



AGENDA
CITY COMMISSION
CITY HALL COMMISSION CHAMBERS
300 W. Plant Street
Winter Garden, Florida

REGULAR MEETING

March 10, 2016

6:30 p.m.

CALL TO ORDER

Determination of a Quorum

Opening Invocation and Pledge of Allegiance

1. **APPROVAL OF MINUTES**

Regular Meeting Minutes of February 25, 2016

2. **PRESENTATION**

A. **Proclamation 16-02**: Healthy West Orange in March 2016 to be accepted by delegation of the West Orange Healthcare District

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

A. **Ordinance 16-17**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 15-69, THE CITY OF WINTER GARDEN FISCAL YEAR 2015-2016 BUDGET TO CARRY FORWARD PRIOR YEAR APPROPRIATIONS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE Finance Director Zielonka

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

A. **Ordinance 16-19**: 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 00.13 ± ACRES LOCATED AT 429 WEST PLANT STREET GENERALLY AT THE SOUTHEAST CORNER OF WEST PLANT STREET AND NORTH CENTRAL AVENUE FROM LOW DENSITY RESIDENTIAL TO TRADITIONAL DOWNTOWN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE **with the second reading and public hearing being scheduled for March 24, 2016** - Community Development Manager Pash

B. **Ordinance 16-20**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.24 ± ACRES LOCATED AT 419 AND 429 WEST PLANT STREET ON THE SOUTHEAST CORNER OF WEST PLANT STREET AND NORTH CENTRAL AVENUE FROM R-2 RESIDENTIAL DISTRICT TO C-1 CENTRAL COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE **with the second reading and public hearing being scheduled for March 24, 2016** - Community Development Manager Pash

C. **Ordinance 16-22**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 1.26 ± ACRES LOCATED AT 14990 WEST COLONIAL DRIVE ON THE SOUTHEAST CORNER OF WEST COLONIAL DRIVE AND AVALON ROAD 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

D. **Ordinance 16-23**: 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 1.26 ± ACRES LOCATED AT 14990 WEST COLONIAL DRIVE ON THE SOUTHEAST CORNER OF WEST COLONIAL DRIVE AND AVALON ROAD FROM ORANGE COUNTY COMMERCIAL TO CITY COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

E. **Ordinance 16-24**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 1.26 ± ACRES LOCATED AT 14990 WEST COLONIAL DRIVE ON THE SOUTHEAST CORNER OF WEST COLONIAL DRIVE AND AVALON ROAD FROM ORANGE COUNTY C-1 RETAIL COMMERCIAL DISTRICT TO CITY C-2

ARTERIAL COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE **with the second reading and public hearing being scheduled for March 24, 2016** - Community Development Manager Pash

F. **Ordinance 16-25:** AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ARTICLE V, DIVISION 2 OF CHAPTER 118 OF THE CITY OF WINTER GARDEN CODE OF ORDINANCES GOVERNING RESIDENTIAL PLANNED UNIT DEVELOPMENTS; MODIFYING REGULATIONS GOVERNING PLANNED UNIT DEVELOPMENTS WITH PRIMARY RESIDENTIAL USES; PROVIDING FOR AND CREATING PLANNED UNIT DEVELOPMENTS WITH PRIMARY INSTITUTIONAL USES; PROVIDING FOR SECONDARY USES AND PROHIBITED USES WITHIN PLANNED UNIT DEVELOPMENTS WITH PRIMARY RESIDENTIAL AND PRIMARY INSTITUTIONAL USES; PROVIDING FOR CODIFICATION, CONFLICTS, AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE - **with the second reading and public hearing being scheduled for March 24, 2016** - Community Development Manager Pash

5. **REGULAR BUSINESS**

- A. Recommendation to approve Final Plat for Canopy Oaks Phase I - Community Development Manager Pash
- B. **Resolution 16-03:** A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA, PROVIDING SUPPORT FOR THE INNOVATIVE SIGNAL TECHNOLOGIES PILOT PROJECT – City Manager Bollhoefer
- C. Appointments to the Architectural Review and Historic Preservation Board – City Manager Bollhoefer

6. **MATTERS FROM PUBLIC** (*Limited to 3 minutes per speaker*)

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

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

- A. Discussion on allowing chickens in residential areas

9. **MATTERS FROM MAYOR AND COMMISSIONERS**

ADJOURN to a Regular Meeting on March 24, 2016 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, 1st floor

NOTICES:

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

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

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

CITY COMMISSION REGULAR MEETING MINUTES

February 25, 2016

A **REGULAR MEETING** of the Winter Garden City Commission was called to order by Mayor Rees at 6:30 p.m. at City Hall, 300 West Plant Street, Winter Garden, Florida. An Opening Invocation and Pledge of Allegiance were given.

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

Also Present: City Manager Mike Bollhoefer, City Attorney Kurt Ardaman, City Clerk Kathy Golden, Assistant City Manager of Administrative Services Frank Gilbert, Assistant City Manager of Public Services Don Cochran, Community Development Director Ed Williams, Economic Development Director Tanja Gerhartz, Finance Director Laura Zielonka, Fire Chief Matt McGrew, IT Director Chad Morrill, Police Chief George Brennan, and Community Development Manager Stephen Pash

1. **APPROVAL OF MINUTES**

Motion by Commissioner Buchanan to approve regular meeting minutes of February 11, 2016 as submitted. Seconded by Commissioner Makin and carried unanimously 5-0.

2. **PRESENTATION: Chickens in backyards**

City Manager Bollhoefer stated that he provided the Commissioners with a copy of the City of Maitland's ordinance, their amending ordinance, and the City of Orlando's key point sheet on the subject of chickens in backyards.

Jessica Stone came forward as an advocate for allowing chickens in residential backyards. Ms. Stone gave a PowerPoint presentation covering reasons to have chickens, dispelled common myths, showed examples of modernized chicken coops, a list of cities currently allowing chickens, common backyard rules, care and training offered through the University of Florida, which she has attended.

Commissioner Sharman asked how long hens lay eggs. Ms. Stone responded that they lay for several years and generally after that become pets. She also noted that there are programs which will take older chickens.

Commissioner Olszewski asked if Maitland has had any issues. Ms. Stone recognized David Mudge a UF Extension and Livestock Agent who shared that there were minimal issues and no complaints. Ms. Stone shared that there was one complaint in Orlando but it was regarding an unpermitted chicken coop.

Commissioner Olszewski asked the City Attorney if a homeowner association (HOA) could have stricter requirements if a City adopts an ordinance similar to Maitland's. Mr. Ardaman responded yes, HOA's could adopt stricter requirements, but not more liberal rules.

Mayor Rees asked the Commissioners to review the material provided and to ask the City Manager any questions they may have over the next two weeks because it will be brought back to the Commission.

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

A. **Ordinance 16-21**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, DECLARING AND IMPLEMENTING A TEMPORARY MORATORIUM UNTIL AUGUST 31, 2016 ON THE ACCEPTANCE PROCESSING AND CONSIDERATION OF APPLICATIONS FOR DEVELOPMENT ORDERS AND BUILDING PERMITS FOR PROPERTIES ADJACENT TO EAST PLANT STREET BETWEEN DILLARD STREET AND STATE ROAD 429 (WESTERN BELTWAY); PROVIDING FOR POSSIBLE EXTENSION OR EARLY TERMINATION OF THE TEMPORARY MORATORIUM BY ORDINANCE OR RESOLUTION; PROVIDING FOR NON-CODIFICATION, SEVERABILITY, AND AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 16-21 by title only. Community Development Manager Pash stated that the temporary moratorium is being requested so staff can work with the City of Ocoee to develop design guidelines. This is to protect the public health, safety, and welfare, and create a gateway into the City. Staff requests approval of the ordinance.

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

Motion by Commissioner Makin to adopt Ordinance 16-21. Seconded by Commissioner Sharman and carried unanimously 5-0.

4. **REGULAR BUSINESS**

A. **Recommendation to approve Development Agreement for 13100 West Colonial Drive; O'Reilly Auto Parts**

Community Development Manager Pash stated this is the same development agreement heard at the last meeting with minor changes. These changes include the name change of the owner, adding the developer to the noticing requirement and the term "owner" in multiple locations. Nothing else has been changed, but staff felt these changes needed to come back to the City Commission.

Motion by Commissioner Buchanan to approve the modified Development Agreement as indicated for 13100 West Colonial Drive; O'Reilly Auto Parts. Seconded by Commissioner Sharman and carried unanimously 5-0.

B. Appointments to the Architectural Review and Historic Preservation Board

City Manager Bollhoefer stated that this item is being postponed until the next meeting to provide the Commission with additional clarification. *No objections were noted.* Commissioner Makin suggested the member terms remain staggered.

C. Resolution 16-02: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING RESOLUTION NO. 15-04 RELATING TO OPENING INVOCATION PROCEDURE AND POLICIES; CLARIFYING METHODS AND CRITERIA UTILIZED FOR COMPILING AN INCLUSIVE DATABASE OF THE RELIGIOUS CONGREGATIONS AND OTHER GROUPS AND ORGANIZATIONS WITH AN ESTABLISHED PRESENCE IN THE CITY OF WINTER GARDEN; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE

City Attorney Ardaman read Resolution 16-02 by title only. Mayor Rees asked if there was anyone wishing to speak to this matter.

Joseph Richardson, 220 N. Highland Avenue, Winter Garden, Florida, stated that all it takes is to get rid of invocations. He originally asked only to do an invocation. Almost two years later it is still being discussed with taxpayer dollars are still being spent. Wasting time and money could have been avoided if invocations had been eliminated or if invocators were selected in a non-discriminatory manner. He suggested rejecting the resolution and taking action to repeal last year's invocation resolution.

David Williamson, Central Florida Freethought Community, P.O. Box 621128, Oviedo, Florida, shared that this resolution has nothing to do with making the process easier for staff, but more for restricting access to a forum maintained solely for the Commission's preference. It seems to be an attempt to prevent future invocations by non-clergy or those who are not leaders of groups or organizations legitimately qualified under Section 501(c)(3) tax exemption status. He is a clergy member and is looking forward to giving an invocation here. He questions the resolution reflecting the will and values of the citizens.

City Manager Bollhoefer stated that this resolution clarifies the definition of "group". Staff felt it was not defined in the prior resolution.

Motion by Commissioner Buchanan to approve Resolution 16-02. Seconded by Commissioner Olszewski and carried unanimously 5-0.

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

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

7. **MATTER FROM CITY MANAGER**

Mr. Bollhoefer shared that work is still being done regarding golf carts. The letter has gone out to the State Attorney for clarification. This should be back on the next agenda.

8. **MATTERS FROM MAYOR AND COMMISSIONERS**

Commissioner Buchanan thanked the media camera person for crossing her heart during the pledge. Mayor Rees shared he too was going to mention this.

Commissioner Olszewski asked for an update on the agreement with Orange County for the Windermere Road and Roberson Road roundabout. Mr. Bollhoefer advised that the attorneys are working on it. Mr. Ardaman shared that the roundabout location is being shifted in order to fit it within the existing right-of-way to avoid further delays. We are waiting for the County's answer. Mr. Bollhoefer still sees no chance that this will be done this summer.

Commissioner Olszewski shared there will be an event this Saturday at Zanders Park called "Be a Kid" from 1:00 to 4:00 p.m.

Commissioner Sharman addressed an email he received regarding the intersection at Stonybrook and Avalon, which he thought was under construction. Mr. Bollhoefer responded that construction was started then was shifted to CR 545 and Tilden. They will shift construction back to finish the intersection.

Commissioner Sharman shared there was an issue regarding Florida Hospital air-lift service not following the promised flight plan. Mr. Bollhoefer stated that staffing changes created the issue which has since been resolved; there may be rare exceptions for wind patterns.

The meeting adjourned at 7:03 p.m.

APPROVED:

Mayor John Rees

ATTEST:

City Clerk Kathy Golden, CMC



Proclamation

16-02

Whereas, The West Orange Healthcare District, Orlando Health – Health Central Hospital and West Orange Times & Windermere Observer, who combined have provided over 200 years of service and partnerships in West Orange County, have joined together to inspire an improved future for the West Orange community through championing a health and wellness cultural transformation; and

Whereas, this health and wellness cultural transformation is known as “*Healthy West Orange*” and its mission is to facilitate a community-wide journey to advocate wellness in the West Orange community; and

Whereas, Healthy West Orange is committed to fostering a sense of community where all residents can live, work and play in a healthy environment; and

Whereas, Healthy West Orange invites all community residents, businesses, municipalities and schools to work together to make West Orange the healthiest community in the nation.

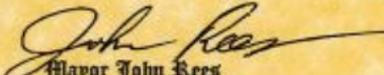
Therefore, it is my great pleasure and privilege as the Mayor of the City of Winter Garden to hereby proclaim the City of Winter Garden’s support of

“*Healthy West Orange*”

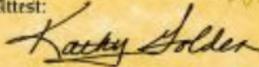
and I urge all citizens to join in supporting this initiative.



In witness thereof, I have hereunto set my hand and caused the City Seal to be affixed this 10th day of March, 2016.


Mayor John Rees

Attest:


Kathy Golden, City Clerk



THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Laura Zielonka, Finance Director

Via: Michael Bollhoefer, City Manager

Date: March 4, 2016

Meeting Date: March 10, 2016

Subject: **Ordinance 16-17:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 15-69, THE CITY OF WINTER GARDEN FISCAL YEAR 2015-2016 BUDGET TO CARRY FORWARD PRIOR YEAR APPROPRIATIONS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

Issue: Ordinance 16-17 amends the current year budget to carry forward prior year appropriations for projects, machinery and equipment and other items budgeted but not purchased and projects budgeted but not completed by fiscal year ending FY 2015. This will ensure that there is adequate funding to purchase those items and complete those projects that were not completed by year-end.

Recommended action: Motion to approve Ordinance 16-17.

Attachments/References: Ordinance 16-17

ORDINANCE 16-17

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 15-69, THE CITY OF WINTER GARDEN FISCAL YEAR 2015-2016 BUDGET TO CARRY FORWARD PRIOR YEAR APPROPRIATIONS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on September 24, 2015, the City Commission of the City of Winter Garden, Florida, adopted Ordinance 15-69 appropriating and allocating all revenue and funds of the City of Winter Garden, Florida for the tax year beginning October 1, 2015 and ending September 30, 2016;

WHEREAS, the City Commission has decided to amend the City of Winter Garden, Florida Budget for the tax year beginning October 1, 2015 and ending September 30, 2016 to provide for budget carryovers from the preceding budget year;

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

SECTION 1: That the sum of \$15,545,374 to be appropriated as follows:

REVENUES

General Fund	\$ 575,486
Local Option Gas Tax Fund	1,001,409
Transportation Impact Fee Fund	4,799,929
Utilities Operating Fund	2,641,394
Utilities Impact Fee Fund	3,728,934
Utilities Renewal & Replacement	2,155,587
Stormwater Fund	<u>642,635</u>
	\$15,545,374

EXPENDITURES

General Fund	\$ 575,486
Local Option Gas Tax Fund	1,001,409
Transportation Impact Fee Fund	4,799,929
Utilities Operating Fund	2,641,394
Utilities Impact Fee Fund	3,728,934
Utilities Renewal & Replacement	2,155,587
Stormwater Fund	<u>642,635</u>
	\$15,545,374

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

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

READ FIRST TIME: _____

READ SECOND TIME AND PUBLIC HEARING HELD: _____

APPROVED:

Mayor/Commissioner John Rees

ATTEST:

Kathy Golden, City Clerk

**City of Winter Garden
Carry Forward Budget
Ordinance 16-17**

Exhibit 1

<u>Account Number</u>	<u>Project</u>	<u>Account Description</u>	<u>Amount</u>	<u>Item Description</u>
<u>General Fund</u>				
001-0213-399.99-99		Use of Fund Balance	575,486	<i>To balance revenues/expenditures</i>
		Total Revenues	575,486	
Executivie:				
001-0213-512.61-00	01076	Land	30,190	<i>848 E Plant Street</i>
Information Tech:				
001-0225-513.63-00	14002	Improvements Other Than Buildings	100,000	<i>Fiber Internet Connection</i>
Streets:				
001-0741-541.63-00	13011	Improvements Other Than Buildings	53,556	<i>Dillard St Improv - SR 50 > Plant St Design/Engineering</i>
Parks and Recreation:				
001-0775-572.63-00	13007	Improvements Other Than Buildings	137,860	<i>Tucker Park</i>
001-0775-572.63-00	14007	Improvements Other Than Buildings	220,000	<i>Newton Park Pier Replacement</i>
001-0775-572.63-00	15002	Improvements Other Than Buildings	25,000	<i>Newton Park Landscaping</i>
001-0775-572.63-00	15003	Improvements Other Than Buildings	8,880	<i>Little League Sunblocker</i>
		Total Expenditures	575,486	
<u>Local Option Gas Tax Fund</u>				
160-0741-399.99-99		Use of Fund Balance	1,001,409	<i>To balance revenues/expenditures</i>
		Total Revenues	1,001,409	
160-0741-541.63-00	05051	Improvements Other Than Buildings	26,699	<i>S Highland Study</i>
160-0741-541.63-00	13015	Improvements Other Than Buildings	319,684	<i>N Dillard - Surprise> Division</i>
160-0741-541.63-00	14021	Improvements Other Than Buildings	77,700	<i>Park Av Stormwater Improv</i>
160-0741-541.63-00	15005	Improvements Other Than Buildings	22,250	<i>Main St (Plant to Newell)</i>
160-0741-541.63-00	15007	Improvements Other Than Buildings	555,076	<i>Stoneybrook Py (Avalon to CR 535)</i>
		Total Expenditures	1,001,409	
<u>Transportation Impact Fee Fund</u>				
174-0741-399.99-99		Use of Fund Balance	4,799,929	<i>To balance revenues/expenditures</i>
		Total Revenues	4,799,929	
174-0741-541.63-00	08005	Improvements Other Than Buildings	788,592	<i>Marsh Rd (CR 545>Hckry Hmk)</i>
174-0741-541.63-00	09041	Improvements Other Than Buildings	223,327	<i>SR 50 Median Landscaping</i>
174-0741-541.63-00	12026	Improvements Other Than Buildings	529,369	<i>Plant/Avalon Intersection</i>
174-0741-541.63-00	13017	Improvements Other Than Buildings	568,633	<i>Stoneybrook Round-about</i>
174-0741-541.63-00	13018	Improvements Other Than Buildings	2,387,495	<i>CR 545 South/Tilden Intersection</i>
174-0741-541.63-00	13043	Improvements Other Than Buildings	150,000	<i>Lulu Ck/Stormwater Landscaping</i>
174-0741-541.63-00	13049	Improvements Other Than Buildings	184,329	<i>E Crown Pt/Fullers Cross Intersection</i>
174-0741-541.63-00	15008	Improvements Other Than Buildings	100,000	<i>Plant St East-Median Landscaping</i>
174-0741-541.63-00	15028	Improvements Other Than Buildings	402,082	<i>CR 535 Six-laning / SBW Py</i>
174-0741-599.99-99		Carryforward Fund Balance	(533,898)	<i>To balance revenues/expenditures</i>
		Total Expenditures	4,799,929	
<u>Utilities Operating Fund</u>				
410-2116-399.99-99		Use of Fund Balance	2,641,394	<i>To balance revenues/expenditures</i>
		Total Revenues	2,641,394	
410-2113-581.91-00		Inter-Fund Transfers Out	2,155,587	<i>To Fund Renewal and Replacement Projects</i>
410-2116-533.63-00	13015	Improvements Other Than Buildings	8,395	<i>N Dillard (Surprise>Division)</i>
410-2116-533.63-00	13044	Improvements Other Than Buildings	300,000	<i>Johns Lk Waterside Upsizing</i>
410-2117-535.63-00	15010	Improvements Other Than Buildings	13,553	<i>WWTP Shop Roof Repair</i>
410-2126-533.63-00	11001	Improvements Other Than Buildings	33,130	<i>Midget Pl (Surprise>Palm)</i>
410-2126-533.63-00	12022	Improvements Other Than Buildings	22,391	<i>Flex-Net Installation</i>
410-2126-533.63-00	13015	Improvements Other Than Buildings	8,395	<i>N Dillard (Surprise>Division)</i>

**City of Winter Garden
Carry Forward Budget
Ordinance 16-17**

Exhibit 1

<u>Account Number</u>	<u>Project</u>	<u>Account Description</u>	<u>Amount</u>	<u>Item Description</u>
410-2127-535.63-00	15012	Improvements Other Than Buildings	99,943	Southwest Reuse Phase III
Total Expenditures			2,641,394	
Utilities Impact Fee Fund				
411-2116-399.99-99		Use of Fund Balance-Water	3,728,934	To balance revenues/expenditures
Total Revenues			3,728,934	
411-2126-533.63-00	05051	Improvements Other Than Buildings	29,500	S Highland (Smith to R/R tracks)
411-2126-533.63-00	10016	Improvements Other Than Buildings	61,000	Roper Rd East-Water
411-2126-533.63-00	10017	Improvements Other Than Buildings	50,000	Roper Rd East-Reuse
411-2126-533.63-00	11008	Improvements Other Than Buildings	2,252,813	Woodlark Water Well/Storage
411-2126-533.63-00	13015	Improvements Other Than Buildings	41,975	Dillard N (Surprise to Division)
411-2126-533.63-00	13018	Improvements Other Than Buildings	21,835	CR 545 South/Tilden Intersection
411-2126-533.63-00	14015	Improvements Other Than Buildings	938,593	Southwest Reuse Phase II
411-2126-533.63-00	15005	Improvements Other Than Buildings	3,000	Main St (Plant to Newell)
411-2126-533.63-00	15009	Improvements Other Than Buildings	330,218	Marsh Rd Potable/Reuse Tanks
Total Expenditures			3,728,934	
Utilities Renewal & Replacement Fund				
412-2116-381.41-00		Inter-Fund Transfer In	2,155,587	To balance revenues/expenditures
Total Revenues			2,155,587	
412-2126-533.63-00	13011	Improvements Other Than Buildings	700,000	Dillard St Improv - SR 50> Plant St
412-2127-535.63-00	15018	Improvements Other Than Buildings	89,568	2" Water Main Upgrades (city-wide)
412-2127-535.63-00	05051	Improvements Other Than Buildings	4,500	S Highland (Smith to R/R tracks)
412-2127-535.63-00	11001	Improvements Other Than Buildings	42,700	Midget Pl (Surprise>Palm)
412-2127-535.63-00	13011	Improvements Other Than Buildings	700,000	Dillard St Improv - SR 50> Plant St
412-2127-535.63-00	13015	Improvements Other Than Buildings	90,965	N Dillard - Surprise> Division
412-2127-535.63-00	15005	Improvements Other Than Buildings	6,100	Main St (Plant to Newell)
412-2127-535.63-00	15013	Improvements Other Than Buildings	200,000	Gravity Sewer Rehab
412-2127-535.63-00	15014	Improvements Other Than Buildings	321,754	Lift Station 16 Rehab
Total Expenditures			2,155,587	
Stormwater Fund				
420-2218-399.99-99		Use of Fund Balance	642,635	
Total Revenues			642,635	
420-2618-538.63-00	05051	Improvements Other Than Buildings	10,300	S Highland (Smith to R/R tracks)
420-2618-538.63-00	11001	Improvements Other Than Buildings	40,800	Midget Place (Surprise to Palm)
420-2618-538.63-00	13015	Improvements Other Than Buildings	83,490	N Dillard - Surprise> Division
420-2618-538.63-00	14011	Improvements Other Than Buildings	17,463	Stormwater R&R Improvements
420-2618-538.63-00	14021	Improvements Other Than Buildings	275,517	Park Av Stormwater Improv
420-2618-538.63-00	15005	Improvements Other Than Buildings	3,400	Main St (Plant to Newell)
420-2618-538.63-00	15015	Improvements Other Than Buildings	118,645	Bradford Park Erosion Control
420-2618-538.63-00	15019	Improvements Other Than Buildings	16,570	Stormwater R&R Improvements
420-2618-538.63-00	15034	Improvements Other Than Buildings	350,000	Brandy Creek Storm Repair
420-2618-599.99-99		Transfer to Fund Balance	(273,550)	
Total Expenditures			642,635	
Grand Total			15,545,374	

Legend



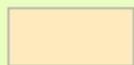
NOT TO SCALE



Subject Property



Orange County



Winter Garden

Pine St

N

N Hig

Hend

W Bay St

N Park Ave



W Plant St

Central Ave

S Highland Ave

ORDINANCE 16-19

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 00.13 ± ACRES LOCATED AT 429 WEST PLANT STREET GENERALLY AT THE SOUTHEAST CORNER OF WEST PLANT STREET AND NORTH CENTRAL AVENUE FROM LOW DENSITY RESIDENTIAL TO TRADITIONAL DOWNTOWN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the owner of that certain real property generally described as 0.13 ± acres located at 429 West Plant Street generally at the southeast corner of West Plant Street and North Central 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 Low Density Residential to Traditional Downtown; 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 Traditional Downtown as set forth in ATTACHMENT "B".

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

FIRST READING AND PUBLIC HEARING: _____ , 2016.

SECOND READING AND PUBLIC HEARING: _____ , 2016.

ADOPTED this _____ day of _____, 2016, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

KATHY GOLDEN, City Clerk

ATTACHMENT "A"

LEGAL DESCRIPTION

PARCEL ID#: 23-22-27-2548-02-110

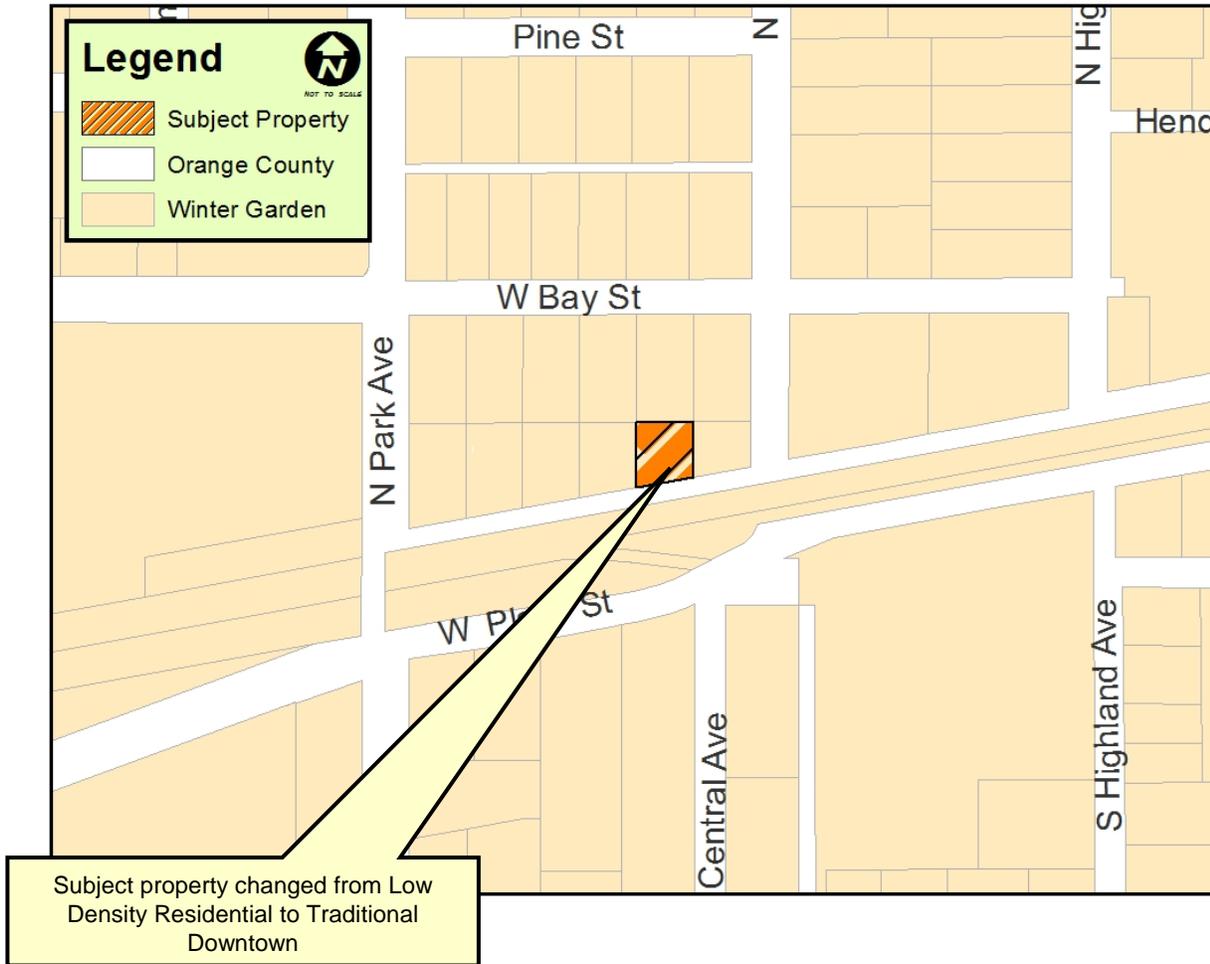
Lot 11, Block B, EWING'S ADDITION TO WINTER GARDEN, according to the map or plat thereof, as recorded in Plat Book F, Page 42, Public Records of Orange County, Florida, being more particularly described as follows: Commence at the Northeast corner of Lot 1, Block B of said EWING'S ADDITION TO WINTER GARDEN; thence run S 00°09'16" E 198.70 feet to the Southeast corner of Lot 12, Block B of said EWING'S ADDITION TO WINTER GARDEN; thence run S 80°05'38" W 74.50 feet to the Southeast corner of said Lot 11 and the POINT OF BEGINNING; thence continue S 80°05'38" W 74.50 feet to the Southwest corner of said Lot 11; thence run N 00°05'28" W 84.33 feet to the Northwest corner of said Lot 11; thence run N 90°00'00" E 73.37 feet to the Northeast corner of said Lot 11; thence run S 00°07'15" E 71.52 feet to the POINT OF BEGINNING.

