



**For More Information, Contact:**  
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Winter Garden, FL 34787  
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## Planning and Zoning Board Agenda

**Board Members:** Chairman Will Hawthorne, Vice-Chairman Steve Ambielli, Linda Bennett, Myron Brown, Jimmy Dunn, Jeff Ewing and TJ Ryan.

**Other Attendees:** City Manager Jon C. Williams, City Attorney Kurt Ardaman, City Attorney Dan Langley, Planning Consultant Ed Williams, Planning Director Kelly Carson, Planning Supervisor Shane Friedman, Senior Planner Yvonne Conatser, Planner II Amber McDonald and Recording Secretary Colene Rivera/Ellen King.

### Agenda for May 4, 2026 at 6:30 PM

City Hall Commission Chambers  
300 W. Plant Street, Winter Garden, Florida

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#### 1. Call to Order

Determination of Quorum, Moment of Silence and Pledge of Allegiance

#### 2. Approval of Minutes

A. Minutes of April 6, 2026 Meeting

#### 3. Annexation / Future Land Use Map Amendment / Rezoning (Public Hearing)

A. W Colonial Drive (Outfront Development) ANNEX, FUTURE LAND USE & REZONING  
Parcel ID # 25-22-27-9384-01-183

B. 1756, 1401 & 1400 Williams Road & 17729 Marsh Road (Johns Lake PD) UVPUD RZ  
Parcel ID #31-22-27-0000-00-002&-001;06-23-27-0000-00-001;06-23-27-4288-08-242

#### 4. Preliminary Plat / Final Plat / Lot Split

A. 530 & 550 East Crown Point Road (429 @ Crown Point - South) PRELIMINARY PLAT  
Parcel ID # 13-22-27-0895-00-070 & -080

#### 5. Special Exception Permit (Public Hearing)

A. 305 Beulah Road (Winter Garden Christian Academy) SPECIAL EXCEPTION  
Parcel ID # 25-22-27-0000-00-013

#### 6. Variance (Public Hearing)

A. 326 S Main Street (Amparo Residence) VARIANCE  
Parcel ID # 23-22-27-2888-11-067

B. 111 N Central Avenue (Tingley Residence) VARIANCE  
Parcel ID # 14-22-27-1728-05-180

#### 7. City of Winter Garden Code Updates (Public Hearing)

Posted: April 21, 2026

Please Note: In accordance with Florida Statutes 286.0105: Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based, which such written record is not provided by the City of Winter Garden.

Please Note: In accordance with Florida Statute 286.26: Persons with disabilities needing assistance to participate in any of these proceedings should contact Ellen King, 300 West Plant Street, Winter Garden, FL 34787, (407) 656-4111 EXT.5149- 48 hours in advance of the meeting.

- A. Ordinance 26-16: Code Amendment - Amending Sections 118-729, 118-731, 118-773, 118-774 and 118-775 Relating to Special Exception and Prohibited uses in the I-1 & I-2 Zoning Districts

**8. Adjourn**

Next regular Planning and Zoning Board meeting on Monday, June 1, 2026 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida

Posted: April 21, 2026

Please Note: In accordance with Florida Statutes 286.0105: Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based, which such written record is not provided by the City of Winter Garden.

Please Note: In accordance with Florida Statute 286.26: Persons with disabilities needing assistance to participate in any of these proceedings should contact Ellen King, 300 West Plant Street, Winter Garden, FL 34787, (407) 656-4111 EXT.5149- 48 hours in advance of the meeting.



**Planning and Zoning Board  
Regular Meeting Minutes  
April 6, 2026**

**DRAFT**

**1. CALL TO ORDER**

Chairman Will Hawthorne called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:30 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance.

Quorum was declared present.

**Present:** Chairman Will Hawthorne and Board Members: Linda Bennett, Jimmy Dunn and TJ Ryan.

**Absent:** Board Members: Steve Ambielli (excused), Myron Brown (excused) and Jeff Ewing (excused).

**Staff Present:** City Attorney Kurt Ardaman, Economic Development Director Marc Hutchinson, Planning Director Kelly Carson, Planning Supervisor Shane Friedman, Senior Planner Yvonne Conatser, Planner II Amber McDonald and Recording Secretary Ellen King.

**Attendees:** Sean Lackey of Sean Lackey Architect, Cas Suvongse of SK Consortium, Inc, Emily Rubin of 115 Agnes Street, Amanda & Matt Cappleman of 516 N Dillard Street, John Cappleman of 519 N Woodland Street, Richard Stubbs of Stubbs Architecture, Robert Brewer and Brittany Brewer of 366 N Lakeview Avenue and Zach Heller of Heller Brothers.

**2. APPROVAL OF MINUTES**

***Motion by Board Member Dunn to approve the regular meeting minutes of March 2, 2026. Seconded by Board Member Bennett and carried unanimously 4 – 0.***

**3. VARIANCE (PUBLIC HEARING)**

**3.A 115 Agnes Street (Rubin-Floyd Residence) VARIANCE  
Parcel ID # 14-22-27-2088-00-080**

Planner McDonald presented a Variance request for property located at 115 Agnes Street to allow a rear yard setback of 15 feet and a front yard setback of 20 feet to build a single-family home with a front porch and rear loaded garage. Staff recommends approval subject to any conditions outlined in the Staff Report.

Staff also stated the homeowner directly abutting the subject property located at 121 Agnes Street has submitted a letter of no objection. This same variance request was previously approved on April 27, 2025 but expires April 7, 2026; the applicant is requesting a new approval for the same variance request.

Board members inquired about any changes to this Variance request and if the front yard setback of 20 feet is to the steps or the structure? City staff confirmed there were no changes in this Variance request and confirmed the setback is to the edge of the steps.

No one from the Public had any questions or concerns regarding this item.

***Motion by Board Member Dunn to approve the Variance at the location of 115 Agnes Street subject to staff conditions. Secoded by Board Member Hawthorne and carried unanimously 4 – 0.***

**3.B 366 N Lakeview Avenue (Jones Alteration) VARIANCE  
Parcel ID # 14-22-27-9203-04-060**

Planner McDonald presented a Variance request for property located at 366 N Lakeview Avenue to allow a 6 foot rear yard setback to construct an addition on an existing single-family residence. Staff recommends approval subject to any conditions outlined in the Staff Report.

Board members inquired if the existing structure is within the city and power company utility easement, if the pool is within the utility easement and is this an addition to the house or the pool area? City staff confirmed the existing structure is within the utility easement, the pool is not within the easement and the addition is to the structure of the house.

No one from the Public had any questions or concerns regarding this item.

***Motion by Board Member Bennett to approve the Variance at the location of 366 N Lakeview Avenue subject to staff conditions. Secoded by Board Member Ryan and carried unanimously 4 – 0.***

**3.C 523 N Woodland Street (Cappleman House) VARIANCE  
Parcel ID # 14-22-27-9392-01-610**

*Board Member Dunn disclosed he had a conversation with the applicant a few weeks prior.*

Planning Supervisor Friedman presented a Variance request for property located at 523 N Woodland Street to allow an accessory structure to have a square footage that is 59% of the primary structure square footage, a roof peak height of 23 feet, a 6 foot rear yard setback and a 6 foot side yard setback to build a two-story detached garage. Staff recommends approval subject to any conditions outlined in the Staff Report.

Board members inquired if the letters of support came from surrounding neighbors, with the height variance of 23 feet and currently 12 feet is 23 feet in line with a 2-story roofline, is there an accessory structure requirement that the roofline has to be lower in height than the main structure, are there other 2-story structures within this area, will any trees be lost due to the detached garage and did the applicant consider building a larger 1-story garage instead of 2-story?

City staff confirmed support letters came from surrounding neighbors, accessory buildings have a 12 foot maximum height for the roof peak, the requested 23 feet is in line with 2-story structure, the main structure will remain as a 1-story, no accessory structure requirement in the current code in regards to being higher than main structure but staff to work on provisions of the code that will address these issues, the house on the corner added a second story addition behind the house and there are no trees in that area but the garage is well screened with trees. Sean Lackey of 734 Rugby Street, Orlando Architect on the project stated the applicants wanted to make the best use of the backyard and not take up too much yard space, the new roof on the existing house and the large oak tree will help disguise the view of the new structure in the back and discussed windows of existing and proposed structures.

No one from the Public had any questions or concerns regarding this item.

***Motion by Board Member Hawthorne to approve the Variance at the location of 523 N Woodland Street with staff conditions. Seconded by Board Member Bennett and carried unanimously 4 – 0.***

**3.D 306 9th Street (Heller Brothers Outside Storage - Fence) VARIANCE  
Parcel ID # 23-22-27-7288-00-038**

Senior Planner Conatser presented a Variance request for property located at 306 9<sup>th</sup> Street to allow a 6 foot tall PVC fence in the front and side yard of the property. A Special Exception Permit Application for outside storage is being reviewed concurrently with this Variance (see Item 4.A). Staff recommends approval subject to any conditions outlined in the Staff Report.

Board members inquired about number of gates on the fence, if any landscaping is being added and is the chain-link fence grandfathered in. City staff stated two gates are located on the fence with one gate in the front and one on the side which are the existing access points, landscaping will be installed simultaneously with the fence and confirmed the chain-link fence is grandfathered in.

No one from the Public had any questions or concerns regarding this item.

***Motion by Board Member Ryan to approve the Variance at the location of 306 9<sup>th</sup> Street subject to staff conditions. Seconded by Board Member Dunn and carried unanimously 4 – 0.***

**4. SPECIAL EXCEPTION PERMIT (PUBLIC HEARING)**

**4.A. 306 9<sup>th</sup> Street (Heller Brothers Outside Storage – Fence) SPECIAL EXCEPTION  
Parcel ID # 23-22-27-7288-00-038**

Senior Planner Conatser presented a Special Exception request for the property located at 306 9<sup>th</sup> Street to expand the existing approved outdoor storage on the property to 2.13 acres of their overall 5.96 acre property. Staff recommends approval subject to staff conditions.

Board members inquired if the outdoor storage is consistent with the Hennis Road outside storage variance / special exception already approved, questioned the permitted equipment and materials listing of vehicles including cars, trucks, buses, trailers, RVs and boats with use of repairs, services, storage or leasing of these vehicles within the property and questioned the use of the property as storage. City staff stated this is consistent with the 321 Hennis Road variance/ special exception as well as the listing of equipment and uses, no sales are permitted but in I-2 zoning interior repairs and service are allowed for those types of vehicles, and does allow rentals of those types of equipment from the outside storage area and this property is surrounded by industrial zoning.

No one from the Public had any questions or concerns regarding this item.

***Motion by Board Member Dunn to approve the Special Exception at the location of 306 9<sup>th</sup> Street subject to staff conditions. Seconded by Board Member Bennett and carried unanimously 4 – 0.***

## 5. ORDINANCES

### 5.A Ordinance 26-10 - Code Amendment - Adopting County Animal Services Ordinance & Amend Related Provisions

Planning Director Carson presented Ordinance 26-10 to repeal and replace existing animal control provisions and to adopt the Orange County animal services ordinance; Amending Code Chapter 14, Section 14-2 to establish citywide leash and direct control requirement for animals in public spaces; Amending Code Chapter 27, Section 27-9 relating to domestic animals in parks and recreation facilities; and Amending Code Chapter 118, Article XII, Section 118-1612 relating to the dog friendly dining program. This proposed ordinance is required for compliance with Federal or State law or regulation. Staff recommends approval of Ordinance 26-10.

Board members inquired if Homeowner Association (HOA) property is considered public spaces, does the City of Winter Garden prevail when a conflict arises referencing an Orange County ordinance? City staff stated HOA property is not typically considered public spaces since they are privately controlled by HOAs. City Attorney Ardaman stated if there is a conflict there should be language in the adopting ordinance which states Winter Garden would control. Marc Hutchinson, Economic Development Director, stated the city needs to strengthen the animal services code due to issues of unleashed dogs in the downtown area and the City relying on Orange County as enforcement since they already have the regulatory set up. City Attorney Ardaman questioned if there is an existing Inter Local Agreement with Orange County for them to come into the city to enforce the code? City staff will inquire about the status of an Inter Local Agreement with Orange County.

No one from the Public had any questions or concerns regarding this item.

***Motion by Board Member Hawthorne to approve the Code Amendment as Ordinance 26-10 with added language in an event of a conflict City Code would prevail. Seconded by Board Member Dunn and carried unanimously 4 – 0.***

Chairman Will Hawthorne adjourned the meeting at 7:20 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, May 4, 2026 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida.

ATTEST:

APPROVED:

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Recording Secretary Ellen King

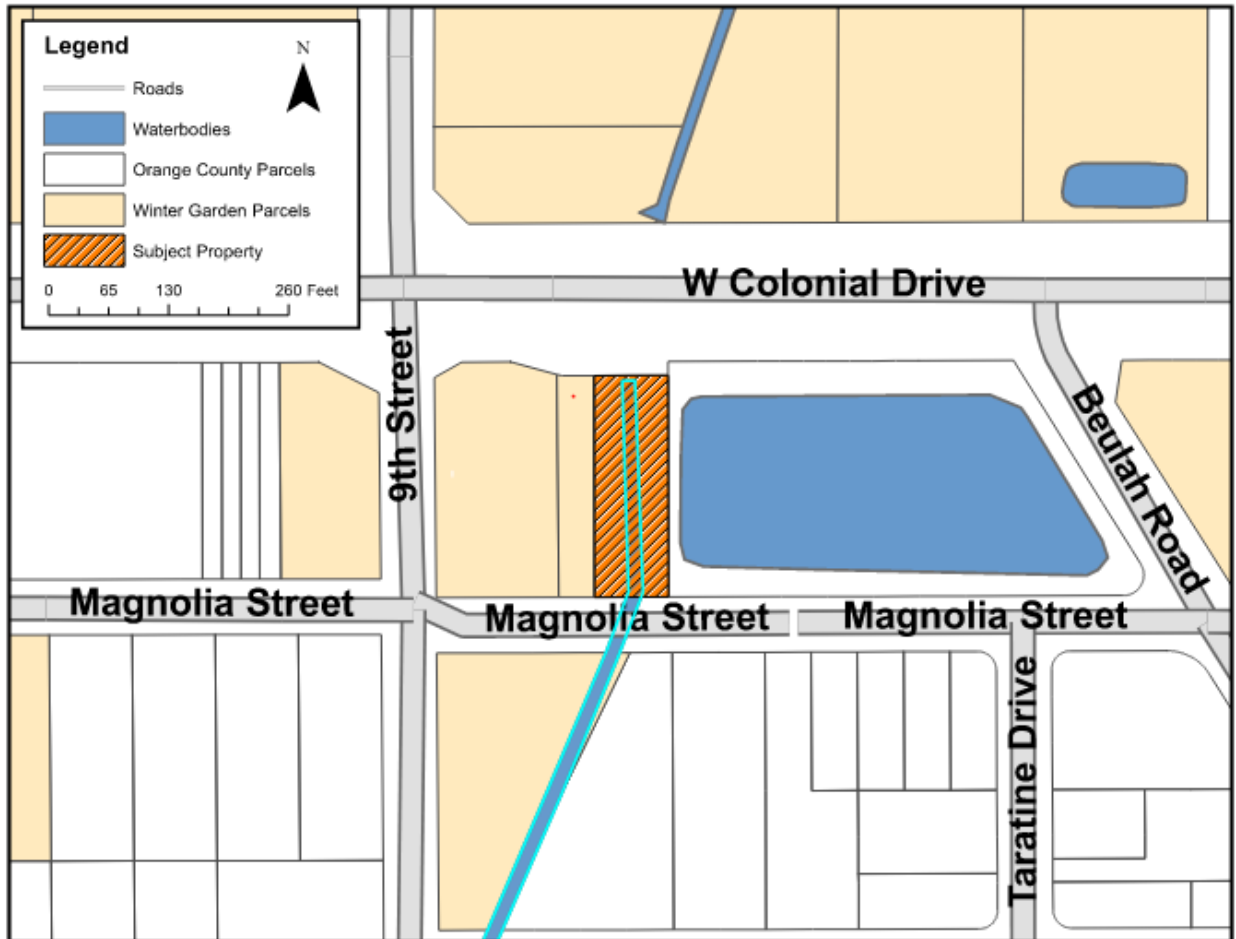
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Chairman Will Hawthorne



# LOCATION MAP

W Colonial Drive



# CITY OF WINTER GARDEN

## PLANNING & ZONING DIVISION

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

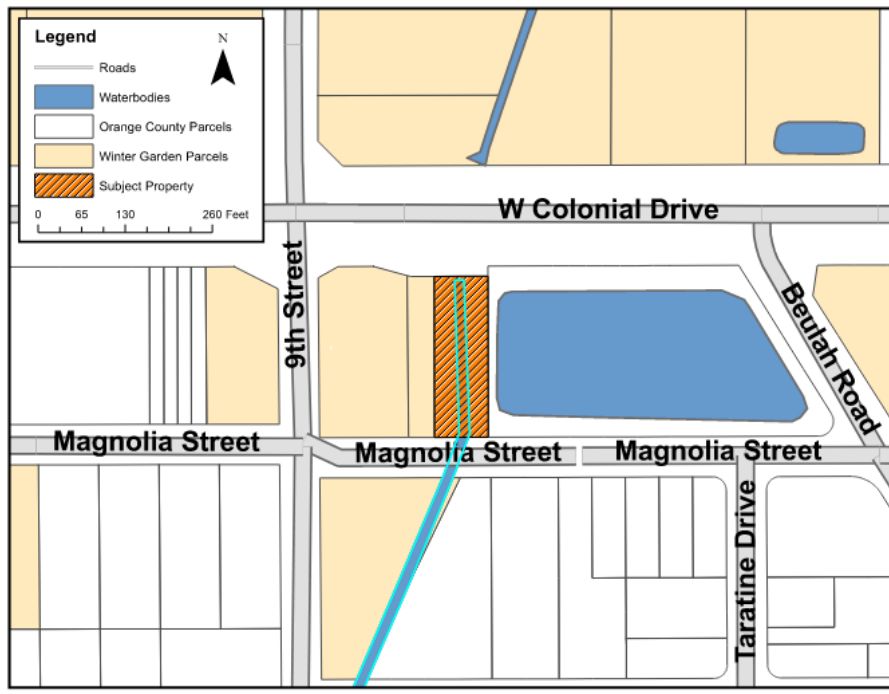
# STAFF REPORT

**TO:** PLANNING AND ZONING BOARD  
**PREPARED BY:** AMBER McDONALD, PLANNER II  
**DATE:** MAY 4, 2026  
**SUBJECT:** ANNEXATION, FLU & RZ (ORDINANCES 26-13, 26-14, 26-15)  
**W COLONIAL DRIVE (0.44 +/- ACRES)**  
**Parcel ID# 25-22-27-9384-01-183**

**APPLICANT:** Berger Singerman

### 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, generally located on W Colonial Drive, east of 9th Street, and west of Beulah Road, is approximately 0.44 ± 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 in Unincorporated Orange County and carries the zoning designation of Orange County C-3 (Wholesale Commercial District). The subject property is designated Commercial on the Future Land Use Map of the Comprehensive Plan of Orange

County. The applicant has requested annexation into the City of Winter Garden, amendment to the Future Land Use Map (FLUM) of the City’s Comprehensive Plan to designate this property as City Commercial, and to rezone the property to C-2 (Arterial Commercial District).

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

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

### **EXISTING USE**

This property is currently undeveloped and vacant.

### **ADJACENT LAND USE AND ZONING**

The property to the west of the subject property is vacant, carries a PCD (Planned Commercial Development) designation and is within the City’s municipal limits. The property to the east is a FDOT retention pond, zoned C-3 and located within Unincorporated Orange County. The property to the north is a gas station, zoned C-2 and within the City’s municipal limits. There are two properties to the south of the subject property. The first is a vacant property, zoned PCD (Planned Commercial Development) and resides within the City’s municipal limits. The second property to the south is developed with a single-family residence, zoned R-1 and located within Unincorporated Orange County.

### **PROPOSED USE**

The applicant intends to erect digital billboards on the property in exchange for the removal of billboards at 1101 E. Plant Street and 14899 Colonial Drive, subject to the terms and conditions of a Billboard Relocation and Reconstruction Agreement to be agreed upon between Outfront and the City, and consented to by the applicant.

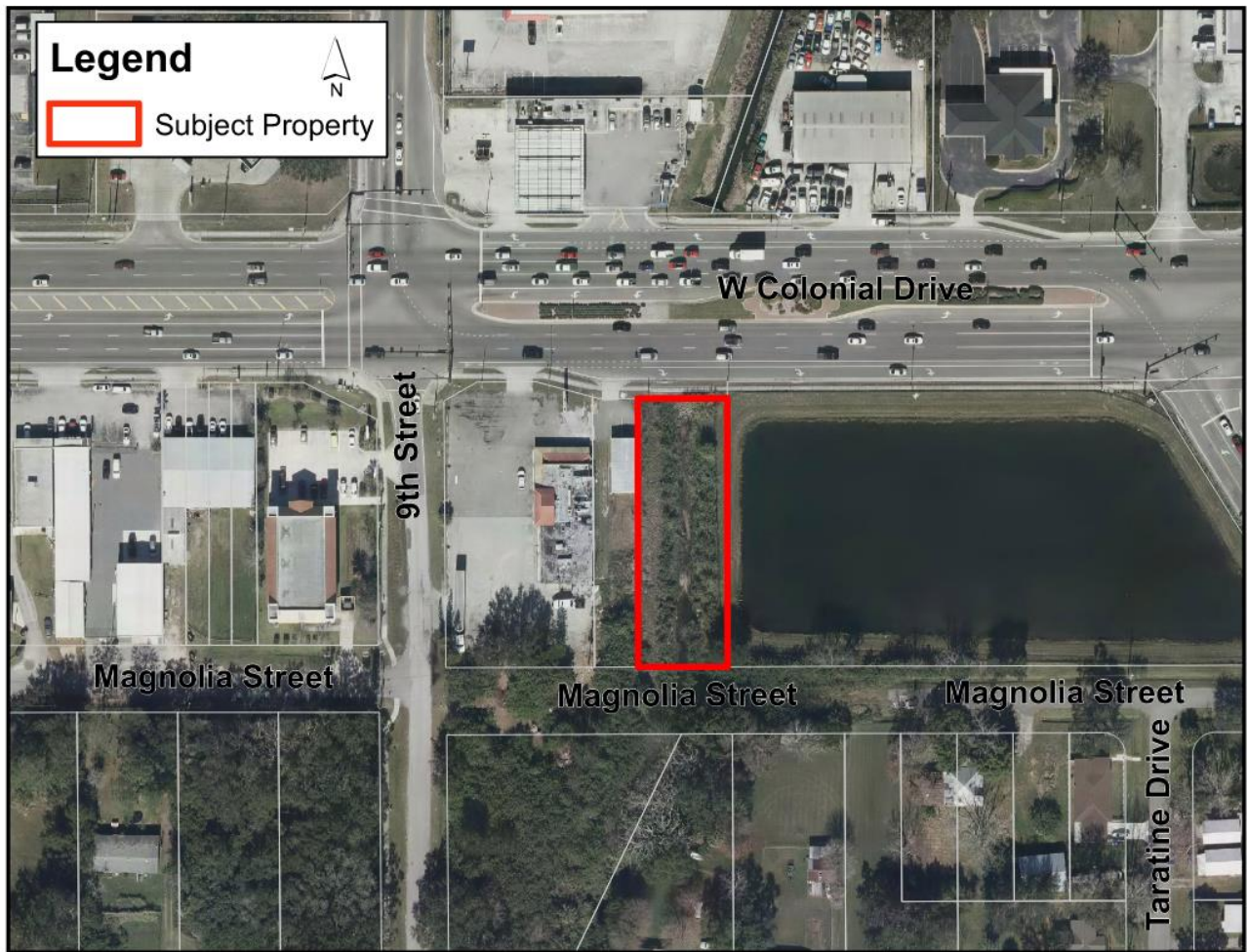
**PUBLIC FACILITY ANALYSIS**

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

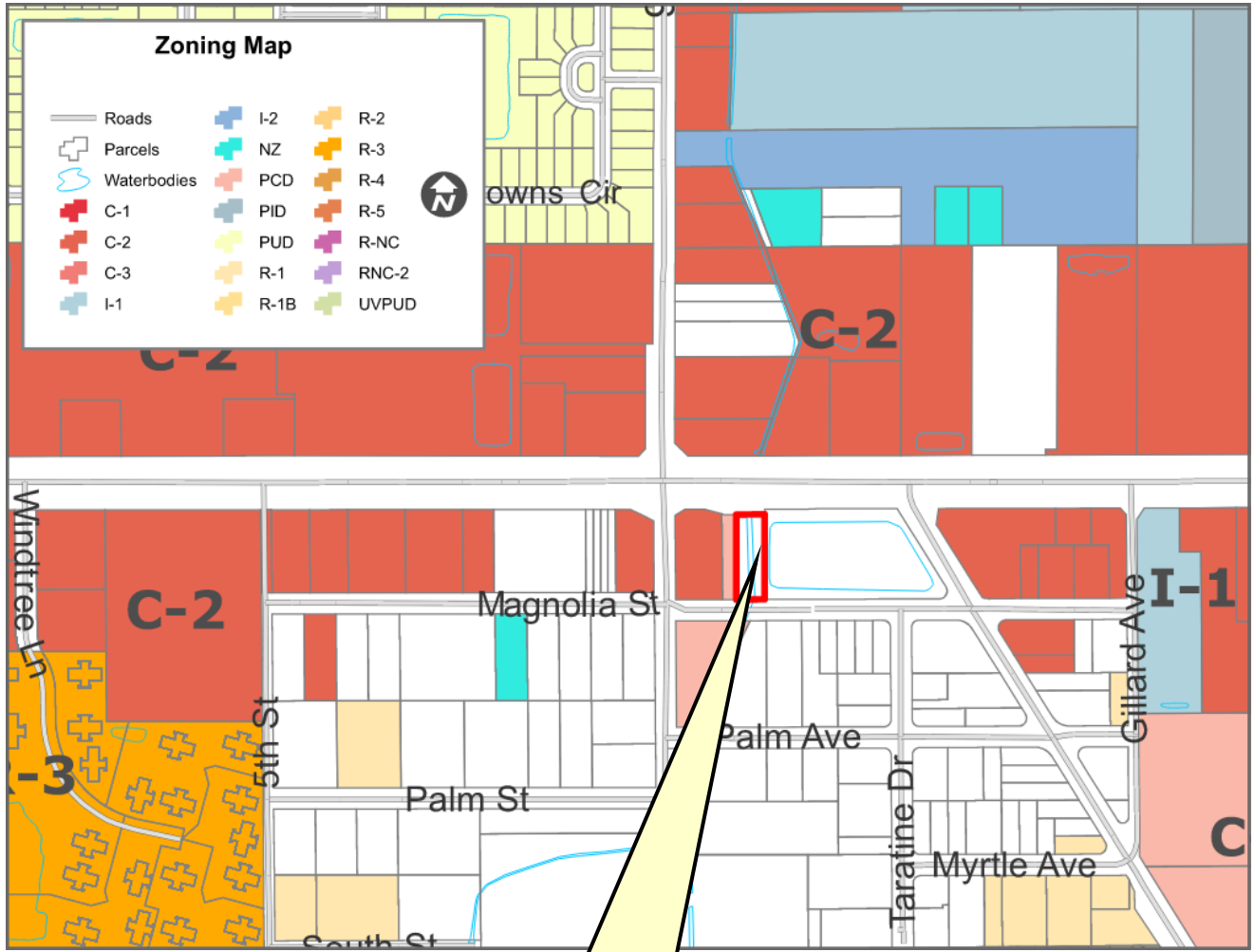
**SUMMARY**

City Staff recommends approval of the proposed Ordinance(s) 26-13, 26-14 and 26-15. Annexing the property, amending the Future Land Use from Orange County Commercial to City Commercial, and rezoning the subject property from County C-3 to City C-2 is consistent with the City's Comprehensive Plan, Future Land Use Map and land development regulations.

**AERIAL PHOTO**  
**W Colonial Drive**

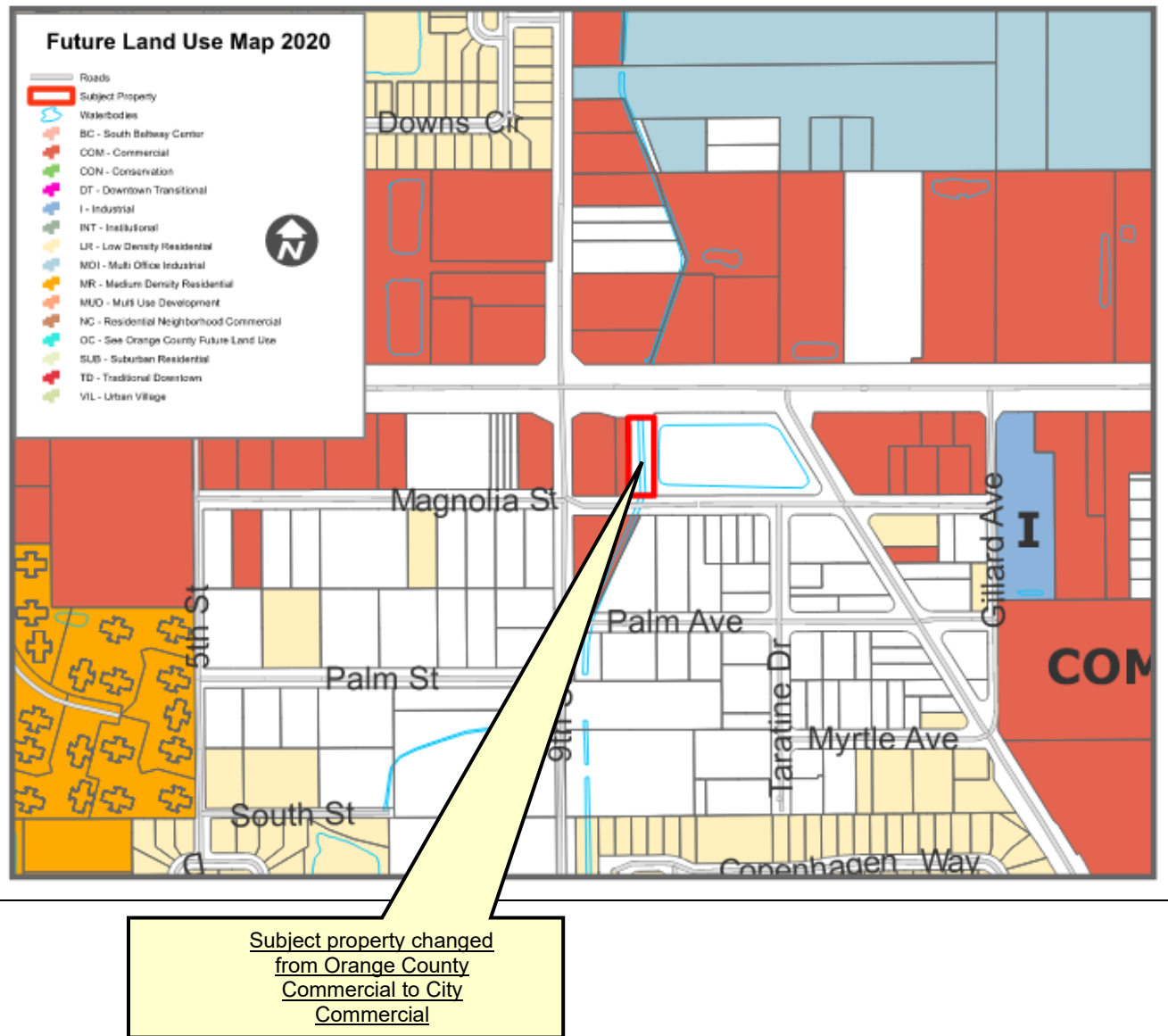


### ZONING MAP W Colonial Drive



Subject property changed from Orange County C-3 to City C-2

### FUTURE LAND USE MAP W Colonial Drive



**END OF STAFF REPORT**

**ORDINANCE 26-13**

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.44 ± ACRES LOCATED AT WEST COLONIAL DRIVE, WEST OF BEULAH ROAD, EAST OF 9TH STREET, SOUTH OF WEST COLONIAL DRIVE, AND NORTH OF MAGNOLIA STREET INTO THE CITY OF WINTER GARDEN, FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the owner of the land, generally described as approximately 0.44 ± acres located at West Colonial Drive, west of Beulah Road, east of 9th Street, south of West Colonial Drive, and north of Magnolia Street and legally described in Section 2 of this Ordinance, which land is reasonably compact and contiguous to the corporate limits of the City of Winter Garden, Florida (“City”), has, pursuant to the prerequisites and standards set forth in § 171.044, Fla. Stat., petitioned the City Commission for voluntary annexation;

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

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

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

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

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

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

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

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

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

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

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

**FIRST READING AND PUBLIC HEARING:** \_\_\_\_\_, 2026.

**SECOND READING AND PUBLIC HEARING:** \_\_\_\_\_, 2026.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the City Commission of the City of Winter Garden, Florida.

**APPROVED:**

\_\_\_\_\_  
JOHN REES, Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
RONISHA MARTIN, Interim City Clerk

**ATTACHMENT "A"**  
**LEGAL DESCRIPTION**

PARCEL ID#: 25-22-27-9384-01-183

DESCRIPTION:

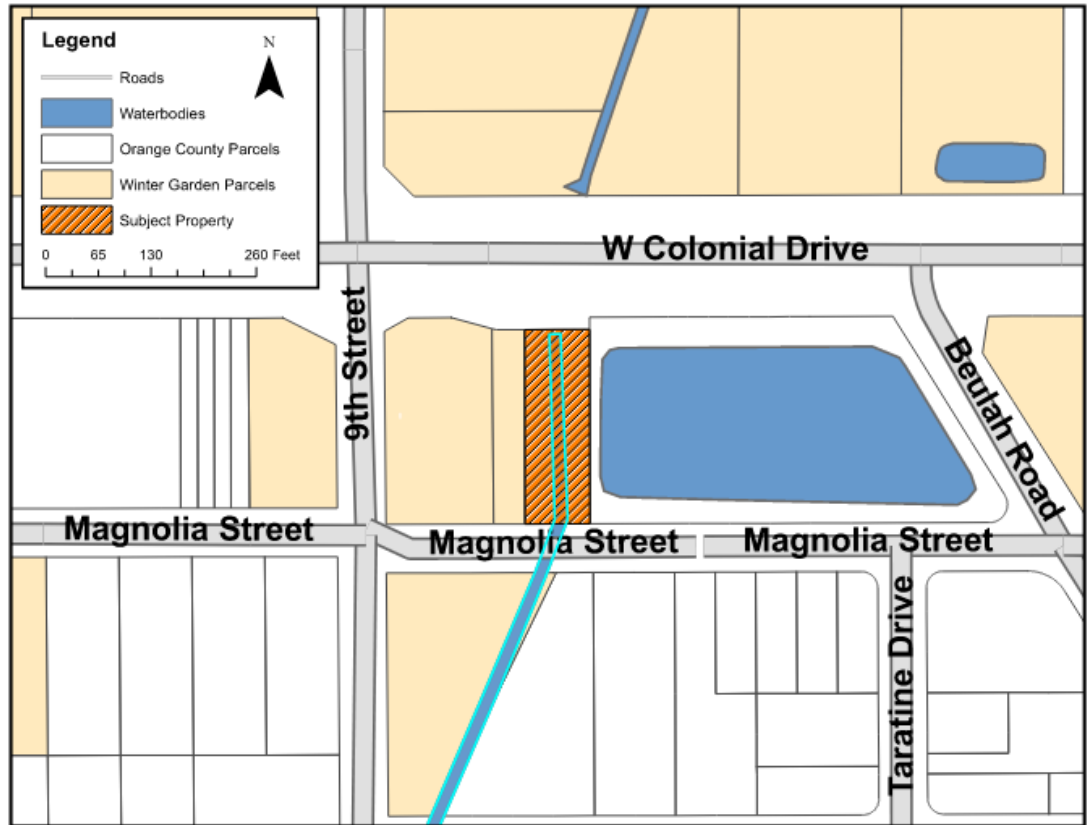
WINTER GARDEN MANOR L/117 THAT PART OF LOT 18 BLK A LYING WITHIN 40 FT ON EACH SIDE OF FOLLOWING DESC LINE: BEG 243.60 FT E OF NW COR OF SEC 25-22-27 TH RUN S00-00-45W 389.95 FT S25-20-45W 396.57 FT S00-17-15E 961.56 FT S02-35-15E 1560.82 FT S00-57-15E 307.50 FT TO END OF DESC LINE (DB 915/11)

Containing 0.44 acres, more or less.

**ATTACHMENT "B"**

**LOCATION MAP**

**W Colonial Drive**



## ORDINANCE 26-14

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 APPROXIMATELY 0.44 ± ACRES LOCATED AT WEST COLONIAL DRIVE, WEST OF BEULAH ROAD, EAST OF 9TH STREET, SOUTH OF WEST COLONIAL DRIVE, AND NORTH OF MAGNOLIA STREET FROM ORANGE COUNTY COMMERCIAL TO CITY COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, on the 13<sup>th</sup> 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 24<sup>th</sup> of June, 2010, the City Commission of the City of Winter Garden adopted Ordinance 10-19 readopting and amending the Comprehensive Plan for the City of Winter Garden;

**WHEREAS**, the owner of that certain real property generally described as approximately 0.44 ± acres located at West Colonial Drive, west of Beulah Road, east of 9th Street, south of West Colonial Drive, and north of Magnolia 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 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 26-13, 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:** \_\_\_\_\_, 2026.

**SECOND READING AND PUBLIC HEARING:** \_\_\_\_\_, 2026.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the City Commission of the City of Winter Garden, Florida.

**APPROVED:**

\_\_\_\_\_  
JOHN REES, Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
RONISHA MARTIN, Interim City Clerk

**ATTACHMENT "A"**  
**LEGAL DESCRIPTION**

PARCEL ID#: 25-22-27-9384-01-183

DESCRIPTION:

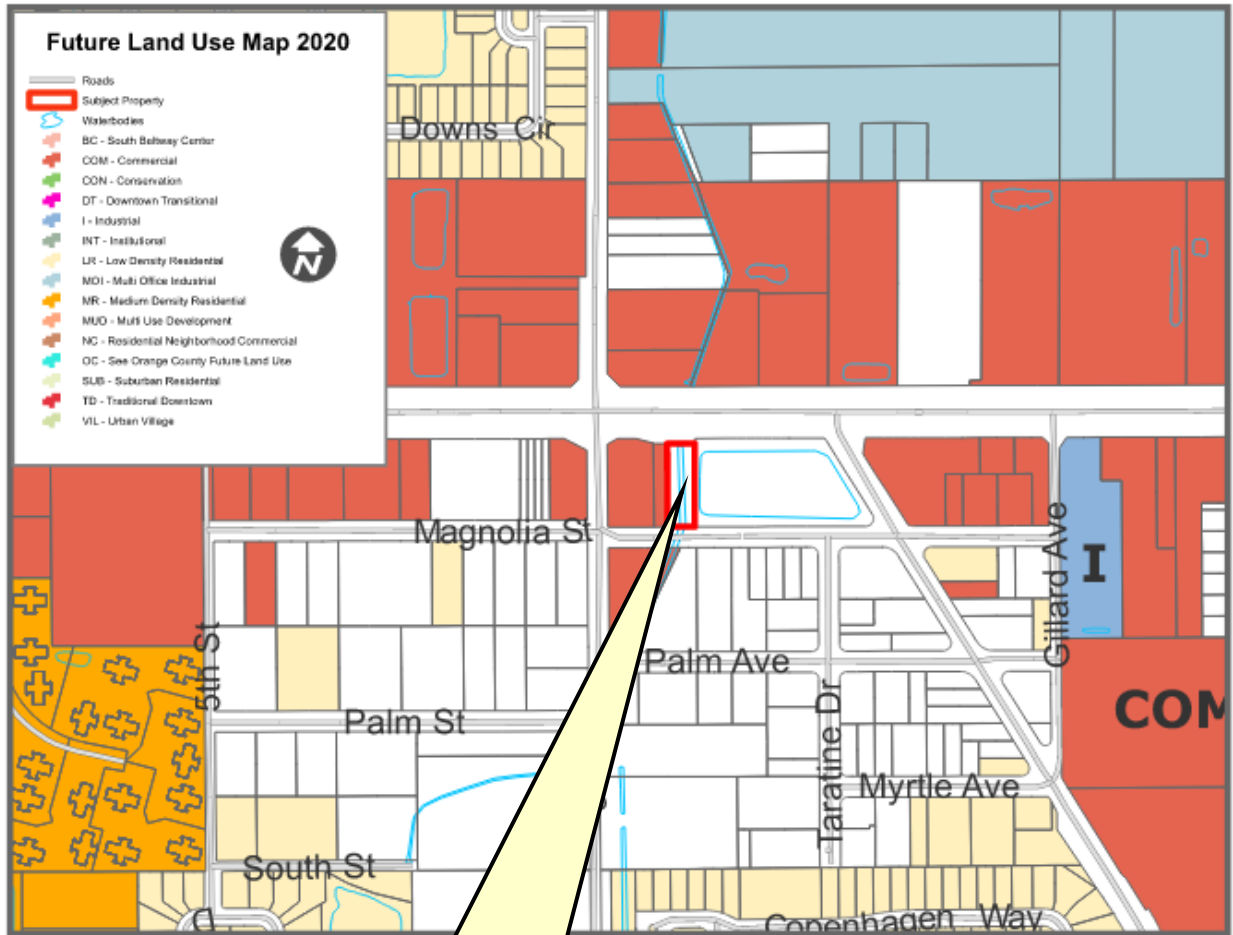
WINTER GARDEN MANOR L/117 THAT PART OF LOT 18 BLK A LYING WITHIN 40 FT ON EACH SIDE OF FOLLOWING DESC LINE: BEG 243.60 FT E OF NW COR OF SEC 25-22-27 TH RUN S00-00-45W 389.95 FT S25-20-45W 396.57 FT S00-17-15E 961.56 FT S02-35-15E 1560.82 FT S00-57-15E 307.50 FT TO END OF DESC LINE (DB 915/11)

Containing 0.44 acres, more or less.

**ATTACHMENT "B"**

**FUTURE LAND USE MAP**

**W Colonial Drive**



Subject property changed from Orange County Commercial to City Commercial

## ORDINANCE 26-15

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.44 ± ACRES LOCATED AT WEST COLONIAL DRIVE, WEST OF BEULAH ROAD, EAST OF 9TH STREET, SOUTH OF WEST COLONIAL DRIVE, AND NORTH OF MAGNOLIA STREET FROM ORANGE COUNTY C-3 WHOLESALE 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 0.44 ± acres located at West Colonial Drive, west of Beulah Road, east of 9th Street, south of West Colonial Drive, and north of Magnolia Street, and legally described in Section 1 of this ordinance has petitioned the City to rezone said property from Orange County C-3 Wholesale 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-3 Wholesale 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 26-14 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:** \_\_\_\_\_, 2026.

**SECOND READING AND PUBLIC HEARING:** \_\_\_\_\_, 2026.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the City Commission of the City of Winter Garden, Florida.

**APPROVED:**

\_\_\_\_\_  
JOHN REES, Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
RONISHA MARTIN, Interim City Clerk

**ATTACHMENT "A"**

**LEGAL DESCRIPTION**

PARCEL ID#: 25-22-27-9384-01-183

DESCRIPTION:

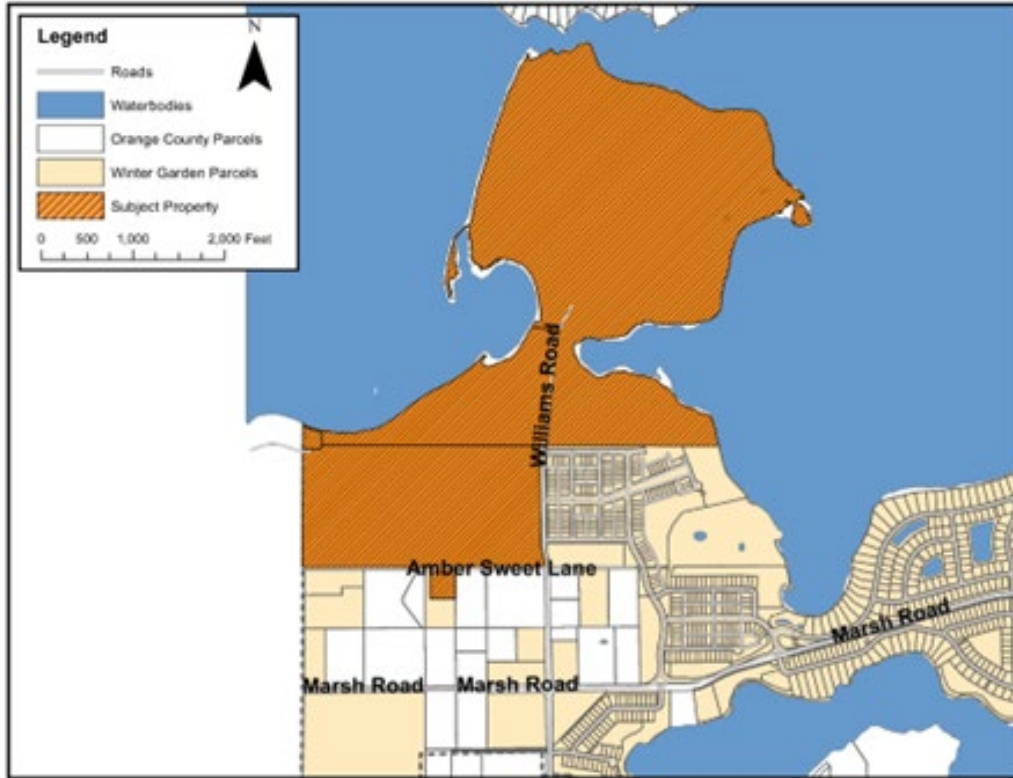
WINTER GARDEN MANOR L/117 THAT PART OF LOT 18 BLK A LYING WITHIN 40 FT ON EACH SIDE OF FOLLOWING DESC LINE: BEG 243.60 FT E OF NW COR OF SEC 25-22-27 TH RUN S00-00-45W 389.95 FT S25-20-45W 396.57 FT S00-17-15E 961.56 FT S02-35-15E 1560.82 FT S00-57-15E 307.50 FT TO END OF DESC LINE (DB 915/11)

Containing 0.44 acres, more or less.



