



AGENDA
CITY COMMISSION AND
COMMUNITY REDEVELOPMENT AGENCY
CITY HALL COMMISSION CHAMBERS
300 W. Plant Street
Winter Garden, Florida

October 27, 2016

WORKSHOP

5:30 p.m.

Ethics, Public Records, and Sunshine Law by City Attorney Kurt Ardaman

REGULAR MEETING

6:30 p.m.

CALL TO ORDER

Determination of a Quorum

Opening Invocation and Pledge of Allegiance

1. **APPROVAL OF MINUTES**

Workshop Minutes and Regular Meeting Minutes of October 13, 2016

2. **PRESENTATION**

Proclamation 16-13 declaring November 5th through 12th, 2016 as the Week of the Family

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

A. **Ordinance 16-55**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 1.58 ± ACRES LOCATED AT 15001 WEST COLONIAL DRIVE AT THE NORTHWEST CORNER OF WEST COLONIAL DRIVE AND TILDENVILLE SCHOOL 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

B. **Ordinance 16-56**: 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 1.58 ± ACRES LOCATED AT 15001 WEST COLONIAL DRIVE AT THE NORTHWEST CORNER OF WEST COLONIAL DRIVE AND TILDENVILLE SCHOOL ROAD FROM ORANGE COUNTY COMMERCIAL TO CITY COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

C. **Ordinance 16-57**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 1.58 ± ACRES LOCATED AT 15001 WEST COLONIAL DRIVE AT THE NORTHWEST CORNER OF WEST COLONIAL DRIVE AND TILDENVILLE SCHOOL ROAD FROM ORANGE COUNTY C-2 COMMERCIAL DISTRICT TO CITY C-2 ARTERIAL COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE – Community Development Director Pash

D. **Ordinance 16-62**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.21 ± ACRES LOCATED AT 420 WEST STORY ROAD ON THE SOUTHEAST CORNER OF WEST STORY ROAD AND FOSTER AVENUE INTO THE CITY OF WINTER GARDEN, FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

E. **Ordinance 16-63**: 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 0.21 ± ACRES LOCATED AT 420 WEST STORY ROAD ON THE SOUTHEAST CORNER OF WEST STORY ROAD AND FOSTER AVENUE FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY

RESIDENTIAL (LR); PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

- F. **Ordinance 16-64**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.21 ± ACRES LOCATED AT 420 WEST STORY ROAD ON THE SOUTHEAST CORNER OF WEST STORY ROAD AND FOSTER AVENUE FROM ORANGE COUNTY R-2 RESIDENTIAL DISTRICT TO CITY R-2 RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE – Community Development Director Pash
- G. **Ordinance 16-65**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 3.74 ± ACRES LOCATED AT 14991 WEST COLONIAL DRIVE AT THE NORTHEAST CORNER OF WEST COLONIAL DRIVE AND TILDENVILLE SCHOOL 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
- H. **Ordinance 16-66**: 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 3.74 ± ACRES LOCATED AT 14991 WEST COLONIAL DRIVE AT THE NORTHEAST CORNER OF WEST COLONIAL DRIVE AND TILDENVILLE SCHOOL ROAD FROM ORANGE COUNTY COMMERCIAL TO CITY COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- I. **Ordinance 16-67**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 3.74 ± ACRES LOCATED AT 14991 WEST COLONIAL DRIVE AT THE NORTHEAST CORNER OF WEST COLONIAL DRIVE AND TILDENVILLE SCHOOL ROAD FROM ORANGE COUNTY C-1 COMMERCIAL DISTRICT TO CITY C-2 ARTERIAL COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE – Community Development Director Pash
- J. **Ordinance 16-68**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 8.82 ± ACRES LOCATED AT 602 EAST STORY ROAD AT THE SOUTHWEST CORNER OF EAST STORY ROAD AND 9th STREET INTO THE CITY OF WINTER GARDEN FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- K. **Ordinance 16-69**: 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 8.82 ± ACRES LOCATED AT 602 EAST STORY ROAD AT THE SOUTHWEST CORNER OF EAST STORY ROAD AND 9th STREET FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- L. **Ordinance 16-70**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 8.82 ± ACRES LOCATED AT 602 EAST STORY ROAD AT THE SOUTHWEST CORNER OF EAST STORY ROAD AND 9th STREET FROM ORANGE COUNTY R-2 RESIDENTIAL DISTRICT TO CITY R-2 RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE – Community Development Director Pash
- M. **Ordinance 16-71**: 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 3.07 ± ACRES LOCATED AT 707 WEST PLANT STREET ON THE NORTHEAST CORNER OF WEST PLANT STREET AND BRAYTON ROAD FROM CITY RESIDENTIAL NEIGHBORHOOD COMMERCIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE – Community Development Director Pash
- N. **Ordinance: 16-72**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 16.66 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED NORTH OF EAST PLANT STREET, EAST OF DONALD DRIVE, AND WEST OF PERKINS STREET AT 605 & 755 EAST PLANT STREET AND 290 EAST

NEWELL STREET, FROM R-1 (SINGLE FAMILY RESIDENTIAL) AND R-2 (RESIDENTIAL) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE HERITAGE AT PLANT STREET PUD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE **INCLUDING STAFF RECOMMENDATIONS** – Community Development Director Pash

- O. **Ordinance 16-60:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 54, PENSIONS AND RETIREMENT, ARTICLE III, PENSION PLAN FOR FIREFIGHTERS AND POLICE OFFICERS, OF THE CODE OF ORDINANCES OF THE CITY OF WINTER GARDEN; AMENDING SECTION 54-186, DEFINITIONS; AMENDING SECTION 54-188, BOARD OF TRUSTEES; AMENDING SECTION 54-190, CONTRIBUTIONS; AMENDING SECTION 54-191, BENEFIT AMOUNTS AND ELIGIBILITY; AMENDING SECTION 54-192, PRE-RETIREMENT DEATH; AMENDING SECTION 54-193, DISABILITY; AMENDING SECTION 54-195, OPTIONAL FORMS OF BENEFITS; AMENDING SECTION 54-200, MAXIMUM PENSION; AMENDING SECTION 54-201, MINIMUM DISTRIBUTION OF BENEFITS; AMENDING SECTION 54-212, PRIOR POLICE AND FIRE SERVICE; AMENDING SECTION 54-213, REEMPLOYMENT AFTER RETIREMENT; ADDING SECTION 54-214, DEFERRED RETIREMENT OPTION PLAN; ADDING SECTION 54-215, SUPPLEMENTAL BENEFIT COMPONENT FOR SPECIAL BENEFITS; CHAPTER 175 SHARE ACCOUNTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING AN EFFECTIVE DATE - **RESCHEDULE for November 10, 2016 to meet advertising requirements** – Assistant City Manager of Administrative Services Gilbert

4. **REGULAR BUSINESS**

- A. Recommendation to approve Final Plat for Fullers Oak with Development Review Committee recommendations and a Right-of-Way Maintenance Agreement – Community Development Director Pash
- B. Recommendation to approve Site Plan for West Orange Business Center at 1255, 1261 and 1267 Winter Garden Vineland Road with Development Review Committee recommendations - Community Development Director Pash
- C. Recommendation to approve purchasing five budgeted vehicles/equipment at 2016 State contract prices – Assistant to the City Manager for Public Services - Cochran

Dispense as the City Commission and convene as the Community Redevelopment Agency

- D. Appointments to the Community Redevelopment Advisory Board for term limited expiring seats of Bob Battaglia, Charles Roper, Joy Knight-Bouler and Alan Haughey for three year terms – Economic Development Director Gerhartz

Adjourn as the Community Redevelopment Agency and reconvene as the City Commission

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

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

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

- A. Recommendation to cancel regular City Commission meetings of November 24, 2016 and December 22, 2016 for the holidays

8. **MATTERS FROM MAYOR AND COMMISSIONERS**

ADJOURN to the Regular Meeting on Thursday, November 10, 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

City of Winter Garden City Commission and Community Redevelopment Agency
Workshop and Regular Meeting
October 27, 2016

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 Resolutions 15-04 and 16-02)

	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 WORKSHOP MINUTES

October 13, 2016

A **WORKSHOP** of the Winter Garden City Commission was called to order by Mayor Pro Tem Buchanan at 5:30 p.m. in City Hall Commission Chambers, 300 West Plant Street, Winter Garden, Florida.

Present: Mayor Pro-Tem Bob Buchanan, Commissioners Kent Makin and Colin Sharman

Also Present: City Attorney Kurt Ardaman and City Clerk Kathy Golden

PRESENTATION

In compliance with Florida State Statute 112.3142, which requires all elected municipal officers complete four hours of ethics training each calendar year, City Attorney Ardaman presented the Commissioners with a notebook entitled "Winter Garden Ethics Training" (*See attached Exhibit A*). He also gave a PowerPoint presentation that was included in the notebook.

During the presentation there was open discussion on the subject matter.

Part I of two workshops concluded at 6:20 p.m. Part II will commence October 27, 2016 at 5:30 p.m. in City Hall Commission Chambers.

Kathy Golden, CMC
City Clerk

Dated: 10/27/2016



CITY OF WINTER GARDEN

CITY COMMISSION REGULAR MEETING MINUTES

October 13, 2016

A **REGULAR MEETING** of the Winter Garden City Commission was called to order by Mayor Pro-Tem Buchanan 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 Pro-Tem Bob Buchanan, Commissioners Kent Makin, Robert Olszewski, and Colin Sharman

Absent: Mayor John Rees

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

1. **APPROVAL OF MINUTES**

Motion by Commissioner Makin to approve the Budget Hearings and Regular Meeting minutes of September 21, 2016 as submitted. Seconded by Commissioner Olszewski and carried unanimously 4-0.

2. **OATH OF OFFICE AND INTRODUCTION OF NEW POLICE OFFICERS**

This item was postponed to a later date.

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

A. **Ordinance 16-55:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 1.58 ± ACRES LOCATED AT 15001 WEST COLONIAL DRIVE AT THE NORTHWEST CORNER OF WEST COLONIAL DRIVE AND TILDENVILLE SCHOOL 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

B. **Ordinance 16-56:** 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 1.58 ± ACRES LOCATED AT 15001 WEST COLONIAL DRIVE AT THE NORTHWEST CORNER OF WEST COLONIAL DRIVE AND TILDENVILLE SCHOOL ROAD FROM ORANGE

COUNTY COMMERCIAL TO CITY COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

- C. **Ordinance 16-57:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 1.58 ± ACRES LOCATED AT 15001 WEST COLONIAL DRIVE AT THE NORTHWEST CORNER OF WEST COLONIAL DRIVE AND TILDENVILLE SCHOOL ROAD FROM ORANGE COUNTY C-2 COMMERCIAL DISTRICT TO CITY C-2 ARTERIAL COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinances 16-55, 16-56, and 16-57 by title only. Community Development Director Pash stated that this is a voluntary annexation and described its location. He stated that the owner has requested commercial land use designation and C-2 zoning. The property is located in the West State Road 50 Overlay district. Staff recommends approval.

Mayor Pro-Tem Buchanan opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Olszewski to approve Ordinances 16-55, 16-56, and 16-57 with the second reading and public hearing being scheduled for October 27, 2016. Seconded by Commissioner Sharman and carried unanimously 4-0.

- D. **Ordinance 16-59:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING POLICY 2-1.1.5 AND ADDING POLICY 2-1.1.15 OF THE MULTIMODAL TRANSPORTATION ELEMENT OF THE WINTER GARDEN COMPREHENSIVE PLAN TO INCLUDE POLICIES PERTAINING TO THE DILLARD STREET CORRIDOR PROJECT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 16-59 by title only. Community Development Director Pash stated that this is a comprehensive plan amendment to alter policy 2-1.1.5 and add policy 2-1.1.15 to assist with the Dillard Street Corridor project. This is also to help the City pursue grants and other means of funding. Staff and the Planning and Zoning Board have reviewed it and recommend approval of Ordinance 16-59.

Mayor Pro-Tem Buchanan opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Sharman to approve Ordinance 16-59 with the second reading and public hearing being scheduled after the State's review. Seconded by Commissioner Makin and carried unanimously 4-0.

- E. **Ordinance 16-62:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL

LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.21 ± ACRES LOCATED AT 420 WEST STORY ROAD ON THE SOUTHEAST CORNER OF WEST STORY ROAD AND FOSTER AVENUE INTO THE CITY OF WINTER GARDEN, FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

- F. **Ordinance 16-63:** 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 0.21 ± ACRES LOCATED AT 420 WEST STORY ROAD ON THE SOUTHEAST CORNER OF WEST STORY ROAD AND FOSTER AVENUE FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- G. **Ordinance 16-64:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.21 ± ACRES LOCATED AT 420 WEST STORY ROAD ON THE SOUTHEAST CORNER OF WEST STORY ROAD AND FOSTER AVENUE FROM ORANGE COUNTY R-2 RESIDENTIAL DISTRICT TO CITY R-2 RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinances 16-62, 16-63, and 16-64 by title only. Community Development Director Pash stated that this is a voluntary annexation and described its location. He noted that the owners have requested a low density residential land use designation as well as R-2 zoning. This request is consistent with the surrounding area and staff recommends approval of Ordinances 16-62, 16-63, and 16-64.

Mayor Pro-Tem Buchanan opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Makin to approve Ordinance 16-62, 16-63, and 16-64 with the second reading and public hearing being scheduled for October 27, 2016. Seconded by Commissioner Sharman and carried unanimously 4-0.

- H. **Ordinance 16-65:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 3.74 ± ACRES LOCATED AT 14991 WEST COLONIAL DRIVE AT THE NORTHEAST CORNER OF WEST COLONIAL DRIVE AND TILDENVILLE SCHOOL 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
- I. **Ordinance 16-66:** 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 3.74 ± ACRES LOCATED AT 14991 WEST COLONIAL DRIVE AT THE NORTHEAST CORNER OF WEST COLONIAL DRIVE AND TILDENVILLE SCHOOL ROAD FROM ORANGE COUNTY COMMERCIAL TO CITY COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

- J. **Ordinance 16-67:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 3.74 ± ACRES LOCATED AT 14991 WEST COLONIAL DRIVE AT THE NORTHEAST CORNER OF WEST COLONIAL DRIVE AND TILDENVILLE SCHOOL ROAD FROM ORANGE COUNTY C-1 COMMERCIAL DISTRICT TO CITY C-2 ARTERIAL COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinances 16-65, 16-66, and 16-67 by title only.

Mayor Pro-Tem Buchanan opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Olszewski to approve Ordinances 16-65, 16-66, and 16-67 with the second reading and public hearing being scheduled for October 27, 2016. Seconded by Commissioner Makin and carried unanimously 4-0.

- K. **Ordinance 16-68:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 8.82 ± ACRES LOCATED AT 602 EAST STORY ROAD AT THE SOUTHWEST CORNER OF EAST STORY ROAD AND 9th STREET INTO THE CITY OF WINTER GARDEN FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 16-68 by title only and stated that this item comes to the City Commission based on a recommendation from the Planning and Zoning Board. It is in a dual capacity of a partial recommendation for denial given certain circumstances and a partial recommendation for approval dependent upon other circumstances. The request and the application, on behalf of Orange County Public Schools, are before the City Commission as well as a comprehensive plan and the rezoning ordinances that are to come up later. He noted that in an attempt to accommodate the school system, staff thinks it is appropriate even though the conditions that the Planning and Zoning Board placed on the recommendation for approval have not been met. He stated that staff thinks it would be appropriate if the City Commission, after hearing public comment, chooses to move the first reading forward. He noted that the evidence and information that needs to come before the City Commission before a decision can be made can be heard at the second reading. He noted that he has crafted suggested language that he could provide as a potential motion.

Mayor Pro-Tem Buchanan opened the public hearing.

Paul Brooks, 1030 Horizon Street, Winter Garden, Florida, requested that should the City decide to place a school in this location they consider providing a school bus for the kids.

Mayor Pro-Tem Buchanan shared with Mr. Brooks that the issue before the City Commission tonight is only whether or not to annex the property.

Commissioner Olszewski offered to Mr. Brooks that he should speak with Christine Moore as his bussing issue because it falls under the jurisdiction of the Orange County Public Schools (OCPS).

Mayor Pro-Tem Buchanan closed the public hearing.

Commissioner Makin sought clarification on concerns expressed at the Planning and Zoning Board meeting. City Attorney Ardaman stated the concerns were about what would happen on this property if annexed, comprehensive planned, zoned, and developed as an elementary school. He suggested that rather than get involved with this issue, do it in such a way that the approval motion does not indicate approval of or intent to adopt the ordinance by the City, but to merely move it forward for a second reading. He stressed that the decision made at the second reading for adoption of the ordinance, as well as the other related ordinances, would be made by the City Commission at the second reading after all the input has been provided.

There was confirmation by the property owner that she is in favor of the annexation with the understanding that it is not an indication of a waiver by the City should anything happen at the second hearing. City Attorney Ardaman expressed that the evidence tonight is not sufficient for an approval because the City Commission has not yet received all the information. He stressed that he did not want the approval tonight to give any indication that the City Commission has heard evidence that they thought was sufficient. At the urging of Commissioner Olszewski, City Attorney Ardaman read the language he crafted which supports partial approval in order to move forward; This approval does not indicate the approval of or the intent to adopt the ordinance by the City and that the City Commission's decision will be made at the second reading and after conducting the second public hearing of all three ordinances.

Motion by Commissioner Olszewski to approve Ordinance 16-68 with the second reading and public hearing being scheduled for October 27, 2016. This approval does not indicate the approval or intent to adopt this ordinance by the City and that the City Commission's decision will be made at the second reading after conducting the second public hearing. Seconded by Commissioner Makin and carried unanimously 4-0.

- L. **Ordinance 16-69:** 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 8.82 ± ACRES LOCATED AT 602 EAST STORY ROAD AT THE SOUTHWEST CORNER OF EAST STORY ROAD AND 9th STREET FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 16-69 by title only.

Mayor Pro-Tem Buchanan opened the public hearing.

Paul Brooks, 1030 Horizon Street, Winter Garden, Florida, noted that hearing comments made about the last ordinance he is now questioning if the black people in the community have any say in what is being done on that property. He questioned when the community would be addressed and be given an opportunity to speak about this issue.

Commissioner Makin expressed that the issue being addressed tonight is about the annexation of this property into the City and not a vote on a school.

Commissioner Olszewski explained that this issue is not even in the City's jurisdiction right now. He explained that the City does not have any say when it comes to talking about schools and moving schools. He again provided the name of School Board Member Christine Moore and shared that next Monday night there will be a community meeting at the Maxey Elementary School cafeteria at 6:00 p.m. to 7:00 p.m.

Mayor Pro-Tem Buchanan closed the public hearing.

Motion by Commissioner Olszewski to approve Ordinance 16-69 with the second reading and public hearing being scheduled for October 27, 2016 This approval does not indicate the approval or intent to adopt this ordinance by the City and that the City Commission's decision will be made at the second reading after conducting the second public hearing. Seconded by Commissioner Makin and carried unanimously 4-0.

- M. **Ordinance 16-70:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 8.82 ± ACRES LOCATED AT 602 EAST STORY ROAD AT THE SOUTHWEST CORNER OF EAST STORY ROAD AND 9th STREET FROM ORANGE COUNTY R-2 RESIDENTIAL DISTRICT TO CITY R-2 RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 16-70 by title only.

Mayor Pro-Tem Buchanan opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Sharman to approve Ordinance 16-70 with the second reading and public hearing being scheduled for October 27, 2016. This approval does not indicate the approval or intent to adopt this ordinance by the City and that the City Commission's decision will be made at the second reading after conducting the second public hearing. Seconded by Commissioner Makin and carried unanimously 4-0.

- N. **Ordinance 16-71:** 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 3.07 ± ACRES LOCATED AT 707 WEST PLANT STREET ON THE NORTHEAST CORNER OF WEST PLANT STREET AND BRAYTON ROAD FROM CITY RESIDENTIAL NEIGHBORHOOD COMMERCIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 16-71 by title only. Community Development Director Pash stated that the owner of this property, located at the northeast corner of West Plant Street and Brayton Road, has requested to change the future land use designation from residential neighborhood commercial to low density residential. The applicant intends to come forward with a Planned Unit Development (PUD) to develop the property with 11 single family homes. Staff has reviewed this item and recommends approval of Ordinance 16-71.

Mayor Pro-Tem Buchanan opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Makin to approve Ordinance 16-71 with the second reading and public hearing being scheduled for October 27, 2016. Seconded by Commissioner Olszewski and carried unanimously 4-0.

- O. **Ordinance: 16-72:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 16.66 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED NORTH OF EAST PLANT STREET, EAST OF DONALD DRIVE, AND WEST OF PERKINS STREET AT 605 AND 755 EAST PLANT STREET AND 290 EAST NEWELL STREET, FROM R-1 (SINGLE FAMILY RESIDENTIAL) AND R-2 (RESIDENTIAL) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE HERITAGE AT PLANT STREET PUD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 16-72 by title only. Community Development Director Pash described the location of the property and stated that it consists of approximately 16.66 acres. The applicant has requested to rezone the property from R-1 and R-2 PUD. The proposed PUD consists of 43 townhomes adjacent to Plant Street that will transition into 41 single family homes on the north part, which goes into the single family homes behind it which is Courtlea Oaks. There are 25 townhomes that are directly adjacent to Plant Street which would be allowed to have a granny flat of approximately 400 square feet on top of a detached garage. These are only allowed if they are built as part of the original construction. He noted that there is also a recreation area with a swimming pool, extra parking for guests, perimeter fencing, and a golf cart access path onto Donald Drive. Staff recommends approval of Ordinance 16-72 subject to the conditions in the staff report. He acknowledged the engineer of record to correct a statement he had made at the Planning and Zoning Board meeting.

Commissioner Makin address the last two homes at the north end of the project as being single story only. Mr. Pash stated that is stated in the Ordinance as well.

Commissioner Makin asked if the golf cart path that connects to Donald Drive will be accessible by golf carts only or be wide enough to accommodate vehicles and/or emergency vehicles. Mr. Pash stated that it would be a golf cart path only.

Mayor Pro-Tem Buchanan opened the public hearing.

Chad Moorehead, 431 East Horatio Avenue, Maitland, Florida, the engineer of record stated that he wanted to put on the record that he misspoke at the Planning and Zoning Board meeting about the northern buffer; the reference he made was 50 feet but it is actually 30 feet. He noted that is how it is in the staff report and it was an honest mistake on his part.

Jim Weisbecker, 239 East Newell Street, Winter Garden, Florida, stated that he looked at the residential review of this project and compared it to what he experienced about a year ago. He shared he came to the City with a petition to rezone his property from a true R-2 but the review done at that time said he had to connect a second building to his initial building, which he would have preferred, to create a mother-in-law suite, but he was denied. This project is just up the street on a larger piece of property that will create townhomes and more of an urban feel to the area. He shared he feels a little slighted over the details of this item and the fact he was not able to build his project that is only three blocks away. He stated he has overall issues and asked the City to look at this entire area of Newell Street, Donald Drive, and Gary Drive so there could be some type of consensus across the board as to what individual residences could have as far as buildings on their property versus what is going on right up the street.

Commissioner Makin inquired about the source of the denial referenced by Mr. Weisbecker. Mr. Pash noted the difference was in the zonings. There was discussion on the structures in the area. Commissioner Makin suggested that Mr. Weisbecker come back and speak with

Mr. Pash to revisit his request. City Manager Bollhoefer stated that staff can take a look at the zoning.

Mayor Pro-Tem Buchanan closed the public hearing.

Motion by Commissioner Olszewski to approve Ordinance 16-72 with the second reading and public hearing being scheduled for October 27, 2016. Seconded by Commissioner Makin and carried unanimously 4-0.

4. **FIRST READING OF PROPOSED ORDINANCE**

A. **Ordinance 16-60:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 54, PENSIONS AND RETIREMENT, ARTICLE III, PENSION PLAN FOR FIREFIGHTERS AND POLICE OFFICERS, OF THE CODE OF ORDINANCES OF THE CITY OF WINTER GARDEN; AMENDING SECTION 54-186, DEFINITIONS; AMENDING SECTION 54-188, BOARD OF TRUSTEES; AMENDING SECTION 54-190, CONTRIBUTIONS; AMENDING SECTION 54-191, BENEFIT AMOUNTS AND ELIGIBILITY; AMENDING SECTION 54-192, PRE-RETIREMENT DEATH; AMENDING SECTION 54-193, DISABILITY; AMENDING SECTION 54-195, OPTIONAL FORMS OF BENEFITS; AMENDING SECTION 54-200, MAXIMUM PENSION; AMENDING SECTION 54-201, MINIMUM DISTRIBUTION OF BENEFITS; AMENDING SECTION 54-212, PRIOR POLICE AND FIRE SERVICE; AMENDING SECTION 54-213, REEMPLOYMENT AFTER RETIREMENT; ADDING SECTION 54-214, DEFERRED RETIREMENT OPTION PLAN; ADDING SECTION 54-215, SUPPLEMENTAL BENEFIT COMPONENT FOR SPECIAL BENEFITS; CHAPTER 175 SHARE ACCOUNTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 16-60 by title only. Assistant City Manager of Administrative Services Gilbert stated that this Ordinance modifies the Firefighter and Police Pension Fund under Code Chapter 54. He noted that the bulk of the changes have to do with the Internal Revenue Service (IRS) code as advised by the City's Pension Attorney that must be included. He noted that the other major change is due to union labor negotiations with the Firefighters for a Defined Retirement Option Plan (DROP) as the City Commission approved for the Firefighters after they enter a certain age. He noted that they can stay in DROP for three years and there is no financial impact due to the DROP or in any of the other changes in the ordinance.

Commissioner Sharman asked if it was similar to the school DROP plan that should the recipient decide to agree to sign up for the DROP, they are out in three years and cannot decide to come back to work. Mr. Gilbert responded that is correct.

Jason Schneider, President of Winter Garden Professional Firefighters, Local 4947, spoke in favor of Ordinance 16-60 noting that over a year ago this City Commission voted unanimously to approve a collective bargaining agreement between Local 4947 and the City. He was proud to say that their negotiation process was the definition of professionalism, mutual respect, and compromise. He thanked the City Commission, the City Manager, the Pension Board, and especially Assistant City Manager Frank Gilbert for finalizing this piece of their agreement. Union Local 4947 is proud of its relationship with the City and the Fire Department Administration and look forward to continuing these relationships with that same amount of professionalism, mutual respect, and hard work.

Motion by Commissioner Sharman to approve Ordinance 16-60 with the second reading and public hearing being scheduled for October 27, 2016. Seconded by Commissioner Makin and carried unanimously 4-0.

5. **SECOND READING AND PUBLIC HEARING OF PROPOSED ORDINANCES**

- A. **Ordinance 16-46**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ARTICLE II, DIVISION 3 OF CHAPTER 18 OF THE WINTER GARDEN CITY CODE; PROVIDING FOR PROHIBITION OF SECURITY BARS GRILLES AND GRATES ON DOORS, WINDOWS, BREEZEWAYS AND OPENINGS FACING AND VISIBLE FROM STREETS OR PUBLIC RIGHTS OF WAY ON COMMERCIAL AND INDUSTRIAL PROPERTIES; PROVIDING FOR PENALTIES AND ENFORCEMENT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 16-46 by title only. Community Development Director Pash stated that this is the second reading for the ordinance that prohibits the use of security bars, grilles, and grates on doors, windows, and breezeways. There was an addition included by the Planning and Zoning Board whereby grates that are existing can remain until October 31, 2021 or until such time as other improvements or modifications are made that are ten percent or greater of the structure; then they would have to be removed. Staff recommends approval of Ordinance 16-46.

Mayor Pro-Tem Buchanan opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Makin to adopt Ordinance 16-46. Seconded by Commissioner Sharman and carried unanimously 4-0.

- B. **Ordinance 16-58**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 1.15 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE SOUTHEAST CORNER OF WEST PLANT STREET AND SOUTH PARK AVENUE, AT 462 WEST PLANT STREET AND 19 SOUTH PARK AVENUE, FROM C-1 (CENTRAL COMMERCIAL) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE PARK AND

PLANT PUD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 16-58 by title only.

Mayor Pro-Tem Buchanan opened the public hearing; hearing and seeing none, he closed the public hearing.

Mayor Pro-Tem Buchanan disclosed that the major principal for this property is in partnership with him on another project. Therefore, he would be abstaining from voting on this matter.

Motion by Commissioner Sharman to adopt Ordinance 16-58. Seconded by Commissioner Olszewski and carried 3-0-1; Mayor Pro-Tem Buchanan abstained.

6. **REGULAR BUSINESS**

A. **Appointments to the Police Officers' and Firefighters' Pension Board for seats expiring November 30, 2016 held by Erik Halluska and Joe Morabito for two-year terms**

Mayor Pro-Tem stated that Erik Halluska would like to be reappointed to the board according to the agenda item.

Motion by Commissioner Olszewski to reappoint Erik Halluska to the Police Officers' and Firefighters' Pension Board for a two-year term. Seconded by Commissioner Makin and carried unanimously 4-0

Mayor Pro-Tem Buchanan stated that he never received a call back from Mr. Morabito. He shared that he did call Stephanie Berry, who is in his district, and she said she would like to serve on this board. He noted that he would motion to replace Joe Morabito with Stephanie Berry.

Motion by Mayor Pro-Tem Buchanan to appoint Stephanie Berry to Police Officers' and Firefighters' Pension Board to fill Joe Morabito's seat for a two-year term. Seconded by Commissioner Olszewski and carried unanimously 4-0.

7. **MATTERS FROM PUBLIC** - There were no items.

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

9. **MATTERS FROM CITY MANAGER**
Oakland Park Community Concerns

City Manager Bollhoefer shared the Oakland Park community is considering developing the remaining part of their subdivision in the Town of Oakland. He addressed concerns on decisions being made on the part of the Town of Oakland that could affect the residents and

property values, and taxes in the City of Winter Garden. He noted that there was once an interlocal agreement he thinks is no longer in effect. He noted that the City has the right to connect the roads and Winter Garden has a lot of say in what can be done. He noted that all amenities are on the Winter Garden side.

Mr. Bollhoefer stated that because the Town of Oakland is requiring the developer to pay for at least half of Motamassek Road, it has driven their cost up so much that the developer wants to create a Community Development District (CDD). They can literally pass these development costs over to the rest of the residents over a period of time. Long-term this leads to higher tax rates, higher HOA fee, and a CDD fee. He noted that the higher tax rate could have a negative impact on property values, which could snowball and affect the Winter Garden side. He also stated that they may also try and adjust the HOA fees, which can end up with Winter Garden residents subsidizing to build Motamassek Road. Mr. Bollhoefer stated that he is not sure if all of these things can be fixed or negotiated but staff is scheduling a meeting with the Winter Garden Oakland Park residents here at City Hall because no one from the Town of Oakland have had a meeting to go over this subdivision.

There was discussion on the Town of Oakland wanting to create 295 lots. He feels a meeting with residents is important to get their opinion because if the City Commission allows these two communities to be joined, it does impact their lives. It was noted that there are approximately 580 homes on the Winter Garden side.

Mayor Pro-Tem Buchanan stated that his first thought is since the City's hands are tied in so many ways, that the City Commission cannot go to this meeting since they will be voting on this issue in the future. Commissioner Sharman stated they can attend but cannot participate in any discussion. City Attorney Ardaman agreed. Mayor Pro-Tem Buchanan said the minutes would give them the information. Mr. Bollhoefer advised that the meeting will be recorded and transcribed to share with the City Commission. He will notice it as public meeting.

It was the **consensus** of the City Commission to post the community meeting as a public meeting and attend.

- City Manager Bollhoefer thanked the Firefighters, Police force, Public Service workers and all staff that ran the Emergency Operation Center (EOC) who did a great job during the hurricane. He noted that everything was ready for the MusicFest by Saturday morning. We learned from a few minor hick-ups.
- City Manager Bollhoefer also asked that everyone keep the Mayor in their thoughts and prayers as he has had a tragedy in his family.

10. **MATTERS FROM MAYOR PRO-TEM AND COMMISSIONERS**

Commissioner Sharman echoed the City Manager's comments and thanked city staff for their efforts.

Commissioner Olszewski also thanked city staff for their efforts and the Winter Garden Heritage Foundation for the great job on the MusicFest.

Commissioner Makin echoed the comments and especially thanked Jason Schneider for all that he does.

Mayor Pro-Tem Buchanan showed expressed his condolences to Mayor Rees and his family during this tragic time.

Mayor Pro-Tem Buchanan echoed his thanks to staff for their efforts during the hurricane and spoke of the minimal damage and his ability to come downtown and prepare for the MusicFest.

The meeting adjourned at 7:26 p.m.

APPROVED:

Mayor John Rees

ATTEST:

City Clerk Kathy Golden, CMC



Proclamation 16-13

Whereas, the City of Winter Garden is blessed with a multitude of families – an essential part of the cultural, social and spiritual fabric of our community; and

Whereas, the City of Winter Garden recognizes that strong families are at the center of strong communities; that children live better lives when their families are strong; and that families are strong when they live in communities that connect them to economic opportunities, social networks and services; and

Whereas, everyone has a role to play in making families successful, including neighborhood organizations, businesses, non-profit agencies, policymakers and families themselves; and

Whereas, during the Week of the Family, City residents should take time to honor the importance of families and recommit to enhancing and extending the special connections that support and strengthen them throughout the year; and

Whereas, during this week, we urge the residents of the City of Winter Garden to join other agencies and organizations throughout the state to honor and celebrate our families;

Therefore, it is my great pleasure and privilege as the Mayor of the City of Winter Garden to hereby proclaim the week of Saturday, November 5 through Saturday, November 12, 2016, as

“WEEK OF THE FAMILY”

in the City of Winter Garden, and urge all citizens to share in this occasion.



In witness whereof, I have hereunto set my hand and caused the City Seal to be affixed this 27th day of October, 2016.

Mayor John Rees

Attest:

Kathy Golden, City Clerk



THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: City Manager Mike Bollhoefer

Date: September 21, 2016

Meeting Date: September 27, 2016

Subject: 15001 West Colonial Drive
Parcel ID # 21-22-27-0000-00-038
Ordinance 16-55
Ordinance 16-56
Ordinance 16-57

Issue: The applicant is requesting Annexation, Future Lands Use designation, and Zoning on the property located 15001 West Colonial Drive.

Discussion:

The City encourages infill of its jurisdictional limits through voluntary annexation of enclaves. The subject property makes up a 1.58 ± acre enclave located at the northwest corner of West Colonial Drive and Tildenville School 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 16-55, Ordinance 16-56, and Ordinance 16-57.

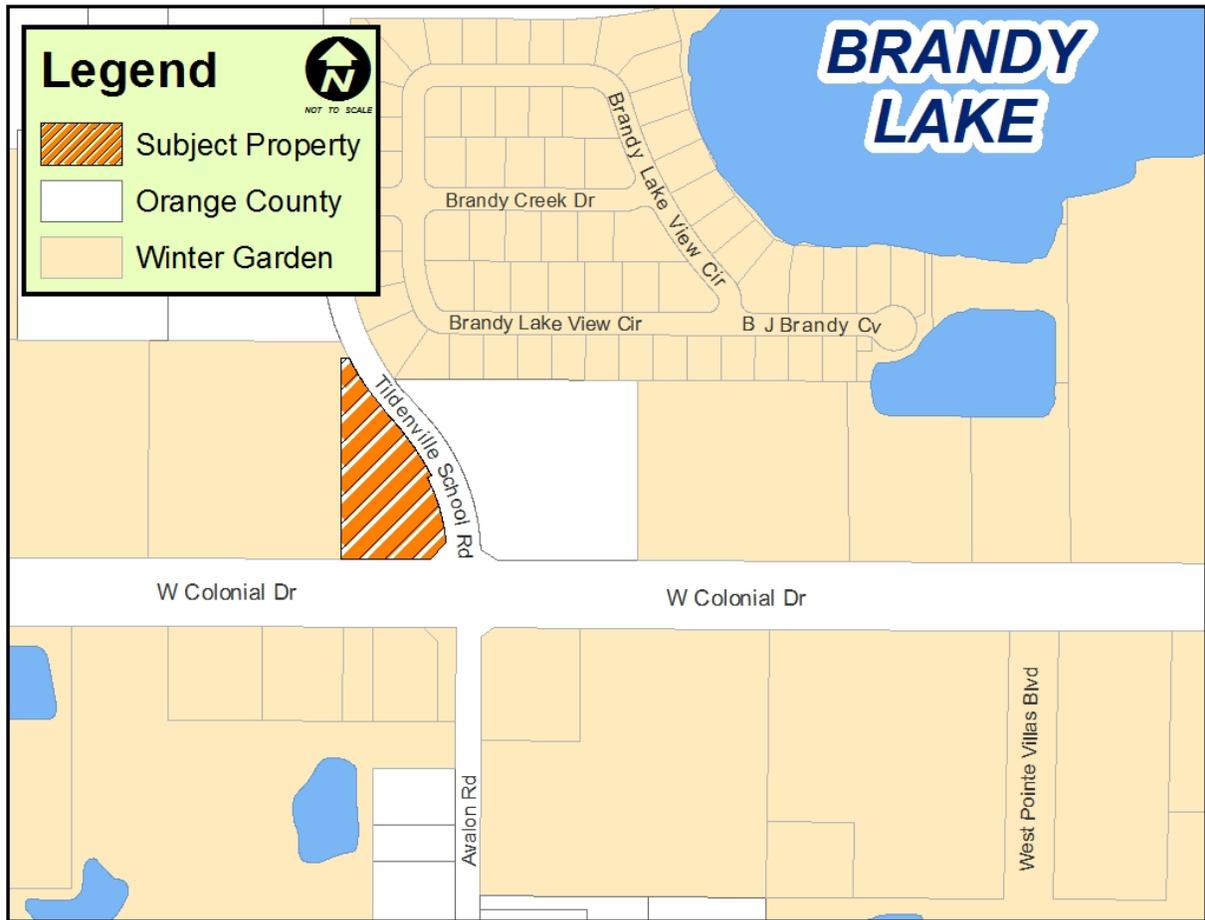
Attachment(s)/References:

Location Map
Staff Report
Ordinance 16-55
Ordinance 16-56
Ordinance 16-57

LOCATION MAP

15001 W Colonial Drive

ANNEXATION, FLU MAP AMENDMENT, REZONING



ORDINANCE 16-55

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 1.58 ± ACRES LOCATED AT 15001 WEST COLONIAL DRIVE AT THE NORTHWEST CORNER OF WEST COLONIAL DRIVE AND TILDENVILLE SCHOOL 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 1.58 ± acres located at 15001 West Colonial Drive at the northwest corner of West Colonial Drive and Tildenville School 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 on the attached map shall be annexed into the City of Winter Garden, Florida.

SECTION 3: *Effect of Annexation.* That the City of Winter Garden, Florida, shall have all of the power, authority, and jurisdiction over and within the land as described in Section 2 hereof, and the inhabitants thereof, and property therein, as it does and have over its present corporate limits and laws, ordinances, and resolutions of said City shall apply and shall have equal force and effect as if all territory had been part of said City at

the time of the passage of such laws, ordinances, and resolutions.

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

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

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

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

FIRST READING AND PUBLIC HEARING: _____, 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#: 21-22-27-0000-00-038

Description:

Commence at the Southeast corner of the Southeast 1/4 of Section 21, Township 22 South, Range 27 East, Orange County, Florida; thence run North 89°43'10" West along the South line of said Southeast 1/4, 82.79 feet; thence North 00°16'50" East 75.00 feet to the North right of way line of State Road 50 and the POINT OF BEGINNING; thence North 89°43'10" West along said north right of way line, 197.42 feet to the West line of the East 280.00 feet of the Southeast 1/4 of said Section 21; thence North 00°06'59" East 445.00 feet; thence South 89°43'10" East 18.11 feet to the Westerly right of way line of Tildenville School Road, being a point on a non-tangent curve concave to the Northeast having a radius of 614.00 feet and a chord bearing of South 30°49'26" East; thence run along the arc of said curve and said Westerly right of way line, through a central angle of 6°45'34" an arc length of 72.44 feet to a point of non-tangency; thence South 37°44'35" East 76.12 feet to a beginning of a non-tangent curve concave to the Southwest having a radius of 655.99 feet and a chord bearing of South 35°28'15" East; thence run along the arc of said curve through a central angle of 14°47'53" an arc length of 169.42 feet to a point of non-tangency; thence South 61°55'28" West 10.12 feet to the beginning of a non-tangent curve concave to the West having a radius of 402.00 feet and a chord bearing of South 15°58'24" East; thence run along the arc of said curve through a central angle of 21°34'17", an arc length of 151.35 feet to a point of non-tangency; thence South 44°26'26" West 51.13 feet to the POINT OF BEGINNING.

LOCATION MAP

15001 W Colonial Drive

ANNEXATION, FLU MAP AMENDMENT, REZONING



ORDINANCE 16-56

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 1.58 ± ACRES LOCATED AT 15001 WEST COLONIAL DRIVE AT THE NORTHWEST CORNER OF WEST COLONIAL DRIVE AND TILDENVILLE SCHOOL 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 1.58 ± acres located at 15001 West Colonial Drive at the northwest corner of West Colonial Drive and Tildenville School 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 16-55, 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#: 21-22-27-0000-00-038

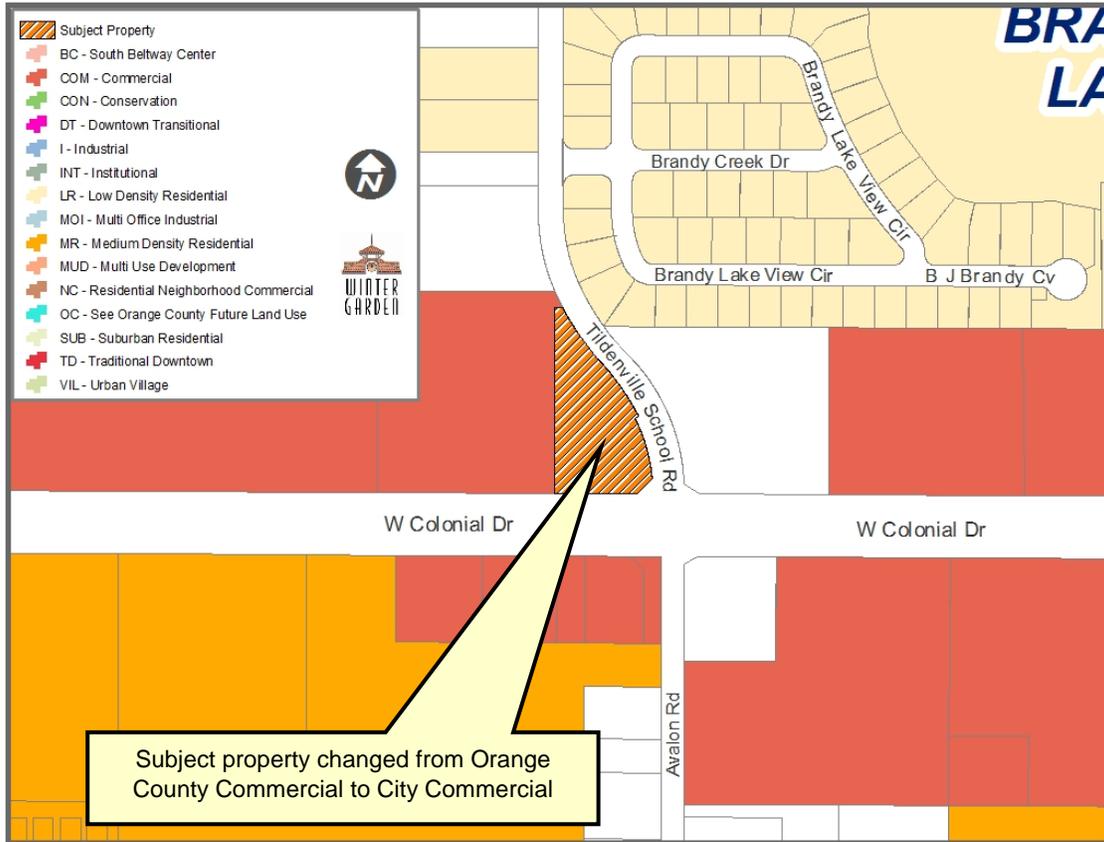
Description:

Commence at the Southeast corner of the Southeast 1/4 of Section 21, Township 22 South, Range 27 East, Orange County, Florida; thence run North 89°43'10" West along the South line of said Southeast 1/4, 82.79 feet; thence North 00°16'50" East 75.00 feet to the North right of way line of State Road 50 and the POINT OF BEGINNING; thence North 89°43'10" West along said north right of way line, 197.42 feet to the West line of the East 280.00 feet of the Southeast 1/4 of said Section 21; thence North 00°06'59" East 445.00 feet; thence South 89°43'10" East 18.11 feet to the Westerly right of way line of Tildenville School Road, being a point on a non-tangent curve concave to the Northeast having a radius of 614.00 feet and a chord bearing of South 30°49'26" East; thence run along the arc of said curve and said Westerly right of way line, through a central angle of 6°45'34" an arc length of 72.44 feet to a point of non-tangency; thence South 37°44'35" East 76.12 feet to a beginning of a non-tangent curve concave to the Southwest having a radius of 655.99 feet and a chord bearing of South 35°28'15" East; thence run along the arc of said curve through a central angle of 14°47'53" an arc length of 169.42 feet to a point of non-tangency; thence South 61°55'28" West 10.12 feet to the beginning of a non-tangent curve concave to the West having a radius of 402.00 feet and a chord bearing of South 15°58'24" East; thence run along the arc of said curve through a central angle of 21°34'17", an arc length of 151.35 feet to a point of non-tangency; thence South 44°26'26" West 51.13 feet to the POINT OF BEGINNING.

ATTACHMENT "B"

FUTURE LAND USE MAP

15001 West Colonial Drive



ORDINANCE 16-57

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 1.58 ± ACRES LOCATED AT 15001 WEST COLONIAL DRIVE AT THE NORTHWEST CORNER OF WEST COLONIAL DRIVE AND TILDENVILLE SCHOOL ROAD FROM ORANGE COUNTY C-2 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 1.58 ± acres located at 15001 West Colonial Drive at the northwest corner of West Colonial Drive and Tildenville School Road, and legally described in Section 1 of this ordinance has petitioned the City to rezone said property from Orange County C-2 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-2 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 16-56 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#: 21-22-27-0000-00-038

Description:

Commence at the Southeast corner of the Southeast 1/4 of Section 21, Township 22 South, Range 27 East, Orange County, Florida; thence run North 89°43'10" West along the South line of said Southeast 1/4, 82.79 feet; thence North 00°16'50" East 75.00 feet to the North right of way line of State Road 50 and the POINT OF BEGINNING; thence North 89°43'10" West along said north right of way line, 197.42 feet to the West line of the East 280.00 feet of the Southeast 1/4 of said Section 21; thence North 00°06'59" East 445.00 feet; thence South 89°43'10" East 18.11 feet to the Westerly right of way line of Tildenville School Road, being a point on a non-tangent curve concave to the Northeast having a radius of 614.00 feet and a chord bearing of South 30°49'26" East; thence run along the arc of said curve and said Westerly right of way line, through a central angle of 6°45'34" an arc length of 72.44 feet to a point of non-tangency; thence South 37°44'35" East 76.12 feet to a beginning of a non-tangent curve concave to the Southwest having a radius of 655.99 feet and a chord bearing of South 35°28'15" East; thence run along the arc of said curve through a central angle of 14°47'53" an arc length of 169.42 feet to a point of non-tangency; thence South 61°55'28" West 10.12 feet to the beginning of a non-tangent curve concave to the West having a radius of 402.00 feet and a chord bearing of South 15°58'24" East; thence run along the arc of said curve through a central angle of 21°34'17", an arc length of 151.35 feet to a point of non-tangency; thence South 44°26'26" West 51.13 feet to the POINT OF BEGINNING.

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: September 27, 2016
SUBJECT: ANNEXATION – FLU AMENDMENT – ZONING
15001 WEST COLONIAL DRIVE (1.58 +/- ACRES)
PARCEL ID #: 21-22-27-0000-00-038
APPLICANT: 7-ELEVEN, INC.

INTRODUCTION

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

The subject property is located at 15001 West Colonial Drive, at the northwest corner of West Colonial Drive and Tildenville School Road and is approximately 1.58 ± acres. 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. This property is also within the West State Road 50 Overlay, which has additional development standards.

The subject property is located within the West State Road 50 Commercial Activity Center which allows for the following land use categories: Commercial, Medium Density Residential, Industrial, and Multi Use Development. The majority of the properties located within the West State Road 50 Commercial Activity Center are designated Commercial on the Future Land Use Map, with the only exceptions being several apartment complexes and a senior living facility on the south side of the road at the western edge of the city limits which are designated Medium Density Residential on the Future Land Use Map and total about 35 acres of land.

In accordance with the City's Comprehensive Plan, permitted uses within the Commercial land use include retail, service, and professional activities. The zoning classifications that are consistent with the Commercial land use designation include 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 currently contains a 3,176 square foot convenience store and gas station (7-Eleven).

ADJACENT LAND USE AND ZONING

The property located to the north is a single-family house, zoned A-1, and located in unincorporated Orange County. The property located to the east is vacant commercial property and has applied for annexation into the City of Winter Garden. The property to the south is vacant commercial property, zoned C-2, and located in Winter Garden. The property to the west is developed with the Winter Garden Post Office, zoned C-2, and located in Winter Garden.

PROPOSED USE

The applicant intends to annex the property and develop the property in the future.

PUBLIC FACILITY ANALYSIS

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

SUMMARY

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.