Containing 0.131 acres, more or less.

ATTACHMENT "B"

FUTURE LAND USE MAP

429 West Plant Street



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

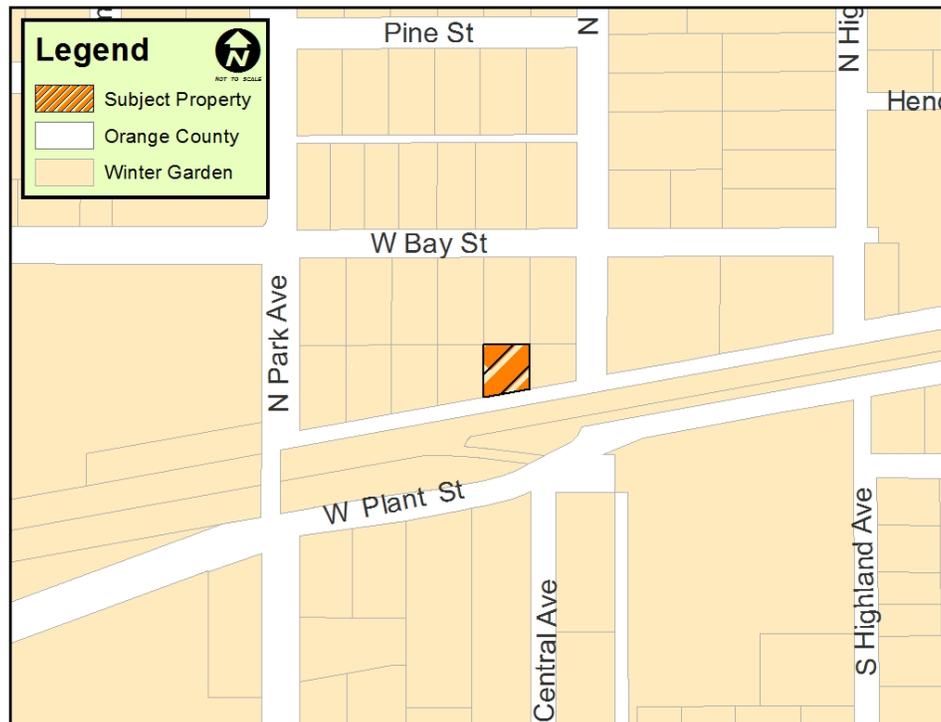
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: STEVE PASH, COMMUNITY DEVELOPMENT DIRECTOR
DATE: FEBRUARY 29, 2016
SUBJECT: FLU AMENDMENT
429 WEST PLANT (0.23 +/- ACRES)
PARCEL IDS #: 23-22-27-2548-02-110
APPLICANT: JOWERS FAMILY ENTERPRISES, 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 consists of a parcel located at 429 West Plant Street, generally at the southeast corner of West Plant Street and North Central Avenue and is approximately 0.23 ± acres in size. The map below depicts the proximity of the subject property to the City's jurisdictional limits:



The applicant has requested amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan to designate the property as Traditional Downtown.

In accordance with the City's Comprehensive Plan, properties designated with the Traditional Downtown. Properties designated with the Traditional Downtown land use category are required to be developed at a floor area ratio not greater than 0.75 and up to a floor area ratio of 4.0 by development bonuses. Gross residential density shall be not greater than 25 dwelling units per acre and up to 50 dwelling units per acre by development bonus. Maximum building height is three stories and up to five stories by development bonus in activity centers. This land use is to include a variety of housing types and land uses in the defined downtown area. Any proposed residential development shall only be allowed as part of a mixed-use development with non-residential uses. Developments designed without adequate parking facilities will be required to participate in the downtown parking program. The variety of uses permits educational facilities, civic buildings and commercial establishments to be located within walking distance of private homes. The area is to be served by a network of paths, streets and lanes suitable for pedestrians as well as multimodal transportation alternatives. This provides residents the options of walking, biking or driving to places within the downtown area. Present and future modes of transit are also considered during the planning stages. The Traditional Downtown land use designation shall be allowed only within the Traditional Downtown Activity Center. Development may exceed the stated 0.75 floor area ratio or 25 dwelling units per acre only by development bonus, no development rights are guaranteed at intensities or densities above the stated permitted range. The zoning classifications that are consistent with the Traditional Downtown land use designation include R-NC, RNC-2, C-1, C-2, C-3, C-4, and INT.

EXISTING USE

The subject property is currently vacant.

ADJACENT LAND USE AND ZONING

The properties located to the north and west of the subject property are developed with single-family homes, zoned R-2, and located in the City of Winter Garden. The property located to the east of the subject property is vacant, zoned R-2, located in the City of Winter Garden, and requesting to be rezoned along with this property. The property to the north is vacant land that is part of the Plant Street right-of-way and the West Orange Trail.

PROPOSED USE

The applicant intends to amend the Future Land Use, rezone the property, and develop at a later date. The future development will require Site Plan review and approval from the Development Review Committee and City Commission.

PUBLIC FACILITY ANALYSIS

The City will continue providing 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. All transportation and impact fees will be addressed when the applicant submits for Site Plan review.

SUMMARY

The proposed FLU Amendment is a reasonable use of this property. Staff believes that this FLU designation will continue the downtown development to Park Avenue and create a transition of the downtown development into the surrounding neighborhood.

Staff recommends approval of the proposed Ordinance to change the Future Land Use Designation to Commercial.

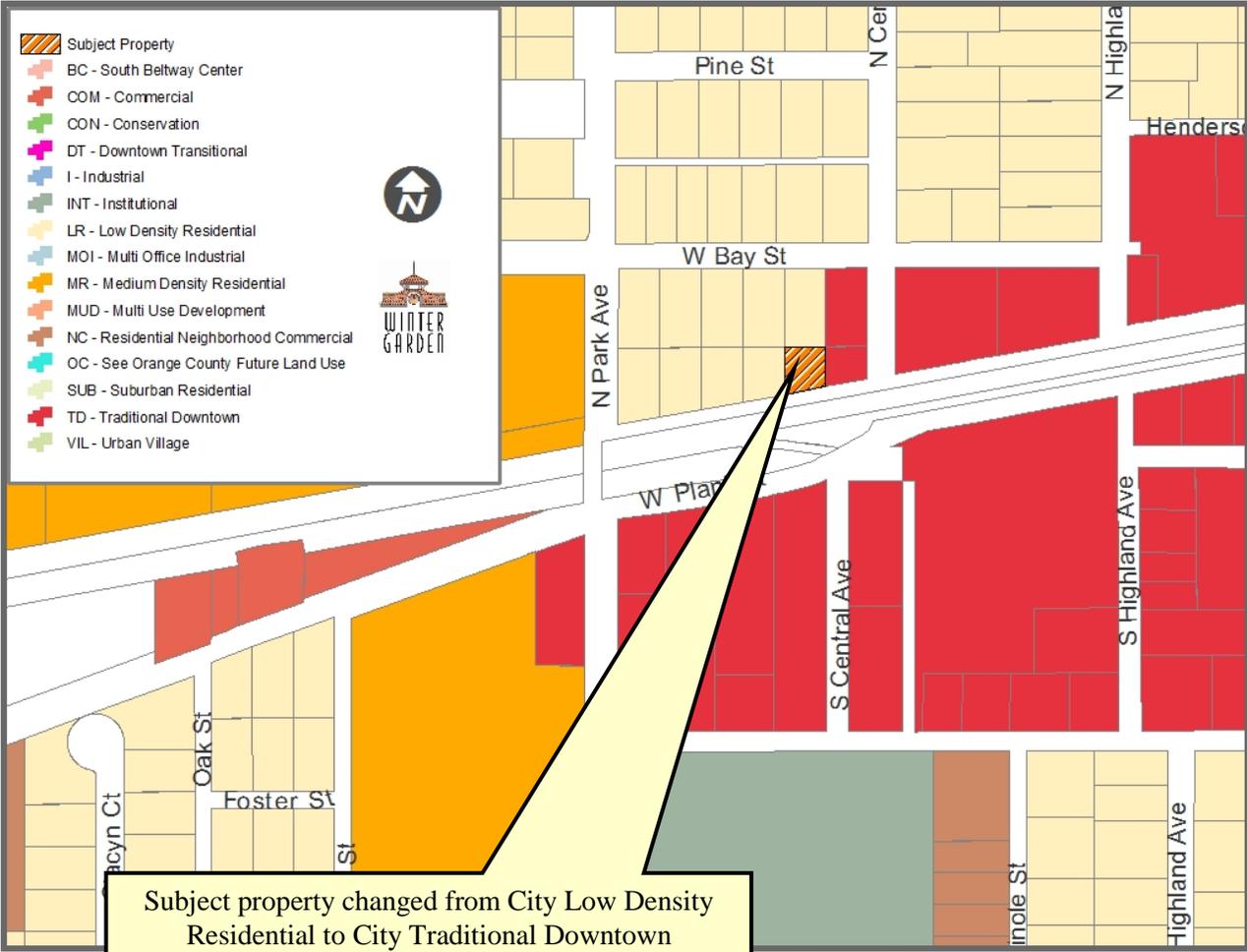
AERIAL PHOTO

429 West Plant Street



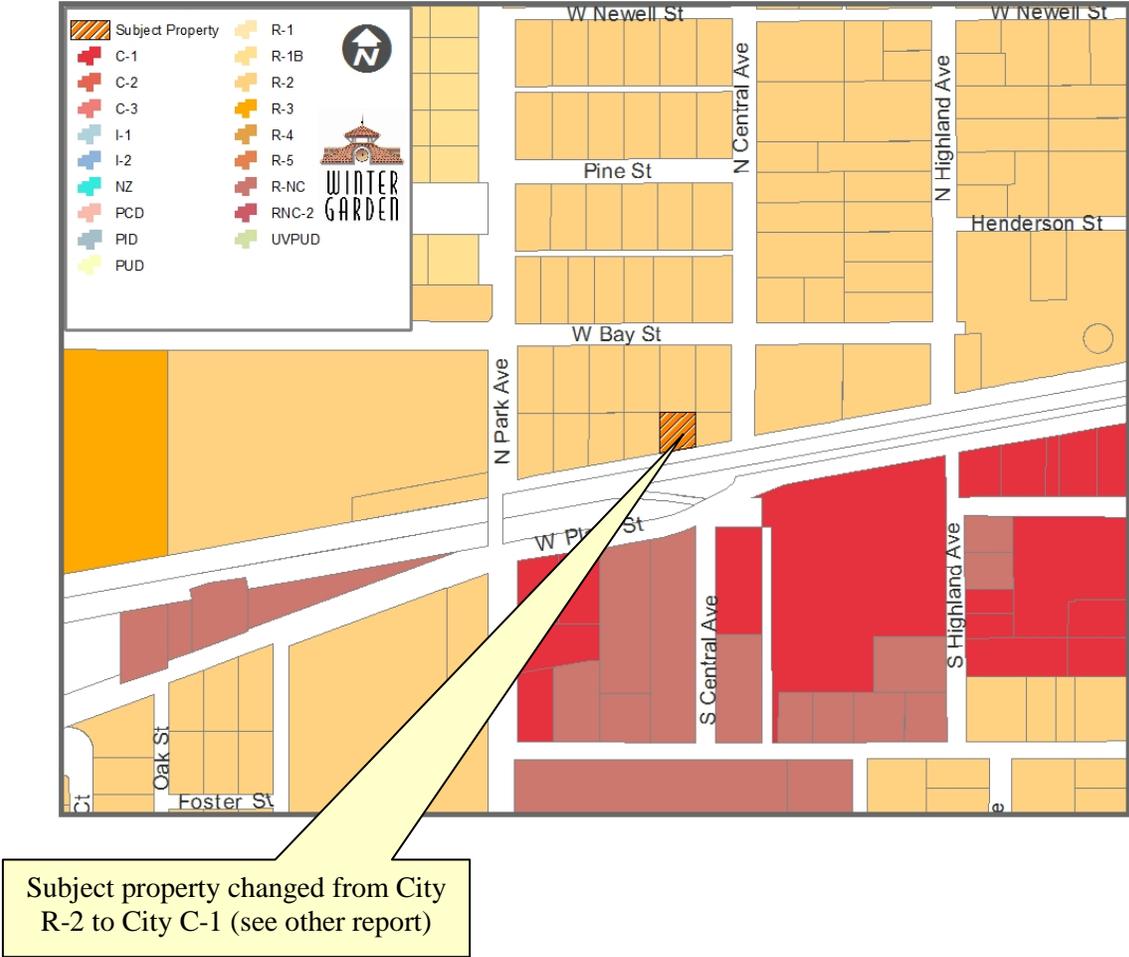
FUTURE LAND USE MAP

429 West Plant Street



ZONING MAP

429 West Plant Street



END OF STAFF REPORT

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: Mike Bollhoefer, City Manager

Date: February 29, 2016 **Meeting Date:** March 10, 2016

Subject: Jowers Family Enterprises – 419 & 429 W. Plant

FLU Amendment

419 West Plant Street (0.11±Acres)

429 West Plant Street (0.13±Acres)

Parcel ID #23-22-27-2548-02-110 & 23-22-27-2548-02-120

Issue: The owner of these properties is requesting to Rezone them to C-1 Central Commercial District to allow future development of office or commercial uses.

Discussion:

The owner is requesting to Rezone these properties from R-2 Residential District to C-1 Central Commercial District to allow future development of this downtown property. Staff has reviewed the request and believes that this zoning is consistent with the surrounding area and would create a transition from the surrounding uses into downtown.

Recommended action:

Staff recommends approval of Ordinance 16-20 to rezone these properties to C-1, with the second reading and adoption hearing scheduled for the March 24, 2016 Commission Meeting.

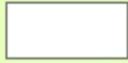
Attachments/References:

Location Map
Staff Report
Ordinance 16-20

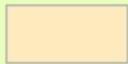
Legend



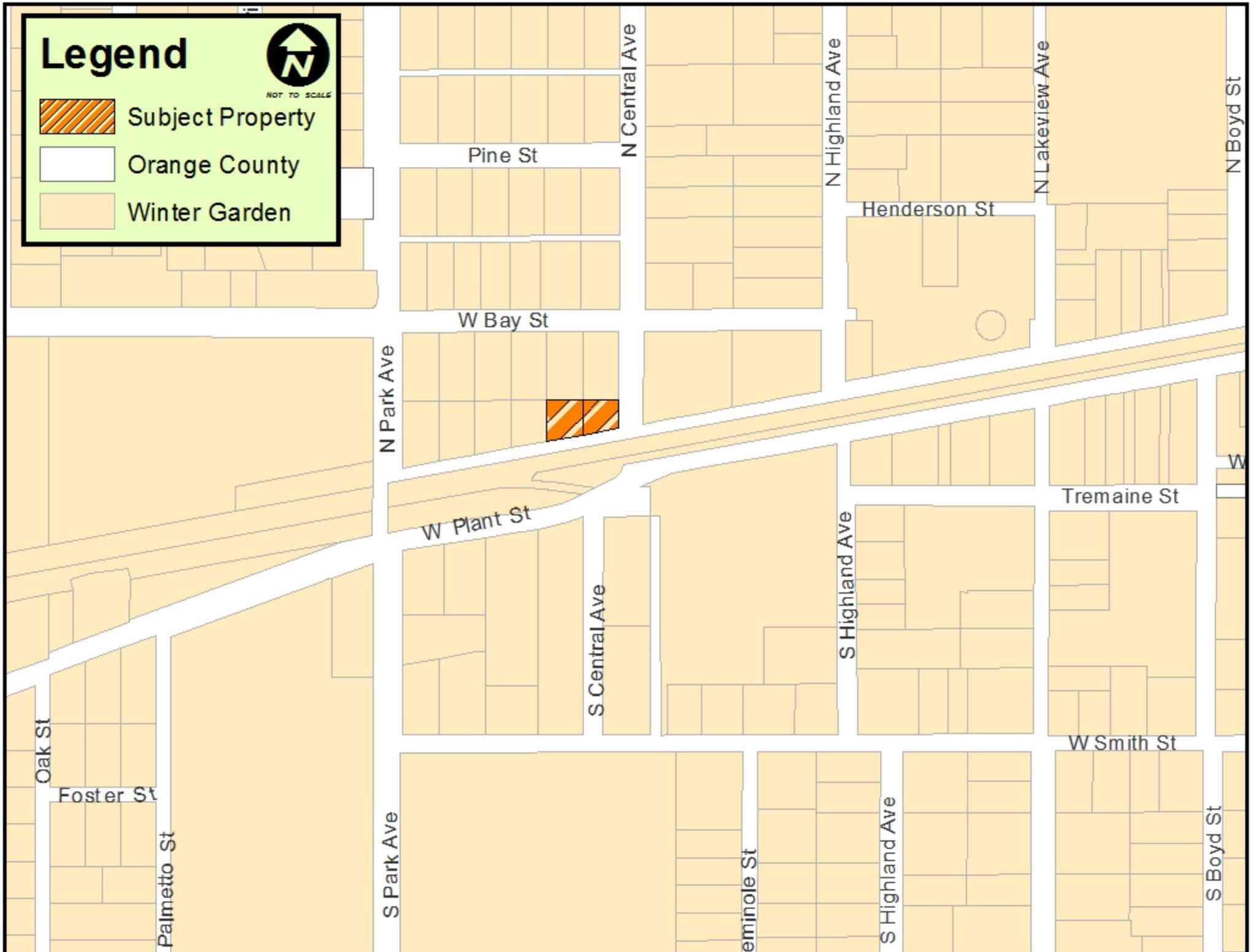
Subject Property



Orange County



Winter Garden



ORDINANCE 16-20

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.24 ± ACRES LOCATED AT 419 AND 429 WEST PLANT STREET ON THE SOUTHEAST CORNER OF WEST PLANT STREET AND NORTH CENTRAL AVENUE FROM R-2 RESIDENTIAL DISTRICT TO C-1 CENTRAL COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of that certain real property generally described as 0.24 ± acres of land generally located on the southeast corner of West Plant Street and North Central Avenue, and legally described in Section 1 of this ordinance has petitioned the City to rezone said property from City R-2 Residential District to City C-1 Central Commercial District zoning classification, therefore; and

WHEREAS, after public notice and due consideration of public comment, the City Commission of the City of Winter Garden hereby finds and declares the rezoning approved by this Ordinance is consistent with the City of Winter Garden Comprehensive Plan; and

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

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

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

SECTION 2: *Zoning Map.* The City Planner is hereby authorized and directed to amend the Official Winter Garden Zoning Map in accordance with the provisions of this ordinance.

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

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

FIRST READING AND PUBLIC HEARING: _____, 2016.

SECOND READING AND PUBLIC HEARING: _____, 2016.

ADOPTED this _____ day of _____, 2016, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

KATHY GOLDEN, City Clerk

ATTACHMENT "A"

LEGAL DESCRIPTION

PARCEL ID#: 23-22-27-2548-02-110 & 23-22-27-2548-02-120

Lot 12, Block B, EWING'S ADDITION TO WINTER GARDEN, according to the map or plat thereof, as recorded in Plat Book F, Page 42, Public Records of Orange County, Florida, being more particularly described as follows: Commence at the Northeast corner of Lot 1, Block B of said EWING'S ADDITION TO WINTER GARDEN; thence run S 00°09'16" E 140.00 feet to the Northeast corner of said Lot 12 and the POINT OF BEGINNING; thence continue S 00°09'16" E 58.70 feet to the Southeast corner of said Lot 12; thence run S 80°05'38" W 74.50 feet to the Southwest corner of said Lot 12; thence run N 00°07'15" W 71.52 feet to the Northwest corner of said Lot 12; thence run N 90°00'00" E 73.38 feet to the POINT OF BEGINNING.

Containing 0.110 acres, more or less.

Lot 11, Block B, EWING'S ADDITION TO WINTER GARDEN, according to the map or plat thereof, as recorded in Plat Book F, Page 42, Public Records of Orange County, Florida, being more particularly described as follows: Commence at the Northeast corner of Lot 1, Block B of said EWING'S ADDITION TO WINTER GARDEN; thence run S 00°09'16" E 198.70 feet to the Southeast corner of Lot 12, Block B of said EWING'S ADDITION TO WINTER GARDEN; thence run S 80°05'38" W 74.50 feet to the Southeast corner of said Lot 11 and the POINT OF BEGINNING; thence continue S 80°05'38" W 74.50 feet to the Southwest corner of said Lot 11; thence run N 00°05'28" W 84.33 feet to the Northwest corner of said Lot 11; thence run N 90°00'00" E 73.37 feet to the Northeast corner of said Lot 11; thence run S 00°07'15" E 71.52 feet to the POINT OF BEGINNING.

Containing 0.131 acres, more or less.

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

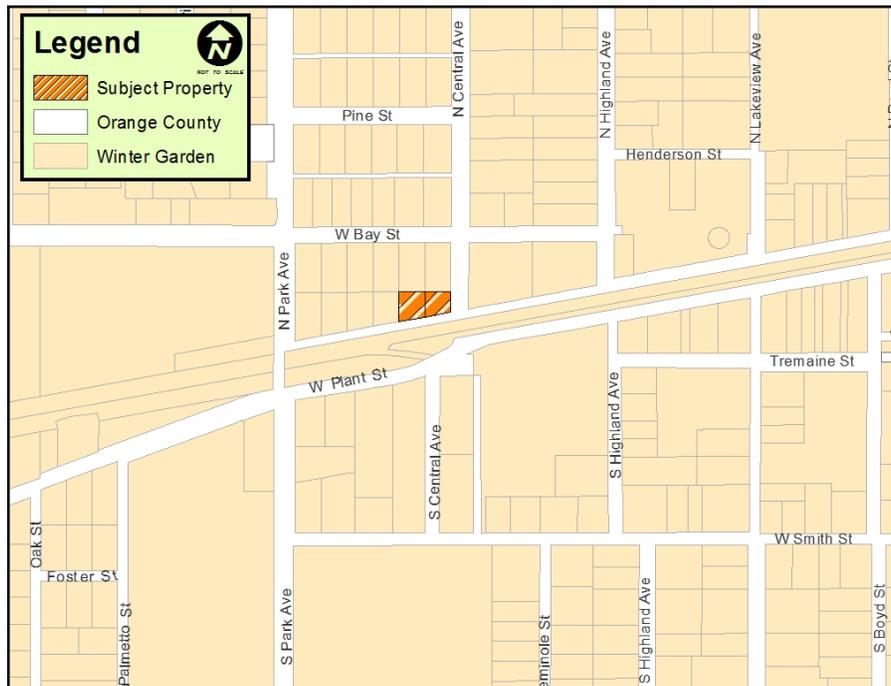
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: STEVE PASH, COMMUNITY DEVELOPMENT DIRECTOR
DATE: FEBRUARY 24, 2016
SUBJECT: ZONING
419 & 429 WEST PLANT (0.23 +/- ACRES)
PARCEL IDS #: 23-22-27-2548-02-110 & 23-22-27-2548-02-120
APPLICANT: JOWERS FAMILY ENTERPRISES, 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 consists of two parcels located at 419 and 429 West Plant Street, generally at the southeast corner of West Plant Street and North Central Avenue and is approximately 0.34 ± acres in size. The map below depicts the proximity of the subject property to the City's jurisdictional limits:



The applicant has requested amendment to change the Zoning designation of these properties from R-2 Residential District to C-1 Central Commercial District. The property located at 419 W. Plant Street has a Future Land Use Designation of Traditional Downtown and the applicant is currently requesting to change the FLU on the property located at 429 W. Plant Street to Traditional Downtown.

In accordance with the City's Comprehensive Plan, properties designated with the Traditional Downtown. Properties designated with the Traditional Downtown land use category are required to be developed at a floor area ratio not greater than 0.75 and up to a floor area ratio of 4.0 by development bonuses. Gross residential density shall be not greater than 25 dwelling units per acre and up to 50 dwelling units per acre by development bonus. Maximum building height is three stories and up to five stories by development bonus in activity centers. This land use is to include a variety of housing types and land uses in the defined downtown area. Any proposed residential development shall only be allowed as part of a mixed-use development with non-residential uses. Developments designed without adequate parking facilities will be required to participate in the downtown parking program. The variety of uses permits educational facilities, civic buildings and commercial establishments to be located within walking distance of private homes. The area is to be served by a network of paths, streets and lanes suitable for pedestrians as well as multimodal transportation alternatives. This provides residents the options of walking, biking or driving to places within the downtown area. Present and future modes of transit are also considered during the planning stages. The Traditional Downtown land use designation shall be allowed only within the Traditional Downtown Activity Center. Development may exceed the stated 0.75 floor area ratio or 25 dwelling units per acre only by development bonus, no development rights are guaranteed at intensities or densities above the stated permitted range. The zoning classifications that are consistent with the Traditional Downtown land use designation include R-NC, RNC-2, C-1, C-2, C-3, C-4, and INT.

EXISTING USE

The subject property is currently vacant.

ADJACENT LAND USE AND ZONING

The properties located to the north and west of the subject property are developed with single-family homes, zoned R-2, and located in the City of Winter Garden. The property located to the east of the subject property is developed with a 6,400 square foot Masonic Lodge, zoned C-1, and is located in the City of Winter Garden. The property to the north is vacant land that is part of the Plant Street right-of-way and the West Orange Trail.

PROPOSED USE

The applicant intends to rezone the property and develop the property at a later date. All future development will require Site Plan Review and approval from the Development Review Committee and City Commission.

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. All transportation and impact fees will be addressed when the applicant submits for Site Plan review

SUMMARY

The proposed rezoning is a reasonable use of this property and staff believes that this zoning designation will continue the downtown development to Park Avenue and help create a transition of the downtown development into the surrounding neighborhood.

Staff recommends approval of the proposed Ordinance to rezone these properties to C-1.