# LOCATION MAP

1756, 1401 & 1400 Williams Road and 17729 Marsh Road



# CITY OF WINTER GARDEN

## PLANNING & ZONING DIVISION

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

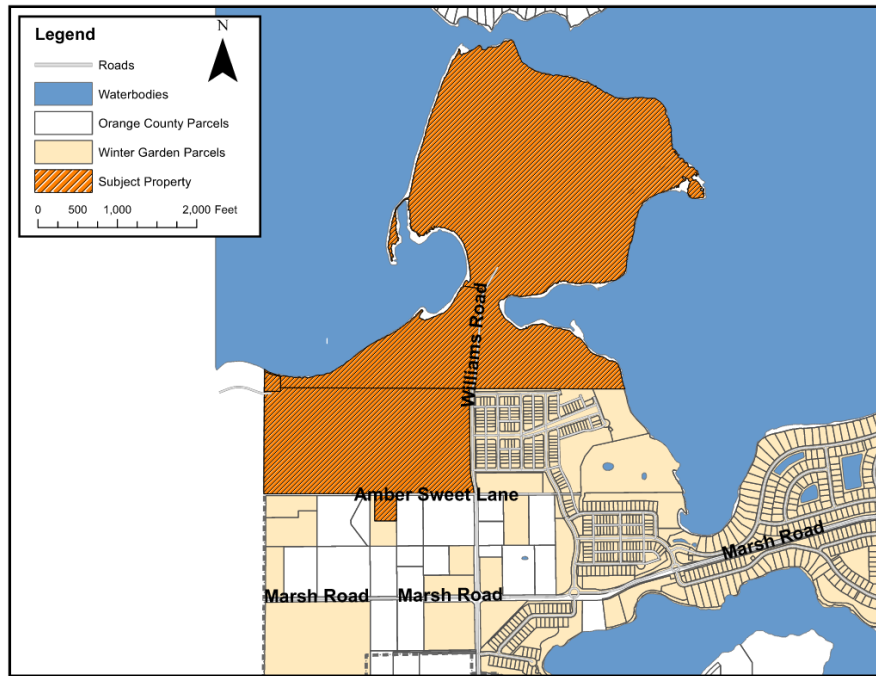
# STAFF REPORT

**TO:** PLANNING AND ZONING BOARD  
**PREPARED BY:** SHANE FRIEDMAN, PLANNING SUPERVISOR  
**DATE:** MAY 4, 2026  
**SUBJECT:** REZONING – JOHNS LAKE URBAN VILLAGE PLANNED UNIT DEVELOPMENT (UVPUD)  
**ORD 26-12**  
**1756, 1401 and 1400 Williams Road and 17729 Marsh Road (337.25+/- ACRES)**  
**Parcel ID #** 31-22-27-0000-00-001; 31-22-27-0000-00-002; 06-23-27-0000-00-001; and 06-23-27-4288-08-242

**APPLICANT:** McKinnon Groves LLLP and McKinnon Corp.

### 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 west of Avalon Road, north of Marsh Road, and south of Johns Lake, at 1756, 1401 and 1400 Williams Road and 17729 Marsh Road, is approximately 337.25 ± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The applicant is requesting to rezone 337.25± acres of land. The subject properties are located within the City of Winter Garden municipal limits, and carries the zoning designation NZ, which means that the property has not yet been zoned since it was annexed into the City of Winter Garden in 2007 (Ord. 07-34). The subject properties are designated Urban Village on the Future Land Use Map of the Comprehensive Plan.

### **EXISTING USE**

The properties are undeveloped with citrus and timberland agricultural uses. The property located at 1401 Williams has a family cemetery and accessory building.

### **ADJACENT LAND USE AND ZONING**

To the north of the subject property is Johns Lake. Across Johns Lake to the north there is a residential subdivision, Deer Island, located in un-incorporated Orange County and zoned P-D Deer Island. To the south and southeast of the subject property is the Waterside on Johns Lake Phase 1 and Phase 2 subdivision consisting of 445 lots. These properties are zoned UVPUD and are developed with single-family homes.

The properties immediately to the south of the subject properties are a mixture of City and County properties, developed with single-family homes as well as agricultural buildings, and carry zoning designations of City NZ (No Zoning) and County A-1 (Citrus Rural). The properties to the west of the subject properties are located in un-incorporated Lake County, are developed with single-family homes, and carry zoning designations of R-2 (Estate Residential) and A (Agricultural District)

The surrounding Winter Garden and unincorporated Orange County properties are all located within the JPA expansion area as adopted by the Sixth Amendment to the Restated Interlocal Agreement for Joint Planning Area between Orange County and the City of Winter Garden. Many of the surrounding properties (a total of 596 acres) were annexed into the City of Winter Garden by Ordinance 07-34. At the time the properties were annexed into the City they were not assigned zoning or future land use designation in the City of Winter Garden. Subsequently, as part of the EAR-based amendments to the City's Comprehensive Plan, which were adopted in 2010, many surrounding properties (a total of 642.73 acres) were assigned a future land use designation of Urban Village on the Future Land Use Map of the City's Comprehensive Plan.

### **PROPOSED USE**

The applicant proposes to develop the 337.25 ± acre site into an Urban Village Planned Unit Development (UVPUD). The UVPUD will consist of 613 dwelling units (Single-family and Townhomes), neighborhood parks, and two Special Districts. These uses are broken down into transect zones. The transect zones will allow flexibility to move around lots, alleys, and parks in order to retain any desirable natural features (i.e. mature oaks, etc.).

The Special District 1 will be privately owned. The allowed uses in the Special District 1 will consist of parks, a bed & breakfast (40 room/cottage max.), event space, agricultural uses, and accessory retail/service uses in support of the primary use. The Special District 2 will be dedicated to the City as a future park.

### **COMMUNITY MEETING**

On January 14, 2026, a community meeting was held in the cafeteria of SunRidge Middle School. The City mailed notices to residents surrounding this corridor which included Waterside

on Johns Lake, Twinwaters, Hickory Hammock, Avalon Reserve, and Sanctuary at Twin Waters. Although there were concerns about Johns Lake and the school site, the majority of the concerns from the residents were about traffic on Marsh Road and the intersection of Marsh Road and Avalon Road. There were specific concerns about the proposed Elementary School site in Special District 2 parcel. The developer subsequently agreed to dedicate this site to the city as a park to address these concerns. This parcel will now be shown on the development plan as SP-2 (Future City Park) comprising 13.65 acres.

### **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 UVPUD is consistent with the land development regulations, comprehensive plan, and the future land use map. See other portions of this report concerning consistency with the land development regulations.

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

The proposed UVPUD project will not limit or interfere with neighboring property owners' ability to use, enjoy, or develop their properties in accordance with the City's land development regulations and Comprehensive Plan goals, objectives, and policies. In addition, consistent with these regulations and policies, the proposed UVPUD will incorporate appropriate buffering along adjacent properties and rights-of-way through landscaping designed to provide visual screening and/or the installation of perimeter walls or fencing.

- (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 City's utility system within the Urban Village Area currently provides sufficient potable water and reclaimed water flow and pressure to support development of the subject property. Although the property is not presently connected to the City of Winter Garden water or sewer system, access to water, sewer, and reclaimed water services will be required for any future development. Upon development, all necessary utility connections, including water, sewer, and reclaimed water lines, will be installed to serve the property, with all associated connection costs to be borne by the property owner. A Developer's Agreement detailing the obligations of the developer associated with the proposed UVPUD is required. The Developer's Agreement must address, but is not limited to the following: proportionate fair share contribution for the Amber Sweet lane, Williams Road, the intersection of Williams Road and Marsh Road, the intersection of Marsh Road and Avalon Road, and conveyance of right-of-way, other off-site public infrastructure improvements, and impact fees. The proposed UVPUD's capacity determination letter from Orange County Public Schools states that there is currently no capacity available at this time for elementary schools. The applicant will be required to enter into a concurrency review with the school district and possibly Concurrency

Mitigation Agreement.

- (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 UVPUD project is consistent with the comprehensive plan's goals, objectives and policies for the Urban Village future land use designation and the UVPUD zoning criteria and land development regulations. The proposed UVPUD project features a gross density of 1.82 dwelling units per acre which is substantially lower than the maximum density of 4 dwelling units per acre permitted within the Urban Village future land use designation and in accordance with the Sixth Amendment to the Restated Interlocal Agreement for Joint Planning Area between Orange County and the City of Winter Garden. Additionally, the gross density of 1.82 dwelling units per acre for the proposed UVPUD project is substantially lower than the 10 dwelling units per acre that the previous Horizons West designation would allow.

The proposed UVPUD is not premature or presently out of character in relationship to the surrounding area. The proposed development is following the existing development pattern after the completion of the TwinWaters, Waterside on John's Lake, Waterside on John's Lake Phase 2, Hickory Hammock, Avalon Reserve, Stoneybrook West, Carriage Pointe, Stone Creek, Belle Meade, Avamar Crossings, Alexander Ridge, and Carriage Ponte Reserve subdivisions.

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

In accordance with the City's comprehensive plan, the only zoning permitted within the Urban Village future land use designation is Urban Village Planned Unit Development or Institutional. The residential uses as well as any proposed commercial or institutional uses are compatible with the existing residential uses in the area. A park, neighborhood serving commercial, bed and breakfasts, and low impact agricultural uses are compatible with and will not interfere with the reasonable expectation of use or enjoyment from neighboring properties.

- (6) There is availability and adequacy of primary streets and thoroughfares to support traffic to be generated within the proposed UVPUD 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 primary access for the development will be through Williams Road. However, there will be cross access available off of Viscaya Cove Blvd and future cross access from Amber Sweet Lane. Amber Sweet Lane will provide future connections to Cehibon Road and Cannon Drive. These roads are currently unimproved but will be required to be developed with future developments with the applicant providing additional rights-of-way and paying a fair share amount for the improvements.

Traffic studies/analyses submitted with any proposed development are reviewed for accuracy and consistency with the goals, objectives, and policies of the City's comprehensive plan in addition to the City's vision for future growth and expansion. A traffic study/analysis (TIA) found that the proposed UVPUD project will have an impact on the roadway network, specifically on the segment of Marsh Road between Williams Road and Avalon Road as well as on the Marsh Road intersections at Williams Road, Avalon Road, and at the project entrance.

The project will produce 5,411 total daily trips, 408 total AM peak-hour trips, and 538 total PM peak-hour trips. The current Average Annual Daily Traffic (AADT) trip count for Marsh road from Lake County to Avalon Road is 15,800. Marsh Road from, Lake County to Avalon Road, is currently running at a deficient level of service. This is also true for the intersection of Marsh Road and Williams. Two of the several recommended improvements from the TIA review is a roundabout at the intersection and widening Marsh Road to four lanes.

Staff agrees with the roundabout at Marsh and Williams with its construction being a condition of approval for the UVPUD ordinance. The Developer shall be responsible for payment of the proportionate fair share of the proposed improvements at these intersections to mitigate the project's traffic impacts. The payment of the fair share amount will be addressed in the Developer's Agreement or by other agreement acceptable to the City Manager. The Developer's Agreement shall address the fair share payment amount as well as when such payment shall occur.

However, staff does not agree with widening Marsh Road to four lanes. The city does not want to make Marsh Road a major arterial by increasing its capacity. Furthermore, there is not enough right-of-way width to expand to four lanes. The city specifically lowered the speed limits on Marsh Road to 25 mph in order to discourage motorists from using Marsh Road as a cut through to SR-429. It must also be noted that the developer has removed the proposed elementary school site from the development plan. This is a reduction in 592 total AM peak hour trips.

Furthermore, there are many road projects currently under construction in Orange County and Lake County that the TIA does not take into account that will have regional impacts on transportation. These include the extension of New Independence Pkwy, SR-516, Ray Goodgame Pkwy, Scholfield Rd, and CR-455. The existing East-West Roadways, consisting of only Marsh Rd and Scholfield Rd, currently have combined Volume-to-Capacity ratio of 83%. With the future East-West roadway extensions, consisting of Marsh Rd, New Independence Pkwy, Schofield Rd, and SR-516, the combined Volume-to-Capacity ratio will be 70% for Year 2035.

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

The proposed UVPUD project is consistent with the comprehensive plan's goals, objectives and policies for the Urban Village future land use designation and the UVPUD zoning criteria and land development regulations. The proposed UVPUD project features a gross density of 1.82 dwelling units per acre which is substantially lower than the maximum density of 4 dwelling units per acre permitted within the Urban Village future land use designation and in accordance with the Sixth Amendment to the Restated Interlocal Agreement for Joint Planning Area between Orange County and the City of Winter Garden.

The proposed UVPUD is not premature or presently out of character in relationship to the surrounding area. There are many residential and commercial developments within the surrounding area which have similar or greater density and/or intensity than the proposed UVPUD project. Some of the approved and/or constructed developments within the surrounding area include Sanctuary at Twinwaters, TwinWaters, Waterside at John's Lake, Hickory Hammock, Avalon Reserve, Stoneybrook West, Carriage Pointe, Stone Creek, Belle Meade, Avamar Crossings, Alexander Ridge, and Carriage Ponte Reserve.

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

The proposed residential uses and commercial uses are compatible with the adjacent residential uses in the area as well as the agricultural uses that still exist. The improvements to the roadways and sidewalks will be a continuation of the existing improvements which make the area more pedestrian friendly and safer. With regards to Special District 1, there are many neighborhoods with commercial uses integrated within their community such as golf courses, restaurants, and hotels. The allowable uses, specifically the buildings, within Special District 1 will be designed with a residential character and an abundance of open space to include a 75' wide buffer between any residences and the development.

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

The proposed UVPUD project will have to plat an (average) 25-foot upland buffer from the wetlands identified along the shoreline of Johns Lake, and meet the environmental standards of the Wekiva Study 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 recreational facilities proposed comply with the Wekiva Study Area Resource Protection Overlay requirements for passive recreation. The UVPUD will have 84.32 acres of open space and 18.37 acres of active recreation. Several of the parks will be on Johns Lake with all parks connected by sidewalks and trail network. Furthermore, the developer is dedicating 13.65 acres for a city park.

Stormwater management for the proposed UVPUD 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 property on which the UVPUD project is proposed to be developed is located within the Wekiva Study Area Resource Protection Overlay as defined by the City's Comprehensive Plan, and therefore must comply with the Wekiva Study Area Open Space requirements as defined by the City's Comprehensive Plan Policies 1-3.1.7 & 1-3.1.8, which requires that a minimum of 25% of the developable area be Wekiva Study Area Open Space. Wekiva Study Area (WSA) Open Space is land area that remains undisturbed or minimally disturbed such as trails and boardwalks, as part of a natural resource preserve or passive recreation area and includes land preserved for Conservation purposes. WSA Open Space may include dry retention, passive recreation, and buffers. Up to 50% of the WSA Open Space requirement may be met with dry stormwater retention areas. None of the 25% WSA Open Space may be chemically treated with pesticides or fertilizers. WSA Open Space shall not include setback areas, private yards, street right of way, parking lots, impervious surfaces or active recreation areas. The proposed UVPUD project must comply with the Wekiva Study Area Open Space requirements.

- (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.

If applicable, each phase of development of the proposed UVPUD 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. The project is expected to be developed in multiple phases, with no more than 50 dwelling units at a time, starting at the southeast corner of the development and proceeding clockwise. All phases will stand alone. Furthermore, there is a provision in the UVPUD development plan to be able to use open space within Special District 1 to satisfy any requirements in each phase and the new park dedication.

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

Reclaimed water capacity is available to serve the property on which the UVPUD is proposed to be developed. All necessary utility lines (water, sewer, and reclaimed water) will be connected to serve the development of the property, 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 UVPUD is the required zoning designation of the Urban Village Future Land Use. The development plan meets all UVPUD requirements as well as provides flexibility through six different lot types ranging in width between a minimum 18' wide for townhomes and 90' wide for lake front property. Each lot type is located in a transect zone that is the most appropriate location for each a particular development or home.

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

The UVPUD proposal includes 613 total dwelling units with 84.32 acres of open space area including 18.37 acres of recreation area. The recreation and open space areas are complementary and supportive to the residential component of the proposed UVPUD project. The project is a pedestrian friendly design and provides internal access to the subdivisions connecting the project to other nearby properties and the city park dedication.

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

A range of facade treatments and variations on building types have been incorporated into the residential units in the proposed UVPUD project including front porches, side entry/courtyard garages as well as detached an alley loaded garages. Building elevations are provided within the Johns Lake Urban Village Planned Unit Development Preliminary Development Plan.

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

The UVPUD development plan has a table with a list of permitted residential and nonresidential uses that are allowed. This includes special exception uses.

## **URBAN VILLAGE PLANNED UNIT DEVELOPMENT INTENT & REQUIREMENTS**

Development within the urban village future land use classification shall be designed based on an urban development pattern which encourages the formation of a suburban village. The standards and procedures of the urban village planned unit development are intended to promote flexibility of design and to permit planned diversification and integration of uses and structures, while retaining in the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect and promote the public health, safety and general welfare. Determining whether to require a mixture of residential and non-residential uses and a

variety of housing types and lot sizes within individual urban village planned unit developments will be based on anticipated development patterns and size of property ownerships. Each individual urban village planned unit development will not be required to incorporate all uses permitted in the urban village planned unit development land use regulations.

Through the urban village planned unit development process, which may involve the approval of multiple UVPUDs, all development within the urban village future land use classification shall follow the general design principles of: (staff conclusions/findings are underlined)

- (1) creating a series of walkable residential neighborhoods;

Proposed UVPUD will include cross access connections to the parcels within the subject property and to the developments to the south and east for vehicular and pedestrian access. The neighborhood will be required to provide a minimum 5' sidewalks throughout the development.

- (2) developing an integrated park and trail system to facilitate pedestrian travel and recreation;

The proposed UVPUD features an 8' wide sidewalk and bike trail along Williams Road. The UVPUD will include recreation amenities that meet the requirements of the City's Code of Ordinances for open space & recreational facilities. A natural trail/bike path is included as a recreation amenity within the proposed park areas.

- (3) developing a comprehensive network of roads and traffic calming solutions to complement and support the existing Marsh Road infrastructure;

The developer is required to build a roundabout at the intersection of Williams Road and Marsh as well as contribute to the future extension of Amber Sweet Lane. This will keep traffic moving smoothly and safely along Marsh Road. Furthermore, at buildout the UVPUD development will have multiple access points for residents to traverse decreasing the reliance on single-entry access and providing greater connectivity in this area.

- (4) establishing connectivity to natural systems while preserving wetlands and other natural resources and protecting water quality and quantity;

Proposed UVPUD incorporates shoreline preservation through wetland buffering along Johns Lake to preserve and protect the lake's water quality. The UVPUD is also required to follow all St. Johns River Water Management district regulations concerning retention ponds and water treatment.

- (5) creating a mixed-use character through the integration of a diversity of uses;

The UVPUD development plan has a mix of uses that are compatible and create a diverse mix of choices for future residents. The development plan calls for townhomes and single-family homes in a variety of lot sizes and lot types. There is a proposed bed and breakfast with support retail and restaurant located in Special District 1. All commercial uses will be of a neighborhood residential commercial character.

- (6) creating a focus center within the urban village.

N/A; the proposed UVPUD will be part of the residential community surrounding a future commercial village center that will be located south of the subject property (the Four Corners UVPUD, approved by Ordinance 15-04).

- (7) The urban village planned unit development shall provide a compact integrated development pattern with a park or central feature located within a ¼ mile walking distance of the

majority of residences in each neighborhood.

The proposed UVPUD includes parks throughout the development. None of the homes are more than 400 feet from an available park which is well below the required ¼ mile walking distance standards and new city park dedication.

- (8) To ensure adequate housing diversity, urban village planned unit development should generally contain a variety of housing types which may include both attached and detached housing product with ownership and rental opportunities, as well as live/work housing.

The development plan calls for townhomes and single-family homes in a variety of lot sizes and types.

- (9) The street network shall be designed to create a hierarchy of interconnected streets and traffic calming solutions to allow travel through and between neighborhoods and beyond the urban village planned unit development. Roadway cross sections shall be designed to accommodate multiple modes of transportation.

The proposed UVPUD will provide cross access connections to properties located to the east (Waterside on Johns Lake subdivision), as well as one full access from Williams Road. The development plan is designed for future cross access along Amber Sweet Lane connecting to Cehibon Road and Cannon Drive.

- (10) Emphasis shall be placed on pedestrian and bike paths and shall be incorporated in street cross sections and open spaces.

The proposed UVPUD includes multiple pedestrian paths that is part of a fully integrated network of sidewalks and trails which will connect and provide cross access between properties located within the development and neighboring properties.

- (11) All development proposals within an urban village planned unit development shall, as determined by the city commission, be consistent with the requirements and/or guidelines of the Sixth Amendment to the Restated Interlocal Agreement for Joint Planning Area between Orange County and the City of Winter Garden (Dated January 24, 2007) as approved by the city commission, as such may be amended from time to time.

The proposed UVPUD is consistent with the Sixth Amendment to the Restated Interlocal Agreement for Joint Planning Area between Orange County and the City of Winter Garden.

- (12) All development within the urban village planned unit development shall comply with the Wekiva Parkway and Protection Act, and shall meet or exceed the standards of the Resource Protection Overlay as established by the City's Comprehensive Plan. In the event of a conflict or conflicts between the Urban Village Planned Unit Development zoning district and the Resource Protection Overlay, the Resource Protection Overlay shall control to the extent such conflict exists.

The proposed UVPUD will comply with the Wekiva Study Area Resource Protection Overlay requirements as stipulated in the City's Comprehensive Plan. The proposed UVPUD will meet the Wekiva Open Space requirements, and stricter Wekiva drainage requirements.

- (13) Maximum density in the urban village planned unit development for any neighborhood shall be four dwelling units per gross acre except in the village center where the density may be up to 12 dwelling units per gross acre. However, certain neighborhoods may use residential clustering while maintaining the overall maximum density for the neighborhood. Maximum intensity for non-residential development is 0.3 floor area ratio.

The proposed UVPUD development plan will have a gross density of 1.82 dwelling units

per acre.

- (14) Stormwater facilities within the urban village residential planned unit development shall generally be designed as amenities and low impact design (LID) techniques will be used where practical.

The proposed UVPUD will incorporate stormwater facilities and ponds into the design of the community through placement of the facilities where they function as both visual features and buffers, while also meeting the stricter Wekiva Study Area requirements.

- (15) New development shall connect to City utilities, potable water, sanitary sewer, and reclaimed water when available.

The proposed UVPUD will make connections to city utilities- water, wastewater, and reclaimed water- at the developer's expense.

- (16) Residential and nonresidential uses are allowed in the village center and may occupy the same building where nonresidential occupies the first floor with residential on the upper floors.

N/A; the proposed UVPUD is not located in the area that will be developed as the Village Center. All non-residential uses will be located in Special District 1.

- (17) Accessory dwelling units, not to exceed 850 square feet, above garages shall be allowed for a maximum of 50% of the residential units in the urban village planned unit development. These additional accessory units shall not be counted towards the density.

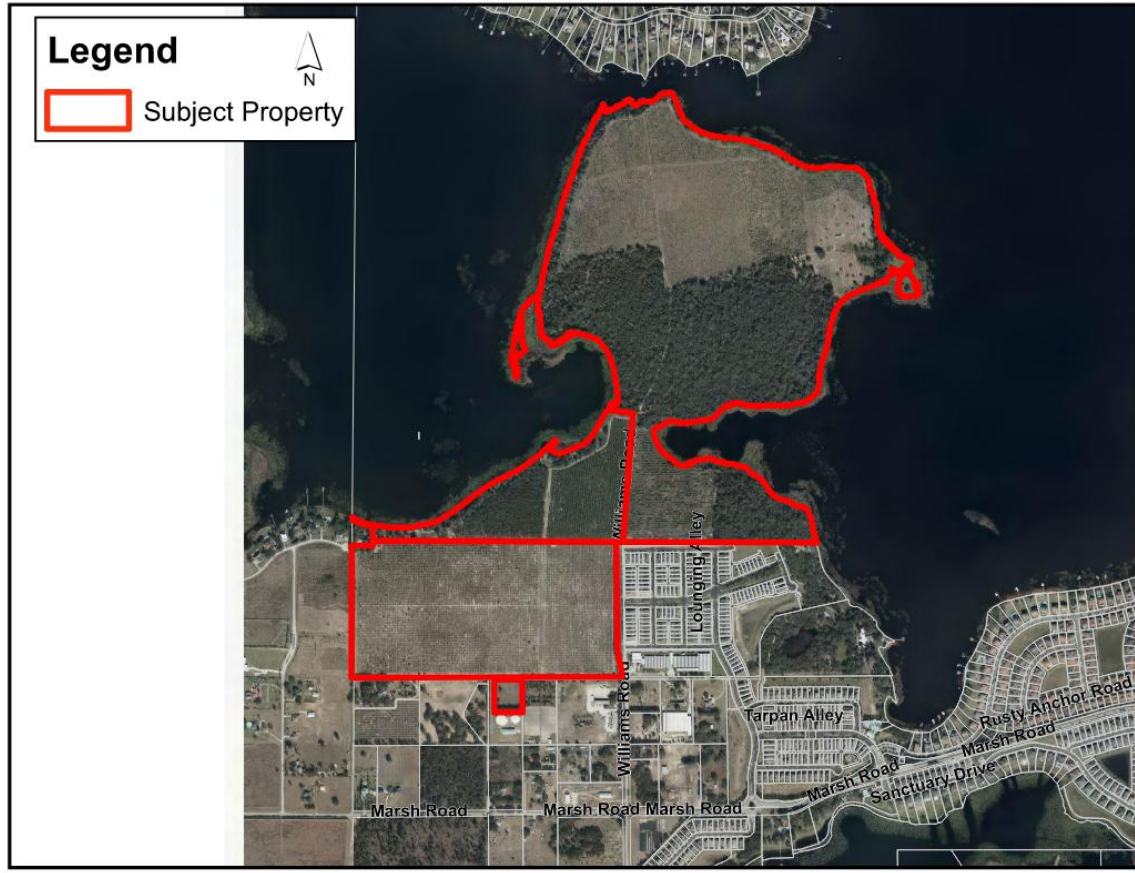
The proposed UVPUD will allow accessory dwelling units. Although the development plan does not limit the maximum to 50% of all residential units, there are strict guidelines for having an ADU which include the unit not exceeding 850 square feet, the structure on any floor must have a discrete and private entry providing private access, and provisions for only homeowners who live in the primary structure allowed to rent out ADUs.

## **SUMMARY**

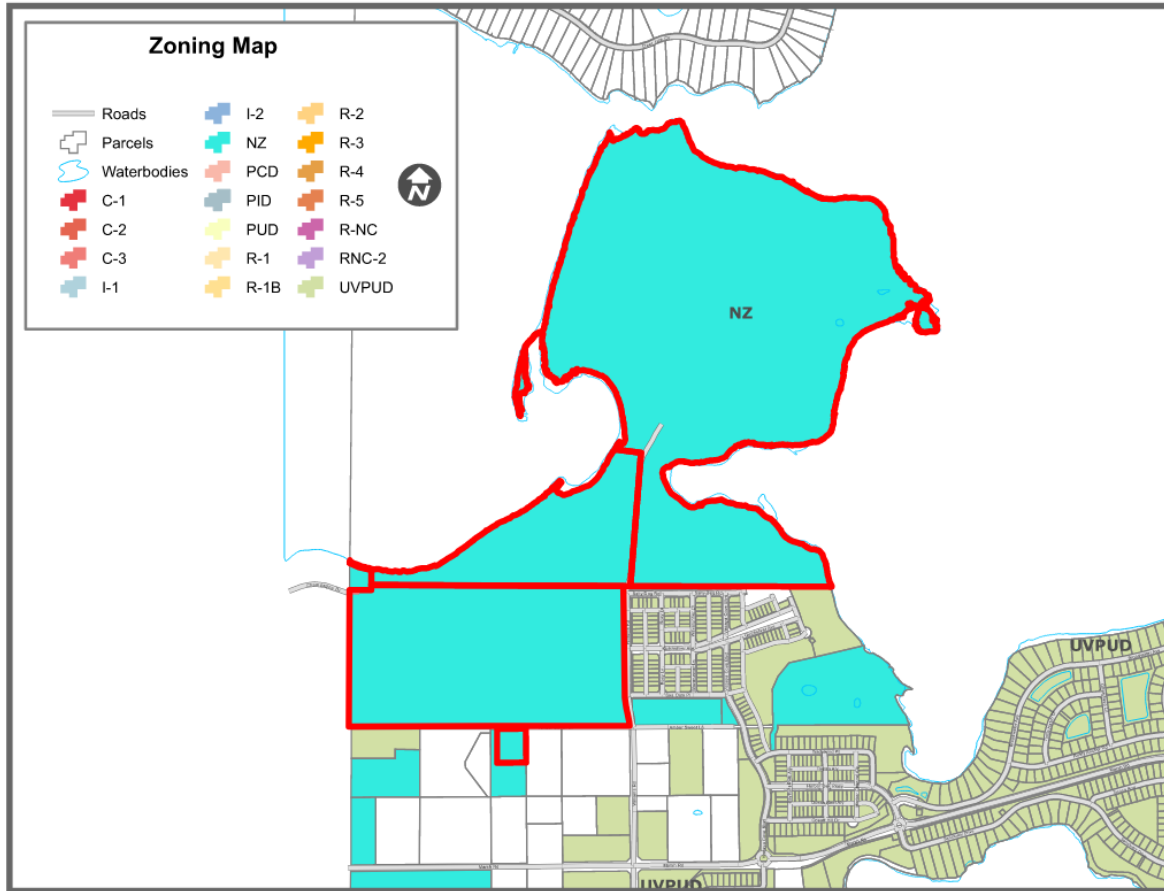
City Staff recommend approval of the proposed Ordinance 26-12. Rezoning the subject property from City NZ to City UVPUD is consistent with the City's Comprehensive Plan, Future Land Use Map and land development regulations, and is consistent with the trend of development in the area.

The proposed development of the subject property is consistent with the stipulations and guidelines of the Sixth Amendment to the Restated Interlocal Agreement for Joint Planning Area between Orange County and the City of Winter Garden which requires that rezoning applications or development plans for properties located within the JPA expansion area must be processed as Planned Unit Developments.

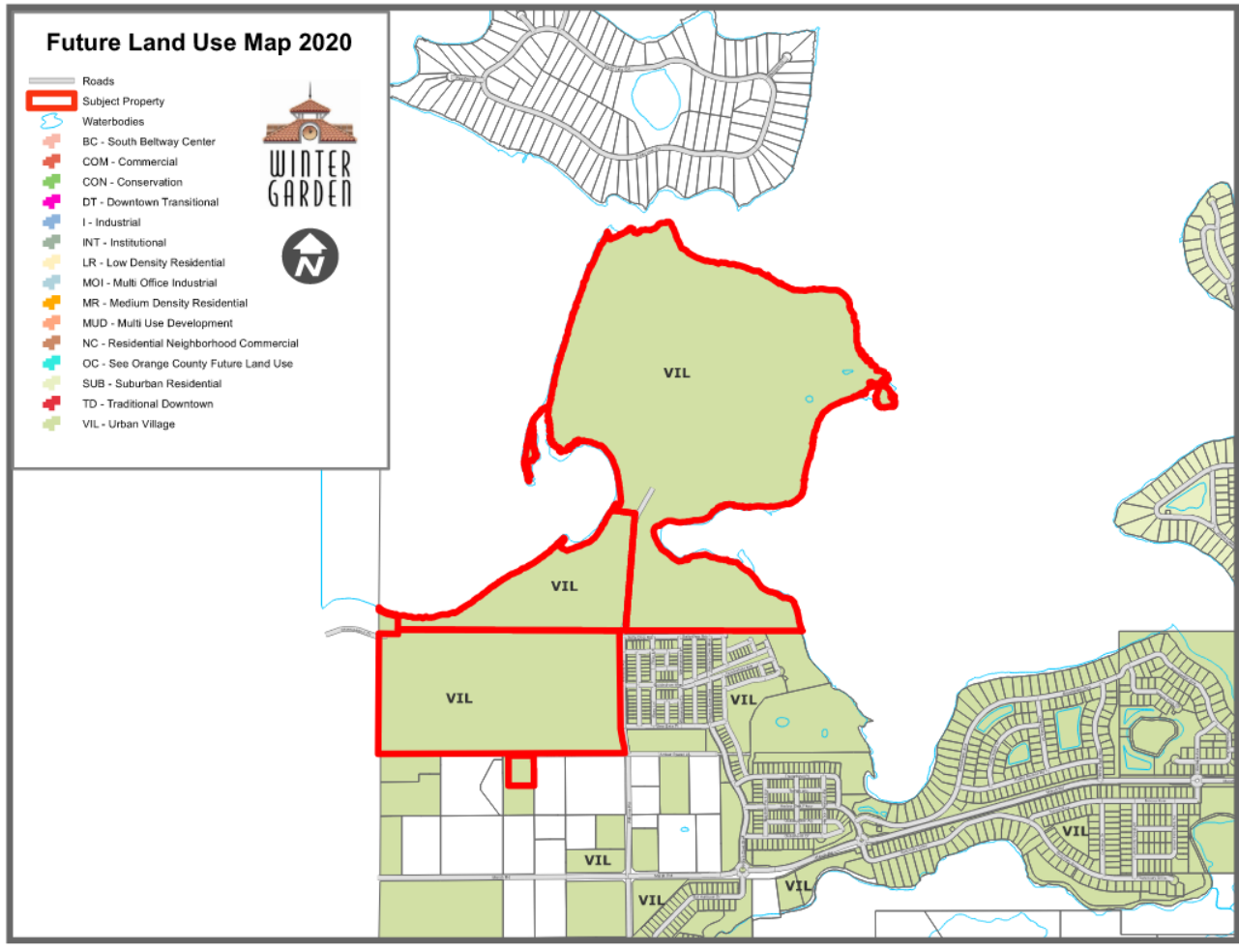
**AERIAL PHOTO**  
**1756, 1401 & 1400 Williams Rd and 17729 Marsh Rd**



**ZONING MAP**  
**1756, 1401 & 1400 Williams Rd and 17729 Marsh Rd**



**FUTURE LAND USE MAP**  
**1756, 1401 & 1400 Williams Rd and 17729 Marsh Rd**



**END OF STAFF REPORT**

ORDINANCE 26-12

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 337.25 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED EAST OF FLYNN COURT, WEST OF AVALON ROAD, NORTH OF MARSH ROAD, AND SOUTH OF JOHNS LAKE, AT 17729 MARSH ROAD AND 1400, 1401, AND 1756 WILLIAMS ROAD, FROM NO ZONING (NZ) TO URBAN VILLAGE PLANNED UNIT DEVELOPMENT (UVPUD); PROVIDING FOR CERTAIN UVPUD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE JOHNS LAKE URBAN VILLAGE PUD; PROVIDING FOR NON-SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the owner(s) of real property generally described as approximately 337.25 ± acres of certain real property generally located east of Flynn Court, west of Avalon Road, north of Marsh Road, and south of Johns Lake, at 17729 Marsh Road and 1400, 1401, and 1756 Williams Road in Winter Garden, Florida, being more particularly described on Exhibit “A” attached hereto and incorporated herein by this reference (the “Property”), desire to rezone their property from No Zoning (NZ) to Urban Village Planned Unit Development (UVPUD); 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 UVPUD and development of the Property is consistent with the City of Winter Garden Comprehensive Plan, the Sixth Amendment to the Restated Interlocal Agreement for Joint Planning Area between Orange County and the City of Winter Garden dated January 24, 2007, and the City of Winter Garden Code of Ordinances; 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 Urban Village Planned Unit Development (UVPUD) 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 the

Property, as described in Exhibit “A” attached hereto, is hereby rezoned from No Zoning (NZ) to Urban Village Planned Unit Development (UVPUD) in the City of Winter Garden, Florida subject to the following conditions, provisions and restrictions:

- a. **Conceptual Plan-** Due to extensive changes that could occur to the lot layouts and internal street network from the results of a tree survey, topographical survey, and geotechnical report to be provided as part of the approval process for the first preliminary plat, a transect zone plan has been utilized in the Johns Lake Urban Village Planned Unit Development Plan attached hereto as Exhibit “B” (the “UVPUD Plan”) in lieu of a fine-grain network plan with lot layouts. These transect zones include all development regulations of that transect. The final location and configuration of all transects, lots, tracts, and internal street network will be determined in the first preliminary plat; no amendment of the UVPUD Plan shall be required for minor changes and/or minor shifting in such transects, lots, tracts, and internal street network. The lot envelope plans shall be created for each phase at time of pre-plat submittal.

Should any conflict be found between this Ordinance and the UVPUD Plan, then the standards and conditions established by this Ordinance shall control.

- b. **Zoning-** Unless specifically noted elsewhere in this Ordinance or in the UVPUD Plan attached hereto, all residential development on the Property must comply with the general zoning requirements of the Urban Village Planned Unit Development District per Chapter 118, Article V, Division 4, Subdivision II, Land Use Regulations for any structures, including but not limited to homes, swimming pools, screen rooms, accessory structures and buildings, that are developed on the Property. To the extent that none of this Ordinance, the UVPUD Plan, or the Urban Village Planned Unit Development District per Chapter 118, Article V, Division 4, Subdivision II, City of Winter Garden Code of Ordinances, Land Use Regulations address a specific matter, the standards of the R-1 Single-Family Residential District will govern.
- c. **Permitted Uses-** All permitted uses, accessory uses, and special exception uses must comply with Table 2 – Permitted Uses by Right as located in Sheet 4, Transect Zones, of the UVPUD Plan and such uses are restricted to the areas and transects identified in the UVPUD Plan. All uses not listed are prohibited. Any special exception use must obtain approval pursuant to Chapter 118, Article II, Division 3, City of Winter Garden Code of Ordinances.
- d. **Density/Intensity-** A maximum of 613 residential lots/units is permitted within the Property. Any change in lot sizes or transect zones shall not increase the total density. Pursuant to Section 118-1081, City of Winter

Garden Code of Ordinances, the maximum intensity for non-residential development is 0.3 floor area ratio.

- e. **JPA-** Unless specifically noted elsewhere in this Ordinance or in the UVPUD Plan, all development of the Property must conform to the requirements of the Sixth Amendment to the Restated Interlocal Agreement for Joint Planning Area between Orange County and the City of Winter Garden dated January 24, 2007.
- f. **Preliminary Plat-** At the time of each preliminary plat, the developer must identify the buildable envelope that will be located on each proposed residential lot within such preliminary plat. These buildable envelopes must be in conformance with the build-to-lines and encroachment areas and zoning requirements identified on the UVPUD Plan. Once the buildable area for each residential lot is established in a preliminary plat, any change to the approved buildable area will require a variance approval by the Planning and Zoning Board.
- g. **Final Plat-** Prior to the issuance of any certificate of occupancy for any building on the Property, a final plat (for the phase in which such building is located) must be approved in accordance with the requirements of the Code; provided, however, pursuant to Section 110-60, City of Winter Garden Code of Ordinances, building permits for model homes may be issued prior to final plat.
- h. **Design Criteria-** All development within the Property, including each vertical improvement (e.g., house, garage, pool, shed, fence, wall, etc.) and building elevations, must be substantially consistent with the general development notes, design standards, guidelines, configurations, requirements, general architectural style, and design criteria (collectively, "Design Criteria") identified in this Ordinance and in the UVPUD Plan; provided, however, that the concept sketches, illustrative cross sections, and architectural renderings and elevations included in the UVPUD Plan (collectively, "Plan Illustrations") are conceptual in nature only. The Plan Illustrations are subject to change and refinement by the developer, including in preliminary plats, building permits, and in other permits and approvals issued by the City, so long as the final character of the development within the Property remains substantially consistent with the intended character of the community depicted in the Plan Illustrations. Further, variations in the actual design of various improvements from the Design Criteria is expected and shall be allowed so long as the same level of durability, quality, and design appeal are achieved; minor variations in, changes to, and/or deviations from the Design Criteria may be approved by the City Designee as provided in Section 2(c)(2) of this Ordinance.

- i. **Architectural Review-** Elevations of all four facades of each building must be provided and approved as part of the building permit approval process for each such building.
- j. **Common Recreation and Open Space-** The Property is located within the Resource Protection Overlay, and in compliance with the City of Winter Garden Comprehensive Plan Future Land Use Element Policies 1-3.1.7 and 1-3.1.8 will provide no less than 25% Wekiva Study Area Open Space.

To the greatest extent possible, 5% of the developable area of the Property shall be set aside for active, dry-land recreational use. Development in accordance with the UVPUD Plan is consistent with these policies. However, in the event that this requirement cannot hereafter be met wholly or in part, then a financial contribution in accordance with Chapter 110, Article V, Division 2 of the City Code of Ordinances shall be made to the City Recreation Fund to fulfill the requirement.

- k. **Staff Conditions-** All development on the Property must comply with the following conditions:

- 1. Based on the results of a Traffic Impact Analysis, the proposed project is projected to have an impact on the City's transportation/roadway system, including certain roadways and certain intersections. In order to mitigate the project's traffic impacts, the developer shall be responsible both to design, engineer, permit, and construct ("DEP&C") certain transportation/roadway system improvements and to pay a proportionate fair share for other transportation/roadway system improvements, all as more particularly set forth in this Section 1(k)(1) of this Ordinance. As described in Section 2(a) of this Ordinance below, the requirements of this Section 1(k)(1) of this Ordinance will be addressed in more detail in the Developer's Agreement.

- a. The developer will improve the intersection of Williams Road and Marsh Road with a roundabout; a concept plan for the Roundabout may be included in the Developer's Agreement. The developer will be responsible for 100% of the costs to DEP&C the Roundabout (the "Roundabout Costs"), and the developer will not receive any impact fee credits from the City for such costs or improvements; provided, however, that the developer shall be entitled to receive reimbursement for a portion of such Roundabout Costs as set forth in Section 1(k)(1)(g) of this Ordinance below. The Roundabout must be

completed prior to the issuance of the 200th Certificate of Occupancy (CO) within the Property.

- b. 12.5 feet on the north side of Amber Sweet Lane, between the property located at 17780 Amber Sweet Lane and the Orange/Lake County line, will be dedicated to the City.
- c. Prior to the issuance of the first (1st) Certificate of Occupancy (“CO”) for any new residential unit within the Property, the developer will pay to the City the project’s proportionate share of the estimated costs to DEP&C or implement, as applicable, the following improvements at the intersection of Avalon Road and Marsh Road (the “Intersection Improvements”): (x) the addition of a right turn lane on westbound Marsh Road/Stoneybrook W Pkwy to head northbound on Avalon Road; and (y) signal head modifications to provide for protected (green arrow) eastbound/westbound right-turn overlap movements and account for new turn lanes. The project’s proportionate share percentage of such Intersection Improvements is 31.0%. The developer shall not be required to DEP&C the Intersection Improvements. The estimated costs of the Intersection Improvements shall be agreed upon by the developer and the City and set forth in the Developer’s Agreement. In accordance with applicable Florida Statutes, transportation impact fee credits will be issued by the City to the developer, on a dollar-for-dollar basis, for the payment remitted by the developer to the City pursuant to this paragraph.
- d. Prior to the issuance of the first (1st) CO for any new residential unit within the Property, the developer will pay to the City the project’s proportionate share of the estimated costs to DEP&C (to City Standards) a western extension of Amber Sweet Lane, beginning at the property located at 17780 Amber Sweet Lane (i.e. at the western terminus of Amber Sweet Lane described in Section 1(k)(1)(e) of this Ordinance) and extending westerly to the Orange/Lake County line (the “Western ASL Extension”). The project’s proportionate share percentage of such Western ASL Extension is 21.0%. The developer shall not be required to DEP&C the Western ASL Extension. The estimated costs of the Western ASL Extension shall be agreed upon by the developer and the City and set forth in the Developer’s Agreement. In accordance with applicable Florida Statutes, transportation impact fee credits will be issued by the City to

the developer, on a dollar-for-dollar basis, for the payment remitted by the developer to the City pursuant to this paragraph.

- e. Prior to the issuance of the 200th CO for any new residential unit within the Property, the developer will improve existing Amber Sweet Lane between Williams Road and the property located at 17780 Amber Sweet Lane to City Standards (the “Amber Sweet Lane Improvements”). The developer will be responsible for 100% of the costs to DEP&C the Amber Sweet Lane Improvements, and the developer will receive neither impact fee credits nor reimbursement from the City for such costs or improvements. The phrase “to City Standards” means to upgrade the existing 50’ right-of-way (without the need to convey, dedicate, or acquire any additional right-of-way or easements) to City standards (consistent with the existing 50’ wide portion of existing Williams Road immediately north of Amber Sweet Lane); a cross-section of the Amber Sweet Lane Improvements may be included in the Developer’s Agreement.
  
- f. Prior to the issuance of the 200th CO for any new residential unit within the Property, the developer will improve existing Williams Road between Amber Sweet Lane and Marsh Road (the “Williams Road Segment”) to City Standards (the “Williams Road Improvements”). The developer will be responsible for 100% of the costs to DEP&C the Williams Road Improvements (the “Williams Road Costs”), and the developer will not receive any impact fee credits from the City for such costs or improvements; provided, however, that the developer shall be entitled to receive reimbursement for a portion of such Williams Road Costs as set forth in Section 1(k)(1)(g) of this Ordinance below. The phrase “to City Standards” means to upgrade the existing 50’ right-of-way (without the need to convey, dedicate, or acquire any additional right-of-way or easements) to City standards (consistent with the existing 50’ wide portion of existing Williams Road immediately north of Amber Sweet Lane); a cross-section of the Williams Road Improvements may be included in the Developer’s Agreement.
  
- g. As will be provided in the Developer’s Agreement in more detail, as other lands within the City develop (“Other Developments”), which development contributes traffic to the intersection of Williams Road and Marsh Road (and/or, once

constructed, to the Roundabout) and/or to the Williams Road Segment (and/or, once constructed, to the Williams Road Improvements), the City will use reasonable efforts to cause the property owners or developers of such Other Developments to contribute funding to the City to mitigate the impacts of such development on the City's transportation/roadway system ("Mitigation Payments"), including without limitation on such intersection, road, Roundabout, and Williams Road Segment. The City shall promptly notify the developer of any Mitigation Payments received by the City. From time to time, upon request from the developer, the City shall remit the Mitigation Payments that have been received by the City from Other Developments to the developer to reimburse the developer for the Roundabout Costs and the Williams Road Costs; provided, however, that the total amount of reimbursement/Mitigation Payments paid to the developer shall not exceed the Reimbursement Cap. Roundabout Costs include both: (x) the "full compensation" value of any right-of-way and/or easements that are conveyed or granted to the City, from lands other than the Property, to allow DEP&C and operation of the Roundabout and/or Associated Improvements (as defined below); and (y) any costs to DEP&C any road and/or intersection improvements, other than the Roundabout itself, but directly and/or indirectly associated with and/or necessary to allow the DEP&C of the Roundabout ("Associated Improvements"), such as (without limitation) any realignment of, adjustments to/along, and/or additions to Williams Road north or south of the Roundabout and/or Marsh Road east or west of the Roundabout.