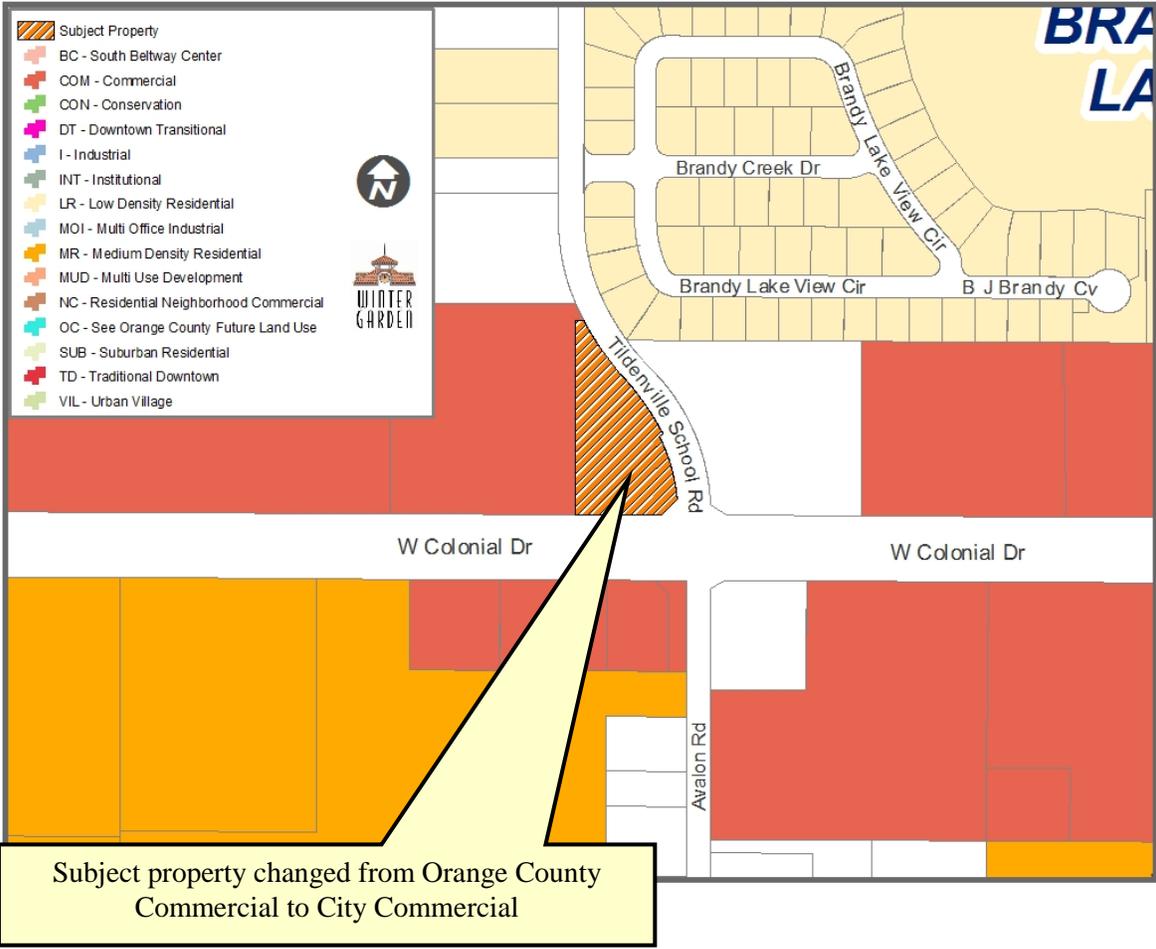
MAPS

AERIAL PHOTO

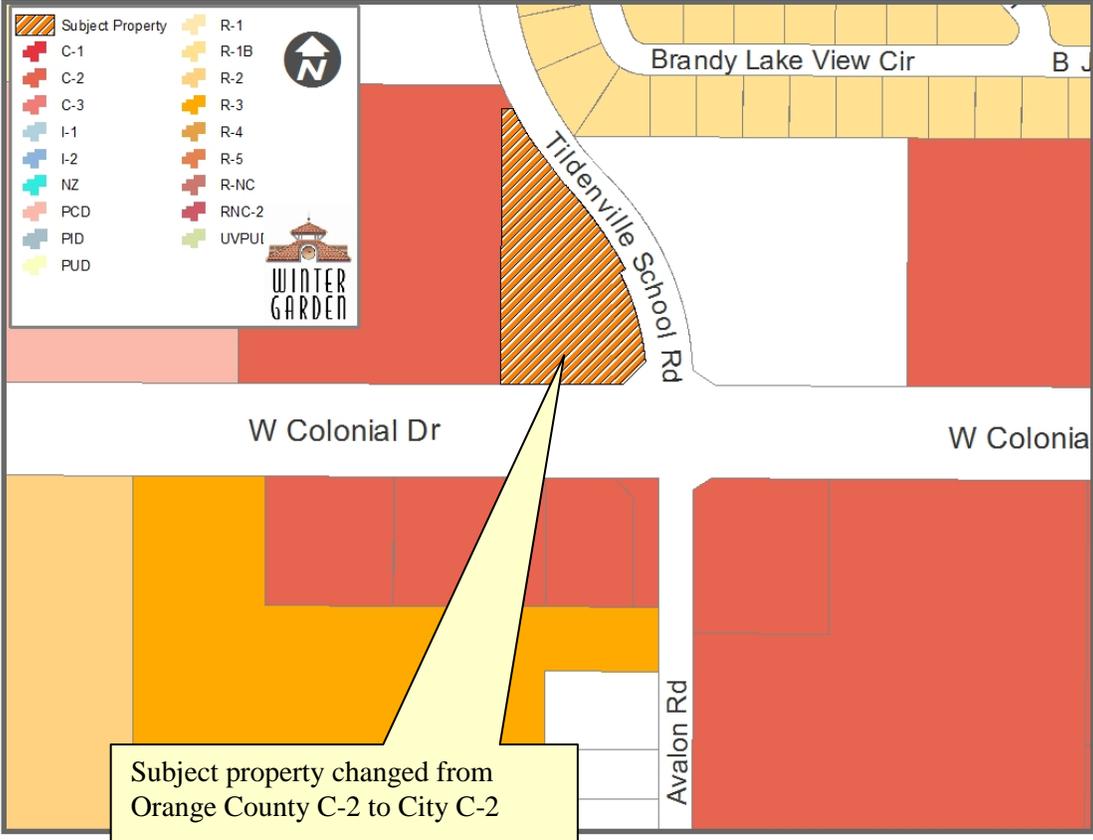
15001 West Colonial Drive



FUTURE LAND USE MAP
15001 West Colonial Drive



ZONING MAP
15001 West Colonial Drive



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: October 20, 2016

Meeting Date: October 27, 2016

Subject: 420 W. Story Rd.
Lopez Property
Ordinance 16-62
Ordinance 16-63
Ordinance 16-64
PARCEL ID # 22-22-27-1084-02-010

Issue: The applicant is requesting Annexation, Future Lands Use designation, and Zoning on the property located at 420 W. Story Road.

Discussion:

The City encourages infill of its jurisdictional limits through voluntary annexation of enclaves. The subject property makes up a ±0.21 acre parcel located at 420 W Story Road. The applicant has requested Annexation into the City, Amendment to the Future Land Use Map of the City's Comprehensive Plan to designate the property as Low Density Residential, and Zoning of R-2.

Recommended Action:

Staff recommends approval of Ordinance 16-62, Ordinance 16-63, and Ordinance 16-64.

Attachment(s)/References:

Location Map
Ordinance 16-62
Ordinance 16-63
Ordinance 16-64
Staff Report

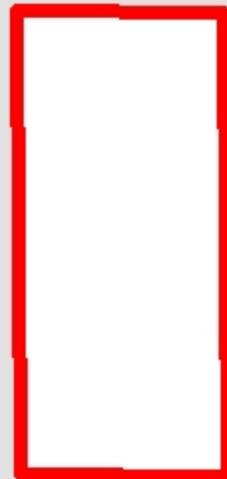
Veterans Memorial Park

W Story Road

W Story Road

Coke Avenue

Foster Avenue



Legend

-  Subject Property
-  Orange County
-  Winter Garden



NOT TO SCALE

ORDINANCE 16-62

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.21 ± ACRES LOCATED AT 420 WEST STORY ROAD ON THE SOUTHEAST CORNER OF WEST STORY ROAD AND FOSTER AVENUE INTO THE CITY OF WINTER GARDEN, FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE..

WHEREAS, the owner of the land, generally described as approximately 0.21 ± acres located at 420 West Story Road, at the southeast corner of West Story Road and Foster Avenue and legally described in Section 2 of this Ordinance, which land is reasonably compact and contiguous to the corporate limits of the City of Winter Garden, Florida (“City”), has, pursuant to the prerequisites and standards set forth in § 171.044, Fla. Stat., petitioned the City Commission for voluntary annexation;

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

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

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

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

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

SECTION 3: *Effect of Annexation.* That the City of Winter Garden, Florida, shall have all of the power, authority, and jurisdiction over and within the land as described in Section 2 hereof, and the inhabitants thereof, and property therein, as it does and have over its present corporate limits and laws, ordinances, and resolutions of said City shall apply and shall have equal force and effect as if all territory had been part of said City at

the time of the passage of such laws, ordinances, and resolutions.

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

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

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

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

FIRST READING AND PUBLIC HEARING: _____, 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

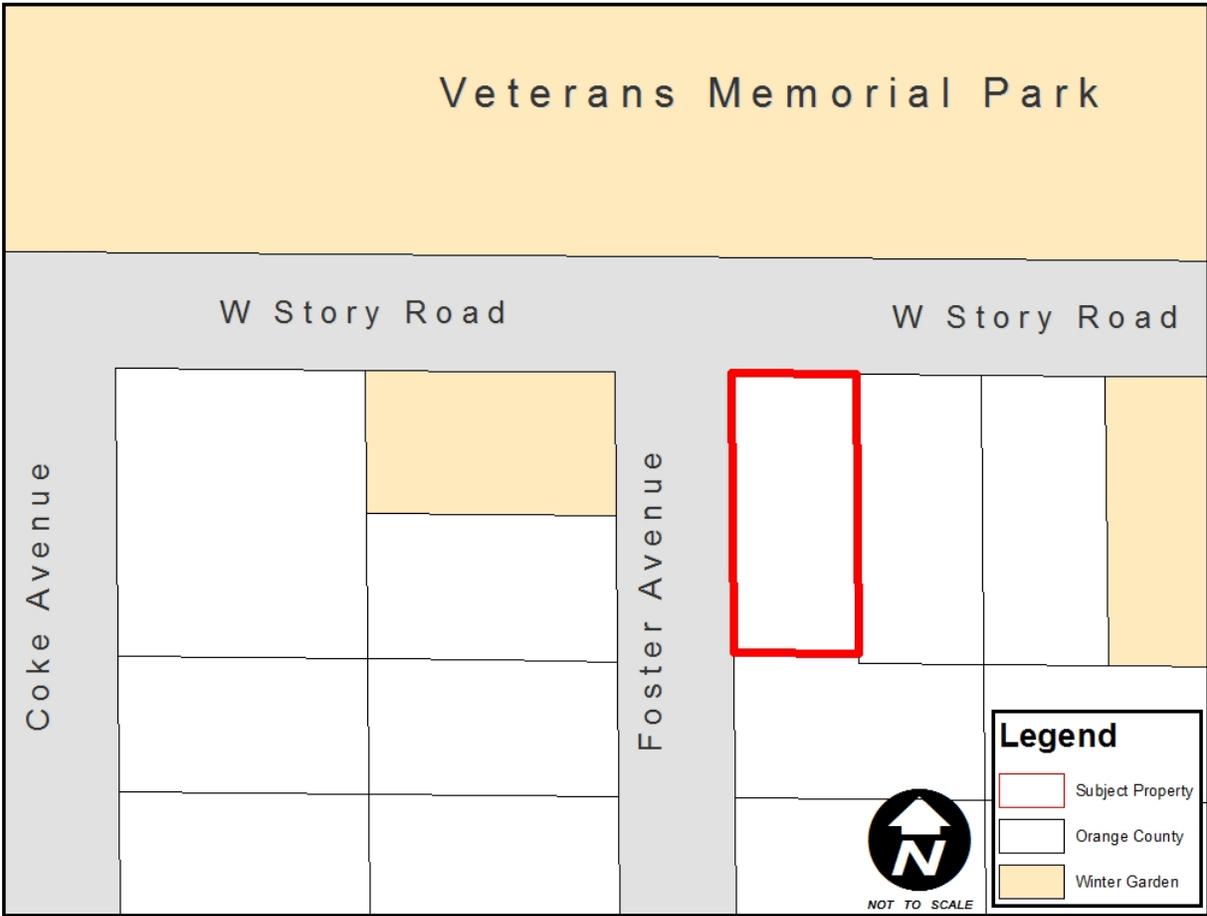
ATTACHMENT "A"

LEGAL DESCRIPTION

PARCEL ID#: 22-22-27-1084-02-010

Lot 1, Block B, (less the South 5 feet) BURCHSHIRE, according to the map or plat thereof, as recorded in Plat Book Q, Page 138, of the Public Records of Orange County, Florida, being more particularly described as follows: Begin at the Northwest corner of Lot 1, Block B, BURCHSHIRE, according to the map or plat thereof, as recorded in Plat Book Q, Page 138, of the Public Records of Orange County, Florida; thence South 89°33'53" East 65.00 feet to the Northeast corner of said Lot 1; thence run along the East line of said Lot 1, South 00°27'45" East 144.74 feet to a point 5.00 feet North of the Southeast corner of said Lot 1; thence North 89°26'29" West 65.00 feet to a point lying on the West line of said Lot 1 and being 5.00 feet North of the Southwest corner of said Lot 1; thence run along said West line North 00°27'45" West 144.60 feet to the POINT OF BEGINNING.

Containing 0.216 acres, more or less.



ORDINANCE 16-63

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 0.21 ± ACRES LOCATED AT 420 WEST STORY ROAD ON THE SOUTHEAST CORNER OF WEST STORY ROAD AND FOSTER AVENUE FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL (LR); 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 0.21 ± acres of land located at 420 West Story Road at the southeast corner of West Story Road and Foster Avenue, and legally described in ATTACHMENT "A" (the "Property") has petitioned the City to amend the Winter Garden Comprehensive Plan to change the Future Land Use classification from Orange County Low Density Residential to City Low Density Residential; and

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

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

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

SECTION II. *Effective Date.* Provided that the Property described herein is annexed into the City of Winter Garden pursuant to Ordinance 16-62, 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#: 22-22-27-1084-02-010

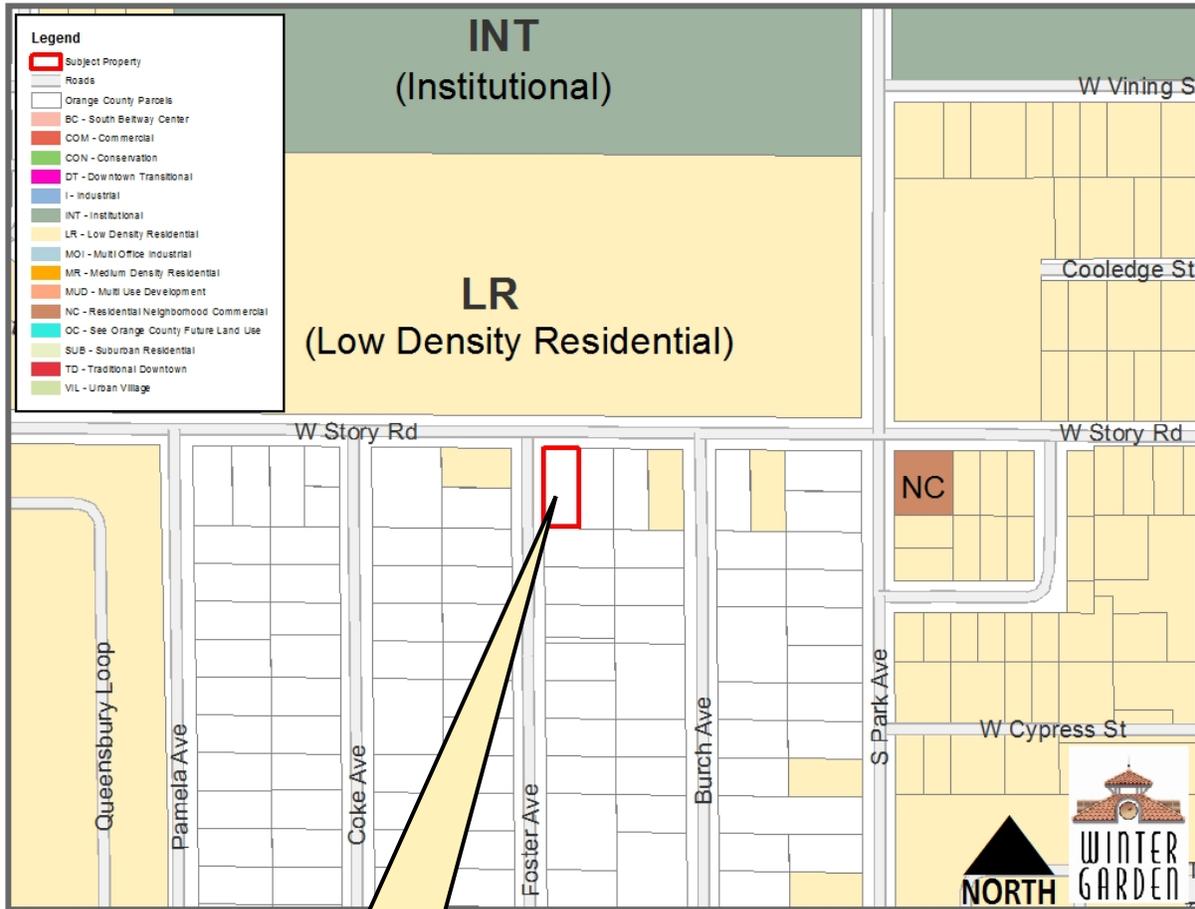
Lot 1, Block B, (less the South 5 feet) BURCHSHIRE, according to the map or plat thereof, as recorded in Plat Book Q, Page 138, of the Public Records of Orange County, Florida, being more particularly described as follows: Begin at the Northwest corner of Lot 1, Block B, BURCHSHIRE, according to the map or plat thereof, as recorded in Plat Book Q, Page 138, of the Public Records of Orange County, Florida; thence South 89°33'53" East 65.00 feet to the Northeast corner of said Lot 1; thence run along the East line of said Lot 1, South 00°27'45" East 144.74 feet to a point 5.00 feet North of the Southeast corner of said Lot 1; thence North 89°26'29" West 65.00 feet to a point lying on the West line of said Lot 1 and being 5.00 feet North of the Southwest corner of said Lot 1; thence run along said West line North 00°27'45" West 144.60 feet to the POINT OF BEGINNING.

Containing 0.216 acres, more or less.

ATTACHMENT "B"

FUTURE LAND USE MAP

420 WEST STORY ROAD



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

ORDINANCE 16-64

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.21 ± ACRES LOCATED AT 420 WEST STORY ROAD ON THE SOUTHEAST CORNER OF WEST STORY ROAD AND FOSTER AVENUE FROM ORANGE COUNTY R-2 RESIDENTIAL DISTRICT TO CITY R-2 RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of that certain real property generally described as 0.21 ± acres of land located at 420 West Story Road at the southeast corner of West Story Road and Foster Avenue, and legally described in Section 1 of this ordinance has petitioned the City to rezone said property from Orange County R-2 Residential District to the City’s R-2 Residential District zoning classification, therefore;

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

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

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

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

SECTION 4: *Effective Date.* This Ordinance shall become effective simultaneously upon the effective date of Ordinance 16-63 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#: 22-22-27-9188-01-031

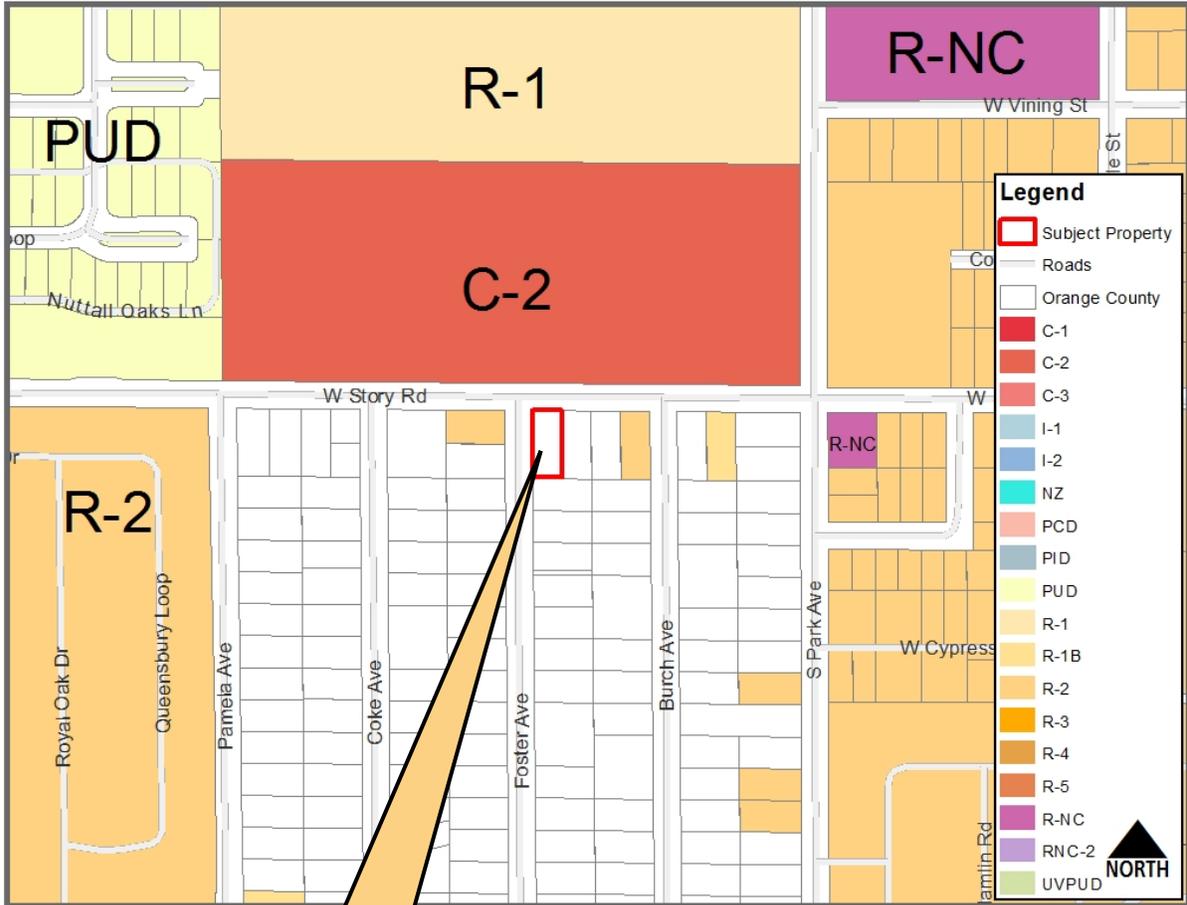
Lot 1, Block B, (less the South 5 feet) BURCHSHIRE, according to the map or plat thereof, as recorded in Plat Book Q, Page 138, of the Public Records of Orange County, Florida, being more particularly described as follows: Begin at the Northwest corner of Lot 1, Block B, BURCHSHIRE, according to the map or plat thereof, as recorded in Plat Book Q, Page 138, of the Public Records of Orange County, Florida; thence South 89°33'53" East 65.00 feet to the Northeast corner of said Lot 1; thence run along the East line of said Lot 1, South 00°27'45" East 144.74 feet to a point 5.00 feet North of the Southeast corner of said Lot 1; thence North 89°26'29" West 65.00 feet to a point lying on the West line of said Lot 1 and being 5.00 feet North of the Southwest corner of said Lot 1; thence run along said West line North 00°27'45" West 144.60 feet to the POINT OF BEGINNING.

Containing 0.216 acres, more or less.

ATTACHMENT "B"

ZONING MAP

420 WEST STORY ROAD



Subject property
changed from
Orange County R-2
to City R-2

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

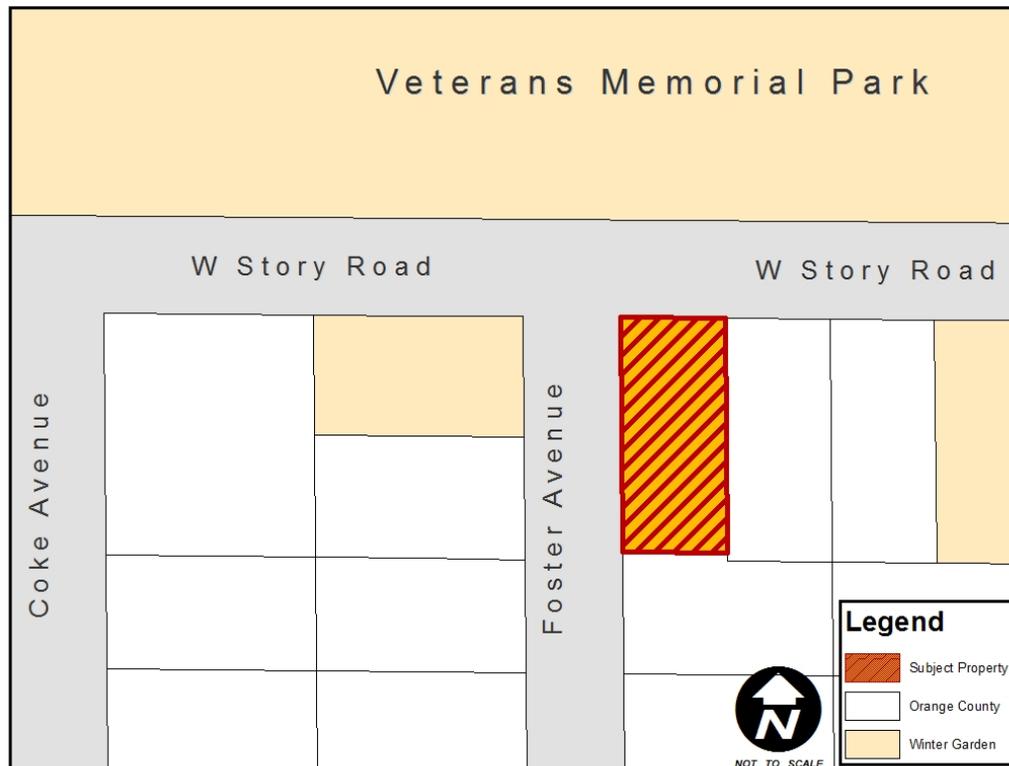
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: JESSICA FRYE, PLANNER I
DATE: SEPTEMBER 30, 2016
SUBJECT: ANNEXATION – ZONING – FLU AMENDMENT
420 WEST STORY ROAD (0.21 +/- ACRES)
PARCEL ID #: 22-22-27-1084-02-010
APPLICANT: LEONEL LOPEZ

INTRODUCTION

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

The subject property is located at 420 West Story Road and is approximately 0.21 ± acres. The map below depicts the proximity of the subject property to the City's jurisdictional limits:



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

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

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

EXISTING USE

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

ADJACENT LAND USE AND ZONING

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

PROPOSED USE

The applicant is proposing to remove the existing structures and rebuild another single-family house.

PUBLIC FACILITY ANALYSIS

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

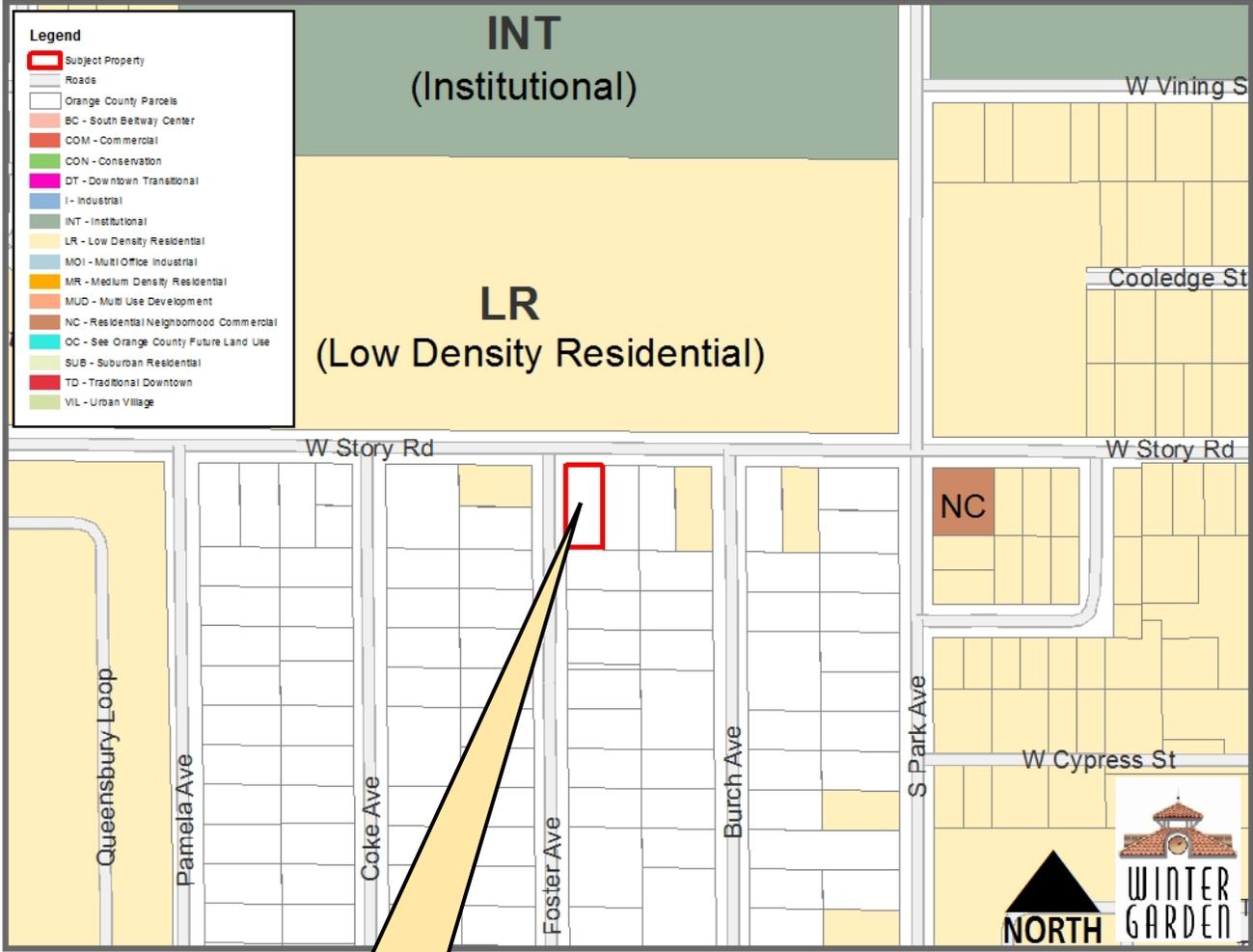
SUMMARY

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

MAPS
AERIAL PHOTO
420 West Story Road

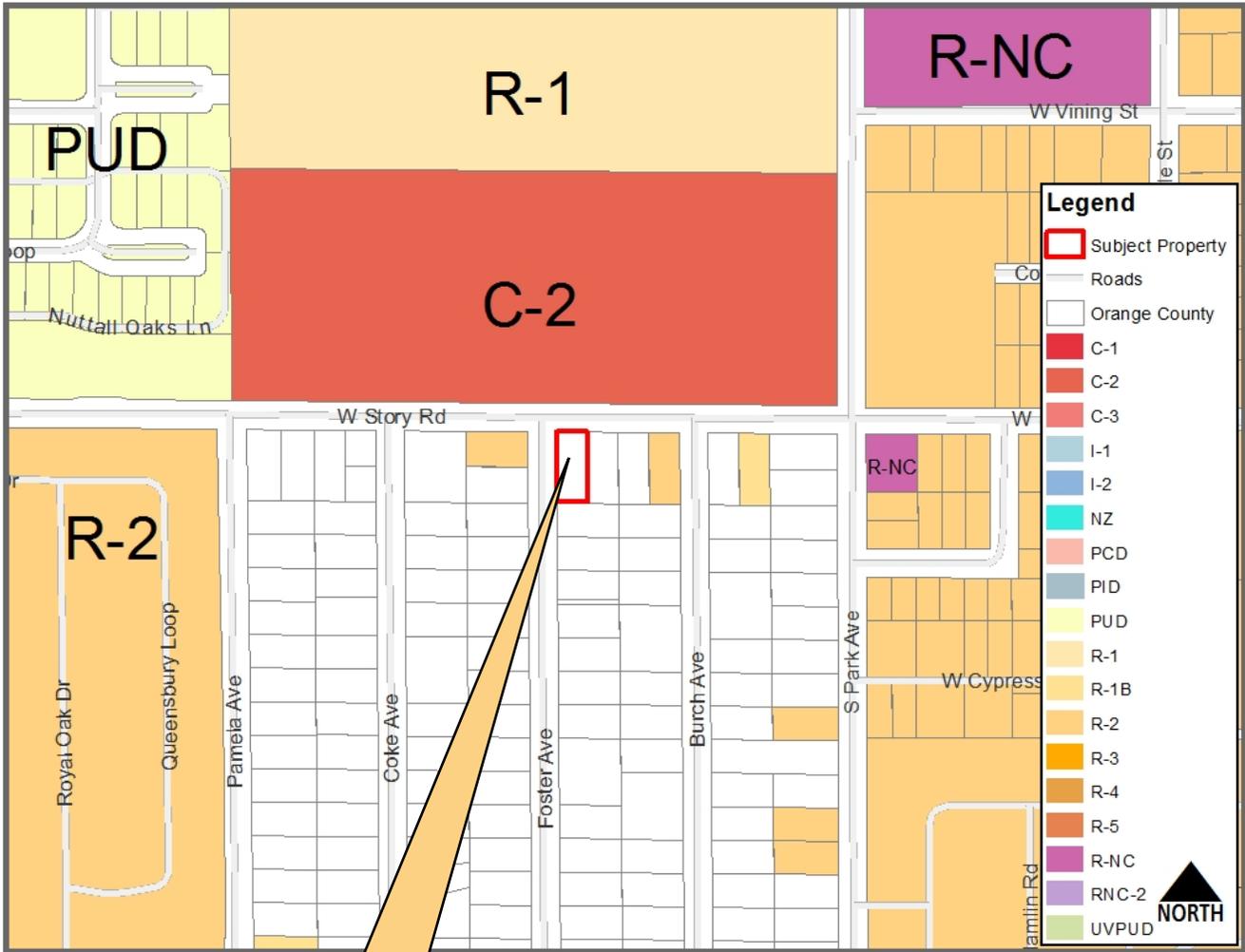


FUTURE LAND USE MAP
450 West Story Road



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

ZONING MAP
450 West Story Road



Subject property
changes from
County R-2 to City
R-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: September 21, 2016

Meeting Date: September 27, 2016

Subject: 14991 West Colonial Drive
Parcel ID # 22-22-27-0000-00-026
Ordinance 16-65
Ordinance 16-66
Ordinance 16-67

Issue: The applicant is requesting Annexation, Future Lands Use designation, and Zoning on the property located 14991 West Colonial Drive.

Discussion:

The City encourages infill of its jurisdictional limits through voluntary annexation of enclaves. The subject property makes up a 3.74 ± acre enclave located at the northeast corner of West Colonial Drive and Tildenville School 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 16-65, Ordinance 16-66, and Ordinance 16-67.

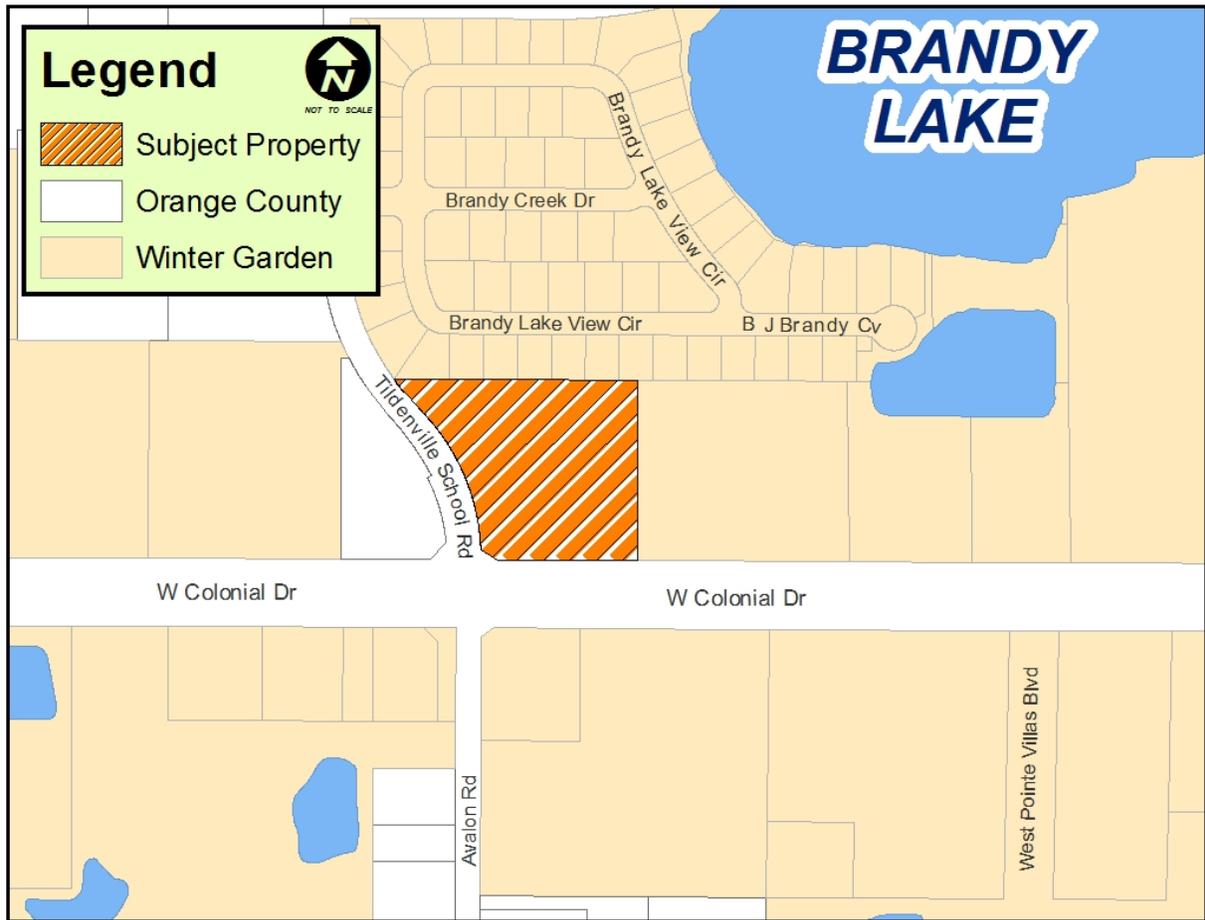
Attachment(s)/References:

Location Map
Staff Report
Ordinance 16-65
Ordinance 16-66
Ordinance 16-67

LOCATION MAP

14991 W Colonial Drive

ANNEXATION, FLU MAP AMENDMENT, REZONING



ORDINANCE 16-65

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 3.74 ± ACRES LOCATED AT 14991 WEST COLONIAL DRIVE AT THE NORTHEAST CORNER OF WEST COLONIAL DRIVE AND TILDENVILLE SCHOOL 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 3.74 ± acres located at 14991 West Colonial Drive at the northeast corner of West Colonial Drive and Tildenville School 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 on the attached map shall be annexed into the City of Winter Garden, Florida.

SECTION 3: *Effect of Annexation.* That the City of Winter Garden, Florida, shall have all of the power, authority, and jurisdiction over and within the land as described in Section 2 hereof, and the inhabitants thereof, and property therein, as it does and have over its present corporate limits and laws, ordinances, and resolutions of said City shall apply and shall have equal force and effect as if all territory had been part of said City at

the time of the passage of such laws, ordinances, and resolutions.

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

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

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

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

FIRST READING AND PUBLIC HEARING: _____, 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#: 22-22-27-0000-00-026

DESCRIPTION:

Begin at a point 75 feet North and 30 feet East of the Southwest Corner of Section 22, Township 22 South, Range 27 East, said point being at the intersection of the North right of way line of State Road 50 and the East right of way line of the Tildenville Road, run thence East 146.39 feet along said North right of way line of State Road 50, thence North 92.0 feet parallel, to the West line of the Section, thence West parallel to the North right of way line of said State Road, 156.39 feet to the Easterly right of way line of the Tildenville Road, thence Southerly along the East right of way line of the Tildenville Road, a curve length of 92.72 feet to the point of beginning; all lying in and being in Orange County, Florida;

AND

From the Southwest Corner of Section 22, Township 22 South, Range 27 East, run North, along the section line 75.0 feet, thence North 89°48' East 176.39 feet for a point of beginning; run thence North 89°48' East 200.00 feet, thence North 400.00 feet, thence South 89°48' West 540.35 feet to the Easterly right of way line of the Tildenville Road, thence Southeasterly along the arc of a curve to the left having a radius of 219.34 feet and an intersection angle of 9°48'17" an arc distance of 37.53 feet, thence South 46°00' East 46.11 feet to the P.C. of a curve to the right having a radius of 462.27 feet and an intersection angle of 34°30'41", thence along the arc of said curve 278.44 feet, thence North 89°48' East 155.62 feet, thence South 92.0 feet to the point of beginning; all lying and being in Orange County, Florida;

LESS AND EXCEPT that portion described in the Stipulated Order of Taking recorded in O.R. Book 8912, Page 1890, Public Records of Orange County, being more particularly described as follows:

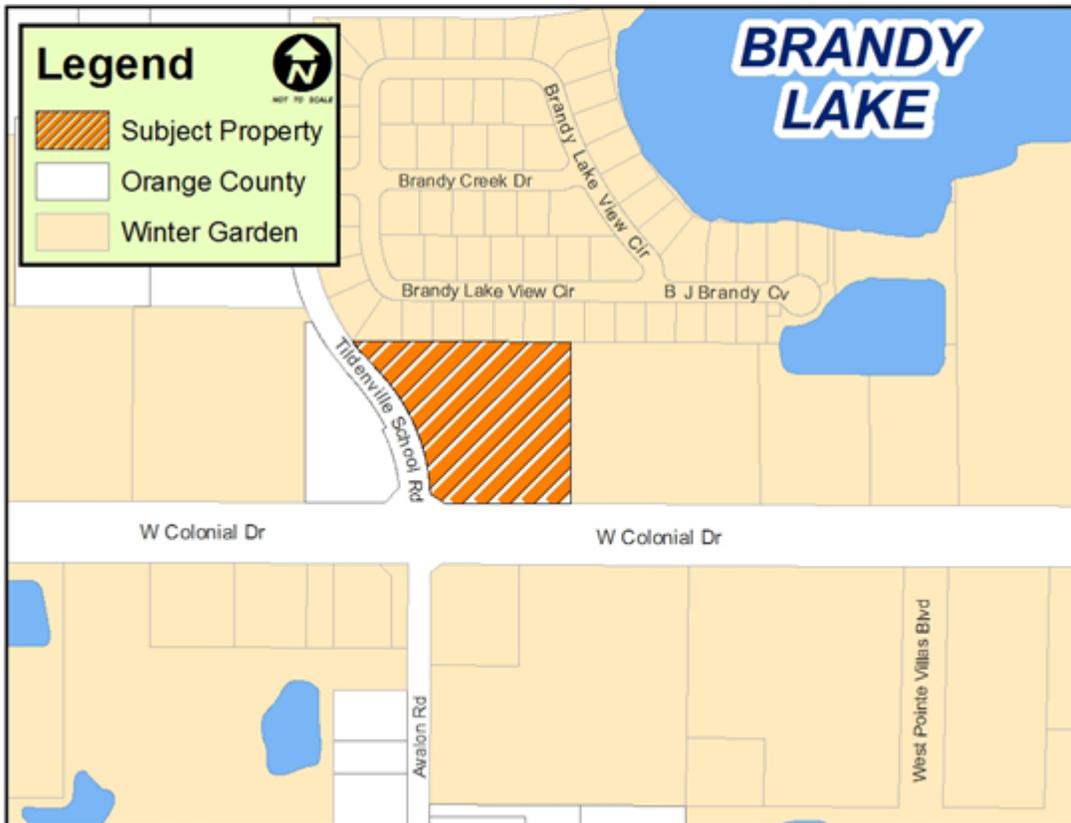
Commence at a 6-inch by 6-inch concrete monument with 1-inch iron pipe without identification approximately 1 foot above ground as shown on Florida Department of Natural Resources Certified Corner Record Document No. 070971 marking the Northwest corner of the Southwest 1/4 of Section 22, Township 22 South, Range 27 East, Orange County, Florida; thence run South 00°06' 53" West along the West line of the Southwest 1/4 of said Section 22 a distance of 2653.67 feet to the Southwest corner of said Southwest 1/4 of Section 22, said point also being a point on the Centerline of Survey of State Road

50 as shown on Florida Department of Transportation Right of Way Map Section 75050, Financial Project No.410983 1; thence departing said West line, run South 89°42'32" East along said Centerline of Survey and the South line of said Southwest 1/4 of Section 22 a distance of 29.77 feet; thence departing said Centerline of Survey and said South line, run North 00°17'28" East a distance of 75.00 feet to the intersection of the Easterly right of way line of Tildenville School Road with existing North right of way line of aforesaid State Road 50 as shown on the aforesaid Right of Way Map for a Point of Beginning, said point also being the point of curvature of a non-tangent curve concave Westerly having a radius of 462.27 feet and a chord bearing of North 01°47'36" West; thence from a tangent bearing of North 00°20'25" West, run Northerly along said Easterly right of way line of Tildenville School Road and the arc of said curve through a central angle of 02°54'23" a distance of 23.45 feet to a point on said curve; thence departing said Easterly right of way line of Tildenville School Road and said curve, run South 57°35'19" East a distance of 44.07 feet to the aforesaid existing North right of way line of State Road 50; thence North 89°42'32" West along said existing North right of way line of State Road 50 a distance of 36.47 feet to the Point of Beginning.

LOCATION MAP

14991 W Colonial Drive

ANNEXATION, FLU MAP AMENDMENT, REZONING



ORDINANCE 16-66

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 3.74 ± ACRES LOCATED AT 14991 WEST COLONIAL DRIVE AT THE NORTHEAST CORNER OF WEST COLONIAL DRIVE AND TILDENVILLE SCHOOL 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 3.74 ± acres located at 14991 West Colonial Drive at the northeast corner of West Colonial Drive and Tildenville School 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 16-65, 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#: 22-22-27-0000-00-026

DESCRIPTION:

Begin at a point 75 feet North and 30 feet East of the Southwest Corner of Section 22, Township 22 South, Range 27 East, said point being at the intersection of the North right of way line of State Road 50 and the East right of way line of the Tildenville Road, run thence East 146.39 feet along said North right of way line of State Road 50, thence North 92.0 feet parallel, to the West line of the Section, thence West parallel to the North right of way line of said State Road, 156.39 feet to the Easterly right of way line of the Tildenville Road, thence Southerly along the East right of way line of the Tildenville Road, a curve length of 92.72 feet to the point of beginning; all lying in and being in Orange County, Florida;

AND

From the Southwest Corner of Section 22, Township 22 South, Range 27 East, run North, along the section line 75.0 feet, thence North 89°48' East 176.39 feet for a point of beginning; run thence North 89°48' East 200.00 feet, thence North 400.00 feet, thence South 89°48' West 540.35 feet to the Easterly right of way line of the Tildenville Road, thence Southeasterly along the arc of a curve to the left having a radius of 219.34 feet and an intersection angle of 9°48'17" an arc distance of 37.53 feet, thence South 46°00' East 46.11 feet to the P.C. of a curve to the right having a radius of 462.27 feet and an intersection angle of 34°30'41", thence along the arc of said curve 278.44 feet, thence North 89°48' East 155.62 feet, thence South 92.0 feet to the point of beginning; all lying and being in Orange County, Florida;

LESS AND EXCEPT that portion described in the Stipulated Order of Taking recorded in O.R. Book 8912, Page 1890, Public Records of Orange County, being more particularly described as follows:

Commence at a 6-inch by 6-inch concrete monument with 1-inch iron pipe without identification approximately 1 foot above ground as shown on Florida Department of Natural Resources Certified Corner Record Document No. 070971 marking the Northwest corner of the Southwest 1/4 of Section 22, Township 22 South, Range 27 East, Orange County, Florida; thence run South 00°06' 53" West along the West line of the Southwest 1/4 of said Section 22 a distance of 2653.67 feet to the Southwest

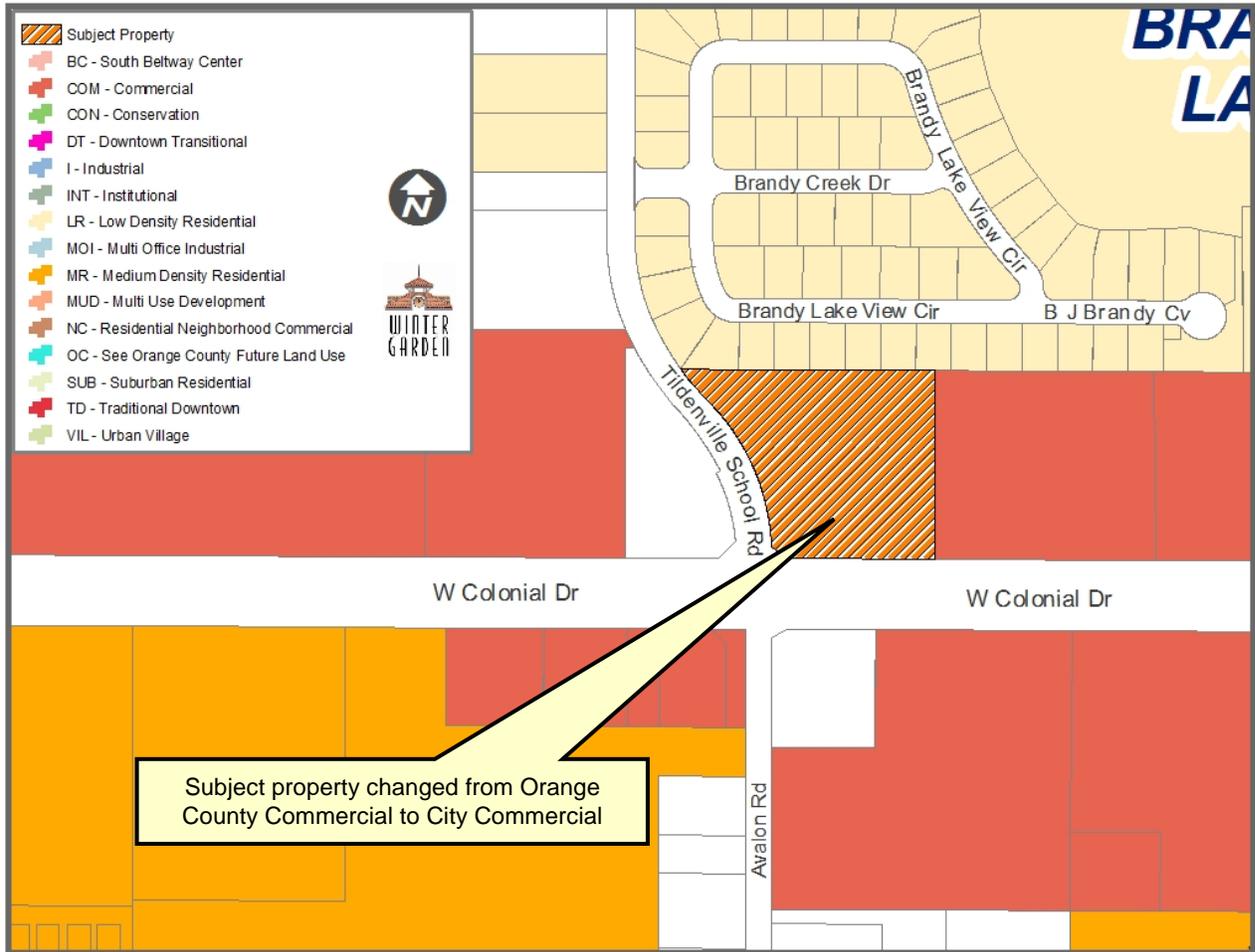
corner of said Southwest 1/4 of Section 22, said point also being a point on the Centerline of Survey of State Road

50 as shown on Florida Department of Transportation Right of Way Map Section 75050, Financial Project No.410983 1; thence departing said West line, run South 89°42'32" East along said Centerline of Survey and the South line of said Southwest 1/4 of Section 22 a distance of 29.77 feet; thence departing said Centerline of Survey and said South line, run North 00°17'28" East a distance of 75.00 feet to the intersection of the Easterly right of way line of Tildenville School Road with existing North right of way line of aforesaid State Road 50 as shown on the aforesaid Right of Way Map for a Point of Beginning, said point also being the point of curvature of a non-tangent curve concave Westerly having a radius of 462.27 feet and a chord bearing of North 01°47'36" West; thence from a tangent bearing of North 00°20'25" West, run Northerly along said Easterly right of way line of Tildenville School Road and the arc of said curve through a central angle of 02°54'23" a distance of 23.45 feet to a point on said curve; thence departing said Easterly right of way line of Tildenville School Road and said curve, run South 57°35'19" East a distance of 44.07 feet to the aforesaid existing North right of way line of State Road 50; thence North 89°42'32" West along said existing North right of way line of State Road 50 a distance of 36.47 feet to the Point of Beginning.