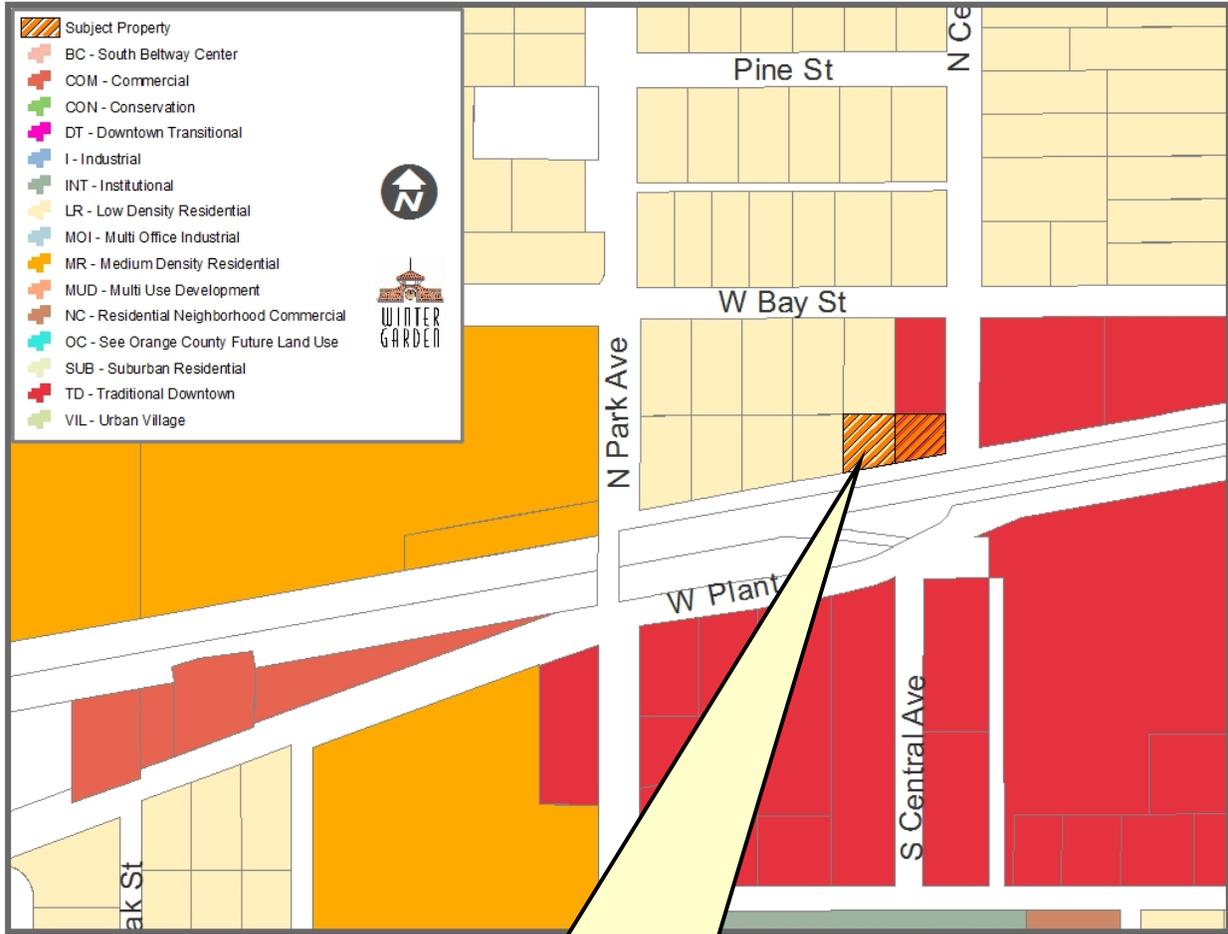
AERIAL PHOTO

419 & 429 West Plant Street



FUTURE LAND USE MAP

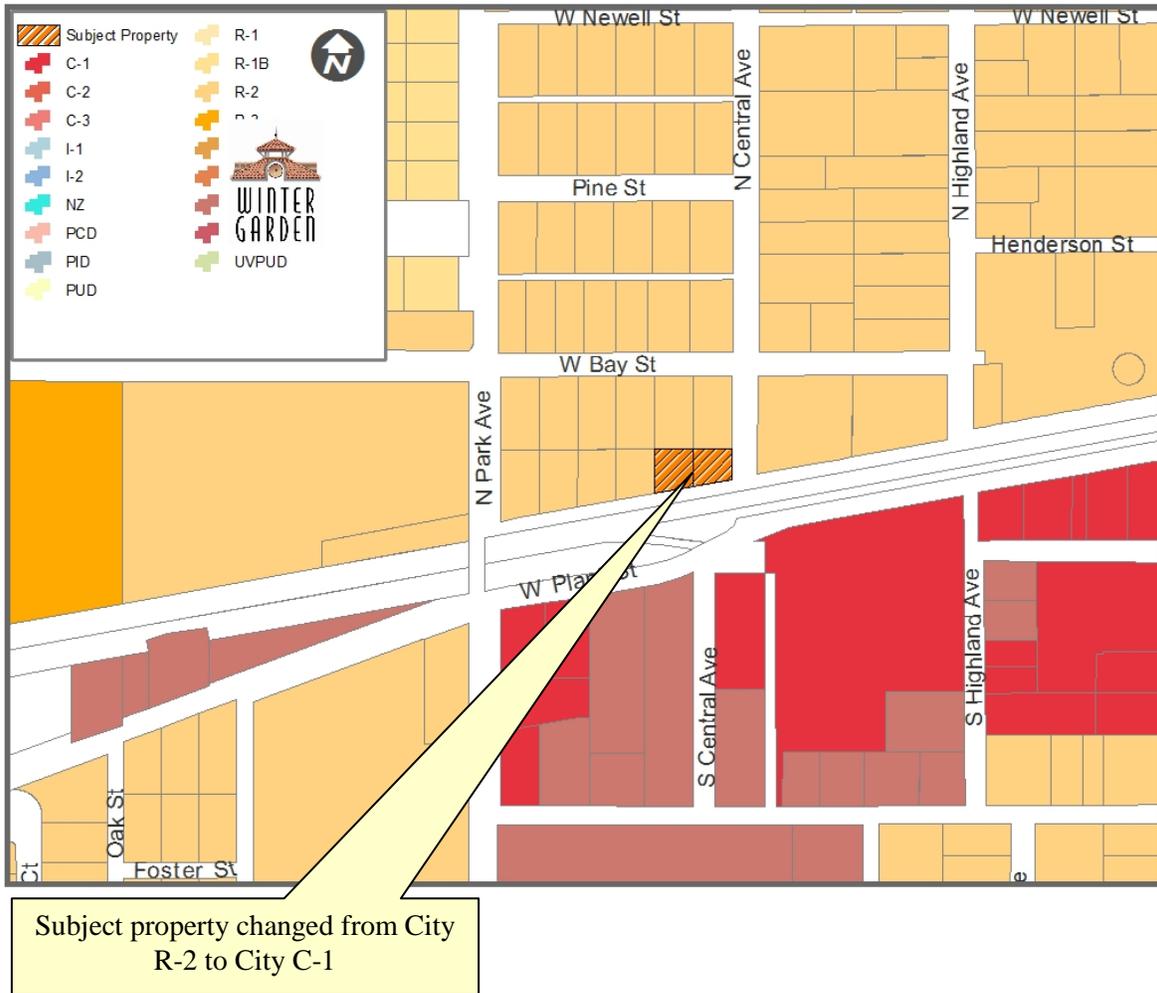
419 & 429 West Plant Street



Subject property with City Downtown Transitional

ZONING MAP

419 & 429 West Plant Street



END OF STAFF REPORT

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: City Manager Mike Bollhoefer

Date: March 4, 2016

Meeting Date: March 10, 2016

Subject: 14990 W Colonial Drive
Circle K Stores, Inc.
Ordinance 16-22
Ordinance 16-23
Ordinance 16-24
PARCEL ID # 27-22-27-0000-00-096

Issue: The applicant is requesting Annexation, Future Lands Use designation, and Zoning on property located at 14990 W Colonial Drive.

Discussion:

The City encourages infill of its jurisdictional limits through voluntary annexation of enclaves. The subject property consists of a 1.26 ± acre enclave located on the southeast corner of West Colonial Drive and Avalon Road. The applicant has requested Annexation into the City, Initial Zoning of C-2, and Amendment to the Future Land Use Map of the City's Comprehensive Plan to designate the property as Commercial (See attached Staff Report).

Recommended Action:

Staff recommends approval of Ordinance 16-22, Ordinance 16-23, and Ordinance 16-24, with the second reading and adoption hearing scheduled for the March 24, 2016 Commission Meeting.

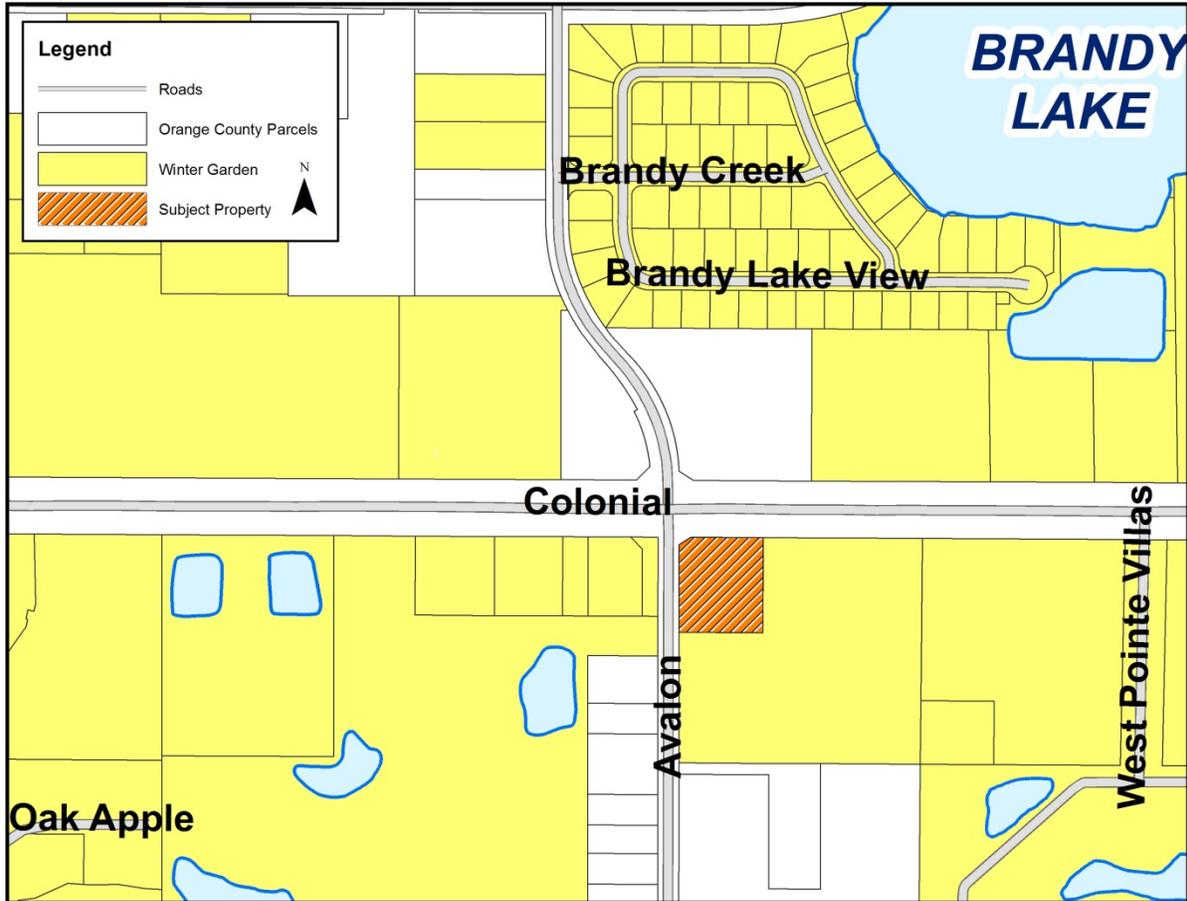
Attachment(s)/References:

Location Map
Ordinance 16-22
Ordinance 16-23
Ordinance 16-24
Staff Report

LOCATION MAP

14990 W Colonial Drive

Annexation, FLU Amendment, Zoning



ORDINANCE 16-22

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 1.26 ± ACRES LOCATED AT 14990 WEST COLONIAL DRIVE ON THE SOUTHEAST CORNER OF WEST COLONIAL DRIVE AND AVALON ROAD 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 1.26 ± acres located at 14990 West Colonial Drive on the southeast corner of West Colonial Drive and Avalon Road 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: *Sidewalk Easement.* The City Commission hereby authorizes the City Manager to accept the assignment by the City of Winter Garden of the public sidewalk easement encumbering the property subject to this Ordinance from Orange County subject to terms acceptable to the City Manager.

SECTION 6: *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 7: *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 8: *Effective Date.* This Ordinance shall become effective upon adoption at its second reading.

FIRST READING AND PUBLIC HEARING: _____, 2016.

SECOND READING AND PUBLIC HEARING: _____, 2016.

ADOPTED this _____ day of _____, 2016, 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#: 27-22-27-0000-00-096

DESCRIPTION:

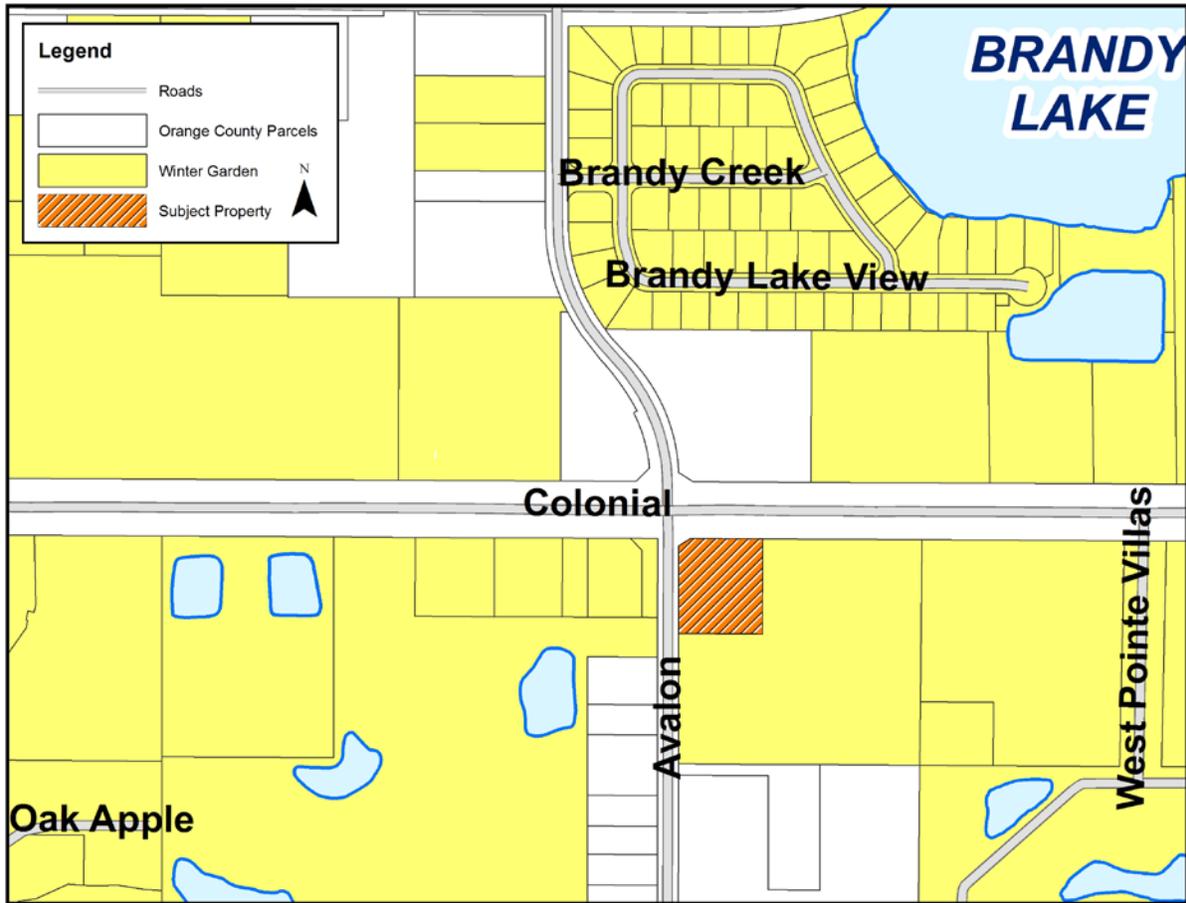
Commence at the Northwest corner of the Northwest 1/4 of Section 27, Township 22 South, Range 27 East, Orange County, Florida; thence run South 89°42'32" East along the North line of said Northwest 1/4, 22.00 feet; thence leaving said North line run South 00°04'03" West 75.00 feet; thence South 89°42'32" East 38.35 feet to the POINT OF BEGINNING, said point being on the South right-of-way line of State Road 50; thence continue South 89°42'32" East along said South right-of-way line, 189.65 feet; thence South 00°04'03" West 250.00 feet; thence North 89°42'32" West 228.00 feet to the East right-of-way line of County Road 545 (Avalon Road); thence North 00°04'03" East along said East right-of-way line, 225.35 feet to aforesaid South right-of-way line of State Road 50; thence North 57°29'33" East 45.51 feet to the POINT OF BEGINNING.

Containing 1.298 acres, more or less.

ATTACHMENT "B"

LOCATION MAP

14990 West Colonial Drive



ORDINANCE 16-23

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 1.26 ± ACRES LOCATED AT 14990 WEST COLONIAL DRIVE ON THE SOUTHEAST CORNER OF WEST COLONIAL DRIVE AND AVALON ROAD FROM ORANGE COUNTY COMMERCIAL TO CITY COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the owner of that certain real property generally described as approximately 1.26 ± acres located at 14990 West Colonial Drive on the southeast corner of West Colonial Drive and Avalon Road, 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 Commercial to City Commercial; and

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

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

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

SECTION II. *Effective Date.* Provided that the Property described herein is annexed into the City of Winter Garden pursuant to Ordinance 16-22, 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: _____, 2016.

SECOND READING AND PUBLIC HEARING: _____, 2016.

ADOPTED this _____ day of _____, 2016, 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#: 27-22-27-0000-00-096

DESCRIPTION:

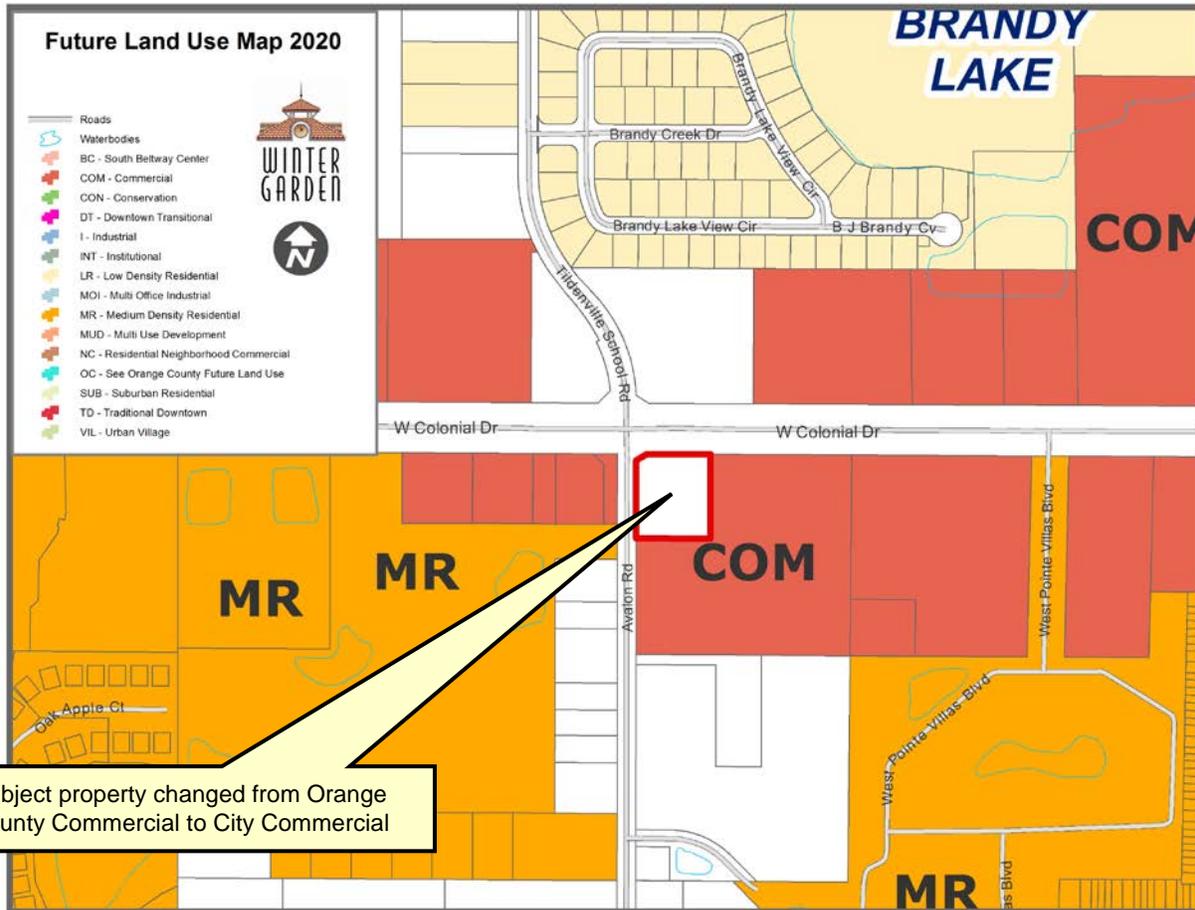
Commence at the Northwest corner of the Northwest 1/4 of Section 27, Township 22 South, Range 27 East, Orange County, Florida; thence run South 89°42'32" East along the North line of said Northwest 1/4, 22.00 feet; thence leaving said North line run South 00°04'03" West 75.00 feet; thence South 89°42'32" East 38.35 feet to the POINT OF BEGINNING, said point being on the South right-of-way line of State Road 50; thence continue South 89°42'32" East along said South right-of-way line, 189.65 feet; thence South 00°04'03" West 250.00 feet; thence North 89°42'32" West 228.00 feet to the East right-of-way line of County Road 545 (Avalon Road); thence North 00°04'03" East along said East right-of-way line, 225.35 feet to aforesaid South right-of-way line of State Road 50; thence North 57°29'33" East 45.51 feet to the POINT OF BEGINNING.

Containing 1.298 acres, more or less.

ATTACHMENT "B"

FUTURE LAND USE MAP

14990 West Colonial Drive



ORDINANCE 16-24

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 1.26 ± ACRES LOCATED AT 14990 WEST COLONIAL DRIVE ON THE SOUTHEAST CORNER OF WEST COLONIAL DRIVE AND AVALON ROAD FROM ORANGE COUNTY C-1 RETAIL COMMERCIAL DISTRICT TO CITY C-2 ARTERIAL COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of that certain real property generally described as 1.26 ± acres located at 14990 West Colonial Drive on the southeast corner of West Colonial Drive and Avalon Road, and legally described in Section 1 of this ordinance has petitioned the City to rezone said property from Orange County C-1 Retail Commercial District to the City's C-2 Arterial Commercial District zoning classification, therefore; and

WHEREAS, after public notice and due consideration of public comment, the City Commission of the City of Winter Garden hereby finds and declares the rezoning approved by this Ordinance is consistent with the City of Winter Garden Comprehensive Plan; and

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

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

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

SECTION 2: *Zoning Map.* The City Planner is hereby authorized and directed to amend the Official Winter Garden Zoning Map in accordance with the provisions of this ordinance.

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

SECTION 4: *Effective Date.* This Ordinance shall become effective simultaneously upon the effective date of Ordinance 16-23 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: _____, 2016.

SECOND READING AND PUBLIC HEARING: _____, 2016.

ADOPTED this _____ day of _____, 2016, 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#: 27-22-27-0000-00-096

DESCRIPTION:

Commence at the Northwest corner of the Northwest 1/4 of Section 27, Township 22 South, Range 27 East, Orange County, Florida; thence run South 89°42'32" East along the North line of said Northwest 1/4, 22.00 feet; thence leaving said North line run South 00°04'03" West 75.00 feet; thence South 89°42'32" East 38.35 feet to the POINT OF BEGINNING, said point being on the South right-of-way line of State Road 50; thence continue South 89°42'32" East along said South right-of-way line, 189.65 feet; thence South 00°04'03" West 250.00 feet; thence North 89°42'32" West 228.00 feet to the East right-of-way line of County Road 545 (Avalon Road); thence North 00°04'03" East along said East right-of-way line, 225.35 feet to aforesaid South right-of-way line of State Road 50; thence North 57°29'33" East 45.51 feet to the POINT OF BEGINNING.

Containing 1.298 acres, more or less.

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

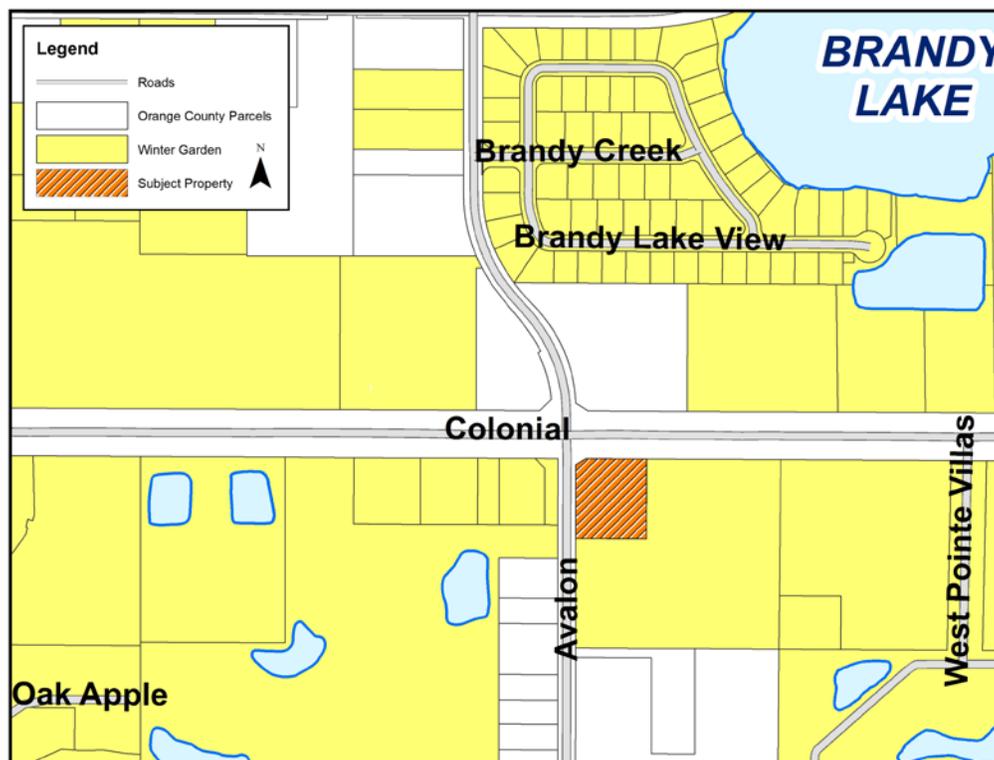
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: KELLY CARSON, PLANNER II
DATE: MARCH 3, 2016
SUBJECT: ANNEXATION – FLU AMENDMENT – ZONING
14990 W COLONIAL DRIVE (1.26 +/- ACRES)
PARCEL IDS #: 27-22-27-0000-00-096
APPLICANT: CIRCLE K STORES, 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 consists of a parcel located at 14990 W Colonial Drive on the southeast corner of West Colonial Drive and Avalon Road and is approximately 1.26 ± 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 Commercial, and rezoning the property to C-2 Arterial Commercial District.

In accordance with the City's Comprehensive Plan, properties designated with the Commercial land use category are required to be developed at a floor area ratio not greater than 0.35 and a floor area ratio not greater than 0.5 by development bonus inside Activity Centers. Maximum building height is three stories and up to five stories by development bonus in activity centers. The Commercial land use category shall include retail, service, and professional activities. Uses shall be developed in a manner which is harmonious to nearby noncommercial use and which minimize traffic congestion. All commercial activity in this commercial land use category shall be adjacent to arterials or major collectors. The City shall identify different zoning districts for highway commercial, general commercial, professional / medical districts, and downtown commercial districts in the commercial land use category. Development may exceed the stated 0.35 floor area ratio only by development bonus, no development rights are guaranteed at intensities or densities above the stated permitted range. Additional zoning restrictions per each zoning district may apply. The zoning Classifications what are consistent with the Commercial classification are C-1, C-2, C-3, C-4, PCD, and INT.

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

EXISTING USE

The subject property is currently developed with gas pumps and a convenience store.

ADJACENT LAND USE AND ZONING

The property located to the south and east of the subject property consists of vacant commercial land, is zoned C-2 and is located in the City of Winter Garden. The Winter Garden properties located to the west include a State-owned right-of-way parcel zoned C-2, and a portion of a Country Gardens Apartments parcel zoned R-3. The property to the north of the subject property is a vacant commercial parcel, zoned C-1, and located in Unincorporated Orange County.

PROPOSED USE

The applicant intends to annex the subject property in order to provide the existing gas station development with City services.