- h. The "Reimbursement Cap" shall mean the sum of: (x) the Roundabout Costs multiplied by a percentage, which percentage is equal to (i) 100% less (ii) the percentage of the total traffic/trip capacity of the Roundabout that is used (at full buildout) by the development of the Property in accordance with the UVPUD plan; and (y) the Williams Road Costs multiplied by a percentage, which percentage is equal to (i) 100% less (ii) the percentage of the total traffic/trip capacity of the Williams Road Segment that is used (at full buildout) by the development of the Property in accordance with the UVPUD plan.
- i. This Section 1(k)(1) of this Ordinance sets the full lists of payments to be remitted by, and of off-site (i.e. external to

the boundary of the Property) road/transportation improvements to be DEP&C by, the developer to support the development of the Property, through buildout of the Property, as contemplated by the UVPUD Plan, and such obligations shall be the final, full, and binding determination of the developer's and the project's obligations to mitigate impacts of the development of the Property (in accordance with the UVPUD Plan) upon roadways within the City's and/or Orange County's jurisdiction, notwithstanding any subsequent variance in actual traffic impacts created by the development. Through compliance with this Ordinance and the Developer's Agreement, the developer shall be deemed to have satisfied, through buildout of the project, all transportation concurrency requirements, including without limitation those set forth in Chapter 86 of the City of Winter Garden Code of Ordinances, and/or all other requirements for the mitigation of traffic impacts of the development on roads affected by the development. Nothing herein shall be construed to exempt the developer from making the required payment of transportation impact fees applicable to development within the Property, subject to credits to be issued as set forth in this Section 1(k)(1) of this Ordinance.

2. A tree survey and mitigation plan, a geotechnical report for the karst features, a phasing plan, and a dock plan, each for the entirety of the Property, will be provided as part of the approval process for the first preliminary plat. Such tree mitigation plan and dock plan will be approved by the City Commission in connection with the City's approval of such first preliminary plat.
3. If any streets within the Property are gated, such streets will be privately owned and maintained. As to rights-of-way publicly dedicated to the City, private operation and maintenance of special pavements, landscaping, hardscaping, etc. within such public rights-of-way may be performed, subject to the City hereafter approving a right-of-way maintenance agreement for any such improvements. With the exception of street trees required by the City to be located in public rights-of-way, if any, other street trees will be privately installed, owned, maintained, and, if necessary, removed. The location and type of any such street trees will be reviewed with subdivision construction plans, and they must be installed with root barriers or located where there will be no conflicts with underground utilities.

4. Applicable permits or exemptions are required from SJRWMD (stormwater) and FDEP (water, wastewater, NPDES) prior to construction.
5. The City of Winter Garden will inspect privately owned/maintained improvements only to the extent that they connect to City owned/maintained systems (roadways, drainage, utilities, etc.). It is the responsibility of the developer or owner and their consultants to ensure that privately owned/maintained systems are designed and engineered correctly (including the provision of positive drainage) and constructed to the intended specifications. The City is not responsible for the operation and maintenance of privately owned systems, which may include, but are not limited to, roadways, parking lots, drainage, stormwater ponds or on-site utilities.
6. No fill or runoff will be allowed to discharge onto adjacent properties without the necessary easements; except as hereafter set forth in permits and approvals obtained in compliance with all applicable laws, rules, and regulations of all applicable governmental authorities, existing drainage patterns shall not be altered. Provide erosion control plan prior to issuance of building permit. Site construction shall adhere to the City of Winter Garden erosion and sediment control requirements as contained in Chapter 106 – Stormwater Management of the City of Winter Garden Code of Ordinances.
7. Once a set of subdivision construction plans for any part of the Property is approved, a preconstruction meeting is required prior to any commencement of construction. The developer shall provide an erosion control plan and a street lighting plan at such preconstruction meeting. The developer shall also provide a certified engineer's cost estimate or an executed construction contract as evidence of the estimated construction costs for the improvements to be constructed pursuant to such subdivision construction plans, and shall pay all City-adopted engineering review and inspection fees (2.25% of such estimated construction costs) at or prior to such preconstruction meeting.
8. The City of Winter Garden is not authorizing or approving drainage discharges onto private property owned or controlled by persons other than the owner and developer, including by way of any development order or permit issued. Obtaining permission, easements or other approvals that may be required to drain onto such private property is the responsibility of the developer and/or owner. Should the flow of stormwater runoff from the Property (other than from City owned/maintained drainage systems),

including without limitation 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 developer and/or owner.

- 9.** If approval is granted by the City of Winter Garden, it does not grant authority to enter, construct or otherwise alter the property of others, nor does it waive any permits that may be required by federal, state, regional, county, municipal or other agencies that may have jurisdiction.
- 10.** Boat docks, piers, and any other shoreline improvements along Johns Lake are not guaranteed, and remain subject to the approval and permitting processes of the City of Winter Garden, the Florida Department of Environmental Protection, and other governmental authorities. Without limiting the foregoing: (i) each lakefront portion of the Property will be reviewed individually, based on configuration, spacing, environmental considerations, and other physical characteristics, as part of the City's review and approval of the dock plan (see Section 1(k)(2) of this Ordinance); and (ii) the developer acknowledges that, as a result of such review, certain lakefront lots may not be able to have a dock and/or may be required to share a joint dock with another lakefront lot abutting such lakefront lot.
- 11.** Required setbacks from any Karst features will be set forth in each preliminary plat, based on the geotechnical report to be provided with the preliminary plat (see Section 1(k)(2) of this Ordinance) and in accordance with the applicable provisions of the City of Winter Garden Comprehensive Plan. Once established, such setbacks shall not be encroached upon and shall be maintained in compliance with the Wekiva Protection Act and the City of Winter Garden Comprehensive Plan.
- 12.** The location of the southeastern private drive access to Special District 1, as shown in the UVPUD Plan, is conceptual in nature only and may be relocated and refined with the preliminary plat and/or construction plan submittals. Without limiting the generality of the foregoing, in the event that the peninsula portion of the Property is ultimately developed without a gated access, the southeastern private drive access to Special District 1 may be aligned to create a four-way intersection with other portions of the street network on the peninsula portion of the Property.
- 13.** The development shall be designated by the City as a golf cart community. Golf cart and low-speed vehicle (LSV) use, in

accordance with Section 74-4 of the City Code, is permitted both on Williams Road to Marsh Road and on all streets within the limits of the Property. Golf cart operation on, or crossing of, Marsh Road is not permitted; Marsh Road, although posted at lower speed limits, is not conducive to golf cart use. Marsh Road is a collector road frequently used by heavy equipment and large trucks. All golf cart and LSV use shall comply with the City Code and Florida Statutes. The declarations of covenants, conditions, and restrictions for the/any residential community(ies) located within the Property shall include prominent disclosures to the residents of such community(ies) of the golf cart requirements and limitations described above.

14. A phasing plan for the overall development will be submitted by the developer, and reviewed and approved by the City, as part of the approval process for the first preliminary plat. No individual phase of the development will include more than 50 units. Development is anticipated to begin in the southeast portion of the Property and proceed in a clockwise direction; provided, however, that phases may be constructed in any order so long as each phase, together with phases developed (and/or to be developed) before such phase, must collectively be able to stand-alone (i.e. operate without subsequent phases) in the event that subsequent phases are not developed. At the developer's election, more than one phase may, ultimately, be included in the same final plat. If the phasing plan is not set forth within the preliminary plat itself, the phasing plan may be included within the Development Agreement.

## **SECTION 2: *General Requirements.***

- a. **Development Agreement-** A Developer's Agreement shall be drafted, executed by the developer, approved by the City, and recorded prior to approval of the first preliminary plat for the Property. Without limitation, the Developer's Agreement shall address or provide for, as applicable, the following:
  1. impact fees;
  2. potable water, sewer and reclaimed water utilities extension and oversizing requirements (provided, however, the developer shall be reimbursed by the City for any oversizing required by the City);
  3. more details (including type, location, and timing) concerning the on-site and off-site transportation/roadway system/right-of-way improvements and conveyances obligations set forth in Section 1(k)(1) of this Ordinance;

4. the process for (and the required timing of) the developer's conveyance to the City of Special District 2, the valuation of Special District 2, and the issuance by the City to the developer, in accordance with applicable Florida Statutes, of parks and recreation impact fee credits ("PR Credits"), on a dollar-for-dollar basis, for the value of Special District 2 (provided, however, that such PR Credits may only be applied against parks and recreation (or comparable) impact fees charged by the City for development within the Property and that such PR Credits may not be sold, assigned, conveyed, or transferred for use in connection with development outside of the Property);
5. covenants and restrictions limiting the City's use of Special District 2 to public parks, recreation, and similar uses; and
6. reserving/granting to the developer the right, subject to the review and approval of the City (which shall not be unreasonably withheld, conditioned, or delayed), to name the park/recreation facilities hereafter constructed, located, and/or operated by the City (and/or by another governmental authority, non-profit organization, etc.) within Special District 2.

**b. Land Development Approvals and Permits-** This Ordinance does not require the City to issue any permit or approval for development, construction, preliminary plat, final plat, building permit, or other matter 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.

**c. Amendments**

1. Substantial changes to and/or substantial deviations from this Ordinance and/or the UVPUD Plan, including without limitation to or from the Design Criteria, may only be approved by an amendment of this Ordinance and/or of the UVPUD Plan, as applicable, adopted by the City Commission of the City of Winter Garden by Ordinance.
2. Notwithstanding the foregoing, a project of this type requires ongoing day-to-day decisions that may result in minor or insignificant changes to the development. Such "Minor Adjustments" are those which are typical of developments of this type, and which do not materially, adversely modify the development. As such, Minor Adjustments to this Ordinance and/or to the UVPUD Plan, including without limitation to or from the Design Criteria, may be requested by the developer and approved

by the City Manager or his designee (“City Designee”). The determination of whether a particular matter is a Minor Adjustment shall be made in the reasonable discretion of the City Designee.

- d. **Expiration/Extension-** Expiration of this UVPUD 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:** \_\_\_\_\_, 2026.

**SECOND READING AND PUBLIC HEARING:** \_\_\_\_\_, 2026.

**ADOPTED** this \_\_\_\_\_ day of, \_\_\_\_\_, 2026, by the City Commission of the City of Winter Garden, Florida.

**APPROVED:**

\_\_\_\_\_  
JOHN REES, Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
RONISHA MARTIN, City Clerk

**Exhibit "A"**

**Parcel ID:**

31-22-27-0000-00-001; 31-22-27-0000-00-002; 06-23-27-0000-00-001;  
and 06-23-27-4288-08-242

**Legal Description:**

**PARCEL 1:**

Government Lots 1, 2 & 3 of Section 31, Township 22 South, Range 27 East, together with all lands in said Section 31 adjacent to said Lots 1, 2 and 3 lying East, West and North of said Lots and above the ordinary high water mark of John's Lake in Orange County, Florida.

LESS the following described land:

A part of Government Lots 3 and 4 of Section 31, Township 22 South, Range 27 East, Orange County, Florida described as follows:

Begin at the South 1/4 corner of Section 31, Township 22 South, Range 27 East and run N 89°45'59" W 2650.25 feet to the Southwest corner of said Section 31, thence N 00°18'50" E along the West line of said Section 31 a distance of 204.96 feet to the 97.9 contour on the shore of Johns Lake, thence following said 97.9 contour run the following 17 courses;

S 67°42'00" E 91.68 feet, S 77°38'48" E 194.17 feet,  
S 84°04'08" E 210.44 feet, N 80°50'00" E 170.46 feet,  
N 78°52'08" E 183.77 feet, N 59°09'10" E 198.53 feet,  
N 51°43'16" E 259.41 feet, N 55°17'36" E 179.11 feet,  
N 61°40'11" E 188.07 feet, N 60°04'01" E 187.35 feet,  
N 52°18'27" E 229.06 feet, N 48°53'45" E 103.36 feet,  
S 31°44'06" E 122.52 feet, N 66°16'46" E 239.45 feet,  
N 57°28'55" E 145.83 feet, N 28°00'25" E 207.95 feet,  
N 33°05'02" E 119.74 feet,

thence departing from said contour line run S 82°03'11" E 240.07 feet to the center of a clay road, thence S 4°30'28" W, along said clay road, 1260.69 feet to the Point of Beginning.

**PARCEL 2:**

A part of Government Lots 3 and 4 of Section 31, Township 22 South, Range 27 East, Orange County, Florida described as follows:

Begin at the South 1/4 corner of Section 31, Township 22 South, Range 27 East and run North 89°45'59" West, 2650.25 feet to the Southwest corner of said Section 31, thence North 00° 18'50" East along the West line of said Section 31, a distance of 204.96 feet to the 97.9 contour on the shore of Johns Lake, thence following said 97.9 contour run the following 17 courses: South 67° 42'00" East, 91.68 feet; South 77°

38'48" East, 194.17 feet; South 84° 04'08" East, 210.44 feet; North 80° 50'00" East, 170.46 feet; North 78° 52'08" East, 183.77 feet; North 59° 09'10" East, 198.53 feet; North 51° 43'16" East, 259.41 feet; North 55° 17'36" East, 179.11 feet; North 61° 40'11" East, 188.07 feet; North 60° 04'01" East, 187.35 feet; North 52° 18'27" East, 229.06 feet; North 48° 53'45" East, 103.36 feet; South 31° 44'06" East, 122.52 feet; North 66° 16'46" East, 239.45 feet; North 57° 28'55" East, 145.83 feet; North 28° 00'25" East, 207.95 feet, North 33° 05'02" East, 119.74 feet; thence departing from said contour line run South 82° 03'11" East, 240.07 feet to the center of a clay road, thence South 4° 30'28" West, along said clay road, 1260.69 feet to the Point of Beginning, together with the West 1/2 of vacated Williams Road.

LESS AND EXCEPT the following property described in Warranty Deed recorded in Official Records Book 6030, Page 356, Public Records of Orange County, Florida: A portion of land lying in Section 6, Township 23 South, Range 27 East and Section 31, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Section 31, Township 22 South, Range 27 East, Orange County, Florida at a point on the East line of Prominent Pointe, according to the plat thereof as recorded in Plat Book 41, Pages 74 and 75, of the Public Records of Lake County, Florida; thence North 00° 14'32" East, 204.96 feet along East line of said Prominent Pointe to the shoreline of Johns Lake; thence South 66° 45'28" East, 91.68 feet along said shoreline; thence South 76° 45'28" East, 121.85 feet; thence leaving said shoreline South 00° 17'27" West, 258.61 feet; thence North 89° 42'33" West, 203.00 feet to a point on the West line of Section 6, Township 23 South, Range 27 East, Orange County, Florida; thence North 00° 17'27" East, 116.71 feet along the West line of said Section 6 and the East line of aforesaid Prominent Pointe to the Point of Beginning, LESS the South 70.00 feet thereof.

**PARCEL 3:**

The North 1/2 of the Northwest 1/4 of Section 6, Township 23 South, Range 27 East, Orange County, Florida.

LESS AND EXCEPT the following property described in Warranty Deed recorded in Official Records Book 6030, Page 356, Public Records of Orange County, Florida: A portion of land lying in Section 6, Township 23 South, Range 27 East and Section 31, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Section 31, Township 22 South, Range 27 East, Orange County, Florida at a point on the East line of Prominent Pointe, according to the plat thereof as recorded in Plat Book 41, Pages 74 and 75, of the Public Records of Lake County, Florida; thence North 00° 14'32" East, 204.96 feet along East line of said Prominent Pointe to the shoreline of Johns Lake; thence South 66° 45'28" East, 91.68 feet along said shoreline; thence South 76° 45'28" East, 121.85 feet; thence leaving said shoreline South 00° 17'27" West, 258.61 feet; thence North 89° 42'33" West, 203.00 feet to a point on the West line of Section 6, Township 23 South, Range 27 East,

Orange County, Florida; thence North 00° 17'27" East, 116.71 feet along the West line of said Section 6 and the East line of aforesaid Prominent Pointe to the Point of Beginning, LESS the South 70.00 feet thereof.

Also Less:

A portion of the Northeast 1/4 of the Northwest 1/4 of Section 6, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows: Begin at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 6; thence run S00°44'46"E along the East line of the Northeast 1/4 of the Northwest 1/4 of said Section 6, a distance of 1319.56 feet to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 6; thence departing said East line run S89°49'28"W along the South line of the Northeast 1/4 of the Northwest 1/4 of Section 6, a distance of 25.26 feet to a point on a non-tangent curve concave Southwesterly, having a radius of 475.00 feet, a central angle of 12°59'40", a chord bearing of N09°07'16"W and a chord distance of 107.50 feet; thence from a tangent bearing of N02°37'26"W run Northwesterly along the arc of said curve, a distance of 107.73 feet to the point of reverse curvature of a curve concave Northeasterly, having a radius of 525.00 feet, a central angle of 06°58'14", a chord bearing of N12°07'59"W and a chord distance of 63.83 feet; thence run Northwesterly along the arc of said curve, a distance of 63.87 feet to the point of tangency; thence run N08°38'52"W, a distance of 98.09 feet to a point on a line lying 67.00 feet Westerly of and parallel to the aforesaid East line of the Northeast 1/4 of the Northwest 1/4 of Section 6; thence run N00°44'46"W along said parallel line, a distance of 1054.37 feet to a point on the North line of the Northeast 1/4 of the Northwest 1/4 of said Section 6; thence run S89°45'53"E along said North line, a distance of 67.01 feet to the point of beginning.

**PARCEL 4:**

The North 1/2 of the West 1/2 of Lot 24-H, Lake Avalon Groves Replat, according to the map or plat thereof as recorded in Plat Book H, Page(s) 81, Public Records of Orange County, Florida.

LESS:

West 60.00 feet of the West 1/2 of Lot 24H, Lake Avalon Groves Replat, as recorded in Plat Book H, Page 81, of the Public Records of Orange County, Florida

Exhibit "B"

# **COVER PAGE**

# **JOHNS LAKE URBAN VILLAGE PLANNED UNIT DEVELOPMENT PLAN**

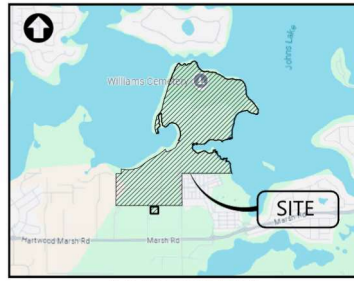
**(17 PAGES - ATTACHED)**

# UVPUD REZONING PRELIMINARY DEVELOPMENT PLAN FOR JOHNS LAKE

CITY OF WINTER GARDEN  
ORANGE COUNTY, FLORIDA

## TAX PARCELS

31-22-27-0000-00-001  
31-22-27-0000-00-002  
06-23-27-0000-00-001  
06-23-27-4288-08-242



LOCATION MAP  
N15

### DEVELOPMENT TEAM

<b>OWNER</b> MCKINNON GROVES LLLP 15400 OAKLAND AVENUE WINTER GARDEN, FL 34787	<b>CIVIL ENGINEER</b> MCINTOSH ASSOCIATES AN LJA COMPANY 1950 SUMMIT PARK DRIVE, SUITE 600 ORLANDO, FL 32810 PHONE: (407) 673-6943 CONTACT: DAVID GASTEL, P.E.	<b>ENVIRONMENTAL ENGINEER</b> MODICA AND ASSOCIATES 302 MOHAWK ROAD CLERMONT, FL 32715 PHONE: (352) 294-2000 CONTACT: CLARK MODICA	<b>SURVEYOR</b> CANVAS LAND SURVEYING 300 N RONALD REAGAN BOULEVARD LONGWOOD, FL 32750 PHONE: (351) 688-2300 CONTACT: LUKE FULFORD, P.S.M.	<b>MASTER PLANNING</b> AGMCI LLC 235 S. MATLAND AVE, SUITE 116 MATLAND, FL 32751 PHONE: (407) 625-2644 CONTACT: GEOFF MCNEILL	<b>DEVELOPMENT ADVISOR</b> LEAR DEVELOPMENT GROUP MATLAND, FL PHONE: (407) 625-2644 CONTACT: DEBRA DREHMANN USHKOWITZ	<b>LEGAL CONSULT</b> SHULTS & BOWEN LLP 300 SOUTH ORANGE AVE, SUITE 1600 ORLANDO, FL 32801 PHONE: (407) 838-9779 CONTACT: PAUL SLADEK
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<b>OWNER</b> MCKINNON CORPORATION 15400 OAKLAND AVENUE WINTER GARDEN, FL 34787	<b>TRAFFIC ENGINEER</b> WALSH TRAFFIC ENGINEERING, LLC 285 PALMETTO SPRINGS STREET DEBARY, FL 32713 PHONE: (386) 668-4082 CONTACT: CHRIS J WALSH, P.E.	<b>GEOTECHNICAL ENGINEER</b> UNIVERSAL ENGINEERING SERVICES, LLC 3532 MAGGIE BOULEVARD ORLANDO, FL 32811 PHONE: (407) 628-0664 CONTACT: RICARDO KIRIAKIDIS, PH.D., P.E.	<b>LANDSCAPE ARCHITECTURE</b> DIX-HITE 193 WEST JESSUP AVE LONGWOOD, FL 32750 PHONE: (407) 667-1777 EXT 1017 CONTACT: DAVID M. HOPPES, PLA, ASLA	<b>MASTER PLANNING &amp; ARCHITECTURE</b> LRK 59 WEST CHURCH STREET, SUITE 201 ORLANDO, FL 32801 PHONE: (407) 566-2275 CONTACT: KEVIN JONES	<b>DEVELOPERS REPRESENTATIVE</b> ISAACS STRATEGY SOLUTIONS LLC PHONE: (407) 848-8037 CONTACT: HEATHER ISAACS
---	---	--	---	--	---

### UTILITY PROVIDERS

<b>POTABLE WATER</b> CITY OF WINTER GARDEN 300 WEST PLANT STREET WINTER GARDEN, FL 34787 PHONE: (407) 656-2256	<b>RECLAIM WATER</b> CITY OF WINTER GARDEN 300 WEST PLANT STREET WINTER GARDEN, FL 34787 PHONE: (407) 656-2256	<b>SANITARY SEWER</b> CITY OF WINTER GARDEN 300 WEST PLANT STREET WINTER GARDEN, FL 34787 PHONE: (407) 656-2256	<b>GARBAGE DISPOSAL</b> CITY OF WINTER GARDEN 300 WEST PLANT STREET WINTER GARDEN, FL 34787 PHONE: (407) 656-2256
<b>ELECTRIC SERVICE</b> DUKE ENERGY 432 EAST CROWN POINT ROAD WINTER GARDEN, FL 34787 PHONE: (407) 905-3376	<b>TELEPHONE SERVICE</b> CHARTER COMMUNICATIONS 65 SOUTH HELLER ROAD ORLANDO, FL 32810 PHONE: 866-309-3270	<b>INTERNET SERVICE</b> CHARTER COMMUNICATIONS 65 SOUTH HELLER ROAD ORLANDO, FL 32810 PHONE: 866-309-3270	<b>NATURAL GAS</b> LAKE APOPKA NATURAL GAS DISTRICT 1320 WINTER GARDEN - VINELAND ROAD WINTER GARDEN, FL 34787 PHONE: (407) 656-2734

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ISAACS STRATEGY SOLUTIONS, LLC



MCINTOSH ASSOCIATES  
an LJA company

1950 SUMMIT PARK DRIVE, SUITE 600  
ORLANDO, FL 32810  
407.644.4068

SEC 8 & 31 | TWP 22 & 23 | RGE 27  
WILLIAMS ROAD  
WINTER GARDEN  
ORANGE COUNTY, FLORIDA

JOHNS LAKE  
MCKINNON GROVES LLLP  
UVPUD REZONING  
PRELIMINARY DEVELOPMENT PLAN  
COVER

DATE: APRIL 25, 2025  
04-25-2025 - REVISION 1  
05-29-2025 - REVISION 2  
05-12-2025 - REVISION 3  
03-26-2025 - REVISION 4  
04-24-2025 - REVISION 5

REVISIONS

DRAWN BY: MCM  
CHECKED BY: KL  
PROJECT MANAGER: KL  
JOB #: 2401130  
FILE CODE: ----  
SHEET NO: 1

# History, Vision & Context

For more than a century our family has been rooted in this land...cultivating citrus groves, supporting local schools, and investing in the growth of West Orange County. From helping establish Tildenville Elementary in the early 1900s to shaping legacy neighborhoods like Oakland Park, our story is rooted in stewardship, not just ownership.

These lands tell a story of resilience and care. The highs and lows of citrus farming taught us the value of patience and preservation. After the freezes of the 1980s, we began a thoughtful transition...one that balanced the region's growth with a deep commitment to community character, green space, and long-term value.

Now, that story continues on the shores of Johns Lake. Here, shaded oak hammocks and rolling ridgelines meet intentional planning to create a neighborhood that's both grounded in the past and built for the future. With preserved natural habitats, panoramic lake views, and a dedicated site for a future elementary school, this community honors the land that shaped us and the generations who will shape what comes next.

## Our vision is defined by four foundational pillars:

**Home Place** – A home and place where people feel grounded, welcomed, and connected. This is more than real estate—it's a return to meaningful living.

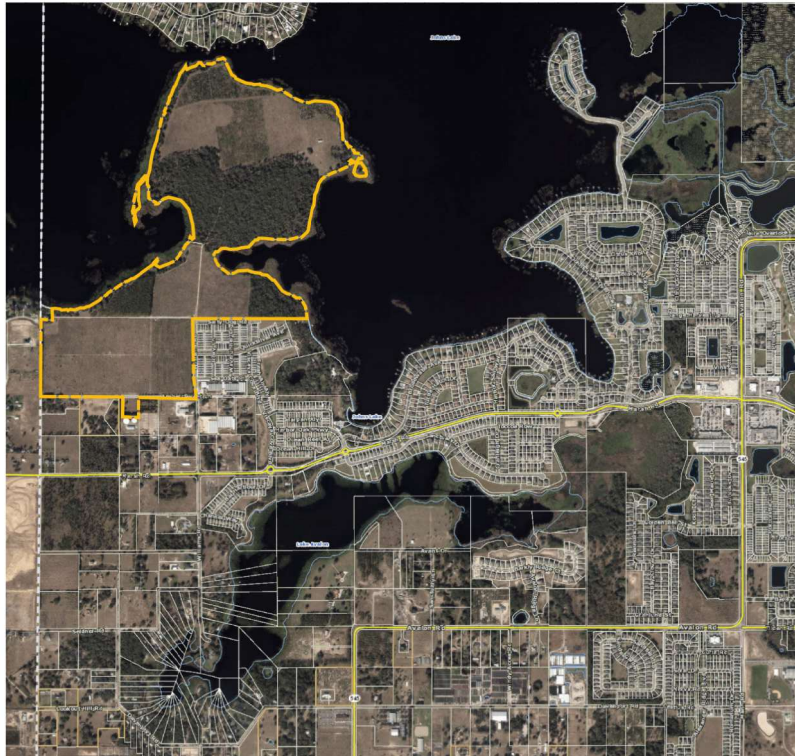
**Engagement** – A design that encourages community gathering, recreation, and healthy lifestyles—daily, weekly, and lifelong.

**Nature** – A celebration of the biodiverse beauty of Johns Lake, with landscapes that inspire awe and stewardship.

**Experience** – A neighborhood that creates lifelong memories, honors the importance of every resident, and adds lasting value to the region.

This isn't just a neighborhood. It's a legacy community shaped by purpose, guided by history, and designed to endure.

## A Legacy of Purpose. A Future Rooted in Place.



Context Vicinity Map



Existing Conditions Map







**PARCEL ID:**  
 31-22-27-0000-00-301  
 31-22-27-0000-00-302  
 06-23-27-0000-00-301  
 06-23-27-4288-08-242

**JURISDICTION:**  
 CITY OF WINTER GARDEN

**ZONING & FUTURE LAND USE:**  
 ZONING: UVPUD  
 FUTURE LAND USE: URBAN VILLAGE  
 ALSO REFERENCE: THE SIXTH AMENDMENT TO THE JOINT PLANNING AREA AGREEMENT BETWEEN ORANGE COUNTY AND THE CITY OF WINTER GARDEN

**SITE DATA**

GROSS LAND AREA: 337.25 AC  
 EXISTING WETLAND AREA: 0.00 AC  
 EXISTING SURFACE WATER AREA: 0.00 AC  
 NET DEVELOPABLE AREA: 337.25 AC

**REQUIRED OPEN SPACE**  
 WEKIVA COMMON OPEN SPACE: 84.32 AC (25.0%)  
 REQUIRED:  
 PROVIDED:  
 OPEN SPACE PARCELS: 72.94 AC (32.12 AC STORMWATER)  
 SPECIAL DISTRICT 2: 12.32 AC  
 TOTAL: 85.26 AC (25.3%)

**ACTIVE RECREATION:**  
 REQUIRED: 16.86 AC (5.0%)  
 PROVIDED: 16.86 AC (5.0%)

UP TO 50% OF THE WEKIVA STUDY AREA OPEN SPACE REQUIREMENT MAY BE MET WITH DRY STORMWATER RETENTION AREAS.

**RESIDENTIAL DENSITY:**  
 UVPUD MAXIMUM DENSITY: 4.00 DU/AC  
 NUMBER OF LOTS PROPOSED: 613 LOTS  
 DENSITY PROPOSED: 1.82 DU/AC

**TABLE 1 - LAND USE ALLOCATION BY TRANSECT**

LEGEND/LAND USE	ACRES
PRIVATELY OWNED*	3.36
SPECIAL DISTRICT 1	31.99
SPECIAL DISTRICT 2/FUTURE CITY PARK	13.65
T4-G (NEIGHBORHOOD GENERAL)	39.18
T4-R (NEIGHBORHOOD RESTRICTED)	10.61
T3 (NEIGHBORHOOD EDGE)	110.31
T2 (OPEN SPACE) (PUBLIC AND PRIVATE, COMMON & ACTIVE) DRY RETENTION-AMENITIES	88.47
RIGHT-OF-WAY	40.88
<b>TOTAL ACRES</b>	<b>337.25</b>

**TABLE 1 - LAND USE ALLOCATION BY TRANSECT NOTE**  
 \*PERMITS OPEN SPACE, RECREATIONAL USE, AND ALL ACCESSORY USES AND STRUCTURES CUSTOMARILY INCIDENTAL AND SUBORDINATE TO A PRINCIPAL STRUCTURE (INCLUDING WITHOUT LIMITATION REPLACEMENT OF THE EXISTING BARN LIKE FOR LIKE); PROVIDED, THAT AS CONSTRUCTION OF A PRINCIPAL RESIDENTIAL STRUCTURE ON TRACT PR-1 IS NOT ALLOWED, THERE DOES NOT NEED TO BE A PRINCIPAL RESIDENTIAL STRUCTURE ON TRACT PR-1 IN ORDER FOR SUCH ACCESSORY USES AND STRUCTURES TO BE CONSTRUCTED, USED, AND MAINTAINED ON TRACT PR-1.

**TABLE 2 - PERMITTED USES BY RIGHT**

USES	USE BY TRANSECT ZONE (P = PERMITTED, A = ACCESSORY, SE = SPECIAL EXCEPTION)				
	T2 OPEN SPACE	T3 NEIGHBORHOOD EDGE	T4-G NEIGHBORHOOD GENERAL	T4-R NEIGHBORHOOD RESTRICTED	SPECIAL DISTRICT 1
SINGLE FAMILY DETACHED RESIDENTIAL		P	P	P	P <sup>1</sup>
SINGLE FAMILY ATTACHED TWO AND THREE UNIT RESIDENCES			P	P	
TOWNHOMES WITH MORE THAN 3 ATTACHED UNITS			P	P	
APARTMENTS					
ACCESSORY RESIDENTIAL UNITS		P	P	P	
PUBLIC PARKS, PLAYGROUNDS AND RECREATIONAL FACILITIES AND RELATED STRUCTURES	P	P	P	P	P
SCHOOLS PUBLIC AND PRIVATE					
CHURCHES AND OTHER PLACES OF WORSHIP, PARISH HOUSES					SE
KINDERGARTENS, NURSERIES AND CHILD DAY CARE FACILITIES					SE
MARINAS AND BOAT BASINS OPERATED AS PRIVATE CLUBS					A
BED AND BREAKFAST LODGING FACILITIES					P
GOVERNMENTAL INSTITUTIONS AND CULTURAL FACILITIES					A
MEDICAL AND DENTAL CLINICS, EXCLUDING ANIMAL CLINICS					
RETAIL ESTABLISHMENTS					A
EATING AND DRINKING ESTABLISHMENTS					A
OFFICE STUDIOS					A
FINANCIAL INSTITUTIONS					P
PRIVATE CLUBS AND LODGES					
PERSONAL SERVICES					
PUBLIC BUILDINGS					
RETAIL STORES AND SHOPS OF A NEIGHBORHOOD CONVENIENCE, SUCH AS CONVENIENCE FOODSTORES, DRY CLEANING AND LAUNDRY FACILITIES, BAKERIES, DRUG AND SUNDRIES, BARBERSHOPS AND BEAUTY SHOPS AND THE LIKE.					
AGRICULTURAL USES INCLUDING URBAN FARM, HORTICULTURAL NURSERIES, FOOD FOREST ORCHARDS, GROVES AND GARDENS	P				P
CEMETARY (EXISTING PRIVATE ONLY)	P				
PRIVATE DOCK		P			P
PUBLIC DOCK	P				P
AGRI-TOURISM (AS DEFINED BY F.S. 570.86)					P

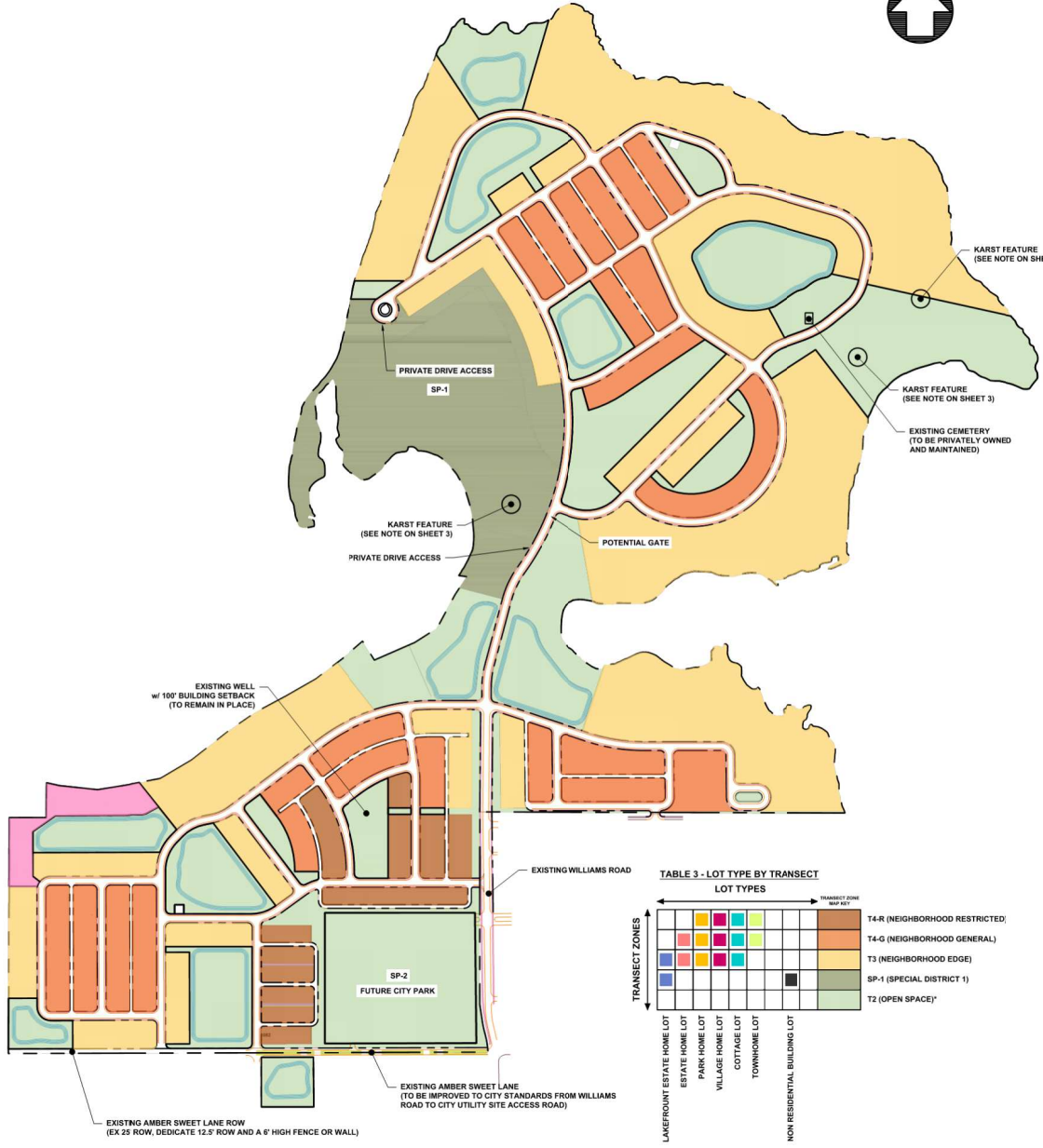
**NOTES:**

- FOR SPECIFIC RESIDENTIAL LOT PRODUCTS PERMITTED IN THE T3, T4-G AND T4-R DISTRICTS REFER TO TABLE 3
- FOR SPECIFIC REQUIREMENTS IN THE SPECIAL DISTRICTS REFER TO THE GENERAL DEVELOPMENT NOTES AND SHEET 10
- RENTAL OR LEASING OF MOTORIZED WATERCRAFT IS PROHIBITED.
- FOR SPECIAL DISTRICT 1, THE AMPLIFICATION OF OUTDOOR MUSIC IS NOT PERMITTED DURING EVENTS. ANY AMPLIFIED MUSIC SHALL BE LIMITED TO INDORS, AND SHALL COMPLY WITH CHAPTER 38, ARTICLE IV OF THE CITY CODE.
- NO MORE THAN ONE (1) SINGLE FAMILY RESIDENCE IS PERMITTED IN SPECIAL DISTRICT 1.

**TABLE 3 - LOT TYPE BY TRANSECT**

TRANSECT ZONES	LOT TYPES					TRANSECT ZONE MAP KEY
	Lakefront Estate Home Lot	Estate Home Lot	Park Home Lot	Village Home Lot	Cottage Lot	
T4-R (NEIGHBORHOOD RESTRICTED)						
T4-G (NEIGHBORHOOD GENERAL)						
T3 (NEIGHBORHOOD EDGE)						
SP-1 (SPECIAL DISTRICT 1)						
T2 (OPEN SPACE)*						

TRANSECT ZONES: LAKEFRONT ESTATE HOME LOT, ESTATE HOME LOT, PARK HOME LOT, VILLAGE HOME LOT, COTTAGE LOT, TOWNHOME LOT, NON RESIDENTIAL BUILDING LOT



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DIX-HITE

LRK

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SEC 8 & 31 | TWP 22 & 23 | RGE 27

WILLIAMS ROAD

WINTER GARDEN

ORANGE COUNTY, FLORIDA

JOHNS LANE

MCINTOSH GROVES, LLP

UVPUD ZONING

PRELIMINARY DEVELOPMENT PLAN

TRANSECT ZONES

APRIL 25, 2025

04-25-2025 - REVISION 1

06-29-2025 - REVISION 2

03-15-2025 - REVISION 3

03-24-2025 - REVISION 4

04-24-2025 - REVISION 5

REVISIONS

0 150 300'

DRAWN BY: MGA

CHECKED BY: KL

PROJECT MANAGER: KL

JOB #: 24001120

FILE CODE: ---

SHEET NO. 4

# RESIDENTIAL DESIGN STANDARDS:

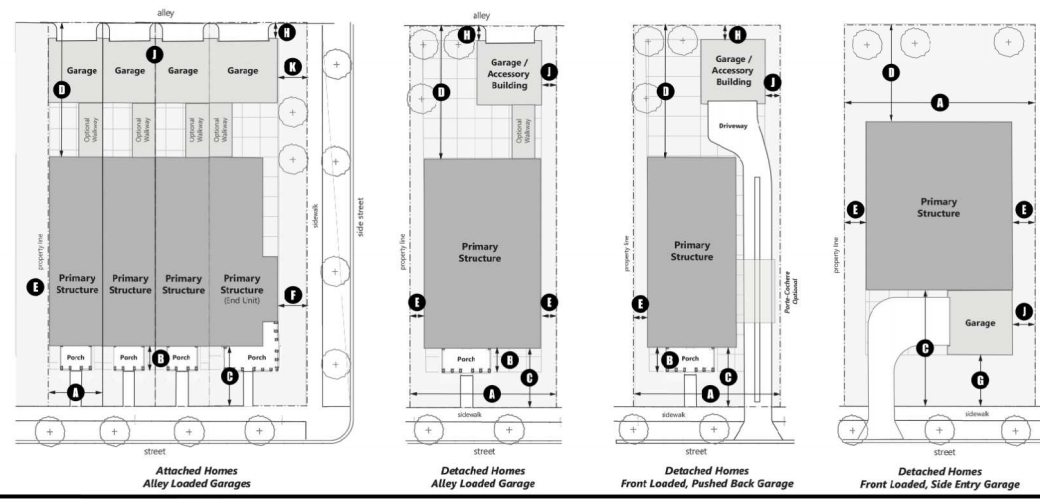
## DESIGN STANDARDS SETBACKS AND NOTES 7,8

TABLE 1

LOT TYPE	SETBACK ENCROACHMENT ZONE					MIN. PRIMARY STRUCTURE SETBACKS		MINIMUM GARAGE SETBACKS						
	A	B	C	D	E	F	G	H	J	K				
	MINIMUM LOT WIDTH OR RANGE FT. <sup>1</sup>	SQUARE FOOT LIVING AREA RANGE SQ.FT.	REQUIRED PARKING SPACES #	PERCENT IMPERVIOUS %	MAXIMUM HEIGHT <sup>4</sup> FT.	FRONT FT. <sup>2</sup>	FRONT FT.	REAR <sup>3</sup> FT.	SIDE <sup>6</sup> FT.	SIDE STREET FT.	FRONT FT.	REAR <sup>11,12</sup> FT.	SIDE <sup>8</sup> FT.	SIDE STREET FT.
TOWN HOME	18-32	1600-3000	2	90%	40	10	20	5/15	NA <sup>13,13</sup>	10	NA	5 or >20	0/0	10
COTTAGE HOME	40-45	1650-2050	2	70%	35	10	20	5/15	5	10	NA	5 or >20	5	10
VILLAGE HOME	45-55	1950-2700	2	70%	35	10	20	5/15	5	10	NA	5 or >20	5	10
PARK HOME	55-65	2600-3300	2	70%	40	10	20	5/15	5	10	NA	5 or >20	5	10
ESTATE HOME	65-85	3200+	2	65%	40	10	20	5/15	7.5	10	20 (SIDE FACING ONLY)	5 or >20	5	10
LAKEFRONT ESTATE HOME	90+	3700+	2	65%	40	10	20	50	10	10	20 (SIDE FACING ONLY)	50	10	10

- THE MAXIMUM BUILDING HEIGHT, AS SEEN FROM THE PRIMARY FRONT STREET, SHALL BE MEASURED FROM THE AVERAGE OF THE EXISTING GRADE AT THE FOUR CORNERS OF THE BUILDING.
- 5'/15' DENOTES MINIMUM 5' REAR SETBACK FOR PRIMARY STRUCTURE IF ALLEY LOADED AND 15' IF STREET LOADED.
- ALLEY LOADED GARAGE NOTATIONS 5' OR > 20' REQUIRE THE GARAGE TO BE SETBACK 5' FROM THE REAR LOT LINE OR MORE THAN 20', BUT NOT BETWEEN 5' AND 20'. CORNER LOTS SHALL BE 5' NOT 20'.
- MAXIMUM BUILDING HEIGHT FOR SINGLE STORY GARAGES IS 25' TO PEAK OF ROOF; IN NO CASE SHALL THE HEIGHT OF GARAGE EXCEED HEIGHT OF PRIMARY STRUCTURE.
- GARAGE SETBACK FROM THE JOHNS LAKE UVPUD PERIMETER IS A MINIMUM OF 10'.
- PRIMARY STRUCTURE SIDE SETBACK SHALL BE 0' IF THE ADJACENT LOT IS A TOWNHOME LOT; NEIGHBORING UNITS SHALL BE DESIGNED TO ALLOW ZERO LOT LINE CONSTRUCTION. PRIMARY STRUCTURE AND/OR GARAGE SIDE SETBACKS MAY BE A MINIMUM OF 5', SO LONG AS THE MINIMUM BUILDING SEPARATION DISTANCE IS ACHIEVED ON THE ADJACENT LOT.
- MAXIMUM ALLOWABLE PERCENT IMPERVIOUS AREA STANDARDS WILL BE REQUIRED TO CONFORM TO SRWMD PERMIT REQUIREMENTS. THIS CONDITION WILL BE CONFIRMED BY THE APPLICANT WITH THE SUBMISSION OF THE PRELIMINARY PLAN.
- TO MAINTAIN CONSISTENCY THROUGHOUT THE JOHNS LAKE UVPUD, ANY STRUCTURE OR HARD EDGE OF A REAR YARD POOL MUST MAINTAIN A MINIMUM SETBACK OF 5' FROM THE PROPERTY LINE.
- ON LOTS 65' AND GREATER A PORTE-COCHERE/CARPORT, ATTACHED TO THE PRIMARY STRUCTURE, OVER A DRIVEWAY ACCESSING THE FRONT-LOADED GARAGE AT THE REAR OF A LOT IS PERMITTED TO ENCRoACH THREE (3) FEET INTO THE SIDE YARD SETBACKS SO LONG AS THE MINIMUM BUILDING SEPARATION DISTANCE IS ACHIEVED ON THE ADJACENT LOT AS LONG AS IT DOESN'T ENCRoACH INTO AN EASEMENT.
- WHERE A UTILITY EASEMENT IS REQUIRED IN THE ALLEY, GARAGES MAY BE SETBACK AT 10'.
- ALL SINGLE FAMILY LOTS TO MAINTAIN A MINIMUM LOT DEPTH OF 120' WHEN LOT WIDTH IS GREATER THAN 45'.
- THE MAXIMUM LENGTH OF A STRUCTURE IN THE URBAN VILLAGE PLANNED UNIT DEVELOPMENT IS 200 FEET. UNITS CONSTRUCTED UNDER THE ZERO LOT LINE CONCEPT WITH COMMON WALLS SHALL BE CONSIDERED AS ONE STRUCTURE AND SHALL NOT EXCEED 200 FEET. THIS DOES NOT APPLY TO SPECIAL DISTRICTS.
- FOR TOWNHOUSES, UNPLATTED RESIDENTIAL DEVELOPMENT, COMMERCIAL DEVELOPMENT, AND ALL DEVELOPMENT OTHER THAN SINGLE-FAMILY PLATTED LOTS, THE DISTANCE BETWEEN STRUCTURES SHALL BE AS FOLLOWS
  - BETWEEN STRUCTURES OF 20 FEET IN HEIGHT OR LESS: 15 FEET
  - BETWEEN STRUCTURES OF 20 FEET AND 30 FEET IN HEIGHT: 20 FEET
  - BETWEEN STRUCTURES OF 30 FEET AND 40 FEET IN HEIGHT: 25 FEET
- FRONT PORCHES, STOOPS, AND SECOND FLOOR BALCONIES MAY ENCRoACH UP TO 10' INTO THE FRONT SETBACK WHEN THEY MEET THE MINIMUM DIMENSIONS REQUIRED.