ATTACHMENT "B"

FUTURE LAND USE MAP

14991 West Colonial Drive



ORDINANCE 16-67

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 3.74 ± ACRES LOCATED AT 14991 WEST COLONIAL DRIVE AT THE NORTHEAST CORNER OF WEST COLONIAL DRIVE AND TILDENVILLE SCHOOL ROAD FROM ORANGE COUNTY C-1 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 3.74 ± acres located at 14991 West Colonial Drive at the northeast corner of West Colonial Drive and Tildenville School Road, and legally described in Section 1 of this ordinance has petitioned the City to rezone said property from Orange County C-1 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 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 16-66 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#: 22-22-27-0000-00-026

DESCRIPTION:

Begin at a point 75 feet North and 30 feet East of the Southwest Corner of Section 22, Township 22 South, Range 27 East, said point being at the intersection of the North right of way line of State Road 50 and the East right of way line of the Tildenville Road, run thence East 146.39 feet along said North right of way line of State Road 50, thence North 92.0 feet parallel, to the West line of the Section, thence West parallel to the North right of way line of said State Road, 156.39 feet to the Easterly right of way line of the Tildenville Road, thence Southerly along the East right of way line of the Tildenville Road, a curve length of 92.72 feet to the point of beginning; all lying in and being in Orange County, Florida;

AND

From the Southwest Corner of Section 22, Township 22 South, Range 27 East, run North, along the section line 75.0 feet, thence North 89°48' East 176.39 feet for a point of beginning; run thence North 89°48' East 200.00 feet, thence North 400.00 feet, thence South 89°48' West 540.35 feet to the Easterly right of way line of the Tildenville Road, thence Southeasterly along the arc of a curve to the left having a radius of 219.34 feet and an intersection angle of 9°48'17" an arc distance of 37.53 feet, thence South 46°00' East 46.11 feet to the P.C. of a curve to the right having a radius of 462.27 feet and an intersection angle of 34°30'41", thence along the arc of said curve 278.44 feet, thence North 89°48' East 155.62 feet, thence South 92.0 feet to the point of beginning; all lying and being in Orange County, Florida;

LESS AND EXCEPT that portion described in the Stipulated Order of Taking recorded in O.R. Book 8912, Page 1890, Public Records of Orange County, being more particularly described as follows:

Commence at a 6-inch by 6-inch concrete monument with 1-inch iron pipe without identification approximately 1 foot above ground as shown on Florida Department of Natural Resources Certified Corner Record Document No. 070971 marking the Northwest corner of the Southwest 1/4 of Section 22, Township 22 South, Range 27 East, Orange County, Florida; thence run South 00°06' 53" West along the West line of the Southwest 1/4 of said Section 22 a distance of 2653.67 feet to the Southwest

corner of said Southwest 1/4 of Section 22, said point also being a point on the Centerline of Survey of State Road

50 as shown on Florida Department of Transportation Right of Way Map Section 75050, Financial Project No.410983 1; thence departing said West line, run South 89°42'32" East along said Centerline of Survey and the South line of said Southwest 1/4 of Section 22 a distance of 29.77 feet; thence departing said Centerline of Survey and said South line, run North 00°17'28" East a distance of 75.00 feet to the intersection of the Easterly right of way line of Tildenville School Road with existing North right of way line of aforesaid State Road 50 as shown on the aforesaid Right of Way Map for a Point of Beginning, said point also being the point of curvature of a non-tangent curve concave Westerly having a radius of 462.27 feet and a chord bearing of North 01°47'36" West; thence from a tangent bearing of North 00°20'25" West, run Northerly along said Easterly right of way line of Tildenville School Road and the arc of said curve through a central angle of 02°54'23" a distance of 23.45 feet to a point on said curve; thence departing said Easterly right of way line of Tildenville School Road and said curve, run South 57°35'19" East a distance of 44.07 feet to the aforesaid existing North right of way line of State Road 50; thence North 89°42'32" West along said existing North right of way line of State Road 50 a distance of 36.47 feet to the Point of Beginning.

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: September 27, 2016
SUBJECT: ANNEXATION – FLU AMENDMENT – ZONING
14991 WEST COLONIALDRIVE (3.74 +/- ACRES)
PARCEL ID #: 22-22-27-0000-00-026
APPLICANT: 14991 W. COLONIAL, LLC

INTRODUCTION

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

The subject property is located at 14991 West Colonial Drive, at the northeast corner of West Colonial Drive and Tildenville School Road and is approximately 3.74 ± acres. 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. This property is also within the West State Road 50 Overlay, which has additional development standards.

The subject property is located within the West State Road 50 Commercial Activity Center which allows for the following land use categories: Commercial, Medium Density Residential, Industrial, and Multi Use Development. The majority of the properties located within the West State Road 50 Commercial Activity Center are designated Commercial on the Future Land Use Map, with the only exceptions being several apartment complexes and a senior living facility on the south side of the road at the western edge of the city limits which are designated Medium Density Residential on the Future Land Use Map and total about 35 acres of land.

In accordance with the City's Comprehensive Plan, permitted uses within the Commercial land use include retail, service, and professional activities. The zoning classifications that are consistent with the Commercial land use designation include 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 vacant and the owner plans to develop the property in the future.

ADJACENT LAND USE AND ZONING

The property located to the north is developed with a single-family neighborhood (Brandy Creek), zoned R-1B, and located in the City of Winter Garden. The property located to the east is vacant commercial property, zoned C-2, and located in Winter Garden. The property to the south is developed with a Circle K convenience store and gas station, zoned C-2, and located in Winter Garden. The property to the west is developed with a 7-Eleven and has applied for annexation into the City of Winter Garden.

PROPOSED USE

The applicant intends to annex the property and develop the property in the future.

PUBLIC FACILITY ANALYSIS

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

under the First Response System.

SUMMARY

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.

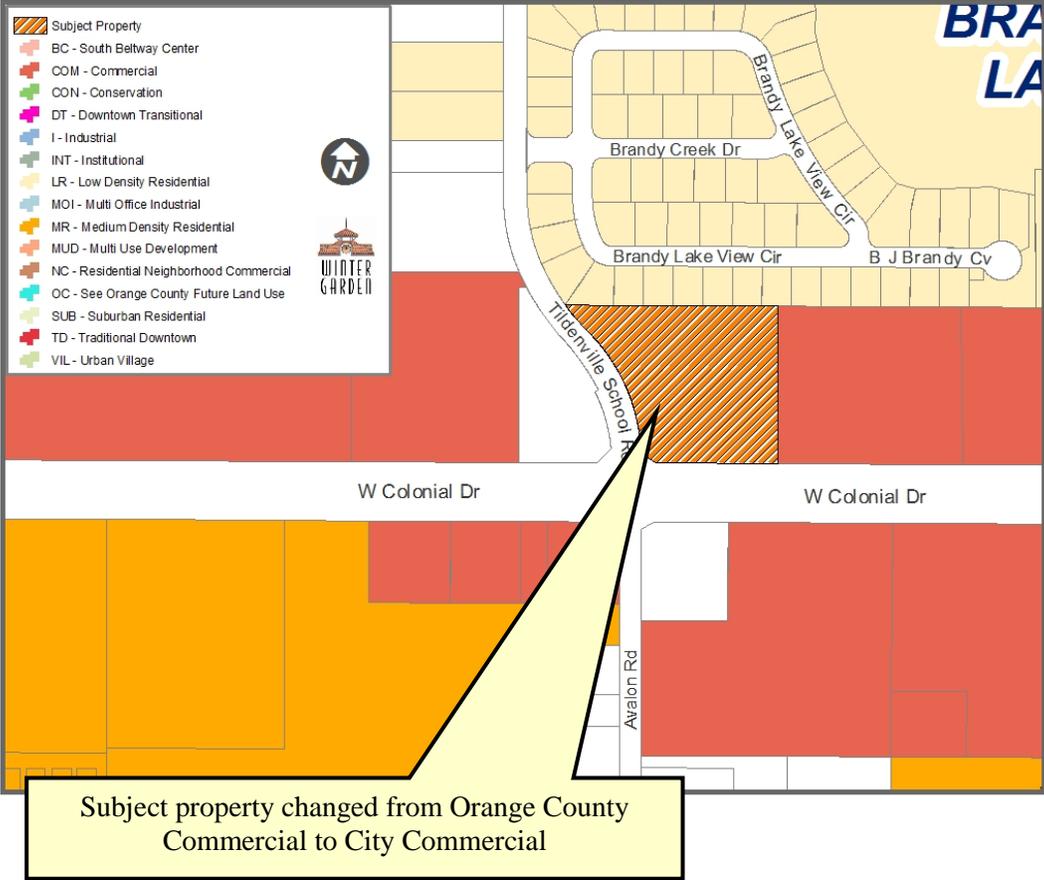
MAPS

AERIAL PHOTO

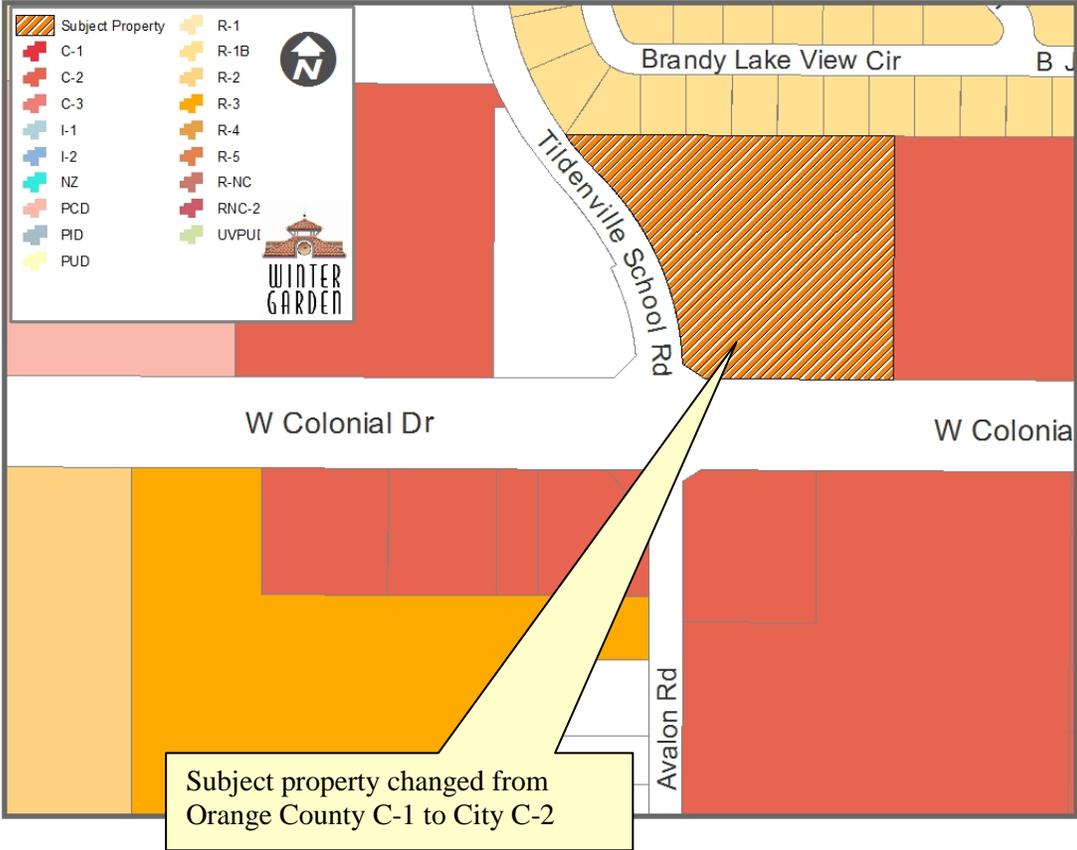
14991 West Colonial Drive



FUTURE LAND USE MAP
14991 West Colonial Drive



ZONING MAP
14991 West Colonial Drive



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: October 21, 2016 **Meeting Date:** October 27, 2016

Subject: 602 East Story Road
Parcel ID # 12-22-27-6496-20-001
Ordinance 16-68
Ordinance 16-69
Ordinance 16-70

Issue: The applicant is requesting Annexation, Future Lands Use designation, and Zoning on the property located 602 East Story Road.

Discussion:
The City encourages infill of its jurisdictional limits through voluntary annexation of enclaves. The subject property makes up a 8.82 ± acre enclave located at the southwest corner of East Story Road and 9th Street. The applicant has requested Annexation into the City, Initial Zoning of R-2, and Amendment to the Future Land Use Map of the City's Comprehensive Plan to designate the property as Low Density Residential (See attached Staff Report)..

Recommended Action:
Staff recommends approval of Ordinance 16-68, Ordinance 16-69, and Ordinance 16-70.

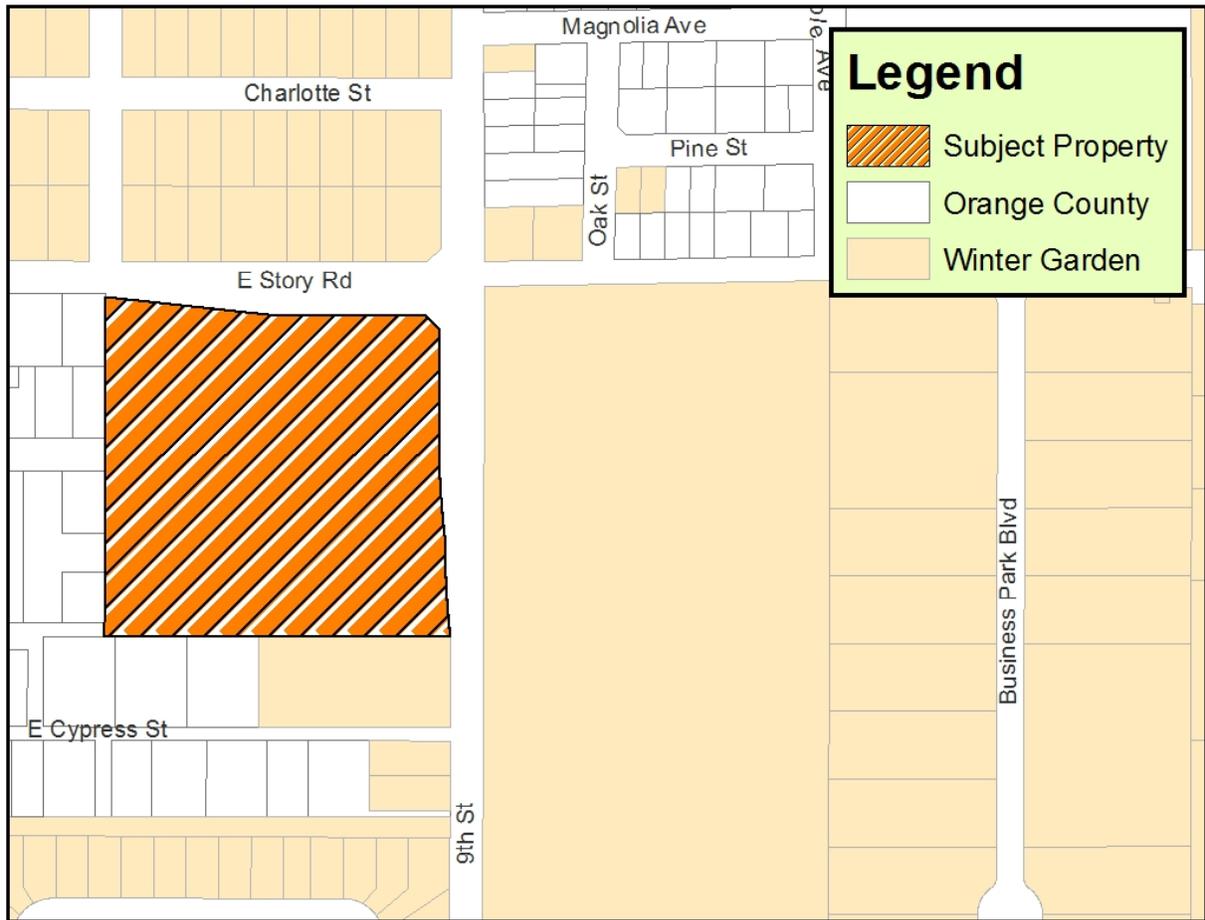
Attachment(s)/References:

Location Map
Staff Report
Ordinance 16-68
Ordinance 16-69
Ordinance 16-70

LOCATION MAP

602 E. Story Road

ANNEXATION, FLU MAP AMENDMENT, REZONING



ORDINANCE 16-68

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 8.82 ± ACRES LOCATED AT 602 EAST STORY ROAD AT THE SOUTHWEST CORNER OF EAST STORY ROAD AND 9th STREET INTO THE CITY OF WINTER GARDEN FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the land, generally described as approximately 8.82 ± acres located at 602 East Story Road at the southwest corner of East Story Road and 9th Street 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 on the attached map shall be annexed into the City of Winter Garden, Florida.

SECTION 3: *Effect of Annexation.* That the City of Winter Garden, Florida, shall have all of the power, authority, and jurisdiction over and within the land as described in Section 2 hereof, and the inhabitants thereof, and property therein, as it does and have over its present corporate limits and laws, ordinances, and resolutions of said City shall apply and shall have equal force and effect as if all territory had been part of said City at

the time of the passage of such laws, ordinances, and resolutions.

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

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

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

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

FIRST READING AND PUBLIC HEARING: _____, 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#: 12-22-27-6496-20-001

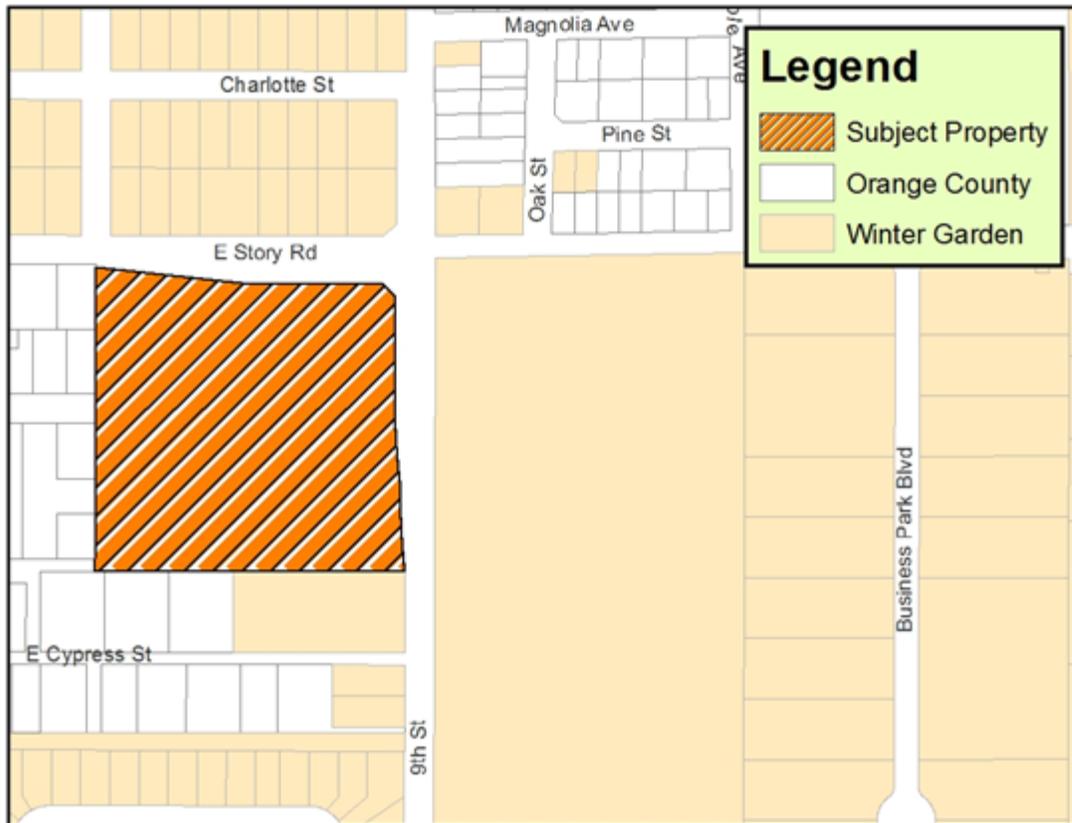
Description:

The Northeast 1/4 of Block "S", OVERSTREET CRATE SUBDIVISION, according to the Plat thereof as recorded in Plat Book "F", Page 9, Public Records of Orange County, Florida, in Section 23, Township 22, Range 27 East, Less and Except that portion transferred in Book 8408, Page 386 of said Public Records, being more particularly described as follows: Commence at the East 1/4 corner of Section 23, Township 22, Range 27 East, Orange County, Florida; thence run along the East line of the Southeast 1/4 of said Section 23, South 00°01'09" West 662.66 feet to the Easterly extension of the South line of the Northeast 1/4 of Block "S", OVERSTREET CRATE SUBDIVISION, according to the Plat thereof as recorded in Plat Book "F", Page 9, Public Records of Orange County, Florida; thence along said South line, North 89°57'28" West 30.22 feet to the POINT OF BEGINNING, said point being on the West right-of-way line of Ninth Street and the beginning of a non-tangent curve concave West, having a radius of 1,485.50 feet a chord bearing of North 03°26'35" West, a chord length of 179.33 feet; thence along said West right-of-way line and the arc of said curve through a central angle of 6°55'15", a distance of 179.43 feet to the point of reverse curve of a curve concave to the East, having a radius of 1,570.50 feet and a chord bearing of North 03°26'32" West, a chord length of 189.64 feet, thence along the arc of said curve through a central angle of 6°55'21", a distance of 189.75 to the point of tangency; thence North 00°01'09" East 199.41 feet; thence North 44°57'08" West 35.37 feet to the South right-of-way line of East Story Road; thence run along said south line, North 89°55'24" West 271.48 feet; thence North 83°38'22" West 319.76 feet to the West line of aforesaid Northeast 1/4 of Block "S"; thence along said West line, South 00°01'11" West 628.06 feet to the Southwest corner of the said Northeast 1/4 of Block "S"; thence along the South line of said Northeast 1/4 of Block "S", South 89°57'28" East 636.57 feet to the POINT OF BEGINNING.

LOCATION MAP

602 E. Story Road

ANNEXATION, FLU MAP AMENDMENT, REZONING



ORDINANCE 16-69

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 8.82 ± ACRES LOCATED AT 602 EAST STORY ROAD AT THE SOUTHWEST CORNER OF EAST STORY ROAD AND 9th STREET FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the owner of that certain real property generally described as approximately 8.82 ± acres located at 602 East Story Road at the southwest corner of East Story Road and 9th Street, and legally described in ATTACHMENT "A" (the "Property") has petitioned the City to amend the Winter Garden Comprehensive Plan to change the Future Land Use classification from Orange County 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 Low Density Residential as set forth in ATTACHMENT "B".

SECTION II. *Effective Date.* Provided that the Property described herein is annexed into the City of Winter Garden pursuant to Ordinance 16-68, 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#: 21-22-27-0000-00-038

DESCRIPTION:

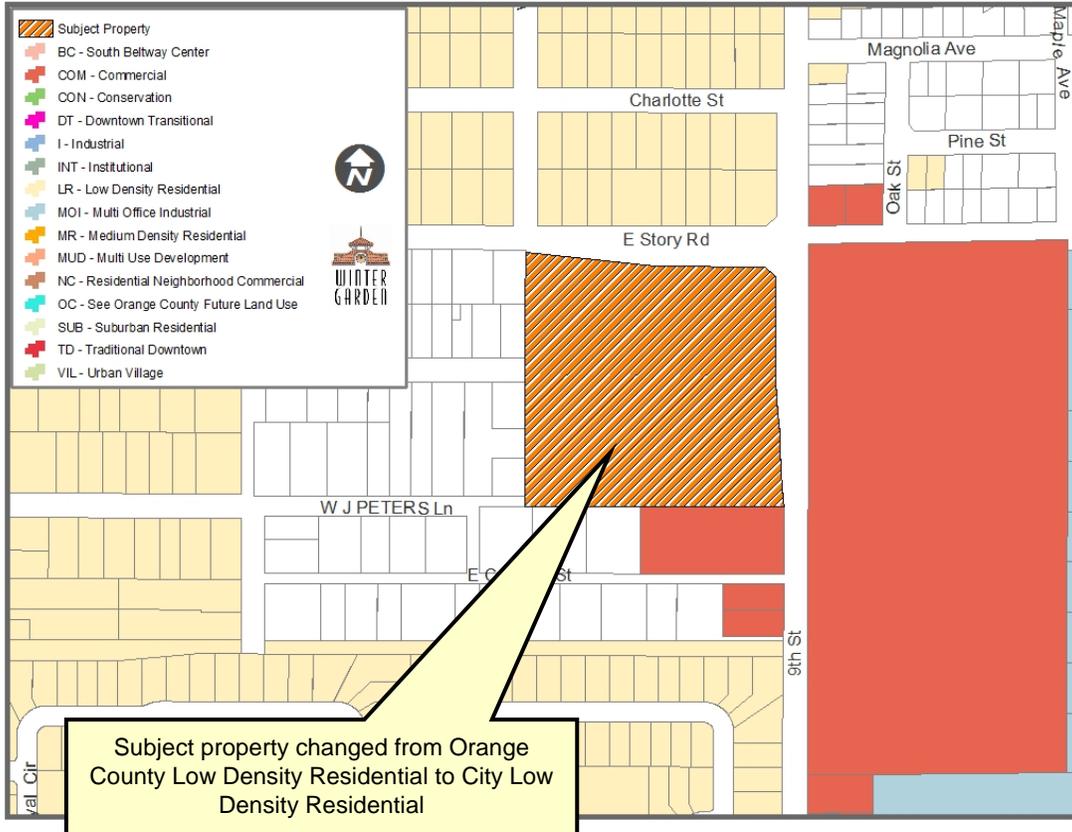
Description:

The Northeast 1/4 of Block "S", OVERSTREET CRATE SUBDIVISION, according to the Plat thereof as recorded in Plat Book "F", Page 9, Public Records of Orange County, Florida, in Section 23, Township 22, Range 27 East, Less and Except that portion transferred in Book 8408, Page 386 of said Public Records, being more particularly described as follows: Commence at the East 1/4 corner of Section 23, Township 22, Range 27 East, Orange County, Florida; thence run along the East line of the Southeast 1/4 of said Section 23, South 00°01'09" West 662.66 feet to the Easterly extension of the South line of the Northeast 1/4 of Block "S", OVERSTREET CRATE SUBDIVISION, according to the Plat thereof as recorded in Plat Book "F", Page 9, Public Records of Orange County, Florida; thence along said South line, North 89°57'28" West 30.22 feet to the POINT OF BEGINNING, said point being on the West right-of-way line of Ninth Street and the beginning of a non-tangent curve concave West, having a radius of 1,485.50 feet a chord bearing of North 03°26'35" West, a chord length of 179.33 feet; thence along said West right-of-way line and the arc of said curve through a central angle of 6°55'15", a distance of 179.43 feet to the point of reverse curve of a curve concave to the East, having a radius of 1,570.50 feet and a chord bearing of North 03°26'32" West, a chord length of 189.64 feet, thence along the arc of said curve through a central angle of 6°55'21", a distance of 189.75 to the point of tangency; thence North 00°01'09" East 199.41 feet; thence North 44°57'08" West 35.37 feet to the South right-of-way line of East Story Road; thence run along said south line, North 89°55'24" West 271.48 feet; thence North 83°38'22" West 319.76 feet to the West line of aforesaid Northeast 1/4 of Block "S"; thence along said West line, South 00°01'11" West 628.06 feet to the Southwest corner of the said Northeast 1/4 of Block "S"; thence along the South line of said Northeast 1/4 of Block "S", South 89°57'28" East 636.57 feet to the POINT OF BEGINNING.

ATTACHMENT "B"

FUTURE LAND USE MAP

602 East Story Road



ORDINANCE 16-70

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 8.82 ± ACRES LOCATED AT 602 EAST STORY ROAD AT THE SOUTHWEST CORNER OF EAST STORY ROAD AND 9th STREET FROM ORANGE COUNTY R-2 RESIDENTIAL DISTRICT TO CITY R-2 RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of that certain real property generally described as 8.82 ± acres located at 602 East Story Road at the southwest corner of East Story Road and 9th Street, and legally described in Section 1 of this ordinance has petitioned the City to rezone said property from Orange County R-2 Residential District to the City’s R-2 Residential District zoning classification, therefore; and

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

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

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

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

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

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

SECTION 4: *Effective Date.* This Ordinance shall become effective simultaneously upon the effective date of Ordinance 16-69 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#: 12-22-27-6496-20-001

DESCRIPTION:

The Northeast 1/4 of Block "S", OVERSTREET CRATE SUBDIVISION, according to the Plat thereof as recorded in Plat Book "F", Page 9, Public Records of Orange County, Florida, in Section 23, Township 22, Range 27 East, Less and Except that portion transferred in Book 8408, Page 386 of said Public Records, being more particularly described as follows: Commence at the East 1/4 corner of Section 23, Township 22, Range 27 East, Orange County, Florida; thence run along the East line of the Southeast 1/4 of said Section 23, South 00°01'09" West 662.66 feet to the Easterly extension of the South line of the Northeast 1/4 of Block "S", OVERSTREET CRATE SUBDIVISION, according to the Plat thereof as recorded in Plat Book "F", Page 9, Public Records of Orange County, Florida; thence along said South line, North 89°57'28" West 30.22 feet to the POINT OF BEGINNING, said point being on the West right-of-way line of Ninth Street and the beginning of a non-tangent curve concave West, having a radius of 1,485.50 feet a chord bearing of North 03°26'35" West, a chord length of 179.33 feet; thence along said West right-of-way line and the arc of said curve through a central angle of 6°55'15", a distance of 179.43 feet to the point of reverse curve of a curve concave to the East, having a radius of 1,570.50 feet and a chord bearing of North 03°26'32" West, a chord length of 189.64 feet, thence along the arc of said curve through a central angle of 6°55'21", a distance of 189.75 to the point of tangency; thence North 00°01'09" East 199.41 feet; thence North 44°57'08" West 35.37 feet to the South right-of-way line of East Story Road; thence run along said south line, North 89°55'24" West 271.48 feet; thence North 83°38'22" West 319.76 feet to the West line of aforesaid Northeast 1/4 of Block "S"; thence along said West line, South 00°01'11" West 628.06 feet to the Southwest corner of the said Northeast 1/4 of Block "S"; thence along the South line of said Northeast 1/4 of Block "S", South 89°57'28" East 636.57 feet to the POINT OF BEGINNING.

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

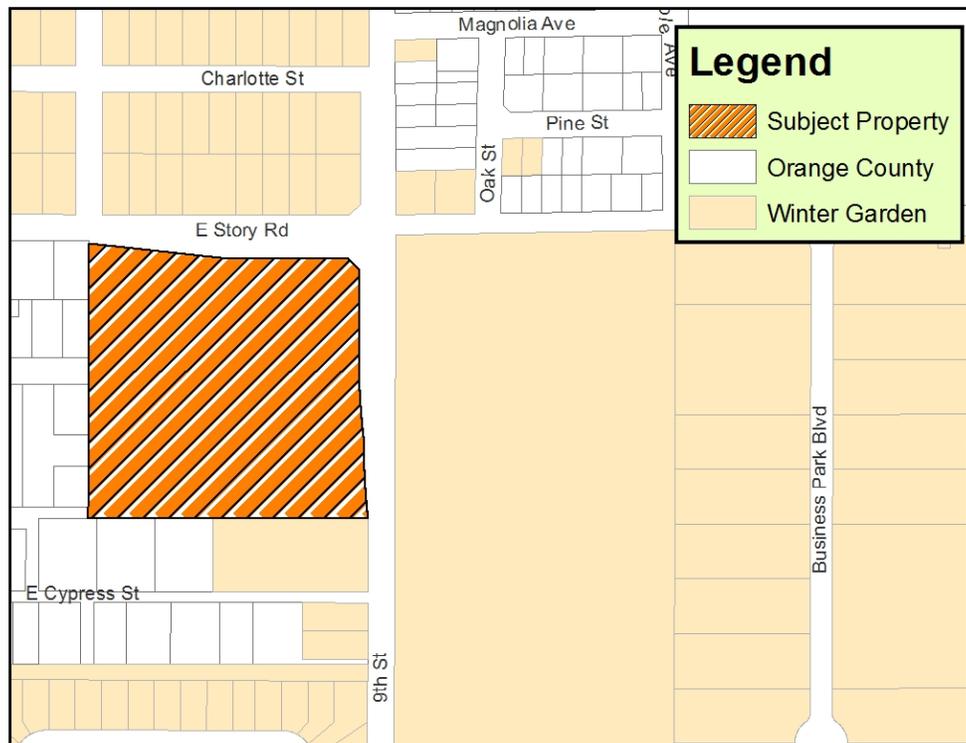
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: STEVE PASH, COMMUNITY DEVELOPMENT DIRECTOR
DATE: September 29, 2016
SUBJECT: ANNEXATION – FLU AMENDMENT – ZONING
602 EAST STORY ROAD (8.82 +/- ACRES)
PARCEL ID #: 12-22-27-6496-20-001
APPLICANT: ORANGE COUNTY PUBLIC SCHOOLS

INTRODUCTION

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

The subject property is located at 602 East Story Road, at the southwest corner of East Story Road and 9th Street and is approximately 8.82 ± acres. The map below depicts the proximity of the subject property to the City's jurisdictional limits:



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

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

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

EXISTING USE

The subject property is currently vacant.

ADJACENT LAND USE AND ZONING

The properties located to the north are single-family houses, zoned R-2, and located in Winter Garden. The property located to the east is vacant commercial property, zoned C-2, and located in Winter Garden. The property to the south is commercial property, zoned C-2, developed with the American Legion, and located in Winter Garden. The properties to the west are developed with the single-family homes, zoned R-2, and located in unincorporated Orange County.

PROPOSED USE

The applicant intends to annex the property and develop the property with a new elementary school.

PUBLIC FACILITY ANALYSIS

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

SUMMARY

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.

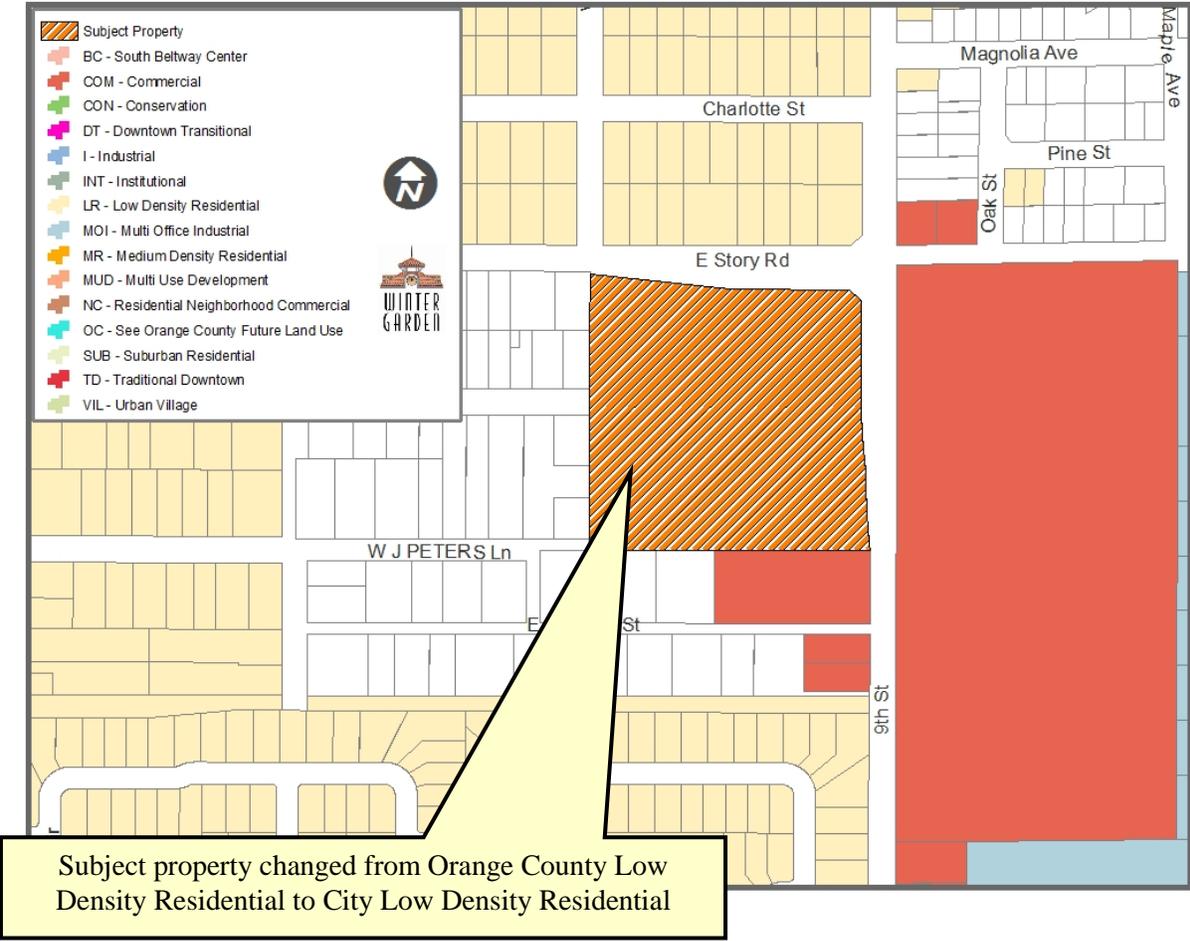
MAPS

AERIAL PHOTO

602 East Story Road



FUTURE LAND USE MAP
602 East Story Road



ZONING MAP
602 East Story Road



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: October 21, 2016 **Meeting Date:** October 27, 2016

Subject: Garden West FLU Amendment
Ordinance 16-71

Issue: The applicant is requesting to amend the Future Land Use designation on property located at 707 W Plant Street.

Discussion:

City Staff recommends approval of the proposed Ordinance. Changing the Future Land Use designation of the property from Residential-Neighborhood Commercial to Low Density Residential is consistent with the Code of Ordinances, the City's Comprehensive Plan, and the surrounding property uses. (See attached Staff Report).

Recommended Action:

Staff recommends approval of Ordinance 16-71.

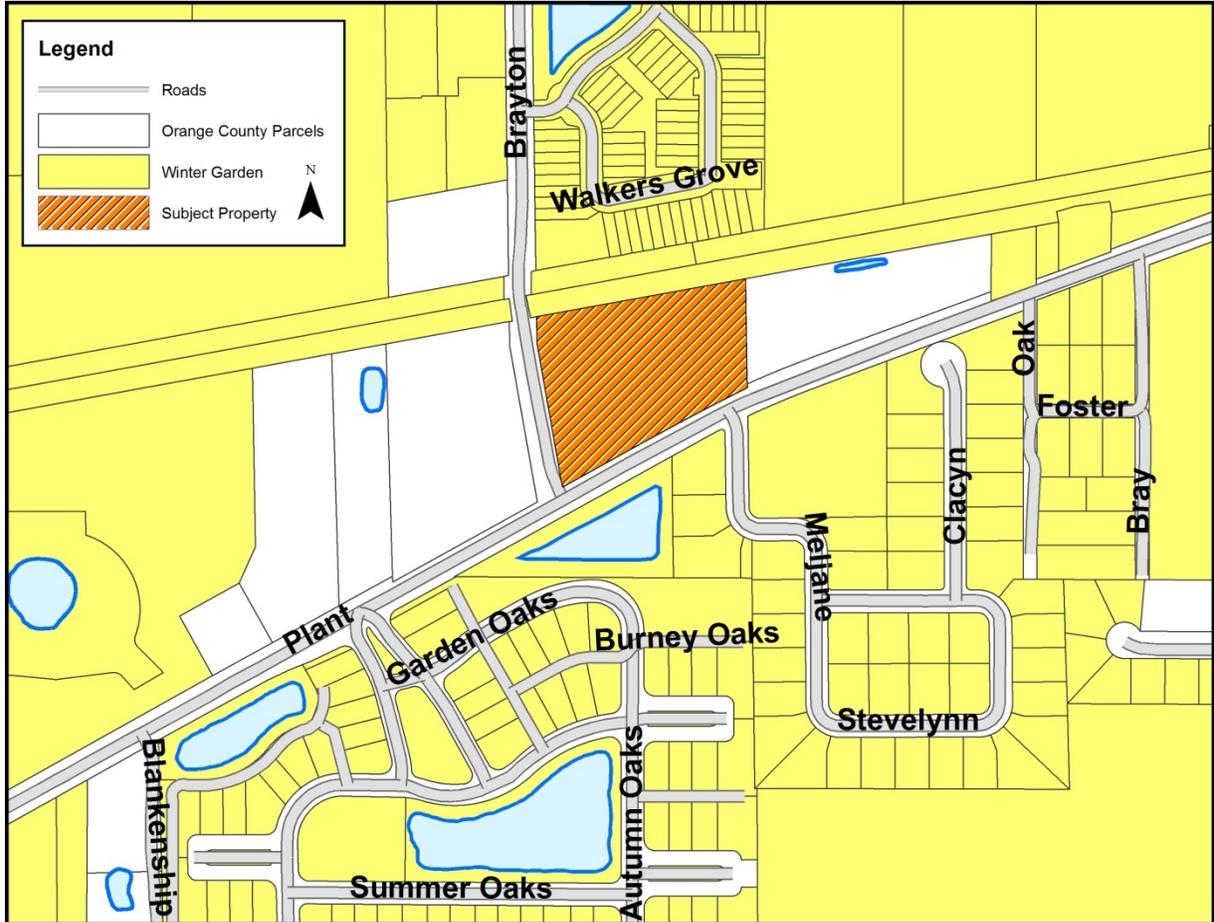
Attachment(s)/References:

Location Map
Staff Report
Ordinance 16-71

LOCATION MAP

707 W Plant Street

FLU Amendment



ORDINANCE 16-71

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 3.07 ± ACRES LOCATED AT 707 WEST PLANT STREET ON THE NORTHEAST CORNER OF WEST PLANT STREET AND BRAYTON ROAD FROM CITY RESIDENTIAL-NEIGHBORHOOD COMMERCIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the owner of that certain real property generally described as 3.07 ± acres located at 707 West Plant Street located on the northeast corner of West Plant Street and Brayton 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 Residential-Neighborhood Commercial to Low Density Residential; and

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

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

SECTION I. *FLUM Amendment.* The City of Winter Garden hereby amends the Future Land Use Map of the City of Winter Garden Comprehensive Plan by designating the aforesaid Property to Low Density Residential 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#: 22-22-27-0000-00-104

LEGAL DESCRIPTION: (PARCEL B)

That part of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 lying between railroad and paved road (Less West 523.2 feet and less packing house lot and less part thereof included in Right of Way to County, per Official Record Book 68, Page 35, Public Records of Orange County, Florida, said Right of Way described as 30 feet on each side of the following: Begin 833.74 feet East of the North 1/4 corner of Section 22, Township 22 South, Range 27 East run South 817.16 feet; thence South 10' East 357.52 feet to Highway 22 9/438 (Less part outside Winter Garden City Limits). Containing 2.25 acres ±

ALONG WITH:

(PARCEL A)

That portion of the following described property:

From the North 1/4 corner of Section 22, Township 22 South, Range 27 East, Orange County, Florida, run East 832.8 feet; thence South at right angles to said line 736.4 feet to a Point of Beginning; thence North 79°38' East along the South line of said Tavares and Gulf Railroad 250 feet; thence S10° 22' East at right angles to said railroad 100 feet; thence South 79°38' West parallel to South line of said railroad 150 feet; thence South 10°19' East 277.2 feet to State Road #22; thence South 75°44' West along said State Road 100 feet; thence North 10°22' West at right angles to said railroad 384 feet to the Point of Beginning. Less road rights-of-way. Containing 0.82 acres ±

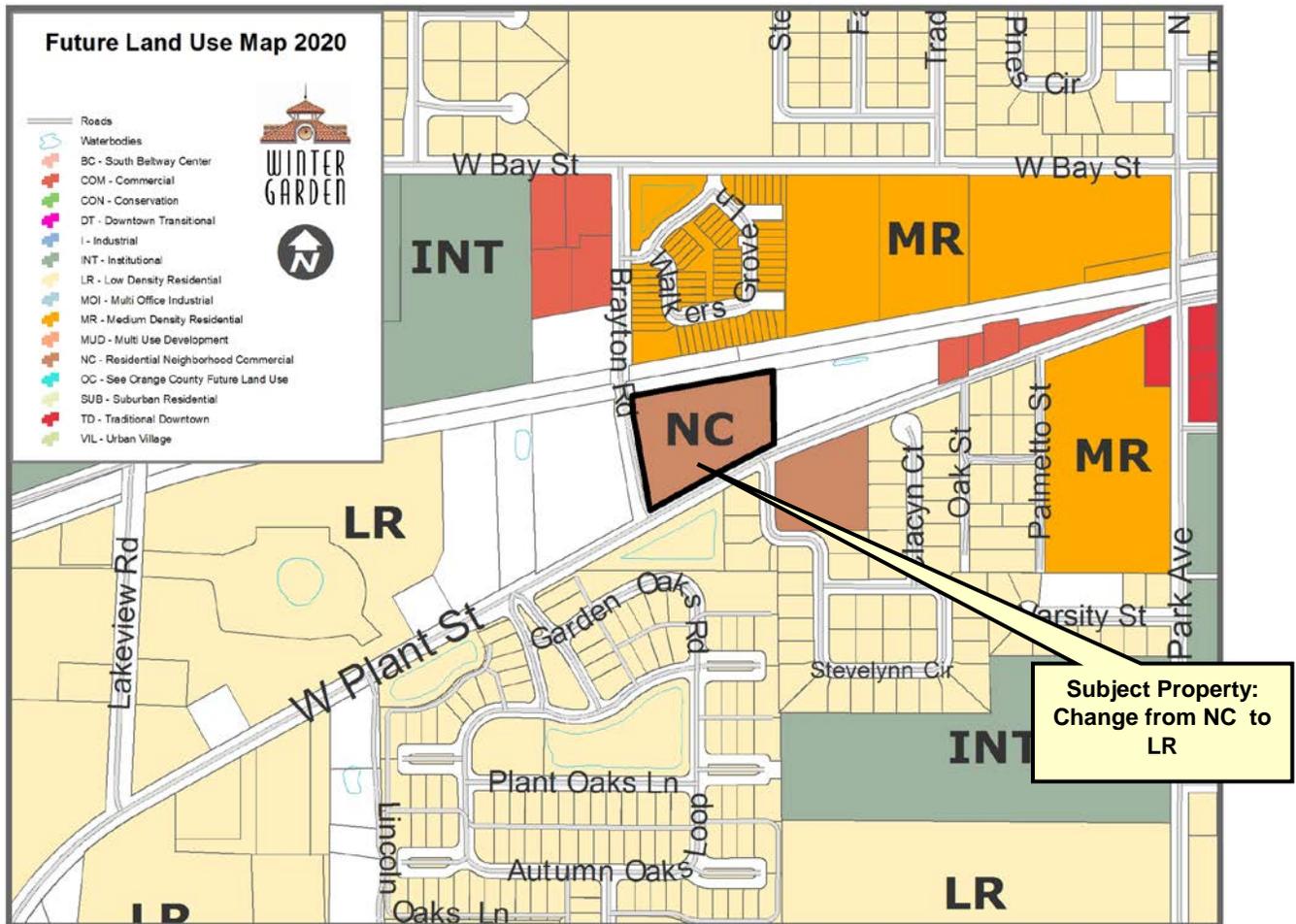
All being more particularly described as follows:

COMMENCING at the North 1/4 corner of Section 22, Township 22 South, Range 27 East, Orange County, Florida, run East along the North line of said Section 22 for a distance of 833.74 feet to a point on the centerline of Brayton Road; thence run South 00°58'00" East along said centerline of Brayton Road for a distance of 760.92 feet; thence departing said centerline run North 79°35'15" East for a distance of 30.41 feet to a point on the Easterly right-of-way line of said Brayton Road and the Southerly right-of-way line of Former CSX Railroad and the POINT OF BEGINNING; thence continue North 79°35'15" East along the said Southerly right-of-way line of Railroad for a distance of 210.42 feet; thence run North 79°35'27" East along said Southerly right-of-way line of Railroad for a distance of 254.89 feet; thence departing said Southerly right-of-way line run South 00°58'08" East for a distance of 232.09 feet to a point on the Northerly right-of-way line of Plant Street(State Road 438), said point being on a curve concave Southeasterly having a radius of 2395.35 feet; thence run South westerly along said curve and right-of-way line through a central angle of 03° 42'16" an arc length of 154.87 feet for a point of tangency; thence run South 60°56'30" West along said Northerly right-of-way line of Plant Street(State Road 438) for a distance of 231.03 feet; thence continue South 60°56'30" West along said Northerly right-of-way line of Plant Street(State Road 438) for a distance of 73.49 feet to a point on the aforesaid East right-of-way line of Brayton Road; thence run North 10°22'00" West along said East right-of-way line for a distance of 312.33 feet; thence run North 00°58'00" West along said East right-of-way of Brayton Road for a distance of 587.74 feet to the aforesaid Southerly right-of-way line of Former CSX Railroad and the POINT OF BEGINNING. Containing 3.07 acres, more or less.

