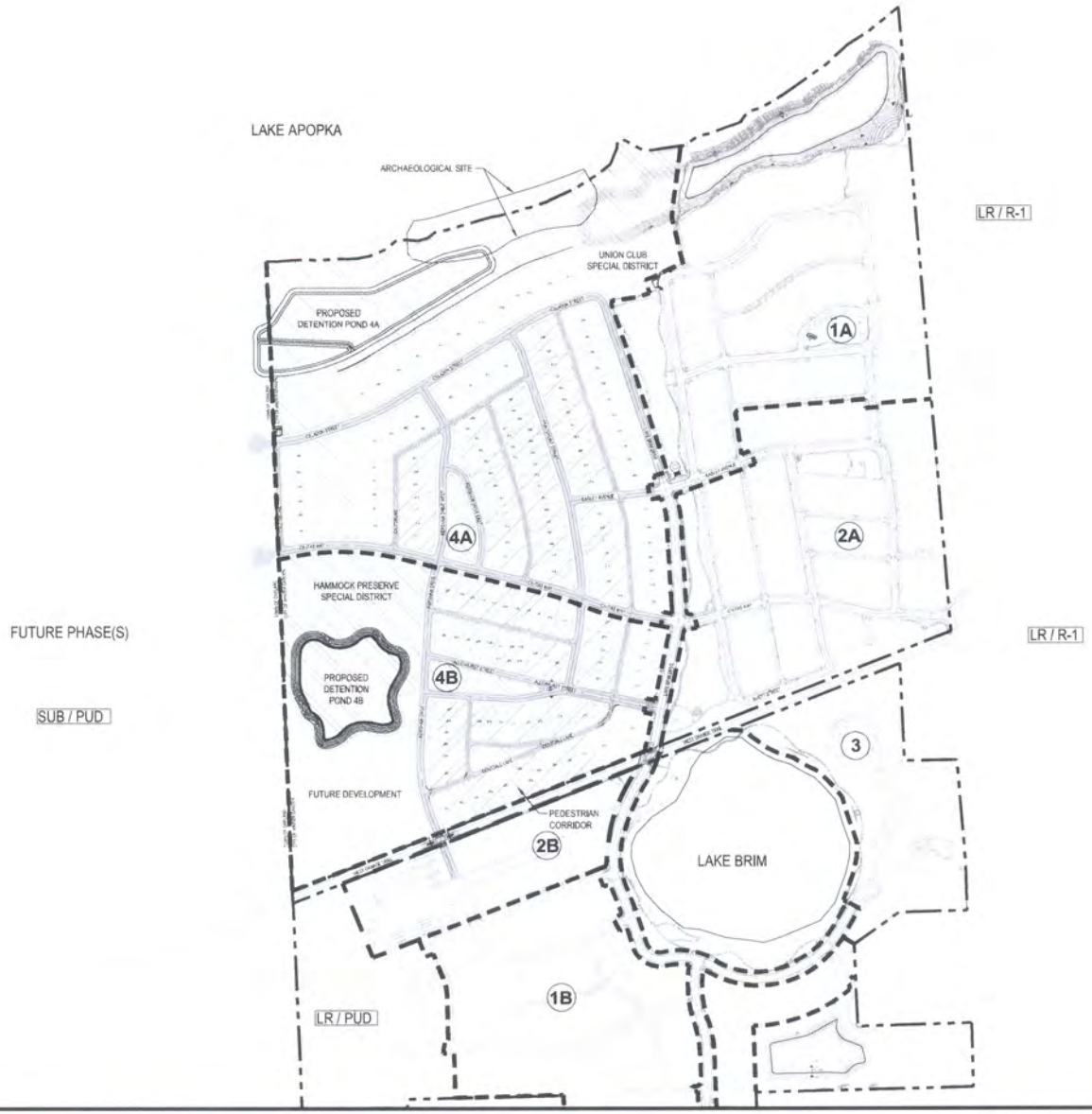
LEGAL DESCRIPTION :

FROM E1/4 COR OF SEC RUN N 4 DEG W 917.59 FT S 85 DEG W 306.4 FT S 68 DEG W 899.94 FT FOR POB N 5 DEG W 948.51 FT N 10 DEG W 1048 FT M/L TO WATERS OF LAKE APOPKA RETURN TO POB TH RUN S 68 DEG W 554.06 FT N 21 DEG W 389.3 FT N 9 DEG W 1527 FT TO WATERS OF LAKE APOPKA NELY ALONG WATERS EDGE TO PREVIOUSLY DESC POINT & COMM E1/4 COR N 04 DEG W 917.59 FT S 85 DEG W 306.4 FT S 68 DEG W 899.94 FT FOR POB TH CONT S 68 DEG W 554.06 FT S 21 DEG E 25 FT N 68 DEG E TO A POINT S 05 DEG E FROM POB TH N 26.14 FT M/L TO POB SEC 21-22-27 4093/3976 & 4093/3979 & 4300/1741 & THE W 1/2 OF NE 1/4 OF NE 1/4 (LESS THAT PT PLATTED N/K/A OAKLAND PARK UT 1-A PB70 PG33) AND FROM PT 932.75 FT N & 306.5 FT W OF SE COR OF NE1/4 RUN S 68 DEG W 1454 FT & S 21 DEG E 25 FT FOR A POB TH RUN N 21 DEG W 414.3 FT N 9 DEG W 1527 FT TO LAKE SWLY ALONG LAKE 233 FT M/L TO A POINT 453 FT E OF W LINE OF GOVT LOT 2 RETURN TO POB TH RUN S 68 DEG W 201 FT N 21 DEG W 501.5 FT N 8 DEG W 1410 FT M/L TO LAKE TO A POINT 453 FT E OF W LINE OF GOVT LOT 2 IN SEC 21-22-27, AND FROM PT 932 3/4 FT N & 306 1/2 FT W OF SE COR OF NE1/4 OF SEC RUN S 68 DEG W 1454 FT S 21 DEG E 25 FT S 68 DEG W 201 FT FOR POB TH RUN N 21 DEG W 501.5 FT N 8 DEG W 1410 FT TO LAKE WLY 453 FT TO W LINE NE1/4 SEC S 2174 FT TO RY N 68 DEG E 845 FT TO POB IN SEC 21-22-27, AND N 60 FT OF FOLLOWING DESC: FROM E1/4 COR OF SEC RUN N 4 DEG W 917.59 FT S 85 DEG W 306.40 FT S 4 DEG E 26.15 FT FOR POB ON NLY R/W OF RR TH RUN S 68 DEG W 2531.70 FT S 21 DEG E 100 FT N 68 DEG E 2500.92 FT N 4 DEG W 104.68 FT TO POB IN SEC 21-22-27 (LESS THAT PT PLATTED N/K/A OAKLAND PARK UT 1-A PB70 PG33)

KEY PLAN



DATE: JUNE 24, 2015



LEGEND

— — — —	PHASE LINE
— · — · —	PD BOUNDARY
73	LOT NUMBER
(4)	PHASE NUMBER
TRACT 43	TRACT NUMBER
———	TRACT / LOT LINE
LR / R-1	FUTURE LAND USE AND ZONING

TRANSECT ZONES

	ZONE T3
	ZONE T4
	PARKS AND OPEN SPACE

N

0 200' 400'

FULL SCALE: 1"=200'
HALF SCALE: 1"=400'

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CRISCK P.E.
FLORIDA REG. NO. 69556

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CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: OVERALL SITE PLAN

ATKINS

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PHONE: 407-843-6100
FAX: 407-422-6555

JOB NO.:	100041038
PROJECT ENG.:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	2
REV.	△

PLOT DATE: JUL 30, 2015 - 1:50pm
FILE NAME: N:\Orlando\Land Development\Winter Garden\Oakland Park Phase 4\Plans\Preliminary Plan\Phase 4 Overall Site Plan.dwg

SITE DATA :

1. TOTAL PROJECT AREA: 66.29 AC
   ONSITE ROAD ROW: 11.04 AC
   OFFSITE ROAD ROW: 0.19 AC
   RETENTION AREA: 6.60 AC
   GROSS DEVELOPABLE AREA: 66.29 AC

   NET DEVELOPABLE AREA: 48.65 AC
   (GROSS DEVELOPABLE AREA MINUS ROAD ROW & RETENTION AREA)

2. SITE DATA:
   SINGLE FAMILY UNITS: 158
   LIVE/WORK UNITS: 0
   TOTAL RESIDENTIAL UNITS: 158
   GROSS RESIDENTIAL DENSITY: 2.5 DU/AC

3. SUPPORT SERVICES:
   WATER SERVICE: CITY OF WINTER GARDEN
   SEWER SERVICE: CITY OF WINTER GARDEN
   STORMWATER MANAGEMENT: STORMWATER MANAGEMENT TO BE PROVIDED IN ON-SITE MASTER STORMWATER MANAGEMENT AREA TO SATISFY THE CITY OF WINTER GARDEN AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT CRITERIA .
   SCHOOLS: ADDRESSED BY SCHOOL MITIGATION AGREEMENT FOR CAPACITY ENHANCEMENT IN PROCESS WITH OCPS.
   TRAFFIC: SEE TRAFFIC IMPACT ANALYSIS PREVIOUSLY SUBMITTED.

4. FUTURE LAND USE: SUB
5. EXISTING ZONING: PUD
6. PROPOSED ZONING: PUD
7. REQUESTED USE: SINGLE FAMILY
8. OPEN SPACE / RECREATION FACILITIES:

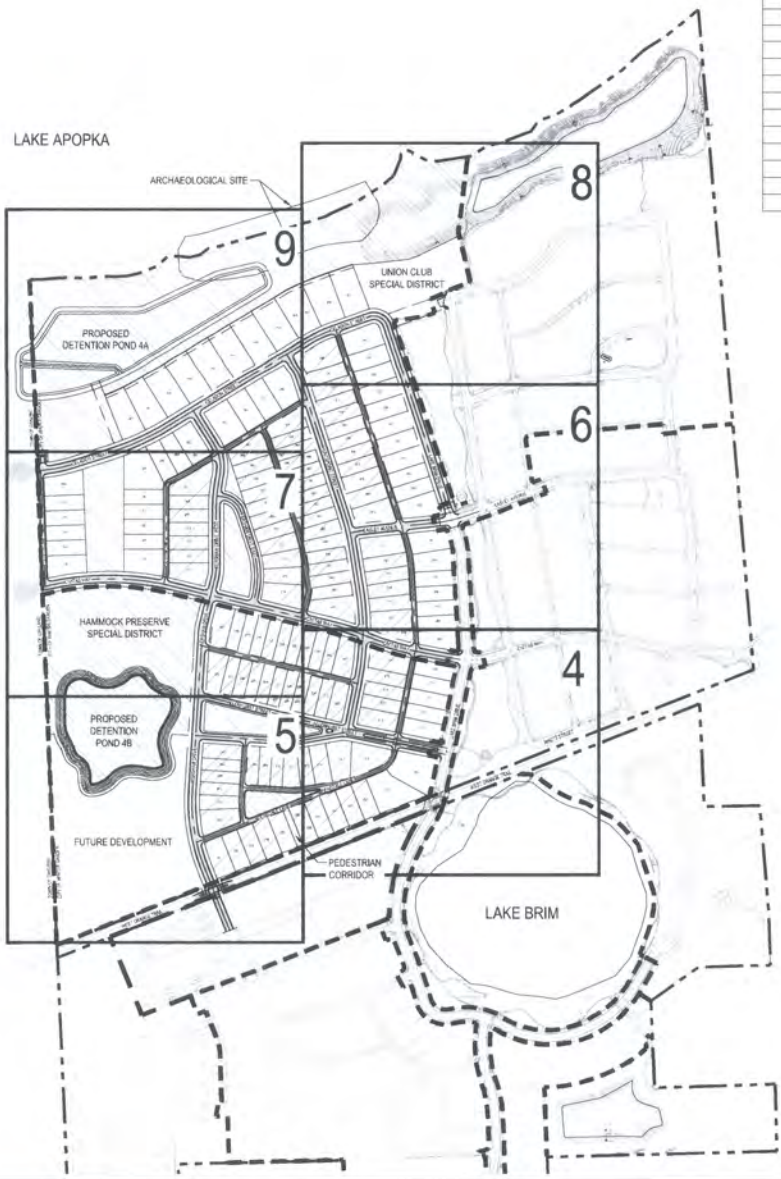
REQUIRED:	
LAKEVIEW PARK =	1.08 AC
POCKET PARK =	0.49 AC
TRACT 15 =	0.09 AC
THE RAMBLE =	0.54 AC
THE YARD =	0.24 AC
PEDESTRIAN CORRIDOR =	0.06 AC
HAMMOCK PRESERVE =	6.81AC
WEST SHORE PARK =	9.37 AC
ARCHAEOLOGICAL ZONE =	1.67 AC
UNION CLUB =	1.43 AC
TOTAL AREA =	21.78 AC

PROVIDED:	
LAKEVIEW PARK =	1.08 AC
POCKET PARK =	0.49 AC
TRACT 15	0.09 AC
THE RAMBLE =	0.54 AC
THE YARD =	0.24 AC
PEDESTRIAN CORRIDOR =	0.06 AC
HAMMOCK PRESERVE =	6.81AC
WEST SHORE PARK =	9.37 AC
ARCHAEOLOGICAL ZONE =	1.67 AC
UNION CLUB =	1.43 AC
TOTAL AREA =	21.78 AC

LOT SETBACKS

FRONT YARD: 15'
REAR YARD: 5'
SIDE YARD: 5'/10' (IN T3 TRANSECT FOR A 15' BUILDING SEPARATION)
SIDE YARD: 5'/5' (IN T4 TRANSECT FOR A 10' BUILDING SEPARATION)

NOTES:
1. THE SPECIFIC LOT SETBACKS, CONSISTENT WITH THE PD, WILL BE SHOWN AND INCLUDED ON THE INDIVIDUAL LOT CONSTRAINT PLANS DEVELOPED CONCURRENTLY WITH FINAL ENGINEERING DESIGN AND SUBMITTED AS PART OF THE FINAL PLAT PACKAGE.



HOUSE BY NEIGHBORHOOD TYPE				
LOT / HOUSE TYPE	T3	T4-R	TOTAL	MIN. LOT WIDTH
Manor House Lot Attached			0	35'
Manor House Lot Detached			0	35'-40'
Tandem House Lot			0	55'-60'
House Lot (H)		72	71	40'-50'
Large House Lot (LH)	38	31	69	50'-65'
Estate House Lot (E)	6		7	65'
Lakefront House Lot (Lk)	11		11	50'
Oakland Avenue Lots				90'
Cottage Common Lot			0	N/A
Townhomes			0	18'
Live Work Units			0	18'
Apartment House Lot			0	40'
TOTAL	55	103	158	

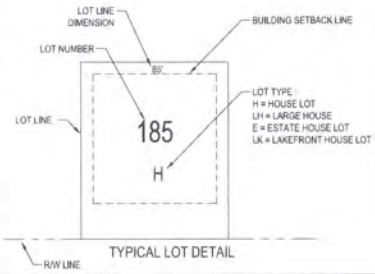
LEGEND

- PHASE LINE
- PD BOUNDARY
- 73 LOT NUMBER
- TRACT 43 TRACT NUMBER
- TRACT / LOT LINE
- ROAD WAY CENTERLINE
- ROW LINE
- BUILDING SETBACK LINE

TRANSECT ZONES

- ZONE T3
- ZONE T4
- PARKS AND OPEN SPACE

SUMMARY TABLE					
TRACT	AREA	DESCRIPTION	OWNERSHIP	MAINTENANCE	DEVELOPMENT RIGHTS
1	0.16	ALLEY	HOA	HOA	HOA
2	0.22	ALLEY	HOA	HOA	HOA
3	0.29	ALLEY	HOA	HOA	HOA
4	0.13	ALLEY	HOA	HOA	HOA
5	0.30	ALLEY	HOA	HOA	HOA
6	0.17	ALLEY	HOA	HOA	HOA
7	0.22	ALLEY	HOA	HOA	HOA
8	0.12	ALLEY	HOA	HOA	HOA
9	0.61	ALLEY	HOA	HOA	HOA
10	1.08	OPEN SPACE	HOA	HOA	HOA
11	0.49	OPEN SPACE	HOA	HOA	HOA
12	0.54	OPEN SPACE	HOA	HOA	HOA
13	0.24	OPEN SPACE	HOA	HOA	HOA
14	0.06	OPEN SPACE	HOA	HOA	HOA
15	0.09	OPEN SPACE	HOA	HOA	HOA
16	6.81	HAMMOCK PRESERVE SPECIAL DISTRICT	HOA	HOA	HOA
17	5.03	FUTURE DEVELOPMENT	LAKE APOPKA 2012, LLC	LAKE APOPKA 2012, LLC	LAKE APOPKA 2012, LLC
18	17.17	OPEN SPACE	HOA	HOA	HOA
19	1.67	ARCHAEOLOGICAL SITE/OPEN SPACE	HOA	HOA	HOA
20	0.03	LIFT STATION	WINTER GARDEN	WINTER GARDEN	WINTER GARDEN
21	1.43	UNION CLUB SPECIAL DISTRICT	HOA	HOA	HOA



