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Planning and Zoning Board Agenda

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

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

Agenda for September 14, 2026 at 6:30 PM

City Hall Commission Chambers

300 W. Plant Street, Winter Garden, Florida

1. Call to Order

Determination of Quorum, Moment of Silence and Pledge of Allegiance

2. Approval of Minutes

A. Minutes from August 3, 2026 Meeting

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

A. Magnolia Street - 882; 1211, 1221, 1233 and 1281 Beulah Rd; and 921 Palm Ave (882 Magnolia) - ANNEX, FLU & PCD REZONING
Parcel ID # 25-22-27-9384-09-010, -030, -040, -050, - 070 and 25-22-27-9384-10-010

4. City of Winter Garden Code Updates (Public Hearing)

A. Ordinance 26-25 - Code Amendment - Artificial Turf Requirements

5. Adjourn

Next regular Planning and Zoning Board meeting on Monday, October 5, 2026 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida

Posted: August 28, 2026

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

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



Planning and Zoning Board
Regular Meeting Minutes
August 3, 2026

DRAFT

1. **CALL TO ORDER**

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

Present: Chairman Will Hawthorne and Board Members: Myron Brown, Jimmy Dunn, Jeff Ewing and TJ Ryan.

Absent: Vice-Chairman Steve Ambielli (excused) and Board Member Linda Bennett (excused).

Staff Present: City Attorney Kurt Ardaman, City Engineer Jim Monahan, Planning Director Kelly Carson, Senior Planner Yvonne Conatser, Planner II Amber McDonald and Recording Secretary Ellen King.

Attendees: Eric Raasch and Haiden Lewis of Inspire Placemaking Collective, Carmen Davila of 772 Citrus Cove Drive and Chris Yandell of 246 Stanton Estates Circle.

2. **APPROVAL OF MINUTES**

Motion by Board Member Ewing to approve the regular meeting minutes of July 6, 2026.

Seconded by Board Member Brown and carried unanimously 5 – 0.

3. **VARIANCE (PUBLIC HEARING)**

3.A. Citrus Cove Drive - 772 (Davila Screen Room) VARIANCE
Parcel ID # 25-22-27-6415-00-470

Planner McDonald presented a Variance request for the property located at 772 Citrus Cove Drive to allow a rear yard setback of 10' to construct a screen patio. Staff recommends approval subject to staff conditions.

Board members inquired if setbacks were similar to another home in the same neighborhood. City staff confirmed.

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

Motion by Board Member Dunn to approve the Variance for the property located at 772 Citrus Cove Drive subject to staff conditions. Seconded by Board Member Ewing and carried unanimously 5 – 0.

3.B. Markel Drive - 1663 (Roberts Residence Accessory Building) VARIANCE
Parcel ID #12-22-27-0000-00-019

Senior Planner Yvonne Conatser presented a Variance request for the property located at 1663 Markel Drive to allow a rear yard setback of 20' to construct an accessory building for shed/storage use. A support letter was submitted and one inquiry from a surrounding neighbor. Staff recommends approval subject to staff conditions.

Board members inquired if the home to the north was similar in structure. City staff confirmed.

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

Motion by Board Member Hawthorne to approve the Variance for the property located at 1663 Markel Drive subject to staff conditions. Seconded by Board Member Dunn and carried unanimously 5 – 0.

4. CITY OF WINTER GARDEN CODE & COMPREHENSIVE PLAN UPDATED (PUBLIC HEARING)

4.A. Ordinance 26-24 - City of Winter Garden Comprehensive Plan 2050

Planning Director Carson presented Ordinance 26-24 as a long-range Comprehensive Plan to guide future growth and development along with local governments must continually monitor a wide range of community characteristics, including population growth, land development, public facilities and services and environmental resources. This Comprehensive Plan establishes the community's long-term vision by setting forth goals, objectives and policies that guide future land use decisions, capital investments, budgeting and other governmental actions. Because communities and state laws evolve over time, the Comprehensive Plan must be periodically updated through amendments, revisions to implementation strategies and comprehensive evaluations. Director Carson introduced Eric Raasch and Haiden Lewis of Inspire Placemaking Collective, that partnered with the city for development of Ordinance 26-24. They continued to discuss with the Comprehensive Plan's highlights of proposed changes, process for approvals and assisted with any questions. City Staff recommends approval of Ordinance 26-24.

Board members inquired about Road Impact Fees potentially changing to Mobility Fees, incentives for preserving live oaks, financial incentives for schools, if all interlocal agreements are still honored, inter- mobile plans and any plans for autonomous transportation, focus on creating technology incubators to drive technology with neighborhood initiatives, where the level of service for roadways comes from and what agency this ordinance will go to if passed by this Board and the City Commission?

City staff and Inspire Placemaking Collective stated the potential Mobility Fees would include trails/sidewalks and the City is still under discussion on the future process; the Arbor Ordinance will be updated and the exact Land Development Code language is still being worked on with consideration of large heritage trees like oaks and elms using a financial incentive to save trees. A remnant of old statutory language required the Public Schools Element to have a financial feasibility component with high thresholds for approval and the State repealed this. This language was removed from the Comprehensive Plan, so staff can bypass approving the Financial Feasibility for their Capital Improvements Element which ties into the Public School Element. It still honors all the interlocal agreements. Mobility and micro transportation were

discussed and includes autonomous transportation like a micro transit, but a new mobility plan would need to be developed for the Land Development Code. There was discussion about high quality jobs within activity centers, potential density bonuses with increased building size, job creation and quality of businesses coming into the city. Data from Florida Department of Transportation (FDOT) with their TDA data and their 2023 Quality Level of Service Handbook being used to generate their numbers for the level of service for roadways. After City Commission, this ordinance will go to Florida Commerce to evaluate.

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

Board members complemented staff for their efforts knowing a lot of hard work goes into it.

Motion by Board Member Ewing to approve Ordinance 26-24 – City of Winter Garden Comprehensive Plan 2050. Seconded by Board Member Brown and carried unanimously 5 – 0.

4.B. Ordinance 26-25 - Code Amendment - Artificial Turf Requirements

Planning Director Carson presented Ordinance 26-25 amending Section 114-38 intending to clarify existing regulations and ensure compliance with Section 125.572, Florida Statutes. This creates permitting requirements for artificial turf installations and establishes standards related to appearance, material composition, permeability, stormwater management, maintenance and location restrictions. This Ordinance also prohibits artificial turf in certain areas, including public rights-of-way, drainage features and areas that could negatively impact trees, water bodies or stormwater infrastructure. Additionally, the Ordinance requires property owners to maintain artificial turf in good condition and establishes environmental standards regarding PFAS content, infill materials and disposal methods.

The public purpose of this Ordinance is to promote and protect the public health, safety, and welfare by reducing potential environmental impacts associated with artificial turf installations, protecting water quality and stormwater systems, preserving trees and natural resources, preventing drainage and flooding issues on adjacent properties and ensuring artificial turf is installed and maintained in a safe and aesthetically appropriate manner. Planning Director Carson stated one important point to note is that many of the new state standards for artificial turf clearly related to PFAS are written in very broad terms and do not establish specific numerical thresholds for PFAS. In the absence of this clear measurable state standard, the city has elected to adopt limits that are consistent with those already established by other states that have already implemented specific PFAS standards. Carson introduced City Engineer Jim Monahan to further explain and he stated DEP has included one statement in their new criteria, “intentionally added pre- and polyfluoroalkyl substances (PFAS)” in artificial turf. This is pretty broad and the city created this Ordinance to clearly identify for manufacturers and residents what the thresholds would be and further explained the city believes the changes in this Ordinance meet the DEP intent. The City Staff recommends approval of Ordinance 26-25.

Board members inquired if the Ordinance relates to single-family properties only, if PFAS is in artificial turf, does the city have any guidelines or descriptions other than impervious ratios for turf and if Lake Apopka could be potentially impacted? City staff confirmed it is for single-family one acre lots or less per DEP, PFAS is in a lot of things (i.e. cleaning solutions, pots and pans,

clothing, etc.) and it is a forever chemical that never breaks down and is the topic of discussion related to water, surface water, wastewater and drinking water. The city has some criteria on where it can be located and Lake Apopka would be impacted with runoff if in the area.