PUBLIC FACILITY ANALYSIS

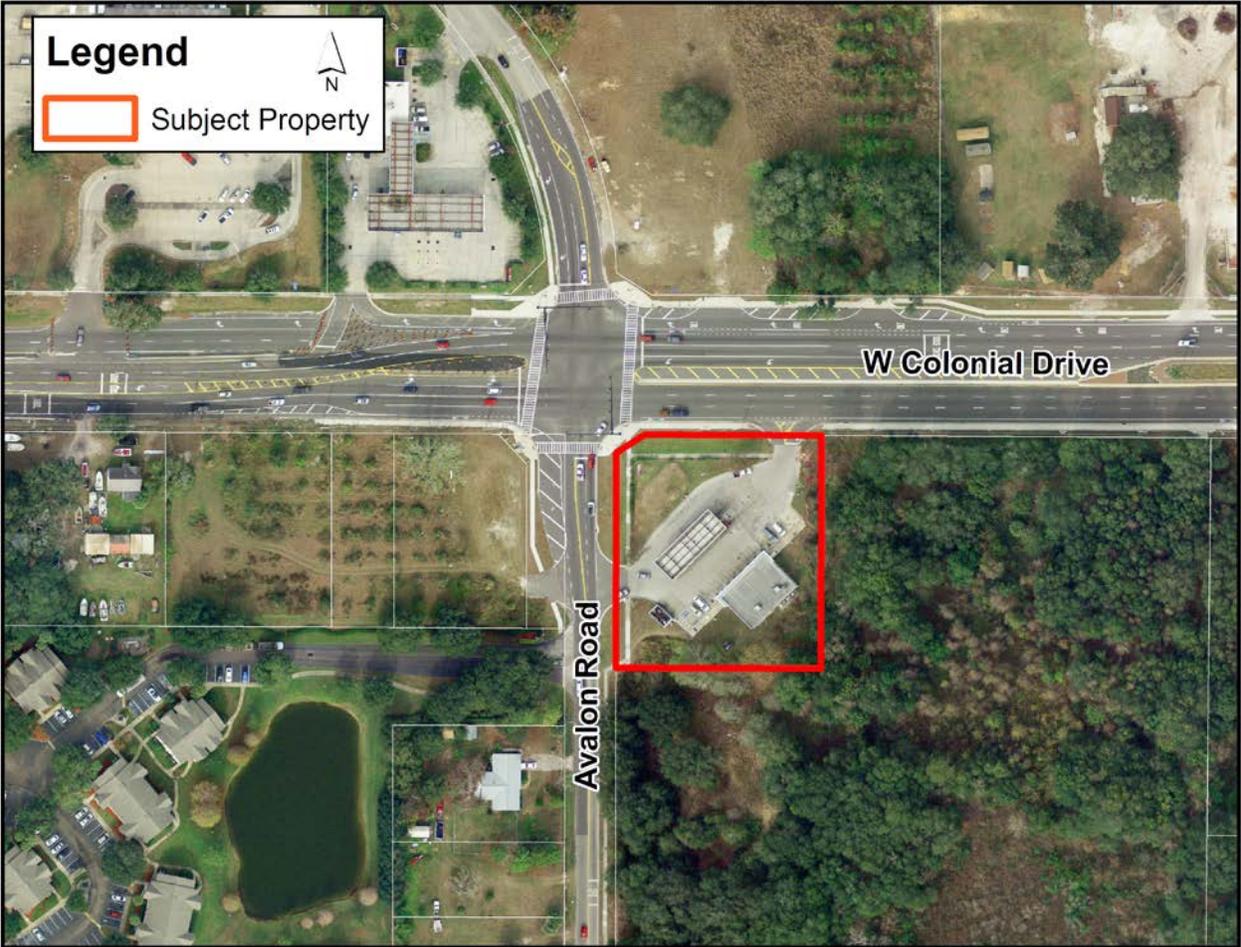
The City will provide garbage collection, police protection, and all other services regularly provided to City of Winter Garden residents. The property will be served by both Orange County Fire and Rescue and the City of Winter Garden Fire Department under the First Response System.

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.

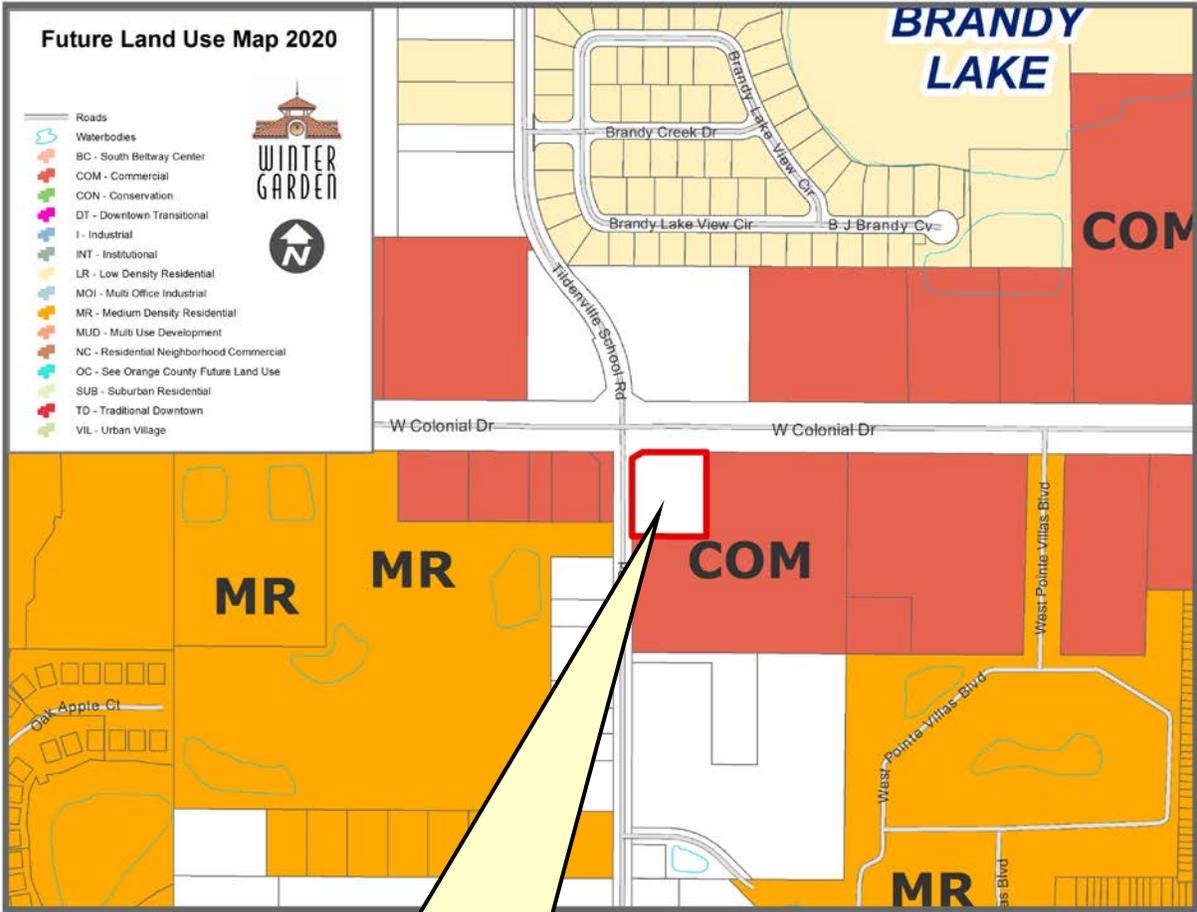
AERIAL PHOTO

14990 W Colonial Drive



FUTURE LAND USE MAP

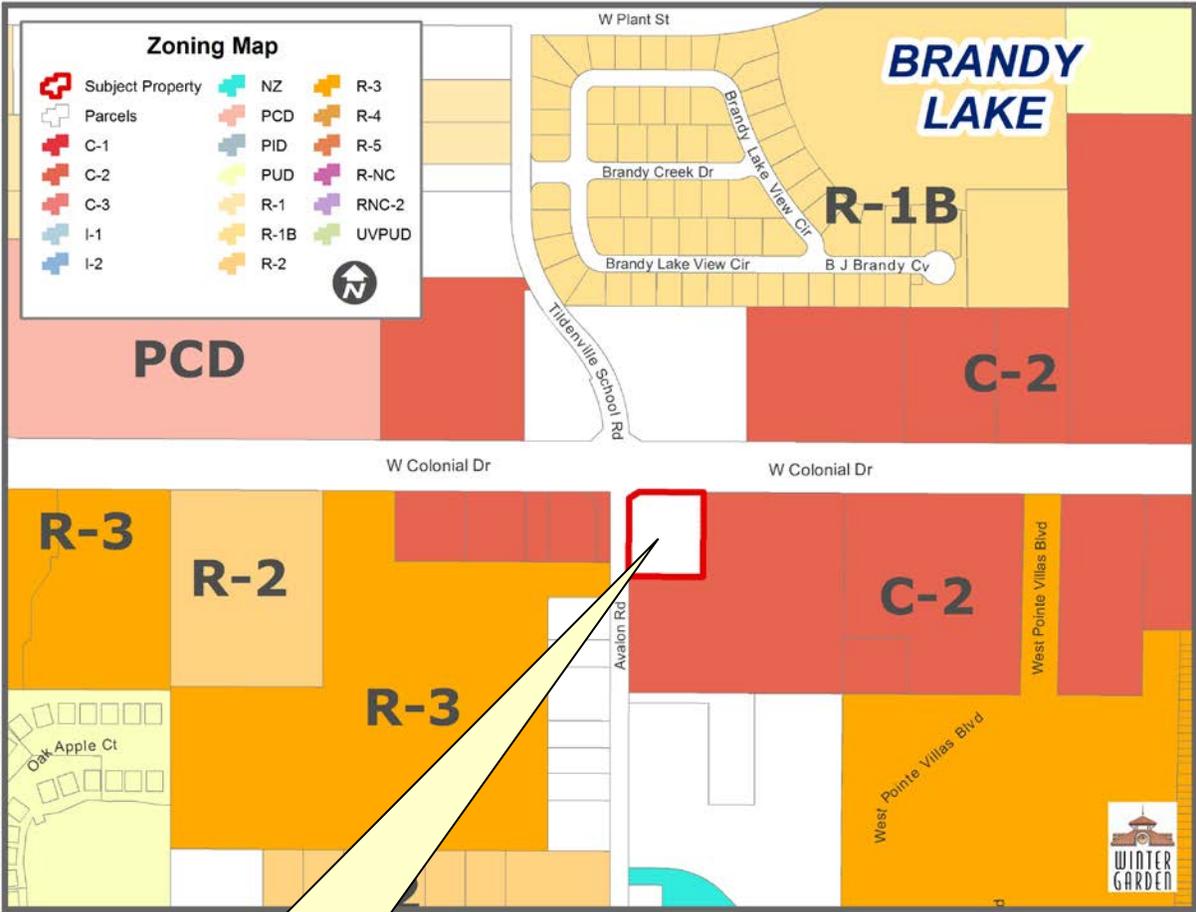
14990 W Colonial Drive



Subject property changed from Orange County Commercial to City Commercial

ZONING MAP

14990 W Colonial Drive



Subject property changed from Orange County C-1 to City C-2

END OF STAFF REPORT

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: City Manager Mike Bollhoefer

Date: March 4, 2016

Meeting Date: March 10, 2016

Subject: Ordinance 16-25

Issue: Amending Article V, Division 2 of Chapter 118 of the Code of Ordinances of the City of Winter Garden.

Discussion:

An ordinance of the City Commission of the City of Winter Garden, Florida, amending Article V, Division 2 of Chapter 118 of the City of Winter Garden Code of Ordinances governing residential planned unit developments; modifying regulations governing planned unit developments with primary residential uses; providing for and creating planned unit developments with primary institutional uses; providing for secondary uses and prohibited uses within planned unit developments with primary residential and primary institutional uses.

Recommended Action:

Staff recommends approval of Ordinance 16-25 amending Article V, Division 2 of Chapter 118 of the Code of Ordinances of the City of Winter Garden, with the second reading and adoption hearing scheduled for the March 24, 2016 Commission Meeting.

Attachment(s)/References:

Ordinance 16-25

ORDINANCE 16-25

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ARTICLE V, DIVISION 2 OF CHAPTER 118 OF THE CITY OF WINTER GARDEN CODE OF ORDINANCES GOVERNING RESIDENTIAL PLANNED UNIT DEVELOPMENTS; MODIFYING REGULATIONS GOVERNING PLANNED UNIT DEVELOPMENTS WITH PRIMARY RESIDENTIAL USES; PROVIDING FOR AND CREATING PLANNED UNIT DEVELOPMENTS WITH PRIMARY INSTITUTIONAL USES; PROVIDING FOR SECONDARY USES AND PROHIBITED USES WITHIN PLANNED UNIT DEVELOPMENTS WITH PRIMARY RESIDENTIAL AND PRIMARY INSTITUTIONAL USES; PROVIDING FOR CODIFICATION, CONFLICTS, AND SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Winter Garden has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapters 163 & 166, Florida Statutes; and

WHEREAS, there is a need to create a flexible zoning classification to accommodate institutional uses within the City and a planned unit development is proper planning tool and zoning category for such purposes; and

WHEREAS, the City desires to modify the residential planned unit development provisions of Chapter 118, City of Winter Garden Code of Ordinances in order to allow planned unit developments with primary institutional uses subject to certain performance standards as set forth herein; and

WHEREAS, this Ordinance is consistent with the City of Winter Garden Comprehensive Plan; and

WHEREAS, this Ordinance has received a recommendation from the City’s local planning agency, has been properly read and advertised as provided by Florida law and the required meetings and hearings have been conducted on its adoption; and

WHEREAS, the City Commission finds that this Ordinance is in the best interest and welfare of the citizens of the City of Winter Garden.

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

SECTION 1: Recitals. The above referenced “Whereas” clauses are true and correct and constitute legislative findings of the City Commission.

SECTION 2: Adoption. Chapter 118, Article V, Division 2 of the City of Winter Garden Code is hereby amended to read as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions; provisions not included are not being modified):

DIVISION 2. - ~~RESIDENTIAL~~ PLANNED UNIT DEVELOPMENTS

Subdivision I. - In General

Sec. 118-858. - Permitted uses.

Uses permitted in the ~~residential~~ planned unit development (PUD) may include and shall be limited to the following:

(1) Primary residential uses. Primary residential uses permitted are single-family detached and multifamily residential dwelling units, including apartments, in semidetached, attached, and multistoried structures. The term “residential planned unit development” as used in this article shall mean a planned unit development with primary residential uses and in addition may contain nonresidential uses as provided in subsection (2).

(2) Nonresidential uses with primary residential uses. Nonresidential uses in conjunction with primary residential uses are permitted as follows:

a. Secondary nonresidential uses. Nonresidential uses of religious, public or semipublic, cultural, recreational or commercial character and personal service centers, offices and professional centers providing services to residents of the planned unit development. The nonresidential uses

shall be compatible with and secondary to the primary residential use. No building devoted primarily to a commercial use shall be built or established prior to the primary residential buildings or uses it is designed or intended to serve.

b. Hotels and motels. Hotels and motels may be permitted upon consideration of the following criteria:

1. The total acreage used for the hotel and motel, including necessary parking, support buildings and grounds and appurtenances, shall not be considered common open space and shall be included within the maximum five percent of the total acreage permitted under this division for commercial uses.

2. The proposed streets and traffic flow and the streets, thoroughfares and traffic plan in the area adjacent to the site plan shall be adequate to support the anticipated traffic to be generated by the proposed hotel and motel.

3. The proposed hotel and motel use shall be compatible with the proposed primary residential uses, secondary nonresidential uses, and common open space within the planned unit development.

4. The proposed hotel and motel use shall be compatible with the existing land use classifications in the surrounding vicinity.

5. The area of the hotel and motel use shall be calculated as part of the total commercial acreage permitted, and the density shall not exceed 40 rooms per gross acre as per specific area delineated on the development plan.

c. Communication towers. Communication towers may be permitted upon consideration of the requirements set forth in article II of [chapter 70](#).

(3) Primary institutional uses. Primary public, quasi-public, and institutional uses including government buildings, public works facilities, public safety facilities, utility facilities, libraries, public parks, recreational uses and facilities, sports fields and facilities, and public or private schools.

(4) Secondary uses with primary institutional uses. Residential and commercial uses in conjunction with primary institutional uses are permitted as follows:

a. Commercial uses. No more than twenty-five percent (25%) of the land area within a planned unit development shall be devoted to commercial uses. The commercial uses shall be compatible with the surrounding area.

b. Residential uses. Residential uses within PUD with primary institutional uses shall meet the same development standards as required for residential uses and dwelling units in residential planned unit developments. Residential uses such as school dormitories may be permitted if they are directly related to the primary institutional use.

c. Communication towers. A communication tower may be permitted within a planned unit development upon consideration of the requirements set forth in article II of [chapter 70](#).

(5) Prohibited uses. The following uses shall prohibited within a planned unit development under this division: (i) manufacturing, (ii) industrial uses, (iii) warehouses, (iv) gasoline stations, (v) automobile, motorcycle, recreational vehicle or boat sales, rental, storage, painting, service or repair or any combination thereof; (vi) tattoo or body art establishments, (vii) billboards, (viii) adult entertainment, (ix) adult or pornographic book, magazine, video and novelty stores, (x) nightclubs, (xi) recreational vehicle and mobile home parks, (xii) funeral homes, (xiii) crematorium, (ivx) pawn shop, and (xv) any use not specifically set forth as a permitted use or special exception use in the applicable planned unit development.

Sec. 118-859. - Unified ownership or control.

The title of all land within a proposed site for a ~~residential~~ planned unit development shall be owned in fee simple or controlled by the developer submitting the applications provided for under this division. The term "controlled by" shall mean that the developer shall have the written consent of all owners of property within the proposed site not wholly owned by the developer. The consent shall contain a statement that the developer is authorized to represent the owners in the submission of an application under this division and that the owners shall agree to be bound by the decision of the city commission if the application is approved.

Sec. 118-860. - Common open space.

(a) All common open space in a residential planned unit development shall be preserved for its intended purpose as expressed in the final development plan. The developer shall choose one of the following methods of administering common open space:

(1) Public dedication to the city of the common open space. This method is subject to formal acceptance by the city and in its sole discretion.

(2) Establishment of an association or nonprofit corporation of all individuals or corporations owning property within the planned unit development to ensure the maintenance of all common open space.

(b) All privately owned common open space shall continue to conform to its intended use and remain as expressed in the final development plan through its inclusion in all deeds with appropriate restrictions to ensure that the common open space is permanently preserved. The deed restrictions shall run with the land and shall be for the benefit of present as well as future property owners and shall contain a prohibition against partition.

(c) All common open space and recreational facilities shall be specifically included in the development schedule and shall be constructed and fully improved by the developer at an equivalent or greater rate than the construction of residential structures.

(d) If the developer elects to administer common open space through an association or nonprofit corporation, the organization shall conform to the following requirements:

(1) The developer must establish the association or nonprofit corporation prior to the sale of any lots.

(2) Membership in the association or nonprofit corporation shall be mandatory for all residential property owners within the planned unit development, and the association or corporation shall not discriminate in its members or shareholders.

(3) The association or nonprofit corporation shall manage all common open space and recreational and cultural facilities that are not dedicated to the public; shall provide for the maintenance, administration and operation of the land and any other land within the planned unit development not publicly or privately owned; and shall secure adequate liability insurance on the land.

(4) If the developer elects an association or nonprofit corporation as a method of administering common open space, the title to all residential property owners shall include an undivided fee simple estate in all common open space.

(5) Association documents shall be reviewed and approved by the city.

Subdivision II. - Land Use Regulations

Sec. 118-921. - Minimum size; dwelling units.

(a) There are no minimum acreage requirements for the PUD zoning.

(b) With commercial uses, there shall be at least 200 dwelling units of primary residential use or a primary institutional use as provided in subsection 118-858(3) in the planned unit development.

Sec. 118-922. - Maximum density.

The average density permitted in each planned unit development shall be established by the city commission upon recommendation of the planning and zoning board. The criteria for establishing an average density shall include existing zoning, adequacy of existing and proposed public facilities and services, site characteristics, and the recommended density of the adopted future land use plan involving the area in question. In no case shall the maximum density permitted exceed ten dwelling units per gross acre unless approved by the city commission as a medium/high density multifamily complex that provides a high degree of amenities such as gated entranceways, pools, passive and active recreational areas for both adults and for children, fitness centers, indoor basketball and/or racquetball courts, covered parking, and has heavily landscaped grounds with semi-mature canopy trees, ~~which may have a maximum of 13 units per acre.~~

Sec. 118-923. - Minimum common recreation and open space.

(a) For a residential planned unit development, the minimum common recreation and open space shall be 20 percent of gross site acreage. The term "common recreation and open space" shall be defined as the total amount of improved usable area, including outdoor space, permanently set

aside and designated on the site plan as recreational or open space for use by residents of the PUD. Such usable space may be in the form of active or passive recreation areas, including but not limited to playgrounds, golf course, water frontage, nature trails, lakes, and wetland areas.

(b) Common open space shall be improved to the extent necessary to complement the residential uses and may contain compatible and complementary structures for the benefit and enjoyment of the residents of the PUD. Drainage ditches, if allowed by the city commission, parking areas, road rights-of-way and minimum yards and spacings between dwelling units may not be included in determining usable open space. Water areas including wet bottom retention areas which are aesthetically and functionally designed for active or passive recreational use, wetland areas, and dry retention areas may be considered to partially fulfill open space requirements. In no case, however, shall there be less than five percent of the total developable land area set aside for active, dry-land recreational use.

Sec. 118-924. - Minimum lot area, frontage and setbacks.

(a) No minimum lot size shall be required within a residential planned unit development district.

(b) Each dwelling unit or other permitted use shall have access to a public street either directly or indirectly via a private road or other area dedicated to public or private use guaranteeing access. Permitted uses are not required to front on a publicly dedicated road. The city shall be allowed access on privately owned roads, easements and common open space.

(c) The minimum distance between structures and side yards shall be as follows:

(1) For single-family platted lots, side yard requirements shall be as follows:

a. For lot width less than 70 feet: five feet.

b. For lot width 70 feet to 84 feet: 7½ feet.

c. For lot width greater than 84 feet: ten feet.

d. For zero lot line single-family detached development: ten feet.

(2) For townhouses, unplatted residential development, commercial development, and all development other than single-family platted lots, the distance between structures shall be as follows:

a. Between structures of 20 feet in height or less: 15 feet.

b. Between structures of 20 and 30 feet in height: 20 feet.

c. Between structures of 30 feet and 40 feet in height: 25 feet.

d. Between structures over 40 feet in height: 40 feet, plus five feet for each additional ten feet of height or fraction thereof over 40 feet.

e. Between structures of varying heights, the larger distance separation shall be required.

~~(d) A minimum 25-foot yard shall be required from the nearest part of any building wall to the edge of any public right-of-way or private street, and all structures shall have a minimum 20-foot rear yard. A minimum 25-foot yard shall be maintained between the walls of all single family structures and the perimeter of the PUD. A minimum 25-foot yard shall be maintained between the walls or edges of all accessory structures such as screen rooms and any PUD perimeter that is adjacent to a public right-of-way. Additional perimeter yard requirements for multistory buildings shall be figured at five additional feet for each ten feet of height over the first story.~~

(e) Maximum height for single-family residential structures shall be 35 feet and maximum height for all other residential and non-residential structures shall be 50 feet unless approved by special exception by the city commission in addition to a finding by the city commission that height in excess of 50 feet will be compatible with adjacent uses and will substantially further the health, safety or general welfare of the citizens of the city.

(f) Accessory buildings or structures may only be placed in the rear yard according to the requirements of this chapter.

(g) Building setbacks from water areas and lakes shall be 30 feet from the mean high water line.

Sec. 118-925. - Maximum length of structure.

The maximum length of a structure in a residential planned unit development is 200 feet. Units constructed under the zero lot line concept with common walls shall be considered as one structure and shall not exceed 200 feet. There is no maximum length for structures in a PUD that has primary institutional uses.

Sec. 118-926. - Maximum commercial use area.

The maximum commercial area permitted within a residential planned unit development shall be five percent of the total gross acreage of the site. If the PUD contains more than 500 dwelling units, the maximum commercial area may be increased to seven percent of the total gross acreage. The maximum commercial area for a PUD with primary institutional uses shall be as provided in subsection 118-858(4)a. The commercial areas within a PUD shall be situated and buffered so as not to provide any detrimental effect on residential uses.

Sec. 118-927. - Minimum floor area per unit.

In a residential planned unit development, the minimum floor area per unit shall be as follows:

- (1) Single family dwellings, 1,000 square feet.
- (2) Multifamily dwellings including townhouses:

- a. Efficiency, 450 square feet.
 - b. One bedroom, 550 square feet.
 - c. Two bedrooms, 650 square feet.
 - d. Three bedrooms, 800 square feet.
- (3) Hotels and motel units, where permitted, 300 square feet.
- (4) Dormitories, where permitted, 250 square feet.

Sec. 118-928. - Off-street parking.

All uses in a ~~residential~~ planned unit development shall meet the city's parking and landscaping requirements.

Sec. 118-929. - Underground utilities.

Within the ~~residential~~ planned unit development, all utilities including telephone, television cable and electrical systems shall be installed underground unless physical and technical conditions require aboveground installation. Primary facilities providing service to the site of the PUD and city-owned properties with a PUD may be exempted from this section by determination of the city commission. Large transformers shall be placed on the ground, and such transformers and all utilities not installed underground shall be contained within landscaped enclosures or vaults. Any required substations shall be screened by walls resembling a structure which is compatible with the design of the PUD.

Sec. 118-930. - Development standards.

For a ~~residential~~ planned unit development, the minimum construction requirements for streets or roads, sidewalks, sewer and water facilities, drainage and all utilities shall be in compliance with the requirements of chapter 78, chapter 110 and the manual in appendix A to this Code.

SECTION 3: Codification: Section 2 of this Ordinance shall be codified and made part of the City of Winter Garden Code of Ordinances. Sections of this Ordinance may be renumbered or re-lettered to accomplish the intent of this Ordinance; that the word, “Ordinance” may be changed to “Section,” “Article,” or other appropriate word. The City Clerk is given liberal authority to correct scribes’ errors, such as incorrect code cross references, grammatical, typographical and similar or like errors when codifying this Ordinance.

SECTION 4: Control: In the event of a conflict or conflicts between this Ordinance and other ordinances, this Ordinance controls.

SECTION 5: Severability: It is the intent of the City Commission of the City of Winter Garden, and is hereby provided, that if any section, subsection, sentence, clause, phrase or provision of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall be construed as to render invalid or unconstitutional the remaining provisions of this Ordinance.

SECTION 6: Effective Date: This Ordinance shall become effective upon adoption at its second reading.

FIRST READING: _____.

SECOND READING AND PUBLIC HEARING: _____.

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

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

KATHY GOLDEN, City Clerk

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: Mike Bollhoefer, City Manager

Date: March 4, 2016

Meeting Date: March 10, 2016

Subject: Final Plat
Canopy Oaks Phase I
12902 Roper Road (33.25 +/- Acres)

Issue: Applicant is requesting to record the Final Plat of 49 single-family lots in the Canopy Oaks Phase I subdivision.

Discussion:

The applicant is developing the property known as Canopy Oaks Phase I with 49 single-family lots. The Final Plat is consistent with the Preliminary Plat and the R1-B Zoning District regulations.

Recommended action:

Staff recommends approval of the Final Plat.

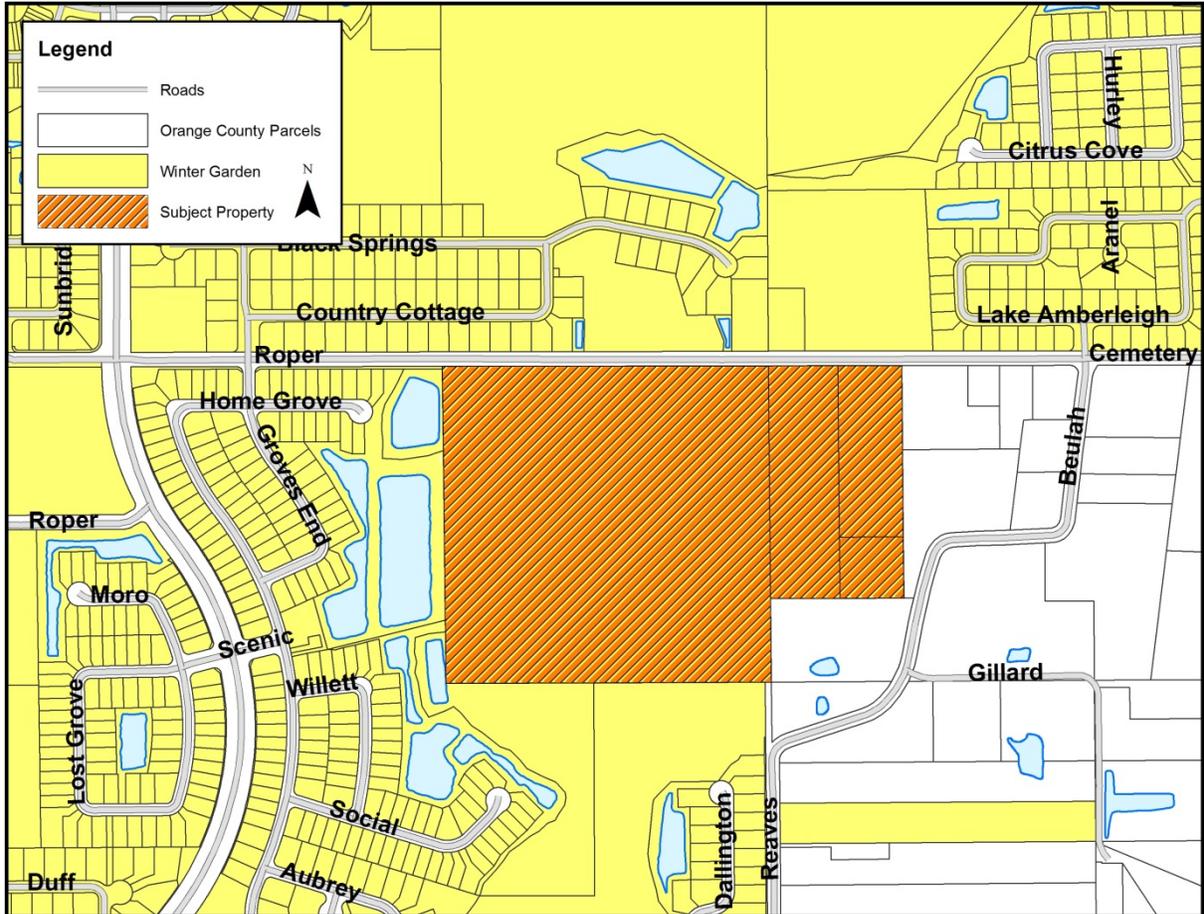
Attachments/References:

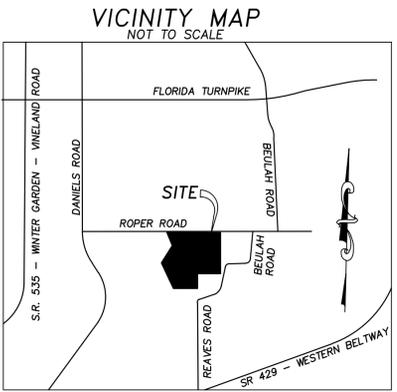
Location Map
Final Plat

LOCATION MAP

12902 Roper Road

Canopy Oaks Phase 1 Subdivision – Final Plat





CANOPY OAKS PHASE 1

SECTION 35 and 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST

CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

CANOPY OAKS PHASE 1 DEDICATION

KNOW ALL MEN BY THESE PRESENTS, SIFT Oaks Investments, LLC, a Florida limited liability company and the other owners executing a joinder and consent to this plat, being the owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the easements, rights, uses and purposes therein expressed, including as described in the plat notes.