TYPICAL LOT DETAIL

KEYMAP

N

0 200' 400'
FULL SCALE: 1"=200'
HALF SCALE: 1"=400'

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

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CLIENT: LAKE APOPKA 2012, LLC
PROJECT: OAKLAND PARK PHASE 4
SHEET TITLE: OVERALL LOT PLAN

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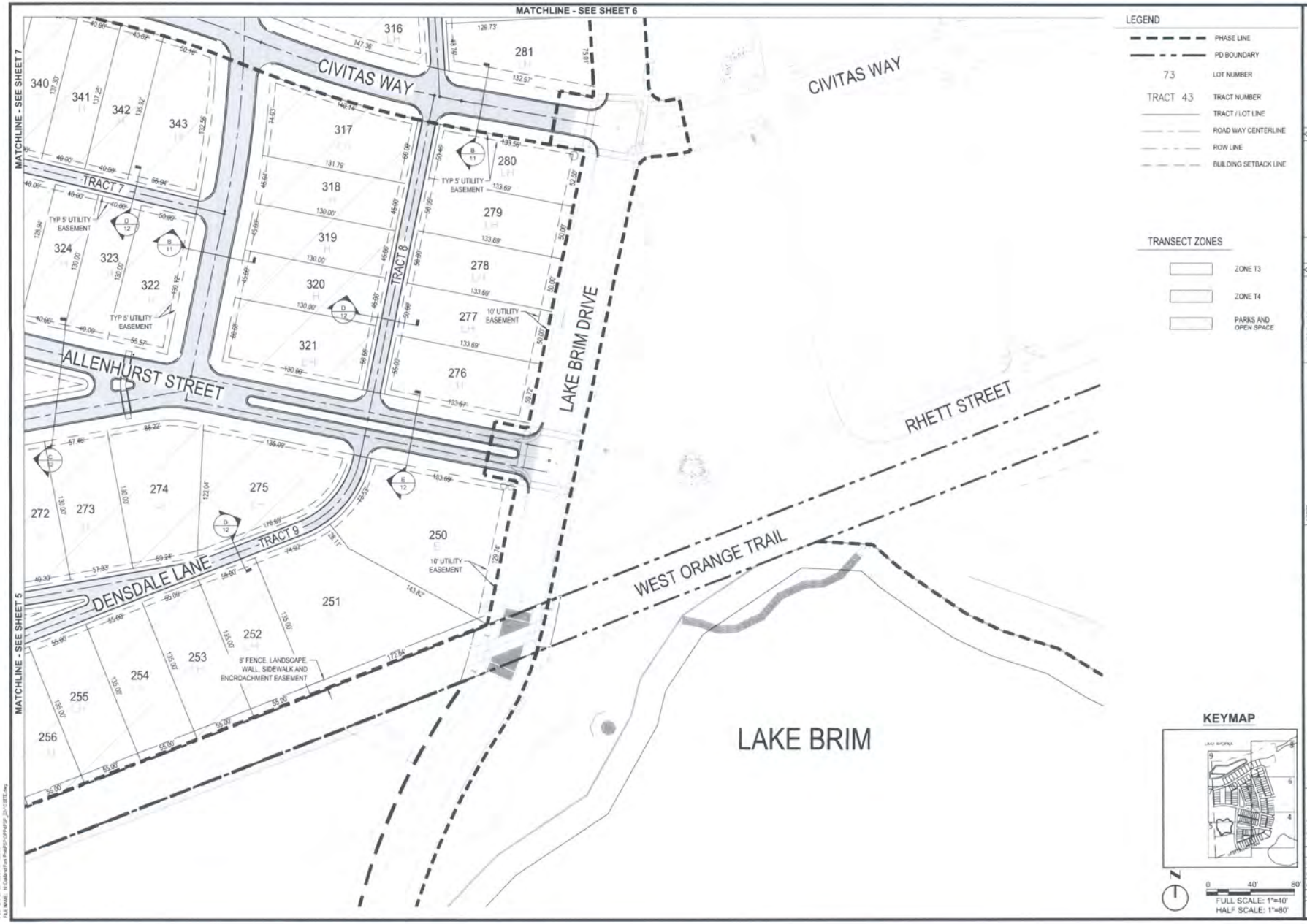
JOB NO.	100040036
PROJECT ENG.	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	3
REV.	

PLOT DATE: Jul 30, 2015 - 9:00am
FILE NAME: N:\Orlando\Land Development\Winter Garden\Oakland Park Phase 4\Dwg\Plan Sheets\Overall Lot Plan.dwg



WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

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CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: LOT PLAN

ATKINS

JOB NO.:	10004103B
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.J.
APPROVED:	J.D.C.
SHEET NO:	4
REV:	

MATCHLINE - SEE SHEET 7

ALLENHURST STREET

TRACT 12

PROPOSED DETENTION POND 4B

TRACT 16

TRACT 17 FUTURE DEVELOPMENT

TOWN OF OAKLAND

CITY OF WINTER GARDEN

KERSHAW DRIVE

TRACT 9

TRACT 13

DENSDALE LANE

TRACT 14

PEDESTRIAN CORRIDOR

TYP 5' UTILITY EASEMENT

8' FENCE, LANDSCAPE, WALL, SIDEWALK AND ENCROACHMENT EASEMENT

PROPOSED TRAIL CROSSING AND IMPROVEMENTS.

70' BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, EASEMENT NUMBER 51567

WEST ORANGE TRAIL

BRITTON ALLEY

MATCHLINE - SEE SHEET 4

327 326 325 267 266 265 264 263 262 261 260 259 258 257 256 268 269 270 271

LEGEND

	PHASE LINE
	PD BOUNDARY
73	LOT NUMBER
TRACT 43	TRACT NUMBER
	TRACT / LOT LINE
	ROAD WAY CENTERLINE
	ROW LINE
	BUILDING SETBACK LINE

TRANSECT ZONES

	ZONE T3
	ZONE T4
	PARKS AND OPEN SPACE

KEYMAP

FULL SCALE: 1"=40'

HALF SCALE: 1"=80'

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE

LAKE APOPKA 2012, LLC

OAKLAND PARK PHASE 4

LOT PLAN

ATKINS

JOB NO.:	10004103B
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	5

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 4

HUNTSPOINT STREET

LAKE BRIM DRIVE

EASLEY AVENUE

CIVITAS WAY

TRACT 3

TRACT 5

TRACT 6

TYP 5' UTILITY EASEMENT

10' UTILITY EASEMENT

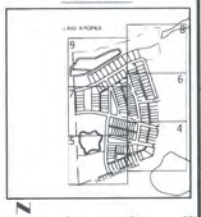
LEGEND

PHASE LINE	
PD BOUNDARY	
73	LOT NUMBER
TRACT 43	TRACT NUMBER
TRACT / LOT LINE	
ROAD WAY CENTERLINE	
ROW LINE	
BUILDING SETBACK LINE	

TRANSECT ZONES

ZONE T3	
ZONE T4	
PARKS AND OPEN SPACE	

KEYMAP



0 40' 80'

FULL SCALE: 1"=40'

HALF SCALE: 1"=80'

WINTER GARDEN

REV.	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

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CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: LOT PLAN

ATKINS

CONTOUR 1.1 (2 FEET)
AREA IN ACCURACY REQUIREMENT
DATUM: NAD 83 (2011)
NAVD 88 (GEOID 12B)
IN CONVERSION MODE

LOCAL OFFICE:
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SUITE 1000
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JOB NO.:	100041038
PROJECT ENG.:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.B.L.
APPROVED:	J.D.C.
SHEET NO.:	6
REV.	

PLOT DATE: Jul 30, 2015 - 9:00am
FILE NAME: N:\Orlando\Land Projects\Winter Garden\Oakland Park Phase 4\Oakland Park Phase 4 LOT PLAN.dwg

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CROOK P.E.
FLORIDA REG. NO. 66556

NOTICE

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: LOT PLAN

ATKINS

JOB NO.:	10004103B
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.B.J.
APPROVED:	J.D.C.
SHEET NO.	7
REV.	△

LAKE APOPKA

SHORE LINE

100YR FLOOD BOUNDARY

TRACT 19

TRACT 18

RESTRICTED OPEN SPACE ASSOCIATED WITH DHR SITE NO. 8OR487/507 PER DHR PROJECT FILE NO. 2014-3855

TRACT 21
UNION CLUB
SPECIAL DISTRICT

50' UTILITY EASEMENT

PROPOSED REAR LOT RETAINING WALL

10' WALL AND DRAINAGE EASEMENT

TYP 5' UTILITY EASEMENT

CELADON STREET

TRACT 5

405 406 407 298 299 297 300 296

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 6

LEGEND

	PHASE LINE
	PD BOUNDARY
73	LOT NUMBER
TRACT 43	TRACT NUMBER
	TRACT / LOT LINE
	ROAD WAY CENTERLINE
	ROW LINE
	BUILDING SETBACK LINE

TRANSECT ZONES

	ZONE T3
	ZONE T4
	PARKS AND OPEN SPACE

NOTE:

TRACTS 18 AND 19 WILL INCLUDE BLANKET DRAINAGE EASEMENTS.

KEYMAP

FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

WINTER GARDEN

No.	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

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CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: LOT PLAN

ATKINS

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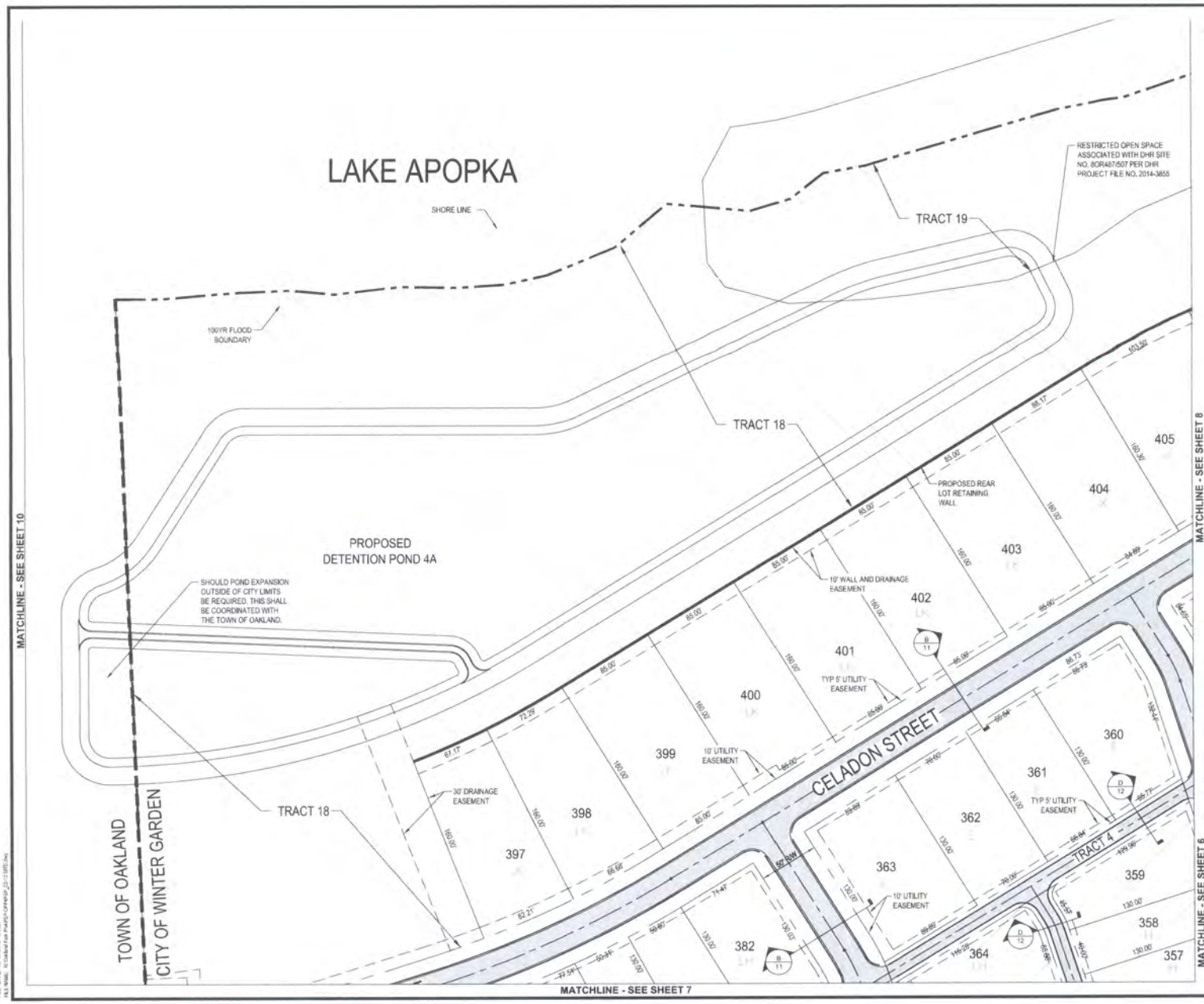
JOB NO.:	10004 1038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	8
REV.	

PLOT DATE: Jul 30, 2015 - 10:05am
FILE NAME: R:\Orlando\Civil\Projects\Winter Garden_2015\LOT PLAN.dwg



LEGEND

- PHASE LINE
- PD BOUNDARY
- 73 LOT NUMBER
- TRACT 43 TRACT NUMBER
- TRACT / LOT LINE
- ROAD WAY CENTERLINE
- ROW LINE
- BUILDING SETBACK LINE

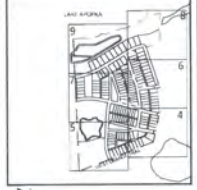
TRANSECT ZONES

- ZONE T3
- ZONE T4
- PARKS AND OPEN SPACE

NOTE:

TRACTS 18 AND 19 WILL INCLUDE BLANKET DRAINAGE EASEMENTS.