ATTACHMENT "A"

FUTURE LAND USE MAP

707 W Plant Street



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

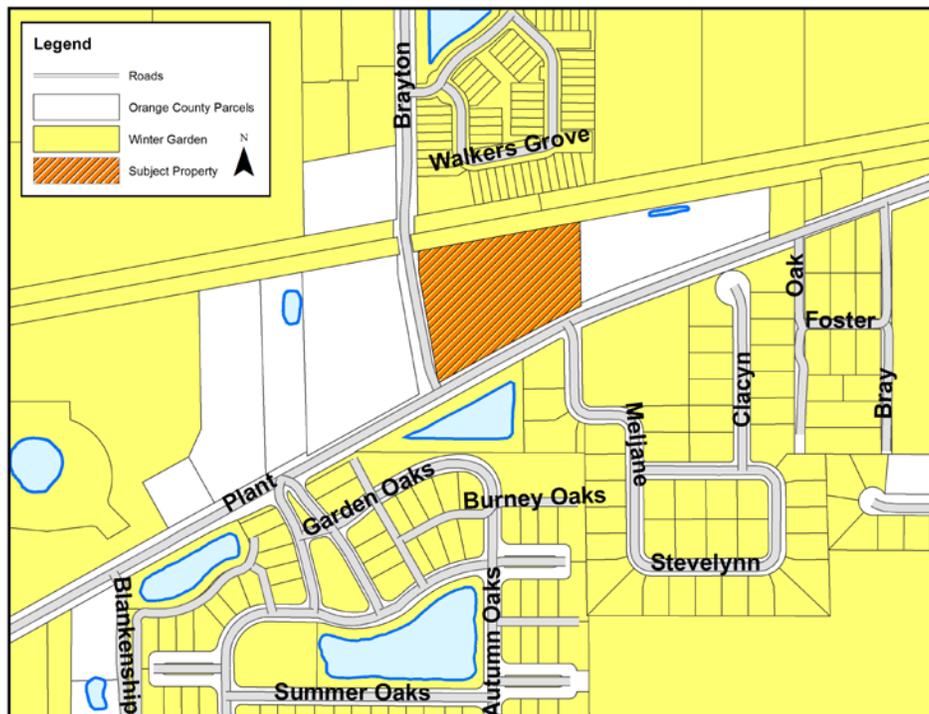
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: KELLY CARSON, URBAN DESIGNER
DATE: September 30, 2016
SUBJECT: FUTURE LAND USE AMENDMENT (ORDINANCE 16-71)
707 W Plant Street (3.07 +/- ACRES)
Parcel ID# 22-22-27-0000-00-104

APPLICANT: 707 W Plant St, LLC // Ryan Hinricher

INTRODUCTION

The purpose of this report is to evaluate the proposed project for compliance with the City of Winter Garden Land Development Regulations, Comprehensive Plan, and Future Land Use Map. The subject property is located on the northeast corner of West Plant Street and Brayton Road. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The subject property is located within the City of Winter Garden municipal limits and carries the zoning designation R-2 (Residential District). The subject property is designated NC (Residential-Neighborhood Commercial) on the Future Land Use Map of the Comprehensive Plan. The applicant is requesting to amend the future land use designation for the 3.07 ± acre property from NC (Residential-Neighborhood Commercial) to LR (Low Density Residential).

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

EXISTING USE

The subject property is currently vacant. There are a number of significantly-sized oak trees located on the property.

ADJACENT LAND USE AND ZONING

The adjacent properties include a vacant parcel to the west of the subject property at 735 West Plant Street, which is zoned A-1 and is located in Unincorporated Orange County. Also located in Orange County is the property to the east of the subject property at 681 West Plant Street, which is zoned M-1/A-1 and contains a number of warehouse buildings associated with communication utilities (Centurylink). To the north of the subject property, across the West Orange Trail, is the Walkers Grove townhome subdivision. These properties are zoned R-3 and are located in the City of Winter Garden. To the south of the subject property is the Oak Park single-family residential neighborhood. These properties are zoned R-2 and are located in Winter Garden.

PROPOSED USE

The applicant intends to amend the Future Land Use designation in order to allow the property to be rezoned to Planned Unit Development at a later date to develop a single-family neighborhood. The current Future Land Use designation of NC (Residential-Neighborhood Commercial) does not include PUD as a consistent zoning designation. The future development will require PUD rezoning approval from the Development Review Committee, and the PUD rezoning ordinance will need to be approved by the Planning & Zoning Board and adopted by 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 Planned Unit Development rezoning and/or Final Engineering.

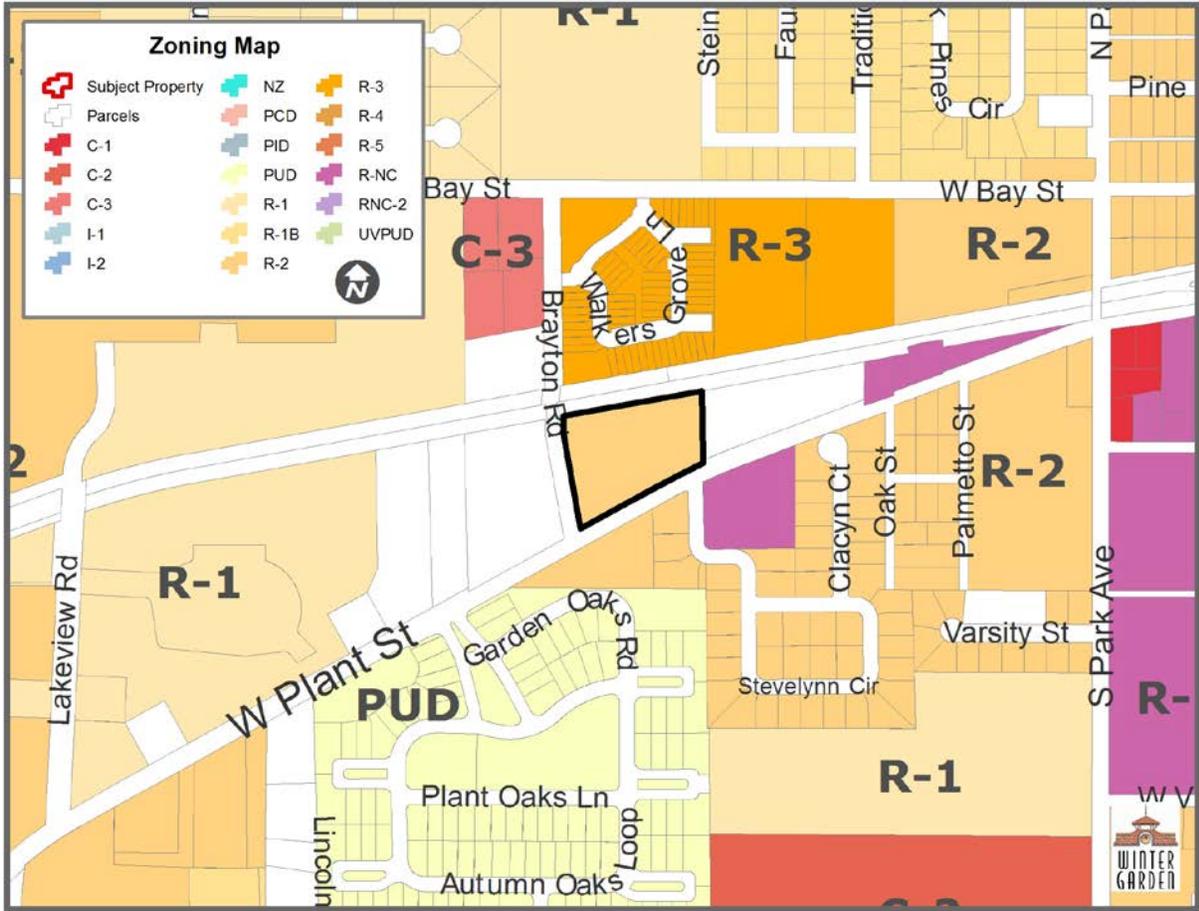
SUMMARY

Staff recommends approval of the proposed Ordinance to change the Future Land Use Designation to Low Density Residential. The Low Density Residential Future Land Use Designation would allow the applicant to develop the property in a way that is consistent with the surrounding residential uses.

AERIAL PHOTO **707 W Plant Street**



ZONING MAP
707 W Plant Street



THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: City Manager Mike Bollhoefer

Date: October 21, 2016 **Meeting Date:** October 27, 2016

Subject: 605 & 755 E. Plant Street & 290 E. Newell Street (Ordinance 16-72)
Heritage at Plant Street Planned Unit Development Rezoning
PARCEL ID# 14-22-27-0000-00-012; 14-22-27-0000-00-016;
14-22-27-5656-01-391

Issue: The applicant is requesting to rezone 16.66 ± acres of land from R-1 & R-2 to Planned Unit Development (PUD).

Discussion: The applicant is requesting to rezone 16.66 +/- acres of land to allow the development of 43 new townhomes and 41 single family residences. A portion of the townhomes (25 out of the proposed 43) will be permitted to build a granny flat above the detached garage. The project will include associated streets and vehicular alleys, pedestrian walks, entrance design features, a centrally-located recreation area with a swimming pool, a golf cart access path, retention ponds with fountain features, perimeter fencing, and other site improvements.

The subject property is located within the City of Winter Garden's municipal limits, and carries the zoning designations R-1 & R-2 and is designated Downtown Transitional on the Future Land Use Map of the Comprehensive Plan. City staff recommends approval of the proposed Ordinance. Rezoning the subject property from City R-1 & R-2 to City PUD is consistent with the Code of Ordinances, the Future Land Use Map, the City's Comprehensive Plan, and the surrounding property uses. (See attached Staff Report).

Recommended Action: Staff recommends approval and adoption of Ordinance 16-72, subject to the Conditions of the attached Staff Report.

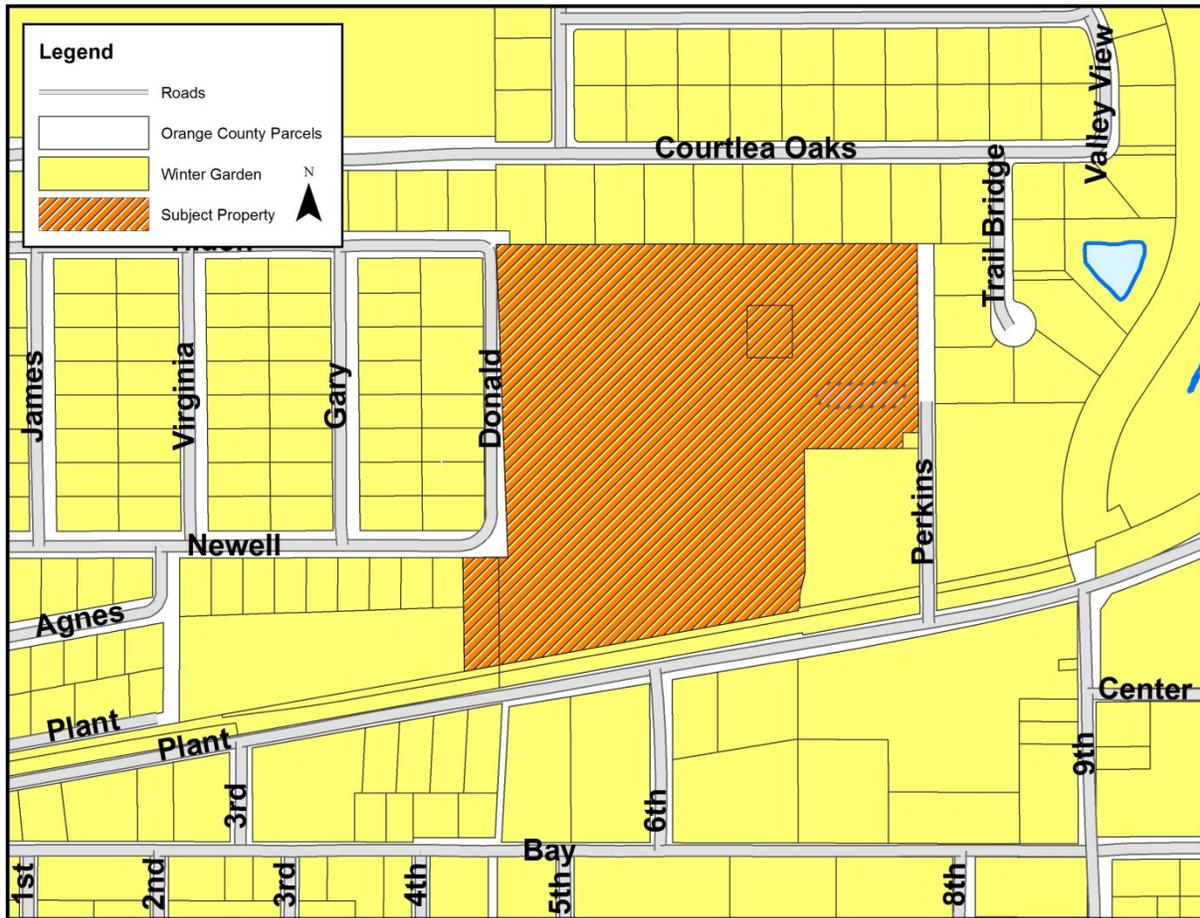
Attachment(s)/References:

Location Map
Ordinance 16-72
Staff Report

LOCATION MAP

Heritage at Plant Street
605 E Plant St

PUD REZONING



ORDINANCE 16-72

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 16.66 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED NORTH OF EAST PLANT STREET, EAST OF DONALD DRIVE, AND WEST OF PERKINS STREET AT 605 & 755 EAST PLANT STREET AND 290 EAST NEWELL STREET, FROM R-1 (SINGLE-FAMILY RESIDENTIAL) AND R-2 (RESIDENTIAL) TO PUD (PLANNED UNIT DEVELOPMENT); PROVIDING FOR CERTAIN PUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE HERITAGE AT PLANT STREET PUD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner(s) of real property generally described as approximately 16.66 ± acres of certain real property generally located north of East Plant Street, east of Donald Drive, and west of Perkins Street in Winter Garden, Florida, being more particularly described in Exhibit “A” attached hereto and incorporated herein by this reference (the “Property”), desire to rezone their property from R-1 (Single-Family Residential) and R-2 (Residential) to PUD (Planned Unit Development), and

WHEREAS, the Planning and Zoning Board has considered this Ordinance and made a recommendation to the City Commission concerning its adoption; and

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

WHEREAS, based on competent substantial evidence in the record, the requested rezoning set forth in this Ordinance meets all applicable criteria specified in the City of Winter Garden Comprehensive Plan and the Code of Ordinances; Now therefore;

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

SECTION 1: Rezoning. After due notice and public hearing, the zoning classification of the Property, as described in Exhibit “A” attached hereto, is hereby rezoned from R-1 (Single-Family Residential) and R-2 (Residential) to PUD (Planned Unit Development) in the City of Winter Garden, Florida subject to the following conditions, provisions and restrictions:

- a. **Conceptual Plan-** All development on the Property must substantially

conform to the requirements identified in the Heritage at Plant Street Planned Unit Development Plan attached hereto as Exhibit "B." Should any conflict be found between this Ordinance and the Heritage at Plant Street Planned Unit Development Plan attached hereto as Exhibit "B", then the standards and conditions established by this Ordinance shall control.

- b. Zoning-** Unless specifically noted elsewhere in Exhibit "B" attached hereto, or expressly provided for herein, all development on the Property must comply with the general zoning requirements of the Planned Unit Development zoning district as they pertain to properties that have primary residential uses. These requirements include any approval procedures of the Planned Unit Development zoning district.

- c. Permitted Uses-** The permitted uses for the subject property are as follows:
 - 1. Permitted primary structures and uses:
 - a) Townhomes.
 - b) Single-family residences.
 - 2. Permitted accessory structures and uses:
 - a) Detached garages for townhome units, with or without second-story granny flats. Only the 25 townhome units that front on East Plant Street are permitted to build above-garage granny flats. All of these units must be constructed at the same time as the original primary structure, and the units must comply with all Fire and Building Codes.

- d. Special Exception Uses-** There are no special exception uses for the subject property.

- e. Prohibited Uses-** The prohibited uses for all areas of the subject property are as follows:
 - 1. All uses prohibited by Sec. 118-858(5), City of Winter Garden Code of Ordinances.
 - 2. All uses not specifically permitted in this Ordinance; any use not in keeping with a transitional downtown neighborhood character
 - 3. Other than those listed as permitted above, accessory buildings and structures are not permitted for individual residential lots, unless the improvement is a driveway, bird bath, decorative pond, or at-grade patio.

- f. Design Criteria/Architectural Standards-**
 - 1. **Architectural Standards-**
 - a) All development on the Property must maintain the same

general design criteria and architectural characteristics as the images attached hereto as Exhibit "C".

- b) The rear and side elevations must have the same façade features as the front.
 - c) Two versions of the same single family house model may not be located next to and/or directly across the street from one another.
2. **Maximum Building Height-** The maximum building height shall not exceed 35 feet or two stories, except for lots 53 and 73, which are limited to a single story building.
3. **Minimum Living Area-** The minimum living area shall be 1,500 square feet for each primary townhome dwelling unit and 1,700 square feet for each single-family residence.
4. **Signage-** All signage shall be reviewed and permitted by the City of Winter Garden, subject to the requirements of Chapter 102.
5. **Setbacks and Required Yards-** The minimum setback distances are as follows:
- a) Townhome Units:
 - Front: 15'
 - Side: 0'
 - Rear: 4'
 - PUD Boundary: 25'
 - Distance between townhome buildings: 20'
 - b) Single Family Residential:
 - Front: 20'
 - Front Porch: 12.5'
 - Side: 5'
 - Side Street: 15'
 - Rear: 10' (5' for lots 44 & 45 only)
 - PUD Boundary: 25'
6. **Impervious Surface Area Ratio-** The maximum impervious surface area ratio for the Property shall be consistent with the overall maximum impervious surface area ratio that the Planned Unit Development is permitted by Saint John's River Water Management District.
- g. **Staff Conditions-** All development on the Property must comply with the following staff conditions:
- 1. The entrance on Plant Street shall have right and left turn exiting

lanes – 12' minimum pavement width.

2. Tree removal shall adhere to the City's Tree Protection Ordinance – separate review, approval, and permit is required. Additional landscaping and tree replacement will be required to be included with the final engineering set.
3. Walls and landscaping shall be located within a landscape and wall tract, to be maintained by the HOA.
4. Streets shall be public, with the alleys owned and maintained by the HOA.
5. Five foot wide side building setbacks will only be allowed provided that no obstructions of any kind are allowed within the 5 foot setback area. Five foot wide drainage and utility easements on side and rear lot lines and 10' drainage, utility & sidewalk encroachment easement are required adjacent to rights-of-way.
6. A Right-of-Way maintenance agreement for landscaping, irrigation, medians, signs, special pavements, etc. within City rights-of-way will be required if any of these improvements are within City Right-of-Way.
7. The existing lift station and discharge force main shall be examined/analyzed for capacity with the new development. Any upgrades required will be at the Developer's expense.
8. Existing utility and access easements shown on the Boundary Survey shall be vacated or extinguished prior to final plat recording.
9. West Orange Trail Right-of-Way is owned by the City of Winter Garden with an easement to Orange County for the Trail. Orange County Parks & Recreation shall review and approve the crossing over the Trail, prior to construction. Additional details shall be provided on the final construction plans to prevent vehicular access to the Trail; signage; etc.
10. Turn lanes, etc. will be reviewed further during the preliminary plat and final construction plan phases.
11. Utilities: Minimum 8" potable water (internal), 8" reuse water, and minimum 6" sanitary force main are required. All water lines shall be looped.
12. More detailed soil borings in roadway and pond are required to be submitted with Final Engineering.
13. All broken, cracked or damaged curbs, sidewalks or pavement along the perimeter of the project shall be inspected at the final inspection and replaced as necessary by the Developer/Contractor.
14. Streetlighting both internally and on all street frontages is required

pursuant to City Code – dark skies lighting is required.

15. The applicant is required to pay for the undergrounding of the overhead utility lines along East Plant Street.
16. The Owner Design Engineer and Contractor are responsible for meeting all provisions of ADA and Florida Accessibility Code.
17. All work shall conform to City of Winter Garden standards and specifications.
18. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.
19. No fill or runoff will be allowed to discharge onto adjacent properties; existing drainage patterns shall not be altered. The City of Winter Garden is not granting rights or easements for drainage from, or onto, property owned by others, including by way of any development order or permit issued. Obtaining permission, easements or other approvals that may be required to drain onto private property is the Owner/Developer's responsibility. Should the flow of stormwater runoff from, or onto adjacent properties be unreasonable or cause problems, the City shall not be responsible and any corrective measures required will be the responsibility of the Owner/Developer. Site construction shall adhere to the City of Winter Garden erosion and sediment control requirements as contained in Chapter 106 - Stormwater. If approval is granted by the City of Winter Garden, it does not waive any permits that may be required by federal, state, regional, county, municipal or other agencies that may have jurisdiction.
20. Final engineered plans shall be submitted, reviewed and approved by the City prior to construction. Approval by the Planning & Zoning Board (Re-zoning; Pre-plat) and City Commission will be required prior to issuance of site or building permit(s)
21. After final plan approval, a preconstruction meeting will be required prior to any commencement of construction. The applicant shall provide an erosion control and street lighting plan at the preconstruction meeting and shall pay all engineering review and inspection fees prior to construction. Inspection fees in the amount of **2.25%** of the cost of all site improvements shall be paid prior to issuance of the building permit.

SECTION 2: *General Requirements.*

- a. **Development Agreement-** If deemed necessary by City Staff, a Development Agreement shall be drafted, approval obtained and recorded prior to approval of any site or building permits for the Property.

- b. **Stand Alone Clause-** Each phase of development of the Property must operate as an individual unit in that each particular phase will be able to stand-alone in the event that no other phase is developed.
- c. **Land Development Approvals and Permits-** This Ordinance does not require the City to issue any permit or approval for development, construction, building permit, or other matter by the City relating to the Property or the project or any portion thereof. These and any other required City development approvals and permits shall be processed and issued by the City in accordance with procedures set forth in the City's Code of Ordinances and subject to this Ordinance.
- d. **Amendments-** Minor amendments to this Ordinance will be achieved by Resolution of the City Commission of the City of Winter Garden. Major amendments to this Ordinance will require approval of the City Commission of the City of Winter Garden by Ordinance.
- e. **Expiration/Extension-** Expiration of this PUD shall be governed in accordance with Section 118-830, City of Winter Garden Code of Ordinances. Time extensions may be granted in accordance with Section 118-829, City of Winter Garden Code of Ordinances.

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

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

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

FIRST READING AND PUBLIC HEARING: _____, 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

Exhibit "A"

PARCEL ID(s): 14-22-27-0000-00-012; 14-22-27-0000-00-016; 14-22-27-5656-01-391

LEGAL DESCRIPTION:

PARCEL NO. 14-22-27-0000-00-012 & PARCEL NO. 14-22-27-0000-00-016

PARCEL 1:

That part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Fourteen (14), Township 22 South, Range 27 East, lying North of the Atlantic Coast Line Railroad right-of-way LESS the East 393.75 feet thereof, Also less and except the following description: Begin at the Southwest corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section Fourteen (14) aforesaid; run North 1326.3/4 feet to Northwest corner of Southeast Quarter (SE 1/4) of Southeast Quarter (SE 1/4) of said Section Fourteen (14). Return to the same beginning point; run Northeasterly 406 feet to a point 24 feet East of the West line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section Fourteen (14) aforesaid; thence North 264 feet to a point which is 670 feet from the Point of Beginning and is 21.5 feet East of the West line of Southeast Quarter (SE 1/4) of Southeast Quarter (SE 1/4) of said Section Fourteen (14) aforesaid; thence Northwesterly 659 feet to the Northwest corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section Fourteen (14).

LESS THAT PART DEEDED TO THE ORANGE COUNTY LIBRARY DISTRICT IN DEED RECORDED JANUARY 31, 2002 IN BOOK 6446, PAGE 4902;

LESS THAT PART DEEDED TO CITY OF WINTER GARDEN FOR LIFT STATION IN DEED RECORDED FEBRUARY 6, 2006 IN BOOK 8466, PAGE 366.

PARCEL 2:

That part of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Fourteen (14), Township 22 South, Range 27 East, described as follows: Begin 671 feet West and 136.4 feet South of the Northeast corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Fourteen (14) aforesaid; run West 100 feet; thence South 115.6 feet; thence East 100 feet; thence North 115.6 feet to the Point of Beginning.

Together with all right, title and interest in a certain easement and right-of-way (contained in a certain Deed dated February 17, 1953, recorded February 19, 1953, in Deed Book 932, Page 456, Public Records of Orange County, Florida) for ingress and egress over and across a strip of land Twenty (20) . feet in width which is more particularly described as follows:

From the Northeast Corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Fourteen (14), Township 22 South, Range 27 East, run thence West 671 feet, South 252 feet; thence West 65 feet for a point of beginning; from said Point of Beginning run due South to the North right-of-way line of the Atlantic Coast Line Railroad; commence again at the Point of Beginning; run West 20 feet; thence due South to the Northern right-of-way line of the Atlantic Coast Line Railroad.

PARCEL NO. 14-22-27-5656-01-391

PARCEL 3:

Begin 24 feet, Easterly along North right of way line of Atlantic Coast line R.R. from West line of SE 1/4 of SE1/4 of Section 14, Township 22 South, Range 27 East, run North 0 Deg, 32 minutes, West 250 feet, to Point 669.5 feet, South of North line of SE 1/4 of SE 1/4, thence West 100 feet, thence 0 Deg, 32 minutes, East to Atlantic Coast line R.R. right of way, thence Easterly 100 feet to the Point of Beginning.

Exhibit "B"

COVER PAGE

HERITAGE AT PLANT STREET PUD PLAN

(11 PAGES - ATTACHED)



PRELIMINARY SITE PLAN

HERITAGE AT PLANT STREET

FOR WINTER GARDENS

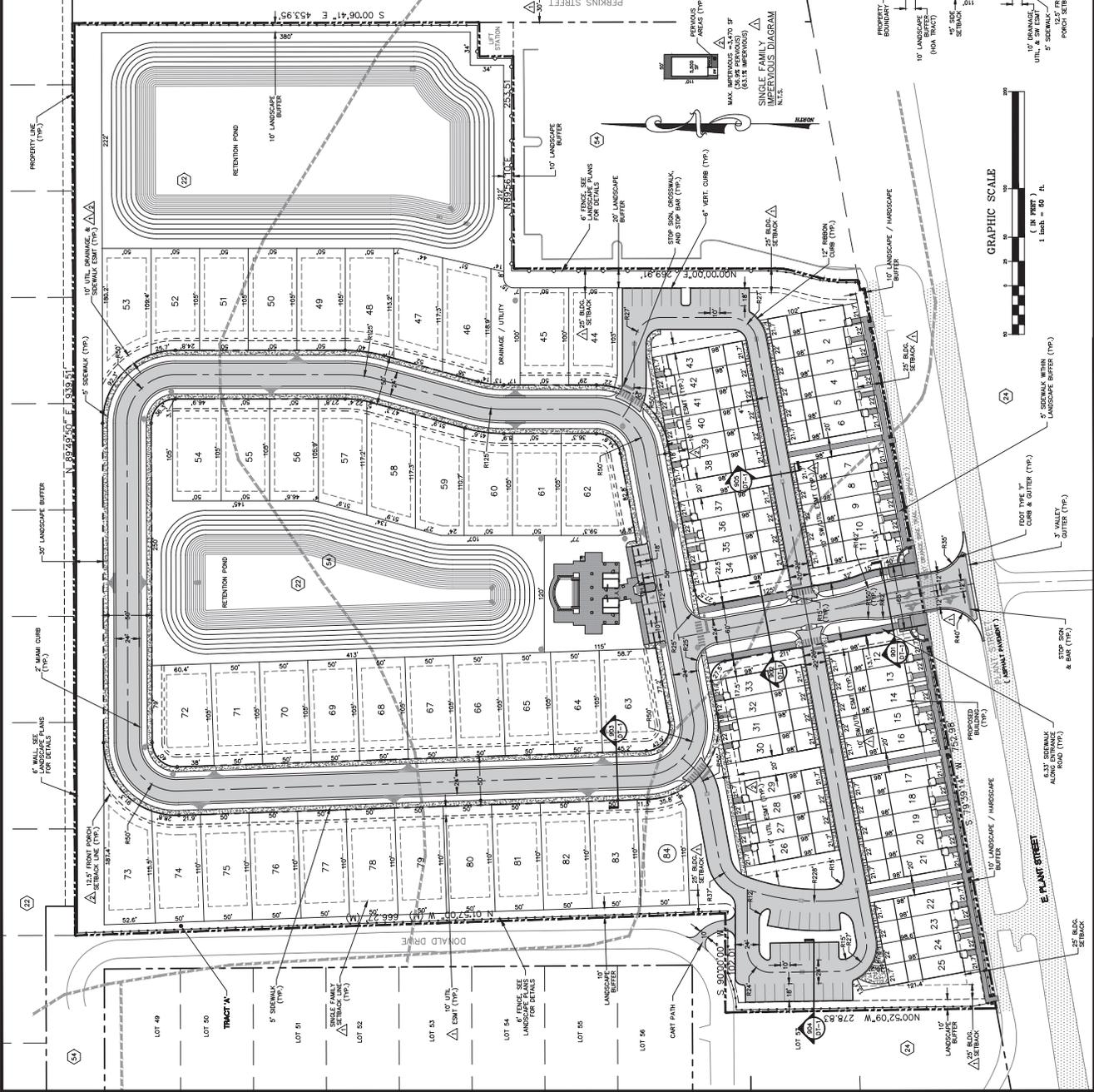
M.I. HOMES OF ORLANDO, LLC
400 INTERNATIONAL PKWY, SUITE 470
(407) 551-8133



NO.	DATE	REVISIONS
1	02/17/19	ISSUED FOR PERMITS
2	02/17/19	REVISED PER CITY OF WINTER GARDENS COMMENTS
3	02/17/19	REVISED PER CITY OF WINTER GARDENS COMMENTS
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PSP - 1

- ### SITE DATA
- TOTAL AREA: 16.66 ACRES
 - PARCEL IDS: 14-22-27-500-20-307
 - PROPOSED ZONING: PLANNED UNIT DEVELOPMENT
 - EXISTING FILL: DOWNTOWN TRANSITIONAL
 - LINEAR FOOTAGE OF ROAD FRONTAGE: 1,141 LF
 - PLANT SET: 74 LF
 - PHOSPH. SET: 454 LF
 - TOTAL RESIDENTIAL DWELLING UNITS: 84 DU (167 - MAXIMUM / 10 DU PER ACRE)
 - NET RESIDENTIAL: 84 DU / 16.66 AC = 5.04 DU/AC
 - MAX BUILDING HEIGHT: 35 FEET
 - TOWNHOME MINIMUM SETBACKS: FRONT: 15' SIDE: 15' REAR: 15' ZERO
 - SINGLE FAMILY MINIMUM SETBACKS: FRONT: 15' SIDE: 15' REAR: 15' ZERO
 - (NO OBSTRUCTIONS ALLOWED IN 5' SIDE YARDS)
 - ACCESS LOCATIONS ARE APPROXIMATE LOCATIONS WILL BE FINALIZED THROUGH PERMITS.
 - WATER AND SEWER TO BE PROVIDED BY THE CITY OF WINTER GARDENS.
 - UTILITY SERVICE GENERATION RATES: PER RESOLUTION NO. 2507-12
 - WATER: 84 DU X 300 GPD = 25,200 GPD
 - SEWER: 84 DU X 300 GPD = 25,200 GPD
 - RESIDENTIAL: 84 DU X 300 GPD = 25,200 GPD
 - RECREATION: 84 DU X 300 GPD = 25,200 GPD
 - ALL FIRE HYDRANTS SHALL BE LOCATED NO CLOSER THAN 4 FEET AND NO MORE THAN 10' FROM THE EDGE OF PAVEMENT, MEASURED FROM THE EDGE OF ASPHALT TO THE CENTER OF HYDRANT.
 - NO TOWN LOTS ARE PERMITTED BUT SOME ADDITIONAL SETBACKS/STAIRS IS EXPECTED TO CROSS THE TRAIL WITH THE PROPOSED DRIVEWAY ONTO PLANT STREET.
 - INDOOR BUILDING SEPARATION SHALL BE PER THE FLORIDA UNITED BUILDING CODE.
 - RESIDENTIAL RECREATION SHALL MEET THE FLORIDA UNITED BUILDING CODE.
 - RESIDENTIAL AREA REQUIRED: 17.6 ACRES
 - PROPERTY TOTAL ACRES (1668 ± 50) = 0.831 ACRES REQUIRED
 - GRANITE FLATS ARE PERMITTED ABOVE GARAGES FOR BEAR LOAD UNITS.
 - 20' LOTS 53 & 73 SHALL BE LIMITED TO 1-STORY.
 - BUILDING ARCHITECTURE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS INCLUDED WITH THIS PUD.
 - OUTDOOR EQUIPMENT SUCH AS A/C UNITS CANNOT BE PLACED IN EASEMENTS.
 - INDIVIDUAL LOTS WILL NOT HAVE POOLS OR ACCESSORY STRUCTURES.
- ### OPEN SPACE CALCULATION
- REQUIRED PARKING COUNT: 147 SPACES
PROPOSED PARKING COUNT: 147 SPACES
- 7' X 12' REGULAR PARKING STALLS: 45 SPACES
7' X 20' PARALLEL ON-STREET PARKING: 30 SPACES
12' X 18' HANDICAP PARKING STALLS: 1 SPACE
PERVIOUS AREAS (OUTSIDE TOWNHOME & SINGLE FAMILY GARAGES): 0.465 AC (2.749%)
RETENTION PONDS: 2.849 AC (17.100%)
SINGLE FAMILY DRIVEWAYS: 88 SPACES
TOWNHOME GARAGES: 88 SPACES
TOTAL PARKING PROVIDED: 328 SPACES
TOTAL OPEN SPACE IMPROVED: 5.845 AC (35.080%)
- ### IMPERVIOUS AREA (AC)
- | DESCRIPTION | AREA (AC) |
|---|-----------------|
| ROADWAY & PARKING EXISTING PAVEMENT | 2.032 |
| PERVIOUS AREAS (TP) | 0.000 |
| MAX IMPROVED 14,700 SF (64.1% IMPROVED) | 1.680 |
| MAX IMPROVED 14,700 SF (64.1% IMPROVED) | 1.379 |
| TOWNHOME DRIVEWAYS | 1.379 |
| TOTAL IMPERVIOUS AREA | 8.825 (53.979%) |
- ### PARKING SPACE CALCULATION
- REQUIRED PARKING COUNT: 147 SPACES
PROPOSED PARKING COUNT: 147 SPACES
- 7' X 12' REGULAR PARKING STALLS: 45 SPACES
7' X 20' PARALLEL ON-STREET PARKING: 30 SPACES
12' X 18' HANDICAP PARKING STALLS: 1 SPACE
PERVIOUS AREAS (OUTSIDE TOWNHOME & SINGLE FAMILY GARAGES): 0.465 AC (2.749%)
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SINGLE FAMILY DRIVEWAYS: 88 SPACES
TOWNHOME GARAGES: 88 SPACES
TOTAL PARKING PROVIDED: 328 SPACES
TOTAL OPEN SPACE IMPROVED: 5.845 AC (35.080%)
- ### SINGLE FAMILY IMPERVIOUS DIAGRAM
- MAX IMPROVED 14,700 SF (64.1% IMPROVED)
- ### TOWNHOME IMPERVIOUS DIAGRAM
- MAX IMPROVED 14,700 SF (64.1% IMPROVED)
- ### RETENTION POND
- RETENTION POND
- ### GRAPHIC SCALE
- (IN FEET)
1 Inch = 50 ft.



DATE: 02/17/19
SCALE: 1" = 50'
DRAWN BY: B.J.S.
APPROVED BY: CHS

ENGINEER: CHADWICK H. HAGGARD, No. 18213, State of Florida

PROJECT: HERITAGE AT PLANT STREET



TRACT DESIGNATION PLAN
FOR
HERITAGE AT PLANT STREET
WINTER GARDEN
FLORIDA

M. I. HOMES OF ORLANDO, LLC
400 INTERNATIONAL PARK, SUITE 470
ORLANDO, FL 32809
(407) 551-5133



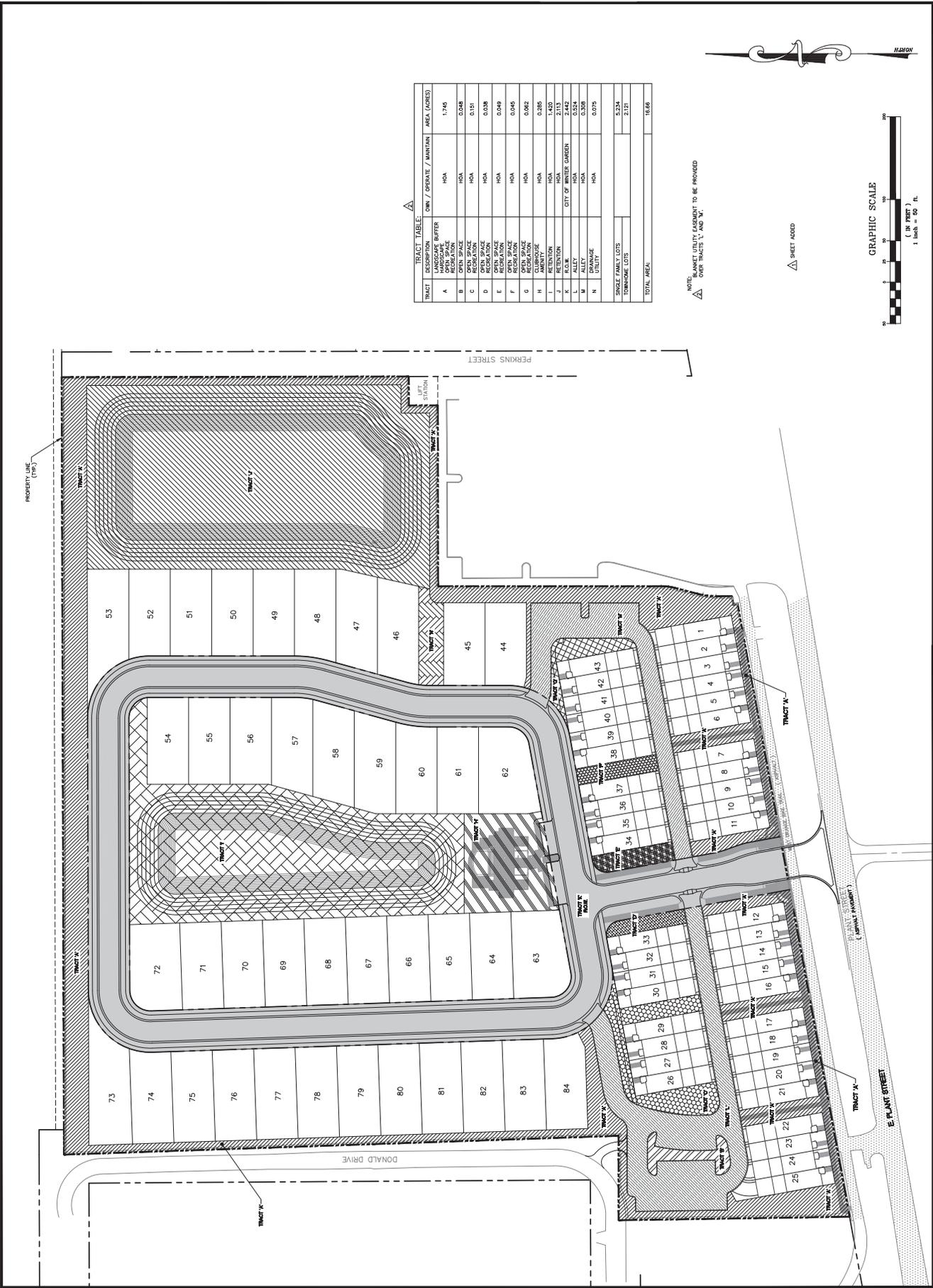
ENGINEER IN CHARGE
CHADWICK H. HAGGARD
NO. 01781
STATE OF FLORIDA

SEP 9 2016
DATE

REVISIONS

JOB # 15052
DATE: 07/20/16
SCALE: AS SHOWN
DRAWN BY: S.B.S.
APPROVED BY: C.H.L.

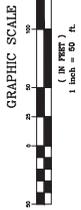
TD - 1



TRACT	DESCRIPTION	OWN / OPERATE / MAINTAIN	AREA (ACRES)
A	MANICURE BUFFER	HOA	1.745
B	HANDICAPED ACCESS	HOA	0.048
C	OPEN SPACE	HOA	0.151
D	OPEN SPACE	HOA	0.038
E	OPEN SPACE	HOA	0.049
F	OPEN SPACE	HOA	0.045
G	RECREATION	HOA	0.082
H	AMBIENCE	HOA	0.285
I	RETENTION	HOA	1.400
J	RETENTION	CITY OF WINTER GARDEN	2.442
K	ALLEY	HOA	0.524
L	ALLEY	HOA	0.308
M	UTILITY	HOA	0.075
SINGLE FAMILY LOTS			5,224
TOWNHOME LOTS			2,121
TOTAL AREA:			16,606

NOTE: SHEET UTILITY ELEMENTS TO BE PROVIDED
OWN TRACTS V, AND W.

△ SHEET ADDED





LOT 17
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6

TRAIL BRIDGE COURT

PERKINS STREET

DONALD DRIVE

LIBRARY

E PLANT STREET

GRAPHIC SCALE



Exhibit "C"

COVER PAGE

HERITAGE AT PLANT STREET

Design Standards

(10 PAGES - ATTACHED)

Heritage at Plant Street PUD - Entry Concept





Heritage at Plant Street PUD – Buffer Concept



Buffer along north PUD boundary



Buffer along east and west PUD boundaries

Heritage at Plant Street PUD – Single-Family Elevations







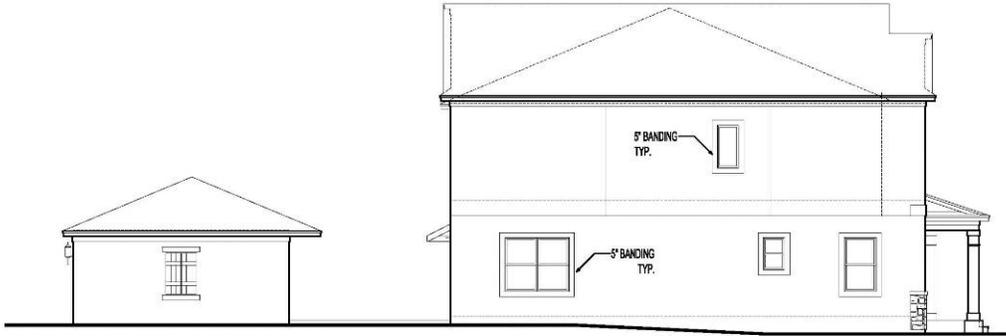




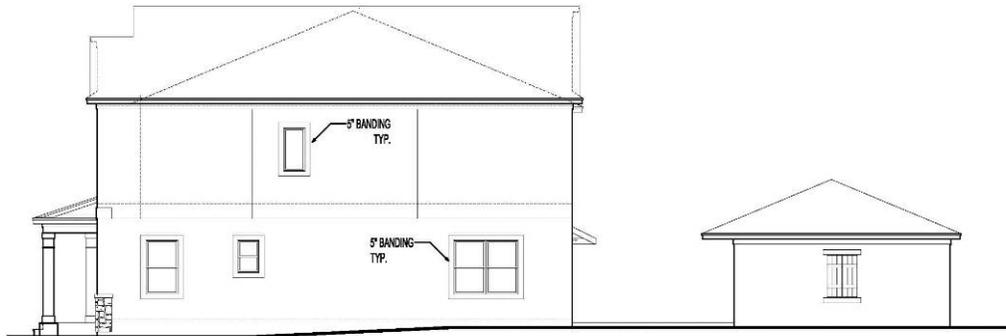
Heritage at Plant Street PUD – Townhome Elevations



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

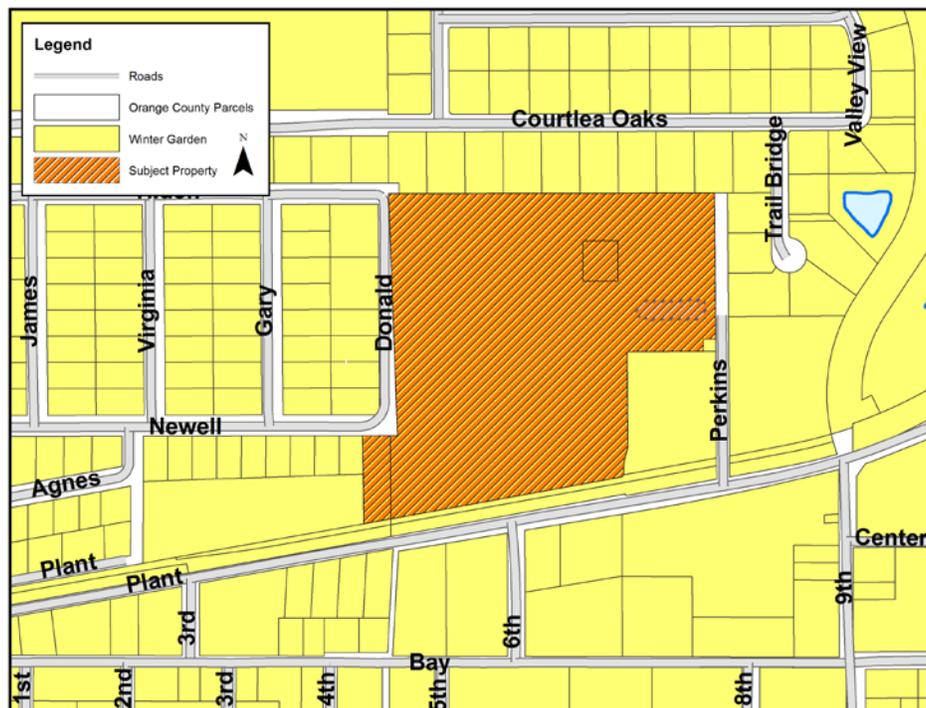
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: KELLY CARSON, URBAN DESIGNER
DATE: September 29, 2016
SUBJECT: PLANNED UNIT DEVELOPMENT REZONING (ORDINANCE 16-72)
605 & 755 E. Plant Street & 290 E. Newell Street (16.66 +/- ACRES)
Parcel ID# 14-22-27-0000-00-012; 14-22-27-0000-00-016;
14-22-27-5656-01-391

APPLICANT: M.I. Homes of Orlando, LLC

INTRODUCTION

The purpose of this report is to evaluate the proposed project for compliance with the City of Winter Garden Land Development Regulations, Comprehensive Plan, and Future Land Use Map. The subject property, located north of East Plant Street, east of Donald Drive, and west of Perkins Street and is approximately 16.66 ± acres in size. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The subject property is located within the City of Winter Garden municipal limits and carries the zoning designation R-1 (Single Family Residential District) and R-2 (Residential District). The subject property is designated DT (Downtown Transitional) on the Future Land Use Map of the Comprehensive Plan. The applicant is requesting to rezone the 16.66 ± acre property to PUD (Planned Unit Development).

EXISTING USE

The subject property currently contains several structures that remain from when the land was used for citrus production. There are several metal buildings located on site with associated parking areas and utility infrastructure. The remaining property contains remnant citrus groves, which are in poor condition. There is also an existing drainage pond on the property, which is currently utilized by both the subject property and the library parcel to the west.

ADJACENT LAND USE AND ZONING

The adjacent properties include a parcel to the east of the subject property at 805 East Plant Street, which is zoned R-1 and contains the Winter Garden branch of the Orange County library system. To the north of the subject property are a series of single-family residential lots that are part of the Courtlea Oaks subdivision, which are zoned R-1. There are also a series of single-family residential properties located to the west of the subject property across from Donald Drive, which are zoned R-2. There is also a West Orange Trail facility and recreation area property located to the west at 455 East Plant Street. This property is also zoned R-2. To the south of the subject property are four parcels zoned I-2 and located at 606, 640, 646, and 730 East Plant Street. The contents of these parcels include office buildings and a metal warehouse building. There is also a vacant City-owned property zoned C-2 located to the south at 848 East Plant Street. All of the adjacent properties are located within the City of Winter Garden's jurisdictional limits.

PROPOSED USE

The developer intends to purchase the subject property and construct 43 new townhomes and 41 single family residences. A portion of the townhomes (25 out of the proposed 43) will be permitted to build a granny flat above the detached garage. The project will include associated streets and vehicular alleys, pedestrian walks, entrance design features, a centrally-located recreation area with a swimming pool, a golf cart access path, retention ponds with fountain features, perimeter fencing, and other site improvements.

COMMUNITY MEETINGS

There have been two community meetings held in the City Commission Chambers to discuss the proposed PUD rezoning with surrounding property owners. In the first meeting, held on January 20, 2016, one of the major concerns voiced by attendees was the appropriateness of building an all-townhome development when the surrounding properties to the north and west of the subject property contain single-family residences, some of which are situated on large lots. The neighbors were concerned that the development would be much denser than surrounding uses – the original proposal included 108 townhome units - and they were also curious about how the development would affect their property values. Buffering options were discussed, as was the

additional traffic that the development would bring to East Plant Street.