IN WITNESS WHEREOF, the Undersigned has caused these presents to be executed and acknowledged by its undersigned thereunto duly authorized on this ____ day of ____ 2015.

Signed, sealed and delivered in the presence of _____ By: SIFT Oaks Investments, LLC a Florida Limited Liability Company

Signature _____ By: The Mason Simpson Irrevocable Family Trust Dated November 15, 2004, as its Managing Member
Print Name: _____

Signature _____ By: Rose Ann Brittain, Trustee
Print Name: _____

STATE OF FLORIDA
COUNTY OF ORANGE
The foregoing instrument was acknowledged before me this ____ day of _____, 2015, _____ as _____ for _____

He is personally known to me or has produced _____ as identification.
IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

Signature of Person Taking Acknowledgment
Print Name: _____
Notary Public
Serial No. (if any) _____
My Commission Expires: _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the City Commission of Winter Garden, Florida

Mayor
Attest: _____
City Clerk

CERTIFICATE OF REVIEW BY CITY SURVEYOR

This plat has been reviewed for conformity with Chapter 177, Florida Statutes.
City Surveyor _____ Date _____
Printed Name _____ Registration No. _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, This plat was prepared under the direction and supervision of the undersigned, a professional surveyor and mapper, and complies with all of the survey requirements of Chapter 177, Florida Statutes. The lands depicted herein are located in the City of Winter Garden, Orange County, Florida.
BISHMAN SURVEYING AND MAPPING, INC.
Certificate of Authorization Number LB 7274
32 W. Plant Street, Winter Garden, FL 34787
Date: _____ By: _____
Donald W. Bishman
Florida Registered Surveyor and Mapper
Certificate No. LS 4218

CERTIFICATE OF COUNTY COMPTROLLER

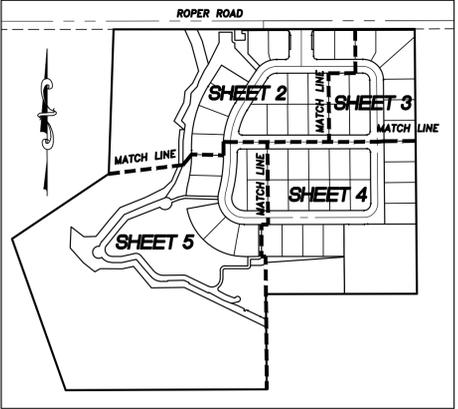
I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on _____ as File No. _____
County Comptroller in and for Orange County, Florida
By _____

DESCRIPTION
THAT PART OF SECTIONS 35 AND 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE RUN S00°31'02"E, 30.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF ROPER ROAD AND THE POINT OF BEGINNING; THENCE RUN N89°53'57"E, ALONG SAID SOUTH RIGHT OF WAY LINE, 550.00 FEET; THENCE RUN S00°31'02"E, 960.00 FEET; THENCE RUN S89°53'57"W, 550.00 FEET, TO THE EAST LINE OF SAID SECTION 35; THENCE RUN S00°31'02"E, ALONG SAID EAST LINE, 345.15 FEET, TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN S89°43'53"W, ALONG SAID SOUTH LINE, 732.45 FEET; THENCE RUN N19°34'27"W, 582.17 FEET; THENCE RUN N56°12'30"E, 423.95 FEET; THENCE RUN N01°52'37"E, 523.85 FEET, TO AFORESAID SOUTH RIGHT OF WAY LINE OF ROPER ROAD; THENCE RUN N89°54'40"E, ALONG SAID SOUTH LINE, 546.21 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 33.246 ACRES MORE OR LESS.

- PLAT NOTES
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 36 AS N89°53'57"E (ASSUMED).
 - ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED NON-RADIAL (NR).
 - PURSUANT TO SECTION 177.091 (28), FLORIDA STATUTES, AS AMENDED; ALL PLATTED UTILITY 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 ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - THE CITY OF WINTER GARDEN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS, MAINTAIN REPAIR, REPLACE AND OTHERWISE CARE FOR OR CAUSE TO BE CARED FOR, ANY AND ALL PORTIONS OF THE PROPERTY INCLUDING, WITHOUT LIMITATION, PRIVATE AREAS, DRAINAGE SYSTEMS, INCLUDING WITHOUT LIMITATION, THE RETENTION/DETENTION AREAS AND UNDERDRAINS, COMMON PROPERTIES, PRIVATE ROADS, SCREENING WALLS, AND SUCH OTHER SUBDIVISION INFRASTRUCTURE NOT OTHERWISE DEDICATED TO THE PUBLIC USE OR THE CITY OF WINTER GARDEN, INCLUDING, WITHOUT LIMITATION, TRACTS E AND K (CONSERVATION AREA), TRACT N (COMMON AREA), TRACTS O, S, T1, T2, AND T3 (STORM WATER), TRACT P (WETLAND BUFFER), TRACTS Q1, Q2 AND R (LANDSCAPE, UTILITY AND WALL), TRACT U (PRIVATE RIGHT OF WAY), AND TRACTS W, X AND Y (RECREATION) AND THE IMPROVEMENTS THEREON. FURTHER, THE CITY OF WINTER GARDEN HAS THE RIGHT, BUT NOT THE OBLIGATION, TO CAUSE TO BE PREPARED ANY REPORT, STUDY OR INSPECTION REQUIRED BY THE CODE OF ORDINANCES OF THE CITY OF WINTER GARDEN (THE CODE) IF THE CANOPY OAKS HOMEOWNERS ASSOCIATION FAILS TO OBTAIN SUCH REPORTS, STUDIES OR INSPECTIONS REQUIRED BY THE CODE IN THE TIME PROVIDED. IN THE EVENT THE FACILITIES AND LAND (OR ANY PORTION THEREOF) ARE NOT MAINTAINED, REPAIRED, OR REPLACED IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF WINTER GARDEN CODE OF ORDINANCES, WITH GOOD ENGINEERING PRACTICES, OR BECOME A NUISANCE, OR THE REQUIRED REPORTS, STUDIES OR INSPECTIONS ARE NOT OBTAINED IN THE TIME PROVIDED, OR IN THE EVENT THE CITY OF WINTER GARDEN EXERCISES THE AFOREMENTIONED RIGHT, EACH OF THE LOT OWNERS ON A PRO-RATA BASIS (I.E. PER LOT) SHALL BE RESPONSIBLE FOR THE PAYMENT OF THE COST OF SUCH MAINTENANCE, REPAIR, REPLACEMENT AND CARE PROVIDED BY THE CITY OF WINTER GARDEN OR ITS CONTRACTORS AND AGENTS, AND THE COST OF PREPARING SAID REPORTS, STUDIES OR INSPECTIONS, PLUS ADMINISTRATION COSTS AND ATTORNEY'S FEES INCURRED BY OR FOR THE CITY OF WINTER GARDEN. THE CITY OF WINTER GARDEN SHALL HAVE A LIEN UPON EACH LOT TO SECURE THE PERSONAL OBLIGATION OF EACH LOT OWNER THEREOF FOR ANY UNPAID FEES AND COSTS RESULTING FROM THE FOREGOING. SUCH LIEN SHALL ALSO SECURE REASONABLE ATTORNEY'S FEES AND OTHER COSTS INCURRED BY THE CITY OF WINTER GARDEN INCIDENT TO THE COLLECTION OF SUCH FEES AND COSTS OF SUCH ENFORCEMENT OF SUCH LIEN. THE LIEN SHALL BE EVIDENCED BY A CLAIM RECORDED AMONG THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND SHALL BE EFFECTIVE FROM AND AS THE TIME OF SUCH RECORDING. THE CITY OF WINTER GARDEN MAY TAKE ACTION OR ACTIONS AS IT DEEMS NECESSARY TO COLLECT SAID FEES AND COSTS AS MAY BE PERMITTED BY LAW INCLUDING, BUT NOT LIMITED TO, AN IN PERSONAM ACTION, LIEN, FORECLOSURE, OR SPECIAL ASSESSMENT. NEITHER THE RIGHTS PROVIDED FOR HEREIN NOR THE CITY'S EXERCISE OF SAID RIGHTS SHALL IMPOSE ANY OBLIGATION ON THE CITY OF WINTER GARDEN TO MAINTAIN, REPAIR, REPLACE OR OTHERWISE CARE FOR THE FACILITIES AND LAND, OR ANY PORTION THEREOF, OR CAUSE TO BE PREPARED ANY STUDIES, REPORTS OR INSPECTIONS.
 - THE LANDS DESCRIBED HEREIN ARE SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CANOPY OAKS TO BE RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
 - THE CANOPY OAKS HOMEOWNERS ASSOCIATION (THE ASSOCIATION) AS OWNER OF THE COMMON AREAS, AMENITIES, TRACTS AND THE SUBDIVISION INFRASTRUCTURE NOT DEDICATED TO THE PUBLIC USE OR THE CITY OF WINTER GARDEN AND THE INDIVIDUAL LOT OWNERS TO THE EXTENT OF THEIR INTEREST IN THE FOREGOING, HEREBY INDEMNIFY AND HOLD THE CITY OF WINTER GARDEN, OTHER GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES HARMLESS FROM ANY AND ALL COSTS, EXPENSES, SUITS, DEMANDS, LIABILITIES, DAMAGES, INJURIES, (INCLUDING DEATH) OR OTHERWISE, INCLUDING ATTORNEY'S FEES AND COSTS OF SUIT, IN CONNECTION WITH THE REASONABLE USE OF SAID SUBDIVISION INFRASTRUCTURE, COMMON AREAS, AMENITIES, TRACTS BY SAID PARTIES THEREOF, OR SAID PARTIES EXERCISE OF RIGHTS PERMITTED IN THE DECLARATION OF THE CANOPY OAKS HOMEOWNERS ASSOCIATION, THIS PLAT OR AS OTHERWISE PERMITTED BY LAW.
 - THE LOTS IN THIS SUBDIVISION ARE GOVERNED BY THE CANOPY OAKS HOMEOWNERS ASSOCIATION REQUIRING PAYMENT OF FEES AND WITH THE POWER TO ASSESS THE LOTS. THE ASSOCIATION IS THE OWNER AND/OR RESPONSIBLE PARTY FOR THE MAINTENANCE, REPAIR, REPLACEMENT OF ALL PRIVATE AREAS, COMMON AREAS, DRAINAGE SYSTEMS, INCLUDING WITHOUT LIMITATION THE RETENTION/DETENTION AREAS AND UNDERDRAINS, COMMON PROPERTIES, PRIVATE ROADS, SCREENING WALLS AND SUCH OTHER SUBDIVISION INFRASTRUCTURE NOT OTHERWISE DEDICATED TO THE PUBLIC USE OR THE CITY OF WINTER GARDEN, INCLUDING, WITHOUT LIMITATION, TRACTS E AND K (CONSERVATION AREA), TRACT N (COMMON AREA), TRACTS O, S, T1, T2, AND T3 (STORM WATER), TRACT P (WETLAND BUFFER), TRACTS Q1, Q2 AND R (LANDSCAPE, UTILITY AND WALL), TRACT U (PRIVATE RIGHT OF WAY), AND TRACTS W, X AND Y (RECREATION) AND THE IMPROVEMENTS THEREON. EVERY LOT OWNER IS REQUIRED TO BE A MEMBER OF THE ASSOCIATION AND IS SUBJECT TO ITS RULES AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO THE CONDITIONS, COVENANTS AND RESTRICTIONS PROVIDED FOR IN ITS DECLARATION AND THE DECLARATIONS, RESTRICTIONS AND RESERVATIONS, AS SET FORTH ON THIS PLAT. FAILURE TO PAY SUCH FEES OR ASSESSMENTS SHALL RESULT IN THE ATTACHMENT OF A LIEN ON THE PROPERTY OF THE OWNER WHICH FAILS TO PAY SUCH FEES OR ASSESSMENTS BY THE ASSOCIATION, WHICH MAY RESULT IN THE FORECLOSURE OF SAID PROPERTY.

- PLAT NOTES
- EXCEPT AS SHOWN OR NOTED, THE FRONT OF ALL LOTS, ADJACENT TO ALL RIGHTS-OF-WAY, ARE SUBJECT TO A 10.00 FOOT DRAINAGE, UTILITY AND SIDEWALK ENCROACHMENT EASEMENT, AND THE SIDES OF ALL LOTS ARE SUBJECT TO A 5.00 FOOT DRAINAGE AND UTILITY EASEMENT, CREATED BY THIS PLAT.
 - EXCEPT AS SHOWN OR NOTED, ALL LOTS ARE SUBJECT TO A 5.00 FOOT DRAINAGE AND UTILITY EASEMENT (INTERIOR LOTS) AND A 10.00 FOOT (PERIMETER LOTS) DRAINAGE AND UTILITY EASEMENT ADJACENT TO THE REAR LOT LINES, CREATED BY THIS PLAT.
 - TRACTS E (CONSERVATION AREA), K (CONSERVATION AREA), N (COMMON AREA), O (STORM WATER), S (STORM WATER), T1, T2, T3 (STORM WATER), P (WETLAND BUFFER), Q1 AND Q2 (LANDSCAPE, UTILITY AND WALL), R (LANDSCAPE, UTILITY AND WALL), U (PRIVATE RIGHT OF WAY), W (RECREATION), X (RECREATION) AND Y (RECREATION) SHALL BE CONVEYED TO AND MAINTAINED BY THE CANOPY OAKS HOMEOWNERS ASSOCIATION. TRACTS O, S, T1, T2, T3, N, Y, Q1, Q2 AND R, SHALL ALSO BE A WALL, LANDSCAPE, AND DRAINAGE EASEMENT.
 - THE DRAINAGE, UTILITY & WALL EASEMENT THAT RUNS BEHIND LOTS 28 THROUGH 49 SHALL BE DEDICATED TO AND MAINTAINED BY THE CANOPY OAKS HOMEOWNERS ASSOCIATION.
 - TRACTS E, K AND P SHALL BE MAINTAINED IN PERPETUITY IN THEIR NATURAL CONDITION WITHOUT RIGHT OF DEVELOPMENT, EXCAVATION, DREDGING OR FILL AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE DEED OF CONSERVATION EASEMENT RECORDED AT OFFICIAL RECORDS BOOK 10953, PAGE 9011, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA ("CONSERVATION EASEMENT"). ADDITIONALLY, A CONSERVATION EASEMENT OVER TRACTS E, K AND P IS HEREBY DEDICATED TO THE CITY OF WINTER GARDEN GIVING THE CITY THE RIGHT TO ENFORCE THE FOREGOING RESTRICTION, INCLUDING THE TERMS AND CONDITIONS OF AFORESAID CONSERVATION EASEMENT IN THE SAME MANNER AS THE GRANTEE THEREUNDER.
 - TRACT M (LIFT STATION), SHALL BE CONVEYED, VIA FEE SIMPLE WARRANTY DEED, TO AND MAINTAINED BY THE CITY OF WINTER GARDEN.
 - TRACT V SHALL BE MAINTAINED BY ITS CURRENT OWNERS AS OPEN SPACE (SUBJECT TO THE PROVISIONS OF THE DECLARATION AND REQUIREMENTS OF THE CITY OF WINTER GARDEN).
 - THERE IS HEREBY GRANTED AND DEDICATED TO THE CITY OF WINTER GARDEN AND OTHER PUBLIC SERVICE AND EMERGENCY SERVICE PROVIDERS, A NON-EXCLUSIVE EASEMENT OVER AND THROUGH TRACT U (RIGHT-OF-WAY/DRAINAGE/UTILITY) AND ANY OTHER PRIVATELY OWNED INTERNAL ROADS, ALLEYS, PAVED AREAS AND SIDEWALKS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACCESS FOR THE PURPOSE OF PROVIDING PUBLIC AND EMERGENCY SERVICES TO THE SUBDIVISION, INCLUDING BUT NOT LIMITED TO, POSTAL, FIRE PROTECTION, POLICE PROTECTION, EMERGENCY MEDICAL TRANSPORTATION, CODE ENFORCEMENT, GARBAGE, UTILITIES AND OTHER PUBLIC AND EMERGENCY SERVICES.
 - THE SIDEWALK ENCROACHMENT EASEMENTS AND DRAINAGE EASEMENTS CREATED BY THIS PLAT ARE OWNED AND SHALL BE MAINTAINED BY THE CANOPY OAKS HOMEOWNERS ASSOCIATION.
 - THE SIDEWALKS AND DRAINAGE IMPROVEMENTS WITHIN THE DRAINAGE AND SIDEWALK ENCROACHMENT EASEMENTS SHALL BE THE RESPONSIBILITY OF THE CANOPY OAKS HOMEOWNERS ASSOCIATION.
 - ALL UTILITY EASEMENTS CREATED BY THIS PLAT (INCLUDING THOSE UTILITY EASEMENTS WITHIN THE ABOVE REFERENCED EASEMENTS) ARE HEREBY DEDICATED TO THE CITY OF WINTER GARDEN. THE CITY OF WINTER GARDEN'S RIGHTS IN THE UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL BE SUPERIOR TO ALL OTHERS AND NO UTILITIES OR OTHER IMPROVEMENTS SHALL BE PERMITTED TO CONFLICT OR INTERFERE WITH THE CITY'S UTILITY IMPROVEMENTS WITHIN SUCH UTILITY EASEMENT AREAS. THE CITY OF WINTER GARDEN SHALL ONLY BE RESPONSIBLE FOR THE MAINTENANCE OF UTILITIES IT ACCEPTS AND/OR INSTALLS WITHIN THE UTILITY EASEMENT AREAS.
 - NO EASEMENT DEDICATED BY THIS PLAT, INCLUDING WITHOUT LIMITATION, TO THE CITY OF WINTER GARDEN, THE PUBLIC, OR TO ANY HOMEOWNERS' ASSOCIATION, SHALL BE TERMINATED OR MODIFIED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF WINTER GARDEN.
 - ALL COORDINATES VALUES DEPICTED ON THIS PLAT REPRESENT STATE PLANE COORDINATES, FLORIDA EAST NAD 83 (1990).
 - ALL OR A PORTION OF THE ROPER ROAD RIGHT-OF-WAY SHOWN ON THIS PLAT IS PRESUMED DEDICATED TO THE CITY OF WINTER GARDEN AS INSTRUCTED BY FLORIDA STATUTE 95.361. THE PROPERTY OWNERS HEREBY DISCLAIM, RELEASE AND QUIT CLAIM ANY AND ALL RIGHT, TITLE AND INTERESTS THEY MAY HAVE IN THE ROPER ROAD RIGHT-OF-WAY TO THE CITY OF WINTER GARDEN.
 - THERE IS A 15.00 FOOT DRAINAGE EASEMENT LYING ON THE NORTH 10.00 FEET OF TRACT N AND ON THE WEST END OF TRACT Q1, AS SHOWN HEREON, HEREBY DEDICATED TO THE CITY OF WINTER GARDEN.
 - THE 3.00' DRAINAGE, UTILITY, WALL & LANDSCAPE EASEMENT THAT RUNS BEHIND LOTS 26, 27 & LOTS 1 THROUGH 4 SHALL BE DEDICATED TO AND MAINTAINED BY THE CANOPY OAKS HOMEOWNERS ASSOCIATION.

KEY MAP NOT TO SCALE



NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

LEGEND

△	CENTRAL ANGLE	PC	POINT OF CURVATURE
R	RADIUS	PT	POINT OF TANGENCY
L	LENGTH	PI	POINT OF INTERSECTION
CH	CHORD	POB	POINT OF BEGINNING
CB	CHORD BEARING	POC	POINT OF COMMENCEMENT
DE	DRAINAGE EASEMENT	PG	PAGE
UE	UTILITY EASEMENT	PB	PLAT BOOK
DUE	DRAINAGE & UTILITY EASEMENT	PRC	POINT OF REVERSE CURVATURE
DUFE	DRAINAGE, UTILITY & FENCE EASEMENT	PCC	POINT OF COMPOUND CURVEATURE
		R/W	RIGHT-OF-WAY
SWE	SIDEWALK EASEMENT	□	4"x4" CONCRETE MONUMENT
LWE	LANDSCAPE & WALL EASEMENT		STAMPED "PRM LB 7274"
DLWE	DRAINAGE, LANDSCAPE & WALL EASEMENT	HOA	HOME OWNERS ASSOCIATION
		NR	NOT RADIAL
DUSEE	DRAINAGE, UTILITY, SIDEWALK ENCROACHMENT EASEMENT	TYP	TYPICAL
DUWE	DRAINAGE, UTILITY, WALL EASEMENT	LB	LICENSED BUSINESS
		OR	OFFICIAL RECORDS BOOK
DUWLE	DRAINAGE, UTILITY, WALL, LANDSCAPE EASEMENT		

- Denotes set permanent reference monument, a 4"x4" concrete monument "PRM LB 7274", unless otherwise noted.
- Denotes set permanent control point, a nail and disc "PCP LB 7274", unless otherwise noted.

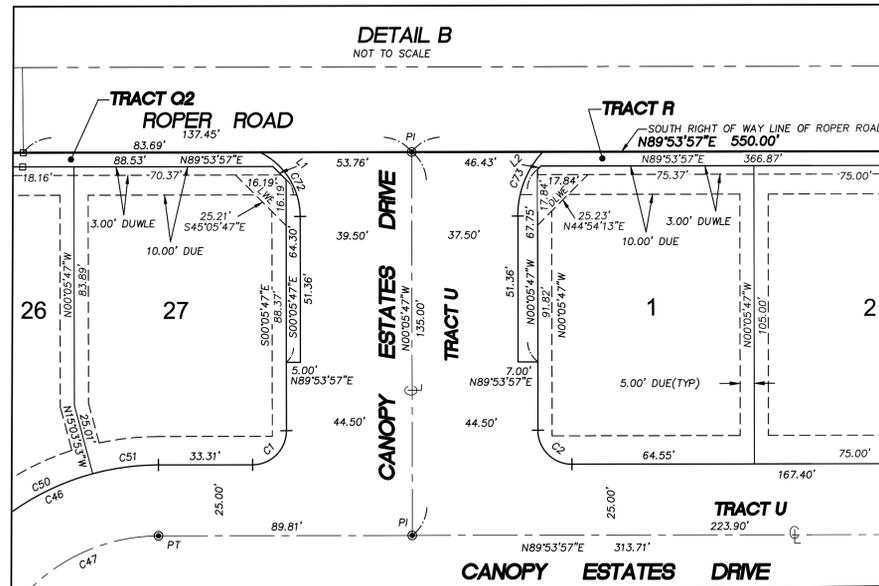
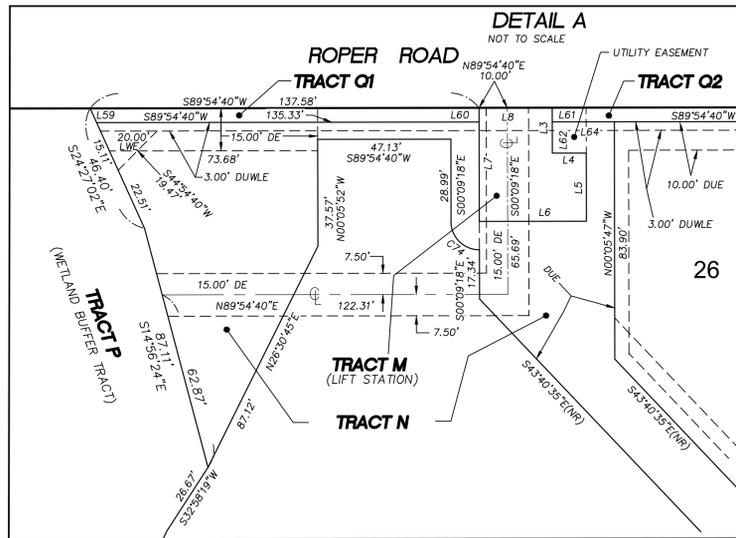
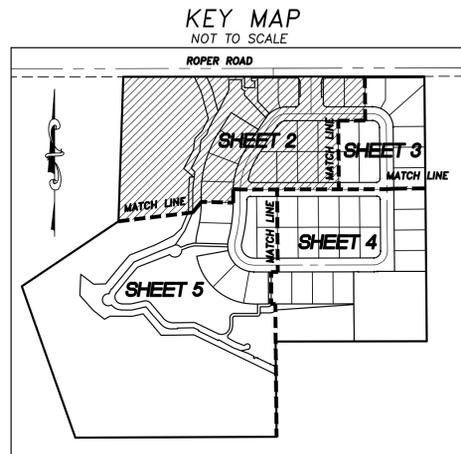


32 W. PLANT STREET
WINTER GARDEN, FL 34787
Phone No. 407.905.8877
Fax No. 407.905.8875

CERTIFICATE OF AUTHORIZATION
LB 7274

CANOPY OAKS PHASE 1

SECTION 35 and 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST
CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA



NORTH 1/4 CORNER OF SECTION 35, CERTIFIED CORNER RECORD 077249 RECOVERED 6"x6" CONCRETE MONUMENT WITH NO IDENTIFICATION N1528307.107 E468856.207 S89°54'40"W 2688.82'

THIS PORTION OF ROPER ROAD, LYING NORTH OF THIS PLAT BOUNDARY, IS PRESUMED TO BE DEDICATED AS INSTRUCTED BY FLORIDA STATUTE 95.361 NORTH LINE OF SECTION 35

POC NW CORNER OF SECTION 36, ALSO THE NE CORNER OF SECTION 35, CERTIFIED CORNER RECORD 070973 RECOVERED 4"x4" CONCRETE MONUMENT WITH DISK "002" N1528311.272 E471545.025

