



**CITY COMMISSION
AGENDA
City Hall Commission Chambers
300 W. Plant Street
Winter Garden, Florida**

Regular Meeting

May 28, 2026

6:30 PM

Call to Order

Determination of a Quorum

Invocation and Pledge of Allegiance

1. Approval of Minutes

A. Regular Meeting Minutes – May 14, 2026

2. PRESENTATION

A. **Proclamation 26:06**: Faith and Family Month — **Mayor Rees**

3. SECOND READING AND PUBLIC HEARING OF PROPOSED ORDINANCES

A. **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 JOHNSLAKE, 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 – **Planning Director Carson**

B. **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

- C. **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
- D. **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 – **Planning Director Carson**
- E. **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 – **Planning Director Carson**

4. REGULAR BUSINESS

- A. Recommendation to approve **SPECIAL EVENT** – Juneteenth Community Celebration – 1203 East Plant (City Park) on Saturday, June 20, 2026 from 10:00 a.m. to 1:00 p.m. – **Planning Director Carson**

5. Matters From Public - (Limited to 3 minutes per speaker)

6. Matters From City Attorney - A. Kurt Ardaman

7. Matters From City Manager - Jon C. Williams

8. Matters From Mayor and Commissioners

Adjourn Regular Meeting on Thursday, **June 11, 2026** at **6:30 p.m.** in City Hall Commission Chambers, 300 W. Plant Street, 1st floor

NOTICES:

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

City of Winter Garden City Commission
Regular Meeting
May 28, 2026

Any opening invocation that is offered before the official start of the Commission meeting shall be the voluntary offering of a private person, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Commission or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Commission meeting are invited to stand during the opening invocation and to stand and recite the Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Commission Chambers or exit the City Commission Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance. (Reference Resolutions 15-04 and 16-02)

Pursuant to Florida Statutes 282.601, 286.603, and the Americans with Disabilities Act (ADA), the City of Winter Garden makes every effort to ensure that those with disabilities have access to electronic information provided to the public, except when compliance with those sections impose an undue burden on the agency. In the event of difficulty accessing this publicly provided information, please contact the City Clerk's Office at (407) 656-4111, Ext. 6327, for assistance.



Those needing assistance to participate in any of these proceedings should contact the City Clerk's Office at least 48 hours in advance of the meeting (407) 656-4111 Ext 6327.



Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained at the meeting from the Information Technology Department (407) 656-4111 Ext. 5455.



Minutes

City Commission

May 14, 2026, 6:30 p.m.

A **Regular Meeting** of the City of Winter Garden City Commission was called to order by Mayor Rees at 6:37 pm. at City Hall, 300 West Plant Street, Winter Garden, Florida. An opening invocation and pledge of allegiance were given.

Present:

Mayor John Rees
Commissioner District 1 - Lisa L. Bennett
Commissioner District 2 - Iliana R. Jones
Commissioner District 3 - Chloe Johnson
Commissioner District 4 - Colin Sharman

Also Present:

City Manager - Jon C. Williams
City Attorney - A. Kurt Ardaman
Interim City Clerk - Ronisha Martin

1. Approval of Minutes

A. Regular Meeting Minutes – April 23, 2026

Motion by Commissioner Bennett to approve the regular meeting minutes of April 23, 2026. Seconded by Commissioner Jones and carried unanimously 5-0.

2. PRESENTATION

A. **Proclamation 26:08:** Proclaiming May 7, 2026, as a National Day of Prayer was read by Mayor John Rees.

B. **Proclamation 26:09:** Proclaiming Emergency Services Week was read and presented by Mayor Rees and the City Commission. The proclamation was accepted by Fire Chief Jose P. Gainza, Jr. and some firefighters. Chief Gainza thanked the City Commission for the recognition. Mayor Rees thanked the team for their hard work, dedication, and positive attitude and shared that the citizens of Winter Garden truly appreciate all they do for the community.

3. First Reading and Public Hearing of Proposed Ordinances

A. **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

City Attorney Kurt Ardaman read Ordinance 26-12 by title only. Planning Director Kelly Carson stated the request was to rezone approximately 337.25 acres, known as the McKinnon property, from No Zoning (NZ) to Urban Village Planned Unit Development (PUD). She explained the property currently has an Urban Village Future Land Use designation and is presently used for agricultural and timberland purposes. Ms. Carson provided background regarding the Joint Planning Area (JPA) agreement with Orange County and noted the property was annexed into the City in 2007 through JPA 6 and Ordinance 07-34, which allowed lower-density development standards while maintaining certain Horizons West requirements.

Ms. Carson explained the proposed development would allow a maximum of 613 dwelling units, including single-family homes and townhomes, at a density of approximately 1.82 dwelling units per acre, which is below the maximum density permitted under the future land use designation. She further explained the development would utilize a transect-style plan to provide flexibility in lot layouts while preserving wetlands, mature trees, and environmentally sensitive areas. She stated the project would be developed in phases of no more than 50 units at a time and would include a mix of custom and national builders to provide varied architectural styles. She noted the proposal includes approximately 85.26 acres of open space, including active recreation areas and approximately 13.65 acres dedicated to a future City park. Ms. Carson stated the park site replaced a previously proposed elementary school site following community concerns regarding school traffic impacts. She also discussed the proposed Special District 1 area, which is intended to preserve heavily wooded portions of the property while allowing limited uses including a bed and breakfast, cottages, agritourism activities, reservation-only restaurant uses, and event space.

Ms. Carson also presented an overview of the proposed transportation network and explained the Traffic Impact Analysis identified approximately 5,401 daily trips generated by the development. She noted the removal of the proposed school site significantly reduced projected traffic volumes. She further explained the developer would be required to construct a roundabout at Marsh Road and Williams Road, improve Williams Road and Amber Sweet Lane to City standards, dedicate right-of-way, and provide fair-share contributions toward additional roadway improvements.

Ms. Carson also provided an overview of community outreach efforts and comments received regarding traffic, stormwater, school concurrency, open space, environmental studies, and roadway improvements. She further addressed comments related to Amber Sweet Lane right-of-way dedication and stated staff believes the proposed roadway dedication and cost-sharing arrangement is fair and equitable between adjacent developments.

Ms. Carson concluded by stating staff recommends approval of Ordinance 26-12, noting the project is significantly below the maximum allowable residential density,

preserves natural areas, incorporates pedestrian-friendly design features, and is consistent with the City's Comprehensive Plan, Future Land Use Map, Land Development Regulations, and JPA6.

Mayor Rees inquired about the projected traffic calculations associated with the development. Ms. Carson explained the Traffic Impact Analysis included residential, restaurant, and bed and breakfast traffic, as well as multiple daily trips generated per household.

Mayor Rees opened the public hearing.

Noreen Dworkin, Editor-in-Chief of Vox Populi, expressed concerns regarding the region's affordable housing and homelessness crisis, stating the proposed development would not provide attainable housing options needed within the community.

Eric Clifton, 215 North Eola Drive, Orlando, Florida 32801, representing the Farm Sound PD development located south of the subject property, stated support for the proposed development overall but expressed concerns regarding the proposed Amber Sweet Lane right-of-way dedication. He requested the northern development provide the full 25-foot dedication and expressed concerns regarding the Traffic Impact Analysis following removal of the proposed school site.

Chuck Piper, property owner of 1735 and 1925 Marsh Road, expressed concerns regarding the proposed Amber Sweet Lane right-of-way dedication and roadway cost-sharing arrangement. Mr. Piper questioned the remaining roadway construction costs and potential future right-of-way dedication from his property. Ms. Carson explained roadway contribution percentages would be determined through future Traffic Impact Analyses. Mr. Piper stated he supports the proposed development overall.

Rick Stuebing, 54 Live Oak Road, Winter Garden, Florida 34787, Johns Lake Association President expressed support for the proposed development. Mr. Stuebing stated the Johns Lake Association Board reviewed the proposal and believes the lower-density development, preservation of green space, and reduced number of lakefront homes would help protect Johns Lake by limiting boat traffic and runoff impacts. He also noted the developer and his family have longstanding ties to the area and would reside within the community.

Alex Lloret, 1437 Williams Road Winter Graden Florida 34787, expressed concerns regarding increased traffic impacts along Marsh Road and stated he did not believe nearby approved developments and future growth in the area were fully reflected in the Traffic Impact Analysis. He also expressed concerns regarding continued growth and overdevelopment within the area and stated opposition to the proposed development.

Mayor Rees, hearing and seeing no other requests for public comment, closed the public hearing.

There were discussions regarding traffic impacts along Marsh Road, associated with continued growth in Lake County and the increasing number of commuters traveling into Winter Garden. **Mayor Rees** inquired about possibility of tolling or implementing other transportation measures to help offset impacts to the City's roadway infrastructure. **City Attorney Kurt Aradaman** noted that discussions have begun with transportation agencies, including Central Florida Expressway Authority (CFX) to explore potential opportunities, while City **Manager Jon C. Williams** stated that traffic counters would be deployed near the Lake County Line to gather updated data prior to second reading. Comments were made noting the developer's long-term presence in the area, plans to reside on-site, lower density approach, dedication of park space and proposed roadway improvements.

Commissioner Sharman inquired about potential future Comprehensive Plan considerations related to lower-density development standards within the area, a potential sound-absorbing fence adjacent to Marsh Road, and limiting the number of homes receiving Certificates of Occupancy prior to completion of the Independence Parkway extension. He stated he would like the discussed items reviewed by staff prior to the second reading.

Motion by Commissioner Sharman to approve Ordinance 26-12 with second reading and public hearing May 28, 2026, with request for staff to evaluate the items discussed prior to second reading. Seconded by Commissioner Jones and carried unanimously 5-0.

- B. **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
- C. **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
- D. **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 WHOLESAL COMMERCIAL DISTRICT TO CITY C-2 ARTERIAL COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Kurt Aradaman read ordinances 26-13, 26-14 and 26-15 by title only. Planning Director Kelly Carson stated the applicant is requesting annexation of property located on West Colonial Drive into the City, assignment of a Commercial Future Land Use designation, and rezoning to C-2. She explained that, following annexation, the applicant intends to request approval to construct a digital billboard on the property in exchange for the removal of two existing billboards located at 1101 East Plant Street and 14899 West Colonial Drive. She noted the billboard request would require a Special Exception Permit and a separate billboard agreement subject to City Commission approval at a later date. Ms. Carson stated that the annexation, future land use amendment, and rezoning were consistent with the City's Comprehensive Plan and Code of Ordinances. Staff recommended approval.

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

Motion by Commissioner Johnson to approve Ordinances 26-13, 26-14 and 26-15 with second reading and public hearing May 28, 2026. Seconded by Commissioner Bennett and carried unanimously 5-0.

- E. **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

City Attorney Kurt Aradaman read ordinance 26-16 by title only. Planning Director Kelly Carson stated the Ordinance proposed amendments to Chapter 118, specifically Sections 118-729, 118-731, 118-733, 118-774, and 118-775, related to special exception uses and prohibited uses within the I-1 and I-2 zoning districts. She noted the amendments would allow additional special exception uses similar in type and intensity to permitted uses while clarifying prohibited uses within the industrial districts. Ms. Carson further stated the intent of the ordinance was to provide greater flexibility for the Planning and Zoning Board to consider compatible industrial uses while ensuring uses that could negatively impact the health, safety, and welfare of the community remained prohibited. Staff recommended approval.

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

hearing.

Motion by Commissioner Bennett to approve Ordinance 26-16 with second reading and public hearing May 28, 2026. Seconded by Commissioner Sharman and carried unanimously 5-0.

4. **Second Reading and Public Hearing of Proposed Ordinance**

- A. **ORDINANCE 26-11**: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA, VACATING AND ABANDONING A PORTION OF THE PLAT DEDICATED UTILITY AND DRAINAGE EASEMENT UPON LOT 478 AND TRACT P, OAKLAND PARK UNIT 5, ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 101, PAGE 73, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE AND RECORDING

City Attorney Kurt Aradaman read ordinance 26-11 by title only. Planning Director Kelly Carson stated the applicant is requesting to vacate drainage and utility easements at 841 Tilden Oaks Trail and 15411 East Oakland Avenue to combine the lots for a mixed-use building approved as part of the McKinnon Square Planned Commercial Development (PCD) at the March 26, 2026, City Commission meeting. She noted approval is contingent upon the easement vacation. Staff recommended approval.

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

Motion by Commissioner Jones to adopt Ordinance 26-11. Seconded by Commissioners Bennett and Sharman simultaneously and carried unanimously 5-0.

5. **Regular Business**

- A. **RESOLUTION 26-06**: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA, ADOPTING A POLICY GOVERNING THE ISSUANCE OF TEMPORARY USE PERMITS FOR THE TEMPORARY OUTDOOR SALE OF FIREWORKS WITHIN THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

Mayor Rees stated that this item will be postponed to next meeting date.

- B. **Recommendation to approve BINDING LOT COMBINATION AGREEMENT for 841 Tilden Oaks Trail and 15411 East Oakland Avenue**

Planning Director Kelly Carson stated the applicant is proposing to combine Lots 478 and Tract P, located on the north side of East Oakland Avenue. She noted the request was related to the previously approved easement vacation ordinance, as the applicant is constructing a new building over the shared lot lines. Staff recommended approval.

Motion by Commissioner Sharman to approve Binding Lot Combination Agreement for 841 Tilden Oaks Trail and 15411 East Oakland Avenue. Seconded by Commissioner Johnson and carried unanimously 5-0.

C. Recommendation to approve SITE PLAN for 13675 West Colonial Drive (Winter Garden Plaza), subject to conditions

Planning Director Kelly Carson stated the applicant is requesting site plan approval for 13675 West Colonial Drive to demolish the existing Maryland Fried Chicken building and construct a new 3,184-square-foot one-story commercial building. She noted the plan includes enhanced landscaping and a redesigned parking area to eliminate vehicles backing onto West Colonial Drive. Staff recommended approval of the site plan with staff conditions.

There was discussion regarding the nostalgic significance of the former Maryland Fried Chicken sign and building, including whether the Heritage Foundation may have interest in retaining the sign.

Motion by Commissioner Sharman to approve Site Plan for 13675 West Colonial Drive (Winter Garden Plaza). Seconded by Commissioner Johnson and carried unanimously 5-0.

D. Recommendation to waive formal procurement process and award purchase orders to Wharton Smith Inc. for repair and replacing gravity sewer for Crest Avenue Wastewater Treatment Facility in the amount of \$2,833,542.47

City Engineer Jim Monahan stated deficiencies were discovered in the existing 24-inch and 30-inch gravity lines serving the wastewater treatment facility during cleaning and inspection operations. He noted that replacement and lining of the lines was the most cost-effective solution and recommended waiving the formal procurement process and issuing a work purchase order to Wharton Smith and its subcontractors, who were already mobilized on-site. Mr. Monahan further stated the work would be funded through the Collections Fund and would not increase the overall wastewater treatment facility project cost.

There was discussion regarding the condition of the existing clay pipes, the amount of pipe that could be lined versus replaced, and the importance of addressing the infrastructure issues to avoid future operational problems at the wastewater treatment facility.

Motion by Commissioner Sharman to waive formal procurement process and award purchase order to Wharton Smith Inc. for repair and replacing gravity sewer at Crest Avenue Wastewater Treatment Facility in the amount of \$2,833,542.47. Seconded by Commissioners Jones and Johnson simultaneously and carried unanimously 5-0.

E. Recommendation to approve Lift Station Oversizing Agreement with Beazer

Homes, LLC. for sanitary collection system at Windham Park Subdivision in the amount of \$39,465

City Engineer Jim Monahan stated staff worked with the developer to provide additional capacity to the onsite lift station and increase the depth of the sanitary sewer collection system within the Windham Park Subdivision on Avalon Road to allow surrounding properties the ability to connect to the wastewater system. Staff recommended approval.

Motion by Commissioner Sharman to approve Lift Station Oversizing Agreement with Beazer Homes, LLC for sanitary collection system at Windham Park Subdivision. Seconded by Commissioner Bennett and carried unanimously 5-0.

6. Matters From Public

Norine Dworkin, Winter Garden resident, questioned the timing of the National Day of Prayer proclamation, noting the observance date had already passed. It was noted proclamations for past events had been presented at a later meeting, including an upcoming Autism Awareness proclamation request.

Joe Dunn, Winter Garden resident, commended Planning Director Kelly Carson for her presentation and thanked the City for its continued support of the Friends of Lake Apopka (FOLA) 40 Bike Ride on the Lake Apopka Loop Trail. He highlighted the growth of the FOLA 40 event from 65 riders in 2017 to 300 riders in 2026, noted the economic impact from out-of-town visitors, and discussed efforts to obtain National Recreation Trail designation for the Lake Apopka Loop Trail. He also encouraged collaboration with the City on a future celebration recognizing completion of the trail.

7. Matters From City Attorney

A. City Clerk Employment Agreement

City Attorney Kurt Ardaman stated that the proposed City Clerk Employment Agreement was included in the agenda packet and was consistent with previous agreement.

Motion by Commissioner Bennett to appoint Interim City Clerk Ronisha Martin as the City Clerk. Seconded by Commissioner Johnson and carried unanimously 5-0.

8. Matters From City Manager

City Manager Jon C. Williams announced that Congressman Daniel Webster visited the City on May 6, 2026, to recognize the City's receipt of \$750,000 in funding for the Crest Avenue Wastewater Treatment Plant project. He noted the City had received a total of \$40,148,063 in grant funding for the project to date and was awaiting a potential additional \$5 million Community Funding award. Mr. Williams stated the external funding sources could total approximately 32% of the overall project cost and commended city staff for their efforts in securing grant funding. Mr. Williams also congratulated Ronisha

Martin on her appointment as City Clerk and commended her service as Interim City Clerk.

9. Matters From Mayor and Commissioners

Commissioner Sharman reflected on the Serenity Prayer and its message of acceptance, wisdom, and being present in daily life. He shared personal remarks regarding lessons learned from participating in the National Day of Prayer event at AdventHealth, including the importance of focusing on the present and leading by example. He also expressed appreciation for his family and fellow commissioners, He concluded by thanking newer commissioners for their contributions and service to the city.

Commissioner Johnson thanked City staff for their hard work, expressed appreciation to the Police and Fire Departments for their continued service, and congratulated Ronisha Martin on her appointment as City Clerk.