In the second community meeting, held on March 29, 2016, the developer presented a revised plan that eliminated more than half of the proposed townhomes and replaced them with single-family residences on the north side of the subject property. The plan showed 50 single family lots at the meeting, and this number was ultimately reduced further to 41 single family lots. The south side of the property, which is closer to the mixed commercial and industrial uses located across East Plant Street, continued to feature townhome units (43 total units). A new enhanced buffer – 30' wide landscape area with a solid perimeter wall- was added to the north side of the property to buffer the large-lot residential properties from the development. Additionally, the east and west boundaries received landscape buffering along with a perimeter fence. The revised plan was received more positively by the attendees, and the developer reassured the residents that any future design decisions would emphasize the goal of not negatively impacting the surrounding residential properties.

APPROVAL CRITERIA

In accordance with the City's Comprehensive Plan and Land Development Regulations, a proposed planned unit development and its associated preliminary development plan may be approved only after competent, substantial evidence has been presented which allows the following determinations to be made: (staff conclusions/findings are underlined)

- (1) The proposed PUD is consistent with the land development regulations, comprehensive plan and the future land use map;

The proposed PUD is consistent with the City's land development regulations, comprehensive plan, and the future land use map. See other portions of this report concerning consistency with the land development regulations. PUD Zoning is permitted within the Downtown Transitional (DT) Future Land Use Designation.

- (2) The proposed PUD will not substantially devalue or prevent reasonable use and enjoyment of the adjacent properties;

The proposed PUD project will not deprive or prevent adjacent property owners of any rights or abilities to enjoy or continue existing uses of their property or to develop their property in accordance with the city's land development regulations and comprehensive plan goals, objectives, and policies. Further, in accordance with land development regulations and the comprehensive plan, where appropriate, the proposed PUD will provide for adequate buffering against adjoining properties and rights-of-way in the form of both landscaping and perimeter walls/fencing to create a visual screen or block views into the development completely. The buffer to the north of the subject property, adjacent to the Courtlea Oaks residential subdivision, will consist of a 30' dense landscape screen in front of an opaque perimeter wall that runs the length of the northern property line. The east and west PUD boundaries will have a 10' wide landscape screen with a 6' tall aluminum fence. The south property line, adjacent to East Plant Street, will have an ornamental 4' high aluminum fence with a series of pedestrian gates for townhome owners to access their front doors.

- (3) Adequate public infrastructure facilities and water and sewer service to support the development of the proposed PUD are available or an agreement or binding conditions have

been established that will provide these facilities, improvements and services in a reasonable time frame;

The existing potable water flow pressure of the City's utility system within the surrounding area is sufficient to support the development of the subject property. The property is not currently a utility customer of the City of Winter Garden, although potable water and wastewater lines are available to serve the property. At such time that the property is developed, additional utility connections may need to be made to serve the new townhomes and single family buildings. All extension and connection costs shall be borne by the property owner. In addition, although reclaimed water service is not currently available for the property, the developer must make provisions to allow the residents to easily hook up to the City's reclaimed service in the future once it becomes available.

Prior to any board approvals, a Developer's Agreement detailing the obligations of the developer associated with the proposed PUD may be required. The requirement for a Developer's Agreement will be determined during the Final Engineering review.

- (4) The proposed PUD will not allow a type or intensity of development that is premature or presently out of character in relationship to the surrounding area;

The proposed PUD project is consistent with the comprehensive plan's goals, objectives and policies for the Downtown Transitional future land use designation; the PUD zoning criteria; and the City's land development regulations. The proposed PUD project features a density of +/- 5.04 dwelling units per acre (+/- 6.54 including the 25 optional granny flat units) which is lower than the maximum density of 10 dwelling units per acre permitted within the Downtown Transitional future land use designation.

The proposed PUD is not premature or presently out of character in relationship to the surrounding area. The subject property is located on East Plant Street, less than a quarter mile from the City's Historic Downtown, which features a range of uses- commercial, residential, institutional, mixed-use, etc. – all of which are located within close proximity to each other. The subject property itself is surrounded by a broad range of different building types and land uses - residential to the north and west, institutional to the east, and mixed commercial & industrial to the south. To reflect the diversity of the area and the policies contained in the Comprehensive Plan, the development will include higher density residential townhomes, (with optional above-garage granny flat for those townhome units that front on East Plant Street) fronting East Plant Street to the south in order to incorporate features similar to the attributes and characteristics in the historic downtown. The northern portion will feature single-family residential homes on +/- 50' wide lots, which will help the area transition seamlessly into the larger single-family residential neighborhoods found to the north of the subject property.

- (5) The rezoning will not interfere with an adjacent property owner's reasonable expectation of use or enjoyment; and

The zoning designations permitted within the Downtown Transitional future land use designation include Planned Unit Development. Further, in accordance with land development regulations and the comprehensive plan, where appropriate, the proposed PUD will provide for adequate buffering against adjoining properties and rights-of-way

in the form of both landscaping and perimeter walls/fencing to create a visual screen or block views into the development completely (please see response #2 for more details). The new development should not interfere with the adjacent property owner's reasonable expectation of use or enjoyment.

- (6) There is availability and adequacy of primary streets and thoroughfares to support traffic to be generated within the proposed PUD and the surrounding area, or an agreement or binding conditions have been established that will provide such transportation facilities to support said traffic in a reasonable time frame.

The adjacent street- East Plant Street – has sufficient capacity to support the traffic generated by the development. In order to minimize potential traffic conflicts, the property will have right and left turn exiting lanes with 12' minimum pavement width. The developer will also provide new sidewalk connections to East Plant Street, as well as a new golf cart path that connects to Donald Drive. The subject property is also located directly north of the West Orange Trail, to which recreational trail users in the development will have direct access.

- (7) The degree of departure or conformity of the proposed PUD with surrounding areas in terms of character and density.

The proposed PUD project is consistent with the comprehensive plan's goals, objectives and policies for the Downtown Transitional future land use designation, the PUD zoning criteria, and land development regulations. As stated above, the proposed PUD features a density of +/- 5.04 dwelling units per acre (+/- 6.54 including the 25 optional granny flat units), which is lower than the maximum density of 10 dwelling units per acre permitted within the Downtown Transitional future land use designation. This is consistent with the Comprehensive Plan policy for the Downtown Transitional FLU.

- (8) Compatibility of uses and improvements within the PUD and the relationship with surrounding existing or proposed developments.

The proposed PUD project integrates several elements that provide for cohesion between existing and proposed uses surrounding the property. The project includes connections to the existing sidewalk along East Plant Street as well as the West Orange Trail. The subdivision's entrance will feature two plaza areas with vine-covered arbors, which can be used by passing pedestrians and bikers to enjoy and momentarily escape the sun. The project will also include the preservation of open space areas in accordance with City Code requirements for common open space. Overall, the PUD features residential uses that are consistent with the eclectic, mixed-use character that can be found in this downtown-adjacent area. The townhomes that front on East Plant Street feature pedestrian connections to the adjacent sidewalk, which encourages pedestrian activity and increases the vibrancy of the area.

- (9) Prevention of erosion and degrading or enhancement of the surrounding areas.

The proposed PUD project will not erode or degrade the environmental quality of the surrounding area. To the greatest extent possible, stormwater management features will be designed as landscape amenities. Proper erosion and sedimentation control measures will be taken during the construction process.

- (10) Provision for recreation facilities, surface drainage, flood control and soil conservation as shown in the preliminary development plan.

The PUD must comply with the open space requirements of City Code as well as any recreation requirements for residential developments. The project currently complies both with the City's open space requirements and recreation requirements. The development will include a 1.176 acre recreation area with a swimming pool and community gathering space, which will encompass 7.06% of the total site area (5% is required). Additionally, there will be a combined 5.845 acres of total shared open space, which will encompass 35.08% of the total site area (20% is required).

Stormwater management for the proposed PUD project will be provided in on-site stormwater management areas to satisfy the City of Winter Garden, St. John's Water Management District and strict requirements of the Wekiva Study Area criteria.

- (11) The nature, intent and compatibility of any common open space, including the proposed method for the maintenance and conservation of the common open space.

The proposed PUD project will comply with the City's requirements for open space (20% per code section 118-923). The open spaces will be designated as platted tracts dedicated to the Heritage at Plant Street Homeowners Association, which will own and maintain them.

- (12) The feasibility and compatibility of the specified stage(s) or phase(s) contained in the preliminary development plan to exist as an independent development.

The PUD is anticipated to be built in one phase. However, if the developer decides to phase the project, each phase of development of the proposed PUD project must operate as an individual unit in that each particular phase will be able to stand-alone in the event that no other phase is developed.

- (13) The availability of existing or planned reclaimed water service to support the proposed PUD.

Reclaimed water capacity is not currently available to serve the property on which the PUD is proposed to be developed. The project must make provisions for connecting to reclaimed lines at a later time when they are available to serve the property. All utility lines that are presently available (water and sewer) will be connected to serve the development, and all connection costs shall be borne by the property owner.

- (14) The benefits within the proposed PUD development and to the general public to justify the requested departure from standard land use requirements inherent in a PUD classification.

The proposed PUD includes the requirement that the architecture meet a certain level of design and material quality, as well as exhibit aesthetic harmony with surrounding properties. The project will provide much-needed residential space to a downtown-adjacent area, increasing the diversity of housing types. The townhomes will provide new dwelling options that emphasize walkability and pedestrian activity, which will help create a more vibrant downtown-adjacent area.

- (15) The conformity and compatibility of the proposed common open space, residential and/or nonresidential uses within the proposed PUD.

As stated previously, the proposed PUD project will comply with the City's requirements for open space (20% per code section 118-923). The proposed residential uses will exist harmoniously within the context of the Winter Garden transitional downtown area.

(16) Architectural characteristics of proposed residential and/or nonresidential development.

A variety of architectural requirements have been incorporated into the residential building standards in the proposed PUD project including requirements for architectural character, varying building massing, recessing garages and incorporating front porches, separating similar single-family building models, building articulation and theming, entry features, and signage.

(17) A listing of the specific types of nonresidential uses to be allowed.

No nonresidential uses are permitted in this development.

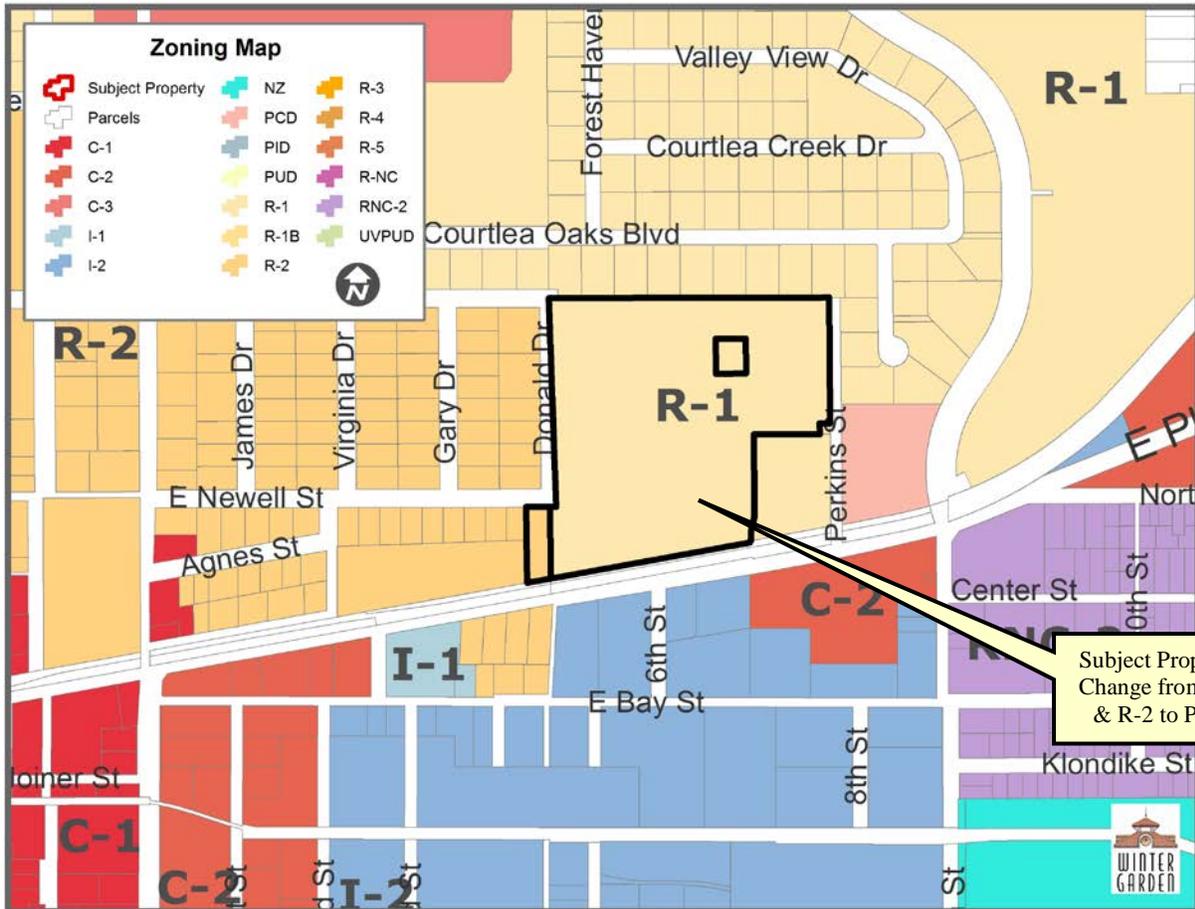
SUMMARY

City Staff recommend approval of the proposed Ordinance 16-72. Rezoning the subject property from City R-1 & R-2 to City PUD is consistent with the City's Comprehensive Plan, Future Land Use Map and land development regulations, and is consistent with the trend of development in the area.

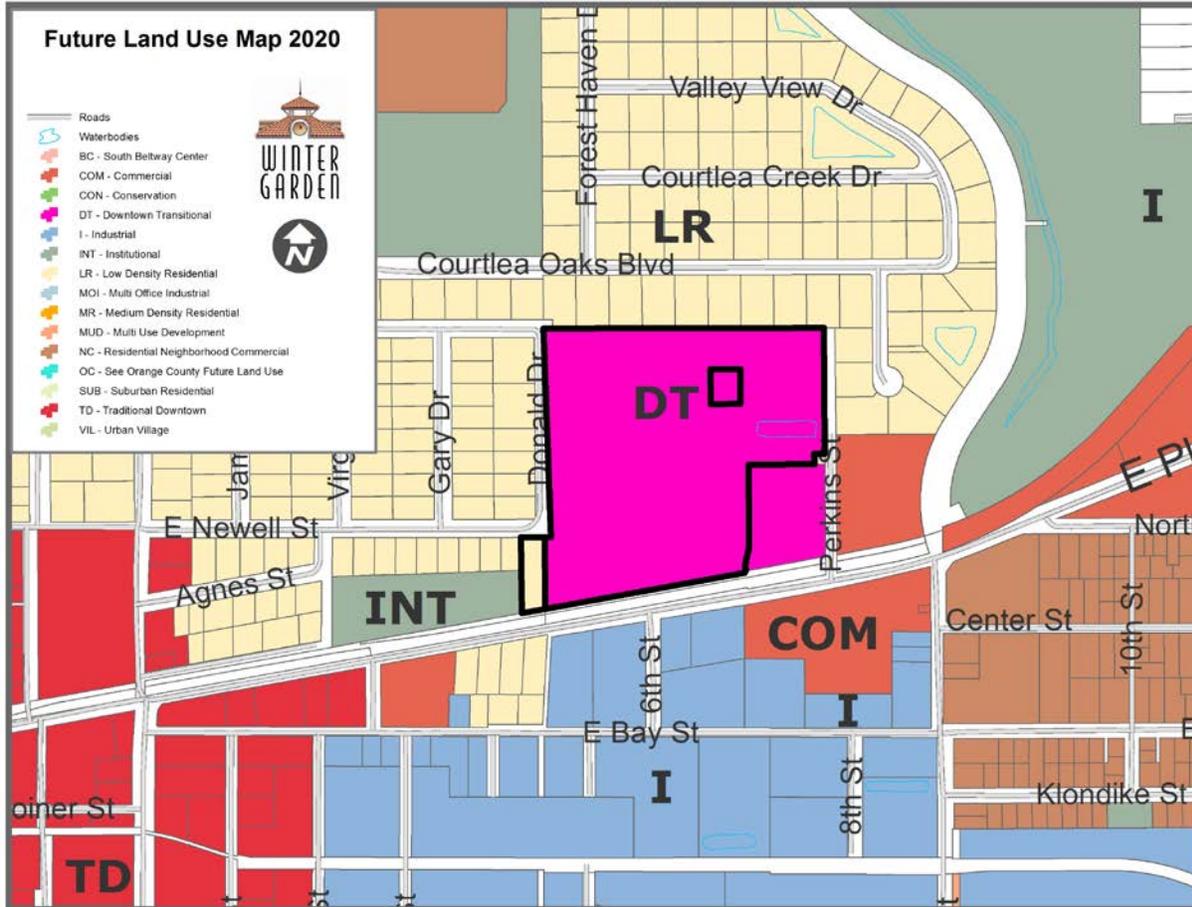
AERIAL PHOTO
605 & 755 E. Plant Street & 290 E. Newell Street



ZONING MAP
605 & 755 E. Plant Street & 290 E. Newell Street



FUTURE LAND USE MAP
605 & 755 E. Plant Street & 290 E. Newell 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: October 21, 2016

Meeting Date: October 27, 2016

Subject: Final Plat & Right-of-Way Maintenance Agreement
Fullers Oak
1205 E Fullers Cross Road (11.11 +/- Acres)

Issue: Applicant is requesting to record the Final Plat of 25 single-family lots in the Fullers Oak subdivision as well as the Right-of-Way Maintenance Agreement.

Discussion:

The applicant is developing the property known as Fullers Oak with 25 single-family lots. The plat is consistent with the subdivision's preliminary plat and the R-1B Zoning District regulations.

Recommended action:

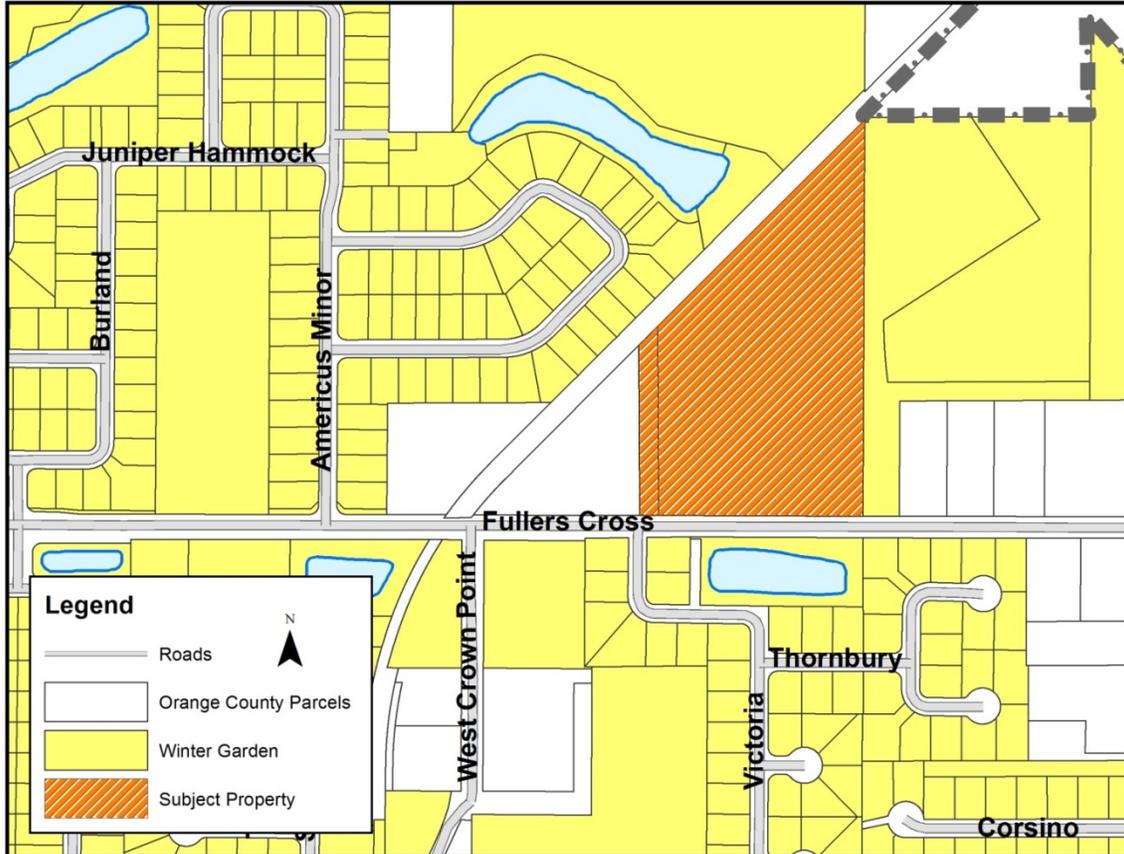
Staff recommends approval of the final plat and the Right-of-Way Maintenance Agreement.

Attachments/References:

Location Map
Final Plat
Right-of-Way Maintenance Agreement

LOCATION MAP

Fullers Oak Subdivision



FULLERS OAK

LOCATED IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST
CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

PLAT BOOK	PAGE
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FULLERS OAK DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That MERITAGE HOMES OF FLORIDA, INC., a Florida corporation, being the owner in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed including as set forth in the plat notes. The utility easements created by this plat are dedicated to the perpetual use of the City of Winter Garden, Florida and the public.

IN WITNESS WHEREOF, the undersigned, MERITAGE HOMES OF FLORIDA, INC. has caused these presents to be executed and acknowledged by its undersigned _____ thereunto duly authorized on this day of _____, 2016.

MERITAGE HOMES OF FLORIDA, INC., a Florida corporation,
By: _____ (CORPORATE SEAL)
Printed Name: _____



Signed and sealed in the presence of:

Printed Name: _____

Printed Name: _____

STATE OF _____ COUNTY OF _____

THIS IS TO CERTIFY, That on _____ before me an officer duly authorized to take acknowledgements in the state and county aforesaid, personally appeared _____ of MERITAGE HOMES OF FLORIDA, INC., a Florida corporation, incorporated under the laws of the state of Florida, he is personally known to me or have produced the following identification _____ and he did / did not take an oath that he is the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized; and that said Dedication is the act and deed of said MERITAGE HOMES OF FLORIDA, INC., a Florida corporation,

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

NOTARY PUBLIC

Printed Name: _____
Commission Number _____
My Commission Expires: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered surveyor and mapper, does hereby certify that on _____ a survey of the lands shown in the foregoing plat was completed; that said plat is a true and correct representation of the lands surveyed, that the plat was prepared under my direction and supervision, and that this plat complies with all the survey requirements of Chapter 177, Florida Statutes.

Surveyor's Signature _____ Date _____
James L. Rickman P.S.M. # 5633
Allen & Company
Licensed Business # 6723
16 East Plant Street

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

Mayor _____
Attest: _____
City Clerk _____

CERTIFICATE OF REVIEW BY CITY SURVEYOR

I HEREBY CERTIFY that I have examined the foregoing plat and find it to comply in form with all the requirements of Part 1 of Chapter 177, Florida Statutes.

City Surveyor's signature _____ Date _____

CERTIFICATE OF COUNTY COMPTROLLER

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

on _____ as File No. _____
County Comptroller in and for Orange County, Florida.
By _____

SURVEYOR'S NOTES:
1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, BEING NORTH 89°41'43" EAST.

2. ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).

3. 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 PARAGRAPH SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. FURTHER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

4. TRACT C, (DETENTION/RETENTION POND) SHALL BE OWNED AND MAINTAINED BY THE FULLERS OAK HOMEOWNERS ASSOCIATION, INC., ("THE ASSOCIATION"). THE CITY OF WINTER GARDEN IS HEREBY DEDICATED DRAINAGE EASEMENTS OVER TRACT C TO SUPPORT, WITHOUT LIMITATION, DRAINAGE FROM TRACT I (RIGHT-OF-WAY) AND DRAINAGE EASEMENTS HEREBY DEDICATED TO THE CITY AND THE PUBLIC; HOWEVER, THE ASSOCIATION SHALL BEAR THE SOLE RESPONSIBILITY AND EXPENSE FOR MAINTENANCE OF TRACTS C AND IMPROVEMENTS THEREON.

5. TRACT B (WETLAND AND BUFFER) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION, WITH DEVELOPMENT RIGHTS DEDICATED TO CITY OF WINTER GARDEN, FLORIDA. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION IS PERMITTED WITHOUT PRIOR APPROVAL OF CITY OF WINTER GARDEN, FLORIDA AND/OR ALL OTHER APPLICABLE JURISDICTIONAL AGENCIES.

6. TRACTS A AND E, (OPEN SPACE/PARK) AND TRACT D (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.

7. TRACTS G AND H (WALL/LANDSCAPE) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.

8. TRACT F (LIFT STATION) IS TO BE CONVEYED TO THE CITY OF WINTER GARDEN VIA FEE SIMPLE WARRANTY DEED.

9. TRACT I (RIGHT-OF-WAY) IS TO BE CONVEYED TO THE CITY OF WINTER GARDEN IN FEE SIMPLE VIA WARRANTY DEED.

10. 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 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, TRACT C (DETENTION/RETENTION POND), TRACTS A AND E (OPENSAPCE/PARK), TRACT D (OPEN SPACE) TRACTS G AND H (WALL/LANDSCAPE) AND THE IMPROVEMENTS THEREON. IN THE EVENT ANY OR ALL OF THE SAID AREAS, SYSTEMS, IMPROVEMENTS, PROPERTIES OR AREAS ARE NOT MAINTAINED, REPAIRED, OR REPLACED IN ACCORDANCE WITH THE STANDARDS OF THE CITY OF WINTER GARDEN CODE OF ORDINANCES, GOOD ENGINEERING PRACTICES, OR BECOME A NUISANCE OR IN THE EVENT THE CITY OF WINTER GARDEN EXERCISES ITS AFOREMENTIONED RIGHT, EACH OF THE LOT OWNERS OF THE SUBDIVISION ARE HEREBY ULTIMATELY RESPONSIBLE FOR PAYMENT OF THE COST OF MAINTENANCE, REPAIR, REPLACEMENT AND CARE PROVIDED BY THE CITY OF WINTER GARDEN OR ITS CONTRACTORS AND AGENTS, PLUS ADMINISTRATIVE COSTS AND ATTORNEYS' FEES AND COSTS INCURRED BY THE CITY OF WINTER GARDEN. IF SAID COSTS ARE NOT PAID WITHIN 15 DAYS OF INVOICING, THEN SAID COSTS SHALL CONSTITUTE A LIEN ON THE PROPERTY OF THE OWNERS WHICH FAIL TO PAY SUCH COSTS AND MAY BE ENFORCED, WITHOUT LIMITATION, BY FORECLOSURE, SPECIAL ASSESSMENTS, OR AS MAY OTHERWISE BE PERMITTED BY LAW. THIS RIGHT, AND THE CITY OF WINTER GARDEN'S EXERCISE OF SAID RIGHT, SHALL NOT IMPOSE ANY OBLIGATION ON THE CITY OF WINTER GARDEN TO MAINTAIN, REPAIR, REPLACE, OR OTHERWISE CARE FOR SAID 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, TRACT C (DETENTION/RETENTION POND), TRACTS A AND E (OPENSAPCE/PARK), TRACT D (OPEN SPACE) TRACTS G AND H (WALL/LANDSCAPE) AND THE IMPROVEMENTS THEREON.

11. 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 COST, EXPENSES, SUITS, DEMANDS, LIABILITIES, DAMAGES, INJURIES, (INCLUDING DEATH) OR OTHERWISE, INCLUDING ATTORNEY'S FEES AND COST OF SUIT, IN THE CONNECTION WITH THE REASONABLE USE OF SAID SUBDIVISION INFRASTRUCTURE, COMMON AREAS, AMENITIES, TRACTS OR SAID PARTIES THEREOF, OF SAID PARTIES EXERCISE OF RIGHTS PERMITTED IN THE DECLARATION OF THE FULLERS OAK HOMEOWNER'S ASSOCIATION, INC., THIS PLAT OR AS OTHERWISE PERMITTED BY LAW.

12. THE LOTS WITHIN THIS SUBDIVISION ARE GOVERNED BY A MANDATORY ASSOCIATION REQUIRING THE PAYMENT OF FEES AND WITH THE POWER TO ASSESS THE LOTS. THE ASSOCIATION IS THE OWNER OF AND/OR RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL PRIVATE AREAS, DRAINAGE SYSTEMS, INCLUDING WITHOUT LIMITATION, THE RETENTION/DETENTION AREAS AND UNDERDRAINS, COMMON PROPERTIES, PRIVATE ROADS, SCREENING WALLS, TRACTS A THROUGH E, AND TRACTS G AND H AND SUCH OTHER SUBDIVISION INFRASTRUCTURE NOT OTHERWISE DEDICATED TO THE PUBLIC USE OR THE CITY OF WINTER GARDEN, INCLUDING, WITHOUT LIMITATION, AND THEIR IMPROVEMENTS THEREON. EVERY LOT OWNER WITHIN THIS SUBDIVISION MUST 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 DEDICATIONS, 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.

13. EXCEPT AS SHOWN OR NOTED, THE FRONT OF ALL LOTS, ADJACENT TO ALL RIGHTS-OF-WAY, ARE SUBJECT TO A 10.00' DRAINAGE, SIDEWALK ENCROACHMENT, AND UTILITY EASEMENT AND ARE HEREBY DEDICATED TO THE CITY OF WINTER GARDEN.

14. EXCEPT AS SHOWN OR NOTED, ALL LOTS ARE SUBJECT TO A 5.00' DRAINAGE AND UTILITY EASEMENT ADJACENT TO THE SIDE AND REAR LOT LINES, CREATED BY THIS PLAT.

15. NO EASEMENT DEDICATED BY THIS PLAT, INCLUDING WITHOUT LIMITATION, TO THE CITY OF WINTER GARDEN, THE PUBLIC, OR TO THE ASSOCIATION, SHALL BE TERMINATED OR MODIFIED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF WINTER GARDEN.

16. THE FENCE, WALL AND DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE ASSOCIATION AND MAINTAINED ACCORDING TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

17. THE DRAINAGE EASEMENTS SHOWN HEREON ARE PRIVATE AND DEDICATED TO AND MAINTAINED BY THE ASSOCIATION.

18. THE FENCE AND WALL EASEMENT SHOWN HEREON IS DEDICATED TO THE ASSOCIATION FOR THE PURPOSE OF MAINTAINING THE WALL LOCATED WITHIN THE EASEMENT AS DEFINED IN THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS ASSOCIATED WITH THIS PLAT AND RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

19. ALL UTILITY EASEMENTS CREATED BY THIS PLAT ARE DEDICATED AS PUBLIC UTILITY EASEMENTS UNLESS NOTED OTHERWISE.

20. A NON-EXCLUSIVE DRAINAGE EASEMENT IS DEDICATED TO THE CITY OVER, UNDER AND THROUGH THE DRAINAGE EASEMENTS AND TRACT C FOR THE PURPOSES OF ACCOMMODATING DRAINAGE FROM THE PUBLIC RIGHTS-OF-WAY, INCLUDING TRACT I. THE CITY OF WINTER GARDEN SHALL NOT HAVE ANY MAINTENANCE AND REPAIR OBLIGATIONS FOR THE DRAINAGE IMPROVEMENTS WITHIN TRACT C AND THE DRAINAGE EASEMENT AREAS."

21. THE DRAINAGE, UTILITY AND SIDEWALK EASEMENT (D.U.S.W.E.) SHOWN HEREON IS A NON-EXCLUSIVE EASEMENT DEDICATED TO THE ASSOCIATION. A NON-EXCLUSIVE EASEMENT IS DEDICATED OVER THE EASEMENT TO THE CITY OF WINTER GARDEN. EXCEPT FOR AUTHORIZED SIDEWALKS, NO UTILITIES OR OTHER IMPROVEMENTS SHALL BE PERMITTED TO CONFLICT OR INTERFERE WITH THE CITY OF WINTER GARDEN'S UTILITY IMPROVEMENTS WITH IN THE EASEMENT AREA. THE CITY OF WINTER GARDEN SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF UTILITIES IT ACCEPTS AND/OR INSTALLS WITHIN SAID EASEMENT AREA. THE CITY OF WINTER GARDEN'S EASEMENT RIGHTS SHALL BE SUPERIOR TO ALL OTHERS."

22. THE LOTS AND TRACTS OF THIS PLAT ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FULLERS OAK HOMEOWNERS' ASSOCIATION, INC. TO BE RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

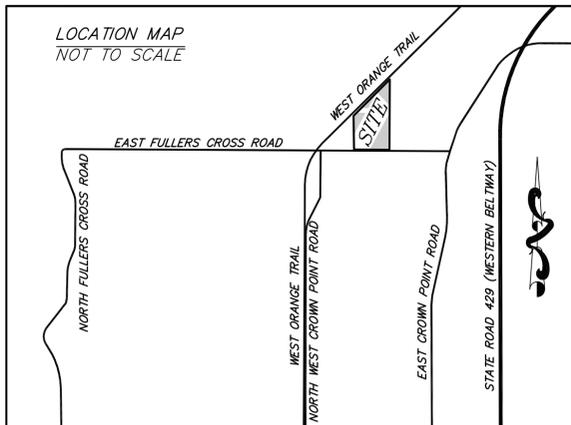
LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST BEING MARKED BY A 4"x4" CONCRETE MONUMENT "NO ID", C.C.R. #066512 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°41'43" EAST, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 1310.36 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°12'26" WEST, ALONG SAID EAST LINE, 540.94 FEET TO THE INTERSECTION OF SAID EAST LINE WITH THE EASTERLY RIGHT OF WAY LINE OF RAILS TO TRAILS/APOKA TO MABEL PROJECT OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AGENCY MAPS PREPARED BY JONES, WOOD & GENTRY; THENCE CONTINUE ALONG SAID EAST LINE AND EASTERLY RIGHT OF WAY LINE SOUTH 00°12'26" WEST, 7.10 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE CONTINUE SOUTH 00°12'26" WEST, ALONG SAID EAST LINE, 1097.46 FEET TO THE INTERSECTION OF SAID EAST LINE WITH THE NORTH RIGHT OF WAY LINE OF FULLERS CROSS ROAD, ACCORDING TO ORANGE COUNTY ROAD BOND BOOK 1 PROJECT 5; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°44'21" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 614.59 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN NORTH 00°02'09" EAST, 474.92 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF THE RAILS TO TRAILS/APOKA TO MABEL PROJECT; THENCE RUN NORTH 44°55'53" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 875.38 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA AND CONTAINS 11.110 ACRES MORE OR LESS

LEGEND	
R/W	RIGHT-OF-WAY
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
NR	NON-RADIAL
D.U.S.W.E.	DRAINAGE, UTILITY, SIDEWALK EASEMENT
D.E.	DRAINAGE EASEMENT
□	SET 4"x 4" CONCRETE MONUMENT LB #6723 PERMANENT REFERENCE MONUMENT (PRM) (UNLESS NOTED OTHERWISE)
●	SET NAIL AND DISK LB #6723 PERMANENT CONTROL POINT (PCP)
C.C.R.	CERTIFIED CORNER RECORD
⊕	CENTER LINE
ID	IDENTIFICATION
F.W.U.D.E.	FENCE, WALL, UTILITY & DRAINAGE EASEMENT
W.L.E.	WALL & LANDSCAPE EASEMENT
U.E.	UTILITY EASEMENT
W.L.U.E.	WALL, LANDSCAPE AND UTILITY EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
↔	CHANGE IN DIRECTION, NO CORNER SET
↗	CHANGE IN DIRECTION ALONG RIGHT-OF-WAY



SHEET INDEX	
SHEET 1 OF 2.....	LEGAL DESCRIPTION, DEDICATION, NOTES, LEGEND & LOCATION MAP
SHEET 2 OF 2.....	CENTERLINE, TRACT & LOT BLOCK GEOMETRY

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 SUPERPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LB #6723

FULLERS OAK

LOCATED IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST
CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA

NORTH LINE OF SECTION 12-22-27
N89°41'43"E 2620.65'
N89°41'43"E 1310.36'

POINT OF COMMENCEMENT
NORTH 1/4 CORNER SECTION 12-22-27
FOUND 4X4 CONCRETE MONUMENT "NO ID"
C.C.R. #066512

NORTHEAST CORNER SECTION 12-22-27
FOUND 4X4 CONCRETE MONUMENT LB #3566
C.C.R. #070966

POINT OF BEGINNING
FOUND 4"X 4" CONCRETE MONUMENT
STAMPED "PCP JW&G RLS 1819 PLS 1585"

LINE	BEARING	LENGTH
L1 NR.	N23°07'09"E	25.82'
L2	N76°11'05"E	27.42'
L3	N73°27'51"W	25.94'
L4	N36°01'28"W	22.53'
L5	N42°39'27"E	46.78'
L6	N45°04'07"W	10.00'
L7	N45°04'07"W	21.28'
L8	N44°55'53"E	40.00'
L9	N45°04'07"W	44.57'
L10	N44°55'53"E	19.87'
L11	N45°04'07"W	12.80'
L12	N89°44'21"W	14.63'
L13	N89°44'21"W	20.00'
L14	N89°44'21"W	2.89'
L15	N00°12'26"E	39.77'
L16	N13°02'11"W	48.36'
L17	N00°24'01"W	47.90'
L18	N21°00'18"W	31.00'
L19	N09°47'30"E	42.73'
L20	N21°08'27"W	42.54'
L21	N59°15'50"W	16.20'
L22	N59°15'50"W	22.84'
L23	N69°12'26"W	15.13'
L24	N16°52'08"W	7.85'
L25	N25°42'52"E	26.85'
L26	N09°15'20"W	39.29'
L27	N07°40'05"W	71.47'
L28	N17°10'53"W	7.96'
L29	N70°40'48"W	58.59'
L30	N72°54'14"W	24.32'
L31	N72°31'14"W	26.07'
L32	N90°00'00"W	19.71'
L33	N75°36'25"E	17.55'
L34	N23°46'51"W	48.40'
L35	N27°26'17"W	45.88'
L36	N19°49'05"W	28.63'
L37	N00°02'09"E	10.00'
L38	N45°04'07"W	4.57'
L42	N00°12'26"E	10.00'
L43	N22°49'12"E	3.03'
L44	N32°16'38"E	52.92'
L45	N14°42'58"W	39.34'
L46	N72°54'14"W	40.61'
L47	N21°17'01"E	32.51'
L48	N09°15'20"W	40.95'
L49	N29°22'18"W	42.86'
L50	N21°08'27"W	62.12'
L51	N23°46'51"W	18.24'
L52	N07°44'41"W	48.24'
L53	N19°49'05"W	59.41'
L54	N27°26'17"W	47.04'
L55	N23°46'51"W	38.74'
L56	N47°00'26"W	20.98'
L57	N00°11'10"E	14.86'
L58	N89°44'21"W	9.99'
L59	N00°15'39"E	14.09'
L60	N89°44'21"W	9.99'
L61	N00°19'54"E	14.86'
L62	N47°31'43"E	20.98'
L63	N00°15'39"E	14.10'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	43°14'21"	37.73'	36.84'	N21°52'49"E
C2	50.00'	21°43'17"	18.96'	18.84'	N11°02'17"E
C3	50.00'	21°31'05"	18.78'	18.67'	N32°44'28"E
C4	50.00'	90°00'00"	78.54'	70.71'	N44°44'21"W
C5	60.00'	90°00'00"	94.25'	84.85'	N45°15'39"E
C6	50.00'	90°00'00"	78.54'	70.71'	N44°44'19"W
C7	50.00'	43°14'21"	37.73'	36.84'	N21°52'49"E
C8	75.00'	90°00'00"	117.81'	106.07'	N44°44'21"W
C9	75.00'	23°18'28"	30.51'	30.30'	N78°05'07"W
C10	75.00'	28°01'51"	36.69'	36.33'	N52°24'58"W
C11	75.00'	24°35'08"	32.18'	31.94'	N26°06'29"W
C12	75.00'	14°04'34"	18.43'	18.38'	N06°46'38"W
C13	85.00'	90°00'00"	133.52'	120.21'	N45°15'39"E
C14	85.00'	16°16'30"	24.14'	24.06'	N08°23'54"E
C15	85.00'	37°26'23"	55.54'	54.56'	N35°15'20"E
C16	85.00'	32°39'54"	48.46'	47.81'	N70°18'29"E
C17	85.00'	33°17'33"	5.37'	5.37'	N89°27'03"E
C18	75.00'	90°00'00"	117.81'	106.07'	N44°44'21"W
C19	75.00'	42°23'49"	55.50'	54.24'	N68°32'27"W
C20	75.00'	33°52'57"	44.35'	43.71'	N30°24'04"W
C21	75.00'	13°43'14"	17.96'	17.92'	N06°35'58"W
C22	75.00'	19°18'05"	25.27'	25.15'	N09°54'41"E
C23	70.00'	19°18'05"	23.52'	23.47'	N09°54'41"E
C24	70.00'	2°08'20"	2.61'	2.61'	N18°29'34"E
C25	70.00'	17°09'45"	20.92'	20.89'	N08°50'31"E
C26	37.00'	53°29'54"	34.55'	33.31'	N43°55'51"W
C27	25.00'	90°00'00"	39.27'	35.36'	N44°44'21"W
C28	35.00'	90°00'00"	54.98'	49.50'	N45°15'39"E
C29	25.00'	90°00'00"	39.27'	35.36'	N44°44'21"W
C30	25.00'	90°00'00"	39.27'	35.36'	N45°15'39"E
C31	25.00'	90°00'00"	39.27'	35.36'	N44°44'21"W
C32	25.00'	90°00'00"	39.27'	35.36'	N45°15'39"E
C33	25.00'	36°52'12"	16.09'	15.81'	N18°10'27"W
C34	25.00'	63°07'48"	23.18'	22.36'	N63°41'45"E
C35	25.00'	90°00'00"	39.27'	35.36'	N44°44'21"W
C36	25.00'	53°07'48"	23.18'	22.36'	N63°41'45"E
C37	25.00'	36°52'12"	16.09'	15.81'	N18°10'27"W

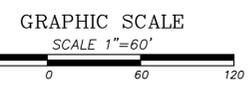
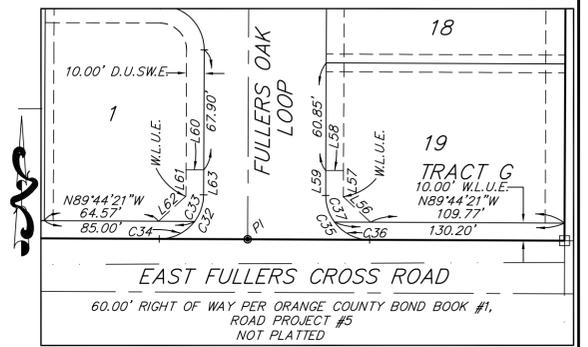
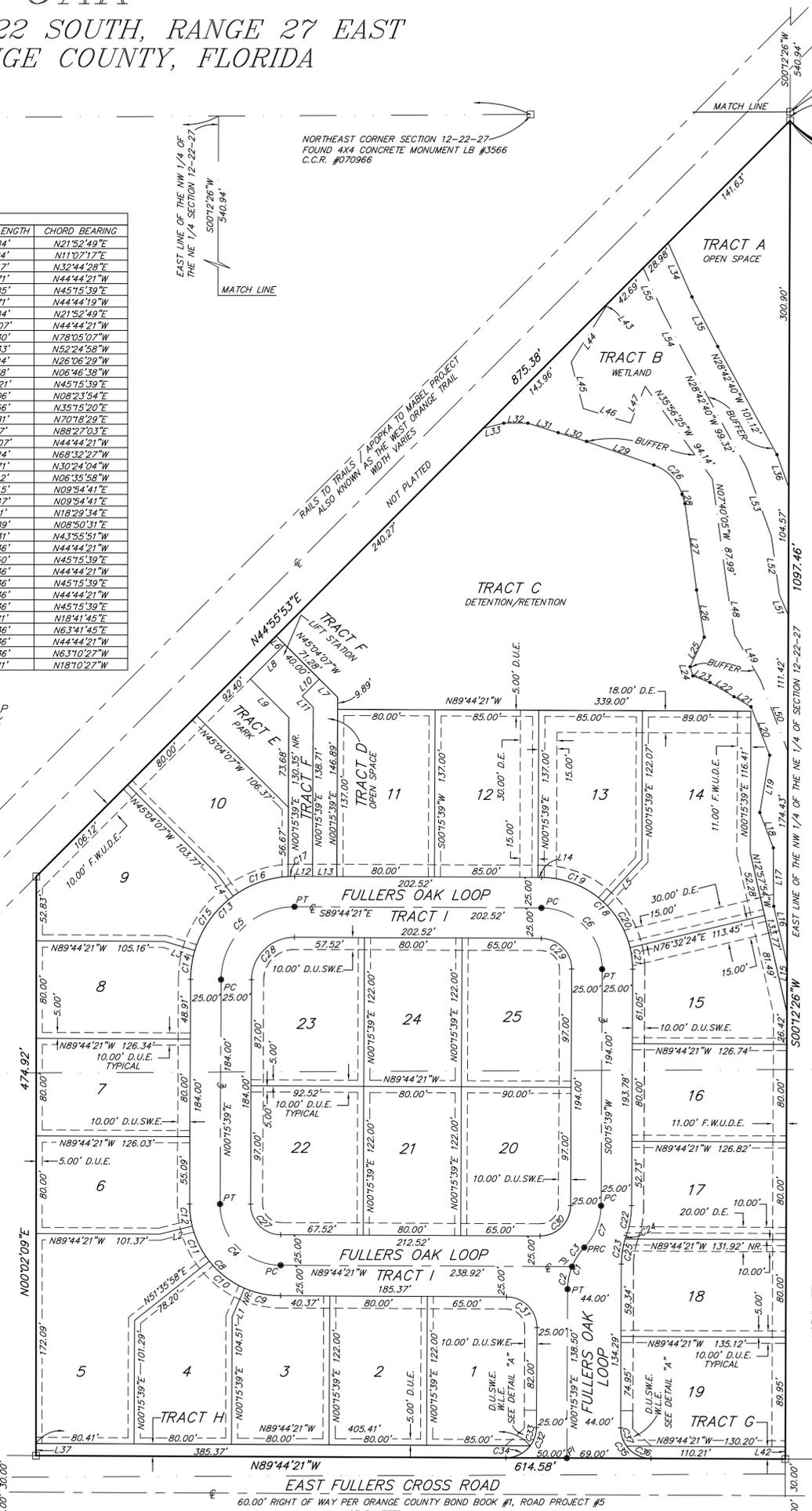
SHEET INDEX
SHEET 1 OF 2.....LEGAL DESCRIPTION, DEDICATION,
NOTES, LEGEND & LOCATION MAP
SHEETS 2 OF 2.....CENTERLINE, TRACT & LOT BLOCK
GEOMETRY

SOUTH LINE OF THE NW 1/4 OF THE
NE 1/4 OF SECTION 12-22-27

EASTERLY RIGHT OF WAY LINE OF RAILS TO RAILS
FORMERLY EASTERLY RIGHT OF WAY LINE OF A.C.L. RAILROAD
NOT PLATTED

NORTH R/W LINE

SOUTH LINE OF THE NORTH 1/4 OF THE
SW 1/4 OF THE NE 1/4 OF
SECTION 12-22-27



SCALE 1"=60'



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LB #6723

After recording return to:

City of Winter Garden
Attn: City Clerk
300 West Plant Street
Winter Garden, Florida 34787

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

RIGHT-OF-WAY MAINTENANCE AGREEMENT

THIS RIGHT-OF-WAY MAINTENANCE AGREEMENT (the "**Agreement**") is made and entered into this ___ day of _____, 2016, by and between the **CITY OF WINTER GARDEN**, a Florida municipal corporation, ("**City**"), **MERITAGE HOMES OF FLORIDA, INC.**, a Florida corporation ("**Developer**"), and **FULLERS OAK HOMEOWNERS' ASSOCIATION, INC.**, a Florida not for profit corporation ("**HOA**").

WITNESSETH:

WHEREAS, Developer is the fee simple owner of that approximately +/- 11.110 acres real property generally located on East Fullers Cross Road in Winter Garden, Orange County, Florida, being more particularly described on **Exhibit "A"** attached hereto and by this reference hereby incorporated herein ("**Subject Property**"); and

WHEREAS, Developer is in the process of developing the Subject Property as a residential project known as Fullers Oak ("**Project**"); and

WHEREAS, Developer and the HOA desire to obtain a non-exclusive right to provide, install and maintain certain landscaping, irrigation, pavement, signage and other improvements (hereinafter collectively referred to as the "**Landscaping and Improvements**") along and within certain rights-of-way which are adjacent to the Project and are more particularly identified on **Exhibit "B"** attached hereto and by this reference hereby incorporated (hereafter collectively referred to as the "**Roads**"); and

WHEREAS, said Landscaping and Improvements require substantially more extensive maintenance than is typical for the City to perform within and along public rights-of-way; and

WHEREAS, the City has raised certain concerns regarding the responsibility for and future maintenance of the Landscaping and Improvements; and

WHEREAS, Developer and HOA, in order to satisfy the concerns of the City, so as to receive permission to provide, install and maintain the Landscaping and Improvements in the public right-of-way, have agreed to the terms, conditions and requirements set forth in this Agreement; and

WHEREAS, the Landscaping and Improvements to be provided, installed and maintained by the Developer and the HOA shall be as set forth in that certain Landscaping Plan prepared by Daly Design Group Inc., dated September 2015 (the “**Landscape Plan**”), a copy of which is retained by the City in the offices of the Public Works Director and incorporated herein by this reference; and

WHEREAS, Developer and HOA acknowledge that the primary beneficiary of said Landscaping and Improvements will be the Developer in marketing the Project and the HOA and the residents of the Project in beautifying the Roads; and

WHEREAS, in light of the foregoing, the Developer and HOA are willing to provide, install and maintain the Landscaping and Improvements pursuant to this Agreement; and

WHEREAS, the City requires that the Developer and HOA undertake certain commitments and covenants to assure the continuous maintenance of the Landscaping and Improvements within or along the Roads during the term of this Agreement;

NOW, THEREFORE, for and in consideration of the above premises, the promises and provisions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged by the parties, the Developer, the HOA, and the City agree as set forth herein.

1. **Recitals.** The above premises are true and correct and are incorporated herein as material provisions of this Agreement.

2. **License.** Subject to the terms and conditions provided in this Agreement, the City hereby grants Developer and the HOA the non-exclusive right, privilege and license to use the Roads for the purposes described hereinafter. The license granted herein by the City is terminable by the City as provided for in this Agreement. Termination of the Agreement shall constitute termination of the license.