KEYMAP



FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

WINTER GARDEN

NO.	DATE	ISSUED FOR

JAMES D. CRIDER, P.E.
FLORIDA REG. NO. 66556

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CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: LOT PLAN

ATKINS

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PROJECT ENG.:	J.D.C.
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CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.:	9
REV:	

PLOT DATE: Jul 30, 2015 - 9:00am
FILE NAME: R:\Orlando\Land Dev\Projects\OAKLAND PARK PHASE 4\Plans\Lot Plan.dwg

STREET NETWORK PLAN

STREET (S1-24/50) WITH ALLEY

Movement	Slow
Design Speed	25
R.O.W. Width	50'*
Pavement Width	24'**
Traffic Flow	Two-way
Number of Parking Lanes	None. Parking allowed one side.
Curb Types	6" vertical curb with 12" gutter
Curb Radius	15'

Bikeway Type	N/A
Bikeway Width	N/A
Sidewalks	Each Side
Sidewalk Width	5'
Planter Width	6'6"
Planter Type	Continuous Pervious Groundcover
Planting Pattern	Informal Spacing
Tree Type	Predominant Live Oaks, with others

* 40' right-of-way width if one way
** 16' pavement width if one way

ROAD WAY SECTION A

Ordinance 12-08
Page 73 of 77

STREET NETWORK PLAN

STREET (S1-24/50) WITHOUT ALLEY

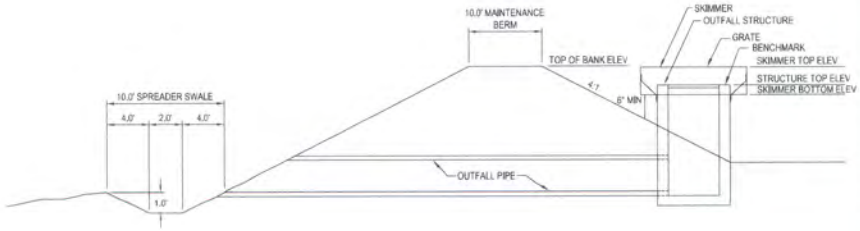
Movement	Slow
Design Speed	25
R.O.W. Width	50'*
Pavement Width	24'**
Traffic Flow	Two-way
Number of Parking Lanes	None. Parking allowed one side.
Curb Types	6" vertical curb with 12" gutter
Curb Radius	15'

Bikeway Type	N/A
Bikeway Width	N/A
Sidewalks	Each Side
Sidewalk Width	5'
Planter Width	6'6"
Planter Type	Continuous Grass or Groundcover
Planting Pattern	Informal Spacing
Tree Type	Predominant Live Oaks, with others

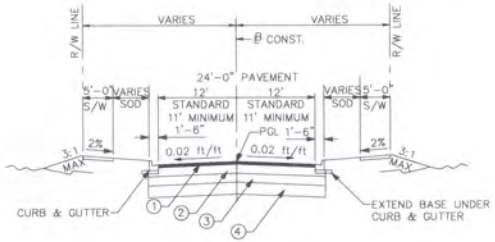
* 40' right-of-way width if one way
** 16' pavement width if one way

ROAD WAY SECTION B

Ordinance 12-08
Page 74 of 77



CONTROL STRUCTURE AND SPREADER SWALE DETAILS
SCALE: NTS



1. 2" TYPE S-1 STRUCTURAL COURSE (2LIFTS)
2. 10" BASE TYPE SOIL CEMENT COMPACTED TO 98% MAX DENSITY (AASHTO T-134). ASPHALTIC PRIME COAT APPLIED AT 0.15 GAL./SF 300 PSI 7-DAY COMPRESSVE STRENGTH.
3. 12" COMPACTED SUBGRADE (95% DENSITY) AASHTO T-180 AND LBR 40
4. 18" OF NATIVE OR IMPORTED MATERIAL HAVING LESS THAN 5% PASSING #200 SIEVE COMPACTED TO 98% PER AASHTO T-180

TYPICAL ROADWAY PAVEMENT SECTION
SCALE: NTS

WINTER GARDEN

REV.	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

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CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: TYPICAL SECTIONS

ATKINS

JOB NO.:	10004103B
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.I.
APPROVED:	J.D.C.
SHEET NO.	11
REV.	△

STREET NETWORK PLAN

STREET (ST 20/40)

Ordinance 12-08
Page 75 of 77

Movement	Slow
Design Speed	25
R.O.W. Width	40'
Pavement Width	20'
Traffic Flow	One way
Number of Parking Lanes	Parking allowed one side
Curb Types	6" vertical curb with 32" gutter
Curb Radius	15'

Bikeway Type	N/A
Bikeway Width	N/A
Sidewalks	Outside only (trail within park)
Sidewalk Width	5'
Planter Width	6½"
Planter Type	Continuous Grass or Groundcover
Planting Pattern	Informal Spacing
Tree Type	Predominant Live Oaks, with others

ROAD WAY SECTION C

STREET NETWORK PLAN

REAR LANE (RL-42/20)***

Ordinance 12-08
Page 72 of 77

Movement	Slow
Design Speed	10
R.O.W. Width	20'
Pavement Width	12'
Traffic Flow	One-way
Number of Parking Lanes	N/A
Curb Types	6" Ribbon Curb (" asphalt
Curb Radius	15'

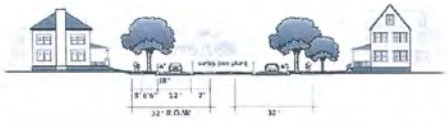
Bikeway Type	N/A
Bikeway Width	N/A
Sidewalks	N/A
Sidewalk Width	N/A
Planter Width	N/A
Planter Type	N/A
Planting Pattern	N/A
Tree Type	N/A

***Rear Lanes will be in a tract owned by the HOA

ROAD WAY SECTION D

STREET NETWORK PLAN

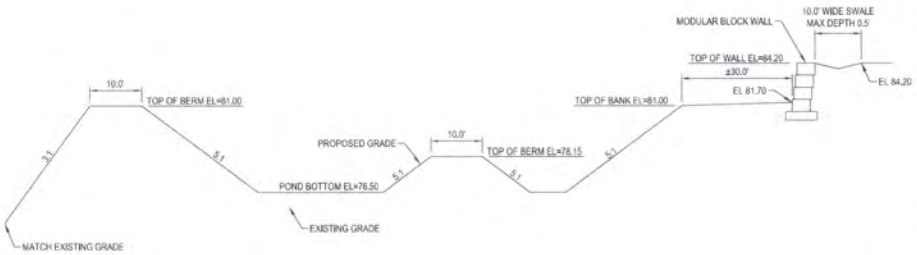
PROPOSED STREET (ST 32/32)



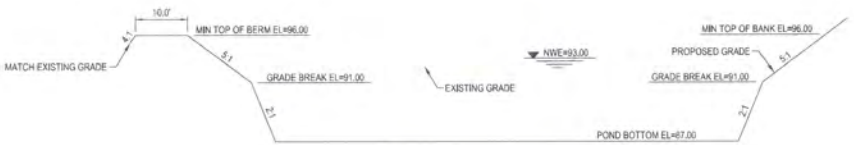
Movement	Slow
Design Speed	25
R.O.W. Width	32'
Pavement Width	12'
Traffic Flow	One way
Number of Parking Lanes	N/A
Curb Types	6" vertical curb with 32" gutter
Curb Radius	15'

Bikeway Type	N/A
Bikeway Width	N/A
Sidewalks	Outside only (trail within park)
Sidewalk Width	5'
Planter Width	6½"
Planter Type	Continuous Grass or Groundcover
Planting Pattern	Informal Spacing
Tree Type	Predominant Live Oaks, with others

ROAD WAY SECTION E



A POND 4A CROSS SECTION
NTS



B POND 4B CROSS SECTION
NTS

WINTER GARDEN

No.	ISSUED FOR	DATE

JAMES G. CROOK, P.E.
FLORIDA REG. NO. 66506

NOTICE

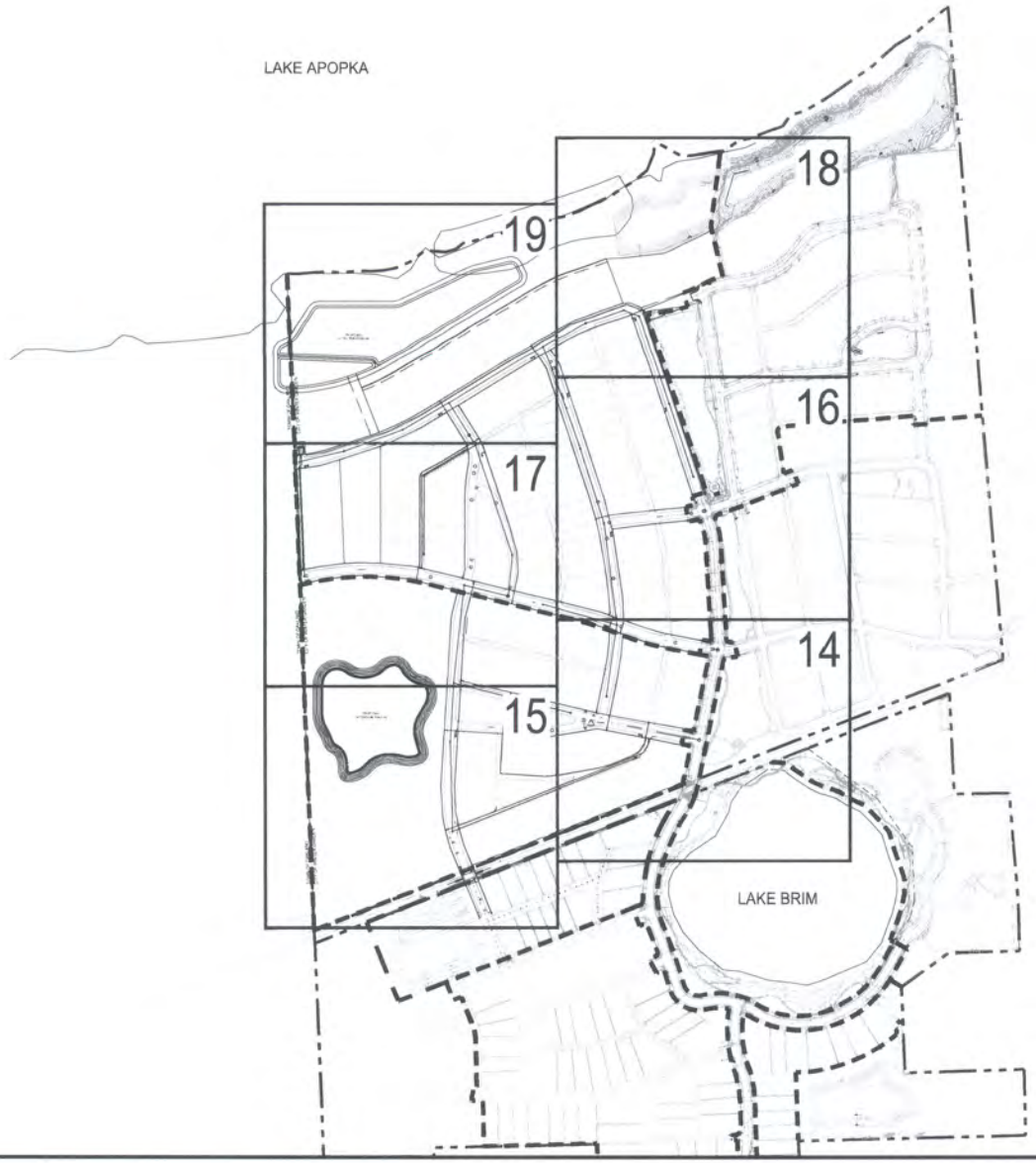
CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: TYPICAL SECTIONS

ATKINS

JOB NO:	10004108
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.I.
APPROVED:	J.D.C.
SHEET NO:	12
REV:	



LEGEND

— — — —	PHASE LINE
8" SAN	PROPOSED GRAVITY SANITARY SEWER PIPE AND SIZE
6" FM	PROPOSED SANITARY FORCEMAIN AND SIZE
6" WM	PROPOSED POTABLE WATER MAIN AND SIZE
6" RM	PROPOSED RECLAIMED WATER MAIN AND SIZE
SR	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED VALVE
	PROPOSED FIRE HYDRANT ASSEMBLY
59	LOT NUMBER

KEYMAP

0 200' 400'
FULL SCALE: 1"=200'
HALF SCALE: 1"=400'

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66506

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CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: OVERALL CONCEPTUAL UTILITY PLAN

ATKINS

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JOB NO.:	100041638
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO:	13
REV:	△

PLOT DATE: Jul 30, 2015 - 9:00am
FILE NAME: N:\100041638\CADD\DRAWINGS_CIV\CONCEPT\AL_PLOT1.dwg

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 15

CONNECT TO EXISTING 8" RM STUBOUT

10' UTILITY EASEMENT

TYP 5' UTILITY EASEMENT

CONNECT TO EXISTING 8" WM STUBOUT

CONNECT TO EXISTING 8" RM STUBOUT

CONNECT TO EXISTING 8" WM STUBOUT

8' FENCE, LANDSCAPE, WALL, SIDEWALK AND ENCROACHMENT EASEMENT

CIVITAS WAY

LAKE BRIM DRIVE

RHETT STREET

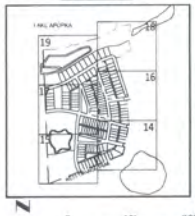
WEST ORANGE TRAIL

LAKE BRIM

LEGEND

	PHASE LINE
8" SAN	PROPOSED GRAVITY SANITARY SEWER PIPE AND SIZE
8" FM	PROPOSED SANITARY FORCEMAIN AND SIZE
8" WM	PROPOSED POTABLE WATER MAIN AND SIZE
8" RM	PROPOSED RECLAIMED WATER MAIN AND SIZE
S8	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED VALVE
	PROPOSED FIRE HYDRANT ASSEMBLY
59	LOT NUMBER

KEYMAP



0 40' 80'

FULL SCALE: 1"=40'

HALF SCALE: 1"=80'

WINTER GARDEN

REV.	DATE	ISSUED FOR

JAMES E. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE

LAKE APOPKA 2012, LLC

OAKLAND PARK PHASE 4

CONCEPTUAL UTILITY PLAN

ATKINS

JOB NO.:	100041038
PROJECT ENG.	J.D.C.
DRAWN:	B.E.H. & M.V.
CHECKED:	K.B.J.
APPROVED:	J.D.C.
SHEET NO.	14
REV.	△

MATCHLINE - SEE SHEET 17

PROPOSED
DETENTION POND 4B

TOWN OF OAKLAND
CITY OF WINTER GARDEN

ALLENHURST STREET

KENSHAW LANE

KENSDALE LANE

WEST ORANGE TRAIL

BRITTON ALLEY

8" SAN

8" RM

8" WM

TYP 5' UTILITY EASEMENT

8' FENCE, LANDSCAPE, WALL, SIDEWALK AND ENCROACHMENT EASEMENT

CONNECT TO EXISTING RM STUBOUT

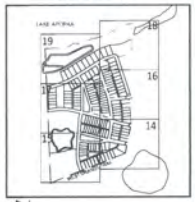
CONNECT TO EXISTING WM STUBOUT

MATCHLINE - SEE SHEET 14

LEGEND

	PHASE LINE
8" SAN	PROPOSED GRAVITY SANITARY SEWER PIPE AND SIZE
6" FM	PROPOSED SANITARY FORCEMAIN AND SIZE
8" WM	PROPOSED POTABLE WATER MAIN AND SIZE
8" RM	PROPOSED RECLAIMED WATER MAIN AND SIZE
SM	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED VALVE
	PROPOSED FIRE HYDRANT ASSEMBLY
59	LOT NUMBER

KEYMAP



0 40' 80'
FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CRIDER, P.E.
FLORIDA REG. NO. 66556

NOTICE

CLIENT: LAKE APOPKA 2012, LLC

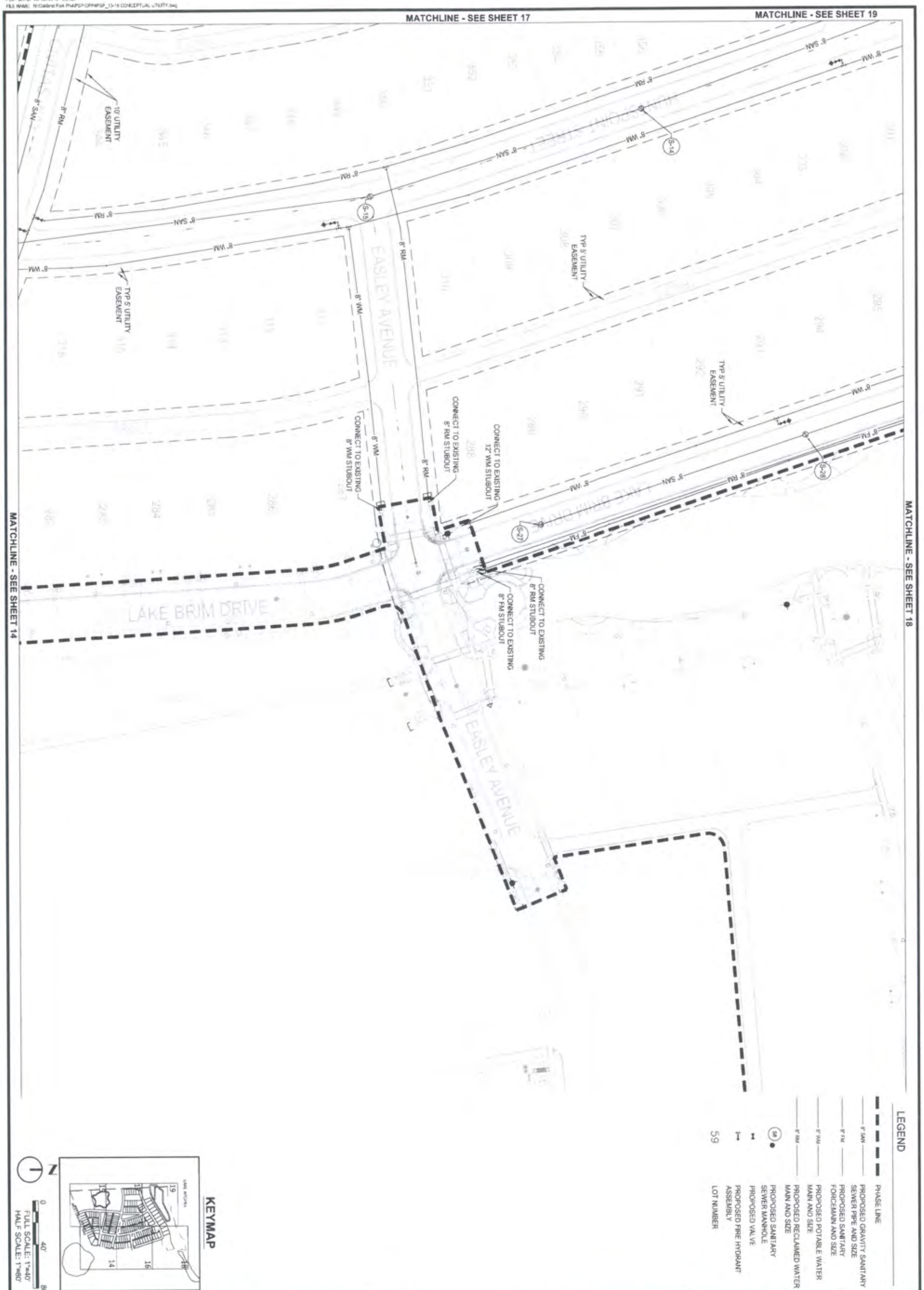
PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: CONCEPTUAL UTILITY PLAN