This item was opened to the public. Chris Yandell of 246 Stanton Estates Circle, commented on PFAS and his concern with Section (3).a.i. parts per million in the proposed Ordinance 26-25. He handed out a copy of an Email – 62-308.100 Synthetic Turf dated July 30-31, 2026 from Florida Department of Environmental Protection, Division of Water Restoration Assistance (see **Exhibit A**). Discussion ensued regarding DEP level of regulations.

Board members inquired if any other municipality has done a study, does DEP require a permit for impervious area and if not, how do they have the authority? City staff stated State regulation had just come out on the 19th of May 2026, unsure if DEP requires a permit. City Attorney Ardaman stated the city needs to evaluate this before the Ordinance would go before City Commission.

Board members Hawthorne and Dunn stated concerns about several unknown factors and did not want to move forward with this Ordinance without more information. They suggested tabling this item for another 30 days while evaluating: 1) how many manufacturers meet the 100 parts and 2) contact FDEP authority to find out the guidelines. City Engineer Monahan stated there was no rush and just wants to be consistent with guidelines.

Motion by Board Member Hawthorne to table Ordinance 26-25 – Code Amendment – Artificial Turf Requirements to the next Planning & Zoning Board meeting on September 14, 2026. Seconded by Board Member Dunn and carried unanimously 5 – 0.

4.C. Ordinance 26-26 - Code Amendment - Adding New Zoning Compliance Review Process

Planning Director Carson presented Ordinance 26-26 which creates a new Zoning Compliance Review process within Chapter 118 of the City Code to establish a uniform administrative review for certain development activities. This new process is intended to verify proposed development complies with the City's Land Development Regulations, Comprehensive Plan and other applicable laws before permits are issued and/or work begins. This Ordinance identifies the types of development activities subject to review, establishes application and submittal requirements, defines objective review standards, outlines review procedures and timeframes, authorizes conditions of approval, establishes expiration and appeal procedures, authorizes the adoption of review fees by resolution and provides enforcement provisions for violations. The Ordinance also clarifies the relationship between Zoning Compliance Review, building permits and other required development approvals, while preserving exemptions provided by state law.

The public purpose of this Ordinance is to promote public health, safety and welfare by creating a consistent, predictable, transparent and efficient process for ensuring development activities comply with the City's zoning regulations, Comprehensive Plan and other applicable laws before construction or site work begins. By consolidating zoning and land development reviews into a single administrative process, establishing objective review standards and providing clear enforcement mechanisms, the Ordinance enhances regulatory consistency, protects the public interest and help ensure orderly growth and development while maintaining compliance with state law. City Staff recommends approval of Ordinance 26-26.

Neither Board members nor the public had any questions or concerns regarding this item.

Motion by Board Member Dunn to approve Ordinance 26-26 – Code Amendment – Adding New Zoning Compliance Review Process. Seconded by Board Member Ewing and carried unanimously 5 – 0.

Chairman Will Hawthorne adjourned the meeting at 7:30 pm. Adjourned to the next Planning and Zoning Board meeting scheduled for Monday, September 14, 2026 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida.

ATTEST:

APPROVED:

Recording Secretary, Ellen King

Chairman, Will Hawthorne



Exhibit A

Christopher Yandell <cnyandell@gmail.com>

Item 4.B - Ordinance 26-25 - Code Amendment - Artificial Turf Requirements

62-308.100 Synthetic Turf**DWRA.Rulemaking** <DWRA.Rulemaking@floridadep.gov>

Fri, Jul 31, 2026 at 10:16 AM

To: Chris Yandell <cnyandell@gmail.com>

Cc: "Peck, Amanda" <Amanda.Peck@floridadep.gov>

You are correct, the local government may not make regulations that conflict with the language in the synthetic turf rule that was adopted. In this case, the rule says it may not contain **intentionally added** PFAS, the rule doesn't address other circumstances regarding PFAS, so the local government may not add restrictions that are in conflict with the adopted rule language.

Florida Department of Environmental
Protection

Division of Water Restoration Assistance

From: Chris Yandell <cnyandell@gmail.com>**Sent:** Thursday, July 30, 2026 4:49 PM**To:** Peck, Amanda <Amanda.Peck@FloridaDEP.gov>**Cc:** DWRA.Rulemaking <DWRA.Rulemaking@floridadep.gov>**Subject:** Re: 62-308.100 Synthetic Turf

Hi Amanda, would you be kind enough to let me know if that is correct? I have a meeting with my municipality regarding the matter and need clarification. I really appreciate your help, this is the last question I have.

Sent from my iPhone

On Jul 30, 2026, at 1:28 PM, Chris Yandell <cnyandell@gmail.com> wrote:

Such as what I am asking, correct, adding language around a maximum PFAS PPM without consideration for whether or not it was "intentionally added" as is the language in your rulemaking – do I have that right?

Sent from my iPhone

On Jul 30, 2026, at 1:19 PM, Peck, Amanda <Amanda.Peck@floridadep.gov> wrote:

The local government may not adopt rules that allow them to circumvent the standards in the rule. If something is allowed by the rule, that is what would stop the local government from adopting those conflicting regulations or ordinances.

<image001.png> Amanda Peck

Florida Department of Environmental Protection
Division of Water Restoration Assistance
Nonpoint Source Management Program
Program Administrator
Phone: (850) 245-2952
Email: Amanda.Peck@FloridaDEP.gov

From: Chris Yandell <cnyandell@gmail.com>
Sent: Thursday, July 30, 2026 12:01 PM
To: Peck, Amanda <Amanda.Peck@FloridaDEP.gov>
Cc: DWRA.Rulemaking <DWRA.Rulemaking@floridadep.gov>
Subject: Re: 62-308.100 Synthetic Turf

I'm not following. So do they have the ability to put a maximum PFAS parts per million requirement on the turf or not? If that's the case, what prevents municipality from saying the maximum is zero and circumventing the legislation since all synthetic turf at a minimum has trace amounts of PFAS?

Sent from my iPhone

On Jul 30, 2026, at 10:38 AM, Peck, Amanda <Amanda.Peck@floridadep.gov> wrote:

Hello,

Local governments may still regulate synthetic turf, provided the local government does not regulate the installation of synthetic turf in a manner that is inconsistent with DEP's adopted minimum standards.

Section 125.572(3), Florida Statutes, provides that local governments may not adopt or enforce ordinances, resolutions, orders, rules, or policies that prohibit a property owner from installing synthetic turf that complies with DEP's standards for applicable residential properties.

Questions regarding local permitting, installation requirements or potential local ordinance violations should be directed to the applicable local government.

<image001.png>

Amanda Peck
Florida Department of Environmental Protection
Division of Water Restoration Assistance
Nonpoint Source Management Program
Program Administrator
Phone: (850) 245-2952
Email: Amanda.Peck@FloridaDEP.gov

THE CITY OF WINTER GARDEN
PLANNING AND ZONING BOARD AGENDA ITEM # 3.A

Date: September 4, 2026 **Meeting Date:** September 14, 2026

Subject: 882 Magnolia St; 1211, 1221, 1233, and 1281 Beulah Rd; and 921 Palm Ave

Project Name: Magnolia Street PCD

Parcel ID: 25-22-27-9384-09-010; 25-22-27-9384-09-030; 25-22-27-9384-09-040
25-22-27-9384-09-050; 25-22-27-9384-09-070; 25-22-27-9384-10-010

Issue: The applicant is requesting approval to annex, amend the future land use map, and rezone the subject properties located at 882 Magnolia St; 1211, 1221, 1233, and 1281 Beulah Rd; a segment of vacated Palm Ave right-of-way; and 921 Palm Ave to a Planned Commercial Development (PCD)

Supplemental Material / Analysis:

Owner / Applicant: 882 Magnolia, LLC

Current Zoning: City C-2, City R-1, and County R-1

Proposed Zoning: PCD (Planned Commercial Development)

Current FLU: City COM (Commercial), City LR (Low Density Residential), and County LD (Low Density Residential)

Proposed FLU: City COM (Commercial)

Summary: The applicant is requesting to annex and rezone the entire subject property to Planned Commercial Development (PCD) to permit the development of the 2.11 ± site with three new single-story multi-tenant commercial buildings with approximately 17,997 square feet of combined retail and office space. The project would include associated site improvements such as sidewalks, buffer wall, landscaping, and stormwater ponds. The proposed Annexation, FLU amendment, and PCD rezoning is consistent with the City's Comprehensive Plan and the City of Winter Garden's Code of Ordinances (See Staff Report).