3. **Construction and Maintenance of Landscaping and Improvements.**

A. **Installation of Landscaping.** The Developer, at the Developer’s sole cost and expense, shall design, permit, construct, provide and install the Landscaping and Improvements within, along and for the Roads adjacent to the Subject Property in accordance with the Landscape Plan and this Agreement.

B. **Maintenance.** Any and all Landscaping and Improvements installed, constructed or maintained within the Roads shall be operated and maintained by Developer and the HOA in good, clean, attractive, sanitary, safe and serviceable condition, order and repair in accordance with the Landscape Plan and this Agreement. No portion of the Landscaping and Improvements shall be maintained in such a manner as may interfere with the use of the Roads by the

public or create a safety hazard, as determined by the City in the City's sole discretion.

- C. **Compliance with the Law.** Unless otherwise provided for herein, in designing, constructing, installing and maintaining the Landscaping and Improvements, the Developer and the HOA shall comply with any and all laws, ordinances, and regulations of the City, county, state and federal governments, related to its activities, including but not limited to laws and regulations concerning landscaping, trees, planting, maintenance, and signage within and along public and private rights-of-way. Said laws and ordinances include, but are not limited to, Chapter 62 and Chapter 114 of the City Code, as such may be amended from time to time.
- D. **Additional Requirements.** In addition to the requirements of Subsection C. above, all plantings must comply with the following conditions:
1. All trees must be planted at least seven (7) feet from any utility box and at least seven (7) feet from the side lot lines of the adjacent lots.
 2. No tree or vegetation may be planted or allowed to grow in such manner as to interfere with the "triangle of visibility" as defined in FDOT Road Design Index #546.
 3. A permit must be issued by the City's Public Services Director before any tree is planted within the right-of-way.
 4. All trees must be planted a minimum of four (4) feet behind the back of the curb.
 5. All trees and other vegetation as planted or maintained must not pose a safety hazard. **[PLEASE CONFIRM THAT ALL OF THESE WORK FOR US]**

To the extent of any conflict between the additional requirements set forth above and any future City, county, state or federal law or regulation, the more stringent requirement in effect as of the time of the planting(s) shall control unless preempted by law.

- E. **Road Work.** Developer, the HOA, or their agents, shall not, while installing or maintaining the Landscaping and Improvements, damage or disturb any portion of the Roads without the prior written approval of the City and the City's prior written approval of a plan to restore the Roads. The Developer, the HOA, or their agents, shall take all safety measures required by law for construction and maintenance work in and along public rights-of-way, including the placing and

display of caution signs and signals, when working in the Roads, and shall prevent any obstructions to the Roads which are or may become dangerous to the traveling public. In the event that any work to be conducted by the Developer or the HOA requires streets or traffic lanes to be closed or obstructed, the Developer or the HOA shall, pursuant to the City ordinances, obtain all permits from and pay all applicable fees to the City, and shall obtain approval of its maintenance of traffic plan from the City's Police and Public Services Departments prior to commencing such work. In the event that the Developer, or the HOA, or their agents, damages any portion of the Roads while maintaining or installing the Landscaping and Improvements, the Developer or the HOA, as the case may be, at its sole expense, shall restore such portion of the Roads to their prior condition.

- F. **Changes to the Landscape Plan.** Variations from the Landscape Plan must be reviewed and approved by the City in writing prior to any work commencing.
- G. **Irrigation.** All irrigation arising from matters contained in the Landscaping Plan for the Project shall be compatible with future connection to the City's reclaimed water system.
- H. **Water Conservation.** Developer and the HOA shall encourage water conservation in the design and development of the Landscaping and Improvements, including but not limited to, water conserving techniques, water efficient landscaping, proper soil preparation, irrigation systems and equipment and the use of reclaimed water, upon its availability.
- I. **Impact Fees.** Neither the Developer nor the HOA shall receive any compensation, impact fee or tax credits for any landscaping or improvements described herein.
- J. **Non-Interference with Other Interests.** Developer and the HOA, in the performance and exercise of their rights and obligations under this Agreement, shall not interfere in any manner with the existence and operation of any public rights-of-way, sanitary sewers, water mains, storm drains, gas mains, poles, aerial and underground electrical and telephone wires, electroliers, cable television, rights of adjoining property owners, and other telecommunications, utility, or municipal property, without the express written approval of the owner or owners of the affected property or properties, except as expressly permitted by applicable laws. Developer or the HOA, as applicable, shall be liable to the City or to the third party owner, as the case may be, for the cost of any repairs made necessary by any displacement, damage, or destruction of City or third party property and shall pay such costs upon written demand within thirty (30) days of receipt of such demand. In addition, Developer or the HOA, as applicable, shall be responsible for any and all damage to street pavements, curbs, gutters, sidewalks and other improvements on, above, below or adjacent to the Roads arising from

the installation, maintenance, repair or removal of the Landscaping and Improvements, and shall repair, replace and restore in kind, the said damaged property at its expense.

4. **Removal/Relocation.** If, in the sole discretion of the City, all or any portion of the Landscaping and Improvements, or maintenance thereof: (a) interferes with any construction, widening, reconstruction, alteration or improvement which the City desires to perform on, around, over, through or under the Roads or Subject Property; or (b) said Landscaping and Improvements, or maintenance thereof, unreasonably interferes in any way with the convenient, safe, or continuous use of the Roads; or (c) the non-emergency removal of any or all Landscaping and Improvements is necessary to serve the health, safety or general welfare of the citizens of Winter Garden, the Developer or the HOA, upon receipt of written notice from the City to either of them, shall remove or relocate within the right-of-way that portion of the Landscaping and Improvements as requested by the City within thirty (30) days of receipt of said notice. Any such relocation or removal of any or all Landscaping and Improvements shall be at the sole expense of the Developer or the HOA and the Developer or the HOA shall restore the Roads to their prior condition save for the removal of the Landscaping and Improvements. Notwithstanding anything to the contrary, no Landscaping and Improvements may be removed without the prior written consent of the City, except that fallen vegetation and signage may be removed without prior written consent when reasonably necessary to remedy a threat to public safety.

5. **Homeowners Association.**

- A. **Amendment to Declaration.** Prior to the issuance of the fifth (5th) Certificate of Occupancy for a residential dwelling within the Project by the City, the HOA shall cause to be recorded in the Public records of Orange County, Florida, an amendment to its declaration of covenants, rules and restrictions or other recorded governing document (the "**Amendment to the Declaration**") which shall apply to all properties within the Subject Property. Said Amendment to the Declaration shall not be subject to the prior approval by the City but shall provide, *inter alia*, for the assumption and acceptance by HOA of all of the Developer's responsibilities, obligations, commitments, covenants, burdens, and duties as provided in this Agreement and any amendment thereto. Notwithstanding the foregoing, this Agreement is binding upon the HOA upon its execution by the parties and the Amendment to Declaration is intended solely to place notice on the public record for all future owners within the Project of the HOA's obligations hereunder. The adoption or failure to adopt such Amendment to Declaration shall not affect the validity of this Agreement or in any way impair or otherwise reduce HOA's obligations hereunder.
- B. **Release of Developer.** At such time as HOA has properly enacted and recorded the Amendment to the Declaration, Developer shall be fully released from its obligations and responsibilities as provided for in this Agreement. From and after

the release of Developer, any amendments or modifications to this Agreement may be made by written agreement between the City and HOA without the consent of the Developer, provided, however, that no retroactive amendment or modification affecting the rights or obligations of Developer may be made without the prior written consent of the Developer.

6. **Inspection; Violations; Remedies.**

- A. **Inspection.** At all times, the City shall have the right to inspect the installation, construction, and maintenance of the Landscaping and Improvements to ensure compliance with the terms of this Agreement.
- B. **Breach.** In the event any of the parties violate any material provision of this Agreement, the violating party shall be given thirty (30) days to cure such violation upon receipt of written notice of the violation from a non-violating party. Notwithstanding the preceding, no cure period need be given for a violation by the Developer or HOA which results in a threat or danger to the public health or safety. In the event a violation is not cured within the applicable cure period or the City is required to act without a cure period to remedy a threat to the public health or safety, the City shall have the right to pursue any and all legal and equitable remedies available to it, including the right to seek specific performance of this Agreement.
- C. **City's Right to Take Remedial Action.** In addition to the provisions and remedies set forth above, in the event that Developer or the HOA fail to take any action as required by the City to cure a violation within any applicable cure period, in addition to any and all other rights available to the City, the City shall have the right, but not the obligation to take the required action on behalf of Developer or the HOA. Notwithstanding the preceding, in the event that the City determines in its sole discretion that for reasons of public health or safety, immediate action is required to remedy a violation of this Agreement by Developer or the HOA, the City shall have the right, but not the obligation, to repair, replace, maintain or otherwise take such action as may be necessary to remedy the threat to public health or safety without prior written notice to the Developer or the HOA. In the event that for any reason the City repairs, replaces, maintains or otherwise services the Landscaping and Improvements or takes any other action as may be necessary to remedy a violation of this Agreement, the HOA shall be responsible for the payment of all of the costs incurred by the City and its agents in taking such action. Said payment by the HOA shall be made within thirty (30) days of written demand by the City. The City's exercise of its right to remedy a violation of this Agreement shall not limit the City from exercising any other rights or remedies available to it arising from such violation or impose any future or ongoing obligation on the City to continue to maintain,

repair, replace or otherwise care for the Landscaping and Improvements thereafter.

7. **Indemnification.**

A. **HOA.** HOA shall save, defend, indemnify, release, and hold harmless City and City's employees, agents, contractors, and commission members against and from all disputes, lawsuits, injuries, losses, liabilities, obligations, damages, penalties, claims, costs, charges and expenses, including reasonable consultants' and attorneys' fees which may be imposed upon, incurred by or asserted or claimed against them, resulting or arising from any or all of the following (i) the performance by HOA or its agents of any action under this Agreement or otherwise related to the Landscaping and Improvements or the Roads, (ii) HOA's failure to perform, or cause to be performed, any required action or obligation of HOA pursuant to this Agreement; (iii) the exercise or attempted exercise by HOA of any rights, privileges, or obligations under this Agreement, (iv) the City's or an agent of the City's performance of any obligation of HOA pursuant to paragraph 6.C. of this Agreement, or (v) any damage to the Landscaping and Improvements which may result from the use of the Roads by the City or other governmental authority or their agents due to maintenance, construction, widening, installation or other proper use within the Roads.

B. **Developer.** Developer shall save, defend, indemnify, release, and hold harmless City and City's employees, agents, contractors, and commission members against and from all disputes, lawsuits, injuries, losses, liabilities, obligations, damages, penalties, claims, costs, charges and expenses, including reasonable consultants' and attorneys' fees which may be imposed upon, incurred by or asserted or claimed against them, resulting or arising from any or all of the following (i) the performance by Developer or its agents of any action under this Agreement or otherwise related to the Landscaping and Improvements or the Roads, (ii) Developer's failure to perform, or caused to be performed, any required action or obligation of Developer pursuant to this Agreement; (iii) the exercise or attempted exercise by Developer of any rights, privileges, or obligations under this Agreement, (iv) the City's or an agent of the City's performance of any obligation of Developer pursuant to paragraph 6.C. of this Agreement, or (v) any damage to the Landscaping and Improvements which may result from the use of the Roads by the City or other governmental authority or their agents due to maintenance, construction, widening, installation or other proper use within the Roads. The provisions of this paragraph shall survive any assumption of obligations by the HOA pursuant to the Amendment to Declaration solely as to matters occurring prior to such assumption.

8. **Non-Approval.** Unless expressly authorized or granted herein, nothing in this Agreement shall constitute or be deemed to constitute any approval by the City of any rezoning, Comprehensive Plan amendment, variance, special exception, site plan, preliminary subdivision

plan, final subdivision plan, or any other land use or development approval. Further, nothing in this Agreement shall be deemed to reduce, eliminate, derogate from or otherwise adversely affect or modify the approved Landscape Plans. Developer and the HOA shall be solely responsible for obtaining all governmental and private approvals which may be necessary or desirable for the performance of Developer's or the HOA's obligations under this Agreement and it is expressly understood and agreed upon that the City does not assume any responsibility for the securing of any such approvals, permits, licenses, easements or other interests, including but not limited to any necessary agreement with utility providers.

9. **Termination.** This Agreement may be terminated by the Developer, HOA, or the City at any time with or without cause upon thirty (30) days written notice to the other parties. Unless otherwise agreed to in writing by the City, in the event of termination of this Agreement, whether at the election of the Developer, HOA or the City, Developer (or HOA if Developer has been released in accordance with Paragraph 5.B. above) at its sole cost and expense shall remove any and all landscaping and improvements from the Roads, other than trees, and replace such landscaping and improvements with sod of a type approved by the City within thirty (30) days.

10. **Rights in Roads.** It is expressly stipulated that this Agreement shall not operate to create or vest any property rights to any portion of the Roads in Developer or HOA. Further, it is expressly understood by Developer and HOA that the City shall be under no obligation to acquire or condemn any rights-of-way, easement or other property right as part of this Agreement.

11. **Other Provisions.**

A. **Warranty of Authority and Ownership.** Each of Developer and the HOA represent and warrant that it has all necessary power and authority to enter into and consummate the terms and conditions of this Agreement, that all acts, approvals, procedures, and similar matters required in order to authorize this Agreement have been taken, obtained, or followed, as the case may be, and that, upon the execution of this Agreement by all parties, this Agreement shall be valid and binding upon such party and its successors in interest and assigns. In addition, Developer represents and warrants to City that Developer is the owner of the Subject Property in fee simple.

B. **Notice.** All notices required or permitted to be given under this Development Agreement must be in writing and must be delivered to the City, the HOA or the Developer at its address set forth below (or such other address as may hereafter be designated by such party in writing). The parties' addresses for the delivery of all such notices are as follows:

City: City Manager
City of Winter Garden
300 West Plant Street

Winter Garden, FL 34787
Facsimile: (407) 656-1073

With a copy to: City Attorney
City of Winter Garden
300 West Plant Street
Winter Garden, FL 34787
Facsimile: (407) 656-1073

Developer: Meritage Homes of Florida, Inc.
Attn: Brian Kittle
5337 Millenia Lakes Blvd., Suite 410
Orlando, FL 32839
Facsimile: (407) 712-8688

With a copy to: Meritage Homes
8800 E. Raintree Drive, Suite 300
Scottsdale, Arizona 85260
Attn: Florida Regional Counsel

HOA: Martha Schiffer
Fullers Oak Homeowners' Association, Inc.
5337 Millenia Lakes Blvd., Suite 410
Orlando, FL 32839
Facsimile: (407) 712-8688

Notices shall be either: (1) personally delivered (including delivery by Federal Express or other courier service) to the addresses set forth above, in which case they shall be deemed delivered on the date of delivery; (2) sent by certified mail, return receipt requested, in which case they shall be deemed delivered on the date shown on the receipt unless delivery is refused or intentionally delayed by the addressee, in which event they shall be deemed delivered on the date of deposit in the U.S. Mail; or (3) transmitted via telecopier using a telecopier number provided above, if any (or such other number as receiving party may have designated in writing), in which case the delivery shall be deemed to have occurred on the day of the transmission, provided that the day of transmission is a normal business day or, if not, the first normal business day after the transmission. Notices or communications to or from parties' attorneys will be deemed to be to or from that party.

- C. **Amendment.** This Agreement constitutes the entire agreement of the parties, and there are no understandings dealing with the subject matter of this Agreement other than those contained herein. This Agreement may not be modified, changed or amended, except by writing signed by the parties hereto or their authorized

assignees.

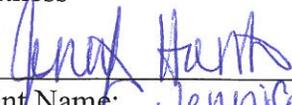
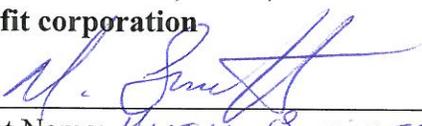
- D. **Severability.** If any portion of this Agreement is finally determined by a court of competent jurisdiction to be invalid, unconstitutional, unenforceable or void, the balance of the Agreement shall continue in full force and effect.
- E. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Exclusive venue in any action to construe or enforce the provisions of this Agreement shall be in the circuit court of and for Orange County, Florida.
- F. **Effective Date.** The effective date of this Agreement, for purposes of the performance of obligations by the parties under this Agreement, shall be the date the last of the parties hereto executes the Agreement.

- G. **Binding Effect and Successors.** The obligations under this Agreement shall benefit, burden, and bind the successors, heirs and assigns of all parties to this Agreement.
- H. **Reimbursement.** On or before sixty (60) days after the date of invoicing, Developer shall reimburse the City for the City's engineer and attorney fees for negotiations, inspections, conferences relating to or drafting of this Agreement for the City.
- I. **Time is of the Essence.** Time is hereby declared to be of the essence in the performance of the duties and obligations of the respective parties to this Agreement.
- J. **Captions.** The captions or paragraph headings of this Agreement are provided for convenience only and shall not be deemed to explain, modify, amplify or aid in the interpretation, or meaning of this Agreement.
- K. **Counterparts.** This Agreement may be executed in any number of counterparts; each of which when executed and delivered, shall be an original, but all counterparts shall together constitute one and the same Agreement.
- L. **Independent Parties.** The parties are not partners and this Agreement is not a joint venture and nothing in this Agreement shall be construed to authorize any of the parties hereto to represent or bind any other party to matters not expressly authorized or provided in this Agreement.
- M. **Informed Execution.** This Agreement is entered into voluntarily by the Developer and HOA without duress and after full review, evaluation and consideration by the Developer and HOA. Developer and HOA are represented by counsel, or alternatively, have been afforded an opportunity to retain counsel for review of this Agreement.
- N. **Recording.** At any time during the term of this Agreement, the City may record this Agreement with the cost thereof to be borne by the Developer.
- O. **Interpretation.** None of the parties shall be considered the drafter of this Agreement for purposes of interpreting this Agreement, it being recognized that all parties have contributed substantially and materially to the preparation of this Agreement.
- P. **Non-Waiver of Sovereign Immunity.** Nothing contained in this Agreement or in any instruments executed pursuant to the terms of this Agreement shall be construed as a waiver or attempted waiver by the Grantee of its sovereign immunity under the Constitution and laws of the State of Florida.

Q. Police Power; City Ordinances. Developer and HOA acknowledge that at all times during the term of this Agreement, their rights shall be subject to all lawful exercise of the police power of the City, and to such reasonable regulation of the Public Rights-of-Way as the City shall hereafter by resolution or ordinance provide in the interests of health, safety and welfare of the public. Any inconsistency or ambiguity between the provisions of this Agreement and the lawful exercise of the City's police power shall be resolved in favor of the latter. Additionally, this Agreement and the privileges granted hereunder to Developer and HOA are subject to the general ordinance provisions now in effect and hereinafter made effective by the City.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE 13]

IN WITNESS WHEREOF, the Developer, the HOA and the City have executed this Agreement as of the day and year approved and accepted by the City.

<p>Signed, sealed and delivered in the presence of:</p> <p>ATTEST:</p> <p>By: _____ KATHY GOLDEN, City Clerk</p> <p> _____ Print Name: Amy Steiger Witness</p> <p> _____ Print Name: DAVID GLUNT Witness</p> <p> _____ Print Name: JEFF STALDER Witness</p> <p> _____ Print Name: Jennifer Hamilton Witness</p>	<p>"CITY"</p> <p>CITY OF WINTER GARDEN, FLORIDA</p> <p>By: _____ JOHN REES, Mayor</p> <p>"DEVELOPER"</p> <p>MERITAGE HOMES OF FLORIDA, INC., a Florida corporation</p> <p>By:  _____ Print Name: Brian Kittle Its: Division President</p> <p>"HOA"</p> <p>FULLERS OAK HOMEOWNERS' ASSOCIATION, INC., a Florida not for profit corporation</p> <p>By:  _____ Print Name: MARTHA SCHIFFER Its: HOA PRESIDENT</p>
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STATE OF Florida
COUNTY OF orange

The foregoing instrument was executed, sworn to and acknowledged before me this 12th of October, 2016, by Brian Kittle, as Division President of Meritage Homes of Florida, Inc., a Florida corporation, on its behalf. He (check one) is personally known to me, or has produced a valid driver's license as identification.



Jennifer Hamilton
Notary Public, State and County Aforesaid
Name: Jennifer Hamilton
My Commission Expires: 4/15/2018
My Commission Number is: FF112868

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was executed, sworn to and acknowledged before me this 12th of October, 2016, by Martha Schiffer, as President of Fullers Oak Homeowners' Association, Inc., a Florida not for profit corporation, on its behalf. He (check one) is personally known to me, or has produced a valid driver's license as identification.



Jennifer Hamilton
Notary Public, State and County Aforesaid
Name: Jennifer Hamilton
My Commission Expires: 4/15/2018
My Commission Number is: FF112868

EXHIBIT "A"

LEGAL DESCRIPTION OF THE SUBJECT PROPERTY

A TRACT OF LAND LYING IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST BEING MARKED BY A 4"x4" CONCRETE MONUMENT "NO ID" C.C.R. #066512 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°41'43" EAST, ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 1310.36 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°12'26" WEST, ALONG SAID EAST LINE, 540.94 FEET TO THE INTERSECTION OF SAID EAST LINE WITH THE EASTERLY RIGHT OF WAY LINE OF RAILS TO TRAILS/APOPKA TO MABEL PROJECT OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AGENCY MAPS PREPARED BY JONES, WOOD & GENTRY; THENCE CONTINUE ALONG SAID EAST LINE AND EASTERLY RIGHT OF WAY LINE SOUTH 00°12'26" WEST, 7.10 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE CONTINUE SOUTH 00°12'26" WEST, ALONG SAID EAST LINE, 1097.46 FEET TO THE INTERSECTION OF SAID EAST LINE WITH THE NORTH RIGHT OF WAY LINE OF FULLERS CROSS ROAD, ACCORDING TO ORANGE COUNTY ROAD BOND BOOK 1 PROJECT 5; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°44'21" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 614.58 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN NORTH 00°02'09" EAST, 474.92 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF THE RAILS TO TRAILS/APOPKA TO MABEL PROJECT; THENCE RUN NORTH 44°55'153" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 875.38 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA AND CONTAINS 11.110 ACRES MORE OR LESS

EXHIBIT "B"

DESCRIPTION OF THE ROADS

Tract "I" of Fullers Oak, according to the plat thereof, recorded at Plat Book __, Page __,
Public Records of Orange County, Florida.

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Steve Pash, Community Development Director

Via: Mike Bollhoefer, City Manager

Date: October 20, 2016

Meeting Date: October 27, 2016

Subject: Site Plan
West Orange Business Center Building's "A", "D", and "E"
1255, 1261 & 1267 Winter Garden Vineland Road (10.14 ±Acres)
Parcel ID #26-22-27-9147-00-010

Issue: Applicant is requesting Site Plan Approval to construct three flex space buildings.

Discussion:

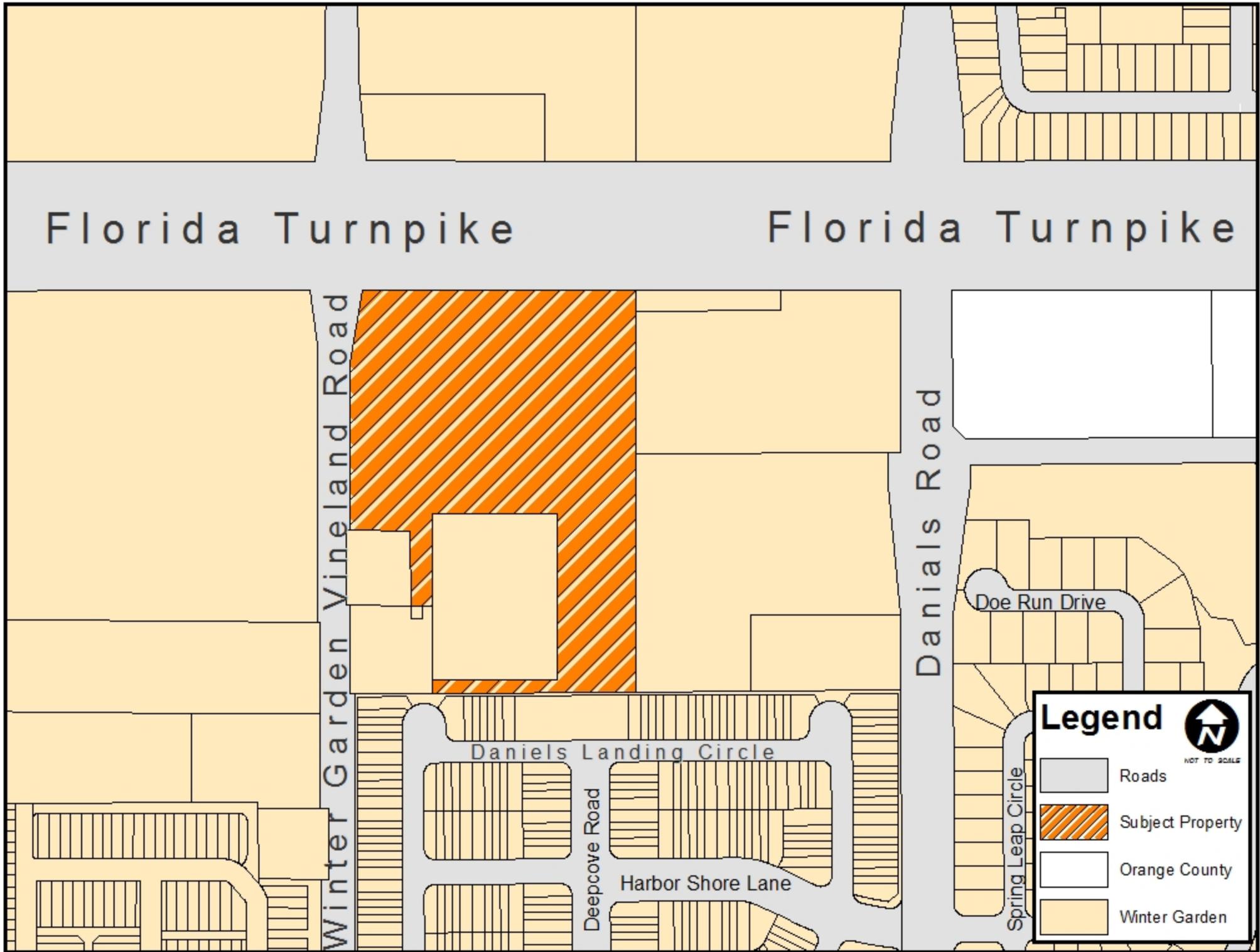
The applicant is proposing to develop the three remaining buildings, associated parking and landscaping Improvements within the ± 10.14 acre site. Building "A" located along the front of the development, facing Winter Garden Vineland Road will be 10,000 square feet, and Building "D" and "E" located in the rear of the development will total 23,840 square feet combined or 11,920 square feet each.

Recommended action:

Staff recommends approval of the Site Plan subject to the conditions of the DRC staff report.

Attachments/References:

Location Map
Construction Plans
DRC Staff Report



Florida Turnpike

Florida Turnpike

Winter Garden Vineland Road

Danials Road

Doe Run Drive

Daniels Landing Circle

Deepcove Road

Harbor Shore Lane

Spring Leap Circle

Legend

↑
N
NOT TO SCALE

	Roads
	Subject Property
	Orange County
	Winter Garden

FINAL SITE ENGINEERING PLANS

FOR

WEST ORANGE BUSINESS CENTER

1255, 1261 & 1267 WINTER GARDEN-VINELAND ROAD

(BUILDINGS "A", "D" & "E")

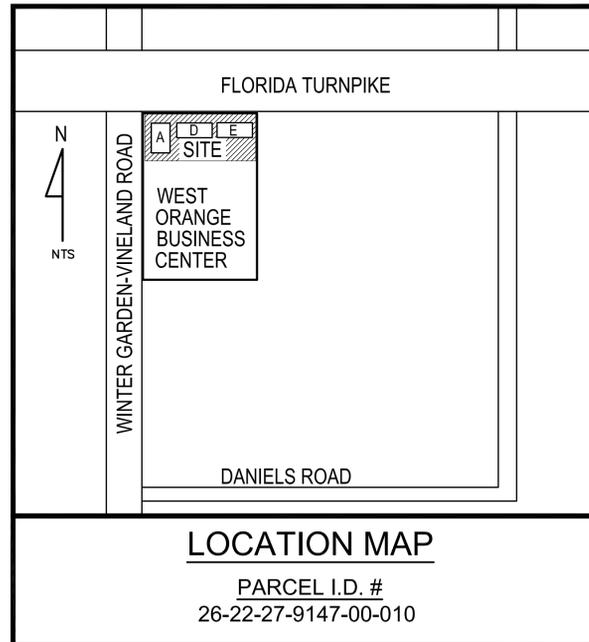
WINTER GARDEN, FLORIDA 34787

PAVING AND DRAINAGE NOTES

1. THE ENTITY THAT WILL OWN, OPERATE, AND MAINTAIN THE STORM DRAINAGE SYSTEM SHALL BE EXPECTED TO MEET ALL THE REQUIREMENTS OF THE OBTAINED PERMITS.
2. THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY TESTING TO ASSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED ON THE SUBGRADE, BASE, AND ALL OTHER PERTINENT AREAS THAT HAVE BEEN COMPLETED. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH TESTING AND SHALL PROVIDE THE OWNER AND THE ENGINEER WITH COPIES OF THE CERTIFICATION OF COMPACTION TESTS.
4. PRIOR TO BID PREPARATION, THE CONTRACTOR MUST BECOME FAMILIAR WITH THE OVERALL SITE CONDITIONS AND PERFORM ADDITIONAL INVESTIGATIONS AS DETERMINED NECESSARY TO UNDERSTAND THE LIMIT AND DEPTH OF EXPECTED ORGANIC SILT CLAY AREAS, ADEQUACY OF EXISTING MATERIALS AS FILL, DEWATERING REQUIREMENTS, CLEAN FILL REQUIRED FROM OFF-SITE AND MATERIALS TO BE DISPOSED OF OFF-SITE, ALL OF WHICH WILL AFFECT HIS PRICING, ANY DELAY, INCONVENIENCE, OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE DRYING PRIOR TO USE AS BACKFILL, AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS, AT NO EXTRA COST, FROM OFF-SITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SITE CONDITIONS OF SOIL PRIOR TO N.T.P. TO DETERMINE IF ANY OFF-SITE MATERIALS WILL NEED TO BE IMPORTED TO ACHIEVE THE GRADES SPECIFIED ON THE PLANS.
6. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER WHEN ALL WORK IS LAID OUT, SO THAT A DETERMINATION MAY BE MADE OF SPECIFIC TREES TO BE REMOVED. A TREE REMOVAL PERMIT IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR.
7. ALL FILL MATERIALS SHALL BE FREE OF MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBISH, OR OTHER UNSUITABLE MATTER.
8. ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED SEPARATELY AS TO USEABLE (NONORGANIC) FILL STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF MUCK IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE.
9. FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 98% MAX. DENSITY AS SPECIFIED IN AASHTO T-180. ALL OTHER AREAS ARE TO BE COMPACTED TO AT LEAST 90% MAX. DENSITY AS SPECIFIED IN AASHTO T-180. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 12" LIFTS. REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND THE OWNER WITH ALL (PASSING AND FAILING) TESTING RESULTS. RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTOR'S PAY REQUEST SUBMITTAL.
10. GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER A MINIMUM OF FORTY-EIGHT(48) HOURS PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
11. ALL OTHER RELATED ITEMS REQUIRED FOR THE CONSTRUCTION OF THE STORM SEWER (OUTFALL PROTECTION, POLLUTION CONTROL, ETC.) ARE TO BE IN ACCORDANCE WITH DETAILS SHOWN ON THE CONSTRUCTION PLANS, FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS AND FDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION).
12. ALL ON-SITE AREAS DISTURBED BY THE CONSTRUCTION SHALL BE STABILIZED WITH A SEED AND MULCH MIXTURE UNLESS OTHERWISE NOTED.
13. ALL OFF-SITE AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED WITH BAHIA.
14. PAVEMENT SPECIFICATIONS: ALL PAVING REQUIRING A PRIME COAT SHALL BE IN ACCORDANCE WITH FDOT SECTION 300-6.1; CLEAN SURFACE TO BE PRIMED AND ENSURE THAT THE MOISTURE OF THE BASE DOES NOT EXCEED 90% OF THE OPTIMUM MOISTURE. ENSURE THAT THE TEMPERATURE OF THE PRIME COAT IS AT 150°. APPLY THE PRIME COAT WITH A PRESSURE DISTRIBUTOR. THE PROPER APPLICATION SPREAD RATE WILL BE AT 1% WHICH IS SUFFICIENT TO COAT THE BASE MATERIAL UNIFORMLY WITH NO EXCESS, AS WELL AS SECTION 311-5.2 APPLY SAND UNIFORMLY AND FREE OF FOREIGN MATERIAL. THEN ROLL THE ENTIRE PAVED AND SANDED AREA WITH A RUBBER TIRE TRAFFIC ROLLER PRIOR TO PUTTING DOWN THE ASPHALT, SWEEP THE ENTIRE AREA OF EXCESS SAND TO PREPARE FOR PAVING.

SITE CONSTRUCTION GENERAL NOTES

1. THE FOLLOWING GENERAL NOTES APPLY TO ALL CONSTRUCTION AS DEPICTED ON THE PLANS.
2. ALL PROPOSED SITE CONSTRUCTION SHALL BE PURSUANT TO INFORMATION SHOWN ON THESE PLANS AS APPROVED BY THE REVIEWING AGENCIES.
3. ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE STATE, FEDERAL, AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT THEIR EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN.
4. THE EXISTENCE AND LOCATION OF EXISTING UNDERGROUND UTILITIES ARE NOT GUARANTEED AND SHALL BE INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO STARTING THE WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY OF LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY.
5. THE CONTRACTOR SHALL PROVIDE COMPLETE "AS-BUILT" INFORMATION TO THE ENGINEER RELATIVE TO THE LOCATION TO ALL WATER LINES, WATER SERVICES, VALVES, SEWER LINES, SEWER SERVICES, STORM SEWER LINES, INVERTS OF STRUCTURES, FINAL RETENTION AREAS, FINISH LOT GRADES AND CONSTRUCTION BENCH MARKS FOR VERIFICATION. THE "AS-BUILT" RECORDS SHALL BE KEPT AT THE JOB SITE AND UPDATED AS THE PROJECT PROGRESSES.
6. ALL HORIZONTAL LAYOUT FOR SITE CONSTRUCTION SHALL BE BASED ON THE APPROVED SITE PLAN AND VERIFIED BY THE CONTRACTOR'S SURVEY.
7. THE CONTRACTOR SHALL HIRE A PROFESSIONAL TESTING LABORATORY AS NECESSARY TO PERFORM ALL TESTS REQUIRED BY THIS CONSTRUCTION.
8. THE CONTRACTOR SHALL NOTIFY JHR CONSULTANTS, INC. 24 HOURS IN ADVANCE PRIOR TO ANY TESTING AS INDICATED IN ITEM #8 ABOVE.
9. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY, COUNTY, STATE, OWNER AND ENGINEER.
10. ANY PROPOSED FIELD CHANGES WHICH SUBSTANTIALLY DEVIATE FROM THIS PLAN SHALL BE APPROVED BY THE CITY AND/OR COUNTY AND THE ENGINEER PRIOR TO THE CHANGE BEING MADE IN THE FIELD.
11. UPON NOTICE FROM THE CONTRACTOR THAT THE CONSTRUCTION IS COMPLETE AND READY FOR ACCEPTANCE, THE ENGINEER SHALL MAKE FINAL INSPECTION AND NOTIFY THE CONTRACTOR AND OWNER OF ALL INCOMPLETE AND/OR DEFECTIVE WORK. THE CONTRACTOR SHALL CORRECT ALL SUCH ITEMS TO THE SATISFACTION OF THE ENGINEER AND OWNER. ALL REGULATORY AND GOVERNMENTAL AGENCIES WHICH REQUIRE FINAL INSPECTIONS SHALL HAVE BEEN CONTACTED BY THE CONTRACTOR AND HAVE INSPECTED AND APPROVED THE PROJECT PRIOR TO ACCEPTANCE BY THE OWNER.
12. ALL IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH INFORMATION SHOWN ON THESE PLANS. ANY CONFLICTS WHICH RESULT IN CHANGES TO THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO FIELD CHANGES. MINOR ADJUSTMENTS CAUSED BY VARYING FIELD CONDITIONS, INCLUDING CHANGES AND DEPTHS OF BERMS AND SHOULDS MAY BE MADE WITH THE APPROVAL OF THE ENGINEER IF IT IS DETERMINED THAT THE BASIC DESIGN INTENT IS MET.
13. ALL LOCAL, AND STATE AND FEDERAL ORDINANCES, POLICIES AND OR OTHER REGULATIONS REGARDING TEMPORARY BARRICADES, LIGHTS, SIGNALS, SIGNAGE, ETC., SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. SAFE AND CONVENIENT MEANS OF ACCESS AND EGRESS TO ALL PARTS OF THE PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR.
14. ALL ADDRESS NUMBERS SHALL BE A MINIMUM OF 6" HIGH.
15. INSTALL "NO TRESPASSING, CONSTRUCTION SITE" SIGN AS SPECIFIED IN FLORIDA STATUTE 810.09, PARAGRAPH D.
16. POST THE EMERGENCY NIGHT PHONE NUMBER ON THE BOTTOM OF BLDG. PERMIT
17. ALL MARKINGS TO COMPLY W/ THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.



OWNER:

CACTUS MANAGEMENT, LLC
P.O. BOX 97
GOTHA, FLORIDA 34734
TELEPHONE (321) 246-1905
E-MAIL: dcolburn@cactusmanagement.com
CONTACT: DAVID COLBURN

PROJECT MANAGER:

JHR CONSULTANTS, INC.
312 FOREST AVE
ALTAMONTE SPRINGS, FLORIDA 32701
TELEPHONE: (407) 262-9176
FAX: (407) 262-9170
E-MAIL: jackreynolds@embarqmail.com
CONTACT: JACK REYNOLDS

ENGINEER:

RC ENGINEERING, LLC
2381 CREST RIDGE COURT
SANFORD, FLORIDA 32771
TELEPHONE: (407) 474-9181
FAX: (407) 328-5397
E-MAIL: rick@rcengineering.com
CONTACT: RICK CASTILLO, P.E.

SURVEYOR:

ACCURITE SURVEYS OF ORLANDO, INC
2012 EAST ROBINSON STREET
ORLANDO, FLORIDA 32803
TELEPHONE (407) 894-6314
FAX (407) 894-3777
CONTACT: JAMES BRAY, PSM (#6507)

INDEX OF DRAWINGS		
CIVIL PLANS		
TS		TITLE SHEET
EC	2	EROSION CONTROL PLAN
△ (C-1)	3	SITE AND UTILITY PLAN
△ (C-2)	4	PAVING, DRAINAGE & GRADING PLAN
△ (LS-1)	5	LANDSCAPE PLAN
△ (IRR-1)	6	IRRIGATION PLAN
△ (A-1)	7	BLDG. "D" & "E" ELEVATIONS W/ FLOOR PLAN
△ (A-2)	8	BLDG. "A" ELEVATIONS W/ FLOOR PLAN

TITLE SHEET

WEST ORANGE BUSINESS PARK
1255, 1261 & 1267 WINTER GARDEN VINELAND ROAD
WINTER GARDEN, FLORIDA 34787

JHR CONSULTANTS, INC.
312 FOREST AVE
ALTAMONTE SPRINGS, FLORIDA 32701
TELEPHONE: (407) 262-9176
FAX: (407) 262-9170
E-MAIL: jackreynolds@embarqmail.com



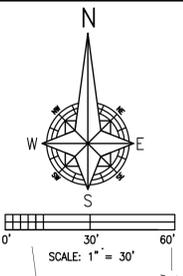
RC ENGINEERING, LLC.
CORP.
2381 CREST RIDGE COURT
SANFORD, FL 32771
TEL: 407-474-9181 FAX: 407-328-5397

DESIGNED: JHR
REVIEWED BY: RC
SCALE: NTS
DATE: 03/15/16

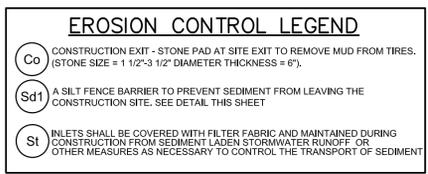
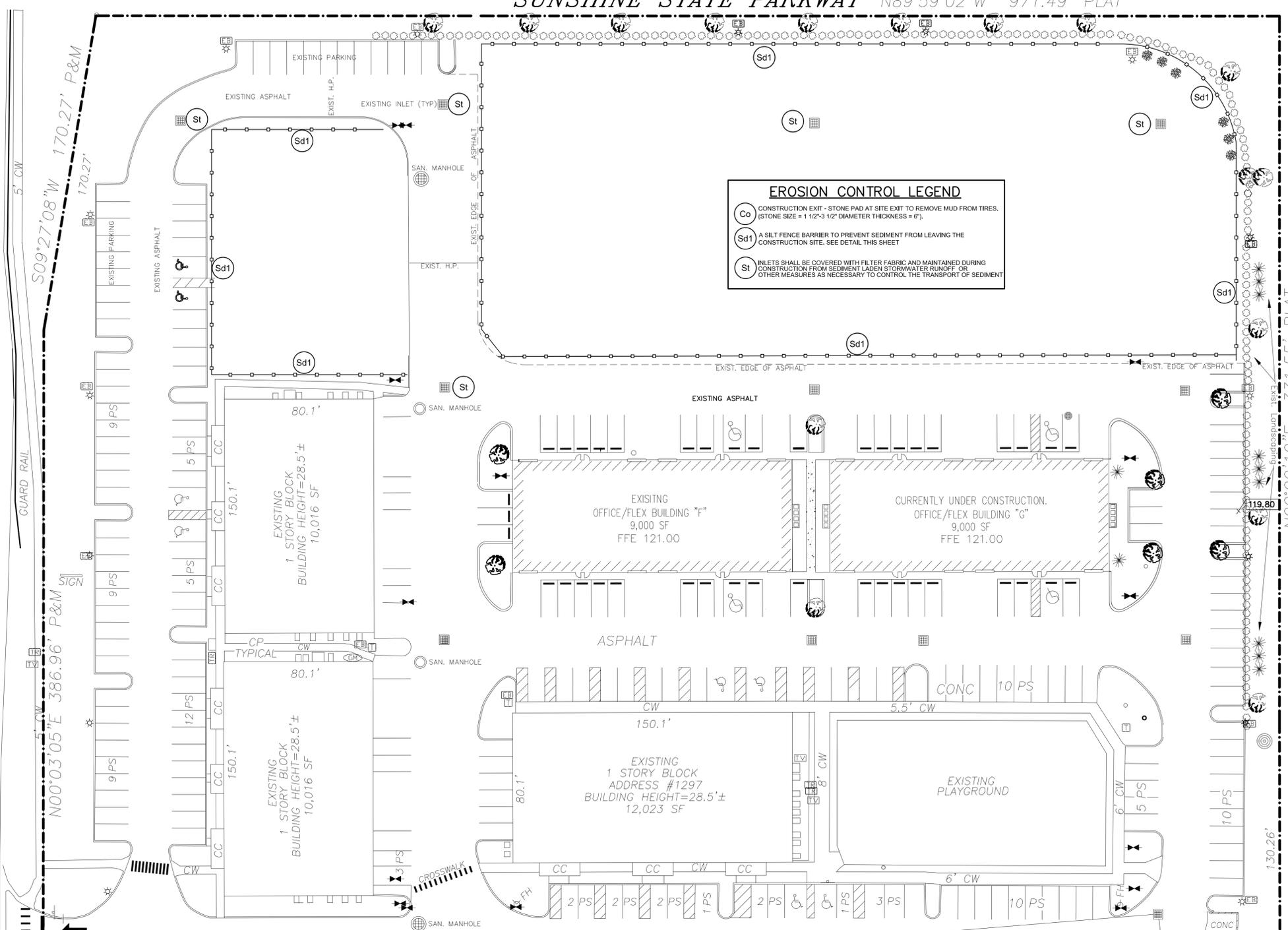
SHEET NAME:
TS
SHEET: 1 OF 8

ERMOCRATES E. CASTILLO, P.E. DATE
FL. REG. # 52590

REV.	DATE	BY	COMMENTS
△	5/23/16	JHR	ADDRESS STAFF'S COMMENTS FROM REVIEW LETTER DATED 5/4/16



SUNSHINE STATE PARKWAY N89°59'02"W 971.49' PLAT

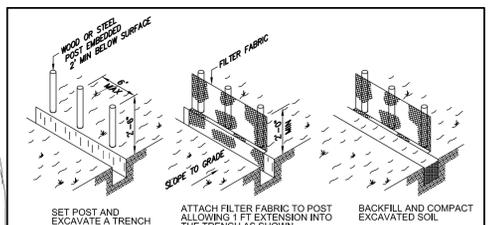


EROSION CONTROL NOTES:

- THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE & LOCAL CODES, ORDINANCES & REGULATIONS GOVERNING POLLUTION OF THE ENVIRONMENT & SHALL IMPLEMENT ALL MEASURES NEEDED TO ENSURE ADEQUATE EROSION & SEDIMENT CONTROL DURING THE ENTIRE DURATION OF CONSTRUCTION. EROSION & SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE CITY OF SANFORD, ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION & FLORIDA DEPARTMENT OF TRANSPORTATION REQUIREMENTS. INSTALLATION OF SILT FENCES & TURBIDITY BARRIERS SHALL BE IN ACCORDANCE WITH FOOT ROADWAY & TRAFFIC DESIGN STANDARDS & STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION.
- EROSION & SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. EROSION & SEDIMENT CONTROL MEASURES ARE TO BE APPLIED AS A PERIMETER DEFENSE AGAINST THE TRANSPORTATION OF SILT & SEDIMENTS OFF THE PROJECT SITE OR INTO ADJACENT WATER BODIES OR WETLANDS.
- THE CONTRACTOR SHALL PREPARE & IMPLEMENT AN EROSION CONTROL PLAN AS PART OF THE SCOPE OF WORK COVERED BY THESE PLANS. THE CONTRACTOR SHALL USE THE BEST MANAGEMENT PRACTICES IN CONTROLLING EROSION & SEDIMENT TRANSPORT DURING CONSTRUCTION. THE FLORIDA DEVELOPMENT MANUAL "A GUIDE TO SOUND LAND & WATER MANAGEMENT" MAY BE USED AS REFERENCE FOR RECOMMENDED BEST MANAGEMENT PRACTICES RELATED TO EROSION & SEDIMENT CONTROL.
- THE CONTRACTOR SHALL SUBMIT THE EROSION CONTROL PLAN TO THE OWNER FOR APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.
- ALL EROSION & SEDIMENT CONTROL MEASURES WHICH ARE NECESSARY TO LIMIT THE TRANSPORT OF SILTS & SEDIMENTS TO OUTSIDE THE LIMITS OF THE WORK AREA OR TO WATER BODIES OR WETLANDS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE BEST MANAGEMENT PRACTICES & IMPLEMENT STRUCTURAL MEASURES AS NEEDED TO PREVENT EROSION & SEDIMENT TRANSPORT FROM THE WORK AREAS. THE FOLLOWING ARE MINIMUM RECOMMENDED GUIDELINES TO BE IMPLEMENTED DURING THE CONSTRUCTION AS PART OF THE EROSION & SEDIMENT CONTROL PLAN:
 - STOCKPILING OF MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
 - EXPOSED AREA LIMITATION & PROTECTION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING & GRUBBING OPERATIONS OR EXCAVATION & FILLING OPERATIONS SHALL BE LIMITED AS NEEDED TO MINIMIZE THE POTENTIAL OF OFF-SITE SEDIMENT TRANSPORT. ALL EXPOSED AREAS SHALL AS SILT SCREENS, HAY BALES, TURBIDITY BARRIERS, SWALES, OR A COMBINATION OF THESE & OTHER MEASURES AS WARRANTED.
 - INLET PROTECTION: INLETS & CATCH BASINS SHALL BE PROTECTED DURING CONSTRUCTION FROM SEDIMENT LADEN STORMWATER RUNOFF BY PROVIDING A COMBINATION OF SILT SCREENS, SYNTHETIC BALES, FILTER FABRIC COVERS OR OTHER MEASURES AS NECESSARY TO CONTROL THE TRANSPORT OF SEDIMENT.
 - TEMPORARY GRASSING: AREAS OPENED BY CONSTRUCTION OPERATIONS THAT ARE NOT ANTICIPATED TO BE DRESSED OR RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED. TEMPORARY SEEDING SHALL BE CONTROLLED AS TO NOT ALTER OR COMPETE WITH PERMANENT GRASSING. SLOPES STEEPER THAN 6:1 SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES OF LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDING AREA TO A DEPTH OF 4 INCHES. THE SEEDING OR SEEDING & MULCHED AREAS SHALL BE ROLLED & WATERED AS NEEDED TO ENSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. IF AFTER 14 DAYS THE TEMPORARY GRASSING HAS NOT ATTAINED A MINIMUM OF 75% OF GOOD GRASS COVER, THE AREAS WILL BE REWORKED & ADDITIONAL SEED APPLIED TO ESTABLISH THE DESIRED VEGETATION COVER. REWORKED & ADDITIONAL SEED APPLIED.
 - MAINTENANCE: EROSION & SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED DURING THE ENTIRE MEASURES ON A WEEKLY BASIS & 24 HOURS FOLLOWING RAINFALL EVENTS (0.5" OR GREATER) & IMMEDIATELY REPAIR ANY OBSERVED DAMAGED CONTROLS. ALL EROSION & SEDIMENT CONTROLS SHALL BE MAINTAINED AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
- APPROXIMATE SLOPES AFTER MAJOR GRADING VARIES BETWEEN 0.8% TO 2%; MAXIMUM SLOPES ARE FOUND AT THE DRIVEWAY & THEY RANGE BETWEEN 1% TO 6%.
- AREAS OF SOILS DISTURBANCE IS LIMITED TO THE AREA WITHIN THE SILT FENCE LIMITS AS SHOWN ON THIS PLAN.
- ONLY THE CURRENT DEVELOPMENT AREA WILL BE CLEARED. THE FUTURE SITE DEVELOPMENT AREA WILL REMAIN UNDISTURBED.
- ALL PERVIOUS AREAS WILL BE SEEDING & SODDED, UNLESS OTHERWISE NOTED.
- THERE ARE NO WETLANDS ON SITE.
- AN INSPECTOR, CERTIFIED BY THE STATE OF FLORIDA, IS REQUIRED TO INSPECT THE EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THE APPROVED STORMWATER POLLUTION PREVENTION PLAN. INSPECTION REPORTS ARE TO BE COMPLETED ON THE CITY OF SANFORD'S FORM AND SUBMITTED ONCE EVERY WEEK AND WITHIN 24 HOURS OF EVERY RAINFALL EVENT OF 0.50" OR MORE.
- THE CONTRACTOR SHALL OBTAIN AN NPDES PERMIT THROUGH FDEP.