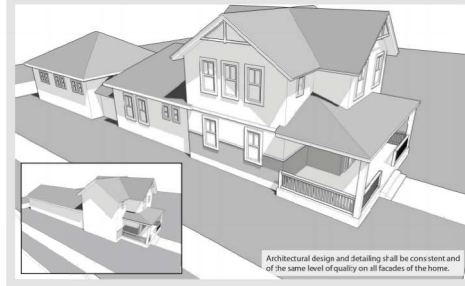
Residential Lot Setbacks & Garage Placement Design Standards Diagrams TABLE 2



### General Guidelines

The General Guidelines listed below shall be applied to all homes within the Johns Lake UVPUD irrespective of architectural style. These standards are intended to provide a foundation for the establishment of a complete community of streetscapes and buildings based on proven American town building principles. In general, architectural design shall reinforce the community's character through proper building placement, massing, exterior materials, and architectural detailing.

- Architectural design and detailing shall be consistent and of the same level of quality on all facades of the home.
- Accessory buildings and structures shall be architecturally consistent with and of the same level of quality as the primary building.
- Front facades shall include a visible primary entrance oriented toward the primary street or adjacent common space and shall incorporate a pedestrian walkway to the public sidewalk. For homes with side-entry garages, the driveway may be used as the pedestrian walkway.
- Three-vehicle wide garage massings, where permitted, shall not face the primary street, and shall be broken down so that the third bay is setback a minimum of 2' and reduced in scale from the overall garage massing.
- No individual wall plane on front facades may exceed 45' of uninterrupted width.
- Side facades shall be articulated to avoid long, uninterrupted building masses and shall provide windows or other architectural features to avoid blank walls.
- Windows shall be consistent with the architectural style of the home and shall be ordered and distributed on all facades.
- Colors, window trim, materials, and other architectural features shall be consistent with the architectural style of the home and shall be applied equally on all facades.
- Trim bands shall be consistent with the architectural style of the home and shall be aligned with architecturally significant locations.
- Changes in colors or materials shall occur at inside corners or at architecturally significant locations.
- The interior finished floor elevation shall be a minimum of 18" above the immediately adjacent grade at the primary entrance of the home.
- A minimum of 50% of lots shall incorporate a porch that is a minimum of 8'-0" wide and 10'-0" deep measured from the exterior face of the building to the exterior face of the column.
- Stoops, where appropriate to the architectural style of the home, shall be minimum 6'-0" wide and 5'-0" deep measured from the exterior face of the building to the exterior face of the column.
- Shutters shall be consistent with the architectural style of the home and shall be sized and shaped to appear to completely cover the window when in a closed position. Hardware shall be included for shutters to be operable or appear to be operable.
- Architectural Variety and Repetition
  - Elevations and/or colors are allowed to repeat when there are a minimum of two (2) lots of separation on the same side of the street.
  - Identical elevations and/or colors shall not be repeated on the lot across the street, nor on the (1) lot on either side of the lot across the street.



1950 SUMMIT PARK DRIVE, SUITE 600 ORLANDO, FL 32810 407.844.4068

SEC 6 & 31 TWP 22 & 231 (RGE 27) WILLIAMS ROAD WINTER GARDEN ORANGE COUNTY, FLORIDA

JOHNS LAKE MCKINNON GROVES, L.L.P. UVPUD, BEZONING, PRELIMINARY DEVELOPMENT PLAN SETBACKS

APRIL 25, 2025  
04-25-2025 - REVISION 1  
06-29-2025 - REVISION 2  
10-15-2025 - REVISION 3  
03-24-2026 - REVISION 4  
04-24-2026 - REVISION 5

REVISIONS  
DRAWN BY: MCM  
CHECKED BY: KL  
PROJECT MANAGER: KL  
JOB #: 24001120  
FILE CODE: ---  
SHEET NO.: 5

**LOT TYPE IMAGERY**



Townhome



Townhome



Cottage Home



Cottage Home



Park Home



Park Home



Estate Home



Estate Home



Village Home



Village Home



Lakefront Estate Home



Lakefront Estate Home

AGMCI

ISAC'S STRATEGY SOLUTIONS, LLC



DIX-HITE



MCINTOSH ASSOCIATES  
an company

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SEC. 8 & 31 | TWP. 22 & 23 | RGE. 27  
WILLIAMS ROAD  
WINTER GARDEN  
ORANGE COUNTY, FLORIDA

JOHNS LAKE  
MCKINNON GROVES LLLP  
LUPULID REZONING  
PRELIMINARY DEVELOPMENT PLAN

APRIL 25, 2025

- 04-25-2025 - REVISION 1
- 05-02-2025 - REVISION 2
- 05-14-2025 - REVISION 3
- 05-20-2025 - REVISION 4
- 06-24-2025 - REVISION 5

REVISIONS

DRAWN BY: MGM  
CHECKED BY: RL  
PROJECT MANAGER: RL  
REV. # 0405130  
REV. CODE ---  
SHEET NO. 6

FOR REBAR CONSTRUCTION ONLY - CAST IN PLACE

## ARCHITECTURAL STYLE GUIDELINES

The Architecture within the Johns Lake UVPUD is intended to create a complete, integrated community of streetscapes and homes that is based upon time-tested, regional design context and fundamental principles such as scale, massing, materials, and details. While each home shall stand on its own design merit, it is intended that each home shall also contribute to the desired overall community character. The following Architectural Styles and their interpretations shall serve as a basis for the design character of the community.



### SPANISH COLONIAL / MEDITERRANEAN COLONIAL REVIVAL

- Massings may be symmetrical or asymmetrical with vertically proportioned rectangular forms.
- Porches and loggias are typical and can be additive to or integrated within the main massing.
- Roofs are shallow, ranging in pitch from 4:12 to 5:12, and clad with barrel tiles in natural tones. Gables, when used, do not exceed 16'-0" in width. Wider volumes utilize hip roofs.
- Windows and doors are deeply recessed. Windows are typically 3-pane or 6-pane casements.



### CRAFTSMAN

- Simple massing with clearly defined main body and secondary wings.
- Well detailed porches and porticos are common. Porches are typically full width of the façade and may be one or two stories.
- Roof forms are simple gables and hips, and pitched from 6:12 to 10:12.
- Windows are typically double hung with 6-over-6, 8-over-8, or 6-over-1 muntin patterns.



### FLORIDA VERNACULAR

- Symmetrical or balanced asymmetrical massings with wide proportions and clearly defined main body and secondary wings.
- Porches are required and may be additive or subtractive from the main body.
- Roofs are shallow, ranging in pitch from 4:12 to 5:12, with deep, open overhangs.
- Windows are typically double hung with vertical muntins in a 3-over-1 or 4-over-1 pattern. Nine-lite "prairie" patterns are also common.



### FRENCH COUNTRY

- Simple, vertically proportioned volumes. "L" shaped compositions feature a front-facing gable projecting from the main body and an add-on porch filling in the "L".
- Porches are typically wide and deep, and detailed to the same level as the main body of the home.
- Roof forms are simple gables and hips, pitched from 6:12 to 10:12, with deep, open overhangs.
- Windows are typically double hung with 2-over-2, 2-over-1, or 1-over-1 muntin patterns.



### COASTAL



### DUTCH WEST INDIES

- House and porch are typically elevated well above grade.
- Porches are typically full width of the front façade and often wrap corners.
- Main body roofs are typically hipped, and steeply pitched from 8:12 to 10:12.
- Windows are typically double hung with 6-over-6 or 4-over-4 muntin patterns.



### CLASSICAL

- Simple massing, symmetrical or asymmetrical facades, and heavily detailed add-on elements.
- Porches are not required but if utilized, shall consist of wood beams supported by wood or stucco columns.
- Roofs are hipped or gabled, and moderately pitched from 6:12 to 8:12. Gable roof forms typically terminate at the rear of a sculpted parapet wall.
- Windows are typically double hung with 6-over-6 or 9-over-9 muntin patterns.



### EUROPEAN FARMHOUSE

- Simple massing, symmetrical facades, and heavily detailed entries and eaves.
- Porches are typically add-on elements to the main body of the home.
- Roofs are gabled and moderately pitched from 6:12 to 8:12.
- Windows are typically double hung with 6-over-6 or 9-over-9 muntin patterns.



### REVISIONS

- Asymmetrical massing with vertically proportioned rectangular forms.
- Exterior materials are typically brick, stone, or half-timbering with brick or stone infill. If utilized, siding is typically reserved for secondary add-on massings.
- Roofs are steeply pitched from 10:12 to 12:12 or greater and consist of one or more prominent cross gables.
- Windows are typically 4-pane casements, 6-over-6 double hung, or diamond-pane fixed.



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DIX-HITE

LRK



MCINTOSH ASSOCIATES  
an LA company

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DRIVE, SUITE 600  
ORLANDO, FL 32810  
407.644.4068

SEC. 8 & 31 | TWP. 22 & 23 | RGE. 27  
WILLIAMS ROAD  
WINTER GARDEN  
ORANGE COUNTY, FLORIDA

JOHNS LAKE  
MCKINNON GROVES, LLP  
LUPPID REZONING  
PRELIMINARY DEVELOPMENT PLAN

APRIL 25, 2025

- 04-25-2025 - REVISION 1
- 05-02-2025 - REVISION 2
- 05-14-2025 - REVISION 3
- 05-20-2025 - REVISION 4
- 06-24-2025 - REVISION 5

REVISIONS

DRAWN BY: MGM  
CHECKED BY: RL  
PROJECT MANAGER: RL  
REV. NO.: 000100  
REV. CODE: ---  
SHEET NO.: 8

FOR REVISIONS CONTACT: GASTILE



IMAGE IS REPRESENTATIVE OF THE CHARACTER OF THE FOUR CORNERS PUD



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MCKINNON GROVES, L.L.P.  
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05-20-2025 = REVISION 4  
06-24-2025 = REVISION 5

REVISIONS

DRAWN BY: MGM  
CHECKED BY: RL  
PROJECT MANAGER: RL  
REV. #: 0000100  
REV. CODE: ---  
SHEET NO. 9

FOR REVISIONS CONTACT: GASTILE

# OPEN SPACE



## LEGEND

- COMMON OPEN SPACE
- ACTIVE RECREATION
- SPECIAL DISTRICT 1
- SPECIAL DISTRICT 2 / FUTURE CITY PARK

Open Space Tracts	Description	Tract Area (ac.)	Active Recreation (ac.)	Common Open Space (ac.)	SW/DRA Storm Water Dry Retention Component (ac.)
AR-1	Community Amenity Tract	2.62	2.62		
AR-2	Neighborhood Park Tract	2.36	2.36		
AR-3	MEW Park Tract	1.19	1.19		
AR-4	MEW Park Tract	0.75	0.75		
AR-5	Neighborhood Park Tract	6.76	6.76		
AR-6	Neighborhood Park Tract	1.38	1.38		
AR-7	Sunset Pier Park Tract	0.47	0.47		
OS-1	Open Space & DRA Tract	1.82		0.85	0.97
OS-2	Open Space & DRA Tract	1.69		0.68	1.01
OS-3	Open Space & DRA Tract	4.49		0.85	3.64
OS-4	Open Space & DRA Tract	4.64		1.26	3.38
OS-5	Open Space & DRA Tract	3.43		0.53	2.90
OS-6	Open Space Tract	2.90		2.90	
OS-7	Open Space Tract	0.07		0.07	
OS-8	Open Space Tract	0.07		0.07	
OS-9	Open Space Tract	0.10		0.10	
OS-10	Open Space Tract	0.11		0.11	
OS-11	Open Space Tract	1.35		1.35	
OS-12	Open Space Tract	0.77		0.77	
OS-13	Open Space Tract	0.30		0.30	
OS-14	Open Space Tract	0.47		0.47	
OS-15	Open Space & DRA Tract	9.62		5.68	3.94
OS-16	Open Space & DRA Tract	4.49		2.08	2.41
OS-17	Open Space Tract	2.35		2.35	
OS-18	Open Space Tract	11.56		11.56	
OS-19	Open Space & DRA Tract	8.41		2.01	6.40
OS-20	Open Space & DRA Tract	3.35		1.09	2.26
OS-21	Open Space & DRA Tract	5.84		2.53	3.31
OS-22	Open Space & DRA Tract	4.85		2.95	1.90
OS-23	Open Space Tract	0.26		0.26	
OS-24	Future City Park (Special District 2)	13.65	1.33	12.32	
PR-1	Private Tract (OS Contingency)	3.36			
<b>Totals</b>		<b>105.48</b>	<b>16.86</b>	<b>53.14</b>	<b>32.12</b>
<b>Total Open Space</b>				<b>85.26</b>	
<b>Percent of Net Developable Area</b>		<b>31.28%</b>	<b>5.00%</b>	<b>15.76%</b>	<b>9.52%</b>
		337.25			

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ORANGE COUNTY, FLORIDA

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MCKINNON GROVES LLP  
ULPID REZONING  
PRELIMINARY DEVELOPMENT PLAN

APRIL 25, 2025  
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11-26-2025 - REVISION 3  
03-26-2026 - REVISION 4  
04-24-2026 - REVISION 5

REVISIONS  
DRAWN BY: MCM  
CHECKED BY: KL  
PROJECT MANAGER: RL  
JOB #: 2401120  
FILE CODE: ---  
SHEET NO.: 10



# SPECIAL DISTRICT I AND COMMUNITY AMENITY

## SPECIAL DISTRICT I DESIGN STANDARDS

- The minimum building setback for the normal high water line shall be thirty (30) feet.
- The maximum FAR shall not exceed 0.3.
- Maximum building height is fifty (50) feet, not to exceed three (3) stories, and must reflect a residential architectural character consistent with a traditional bed and breakfast operation.
- Flat roofs are not permitted on any structure in Special District I. Pitched roofs appropriate to the architectural style of the building are required.
- Buildings shall be separated by a minimum of ten (10) feet, but in no case shall they be separated by less than is required by local building regulations.
- The bed and breakfast venue, together with any associated cottages, shall not collectively contain more than forty (40) keys/rooms for overnight guests. A minimum of six (6) cottages/bungalows will be included in the development of Special District I.
- Parking requirements for Special District I shall be as set forth in Section 118-1286 of the City Code, unless alternative parking standards are approved pursuant to Section 118-70 of the City Code.
- Overnight accommodations within the bed and breakfast and/or cottages, as well as dining within the restaurant/eating drinking establishment and/or other food service elements of Special District I, shall both be by reservation/appointment only (though reservations/appointments for both may be open to the general public.)
- A commercial marina is prohibited, and there shall be neither leasing of boat slips nor commercial storage of watercraft; provided, however, the docking of boats and other motorized or non-motorized watercraft, by residents of the community, non-residents, and/or others, at any docks hereafter permitted and constructed in Special District I, is expressly permitted and allowed during those periods of time when such persons are visiting and/or utilizing the bed and breakfast, cottages, restaurants, other food service elements, and/or other facilities and/or amenities of, or otherwise attending and/or participating in events at, Special District I.
- Rental or leasing of motorized watercraft is prohibited.
- For Special District I, the amplification of outdoor music is not permitted during events. Any amplified music shall be limited to indoors, and shall comply with Chapter 38, Article IV of the City Code.

## LEGEND

- 1 B&B / RESTAURANT
- 2 EVENT BARN
- 3 KITCHEN / SERVICE
- 4 PARKING
- 5 B&B GREEN / FIRE PITS
- 6 EVENT LAWN
- 7 WEDDING CHAPEL
- 8 CART PATH / FIRE LANE
- 9 DUPLEX BUNGALOW
- 10 SINGLE BUNGALOW
- 11 WALKING TRAIL
- 12 BOARDWALK
- 13 OBSERVATION DOCK
- 14 MAIN ENTRANCE

## SPECIAL DISTRICT I



## LEGEND

- 1 CLUBHOUSE
- 2 POOL
- 3 SPORTS COURT
- 4 COVERED SEATING

## COMMUNITY AMENITY



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LRK



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SEC 8 & 31 | TWP 22 & 23 | RGE 27  
WILLIAMS ROAD  
WINTER GARDEN  
ORANGE COUNTY, FLORIDA

JOHNS LAKE  
MCKINNON GROVES, LLP  
LUPFLD REZONING  
PRELIMINARY DEVELOPMENT PLAN

APRIL 25, 2025

04-25-2025 - REVISION 1

06-02-2025 - REVISION 2

07-15-2025 - REVISION 3

09-20-2025 - REVISION 4

04-24-2026 - REVISION 5

REVISIONS

DRAWN BY: MGM  
CHECKED BY: RL  
PROJECT MANAGER: RL  
DATE: 04/25/2025  
REV CODE: ---  
SHEET NO. 12

FOR BIDDING CONTRACT ONLY - GUT FILE

# STREET NETWORK PLAN



## LEGEND

- MINOR STREET
- MINOR STREET:  
WILLIAMS ROAD CONDITION
- ALLEY

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SEC 8 & 31   TWP 22 & 23   RGE 27
WILLIAMS ROAD
WINTER GARDEN
ORANGE COUNTY, FLORIDA

JOHNS LAKE  
MCKINNON GROVES LLLP  
UPZUP REZONING  
PRELIMINARY DEVELOPMENT PLAN

DATE	APRIL 25, 2025
04-25-2025 - REVISION 1	
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12-16-2025 - REVISION 3	
03-26-2026 - REVISION 4	
04-24-2026 - REVISION 5	

REVISIONS

DRAWN BY: MGM
CHECKED BY: KL
PROJECT MANAGER: KL
DATE: 2/26/25
FILE CODE: ---
SHEET NO. 13

NOT ISSUED FOR CONSTRUCTION CAD FILE

# ENTRY STREETSCAPE



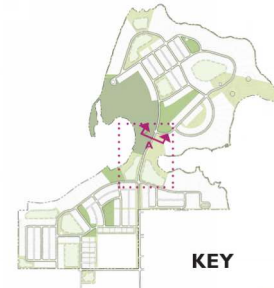
## SECTION A | WILLIAMS ROAD GATEHOUSE

NOTE: Intent is to preserve existing trees and vegetation.



## ELEVATION | GATE SIGN

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



KEY



## ENLARGEMENT | WILLIAMS ROAD ENTRY

NOTE: Gate and gate house option is permitted but not required. If selected for development, the gate and gate house details and final location shall be included on the Preliminary Plat.



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SEC 8 & 31 | TWP 22 & 23 | RGE 27

WILLIAMS ROAD  
 WINTER GARDEN  
 ORANGE COUNTY, FLORIDA

JOHNS LAKE  
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 LUPULID REZONING  
 PRELIMINARY DEVELOPMENT PLAN

APRIL 25, 2025

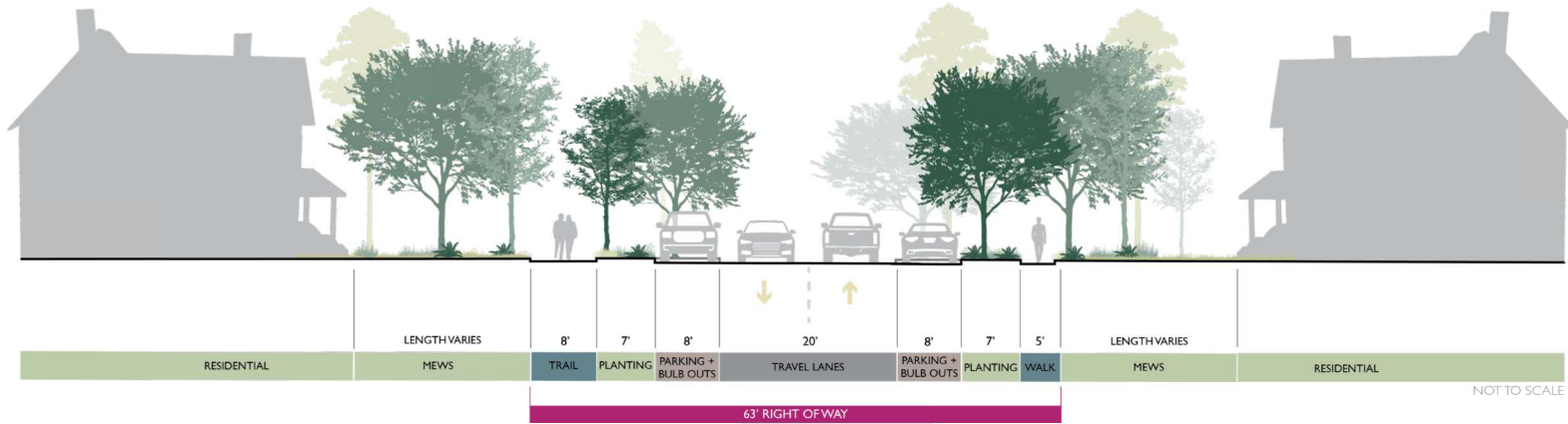
04-24-2025 - REVISION 1  
 06-03-2025 - REVISION 2  
 07-10-2025 - REVISION 3  
 09-20-2025 - REVISION 4  
 04-24-2026 - REVISION 5

REVISIONS

DRAWN BY: MGM  
 CHECKED BY: RL  
 PROJECT MANAGER: RL  
 PLOT NO: 2025100  
 RES CODE: ---  
 SHEET NO: 14

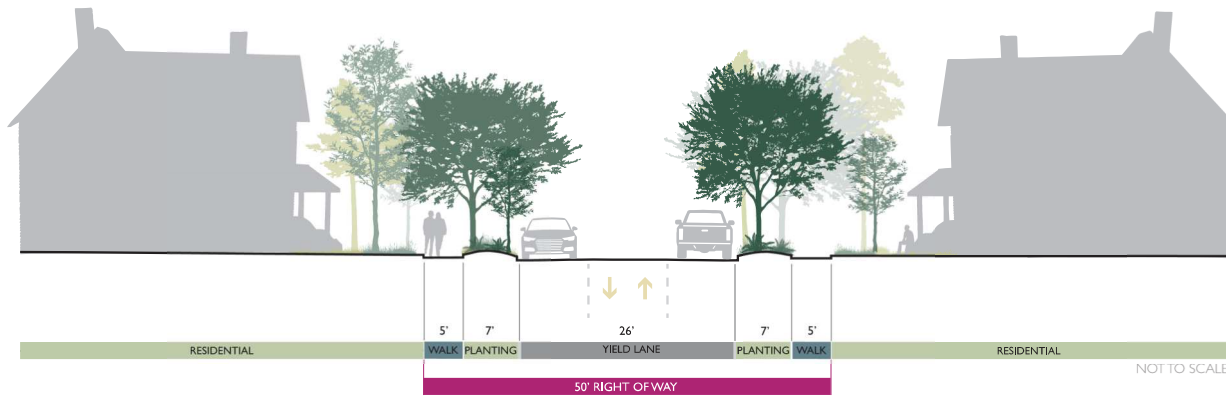
FOR BIDDING CONTRACT ONLY - GATE

# STREETS

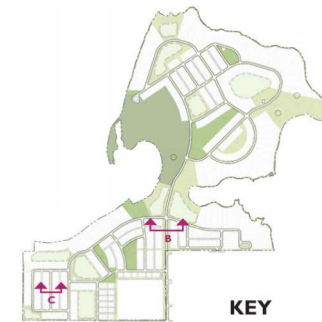


## SECTION B | MINOR STREET WITH DESIGNATED ON STREET PARKING AND PRIMARY TRAIL

**NOTE:** Special condition occurs along Williams Road only between Salty Dog Road north to the first four-way intersection.



## SECTION C | MINOR STREET WITH PEDESTRIAN WALK, TYPICAL



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 WINTER GARDEN  
 ORANGE COUNTY, FLORIDA

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 07-20-2025 - REVISION 4  
 08-28-2025 - REVISION 5

REVISIONS

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 CHECKED BY: RL  
 PROJECT MANAGER: RL  
 DATE: 04/25/2025  
 REV CODE: ---  
 SHEET NO: 15

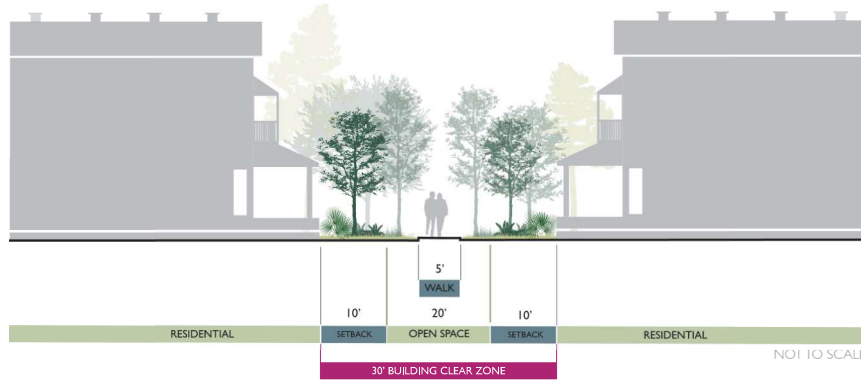
FOR BIDDING CONTRACT ONLY - GUTLINE

# STREETS



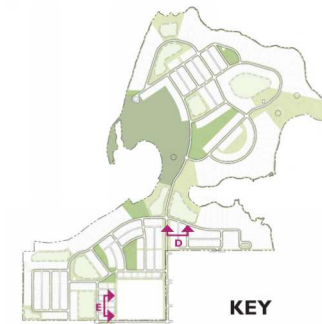
## SECTION D | ALLEY

**NOTE:** Garage setback is either 5' or +20'. Corner lots 5' setback only.



## SECTION E | TOWNHOME MEWS

**NOTE:** Sidewalks may meander through mews.



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# STREET TREES

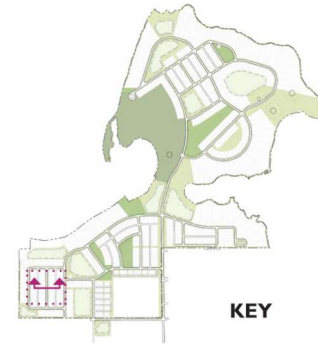


## PLAN

NOTE: Trees to vary to provide species diversity.



## TYPICAL MINOR STREET STREETScape



KEY

# STREET TREES



**LIVE OAK**  
*Quercus virginiana*



**RED MAPLE**  
*Acer rubrum*



**SOUTHERN MAGNOLIA**  
*Magnolia grandiflora*



**SWEETGUM**  
*Liquidambar styraciflua*



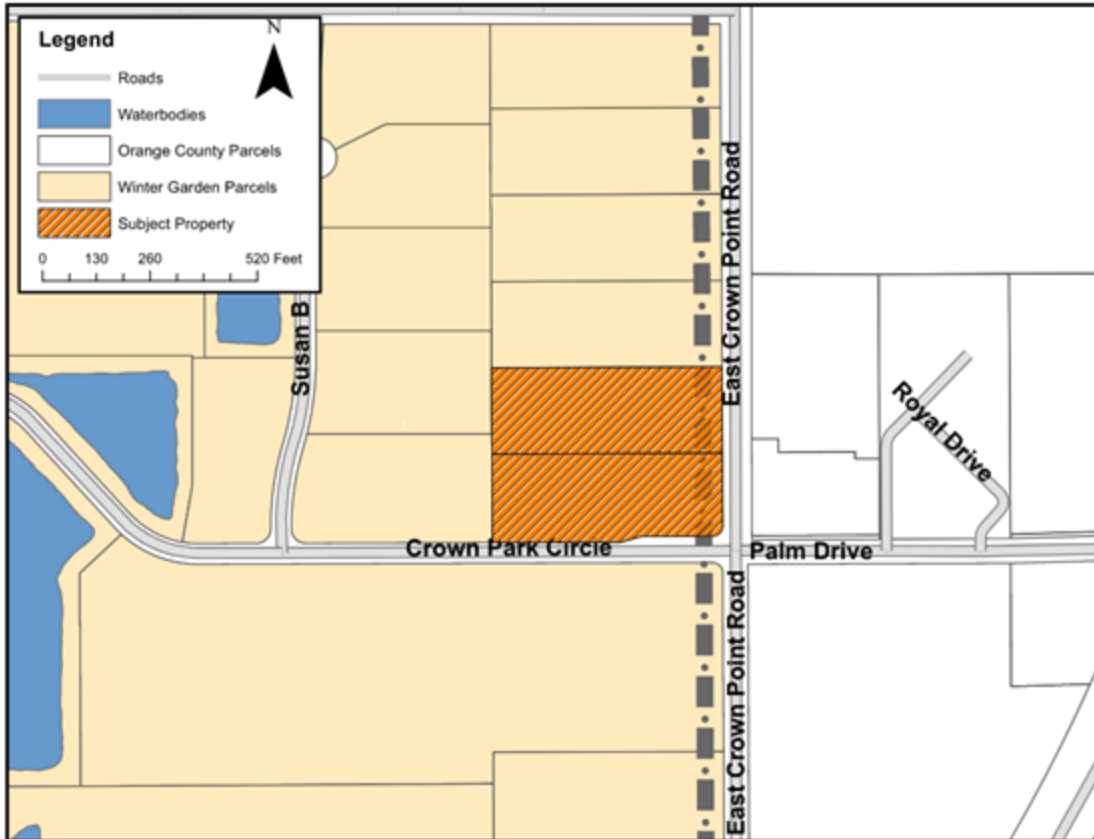
**SHUMARD OAK**  
*Quercus shumardii*

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SEC. 8 & 31   TWP. 22 & 23   RGE. 27	WILLIAMS ROAD WINTER GARDEN ORANGE COUNTY, FLORIDA
<b>JOHNS LAKE</b> MCKINNON GROVES LLLP LUPID REZONING PRELIMINARY DEVELOPMENT PLAN	APRIL 25, 2025
04-25-2025 - REVISION 1 06-23-2025 - REVISION 2 07-14-2025 - REVISION 3 07-29-2025 - REVISION 4 08-24-2025 - REVISION 5	REVISIONS
DRAWN BY: MGM CHECKED BY: RL PROJECT MANAGER: RL DATE: 04/25/25 REV CODE: --- SHEET NO.: 17	DATE FILE: 04/25/25



# LOCATION MAP

530 & 550 E Crown Point Rd



**CITY OF WINTER GARDEN**  
**PLANNING & ZONING DIVISION**

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

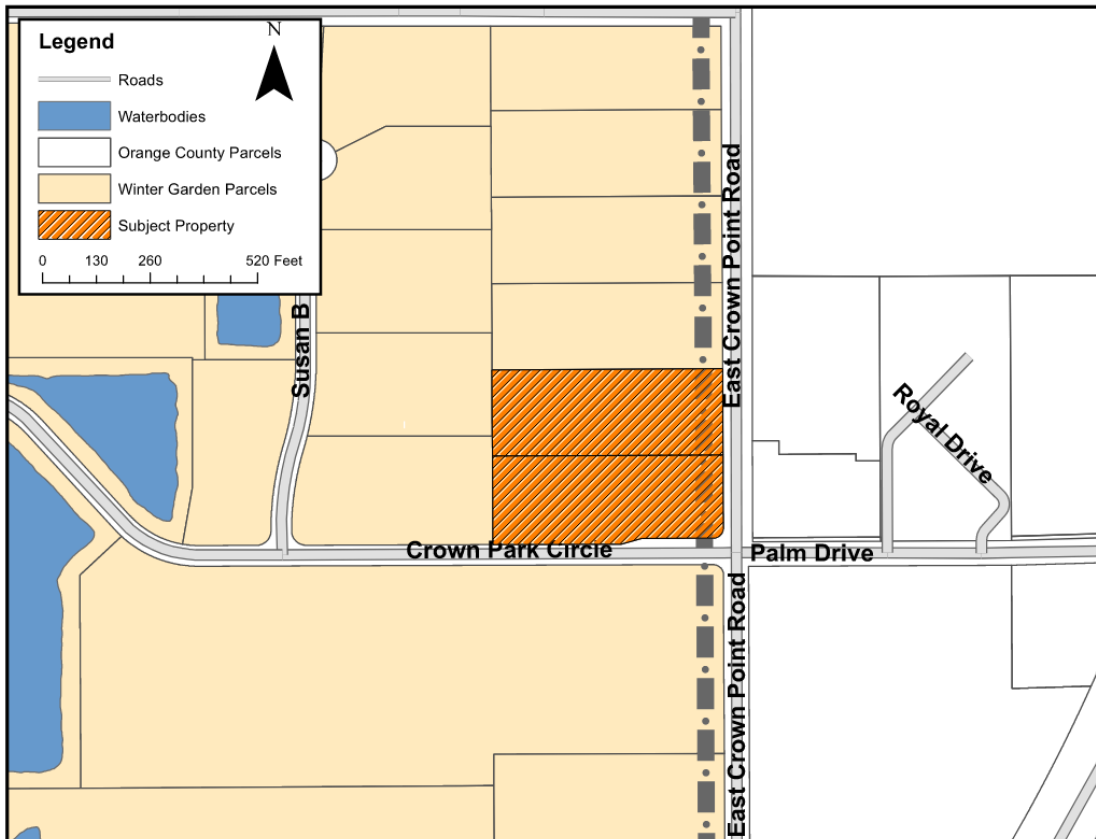
**STAFF REPORT**

**TO:** PLANNING AND ZONING BOARD  
**PREPARED BY:** SHANE FRIEDMAN, PLANNING SUPERVISOR  
**DATE:** MAY 4, 2026  
**SUBJECT:** PRELIMINARY PLAT  
**530 and 550 EAST CROWN POINT RD (5.34± acres)**  
**PARCEL ID # 13-22-27-0895-00-070; -080**

**APPLICANT:** Thomas & Hutton Engineering Co.

**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 properties, located on East Crown Point Road, and are approximately 5.34 ± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The applicant is requesting approval of a Preliminary Plat of the 5.34 ± acre properties, which is located in the East Crown Point Development, for 3 new commercial lots. The subject property is located within the City of Winter Garden municipal limits, and carries the zoning designation PCD (Planned Commercial Development) in the City of Winter Garden. The property's PCD zoning was established by Ordinance 25-37. The subject property is designated Commercial (COM) on the Future Land Use Map of the Comprehensive Plan.

### **EXISTING USE**

The subject property is currently vacant. The properties are located in the Britt Business Center commercial subdivision.

### **ADJACENT LAND USE AND ZONING**

The properties to the west and south are developed with office and industrial buildings, are zoned I-2 (General Industrial District), and are located within the City's municipal limits. The properties to the east are developed with warehouse and office spaces, are zoned PUD-IND, and are located within the City of Ocoee. To properties to the north are undeveloped, zoned PCD, and are located within the City's municipal limits.

### **PROPOSED USE**

The properties are part of a larger PCD that consists of nine (9) commercial office/flex space buildings totaling 203,306 square feet. The project is proposed to be phased across three lots and six phases. The applicant's portion of the PCD development consists of three (3) commercial office/flex warehouse buildings totaling 63,650 square feet.

The purpose of the preliminary plat is to allow the owner of Lot 7 and Lot 8 replat the existing two lots into three lots and a common area tract in order to condo plat the buildings in the future. Although the applicant intends to condo plat the building themselves, the replating of the two properties is necessary in order to record the required cross access easements, establishing new lots, and establishment of new common areas.

### **SUMMARY**

Staff and DRC recommend conditional approval of the proposed Preliminary Plat, subject to the following conditions:

1. Preliminary Plat approval by staff and the Planning & Zoning Board is required prior to final site plan approval. No Certificate of Occupancy or Certificate of Completion shall be issued until the final plat is reviewed, approved and recorded.
2. Informational: This review is for compliance with Sections 110-121 thru 110-124 of the City Code regarding preliminary plats. Final construction plans for the site have been reviewed separately.
3. Correct the street name on the south side of the project to Crown **Park Circle**.
4. Minimum 5' wide concrete sidewalks are required along all project frontages. Existing sidewalks will be checked at completion and any damaged sections shall be replaced. Internal sidewalks shall connect to the public sidewalks in the right-of-way per ADA.

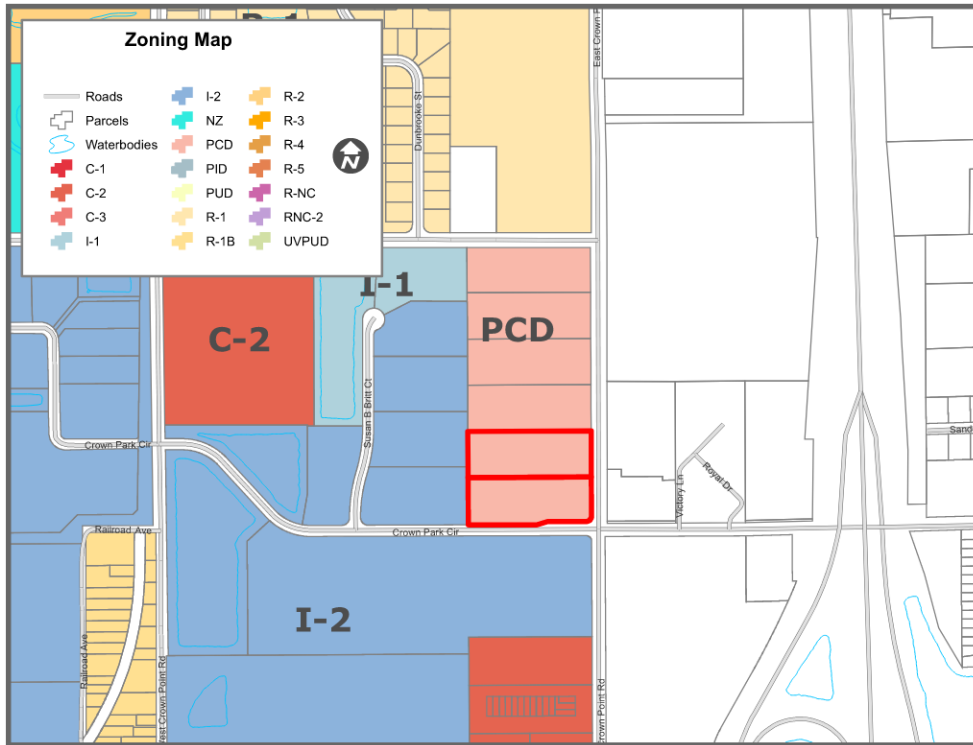
5. Easements having more than one pipe shall adhere to Section 110-203 of the City Code requiring easement widths based on the following: Minimum Easement Width = (2) x (Depth of Pipe) + (Pipe Diameter + 7').
6. The site shall be served by City water, sewer and reuse. All utilities required for the development shall be run to the site at the Developer's expense, including potable water, reclaimed water and sanitary sewer. Final plans shall detail all connections including fire protection, reuse water and domestic water supply. All irrigation on the site shall be designed to be supplied by reclaimed water when available and shall be served by a jumper to potable water until that time. It should also be noted that buildings over 6,000 s.f. will require fire sprinklers subject to review by the Building and Fire Departments.
7. 100% of the water/sewer impact fees shall be paid prior to site or building permit issuance or execution of FDEP permit applications by the City. Sanitary laterals, fittings, and pipes shall be SDR 26 per City standards. City Standard Detail Sheets for utilities and public works shall be adhered to.
8. Fire sprinkler systems will be required on all buildings over 6,000 s.f. with Point of Service (POS), backflow prevention, etc. shown. All work downstream of the POS shall be performed by a licensed fire sprinkler contractor.
9. Permit from SJRWMD for stormwater is required. Permits or exemptions shall also be required from FDEP for water and sewer and FDEP NPDES NOI as may be applicable.
10. Any signs, screen walls or retaining walls shall require a separate permit from the Building Department.
11. Streetlighting both internally and on all street frontages is required pursuant to City Code – dark skies lighting is required.
12. Certificates of Occupancy for any building will not be issued until the Certificate of Completion for the infrastructure has been issued by the City Engineer and the final plat has been approved and recorded.
13. All dumpsters shall be enclosed and shall provide 12' minimum inside clearance (each way inside of bollards and gate hardware), and access by solid waste vehicles. Coordinate additional requirements (compactors, etc.) with Public Services Department, Solid Waste Division.
14. All utilities shall be underground pursuant to Code (Sec. 18-33) including electrical power, cable, telephone, etc.
15. Traffic study (TIA) was submitted for review by the Planning Department. An Agreement to participate in the Traffic Impact Analysis and coordination with the City's Transportation Consultant on proposed improvements to the intersection of East Crown Point Road and Crown Park Circle (i.e. signalization, etc.) will be required. A proportionate fair share contribution will be determined for the needed improvements.

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

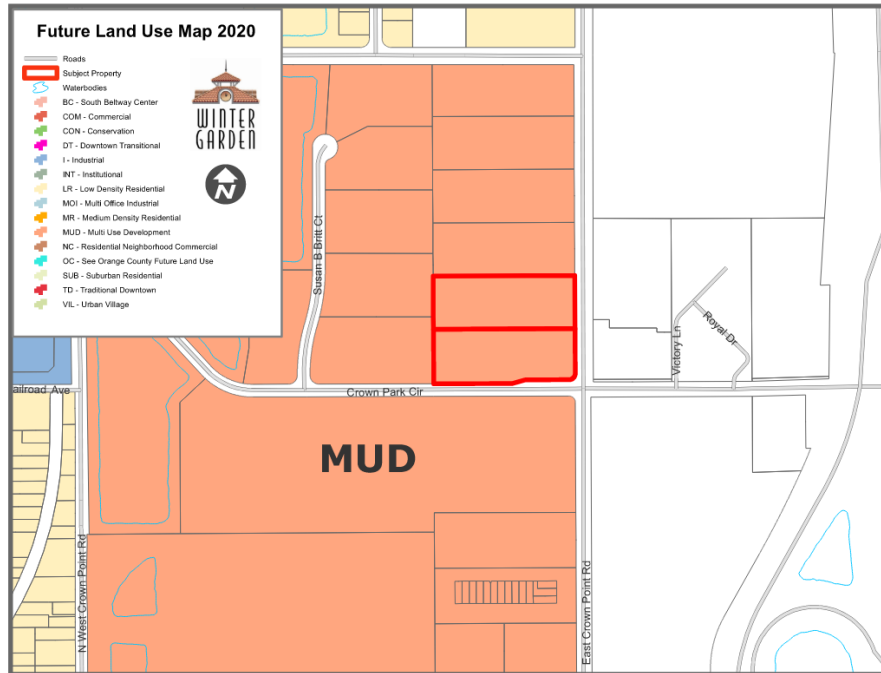
**Aerial Map**



**ZONING MAP**



**FUTURE LAND USE MAP**



**END OF STAFF REPORT**

# PRE-PLAT PLANS

## FOUR TWO NINE AT CROWN POINT SOUTH

### 530-550 EAST CROWN POINT ROAD

**OWNER/ APPLICANT:** CROWN 429, LLC  
P.O. BOX 429  
POLK CITY, FLORIDA 33868  
PHONE: 407-702-3299  
EMAIL: GMBOYER@BOYERBUILDINGCORP.COM

**SURVEYOR:** IRELAND & ASSOCIATES SURVEYING, INC.  
800 CURRENCY CIRCLE, SUITE 1020  
LAKE MARY, FL 32746  
PHONE: 407-678-3366  
EMAIL: IRELANDSURVEYING@GMAIL.COM

PARCEL I.D. No. 13-22-27-0895-00-070 & 13-22-27-0895-00-080

#### SITE VICINITY MAP



#### PLAN INDEX

- C-1 COVER SHEET
- C-2 BOUNDARY AND TOPOGRAPHIC SURVEY
- C-3 OVERALL SITE PLAN
- C-4 SITE GEOMETRY PLAN
- C-5 SITE PAVING, GRADING AND DRAINAGE PLAN
- C-6 SITE UTILITY PLAN
- SUR 1 PLAT (SHEET 1 OF 2)
- SUR 2 PLAT (SHEET 2 OF 2)

**ZONING: PCD**  
**FLU: MULTI-USE DEVELOPMENT**

SCALE: 1" = 1000'

#### PERMITTING AGENCIES

- CITY OF WINTER GARDEN - SITE DEVELOPEMENT PERMIT
- SJRWMD - ENVIRONMENTAL RESOURCE PERMIT
- FDEP - NPDES NOTICE OF INTENT
- FDEP WATER PERMIT
- FDEP WASTEWATER PERMIT

#### UTILITY COMPANIES



WATER, SEWER & RECLAIMED	CITY OF WINTER GARDEN	407-656-4111
ELECTRIC	DUKE ENERGY	407-629-1010
NATURAL GAS	LAKE APOPKA NATURAL GAS DISTRICT	NONE PROVIDED
PHONE/FIBER	AT&T	G27896@ATT.COM
PHONE/FIBER	CENTURYLINK	850-815-3144
PHONE/FIBER	CHARTER COMMUNICATIONS	813-302-0800
PHONE/FIBER	DUKE ENERGY	727-512-6268
PHONE/FIBER	MCI	800-624-9675

#### PROJECT DESCRIPTION:

TO CONSTRUCT (3) - ONE STORY OFFICE/FLEX SPACE BUILDINGS THAT HAVE A TOTAL BUILDING AREA OF 63,624 SQUARE FEET ALONG WITH ASSOCIATED PARKING, STORMWATER, AND UTILITY FACILITIES ON A 5.36 ACRE PARCEL OF LAND IN WINTER GARDEN, FLORIDA.

#### LEGAL DESCRIPTION:

LOTS 7 & 8, INCLUSIVE, BRITT BUSINESS CENTER NORTH PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 110 THROUGH 113, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

#### NOTES:

1) SIGNS, SCREEN AND RETAINING WALLS REQUIRE A SEPARATE PERMIT FROM THE BUILDING DEPARTMENT.