Commissioner Jones thanked Joe Dunn, and everyone involved with the 47-mile ride, emphasized the importance of preserving Lake Apopka, and praised the Fire Department for its positive impact on young people and community.

Commissioner Bennett thanked staff for their efforts in securing grants benefiting the community, apologized for missing the Fire Department ceremony, congratulated Ronisha Martin on the full-time appointment as City Clerk and thanked Joe Dunn for his contribution.

Mayor Rees congratulated Ronisha Martin on the full-time appointment as City Clerk, thanked staff and safety personnel, and everyone involved in the West Orange High School “See You later” parade, noting how proud students and administrators are to be part of the Winter Garden community. He further recognized staff for their success in securing grants and concluded by emphasizing the importance of prayer and faith in daily life.

Adjourn

The meeting was adjourned at 8:13 p.m.

ATTEST:

APPROVED:

City Clerk Ronisha Martin

Mayor John Rees



Proclamation 26-06

Whereas, faith is not just a cornerstone, but the very foundation of Winter Garden community, providing the moral compass of strength, hope, and guidance for most of its residents; and

Whereas, the Christian faith and Judeo-Christian ethics played a vital role in defining and shaping the constitutional values of unconditional love, service, and unity that contribute to the well-being of Winter Garden; and

Whereas, the family unit became the initial God-ordained earthly institution providing the foundational model for a thriving society fostering strong moral character, compassion, and responsibility now and in future generations; and

Whereas, the month of June is also a time our nation honors fathers through the observance of Father's Day, which acknowledges the fathers' role as pillars, and the bedrock of strength, wisdom, and leadership for their family, and to serve as a much-needed societal influence throughout communities;

Therefore, it is my great pleasure and privilege as the Mayor of the City of Winter Garden to proclaim the month of June 2026 as

FAITH AND FAMILY MONTH IN WINTER GARDEN, FLORIDA

and call upon the residents of Winter Garden to unite, celebrate, and uplift our community's fundamental faith and family pillars. By honoring these virtues, we strengthen families, honor fathers and mothers, and embrace the faith that calls us to serve one another with love and compassion.



In witness whereof, I have hereunto set my hand and caused the City seal to be affixed this 28th day of May 2026.

John Rees
Mayor John Rees

Attest:

Ronisha Martin

Ronisha Martin, City Clerk



THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Kelly Carson, Planning Director

Via: City Manager Jon C. Williams

Date: May 21, 2026

Meeting Date: May 28, 2026

Subject: Williams Road 1756, 1401 & 1400 and 17729 Marsh Road (Johns Lake UVPUD) Rezoning (337.25 +/- Acres)

Ordinance 26-12

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

Issue: The applicant is requesting approval to rezone the subject properties located at 1756, 1401 & 1400 Williams Road and 17729 Marsh Road from NZ (No Zoning) to UVPUD (Urban Village Planned Unit Development).

Discussion:

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 (Singl-family and Townhome), neighborhood parks, and two Special Districts. 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. Special District 2 will be reserved for a future City Park. Rezoning the subject property from NZ to UVPUD is consistent with the City's Comprehensive Plan, Future Land Use Map and land development regulations.

Recommended Action:

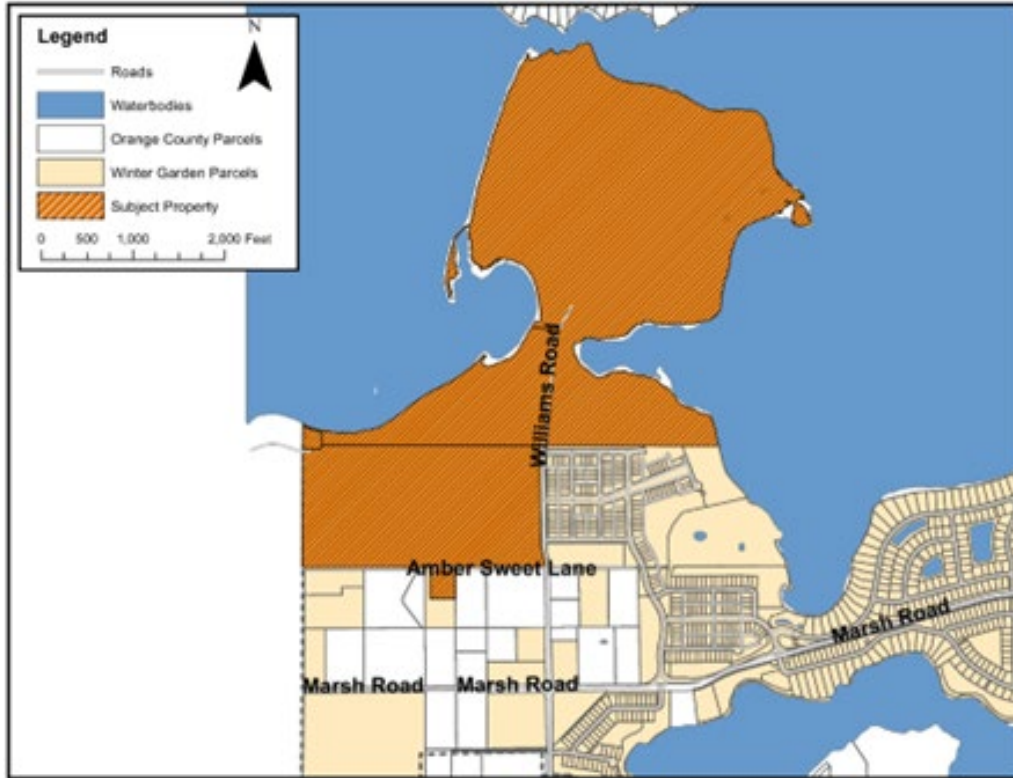
Staff recommends approval and adoption of Ordinance 26-12.

Attachment(s)/References:

Location Map
Ordinance 26-12
Staff Report
Business Impact Estimate

LOCATION MAP

1756, 1401 & 1400 Williams Road and 17729 Marsh Road



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.
- 15.** No certificate of occupancy for any single-family residence or townhome building/unit on the Property (other than for model homes, for which certificates of completion may be issued if all other requirements of the City Code, this Ordinance, and applicable law have otherwise been met) shall be issued by the City until the earlier of: (i) January 1, 2028; or (ii) the Orange County roadway project commonly known as New Independence Parkway - Segments 1 & 2 (CR 545 to Lake County line) – but being more particularly described in that certain set of construction plans entitled “Construction Plans for New Independence Parkway Extension” prepared by KCG Transportation Services, LLC and stamped approved by the Orange County Public Works Department on August 15, 2025, as the same may be amended from time to time – shall have been substantially completed.
- 16.** Prior to approval of the first preliminary plat for the Property, the developer shall cause an application(s) to be submitted to the City

(the “Four Corners Applications”) requesting that the Four Corners UVPUD (as defined below) and the Four Corners DA (as defined below) each be amended to: (i) require that the Select Buffer Improvements (as defined below) be installed and completed by the developer of the Four Corners UVPUD no later than completion of the Roundabout (as opposed to such Select Buffer Improvements being completed in connection with the development of the Four Corners UVPUD, as would otherwise be required); (ii) reduce the width of the 20’ buffer along the Select Property Boundary (as defined below) to 10’ and to incorporate the Alternative Wall Standards (as defined below); (iii) confirm that the Select Buffer Improvements may be installed within the Four Corners UVPUD as standalone, primary improvements, without the need for such wall or landscaping to be accessory or ancillary to other improvements, and without the need for a preliminary plat, site plan, final development plan, final plat, construction plans, or other permits or approvals for all or any portion of the Four Corners UVPUD (other than a building permit for the wall); and (iv) otherwise amend the Four Corners UVPUD and the Four Corners DA as minimally necessary to be consistent with the development contemplated by and the requirements of this Ordinance and the UVPUD Plan (including without limitation that the intersection of Williams Road and Marsh Road will be improved with the Roundabout, as opposed to the signalized intersection contemplated by the Four Corners UVPUD and the Four Corners DA, and that the Proportionate Share Payment (as defined in the Four Corners DA) is a Mitigation Payment within the scope of Section 1(k)(1)(g) of this Ordinance).

- a. The City hereby discloses to the developer that, as a matter of public policy, the City cannot commit, in advance, to approving any such amendments to the Four Corners UVPUD and/or the Four Corners DA prior to the Four Corners Applications being submitted and such Four Corners Applications being properly before the City for consideration. As such, for avoidance of doubt, the City acknowledges that the developer causing such Four Corners Applications to be submitted to the City (and not subsequently being withdrawn) shall satisfy all obligations of the developer and the Property under this Section 1(k)(16) of this Ordinance. Notwithstanding the foregoing, if such amendments to the Four Corners UVPUD and the Four Corners DA are approved by the City, then the developer of the Four Corners UVPUD shall install the Select Buffer Improvements (subject to clause (ii) of Section 1(k)(16)

above) no later than completion of the Roundabout, pursuant to such amended Four Corners UVPUD and amended Four Corners DA.

- b. As used in this Ordinance: (i) “Four Corners Ordinance” shall mean and refer to Ordinance 15-04 adopted by the City on January 22, 2015; (ii) “Four Corners UVPUD” shall mean and refer to the Urban Village Planned Unit Development described in and approved by the City pursuant to the Four Corners Ordinance; (iii) “Four Corners DA” shall mean and refer to that certain agreement entitled “Four Corners Developer’s Agreement” recorded on January 30, 2015 as Document No. 20150052635 of the Public Records of Orange County, Florida, which agreement was approved by the City in connection with the City’s approval of the Four Corners UVPUD and the Four Corners Ordinance; (iv) “Select Property Boundary” shall mean and refer to the southeastern boundary of Orange County Property Appraiser’s Parcel Identification No. 06-23-27-4284-08-410 (i.e. the Four Corners UVPUD’s shared boundary with Tract B of Waterside on Johns Lake Phase 2B); (v) “Select Buffer Improvements” shall mean and refer to the 6’ wall and landscaping currently required by the Four Corners UVPUD to be installed and maintained within the portion of “20’ Commercial/Office to Residential Buffer” (as depicted in Exhibit “B” of the Four Corners Ordinance) located along the Select Property Boundary; and (vi) “Alternative Wall Standards” shall mean that the wall to be installed as part of the Select Buffer Improvements may either comply with the existing design, architectural, and other requirements of the Four Corners Ordinance or may, and the developer’s election, instead either (x) be a pre-cast panel wall (comparable (or equivalent) in type and materials to the wall currently installed along the Marsh Road frontage of the Sanctuary at Twin Rivers subdivision), or (y) otherwise be of such type, design, and materials as may be mutually agreed upon by the developer and the City Designee.

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

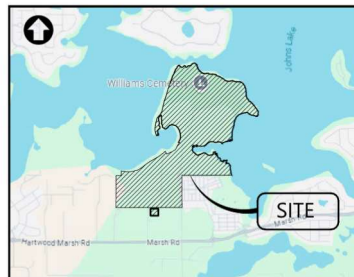
(17 PAGES - ATTACHED)

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

OWNER MCKINNON GROVES LLLP 15400 OAKLAND AVENUE WINTER GARDEN, FL 34787	CIVIL ENGINEER MCKINTOSH ASSOCIATES AN LJA COMPANY 1950 SUMMIT PARK DRIVE, SUITE 600 ORLANDO, FL 32810 PHONE: (407) 673-6463 CONTACT: DAVID GASTEL, P.E.	ENVIRONMENTAL ENGINEER MODICA AND ASSOCIATES 302 MOHAWK ROAD CLERMONT, FL 32715 PHONE: (352) 294-2000 CONTACT: CLARK MODICA	SURVEYOR CANVAS LAND SURVEYING 300 N RONALD REAGAN BOULEVARD LONGWOOD, FL 32750 PHONE: (351) 688-2300 CONTACT: LUKE FULFORD, P.S.M.	MASTER PLANNING AGMCI LLC 235 S. MATLAND AVE, SUITE 116 MATLAND, FL 32751 PHONE: (407) 625-2644 CONTACT: GEOFF MCNEILL	DEVELOPMENT ADVISOR LEAR DEVELOPMENT GROUP MATLAND, FL PHONE: (407) 625-2644 CONTACT: DEBRA DREHMANN USHKOWITZ	LEGAL CONSULT SHULTS & BOWEN LLP 300 SOUTH ORANGE AVE, SUITE 1600 ORLANDO, FL 32801 PHONE: (407) 838-9779 CONTACT: PAUL SLADEK
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OWNER MCKINNON CORPORATION 15400 OAKLAND AVENUE WINTER GARDEN, FL 34787	TRAFFIC ENGINEER WALSH TRAFFIC ENGINEERING, LLC 285 PALMETTO SPRINGS STREET DEBARY, FL 32713 PHONE: (386) 668-4062 CONTACT: CHRIS J WALSH, P.E.	GEOTECHNICAL ENGINEER UNIVERSAL ENGINEERING SERVICES, LLC 3532 MAGGIE BOULEVARD ORLANDO, FL 32811 PHONE: (407) 628-0664 CONTACT: RICARDO KIRIAKIDIS, PH.D., P.E.	LANDSCAPE ARCHITECTURE DIX-HITE 193 WEST JESSUP AVE LONGWOOD, FL 32750 PHONE: (407) 667-1777 EXT 1017 CONTACT: DAVID M. HOPPES, PLA, ASLA	MASTER PLANNING & ARCHITECTURE LRK 59 WEST CHURCH STREET, SUITE 201 ORLANDO, FL 32801 PHONE: (407) 566-2275 CONTACT: KEVIN JONES	DEVELOPERS REPRESENTATIVE ISAACS STRATEGY SOLUTIONS LLC PHONE: (407) 848-8037 CONTACT: HEATHER ISAACS
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UTILITY PROVIDERS

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

AGMCI

ISAACS STRATEGY SOLUTIONS, LLC



LRK



MCKINTOSH 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.

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.

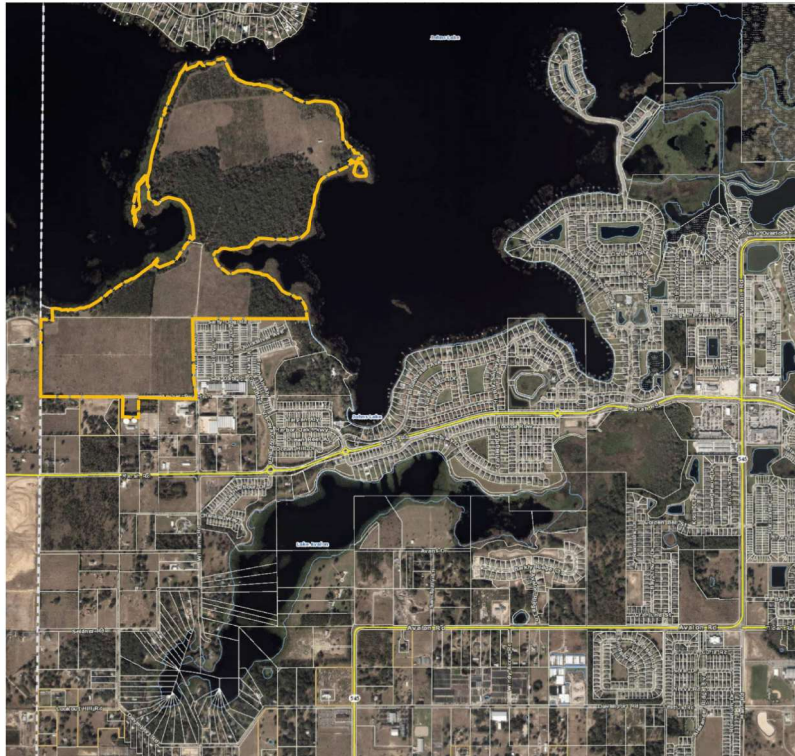
Engagement – A design that encourages community gathering, recreation, and healthy lifestyles—daily, weekly, and lifelong.

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



GENERAL DEVELOPMENT NOTES:

DEFERRED PLANS REQUIRED

1. A TREE SURVEY AND MITIGATION PLAN WILL BE SUBMITTED WITH THE PRELIMINARY PLAN SUBMITTAL IN LIEU OF THE ZONING APPLICATION STAGE. REFER TO SECTION 110 OF THE CITY CODE FOR SUBDIVISION PLAN REQUIREMENTS. AREAS OF TREE PRESERVATION, BASED ON SUCH TREE SURVEY AND MITIGATION PLAN, SHALL BE IDENTIFIED NO LATER THAN THE TIME OF SITE PLAN. SUCH TREE PRESERVATION AREAS SHALL BE PROTECTED BY A CONSERVATION EASEMENT GRANTED TO THE CITY AND RECORDED AT AND AS PART OF THE SITE PLAN APPROVAL. TREE REMOVAL FROM TREE PRESERVATION AREAS SHALL BE PERMITTED ONLY AS SET FORTH IN SUCH CONSERVATION EASEMENT AND/OR IN THE CITY CODE.
2. A FULL ENVIRONMENTAL REPORT ADDRESSING ALL WETLANDS, ENDANGERED/THREATENED SPECIES, ETC. WILL BE PROVIDED WITH THE PRELIMINARY PLAN SUBMITTAL IN LIEU OF THE ZONING APPLICATION STAGE.
3. A GEOTECHNICAL STUDY OF KARST FEATURES WILL BE PROVIDED WITH THE PRELIMINARY PLAN SUBMITTAL IN LIEU OF THE ZONING APPLICATION STAGE. THE STUDY SHALL INCLUDE FEATURE LIMITS OF CONFINING LAYER, ETC. AS VERIFIED WITH BORINGS ALONG WITH RECOMMENDED MITIGATION, GROUTING, AND BUFFERS/SETBACKS FOR EACH KARST FEATURE.
4. 100 YR. FLOOD PRONE AREAS SHALL BE IDENTIFIED ON THE PRELIMINARY PLAN SUBMITTAL.
5. DOCKS ARE PERMITTED ON PRIVATE RESIDENTIAL LOTS AS WELL AS SPECIAL DISTRICT 1 AND OPEN SPACE AND ACTIVE RECREATION TRACTS. A DOCK PLAN FOR THE JOHNS LAKE UVPUD WILL BE SUBMITTED WITH THE PRELIMINARY PLAN SUBMITTAL IN LIEU OF THE ZONING APPLICATION STAGE. DUE TO SITE CONSTRAINTS, SOME RESIDENTIAL LOTS MAY BE LIMITED TO A JOINT DOCK ALONG THE COMMON PROPERTY LINE. ALL DOCKS WILL BE SUBJECT TO REVIEW BY THE APPLICABLE LOCAL AND STATE AGENCIES.
6. A DRAFT OF THE DECLARATION (AS DEFINED IN F.L.A. STAT. 720.301(4)) FOR THE HOMEOWNERS' ASSOCIATION (AS DEFINED IN F.L.A. STAT. 720.301(5)) THAT SHALL HEREAFTER HAVE JURISDICTION OVER ALL RESIDENTIAL AREAS OF THE JOHNS LAKE UVPUD (HOA), AS WELL AS A DRAFT OF THE COMMUNITY'S DESIGN STANDARDS (INCLUDING PATTERN BOOK), WILL BE SUBMITTED WITH THE PRELIMINARY PLAN SUBMITTAL.
7. LOT ENVELOPE PLANS INCLUDED WITHIN THE LOT BOOK FOR EACH PHASE WILL BE REQUIRED BEFORE THE FINAL PLAN OF ANY PHASE SHOWING SETBACKS, EASEMENTS, ENCROACHMENT ZONES, GARAGE LOCATIONS, RECORDED SAVED TREES, ETC.