SEE DETAIL A SEE DETAIL B

LEGEND

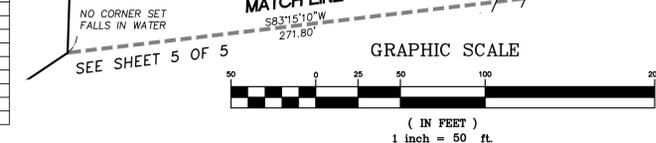
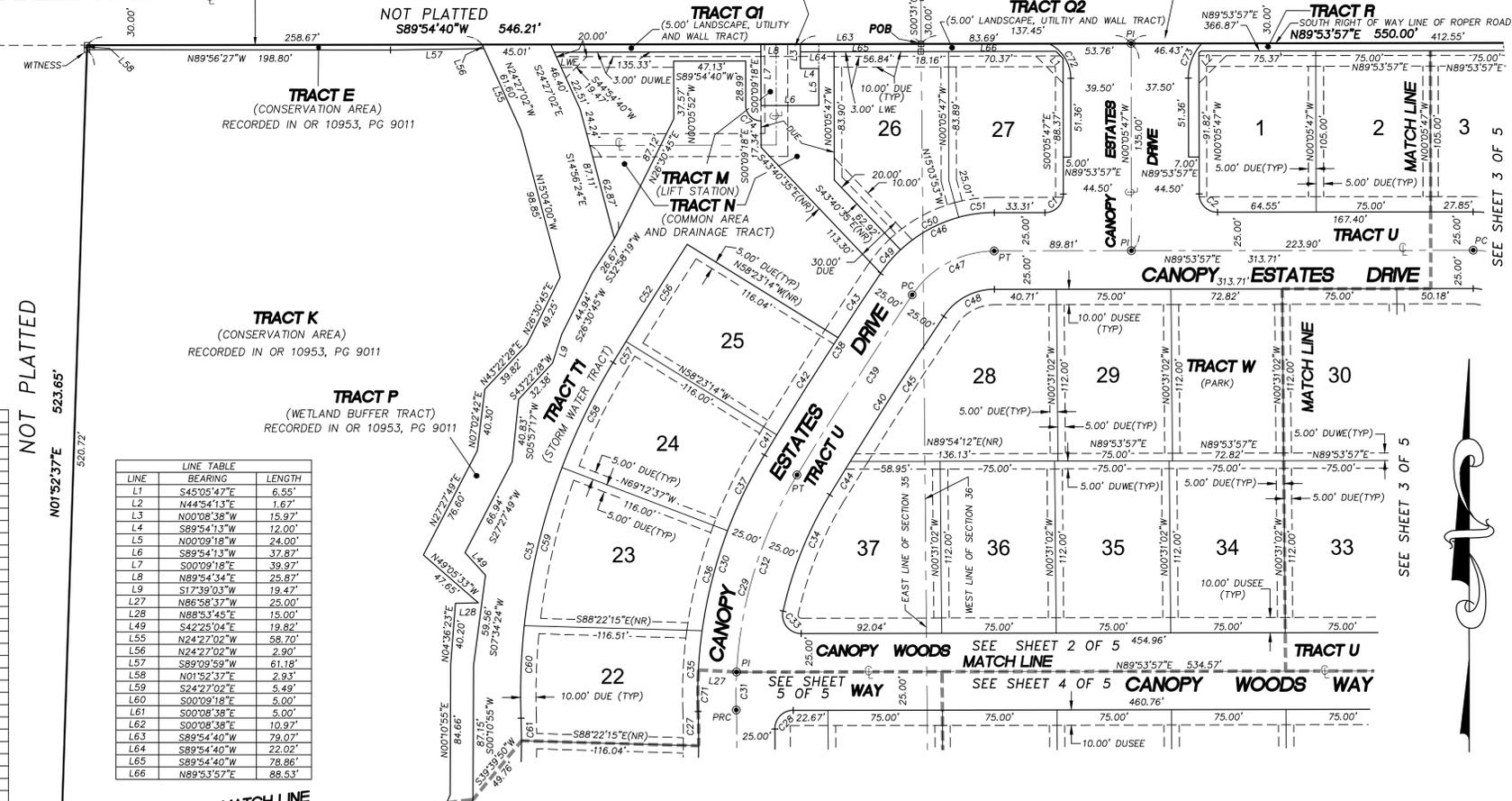
△ CENTRAL ANGLE	PC POINT OF CURVATURE
R RADIUS	PT POINT OF TANGENCY
L LENGTH	PI POINT OF INTERSECTION
CH CHORD	POB POINT OF BEGINNING
CB CHORD BEARING	POC POINT OF COMMENCEMENT
DE DRAINAGE EASEMENT	PG PAGE
UE UTILITY EASEMENT	PB PLAT BOOK
DUE DRAINAGE & UTILITY EASEMENT	PRC POINT OF REVERSE CURVATURE
DUFE DRAINAGE, UTILITY & FENCE EASEMENT	PCC POINT OF COMPOUND CURVATURE
SWE SIDEWALK EASEMENT	R/W RIGHT-OF-WAY
LWE LANDSCAPE & WALL EASEMENT	□ 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 7274"
DLWE DRAINAGE, LANDSCAPE & WALL EASEMENT	HOA HOME OWNERS ASSOCIATION
DUSEE DRAINAGE, UTILITY, SIDEWALK ENCROACHMENT EASEMENT	NR NOT RADIAL
DUWE DRAINAGE, UTILITY, WALL EASEMENT	LB LICENSED BUSINESS
DUWLE DRAINAGE, UTILITY, WALL, LANDSCAPE EASEMENT	OR OFFICIAL RECORDS BOOK

CURVE TABLE

CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°59'44"	12.00'	18.85'	N44°54'05"E	16.97'
C2	90°00'16"	12.00'	18.85'	S45°05'55"E	16.97'
C27	2°24'02"	534.12'	22.38'	N00°56'07"W	22.38'
C28	90°43'51"	12.00'	19.00'	S44°32'01"W	17.08'
C29	33°26'25"	275.00'	160.50'	S14°35'04"W	158.23'
C30	33°26'25"	300.00'	175.09'	S14°35'04"W	172.62'
C31	5°09'31"	275.00'	24.76'	S00°26'37"W	24.75'
C32	28°16'54"	275.00'	135.74'	S17°09'50"W	134.37'
C33	102°37'00"	12.00'	21.49'	S38°47'33"E	18.73'
C34	18°47'19"	250.00'	81.98'	S21°54'37"W	81.61'
C35	10°04'11"	300.00'	52.73'	S02°53'57"W	52.66'
C36	1°29'20"	300.00'	67.31'	S14°21'43"W	67.17'
C37	10°30'54"	300.00'	55.06'	S26°02'50"W	54.98'
C38	2°49'06"	2861.57'	140.76'	S32°42'49"W	140.74'
C39	2°49'05"	2836.57'	139.52'	S32°42'49"W	139.50'
C40	2°49'05"	2811.57'	138.29'	S32°42'49"W	138.28'
C41	0°18'29"	2861.57'	15.38'	S31°27'31"W	15.38'
C42	1°30'06"	2865.30'	75.01'	S32°21'47"W	75.01'
C43	1°29'18"	2871.31'	50.36'	S33°37'10"W	50.36'
C44	0°31'12"	2811.57'	25.52'	S31°33'53"W	25.52'
C45	2°17'53"	2811.57'	112.77'	S32°58'26"W	112.76'
C46	55°45'34"	90.02'	87.60'	S62°00'49"W	84.19'
C47	55°46'35"	65.00'	63.28'	S62°00'39"W	60.81'
C48	55°46'35"	40.00'	38.94'	S62°00'39"W	37.42'
C49	12°32'05"	89.69'	20.14'	S40°32'46"W	20.10'
C50	27°59'29"	89.99'	43.96'	S60°56'39"W	43.53'
C51	14°57'31"	90.00'	23.50'	S82°25'11"W	23.43'
C52	1°44'59"	2980.49'	91.02'	S32°10'48"W	91.01'
C53	33°26'25"	416.00'	242.80'	S14°35'04"W	239.36'
C56	1°26'27"	2982.56'	75.01'	S32°20'02"W	75.01'
C57	0°18'23"	2993.16'	16.01'	S31°27'29"W	16.01'
C49	10°30'47"	416.08'	76.34'	S26°02'52"W	76.24'
C59	14°36'59"	416.05'	106.14'	S13°28'49"W	105.85'
C60	8°18'26"	416.00'	60.32'	S02°01'05"W	60.26'
C61	2°01'20"	418.12'	14.76'	N01°07'28"W	14.76'
C71	5°09'31"	300.00'	27.01'	S00°26'37"W	27.00'
C72	64°33'43"	25.00'	28.17'	N32°22'55"W	26.70'
C73	43°09'45"	33.00'	24.86'	S21°29'05"W	24.28'
C74	89°56'29"	10.00'	15.70'	S45°07'33"E	14.13'

LINE TABLE

LINE	BEARING	LENGTH
L1	S45°05'47"E	6.55'
L2	N44°54'13"E	1.67'
L3	N00°08'38"W	15.97'
L4	S89°54'13"W	12.00'
L5	N00°09'18"W	24.00'
L6	S89°54'13"W	37.87'
L7	S00°09'18"E	39.97'
L8	N89°54'44"E	25.87'
L9	S17°39'03"W	19.47'
L27	N86°58'37"W	25.00'
L28	N88°53'45"E	15.00'
L49	S42°25'04"E	19.82'
L55	N24°27'02"W	58.70'
L56	N24°27'02"W	2.90'
L57	S89°08'59"W	61.18'
L58	N01°52'37"E	2.93'
L59	S24°27'02"E	5.49'
L60	S00°09'18"E	5.00'
L61	S00°08'38"E	5.00'
L62	S00°08'38"E	10.97'
L63	S89°54'40"W	79.07'
L64	S89°54'40"W	22.02'
L65	S89°54'40"W	78.86'
L66	N89°53'57"E	88.53'



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BISHMAN
Surveying & Mapping, Inc.
CERTIFICATE OF AUTHORIZATION
LB 7274

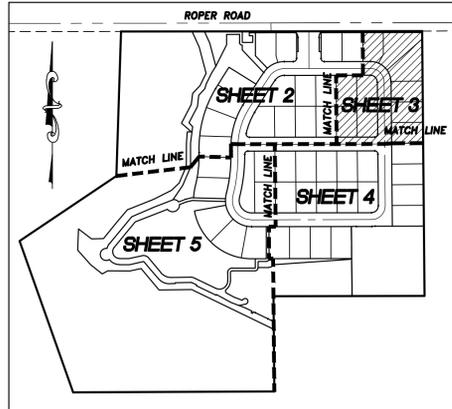
32 W. PLANT STREET
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Phone No. 407.905.8877
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SEE SHEET 3 OF 5

CANOPY OAKS PHASE 1

SECTION 35 and 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST
CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

KEY MAP
NOT TO SCALE



LEGEND

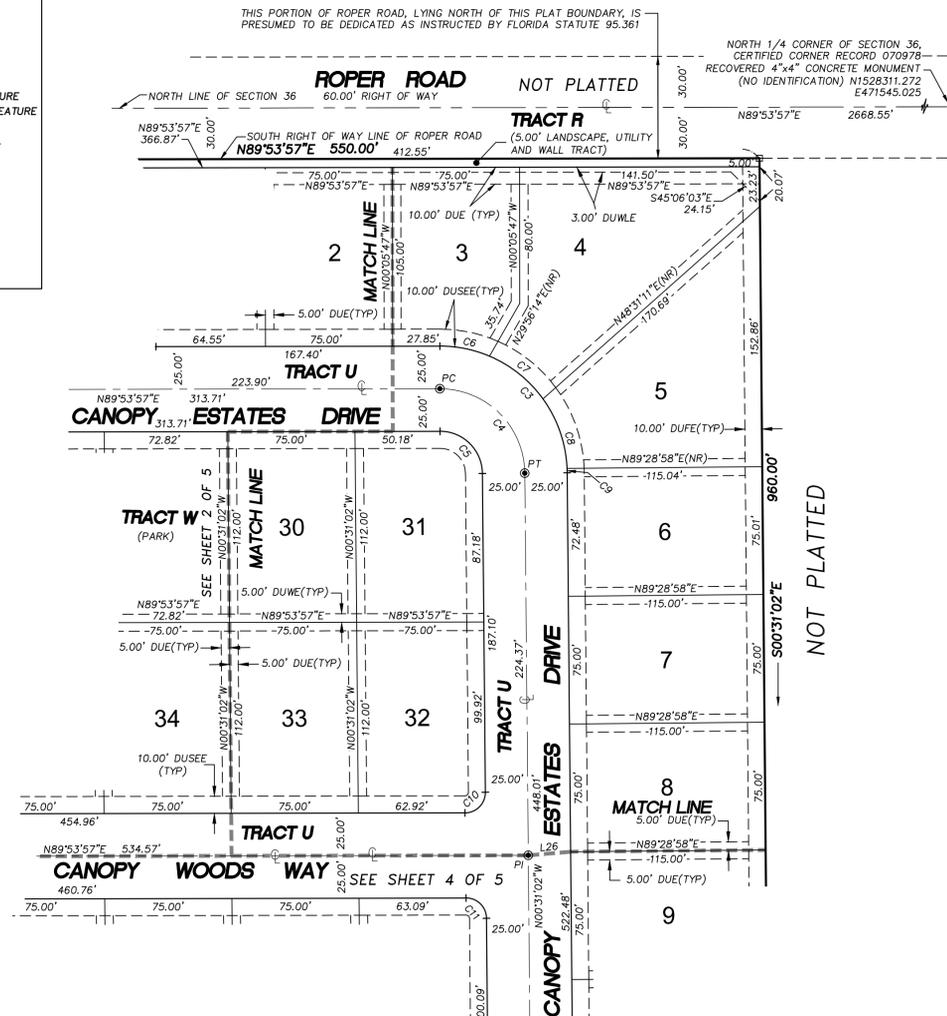
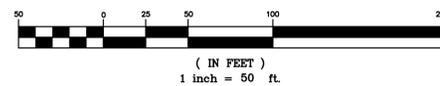
△	CENTRAL ANGLE	PC	POINT OF CURVATURE
R	RADIUS	PT	POINT OF TANGENCY
L	LENGTH	PI	POINT OF INTERSECTION
CH	CHORD	PB	POINT OF BEGINNING
CB	CHORD BEARING	POC	POINT OF COMMENCEMENT
DE	DRAINAGE EASEMENT	PG	PAGE
UE	UTILITY EASEMENT	PB	PLAT BOOK
DUE	DRAINAGE & UTILITY EASEMENT	PRC	POINT OF REVERSE CURVATURE
DUFE	DRAINAGE, UTILITY & FENCE EASEMENT	PCC	POINT OF COMPOUND CURVATURE
SWE	SIDEWALK EASEMENT	R/W	RIGHT-OF-WAY
LWE	LANDSCAPE & WALL EASEMENT	□	4"x4" CONCRETE MONUMENT STAMPED "PRM LB 7274"
DLWE	DRAINAGE, LANDSCAPE & WALL EASEMENT	HOA	HOME OWNERS ASSOCIATION
EASEMENT	EASEMENT	NR	NOT RADIAL
DUSEE	DRAINAGE, UTILITY, SIDEWALK ENCROACHMENT EASEMENT	TYP	TYPICAL
DUWE	DRAINAGE, UTILITY, WALL EASEMENT	LB	LICENSED BUSINESS
DUWLE	DRAINAGE, UTILITY, WALL, LANDSCAPE EASEMENT	OR	OFFICIAL RECORDS BOOK

CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD
C3	89°35'01"	75.00'	117.26'	N45°18'33"W	105.68'
C4	89°35'01"	50.00'	78.18'	N45°18'33"W	70.45'
C5	89°35'01"	25.00'	39.09'	N45°18'33"W	35.23'
C6	22°57'42"	75.00'	30.06'	N28°37'12"W	29.86'
C7	31°10'53"	75.00'	40.82'	N51°32'55"W	40.31'
C8	33°30'35"	75.00'	43.86'	N19°12'11"W	43.24'
C9	1°55'51"	75.00'	2.53'	N01°28'58"W	2.53'
CT0	90°24'59"	12.00'	18.94'	N44°41'27"E	17.03'
CT1	89°35'01"	12.00'	18.76'	N45°18'33"W	16.91'

LINE TABLE		
LINE	BEARING	LENGTH
L26	N85°09'33"E	25.07'



GRAPHIC SCALE



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32 W. PLANT STREET
WINTER GARDEN, FL 34787
Phone No. 407.905.8877
Fax No. 407.905.8875

CERTIFICATE OF AUTHORIZATION
LB 7274

CANOPY OAKS PHASE 1

SECTION 35 and 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST
CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

LEGEND

△	CENTRAL ANGLE	PC	POINT OF CURVATURE
R	RADIUS	PT	POINT OF TANGENCY
L	LENGTH	PI	POINT OF INTERSECTION
CH	CHORD	POB	POINT OF BEGINNING
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		OR	OFFICIAL RECORDS BOOK

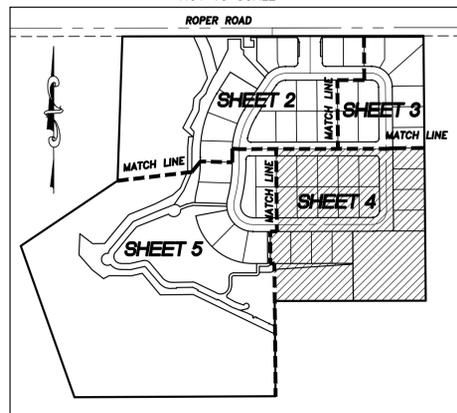
CURVE TABLE

CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING	CHORD
C10	90°24'59"	12.00'	18.94'	N44°41'27"E	17.03'
C11	89°35'01"	12.00'	18.76'	N45°18'33"W	16.91'
C12	90°24'59"	25.00'	39.45'	N44°41'27"E	35.48'
C13	90°24'59"	50.00'	78.90'	N44°41'27"E	70.97'
C69	2°36'29"	400.00'	18.21'	S88°35'58"W	18.21'
C70	9°40'19"	75.00'	12.66'	N85°04'03"E	12.65'
C85	90°06'09"	10.00'	15.72'	N44°51'22"E	14.15'
C86	89°59'20"	2.50'	3.93'	S44°54'33"W	3.54'
C87	90°00'17"	10.00'	15.71'	N44°54'04"E	14.14'
C102	48°04'24"	24.00'	20.14'	N65°52'01"E	19.55'
C103	44°14'10"	8.00'	6.18'	S63°56'54"W	6.02'

LINE TABLE

LINE	BEARING	LENGTH
L26	N85°09'33"E	25.07'
L35	S00°05'07"E	21.44'
L36	N00°05'07"W	1.99'
L37	N00°05'07"W	19.45'
L38	N89°54'13"E	27.54'
L39	N89°54'13"E	40.04'
L40	N89°54'13"E	13.11'
L41	N00°05'47"W	33.95'
L50	S63°54'36"W	6.90'

KEY MAP
NOT TO SCALE

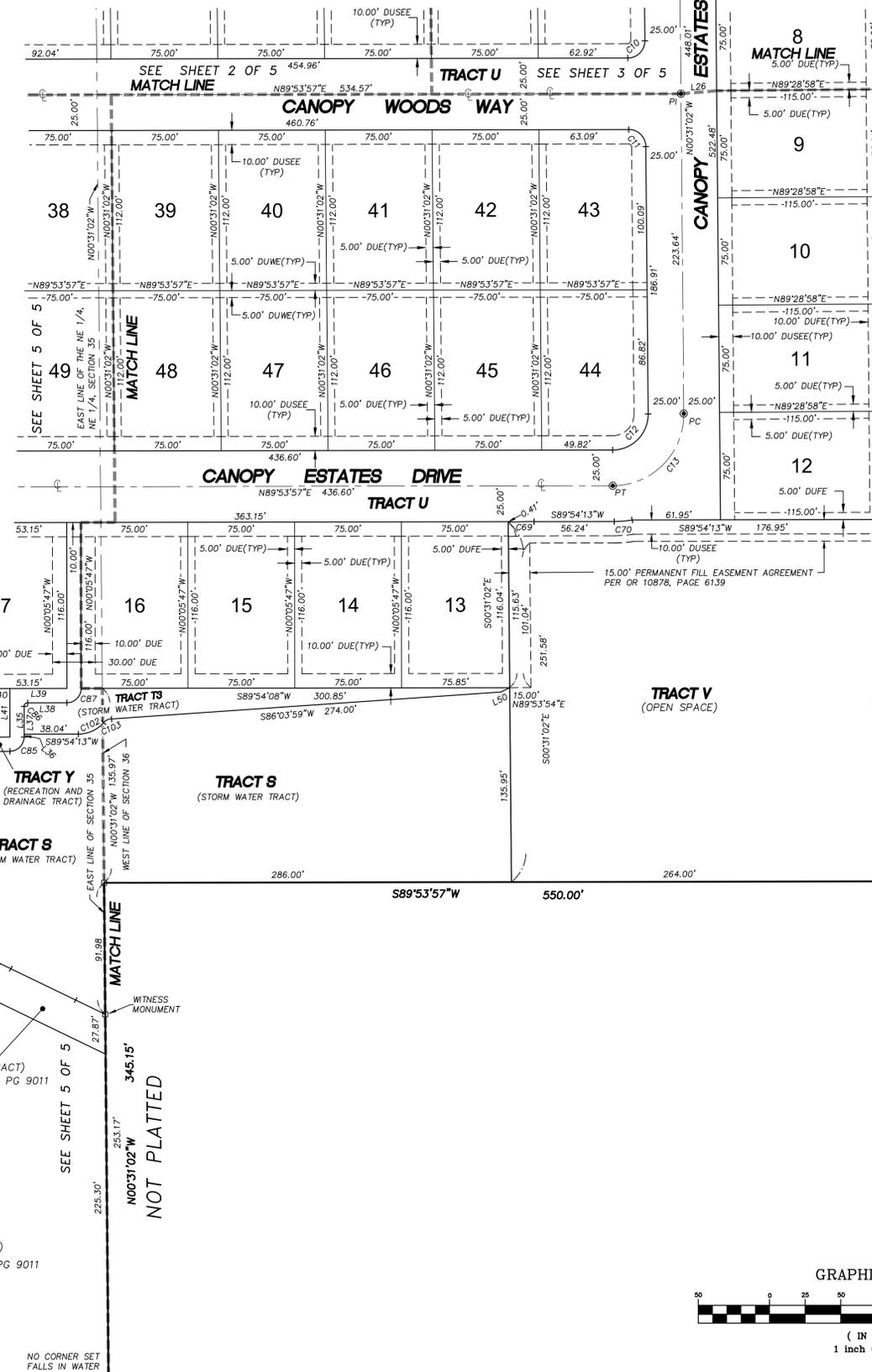


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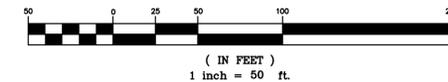
32 W. PLANT STREET
WINTER GARDEN, FL 34787
Phone No. 407.905.8877
Fax No. 407.905.8875

CERTIFICATE OF AUTHORIZATION
LB 7274



NOT PLATTED

GRAPHIC SCALE



NO CORNER SET
FALLS IN WATER

CANOPY OAKS PHASE 1

SECTION 35 and 36, TOWNSHIP 22 SOUTH, RANGE 27 EAST

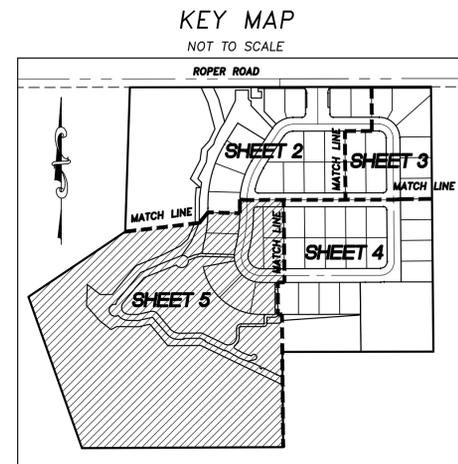
CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

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LEGEND			
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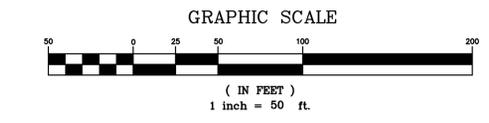
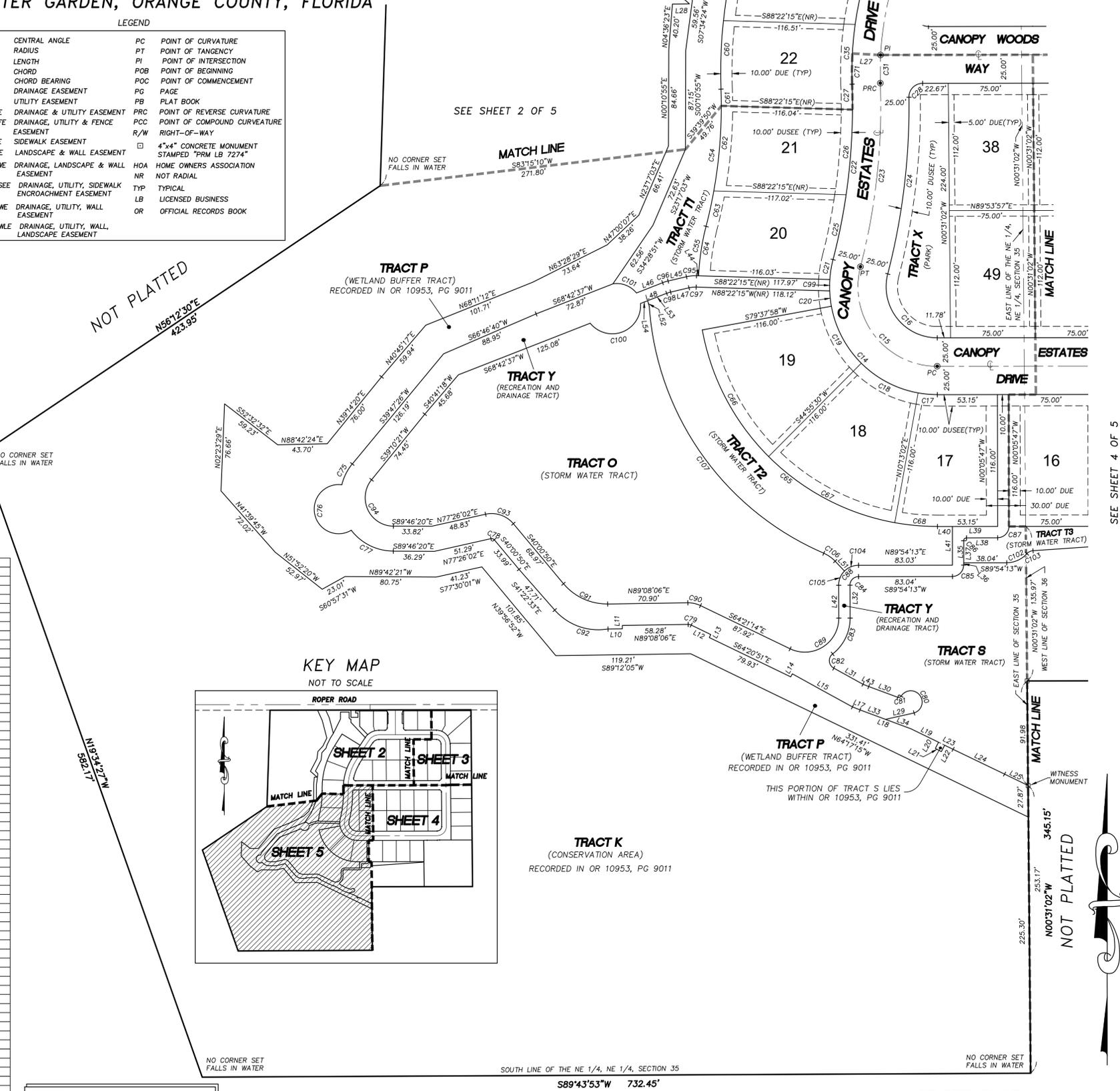
LINE TABLE		
LINE	BEARING	LENGTH
L10	N89°08'36"E	12.63'
L11	N00°51'54"W	3.00'
L12	S64°20'51"E	19.15'
L13	S25°39'09"W	3.00'
L14	N27°11'02"E	3.00'
L15	S61°17'04"E	60.55'
L17	S68°26'12"E	7.24'
L18	S69°44'59"E	47.89'
L19	S64°13'33"E	27.23'
L20	S27°34'40"W	6.17'
L21	S62°25'20"E	6.00'
L22	N27°34'40"E	6.36'
L23	S64°13'33"E	8.26'
L24	S64°21'49"E	50.51'
L25	S64°15'03"E	23.95'
L27	N88°58'37"W	25.00'
L28	N88°53'45"E	15.00'
L29	S77°32'02"W	25.98'
L30	S69°44'36"E	27.38'
L31	S61°17'04"E	29.41'
L32	S00°05'47"E	28.88'
L33	S69°44'33"E	23.93'
L34	S69°45'24"E	23.95'
L35	S00°05'07"E	21.44'
L36	N00°05'07"W	1.99'
L37	N00°05'07"W	19.45'
L38	N89°54'13"E	27.54'
L39	N89°54'13"E	40.04'
L40	N89°54'13"E	13.11'
L41	N00°05'47"W	33.95'
L42	N00°05'47"W	28.88'
L43	S68°26'12"E	5.48'
L44	S88°22'15"E	1.94'
L45	N77°00'12"E	16.73'
L46	N68°42'37"E	24.82'
L47	S77°00'12"W	16.73'
L48	S68°42'37"W	24.82'
L51	S43°22'36"E	12.08'
L52	S15°57'54"E	5.56'
L53	S68°42'37"W	18.05'
L54	S68°42'37"W	6.77'