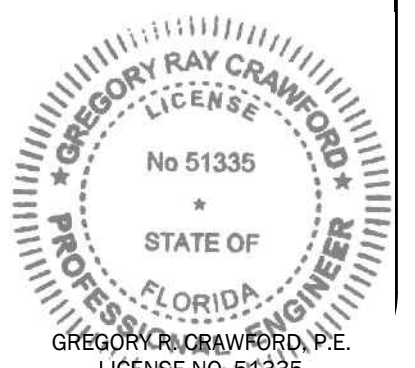
PREPARED BY:

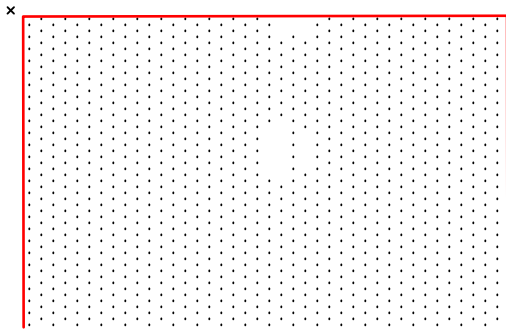
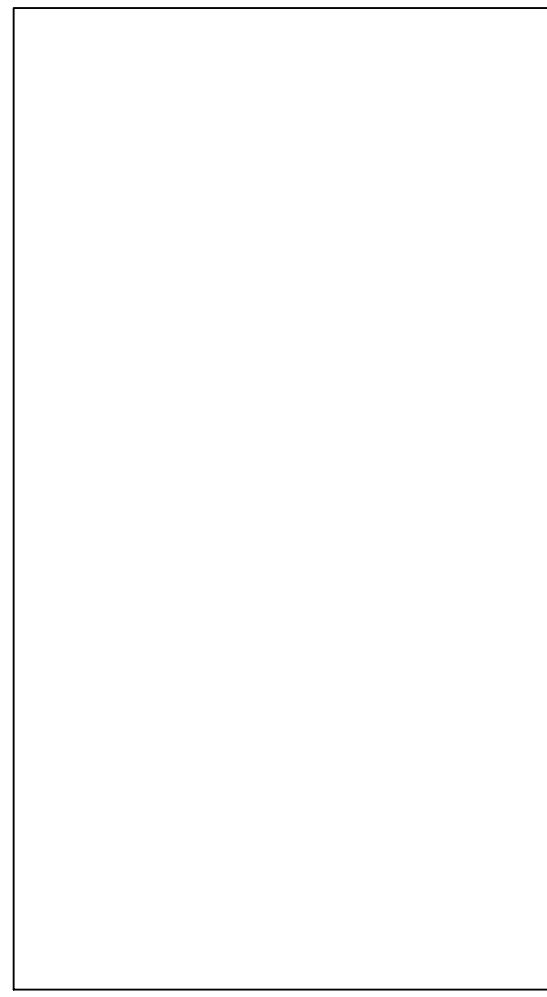
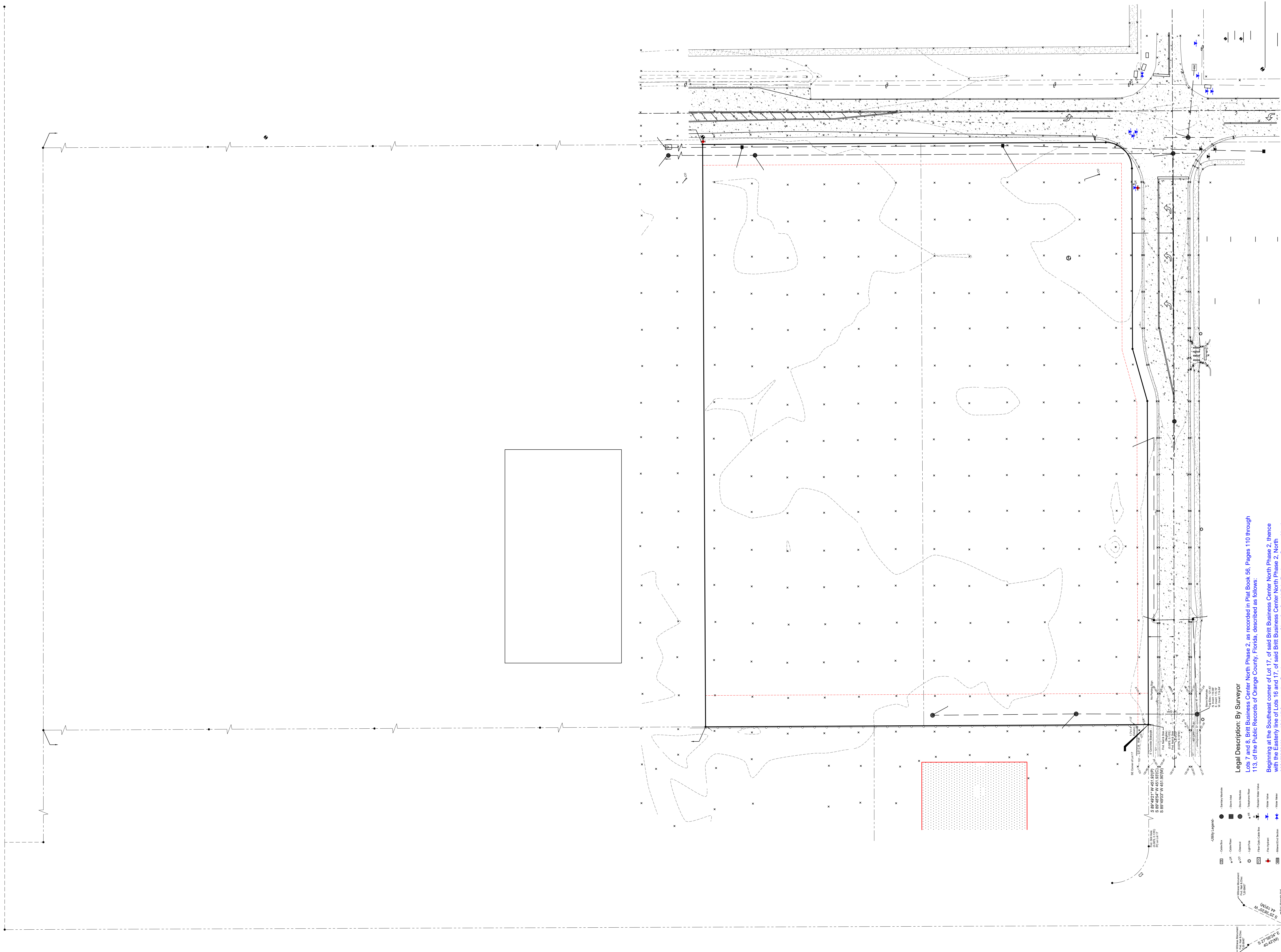


**THOMAS & HUTTON**

5127 S. Orange Avenue • Suite 200  
Orlando, FL 32809  
p.407.895.0324  
www.thomasandhutton.com

THIS ITEM HAS BEEN DIGITALLY  
SIGNED AND SEALED BY:  
GREGORY R. CRAWFORD, P.E.  
ON THE DATE ADJACENT TO THE SEAL.  
SIGNATURE MUST BE VERIFIED ON  
ANY ELECTRONIC COPIES.



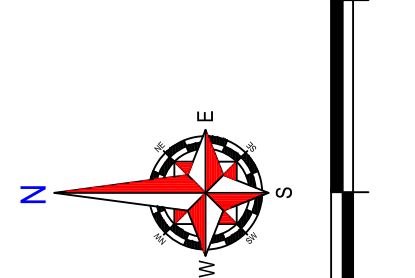


- UTILITY LEGEND:**
- Green Line
  - Black Line
  - Red Line
  - Blue Line
  - Yellow Line
  - Purple Line
  - Orange Line
  - Light Blue Line
  - Light Green Line
  - Light Purple Line
  - Light Orange Line
  - Light Yellow Line
  - Light Blue Circle
  - Light Green Circle
  - Light Purple Circle
  - Light Orange Circle
  - Light Yellow Circle
  - Light Blue Square
  - Light Green Square
  - Light Purple Square
  - Light Orange Square
  - Light Yellow Square

**Legal Description: By Surveyor**  
 Lots 7 and 8, Britt Business Center North Phase 2, as recorded in Plat Book 56, Pages 110 through 113, of the Public Records of Orange County, Florida, described as follows:  
 Beginning at the Southeast corner of Lot 17, of said Britt Business Center North Phase 2, thence with the Easely line of Lots 16 and 17, of said Britt Business Center North Phase 2, North 00°17'25" West, 424.15 feet, to the Southwest corner of Lot 9, of said Britt Business Center North Phase 2, North 00°17'25" West, 577.86 feet, to the Southeast corner of Lot 9, of said Britt Business Center North Phase 2, North 89°42'34" East, 577.86 feet, to the Southeast corner of Lot 9, of said Britt Business Center North Phase 2, North 00°17'25" East, 398.14 feet, to the beginning of a radial curve concave Northwest, having a radius of 25.00 feet, a central angle of 90°06'20", and a chord bearing and distance of South 44°45'44" West, 35.39 feet; thence departing the Westerly Right-of-Way line of East Crown Point Road, Southwesterly along said curve an arc length of 39.32 feet, to the Point of Tangency on the Northerly Right-of-Way line of Crown Park Circle, thence with the Northerly Right-of-Way line of Crown Park Circle, the following curve (C) bearing and distance of South 89°46'54" West, 172.86 feet; thence South 74°10'22" West, 51.92 feet; thence South 89°46'54" West, 309.91 feet, to the Point of Beginning.

**Boundary Survey**  
 Legal Description: Parent Parcel  
 Lots 7 and 8, Britt Business Center North Phase 2, according to the plat thereof, as recorded in Plat Book 56, Pages 110 through 113, of the Public Records of Orange County, Florida.

FLOOD DISCLAIMER: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY, THE SURVEYOR HAS FOUND NO CITY OF WINTER GARDEN COMMUNITY NUMBER 120187, DATED 04/20/2021.  
 CERTIFIED TO: GARY BOYER



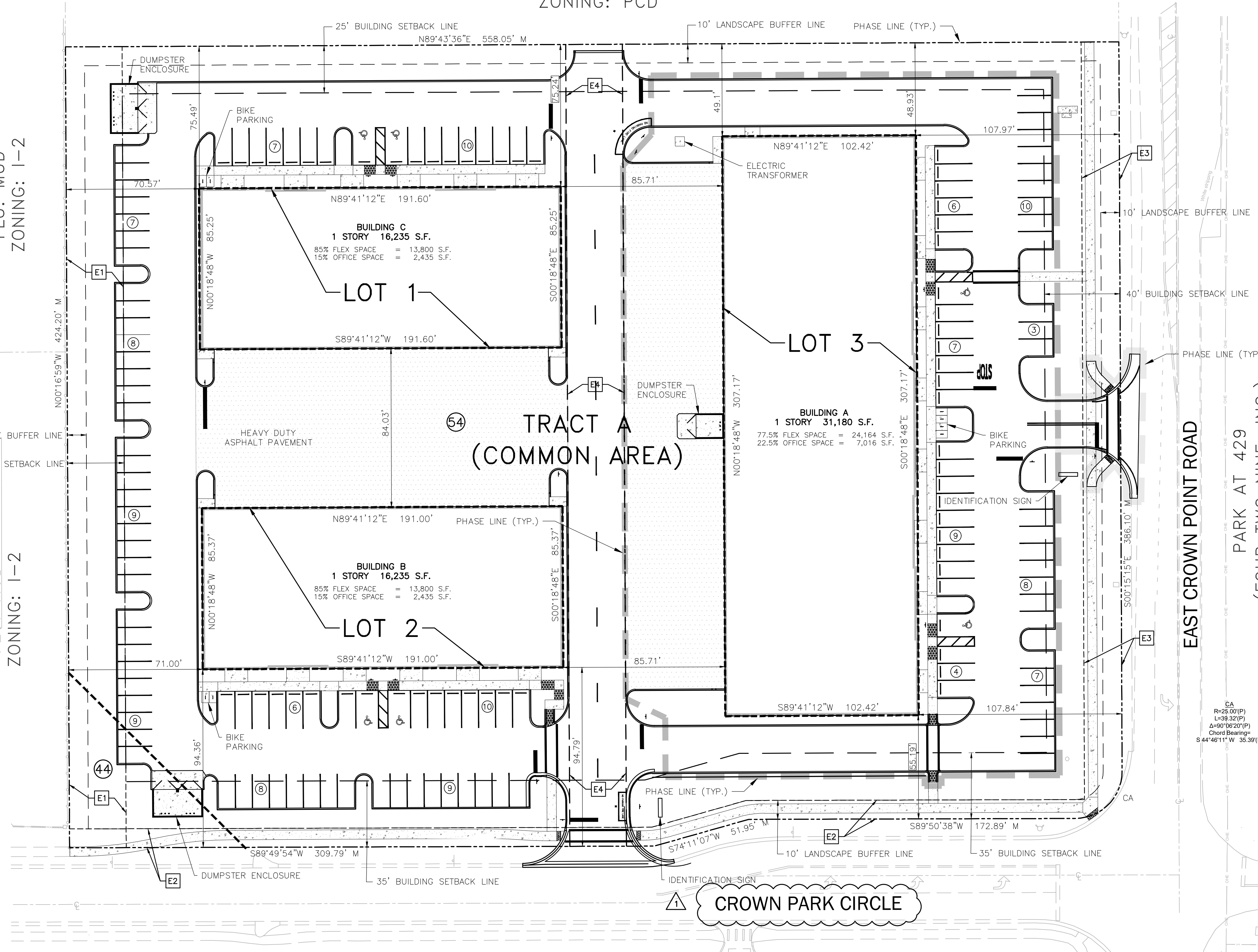
THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO CITY OF WINTER GARDEN COMMUNITY NUMBER 120187, DATED 04/20/2021.  
 I, the undersigned, being duly sworn, depose and say that I am a duly Licensed Professional Surveyor in the State of Florida, and that I am the author of the above described plat, and that the same is a true and correct copy of the original as the same appears in my office, and that I have not been furnished with any information which would require me to make any change in the above described plat.  
 My commission expires on 06/30/2024.  
 Ireland & Associates Surveying, Inc.  
 The Surveyor's Seal is a Public Record as defined in Section 403.01, Florida Statutes.

570 590 E. CROWN POINT ROAD, LLC

FLU: MUD  
ZONING: PCD

ROBERT WALLICK  
RECYCLERS  
FLU: MUD  
ZONING: I-2

ROBERT WALLICK  
RECYCLERS  
FLU: MUD  
ZONING: I-2



**SITE LEGEND**

- TRACT BOUNDARY
- - - LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE
- - - SOILS BOUNDARY LINE
- 54 SOILS DESIGNATION
- [Solid Box] PROPOSED BUILDING
- [Hatched Box] PROPOSED HEAVY DUTY ASPHALT PAVEMENT

**GRAPHIC SCALE**

1" = 30'

**SITE DATA**  
PROPERTY LOCATION: 530 & 550 E. CROWN POINT ROAD, WINTER GARDEN, FL

PROPERTY FUTURE LAND USE DESIGNATION: MULTI-USE DEVELOPMENT (M.U.D.)  
EXISTING USE: VACANT  
PROPOSED USE: OFFICE/FLEX WAREHOUSE SPACE  
PROJECT AREA: 5.365 AC.  
PARCEL ID: 13-22-27-0895-00-0070 & 13-22-27-0895-00-0080  
ZONING: (EXISTING) PCD  
PROPOSED GROSS FLOOR AREA: 63,650 S.F.

BUILDING SETBACKS		BUILDING SETBACKS	
EXTERIOR BOUNDARY (REQUIRED)		EXTERIOR BOUNDARY (PROVIDED)	
FRONT (EAST)	40'	FRONT (EAST)	107.84'
SIDE (NORTH)	25'	SIDE (NORTH)	48.93'
SIDE (SOUTH)	35'	SIDE (SOUTH)	55.19'
REAR (WEST)	30'	REAR (WEST)	70.57'

MAXIMUM ALLOWABLE BUILDING HEIGHT: 40'  
BUILDING HEIGHT PROPOSED: <40'

**PARKING**

REQUIREMENT	PROVIDED	REQUIREMENT	PROVIDED
PARKING REQUIRED		PARKING PROVIDED	131 SPACES
FLEX SPACE (1 SPACE PER 1,000 SF)	51.76 x 1 = 52 SPACES	STANDARD PARKING SPACES	6 SPACES
OFFICE (3 SPACES PER 1,000 SF)	11.886 x 3 = 36 SPACES	HANDICAP PARKING	4 SPACES
TOTAL PARKING REQUIRED	88 SPACES	TOTAL PARKING PROVIDED	137 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP	4 SPACES		

BICYCLE PARKING REQUIRED: 2 + (1 PER 10 SPACES) = 2 + 13.7 = 16 SPACES  
BICYCLE PARKING PROVIDED: 16 SPACES

**SITE AREA CALCULATIONS**

	EXISTING	PROPOSED
BUILDING	0.00 S.F.	63,650.00 S.F.
PAVING/CURBS/WALKS/DUMPSTER	0.00 S.F.	119,184.31 S.F.
IMPERVIOUS AREA	0.00 S.F.	182,834.31 S.F.
PERVIOUS AREA	233,687.95 S.F.	50,853.64 S.F.
TOTAL SITE AREA	233,687.95 S.F.	233,687.95 S.F.
MAXIMUM IMPERVIOUS AREA ALLOWED		75.00 %
MAXIMUM IMPERVIOUS AREA PROPOSED		78.24 %

**FLOOD ZONE**  
FLOOD ZONE X PER FEMA F.I.R.M. PANEL 12095C0210H & 12095C0205H DATED: 09/24/2021

**SOILS** 44 - SMYRNA-SMYRNA, WET, FINE SAND AND 54 - ZOLFO FINE SAND

**WETLAND STATEMENT**  
THERE ARE NO WETLANDS ON THIS SITE

**HAZARDOUS MATERIALS STATEMENT**  
DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ONTO THE SITE IN SUCH QUANTITIES AS DEEMED HAZARDOUS BY THE FIRE OFFICIAL, ACCESS ROADS & A SUITABLE TEMPORARY SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED & MAINTAINED.

**LIGHTING NOTE**  
LIGHTING SHALL COMPLY WITH CITY OF WINTER GARDEN COMMERCIAL DESIGN STANDARDS PER CODE SECTION 118-1536(K).

**COMMERCIAL DESIGN STANDARDS NOTE**  
THE PROJECT SHALL COMPLY WITH THE COMMERCIAL DESIGN STANDARDS SET FORTH IN THE CITY OF WINTER GARDEN LAND DEVELOPMENT CODE.

**DUMPSTER NOTE**  
THE DUMPSTER SHALL HAVE OPAQUE GATING AND THE WALL SHALL HAVE A DECORATIVE CONCRETE CAP. WALL SHALL BE ARCHITECTURALLY COMPATIBLE MATERIAL TO THE PRINCIPLE BUILDING.

**SIGNAGE NOTE**  
ALL SIGNS SHALL BE PER CITY OF WINTER GARDEN LAND DEVELOPMENT CODE (CHAPTER 102 SIGNS).

**CROSS ACCESS**  
THE PROJECT WILL BE CONSTRUCTED WITH A CROSS-ACCESS EASEMENT AS SHOWN HEREON.

LOTS/TRACTS	AREA (AC)
LOT 1	0.375
LOT 2	0.375
LOT 3	0.723
TRACT A	3.892
TOTAL	5.365

PROGRESS ENERGY TRAINING CENTER  
FLU: MUD  
ZONING: I-2

**ITE TRIP GENERATION**

DESCRIPTION	ITE CODE	ADT	PM	AM
OFFICE	710	602	86	87
WAREHOUSING	150	24	5	4
TOTAL	-	626	91	91

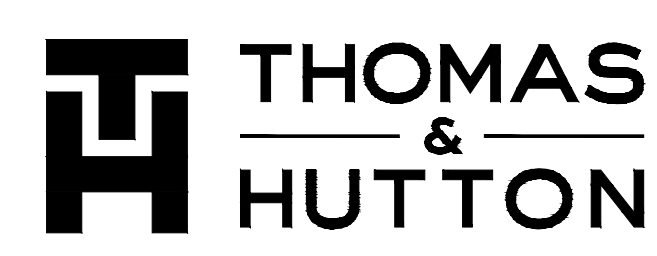
**PHASING**  
THE PROJECT WILL BE CONSTRUCTED IN TWO (2) PHASES.

**EASEMENT KEYNOTES**

- E1: 30' DRAINAGE EASEMENT
- E2: 10' DRAINAGE, UTILITY, SIDEWALK EASEMENT
- E3: 20' DRAINAGE, UTILITY, SIDEWALK EASEMENT
- E4: 30' PROPOSED ACCESS EASEMENT

DATE	REVISIONS	BY	CHECKED
04-21-2026	REVISED PER CITY COMMENTS	CPN	GRC

PRE-PLAT PLANS  
FOUR TWO NINE AT CROWN POINT SOUTH  
530-550 EAST CROWN POINT ROAD  
WINTER GARDEN, FLORIDA



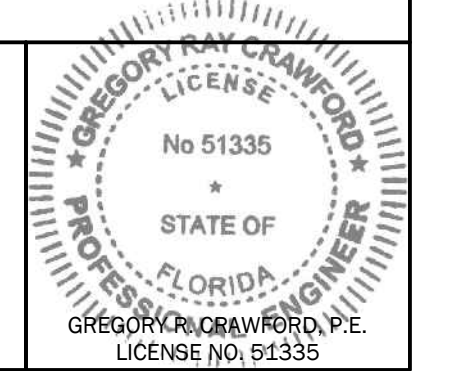
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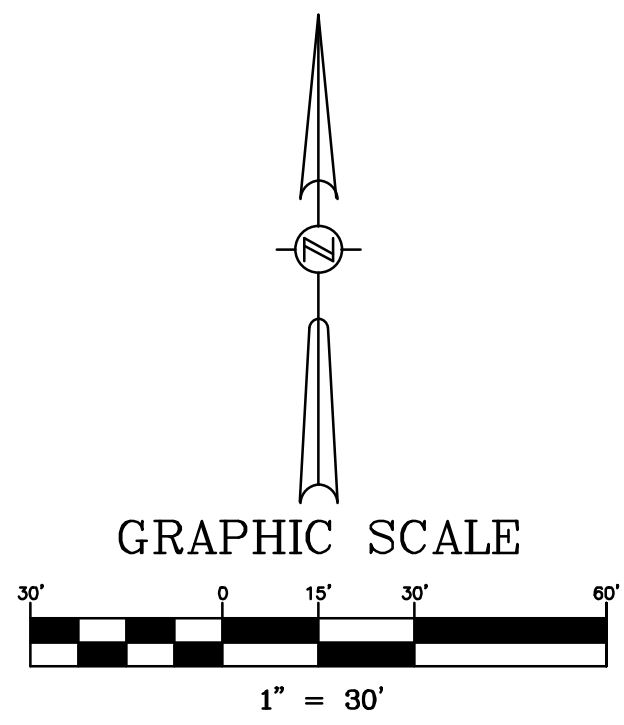
**OVERALL SITE PLAN**

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
CPN	CPN	GRC	GRC

PROJECT NO.	23-125
SCALE	1" = 30'
DATE	MARCH 25, 2025
SHEET NO.	C-3
SHEET	3 OF 8

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:  
GREGORY R. CRAWFORD, P.E.  
ON THE DATE ADJACENT TO THE SEAL.  
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.





SITE LEGEND	
	TRACT BOUNDARY
	EXISTING EASEMENT LINE
	PROPOSED BUILDING
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT

**SITE NOTES**

- ALL CURB RADI ARE TO BE 5.0', TYPICAL, UNLESS NOTED OTHERWISE. EXCEPTION: RADI @ ISLANDS ARE TO FIT ISLAND WIDTHS, UNLESS NOTED OTHERWISE.
- LANDSCAPE ISLAND NOSE NOT TO EXCEED THE PARKING STALL DEPTH &/OR PROTRUDE INTO DRIVE ISLES, TYPICAL.
- ALL DIMENSIONS ARE PARALLEL & PERPENDICULAR TO A BEARING OF N00°16'59"W, UNLESS OTHERWISE INDICATED WITH A "R" OR BEARING.
- LOWER CASE TEXT DENOTES SURVEY &/OR EXISTING CONDITION INFORMATION.
- ALL TRAFFIC SIGNAGE AND ALUMINUM COLUMN (DRIVEN POST) MATERIALS AND INSTALLATION SHALL CONFORM TO F.D.O.T. INDEX 700-010.
- HANDICAP RAMPS MUST COMPLY WITH THE AMERICAN DISABILITIES ACT (ADA) AND MEET F.D.O.T. DESIGN STANDARDS.
- CONSTRUCT OFF-SITE WALKS PER F.D.O.T. INDEX 522-001.
- ANY DAMAGED, BROKEN, OR CRACKED SECTION OF CONCRETE SIDEWALK WITHIN THE RIGHT-OF-WAY (INCLUDING EXISTING CURB AND PAVEMENT) SHALL BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- NO TREES SHALL BE PLANTED OVER OR WITHIN 5 FEET OF ANY UTILITY LINES.
- ALL DUMPSTER ENCLOSURES, RETAINING WALLS, AND SCREEN WALLS SHALL REQUIRE A SEPARATE PERMIT FROM THE CITY OF WINTER GARDEN BUILDING DEPARTMENT. THIS INCLUDES THE PROPOSED MONUMENT SIGN THAT SHALL BE DESIGNED BY OTHERS. THE CONTRACTOR SHALL PULL A SEPARATE PERMIT FROM THE CITY OF WINTER GARDEN FOR THE SIGN PRIOR TO CONSTRUCTING THE SIGN.
- 5' WIDE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREET FRONTAGES PURSUANT TO CODE. ANY DAMAGED, BROKEN OR CRACKED SECTIONS (INCLUDING EXISTING CURBS AND PAVEMENT) SHALL BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

**◆ SITE STRIPING & SIGNAGE KEYNOTES**

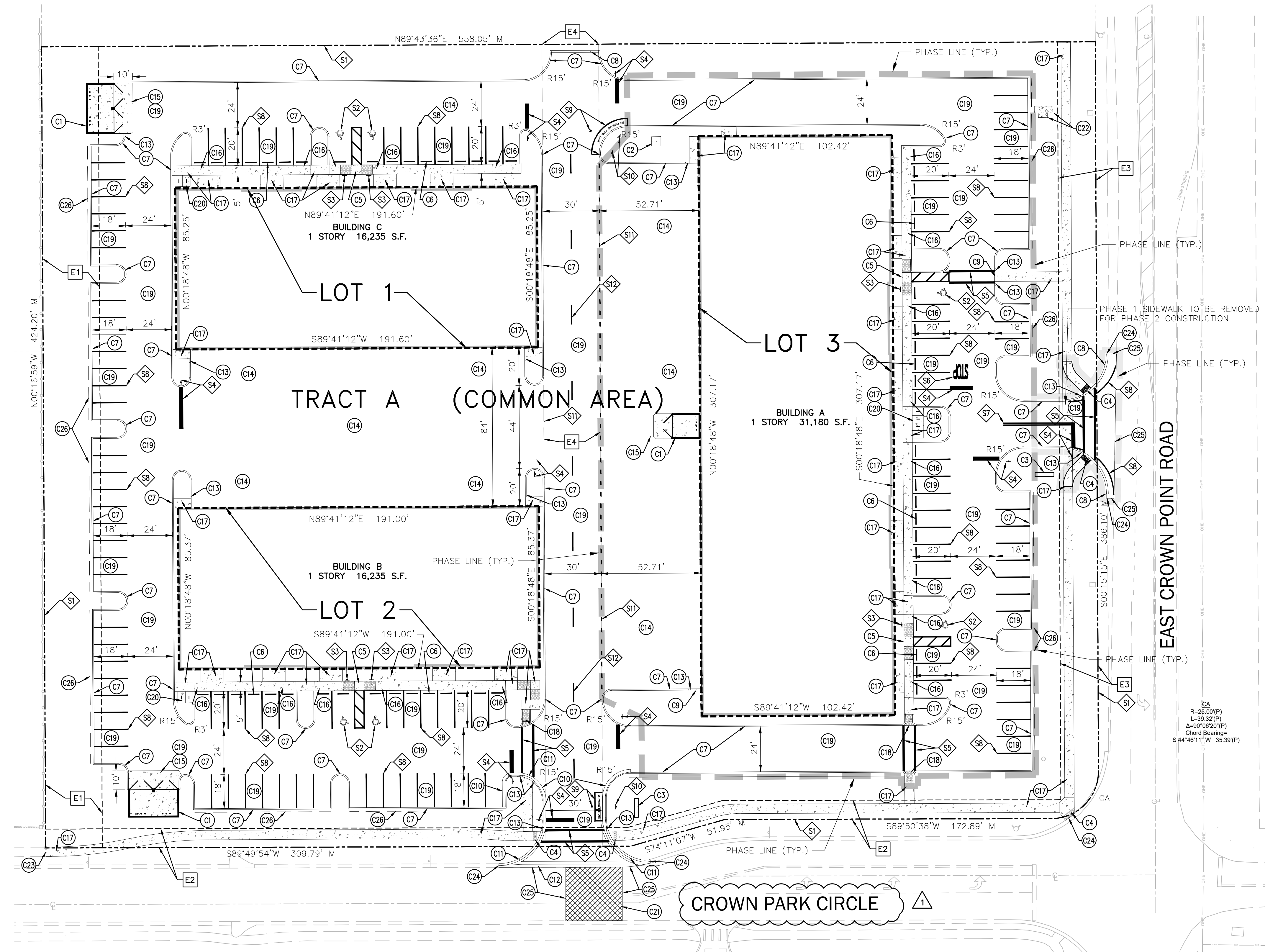
- S1. PROPERTY BOUNDARY.
- S2. HANDICAP PARKING STALL TYPICAL.
- S3. HANDICAP SIGN TYPICAL.
- S4. 24" STOP BAR WITH 30"x30" R1-1 STOP SIGN (WHERE SHOWN).
- S5. 12" CROSSWALK STRIPING TYPICAL.
- S6. "STOP" PER LATEST F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.
- S7. 6" PAINTED DOUBLE LINE (YELLOW) (25 L.F.).
- S8. 6" PAINTED STRIPE (WHITE).
- S9. "NO PARKING FIRE LANE" STRIPE AND BLUE LOCATE REFLECTOR PER CITY OF WINTER GARDEN.
- S10. "NO PARKING FIRE LANE" SIGN PER CITY OF WINTER GARDEN.
- S11. 2'-4" SKIP 6" WHITE STRIPE.
- S12. 10'-30" SKIP 6" YELLOW STRIPE.

**⊙ SITE CONSTRUCTION KEYNOTES**

- C1. DUMPSTER ENCLOSURE (BY OTHERS. SEE ARCHITECTURAL PLANS).
- C2. TRANSFORMER (BY OTHERS. SEE ARCHITECTURAL PLANS).
- C3. MONUMENT SIGN (TO BE DESIGNED AND PERMITTED BY OTHERS).
- C4. CURB RAMP DETECTABLE WARNING TYPICAL.
- C5. F.D.O.T. CURB RAMP CR-C TYPICAL.
- C6. F.D.O.T. CONCRETE BUMPER GUARD TYPICAL.
- C7. F.D.O.T. TYPE D CURB TYPICAL.
- C8. RIBBON CURB TYPICAL.
- C9. FLUSH CURB TYPICAL.
- C10. F.D.O.T. TYPE F CURB TYPICAL.
- C11. F.D.O.T. DROP CURB TYPICAL.
- C12. F.D.O.T. VALLEY GUTTER TYPICAL.
- C13. 2' CURB TRANSITION TYPICAL.
- C14. ASPHALT PAVING HEAVY DUTY TYPICAL.
- C15. CONCRETE PAVING SECTION TYPICAL.
- C16. SIDEWALK WITH MONOLITHIC CURB TYPICAL.
- C17. CONCRETE SIDEWALK TYPICAL.
- C18. F.D.O.T. CURB RAMP CR-E TYPICAL.
- C19. ASPHALT PAVING MEDIUM DUTY TYPICAL.
- C20. ULINE BIKE RACK TYPICAL.
- C21. PAVEMENT RESTORATION.
- C22. PROVIDE 6" CONCRETE SLAB.
- C23. MATCH EXISTING CONCRETE WALK.
- C24. MATCH EXISTING CONCRETE CURB.
- C25. MATCH EXISTING PAVEMENT.
- C26. 2' VEHICLE PARKING OVERHANG.

**⊠ EASEMENT KEYNOTES**

- E1: 30' DRAINAGE EASEMENT
- E2: 10' DRAINAGE, UTILITY, SIDEWALK EASEMENT
- E3: 20' DRAINAGE, UTILITY, SIDEWALK EASEMENT
- E4: 30' PROPOSED ACCESS EASEMENT



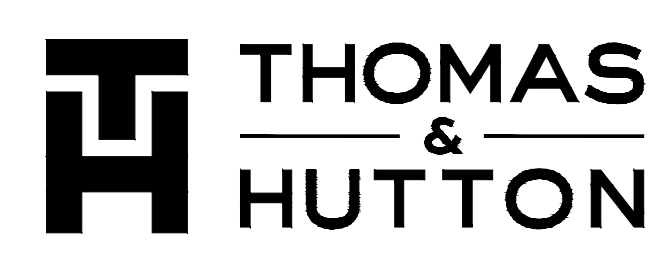
EAST CROWN POINT ROAD

CROWN PARK CIRCLE

CA  
R=25.00'(P)  
L=38.32'(P)  
Δ=90°06'20"(P)  
Chord Bearing:  
S44°46'11"W 38.39'(P)

DATE	REVISIONS	BY	CHECKED
04-21-2026	REVISED PER CITY COMMENTS	CPN	GRC

PRE-PLAT PLANS  
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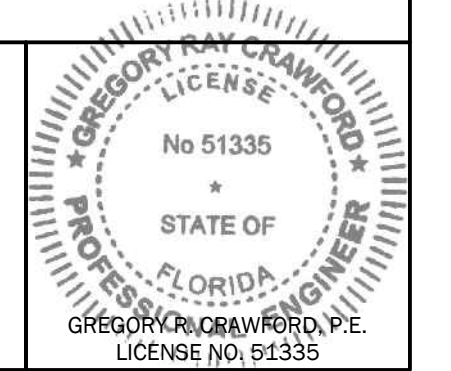
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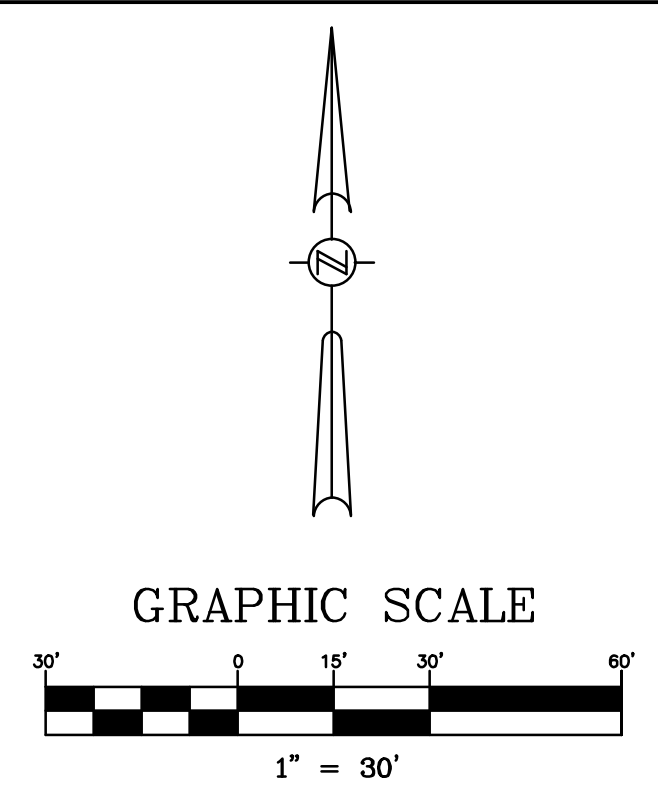
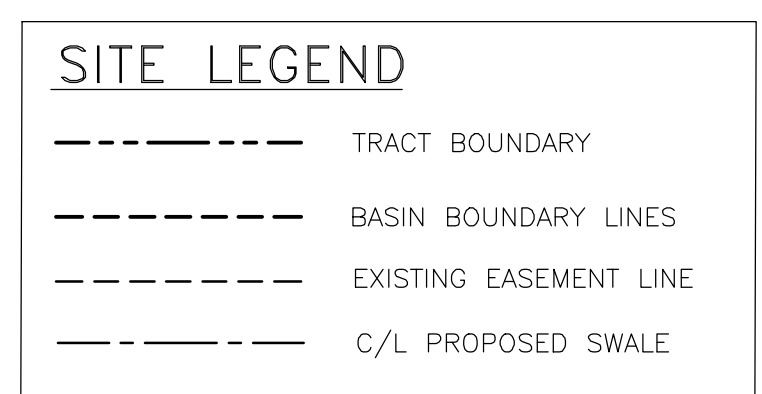
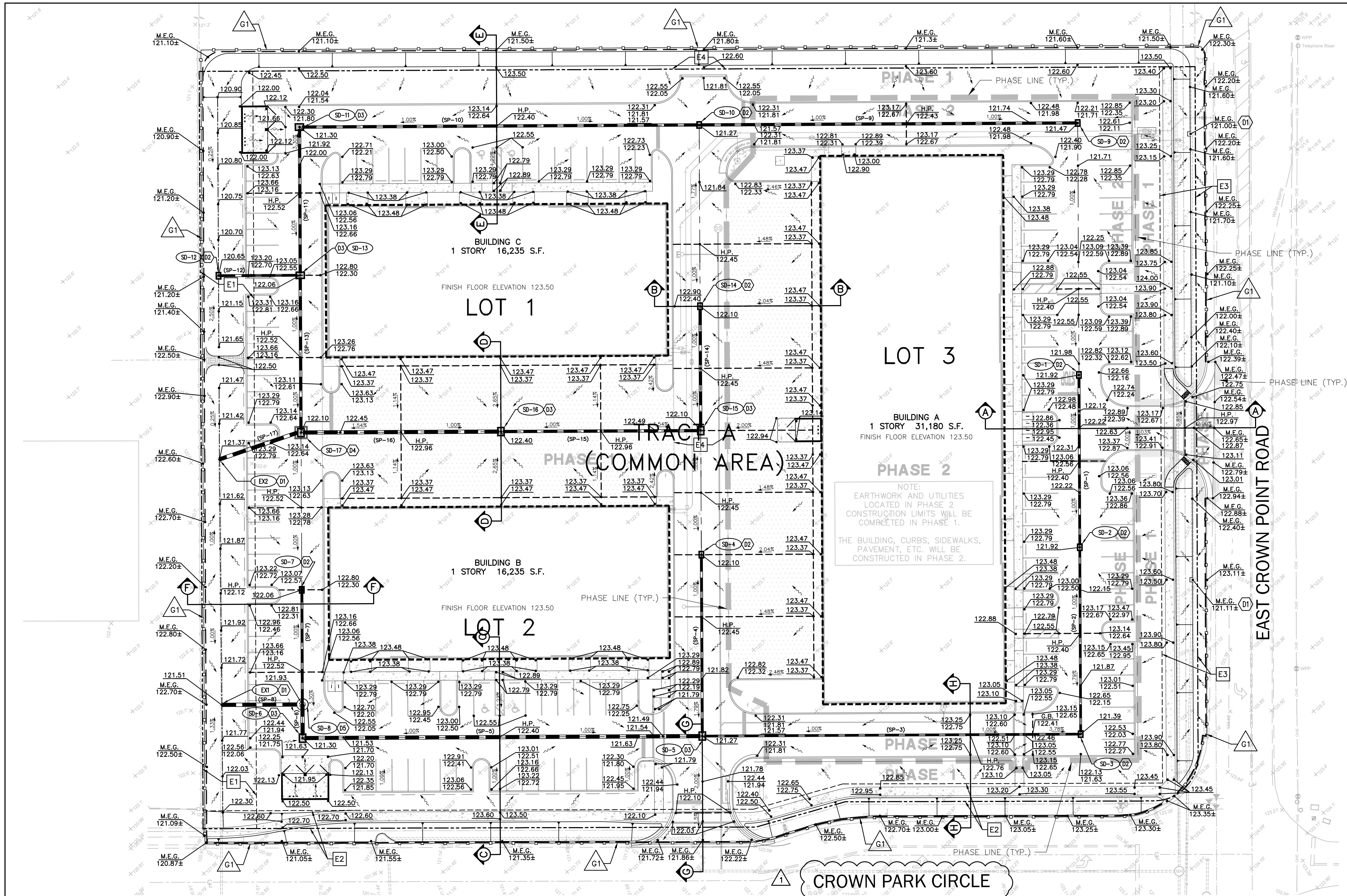
**SITE GEOMETRY PLAN**

DESIGNED BY CPN	DRAWN BY CPN	CHECKED BY GRC	APPROVED BY GRC
--------------------	-----------------	-------------------	--------------------

PROJECT NO. <b>23-125</b>
SCALE <b>1" = 30'</b>
DATE <b>MARCH 25, 2025</b>
SHEET NO. <b>C-4</b>
SHEET 4 OF 8

THIS ITEM HAS BEEN DIGITALLY  
SIGNED AND SEALED BY:  
GREGORY R. CRAWFORD, P.E.  
ON THE DATE ADJACENT TO THE SEAL.  
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**# EASEMENT KEYNOTES**

- E1: 30' DRAINAGE EASEMENT
- E2: 10' DRAINAGE, UTILITY, SIDEWALK EASEMENT
- E3: 20' DRAINAGE, UTILITY, SIDEWALK EASEMENT
- E4: 30' PROPOSED ACCESS EASEMENT

**# SITE DRAINAGE KEYNOTES**

- D1. EXISTING DRAINAGE STRUCTURE.
- D2. TYPE "C" INLET PER F.D.O.T. INDEX 425-052, TYPICAL.
- D3. TYPE "D" INLET PER F.D.O.T. INDEX 425-052, TYPICAL.
- D4. STORM MANHOLE "J" BOX (6"x6") W/TYPICAL "C" INLET RISER PER F.D.O.T. INDEX 425-001 & 425-010, TYPICAL.
- D5. TYPE "J-7" MANHOLE (5' DIA.) PER F.D.O.T. INDEX 425-001 & 425-010.

**STORM DRAINAGE PIPE CHART**

SEE SHEET C-14 FOR F.D.O.T. PIPE TO STRUCTURE AND FILTER FABRIC JACKET DETAILS

DESIGNATION	PIPE LENGTH (LINEAR FEET)	PIPE SIZE & TYPE	SLOPE	FROM STRUCTURE NUMBER	TO STRUCTURE NUMBER
SP-1	97	15" R.C.P.	0.25%	SD-1	SD-2
SP-2	105	15" R.C.P.	0.25%	SD-2	SD-3
SP-3	212	15" R.C.P.	0.25%	SD-3	SD-5
SP-4	102	15" R.C.P.	0.25%	SD-4	SD-5
SP-5	224	24" R.C.P.	0.16%	SD-5	SD-6
SP-6	19	24" R.C.P.	0.20%	SD-6	SD-8
SP-7	64	15" R.C.P.	0.25%	SD-7	SD-8
SP-8	45	24" R.C.P.	0.30%	SD-8	EX-1
SP-9	212	15" R.C.P.	0.25%	SD-9	SD-10
SP-10	224	18" R.C.P.	0.25%	SD-10	SD-11
SP-11	83	18" R.C.P.	0.35%	SD-11	SD-13
SP-12	45	15" R.C.P.	0.25%	SD-12	SD-13
SP-13	88	24" R.C.P.	0.20%	SD-13	SD-17
SP-14	70	15" R.C.P.	0.25%	SD-14	SD-15
SP-15	112	24" R.C.P.	0.16%	SD-15	SD-16
SP-16	112	24" R.C.P.	0.16%	SD-16	SD-17
SP-17	48	30" R.C.P.	0.25%	SD-17	EX-2

**NOTES**

1. CONTRACTOR SHALL COORDINATE THE LOCATION OF THE ROOF DRAIN COLLECTION PIPE WITH THE PROPOSED DOWN SPOUTS SHOWN ON THE ARCHITECTURAL PLANS. CONTRACTOR SHALL PROVIDE 4"x8", 4"x10", OR 4"x12" WYES AT ALL ROOF DRAIN COLLECTION PIPES.
2. ALL HDPE PIPE SHALL MEET ALL CITY MATERIAL AND INSTALLATION REQUIREMENTS AS SPECIFIED IN CITY'S STANDARDS AND SPECIFICATIONS, INCLUDING CLASS I BEDDING, HP POLYPROPYLENE PIPE (NOT H.D.P.E., N-12), LASER PROFILING, AND INSTALLATION PER ASTM D321, ETC.
3. ALL UNDERDRAIN PIPE, IF USED, SHALL BE DOUBLE WALL H.D.P.E. PIPE OR PVC PIPE.
4. CONTRACTOR TO INCLUDE "DUMP NO WASTE" PLATE TO INLETS.
5. ALL STORM PIPES GREATER THAN 12 INCHES SHALL BE INSPECTED BY CCTV PRIOR TO COMPLETION.