Staff Recommendation(s):

Staff recommends approval of Ordinance 26-27, Ordinance 26-28, and Ordinance 26-29.

Next Step(s): First reading by City Commission is scheduled for September 15, 2026, with the second reading and adoption tentatively scheduled for September 29, 2026.

Attachment(s): Staff Report
 Location Map
 Ordinance 26-27
 Ordinance 26-28
 Ordinance 26-29

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

APPLICANT: 882 Magnolia, LLC

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

Legend

- Roads
- Waterbodies
- Orange County Parcels
- Winter Garden Parcels
- Subject Property

0 110 220 440 Feet

Map showing the subject property (orange hatched area) located at the intersection of Beulah Road and Magnolia Street. The map includes surrounding roads (Colonial Drive, W Colonial Drive, Magnolia Street, Palm Avenue, Myrtle Avenue, Taratime Drive, Gilliard Avenue, Partlow Drive) and waterbodies (large blue area to the west). The map also shows Orange County Parcels (white) and Winter Garden Parcels (yellow). A north arrow is present in the top left corner.

There are six parcels that compose the Subject Property. Two of the properties (882 Magnolia Street and 1211 Beulah Road) are zoned C-2, are located within the city's municipal limits, and have a Commercial (COM) Future Land Use Designation on the Future Land Use Map of the City's Comprehensive Plan. The three other properties (1221, 1233, and 1281 Beulah Road) are currently located in Unincorporated Orange County and are zoned R-1. The property located at 921 Palm Ave is zoned R-1 and is located in Winter Garden.

For the parcels located at 1221, 1233, and 1281 Beulah Road, and the vacated segment of Palm Ave, the applicant has requested annexation into the City of Winter Garden (Ordinance 26-27). For the parcels located at 1221, 1233, and 1281 Beulah Road, and the vacated segment of Palm Ave, and 921 Palm Avenue, the applicant has requested amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan to designate these properties as City Commercial (Ordinance 26-28). The applicant has also requested to rezone the entire Subject Property (882 Magnolia Street; 1211, 1221, 1233, and 1281 Beulah Road; and the vacated segment of Palm Ave; and 921 Palm Avenue) to Planned Commercial Development (Ordinance 26-29).

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.

EXISTING USE

The subject property is mostly vacant, except three of the lots (1221 & 1281 Beulah Road and 921 Palm Ave) currently contain single-family structures.

ADJACENT LAND USE AND ZONING

There are several properties located to the north of the subject property. One is developed with a gas station and convenience store, is zoned C-2, and is located within the City of Winter Garden's municipal limits. Two other parcels to the north are currently vacant commercial parcels, zoned C-2, and located in Winter Garden.

Two parcels to the east are developed with single-family houses, zoned R-1, and located in Unincorporated Orange County. Two parcels to the east of the subject property, on the east side of Gillard Ave, are developed with commercial/warehouse buildings, are zoned C-2 and PCD, and are located in Winter Garden.

The parcels to the west and south of the subject property, on the west side of Beulah Road, are developed with single-family homes. These parcels are all zoned R-1 and located in Unincorporated Orange County.

PROPOSED USE

The applicant is requesting to annex the County properties into the city, assign these and one additional City parcel a Commercial FLU designation, and rezone the entire subject property to Planned Commercial Development (PCD) to permit the development of the site with three new single-story multi-tenant commercial buildings with approximately 17,997 square feet of combined retail and office space. The project would include associated site development such as parking areas, drive aisles, sidewalks, a lift station, buffer wall and landscaping, and stormwater ponds.

PUBLIC FACILITY ANALYSIS

The property will be served by two full access driveways : one on Magnolia Avenue and one on Gillard Avenue. New sidewalks will be installed along all of the adjacent road frontages that do not currently have them (Magnolia Ave and Gillard Ave). The exhibits and aerial pictures do show Palm Ave running through the project boundary, however this section of right-of-way (ROW) was vacated by Orange County. The applicant does have a lot combination application running concurrently with this application and the ROW vacation will be reflected on future maps.

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

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

All concurrency requirements identified by the City of Winter Garden Code of Ordinances and Comprehensive Plan will be met by the proposed development.

COMMUNITY MEETING

The City held a Community Meeting on August 5th, 2026, to discuss the project with nearby property owners who may be impacted by the proposed development. Two households from the surrounding residences were in attendance, which included the property owners who directly abut the northeast corner of the property. They had questions about traffic, noise, buffering, and the proposed finished floor elevations of the development.

TRAFFIC IMPACT ANALYSIS

The applicant was required to provide a traffic impact analysis (TIA). The TIA showed the development will generate 765 daily trips, with 57 A.M peak hour trips and 97 P.M. peak hour trips. The TIA showed all roadway segments are projected to operate at acceptable levels of service and recommended no off-site improvements for the proposed development. The City's traffic consultant reviewed the TIA and concurred with this assessment.

STAFF ANALYSIS

The proposed development is a reasonable use of the land. The proposed development is consistent with the types of commercial uses that are typically found along Beulah Road, which tend to be a mix of office and retail buildings. This proposed development was designed to be harmonious with the mix of uses in the area – both commercial and residential.

The PCD ordinance limits the permitted uses on the property to commercial uses such as office, retail, and personal service uses, while prohibiting industrial uses and some higher intensity commercial uses such as gas stations and medical laboratories. The site was designed to orient the three buildings directly on Beulah Road, with the parking located at the rear of the property. This will ensure that the development is not only more aesthetically pleasing from Beulah Road, it will also provide a more comfortable experience for pedestrians and bikers.

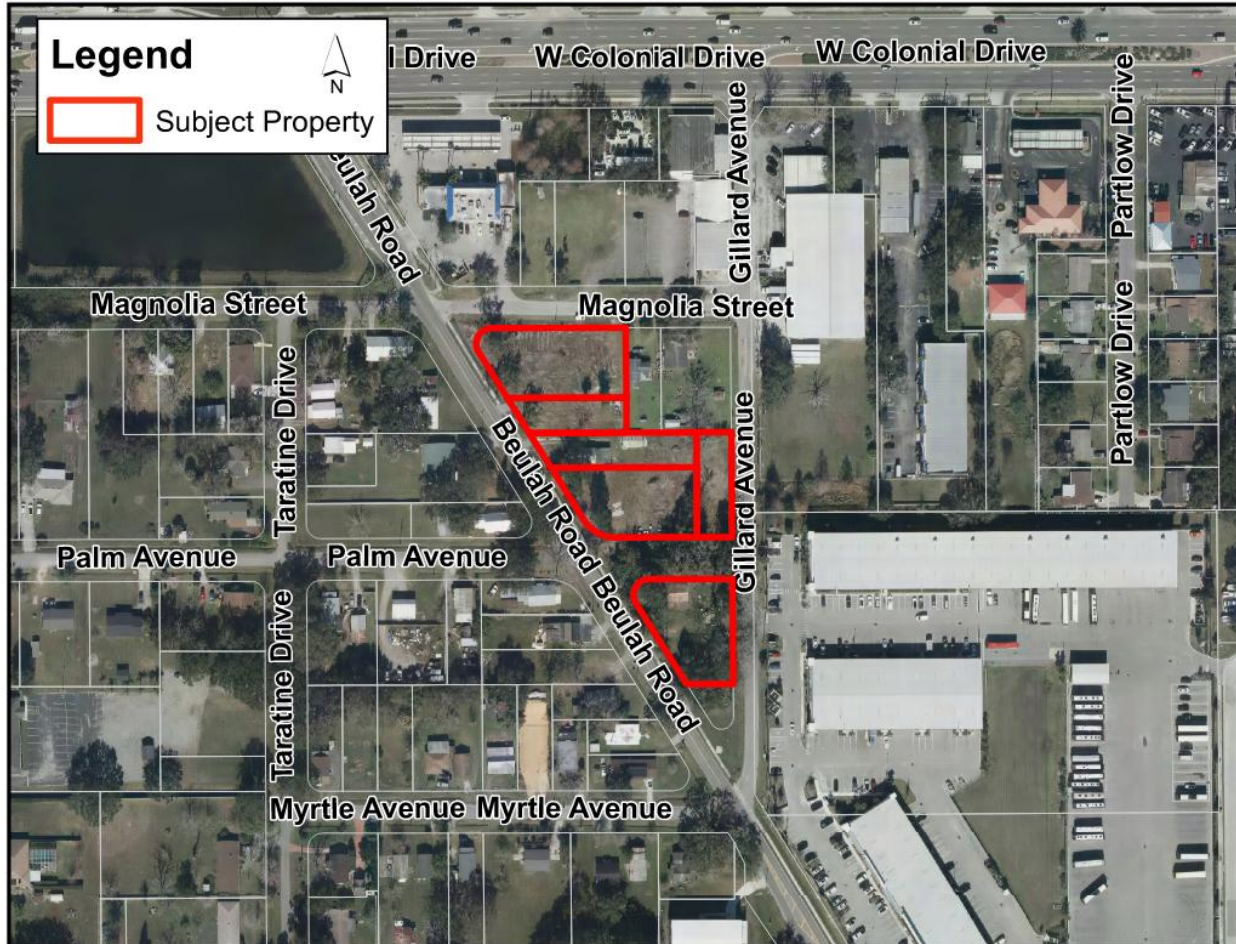
New sidewalks will be installed along all of the road frontages where they do not currently exist, and landscaping will be used for streetscape buffering. The adjacent residential properties to the north and east of the site will be extensively buffered by both landscaping and a 6' tall masonry wall. The proposed storm ponds will be planted with trees and shrubs to soften their appearance and provide additional parking lot buffering.