EROSION CONTROLS FOR NON STORMWATER DISCHARGES:

- WASTE DISPOSAL: ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER WHICH WILL BE MAINTAINED BY A LICENSED SOLID WASTE MANAGEMENT COMPANY IN CITY OF SANFORD. THE DUMPSTER WILL MEET ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED AT LEAST TWICE A WEEK OR MORE OFTEN IF NECESSARY. THE TRASH WILL BE HAULED TO AN APPROVED SEMINOLE COUNTY LANDFILL. NO CONSTRUCTION WASTE WILL BE BURIED ON SITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE SUPERINTENDENT CONSTRUCTION TRAILER. THE INDIVIDUAL RESPONSIBLE FOR MANAGING THIS TASK WILL BE IDENTIFIED BY THE CONTRACTOR.
- HAZARDOUS WASTE: ALL HAZARDOUS WASTE MATERIALS WILL BE MANAGED AND DISPOSED OF IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE & FEDERAL REGULATIONS. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR HAZARDOUS WASTE MANAGEMENT AND DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE SUPERINTENDENT CONSTRUCTION TRAILER. THE INDIVIDUAL RESPONSIBLE FOR MANAGING THIS TASK WILL BE IDENTIFIED BY THE CONTRACTOR.
- SANITARY WASTE: ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF THREE TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY LOCAL REGULATION.
- OFFSITE VEHICLE TRACKING: A GRAVEL CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED ENTRANCE ADJACENT TO THE SITE ENTRANCE WILL BE SWEEP DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.



NOTES:

- MATERIALS, CONSTRUCTION METHODS AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPT. OF TRANSPORTATION STANDARD SPECIFICATIONS AND DESIGN STANDARDS CURRENT EDITION.
- CONTRACTOR SHALL PROVIDE SILT FENCES AND SYNTHETIC BALES AT ALL STORMWATER DISCHARGE POINTS FOR EROSION CONTROL AND SEDIMENT CONTROL DURING CONSTRUCTION.
- CONTRACTOR SHALL ROUGH GRADE STORMWATER SWALES AND RETENTION AREAS PRIOR TO CONSTRUCTION OF SITE IMPROVEMENTS.
- CONTRACTOR SHALL MEET ALL PERMIT CONDITIONS AS ESTABLISHED BY THE CITY OF WINTER GARDEN AND ALL OTHER STATE, FEDERAL AND LOCAL APPLICABLE AGENCIES.

SILT FENCE DETAIL
F.D.O.T. INDEX NO. 102

EROSION & CONSTRUCTION GENERIC SCHEDULE

DESCRIPTION	MONTH 1	MONTH 2	MONTH 3	MONTH 4	MONTH 5
INSTALL CONST. ENTRANCE					
INSTALL SILT FENCE					
INSPECT BY CITY / OR COUNTY					
CLEAR & GRUB SITE					
INSTALL EROSION CONTROL STRUCTURES					
APPLY TEMPORARY VEGETATION, MULCH & GRAVEL					
GRADE SITE					
INSTALL STORM DRAIN SEWER					
INSTALL SANITARY SEWER					
INSTALL CURB & GUTTER					
INSTALL WATER					
INSTALL PAVEMENT					
ESTABLISH PERMANENT VEGETATION					
REMOVE TEMPORARY EROSION CONTROL STRUCTURES					

MASTER DRAINAGE RETENTION POND
PB 71, PG 87
ORB 9597, PG 4285

EROSION CONTROL PLAN

WEST ORANGE BUSINESS PARK
1255, 1261 & 1267 WINTER GARDEN VINELAND ROAD
WINTER GARDEN, FLORIDA 34787

JHR CONSULTANTS, INC.
312 FOREST AVE.
ALTA MONTÉ SPRINGS, FLORIDA 32701
TELEPHONE: (407) 262-9176
FAX: (407) 262-9170
E-MAIL: jrc@jrcmail.com

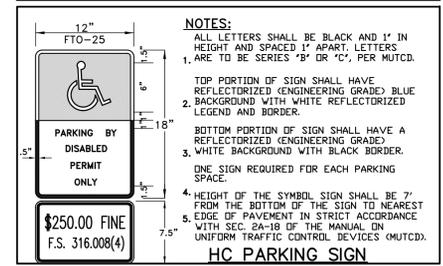
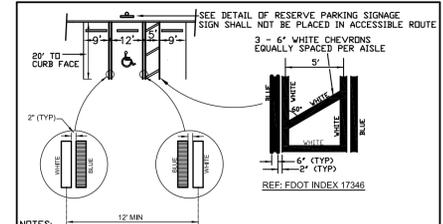
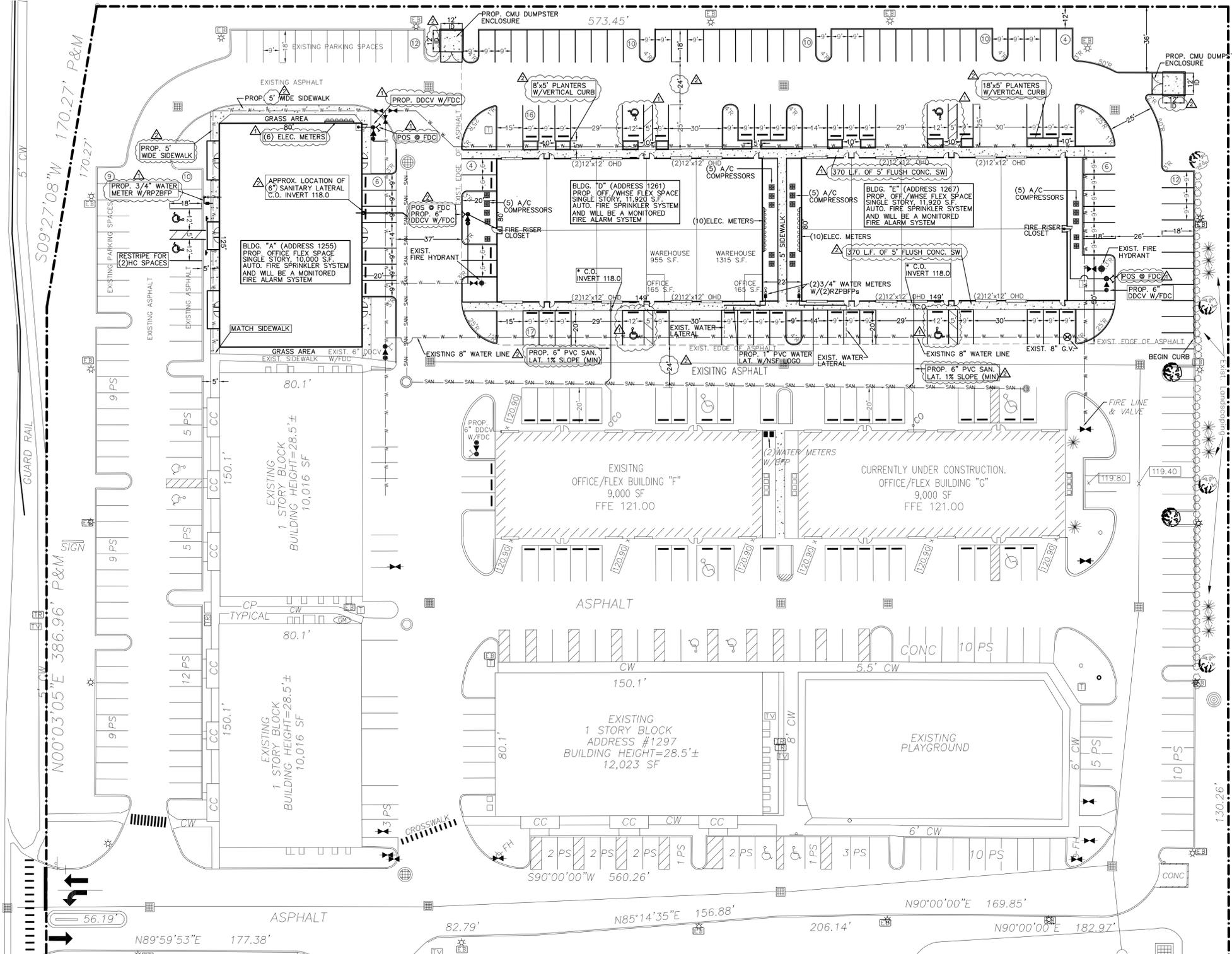
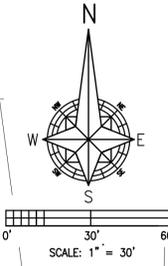
RC ENGINEERING, LLC.
CORP 2046
2381 CREST RIDGE COURT
SANFORD, FL 32771
TEL: 407-474-9888 FAX: 407-209-5897

DESIGNED: JHR
REVIEWED BY: RC
SCALE: NTS
DATE: 03/15/16
SHEET NAME: EC
SHEET: 2 OF 8

ERMOCRATES E. CASTILLO, P.E. DATE
FL. REG. # 52590

SUNSHINE STATE PARKWAY

N89°59'02"W 971.49' PLAT



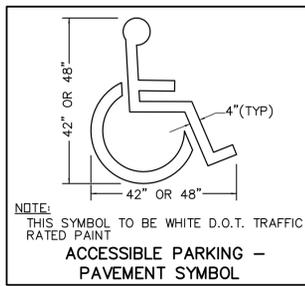
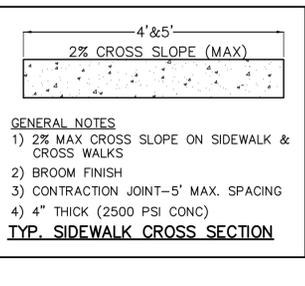
GENERAL NOTES

- 1) ALL ONSITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED
- 2) ANY PROPOSED SIGNAGE WILL NEED TO BE PERMITTED AND REVIEW SEPARATELY THRU THE BUILDING DEPT. AND SHALL MEET CITY CODE
- 3) INTERIOR PARKING LOT LIGHTING SHALL BE INSTALL IN ACCORDANCE W/CITY CODE AND MEET DARK SKIES REQ. (SEC. 118-1536(K)).
- 4) ALL COMPACTION SHALL BE 98% OF THE MODIFIED PROCTOR MAX. DENSITY.
- 5) ALL GRAVITY SANITARY PIPES AND FITTINGS SHALL BE SDR 26.
- 6) AS-BUILT RECORD DRAWINGS SHALL COMPLY WITH CITY OF WINTER GARDEN REQUIREMENTS
- 7) ALL CONSTRUCTION SHALL CONFORM TO CITY OF WINTER GARDEN STANDARDS AND SPECIFICATIONS

UTILITY CONSTRUCTION NOTES

- 1) ALL ONSITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED ALL WATER AND SEWER MAINS EXIST. ONLY WATER AND SANITARY LATERALS ARE PROPOSED.
- 2) UNLESS NOTED OTHERWISE WATER AND SANITARY SEWER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WINTER GARDEN SPECIFICATIONS: CHPT. 22 OF THE CODE OF ORDINANCES, CITY OF WINTER GARDEN STANDARD SPECIFICATIONS FOR UTILITY CONSTRUCTION, REV. 06/2014 AND CITY STANDARD DETAILS.
- 3) UTILITES SHOWN HEREIN WERE LOCATED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES.
- 4) CALL SUNSHINE LOCATE BEFORE YOU DIG.
- 5) THE OWNER MUST PAY ALL REQUIRED CONNECTION, IMPACT AND METER FEES PRIOR TO CONNECTING TO CITY UTILITIES.
- 6) ALL EXISTING WATER AND SANITARY SEWER LATERALS NOT BEING USED SHALL BE CAPPED.

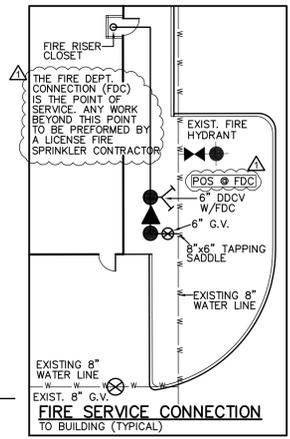
MASTER DRAINAGE RETENTION POND
 PB 71, PG 87
 ORB 9597, PG 4285



PROPOSED IMPERVIOUS AREAS

DESCRIPTION	SQ. FT.	ACRES
(2) PROP. BUILDINGS	33,840	0.78
PROP. ASPHALT	38,600	0.89
PROP. SIDEWALKS	1,420	0.03
TOTAL IMPERVIOUS AREA	73,860	1.70

ERMOCRATES E. CASTILLO, P.E. DATE
 FL. REG. # 52590



WINTER GARDEN - VINELAND ROAD

S09°27'08"W 170.27' P&M
 N00°03'05"E 386.96' P&M

N00°00'10"E 331.55' PLAT

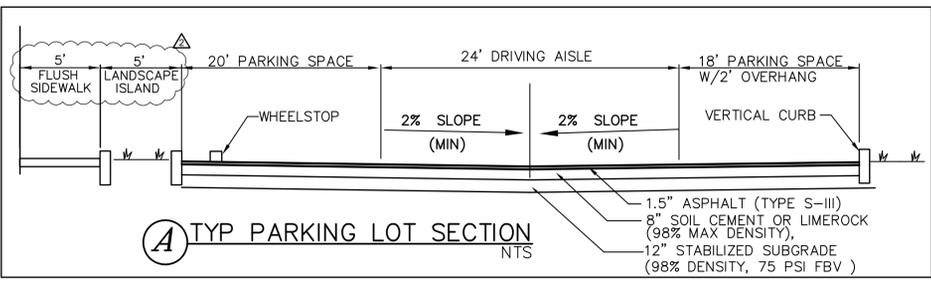
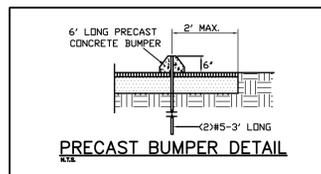
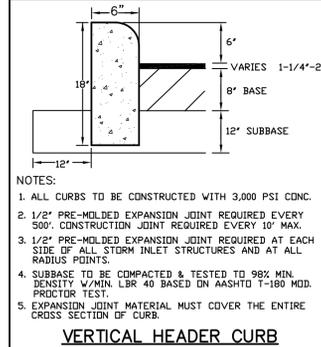
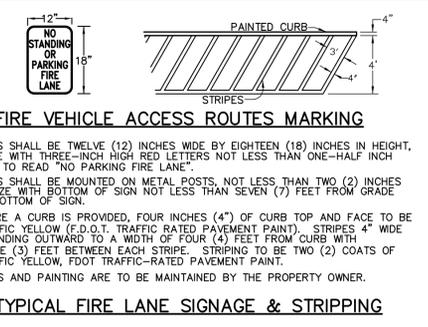
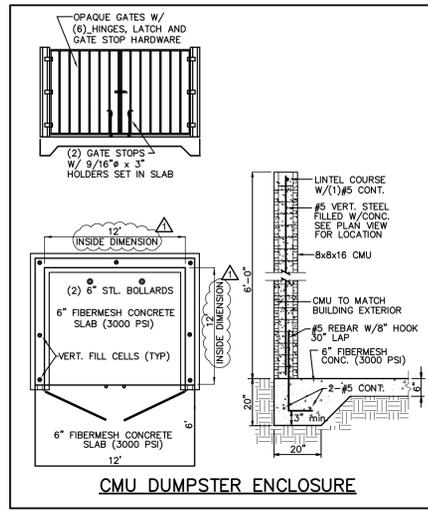
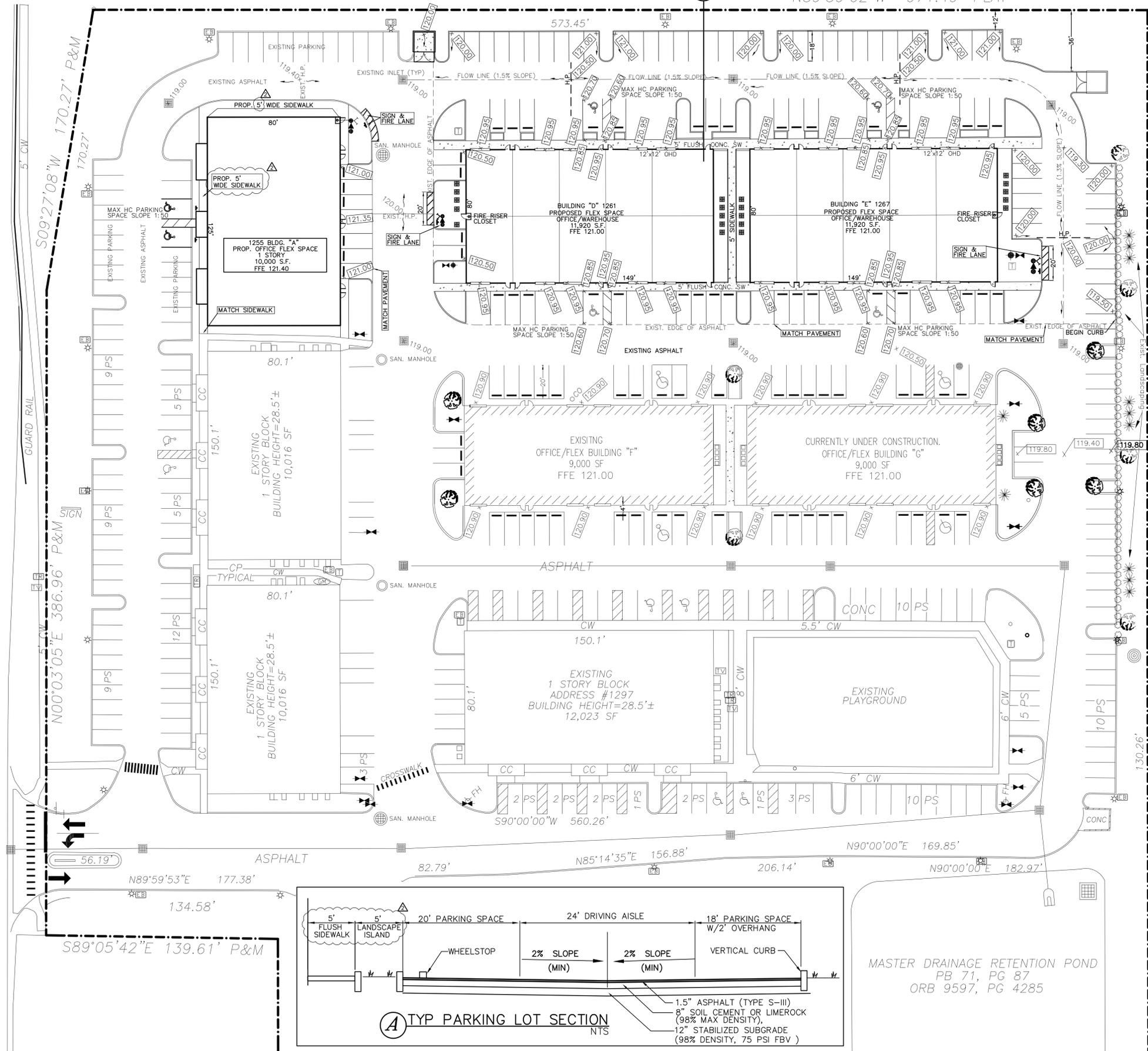
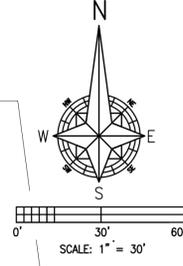
JHR CONSULTANTS, INC.
 312 FOREST AVE
 ALTAMONTE SPRINGS, FLORIDA 32701
 TELEPHONE: (407) 262-9176
 FAX: (407) 262-9170
 E-MAIL: jhckeynotes@ambanmail.com

RC ENGINEERING, LLC.
 2381 CREST RIDGE COURT
 SANFORD, FL 32771
 TEL: 407-474-9888 FAX: 407-228-5397

SITE & UTILITY PLAN
 WEST ORANGE BUSINESS PARK
 1255, 1261 & 1267 WINTER GARDEN VINELAND ROAD
 WINTER GARDEN, FLORIDA 34787

DESIGNED: JHR
 REVIEWED BY: RC
 SCALE: 1"=30'
 DATE: 03/15/16
 SHEET NAME:
C-1
 SHEET: 3 OF 8

SUNSHINE STATE PARKWAY



MASTER DRAINAGE RETENTION POND
PB 71, PG 87
ORB 9597, PG 4285

REV.	DATE	BY	COMMENTS
1	5/23/16	JHR	ADDRESS STAFFS COMMENTS FROM REVIEW LETTER DATED 8/12/16
2	8/19/16	JHR	ADDRESS STAFFS COMMENTS FROM REVIEW LETTER DATED 8/12/16
3			
4			

PAVING, DRAINAGE AND GRADING PLAN

WEST ORANGE BUSINESS PARK
1255, 1261 & 1267 WINTER GARDEN VINELAND ROAD
WINTER GARDEN, FLORIDA 34787

JHR CONSULTANTS, INC.
312 FOREST AVE.
ALFAMONTE SPRINGS, FLORIDA 32701
TELEPHONE: (407) 262-9176
FAX: (407) 262-9170
E-MAIL: jhrc@jhrinc.com



RC ENGINEERING, LLC.
2881 CREST RIDGE COURT
SANFORD, FL 32771
TEL: 407-474-9181 FAX: 407-338-5397

DESIGNED: JHR
REVIEWED BY: RC
SCALE: 1"=30'
DATE: 03/15/16
SHEET NAME: C-2
SHEET: 4 OF 8

ERMOCRATES E. CASTILLO, P.E. DATE
FL. REG. # 52590

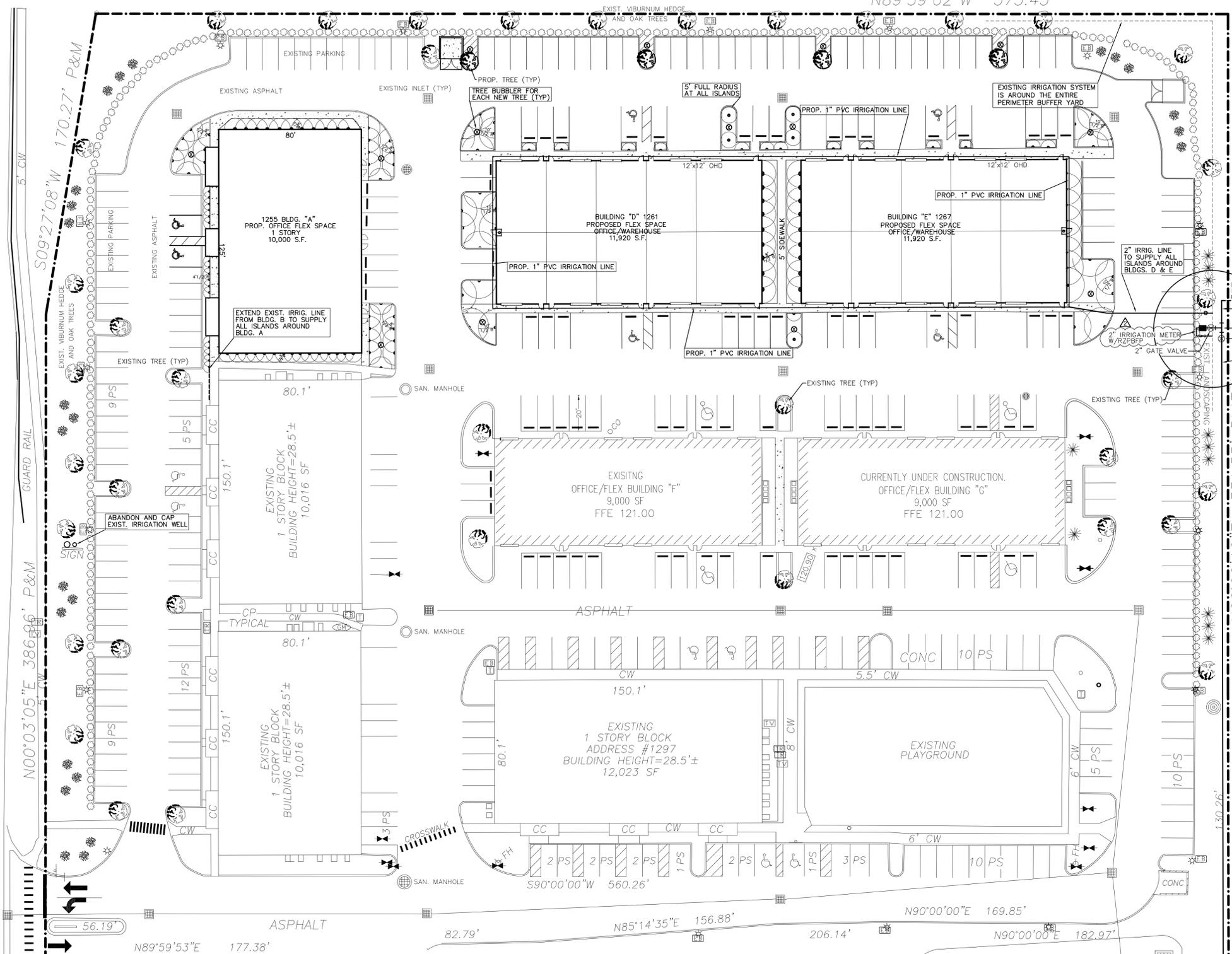
SUNSHINE STATE PARKWAY



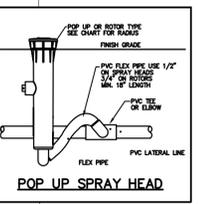
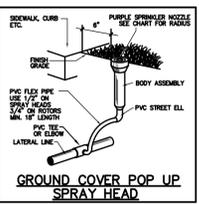
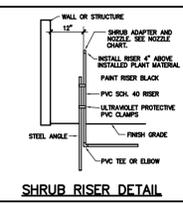
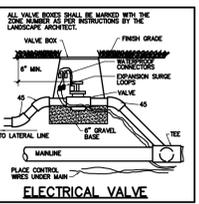
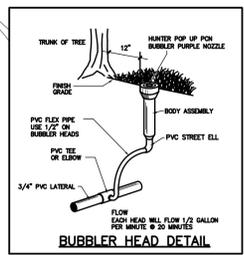
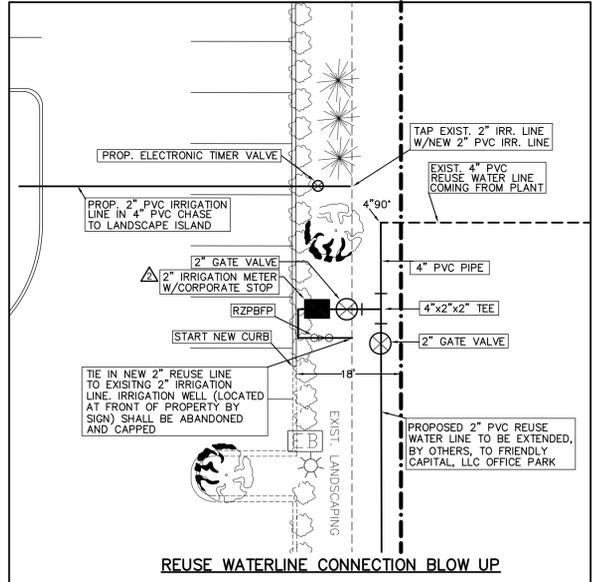
SCALE: 1" = 30'

WINTER GARDEN - VINELAND ROAD

N89°59'02"W 573.45'



- IRRIGATION GENERAL NOTES:**
1. THIS IRRIGATION PLAN IS SCHEMATIC ONLY. IT'S INTENT IS TO SHOW ALL NEW LANDSCAPED AREAS HAVING 100% IRRIGATION COVERAGE.
 2. ACTUAL IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY A IRRIGATION COMPANY. ZONES AND SPRINKLER HEADS CAN CHANGE.
 3. A MICRO IRRIGATION SYSTEM (DRIP OR LOW VOLUME) SHALL BE UTILIZED.
 4. ALL SPRAY HEADS AND PVC IRRIGATION PIPING SHALL BE PURPLE.
 5. POST A SIGN BY IRRIGATION METER "DO NOT DRINK RECLAIM WATER"



REV.	DATE	BY	COMMENTS
1	8/19/16	JHR	ADDRESS STAFF'S COMMENTS FROM REVIEW LETTER DATED 8/12/16
2			
3			
4			

IRRIGATION PLAN
SCHEMATIC

WEST ORANGE BUSINESS PARK
1255, 1261 & 1267 WINTER GARDEN VINELAND ROAD
WINTER GARDEN, FLORIDA 34787

JHR CONSULTANTS, INC.
312 FOREST AVE.
ALTA MONTONE SPRINGS, FLORIDA 32701
TELEPHONE: (407) 262-9176
FAX: (407) 262-9170
E-MAIL: jackreyhols@gmbarmail.com

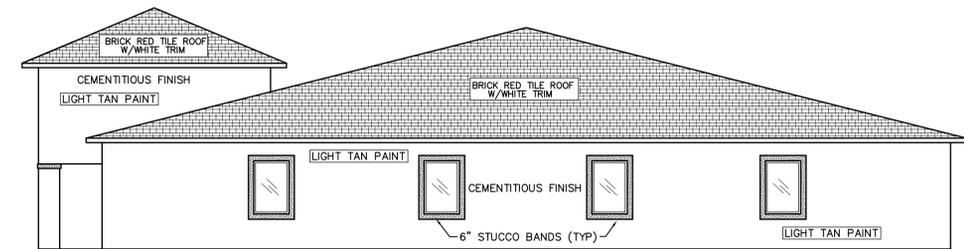
RC ENGINEERING, LLC.
COA 2846
2381 CREST RIDGE COURT
SANFORD, FL 32771
TEL: 407-474-9181 FAX: 407-508-3397

DESIGNED BY: JHR
REVIEWED BY: RC
SCALE: 1"=30'
DATE: 03/15/16
SHEET NAME: IRR-1
SHEET: 6 OF 8

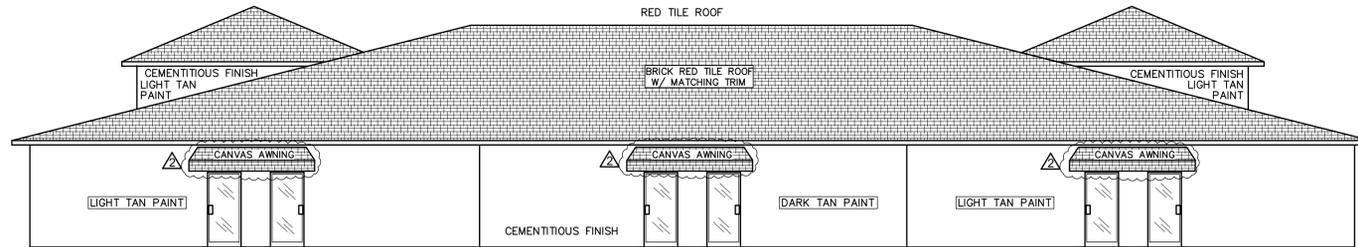
ERMOCRATES E. CASTILLO, P.E. DATE



FRONT ELEVATION
NOTE: BUILDING FACADES AND TRIM TO MATCH ADJACENT BUILDINGS

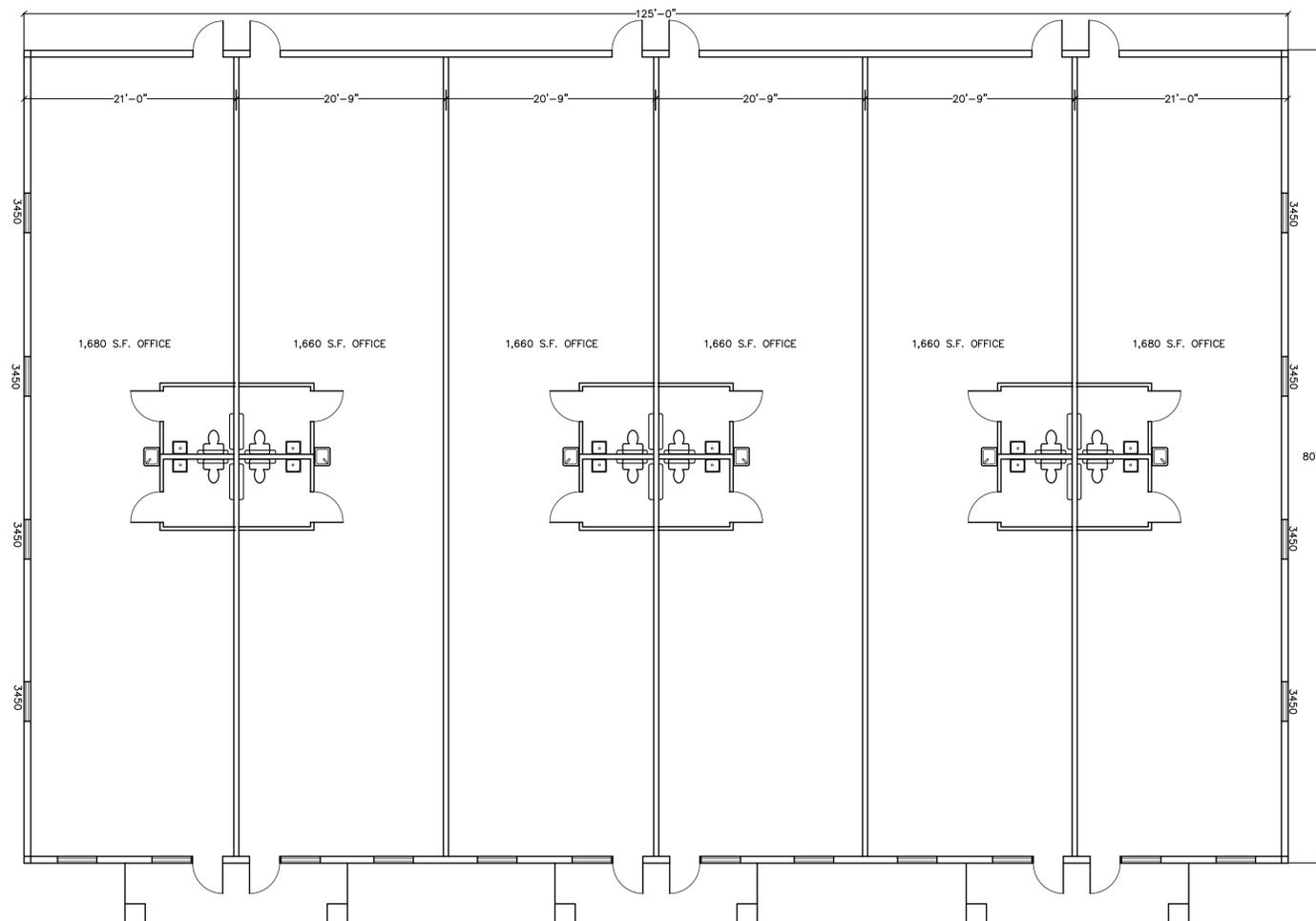


SIDE ELEVATIONS



REAR ELEVATION

BUILDING COLOR SCHEME AND TRIM NOTE
CONTRACTOR TO MATCH PAINT COLOR SCHEME AND TRIM OF ADJACENT OFFICE BUILDINGS



BLDG. A FLOOR PLAN

WIND LOAD NOTE
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE 139 M.P.H. (V_{ULT}) WIND LOAD REQUIREMENTS OF CHPT. 3 OF THE FLORIDA RESIDENTIAL BLDG. CODE 2010 ED.

ERMOCRATES E. CASTILLO, P.E. DATE
FL. REG. # 52590

COMMENTS

REV. DATE BY

BUILDING ELEVATIONS AND FLOOR PLAN

JHR CONSULTANTS, INC.



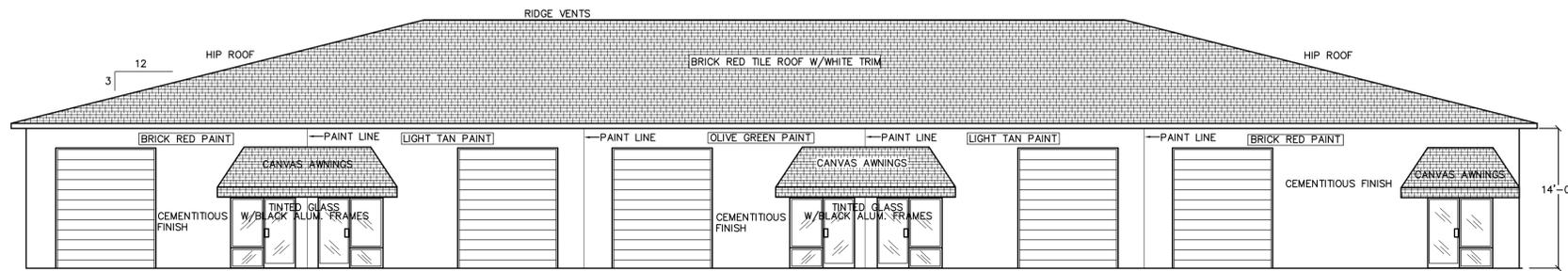
RC ENGINEERING, LLC.

DESIGNED: JHR
REVIEWED BY: RC
SCALE: 1/8" = 1'
DATE: 05/13/15



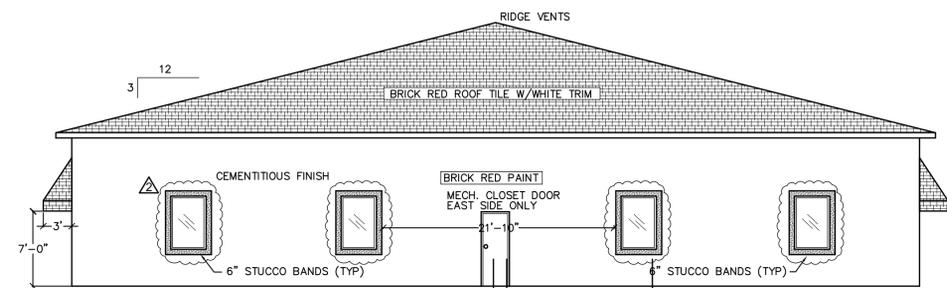
SHEET NAME: A-2
SHEET: 8 OF 8

ADDRESS STAFF'S COMMENTS FROM REVIEW LETTER DATED 8/12/16
JHR
8/19/16
1
3
4
WEST ORANGE BUSINESS CENTER
BUILDING "A"
1255 WINTER GARDEN/VINELAND ROAD
WINTER GARDEN, FLORIDA 34787
312 FOREST AVE.
ALTA MONTE SPRINGS, FLORIDA 32701
TELEPHONE: (407) 262-9176
FAX: (407) 262-9170
E-MAIL: jackreynolds@bmbatqmail.com



AWNINGS TO MATCH EXISTING PERIMETER AWNINGS (COLOR AND STYLE)

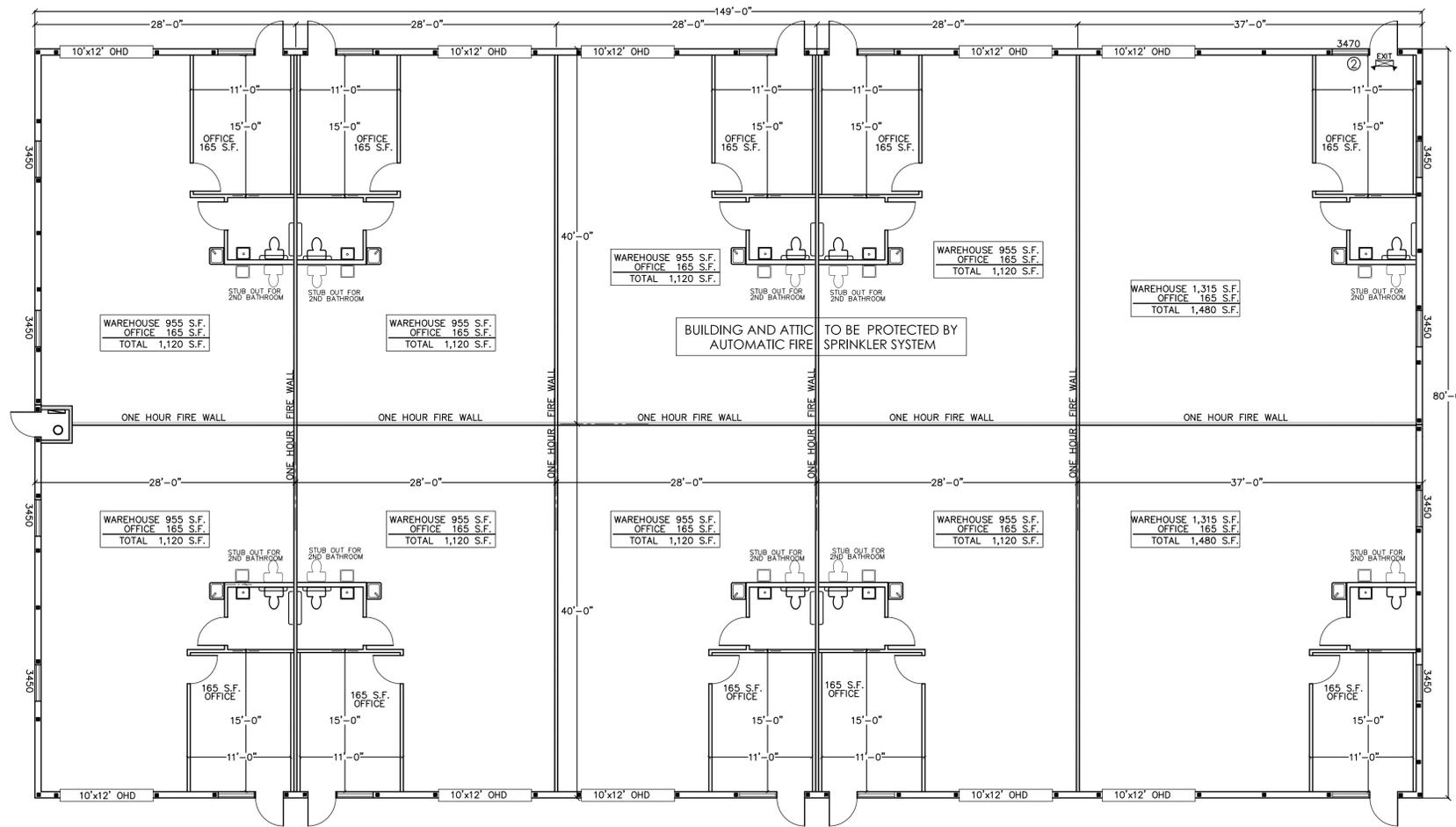
NORTH AND SOUTH ELEVATION
BUILDINGS D & E



EAST AND WEST ELEVATION
NOTE: ADD (4) WINDOWS TO THE EAST SIDE OF BLDG. E AND THE WEST SIDE OF BLDG. D.

COLOR SCHEME NOTE

CONTRACTOR TO MAKE PAINT COLOR AND COLOR SCHEME OF EXISTING BUILDINGS



BLDG. D & E FLOOR PLANS

NOTE: ADD (4) WINDOWS TO THE EAST SIDE OF BLDG. E AND THE WEST SIDE OF BLDG. D.

WIND LOAD NOTE
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE 139 M.P.H. (V_{MI}) WIND LOAD REQUIREMENTS OF CHPT. 3 OF THE FLORIDA RESIDENTIAL BLDG. CODE 2010 ED.

ERMOCRATES E. CASTILLO, P.E. DATE
FL. REG. # 52590

REV.	DATE	BY	COMMENTS
1			
2	8/19/16	JHR	ADDRESS STAFF'S COMMENTS FROM REVIEW LETTER DATED 8/12/16
3			
4			

BUILDING ELEVATIONS AND FLOOR PLAN

WEST ORANGE BUSINESS CENTER
BUILDINGS "D" & "E"
1261 & 1267 WINTER GARDEN/VINELAND ROAD
WINTER GARDEN, FLORIDA 34787

JHR CONSULTANTS, INC.

312 FOREST AVE.
ALTIMONTE SPRINGS, FLORIDA 32701
TELEPHONE: (407) 262-9176
FAX: (407) 262-9170
E-MAIL: jhrc@jhr.com



RC ENGINEERING, LLC.

2881 CREST RIDGE COURT
SANFORD, FL 32771
TEL: 407-474-9881 FAX: 407-538-5897

DESIGNED BY: JHR
REVIEWED BY: RC
SCALE: 1/8" = 1'
DATE: 05/13/15



SHEET NAME:
A-1
SHEET: 7 OF 8

CITY OF WINTER GARDEN

DEVELOPMENT REVIEW COMMITTEE

300 West Plant Street - Winter Garden, Florida 34787-3011
(407) 656-4111 - FAX (407) 877-2363

MEMORANDUM

TO: STEVE PASH, COMMUNITY DEVELOPMENT DIRECTOR
FROM: DEVELOPMENT REVIEW COMMITTEE
DATE: OCTOBER 10, 2016
SUBJECT: WINTER GARDEN VINELAND, LLC – 1255, 1261, 1267 WG/VINELAND RD.
REVIEW OF REVISED SITE PLAN – BUILDINGS “A” “D” “E”
FKA WEST ORANGE BUSINESS CENTER

Pursuant to your request, we have reviewed the revised site plan dated 9/12/16 for compliance with the City's site and stormwater requirements. This plan shows the construction of three office/warehouse/flex-space buildings of 10,000 sf, 11,920 sf and 11,920 sf respectively, with associated paving, grading, utility and stormwater improvements at the existing commercial development. This was submitted in response to our comments dated 8/12/16 and DRC meeting of 8/17/16 where it was referred to Staff review only.

ENGINEERING

We recommend approval subject to approval by all other departments, and the following conditions and comments:

1. All dumpsters shall be enclosed and shall provide 12' minimum inside clearance each way as shown.
2. Permit modification from SJRWMD for stormwater and FDEP NPDES NOI is acknowledged.
3. Based on the latest plan, three ¾" water meters are proposed. The impact fees are calculated below:

Based on three ¾" meter size for the potable, one 2 inch meter for irrigation, and wastewater collection, the fees are:

Irrigation:	1 - 2" meter	= \$8,688.00
Potable:	3 - ¾ inch meters @ \$1,086.00/each	= \$3,258.00
Wastewater:	3 – wastewater connections @ \$1,767.00/each	= <u>\$5,301.00</u>
Total (based on three ¾" meters – see above)		\$17,247.00

4. Point of Services (POS) for fire protection system are shown for each building as requested, with note stating that any work downstream of the Point of Service shall be performed by a licensed Fire Sprinkler Contractor. Review and approval by Fire Department required. FDC to be 40' minimum from building.
5. Sanitary laterals are required to be 4 inch at 2% or 6 inch at 1%.
6. All on-site utilities shall be privately owned and maintained as noted. 100% of all required water and sewer impact fees shall be paid prior to City execution of FDEP permits or issuance of site or building permits. Final plans will not be approved for construction until utility impact fees have been paid and FDEP permits or exemptions have been issued.
7. On-site lighting will be required pursuant to City Code; dark skies lighting is required; provide lighting plan with photometrics for Planning Department review.

PLANNING

8. Estimated Road Impact Fees:
- a. Building A @ 10,000 square feet of general office = \$57,480.00
 - b. Building D & E @ 3,300 square feet of general office = \$18,968.40
 - c. Building D & E @ 20,540 square feet of flex (warehouse) space = \$ 37,444.42
 - a. Total : \$113,892.82
- **Alterations of space or change in use may result in increased road impact fees.****

STANDARD GENERAL CONDITIONS

9. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.
10. All work shall conform to City of Winter Garden standards and specifications.
11. Fencing, if used, shall meet all City requirements for height, type, etc. Chain link fencing shall be vinyl coated per Code.
12. Planning Department shall review and provide comments on the proposed use, setbacks, buffering, lighting, signage, landscaping, etc.
13. The City of Winter Garden will inspect private site improvements only to the extent that they connect to City owned/maintained systems (roadways, drainage, utilities, etc.). It is the responsibility of the Owner and Design Engineer to ensure that privately owned and maintained systems are constructed to the intended specifications. The City is not responsible for the operation and maintenance of privately owned systems, to include, but not be limited to, roadways, parking lots, drainage, stormwater ponds, landscaping, walls, or on-site utilities.
14. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.
15. Prior to issuance of a certificate of completion or certificate of occupancy, all fees owed to the City shall be paid, including Legal fees and Engineering plan review and inspection fees.
16. No fill or runoff will be allowed to discharge onto adjacent properties; existing drainage patterns shall not be altered. The applicant should note that if approval is granted, the City of Winter Garden is not granting rights or easements for drainage from, or onto, property owned by others. Obtaining permission, easements or other approvals that may be required to drain onto private property is the Owner/Developer's responsibility. Should the flow of stormwater runoff from, or onto adjacent properties be unreasonable or cause problems, the City will not be responsible and any corrective measures required will be the responsibility of the Owner. Site construction shall adhere to the City of Winter Garden erosion and sediment control requirements as contained in Chapter 106 - Stormwater. If approval is granted by the City of Winter Garden, it does not waive any permits that may be required by federal, state, regional, county, municipal or other agencies that may have jurisdiction.
17. After final plan approval, a preconstruction meeting will be required prior to any commencement of construction. The applicant shall provide an erosion control and street lighting plan at the preconstruction meeting and shall pay all engineering review and inspection fees prior to construction. Inspection fees in the amount of 2.25% of the cost of all site improvements, including landscape & irrigation, shall be paid prior to issuance of the building permit (minimum site inspection fee is \$500.00).

Additional comments may be generated at subsequent reviews.

Please review this information and contact our office if you have any questions.

Thank you.

END OF MEMORANDUM

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Don Cochran, Assistant City Manager – Public Services

Via: Mike Bollhoefer, City Manager

Date: October 10, 2016 **Meeting Date:** October 27, 2016

Subject: Approve Purchase of Various Vehicles

Issue: Requesting approval to purchase vehicles and equipment included in the FY2017 budget. We will be able to piggyback on the 2016 state contract for these purchases, taking advantage of the 2016 contract price extensions.