**DRAINAGE STRUCTURE LEGEND**

<b>SD-1</b> TYPE "C" INLET PER F.D.O.T. INDEX 425-052 TOP ELEV. 121.92 INV. ELEV. 117.47 S	<b>SD-2</b> TYPE "C" INLET PER F.D.O.T. INDEX 425-052 TOP ELEV. 121.92 INV. ELEV. 117.23 N INV. ELEV. 117.13 S	<b>SD-3</b> TYPE "C" INLET PER F.D.O.T. INDEX 425-052 TOP ELEV. 121.39 INV. ELEV. 116.87 N INV. ELEV. 116.77 W	<b>SD-4</b> TYPE "C" INLET PER F.D.O.T. INDEX 425-052 TOP ELEV. 122.10 INV. ELEV. 116.24 N INV. ELEV. 116.14 W	<b>SD-5</b> TYPE "D" INLET PER F.D.O.T. INDEX 425-052 TOP ELEV. 121.27 INV. ELEV. 116.24 N INV. ELEV. 116.14 W	<b>SD-6</b> TYPE "D" INLET PER F.D.O.T. INDEX 425-052 TOP ELEV. 121.30 INV. ELEV. 115.68 N INV. ELEV. 115.78 E	<b>SD-7</b> TYPE "C" INLET PER F.D.O.T. INDEX 425-052 TOP ELEV. 122.06 INV. ELEV. 116.46 S	<b>SD-8</b> TYPE "J-7" MANHOLE (5' DIA.) PER F.D.O.T. INDEX 425-001 TOP ELEV. 121.93 INV. ELEV. 116.30 N INV. ELEV. 115.64 S INV. ELEV. 115.54 W	<b>SD-9</b> TYPE "C" INLET PER F.D.O.T. INDEX 425-052 TOP ELEV. 121.47 INV. ELEV. 118.08 W	<b>SD-10</b> TYPE "C" INLET PER F.D.O.T. INDEX 425-052 TOP ELEV. 121.27 INV. ELEV. 117.55 E INV. ELEV. 117.45 W
<b>SD-11</b> TYPE "D" INLET PER F.D.O.T. INDEX 425-052 TOP ELEV. 121.30 INV. ELEV. 116.89 E INV. ELEV. 116.79 S	<b>SD-12</b> TYPE "C" INLET PER F.D.O.T. INDEX 425-052 TOP ELEV. 120.65 INV. ELEV. 116.61 E	<b>SD-13</b> TYPE "D" INLET PER F.D.O.T. INDEX 425-052 TOP ELEV. 122.06 INV. ELEV. 116.50 N INV. ELEV. 116.40 S	<b>SD-14</b> TYPE "C" INLET PER F.D.O.T. INDEX 425-052 TOP ELEV. 122.10 INV. ELEV. 116.95 S	<b>SD-15</b> TYPE "D" INLET PER F.D.O.T. INDEX 425-052 TOP ELEV. 122.10 INV. ELEV. 116.78 N INV. ELEV. 116.68 W	<b>SD-16</b> TYPE "D" INLET PER F.D.O.T. INDEX 425-052 TOP ELEV. 122.40 INV. ELEV. 116.50 E INV. ELEV. 116.40 W	<b>SD-17</b> F.D.O.T. J-BOX 6"x6" MANHOLE PER F.D.O.T. INDEX 425-001 & 425-010, TYPICAL TOP ELEV. 122.10 INV. ELEV. 116.22 N INV. ELEV. 115.28 S INV. ELEV. 116.12 W	<b>EX-1</b> EXISTING MANHOLE REMOVE COVER AND REPLACE WITH SLOTTED ROUND GRATE TOP ELEV. 121.51 INV. ELEV. 115.33 N INV. ELEV. 115.28 S INV. ELEV. 115.40 E	<b>EX-2</b> EXISTING MANHOLE REMOVE COVER AND REPLACE WITH SLOTTED ROUND GRATE TOP ELEV. 121.37 INV. ELEV. 116.01 N INV. ELEV. 115.87 S INV. ELEV. 116.00 E	

PRE-PLAT PLANS  
FOUR TWO NINE AT CROWN POINT SOUTH  
530-550 EAST CROWN POINT ROAD  
WINTER GARDEN, FLORIDA



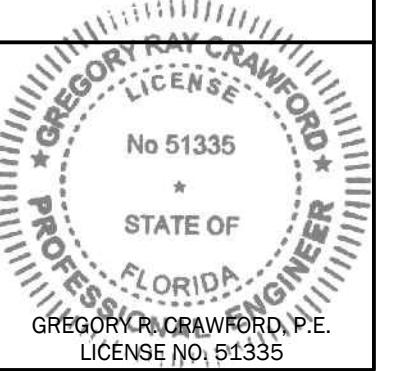
5127 S. Orange Avenue • Suite 200  
Orlando, FL 32809  
p.407.895.0324  
www.thomasandhutton.com

**SITE PAVING, GRADING AND DRAINAGE PLAN**

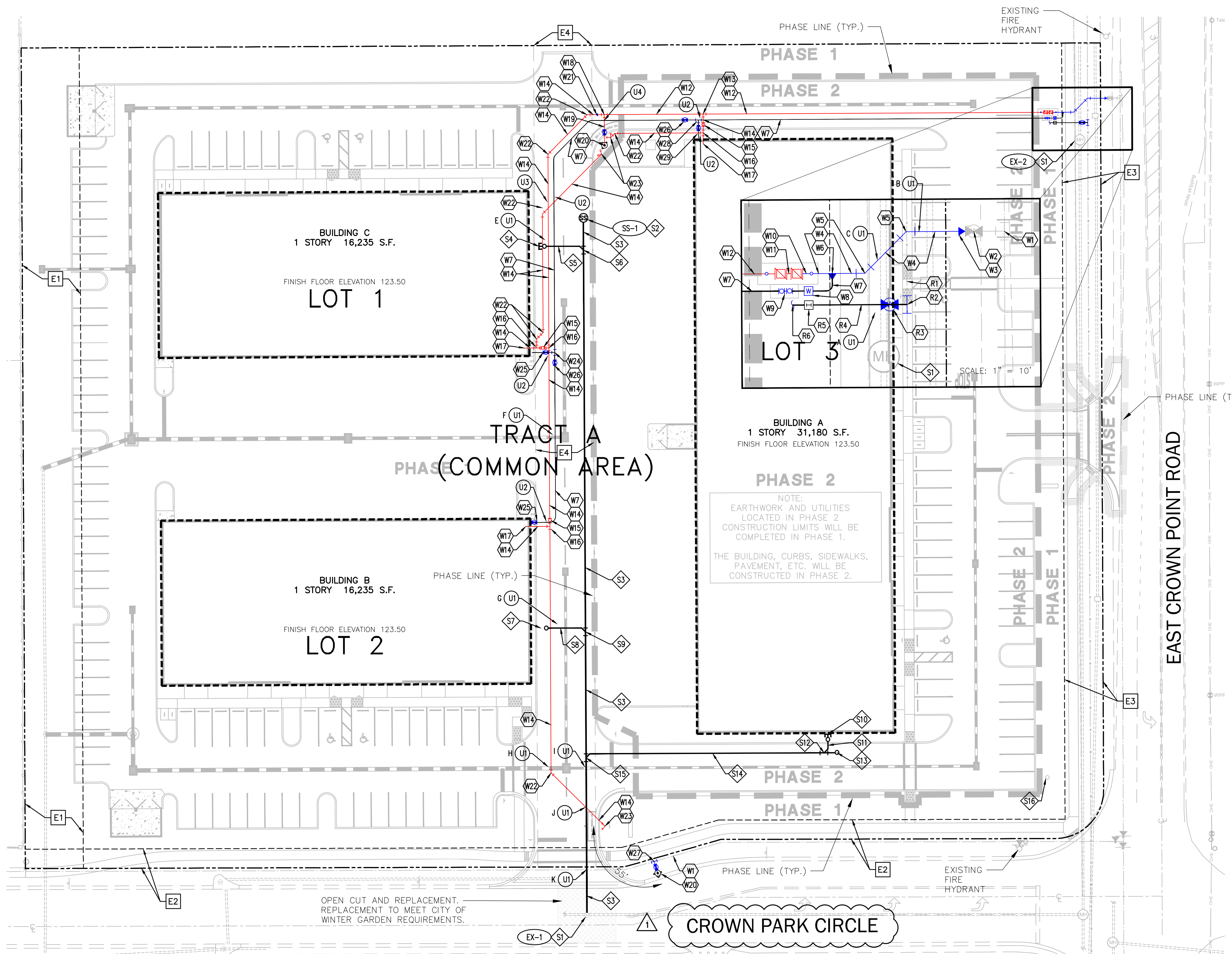
DESIGNED BY CPN	DRAWN BY CPN	CHECKED BY GRC	APPROVED BY GRC
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PROJECT NO.	23-125
SCALE	1" = 30'
DATE	MARCH 25, 2025
SHEET NO.	C-5
SHEET	5 OF 8

THIS ITEM HAS BEEN DIGITALLY  
SIGNED AND SEALED BY:  
GREGORY R. CRAWFORD, P.E.  
ON THE DATE ADJACENT TO THE SEAL.  
SIGNATURE MUST BE VERIFIED ON  
ANY ELECTRONIC COPIES.

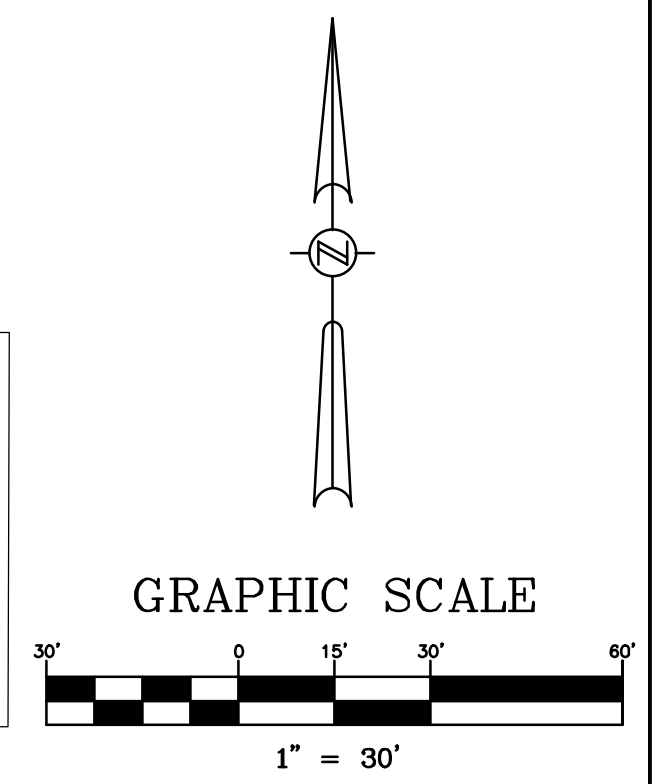


04-21-2026	REVISED PER CITY COMMENTS	CPN	GRC
DATE	REVISIONS	BY	CHECKED



**SITE LEGEND**

---	TRACT BOUNDARY
- - - -	EXISTING EASEMENT LINE
○	PROPOSED SANITARY MANHOLE
○	EXISTING SANITARY MANHOLE
○	PROPOSED FIRE HYDRANT
○	EXISTING FIRE HYDRANT



**NOTE:**

- ALL FIRE LINE WORK DOWNSTREAM OF THE POINT OF SERVICE SHALL BE PERFORMED BY A LICENSED FIRE SPRINKLER CONTRACTOR (CLASS V).
- ALL SANITARY LINES GREATER THAN 6-INCHES SHALL BE INSPECTED BY CCTV PRIOR TO COMPLETION.
- ANY COMMERCIAL BUILDING OVER 6,000 SQUARE FEET SHALL PROVIDE A DEDICATED FIRE SPRINKLER SYSTEM AND MONITORED FIRE ALARM SYSTEM.
- A LOCK BOX SHALL BE PROVIDED NO HIGHER THAN 7 FEET FROM FINISH FLOOR AND SHALL BE MONITORED BY THE FIRE ALARM SYSTEM OR BURGLAR ALARM SYSTEM.
- ANY NEW CONSTRUCTION OVER 12,000 SQUARE FEET OF BUILDING CONSTRUCTION TYPE IIB OR HIGHER, OR SPECIALTY USE STRUCTURE AS DETERMINED BY THE AHJ, SHALL PROVIDE A SITE SURVEY TEST TO DETERMINE THE AVAILABLE SIGNAL STRENGTH FOR TWO-WAY RADIO COMMUNICATION COMPLIANCE PER STATE STATUTE 633.202 (18) AND NFPA-1 (2018 EDITION).
- ALL UTILITIES SHALL CONFORM TO CHAPTER 78 OF THE CITY CODE.
- THE FIRE LINE SYSTEMS SHOWN HEREON SHALL REQUIRE A PERMIT FROM THE CITY BY A LICENSED UNDERGROUND CONTRACTOR WITH A CLASS V LICENSE.

**REUSE WATER UTILITY KEYNOTES**

- R1. EXISTING 8" REUSE WATER MAIN.
- R2. 8" DOUBLE STRAP SADDLE W/2" CORP. STOP.
- R3. 2" GATE VALVE.
- R4. 2" ENDOTRACE PURPLE SERVICE PIPE (ASTM D1248) ENDOT SDR-9 W/ U.V. PROTECTION.
- R5. 1" IRRIGATION METER.
- R6. 2" PVC IRRIGATION (SEE IRRIGATION PLAN FOR CONTINUATION).

**WATER UTILITY KEYNOTES**

- W1. EXISTING 10" WATER MAIN.
- W2. CONNECT TO EXISTING 6" GATE VALVE.
- W3. 6"x8" REDUCER.
- W4. 8" PVC (C-900 DR-18) WATER MAIN.
- W5. 8" 45° BEND.
- W6. 8" DOUBLE STRAP SADDLE W/2" CORP. STOP.
- W7. 2" ENDOTRACE BLUE SERVICE PIPE (ASTM D1248) ENDOT SDR-9 W/ U.V. PROTECTION.
- W8. 1" DOMESTIC METER.
- W9. 2" RPZ BACKFLOW PREVENTER.
- W10. POINT OF SERVICE (POS).
- W11. 8" DOUBLE DETECTOR CHECK VALVE.
- W12. 8" PVC (C-900 DR-14) FIRE MAIN.
- W13. 8"x4" TEE.
- W14. 4" PVC (C-900 DR-14) FIRE MAIN.
- W15. 4" CHECK VALVE.
- W16. 4"x4" TEE.
- W17. FIRE MAIN CONNECTION TO BUILDING. CONTRACTOR TO VERIFY LOCATION AND SIZE OF PLUMBING CONNECTION PRIOR TO CONSTRUCTION (SEE ARCHITECTURAL/PLUMBING PLANS).
- W18. 8"x6" TEE.
- W19. 6" PVC (C-900 DR-14) FIRE MAIN.
- W20. FIRE HYDRANT ASSEMBLY (W/6" GATE VALVE, SEE DETAIL 6, FOR LOCATION AND INSTALLATION INFORMATION).
- W21. 8"x4" REDUCER.
- W22. 4" 45° BEND.
- W23. 4" FIRE DEPARTMENT CONNECTION (FDC) W/4" CHECK VALVE.
- W24. 2"x2" TEE.
- W25. BUILDING CONNECTION. 2" CURB STOP IN VALVE BOX (CONTRACTOR TO VERIFY LOCATION AND SIZE OF PLUMBING CONNECTION PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL/PLUMBING PLANS).
- W26. 2" GATE VALVE & VALVE BOX.
- W27. 10"x6" TAPPING SLEEVE AND VALVE.
- W28. 4"x3" TEE.
- W29. BUILDING CONNECTION. 3" CURB STOP IN VALVE BOX (CONTRACTOR TO VERIFY LOCATION AND SIZE OF PLUMBING CONNECTION PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL/PLUMBING PLANS).

**SANITARY SEWER UTILITY KEYNOTES**

- S1. EXISTING MANHOLE.
- S2. PROPOSED MANHOLE.
- S3. 360 L.F. OF 8" PVC (SDR26) @ 1.0%.
- S4. POINT OF CONNECTION AT BUILDING CLEAN-OUT (SDR26) INV. EL. 117.00 (CONTRACTOR TO VERIFY LOCATION & SIZE OF PLUMBING CONNECTION PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL/PLUMBING PLANS).
- S5. 20 LF OF 6" PVC (SDR26) @ 1.00%.
- S6. 6"x8" WYE (SDR26)(DROP 6" INV. EL. 116.80 TO 8" INV. EL. 115.84).
- S7. POINT OF CONNECTION AT BUILDING CLEAN-OUT (SDR26) INV. EL. 114.75 (CONTRACTOR TO VERIFY LOCATION & SIZE OF PLUMBING CONNECTION PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL/PLUMBING PLANS).
- S8. 20 LF OF 6" PVC (SDR26) @ 1.00%.
- S9. 6"x8" WYE (SDR26)(DROP 6" INV. EL. 114.55 TO 8" INV. EL. 113.90).
- S10. POINT OF CONNECTION AT BUILDING CLEAN-OUT (SDR26) INV. EL. 117.60 (CONTRACTOR TO VERIFY LOCATION & SIZE OF PLUMBING CONNECTION PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL/PLUMBING PLANS).
- S11. 5 LF OF 6" PVC (SDR26) @ 1.00%.
- S12. 6"x6" WYE (SDR26) (DROP 6" INV. EL. 117.55 TO 6" INV. EL. 116.55).
- S13. 6" CLEAN OUT (SDR26) - INV. EL. 116.58.
- S14. 130 LF OF 6" PVC (SDR26) @ 1.00%.
- S15. 6"x8" WYE (SDR26) (DROP 6" INV. EL. 115.25 TO 8" INV. EL. 113.25).
- S16. EXISTING SANITARY CLEAN OUT TO BE PROTECTED DURING CONSTRUCTION ACTIVITIES. ADJUST CLEAN OUT TOP ELEVATION TO PROPOSED GRADE AND CONSTRUCT CONCRETE COLLAR PER DETAIL 6.

**EASEMENT KEYNOTES**

- E1: 30' DRAINAGE EASEMENT
- E2: 10' DRAINAGE, UTILITY, SIDEWALK EASEMENT
- E3: 20' DRAINAGE, UTILITY, SIDEWALK EASEMENT
- E4: 30' PROPOSED ACCESS EASEMENT

**UTILITY KEYNOTES**

- U1. CROSSING CONFLICT, TO BE DENOTED BY LETTER.
- U2. 2" WATER MAIN TO CROSS OVER 4" FIRE MAIN (PROVIDE 6" SEPARATION).
- U3. 4" FIRE MAIN TO CROSS OVER 4" FIRE MAIN (PROVIDE 6" SEPARATION).
- U4. 2" WATER MAIN TO CROSS OVER 6" FIRE MAIN (PROVIDE 6" SEPARATION).

**NEEDED FIRE FLOW**

LARGEST UNDIVIDED FLOOR AREA	31,180 S.F.
CONSTRUCTION TYPE	TYPE IIB (II(000)), UNPROTECTED - FULLY-SPRINKLED
NEEDED FIRE FLOW	4,000 GPM (4 HOUR DURATION)
	1000 GPM W/75% CREDIT FOR SPRINKLERS

FIRE HYDRANTS REQUIRED: 1 HYDRANT  
 FIRE HYDRANTS PROVIDED: 1 EXISTING, 2 PROPOSED

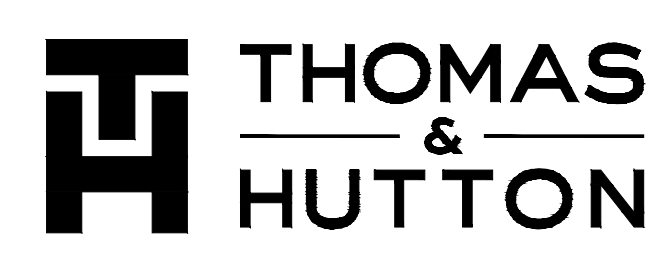
\* PER CHAPTER 18 - 8th EDITION OF FPCC-NFPA 1 (2024 EDITION)

**SANITARY SEWER STRUCTURE LEGEND**

SS-1	EX-1	EX-2
SANITARY MANHOLE TOP ELEVATION	EXISTING SANITARY SEWER MANHOLE TOP ELEV.	EXISTING SANITARY SEWER MANHOLE EXISTING TOP ELEV.
122.48	122.25	121.45
116.00 S.	INV. ELEV. (CORE)	ADJUSTED TOP ELEV.
	112.40 N.	123.25
	INV. ELEV. (CORE-DROP)	INV. ELEV.
	108.80 N.	112.25 N.
	INV. ELEV.	108.10 E.
	INV. ELEV.	108.00 W.

04-21-2026	REVISOR	CPN	GRC
DATE	REVISIONS	BY	CHECKED

PRE-PLAT PLANS  
 FOUR TWO NINE AT CROWN POINT SOUTH  
 530-550 EAST CROWN POINT ROAD  
 WINTER GARDEN, FLORIDA



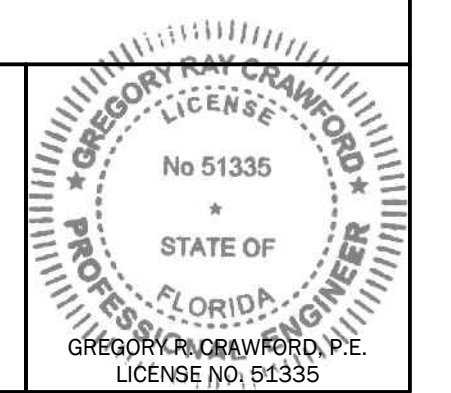
5127 S. Orange Avenue • Suite 200  
 Orlando, FL 32809  
 p.407.895.0324  
 www.thomasandhutton.com

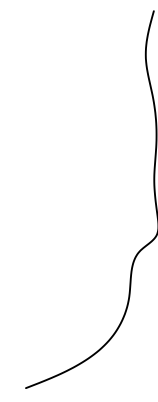
**SITE UTILITY PLAN**

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
CPN	CPN	GRC	GRC

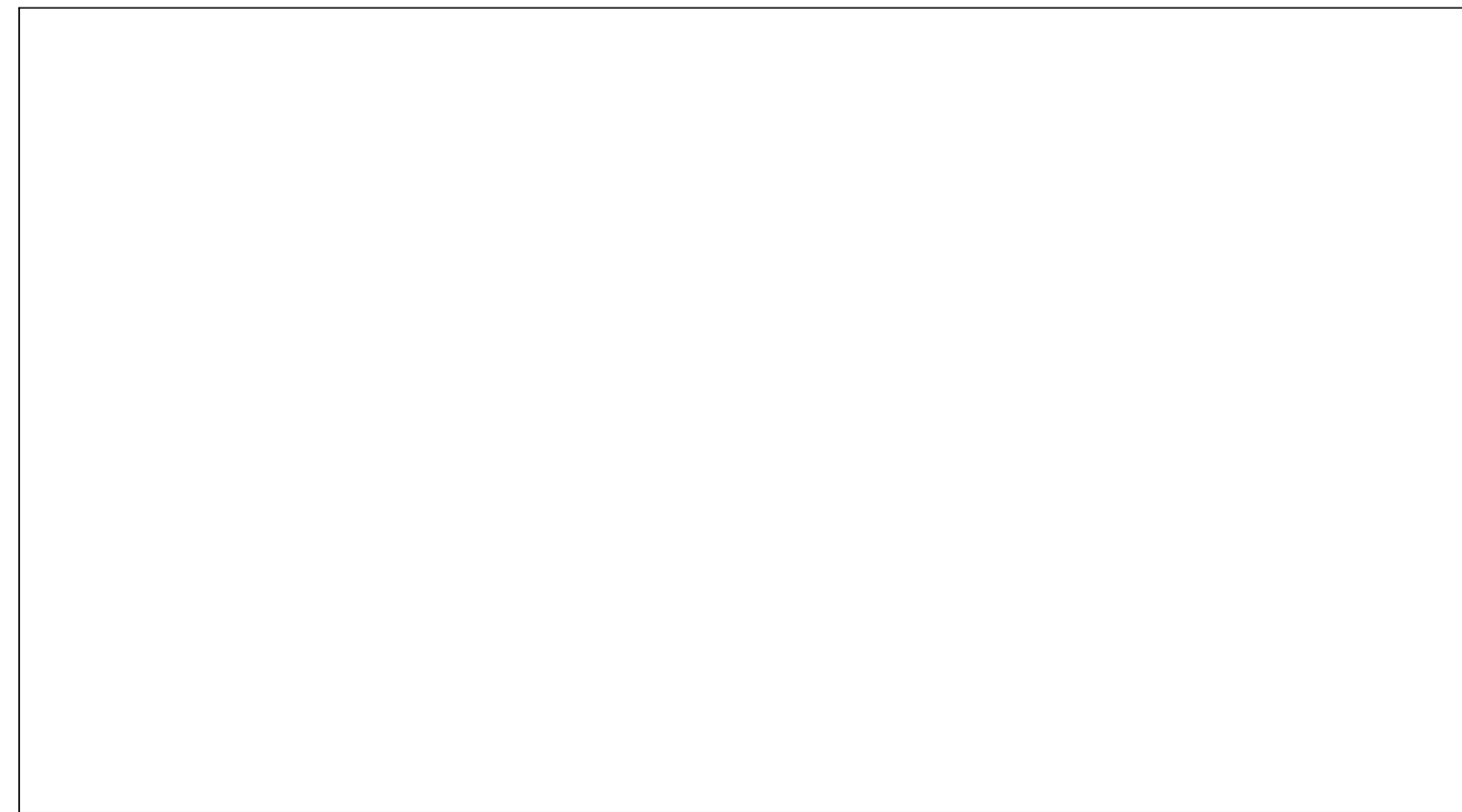
PROJECT NO.	23-125
SCALE	1" = 30'
DATE	MARCH 25, 2025
SHEET NO.	C-6
SHEET	6 OF 8

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:  
 GREGORY R. CRAWFORD, P.E.  
 ON THE DATE ADJACENT TO THE SEAL.  
 SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.





E CROWN POINT ROAD



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.

3. "THE CITY OF WINTER GARDEN SHALL HEREBY HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ACCESS, MAINTAIN, REPAIR, REPLACE AND/OR OTHERWISE FOR OR CAUSE TO BE CARED FOR ANY AND ALL PRIVATE EASEMENTS, COMMON PROPERTY AND/OR RIGHTS OF WAY DEPICTED ON THE PLAT AS RECORDED IN PLAT BOOK, PAGE, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. IN THE EVENT SAID PRIVATE EASEMENTS, COMMON AREAS, IMPROVEMENTS AND/OR RIGHTS OF WAY ARE NOT MAINTAINED OR SUCH BECOME A NUISANCE OR IN THE EVENT THE CITY OF WINTER GARDEN EXERCISES THE AFOREMENTIONED RIGHT, THE (INSERT THE NAME OF THE HOMEOWNERS' ASSOCIATION) AND EACH OF THE LOT OWNERS IN THE (INSERT NAME OF SUBDIVISION AND PHASE) ARE HEREBY ULTIMATELY RESPONSIBLE FOR PAYMENT OF THE COST OF MAINTENANCE, REPAIR, REPLACEMENT AND CARE PROVIDED BY THE CITY OF WINTER GARDEN OR ITS AGENTS PLUS ADMINISTRATIVE COSTS AND ATTORNEY'S FEES INCURRED BY OR FOR THE CITY OF WINTER GARDEN. SAID COSTS SHALL BE A LIEN OR ASSESSMENT ON ALL OF THE LOTS IN THE SUBDIVISION AND ON ALL (INSERT NAME OF HOMEOWNERS' ASSOCIATION) PROPERTY AND MAY BE ENFORCED BY FORECLOSURE PROCEEDINGS AND OTHER REMEDIES. THIS RIGHT AND THE CITY'S EXERCISE OF SAID RIGHT SHALL NOT IMPOSE ANY OBLIGATION ON THE CITY TO MAINTAIN SAID PRIVATE EASEMENTS, COMMON AREAS, RIGHTS OF WAY OR IMPROVEMENTS."
4. BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH - SOUTH CENTER LINE OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 27 EAST, BEING NORTH 00°12'01" WEST, AS ESTABLISHED TO STATE PLANE COORDINATES FLORIDA EAST ZONE 0901, US SURVEY FEET, NAD (NORTH AMERICAN DATUM) 1983 - 2011 ADJUSTMENT, AND REFERENCED TO CERTIFIED SECTION CORNER #105801 & #110688. THE HORIZONTAL ACCURACY OF THE SURVEY DATA SHOWN HEREON HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES ACHIEVING OR EXCEEDING A CLOSURE OF 1 FOOT IN 10,000 FEET.
5. THE LANDS DESCRIBED HEREIN ARE SUBJECT TO OTHER MATTERS OF RECORD NOT NOTED HEREON.
6. THE PROPERTIES DELINEATED ON THIS PLAT ARE SUBJECT TO AIRCRAFT NOISE THAT MAY BE OBJECTIONABLE.
7. THE LANDS ARE SUBJECT TO THAT CROSS-ACCESS EASEMENT AGREEMENT AS RECORDED IN DOCUMENT #20280117906, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
8. EACH OF THE OWNERS OF LOTS AS SHOWN ON THIS PLAT OF FOUR TWO NINE AT CROWN POINT SOUTH IS A MEMBER OF THE FOUR TWO NINE AT CROWN POINT SOUTH HOMEOWNERS' ASSOCIATION. THE HOMEOWNERS' ASSOCIATION IS REQUIRED TO MAINTAIN TRACT A (COMMON AREA). THE MEMBERS OF THE HOMEOWNERS' ASSOCIATION ARE ULTIMATELY RESPONSIBLE FOR PAYMENT OF THE COST OF MAINTENANCE OF TRACT A (COMMON AREA) AND ALL LOTS ARE SUBJECT TO ASSESSMENTS, LIENS, AND FORECLOSURES FOR NON-PAYMENT.
9. THE OWNER HEREBY CONVEYS TO THE CITY OF WINTER GARDEN THE RIGHT TO MAINTAIN OF PREVIOUSLY MAINTAINED TRACT A (COMMON AREA) IN THE EVENT OF SAID TRACT IS NOT MAINTAINED OR SUCH BECOME A NUISANCE. THE COST OF SAID MAINTENANCE BY THE CITY OF WINTER GARDEN SHALL BE BORNE AND PAID BY THE HOMEOWNERS' ASSOCIATION OF FOUR TWO NINE AT CROWN POINT SOUTH. SAID COSTS SHALL BE A LIEN ON ALL LOTS IN THE SUBDIVISION AND BE ENFORCEABLE BY FORECLOSURE PROCEEDINGS AND OTHER REMEDIES. THIS RIGHT AND THE CITY'S EXERCISE OF SAID RIGHT SHALL NOT IMPOSE ANY OBLIGATION ON THE CITY TO MAINTAIN SAID IMPROVEMENTS.
10. ALL CORNERS SHOWN HEREON TO BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) FLORIDA STATUTES.

*Ireland & Associates Surveying, Inc.*  
 Certificate of Authorization LB #7623  
 800 Currency Circle Suite 1020  
 Lake Mary, Florida 32746  
 www.irelandsurveying.com  
 Phone : 407-678-3366  
 Fax : 407-320-8165



N 00°12'01" W 5331.00'  
North - South Center Line of Section 13-22-27

L2

Britt Business Center North Phase 2  
Plat Book 56, Pages 110-113

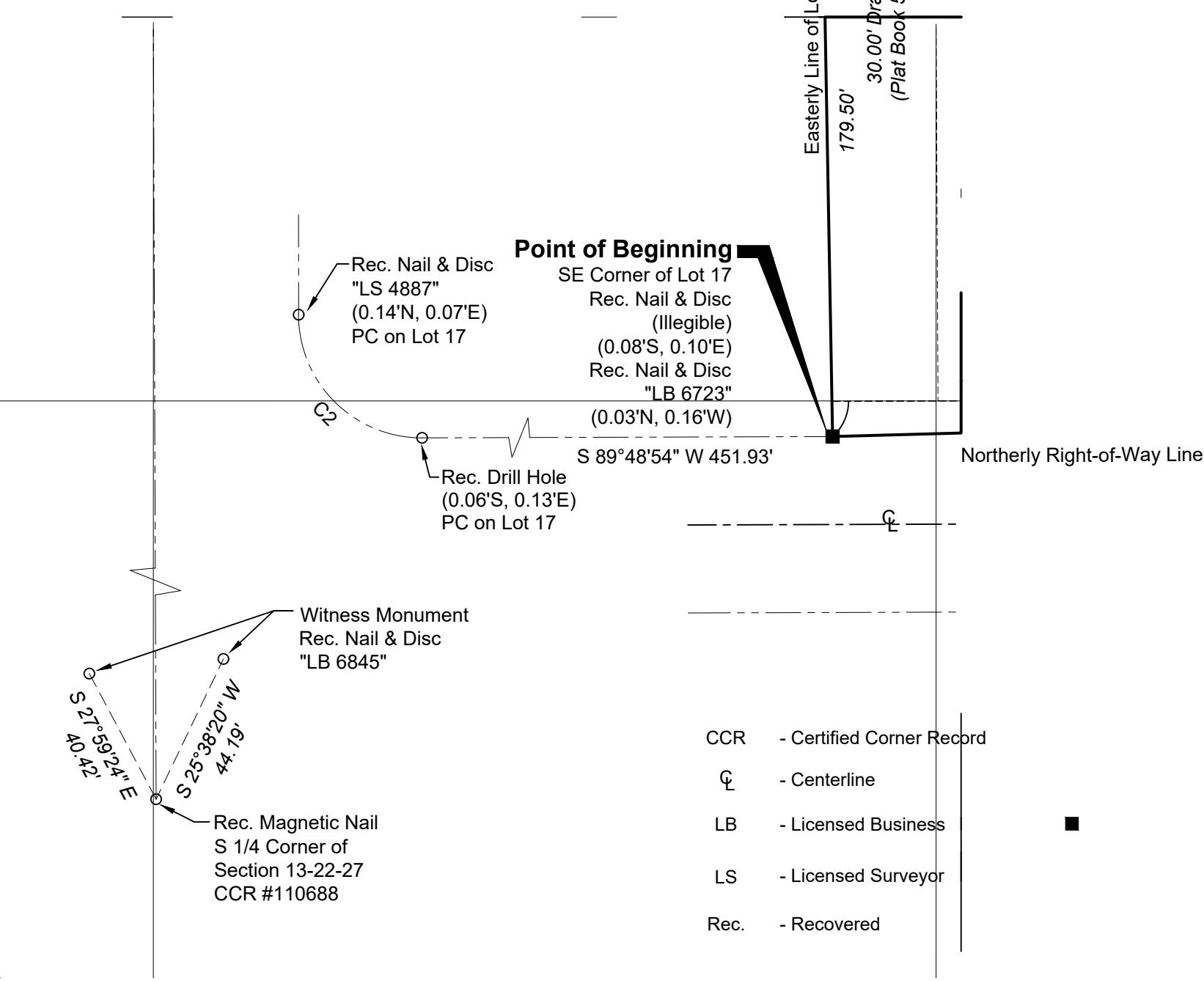
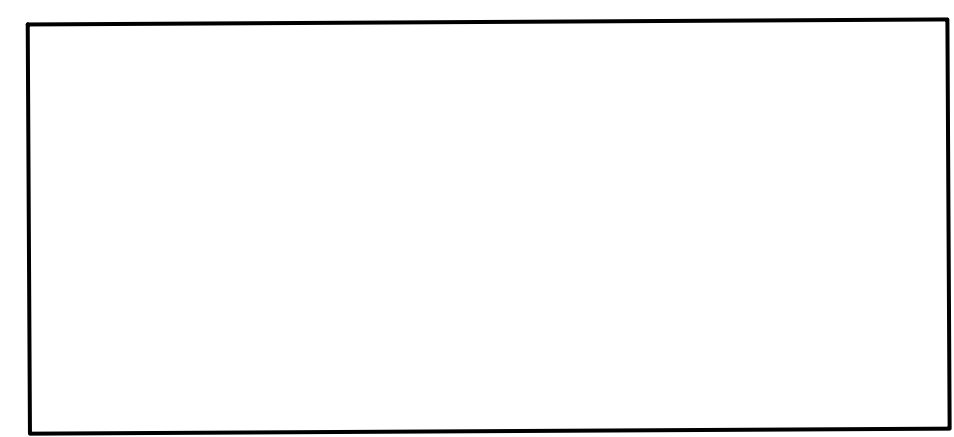
N 00°17'26" W 831.52'

75.38'

169.28'

N 00°17'26" W 424.15'

Easterly Line of Lots 16 & 17  
179.50'  
30.00' Easement  
(Plat Book 56, Pages 110-113)



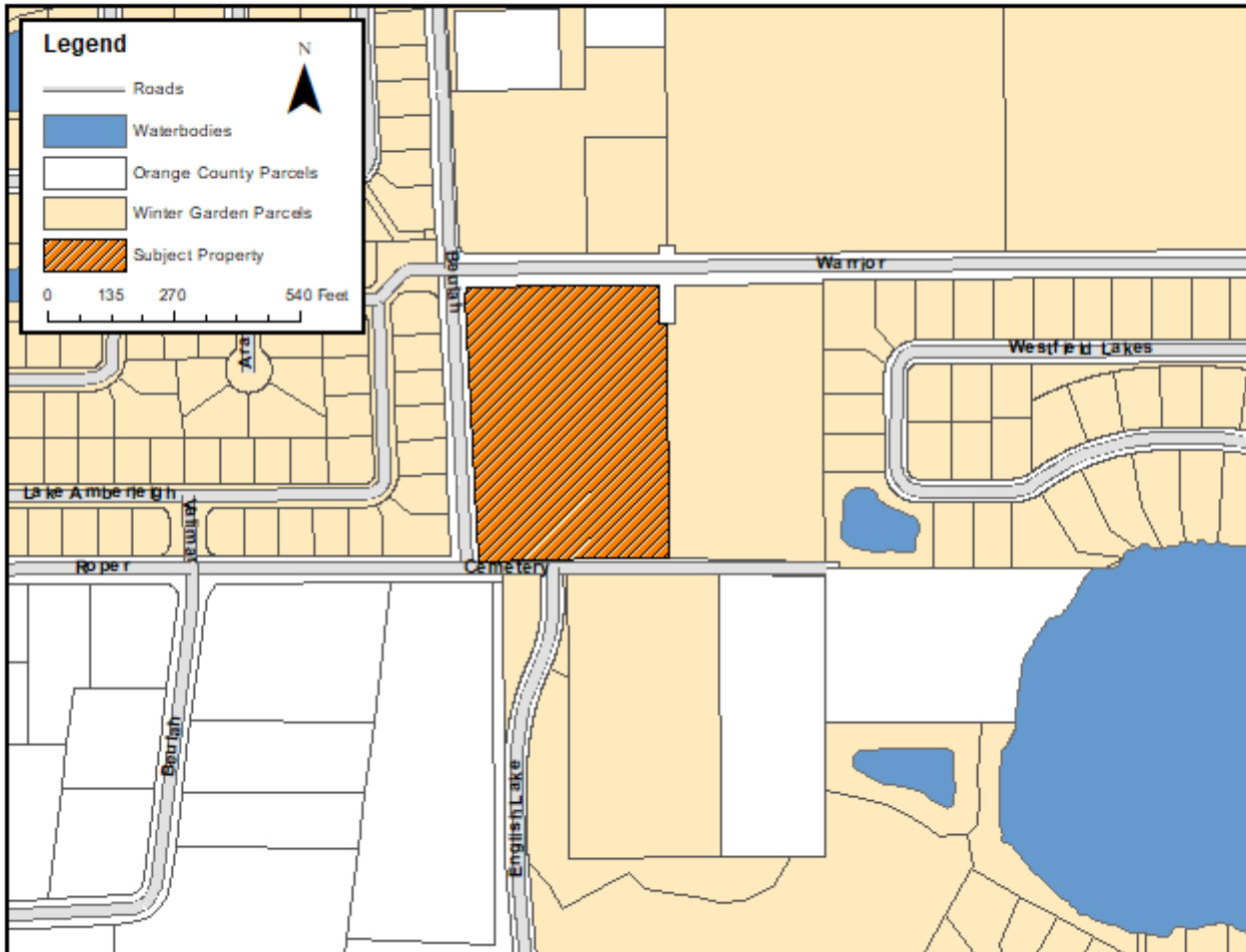
- CCR - Certified Corner Record
- ☒ - Centerline
- LB - Licensed Business
- LS - Licensed Surveyor
- Rec. - Recovered



# LOCATION MAP

305 Beulah Road

Special Exception Permit



# CITY OF WINTER GARDEN

## PLANNING & ZONING DIVISION

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

# STAFF REPORT

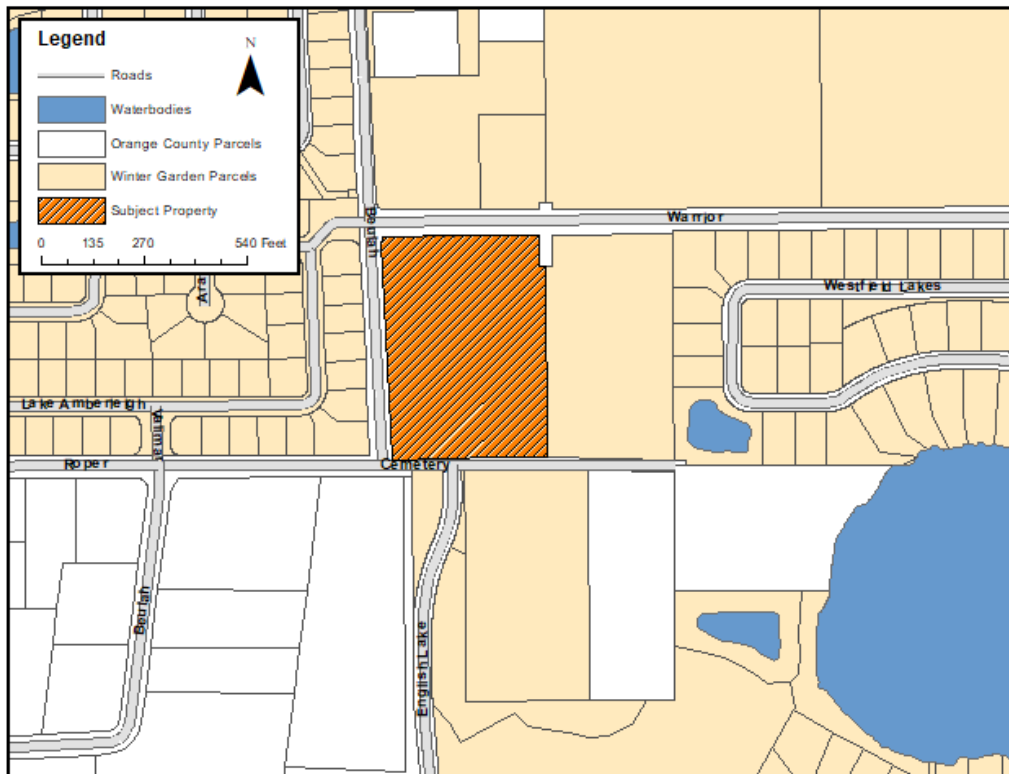
**TO:** PLANNING AND ZONING BOARD  
**PREPARED BY:** YVONNE CONATSER, SENIOR PLANNER  
**DATE:** MAY 4, 2026  
**SUBJECT:** SPECIAL EXCEPTION PERMIT  
**305 Beulah Road (5.66 +/- acres)**  
**PARCEL ID #25-22-27-0000-00-013**

**APPLICANT:** Paradox Consultant/ Winter Garden Christian Academy, Inc. (Faith Family Community Church)

### INTRODUCTION

The purpose of this report is to evaluate a Special Exception Permit for the expansion of the school use for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property is located at 305 Beulah Road. It is approximately 5.66 ± acres. The subject property is zoned R-1 Residential District and designated LR (Low Density Residential) on the City's Future Land Use Map. The map below depicts the location of the property within the City of Winter Garden municipal limits:



## **EXISTING USE**

The property is developed with a 24,071 +/- square foot one-story freestanding church building and a 2,984 +/- square foot one-story residential building and accompanying parking, part of which is used by West Orange High School students during the school year.

The Winter Garden Christian Academy, herein “the school,” operates within the Faith Family Community Church building per the special exception permit approved by the Planning and Zoning Board August 5, 2024, and subsequently updated July 7, 2025.

## **ADJACENT LAND USE AND ZONING**

The properties to the north are zoned R-1, developed for school use under West Orange High School and designated INT (Institutional) on the City’s Future Land Use Map. The properties to the east and south are zoned R-1, developed as single family residential under the Westfield subdivision and designated LR on the City’s Future Land Use Map. The properties to the west are zoned R-1B, developed as single family residential under the Amberleigh subdivision and designated LR on the City’s Future Land Use Map. The property to the southwest is located in unincorporated Orange County, zoned A-1 (Agriculture) and developed with a single family house.

## **PROPOSED USE**

The applicant is requesting to update the school special exception permit to expand the school’s use by adding two (2) temporary stand-alone classroom trailers (modular buildings). Additionally, they would like to increase the student capacity to 200 students and increase the grade range to kindergarten through eighth grade.

The temporary modular buildings will be used as classrooms during phased construction improvements to the existing church building to accommodate the additional grades and the increased 200 student capacity over the next several years. Once the phased improvements are complete, the applicant will remove the modular buildings from the property.

The school will continue to operate Monday through Thursday from 8:15 AM to 3:00 PM and Friday from 8:15 AM to 12:00 PM (noon). The times will continue as to not conflict with the arrival and dismissal times for West Orange High School which are Monday through Friday 7:20 AM to 2:15 PM.

## **ANALYSIS**

The proposed temporary modular buildings, the increase in capacity and additional grades will increase the impact of the school on the existing property and the surrounding neighborhoods.

The proposed addition of the temporary modular buildings to the property was reviewed by the Development Review Committee (DRC). The DRC provided conditions to ensure proper development of the modular buildings. These conditions will help mitigate the impact of the growing school and will be part of the special exception permit if approved by the Planning and Zoning Board.

A community meeting was held March 16, 2026. Several citizens attended the meeting. The applicant and staff addressed questions and comments. Traffic around the high school and along Roper and Beulah Road continues to be the main concern for citizens.

The applicant has provided a complete traffic impact analysis (TIA). Ltec, the City Transportation Consultant, is currently reviewing the TIA. The applicant will be responsible for any improvements required per the analysis and the recommendations of the City Transportation Consultant once the review is complete.

The applicant has adjusted the drop-off and pick-up circulation plan to accommodate the modular buildings and additional students. Access will be from Beulah Road, circulate through the parking lot and drop-off/pick-up in front of the school building. Cars will then exit back to Beulah, see Exhibit A. The new circulation plan was included with the TIA. The applicant will continue to be responsible for monitoring the pick-up and drop-off to mitigate any issues.

The church property has 180 parking spaces. The church continues to provide parking for a fee to the high school students. The applicant will continue to provide traffic enforcement and guidance to the entry and exit of the property to ensure high school student cars avoid issues with the school drop-off and pick-up area. The City has not received any reports of issues with the drop-off and pick-up circulation for the school.

The applicant plans to phase the improvements of the property over the next several years. Approval of site plans and permits is required prior any improvements to the property and installation of the modular buildings. The applicant has requested that each modular building be allowed on the property for a three year period from the date of installation. This should enable the applicant to keep at least one modular building on the property through to the completion of all improvements. The phasing of the improvements will help mitigate impacts to the existing traffic patterns and the surrounding neighborhoods. The modular buildings will be removed once the improvements are completed.

### **SUMMARY**

City Staff recommends approval of the proposed Special Exception Permit to allow the school use to continue and to allow the expansion of the school with the temporary modular buildings for the Winter Garden Christian Academy at 305 Beulah Road subject to the following conditions:

- 1) The school is a kindergarten to eighth grade program with a maximum capacity of 200 students. Any changes to the program and/or the student capacity will require a new Special Exception Permit.
- 2) The applicant must submit the required site plan for the two (2) temporary modular buildings for review by the Development Review Committee and subsequent approval by the City Commission, if applicable, prior to receiving any and all zoning and building permits. Approval of the Special Exception Permit does not constitute approval of the site plan.
- 3) The applicant is responsible for meeting the conditions as stated by the Development Review Committee and included in the memorandum dated March 19, 2026, attached as Exhibit B.
- 4) Each temporary modular building is limited to a three (3) year period from the date of installation on the property.
- 5) The applicant shall be responsible for any road improvements required in accordance with the TIA as submitted by the applicant April 20, 2026, and currently under review by Ltec, the City Transportation Consultant. All road improvements shall be shown on the required site plan for the two (2) temporary modular buildings. All improvements shall be made prior to installation of the second temporary modular building.
- 6) All high school students that park at the property and parents that drop-off and pick-up students to the school shall be given a copy of the new circulation plan as put forth with this application and listed as Exhibit A. The new circulation plan shall be given at the time of parking registration and/or student registration.
- 7) The applicant will continue to monitor the impact of the high school parking and pick-up and drop-off of the school students via traffic cones/signage/traffic personnel to help mitigate any parking issues.