The PCD Architectural Design Standards are intended to ensure the development of the property will be of a high quality, exhibiting residential style commercial buildings with large front porches that will be aesthetically consistent with some of the surrounding residential structures. The project is not anticipated to generate a significant increase in traffic volume beyond that which is currently generated by other neighborhood-oriented commercial developments in the area.

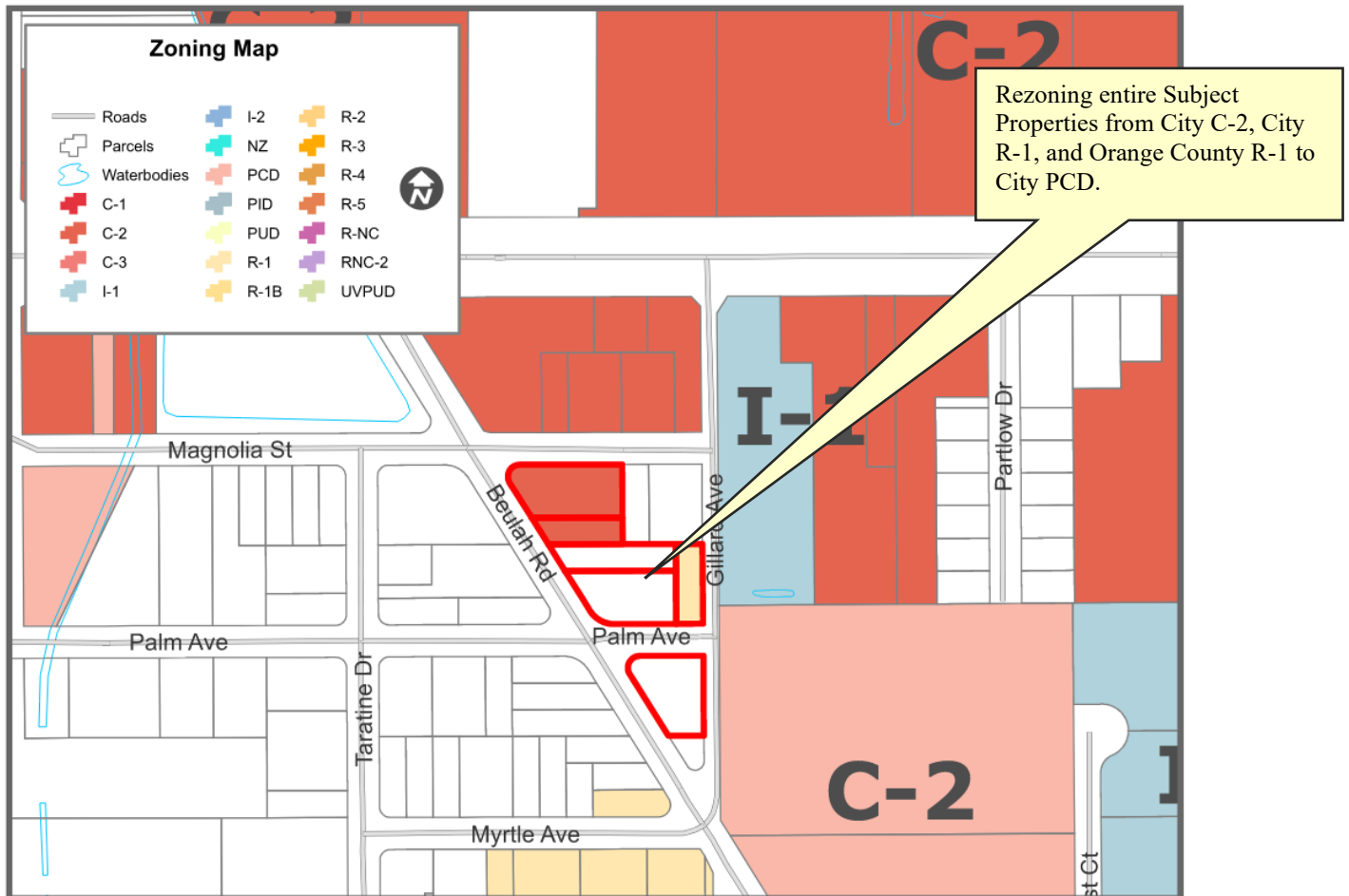
RECOMMENDATION

The proposed Annexation, FLU amendment, and PCD rezoning is consistent with the City's Comprehensive Plan and the City of Winter Garden's Code of Ordinances. For the properties located at 1221, 1233, and 1281 Beulah Road, and the vacated Palm Ave right-of-way, Staff recommends approval of Ordinance 26-27 to annex the properties into the City. For the properties located at 1221, 1233, and 1281 Beulah Road, the vacated Palm Ave right-of-way, and 921 Palm Avenue, Staff recommends approval of Ordinance 26-28 to amend the future land use designation to Commercial. Staff also recommends approval of Ordinance 26-29 to rezone the entire Subject Property to Planned Commercial Development.

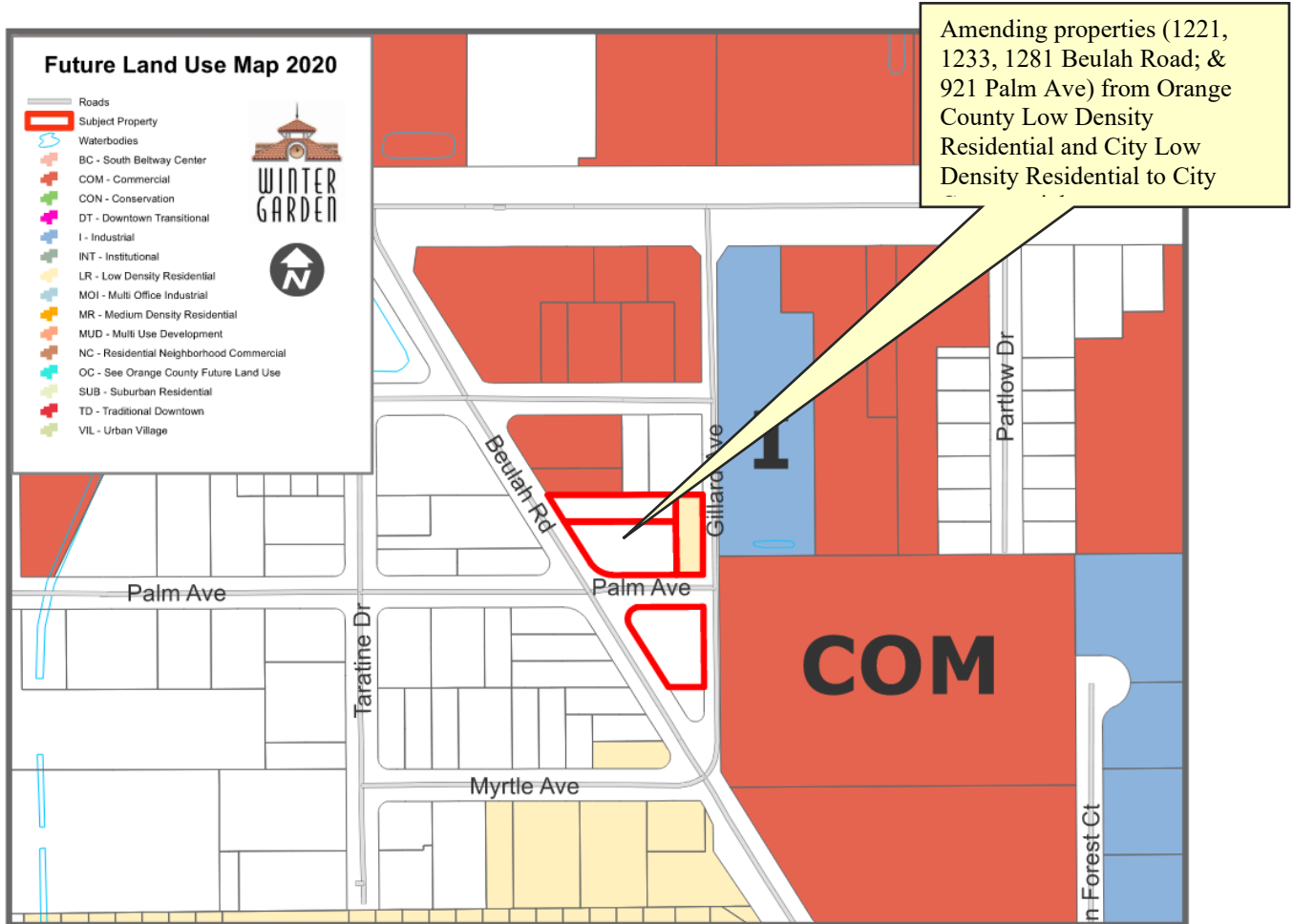
AERIAL PHOTO
Magnolia Commercial Development PCD