ATKINS

JOB NO.:	10024103.8
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	15

PLOT DATE: Jun 30, 2015 - 9:54am
FILE NAME: N:\Oakland Park Ph4\PSP\OPP4PSP_13-16 CONCEPTUAL UTILITY.dwg



CLIENT:

LAKE APOPKA 2012, LLC

PROJECT:

OAKLAND PARK PHASE 4

SHEET TITLE

CONCEPTUAL UTILITY PLAN

ATKINS

JOB NO.	100041538
PROJECT ENG.	J.D.C.
DRAWN	B.E.N. & M.V.
CHECKED	K.S.L.
APPROVED	J.D.C.
SHEET NO.	16

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JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

REV	DATE	ISSUED FOR

WINTER GARDEN

PLOT DATE: Apr 30, 2015 - 9:54am
FILE NAME: N:\Oakland Park Phase4\OPPhase4_13-18 CONCEPT_UTIL UTILITY.dwg

MATCHLINE - SEE SHEET 20

TOWN OF OAKLAND
CITY OF WINTER GARDEN

8" RM STUBOUT FOR FUTURE PHASE

8" RM STUBOUT FOR FUTURE PHASE

PROPOSED LIFT STATION

S-1

8" SAN

S-24

8" WM

8" FM

8" RM

8" SAN

8" FM

20'x40' UTILITY EASEMENT

S-23

8" WM

8" WM

8" RM

8" RM

10' UTILITY EASEMENT

S-21

6" WM

6" RM

8" SAN

S-22

8" WM

8" RM

TYP 5' UTILITY EASEMENT

8" SAN

S-4

S-7

8" WM

8" WM

8" SAN

8" RM

8" RM

8" RM

8" RM

TYP 5' UTILITY EASEMENT

S-8

8" RM

8" RM

8" SAN

8" WM

8" WM

8" SAN

8" WM

8" WM

S-5

10' UTILITY EASEMENT

10' UTILITY EASEMENT

S-17

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 19

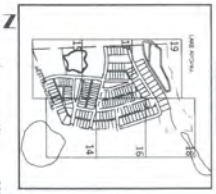
MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 16

LEGEND

- PHASE LINE
- 8" SAN — PROPOSED GRAVITY SANITARY SEWER PIPE AND SIZE
- 8" FM — PROPOSED SANITARY FORCEMAIN AND SIZE
- 6" WM — PROPOSED POTABLE WATER MAIN AND SIZE
- 6" RM — PROPOSED RECLAIMED WATER MAIN AND SIZE
- (M) — PROPOSED SANITARY SEWER MANHOLE
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- 59 — LOT NUMBER

KEYMAP



N

0 40' 80'
FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

ATKINS

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: CONCEPTUAL UTILITY PLAN

JOB NO.: 100041038
PROJECT ENG.: J.D.C.
DRAWN: B.E.A. & M.L.
CHECKED: K.S.L.
APPROVED: J.D.C.
SHEET NO. 17 OF 95

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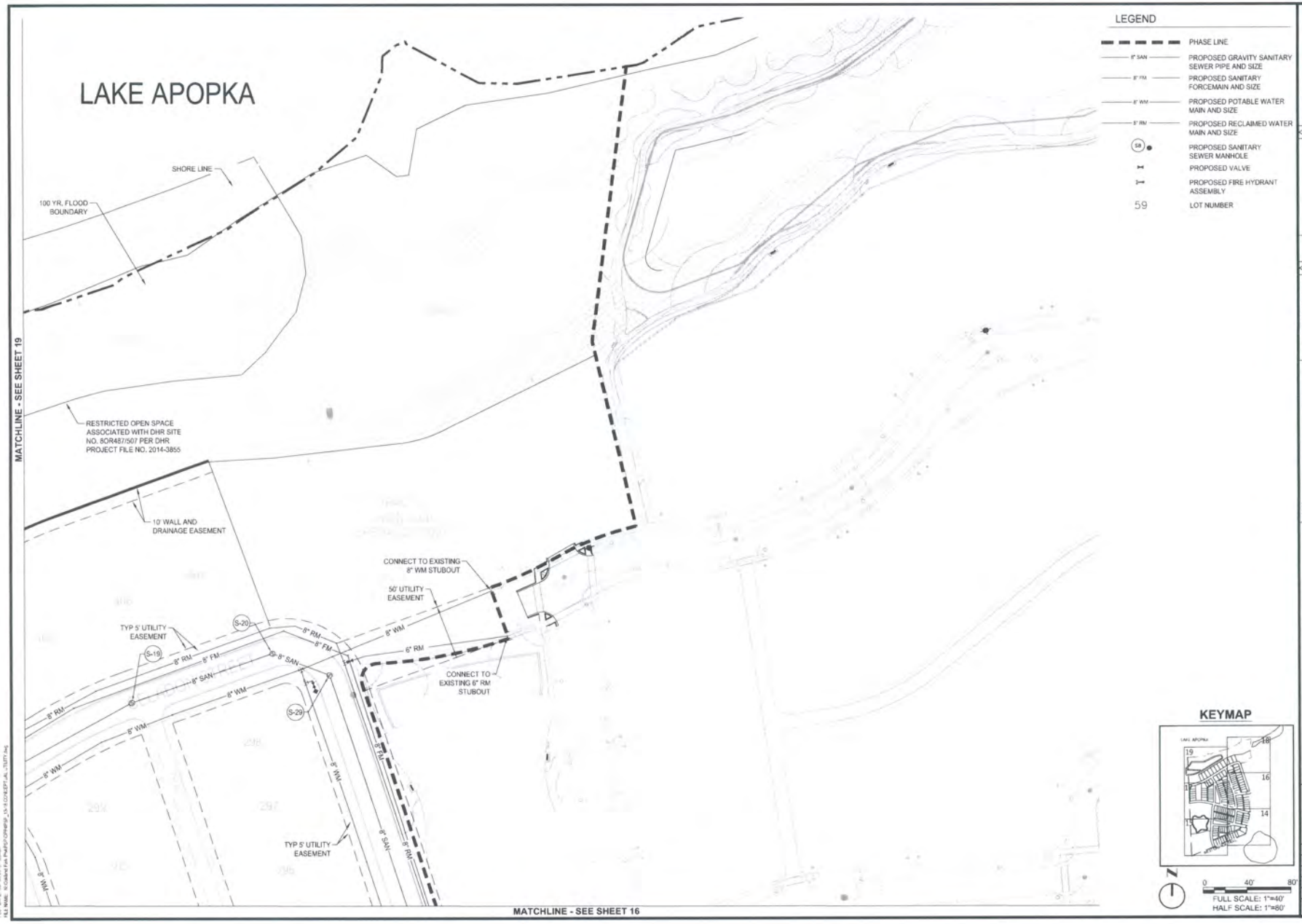
JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

REV	DATE	ISSUED FOR	REV

WINTER GARDEN



WINTER GARDEN

NO.	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

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CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: CONCEPTUAL UTILITY PLAN

ATKINS

CORPORATE OFFICE:
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KLOHOSEMEN NELOV

LOCAL OFFICE:
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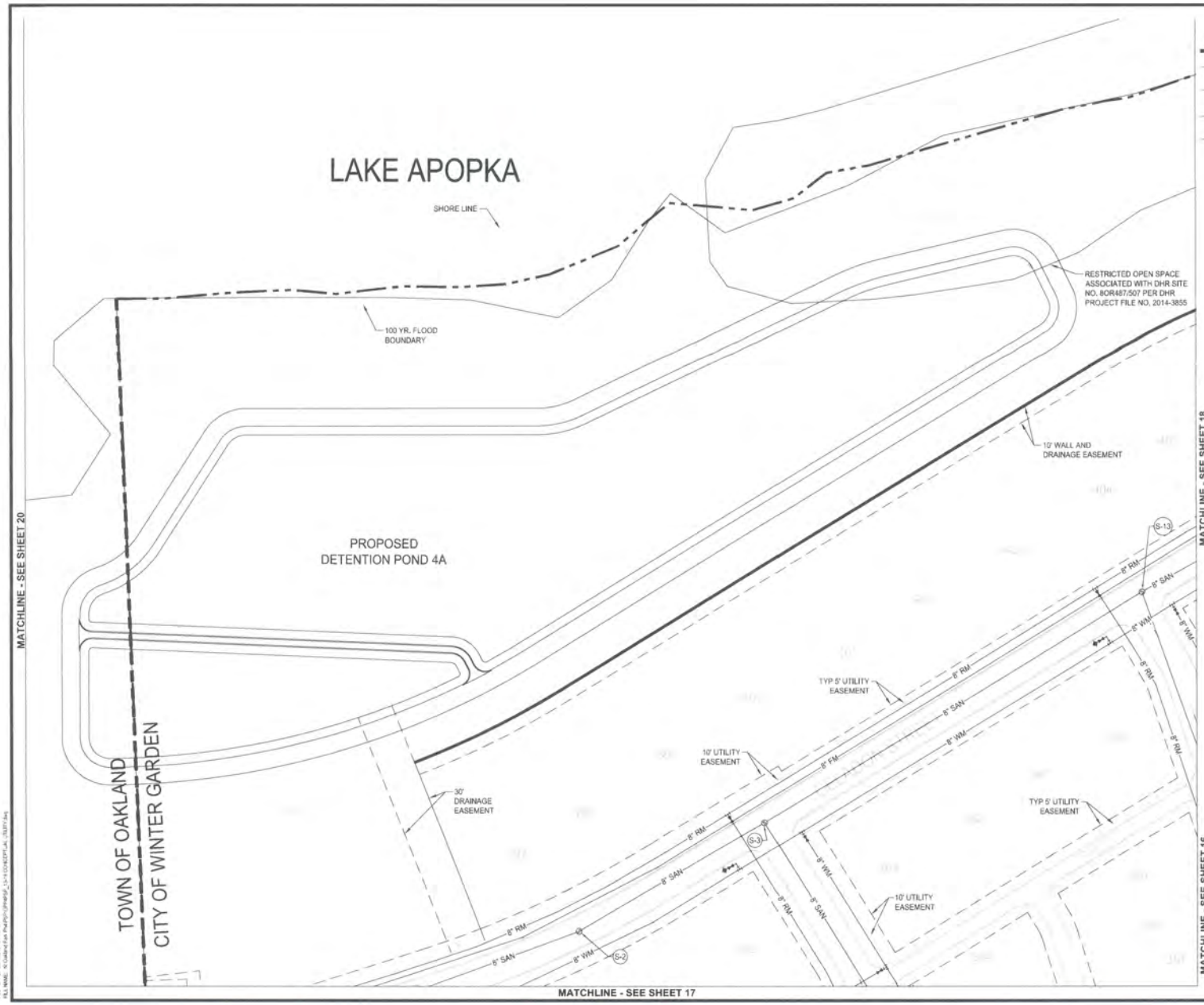
ORLANDO, FL 32810
TEL: 407.647.7777
FAX: 407.628.4100
www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.H. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	18
REV.	△

PLOT DATE: Jul 30, 2015 - 9:04am
FILE NAME: K:\Oakland Park\PHASE4\PHASE_4A-5-CONCEPT_UTILITY.dwg



LEGEND

— — — —	PHASE LINE
8" SAN	PROPOSED GRAVITY SANITARY SEWER PIPE AND SIZE
8" FM	PROPOSED SANITARY FORCEMAIN AND SIZE
8" WM	PROPOSED POTABLE WATER MAIN AND SIZE
8" RM	PROPOSED RECLAIMED WATER MAIN AND SIZE
58	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED VALVE
	PROPOSED FIRE HYDRANT ASSEMBLY
59	LOT NUMBER

KEYMAP

0 40' 80'
FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

WINTER GARDEN

REV.	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE

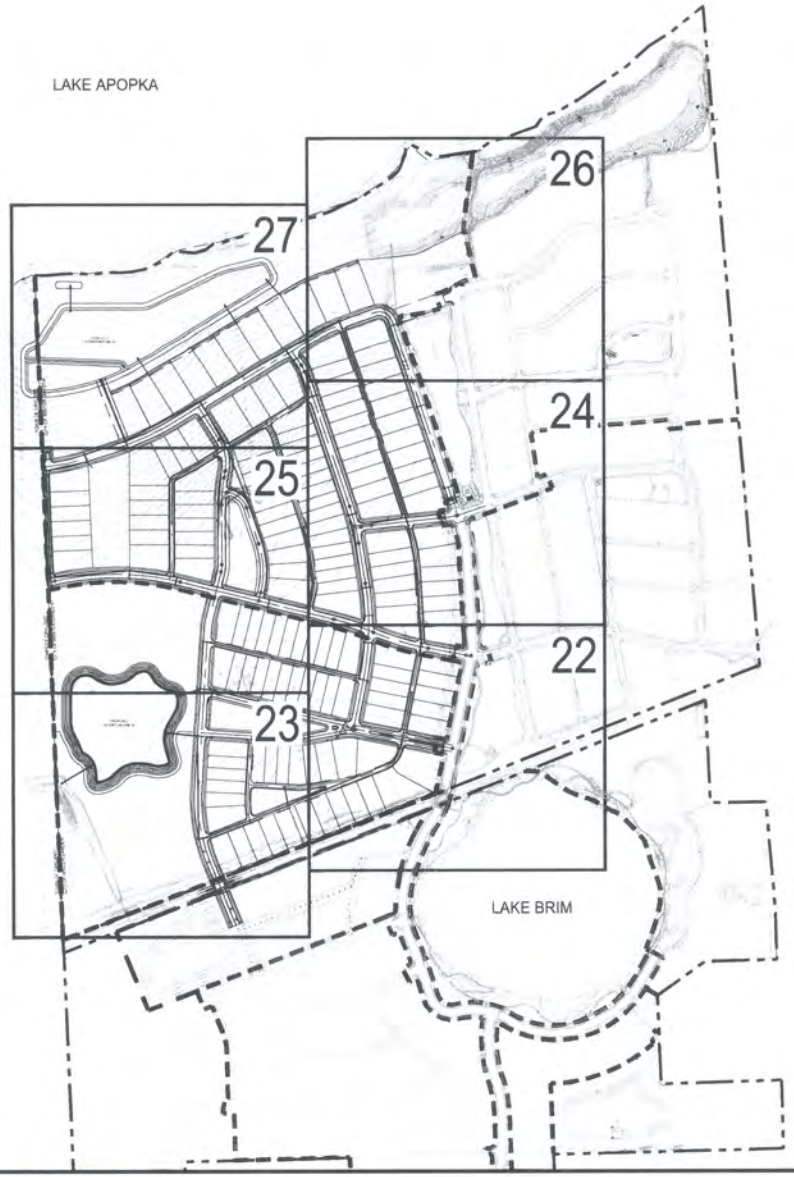
CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: CONCEPTUAL UTILITY PLAN

ATKINS

JOB NO.:	10004108
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.J.
APPROVED:	J.D.C.
SHEET NO.	19
REV.	



LEGEND

- PHASE LINE
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM INLETS
- PROPOSED STORM MANHOLE
- PROPOSED MITERED END SECTION
- 97.10 PROPOSED SPOT GRADE
- 108.79HP PROPOSED HIGH POINT AND ELEVATION
- 27 LOT NUMBER
- EXISTING CONTOUR
- SURFACE FLOW DIRECTION

NOTE

THE LOCATION AND DESIGN OF ROADWAY UNDERDRAIN SYSTEMS WILL BE PROVIDED WITH THE FINAL ENGINEERING DESIGN.