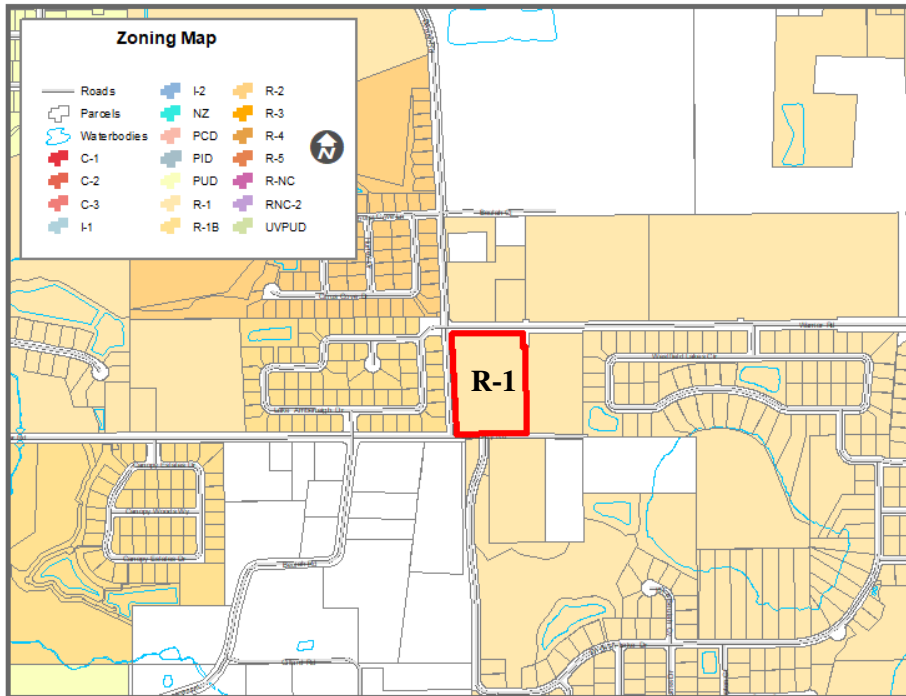
**ATTACHMENTS**

- Aerial Map
- Zoning Map
- Future Land Use Map
- Site Plan with Temporary Modular Buildings
- Temporary Modular Building Plan Detail
- Temporary Modular Building Elevations
- Circulation Plan (Exhibit A)
- Site Photos
- Applicant Narrative
- DRC memorandum (Exhibit B)

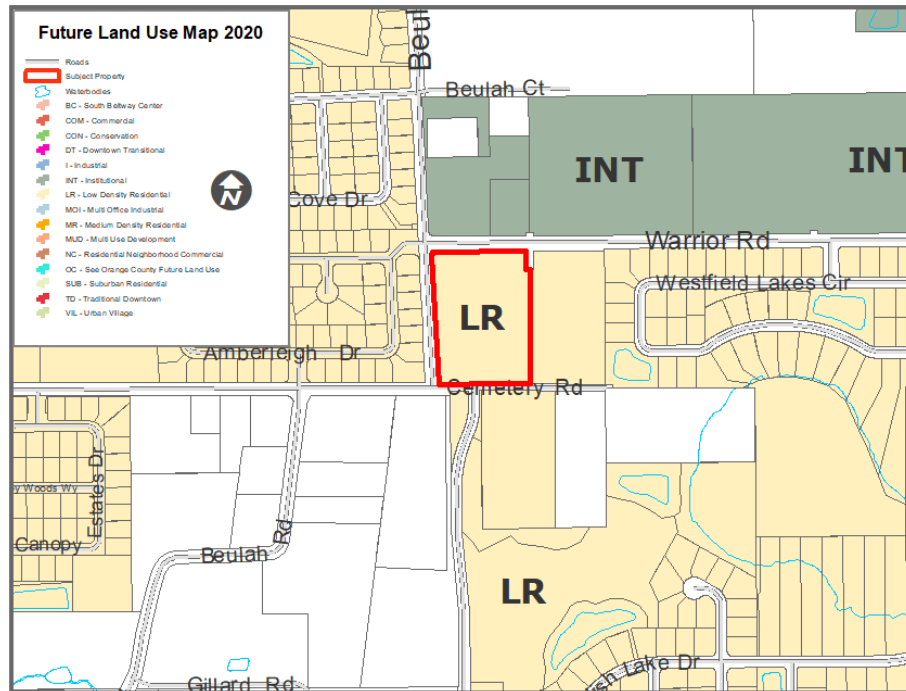
**AERIAL MAP**  
**305 Beulah Road**



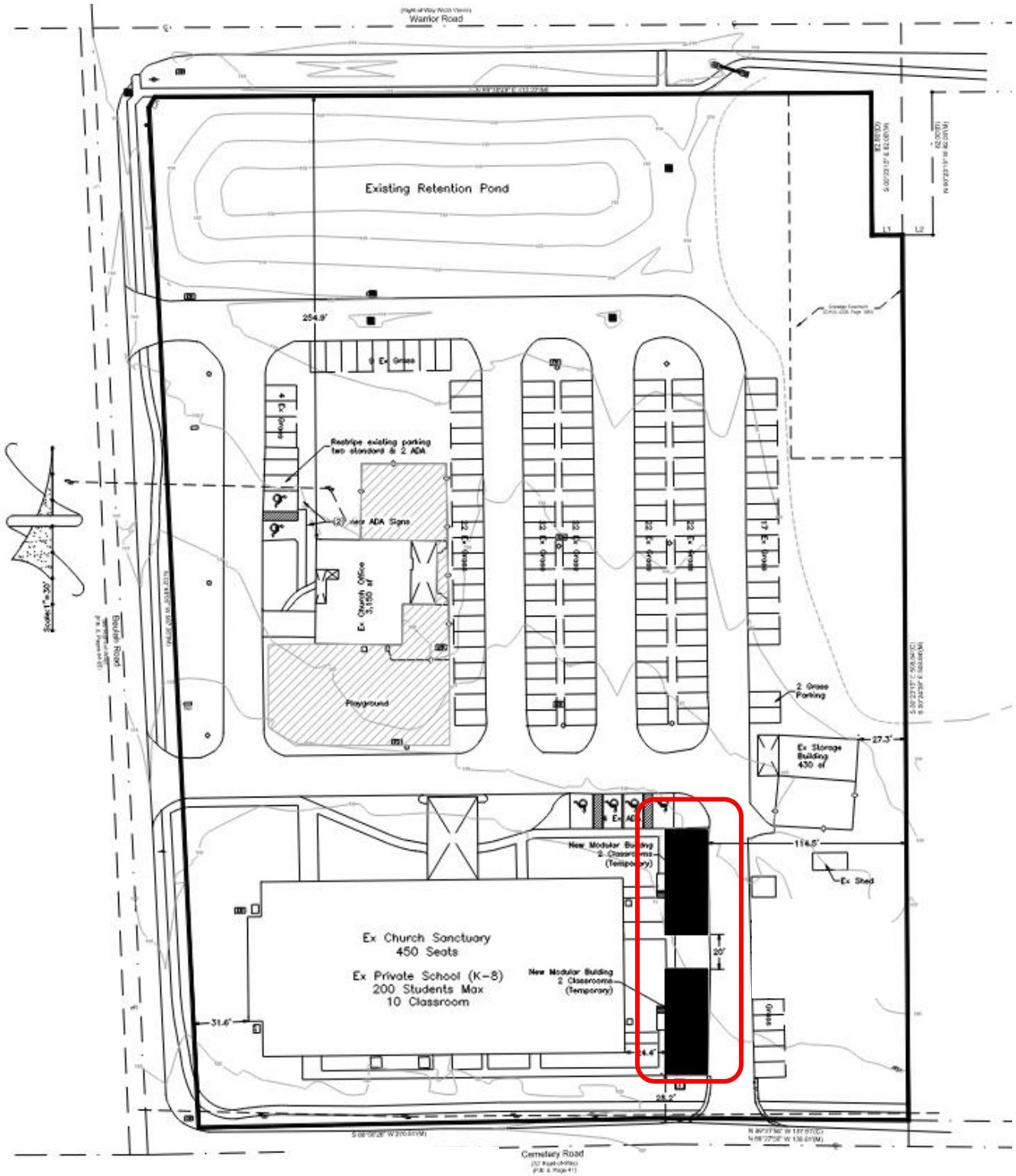
**ZONING MAP**  
**305 Beulah Road**



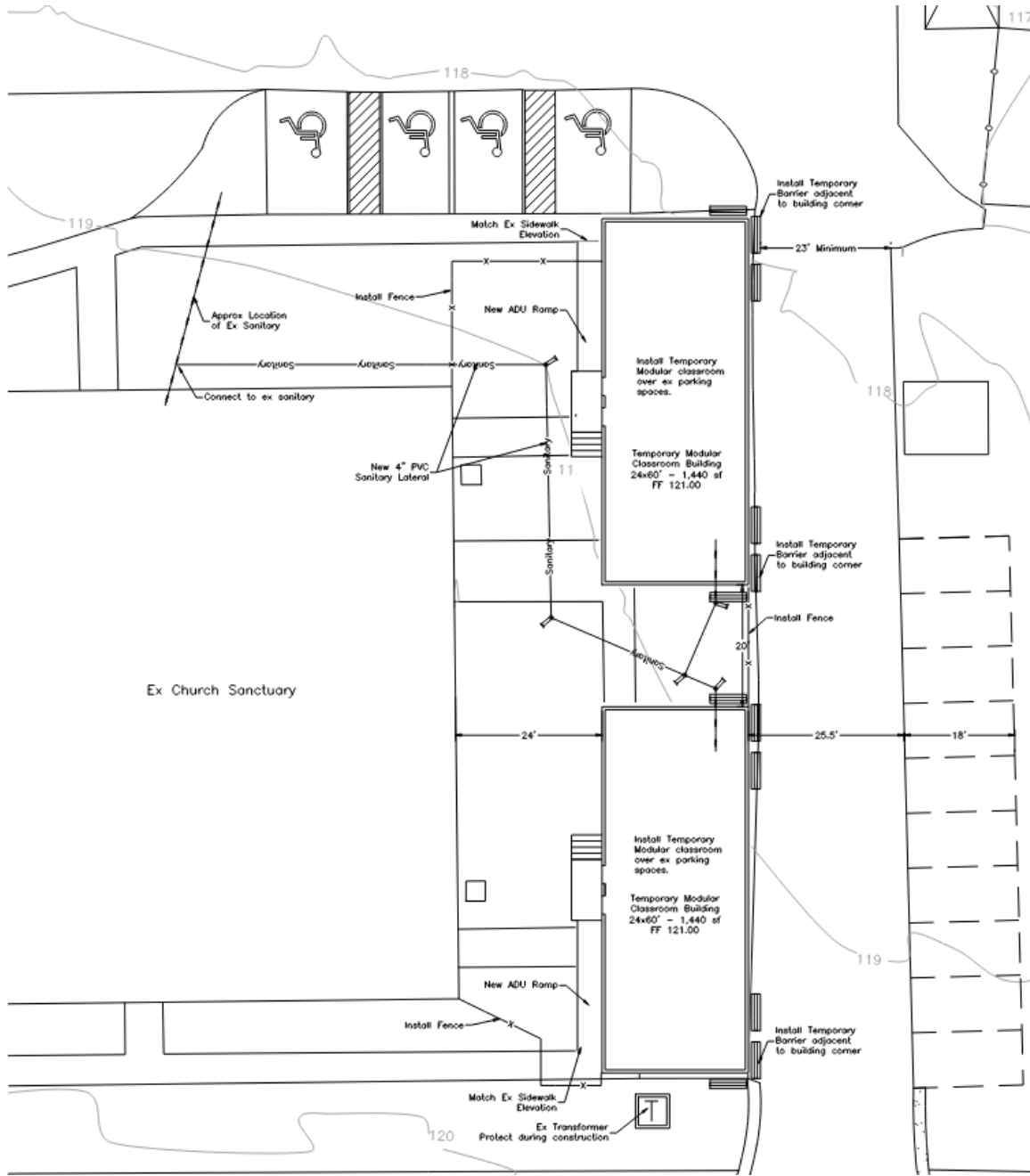
**FUTURE LAND USE MAP**  
**305 Beulah Road**



Site Plan with Temporary Modular Buildings  
305 Beulah Road



### Temporary Modular Building Plan Detail



Cemetery Road



Exhibit A  
Traffic circulation



SITE PHOTOS

Church building from Beulah Road with playground area



View of church/school from parking area



East side of church/school building – proposed temporary modular building location



Church/school building along Cemetery Road



## Applicant Narrative

# Winter Garden Christian Academy

November 20, 2025

Winter Garden Christian Academy (WGCA), operating on the Faith Family Community Church campus at 305 Beulah Road, respectfully submits this detailed narrative in support of a Special Exception Permit request. This request builds upon the previously granted special exception that allowed the Academy to begin operations and serve local families with high-quality, values-based education. As enrollment continues to climb and community demand grows, the Academy now seeks approval for the temporary installation of modular classroom units for a period of three years as well as a revision to the approved maximum student capacity, raising it to 200 students.

These updates represent the next step in the Academy's phased, responsible development plan and ensure that WGCA can continue to operate safely, efficiently, and in alignment with the City's expectations.

## **1. Background and Previous Approval**

WGCA was launched after years of documented local demand for accessible private Christian education in West Orange County. As described in the Academy's Development Message, the school was born in response to a significant shortage of private school seats and a desire from local families for a school centered on a Biblical worldview and strong academic preparation.

The City's previous special exception recognized this need and enabled the Academy to begin serving students in renovated church facilities with a commitment to safe traffic operations, structured daily scheduling, and close coordination with municipal requirements.

Since opening, demand has significantly exceeded the Academy's initial capacity projections. Local private schools remain at or near capacity, and waitlists continue to grow across West Orange County. WGCA is now positioned as an essential educational option for families seeking an affordable, high-quality alternative.

## **2. Purpose of the Current Request**

The current request includes two components:

### **A. Approval for Two Temporary Modular Buildings (Three-Year Period)**

### **B. Adjustment of Maximum Permitted Enrollment to 200 Students**

Both components directly support safe and orderly daily operations and are aligned with WGCA's phased growth plan described in the Development Message.

They also support the projected scholarship-based enrollment demand made possible through Florida's Step-Up for Students program, which has dramatically expanded families' ability to access private education.

If necessary to avoid delay Request A-Two Temporary Modular Buildings is priority for the school and can be

### **3. Daily School Operations and Site Circulation**

WGCA maintains structured, predictable, and well-managed daily operations designed to minimize traffic impacts and ensure student safety. The attached Traffic Statement includes a site circulation diagram (page 5) confirming clear routing, designated staff parking, controlled entry/exit points, and a right-turn-only exit pattern to maintain directional flow on Beulah Road.

25083.01.01 Winter Garden Chris...

#### **Morning Arrival (7:30–8:10 a.m.)**

- Families enter from Beulah Road following the designated one-way circulation route (blue arrows noted on the diagram).
- Drop-off occurs at the supervised unloading zone at the front of the school/church building.
- Staff are stationed at multiple points to maintain flow and ensure rapid unloading.
- Students immediately transition to classrooms for supervised morning routines.

#### **School Day (8:15 a.m.–3:00 p.m.)**

- Campus doors remain locked with controlled access.
- Students participate in traditional instructional blocks, chapel services, and supervised outdoor play in the fenced playground (depicted on the site plan).
- Teachers follow structured schedules that include instruction, worship, discipleship, and age-appropriate academic programming consistent with the Academy's stated mission.  
Copy of Development Message-WGC...
- No unregulated traffic activity occurs during the school day.

#### **Afternoon Dismissal (3:00–3:30 p.m.)**

- Students are dismissed via a controlled pickup line using the same circulation route as morning drop-off.
- A right-turn-only exit minimizes disruption to Beulah Road (as shown on the circulation plan).
- Staff manage staging to prevent stacking into the right-of-way.

The Traffic Statement concludes that the school's operation—even with enrollment increasing from 44 to 90 students—would yield *less than 200 additional daily trips* and therefore does **not** trigger the need for a full Traffic Impact Analysis.

25083.01.01 Winter Garden Chris...

This demonstrates effective operations and traffic control already in place.

#### **4. Justification for two Temporary Modular Units (Three-Year Duration)**

WGCA's master plan, supported by its Development Message, outlines long-term expansion phases that include future construction of permanent educational facilities. Until those phases are complete, the Academy lacks adequate on-site instructional space to safely serve projected enrollment levels.

Temporary modular classrooms provide:

##### **A. Immediate Capacity Relief**

The Academy currently has more student demand than available classrooms can safely accommodate. The modulares provide an additional **48–60 seats**, enabling WGCA to meet immediate needs without overcrowding.

##### **B. A Safe, Regulated, and Temporary Solution**

- Modulares will be placed within existing cleared areas of the property.
- Units will be fully inspected and compliant with City, County, and State codes.
- The three-year duration aligns with the Academy's Phase 2 and Phase 3 development timeline.

### **C. A Proven Method for Managing Growth**

Modular classrooms are a commonly accepted solution for private and public schools experiencing growth while permanent facilities are under development.

### **D. Community Need and Market Evidence**

The Development Message provides clear evidence of a county-wide shortage of private school seats, coupled with increased affordability through education scholarship programs. Families are actively seeking alternatives—far more than available seats in the region.

Copy of Development Message-WGC...

Without temporary modulars, many local families would be displaced or forced onto long waiting lists.

## **5. Justification for Adjusting Maximum Enrollment to 200 Students**

Adjusting capacity to 200 students ensures the Academy can legally serve its anticipated enrollment as modulars are introduced and as part of planned program expansion.

### **A. Consistency With Traffic Findings**

The recent Traffic Statement shows that the increase from 44 to 90 students generates **189 daily trips**, well under the City's threshold requiring a full Traffic Impact Analysis.

This demonstrates that enrollment increases—supported by existing mitigation measures—do not impose undue traffic burden.

### **B. Alignment With Long-Term Vision**

WGCA's development plan anticipates ultimately serving 268+ students under future phases. Raising capacity to 200 is consistent with that plan and allows the school to grow in a structured, incremental manner.

### **C. Supports Regional Educational Demand**

The Academy is already receiving more inquiries than it can place. A capacity of 200 students represents a moderate, manageable level of growth while remaining well within the operational capabilities of the current campus with modular support.

## **6. Community Benefits**

Approving this special exception supports:

- Continued access to high-quality, values-based education
- Fulfillment of unmet local demand in private schooling
- Safe and structured daily operations overseen by experienced educators
- A phased, responsible approach to facility development
- Stability for Winter Garden families seeking scholarship-supported Christian education

Taken together, these two requests form a reasonable, temporary, and community-oriented plan for addressing the real and immediate educational needs of families in West Orange County. The temporary modulars provide essential short-term relief, and the revised student capacity ensures compliance as the school meets its current and projected enrollment demand. Winter Garden Christian Academy remains committed to working collaboratively with the City to ensure that all growth occurs responsibly, safely, and in alignment with long-term development goals.

**Exhibit B**

# CITY OF WINTER GARDEN

## *Engineering Department*

(407) 656-4111 - FAX (407) 877-2363

### **MEMORANDUM**

**TO:** KELLY CARSON, PLANNING DIRECTOR  
YVONNE CONATSER, SENIOR PLANNER

**FROM:** JIM MONAHAN, PE – CITY ENGINEER  
ROB HEAVISIDE, PE – SENIOR ENGINEER  
ARTHUR R. MILLER, III, PE, PLS (ret) - CITY ENGINEERING CONSULTANT

**DATE:** MARCH 19, 2026

**SUBJECT:** REVIEW OF REVISED SPECIAL EXCEPTION APPLICATION- 305 BEULAH ROAD  
FAITH FAMILY COMMUNITY CHURCH SCHOOL EXPANSION

Pursuant to your request, we have reviewed the revised special exception application received from Planning 3/11/26 for compliance with the City's stormwater and site requirements. The project proposes adding two modular buildings of 1,440 s.f. each, expanding the student capacity from 90 to 200 on the 5.66 acre, R-1 zoned parcel. Since this review is preliminary for special exception only, our comments are limited to the information submitted and do not address detailed review of the drainage, paving and utility systems. This was submitted in response to our review of 12/09/25 and DRC meeting of 1/14/26 where it was referred to staff review only.

#### **ENGINEERING**

While we have no specific comments concerning the Special Exception which is primarily a function of Community Development/Planning, please have the Applicant address the following comments in future submittals. **The following are our conditions of approval for the Special Exception if approved.**

1. Planning Department shall review and comment on layout, setbacks, landscaping, buffering, lighting and signage, including R-1 zoning and previous Special Exception requirements and conditions.
2. Refer to Section 118-68 of the City Code for site plan requirements.
3. Previous Engineering and Planning comments have been agreed to.
4. General Requirements (note all on future submittals):
  - a. All gravity sanitary pipe and fittings shall be SDR 26.
  - b. All compaction shall be 98% of the modified proctor maximum density (AASHTO T-180).
  - c. As-built record drawings shall comply with City of Winter Garden requirements available on-line (note on plan).
  - d. All Storm ( $\geq 12"$ ) and Sanitary lines ( $\geq 6"$ ) shall be inspected by CCTV prior to completion.
  - e. Use City Standard Detail sheets for utilities and public works (see City website).
  - f. If Thermoplastic pipe is used it shall meet all City material and installation requirements as specified in the City's Standards & Specifications including Class I bedding, HP polypropylene pipe (**not HDPE or N-12**), laser profiling, installation per ASTM D2321, etc. (see under on-line forms on website).
  - g. All utilities shall be underground pursuant to Code (Sec. 18-33) including electrical power, cable,

telephone, etc.

5. Tree removal shall adhere to the City’s Tree Protection Ordinance – separate review, approval and permit is required. Coordinate with the Building Department on any tree removal and protection. Additional landscaping and tree replacement may be required with final plan.
6. Drainage methodology needs to be discussed – both existing and proposed. Potential adverse impacts to surrounding properties shall be avoided. Existing stormwater pond is shown to remain without expansion.
7. The site shall be served by City water, sewer and reuse. All utilities required for the development shall be run to the site at the Developer’s expense, including potable water, reclaimed water and sanitary sewer for the entire project frontage. Final plans shall detail all connections including fire protection, reuse water and domestic water supply. All irrigation on the site shall be designed to be supplied by reclaimed water.
8. 100% of the water/sewer impact fees shall be paid prior to site or building permit issuance or execution of FDEP permit applications by the City. Sanitary laterals, fittings, and pipes shall be SDR 26 per City standards. Use City Standard Detail Sheets for utilities and public works. Provide the proposed uses of the buildings and anticipated meter sizes for impact fee payment. When building plans are submitted, a determination of fees will be calculated.

If new or upsized meters are required, additional connection fees will be required. Proposed sanitary is shown, but not proposed potable water line.

9. Minimum 5’ wide concrete sidewalks shall be constructed along all street frontages pursuant to Code. Any damaged, broken or cracked sections (including existing curbs and pavement) shall be replaced prior to issuance of certificate of occupancy.
10. Permit modification from SJRWMD for stormwater is required. Permits or exemptions shall also be required from FDEP for water and sewer and FDEP NPDES NOI as may be applicable.
11. Any signs, screen walls or retaining walls shall require a separate permit from the Building Department.
12. Streetlighting both internally and on all street frontages is required pursuant to City Code – dark skies lighting is required. Streetlighting plan from Duke Energy shall be provided prior to the pre-con, once the plans are approved.
13. Traffic study may be required – see Planning Dept. comments. See above question regarding grade levels proposed (K-8 or K-12?).

#### **STANDARD GENERAL CONDITIONS**

14. All construction shall conform to City of Winter Garden Standards, Specifications and Ordinances.
15. Fencing, if approved, shall meet all City requirements for height, type, etc. Chain link fencing, if approved, shall be vinyl coated per Code.
16. The City of Winter Garden will inspect private site improvements only to the extent that they connect to City owned/maintained systems (roadways, drainage, utilities, etc.). It is the responsibility of the Owner and Design Engineer to ensure that privately owned and maintained systems are constructed to the intended specifications. The City is not responsible for the operation and maintenance of privately owned systems, to include, but not be limited to, roadways, parking lots, drainage, stormwater ponds or on-site utilities.
17. 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.

18. The Owner and Contractor are responsible for meeting all provisions of ADA and Florida Accessibility Code, including accessible route sidewalks that will connect to public sidewalks.
19. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.
20. Approval by the City Commission (site plan) 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 site or building permit.
22. Additional comments will be generated at subsequent reviews.

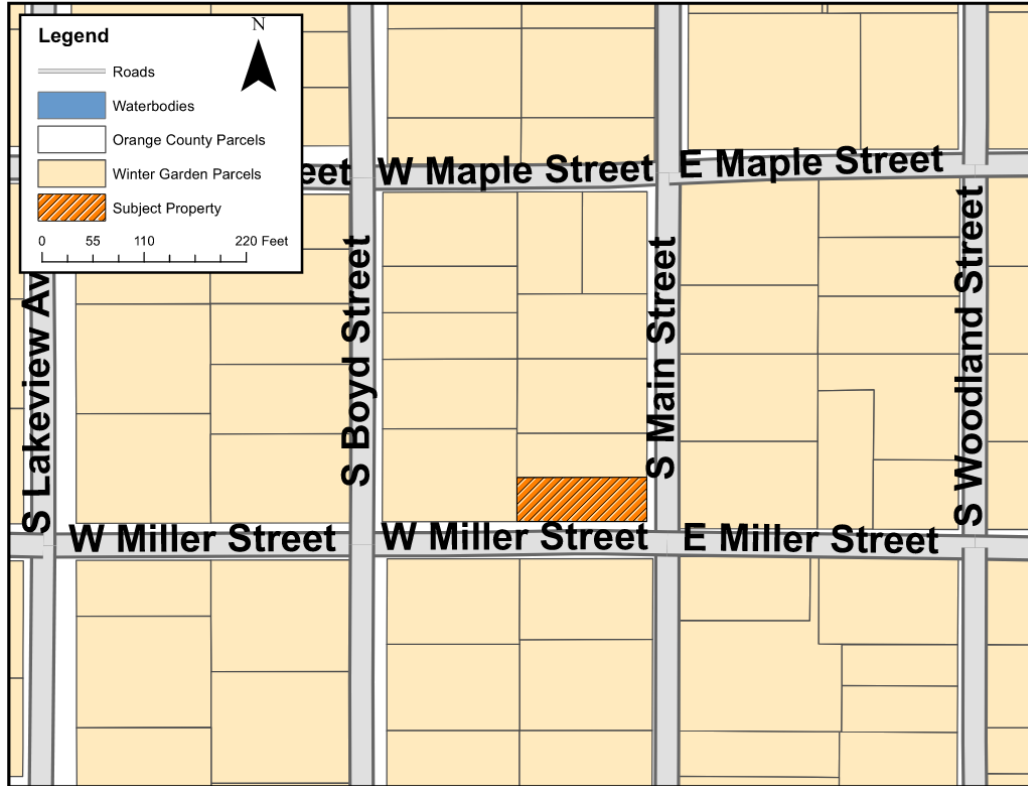
Please review this information and contact our office with any questions. Thank you.

**END OF MEMORANDUM**



# LOCATION MAP

326 S Main Street



# CITY OF WINTER GARDEN

## PLANNING & ZONING DIVISION

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

# STAFF REPORT

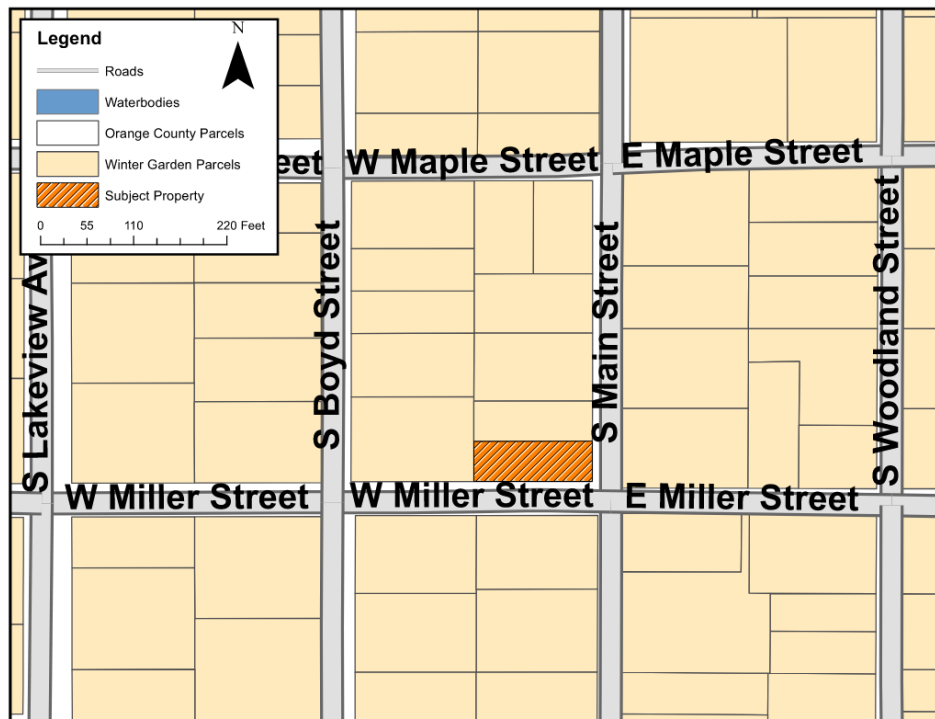
**TO:** PLANNING AND ZONING BOARD  
**PREPARED BY:** Shane Friedman, Planning Supervisor  
**DATE:** May 4, 2026  
**SUBJECT:** VARIANCE  
**326 S Main Street (0.15 ± ACRES)**  
**PARCEL ID #23-22-27-2888-11-067**

**APPLICANT:** Dalfe 1 Inc.

### INTRODUCTION

The purpose of this report is to evaluate the request for a variance for property located at 326 S Main Street in Winter Garden, Florida. The request is to allow an interior side yard setback of 7.5 feet, in lieu of the required 10 foot setback, a corner lot setback of 6 feet in lieu of the required 15 feet minimum, a rear yard setback of 20 feet in lieu of the minimum required 28 feet for an accessory building, and 15.5 foot height in lieu of the 12 foot height maximum for an accessory building, in order to build a two-story single-family home with a detached garage.

The subject property, located on South Main Street, is an approximately 0.15 ± acre lot. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



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

### **EXISTING USE**

The property is currently vacant. This variance request was originally approved by the Planning & Zoning Board on May 3, 2021. The original approval allowed the property at 320 S Main Street to be split into two lots, which is now 320 S Main Street and 326 S Main Street, as well as variance approvals for the setbacks of the proposed homes. The property located at 320 S Main Street did build a home however, the property located at 326 S Main Street did not and the setback variances have since expired.

### **ADJACENT LAND USE AND ZONING**

The properties to the north, south, and west of the subject property are developed with single-family residences, are zoned R-2, and are in the City of Winter Garden's Municipal limits. The property to the east of the subject property is developed with a duplex, is zoned R-2, and is in the City of Winter Garden's Municipal limits.

### **PROPOSED USE**

The applicant is requesting the variance(s) to allow the construction of a 1,382 sf single-family home with a 483 sf detached garage.

### **CODE REFERENCE**

**Sec. 118-1310.** of the City Code of Ordinances addresses accessory buildings and structures. This section states,

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

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

*(2) Accessory buildings—Greater than 160 square feet. An accessory building greater than 160 square feet shall comply with the above requirements with the following exceptions:*

- a. An accessory building greater than 160 square feet must comply with all the setback requirements of the principal structure.*
- b. An accessory building greater than 160 square feet must be separated from the principal structure by a minimum of ten feet.*

- c. An accessory building greater than 160 square feet shall not occupy more than 25 percent of the rear yard.*

**Sec. 118-1101.** of the City Code of Ordinances addresses corner lots in residential districts. This section states,

*Where corner lots in residential districts are platted in such a manner as to change the normal yard pattern along either of the intersecting streets, the required front yard shall be provided across the end of the lot fronting on the street, and a yard measuring not less than 15 feet from the street line shall be provided along the full length of the lot on the side toward the intersecting street. No portion of any main or accessory building shall encroach upon the latter yard.*

**Sec. 118-398.** of the City Code of Ordinances addresses the minimum yard requirements for single-family dwellings in the R-2 Zoning District. This section states,

*In the R-2 residential district, the minimum yard requirements are as follows:*

- (1) Single-family.*
- a. Front: 30 feet*
  - b. Side: ten feet each*
  - c. Rear: 20 percent of depth of lot.*

The applicant is seeking a variance to the rear and side yard setback(s), as well as the height of an accessory building, in order to build a two-story single-family home with detached garage.

### **CODE REQUIREMENTS / CRITERIA**

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

- (1) Granting the variance will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;*

The interior side yard setback of 7.5 feet is similar to many neighborhoods with 5’ side yard setbacks for similar lot sizes. The corner lot setback of 6’ does not affect the neighbors. With the home being setback 30’ the triangle of visibility at the intersection is not obstructed at the stop sign. The rear setback of the detached garage, as well as the height, should not interfere with the reasonable enjoyment of adjacent property owners. Collectively, the variances are typical for this style of home and lot envelope and should have little if any negative impacts to the standard of living for the neighbors or the city.

- (2) The variance will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;*

The requested variance(s) does not change the residential nature of the property. The variances will allow a wraparound porch and detached garage that will only improve the aesthetics of the home and the property.

- (3) *In the context presented, strict compliance with the land development regulation will not further any legitimate city objective or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under this criteria if the variance were denied;*

Strict compliance with the City's land development regulations will not further any legitimate City objective.

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

- (5) *The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under these criteria if the variance were denied.*

The variance(s) requested is the minimum variance that makes reasonable use of the land as the property is 47.5 wide and a corner lot. There is no other way to achieve architectural improvements to the home without drastically narrowing the width of the home making the building less functional and aesthetically less appealing for the homeowner or the neighbors. The original reduction in lot width size, and the home that is now built at 320 N Main Street, means that allowing the previously approved variances to be renewed is the most reasonable use of the land at this point. Denying the variances does not benefit the owner, the neighbors, or the City.

## **SUMMARY**

City Staff recommends approval of a variance to Section 118-398(1)(b), Section 118-1310(b)&(c)(2)(a), and Section 118-1101 for the property located at 326 S Main Street. If approved, these variances will allow an interior side yard setback of 7.5 feet, in lieu of the required 10 foot setback, a corner lot setback of 6 feet in lieu of the required 15 feet minimum, a rear yard setback of 20 feet in lieu of the minimum required 28 feet for an accessory building, and 15.5 foot height in lieu of the 12 foot height maximum for an accessory building, in order to build a two-story single-family home with a detached garage subject to the following conditions:

- 1) The home will be built in the same architectural style and massing that were provided by the applicant for this variance request.

## **NEXT STEP**

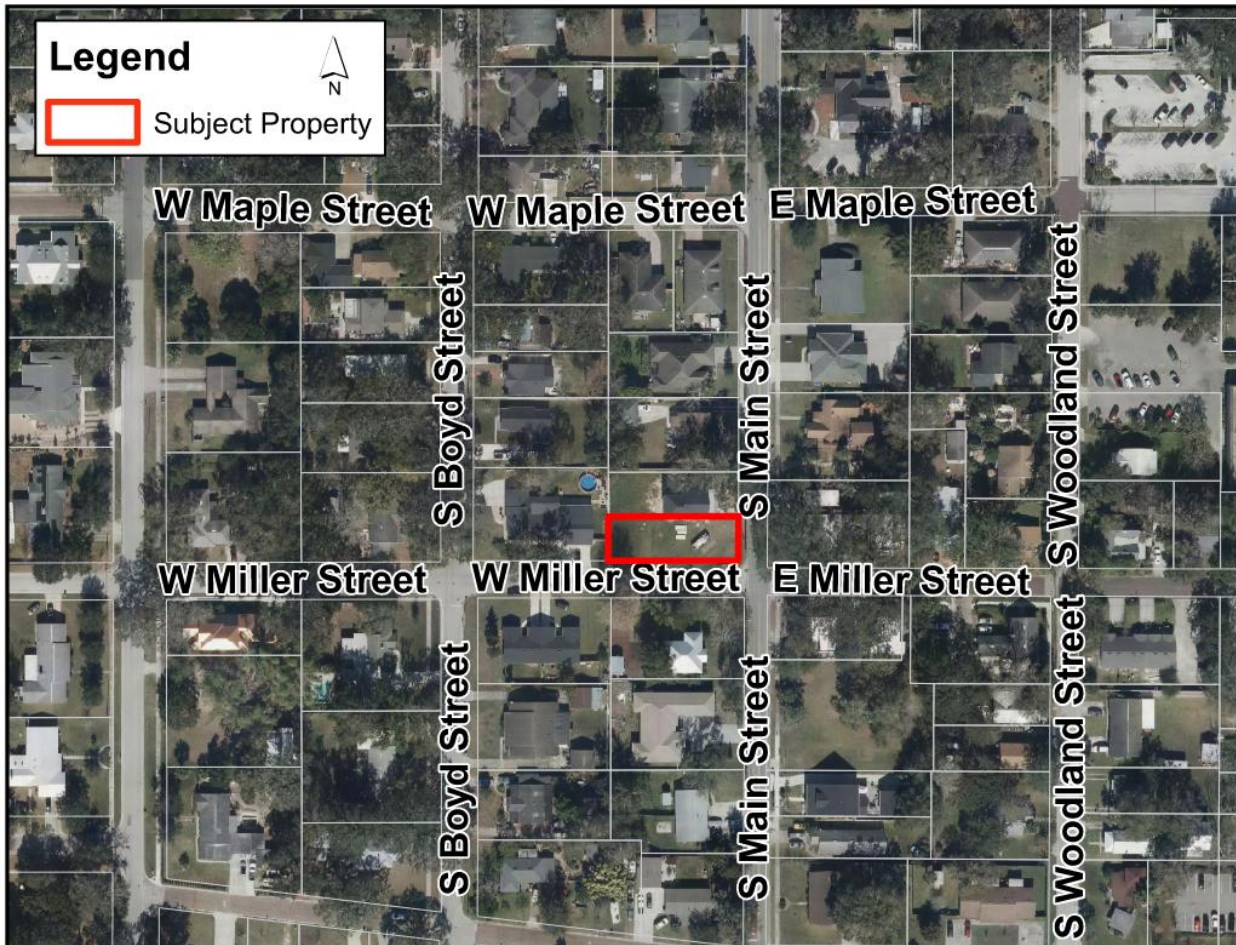
Follow all City regulations and apply for building permits.

## **ATTACHMENTS**

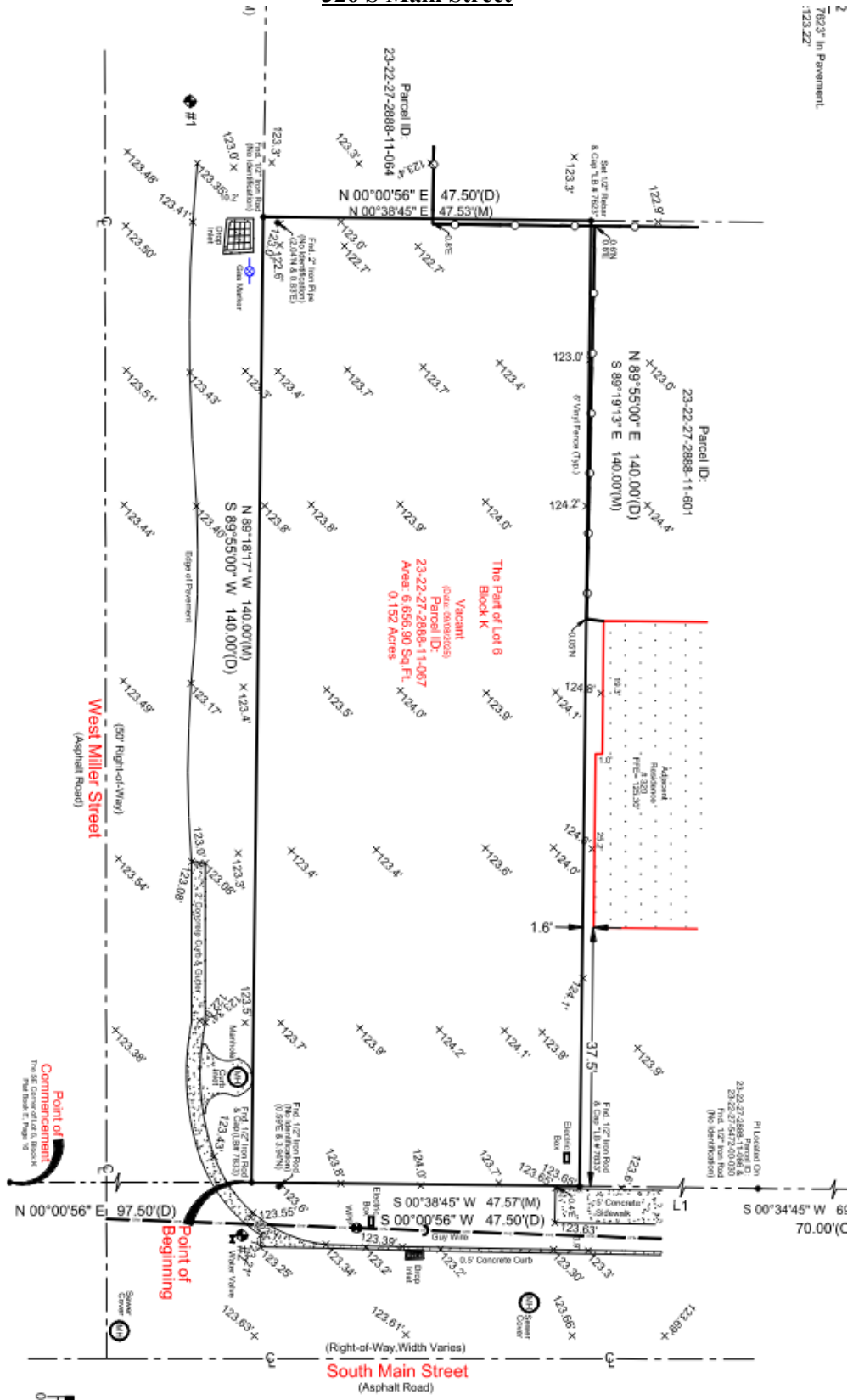
- Aerial Photo
- Survey

- Site Plan
- Elevations
- Site Photos

**AERIAL PHOTO**  
**326 S Main Street**



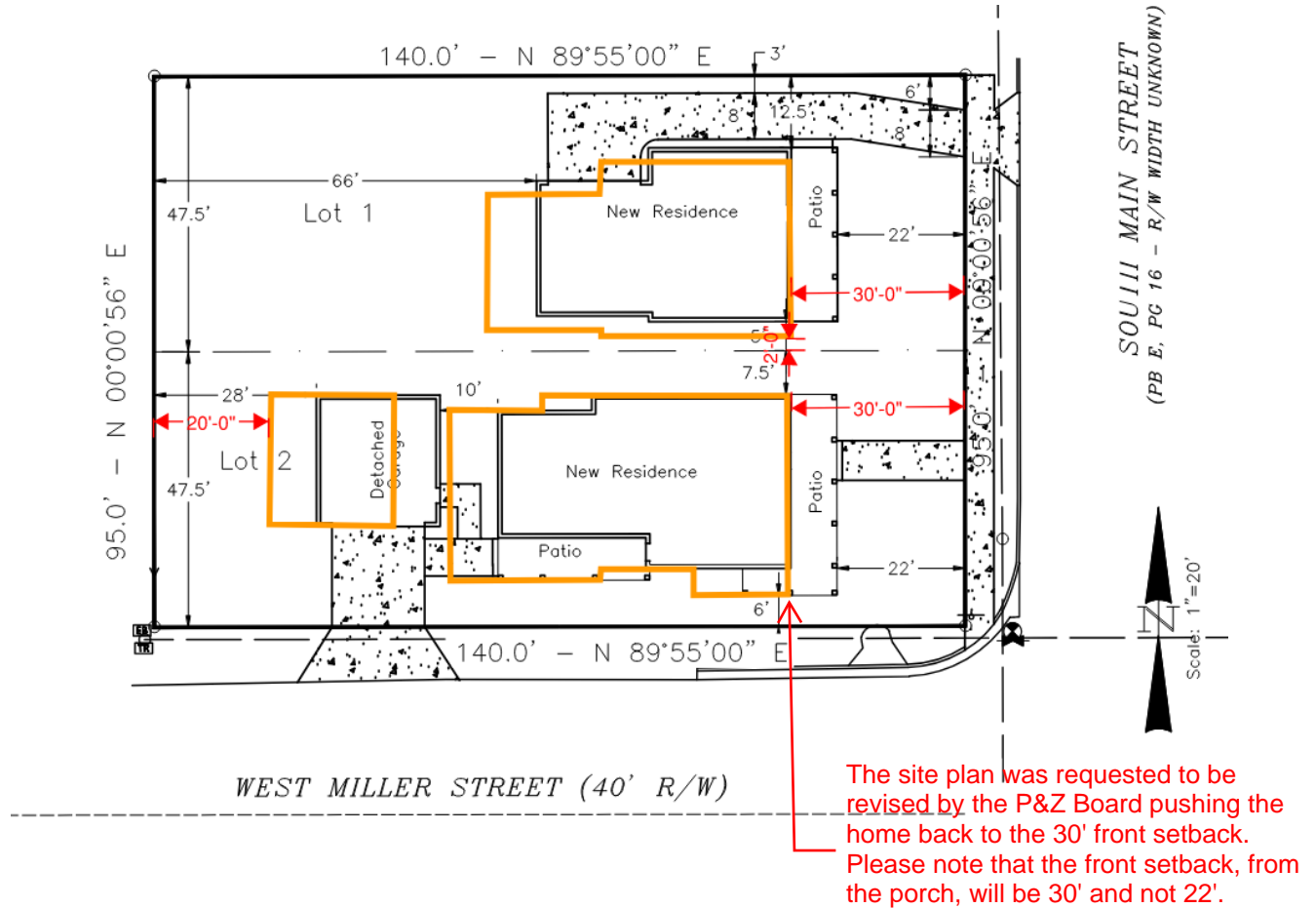
**Survey**  
**326 S Main Street**



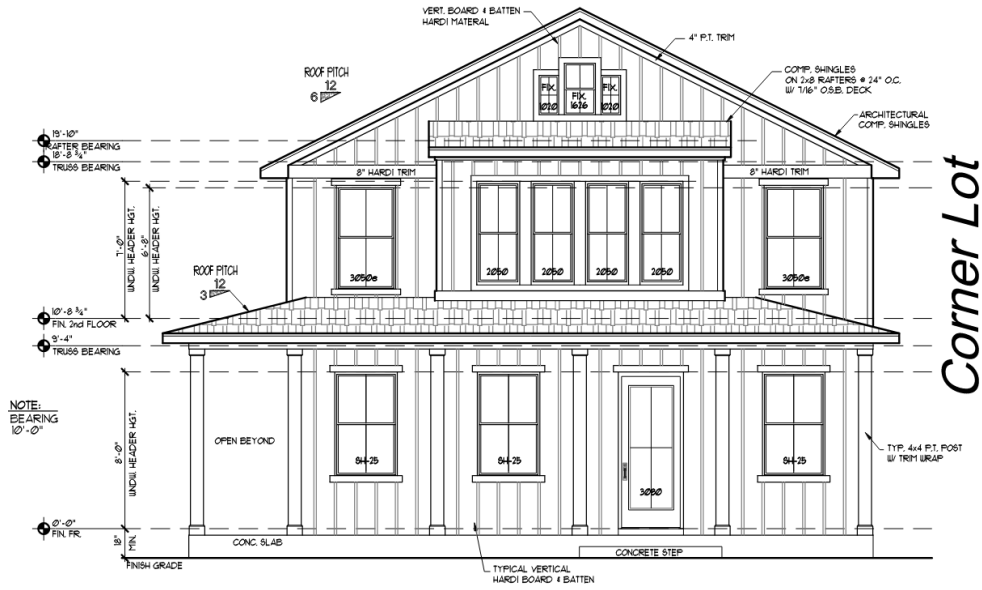
2  
 762.3' In Pavement  
 : 123.22'

The orange building foot print is showing the revised and approved location by the P&Z Board at the 06/07/21 meeting.