PHASING

8. PHASING WILL BE DETERMINED AND SUBMITTED WITH THE PRELIMINARY PLAN. IN NO CASE WILL A PHASE BE PROPOSED THAT CANNOT ALONG WITH PREVIOUS PHASES STAND ALONE AS AN INDEPENDENT PROJECT.

SERVICES & UTILITIES

9. POTABLE WATER, CENTRAL SEWER, AND REUSE WATER WILL BE PROVIDED BY THE CITY OF WINTER GARDEN.
10. UTILITY EASEMENTS SHALL BE DEDICATED TO THE CITY OF WINTER GARDEN OVER ALL WATER AND SEWER MAINS NOT LOCATED IN A PUBLIC RIGHT-OF-WAY. THE MINIMUM EASEMENT WIDTHS WILL COMPLY WITH CITY CODE, WITH THE FACILITY CENTERED WITHIN THE EASEMENT AND ALL EASEMENTS WILL ADHERE TO SECTION 110-203 OF THE CITY CODE.
11. SOLID WASTE SERVICES WILL BE PROVIDED BY THE CITY OF WINTER GARDEN.
12. ALL UTILITIES REQUIRED FOR THE DEVELOPMENT SHALL BE RUN TO THE SITE AT NO EXPENSE TO THE CITY OF WINTER GARDEN, INCLUDING POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER.
13. IF NATURAL GAS LINES ARE AVAILABLE, THE PROJECT WILL COORDINATE WITH THE SERVICE PROVIDER TO OFFER THIS SERVICE.
14. THE EXISTING POTABLE WATER WELL SHOWN ON THE TRANSECT PLAN IS TO BE PRESERVED FOR FUTURE USE (AS DESCRIBED BELOW) AND/OR FOR POSSIBLE ACQUISITION BY THE CITY FOR REUSE AUGMENTATION, AS IS ALLOWED BY SECTION 78-241 OF THE CITY CODE. ANY EXISTING WELLS LOCATED WITHIN THE BOUNDARIES OF THE JOHNS LAKE UVPUD (AND ANY CONSUMPTIVE USE PERMITS ASSOCIATED WITH THE LANDS SUBJECT TO THE JOHNS LAKE UVPUD) MAY BE USED FOR ANY AND ALL PURPOSES, INCLUDING WITHOUT LIMITATION FOR IRRIGATION, IN CONNECTION WITH THE OWNERSHIP, USE, OCCUPANCY, OPERATION, MAINTENANCE, AND/OR REPAIR OF ALL AND/OR ANY PORTION(S) OF THE JOHNS LAKE UVPUD, INCLUDING WITHOUT LIMITATION THOSE PORTION(S) THAT CONTINUE TO BE USED FOR AGRICULTURAL USES AND/OR PURPOSES OR OTHERWISE REMAIN UNDEVELOPED AFTER APPROVAL OF THE JOHNS LAKE UVPUD AND/OR THOSE PORTION(S) THAT ARE HEREAFTER DEVELOPED WITHIN RESIDENTIAL LOTS, SPECIAL DISTRICT 1, COMMON OPEN SPACE, AND/OR ACTIVE RECREATION OPEN SPACE.
15. ALL LIGHTING SHALL MEET DARK SKIES REQUIREMENTS PER SECTION 118-1536(6) OF THE CITY CODE. STREET LIGHTING PLANS SHALL BE COORDINATED WITH THE APPLICABLE ELECTRICAL SERVICE PROVIDER. IF ANY STREET LIGHTING IS PROPOSED TO BE SOLAR POWERED, A LIGHTING PLAN WITH STANDARDS ON THE TYPE OF STREETLIGHT AND THE LOCATION OF THE PHOTOVOLTAIC CELLS, POWER STATIONS, ELECTRICAL BOXES, ETC. SHALL BE PROVIDED WITH THE FINAL PLAN. ALTHOUGH THE CITY ENCOURAGES CREATIVE GREEN SOLUTIONS, ANY PROPOSED STREET LIGHTING THAT COMBINES ALTERNATIVE POWER SOURCES WITH SUPPLEMENTAL SUPPORT EQUIPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED IF NOT OWNED AND MAINTAINED BY THE APPLICABLE ELECTRICAL SERVICE PROVIDER.

STORMWATER MANAGEMENT

16. THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED AS AMENITIES AND COMPLY WITH CITY OF WINTER GARDEN AND SRVMD CRITERIA ALONG THE SIDE YARD OF EACH SINGLE-FAMILY PLATTED LOT CONTAINING A DRAINAGE EASEMENT. THERE SHALL BE MAINTAINED A TWO AND A HALF-FOOT WIDE AREA ALONG THE COMMON LOT LINE UNOBSTRUCTED BY EQUIPMENT.

RIPARIAN RIGHTS & ORDINARY HIGH WATER LINE

17. ALL LANDS SUBJECT TO THE JOHNS LAKE UVPUD SHOWN AS BEING CONTIGUOUS TO JOHNS LAKE, INCLUDING WITHOUT LIMITATION SPECIAL DISTRICT 1, ACTIVE RECREATION TRACTS, COMMON PUBLIC AND PRIVATE OPEN SPACE TRACTS, AND ALL LAKEFRONT LOTS, HAVE AND SHALL RETAIN ALL RIPARIAN RIGHTS IN AND TO JOHNS LAKE, SUBJECT TO THE RESTRICTIONS SET FORTH IN THIS UVPUD AND COMPLIANCE WITH ALL APPLICABLE LOCAL AND STATE STATUTES, CODES AND REGULATIONS.
18. AN ORDINARY HIGH WATER LINE (CHWL) ELEVATION HAS NOT BEEN DETERMINED FOR JOHNS LAKE AS OF THE DATE OF THIS REZONING. THE STATE OF FLORIDA OWNS TITLE AS SOVEREIGN LANDS, TO THOSE LANDS LYING WATERWARD OF THE CHWL FOR JOHNS LAKE, WHICH AFFECTS THE LOCATION OF THE BOUNDARY LINES FOR THE LAKEFRONT LOTS/TRACTS. IN ORDER TO ENSURE THAT THERE IS NO GAP BETWEEN SOVEREIGN LANDS AND LAKEFRONT LOTS/TRACTS AND THAT NO LAKEFRONT LOTS/TRACTS INCLUDE SOVEREIGN LANDS, ALL LAKEFRONT LOTS/TRACTS SHALL EXTEND OR DETRACT TO THE CHWL OF JOHNS LAKE NOTWITHSTANDING THE GRANTEE'S INTENTION. THE DETECTION (WHETHER IN THE JOHNS LAKE UVPUD, THE FINAL PLAN FOR THIS JOHNS LAKE UVPUD AND/OR ANY OTHER SUBSEQUENT SUBMITTALS FOR THE JOHNS LAKE UVPUD) OF THE LAKEFRONT LOTS/TRACTS ABUTTING A WETNESS LINE OR SAFE UPLAND LINE.
19. THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION ON JULY 14, 2003 DETERMINED THAT AN ELEVATION 98.0 FEET (NGVD 29 DATUM) IS A SAFE UPLAND LINE (SUL) FOR JOHNS LAKE AND IS AT OR ABOVE THE ORDINARY HIGH WATER LINE.

RESIDENTIAL LOTS

20. FOLLOWING IDENTIFICATION OF PRELIMINARY LOT LOCATIONS AND MIX IN THE PRELIMINARY PLAN, SUBSEQUENT CHANGES TO LOT LOCATIONS AND/OR MIX WITHIN A PHASE OF THE DEVELOPMENT SHALL BE DENIED MINOR MODIFICATIONS TO THE PRELIMINARY PLAN PROVIDED, HOWEVER, THAT: (A) THE FINAL LOT MIX INCLUDES A MINIMUM OF THREE (3) LOT TYPES; AND (B) THE FINAL LOT LOCATIONS AND MIX ARE OTHERWISE CONSISTENT IN ALL RESPECTS WITH THE REQUIREMENTS OF THIS JOHNS LAKE UVPUD, INCLUDING THE TRANSECT PLAN. THE FINAL LOT LOCATIONS AND MIX SHALL BE DETERMINED AT CONSTRUCTION PLAN APPROVAL (OR EACH PHASE IF PHASING).
21. RESIDENTIAL LOTS MAY BE COMBINED WHEN UNDER COMMON OWNERSHIP AND INTENDED TO BE DEVELOPED AS ONE, COMBINED LARGER SINGLE-FAMILY LOT, SUBJECT TO THE LOT COMBINATION OR REPLACING REVIEW AND APPROVAL PROCESS UNDER THE WINTER GARDEN CODE OF ORDINANCES.
22. LAKEFRONT LOTS ARE PERMITTED TO HAVE INDIVIDUAL FRONT ENTRY GATES AND POSTS THAT DO NOT EXCEED 4.5 FEET IN HEIGHT. FRONT YARD FENCES AND WALLS ADJOINING ANY SUCH FRONT ENTRY GATES AND/OR POSTS ON LAKEFRONT LOTS ARE PERMITTED TO BE 4 FEET IN HEIGHT (IN LIEU OF 3 FEET) AND SHALL MEET ALL OTHER REQUIREMENTS OF SECTION 118-1297 OF THE CITY CODE. ALL GATES MUST BE SETBACK FROM THE RIGHT-OF-WAY OR EDGE OF PAVEMENT A MINIMUM OF 20 FEET TO PREVENT OVERHANG OF VEHICLES. THE ARCHITECTURAL DETAILS OF ANY SUCH FRONT YARD GATES, POSTS, AND FENCING SHALL BE DESIGNED TO BE CONSISTENT WITH THE ARCHITECTURE OF THE BUILDINGS ON SUCH LAKEFRONT LOT, AND SHALL BE COMPATIBLE WITH THE SURROUNDING LOTS SO AS TO ENHANCE THE PEDESTRIAN ENVIRONMENT AND NOT DOMINATE THE ADJOINING STREET FRONTAGES). ENTRY GATES AND FENCING MUST BE MADE OF METAL, ALUMINUM, STEEL, IRON, OR SIMILAR MATERIAL. BE OF A DARK OR NEUTRAL COLOR (BLACK, DARK GREEN, OR BROWN IS PREFERRED), AND IN NO EVENT SHALL THE FACADE OF EACH GATE OR FENCE SEGMENT CONSIST OF MORE THAN 50 PERCENT SOLID OR OPAQUE MATERIAL.
23. CUSTOMARY HOME-BASED BUSINESSES ARE PERMITTED IN CONNECTION WITH RESIDENTIAL USES, PROVIDED IT IS IN COMPLIANCE WITH SECTION 559.995, FLORIDA STATUTES AND THAT THERE SHALL BE NO EXTERNAL SIGNAGE OF SUCH HOME-BASED BUSINESS, EXCEPT THAT ONE SIGN UNILLUMINATED, AND NOT EXCEEDING ONE SQUARE FOOT IN AREA, MAY BE ERRECTED FLAT AGAINST THE WALL OF THE PRINCIPAL BUILDING. HOME-BASED BUSINESS SHALL HAVE NO CUSTOMERS OR EMPLOYEES VISITING THE SITE. ONLY INSIDE STORAGE OF MATERIAL AND GOODS IS ALLOWED. NO OUTDOOR ASSEMBLY OR WORK IS ALLOWED AS PART OF THE HOME-BASED BUSINESS. PARKING RELATED TO THE BUSINESS ACTIVITIES OF THE HOME-BASED BUSINESS MUST COMPLY WITH LOCAL ZONING REQUIREMENTS AND THE NEED FOR PARKING GENERATED BY THE BUSINESS MAY NOT BE GREATER IN VOLUME THAN WOULD NORMALLY BE EXPECTED AT A SIMILAR RESIDENCE WHERE NO BUSINESS IS CONDUCTED. THERE SHALL BE NO PARKING OF COMMERCIAL VEHICLES OR TRAILERS WITHIN THE RIGHTS-OF-WAY. NO TRAILERS OR HEAVY EQUIPMENT SHALL BE PARKE OR STORED IN A MANNER SUCH THAT IT IS VISIBLE FROM THE ROAD RIGHT-OF-WAY.

ACCESSORY DWELLING UNITS (ADU)

24. ADUS) ARE PERMITTED WITHIN THE JOHNS LAKE UVPUD, PROVIDED, HOWEVER, THAT THE MAXIMUM NUMBER OF ADUS) PERMITTED (AND/OR THE MAXIMUM PERCENTAGE OF LOTS HAVING ADUS) WITHIN THE JOHNS LAKE UVPUD SHALL BE CAPPED AT THE MAXIMUM ALLOWED BY THE CITY CODE (CURRENTLY SECTION 118-1106), AS THE SAME MAY BE AMENDED FROM TIME TO TIME, AND/OR UNDER OTHER APPLICABLE LAW. ADUS SHALL BE LIMITED TO ONE (1) FLOOR (EXCLUSIVE OF ASSOCIATED STAIRS OR STAIRWELL), SHALL NOT EXCEED 850 SQUARE FEET UNDER A/C, AND MAY (I) BE ATTACHED TO THE PRIMARY STRUCTURE ON ANY FLOOR; (II) BE ATTACHED TO A DETACHED GARAGE ON ANY FLOOR; (III) BE A STANDALONE STRUCTURE SUBJECT TO THE SETBACKS FOR THE TRANSECT ZONE IN WHICH IT IS LOCATED; OR (IV) BE ATTACHED TO OTHERWISE PERMITTED ACCESSORY STRUCTURES (INCLUDING POOL HOUSES) ON ANY FLOOR. TO BE CLASSIFIED AS AN ADU, THE STRUCTURE MUST HAVE A DISCRETE AND PRIVATE ENTRY PROVIDING PRIVATE ACCESS TO THE ADU AND HAVE A FULL SERVICE KITCHEN. OTHER THAN LAKEFRONT LOTS, ADUS SHALL NOT BE LOCATED IN FRONT OF THE PRIMARY STRUCTURE OR BETWEEN THE PRIMARY STRUCTURE AND ANY RIGHT-OF-WAY.
25. AN ADU CAN BE RENTED ONLY IF THE OWNER OF THE LOT WHERE SUCH ADU IS LOCATED LIVES IN THE PRIMARY HOUSE ON SUCH LOT OR, WHERE SUCH LOT IS OWNED BY A TRUST, ESTATE, FAMILY PARTNERSHIP, OR OTHER SIMILAR ENTITY, IF A TRUSTEE, PERSONAL REPRESENTATIVE, PARTNER, OR BENEFIICIARY, OR OTHER PERSON WITH AN EQUITABLE INTEREST IN SUCH ENTRY LIVES IN THE PRIMARY HOUSE ON SUCH LOT. SHORT-TERM RENTAL (I.E. FOR A PERIOD OF LESS THAN 30 CONSECUTIVE DATES) OF ADUS) IS PROHIBITED.

GARAGES

26. FOR ALL SINGLE-FAMILY DETACHED LOTS LESS THAN 50 FEET IN WIDTH AND FOR ALL SINGLE-FAMILY ATTACHED LOTS, GARAGES SHOULD BE LOCATED TO THE REAR OF THE LOT AND ACCESSED FROM AN ALLEY.
27. FOR ALL SINGLE-FAMILY DETACHED LOTS 50.01 FEET IN WIDTH UP TO 70 FEET IN WIDTH, GARAGES SHOULD BE LOCATED TO THE REAR OF THE LOT AND BEHIND THE PRIMARY STRUCTURE.
28. FOR ALL SINGLE-FAMILY DETACHED LOTS 70 FEET AND LARGER IN WIDTH, THE GARAGE DOORS OF FRONT-LOADED LOTS SHALL BE RECESSED A MINIMUM OF TEN (10) FEET BEHIND THE NEAREST ADJACENT PLANE OF THE PRIMARY STRUCTURE; HOWEVER, WHEN A PORCH IS PROVIDED IN FRONT OF THE FORWARD-MOST PLANE OF THE PRIMARY STRUCTURE, THE GARAGE DOOR SETBACK BEHIND THE NEAREST ADJACENT PLANE OF THE PRIMARY STRUCTURE MAY BE DECREASED TO SEVEN (7) FEET.
29. IN NO CASE SHALL A FRONT-LOADED GARAGE DOOR BE SET BACK LESS THAN TWENTY (20) FEET FROM THE FRONT PROPERTY LINE.
30. SIDE ENTRY GARAGES (I.E., WHERE GARAGE DOORS ARE NOT PARALLEL TO THE FRONT RIGHT OF WAY) MAY BE LOCATED IN FRONT OF THE PRIMARY BUILDING FACADE BUT IN ALL EVENTS BEHIND THE FRONT SETBACK LINE).