KEYMAP

0 200' 400'
FULL SCALE: 1"=200'
HALF SCALE: 1"=400'

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES E. CROOK, P.E.
FLORIDA REG. NO. 66556

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CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: OVERALL CONCEPTUAL DRAINAGE PLAN

ATKINS

CORPORATE OFFICE:
4030 W. BOY SCOUT BOULEVARD
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FAX: (813) 282-7222
WWW.ATKINSGLOBAL.COM

LOCAL OFFICE:
165 SOUTH HILL LAKE ROAD
ORLANDO, FL 32810
TEL: 407-647-7777
FAX: 407-628-7777

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.B.L.
APPROVED:	J.D.C.
SHEET NO.	21
REV.	△

PLOT DATE: Jul 30, 2015 - 9:16am
FILE NAME: N:\Oakland Park\Phase 4\Dwg_C\C-21 OVERALL DRAINAGE.dwg

MATCHLINE - SEE SHEET 24

MATCHLINE - SEE SHEET 25

MATCHLINE - SEE SHEET 23

CIVITAS WAY

LAKE BRIM DRIVE

RHETT STREET

WEST ORANGE TRAIL

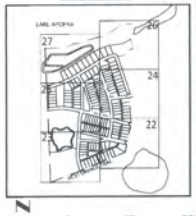
8' FENCE, LANDSCAPE, WALL, SIDEWALK AND ENCROACHMENT EASEMENT

LAKE BRIM

LEGEND

- PHASE LINE
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM INLETS
- PROPOSED STORM MANHOLE
- PROPOSED MITERED END SECTION
- 97.10 PROPOSED SPOT GRADE
- 108.75HP PROPOSED HIGH POINT AND ELEVATION
- 27 LOT NUMBER
- EXISTING CONTOUR
- SURFACE FLOW DIRECTION

KEYMAP



0 40' 80'

FULL SCALE: 1"=40'

HALF SCALE: 1"=80'

WINTER GARDEN

REV.	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

NOTICE

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: CONCEPTUAL DRAINAGE PLAN

ATKINS

JOB NO.:	10024103B
PROJECT ENG:	J.D.C.
DRAWN:	B.E.H. & M.V.
CHECKED:	K.S.I.
APPROVED:	J.D.C.
SHEET NO.	22
REV.	

PLOT DATE: Jul 30, 2015 - 9:04am
FILE NAME: N:\Oakland Park PHASE 4\PHASE 4_12 CONCEPTUAL DRAIN.dwg

MATCHLINE - SEE SHEET 25

PROPOSED
DETENTION POND 4B

TOWN OF OAKLAND
CITY OF WINTER GARDEN

8' FENCE, LANDSCAPE, WALL, SIDEWALK AND ENCROACHMENT EASEMENT

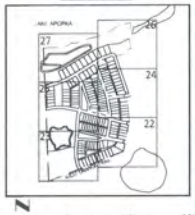
'BRITTON ALLEY'

MATCHLINE - SEE SHEET 22

LEGEND

- PHASE LINE
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM INLETS
- PROPOSED STORM MANHOLE
- PROPOSED MITERED END SECTION
- 97.10 PROPOSED SPOT GRADE
- 108.75HP PROPOSED HIGH POINT AND ELEVATION
- 27 LOT NUMBER
- EXISTING CONTOUR
- SURFACE FLOW DIRECTION

KEYMAP



0 40' 80'
FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

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CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: CONCEPTUAL DRAINAGE PLAN

ATKINS

CONTRACTS OFFICE:
400 W. ROBINSON STREET, SUITE 1000
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www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG.:	J.D.C.
DRAWN:	B.E.H. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	23
REV.	△

MATCHLINE - SEE SHEET 26

MATCHLINE - SEE SHEET 27

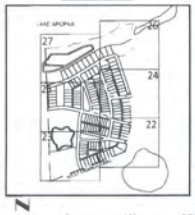
MATCHLINE - SEE SHEET 25

MATCHLINE - SEE SHEET 22

LEGEND

- PHASE LINE
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM INLETS
- PROPOSED STORM MANHOLE
- PROPOSED MITERED END SECTION
- 97.10 PROPOSED SPOT GRADE
- 108.75HP PROPOSED HIGH POINT AND ELEVATION
- 27 LOT NUMBER
- EXISTING CONTOUR
- SURFACE FLOW DIRECTION

KEYMAP



N

0 40' 80'

FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

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CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: CONCEPTUAL DRAINAGE PLAN

ATKINS

CORPORATE OFFICE:
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FAX: +1 813 282 7954
www.wspgroup.com

LOCAL OFFICE:
462 SOUTH HELLER ROAD
ORLANDO, FL 32835
TEL: 407 647 7377
FAX: 407 648 9402

JOB NO.:	100041038
PROJECT ENG.:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.I.
APPROVED:	J.D.C.
SHEET NO.	24
REV.	0

PLOT DATE: 07-30-2014 9:00AM
FILE NAME: W:\WINTER GARDEN\PROJ\GRADING_2-1-2\CONCEPTUAL GRADING.dwg

PLOT DATE: Jul 30, 2015 - 9:55am
FILE NAME: N:\Oakland Park Ph4\PS\PDP\NPSP_2\~27 CONCEPTUAL GRADING.dwg

MATCHLINE - SEE SHEET 28

PROPOSED LIFT STATION

TOWN OF OAKLAND
CITY OF WINTER GARDEN

MATCHLINE - SEE SHEET 23

MATCHLINE - SEE SHEET 27

MATCHLINE - SEE SHEET 22

MATCHLINE - SEE SHEET 24

LEGEND

- PHASE LINE
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM INLETS
- PROPOSED STORM MANHOLE
- PROPOSED MITERED END SECTION
- PROPOSED SPOT GRADE
- PROPOSED HIGH POINT AND ELEVATION
- LOT NUMBER
- EXISTING CONTOUR
- SURFACE FLOW DIRECTION

KEYMAP

FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

ATKINS

CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

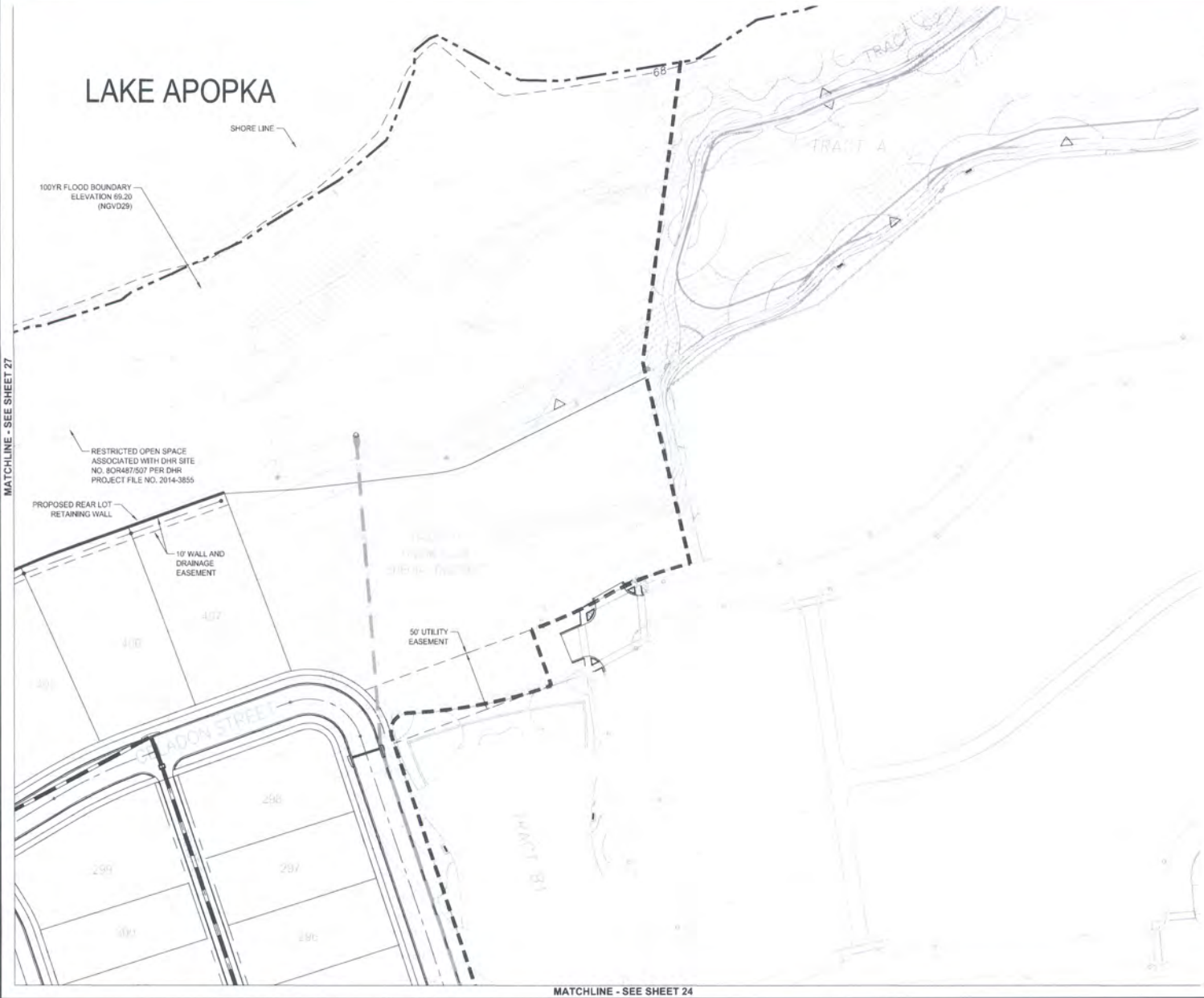
SHEET TITLE: CONCEPTUAL DRAINAGE PLAN

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

REV	DATE	ISSUED FOR	REV

WINTER GARDEN

SHEET NO. 25



LEGEND

- PHASE LINE
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM INLETS
- PROPOSED STORM MANHOLE
- PROPOSED MITERED END SECTION
- 97.10 PROPOSED SPOT GRADE
- 108.75HP PROPOSED HIGH POINT AND ELEVATION
- 27 LOT NUMBER
- EXISTING CONTOUR
- SURFACE FLOW DIRECTION

KEYMAP

0 40' 80'
FULL SCALE: 1"=40'
HALF SCALE: 1"=80'

WINTER GARDEN

REV.	DATE	ISSUED FOR

JAMES D. CRIDER, P.E.
FLORIDA REG. NO. 66556

NOTICE
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CLIENT: LAKE APOPKA 2012, LLC
PROJECT: OAKLAND PARK PHASE 4
SHEET TITLE: CONCEPTUAL DRAINAGE PLAN

ATKINS
CORPORATE OFFICE:
1000 N. ASH STREET, SUITE 100
ORLANDO, FL 32803
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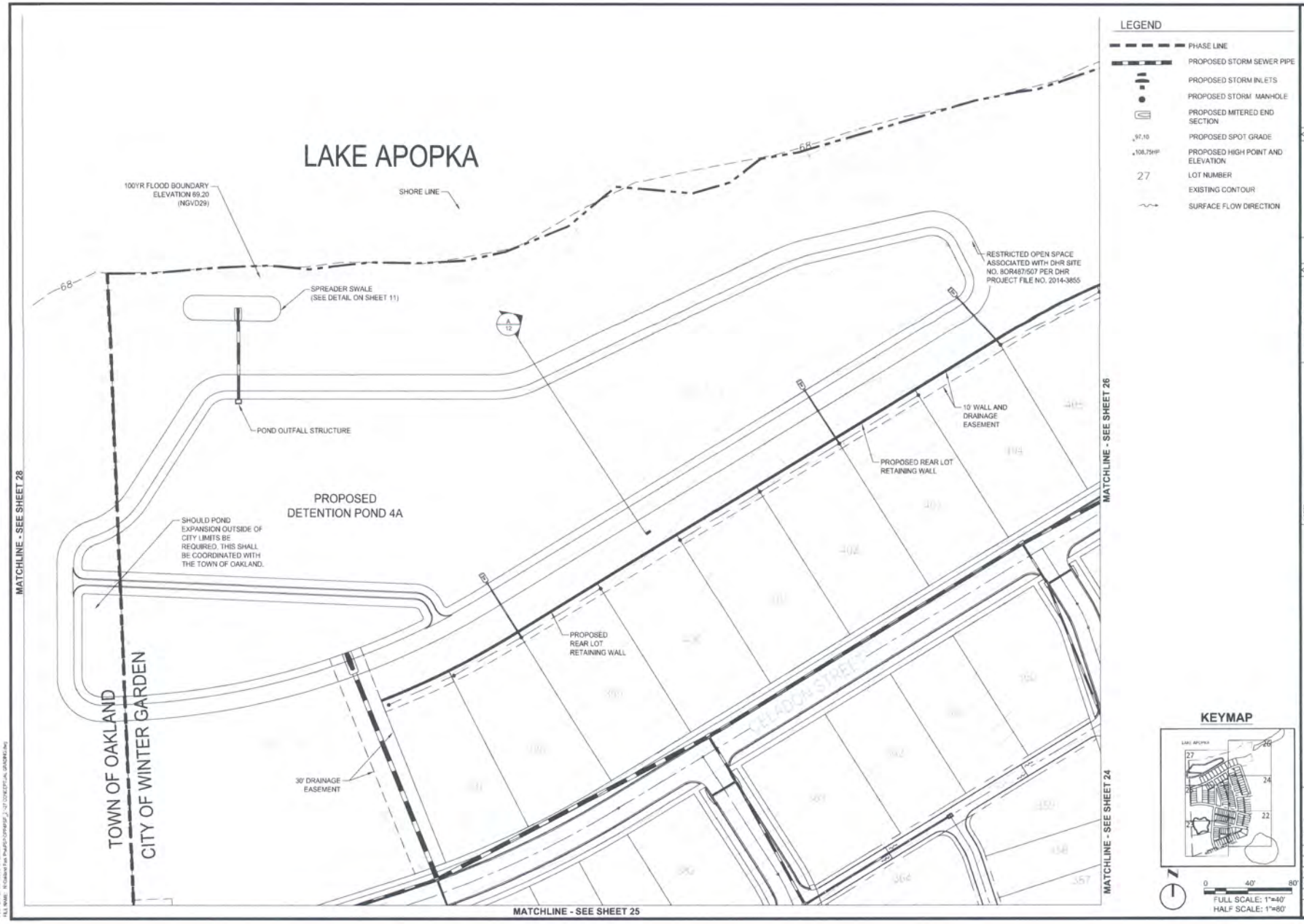
ORLANDO, FL 32806
TEL: 407-841-7777
FAX: 407-839-4300
www.atkinsglobal.com

JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.N. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO:	26
REV.	△

PLOT DATE: JUL 30, 2015 - 10:15am
FILE NAME: N:\Orlando\Land\Winter Garden\Phase_2\12 CONCEPT\LAK_GARDEN.dwg



WINTER GARDEN

REV	DATE	ISSUED FOR

JAMES D. CROOK, P.E.
FLORIDA REG. NO. 66556

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CLIENT: LAKE APOPKA 2012, LLC

PROJECT: OAKLAND PARK PHASE 4

SHEET TITLE: CONCEPTUAL DRAINAGE PLAN

ATKINS

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(813) 282-7275
(813) 282-7276 FAX
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JOB NO.:	100041038
PROJECT ENG:	J.D.C.
DRAWN:	B.E.H. & M.V.
CHECKED:	K.S.L.
APPROVED:	J.D.C.
SHEET NO.	27
REV.	0

PLOT DATE: Jun 30, 2015 - 9:06am
FILE NAME: R:\Orlando\Civil\Projects\P_L\27 CONCEPTUAL DRAINAGE.dwg

THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 8

DATE: July 31, 2015 **MEETING DATE:** August 17, 2015

SUBJECT: North West Crown Point Road (PRELIMINARY PLAT)
PROJECT NAME Cisneros Property
PARCEL ID# 12-22-27-1840-33-010, 12-22-27-1840-33-040

ISSUE: The applicant is requesting a Preliminary Plat for 2 single family residential lots in the Cisneros Property Subdivision.

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: Casildo & Maria Cisneros

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

PROPOSED ZONING: N/A

CURRENT FLU: LR (Low Density Residential)

PROPOSED FLU: N/A

SUMMARY:

Applicant proposes Preliminary Plat for 2 single-family lots. The proposed Preliminary Plat is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances. The proposed Preliminary Plat is consistent with the R-1 Zoning of the property.

STAFF RECOMMENDATION(S):

DRC recommends conditional approval of the Preliminary Plat of 2 single-family lots in the Cisneros Property Subdivision subject to the conditions of the attached Staff Report.

NEXT STEP(S):

Submit Final Plat and for building permits.