ZONING MAP **Magnolia Commercial Development PCD**



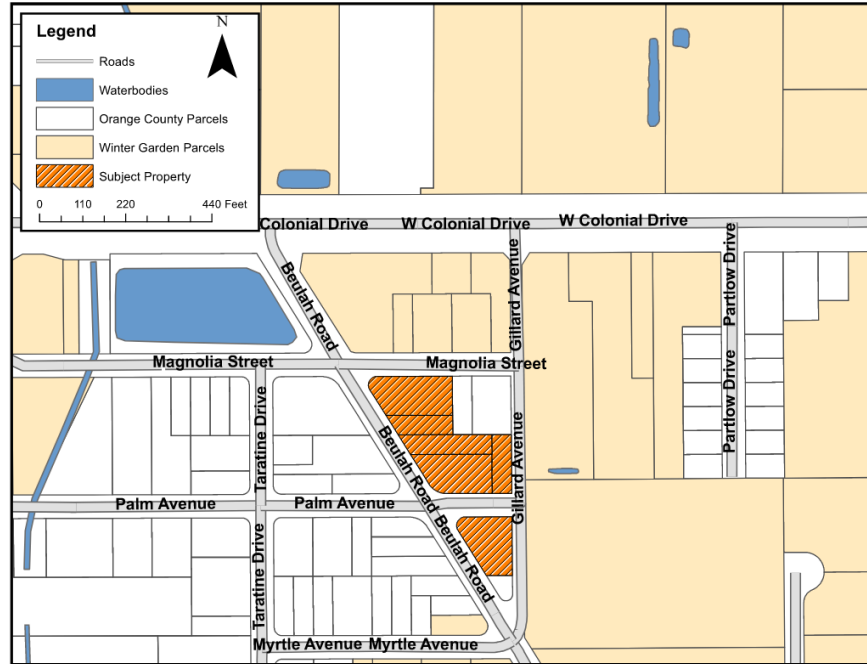
FUTURE LAND USE MAP
Magnolia Commercial Development PCD



END OF STAFF REPORT

LOCATION MAP

882 Magnolia St; 1211, 1221, 1233, and 1281 Beulah Rd; and 921 Palm Ave



ORDINANCE 26-27

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 1.30 ± ACRES LOCATED AT 1221, 1233, AND 1281 BEULAH ROAD, ON THE NORTHEAST CORNER OF BEULAH ROAD AND GILLARD AVENUE, INTO THE CITY OF WINTER GARDEN, FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the land, generally described as approximately 1.30 ± acres located at 1221, 1233, and 1281 Beulah Road; on the northeast corner of Beulah Road and Gillard Avenue, and legally described in Section 2 of this Ordinance, which land is reasonably compact and contiguous to the corporate limits of the City of Winter Garden, Florida ("City"), has, pursuant to the prerequisites and standards set forth in § 171.044, Fla. Stat., petitioned the City Commission for voluntary annexation;

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

WHEREAS, the City has determined that the property described in Section II 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 I: *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 II: *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 III: *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 IV: *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 V: *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 VI: *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 VII: *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

ATTACHMENT "A"

LEGAL DESCRIPTION

Parcel ID # **25-22-27-9384-09-040; 25-22-27-9384-09-050; 25-22-27-9384-10-010**

Legal Description:

LOTS 4, 5, AND 6, BLOCK I, WINTER GARDEN MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN BOOK L, PAGE 117, AND THAT PART OF VACATED PALM AVENUE, PER INSTRUMENT DOC# 20250733296, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA ALL LYING IN SECTION 25, TOWNSHIP 22 EAST, RANGE 27 SOUTH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK J, SAID WINTER GARDEN MANOR; THENCE RUN N89°50'03"W ALONG THE NORTH LINE OF SAID LOT 1, 120.05 FEET TO A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 122°01'25", A RADIUS OF 22.30 FEET, AN ARC LENGTH OF 47.49 FEET, A CHORD BEARING OF S29°09'15"W AND A CHORD DISTANCE OF 39.01 FEET TO THE CUSP OF THE CURVE, BEING ON THE EASTERLY RIGHT OF WAY LINE OF BEULAH ROAD; THENCE RUN N31°56'44"W, 140.91 FEET TO THE CUSP OF A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, BEING ON THE SOUTH LINE OF LOT 6, BLOCK I, SAID WINTER GARDEN MANOR, HAVING A CENTRAL ANGLE OF 57°58'35", A RADIUS OF 53.70 FEET, AN ARC LENGTH OF 54.34 FEET, A CHORD BEARING OF S60°50'45"E AND A CHORD DISTANCE OF 52.05 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE OF LOT 6 AND THE SOUTH LINE OF LOT 7, SAID BLOCK I, RUN S89°50'03"E, 167.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK I, ALSO BEING ON THE WEST RIGHT OF WAY LINE OF GILLARD AVENUE; THENCE RUN S00°10'16"E ALONG SAID WEST RIGHT OF WAY LINE, 60.00 FEET TO THE POINT OF BEGINNING.