OPEN SPACE

31. EXCEPT FOR SP-2, ALL COMMON OPEN SPACE AND ACTIVE RECREATION OPEN SPACE, REQUIRED PER SECTION 118-1082 OF THE CITY CODE, WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS' ASSOCIATION.
32. IN ACCORDANCE WITH SECTION 94-132.5(5) OF THE CITY CODE, A MINIMUM 15-FOOT, AVERAGE 25-FOOT, VEGETATIVE BUFFER ALONG JOHNS LAKE WILL BE INCLUDED WITHIN THE LOTS AND TRACTS THAT ARE CONTIGUOUS TO JOHNS LAKE, INCLUDING WITHOUT LIMITATION THE LAKEFRONT LOTS. SUCH BUFFER SHALL BE PROTECTED BY A CONSERVATION EASEMENT GRANTED TO THE HOMEOWNERS' ASSOCIATION FOR THE RESIDENTIAL COMMUNITY WHICH HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND ENFORCEMENT OF THE VEGETATIVE BUFFER; BUT THE AREA OF EACH PORTION OF SUCH BUFFER WILL BE OWNED IN FEE SIMPLE BY THE OWNER OF THE LOT OR TRACT IN WHICH SUCH PORTION OF SUCH BUFFER IS LOCATED. SUCH CONSERVATION EASEMENT WILL INCLUDE APPROPRIATE RESERVATIONS FOR DOCKS, PIERS, EQUIVALENTS, ACCESS WALKWAYS, PLATFORMS, ETC. FOR THE OWNERS OF LANDS WITHIN SPECIAL DISTRICT 1 TO ACCESS, DEVELOP, USE, MAINTAIN, ETC. THE PENINSULA PORTION OF SPECIAL DISTRICT 1 THAT EXTENDS WESTERLY FROM SPECIAL DISTRICT 1 INTO JOHNS LAKE AND WHICH IS ONLY BE ACCESSIBLE THROUGH THE VEGETATIVE BUFFER; AND FOR OTHER USUAL AND CUSTOMARY RESERVED RIGHTS. SUCH CONSERVATION EASEMENTS WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY OF WINTER GARDEN PRIOR TO RECORDING, AND THE CITY WILL BE GRANTED THIRD PARTY ENFORCEMENT RIGHTS IN ALL SUCH CONSERVATION EASEMENTS.

SPECIAL DISTRICTS

SPECIAL DISTRICT 2

33. SPECIAL DISTRICT 2 WILL CONSIST OF NO LESS THAN 13.65 ACRES AND IS TO BE CONVEYED TO THE CITY OF WINTER GARDEN. AS A PARK SITE, IN FEE SIMPLE OWNERSHIP FREE AND CLEAR OF ALL MORTGAGES, LIENS AND ENCUMBRANCES AT THE TIME OF RECORDING THE FINAL PLAN.

COMMUNITY CHARACTER ELEMENTS

34. THE PRINCIPLES OF STYLE FOR TRANSITIONAL ARCHITECTURAL DESIGN SHALL UTILIZE MASSING SCALE AND PROPORTION ALONG WITH ELEMENTS OF COLOR, WINDOWS TREATMENT, AND MATERIALS DERIVED FROM THE ARCHITECTURE OF HISTORICALLY CORRECT RESIDENTIAL STYLE.

STREET TREES AND LANDSCAPING/BUFFERING

35. STREET TREES WILL BE AN INTEGRAL PART OF THE LANDSCAPE OF THE JOHNS LAKE UVPUD. THEY WILL BE PERMITTED TO OCCUR IN THE STREET RIGHT-OF-WAY, SO THAT CONFLICTS WITH UNDERGROUND UTILITIES ARE AVOIDED. THE JOHNS LAKE UVPUD SHALL CONTAIN THE QUANTITY, SIZE, AND TYPE OF LANDSCAPE REQUIRED BY THE CITY CODE.
36. ALL LOTS BACKING UP TO THE FUTURE AMBER SWEET LAKE ROW (WEST OF THE ACCESS ROAD TO THE CITY'S UTILITY SITE) ARE REQUIRED TO INSTALL A FENCE OR WALL ALONG THE PROPERTY LINE.

PARKING

37. ALL PROPOSED PUBLIC STREETS ARE TO BE OWNED BY THE CITY OF WINTER GARDEN. STREETS WITHIN GATED AREAS, IF ANY, AND ALLEYS SHALL BE PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION. ALL PORTIONS OF THE JOHNS LAKE UVPUD NORTH AND EAST OF THE SOUTHERN ACCESS DRIVE TO SPECIAL DISTRICT 1 MAY BE GATED.
38. ALL USES IN THE JOHNS LAKE UVPUD SHALL MEET THE CITY OF WINTER GARDEN'S PARKING REQUIREMENTS FOUND IN SECTION 118-1386, EXCEPT THAT DESIGNATED ON-STREET PARKING CAN BE COUNTED AS AVAILABLE SPACES FOR NON-RESIDENTIAL USES WHEN WITHIN A CONVENIENT WALKING DISTANCE. EVERY RESIDENTIAL LOT WILL BE REQUIRED TO HAVE A GARAGE OR CARPORT. DRIVEWAY AREA WITHIN A LOT MAY BE COUNTED TOWARD MEETING PARKING REQUIREMENTS FOR SUCH LOT. AN ADU WILL BE REQUIRED TO HAVE ONE ADDITIONAL ON-SITE SPACE OVER THE REQUIRED PARKING FOR THE PRIMARY RESIDENCE.

AGRICULTURE

39. NOTHING IN THIS PLAN IS INTENDED TO (NOR SHALL) IMPAIR, NEGATE, OR ADVERSELY AFFECT THE EXISTING AGRICULTURAL CLASSIFICATION FOR AD VALOREM TAX PURPOSES) AS TO ANY PORTION(S) OR ALL OF THE PROPERTY WHICH HEREAFTER CONTINUE TO BE USED FOR ONE OR MORE BONA FIDE AGRICULTURAL PURPOSES.
40. UNTIL A GIVEN PORTION OF THE PROPERTY IS NO LONGER USED FOR ANY AGRICULTURAL USE OR PURPOSE, SUCH PORTION(S) OR ALL OF THE PROPERTY (NOTWITHSTANDING THIS PLAN, THE CITY CODE, AND/OR ANY APPLICABLE FUTURE LAND USE DESIGNATIONS AND/OR ZONING CLASSIFICATIONS) MAY CONTINUE TO BE USED FOR ANY ONE OR MORE EXISTING AND/OR NEW AGRICULTURAL AND/OR AGRICULTURAL-RELATED USES AND PURPOSES, INCLUDING WITHOUT LIMITATION THOSE USES AND PURPOSES DESCRIBED IN SECTIONS 193.461(5), 570.85, AND 570.86(1), FLORIDA STATUTES, AND/OR IN THE DEFINITION OF AGRICULTURE CONTAINED IN SECTION 118-1 OF THE CITY CODE.
41. THE PLATTING OF ALL OR A PORTION OF THE JOHNS LAKE UVPUD SHALL NOT CONSTITUTE ABANDONMENT OF BONA FIDE AGRICULTURAL USE(S) FOR ANY UNPLATTED PORTION(S) OF THE JOHNS LAKE UVPUD AND/OR FOR ANY PORTION(S) OF THE JOHNS LAKE UVPUD PLATTED AS A FUTURE DEVELOPMENT TRACT.

DEVIATIONS

42. THE CITY RECOGNIZES THE UNIQUE CONSTRAINTS AND CONDITIONS EXTANT WITHIN THE JOHNS LAKE UVPUD AND WITH MEETING THE ZONING DEVELOPMENT STANDARDS OF THIS PROJECT FOR EACH CONDITION, AS SUCH THE CITY IS PERMITTED TO ADDRESS AND APPROVE REQUESTED DEVIATIONS ADMINISTRATIVELY, WHEN THE CITY HAS CONSIDERED THE EXTENT TO WHICH THE PROPOSED DEVELOPMENT, TAKEN AS A WHOLE WILL:
 - a. ADVANCE THE STATED GUIDING PRINCIPLES OF THE JOHNS LAKE UVPUD;
 - b. PROMOTE MODES OF TRANSPORTATION OTHER THAN THE AUTOMOBILE, INCLUDING WALKING, BICYCLING, AND OTHER FORMS OF MOBILITY;
 - c. CREATE A BUILT ENVIRONMENT THAT IS IN SCALE WITH PEDESTRIAN-ORIENTED ACTIVITIES AND PROVIDES VISUAL INTEREST AND ORIENTATION FOR PEDESTRIANS;
 - d. CONTRIBUTE TO A MIX OF USES IN THE AREA THAT ARE COMPATIBLE WITH EACH OTHER AND WORK TOGETHER TO SUPPORT THE BUILT AND NATURAL ENVIRONMENT WITHIN THE PROJECT;
 - e. INTEGRATE PHYSICALLY AND FUNCTIONALLY WITH THE BUILT AND NATURAL ENVIRONMENT IN WHICH IT IS LOCATED; AND
 - f. MITIGATE POTENTIAL IMPACTS OF THE PROPOSED DEVIATION ON SURROUNDING PROPERTIES AND THE EXTENT TO WHICH ANY ADVERSE IMPACTS RESULT FROM SUCH DEVIATION.



1950 SUMMIT PARK DRIVE, SUITE 600 ORLANDO, FL 32818 407.844.4068

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

WILLIAMS ROAD
WINTER GARDEN
ORANGE COUNTY, FLORIDA

JOHNS LAKE

MCINTOSH GROVES, LLP
UVPUD, DETONING,
PRELIMINARY DEVELOPMENT PLAN
PUD NOTES

APRIL 25, 2025
04-25-2025 - REVISION 1
09-29-2025 - REVISION 2
10-15-2025 - REVISION 3
03-26-2026 - REVISION 4
04-24-2026 - REVISION 5

REVISIONS

DRAWN BY: MCM
CHECKED BY: KL
PROJECT MANAGER: KL
JOB #: 24001120
FILE CODE: ----
SHEET NO.: 3

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: LUPUD
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:
LUPUD 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		
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
TOTAL ACRES		337.25

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 WITHHOUT 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 ¹
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					A
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

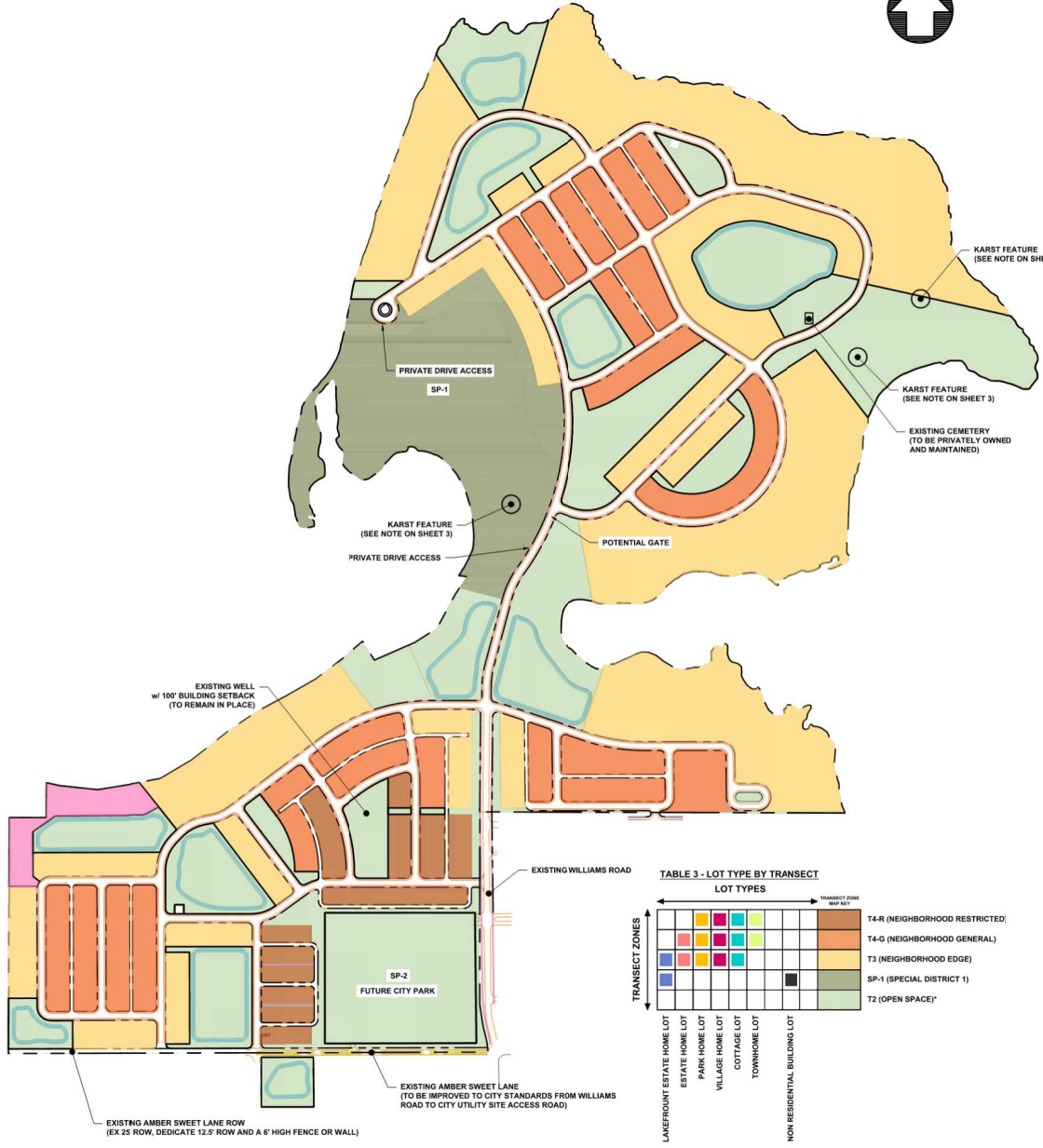
NOTES:

- 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

LOT TYPES

TRANSECT ZONES	TRANSECT ZONE				
	SP-1 (SPECIAL DISTRICT 1)	T2 (OPEN SPACE)	T3 (NEIGHBORHOOD EDGE)	T4-G (NEIGHBORHOOD GENERAL)	T4-R (NEIGHBORHOOD RESTRICTED)
LAKEFRONT ESTATE HOME LOT					
ESTATE HOME LOT					
PARK HOME LOT					
VILLAGE HOME LOT					
COTTAGE LOT					
TOWNHOME LOT					
NON RESIDENTIAL BUILDING LOT					



RESIDENTIAL DESIGN STANDARDS:

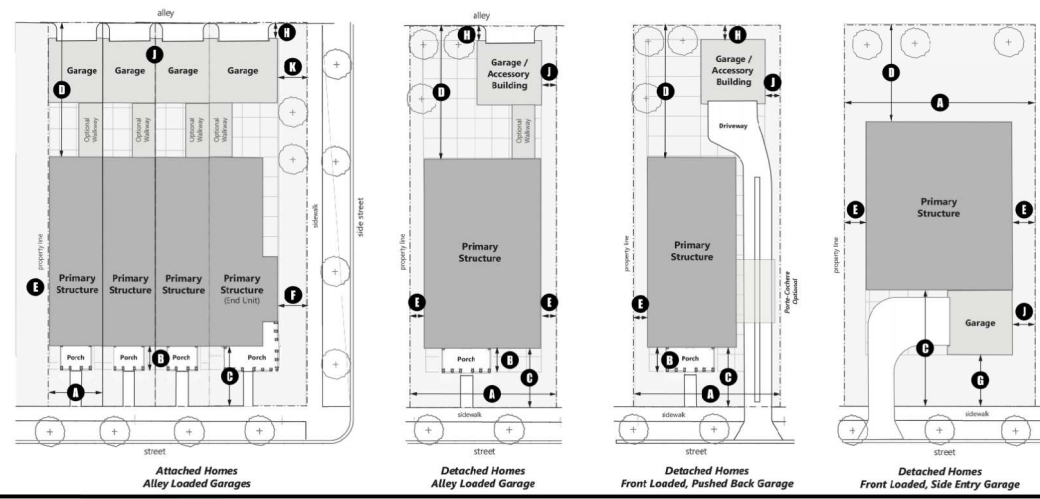
DESIGN STANDARDS SETBACKS AND NOTES 7,8

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. ¹	SQUARE FOOT LIVING AREA RANGE SQ.FT.	REQUIRED PARKING SPACES #	PERCENT IMPERVIOUS %	MAXIMUM HEIGHT ⁴ FT.	FRONT FT. ²	FRONT FT.	REAR ³ FT.	SIDE ⁶ FT.	SIDE STREET FT.	FRONT FT.	REAR ^{11,12} FT.	SIDE ⁸ FT.	SIDE STREET FT.
TOWN HOME	18-32	1600-3000	2	90%	40	10	20	5/15	NA ^{13,13}	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 PLAT.
- 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.

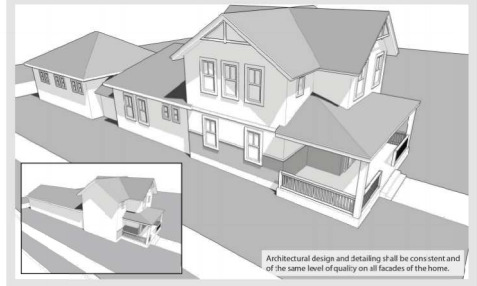
Residential Lot Setbacks & Garage Placement Design Standards Diagrams TABLE 2



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 8 & 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

LRK



MCINTOSH ASSOCIATES
an company

1950 SW 8th Pkwy
DRIVE, SUITE 600
ORLANDO, FL 32810
407.644.4568

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

JOHNS LAKE
MCKINNON GROVES LLLP
LULU 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. # 000000
REV. CODE ---
SHEET NO. 6

FOR REVISIONS CONTACT: GUSTAV

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.



- 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.



CRAFTSMAN

- 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.



FLORIDA VERNACULAR

- 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.



FRENCH COUNTRY

- Simple massing with clearly defined main body and secondary wings.
- Porticos and balconies are typical add-on elements. Porches are not common.
- Roofs are typically hipped and steeply pitched from 8:12 to 10:12 and greater. Roof pitches often "break" to 6:12 near the eave.
- Windows are typically 3-pane or 4-pane casements or 4-over-4 double hung.



COASTAL

- 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.



DUTCH WEST INDIES

- 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.



CLASSICAL

- 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.