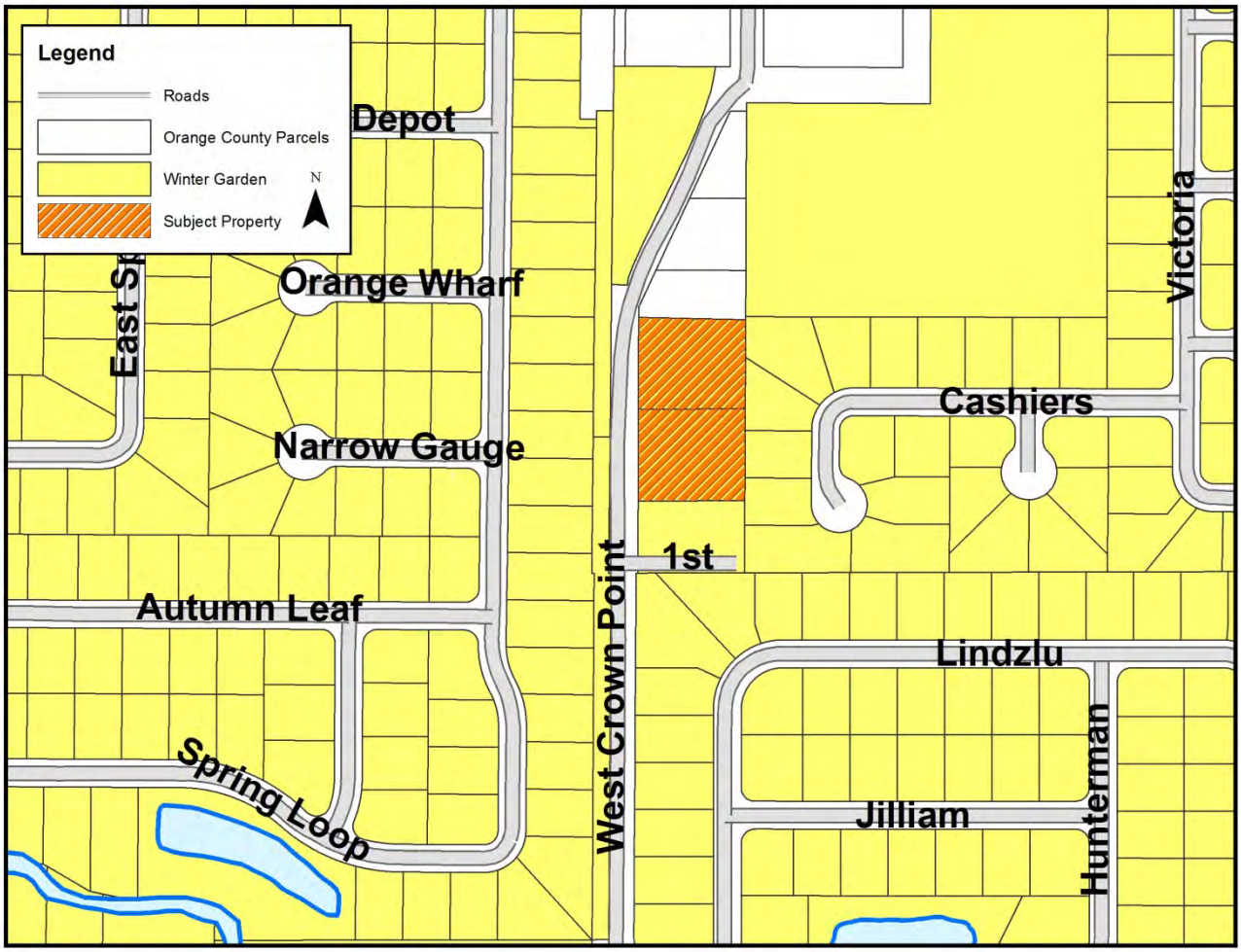
ATTACHMENT(S):

Location Map
Staff Report
Preliminary Plat

LOCATION MAP

Cisneros Property

PRELIMINARY PLAT



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

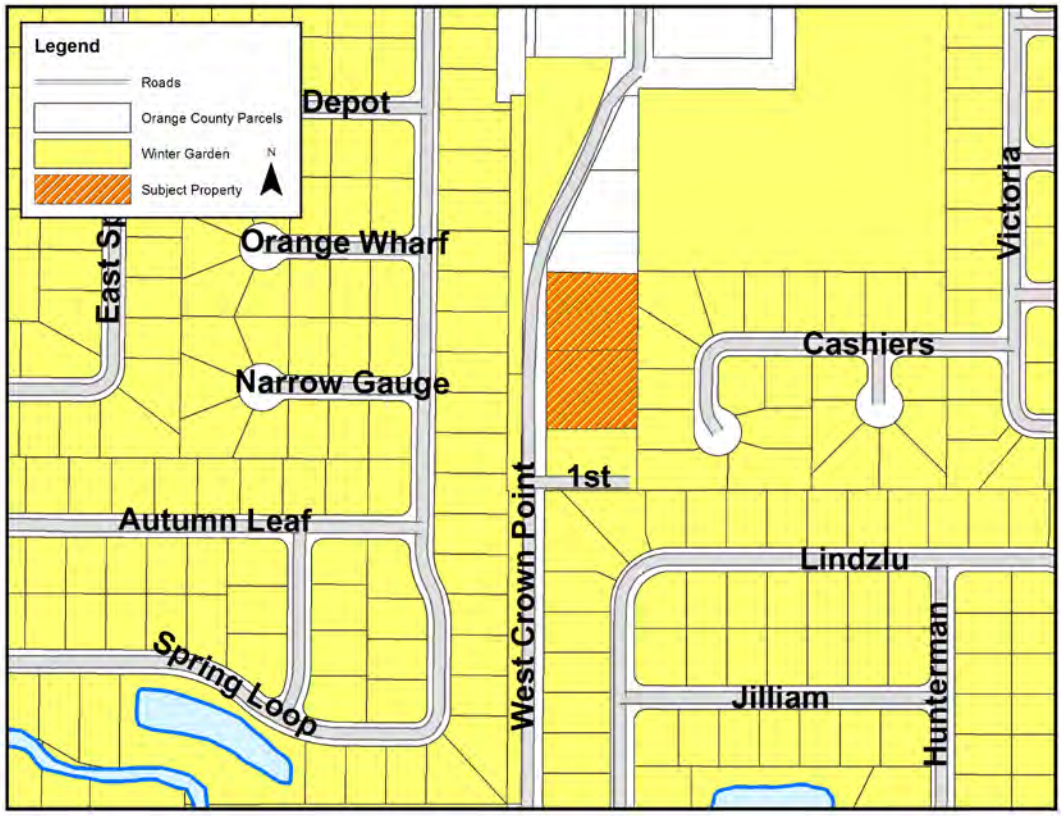
TO: PLANNING AND ZONING COMMITTEE
PREPARED BY: KELLY CARSON, PLANNER II
DATE: AUGUST 3, 2015
SUBJECT: PRELIMINARY PLAT
CISNEROS PROPERTY
NORTH WEST CROWN POINT ROAD (1.43 +/- ACRES)
PARCEL ID # 12-22-27-1840-33-010, 12-22-27-1840-33-040

APPLICANT: CASILDO & MARIA CISNEROS

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 along North West Crown Point Road and is approximately 1.43 ± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits.



EXISTING USE

The subject property contains a ±960 square foot single-family residential building and numerous accessory structures including several sheds and a metal canopy structure. The south side of the subject property consists of undeveloped grassy land with scattered trees.

ADJACENT LAND USE AND ZONING

The property located to the east of the subject property is developed with the Tuscany single family neighborhood, zoned R-1, and located in Winter Garden. The property located to the west is developed with the Crown Point Springs single family neighborhood, zoned R-1, and located in Winter Garden. The property to the north of the subject property contains a single family home, is zoned A-1, and is located in Unincorporated Orange County. The property to the south is developed with a single family residence, is zoned R-1, and is located in the City.

PROPOSED USE

The applicant is requesting preliminary plat approval to move forward with building permits and the final plat. This plat was required by the City in order to clean up old plat lines to be in full compliance with City code. The applicant is proposing to develop the two-lot 1.43 ± acre site with two single family homes. The minimum lot size will be 162' x 190', which complies with the lot size requirements of the property's R-1 zoning. The subdivision will have a gross density of 1.4 dwelling units per acre; the LR- Low Density Residential Future Land Use Designation allows up to 6 dwelling units per acre.

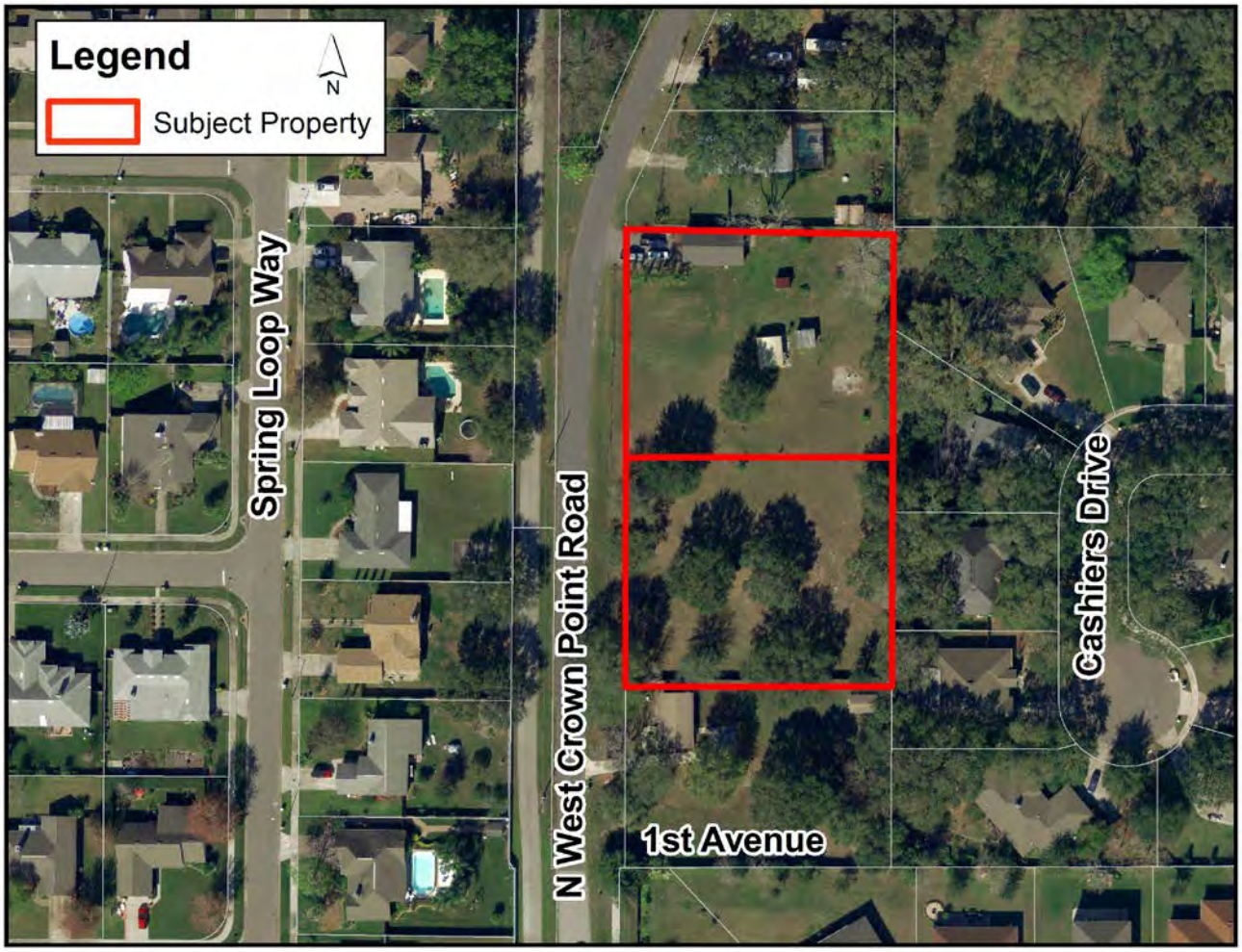
SUMMARY

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

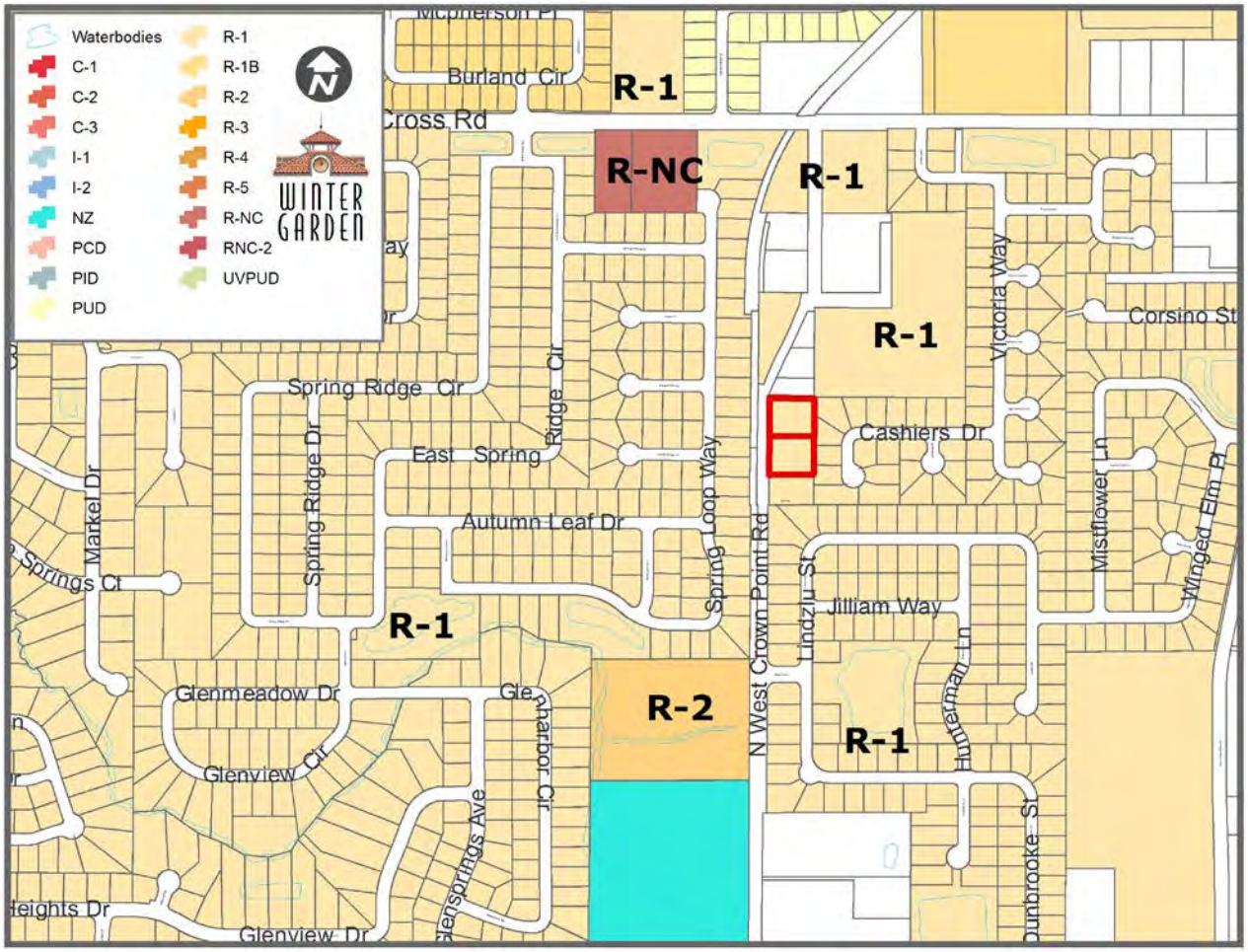
- All irrigation on the site shall be designed to be supplied by reclaimed water.
- Development of these lots will require connection to City utilities at the Applicant's expense; lift station/grinder pumps will be required to tie into the existing sanitary force main.
- No fill or runoff will be allowed to discharge onto adjacent properties; existing drainage patterns shall not be altered. All drainage from the two proposed single family homes shall be directed to West Crown Point Road. An inspection by the City Engineer is required prior to issuance of Certificate of Occupancy. No fill shall be added to the site without prior City approval.