AND

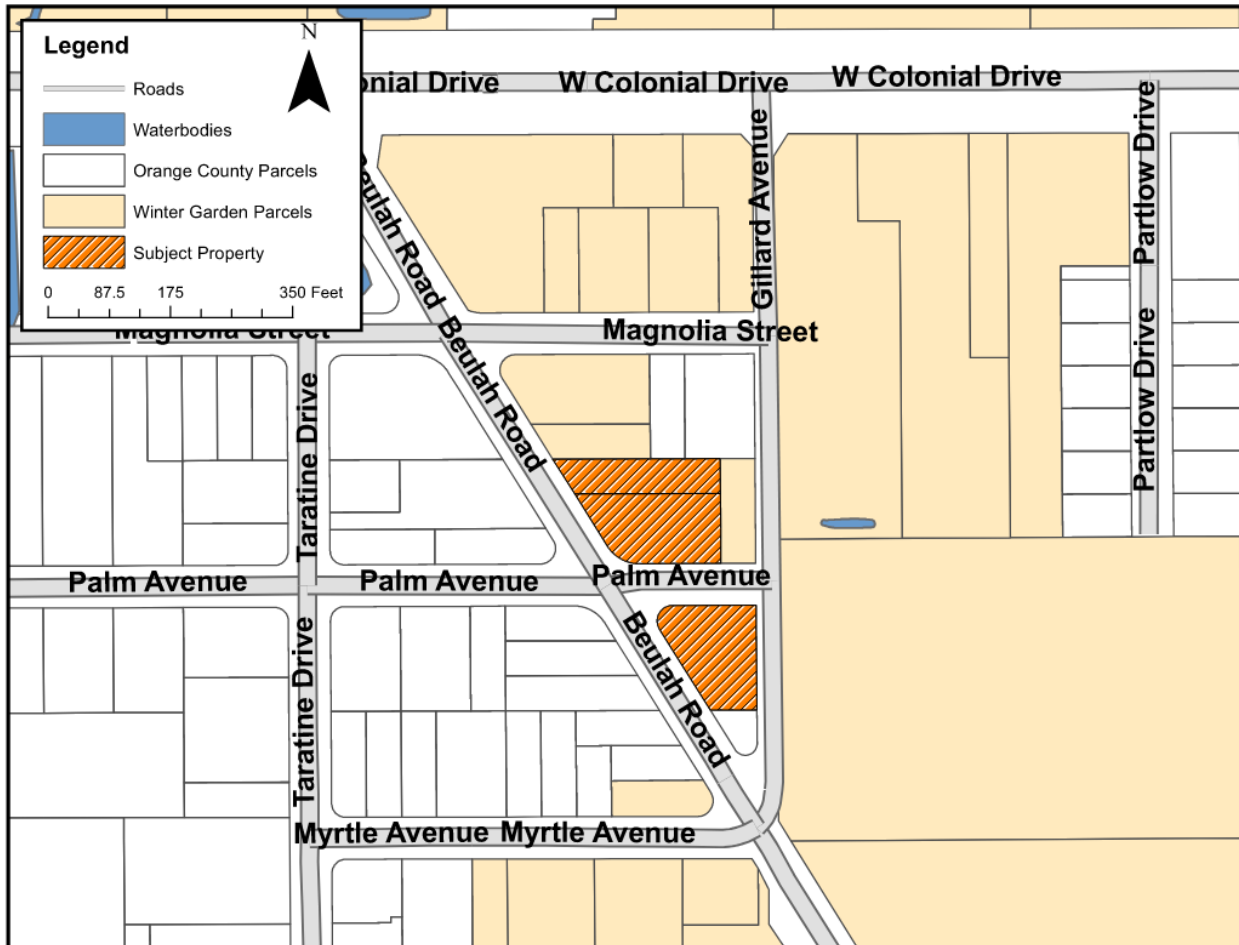
LOTS 1 AND 2, BLOCK J, WINTER GARDEN MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN BOOK L, PAGE 117, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINING 1.30 ACRES MORE OR LESS.

ATTACHMENT "B"

LOCATION MAP

1221, 1233, and 1281 Beulah Road



ORDINANCE 26-28

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 1.47 ± ACRES LOCATED AT 1221, 1233, AND 1281 BEULAH ROAD, AND 921 PALM AVENUE, ON THE NORTHEAST CORNER OF BEULAH ROAD AND GILLARD AVENUE, FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL AND CITY LOW DENSITY RESIDENTIAL TO CITY COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the owner of that certain real property generally described as approximately 1.47 ± acres located at 1221, 1233, and 1281 Beulah Road and 921 Palm Avenue; on the northeast corner of Beulah Road and Gillard Avenue, and legally described in ATTACHMENT "A" (the "Property") has petitioned the City to amend the Winter Garden Comprehensive Plan to change the Future Land Use classification from Orange County Low Density Residential and City Low Density Residential 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 26-27, 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, City Clerk

ATTACHMENT "A"

LEGAL DESCRIPTION

Parcel ID # **25-22-27-9384-09-040; 25-22-27-9384-09-050; 25-22-27-9384-09-070;
25-22-27-9384-10-010**

LOTS 4, 5, 6, AND 7, BLOCK I, WINTER GARDEN MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN BOOK L, PAGE 117, AND THAT PART OF VACATED PALM AVENUE, PER INSTRUMENT DOC# 20250733296, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA ALL LYING IN SECTION 25, TOWNSHIP 22 EAST, RANGE 27 SOUTH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK J, SAID WINTER GARDEN MANOR; THENCE RUN N89°50'03"W ALONG THE NORTH LINE OF SAID LOT 1, 120.05 FEET TO A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 122°01'25", A RADIUS OF 22.30 FEET, AN ARC LENGTH OF 47.49 FEET, A CHORD BEARING OF S29°09'15"W AND A CHORD DISTANCE OF 39.01 FEET TO THE CUSP OF THE CURVE, BEING ON THE EASTERLY RIGHT OF WAY LINE OF BEULAH ROAD; THENCE RUN N31°56'44"W, 140.91 FEET TO THE CUSP OF A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, BEING ON THE SOUTH LINE OF LOT 6, BLOCK I, SAID WINTER GARDEN MANOR, HAVING A CENTRAL ANGLE OF 57°58'35", A RADIUS OF 53.70 FEET, AN ARC LENGTH OF 54.34 FEET, A CHORD BEARING OF S60°50'45"E AND A CHORD DISTANCE OF 52.05 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE OF LOT 6 AND THE SOUTH LINE OF LOT 7, SAID BLOCK I, RUN S89°50'03"E, 167.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK I, ALSO BEING ON THE WEST RIGHT OF WAY LINE OF GILLARD AVENUE; THENCE RUN S00°10'16"E ALONG SAID WEST RIGHT OF WAY LINE, 60.00 FEET TO THE POINT OF BEGINNING.

AND

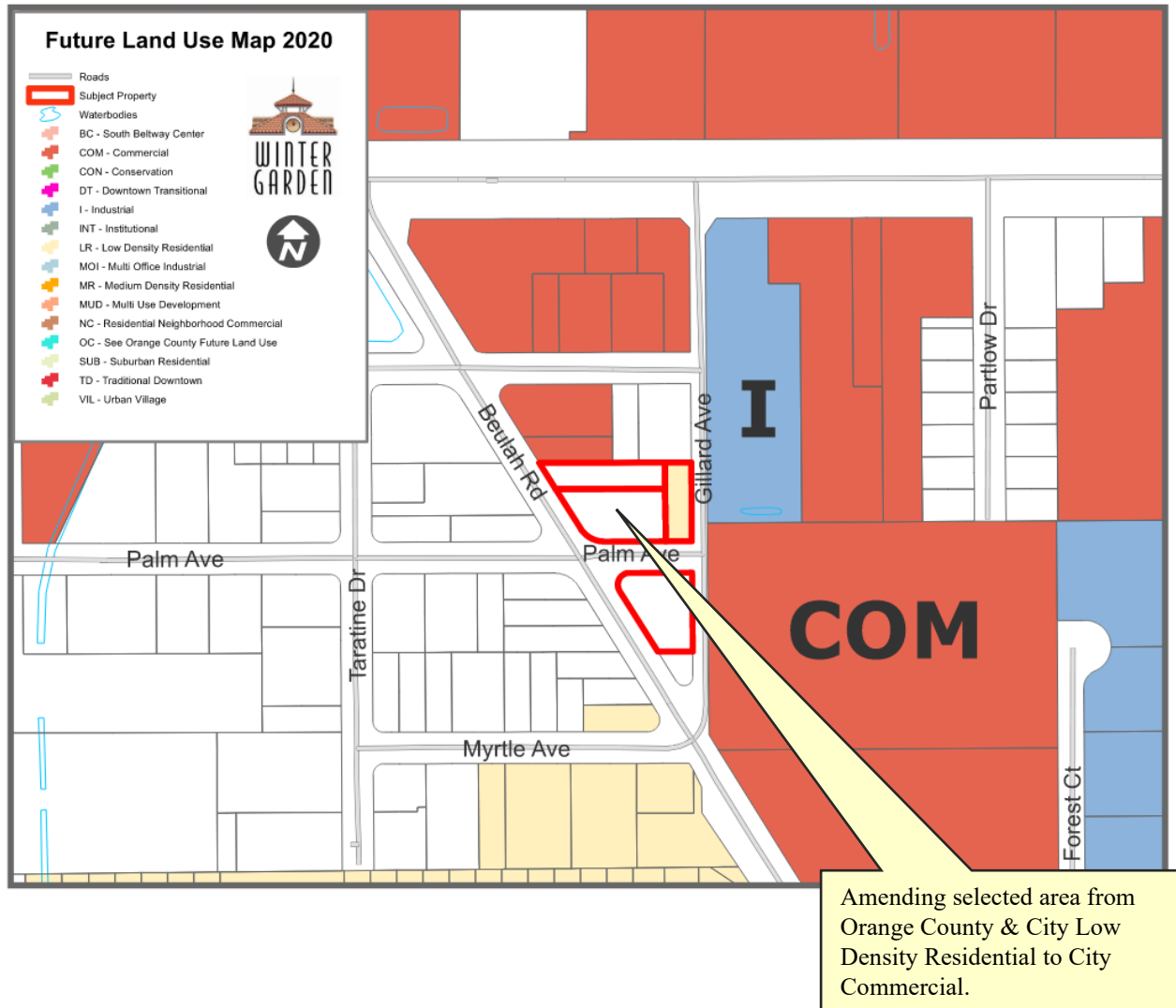
LOTS 1 AND 2, BLOCK J, WINTER GARDEN MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN BOOK L, PAGE 117, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINING 1.47 ACRES MORE OR LESS.