CURVE TABLE				
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD BEARING
C14	104°40'37"	95.00'	173.56'	S37°45'45"E
C15	104°40'37"	70.00'	127.89'	S37°45'45"E
C16	104°40'37"	45.00'	82.21'	S37°45'45"E
C17	101°09'05"	95.00'	171.11'	S84°56'31"E
C18	34°42'28"	95.00'	57.55'	S62°25'44"E
C19	34°42'27"	95.00'	57.55'	S27°43'16"E
C20	81°02'25"	94.99'	13.55'	S06°16'50"E
C21	10°43'52"	95.00'	17.79'	S09°12'37"W
C22	16°42'42"	534.12'	155.79'	N06°13'13"E
C23	16°42'42"	559.12'	163.08'	N06°13'13"E
C24	15°24'27"	584.12'	157.08'	N06°52'20"E
C25	61°51'01"	534.12'	58.26'	N11°27'03"E
C26	8°03'39"	534.12'	75.14'	N04°17'44"E
C27	2°24'02"	534.12'	22.38'	N00°56'07"W
C28	90°43'51"	12.00'	19.00'	S44°32'01"W
C29	33°26'25"	275.00'	160.50'	S14°35'04"W
C31	5°09'31"	275.00'	24.76'	S00°26'37"W
C33	102°37'00"	12.00'	21.49'	S38°47'33"E
C35	10°04'11"	300.00'	52.73'	S02°53'57"W
C54	16°42'42"	418.12'	121.95'	N06°13'13"E
C55	11°57'04"	211.00'	44.01'	S08°36'01"W
C60	81°8'26"	416.00'	60.32'	S02°01'05"W
C61	2°01'20"	418.12'	14.76'	N01°07'28"W
C62	101°8'55"	418.12'	75.23'	N05°23'22"E
C63	42°24'27"	418.12'	31.96'	N12°23'10"E
C64	11°57'04"	211.00'	44.01'	S08°36'01"W
C65	79°44'01"	211.00'	293.63'	S50°14'03"E
C66	34°42'27"	211.00'	127.82'	S27°43'16"E
C67	34°42'28"	211.00'	127.82'	S62°25'44"E
C68	101°09'05"	211.00'	38.00'	S84°56'31"E
C71	5°09'31"	300.00'	27.01'	S00°26'37"W
C75	25°11'33"	47.00'	20.67'	S28°34'34"W
C76	218°36'46"	21.61'	82.46'	S11°44'18"E
C77	52°18'52"	47.00'	42.91'	S63°36'52"E
C78	62°33'07"	3.00'	3.28'	N71°17'24"W
C79	26°29'58"	6.00'	2.78'	N77°36'55"W
C80	22°11'33"	10.00'	36.61'	N37°36'38"W
C81	78°28'17"	2.50'	3.42'	N71°01'18"E
C82	113°21'58"	7.50'	14.84'	S04°36'05"E
C83	52°10'42"	40.00'	36.43'	N25°59'34"E
C84	90°00'00"	7.50'	11.78'	S44°54'13"W
C85	90°06'09"	10.00'	15.72'	N44°51'22"E
C86	89°59'20"	2.50'	3.93'	S44°54'33"W
C87	90°00'17"	10.00'	15.71'	N44°54'04"E
C88	90°00'50"	25.01'	27.49'	S44°54'37"W
C89	115°44'34"	30.00'	60.60'	N57°46'29"E
C90	26°32'09"	24.98'	11.57'	N77°36'34"W
C91	50°51'04"	50.00'	44.38'	S65°26'22"E
C92	58°18'33"	51.36'	52.27'	S70°31'49"E
C93	62°33'07"	25.00'	27.29'	N71°17'24"W
C94	128°49'08"	25.01'	56.24'	S25°16'00"E
C95	14°37'32"	35.00'	8.93'	S84°18'58"W
C96	81°7'35"	35.00'	5.07'	S72°51'25"W
C97	14°37'32"	25.00'	6.38'	S84°18'58"W
C98	81°7'35"	25.00'	3.62'	S72°51'25"W
C99	6°02'04"	95.00'	10.01'	S00°47'40"W
C100	145°05'05"	25.00'	63.37'	N68°42'37"E
C101	6°01'41"	23.23'	23.35'	N68°50'37"W
C102	48°04'24"	24.00'	20.14'	N65°52'01"E
C103	44°14'10"	8.00'	6.18'	S63°56'54"W
C104	44°59'07"	17.50'	13.74'	S67°25'29"W
C105	45°01'40"	17.50'	13.75'	S22°25'05"W
C106	23°29'17"	30.00'	12.30'	N55°07'14"W
C107	62°53'15"	235.00'	279.89'	S35°25'15"E



32 W. PLANT STREET
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CERTIFICATE OF AUTHORIZATION
LB 7274



THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Michael Bollhoefer, City Manager

Date: March 4, 2016

Meeting Date: March 10, 2016

Subject: Support for the Innovative Signal Technologies Pilot Project

Issue: Congressman Mica and MetroPlan Orlando are asking cities in the Central Florida region to support the development of a pilot program to evaluate the benefit of innovative traffic technologies. They are also requesting that cities support the development of an Intelligent Transportation System Master Plan for the Central Florida region. This resolution does not commit the City of Winter Garden to future funding.

Recommended action: Approve Resolution 16-03 supporting the Intelligent Transportation System Master Plan project.

RESOLUTION 16-03

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA, PROVIDING SUPPORT FOR THE INNOVATIVE SIGNAL TECHNOLOGIES PILOT PROJECT:

WHEREAS, the Orlando metropolitan area (which includes Orange, Seminole and Osceola Counties) now has more than two million residents and the population is expected to continue growing at a rate of 2-3% each year; and

WHEREAS, the metropolitan area is the nation's top visitor destination with more than 62 million visitors in 2014 (which is more than 500,000 visitors on a typical day) and strong growth from domestic and international markets is expected to continue; and

WHEREAS, the metropolitan area's continued growth and prosperity depends on a transportation system that can safely and efficiently move an ever greater volume of people and goods; and

WHEREAS, there are limited opportunities for building new roads in densely developed, urbanized areas while further expanding existing arterials may not be cost feasible in terms of right-of-way and can be contrary to community interests; and

WHEREAS, to meet these challenges, more emphasis is being placed on other solutions such as transit, non-motorized transportation and the use of transportation system management and operations strategies to optimize utilization of existing arterials; and

WHEREAS, traffic signals play a critical role in moving vehicles on arterials while also providing for the safety of pedestrians and bicyclists; and

WHEREAS, advances in traffic signal technology and related traffic management practices have been shown to improve utilization of urban arterials and reduce travel time delays, which is the goal of an effective transportation system management and operations program; and

WHEREAS, one such advance has been made with adaptive traffic signal technology which results in traffic signals being operated based on information from roadside devices whose effectiveness can be confirmed with probe vehicle technology such as electronic toll transponders or Bluetooth-enabled devices within vehicles; and

WHEREAS, the Orlando metropolitan area currently has six independently controlled traffic management centers (Florida Department of Transportation/District 5, Florida's Turnpike Enterprise, Seminole County, Orange County, Osceola County and the City of Orlando) and opportunities exist to improve connectivity, collaboration and coordination that could benefit the region's transportation system and possibly reduce costs; and

WHEREAS, for operating and maintaining traffic signals there are immediate opportunities for streamlining work processes between FDOT/District 5, counties and cities that should begin with reworking existing agreements; and

WHEREAS, making improvements to interoperability among the six traffic management centers and reworking agreements for operating and maintaining traffic signals would be positive steps to enhance the region's transportation system that demonstrate our commitment to collaboration and the efficient use of resources; and

WHEREAS, MetroPlan Orlando is embarking on the development of an Intelligent Transportation System (ITS) Master Plan where the aforementioned topics, among others, will be addressed and an important factor in prioritizing strategies in the Plan will be the identification and application of emerging and innovative technologies to improve mobility and reliability of the transportation network, especially on arterial roadways; and

WHEREAS, the Intelligent Transportation System (ITS) Master Plan will serve as the basis for making prudent investment decisions with federal, state and local funds that will improve transportation system management and operations; and

WHEREAS, a new federal transportation bill is being drafted by Congress to replace MAP-21 and it is expected to include funding for one or more pilot projects to accelerate the deployment of innovative traffic signal technologies; and

WHEREAS, Congressman Mica has called this opportunity to our attention and has offered to lend his support with obtaining federal discretionary funds to conduct one or more pilot projects using innovative traffic signal technologies throughout the metropolitan area; and

WHEREAS, there are a number of prospective arterials in the Orlando metropolitan area that are considered to be promising corridors for possible pilot projects such as US 17-92, US 192, US 441, SR 414, SR 50, SR 426, SR 434, SR 436 and SR 438; and

WHEREAS, once a new federal transportation bill is approved by Congress and the President, it is expected that the United States Department of Transportation will develop specific information on pilot projects such as criteria that will be used for evaluation/selection, procedures for submitting grant applications, funding match requirements, etc.; and

WHEREAS, the United States Department of Transportation's discretionary grant programs are highly competitive and applications selected for funding must be well-defined, have a broad base of support and hold promise for delivering positive results that can be replicated elsewhere.

NOW, THEREFORE, BE IT RESOLVED that in anticipation of this new funding opportunity, it is in the best interest of the City of Winter Garden to join together at both

the policy and technical levels to prepare for submitting a region-wide grant application for an innovative traffic signal technology pilot program; and

BE IT FURTHER RESOLVED that MetroPlan Orlando and the Florida Department of Transportation/District 5 will take the lead, working closely with Winter Garden and other local governments, to develop one or more pilot projects that conform to the criteria established for the discretionary grant program by the United States Department of Transportation; and

BE IT FURTHER RESOLVED that the City of Winter Garden supports its staff working closely with MetroPlan Orlando and the Florida Department of Transportation/District 5, along with other local governments, to develop a competitive grant application to obtain federal funding for one or more pilot projects to evaluate the benefits of innovative traffic signal technologies; and

BE IT FURTHER RESOLVED that it would be advantageous to have a centralized traffic management center that is managed by multiple users in a collaborative manner to allow for shared staffing through centrally held contracts, greater interoperability, developing operating and maintenance standards, enhancing security, sharing software through centralized licensing, disseminating multimodal data, having one call-in number for the public to use in reporting incidents and for improved coordination of incident response through the development of MetroPlan Orlando's Intelligent Transportation System (ITS) Master Plan; and

BE IT FURTHER RESOLVED that the City of Winter Garden will be open to considering a future recommendation that financial resources in the form of a local match be committed to the pilot project once the opportunity is better defined by the United States Department of Transportation and the specifics of the pilot project(s) have been identified.

SECTION I: EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND RESOLVED this _____ day of _____, 2016, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

John Rees, Mayor

ATTEST:

Kathy Golden, City Clerk

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Michael Bollhoefer, City Manager

Date: March 4, 2016

Meeting Date: March 10, 2016

Subject: Architectural Review Board vacancies

Issue: There are five vacancies on the Architectural Review and Historic Preservation Board that need to be filled until the first Commission meeting in July. At the first meeting in July of this year, all five of these seats on the Board plus the other two seats, will have to be reappointed (or select another person to fill the seat). At the July meeting when all seven positions have to be filled, an ordinance will be presented to reinstitute the staggered terms to ensure that all term limits for the Board seats do not occur on the same date.

Attached to this memo, is a spreadsheet listing the five current open seats on the Board and the applicants qualified to fill those seats.

Recommended action: Select one person under each category to fill that seat until the July 14th meeting.

Architectural Review Board Vacancies

<u>Architect</u>	<u>General Contractor</u>	<u>Heritage Board Member</u>	<u>Property Owner Within District</u>	<u>Resident</u>
Tory Parish	Eric Rainville		Ryan Hinricher	Ryan Dotson Matthew Matin Rachel Saunders Jessica Stone

Rec'd. 7-21-11

CITY OF WINTER GARDEN
CITY CLERK'S OFFICE
300 WEST PLANT STREET
WINTER GARDEN, FL 34787

P: 407.656.4111
WWW.WINTERGARDEN-FL.GOV



BOARD APPOINTMENT INTEREST FORM

THANK YOU FOR YOUR INTEREST IN SERVING ON ONE OF THE CITY'S BOARDS/COMMITTEES. VOLUNTEERS LIKE YOU ARE ESSENTIAL TO ENSURING THAT YOUR CITY GOVERNMENT IS RESPONSIVE TO THE NEEDS OF THE COMMUNITY. PLEASE HELP US PLACE YOU ON THE MOST APPROPRIATE COMMITTEE BY COMPLETING THIS QUESTIONNAIRE.

FEEL FREE TO ATTACH A RESUME.

3-27-13 9-11-14 OK 10-3-15

DATE: 7/18/2011

VERIFIED INTEREST ON: _____

LAST NAME: Dotson FIRST: Ryan MIDDLE: Matthew
 HOME ADDRESS: 1166 Priory Circle, Winter Garden, FL 34787-5568
 OFFICE ADDRESS: 4900 North World Drive, Lake Buena Vista, FL 32830
 HOME PHONE: 407-347-8673 CELL PHONE: 407-257-1168 WORK PHONE: 407-824-3873
 EMAIL: dotson.ryan@gmail.com FAX #: _____
 CURRENT EMPLOYER: Walt Disney Parks & Resorts LENGTH: 5 years
 POSITION: Resort Guest Service Manager
 EDUCATION: HIGH SCHOOL GRADUATE Yes No UNDERGRADUATE COLLEGE DEGREE IN: Communications
 ADVANCED COLLEGE DEGREE IN: _____ OTHER: _____

PLEASE STATE YOUR EXPERIENCE, INTERESTS OR ELEMENTS OF YOUR HISTORY THAT YOU THINK QUALIFY YOU FOR APPOINTMENT:

I have a great interest in history and city planning. As a resort manager, I am accustomed to handling complex situations which require compromise and creative solutions.

COMMUNITY INVOLVEMENT: _____

INTERESTS/ACTIVITIES: _____

WHY DO YOU DESIRE TO SERVE ON THIS/THESE BOARDS? I love living in Winter Garden and want to become more involved.

NAME ANY BUSINESS, PROFESSIONAL, CIVIC OR FRATERNAL ORGANIZATIONS OF WHICH YOU ARE A MEMBER AND THE DATES OF MEMBERSHIP.

ARE YOU A RESIDENT OF WINTER GARDEN? Yes No IF YES, CONTINUOUS RESIDENT SINCE? February 2009

ARE YOU A REGISTERED VOTER OF ORANGE COUNTY? Yes No WHICH CITY DISTRICT? 4

ARE YOU CURRENTLY SERVING ON ANY OTHER BOARDS? Yes No IF YES, PLEASE STATE NAME OF BOARD: _____

HAVE YOU EVER SERVED ON A GOVERNMENT BOARD? Yes No IF YES, PLEASE STATE NAME OF BOARD: _____

REFERENCES: _____

WHICH BOARD(S) ARE YOU INTERESTED?

- *CODE ENFORCEMENT BOARD
- *PLANNING & ZONING BOARD
- *COMMUNITY REDEVELOPMENT AGENCY
- *COMMUNITY REDEVELOPMENT ADVISORY BOARD - CIRCLE ALL THAT APPLY TO YOU WITHIN THE CRA: RESIDE / OWN / OPERATE A BUSINESS / OTHER
- *GENERAL EMPLOYEES PENSION BOARD
- *FIRE/POLICE PENSION BOARD
- *ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
 CIRCLE ALL THAT APPLY TO YOU: ARCHITECT / LICENSED GENERAL CONTRACTOR / WG HERITAGE FOUNDATION BOARD MEMBER / OWN COMMERCIAL PROPERTY IN THE HISTORIC DISTRICT / OWN COMMERCIAL PROPERTY IN THE HISTORIC DISTRICT & RESIDE IN THE CITY / RESIDE IN THE CITY
- ELECTION CANVASSING BOARD

PLEASE NOTE: MEMBERS SERVING ON BOARDS WITH AN ASTERISK (*) ARE REQUIRED TO FILE AN ANNUAL FINANCIAL DISCLOSURE FORM WITH THE ORANGE COUNTY SUPERVISOR OF ELECTIONS OFFICE ON OR BEFORE JULY 1ST OF EACH YEAR. APPLICANTS FOR BOARD APPOINTMENT ARE REMINDED OF THE PROVISIONS OF THE FLORIDA STATUTES AS APPLICABLE TO CONFLICTS OF INTEREST. ALL BOARD APPLICATIONS ARE KEPT ON FILE FOR ONE YEAR AND ARE SUBMITTED TO THE CITY COMMISSION WHENEVER A VACANCY OCCURS. UPDATED INFORMATION SHOULD BE SUBMITTED AND MAY BE REQUESTED AT ANY TIME.

DIRECT INTEREST FORM AND QUESTIONS TO THE CITY CLERK'S OFFICE AT 407-656-4111 EXT. 2254

THANK YOU FOR YOUR INTEREST IN SERVING YOUR COMMUNITY.

Board Appointment Interest Form 06-10

WINTER GARDEN • A charming little city with a juicy past.



BOARD APPOINTMENT INTEREST FORM

THANK YOU FOR YOUR INTEREST IN SERVING ON ONE OF THE CITY'S BOARDS/COMMITTEES. VOLUNTEERS LIKE YOU ARE ESSENTIAL TO ENSURING THAT YOUR CITY GOVERNMENT IS RESPONSIVE TO THE NEEDS OF THE COMMUNITY. PLEASE HELP US PLACE YOU ON THE MOST APPROPRIATE COMMITTEE BY COMPLETING THIS QUESTIONNAIRE.

FEEL FREE TO ATTACH A RESUME.

DATE: 12/3/2015 VERIFIED INTEREST ON: _____

LAST NAME: Hirricher FIRST: Ryan MIDDLE: L.

HOME ADDRESS: 433 Lone Heron Way, Winter Garden, FL 34787

OFFICE ADDRESS: 30 W. Smith St, Winter Garden, FL 34787

HOME PHONE: 407-500-7926 CELL PHONE: 407-500-7926 WORK PHONE: 407-500-7926

EMAIL: hirricher@gmail.com FAX #: _____

CURRENT EMPLOYER: Oak Avenue Realty & Development / Investor Nation LENGTH: 6 years

POSITION: Portfolio Manager

EDUCATION: HIGH SCHOOL GRADUATE YES NO UNDERGRADUATE COLLEGE DEGREE IN: _____

ADVANCED COLLEGE DEGREE IN: _____ OTHER: Assoc. Degree - Finance

PLEASE STATE YOUR EXPERIENCE, INTERESTS OR ELEMENTS OF YOUR HISTORY THAT YOU THINK QUALIFY YOU FOR APPOINTMENT:

10 years in Banking with experience in leading teams as branch manager. 9 years in real estate with experience in all aspects and areas of residential and some commercial experience. Private citizen who cares about future of Winter Garden.

COMMUNITY INVOLVEMENT: Active business owner, landlord, landowner and developer. Son attends Foundation Academy.

INTERESTS/ACTIVITIES: Urban Planning, Business, reading, spending time with friends-family, travel.

WHY DO YOU DESIRE TO SERVE ON THIS/THESE BOARDS? I want to be more involved in the community that I'm passionate about.

NAME ANY BUSINESS, PROFESSIONAL, CIVIC OR FRATERNAL ORGANIZATIONS OF WHICH YOU ARE A MEMBER AND THE DATES OF MEMBERSHIP.

Urban Land Institute - 5 years, Knights of Columbus - 3 years

ARE YOU A RESIDENT OF WINTER GARDEN? YES NO IF YES, CONTINUOUS RESIDENT SINCE? 1 year

ARE YOU A REGISTERED VOTER OF ORANGE COUNTY? YES NO WHICH CITY DISTRICT? Winter Garden 2

ARE YOU CURRENTLY SERVING ON ANY OTHER BOARDS? YES NO IF YES, PLEASE STATE NAME OF BOARD: _____

HAVE YOU EVER SERVED ON A GOVERNMENT BOARD? YES NO IF YES, PLEASE STATE NAME OF BOARD:

Past treasurer of Downtown Memphis Neighborhood Association

REFERENCES:

Mike Morrissey 407-616-7770
Tony Parrish - Jackson Parish Architects

WHICH BOARD(S) ARE YOU INTERESTED?

- *CODE ENFORCEMENT BOARD
 - *PLANNING & ZONING BOARD
 - *COMMUNITY REDEVELOPMENT AGENCY
 - *COMMUNITY REDEVELOPMENT ADVISORY BOARD - CIRCLE ALL THAT APPLY TO YOU WITHIN THE CRA: RESIDE / OWN / OPERATE A BUSINESS / OTHER
 - *GENERAL EMPLOYEES PENSION BOARD
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THANK YOU FOR YOUR INTEREST IN SERVING YOUR COMMUNITY.



CITY OF WINTER GARDEN
CITY CLERK'S OFFICE
 300 WEST PLANT STREET
 WINTER GARDEN, FL 34787

P: 407.656.4111
 WWW.WINTERGARDEN-FL.GOV

BOARD APPOINTMENT INTEREST FORM

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DATE: 5/20/15 VERIFIED INTEREST ON: _____

LAST NAME: Matin FIRST: Matthew MIDDLE: James

HOME ADDRESS: 2143 Oakington Street, Winter Garden, FL 34787

OFFICE ADDRESS: 527 Main Street, Windermere, FL 34786

HOME PHONE: _____ CELL PHONE: 321-948-5857 WORK PHONE: _____

EMAIL: matt.matin@gmail.com FAX #: _____

CURRENT EMPLOYER: Suzi Karr Realty LENGTH: 8 months

POSITION: Realtor

EDUCATION: HIGH SCHOOL GRADUATE Yes No UNDERGRADUATE COLLEGE DEGREE IN: Urban Studies (Urban Planning)

ADVANCED COLLEGE DEGREE IN: _____ OTHER: _____

PLEASE STATE YOUR EXPERIENCE, INTERESTS OR ELEMENTS OF YOUR HISTORY THAT YOU THINK QUALIFY YOU FOR APPOINTMENT:
 I have a background in urban planning, and hold an AICP (American Institute of Certified Planners) license. I spent 12 years working in the planning/engineering industry. For the past 2 years I have been a Realtor, specializing in Winter Garden/Windermere market. I was elected in 2012, and serve as the Vice-Chairman of the Stoneybrook West CDD.

COMMUNITY INVOLVEMENT: Executive Board Member - Florida Planning & Zoning Association, Vice-President of West Orange CC
 INTERESTS/ACTIVITIES: Architecture, Urban Planning, New Urbanism, Historic Preservation, Golf, Photography, Travel

WHY DO YOU DESIRE TO SERVE ON THIS/THESE BOARDS? To use my talents/experience to serve the residents of the City of Winter Garden.

NAME ANY BUSINESS, PROFESSIONAL, CIVIC OR FRATERNAL ORGANIZATIONS OF WHICH YOU ARE A MEMBER AND THE DATES OF MEMBERSHIP.
American Planning Association, Florida Planning & Zoning Association, Stoneybrook West Community Development District

ARE YOU A RESIDENT OF WINTER GARDEN? Yes No IF YES, CONTINUOUS RESIDENT SINCE? 2002

ARE YOU A REGISTERED VOTER OF ORANGE COUNTY? Yes No WHICH CITY DISTRICT? 4

ARE YOU CURRENTLY SERVING ON ANY OTHER BOARDS? Yes No IF YES, PLEASE STATE NAME OF BOARD:

Stoneybrook West CDD, Florida Planning & Zoning Association, West Orange Country Club (Winter Garden)

HAVE YOU EVER SERVED ON A GOVERNMENT BOARD? Yes No IF YES, PLEASE STATE NAME OF BOARD:

Stoneybrook West CDD

REFERENCES:
Bob Hennen - 407-765-5300, Ward Britt - 407-491-4783, Jim Karr - 407-257-6866

WHICH BOARD(S) ARE YOU INTERESTED?

- *CODE ENFORCEMENT BOARD
- *PLANNING & ZONING BOARD
- *COMMUNITY REDEVELOPMENT AGENCY
- *COMMUNITY REDEVELOPMENT ADVISORY BOARD - CIRCLE ALL THAT APPLY TO YOU WITHIN THE CRA: RESIDE / OWN / OPERATE A BUSINESS / OTHER
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THANK YOU FOR YOUR INTEREST IN SERVING YOUR COMMUNITY.

MATTHEW J. MATIN, AICP

EDUCATION

5/2002 University of Tennessee Knoxville, TN

- B.A., Urban Studies

WORK EXPERIENCE

8/2013 – Current Suzi Karr Realty Windermere, FL
Realtor

1/2013- 8/2013 Renaissance Planning Group Orlando, FL
Senior Transportation Planner

- Go Enhance RTS (Gainesville BRT Alternatives Analysis) – City of Gainesville, Florida
Responsibilities included the analysis of existing conditions, which formed the baseline for the evaluation of the major alternatives that were developed as part of the study.
- State of the System Report – Manatee County, FL
Responsible for the development of the State of the System Report that provided key transportation statistics, identified needs, and recommended solutions for congestion by analyzing numerous performance measures. This report was completed in order to track transportation trends in the County, which included a complete review of each road segment on the Congestion Management System (CMS).

4/2006 – 12/2012 HNTB Corporation Lake Mary, FL
Senior Transportation Planner/Senior Travel Demand Modeler

- Districtwide Modeling and Limited Access Analysis Support, FDOT District 5
Responsible for the development and support of the CFRPM model, which serves as the adopted travel demand model for the Space Coast TPO, Lake-Sumter MPO, Ocala/Marion TPO and the Volusia TPO. Responsible for coordinating with these respective planning organizations and developing all future models, which serve as the basis for their LRTPs.
- General Traffic and Earnings Consultant, Orlando-Orange County Expressway Authority (OOCEA)
Responsible for multiple tasks related to providing traffic and revenue analysis support to OOCEA. The primary task of this project entailed providing annual updates and validations to the OOCEA revenue models. These revenue models were utilized to develop future year traffic and revenue forecasts on existing and future OOCEA system facilities. Numerous traffic and revenue studies were performed analyzing user benefits and revenue impact of several projects on the existing and future OOCEA system. Evaluated potential modifications to OOCEA toll policies, toll structures and the associated impacts to the OOCEA system traffic and revenue.
- Wekiva Parkway PD&E Study Design Traffic, OOCEA
Responsibilities included the development of the project travel demand models which were used to develop design traffic for several alignment alternatives and the preferred alternative for the Wekiva Parkway PD&E Study. The SR 429/Wekiva Parkway project is the northwest portion of the Orlando beltway. The Wekiva Parkway alignment alternatives consisted of varying interchange locations, frontage road configurations, as well as several possible connections to Interstate 4. Traffic analysis included base year land use development, TAZ splits and a sub-area validation. Development of future year land use along with build and no-build networks were also completed as part of this project. Traffic volumes were developed for study area roadways for three future years: 2012, 2022 and 2032. Assisted with the LOS analysis for study area roadways under existing, future year build and no-build conditions.
- SR 836 Express Bus Ridership Study, Miami-Dade Expressway Authority (MDX)
Responsible for the development of multiple alternative models utilizing the SERPM 6.5 TOD model to test ridership of a proposed BRT system which would operate on a fixed-route utilizing the shoulder of SR 836 to

bypass traffic queues during congested conditions. Project entailed the development and analysis of ridership estimates along multiple routes using numerous fare schedules and headways. The proposed BRT line connects Florida International University, UM Medical Center, Miami Intermodal Center (MIC) and Downtown Miami. In addition, multiple park-and-ride locations were tested and local bus routes were modified to connect with the proposed system.

- MyRegion.org Model, How Shall We Grow (HSWG), FDOT District 5
Developed the travel demand model that was used to test multiple land use and transportation network alternatives. The model was a unique, hybrid model that was developed by merging the existing Central Florida Regional Planning Model (CFRPM) and the existing Polk County TPO model. The combination of two separately validated models posed multiple challenges such as the modification of existing model scripts, node and zone renumbering, the distribution of external trips, cross-county interaction and the combination of transit networks. The resulting MyRegion.org model was an integral part of the HSWG decision-making process.

5/2002 – 4/2006 HDR, Inc. Orlando, FL

Transportation Planner I/Transportation Planner II

- Florida-Alabama TPO 2025 LRTP, West Florida Regional Planning Council, Pensacola, FL
Responsible for validating 2002 base year model and development of input data files. Developed the E+C model which was then used to develop three 2025 Needs Plan alternatives, including individual project costs. Developed the 2025 Cost Feasible model which was adopted by the TPO in December 2005.
- Bay County TPO 2030 LRTP, WFRPC, Bay County, FL
Responsible for two-digit conversion of the previously validated travel demand model as part of the regional validation, expansion and validation of 2003 base year model, development of input data files. Developed E+C model which was then used to develop the 2030 Needs Plan.
- Okaloosa-Walton TPO 2030 LRTP, WFRPC, Okaloosa/Walton County, FL
Responsible for the coding of the E+C model, development of input data files, development of the 2030 needs plan model.