**Original Site Plan**  
**320 S Main Street**



**Elevations**  
**320 S Main Street**

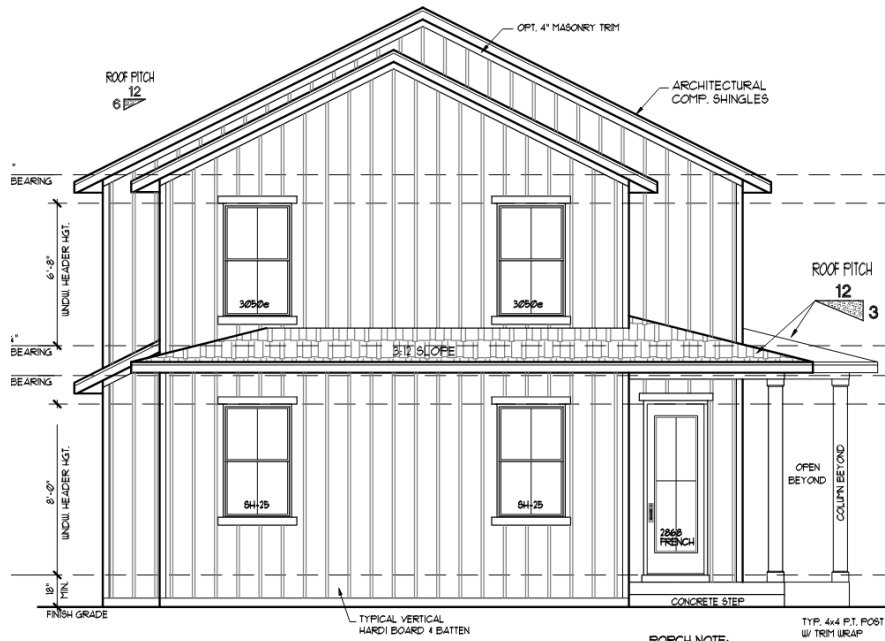


Corner Lot

**FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
 SCALE: 1/4" = 1'-0"

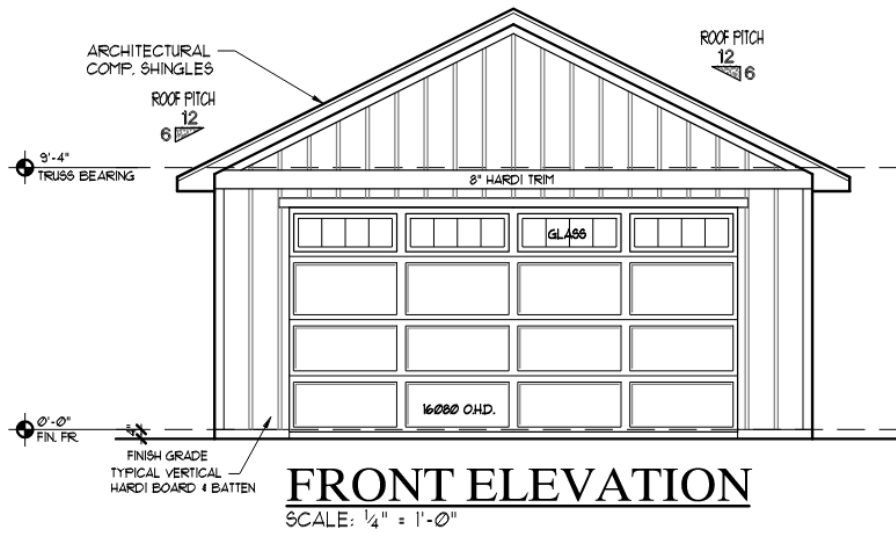
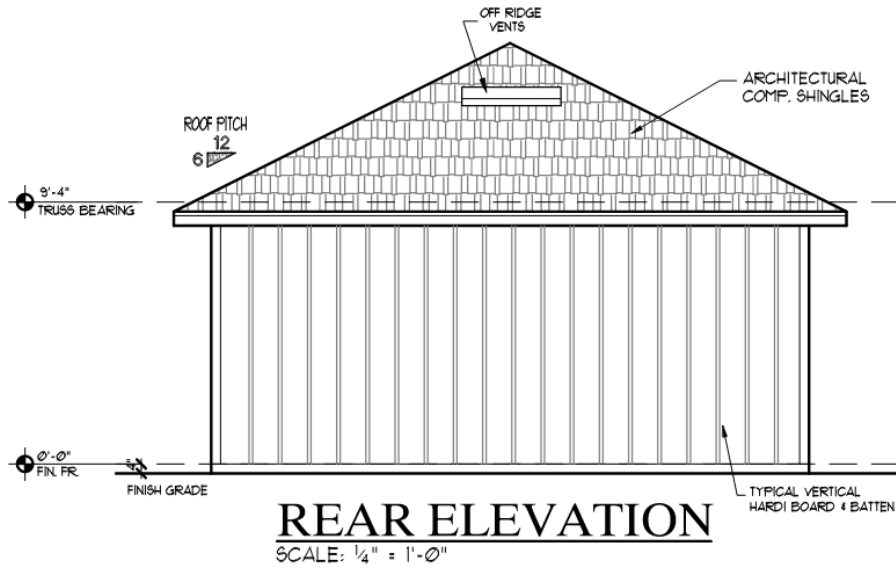


**REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
 SCALE: 1/4" = 1'-0"

**Detached Garage**  
**326 S Main Street**



**SITE PHOTOS**  
**326 S Main Street**





**SITE PHOTOS**  
**326 S Main Street**

**END OF STAFF REPORT**

**THE CITY OF WINTER GARDEN  
PLANNING AND ZONING BOARD AGENDA ITEM # 6.B**

**Date:** April 24, 2026                      **Meeting Date:** May 4, 2026  
**Subject:** 111 N Central Avenue  
**Project Name:** Tingley- Detached Garage - Variance  
**Parcel ID:** 14-22-27-1728-05-180  
  
**Issue:** The applicant is requesting a variance for the property located at 111 N Central Avenue.

**Supplemental Material / Analysis:**

**Owner / Applicant:** Ralph and Tracy Tingley  
**Current Zoning:** R-2, Residential District  
**Proposed Zoning:** N/A  
**Current FLU:** LR (Low Density Residential)  
**Proposed FLU:** N/A

**Summary:** The applicant is requesting a variance to allow a minimum 15 foot rear setback in lieu of the required 25 feet to permit the construction of a detached garage. Further, they are requesting to allow a wall height of 10 feet 8 inches in lieu of the permitted 9 foot height maximum and a roof peak height of 24 feet in lieu of the permitted 12 foot height maximum for the detached garage.

**Staff Recommendation(s):**

Staff recommends approval subject to any conditions outlined in the Staff Report.

**Next Step(s):**

Present the application for design approval to the ARHPB, May 19, 2026  
The applicant is responsible for following all City regulations and obtaining the required zoning and building permits.

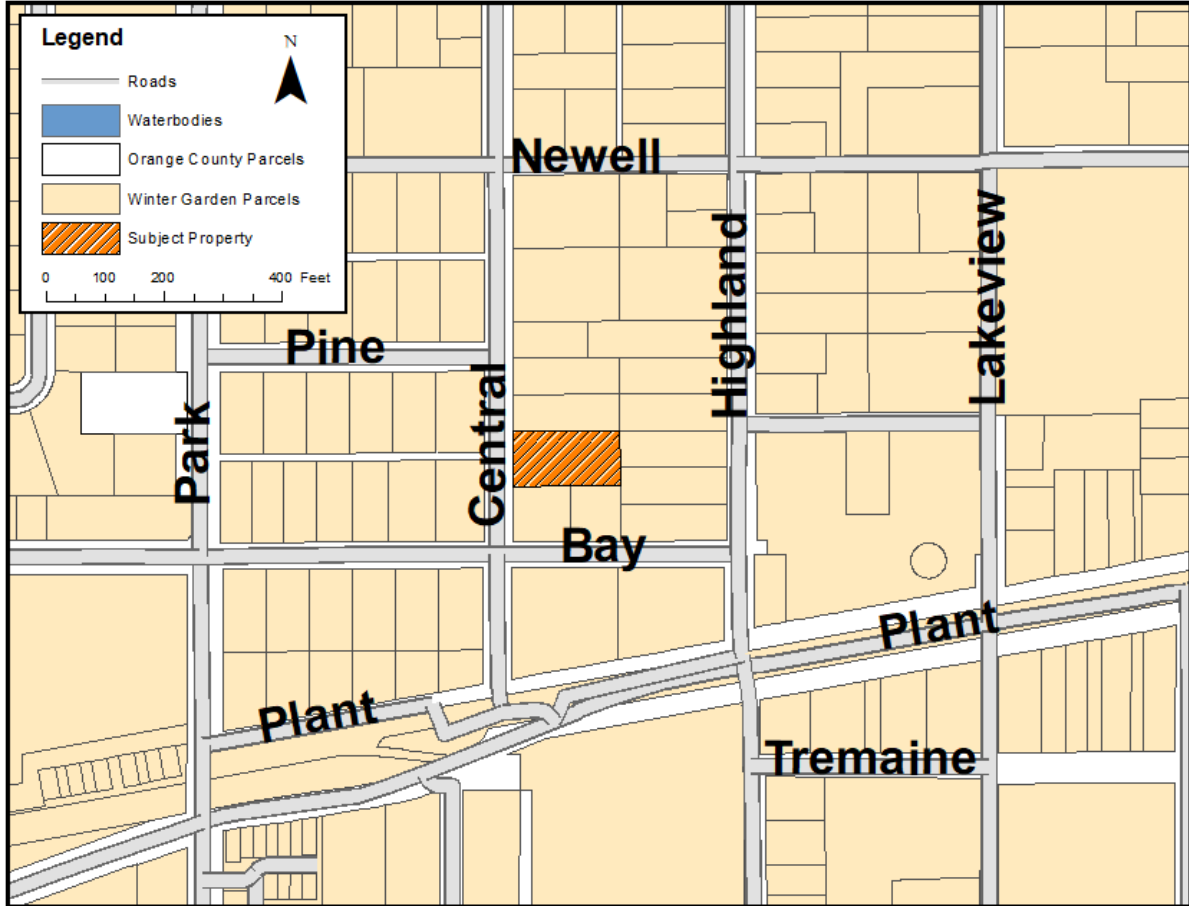
**Attachment(s):**

Staff Report  
Location Map

# LOCATION MAP

111 N Central Avenue

Variance



# CITY OF WINTER GARDEN

## PLANNING & ZONING DIVISION

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

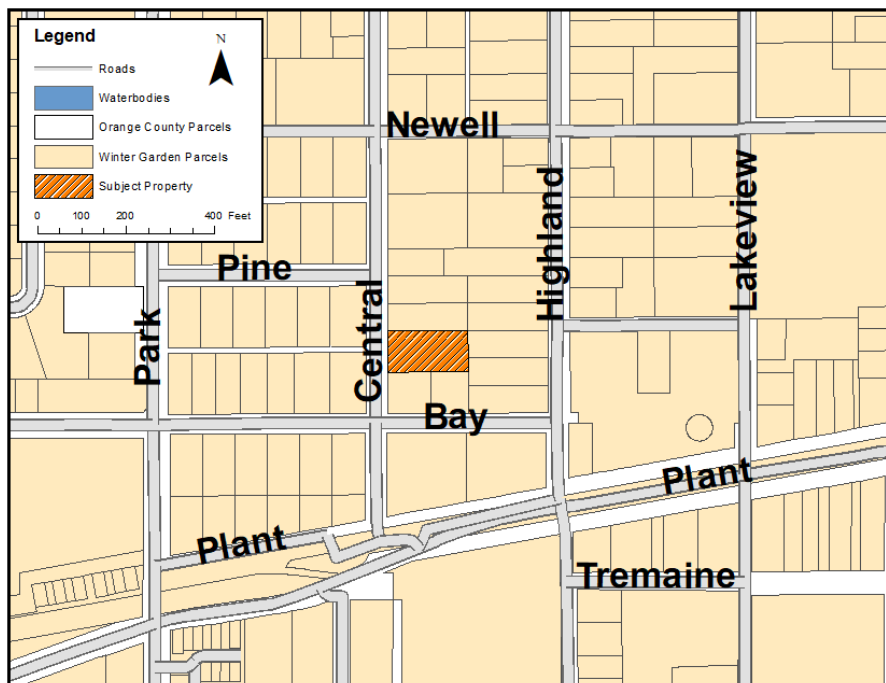
# STAFF REPORT

**TO:** PLANNING AND ZONING BOARD  
**PREPARED BY:** YVONNE CONATSER, SENIOR PLANNER  
**DATE:** MAY 4, 2026  
**SUBJECT:** VARIANCE  
**111 N CENTRAL AVE (0.39 +/- ACRES)**  
**PARCEL ID # 14-22-27-1728-05-180**  
**APPLICANT:** RALPH AND TRACY TINGLEY

### INTRODUCTION

The purpose of this report is to evaluate the request for a variance for the property located at 111 N Central Avenue in Winter Garden, Florida, herein known as the “Property”. The request is to allow a minimum fifteen (15) foot rear setback in lieu of the required twenty-five (25) feet to permit the construction of a detached garage. Additionally, the request is to allow a wall height of ten (10) feet – eight (8) inches in lieu of the permitted nine (9) foot height maximum and a roof peak height of twenty-four (24) feet in lieu of the permitted twelve (12) foot height maximum for the detached garage.

The Property is approximately 0.39 +/- acres in size, zoned R-2 (Residential District), and designated LR (Low Density Residential) on the City Future Land Use Map. The property is subject to the Historic Downtown District Overlay. The map below depicts the location of the subject property within the City of Winter Garden municipal limits.



### EXISTING USE

The property is developed with a single story 1,800 +/- square foot single family house. This non-contributing structure will be demolished and replaced with a new two-story 4,248 +/- square foot single family house with a detached garage in the rear of the property.

### ADJACENT LAND USE AND ZONING

The adjacent surrounding properties are developed single family residential, zoned R-2 and designated LR on the City Land Use Map. The properties to the north, east and south are subject to the Historic Downtown District Overlay. The properties to the west are outside the Historic Downtown District Overlay. All properties are located within the City of Winter Garden's municipal limits.

### PROPOSED USE

The applicant received approval of a variance for a detached garage at the Planning and Zoning Board meeting held November 3, 2025. Since that time, the applicant has revised the design of the proposed detached garage and increased the height of the structure. To keep the oak tree in the front yard and provide a greater setback to the neighboring property to the rear, the applicant has revised the layout of the proposed new house and the detached garage. The applicant must request a new variance to accommodate the revised layout.

The new variance request is to allow a 15 foot rear building setback for the detached garage instead of the previously approved 10 foot setback. Additionally, the applicant would like to increase the height of the detached garage from the approved 17 feet height maximum to 24 feet to allow a storage area over the garage. The 24 foot height will match the height of the new two-story house. The detached garage with additional storage will be +/-1,282 square feet.

The revised design to the detached garage will be presented to the Architecture Review Historic Preservation Board at their May 19, 2026, meeting. Staff is recommending approval as the design meets all Historic District Overlay criteria.

### CODE REFERENCE

**Section 98-192. (6) a. (2) and (6) c.** of the City Code of Ordinances addresses Residential lot layout setbacks and requirements in the Historic District. This section states:

- a. *Residential lot layout.*
  - i. *Setbacks: Setbacks apply to both principal and accessory structures. Residential lot development shall have the following setbacks:*
    - (2) *Rear yard: 25 feet or 15 feet from center of alley;*
- c. *Garages. Garages shall be detached and located behind the principal structure.*

**Section 118-1310 (b)** of the City Code of Ordinances addresses general accessory building and structure requirements. This section states:

*Accessory buildings shall be designed to blend aesthetically with the principal building. Detached accessory building walls shall not exceed nine feet in height, and roof peaks shall not exceed 12 feet in height. ...*

The applicant is seeking variances to **Section 98-192. (6) a. (2) and Section 118-1310 (b)** to construct the required rear yard detached garage.

## **CODE REQUIREMENTS / CRITERIA**

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

- (1) *Granting the variances will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;*

The proposed rear setback will allow the construction of the detached garage in the rear northeast corner of the property. The location of the detached garage meets the intention of the requirement per Section 98-192. 6. (c). but constructing the garage with the required 25 foot rear setback would create “practical difficulties” with setbacks to the proposed house and parking on the property, but the new setback of 15 feet will allow a workable parking area. The proposed increased height will provide a storage and/or work space above the detached garage. No additional living space such as an accessory dwelling unit will be permitted in the detached garage. The applicant has revised the design to be compatible with the house architecture style. The property is buffered on the north and east boundaries with existing vegetation including a mature hedge row and large growth trees. The existing vegetation will provide a buffer to the adjacent neighbors. As proposed, the detached garage should allow continued “reasonable enjoyment of adjacent and nearby property owners”.

- (2) *The variances will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;*

The detached garage is required in the historic district. The requested rear setback revises the current variance setback of 10 feet to 15 feet creating a larger distance and area for a buffer between the applicant and the neighbor to the rear of the property. The requested variance will not change the neighborhood residential character of the area and is a reasonable request for the residential use. As with other detached garages in the historic district and per code, the proposed design and height of the detached garage are consistent with the proposed house architecture and the City Design Standards and Guidelines Manual.

- (3) *In the context presented, strict compliance with the land development regulation will not further any legitimate city objective or the benefits that would be achieved under the other variance criteria by the granting of the variances outweigh the benefits under this criteria if the variances were denied;*

Strict compliance with the City’s land development regulations will not further any legitimate City objective. The proposed detached garage will meet all other City requirements regulating accessory structure construction.

- (4) *The granting of the variances is consistent with the city's comprehensive plan; and*

The variance is consistent with the provisions of the City’s Comprehensive Plan respecting residential character of the neighborhood.

- (5) *The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under these criteria if the variance were denied.*

The requested variance is the minimum variance that will make reasonable use of the land and provide a location in accordance with City Code for the detached garage behind the principal structure. Provided the applicant meets all staff recommended conditions the detached garage will not be an impact on the adjacent neighborhood properties. Denying the variance does not benefit the property owner or the City.

### **SUMMARY**

City Staff recommends approval of the variance to allow a minimum rear setback of fifteen (15) feet in lieu of the required twenty-five (25) feet and a building wall height of ten (10) feet – eight (8) inches in lieu of the permitted nine (9) foot height maximum and a roof peak height of twenty-four (24) feet in lieu of the permitted twelve (12) foot height maximum for the construction of the detached garage, subject to the following conditions:

1. The variance approved for the property by the Planning and Zoning Board November 3, 2025, will be null and void upon the approval of this variance.
2. The approval is for the location of the detached garage per the layout on the site plan as submitted by the applicant.
3. The detached garage shall be constructed in conformance with the 25'-4" width and 33'-8" length dimensions as depicted with the proposed site plan and in accordance with the elevations as submitted by the applicant. The second story will have a roof peak no greater than 24'.
4. The second story of the detach garage may be used for storage and/or as workspace such as an office or workshop. The space may not be used or converted at any time into an accessory dwelling unit and/or separate living space from the principal structure.
5. The applicant shall obtain all required zoning and building permits from the Zoning Department and the Building Department prior to construction of the single family residential structure and detached garage.
6. The applicant shall note all conditions of the variance on all site plan documents.

### **NEXT STEP**

Present the application for design approval to the Architecture Historic Preservation and Review Board, May 19, 2026.

Follow all City regulations and apply for required zoning and building permits.

### **ATTACHMENTS**

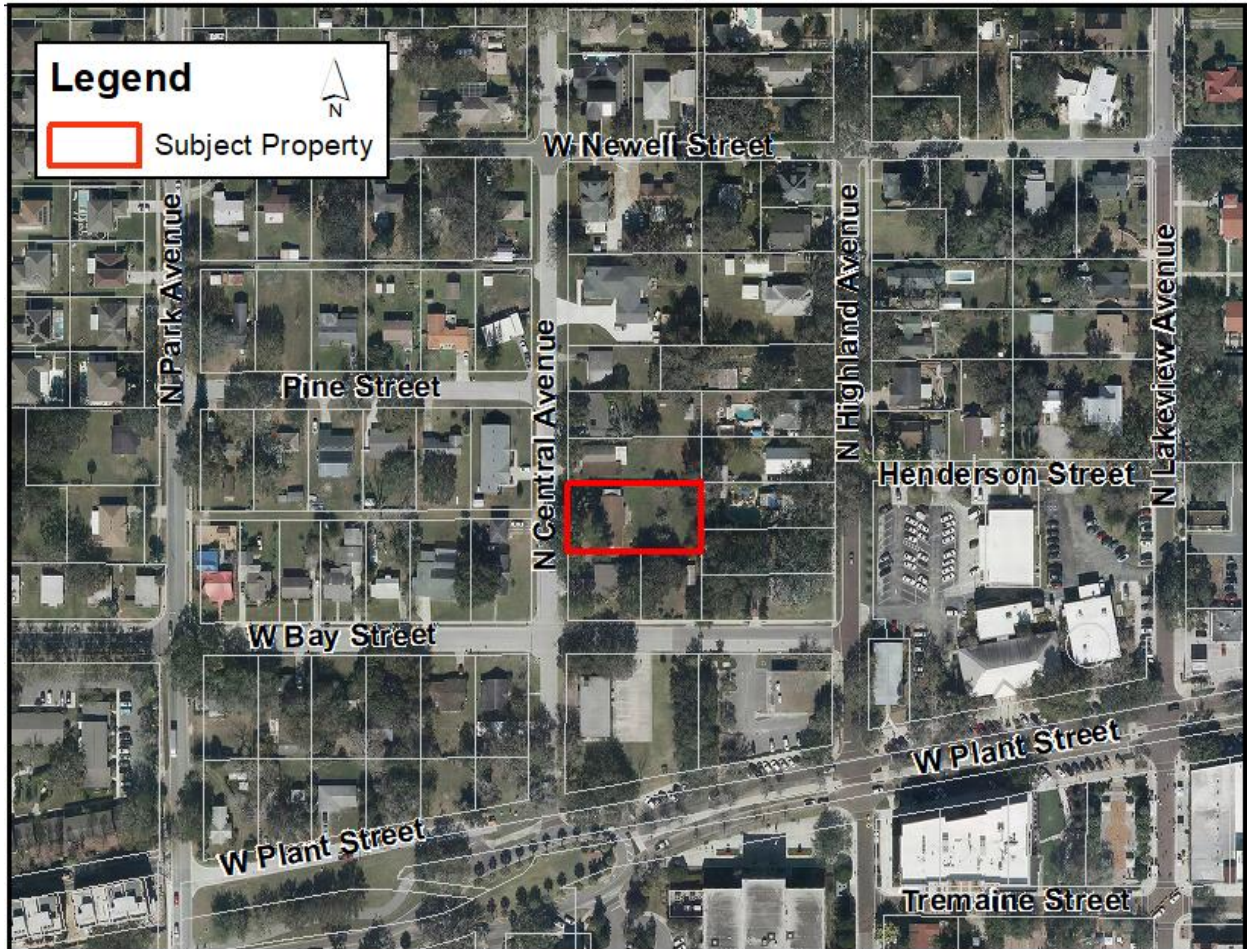
Aerial Photo

Site Plan with proposed detached garage location

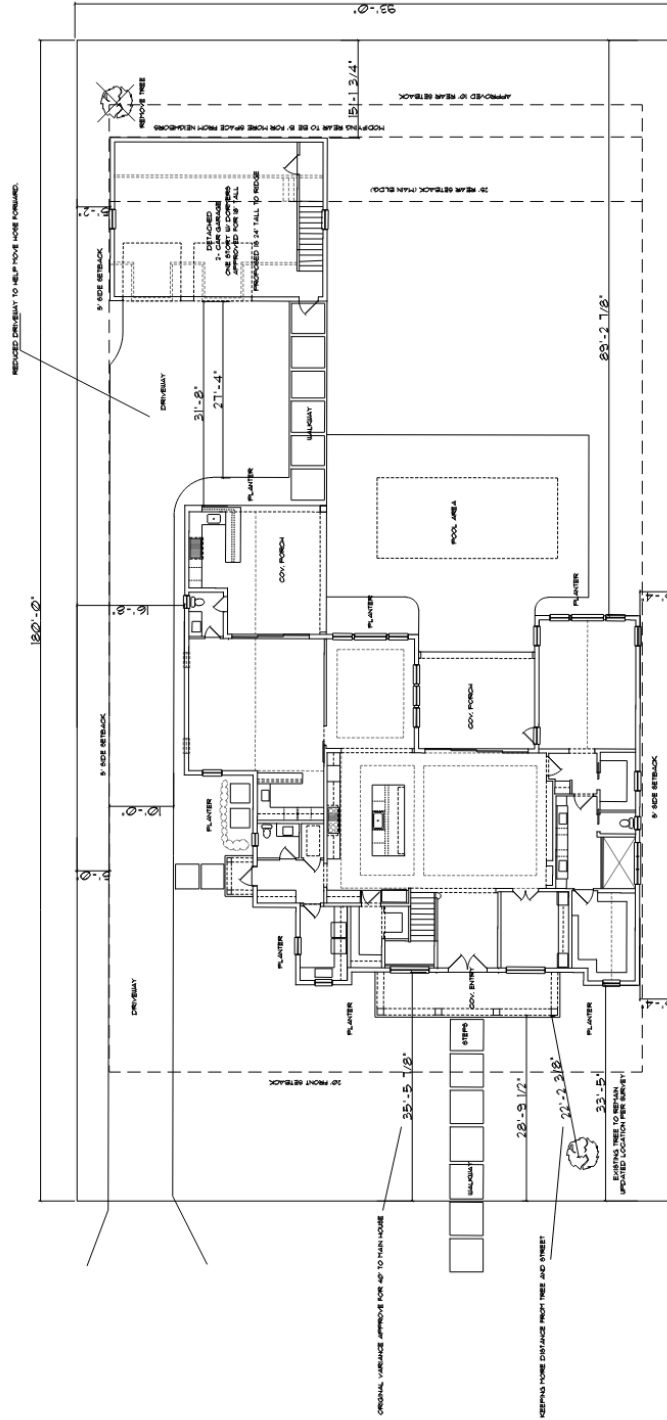
Proposed detached garage elevations

Property Photos

Aerial Photo  
111 N Central Ave

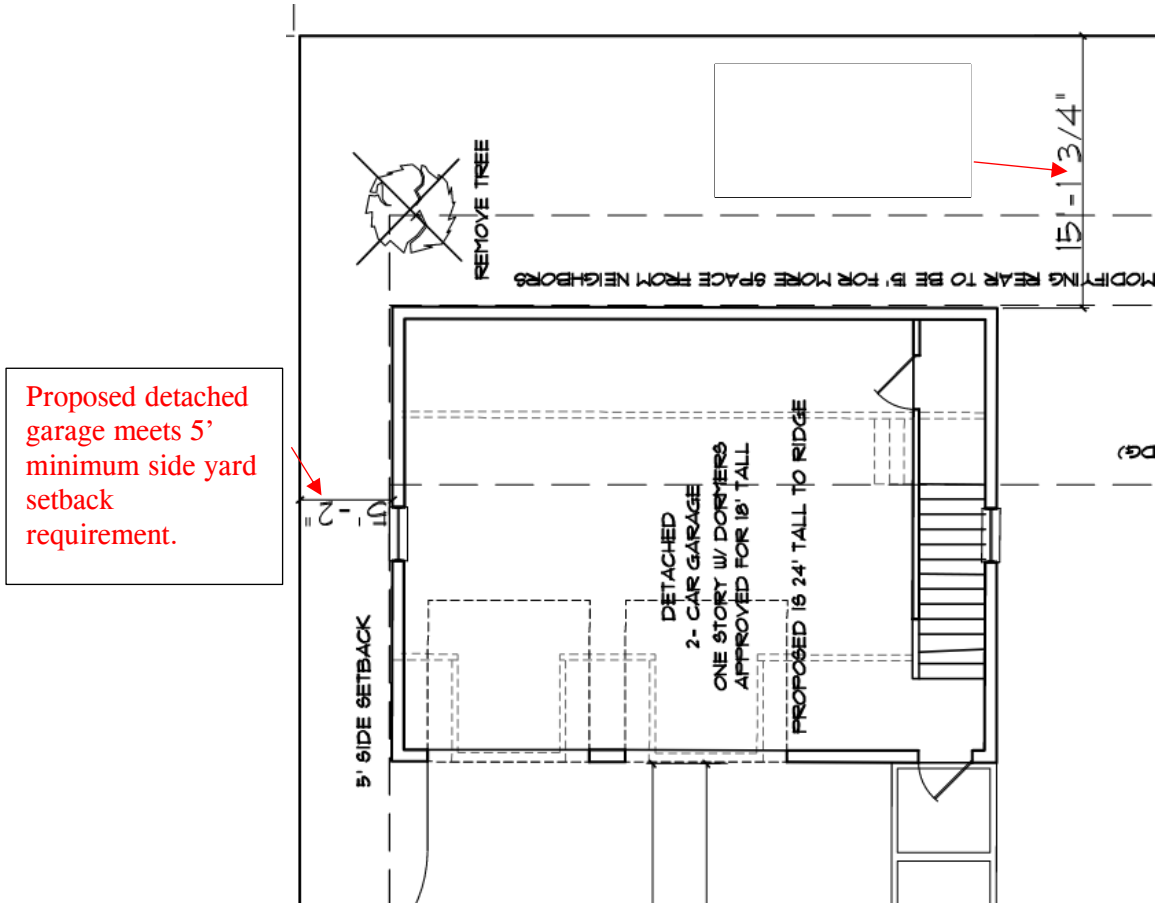


**Site Plan**



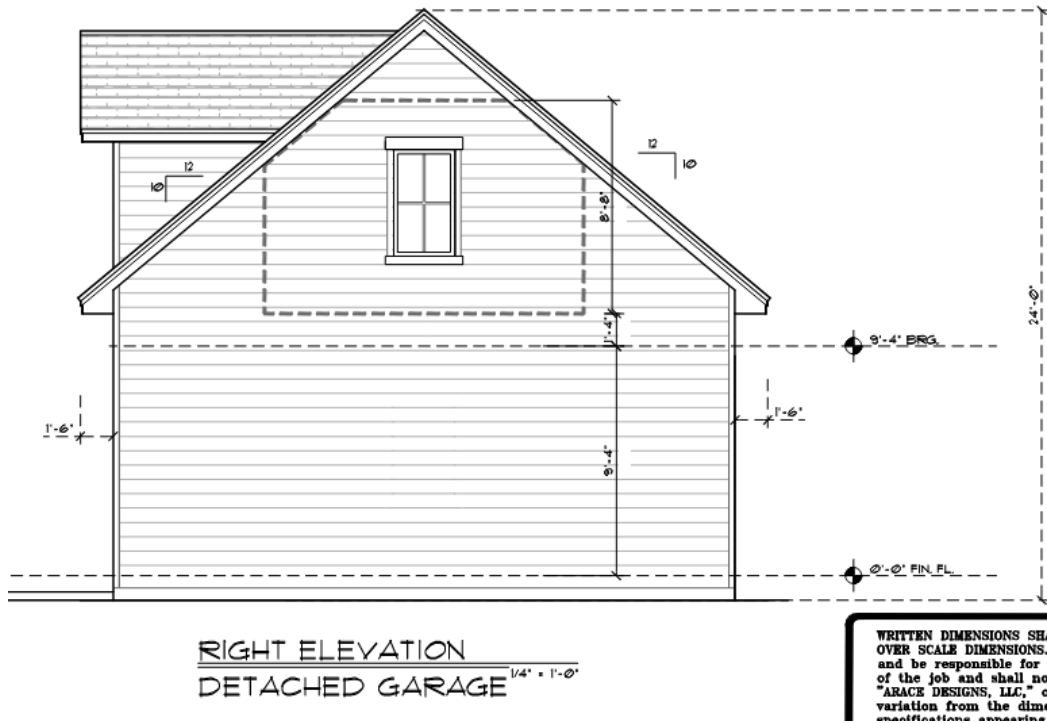
SITE PLAN  
 PROPOSED  
 1/8" = 1'-0"

**Site Plan - detached garage location DETAIL**



### Proposed Detached Garage Elevations





### Comparison

Approved



Proposed

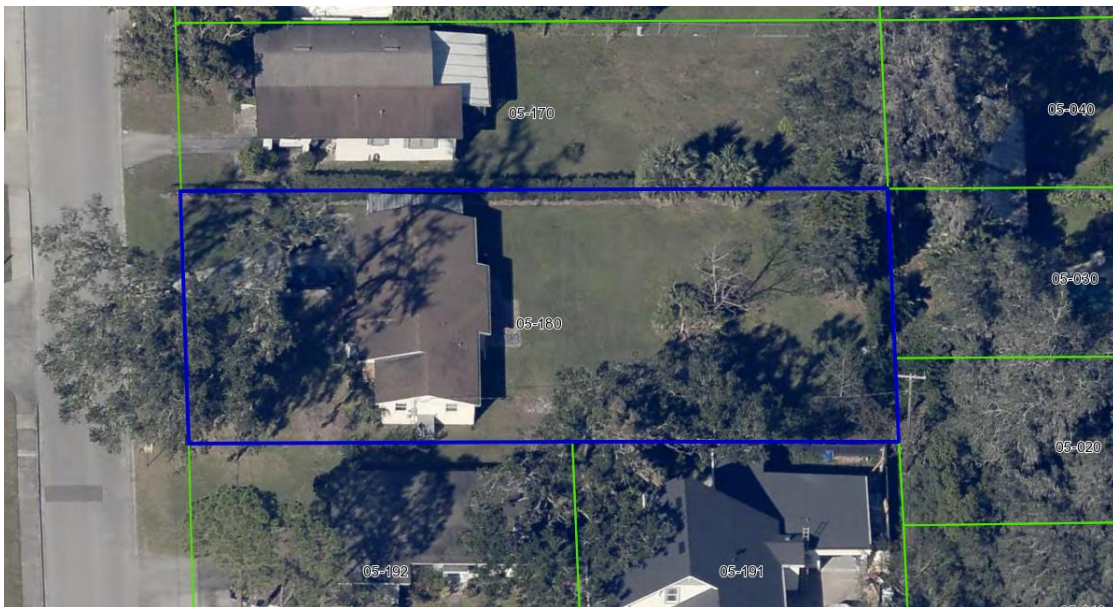


**Property Photo**  
**111 N Central Ave**  
View from Central Ave

Existing house to be demolished



Aerial view from Orange County Property Appraiser Website



### Proposed House and Garage Renderings



View from N Central  
Garage located behind proposed house.

### Elevation of garage





## **ORDINANCE 26-16**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 118 OF THE CODE OF ORDINANCES, AMENDING SECTIONS 118-729, 118-731, 118-773, 118-774 AND 118-775 RELATING TO SPECIAL EXCEPTION USES AND PROHIBITED USES IN THE I-1 (LIGHT INDUSTRIAL AND WAREHOUSING) AND I-2 (GENERAL INDUSTRIAL) DISTRICTS; PROVIDING FOR ADDITIONAL USES DETERMINED TO BE SIMILAR IN TYPE AND INTENSITY AND COMPATIBLE WITH PERMITTED USES AND CLARIFYING PROHIBITED USES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission finds that the existing list of special exception uses within the I-1 Light Industrial and Warehousing and I-2 General Industrial zoning districts may not anticipate all potential land use types or evolving industrial and commercial activities; and

**WHEREAS**, the City Commission finds it appropriate to allow for consideration of additional uses that are similar in type and intensity and compatible with permitted uses, subject to review through the established special exception process; and

**WHEREAS**, the Planning and Zoning Board, through the special exception process set forth in Section 118-97, is authorized to evaluate proposed uses on a case-by-case basis and to ensure that such uses meet established compatibility and impact criteria; and

**WHEREAS**, the City Commission finds that a narrow and limited list of special exception uses, without the ability to consider functionally similar uses, may result in unnecessary regulatory rigidity and limit appropriate economic development opportunities; and

**WHEREAS**, in light of adding more flexibility with special exception uses within the I-1 and I-2 zoning district, it is necessary to clarify prohibited uses in order to not unintentionally allow uses that are unintended; and

**WHEREAS**, the proposed amendments are consistent with the goals, objectives, and policies of the City's Comprehensive Plan, including those related to economic development, land use compatibility, and efficient use of industrial lands; and

**WHEREAS**, the City Commission in good faith determines that this Ordinance is in the best interest of the City and its residents and promotes the health, safety and welfare of the public.

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

**SECTION 1. Recitals.** The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

**SECTION 2. Authority.** The City of Winter Garden has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 166, Florida Statutes.

**SECTION 3. City Code Amendment. Chapter 118, Section 118-729 and Section 118-731 of the Winter Garden Code of Ordinances** is hereby amended as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions; provisions not included are not amended):

**Sec. 118-729. – Special exceptions.**

In the I-1 light industrial and warehousing district, the uses permitted as special exceptions pursuant to section 118-97 are as follows:

- (1) Freight handling and transportation terminals.
- (2) Planned industrial developments including office and business parks.
- (3) Commercial uses which are deemed compatible with the principal uses in this zone.
- (4) Body art establishments.
- (5) Other uses which the Planning and Zoning Board determines are of the type and intensity of activity similar to and/or compatible with the permitted uses in the I-1 district.
- (6) Any otherwise permitted use that is proposed to consume more than the average annual potable water by the top 10 water users within the City.

\*\*\*

**Sec. 118-731. - Prohibited uses and structures.**

In the I-1 light industrial and warehousing district, the uses and structures prohibited are as follows:

- (1) Residential uses, except as provided under [section 118-728](#) for permitted accessory structures and uses.
- (2) Motels, hotels, roominghouses.
- (3) Outside storage, except for wholesale automobile or farm equipment. Any motor vehicles stored outside must be in operating condition at all times.

(4) All uses not specifically or provisionally permitted in this division or any use not in keeping with the industrial character of the district.

(5) Concrete, block, and asphalt plants including batch plants.

(6) Automobile junkyards, scrap yards, and salvage yards.

(7) Any use deemed objectionable because it may be noxious or injurious because of the production or emission of dust, smoke, refuse matter, odor, gas, fumes, noise, vibration or similar substances or conditions, and any one or combination of these may be prohibited; however, any one of these uses may be permitted if not a specific use prohibited by this section and approved by the planning and zoning board and subject to the conditions, restrictions, requirements and safeguards as may be deemed necessary by the planning and zoning board for the protection of health, safety and general welfare of the area.

(8) Storage or manufacturing of liquefied petroleum products and petrochemical products.

(9) The separation, grinding, manufacturing or recycling of plastics.

(10) Manufacturing of chemical products, liquid fertilizer, corrosive acid and explosives.

(11) Electric power generation plants and nuclear reactors, including small modular reactors (SMRs).

**SECTION 4. City Code Amendment. Chapter 118, Section 118-773, 118-774 and 118-775 of the Winter Garden Code of Ordinances** is hereby amended as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions; provisions not included are not amended):

**Sec. 118-773. - Permitted accessory uses and structures.**

Permitted accessory uses and structures in the I-2 general industrial district are as follows:

(1) Offices clearly accessory to one or more principal uses.

(2) Retail sales of products manufactured, processed or stored upon the premises.

(3) Customary accessory uses of one or more of the principal uses, clearly incidental and subordinate to the principal use, in keeping with the industrial character of the district.

(4) Dwelling unit for caretaker or watchman employed on the premises.

~~(5) Outside display or storage; however, if any outside display or storage is approved the area shall have an opaque screen on all sides in order to avoid any deleterious impact on adjacent properties.~~

**Sec. 118-774. – Special exceptions.**

In the I-2 general industrial district, the uses permitted as special exceptions pursuant to section 118-97 are as follows:

- (1) Concrete, block, and asphalt plants including batch plants.
- (2) Bulk storage of chemical or petrochemical products.
- (3) Any structure higher than 40 feet.
- (4) Any outside display or storage. Any outside display or storage area shall have an opaque screen on all sides in order to avoid any deleterious impact on adjacent property.
- (5) Bulk storage of compressed gases or cryogenic materials.
- (6) Body art establishments.
- (7) Other uses which the Planning and Zoning Board determines are of the type and intensity of activity similar to and/or compatible with the permitted uses in the I-2 district.
- (8) Any otherwise permitted use that is proposed to consume more than [REDACTED] equivalent residential units (ERUs) of potable water.

\*\*\*

**Sec. 118-775. - Prohibited uses and structures.**

In the I-2 general industrial district, the uses and structures prohibited are as follows:

- (1) Residential uses.
- (2) Motels, hotels, roominghouses.
- (3) All uses not specifically or provisionally permitted in this division; except as provided for under [section 118-774](#), any uses not in keeping with the industrial character of the district.
- (4) Any use deemed objectionable because it may be noxious or injurious because of the production or emission of dust, smoke, refuse matter, odor, gas, fumes, noise, vibration or similar substances or conditions and any one or combination of these may be prohibited; however, any one of these uses may be permitted if not a specific use prohibited by this section and approved by the planning and zoning board and subject to the conditions, restrictions, requirements and safeguards as may be deemed necessary by the planning and zoning board for the protection of health, safety and general welfare of the area.
- (5) The separation, grinding, manufacturing or recycling of plastics.

(6) Manufacturing of chemical products, liquid fertilizer, corrosive acid and explosives.

(7) Electric power generation plants and nuclear reactors, including small modular reactors (SMRs).

**SECTION 5: Codification:** Sections 3 and 4 of this Ordinance shall be codified and made part of the City of Winter Garden Code of Ordinances. Any section, paragraph number, subsection number, letter and/or any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical and similar or like errors may be corrected, and additions, alterations, and omissions not affecting the construction or meaning of this ordinance or City Code may be freely made

**SECTION 6: Conflicts:** In the event of a conflict or conflicts between this Ordinance and other Ordinances, this Ordinance controls to the extent of the conflict.

**SECTION 7: Severability:** If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 8: Effective Date:** This Ordinance shall become effective immediately upon adoption by the City Commission of the City of Winter Garden, Florida.

**FIRST READING:** \_\_\_\_\_, 2026.

**SECOND READING AND PUBLIC HEARING:** \_\_\_\_\_, 2026.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

\_\_\_\_\_  
John Rees, Mayor/Commissioner

ATTEST:

\_\_\_\_\_

Ronisha Martin, City Clerk



## Business Impact Estimate

*This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City's website by the time notice of the proposed ordinance is published.*

Proposed ordinance's title/reference: **Ordinance 26-16** – Amending City of Winter Garden Code of Ordinances Chapter 118, Sections 118-729, 118-731, 118-773, 118-774 and 118-775.

This Business Impact Estimate is provided in accordance with Section 166.041(4), *Florida Statutes*. If one or more of the boxes are checked below, the checked exception(s) to the Business Impact Estimate requirement apply to the above-referenced proposed ordinance, although, the City is implementing the procedure otherwise required by law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
  - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
  - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

*Ordinance 26-16 would amend City of Winter Garden Code of Ordinances Chapter 118, Sections 118-729, 118-731, 118-773, 118-774 and 118-775 to amend the list of Special Exception and Prohibited Uses in the I-1 and I-2 zoning districts, providing for additional uses determined to be similar in type and intensity and compatible with permitted uses and clarifying prohibited uses.*

*The purpose of this ordinance is to allow the Board to consider uses that are otherwise consistent and compatible with existing industrial uses. Maintaining a narrow list of special exception uses, without the ability to consider functionally similar uses, may result in unnecessary regulatory rigidity and limit appropriate economic development opportunities. Furthermore, it is also necessary to clarify prohibited uses in order to not unintentionally allow uses that are unintended.*

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

*There should be little direct negative economic impact on the proposed ordinance on private, for-profit businesses in the City. This ordinance would provide more opportunities for businesses that are not strictly industrial to be considered on a case-by-case basis in the I-1 and I-2 Districts. The new prohibited uses provide better clarification on the types of noxious or hazardous uses that were already considered objectionable per code.*

3. Estimate of direct compliance costs that businesses may reasonably incur:

*No direct compliance costs should be incurred by businesses as a result of adopting this ordinance other than the expanded list of businesses who may need to apply for a Special Exception Permit to be considered per the new regulations, whereas before they would not have even had the opportunity.*

4. Any new charge or fee imposed by the proposed ordinance:

*No new charges or fees will be imposed by this ordinance other than perhaps the application fees for a Special Exception permit if a proposed business chooses to apply.*

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

*The estimated regulatory costs to the City will be minimal and will be largely due to reviewing any new Special Exception Permits.*

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

*The proposed ordinance is not anticipated to have any negative impacts on any businesses. The proposed ordinance provides the business community with more flexibility and clarity as it pertains to uses in Industrial Districts.*

7. Additional information (if any, but may wish to include the methodology used to derive information for #1 and #2, above. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.):

N/A