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

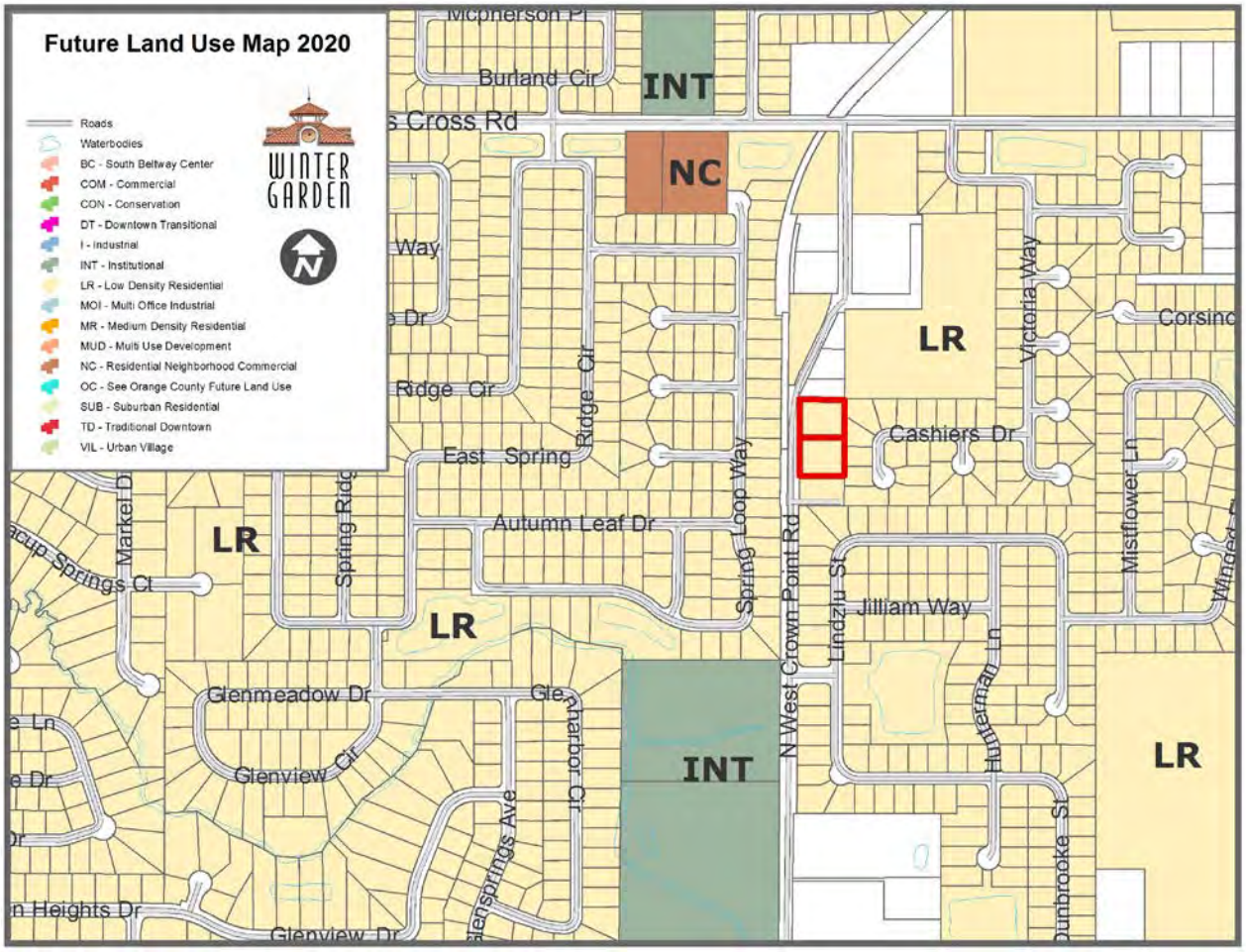
AERIAL PHOTO
CISNEROS PROPERTY



ZONING MAP
CISNEROS PROPERTY



FUTURE LAND USE MAP
CISNEROS PROPERTY



END OF STAFF REPORT

CISNEROS PLAT

SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA.
REPLATTING LOTS 1 THROUGH 9, LOTS 16 THROUGH 24, BLOCK 33 AND THAT PORTION OF THE ALLEY BETWEEN SAID LOTS, THE TOWN OF CROWN POINT, PLAT BOOK C, PAGE 33, ALSO THAT PORTION OF SECOND AVENUE LYING NORTH OF BLOCK 33.

GRAPHIC SCALE

0' 15' 30' 60' 90'

1" = 30'

N

DESCRIPTION

ALL OF BLOCK 33 AND THE SOUTH 1/2 OF VACATED STREET ON THE NORTH (LESS LOTS 10 THROUGH 15) AND THE WEST 1/2 OF VACATED STREET ON THE EAST (LESS THOSE EAST OF LOTS 13 THROUGH 15) AND THE SOUTH 4 FT. OF THE NORTH 1/2 OF VACATED 2ND AVE. LYING EAST OF RAILROAD RIGHT-OF-WAY AND EXTENDING IN THE WEST 1/2 OF VACATED 6TH STREET LYING BETWEEN BLOCKS 24 AND 33, IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, OF THE TOWN OF CROWN POINT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK C, PAGE 33, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; TOGETHER WITH A PORTION OF THE NORTH 1/2 OF VACATED 2ND AVENUE.

MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE SOUTHWEST CORNER OF LOT 9, BLOCK 33, THE TOWN OF CROWN POINT, AS RECORDED IN PLAT BOOK C, PAGE 33, IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N 00°16'21" E ALONG THE EAST RIGHT OF WAY LINE OF N. WEST CROWN POINT ROAD A DISTANCE OF 329.47'; THENCE S 88°55'31" E A DISTANCE OF 190.05' TO THE WEST LINE OF LOT 27, TUSCANY, AS RECORDED IN PLAT BOOK 26, PAGE 107, THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S 00°16'45" W ALONG THE WEST LINE OF SAID TUSCANY PLAT A DISTANCE OF 325.23'; THENCE S 89°47'39" W A DISTANCE OF 190.00' TO THE POINT OF BEGINNING.

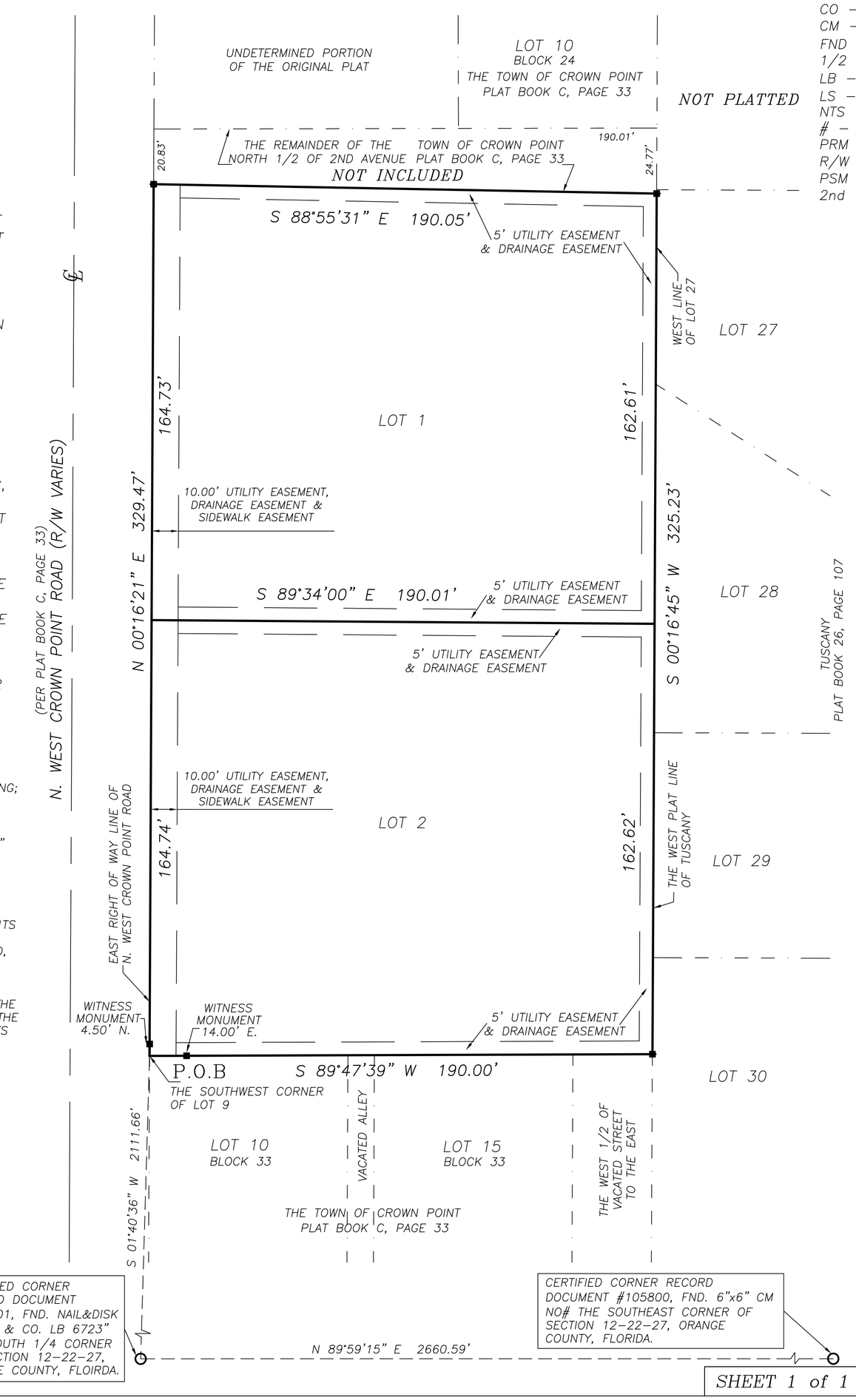
CONTAINING 62,201 SQUARE FEET OR 1.428 ACRES MORE OR LESS.

NOTES:
1. BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM, BASED THE WEST LINE OF LOTS 27-30 TUSCANY PLAT BOOK 26, PAGE 107; BEING; S00°16'45"W.

2. ■ – DENOTES A SET PERMANENT REFERENCE MONUMENT, A 4" X 4" CONCRETE MONUMENT WITH A BRASS DISC MARKED "PRM LB 7084", UNLESS OTHERWISE NOTED.

3. O – CERTIFIED SECTION CORNER

4. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.



LEGEND

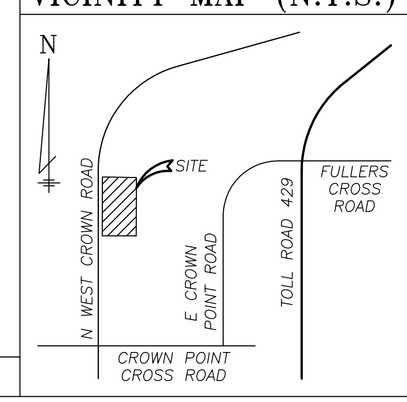
& – AND
℄ – CENTER LINE
CO – COMPANY
CM – CONCRETE MONUMENT
FND – FOUND
1/2 – HALF
LB – LICENCE BUSINESS
LS – LICENCED SURVEYOR
NTS – NOT TO SCALE
– NUMBER
PRM – PERMANMENT REFERENCE MONUMENT
R/W – RIGHT OF WAY
PSM – PROFESSIONAL SURVEYOR & MAPPER
2nd – SECOND

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFIED CORNER RECORD DOCUMENT #105801, FND. NAIL&DISK "ALLEN & CO. LB 6723" THE SOUTH 1/4 CORNER OF SECTION 12-22-27, ORANGE COUNTY, FLOIRDA.

CERTIFIED CORNER RECORD DOCUMENT #105800, FND. 6"x6" CM NO# THE SOUTHEAST CORNER OF SECTION 12-22-27, ORANGE COUNTY, FLORIDA.

VICINITY MAP (N.T.S.)



M.A.P.
Land Surveying, Inc.
4515 Curry Ford Rd.
Suite C
Orlando Fl. 32812
PH. 407 896 4557
FAX 407 277 3778
E-Mail
maplandsurveying@cfl.rr.com LB #7084

SHEET 1 of 1

PLAT BOOK PAGE

CISNEROS PLAT
DEDICATION

KNOW ALL BY THESE PRESENTS, That CASILDO CISNEROS AND MARIA CISNEROS, being the owners in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed. Utility and drainage easements shown herein are hereby dedicated to the City of Winter Garden, Florida.

IN WITNESS WHEREOF, has caused these presents to be signed by the individual(s) named below, on this _____ day of _____, 2015.

OWNERS:_____ _____
CASILDO CISNEROS MARIA CISNEROS

SIGNED IN THE PRESENCE OF:

_____ _____

_____ _____

STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, That on this ___ day of _____, 2015, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared CASILDO CISNEROS AND MARIA CISNEROS,who is personally known to me or produced the following identification _____, and did / did not take an oath that he/she is the person described in and who executed the foregoing dedication and severally acknowledges the execution thereof to be his/her free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

_____
Printed Name

_____ _____
Commission No. Commission Expiration Date

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW BY ALL THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Winter Garden, Orange County, Florida.

Dated:_____ Signed: _____

Registration Number:
LB #7084

Andrew Percy, PSM #6124
M.A.P. Land Surveying, Inc.
4515 Curry Ford Road, Suite C
Orlando, Florida 32812

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the _____, _____ approved the foregoing plat.

MAYOR:_____

ATTEST:_____ City Clerk:_____

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Chapter 177, Florida Statutes.

_____ _____
Printed Name LS Number

_____
City Surveyor Date

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, That the foregoing plat was recorded in the Orange County Official Records

on _____ as File No. _____

County Comptroller in and for Orange County, Florida

By: _____

THE CITY OF WINTER GARDEN

PLANNING AND ZONING BOARD AGENDA ITEM

ITEM # 9 (Public Hearing)

DATE: July 30, 2015 **MEETING DATE:** August 17, 2015

SUBJECT: **758 Citrus Cove Dr. (Variance)**
PROJECT NAME Persaud Residence
PARCEL ID# 25-22-27-6415-00-540

ISSUE: The applicant is requesting a Variance to the minimum rear yard setback to allow for the construction of a screen room with solid roof at the property located at 758 Citrus Cove Drive.

SUPPLEMENTAL MATERIAL/ANALYSIS:

OWNER/APPLICANT: Kummary Persaud

CURRENT ZONING: R-2

PROPOSED ZONING: N/A

CURRENT FLU: Low Density Residential

PROPOSED FLU: N/A

SUMMARY:

Applicant proposes to construct a screened room with solid roof to the primary structure that exceeds the minimum rear yard setback.

STAFF RECOMMENDATION(S): APPROVAL

NEXT STEP(S): Obtain building permits while following all City of Winter Garden Development regulations

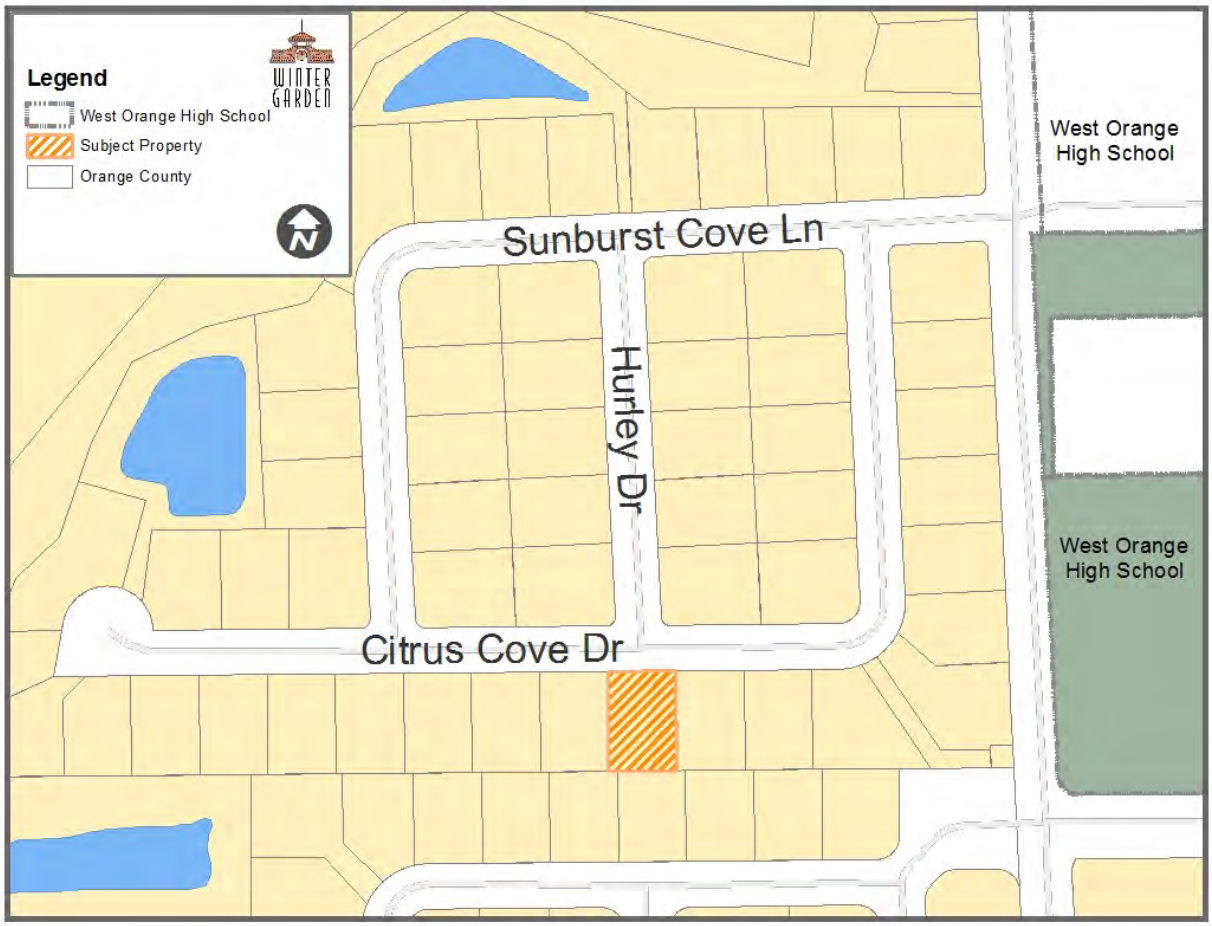
ATTACHMENT(S):

Location Map
Staff Report

LOCATION MAP

758 Citrus Cove Dr

<u>VARIANCE</u>



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34687-3011 ● (407) 656-4111

STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: JESSICA FRYE, PLANNER I
DATE: JULY 31, 2015
SUBJECT: VARIANCE
758 CITRUS COVE DRIVE (0.189 +/- ACRES)
PARCEL ID # 25-22-27-6415-00-540

APPLICANT: KUMMARY PERSAUD

INTRODUCTION

The purpose of this report is to evaluate the request for a rear yard setback variance for the property located at 758 Citrus Cove Drive in Winter Garden, Florida. The request is for a 12.9' rear yard setback in lieu of the minimum required 22' rear yard setback (20 percent of lot depth). If approved, the variance will allow the construction of a screen room with a solid roof.