EUROPEAN FARMHOUSE

- 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



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an LA company

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

JOHNS LAKE
MCKINNON GROVES, LLP
LUPID 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

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PROJECT MANAGER: RL
REV. NO.: 000100
REV. CODE: ---
SHEET NO.: 8

FOR REVISIONS CONTACT: GUSTAVO



IMAGE IS REPRESENTATIVE OF THE CHARACTER OF THE FOUR CORNERS PUD



IMAGE IS REPRESENTATIVE OF THE CHARACTER OF THE FOUR CORNERS PUD



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- 09-20-2025 - REVISION 4
- 08-24-2026 - REVISION 5

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PROJECT MANAGER: RL
REV. #: 0000100
REV. CODE: ---
SHEET NO. 9

FOR REVISIONS CONTACT: GUSTAVO

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	NEW Park Tract	1.19	1.19		
AR-4	NEW 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			
Totals		105.48	16.86	53.14	32.12
Total Open Space				85.26	
Percent of Net Developable Area		31.28%	5.00%	15.76%	9.52%

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03-26-2026 - REVISION 4
04-24-2026 - REVISION 5

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PDR #: 2401120
FILE CODE: ---
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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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SEC 8 & 31 | TWP 22 & 23 | RGE 27
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ORANGE COUNTY, FLORIDA

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STREET NETWORK PLAN



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

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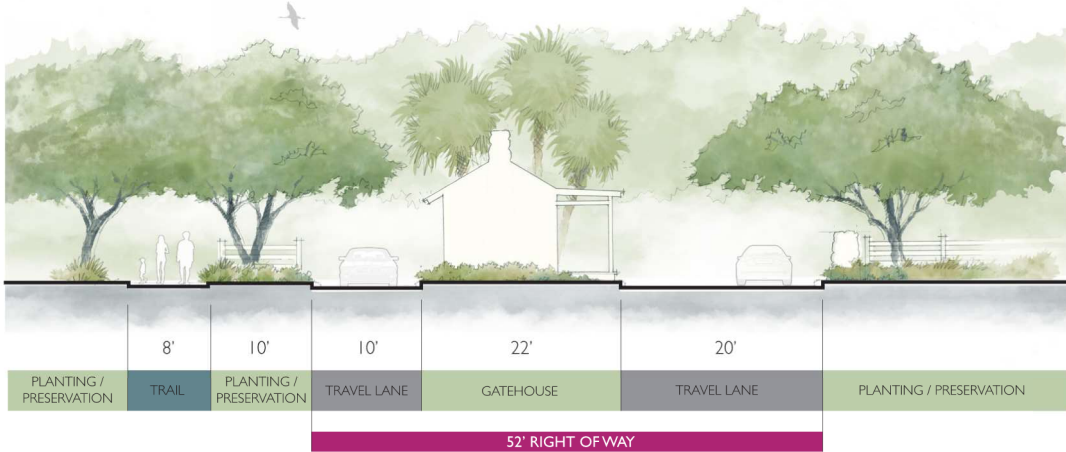
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MCKINNON GROVES LLLP
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03-26-2026 - REVISION 4	
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PROJECT MANAGER: KL
DATE: 2/26/25
FILE CODE: ---
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ENTRY STREETSCAPE



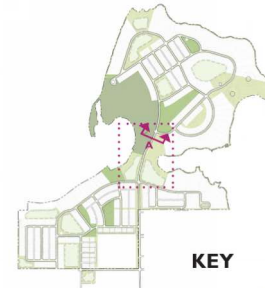
SECTION A | WILLIAMS ROAD GATEHOUSE

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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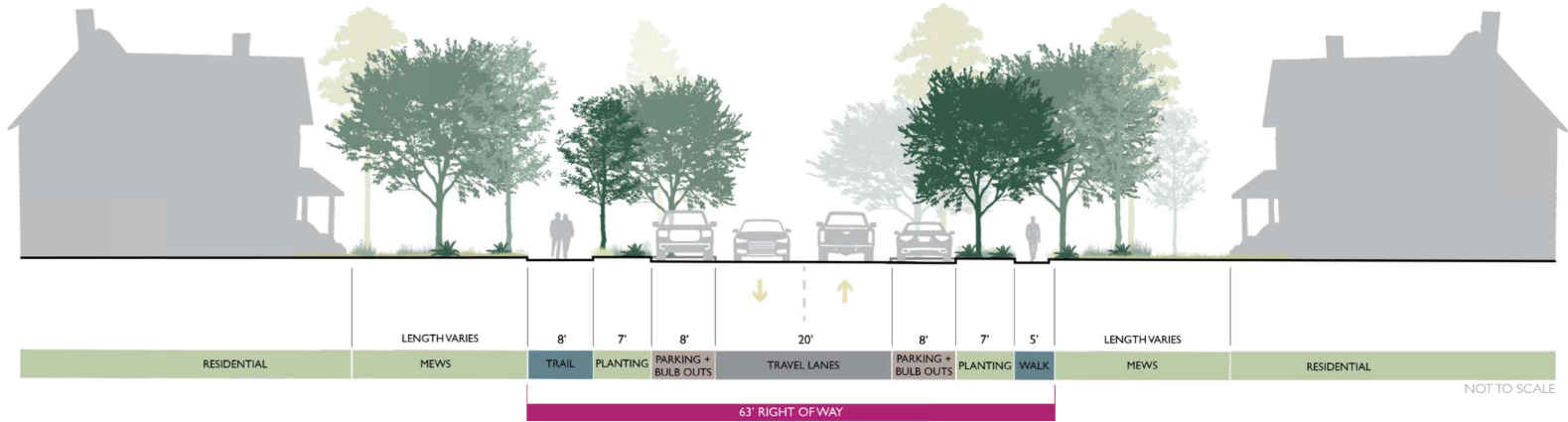
SEC 8 & 31 TWP 22 & 23 RGE 27	WILLIAMS ROAD	WINTER GARDEN	ORANGE COUNTY, FLORIDA
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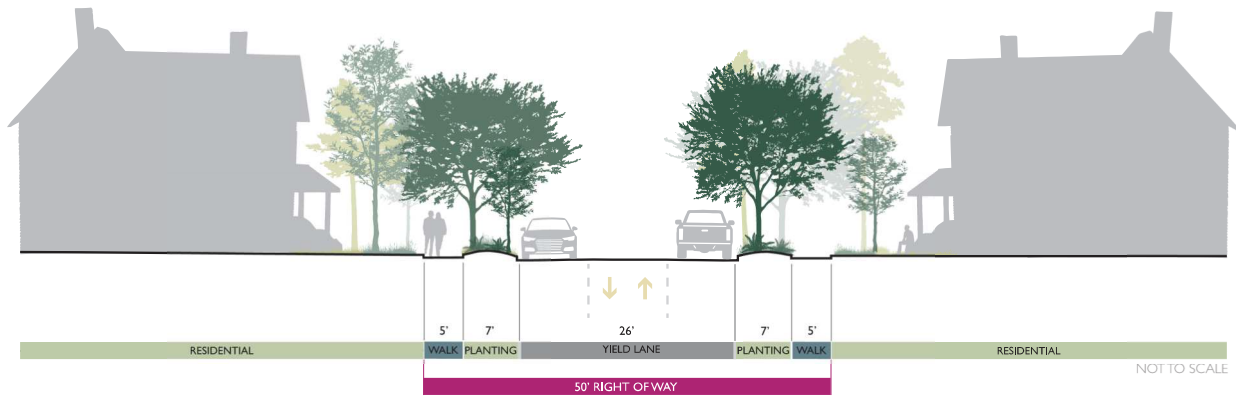
REVISIONS
DRAWN BY: MGM
CHECKED BY: RL
PROJECT MANAGER: RL
DATE: 04/25/2025
REV CODE: ---
SHEET NO: 14

STREETS

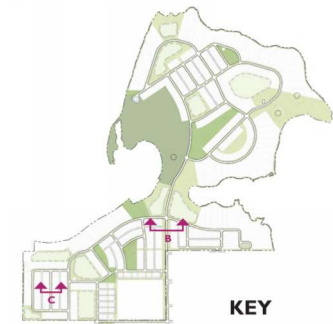


SECTION B | MINOR STREET WITH DESIGNATED ON STREET PARKING AND PRIMARY TRAIL

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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 ORANGE COUNTY, FLORIDA

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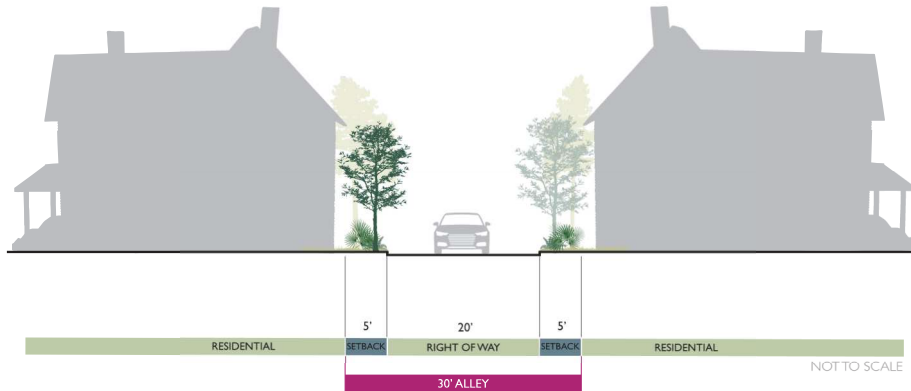
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 04-25-2025 - REVISION 1
 05-03-2025 - REVISION 2
 05-14-2025 - REVISION 3
 05-20-2025 - REVISION 4
 06-24-2025 - REVISION 5

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 PROJECT MANAGER: RL
 DATE: 04/25/25
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 SHEET NO. 15

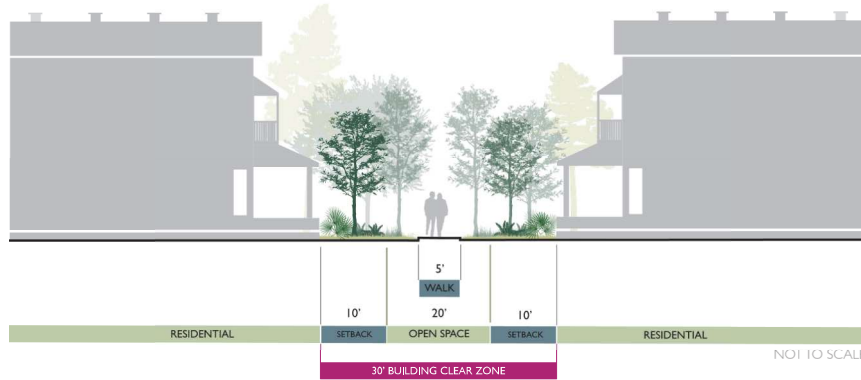
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STREETS



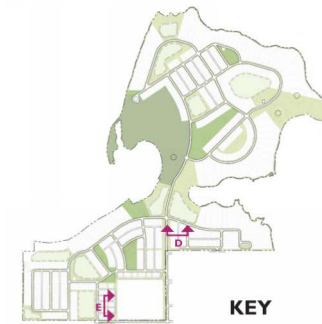
SECTION D | ALLEY

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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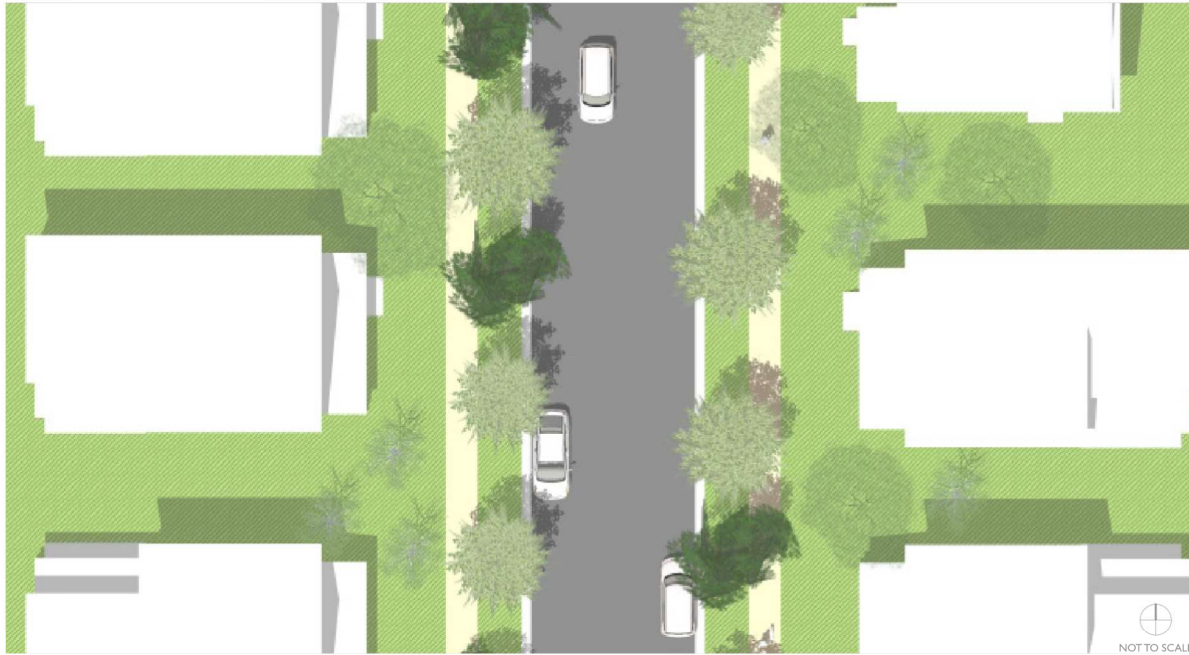
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STREET TREES

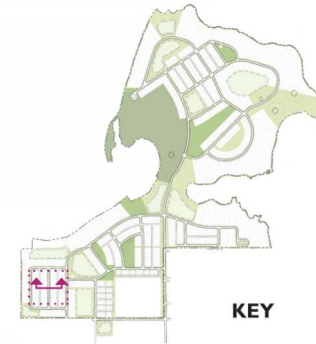


PLAN

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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SHEET NO: 17

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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 26-12 Williams Road 1756, 1401 & 1400 and 17729 Marsh Road (Johns Lake UVPUD) Rezoning

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): Rezone the subject properties located at 1756, 1401 & 1400 Williams Road and 17729 Marsh Road from NZ (No Zoning) to UVPUD (Urban Village Planned Unit Development)

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

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

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

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

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

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

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

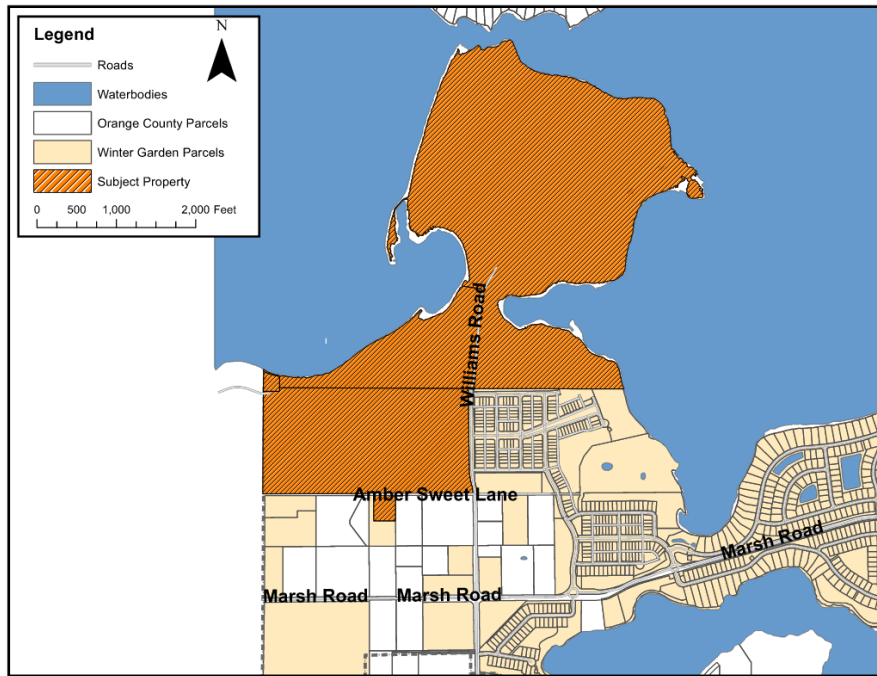
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: SHANE FRIEDMAN, PLANNING SUPERVISOR
DATE: MAY 4, 2026 (*UPDATED 5-21-26*)
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. At the time of roundabout construction, a new 6' wall and landscaping buffer will be installed along the boundary of Tract B of Waterside on Johns Lake Phase 2B to help mitigate any additional vehicular noise generated by the development.

- (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 school students. 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.

Also, as mentioned previously, at the time of roundabout construction, a new 6' wall and landscaping buffer will be installed along the boundary of Tract B of Waterside on Johns Lake Phase 2B to help mitigate any additional vehicular noise generated by the development.

- (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.

The Developer has also agreed not to issue any Certificates of Occupancy for any residential units until the New Independence Parkway Extension project is complete, or before January 1st, 2028, whichever is sooner.

- (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 buffer between any residences and the development. The large stands of trees in Special District 1 will be surveyed at time of Site Plan review and, based on this information, the City will establish a tree preservation area. This area will be placed into a conservation easement, forbidding tree removal /disturbance without City approval.

- (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.