ATTACHMENT "B"

FUTURE LAND USE MAP

1221, 1233, and 1281 Beulah Road and 921 Palm Avenue



ORDINANCE 26-29

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 2.11 +/- ACRES OF LAND GENERALLY LOCATED AT 882 MAGNOLIA STREET; 1211, 1221, 1233, AND 1281 BEULAH ROAD; AND 921 PALM AVENUE, ON THE NORTHEAST CORNER OF BEULAH ROAD AND GILLARD AVENUE; FROM CITY C-2 (ARTERIAL COMMERCIAL DISTRICT), CITY R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT), AND ORANGE COUNTY R-1 (SINGLE-FAMILY DWELLING DISTRICT), TO PCD (PLANNED COMMERCIAL DEVELOPMENT) AS SET FORTH IN THIS ORDINANCE; PROVIDING FOR CERTAIN PCD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE MAGNOLIA COMMERCIAL DEVELOPMENT PCD; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the owner(s) of that certain real property generally described as approximately 2.11 ± acres located at 882 Magnolia Street; 1211, 1221, 1233 and 1281 Beulah Road; and 921 Palm Avenue generally located on the northeast corner of Beulah Road and Gillard Avenue in Winter Garden, Florida, being more particularly described in Exhibit “A” attached hereto and incorporated herein by this reference (the “Property”), desire to rezone their property from City C-2 (Arterial Commercial District), City R-1 (Single-Family Residential District), and Orange County R-1 (Single-Family District), to PCD (Planned Commercial Development); and

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

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

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

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

SECTION 1: *Rezoning.* 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 Exhibit “A,” is hereby rezoned from City C-2 (Arterial Commercial District), City R-1 (Single-Family Residential District), and County R-1 (Single-Family Dwelling District) to

PCD (Planned Commercial Development) in the City of Winter Garden, Florida subject to the following conditions provisions and restrictions:

- a) Applicability/Conflict. All development of or within the Property shall comply with and is subject to the requirements set forth in this Ordinance. Unless specifically identified in this Ordinance, all development on the Property identified in Exhibit “A” must comply with the general development standards of the C-2 (Arterial Commercial District) Zoning district and comply with the standards outlined in Chapter 118 Article IX and X regarding the West State Road 50 Overlay Commercial Development Standards. Notwithstanding anything to the contrary herein, all development of or within the Property shall comply with and is subject to all requirements in the City Code, and ordinances, resolutions, and policies of the City. To the extent of any express conflicts between the express provisions of this Ordinance pertaining to permitted uses, special exception uses, prohibited uses, architectural design criteria, and other development criteria and the City Code and ordinances, resolutions, and policies of the City, the requirements set forth herein shall control to the extent of the conflict.
- b) Intent. This Ordinance is intended to provide flexibility in the development of the Property in order to provide for proper growth and to guide development and construction in an integrated approach in order to promote a high quality commercial development that provides an aesthetically pleasing and pedestrian oriented design. Due to constraints in traffic at the proposed location, permitted and special exception uses will be established to maintain a safe, well-developed project that enhances and supports the City and its citizens without causing distress on the adjacent residents, local businesses, and roads.
- c) Development Plans. The Property shall be developed in substantial conformance with the Magnolia Commercial Development PCD Preliminary Development Plans attached hereto as Exhibit “B”. Should any conflict exist between this Ordinance and the Magnolia Commercial Development PCD Preliminary Development Plans attached hereto as Exhibit “B”, then the standards and conditions established by this Ordinance shall control to the extent of the conflict.
- d) Design Criteria / Architectural Standards.
 - i. All buildings and site elements within the Property shall adhere to the Magnolia Commercial Development PCD Design Standards, attached hereto as Exhibit “C”.
 - ii. The maximum building height shall not exceed 40 feet.
 - iii. Setbacks and Required Yards-
 - a. Front (Beulah Road): 10’ min.
 - b. Side Corner: 10’ min.
 - c. Rear: 20’ min.
- e) Signs. All signs shall follow Chapter 102 – Signs., except for the following:
 - i. Monument signs are limited to 12 feet in height.
 - ii. Monument signs are not permitted on Magnolia Street and Gillard Ave.
- f) Permitted Uses. The following uses and structures are permitted on the Property:
 - i. Neighborhood-Oriented Retail.

- ii. Professional Offices.
 - iii. Personal Services.
 - iv. Public Facilities.
 - v. Customary accessory uses clearly incidental and subordinate to one of the principle uses.
- g) Special Exception Uses. The following uses require a Special Exception Permit on the Property.
- i. Other commercial uses which the Planning and Zoning Board determines are of the type and intensity of activity similar to and compatible with the permitted uses.
- h) Prohibited Uses. All uses not expressly permitted or authorized by Special Exception Permit are prohibited. Without limiting the foregoing, the following uses and structures are expressly prohibited:
- i. Any use prohibited in the C-2 Zoning Districts not specifically outlined under the Permitted or Special Exception Uses.
 - ii. Industrial Activities.
 - iii. Daycares.
 - iv. Mini / Self Storage Facilities.
 - v. Hotels / Motels.
 - vi. Churches and other Houses of Worship.
 - vii. Crematories/Funeral Homes.
 - viii. Automobile, motorcycle, recreational vehicle or boat sales; rental, storage, painting, service or repair; sales of related products; or any combination thereof.
 - ix. Gas stations.
 - x. Laboratories and clinics.
 - xi. Outdoor Displays, Sales and/or Storage.
 - xii. Billboard.
 - xiii. Adult entertainment.
 - xiv. Overnight boarding of animals.
 - xv. Tobacco, E-cigarettes, and Vape sales.
 - xvi. Adult or pornographic book, magazine, video and novelty stores or sales.
 - xvii. Pawn shop.
 - xviii. Tattoo or body art establishments.
 - xix. Drive-thru facilities.

SECTION 2: Staff Conditions

1. The landscape plan exhibited in Exhibit 'B' is conceptual. Additional comments may be generated on the proposed landscaping plans at time of Site Plan Approval. The plans must adhere to requirements of Chapter 118, Article X, Division 3. – Landscape Design Standards. Irrigation plans are required with Site Plan Approval application. Irrigation system shall utilize reclaimed water and include a building-mounted weather station.

2. If any trees are proposed and approved to be removed, please provide tree removal & mitigation information for any tree over 12" caliper. All efforts should be made to retain large existing trees on site. Any non-invasive tree over 12" caliper that is removed shall be replaced on a two-to-one basis on site per Code.
3. Refer to Section 118-68 of the City Code for site plan requirements.
4. General Requirements:
 - a. All gravity sanitary pipe and fittings shall be SDR 26.
 - b. All compaction shall be 98% of the modified proctor maximum density (AASHTO T-180).
 - c. As-built record drawings shall comply with City of Winter Garden requirements available on-line (note on plan).
 - d. All Storm ($\geq 12"$) and Sanitary lines ($\geq 6"$) shall be inspected by CCTV prior to completion.
 - e. Use City Standard Detail sheets for utilities and public works in future submittals (see City website).
 - f. If Thermoplastic pipe is used it shall meet all City material and installation requirements as specified in the City's Standards & Specifications including Class I bedding, HP polypropylene pipe (**not HDPE; N-12**), laser profiling, installation per ASTM D2321, etc. (see under on-line forms on website).
 - g. All utilities shall be underground pursuant to Code (Sec. 18-33) including electrical power, cable, telephone, etc.
5. Drainage: Provide existing drainage pattern and proposed drainage (i.e. existing and proposed grades, etc.). Off-site drainage shall be accommodated. Provide geotechnical report to support this design – this area has a high water table and poorly drained soils as noted in the narrative.
6. This section of Beulah Road is under Orange County's jurisdiction and will require County approval for any work within the Beulah Road right-of-way.
7. Demolition permit(s) may be required.
8. Utilities: Show existing and proposed utilities that will be required.
9. Permits or exemptions shall be provided from SJRWMD for stormwater; and FDEP for water, wastewater and NPDES NOI.
10. Streetlighting, both internally and on all street frontages is required pursuant to City Code – dark skies lighting is required. A photometric plan shall be provided for review by the Planning Department.
11. Signs, screen and retaining walls will need a separate permit from Building Department.
12. Tree Removal Permit issued by the City of Winter Garden Building Department will be required prior to final plan approval. Coordinate with Building Department.
13. Minimum 5' wide concrete sidewalks shall be constructed along all street frontages pursuant to Code. Any damaged, broken or cracked sections (including existing curbs and pavement) shall be replaced prior to issuance of certificate of occupancy. Internal sidewalks shall connect to the public sidewalks in the right-of-way per ADA.