The subject property is located in the Orange Cove Subdivision on Citrus Cove Drive and is immediately south of Hurley Drive and Citrus Cove Drive Intersection. The subject property is approximately 0.189 ± acre lot. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:

The subject property carries the zoning designation R-2 and is designated LR (Low Density Residential) on the Future Land Use Map of the City's Comprehensive Plan.

EXISTING USE

The subject property is currently developed with a single family residence.

ADJACENT LAND USE AND ZONING

The properties north, east, and west of the subject property are zoned R-2, the properties south of the subject property are R-1B and are within the City of Winter Garden Municipal limits.

PROPOSED PROJECT

The applicant is proposing to build a screen room with a solid roof on the back of the house. The addition will be approximately 481.44 square feet in total.

CODE REFERENCE

Section 118-398 (1) c. of the City Code addresses rear setbacks as 20 percent of the lot depth. The property currently has a depth of 110', giving the lot a rear yard setback of 22'.

The applicant is seeking a variance to the minimum required rear yard setback of approximately 22' to allow an addition to the home to be located approximately 12.9' from the rear property.

CODE REQUIREMENTS / CRITERIA

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

(1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;
The proposed addition to the primary structure12.9' from the rear property line should not negatively impact or interfere with the reasonable enjoyment of adjacent or nearby property owners. The subject property was previously approved for a 9' variance to the rear yard setback on August 6, 2007, the proposed plan is the same plan presented for review now, the applicant had to reapply for the variance due to the lapse in time since the initial approval. The adjacent property to the east with the address 756 Citrus Cove Drive was given approval for an 8' rear yard variance in December of 2003. 724 Sunburst Cove Lane was approved with a 8' rear yard variance in 2009. 738 Citrus Cove Drive was approved for a 13' rear yard variance in 2006. 746 Citrus Cove Drive was approved for a 7.3' rear yard variance for a screen room in April of 2001 and 741 Citrus Cove Drive was approved for a 6' rear yard variance for a screen room enclosure in March of 2003. (See attached aerial map)

(2) The variance will allow a reasonable use of the property, which the use is not out of character with other properties in the same zoning category;
The requested variance allowing a 12.9' rear yard setback in lieu of the minimum required

22' rear yard setback to construct a screen room with a solid roof will allow reasonable use of the property. As mentioned previously, neighboring properties have be granted similar variances. Granting this variance will not change the low density residential character of the neighborhood.

(3) *In the context presented, strict compliance with the land development regulation will not further any legitimate city objective or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;*
Strict compliance with the City's land development regulations will not further any legitimate City objective. This request does not encroach into any recorded easements, does not exceed the maximum impervious surface allowed for the R-2 zoning (50%) and meets all other development regulations of the Winter Garden Code of Ordinances.

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

(5) *The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under these criteria if the variance were denied.*
The variance requested is the minimum variance that will make reasonable use of the land. The proposed addition to the primary structure will not negatively impact the neighbors and is consistent with rear yard setbacks enjoyed by many other property owners throughout the City. Denying this variance does not benefit the property owner or the City.

SUMMARY

Staff recommends approval of the variance to Section 118-398 (1) c. for a 12.9' rear yard setback in lieu of the minimum required 22' rear yard setback. If approved, this variance will allow the construction of a screen room with solid roof addition to the primary structure.

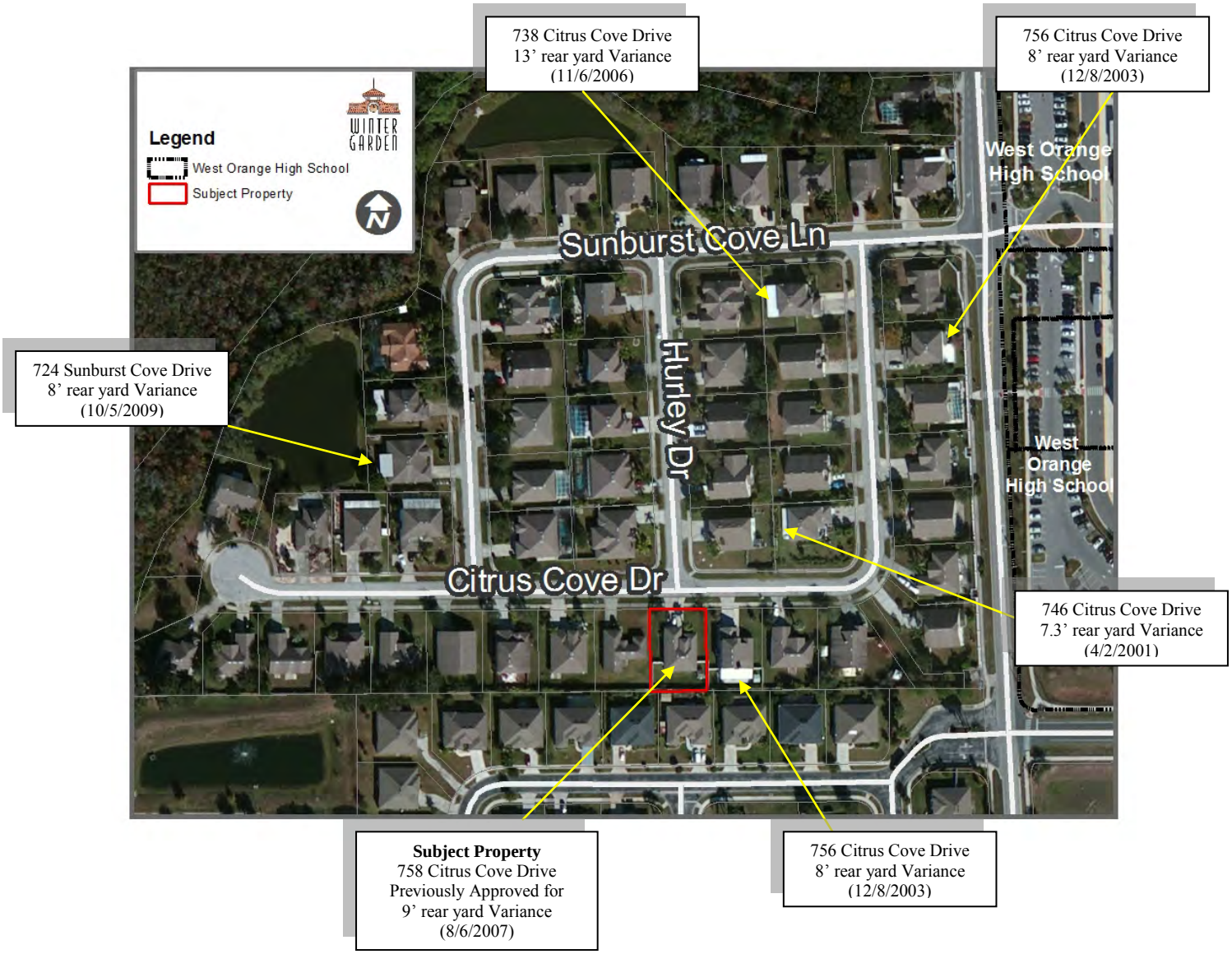
NEXT STEP

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

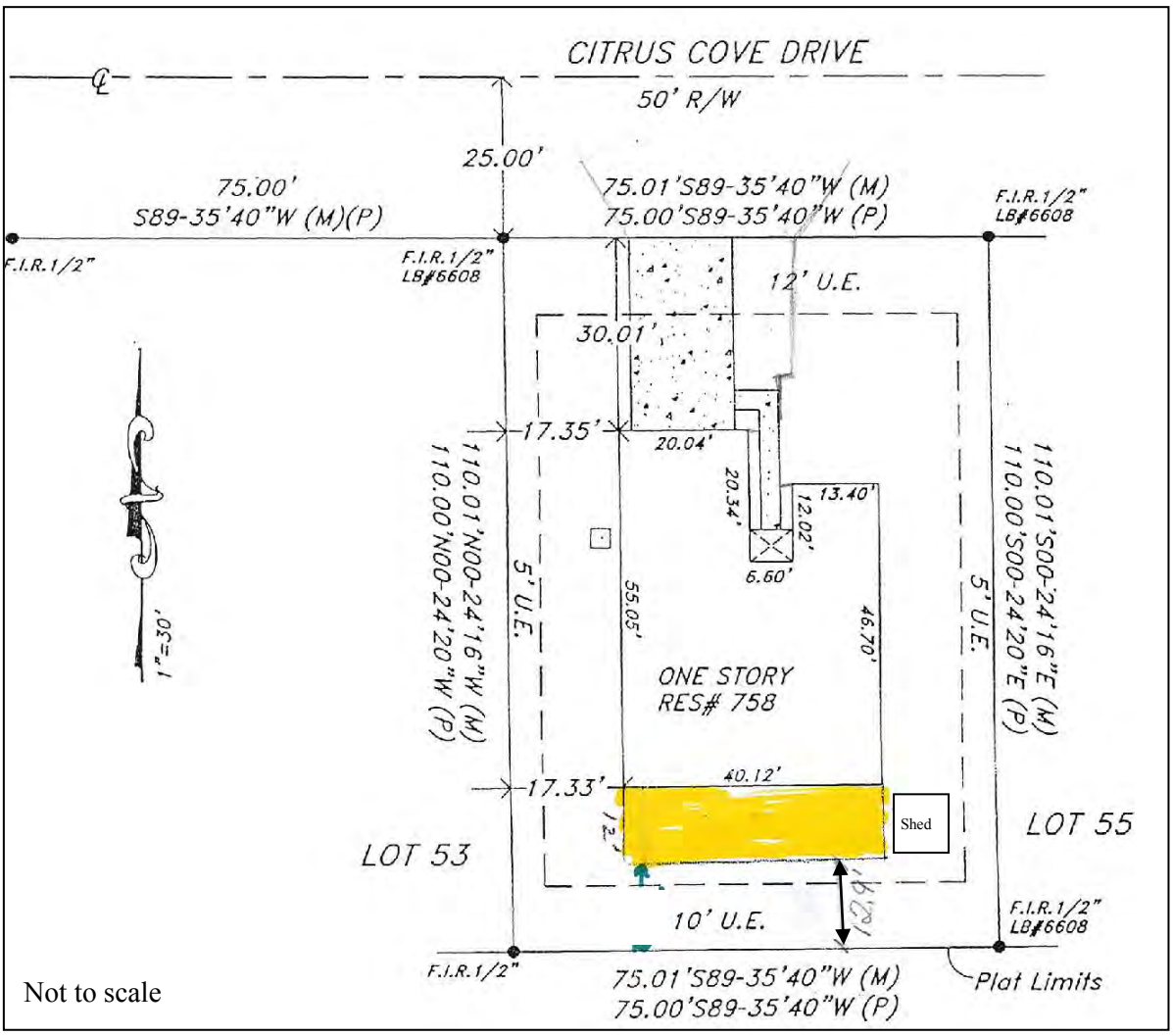
ATTACHMENTS

- Aerial Photo
- Proposed Site Plan
- Proposed Plan
- Site Photos

AERIAL PHOTO
758 Citrus Cove Drive

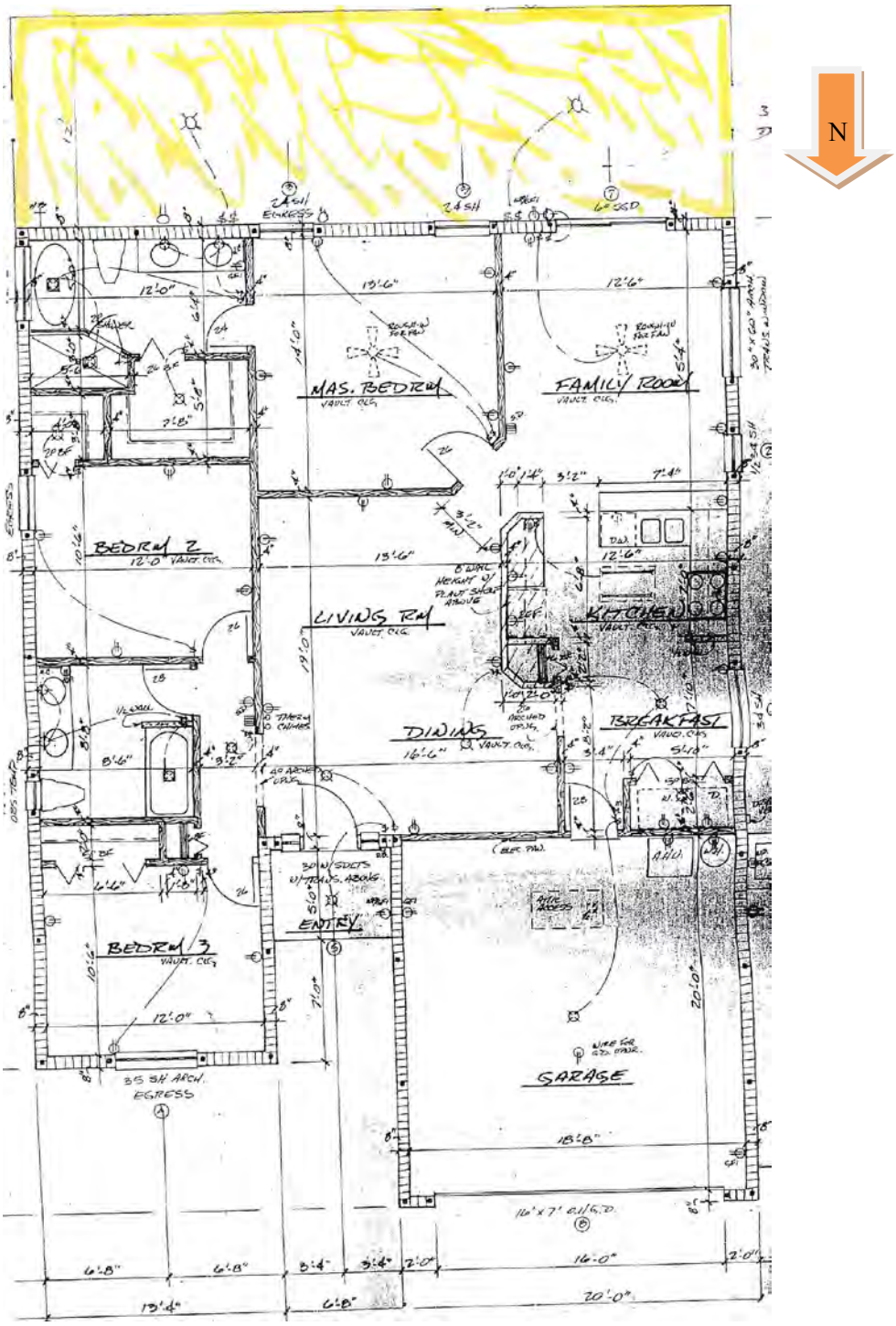


PROPOSED SITE PLAN
<u>758 Citrus Cove Drive</u>



Estimated Impervious Surface Ratio ≤ 42%, permitted 50%

PROPOSED PLAN
758 Citrus Cove Drive



SITE PHOTOS
758 Citrus Cove Drive

END OF STAFF REPORT