The purchases are as follows:

2 automated side loaders (solid waste trucks) from Nextran, total costs of both trucks	\$533,937.80
1 F750 Ford grapple truck from Bartow Ford	\$116,946.98
1 John Deere tractor from Everglades Farm Equipment	\$57,800.00
1 JCB 930 forklift from MacKinnon JCB	\$70,478.48

The City's Fleet Maintenance Manager has reviewed these vehicles and purchase prices, and recommends these purchases as the most cost effective method of procurement.

Recommended Action:

Staff recommends approval of these purchases at the 2016 state contract prices.

Attachments/References:

Nextran quotation (last year's price)
Bartow Ford quotation
Everglades quotation
JCB quotation

BUYER'S ORDER



Sold to: City of Winter Garden
 300 West Plant St.
 Winter Garden, FL 34787

Invoice Number:
 Date: October 5, 2015
 PO #:
 Salesman: Brian Carmody

Make	Year	Model	Type	VIN NUMBER	Amount
MACK	2016	LEU613	NEW	10673	\$ 267,214.40
Total Selling Price:					\$ 267,214.40

**IN ACCORDANCE WITH FLORIDA SHERIFFS STATE BID NO. 15-13-0904
 SPECIFICATION # 15, TANDEM AXLE REFUSE TRUCK, PAGE 610**

FSA TRUCK SPECIFICATION

ORDER CODE	OPTION	PRICE
SPEC #15	MACK MR SERIES	\$ 138,997.00
1001650	ENGINE UPGRADE 345HP	\$ 829.00
MRU66000	66,000 GVWR PACKAGE	\$ 698.00
FEPTO-pkg	FRONT ENGINE PTO	\$ 1,461.00
1442102	DUAL STEERING	\$ 4,599.00
9011359	(8) 315/80R22.5 TIRES	\$ 2,390.40
TOTAL CHASSIS	PRICE	\$ 148,974.40
NEW WAY BODY	31 YD SIDEWINDER	\$ 118,240.00
TOTAL	PRICE	\$ 267,214.40

Sub Total: \$ 267,214.40

Insta Tag Fee: \$ -

Disposal Fee: \$ 14.50

Tire Tax Credit \$ (260.00)

Sub Total: \$ 266,968.90

PRICE OF ONE MACK LEU613 TRUCK WITH 31 YD NEW WAY SIDEWINDER BODY

P.O. AMOUNT DUE: \$ 266,968.90

P.O. #

Salesman Signature

Customer Signature

MV Registration#: MV12152

Our Service Manager is Joe Ponder

Our Parts Manager is Matt Lenhart

Our Sales Manager is Barry Sessions

Feel free to call if you need any assistance!

2200 W. Landstreet Rd., Orlando, FL 32809

Phone: 800-800-6225 Fax: 407-398-0297



September 29, 2016

City of Winter Garden
Michael Caines

DESCRIPTION		
F7D	2017 F-750 Diesel, Regular Cab Base	
99C	6.7L Power Stroke V8 Turbo Diesel -270 HP @ 2400 RPM, 675 lb-ft Torque @ 1600 RPM	
44G	Ford TorqShift HD 6-Speed Automatic - Double Overdrive	
41A	Transmission Power Take-Off Provision w/LiveDrive Capability	
TCD	Front Two 11R22.5H Goodyear G661 HSA (497 rev/mile)	
RCE	Rear Four 11R22.5H Goodyear G182 RSD (497 rev/mile)	
67C	Air Brakes - Straight Truck	
62D	Air Dryer, Bendix AD/IP w/Heater	
43D	Front Axle 14,000 lb. Cap. Non-Driving - Dana	
61F	Taper-Leaf Springs, Parabolic - 14,000 lb. Cap	
60A	Lube, Front Axle, EmGard 50W Synthetic Oil	
47X	26,000 lb. Single Reduction - Open -Dana / Spicer S26-190 Rear Axle	
68T	Multi-Leaf Springs - 31,000 lb. Cap Rear Axle	
X6E	6.83 Axle Ratio	
260	260" Wheelbase/186" CA/120" AF/419" OAL	
539	Frame Single Channel - Straight 'C' 20.11SM, 120,000 PSI	
55M	Jump Start Stud - Remote Mounted	
63B	Battery - Two 900 CCA, 1800 Total	
88A	30/0/30 Fixed Driver & Fixed Passenger w/Console - Vinyl	
59A	Horn, Air - Black, Single Trumpet	
19B	Beverage Delivery Package	
16V	Voltmeter	
	Factory Invoice	\$68,036.08
	Government Price Concession @ Price Level 725	\$7,000.00
	3.05% Contract Discount	\$2,075.10
	Petersen TL3 with Base Walk Through Controls, Hose Guards - Head & Valve Bank, Grating Heat Shield, 1824 TBS Standard, 18ft., 24 cy (Requires 186" CA, 37,000 GVW min.), PI Self-Winding Load Covering Device, Amber LED Flashers in Rear Corner Posts, Delivery to your location	\$57,986.00
		\$0.00
TOTAL PURCHASE AMOUNT PER UNIT		\$116,946.98

Pricing in accordance with the Charlotte County contract # 2015000418

If you have any questions or need any additional information please feel free contact me anytime.

Sincerely Yours,
 Richard Weissinger
 Commercial Fleet Sales
 Direct Line (813) 477-0052
 Fax (863) 533-8485

**2800 US Hwy North
 Bartow, Florida 33830**

Michael Caines

From: Terry Hunter <thunter@evergladesfarmequipment.com>
Sent: Tuesday, September 27, 2016 7:13 AM
To: Michael Caines
Subject: Quote
Attachments: WINTER GARDEN 6105.xlsx

Michael,

Here is a updated quote for the 6105 tractor. it is good for 30 days. If you have any questions let me know.

Thank you,



Terry Hunter
Governmental Sales
Everglades Farm Equipment
1800 US Hwy 441
Leesburg, FL 34748
W: 352-315-1016
C: 321-439-5222



Prepared For:
 Mike Caines
 City of Winter Garden

Dealer Information
 MACKINNON JCB
 A.D.M. VENTURES INC
 TAMPA, FL33619

Prepared By:
 Kristian Mahrt
 KMahrt@mackinnonequipment.com
 mobile:407-432-7919
 Quote Date: 06/16/16
 Valid Until: 11/30/16
 Quotation Reference: 107577

Model: 930-4 T4

Qty: 1

Equipment Description

930 4WD 6000LB CAPACITY STRAIGHT MAST ROUGH TERRAIN FORKLIFT
 (REQUIRES MAST, CARRIAGE, FORKS AND OPERATOR ENCLOSURE, INCLUDES
 SERVO BRAKES.)
 Front: 15.5-25 (12 ply) Industrial Rear: 14-17.5 (10 ply)
 Traction
 No Mast
 CANOPY WITH ROOF SCREEN AND ROOF WIPER. INCLUDES FRONT SCREEN
 GUARD.
 4 SPOOL VALVE BLOCK WITH THIRD AND FOURTH SERVICES BLANKED OFF
 NO CARRIAGE
 Operators manual
 VINYL SUSPENSION SEAT
 ROAD LIGHT KIT WITH DOUBLEEXTERNAL MIRRORS
 930 RTFL REAR FENDERS
 60 inch x 4 inch x 2 inch pallet forks (2) for 2 inch fork
 shaft 8 000lb cap.
 (930) 22' Clearview Triplex w/ 66 inch Floating Shaft Carriage

Equipment Total	70,478.48
Total Customer Sale Price	70,478.48

Notes: 1\$ option financing:

36 months: \$2,088.99
 48 months: \$1,599.16
 60 months: \$1,305.97

30% residual lease (\$21,143.54)

36 months: \$1,537.14
 48 months: \$1,194.61
 60 months: \$988.82

2 year 2000 hour full warranty
 5 year 5000 hour power train and hydraulic warranty

The above quote supersedes all preceding price quotes. Prices quoted are valid for 30 days from quote date.

Customer Acceptance: _____ Date _____

D



THE CITY OF WINTER GARDEN

From: Tanja Gerhartz, Economic Development Director

Via: Mike Bollhoefer, City Manager

Date: October 21, 2016 **Meeting Date:** October 27, 2016

Subject: CRA Advisory Board Appointments

Background Summary and Discussion:

The CRA Advisory Board has four current members and they are as follows:

Derek Blakeslee – Property Owner

Nick Asma – Property Owner

Tim Keating – Property and Business Owner

George Spigener – City Resident

The advisory board shall have a minimum of seven and up to nine board positions that are vacant. The board selection criteria is as follows:

The board of commissioners of the community redevelopment agency shall, at its first meeting in July, **appoint a community redevelopment advisory board, which shall consist of no less than seven and no more than nine members, of which a majority shall either reside, own property or operate a business located within the area of operation of the community redevelopment agency.**

Attachments:

Attached are the board interest forms.



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.

DATE: 7/23/16

VERIFIED INTEREST ON: _____

LAST NAME: Byrd Jung FIRST: Wendy MIDDLE: _____

HOME ADDRESS: 212 S Boyd St, Winter Garden, FL 34787

OFFICE ADDRESS: 150 S Woodland St, Winter Garden, FL 34787

HOME PHONE: 407-654-9477 CELL PHONE: 407-948-0033 WORK PHONE: 407-656-5400

EMAIL: wbyrd@byrdaccounting.biz FAX #: 407-656-1199

CURRENT EMPLOYER: Hard Work Enterprises Inc LENGTH: 30+ years

POSITION: Owner

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

ADVANCED COLLEGE DEGREE IN: Accounting and Tax OTHER: _____

PLEASE STATE YOUR EXPERIENCE, INTERESTS OR ELEMENTS OF YOUR HISTORY THAT YOU THINK QUALIFY YOU FOR APPOINTMENT:
I am a fifth generation Floridian and the last four are from the West Orange county area. My father built custom homes in Orange County and I have built my tax and accounting practice here in West Orange County.

COMMUNITY INVOLVEMENT: Prior ARHP board member, Art Assoc Member, Merchants Association

INTERESTS/ACTIVITIES: People, growth and fun

WHY DO YOU DESIRE TO SERVE ON THIS/THESE BOARDS? stay an active part of my community

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

National Association of Tax Professional - over 20 years, WG Merchants Assoc - 4 years, WG Arts - 1 year
National Society of Accountants - over 20 years

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? 1

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

ARHP - finishing term

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

REFERENCES:

Tonja Gerhartz, Bert Valdez, Dennis Jones

- 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





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: 6/28/2016 VERIFIED INTEREST ON: _____

LAST NAME: CAPPLEMAN FIRST: LAWRENCE MIDDLE: EUGENE

HOME ADDRESS: PO Box 771523, Winter Garden, FL 34777

OFFICE ADDRESS: n/a

HOME PHONE: n/a CELL PHONE: 407 948-3253 WORK PHONE: n/a

EMAIL: larrycappleman@yahoo.com FAX #: n/a

CURRENT EMPLOYER: retired LENGTH: n/a

POSITION: n/a

EDUCATION: HIGH SCHOOL GRADUATE YES NO UNDERGRADUATE COLLEGE DEGREE IN: Bachelor of Science

ADVANCED COLLEGE DEGREE IN: Biology - Master of Science OTHER: Certified Insurance Counselor

PLEASE STATE YOUR EXPERIENCE, INTERESTS OR ELEMENTS OF YOUR HISTORY THAT YOU THINK QUALIFY YOU FOR APPOINTMENT: Certified Risk Manager
Served on CRAAB for 23 years

COMMUNITY INVOLVEMENT: WG Rotary, WG Heritage Found., WG CRA

INTERESTS/ACTIVITIES: _____

WHY DO YOU DESIRE TO SERVE ON THIS/THESE BOARDS? to impact the productive use of CRA funds

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? 2015

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: CRA

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

CRAAB, Orange County Fire Appeals Board, Orange Co. Schools District Advisory, Orange County Schools Bilingual Committee

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.



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

P: 407.656.4111
 WWW.WINTERGARDEN-FL.GOV

Rec'd 4-22-13

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. ⁹⁻¹¹⁻¹⁴ ⁹⁻²³⁻¹⁵
 FEEL FREE TO ATTACH A RESUME.

DATE: April 19, 2013

VERIFIED INTEREST ON: _____

LAST NAME: Haddock FIRST: Henry MIDDLE: D.
 HOME ADDRESS: 14158 Hampshire Bay Circle
 OFFICE ADDRESS: P.O. Box 783305
 HOME PHONE: 407-654-6237 CELL PHONE: 407-443-1116 WORK PHONE: 407-443-1116
 EMAIL: henry@crenav.com FAX #: _____
 CURRENT EMPLOYER: CRE Solutions & Analytics, LLC LENGTH: 2012
 POSITION: President
 EDUCATION: HIGH SCHOOL GRADUATE Yes No UNDERGRADUATE COLLEGE DEGREE IN: Business Administration: Finance
 ADVANCED COLLEGE DEGREE IN: Partial completion of MBA OTHER: Website: www.crenav.com

PLEASE STATE YOUR EXPERIENCE, INTERESTS OR ELEMENTS OF YOUR HISTORY THAT YOU THINK QUALIFY YOU FOR APPOINTMENT:
After a 30 year career in banking and commercial real estate, I am now self-employed. Through my Company (www.crenav.com) I provide Litigation Support Services, Mortgage Debt Advisory, Consulting and Real Estate Brokerage services to my client base. My website includes my CV which lists all qualifications for your consideration of an advisory board appointment.

COMMUNITY INVOLVEMENT: Church. My wife is active with the Winter Garden Theatre.

INTERESTS/ACTIVITIES: Golf, boating

WHY DO YOU DESIRE TO SERVE ON THIS/THESE BOARDS? After a long banking career, I now have both the qualifications, the time and no (e.g)

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

See my website and CV at: www.crenav.com

ARE YOU A RESIDENT OF WINTER GARDEN? YES NO IF YES, CONTINUOUS RESIDENT SINCE? 2003

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

Mr. Robert L. Mellen, III (former Director Dr. Phillips Charities), Jules Cohen, Esq. (Akerman Senterfitt), Steve McCraney (McCraney Property Company), David Mann (SunTrust Bank Regional President)

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.



Still interested as of 10-5-10
3-26-12
1-10-13
No response 5-20-14 9-19-14
CITY OF WINTER GARDEN
300 WEST PLANT STREET
WINTER GARDEN, FL 34787
5-20-15
9-20-16

Rec'd. 4-19-10

P: 407.656.4111
WWW.WINTERGARDEN-FL.GOV

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

**CITY OF WINTER GARDEN
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: APRIL 16, 2010 VERIFIED INTEREST ON: _____

LAST NAME: LIPPOLD FIRST: NEAL MIDDLE: W
HOME ADDRESS: 525 S. HIGHLAND AVENUE, WINTER GARDEN, FL 34787
OFFICE ADDRESS: _____
HOME PHONE: 407-347-8300 WORK PHONE: _____ FAX: 407-347-8300
CURRENT EMPLOYER: RETIRED - WAUBONSEE COMMUNITY COLLEGE, SUGAR GROVE, IL LENGTH: 31 YEARS

POSITION: PROFESSOR EMERITUS OF CRIMINAL JUSTICE
EDUCATION: AURORA EAST HIGH SCHOOL UNDERGRADUATE COLLEGE DEGREE IN: CRIMINAL JUSTICE/SOCIOLOGY
ADVANCED COLLEGE DEGREE IN: CRIMINAL JUSTICE OTHER: ALL BUT DISSERTATION FOR EDUCATIONAL DOCTORATE IN CURRICULUM AND INSTRUCTION

PLEASE STATE YOUR EXPERIENCE, INTERESTS OR ELEMENTS OF YOUR HISTORY THAT YOU THINK QUALIFY YOU FOR APPOINTMENT:
I was involved in police work for 17 years holding position from patrolman to chief of police; 5 years as a correctional counselor and parole agent with the Illinois Department of Corrections; 31 years as a professor of criminal justice. I believe my work and educational qualify for a position on the police committee.

COMMUNITY INVOLVEMENT: Instructor with AARP Driver Safety Program, past member of the Volusia County COP program.

INTERESTS/ACTIVITIES: Sports, reading, gardening

WHY DO YOU DESIRE TO SERVE ON THIS/THESE BOARDS? I have a strong interest in giving back to the communities were I have lived.

NAME ANY BUSINESS, PROFESSIONAL, CIVIC OR FRATERNAL ORGANIZATIONS OF WHICH YOU ARE A MEMBER AND THE DATES OF MEMBERSHIP.
American Legion, member for over 15 years, Illinois Association of Police Planners, 1980 thru 2006; International Association of Law Enforcement Planners, 2000 thru 2006.

ARE YOU A RESIDENT OF WINTER GARDEN? YES IF YES, CONTINUOUS RESIDENT SINCE? 2008

ARE YOU A REGISTERED VOTER OF ORANGE COUNTY? YES WHICH CITY DISTRICT? 8 |

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

HAVE YOU EVER SERVED ON A GOVERNMENT BOARD? YES IF YES, PLEASE STATE NAME OF BOARD: POLICE COMMITTEE

AS CHIEF OF POLICE, I SERVED ON THE POLICE COMMITTEE FOR THE VILLAGE OF SUGAR GROVE, ILLINOIS FROM 1980 THRU 1986.

REFERENCES: SUPPLIED ON DEMAND

- WHICH BOARD(S) ARE YOU INTERESTED?**
- *CODE ENFORCEMENT BOARD
 - *PLANNING & ZONING BOARD
 - *COMMUNITY REDEVELOPMENT AGENCY OR ADVISORY BOARD
 - *GENERAL EMPLOYEES PENSION BOARD
 - *FIRE/POLICE PENSION BOARD
 - *ARCHITECTURAL REVIEW AND HISTORICAL PRESERVATION BOARD

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

NEAL W. LIPPOLD

525 S. Highland Avenue ■ Winter Garden, FL 34787 ■ (407) 347-8300 ■ nlippold@cfl.rr.com

EDUCATION

NORTHERN ILLINOIS UNIVERSITY

Curriculum and Instruction, January, 1992-2002

All course work completed for EdD, except dissertation.

CHICAGO STATE UNIVERSITY

Masters Degree ■ Corrections, May, 1978

AURORA UNIVERSITY

Bachelors of Arts Degree - Sociology and Corrections, June, 1974

WAUBONSEE COMMUNITY COLLEGE

Associate in General Studies Degree, June, 1972

WORK EXPERIENCE

ACADEMIC

8/75-6/06: Professor of Criminal Justice, Waubonsee Community College.

Taught all criminal justice courses; promoted the criminal justice program via advertising, flyers, advisory councils and visits to criminal justice agencies.

Responsible for budget preparation; preparing semester class schedule; degree and certificate programs; catalog changes; ordering equipment; developing departmental policy and procedures, and hiring of adjunct faculty.

Program Development/Curriculum Design

- Curriculum design written all course work leading to both the Associate in Science and Associate in Applied Science Degrees.
- Created certificates in advance police skills and community policing.

Distance Learning

- Pioneer teacher in two-way interactive teaching.
- Pioneer teacher in the development of online courses.
- Have written a total of ten online courses, 7 criminal justice and 3 Microsoft application courses.

Dual credit course offerings

- Help to create and taught dual credit program that combined the efforts of Waubonsee Community College, Oswego, Illinois school district and the Oswego Illinois Police Department.
- Through the two-way interactive television system I have taught dual credit classes with two high school districts..

Driver Safety:

- Certified DDC 4 Instructor
- Certified 25 Alive Instructor
- Certified instructor with AARP Driver Safety Program

Extracurricular Activities:

- Campus Police Cadet training
- Involvement with Waubonsee Community College Drama Department
- SkillsUSA VICA Criminal Justice Advisor
- Member of the Waubonsee Community College Speakers Bureau

Center for Teaching, Learning and Technology

- Pioneer leadership role with the Center for Teaching and Learning and Technology as a trailblazer and Consultant
- Faculty Liaison for the academic year of 1999 - 2000
- Responsible for coordinating the Spring 2000 Adjunct training workshop
- Developed the foundational study for the development of a Faculty Teaching and Learning Academy
- Created and coordinated the New Faculty Teaching and Learning Academy for new faculty coming to Waubonsee
- Chaired the Faculty Development Committee for the Center for Teaching, Learning and Technology
- Worked with faculty to create a (CATs) classroom assessment techniques program for all Waubonsee faculty
- Tested interactive video and audio software

Presenter--State Level

- Peoria, Illinois, 1995, Illinois Community College Faculty Association
- Bloomington, Illinois, 1997, Statewide Distance Learning Instructional Consortium
- Bloomington, Illinois, 1998, Statewide Distance Learning Instructional Consortium

Research - Classroom Usage

- Developed and conducted a study regarding classroom usage for Waubonsee Community College

ADMINISTRATIVE/PRACTICAL

1987 - 1992, Sergeant, Fox Valley Park District Police Department. Responsible for general patrol, patrol supervision, and training of officers.

1976 - 1986, Chief of Police, Village of Sugar Grove, Illinois. Responsible for the operation of the police department, including budgeting, personnel matters, policy formulation, and working with the village's governmental officials.

1975 - 1982, Chief of Police, Waubensee Community College Police Department. Responsible for the security of the campus, training of student employees, budgeting, and policy formulation.

1970 - 1975, Parole Agent and Correctional Counselor, State of Illinois, Department of Corrections. Responsible for caseload management and the supervision of incarcerated inmates and parolees.

KNOWLEDGE, ABILITIES, AND SKILLS

X Software: WordPerfect, Microsoft Word, PowerPoint, Publisher, and Outlook, WordPerfect Presentation Graphics, Web Browsers, Working knowledge of Hypertext Markup Language, WebCT course management software, Cu-See-Me.

X Equipment: Personal Computers and Macintosh.

X Other: various printers, and scanners, telecommunications equipment, interactive video equipment.

COLLEGIATE ACTIVITIES

-
- Curriculum Council
 - Calendar Committee
 - Member of committee that planned the new classroom building
 - Co-Chair of the Illinois Articulation Initiative Criminal Justice Panel
 - Member of Committees to prepare for North Central Accreditation Visit (3 visits)
 - Past president of Faculty Federation
 - Safety Committee
 - Diversity Committee
 - Insurance Ad Hoc Committee
 - Interview committees
 - Faculty Trainer for Two-way Interactive Video
 - Evaluation committees
 - Student Advisement Committees
 - Student health and Safety

- Administration Search Committees
- Semester Orientation Committees
- Advisory Counsel
- Building Committees
- Referendum Committees
- Criminal Justice Program Advisory Committee
- Student Conduct Board

PROFESSIONAL AFFILIATIONS

- X Illinois Association of Police Planners
- X International Association of Law Enforcement Planners
- X American Correctional Association
- X Illinois Correctional Association

COMMUNITY ACTIVITIES

- Breaking Free, member of the Board, 1978 - 1982
- Sugar Grove Lions Club, former member and past president
- DeKalb Evening Lions club, 1992 - 2000
- Candidate for Kane County Sheriff, 1986
- Candidate for Alderman, 3rd Ward, City of Aurora, 1991
- Member of the Board, Kane County Association of Chiefs of Police, 1988

HONORS

- Awarded Rank of Professor by the Waubensee Community College Board of Trustees
- Certificate of Merit presented by the Du Page Bar Association
- Who's Who in America 1997 & 2000
- Who's Who in American Education 1998 & 2004
- Certificate of Appreciation, awarded by the Board of Trustees, Waubensee Community College, 1988
- Featured Alumnus, awarded by the Board of Trustees, Waubensee Community College, 1991
- Certificate of Achievement, awarded by the National District Attorneys Association, 1990
- Certificate of Honor, awarded by the Kane County Bar Association, 1991
- Great Teacher Conference, 1987
- National Great Teacher Conference, 1988
- Nominated as Distinguished Alumnus

References sent under separate cover



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.

DATE: 5/20/15 VERIFIED INTEREST ON: 3-3-16

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
 - *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

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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)

Rec'd. 4-30-08

Still interested 10-1-09 JB
" " 10-5-10
3-22-13

**CITY OF WINTER GARDEN
BOARD APPOINTMENT INTEREST FORM**

Date: 4/29/08

Last name: Mitchell III First: Arthur Middle: L.

Home Address: 204 TRAIL BILIMORE CT

Office Address: Same

Home Phone: 407-287-7624 Work Phone: 914-262-6601 Fax: 407-287-7624

Place of employment: Commence Bank Length: 4.5 years

Educational Information: School Name PACE UNIVERSITY

Location: PLEASANTVILLE, NY Degree Earned: BBA Dates Attended: _____

Please state your experience, interests or elements of your history that you think qualify you for appointment:
See Resumé + Attached Letter

Community involvement: WEST ORANGE REALTY RESERVE (WARR)

Interests/activities: OUTDOORS, GARDENING, POLITICS + BASEBALL

Why do you desire to serve on this/these boards? TO SERVE MY CITY AND MAKE IT BETTER

Name any business, professional, civic or fraternal organizations of which you are a member and the dates of membership. WEST ORANGE REALTY RESERVE SINCE 8/07

Are you a resident of Winter Garden? If yes, continuous resident since? 4/07

Are you a registered voter of Orange County? Which precinct? 1103 (On voter registration)

Are you currently serving on any other boards? NO If yes, please state name of board: _____

Have you ever served on a government board? NO If yes, please state name of board: _____

References: KENNETH MAKIN - 407-877-8620

CARLA VALLADARES (407) 253-4550, James Mitchell 407-649-7668

- Which city board(s) are you interested?
- Code Enforcement Board
 - Planning & Zoning Board
 - Community Redevelopment Agency or Advisory Board
 - General Employees Pension Board
 - Fire/Police Pension Board
- ARCHITECTURAL REVIEW BOARD
Please attach any additional information.

Note: Interest forms are maintained for a period of one year. Should any information change, please notify the City Clerk's Office at (407) 656-4111 x2254. Thank you for your interest in serving your community.

Arthur Mitchell III
204 Trail Bridge Ct
Winter Garden, Fl 34787
April 30, 2008

Dear Mayor Reese:

I am submitting my application to serve the City of Winter Garden on the Architectural Review Board or the Community Redevelopment Agency or Advisory Board. If it is possible I would like to serve on both if my schedule permits. I will leave up to you to see which board you think I qualify for best.

I feel that I would be an asset to boards for various reasons. One being married to an owner of a business downtown, we have a vested interest in seeing Winter Garden grow and expand into an even better city than it currently is. Being in the lending business for years, I have seen many municipal and private projects that have helped revitalize and grow downtown areas. Growing up outside of New York City I have seen how public and private partnerships and investments have turned around downtown areas from virtual ghost towns to destination places and areas that people want to live. I come from a construction family. My father owns a plumbing business back in New York and I have been around the trades my whole life. I also renovated a 130 year Victorian House back in New York. Having swung a hammer myself I have an idea with what's involved with some construction projects. I am also a big advocate of keeping the downtown charm and architectural integrity, while attracting new construction and business at the same time. I think the two can go hand in hand. I see a great potential in Winter Garden and I truly love the city and the people that live here. I feel the need to serve my city to make it a better place for ourselves as well as our children.

I respectfully submit my application to you and I hope to serve my city and all residents of Winter Garden to the best of my ability. Thank You for your consideration.

Sincerely,



Arthur W. Mitchell III

Enclosures

Arthur W. Mitchell III
204 Trail Bridge Ct.
Winter Garden, Florida 34787
e- mail:arthur42@optonline.net
914-262-6601

Professional Experience:

Loan Officer; Commerce Bank Purchase, West Palm Beach, Florida: November 2003 - Present

- Originated and closed an average of \$16 million in residential mortgages annually.
- Service 4 bank branches in Florida to address customers mortgage needs.
- Responsibilities include being on call seven days a week to adhere to Commerce Bank's "Wow" philosophy of meeting and exceeding customer's expectations.
- Conduct first time home buyers seminars for the public, not for profits and real estate brokers in order to market Commerce Banks mortgage products.

Loan Officer; Sleepy Hollow Bank, Sleepy Hollow, New York: May 2002 - September 2003

- Originated and closed approximately \$30 million in residential and commercial mortgages.
- Origination on multi- family and commercial mortgages included cash flow analysis and valuation using the Income Capitalization approach.
- Responsibilities included being on call seven days a week via pager for lead calls and to service loans in process.
- Serviced three bank branches in Westchester County for all customers mortgage needs.

Loan Officer; Yonkers Savings and Loan, Yonkers, New York: August 2000 - April 2002

- Originated and closed approximately \$50 million in residential and commercial mortgages.
- Responsibilities included being on call seven days a week via pager for lead calls and to service loans in process.
- Serviced six bank branches for all customers mortgage needs in the counties of Westchester, Rockland, Putnam, Orange, Dutchess, and the five boroughs of New York City.

Loan Officer; The Community Preservation Corporation, (CPC), Hawthorne, New York: Jan. 1998 - Aug. 2000

- Originated and underwrote 1 - 4 family, multifamily and mixed-use acquisition, refinance, and construction loans.
- Prepared a detailed narrative, valuation, cost, and equity analysis for formal presentation to CPC's loan committee.
- Marketed CPC's loan products to mortgage brokers and real estate brokers throughout the Hudson Valley region.
- Worked with local not for profits and city agencies to provide low interest rate gap financing for CPC's borrowers.
- Performed engineering inspections with CPC's engineer and the borrower to assess the work scope and costs on construction and rehab loans.
- Performed annual Freddie Mac and CPC building inspections and repair escrow releases.

Multifamily Asset Management Specialist; Freddie Mac, New York, New York: 1992 -1998

- Analyzed cash flow and resolved problem loans through restructuring of debt, resulting in reduction of bad debt write off.

- Recommended receivers and supervised property management companies for over 200 properties.
- Performed hundreds of physical inspections of multifamily properties for valuation, budgeting and business plan purposes resulting in a 20% savings of operating expenses.
- Revised and approved hundreds of building budgets submitted by property management companies to ensure stabilization of the asset and positioning for sale.
- Negotiated sales of properties through local brokers maximizing recovery on bad debt.

Originator/Multifamily Inspector; Columbia Equities, Tarrytown, New York: 1988 -1992

- Originator of first and second Freddie Mac/ Fannie Mae and sub prime mortgages.
- Performed hundreds of physical inspections and write -ups of single and multifamily dwellings to fulfill seller/servicer obligations with Freddie Mac.

Senior Loan Officer/Office Manager; Integrity Mortgage, White Plains, New York: 1987-1988

Sales/Broker Representatives; Advanta Mortgage, White Plains, New York: 1986 – 1987

Educational Background:

Pace University, Pleasantville, New York: Earned a **Bachelor of Arts Degree in Marketing** in May 1996.

Organizations:

Associate member of the West Orange Realty Resource Organization



Rec'd 10-15-12

Print Form

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.

DATE: 10-5-12 VERIFIED INTEREST ON: 10-14-13
05-2014
1-2015

LAST NAME: Moore FIRST: Matthew MIDDLE: Louis

HOME ADDRESS: 121 W. Maple St, W6 34787

OFFICE ADDRESS: Lake Mary

HOME PHONE: _____ CELL PHONE: 1-407-738-5588 WORK PHONE: 321-249-4585

EMAIL: mamoore@parshing.com FAX #: _____

CURRENT EMPLOYER: Bank of NY Mellon LENGTH: 6 yrs

POSITION: Mutual Fund Trade Desk

EDUCATION: HIGH SCHOOL GRADUATE YES NO UNDERGRADUATE COLLEGE DEGREE IN: Business Management

ADVANCED COLLEGE DEGREE IN: _____ OTHER: _____

PLEASE STATE YOUR EXPERIENCE, INTERESTS OR ELEMENTS OF YOUR HISTORY THAT YOU THINK QUALIFY YOU FOR APPOINTMENT:
- Always involved with the community while growing up. Working with people + getting the job done are a few of the traits I learned from being an Eagle Scout + involved with our church.
- Part of a process improvement committee at work + leading a group of managers to make a process better for the customer.

COMMUNITY INVOLVEMENT: Big Brothers Big Sisters

INTERESTS/ACTIVITIES: Sports, being active, home improvement, wood working

WHY DO YOU DESIRE TO SERVE ON THIS/THESE BOARDS? To be part of the community, where involvement is key to the City's success.

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

Big Brothers Big Sisters - Oct 2007 - Present.

ARE YOU A RESIDENT OF WINTER GARDEN? YES NO IF YES, CONTINUOUS RESIDENT SINCE? 2010

ARE YOU A REGISTERED VOTER OF ORANGE COUNTY? YES NO WHICH CITY 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:

David Patterson - 813-758-5494 John Rees 407-266-0905
Dr Robert Baskin - 813-763-5337

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

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 WINTER GARDEN, FL 34787
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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: 10/6/2016 VERIFIED INTEREST ON: _____

LAST NAME: MURPHY FIRST: JOHN MIDDLE: EDWARD

HOME ADDRESS: 209 TRAIL BRIDGE CT., WINTER GARDEN, FL 37487

OFFICE ADDRESS: 8669 COMMODITY CIRCLE, ORLANDO FL 32819

HOME PHONE: 407-347-8889 CELL PHONE: 407-257-0109 WORK PHONE: 407-455-7551

EMAIL: JOHN.MURPHY@ONEBLOOD.RG FAX #: _____

CURRENT EMPLOYER: ONEBLOOD, INC. LENGTH: 5 1/2 YEARS

POSITION: EXECUTIVE VICE PRESIDENT/CHIEF FINANCIAL OFFICER

EDUCATION: HIGH SCHOOL GRADUATE Yes No UNDERGRADUATE COLLEGE DEGREE IN: BA ACCOUNTING-UNIV OF SOUTH FL 1977

ADVANCED COLLEGE DEGREE IN: CERTIFIED PUBLIC ACCOUNTANT OTHER: _____

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

COMMUNITY INVOLVEMENT: PAST PRESIDENT-WINTER GARDEN HERITAGE FOUNDATION, BUILDING COMMITTEE CHAIR-GARDEN THEATRE, PAST CHAIR WEST ORANGE HEALTHCARE DISTRICT

INTERESTS/ACTIVITIES: TRAVEL, OUTDOOR ACTIVITIES

WHY DO YOU DESIRE TO SERVE ON THIS/THESE BOARDS? I ENJOY CONTRIBUTING TO THIS GREAT COMMUNITY. WE GET SUCH TREMENDOUS BENEFIT, IT IS ONLY FAIR TO GIVE BACK

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? DEC 2010

ARE YOU A REGISTERED VOTER OF ORANGE COUNTY? Yes No WHICH CITY DISTRICT? 1

ARE YOU CURRENTLY SERVING ON ANY OTHER BOARDS? Yes No IF YES, PLEASE STATE NAME OF BOARD: WINTER GARDEN HERITAGE FOUNDATION, WEST ORANGE HEALTHCARE DISTRICT

HAVE YOU EVER SERVED ON A GOVERNMENT BOARD? Yes No IF YES, PLEASE STATE NAME OF BOARD: CITY OF WINTER GARDEN - ARCHITECTURAL REVIEW AND HISTORICAL PRESERVATION BOARD; WEST ORANGE HEALTHCARE DISTRICT

REFERENCES:
 RONALD SIKES - LARRY CAPPLEMAN - WARD BRITT

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



Rec'd. 1-25-10

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LM 9-23-15

CITY OF WINTER GARDEN 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. 9-11-14

DATE: JANUARY 19, 2010 VERIFIED INTEREST ON: _____

LAST NAME: PATTON FIRST: DONALD (DON) MIDDLE: B
HOME ADDRESS: 707 BRANDY OAKS LOOP, WINTER GARDEN, FL 34787
OFFICE ADDRESS: 1675 BUENA VISTA DRIVE, SUN TRUST SUITE 305, LAKE BUENA VISTA, FL 32830
HOME PHONE: 407-489-2243 WORK PHONE: 407-828-1836 FAX: _____
CURRENT EMPLOYER: WALT DISNEY PARKS & RESORTS LENGTH: 12 YEARS

POSITION: _____

EDUCATION: BA, Mathematics, Indiana University, 1988 HIGH SCHOOL UNDERGRADUATE COLLEGE DEGREE IN: _____

ADVANCED COLLEGE DEGREE IN: _____ OTHER: Post-Baccalaureate Certificate in Professional

Accountancy (University of Southern Indiana), CPA (Indiana - Inactive)

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

Five years in public accounting provided a variety of work environment experiences. I also have a variety of community involvement experiences, as listed.

COMMUNITY INVOLVEMENT: Volunteer: Special Olympics, Habitat for Humanity, Horses for Riders with Disabilities,

Fellowship of Christian Athletes Team Endurance

INTERESTS/ACTIVITIES: Inline Skating, Cycling, Running, Instrumental Music, Inactive CPA (Indiana)

WHY DO YOU DESIRE TO SERVE ON THIS/THESE BOARDS? I want to contribute to my community with my service in government.

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

Central Florida Compensation & Benefits Association, World at Work (Professional Compensation &

Benefits Organization), Lake County Bicycle Alliance, Central Florida Trail Bladers & Bikers, Fellowship of

Christian Athletes Team Endurance

ARE YOU A RESIDENT OF WINTER GARDEN? Yes IF YES, CONTINUOUS RESIDENT SINCE? APRIL 2009

ARE YOU A REGISTERED VOTER OF ORANGE COUNTY? Yes WHICH CITY DISTRICT? 2

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

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

REFERENCES: Janet Burnley, Director of Compensation, Walt Disney Parks & Resorts, 407-828-2488;

Mark Schafer, Director of Human Resources Finance, Walt Disney Parks & Resorts, 407-828-7119

WHICH BOARD(S) ARE YOU INTERESTED?

- _____ *CODE ENFORCEMENT BOARD
- 1 *PLANNING & ZONING BOARD
- 2 *COMMUNITY REDEVELOPMENT AGENCY OR ADVISORY BOARD
- _____ *GENERAL EMPLOYEES PENSION BOARD
- _____ *FIRE/POLICE PENSION BOARD
- _____ STATE ROAD 50 COMMERCIAL CORRIDOR REVIEW BOARD (SUNSETS 4/24/2010)
- _____ *ARCHITECTURAL REVIEW AND HISTORICAL PRESERVATION 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.



CITY OF WINTER GARDEN
 CITY CLERK'S OFFICE
 300 WEST PLANT STREET
 WINTER GARDEN, FL 34787
 P: 407.656.4111
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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: 10-13-16 VERIFIED INTEREST ON: _____

LAST NAME: Starks FIRST: Daniel MIDDLE: Allen

HOME ADDRESS: 316 Southern Pecan Circle #106 Winter Garden, FL 34787

OFFICE ADDRESS: 1301 E. Bay Street Winter Garden, FL 34787

HOME PHONE: 407-656-1090 CELL PHONE: 407-394-6334 WORK PHONE: 407-656-5665 ext.109

EMAIL: dstarks@westorlandochurch.tv FAX #: 407-656-9045

CURRENT EMPLOYER: West Orlando Christian Center LENGTH: 10 years

POSITION: Director of Operations

EDUCATION: HIGH SCHOOL GRADUATE Yes No UNDERGRADUATE COLLEGE DEGREE IN: _____

ADVANCED COLLEGE DEGREE IN: _____ OTHER: Studied Hospitality Mgmt. on the University Level

PLEASE STATE YOUR EXPERIENCE, INTERESTS OR ELEMENTS OF YOUR HISTORY THAT YOU THINK QUALIFY YOU FOR APPOINTMENT:
 I have worked the past 10 years in the non-profit sector assisting congregants & local residents with differents programs to enhance everyday life. Before then my years of experience in the hospitality sector working on a mgmt level.

COMMUNITY INVOLVEMENT: Partner in Education with local schools, local mentor

INTERESTS/ACTIVITIES: Reading, Travel, Case Studies in Leadership

WHY DO YOU DESIRE TO SERVE ON THIS/THESE BOARDS? To assist my local government in addressing the needs of businesses & residents

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? 2010

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

REFERENCES:
Byron Stevenson, Harold Boulter, Vicky Rutherford

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

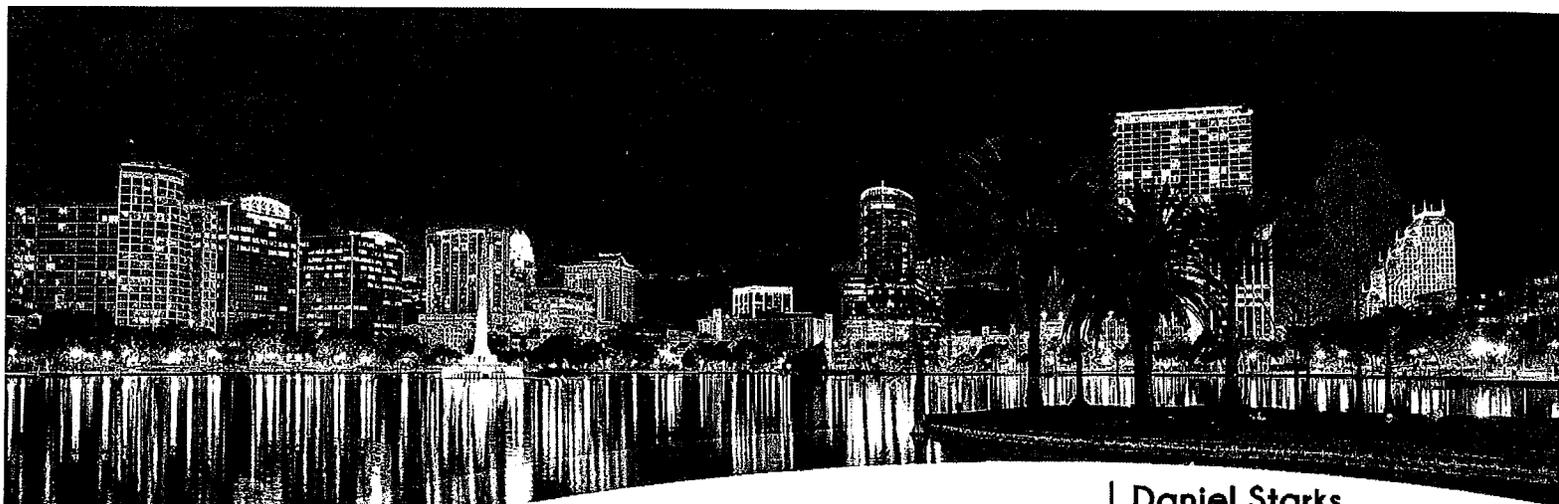
City Resident

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



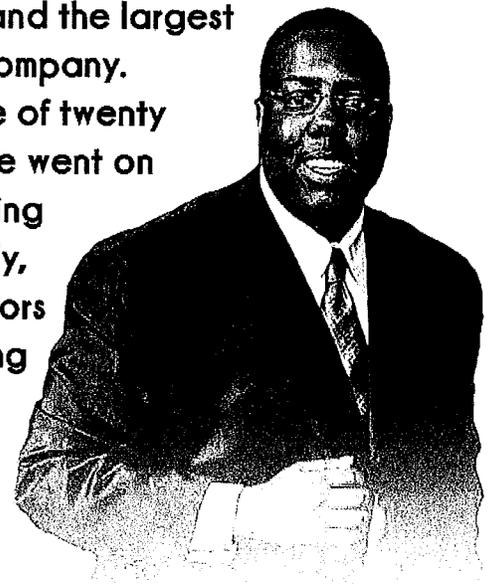
Creative Director

Daniel Starks

407.394.6334

dstarks01@gmail.com

Daniel Starks is the founder and CEO of ProcessConnect INC, a management group specializing in both property & personnel logistics whose aim is to help people achieve their utmost potential in every aspect of life! Born in "The Rocket Capitol" Huntsville, AL, Daniel had the importance of aiming high impressed upon him at an early age by his parents, Melvin and Linda Starks, who still serve as his most influential mentors to date. The endowment of an entreat-able personality, combined with a unique desire to help those in need lead Daniel to study Nutrition & Hospitality Management with a concentration in Hospitality at Alabama A&M University. Since accepting his first job volunteering with the public library at the age of fifteen (15), he is now approaching twenty years (20) of service in the customer service/hospitality industry, honing his craft with the largest tourism attraction in his home state at the United States Space & Rocket Center and the largest tourist attraction in the world at the Walt Disney World Company. Daniel accepted his first management position at the age of twenty three (23) with Cresmont Hospitality Group and from there went on to work for the most recognized names in the field, including Hilton, Marriott, and Sheraton among others. Most recently, his efforts on a specialized team yielded recognition honors for being one of the top five hotels in the country excelling in the areas of friendliness and helpfulness among the Sheraton brand during a hotel brand conversion. Currently Daniel holds a position at the West Orlando Christian Center COGIC on the ministerial staff as the church's Director of Operations and Overseer of children, youth, & young-adult programming in Winter Garden, FL (Metro Orlando). Holding the conviction that life is a PROCESS with many twists and turns, please look out for Daniel's first book release entitled "LIFE HAS A RESET BUTTON!"





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300 WEST PLANT STREET
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Rec'd 4-16-12 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. 6-18-13
10-1-2014

DATE: 4/12/12 VERIFIED INTEREST ON: _____

LAST NAME: Villard FIRST: Sharce MIDDLE: V
HOME ADDRESS: 7660 White Trillium Circle Orlando, FL 32818
OFFICE ADDRESS: 225 Center St Winter Park, FL 32787
HOME PHONE: 321-354-8885 CELL PHONE: _____ WORK PHONE: 407-614-5942
EMAIL: svillard@findingthelastsheep.com FAX #: _____
CURRENT EMPLOYER: Finding the Last Sheep Street Ministry LENGTH: 5 months
POSITION: Executive Director of Marketing
EDUCATION: HIGH SCHOOL GRADUATE: YES NO UNDERGRADUATE COLLEGE DEGREE IN: Elementary Education/Business
ADVANCED COLLEGE DEGREE IN: _____ OTHER: _____

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

COMMUNITY INVOLVEMENT: I am the Executive Director of Marketing for a ministry based in WG
INTERESTS/ACTIVITIES: Finding the Last Sheep Street Ministry Outreach Events. Feeding the homeless,
providing clothing and other job & educational resources.
WHY DO YOU DESIRE TO SERVE ON THIS/THESE BOARDS? To better acquaint myself with the community and police procedures.

NAME ANY BUSINESS, PROFESSIONAL, CIVIC OR FRATERNAL ORGANIZATIONS OF WHICH YOU ARE A MEMBER AND THE DATES OF MEMBERSHIP: of Winter Garden

Secretary for the Board of Finding the Last Sheep Street Ministry JAN 2002

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: Finding the Last Sheep Street Ministry

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

REFERENCES: Anthony Hodge 407-316-4898 / Steve Gordon 941-374-0990 / Rico Brown 407-383-1462

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 Nonprofit
 - *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

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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: September 12, 2016 VERIFIED INTEREST ON: _____

LAST NAME: Wingate FIRST: Donald MIDDLE: A.

HOME ADDRESS: 110 Mericam Court, Winter Garden, FL 34787

OFFICE ADDRESS: _____

HOME PHONE: 407-656-8623 CELL PHONE: 407-230-6138 WORK PHONE: _____

EMAIL: magicgator@aol.com FAX #: _____

CURRENT EMPLOYER: self employed LENGTH: 39 years

POSITION: _____

EDUCATION: HIGH SCHOOL GRADUATE Yes No UNDERGRADUATE COLLEGE DEGREE IN: Psychology

ADVANCED COLLEGE DEGREE IN: _____ OTHER: _____

PLEASE STATE YOUR EXPERIENCE, INTERESTS OR ELEMENTS OF YOUR HISTORY THAT YOU THINK QUALIFY YOU FOR APPOINTMENT:
 I'm a 30+ year resident of West Orange county and have witnessed the revitalization of Winter Garden. As a board member of the Bond Foundation, I was involved in the redevelopment of the Bond Building on the corner of Plant & Main. I feel this and my experience in real estate and construction blend well with the requirements of the CRA Advisory Board.

COMMUNITY INVOLVEMENT: Elder, Oakland Presbyterian Church

INTERESTS/ACTIVITIES: Wood & metal working, travel, grand children.

WHY DO YOU DESIRE TO SERVE ON THIS/THESE BOARDS? I wish to serve to assist in the continued revitalization of the community.

NAME ANY BUSINESS, PROFESSIONAL, CIVIC OR FRATERNAL ORGANIZATIONS OF WHICH YOU ARE A MEMBER AND THE DATES OF MEMBERSHIP.
 I currently serve as an Elder at Oakland Presbyterian Church. I am also a member of the Mission Development Resource Committee of the PCUSA General Assembly responsible for the national church loan program.

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? N/A

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:
Derek Blakeslee, Russ Salerno, Mark Griffith, Kay Cappleman

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.





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

P: 407.656.4111
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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: October 21, 2016 VERIFIED INTEREST ON: _____

LAST NAME: Moore FIRST: Tara MIDDLE: _____

HOME ADDRESS: 121 W. Maple Street, Winter Garden Florida 34787

OFFICE ADDRESS: _____

HOME PHONE: _____ CELL PHONE: 407-765-3700 WORK PHONE: _____

EMAIL: tara@taramoorealestate.com FAX #: _____

CURRENT EMPLOYER: Self - Tara Moore Real Estate LENGTH: _____

POSITION: Realtor/Owner

EDUCATION: HIGH SCHOOL GRADUATE YES NO UNDERGRADUATE COLLEGE DEGREE IN: Business/Marketing - Minors in Sales & Hospitality

ADVANCED COLLEGE DEGREE IN: _____ OTHER: _____

PLEASE STATE YOUR EXPERIENCE, INTERESTS OR ELEMENTS OF YOUR HISTORY THAT YOU THINK QUALIFY YOU FOR APPOINTMENT:
 Active in real estate sales, specifically in Winter Garden -- over \$50 million in sales in Winter Garden within the past three years.
 Downtown Winter Garden resident -- passionate about area growth, especially in bringing young professionals & young families to the area

COMMUNITY INVOLVEMENT: State Chair - Distinguished Young Women of Florida (held in WG each January). Relay for Life of Winter Garden

INTERESTS/ACTIVITIES: Downtown WG - shopping/dining/golf cart, boating, reading,

WHY DO YOU DESIRE TO SERVE ON THIS/THESE BOARDS? Serve our great city/community, offer guidance in area of real estate

NAME ANY BUSINESS, PROFESSIONAL, CIVIC OR FRATERNAL ORGANIZATIONS OF WHICH YOU ARE A MEMBER AND THE DATES OF MEMBERSHIP.
Tara Moore Real Estate, Relay for Life of WG, Distinguished Young Women of Florida (Winter Garden HQ)

ARE YOU A RESIDENT OF WINTER GARDEN? YES NO IF YES, CONTINUOUS RESIDENT SINCE? 2010

ARE YOU A REGISTERED VOTER OF ORANGE COUNTY? YES NO WHICH CITY DISTRICT? 108

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:
Andrea Vaughn (City of WG), Tanja Gerhartz (City of WG), John Rees (Mayor of WG)

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 X X X
- *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.