5/2000 – 8/2001 HDR, Inc. Orlando, FL

Planning Intern

TECHNICAL SKILLS

- Transportation Modeling Software: Tranplan, CUBE/Voyager, SYNCHRO, SimTraffic
- Esri ArcGIS 10
- Microsoft Office: Word, Excel, PowerPoint, Access

PROFESSIONAL AFFILIATIONS

- American Institute of Certified Planners – AICP #022695
- Stoneybrook West Community Development District (CDD) – Vice-Chairman (2012 – Current)
- Florida Planning and Zoning Association (FPZA) – Executive Board Member (2011 – Current)



CITY OF WINTER GARDEN
CITY CLERK'S OFFICE
300 WEST PLANT STREET
WINTER GARDEN, FL 34787
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WWW.WINTERGARDEN-FL.GOV

BOARD APPOINTMENT INTEREST FORM

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DATE: November 10, 2015 VERIFIED INTEREST ON: _____

LAST NAME: Parish FIRST: Tory MIDDLE: Jackson
HOME ADDRESS: 12524 Aldershot Lane, Windermere, FL 34786
OFFICE ADDRESS: _____
HOME PHONE: - CELL PHONE: 407.234.5914 WORK PHONE: -
EMAIL: toryparish@gmail.com FAX #: -
CURRENT EMPLOYER: LRK, Inc. LENGTH: February 2014 - present
POSITION: Architect
EDUCATION: HIGH SCHOOL GRADUATE Yes NO UNDERGRADUATE COLLEGE DEGREE IN: Architecture
ADVANCED COLLEGE DEGREE IN: _____ OTHER: _____

PLEASE STATE YOUR EXPERIENCE, INTERESTS OR ELEMENTS OF YOUR HISTORY THAT YOU THINK QUALIFY YOU FOR APPOINTMENT:
I earned a Bachelor of Architecture, and I am focused on traditional and historic architecture as well as traditional town planning in both the large and small scales. I consider myself to be an active community contributor.

COMMUNITY INVOLVEMENT: Various street improvement projects and support; neighborhood Architectural Review Board

INTERESTS/ACTIVITIES: _____
WHY DO YOU DESIRE TO SERVE ON THIS/THESE BOARDS? I want to serve to help to maintain WG's charm and character through architecture.

NAME ANY BUSINESS, PROFESSIONAL, CIVIC OR FRATERNAL ORGANIZATIONS OF WHICH YOU ARE A MEMBER AND THE DATES OF MEMBERSHIP.
First Baptist Church Windermere (2003-present), Winter Garden Heritage Foundation (2013?-present)

ARE YOU A RESIDENT OF WINTER GARDEN? Yes No IF YES, CONTINUOUS RESIDENT SINCE? property owner
ARE YOU A REGISTERED VOTER OF ORANGE COUNTY? Yes No WHICH CITY DISTRICT? _____
ARE YOU CURRENTLY SERVING ON ANY OTHER BOARDS? Yes No IF YES, PLEASE STATE NAME OF BOARD: _____

HAVE YOU EVER SERVED ON A GOVERNMENT BOARD? Yes No IF YES, PLEASE STATE NAME OF BOARD: _____

REFERENCES:
Chuck Carter (407.876.2234 / ccarter@fbcwindermere.co), Kari Fleck (407.656.7814 / kari@therealestatecollection.org)
Ryan Hinricher (ryan@investornation.com)

WHICH BOARD(S) ARE YOU INTERESTED?

- *CODE ENFORCEMENT BOARD
 - *PLANNING & ZONING BOARD
 - *COMMUNITY REDEVELOPMENT AGENCY
 - *COMMUNITY REDEVELOPMENT ADVISORY BOARD - CIRCLE ALL THAT APPLY TO YOU WITHIN THE CRA: RESIDE / OWN / OPERATE A BUSINESS / OTHER
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- ELECTION CANVASSING BOARD

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DIRECT INTEREST FORM AND QUESTIONS TO THE CITY CLERK'S OFFICE AT 407-656-4111 EXT. 2254

THANK YOU FOR YOUR INTEREST IN SERVING YOUR COMMUNITY.

Board Appointment Interest Form 06-10



CITY OF WINTER GARDEN
 CITY CLERK'S OFFICE
 300 WEST PLANT STREET
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BOARD APPOINTMENT INTEREST FORM

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DATE: April 7, 2011

VERIFIED INTEREST ON: 8-24-11 1915
5-24-12 5-20-15

LAST NAME: Rainville FIRST: Eric MIDDLE: John
 HOME ADDRESS: 416 Courtlea Oaks Blvd, Winter Garden, FL 34787
 OFFICE ADDRESS: 2314 Circuit Way, Brooksville, FL 34604
 HOME PHONE: 407-877-9660 CELL PHONE: 407-913-7135 WORK PHONE: 352-848-2588
 EMAIL: eric@therainvilles.com FAX #: 352-848-2592
 CURRENT EMPLOYER: Regions Facility Services LENGTH: _____
 POSITION: Director of Facility Support Services
 EDUCATION: HIGH SCHOOL GRADUATE Yes No UNDERGRADUATE COLLEGE DEGREE IN: BS in Building Construction
 ADVANCED COLLEGE DEGREE IN: _____ OTHER: _____

PLEASE STATE YOUR EXPERIENCE, INTERESTS OR ELEMENTS OF YOUR HISTORY THAT YOU THINK QUALIFY YOU FOR APPOINTMENT:
Seasoned in facilities, owners representation and construction management with expertise in portfolio and asset management, maintenance capital planning and facilities management; utilities, fuels and futures purchasing; cost control, estimating, scheduling, development, preconstruction and construction phase administration. Certified General Contractor.

COMMUNITY INVOLVEMENT: Member of the Winter Garden Heritage Foundation, Dillard St. PTA and 90% of community events
 INTERESTS/ACTIVITIES: Enjoy cooking (placed best overall Uncle Don's Chili Cook-off), Biking with my kids, building.

WHY DO YOU DESIRE TO SERVE ON THIS/THESE BOARDS? Desire to contribute and make a positive impact on the City of Winter Garden

NAME ANY BUSINESS, PROFESSIONAL, CIVIC OR FRATERNAL ORGANIZATIONS OF WHICH YOU ARE A MEMBER AND THE DATES OF MEMBERSHIP.
Facilities Management Professionals International 2009- Present, Restaurant Facility Management Association 2005-Present

ARE YOU A RESIDENT OF WINTER GARDEN? Yes No IF YES, CONTINUOUS RESIDENT SINCE? April 2007
 ARE YOU A REGISTERED VOTER OF ORANGE COUNTY? Yes No WHICH CITY DISTRICT? District 1
 ARE YOU CURRENTLY SERVING ON ANY OTHER BOARDS? Yes No IF YES, PLEASE STATE NAME OF BOARD: _____

HAVE YOU EVER SERVED ON A GOVERNMENT BOARD? Yes No IF YES, PLEASE STATE NAME OF BOARD: _____

REFERENCES:
Jay Conn, Director Parks and Recreation, City of Winter Garden, 407-656-4155
Howard Long, Project Executive, Roy Anderson Construction, 228-297-4104

WHICH BOARD(S) ARE YOU INTERESTED?

- *CODE ENFORCEMENT BOARD
- *PLANNING & ZONING BOARD
- *COMMUNITY REDEVELOPMENT AGENCY
- *COMMUNITY REDEVELOPMENT ADVISORY BOARD - CIRCLE ALL THAT APPLY TO YOU WITHIN THE CRA: RESIDE OWN / OPERATE A BUSINESS / OTHER
- *GENERAL EMPLOYEES PENSION BOARD
- *FIRE/POLICE PENSION BOARD
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 CIRCLE ALL THAT APPLY TO YOU: ARCHITECT / LICENSED GENERAL CONTRACTOR / WG HERITAGE FOUNDATION BOARD MEMBER / OWN COMMERCIAL PROPERTY IN THE HISTORIC DISTRICT / OWN COMMERCIAL PROPERTY IN THE HISTORIC DISTRICT & RESIDE IN THE CITY / RESIDE IN THE CITY
- ELECTION CANVASSING BOARD

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THANK YOU FOR YOUR INTEREST IN SERVING YOUR COMMUNITY.

Board Appointment Interest Form 06-10

ERIC J. RAINVILLE

**416 Courtlea Oaks Boulevard
Winter Garden, Florida 34787
407.877.9660 | 407.913.7135**

PROFESSIONAL EXPERIENCE

Over 20 years experience in portfolio and asset management, facilities, owner's representation and construction management with expertise in maintenance capital planning and facilities management; utilities, fuels and futures purchasing; cost control, estimating, scheduling, development, preconstruction and construction phase administration. Construction projects ranging from \$60,000 to \$100 million including hard-bid, design-build and CM-negotiated contracts for new construction and extensive renovations/restorations of restaurants, amusement/themed facilities, institutional/educational facilities, data centers, aggressively scheduled tenant improvements, office buildings, law enforcement facilities and parking structures. Leadership and communication skills have emphasized involvement as the team leader.

REGIONS FACILITY SERVICES | 2011-CURRENT | DIRECTOR OF FACILITIES MANAGEMENT PROGRAMS

Director Facility Support and Inspections Division
Director Preconstruction Services / Construction Services

Among other construction services, the Facilities Support Services Division provides:

- Facility inspection and assessment with short-term and long-term maintenance plans.
- Development of schedules of preventative maintenance for heavy use equipment and systems.
- Review and expansion of the existing network of regional service providers and vendors and negotiation of service contracts.
- Generation of quarterly facility assessment reports for distribution to local and regional operations management.
- Coaching of local operations crew in facilities best practices to ensure assets are properly utilized and maintained.
- Review of maintenance plans with divisional leaders and unit managers and providing necessary follow-up support in executing the plan.
- Partnering with operations to develop and budget annual planned work list.
- Responding to risk management assessments of health, safety and code issues.
- Ensuring brand standards are vigorously upheld.
- Providing unit-by-unit cost and schedule reporting of all completed, active and pending planned work projects.
- Negotiating purchasing agreements for goods and services to capitalize on economies of scale and leverage positions.
- Development and implementation of standards and practices for execution of restaurant coordinated planned work.
- Review and expand existing facilities knowledge base to include reference material pertaining to all kitchen equipment and major mechanical and electrical equipment in restaurants.
- Maintain comprehensive set of facility management policies, procedures and guidelines that provide ongoing support for the needs of all aspects of maintenance delivery.
- New store planned maintenance and services setup.
- Warranty management and expiration walk-throughs.

ERIC J. RAINVILLE
(continued)

PLANET HOLLYWOOD INTERNATIONAL | 2009-2011 | DIRECTOR OF FACILITIES & CONSTRUCTION

Director of Facilities & Construction for all Planet Hollywood owned properties including:

Planet Hollywood International North American and European locations
Buca di Beppo North American and UK locations
Earl of Sandwich North American and European locations

Additional support to other Earl Enterprises owned companies including Grupo ECE which operates as franchisee for all Hard Rock, Rainforest Cafe and Planet Hollywood properties located in Mexico.

Responsible for the new construction, operation and maintenance of all facilities and support services for 100+ locations, including the implementation of capital improvement projects, environmental health and safety, as well as new construction. Additional responsibilities include preparing overall capital plan and operating budgets and assessments of all properties to align with the overall companywide strategic plan.

HARD ROCK INTERNATIONAL | 2005-2009 | DIRECTOR OF FACILITIES

Provided senior leadership and technical knowledge required to ensure longevity of company assets by the effective planning of maintenance capital and facilities management through an internal facility team for 70+ corporate-owned properties. Managed direct reports in accordance with company principals to support department functions and compliance. Provided direction for energy management issues, including contract negotiations and authorization for purchase of utilities, fuels, waste, water and futures. Provided leadership for emergencies, such as fires and business interruptions, including building systems and equipment failures. Partnered with Operations to ensure Facilities and Ops teams worked together to develop, implement and maintain planned work and capital improvement budgets; ensured compliance with best practices and budgetary constraints; and forecast and planned facility improvements. Maintained then current knowledge of field conditions and managed building systems, assets and life-safety systems.

- o Managed all corporate owned facilities worldwide located in North America, United Kingdom, Europe and Australia.
- o Managed yearly maintenance capital and expense budgets, which encompasses over 2000 individual projects.
- o Budgeted and tracked company's yearly utilities world wide, including negotiation of purchase contracts for electricity, gas, water and waste.
- o Managed field team consisting of regionally based area facilities managers.
- o Managed CCTV, burglar, fire alarm, fire suppression and life-safety systems contracts globally.
- o Managed audio and video systems in units with company's information technologies group.
- o Successfully developed and implemented company's planned work budgeting system and process with an earlier start and more comprehensive and accurate budget.
- o Rebuilt the facilities department and established foundation for repositioning of aging estate infrastructure.
- o Streamlined routing and approvals of planned work projects.
- o Developed and implemented standards and practices for execution of coordinated planned work.
- o Developed a facilities knowledge base, which included reference material pertaining to all kitchen equipment and major mechanical and electrical equipment in properties.

ERIC J. RAINVILLE (continued)

BRASFIELD & GORRIE CONSTRUCTION COMPANY | 2003-2005 | PROJECT MANAGER

Held the leadership role for the construction effort and responsibility for the administration of assigned projects, including preparation of all project work papers, bids and associated files. Interfaced with project architect/engineer and acted as primary contact to client. Planned and coordinated the timely and profitable completion of all projects. Ensured all activities were conducted in a prudent and ethical manner. Coordinated and assigned project delivery schedule. Additional responsibilities included purchasing activities for projects; budget control (creation and maintenance); project quality control; development and implementation of operating procedures and standards; contract administration (cost estimates, proposals, subcontractor agreements, budget revisions and change orders); and oversight of all project records and documents.

R.C. STEVENS CONSTRUCTION COMPANY | 2001-2003 | PROJECT MANAGER

Held the leadership role for the construction effort and responsibility for the administration of assigned projects, including preparation of all project work papers, bids and associated files. Interfaced with project architect/engineer and acted as primary contact to client. Planned and coordinated the timely and profitable completion of all projects. Ensured all activities were conducted in a prudent and ethical manner. Coordinated and assigned project delivery schedule. Additional responsibilities included purchasing activities for projects; budget control (creation and maintenance); project quality control; development and implementation of operating procedures and standards; contract administration (cost estimates, proposals, subcontractor agreements, budget revisions and change orders); and oversight of all project records and documents.

JACK JENNINGS & SONS | 1996-2001 | PROJECT MANAGER / PROJECT ENGINEER

Progressed from Project Engineer to Project Manager during employment. As Project Engineer, was responsible for assisting the project manager during pre-construction and construction phases. Main duties included coordination of subcontractors, architect, superintendent and project manager. Daily responsibilities included submittal review, RFI's, schedule control and project coordination.

BILL HARBERT INTERNATIONAL | 1995-1996 | PROJECT ENGINEER

Responsible for assisting the project manager during pre-construction and construction phases. Main duties included coordination of subcontractors, architect, superintendent and project manager. Daily responsibilities included submittal review, RFI's, schedule control and project coordination.

HENSEL PHELPS CONSTRUCTION COMPANY | 1994-1995 | FIELD ENGINEER

Responsible for project layout and dimensional accuracy; interpretation of plans and specifications; communicating and establishing control lines for crafts and subcontractors; job-wide safety; producing detailed concrete form drawings for field use; and tracking and reporting daily job production.

EDUCATION

University of Florida | 1994 | Bachelors of Science in Building Construction

CERTIFICATIONS

Certified General Contractor | CGC062234

MEMBER

Chairman of Courtlea Oaks Home Owners Association Architectural Review Board
Chairman of Courtlea Oaks Home Owners Association Fines Appellate Committee

References and detailed construction management project list available upon request.



CITY CLERK'S OFFICE
300 WEST PLANT STREET
WINTER GARDEN, FL 34787

P: 407.656.4111

WWW.WINTERGARDEN-FL.GOV

BOARD APPOINTMENT INTEREST FORM

THANK YOU FOR YOUR INTEREST IN SERVING ON ONE OF THE CITY'S BOARDS/COMMITTEES. VOLUNTEERS LIKE YOU ARE ESSENTIAL TO ENSURING THAT YOUR CITY GOVERNMENT IS RESPONSIVE TO THE NEEDS OF THE COMMUNITY. PLEASE HELP US PLACE YOU ON THE MOST APPROPRIATE COMMITTEE BY COMPLETING THIS QUESTIONNAIRE. FEEL FREE TO ATTACH A RESUME.

DATE: February 24, 2016
VERIFIED INTEREST ON:
LAST NAME: Saunders FIRST: Rachel MIDDLE: Lora
HOME ADDRESS: 13906 Daniels Landing Circle, Winter Garden, FL 34787
OFFICE ADDRESS:
HOME PHONE: CELL PHONE: 407-575-3964 WORK PHONE:
EMAIL: rachelsaunders@kw.com FAX #:
CURRENT EMPLOYER: Keller Williams (KW) & Southeast Ingenuity Investments, Inc (SII) LENGTH: SII-5+ years (see attached)
POSITION: Realtor at KW and President at SII KW-8 months
EDUCATION: HIGH SCHOOL GRADUATE [X] YES [] NO UNDERGRADUATE COLLEGE DEGREE IN: B.S. Mass Media Communications
ADVANCED COLLEGE DEGREE IN: Master of Business Administration OTHER:

PLEASE STATE YOUR EXPERIENCE, INTERESTS OR ELEMENTS OF YOUR HISTORY THAT YOU THINK QUALIFY YOU FOR APPOINTMENT:
I would like to serve our community by utilizing my unique combined experience in business, government, the arts and communications. *Please see attached resume, stating real estate and zoning experience.

COMMUNITY INVOLVEMENT: Please see attached resume
INTERESTS/ACTIVITIES: Please see attached resume
WHY DO YOU DESIRE TO SERVE ON THIS/THESE BOARDS? Please see attached letter.
NAME ANY BUSINESS, PROFESSIONAL, CIVIC OR FRATERNAL ORGANIZATIONS OF WHICH YOU ARE A MEMBER AND THE DATES OF MEMBERSHIP.
Please see attached resume

ARE YOU A RESIDENT OF WINTER GARDEN? [X] YES [] NO IF YES, CONTINUOUS RESIDENT SINCE? February 2014
ARE YOU A REGISTERED VOTER OF ORANGE COUNTY? [X] YES [] NO WHICH CITY DISTRICT? 3
ARE YOU CURRENTLY SERVING ON ANY OTHER BOARDS? [] YES [X] NO IF YES, PLEASE STATE NAME OF BOARD:
HAVE YOU EVER SERVED ON A GOVERNMENT BOARD? [] YES [X] NO IF YES, PLEASE STATE NAME OF BOARD:

REFERENCES:
Please see attached references

WHICH BOARD(S) ARE YOU INTERESTED?

- [X] *CODE ENFORCEMENT BOARD
[X] *PLANNING & ZONING BOARD
[X] *COMMUNITY REDEVELOPMENT AGENCY
[] *COMMUNITY REDEVELOPMENT ADVISORY BOARD - CIRCLE ALL THAT APPLY TO YOU WITHIN THE CRA: RESIDE / OWN / OPERATE A BUSINESS / OTHER
[X] *GENERAL EMPLOYEES PENSION BOARD
[X] *FIRE/POLICE PENSION BOARD
[X] *ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
CIRCLE ALL THAT APPLY TO YOU: ARCHITECT / LICENSED GENERAL CONTRACTOR / WG HERITAGE FOUNDATION BOARD MEMBER / OWN COMMERCIAL PROPERTY IN THE HISTORIC DISTRICT / OWN COMMERCIAL PROPERTY IN THE HISTORIC DISTRICT & RESIDE IN THE CITY / RESIDE IN THE CITY
[X] ELECTION CANVASSING BOARD

PLEASE NOTE: MEMBERS SERVING ON BOARDS WITH AN ASTERISK (*) ARE REQUIRED TO FILE AN ANNUAL FINANCIAL DISCLOSURE FORM WITH THE ORANGE COUNTY SUPERVISOR OF ELECTIONS OFFICE ON OR BEFORE JULY 1ST OF EACH YEAR. APPLICANTS FOR BOARD APPOINTMENT ARE REMINDED OF THE PROVISIONS OF THE FLORIDA STATUTES AS APPLICABLE TO CONFLICTS OF INTEREST. ALL BOARD APPLICATIONS ARE KEPT ON FILE FOR ONE YEAR AND ARE SUBMITTED TO THE CITY COMMISSION WHENEVER A VACANCY OCCURS. UPDATED INFORMATION SHOULD BE SUBMITTED AND MAY BE REQUESTED AT ANY TIME.

DIRECT INTEREST FORM AND QUESTIONS TO THE CITY CLERK'S OFFICE AT 407-656-4111 EXT. 2254

THANK YOU FOR YOUR INTEREST IN SERVING YOUR COMMUNITY.

OFFICE OF THE GOVERNOR, TALLAHASSEE, FL
Community Liaison for Governor's Mentoring Initiative

2001-2002

Collaborated with businesses, non-profit organizations and government agencies in building a state-wide coalition of child mentors during governor's term

- Oversaw coalition of over 100,000 mentors; helped add thousands of new mentors (approximately 20,000 mentors added during the school year)
- Partnered with Florida's mayors through The Florida League of Cities, Inc. to create a state-wide mentoring initiative among local municipalities
- Compiled Excel report of personally-gathered data from non-profit organizations, businesses and schools of every Florida mentor for governor
- Cultivated successful media coverage through TV and newspaper interviews and events coverage
- Coordinated large special events for the governor with state agency leaders, city officials and business partners throughout Florida

Education

FLORIDA INTERNATIONAL UNIVERSITY
Chapman Graduate School of Business
Corporate Master of Business Administration
3.79 GPA

Dec. 2011

ORAL ROBERTS UNIVERSITY
Bachelor of Science in Mass Media Communications
Magna Cum Laude

2001

Community Involvement

GREATER ORLANDO AMERICAN HEART ASSOCIATION (Presently still a member) Chair 2014-2016
Founding chair of Passion Committee (volunteer base for American Heart Association events)

- Grew to be the model committee for six states
- Expanded volunteer base to assist several Florida counties
- Wrote and recorded song for American Heart Association; #1 in charts Jan. 2014

DANIELS LANDING HOMEOWNER'S ASSOCIATION (Winter Garden)
Board Member

2015-Present

MEMBERSHIPS/INTERESTS/ACTIVITIES

2015-Present

WEST ORANGE CHAMBER
LEADERSHIP WEST ORANGE
WOMEN'S GIVING ALLIANCE
KWYOUNG PROFESSIONALS
CENTRAL FLORIDA CHRISTIAN CHAMBER
PATRON/SUPPORTER OF GARDEN THEATRE
FORMER TEACHER AT GARDEN MUSIC

Rachel Saunders, MBA
13906 Daniels Landing Circle
Winter Garden, FL 34787
rachelsaunders@kw.com
407-575-3964

February 24, 2016

Kathy Golden, CMC
Office of the City Clerk
Winter Garden City Hall
300 West Plant Street
Winter Garden, FL 34787

Dear Ms. Golden and Commissioners:

I am writing to express my interest in serving on a city board. I fell in love with Winter Garden several years ago, and purchased my home in Daniels Landing, where I now serve on the Homeowner's Association Board. Even though my family members reside in other cities in Florida, Winter Garden felt like home to me.

My background is in business, government, the arts and communications. I have been an owner in real estate investment companies since 2004, and have first-hand experience with successfully zoning land for its highest and best use in another city. Last year, I met Community Development Director Ed Williams who suggested I serve on the Planning and Zoning Board. It was after this meeting that I first began to seriously consider this opportunity.

My life has been dedicated to serving where I am. I have been involved in dozens of charities through the years. In addition to serving on my homeowner's association board, I am currently a member of the West Orange Chamber, Leadership West Orange, a Patron of the Garden Theatre and a former teacher at Garden Music. I also just completed a two-year term as the founding Chair for the volunteer base committee for Greater Orlando American Heart Association.

In serving on the Planning and Zoning Board, my intention would be to continue my life of service to the citizens of our community. I would help preserve and enhance the quality of life in Winter Garden, while helping to implement a smart growth strategy. I would work with the board and city staff to confirm and accomplish the goals set in the comprehensive plan. While I would prefer to serve on the Planning and Zoning Board, I am open to serving on another board, should the need be greater.

The events happening in local government, though overlooked by many, often make more of a difference in our lives than national events. That is why I would consider it an honor and a privilege to serve Winter Garden.

Sincerely,



Rachel Saunders

REFERENCES

Rick Dreggors (407) 835-3395
Ed Williams (407) 656-4111
Brian Empric (407) 472-2511
Kathy Smith (352) 394-3818 ext 151
Heather Hurry (407) 766-3082
Margaret Shif (321) 696-3517
Aaron Abney (407) 877-6110
Gary Krupinski (813) 431-1278
Dr. Jerry Horner - (706) 315-9172
Cathie Gerhardt (407) 255-4993
Elizabeth Scovil - (407) 947-5006
Ed Jordan-(352) 394-1000
Beth Knight - (407) 704-9655



CITY OF WINTER GARDEN
CITY CLERK'S OFFICE
300 WEST PLANT STREET
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P: 407.656.4111

WWW.WINTERGARDEN-FL.GOV

BOARD APPOINTMENT INTEREST FORM

THANK YOU FOR YOUR INTEREST IN SERVING ON ONE OF THE CITY'S BOARDS/COMMITTEES. VOLUNTEERS LIKE YOU ARE ESSENTIAL TO ENSURING THAT YOUR CITY GOVERNMENT IS RESPONSIVE TO THE NEEDS OF THE COMMUNITY. PLEASE HELP US PLACE YOU ON THE MOST APPROPRIATE COMMITTEE BY COMPLETING THIS QUESTIONNAIRE.

FEEL FREE TO ATTACH A RESUME.

DATE: 10/22/15 VERIFIED INTEREST ON: Architectural Review/Histori

LAST NAME: Stone FIRST: Jessica MIDDLE: _____
HOME ADDRESS: 407 N Main St Winter Garden, FL 34787
OFFICE ADDRESS: _____
HOME PHONE: _____ CELL PHONE: 407-484-2879 WORK PHONE: _____
EMAIL: JessicaStoneSells@gmail.com FAX #: _____
CURRENT EMPLOYER: Self - employed Realtor (Century 21 Professional Group, Inc. LENGTH: 3 years
POSITION: Realtor
EDUCATION: HIGH SCHOOL GRADUATE Yes No UNDERGRADUATE COLLEGE DEGREE IN: Elementary Education
ADVANCED COLLEGE DEGREE IN: _____ OTHER: _____

PLEASE STATE YOUR EXPERIENCE, INTERESTS OR ELEMENTS OF YOUR HISTORY THAT YOU THINK QUALIFY YOU FOR APPOINTMENT:

Winter Garden Resident and local Realtor who cares about our City, preservation, and the impact we have on the community.

COMMUNITY INVOLVEMENT: YMCA Coach, invovled parent at Oakland Ave Charter, Arnold Palmer Hospital

INTERESTS/ACTIVITIES: Kids, Real Estate, Sports,

WHY DO YOU DESIRE TO SERVE ON THIS/THESE BOARDS? I care about our City and the downtown area.

NAME ANY BUSINESS, PROFESSIONAL, CIVIC OR FRATERNAL ORGANIZATIONS OF WHICH YOU ARE A MEMBER AND THE DATES OF MEMBERSHIP.
Orlando Regional Realtor Association (2012-present), National Association of Realtors (2012-present)

ARE YOU A RESIDENT OF WINTER GARDEN? Yes No IF YES, CONTINUOUS RESIDENT SINCE? _____
ARE YOU A REGISTERED VOTER OF ORANGE COUNTY? Yes No WHICH CITY DISTRICT? _____
ARE YOU CURRENTLY SERVING ON ANY OTHER BOARDS? Yes No IF YES, PLEASE STATE NAME OF BOARD: _____

HAVE YOU EVER SERVED ON A GOVERNMENT BOARD? Yes No IF YES, PLEASE STATE NAME OF BOARD: _____

REFERENCES:
Chris Lee (resident, board member, 407-267-8997), David Dorman (Broker-Owner, Century 21 Prof Grp, 407-948-8295)
Bobby Olszewski (City Commissioner, 407-217-8687), Bill & Vicki Peters (City Residents, 321-229-0085)

WHICH BOARD(S) ARE YOU INTERESTED?

- *CODE ENFORCEMENT BOARD
- *PLANNING & ZONING BOARD
- *COMMUNITY REDEVELOPMENT AGENCY
- *COMMUNITY REDEVELOPMENT ADVISORY BOARD - *CIRCLE ALL THAT APPLY TO YOU WITHIN THE CRA: RESIDE / OWN / OPERATE A BUSINESS / OTHER*
- *GENERAL EMPLOYEES PENSION BOARD
- *FIRE/POLICE PENSION BOARD
- *ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD
CIRCLE ALL THAT APPLY TO YOU: ARCHITECT / LICENSED GENERAL CONTRACTOR / W/G HERITAGE FOUNDATION BOARD-MEMBER / OWN COMMERCIAL PROPERTY IN THE HISTORIC DISTRICT / OWN COMMERCIAL PROPERTY IN THE HISTORIC DISTRICT & RESIDE IN THE CITY / RESIDE IN THE CITY
- ELECTION CANVASSING BOARD

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