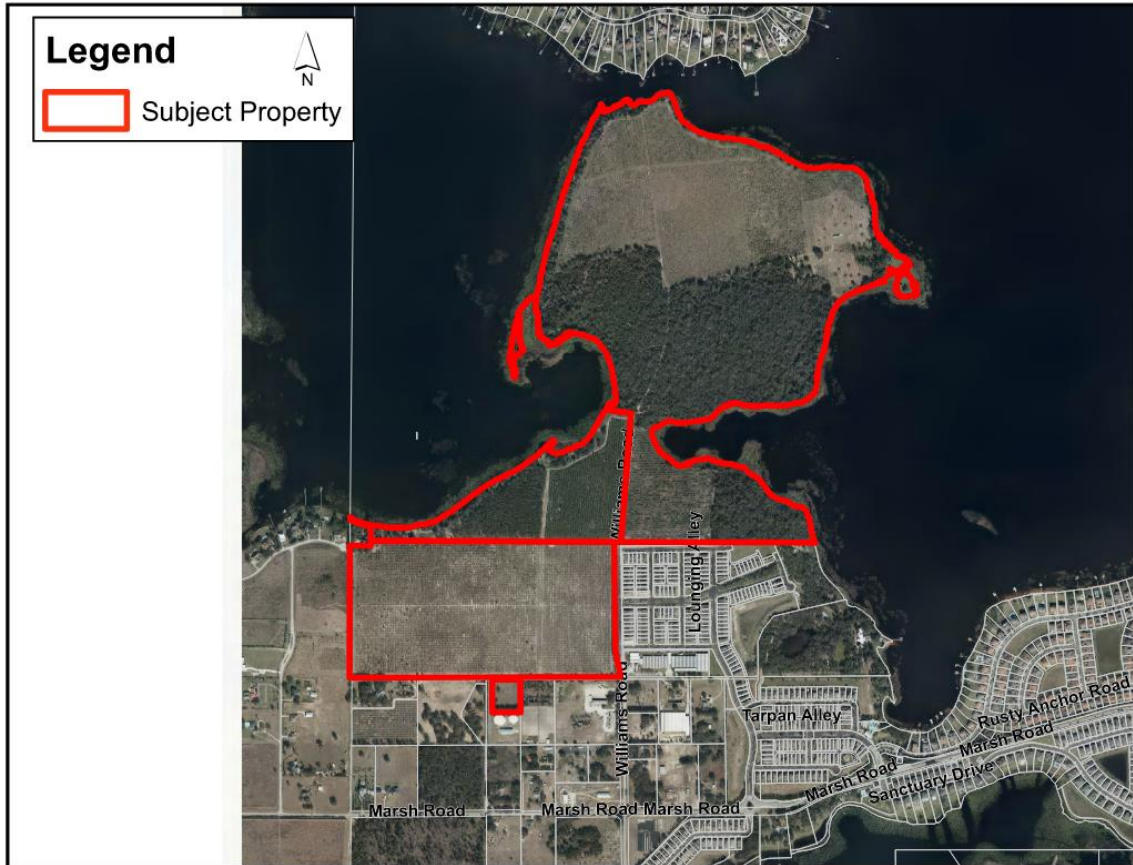
The proposed UVPUD will allow accessory dwelling units, with the maximum number capped at the maximum number allowed by City Code (Code Section 118-1064). The UVPUD provides strict guidelines for having an ADU which include the unit not exceeding 850 square feet, the structure on any floor must have 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

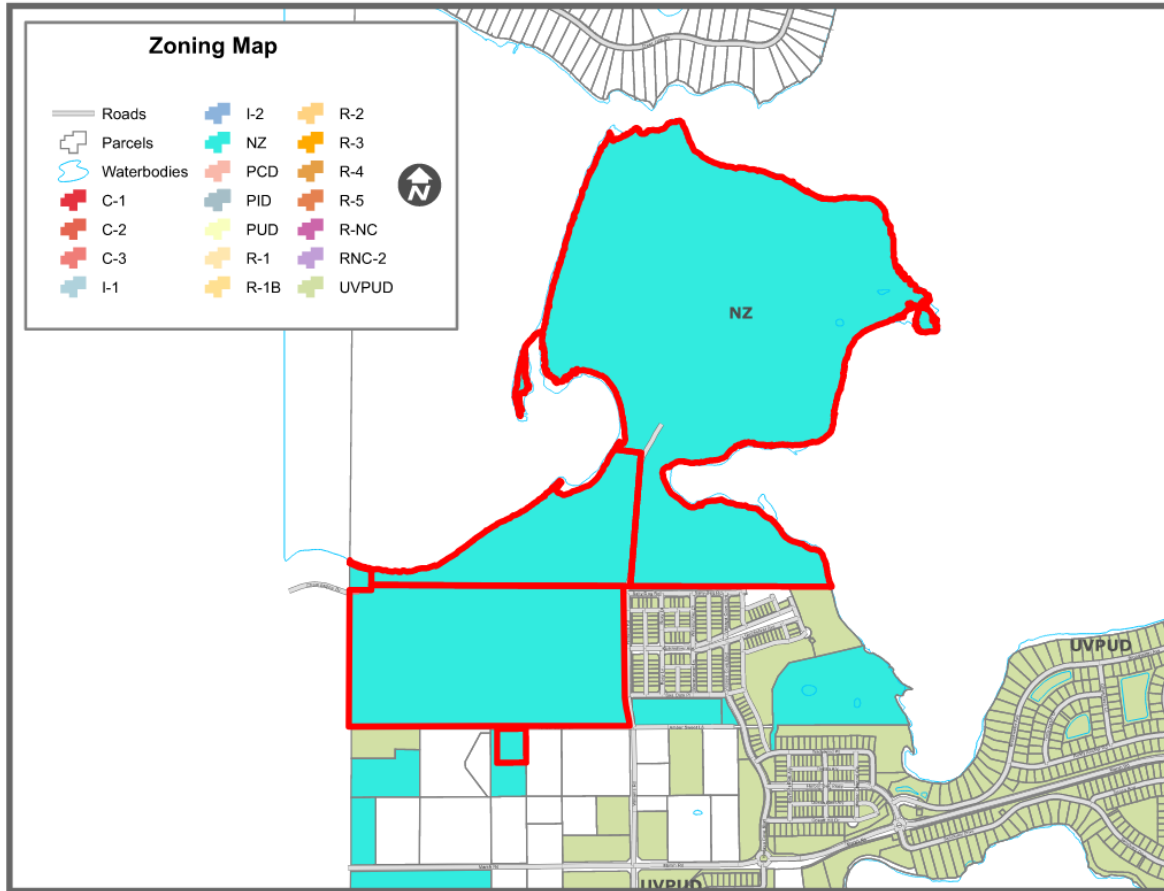
City Staff recommend approval of the proposed Ordinance 26-12. Rezoning the subject property from City NZ to City UVPUD is consistent with the City's Comprehensive Plan, Future Land Use Map and land development regulations, and is consistent with the trend of development in the area.

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.

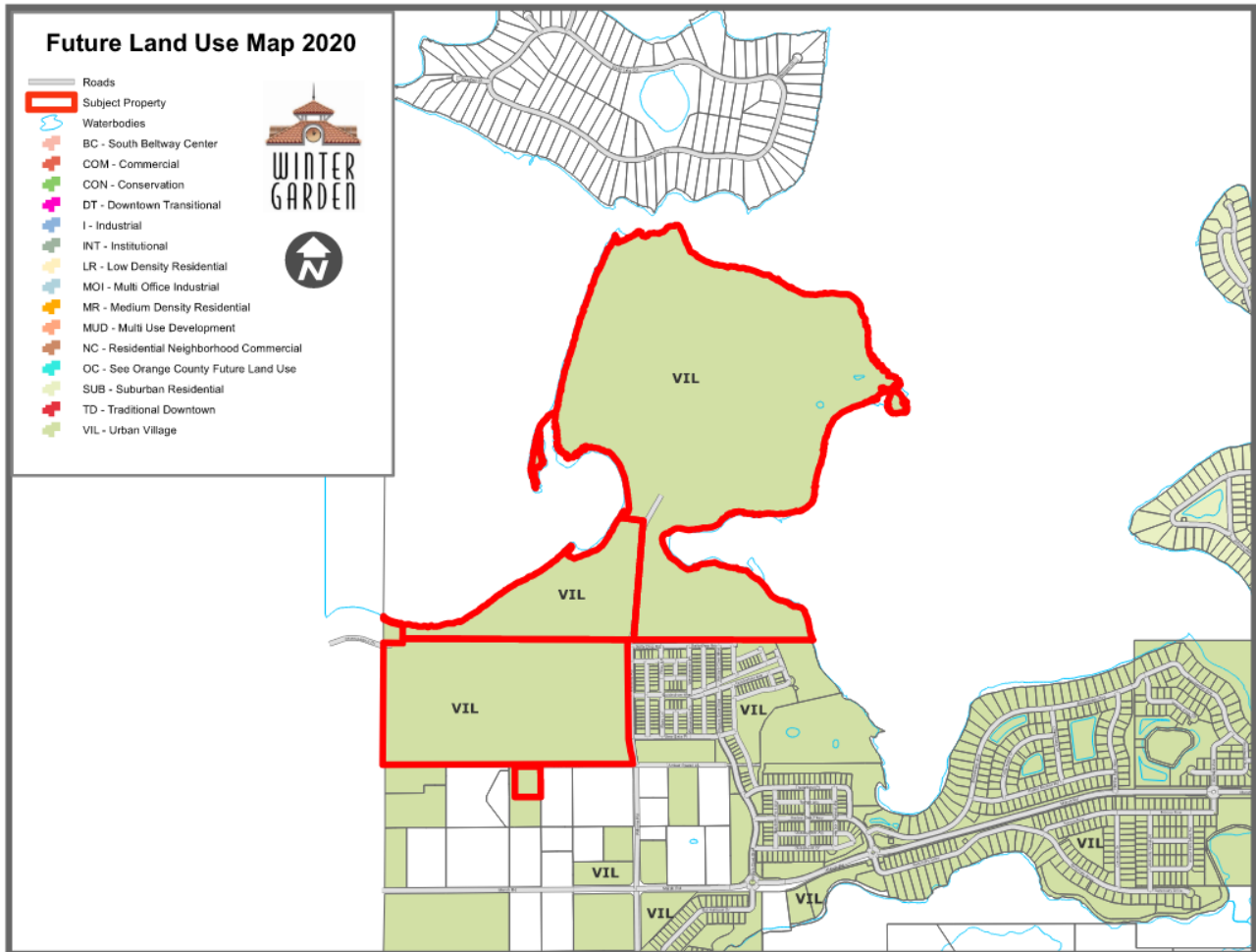
AERIAL PHOTO
1756, 1401 & 1400 Williams Rd and 17729 Marsh Rd



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

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Kelly Carson, Planning Director
Via: City Manager Jon C. Williams
Date: May 15, 2026 **Meeting Date:** May 28, 2026
Subject: W Colonial Drive – Annexation, FLU Amendment and C-2 Rezoning
Ordinances 26-13, 26-14 and 26-15
PARCEL ID# 25-22-27-9384-01-183

Issue: The applicant is requesting annexation and to amend the FLU from County Commercial to City Commercial and rezone the subject property from County C-3 (Wholesale Commercial) to City C-2 (Arterial Commercial).

Discussion:

The applicant is requesting to annex the property located at W Colonial Drive into the City, assign the property a Commercial Future Land Use designation and rezone the subject property to C-2 to allow the construction of digital billboards on the property in exchange for the removal of billboards at 1101 E. Plant Street and 14899 Colonial Drive. The proposed annexation, FLU amendment and rezoning is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances.

Recommended Action:

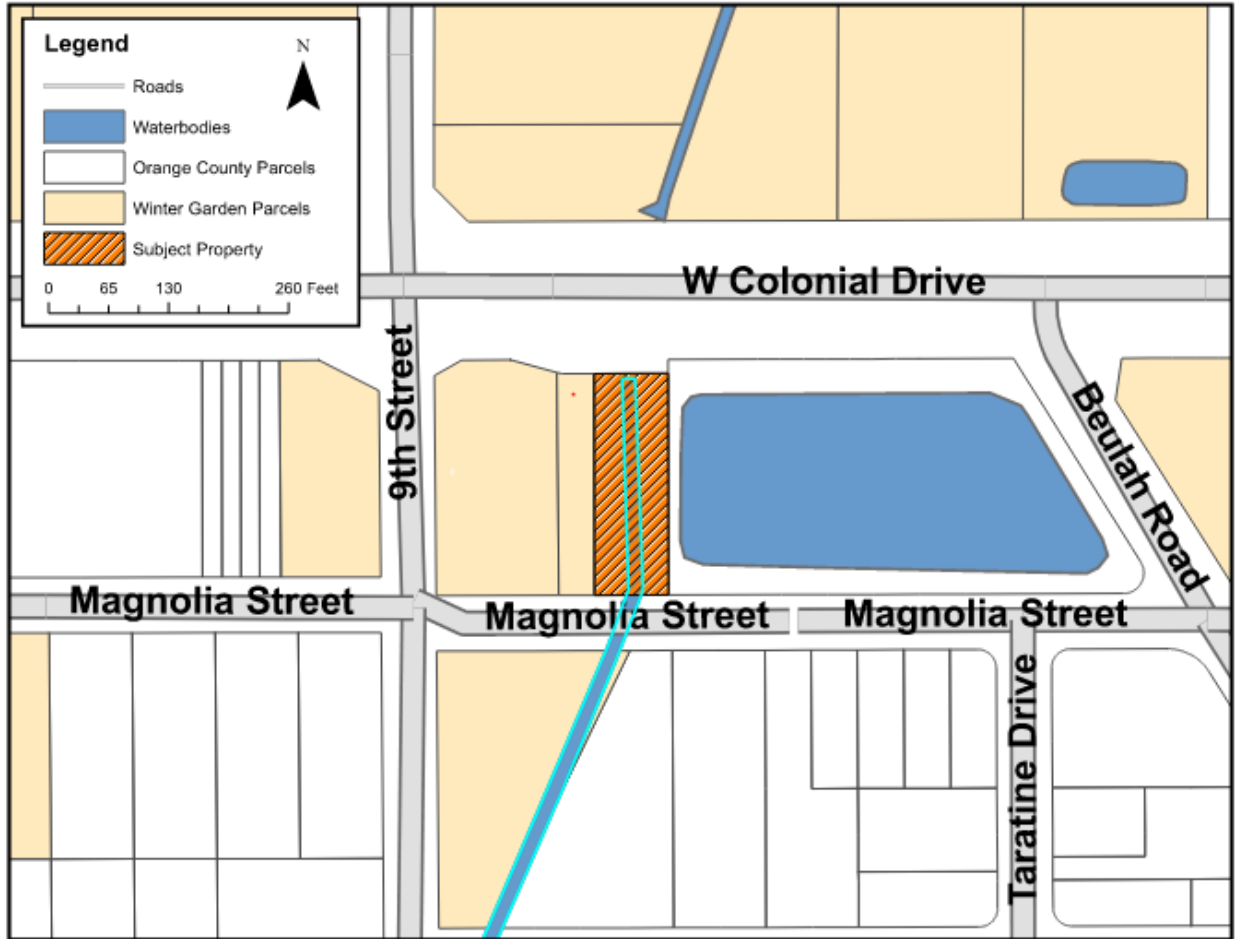
Staff recommends adoption of Ordinances 26-13, 26-14 and 26-15.

Attachment(s)/References:

Location Map
Ordinance 26-13, 26-14 and 26-15
Staff Report
Business Impact Estimate

LOCATION MAP

W Colonial Drive



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:

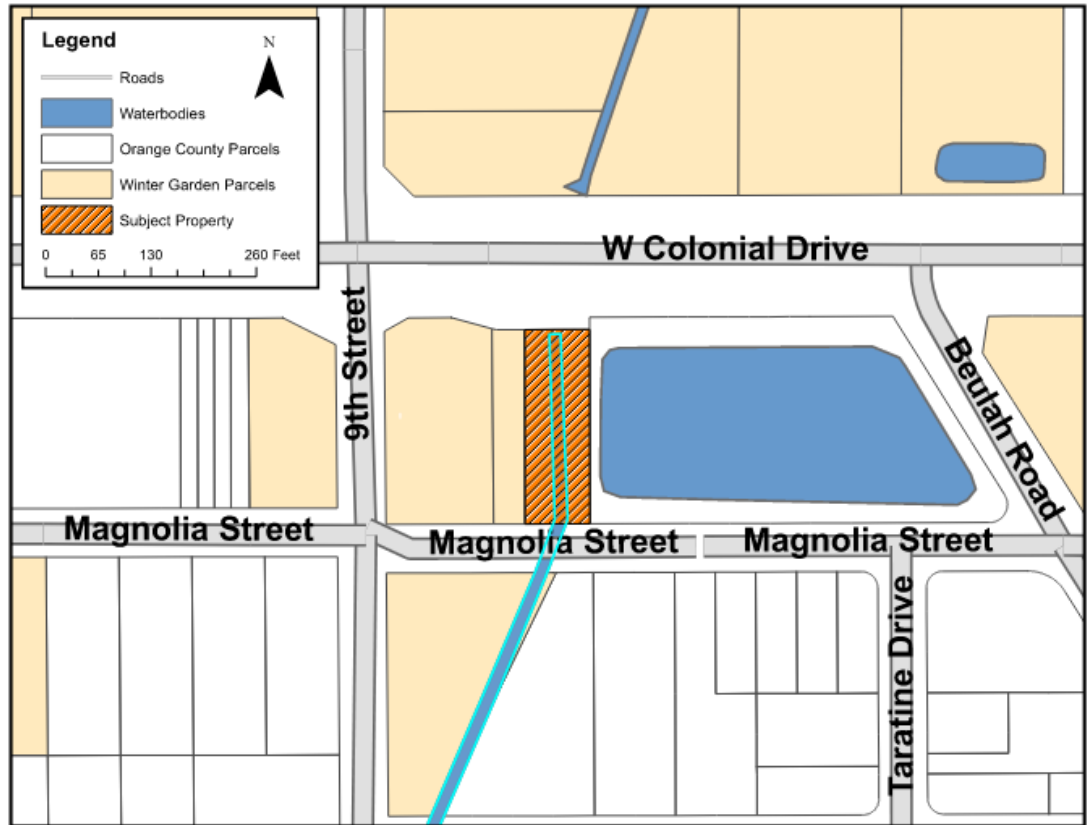
WINTER GARDEN MANOR L/117 THAT PART OF LOT 18 BLK A LYING WITHIN 40 FT ON EACH SIDE OF FOLLOWING DESC LINE: BEG 243.60 FT E OF NW COR OF SEC 25-22-27 TH RUN S00-00-45W 389.95 FT S25-20-45W 396.57 FT S00-17-15E 961.56 FT S02-35-15E 1560.82 FT S00-57-15E 307.50 FT TO END OF DESC LINE (DB 915/11)

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

WHEREAS, the owner of that certain real property generally described as approximately 0.44 ± 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:

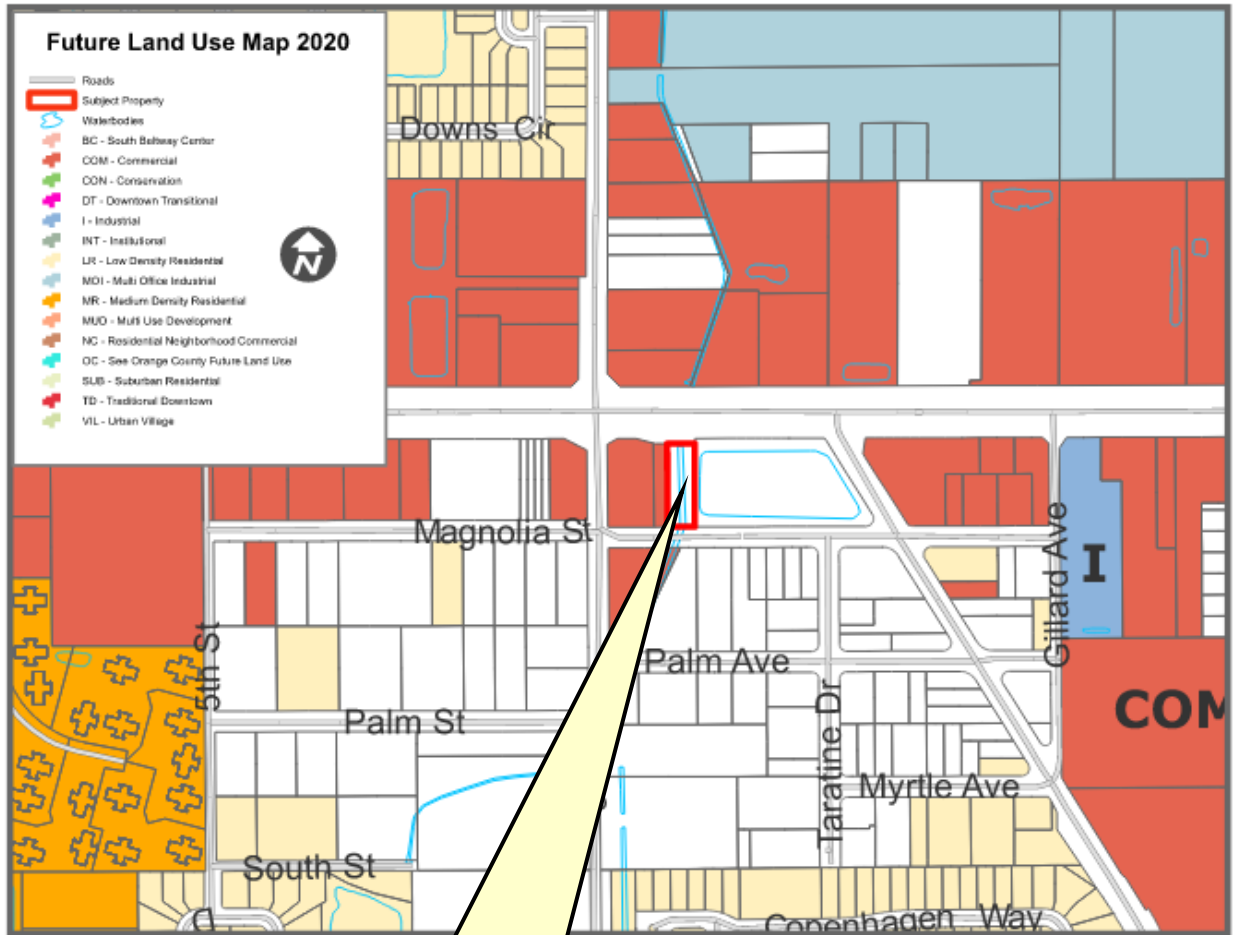
WINTER GARDEN MANOR L/117 THAT PART OF LOT 18 BLK A LYING WITHIN 40 FT ON EACH SIDE OF FOLLOWING DESC LINE: BEG 243.60 FT E OF NW COR OF SEC 25-22-27 TH RUN S00-00-45W 389.95 FT S25-20-45W 396.57 FT S00-17-15E 961.56 FT S02-35-15E 1560.82 FT S00-57-15E 307.50 FT TO END OF DESC LINE (DB 915/11)

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.



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: Ordinances 26-13, 26-14 and 26-15 (W Colonial Drive AZFLU)

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): Annexation, FLU Amendment and Rezoning the property located at W Colonial Drive (Parcel ID 25-22-27-9384-01-183)

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

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

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

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

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

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

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

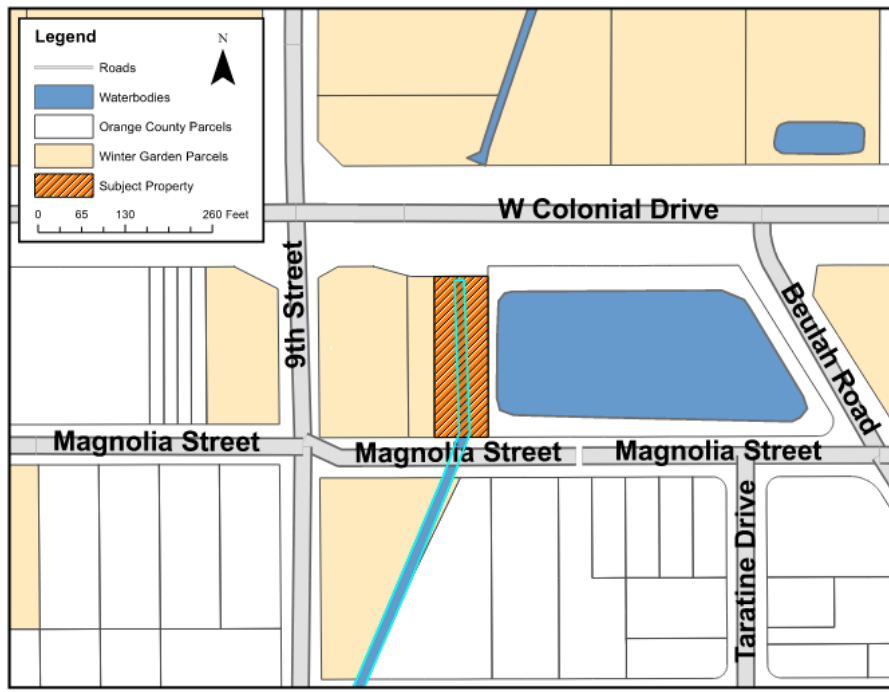
STAFF REPORT

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.

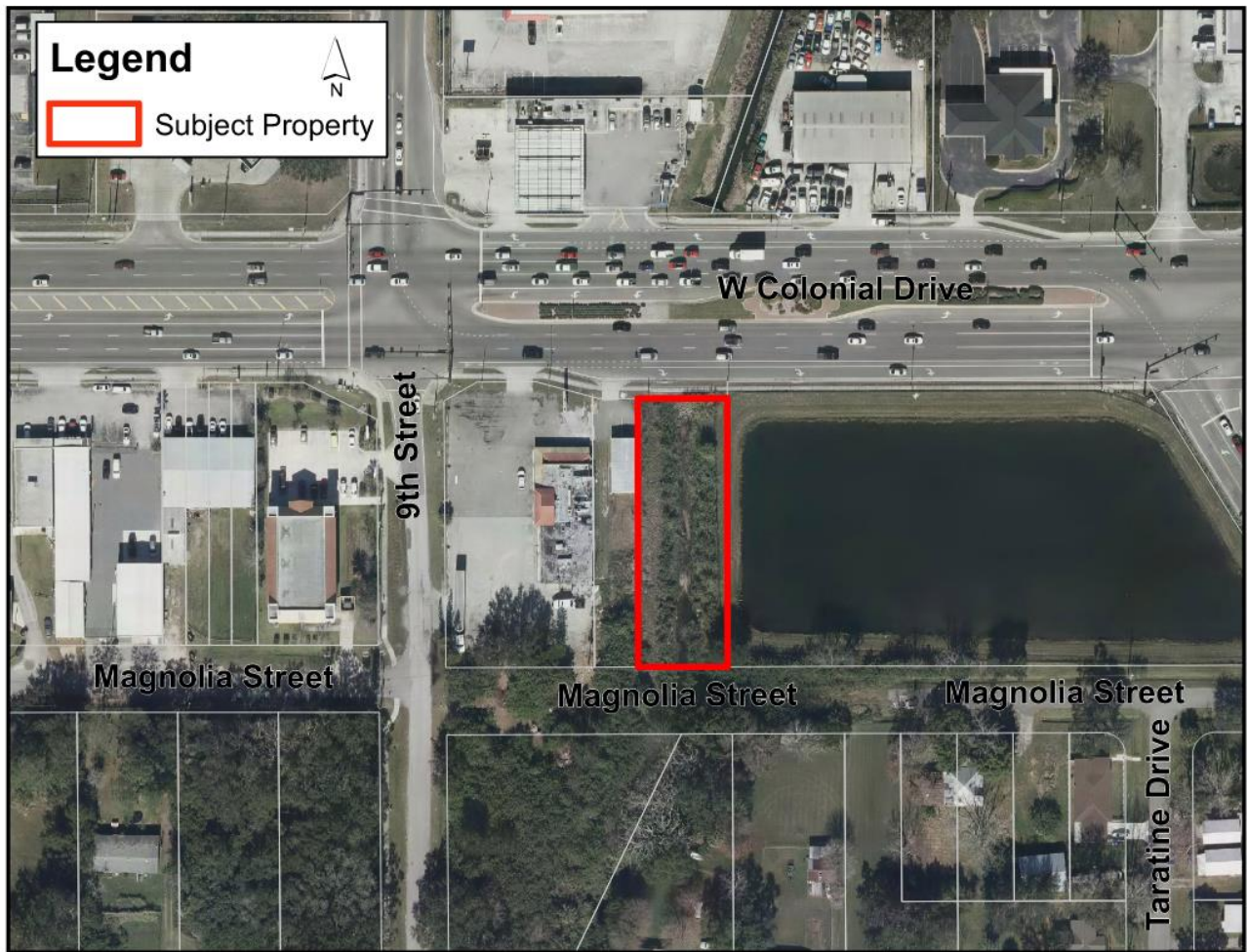
PUBLIC FACILITY ANALYSIS

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.

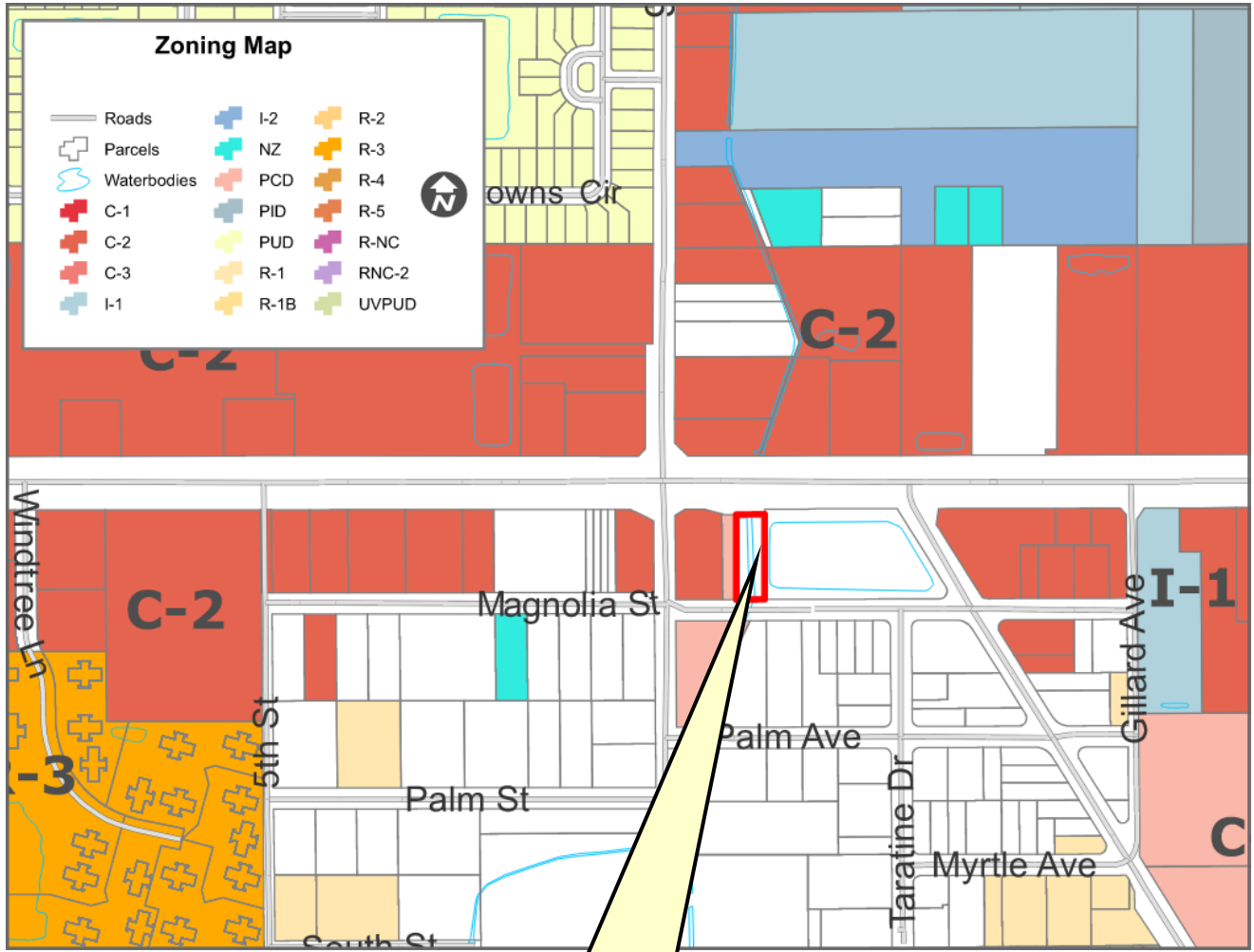
SUMMARY

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

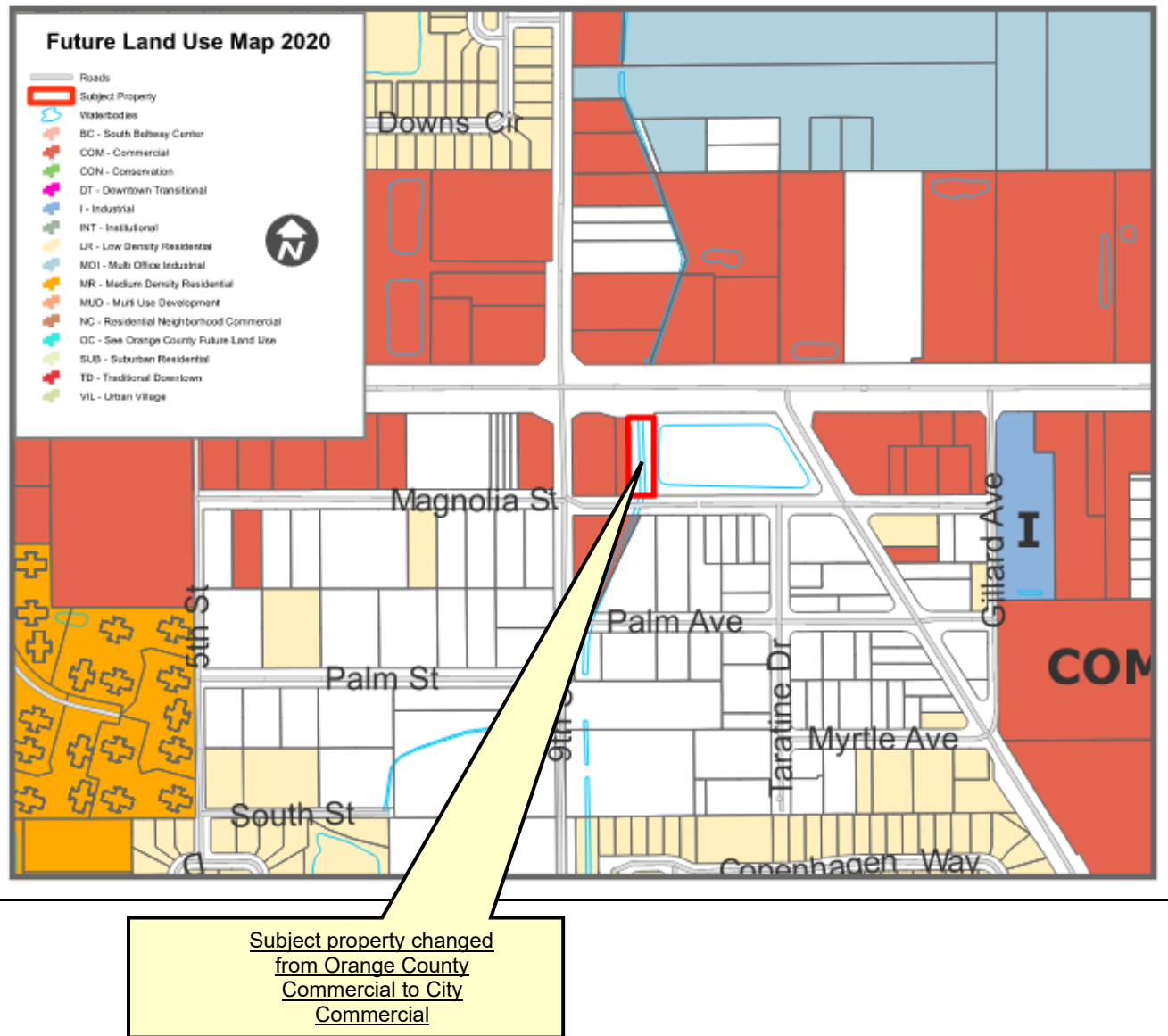


ZONING MAP W Colonial Drive



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

FUTURE LAND USE MAP W Colonial Drive



END OF STAFF REPORT

ORDINANCE 26-14

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

WHEREAS, the owner of that certain real property generally described as approximately 0.44 ± 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:

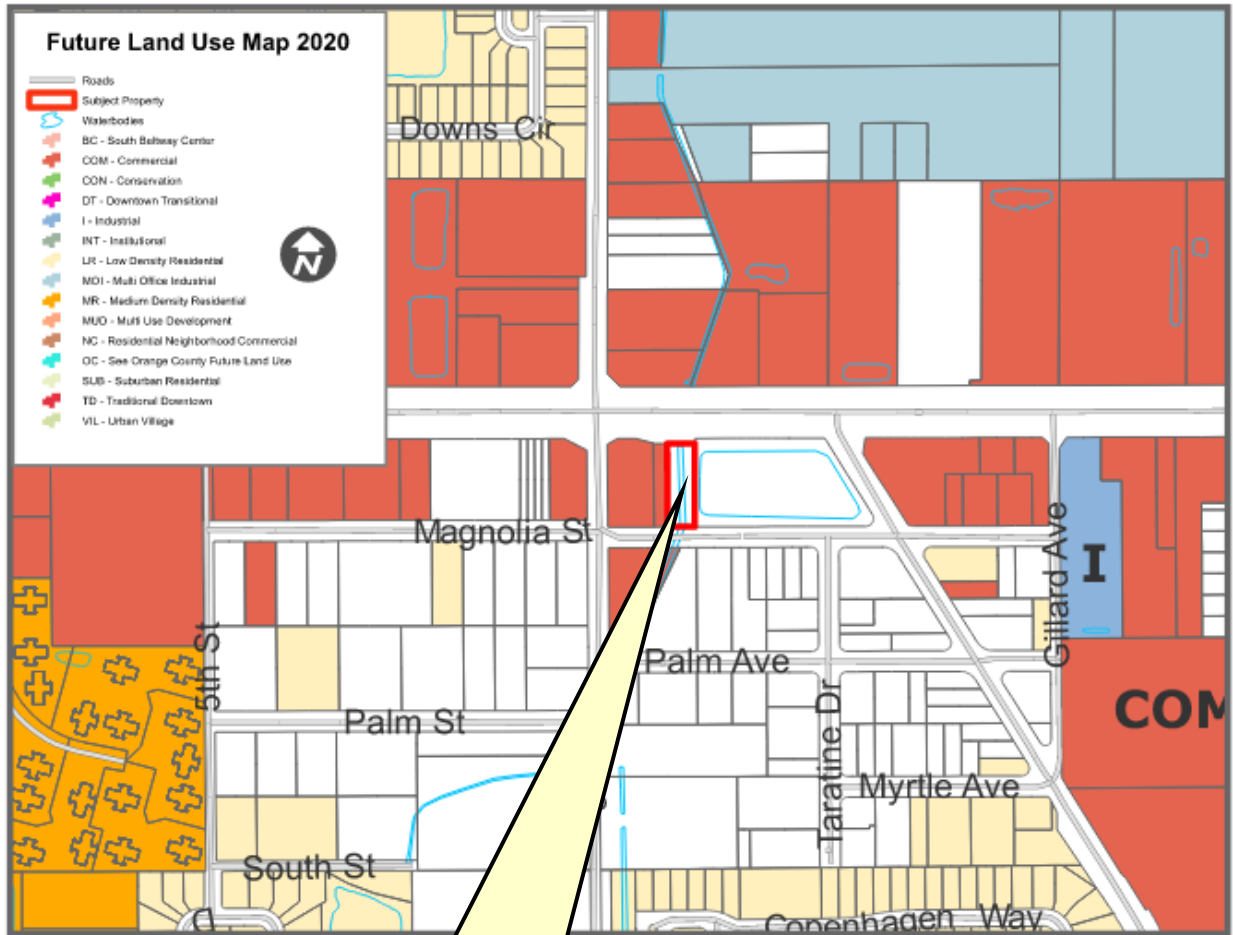
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Containing 0.44 acres, more or less.

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.

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Kelly Carson, Planning Director

Via: City Manager Jon C. Williams

Date: May 15, 2026 **Meeting Date:** May 28, 2026

Subject: **Ordinance 26-16**

Issue: 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.

Discussion:

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 detrimental to the health, safety, and welfare of the community.

Recommended Action:

Staff recommends adoption of Ordinance 26-16.

Attachment(s)/References:

Ordinance 26-16
Business Impact Estimate

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 50 equivalent residential units (ERUs) of potable water.

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 50 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

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Kelly Carson, Planning Director

Via: City Manager, Jon C. Williams

Date: May 21, 2026

Meeting Date: May 28, 2026

Subject: Juneteenth Community Celebration

Issue: Special Event approval for the Juneteenth Event at the City park located at 1203 E Plant St on Saturday, June 20, 2026.

Discussion:

The City of Winter Garden is requesting permission to hold a Juneteenth Community Celebration at the City park located at 1203 E Plant Street on Saturday, June 20th from 10:00 am until 1:00 pm. The event will include a kid's zone with arts and crafts. There will be 20+ community and food vendors, and the City will provide a tent, tables, and stage for the event. No street closures are required. Parking will be available in the on-site lot as well as the 848 parking lot with a free shuttle to the event location.

Recommended Action:

Staff recommends approval of the event.

Attachment(s)/References:

Permit Application

Planning & Zoning



MAY 08 2026

CITY OF WINTER GARDEN
Community Development

Received by: CR 300 West Plant Street
Project #: PLE 2026-0097 WINTER GARDEN, FL 34787

(407) 656-4111

WWW.WINTERGARDEN-FL.GOV

SPECIAL EVENT APPLICATION

OFFICIAL USE ONLY

DATE RECEIVED: _____

PERMIT FEE Pd. ON: _____ INIT. _____

PER CITY CODE 27.1.3 "SPECIAL EVENTS" ARE DEFINED AS ANY PUBLIC ASSEMBLY OF 100 OR MORE PEOPLE IN ANY PARK, SIDEWALK, ALLEY, LAKE OR OTHER PUBLICALLY OWNED AREA. COMPLETED APPLICATIONS SHOULD BE SUBMITTED NO LESS THAN 30 DAYS PRIOR TO THE FIRST DATE OF THE PROPOSED EVENT. EVENTS THAT REQUIRE CLOSURE OF ANY CITY STREET OR ARE ANTICIPATED HAVING MORE THAN 500 PEOPLE IN ATTENDANCE WILL REQUIRE APPROVAL OF THE CITY COMMISSION.

SPECIAL EVENTS ON CITY PROPERTY WHERE 500 OR MORE PEOPLE ARE REASONABLY ANTICIPATED TO BE IN ATTENDANCE OR WHERE THERE ARE REQUESTS FOR STREET CLOSURES WILL REQUIRE PRIOR APPROVAL BY THE CITY COMMISSION, AT LEAST FOUR WEEKS PRIOR TO THE SCHEDULED EVENT. THE APPLICANT MUST COMPLETE ALL OF THE FOLLOWING INFORMATION.

DATE OF APPLICATION: 5/7/2026

ORGANIZATION/GROUP: City of Winter Garden NON-PROFIT CORP INDIV.

NAME OF EVENT: Juneteenth Community Celebration

CONTACT/REPRESENTATIVE: Laura Coar/Charlie Mae Wilder PHONE # 407877-5418

ALT. PHONE #: 407-470-0969 EMAIL: lcoar@cwgdn.com

EVENT LOCATION: 1203 E Plant Street Winter Garden, FL PROPOSED DATES: Saturday, June 20, 2026

HOURS: 10 AM - 1 PM ESTIMATED DAILY ATTENDANCE: 200

DATES & TIMES OF EVENT SETUP & BREAKDOWN:

SET UP: Tent- Friday, June 19/ All other related Sat. 8 AM BREAKDOWN: 1 PM

PLEASE CHECK ALL OF THE FOLLOWING THAT APPLY:

TYPE OF EVENT

- FESTIVAL
- EXHIBIT(S)
- CARNIVAL/CIRCUS/FAIR
- GENERAL MEETING
- PARADE
- BLOCK PARTY OR PICNIC
- SPORTING EVENT/COMPETITION
- WEDDING/RECEPTION
- REVIVAL
- OTHER (EXPLAIN)
Community Celebration/Vendors/ Entertainment

EVENT DETAILS

- ADMISSION CHARGE/TICKET SALES
- ALCOHOL SERVED
- ALCOHOL SALES
- FIREWORKS/PYROTECHNICS
- FOOD TRUCKS
- MERCH. VENDORS # OF: 25
- OPEN TO PUBLIC
- STREET/SIDEWALK CLOSURE
HOURS OF: 10 AM- 1 PM
- CITY WATER USED
- EVENT HELP PREVIOUSLY
- CITY ELECTRIC USED

EQUIPMENT AT EVENT

- AMPLIFIED SPEAKING/MUSIC
HOURS OF: 10 AM- 1 PM
- PORTABLE RESTROOMS
- SPORTS EQUIPMENT
- STAGE/PROPS/PRODUCTION
- TENTS # & SIZE OF: 20+ And large 30 X 60
- TEMPORARY EVENT SIGNAGE
- DUMPSTERS/RECEPTACLES
- COOKING EQUIPMENT USED
- GAS OPEN FLAME
- OTHER (EXPLAIN):
Tables & Chairs



CITY OF WINTER GARDEN
Community Development
300 West Plant Street
WINTER GARDEN, FL 34787

(407) 656-4111
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SPECIAL EVENTS POLICIES AND PROCEDURES

FOOD VENDING

THE DEPT. OF BUSINESS AND PROFESSIONAL REGULATION OF THE STATE OF FLORIDA REQUIRES THAT YOU NOTIFY THEIR DIVISION OF HOTELS AND RESTAURANTS NO LATER THAN THREE DAYS PRIOR TO ANY TEMPORARY EVENT WHERE FOOD WILL BE SOLD. ALL FOOD VENDORS MUST MEET MINIMUM SAFETY AND SANITATION REQUIREMENTS AND PAY A TEMPORARY EVENT LICENSING FEE IF THEY DO NOT ALREADY HOLD AN ANNUAL LICENSE WITH THE STATE OF FLORIDA. THE DIVISION OF HOTELS AND RESTAURANTS CAN BE REACHED AT 850-487-1395 OR VISIT http://www.myfloridalicense.com/dbpr/hr/licensing/GT_tempevents.html FOR MORE INFORMATION.

EVENT INSURANCE

LIMITS WILL IN MOST INSTANCES BE REQUIRED IN THE FOLLOWING AMOUNTS:

GENERAL AGGREGATE \$1,000,000 PRODUCTS AGGREGATE \$1,000,000
PERSONAL & ADVERTISING INJURY \$250,000 EACH OCCURRENCE \$250,000
FIRE LEGAL LIABILITY \$50,000 MEDICAL PAYMENTS \$2,000

CITY STAFF RESERVES THE RIGHT TO REQUEST INCREASED LIMITS DEEMED NECESSARY FOR CERTAIN HIGH-RISK ACTIVITIES. INDIVIDUALS, GROUPS WITHOUT INSURANCE, OR GROUPS THAT DO NOT PRODUCE AN APPROPRIATE CERTIFICATE OF INSURANCE TWO WEEKS PRIOR TO THE EVENT DATE WILL BE REQUIRED TO PURCHASE INDIVIDUAL EVENT POLICIES THROUGH THE CITY INSURANCE CARRIER AT LIMITS DEEMED NECESSARY BY CITY STAFF. PRICES FOR APPROPRIATE POLICIES ARE ESTABLISHED BY THE INSURANCE BROKER AND ARE NON-NEGOTIABLE. IF PROPER INSURANCE IS NOT OBTAINED OR PAID FOR AT LEAST TWO WEEKS PRIOR TO THE SCHEDULED EVENT, THE CITY RESERVES THE RIGHT TO CANCEL THE EVENT REQUEST.

PERMIT FEES

EVENTS WITH LESS THAN 25 IN ATTENDANCE: \$25.00
EVENTS WITH 25 - 200 PEOPLE IN ATTENDANCE: \$150.00 EVENTS
WITH OVER 200 PEOPLE IN ATTENDANCE: \$1,000.00

FEES

OTHER FEES WILL BE ASSESSED IF DEEMED NECESSARY BY CERTAIN APPLICABLE DEPARTMENTS. ALTHOUGH NOT AN EXHAUSTIVE LIST, FEES MAY BE ASSESSED FOR POLICE OFFICERS, POLICE SUPERVISORS, FIRE PROTECTION, EMT PERSONNEL, STREET BARRICADING, ELECTRIC USAGE, NECESSARY MAINTENANCE STAFF, TRASH RECEPTACLES & COLLECTION, OTHER NECESSARY STAFF ON-SITE DURING EVENT HOURS, ETC. BONDS OF UP TO \$5,000,000 MAY BE REQUIRED AT THE DISCRETION OF CITY STAFF FOR EVENTS WITH ATTENDANCE OVER 500 PEOPLE AND EVENTS HOSTING CERTAIN HIGH-RISK ACTIVITIES. ALL FEES MUST BE PAID IN FULL IN CASH, CERTIFIED CHECK OR MONEY ORDER AT LEAST TWO WEEKS PRIOR TO THE EVENT DATE TO AVOID CANCELLATION.

MISCELLANEOUS POLICIES

- BOUNCE HOUSES, INFLATABLES, AND ANY TYPE OF RIDES ARE NOT ALLOWED ON CITY PROPERTY.
- EVENT ADVERTISING WILL NOT INCLUDE ANY REFERENCE OF ENDORSEMENT BY THE CITY OF WINTER GARDEN.
- TEMPORARY EVENT SIGNAGE MUST MEET CITY CODE REQUIREMENTS. CONTACT W.G. CODE ENFORCEMENT FOR INFO.
- THERE ARE OTHER SPECIAL REQUIREMENTS FOR MOTION PHOTOGRAPHY PRODUCTION.
- THERE ARE SPECIAL REQUIREMENTS FOR FIREWORKS.
- ANY EVENT UTILIZING PLANT ST. AND EFFECTIVELY CLOSING THE WEST ORANGE TRAIL MUST NOTIFY ORANGE COUNTY PARKS AND RECREATION AT 407-654-1108.
- IF ANY PORTION OF A STATE ROAD IS TO BE CLOSED, A STATE D.O.T. REQUEST FORM MUST BE OBTAINED FROM THE WINTER GARDEN POLICE DEPT., COMPLETED AND RETURNED TO THE WGPD TO BE FILED WITH THE STATE OF FLORIDA. SUCH REQUESTS SHOULD BE SUBMITTED AT LEAST SIX WEEKS PRIOR TO THE EVENT DATE.
- MAY BE REQUIRED TO MEET WITH CITY TO PRESENT DETAILS OF EVENT.

APPROVAL PROCESS

COMMUNITY DEVELOPMENT, ECONOMIC DEVELOPMENT, CITY MANAGER AND PARKS & RECREATION DEPARTMENTS WILL REVIEW ALL REQUESTS AND FORWARD TO ADDITIONAL DEPARTMENTS AS NEEDED. YOU MAY BE CONTACTED TO PROVIDE FURTHER INFORMATION. YOU WILL BE NOTIFIED OF INITIAL APPROVAL, ADDITIONAL FEE REQUIREMENTS AND IF FURTHER COMMISSION APPROVAL WILL BE REQUIRED IN 2 TO 4 WEEKS. CONDITIONS OF APPROVAL DOCUMENT MAY BE INCLUDED AS PART OF FINAL APPROVAL.

REVISED 02/23/2016



CITY OF WINTER GARDEN
 Community Development
 300 West Plant Street
 WINTER GARDEN, FL 34787

(407) 656-4111
 WWW.WINTERGARDEN-FL.GOV

SPECIAL EVENTS

PLEASE PROVIDE A GENERAL DESCRIPTION OF THE EVENT THAT INCLUDES ALL FEATURES BEING PROPOSED TO TAKE PLACE. ELABORATE ON ANY7 OF THE ABOVE CHECKED ITEMS, IF NECESSARY: (USE BACK IF NEEDED)

Community Celebration in honor of Juneteenth. 30 X 60 tent for shade for tables, stage, & entertainment. Will have 20 + community and food type vendors.
 Kids Zone area with games and arts and crafts. Temporary signage/banner for celebration. All will take place at Charlie Mae Wilder Park.
 Will use 848 lot for event parking and provide a free shuttle service to and from event location.

NO APPLICATION WILL BE ACCEPTED UNLESS THE FOLLOWING ITEMS ARE INCLUDED.

(APPROVAL PROCESS WILL NOT BEGIN UNTIL THE FOLLOWING IS SUBMITTED):

- COPY OF 501C-3 FORM SIGNIFYING NON-PROFIT STATUS (IF APPLICABLE)
- SITE PLAN INDICATING ALL AFFECTED AREAS, STREETS PROPOSING TO BE CLOSED, TEMPORARY POWER SOURCES TO BE INSTALLED, PORTABLE RESTROOM LOCATIONS, VENDOR PLACEMENT, PARADE ROUTE OR ANY OTHER SIGNIFICANT FEATURES.
- COPY OF APPLICANT’S INSURANCE CERTIFICATE NAMING THE CITY OF WINTER GARDEN AS ADDITIONALLY INSURED.
- IF ATTENDANCE IS REASONABLY ANTICIPATED TO BE GREATER THAN 100 PEOPLE, YOU SHOULD ALSO INCLUDE A PLAN FOR :
 - SANITATION – RESTROOM, PORT-O-LET PLACEMENT, POTABLE WATER, TRASH RECEPTACLES & COLLECTION PLAN, ETC.
 - PARKING AND TRAFFIC – REROUTING TRAFFIC AROUND BLOCKED STREETS, PARKING FOR EVENT PATRONS, ETC.
 - MEDICAL CARE – FIRST AID STATIONS, EMS SERVICES, AMBULANCE ON SITE, ETC.
 - SECURITY – OFF-DUTY OFFICERS SCHEDULES, SECURITY SERVICE UTILIZED, # OF EVENT STAFF IN ATTENDANCE, ETC.
- IF YOU WANT TO HAVE ANY SIGNAGE, PLEASE PROVIDE A SITE PLAN SHOWING WHERE SIGNS ARE PROPOSED (THE CITY PROHIBITS SNIPE SIGNS).

FOR OFFICIAL USE ONLY			
TECHNICIAN INITIAL: _____	DATE RECEIVED: _____	<input type="checkbox"/>	FEE PAID
CITY MANAGER/DESIGNEE: _____	DATE: _____	APPROVED: <input type="checkbox"/>	Yes / <input type="checkbox"/> No
CONDITIONS:			