14. All dumpsters, shall be enclosed and shall provide 12' minimum inside clearance each way (inside of bollards and gate hardware). Approval from Public Services Solid Waste Division is required.
15. The site shall be served by City water, sewer and reuse. All utilities required for the development shall be run to the site at the Developer's expense, including potable water, reclaimed water and sanitary sewer. Final plans shall detail all connections including fire protection, reuse water and domestic water supply. All irrigation on the site shall be designed to be supplied by reclaimed water when available and shall be served by a jumper to potable water until that time. It should also be noted that buildings over 6,000 s.f will require fire sprinklers subject to review and approval by the Building and Fire Departments.
16. 100% of the water/sewer impact fees shall be paid prior to site or building permit issuance or execution of FDEP permit applications by the City. Gravity sanitary laterals, pipes & fittings shall be SDR 26 per City standards. Use City Standard Detail Sheets for utilities and public works. All on-site utilities shall be privately owned and maintained.
17. Landscaping shall not encroach on required sight lines at intersections or driveways. Design Engineer shall provide certification that sight distance requirements are being met. All irrigation on the site shall be designed to be supplied by reclaimed water when available and shall be served by a jumper to potable water until that time.
18. No trees may be planted over or within 5 feet of any utility lines. Only sod or shrubs may be planted over utility lines.
19. Internal sidewalks shall connect to the public sidewalks in the right-of-way per ADA.
20. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.
21. All work shall conform to City of Winter Garden standards and specifications.
22. The City of Winter Garden will inspect private site improvements only to the extent that they connect to City owned/maintained systems (roadways, drainage, utilities, etc.). It is the responsibility of the Owner and Design Engineer to ensure that privately owned and maintained systems are constructed to the intended specifications. The City is not responsible for the operation and maintenance of privately owned systems, to include, but not be limited to, roadways, parking lots, drainage, stormwater ponds or on-site utilities.
23. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.
24. No fill or runoff will be allowed to discharge onto adjacent properties; existing drainage patterns shall not be altered. The applicant should note that if approval is granted, the City of Winter Garden is not granting rights or easements for drainage from, or onto, property owned by others. Obtaining permission, easements or other approvals that may be required to drain onto private property is the Owner/Developer's responsibility. Should the flow of stormwater runoff from, or onto adjacent properties be unreasonable or cause problems, the City will not be responsible and any corrective measures required will be the responsibility of the Owner. Site construction shall adhere to the City of Winter Garden erosion and sediment control requirements as contained in Chapter 106 - Stormwater. If approval is granted by the City of Winter Garden, it does not waive any permits that may be required by federal, state, regional, county, municipal or other

agencies that may have jurisdiction.

25. After final plan approval, a preconstruction meeting will be required prior to any commencement of construction. The applicant shall provide an erosion control and street lighting plan at the preconstruction meeting and shall pay all engineering review and inspection fees prior to construction. Inspection fees in the amount of **2.25%** of the cost of all site improvements shall be paid prior to issuance of the site or building permit (less what has already been paid).

SECTION 3: General Requirements

- a. **Land Development Approvals and Permits** – This Ordinance does not require the City to issue any permits or approval for development, construction, building permit, or other matter by the City relating to the Property or the project or any portion thereof. These and any other required City development approvals and permits shall be processed and issued by the City in accordance with procedures set forth in the City's Code of Ordinances and subject to this Ordinance.
- b. **Amendments**- Minor amendments to this Ordinance will be achieved by Resolution of the City Commission of the City of Winter Garden. Major amendments to this Ordinance will require approval of the City Commission of the City of Winter Garden by Ordinance.
- c. **Expiration/Extension** – Expiration of this PCD 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 4: 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 5: Non-Severability. Should any portion of this Ordinance be held invalid, then the entire Ordinance shall be null and void.

SECTION 6: Effective Date. This Ordinance shall become effective simultaneously upon the effective date of Ordinance 26-28 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, City Clerk

Exhibit "A"

LEGAL DESCRIPTION

PARCEL ID's#: 25-22-27-9384-09-010; 25-22-27-9384-09-030; 25-22-27-9384-09-040;
25-22-27-9384-09-050; 25-22-27-9384-09-070; 25-22-27-9384-10-010

DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6, and 7, BLOCK I, WINTER GARDEN MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN BOOK L, PAGE 117, AND THAT PART OF VACATED PALM AVENUE, PER INSTRUMENT DOC# 20250733296, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA ALL LYING IN SECTION 25, TOWNSHIP 22 EAST, RANGE 27 SOUTH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK J, SAID WINTER GARDEN MANOR; THENCE RUN N89°50'03"W ALONG THE NORTH LINE OF SAID LOT 1, 120.05 FEET TO A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 122°01'25", A RADIUS OF 22.30 FEET, AN ARC LENGTH OF 47.49 FEET, A CHORD BEARING OF S29°09'15"W AND A CHORD DISTANCE OF 39.01 FEET TO THE CUSP OF THE CURVE, BEING ON THE EASTERLY RIGHT OF WAY LINE OF BEULAH ROAD; THENCE RUN N31°56'44"W, 140.91 FEET TO THE CUSP OF A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, BEING ON THE SOUTH LINE OF LOT 6, BLOCK I, SAID WINTER GARDEN MANOR, HAVING A CENTRAL ANGLE OF 57°58'35", A RADIUS OF 53.70 FEET, AN ARC LENGTH OF 54.34 FEET, A CHORD BEARING OF S60°50'45"E AND A CHORD DISTANCE OF 52.05 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE OF LOT 6 AND THE SOUTH LINE OF LOT 7, SAID BLOCK I, RUN S89°50'03"E, 167.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK I, ALSO BEING ON THE WEST RIGHT OF WAY LINE OF GILLARD AVENUE; THENCE RUN S00°10'16"E ALONG SAID WEST RIGHT OF WAY LINE, 60.00 FEET TO THE POINT OF BEGINNING.

AND

LOTS 1 AND 2, BLOCK J, WINTER GARDEN MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN BOOK L, PAGE 117, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINING 2.11 ACRES MORE OR LESS.

Exhibit "B"

COVER PAGE

MAGNOLIA COMMERCIAL DEVELOPMENT PCD PRELIMINARY DEVELOPMENT PLANS

(17 PAGES - ATTACHED)

PLANNED UNIT DEVELOPMENT
for
882 MAGNOLIA

WINTER GARDEN, FLORIDA

DEVELOPER:
882 MAGNOLIA LLC
775 GARDEN COMMERCE PARKWAY, SUITE B
WINTER GARDEN, FL 34787
CONTACT: JACOB WILLIAMS
PHONE: 407-451-0767
EMAIL: JACOB@EXCHANGEPLACE.NET

CIVIL ENGINEER:
DAVE SCHMITT ENGINEERING, INC.
12301 LAKE UNDERHILL ROAD, SUITE 241
ORLANDO, FL 32828
CONTACT: DAVE SCHMITT, P.E
AGENT WITH NOTARIZED AUTHORIZATION
PHONE: 407-207-9088
EMAIL: DSEMAILBOX@DSEORL.COM

GEOTECHNICAL ENGINEER:
UES PROFESSIONAL SOLUTIONS, LLC
3532 MAGGIE BOULEVARD
ORLANDO, FL 32811
CONTACT: LUKE G.SHAFFER, E.I.
PHONE: 407-423-0504

TRAFFIC PLANNING AND DESIGN INC.:
535 VERSAILLES DRIVE
MAITLAND, FLORIDA 32751
CONTACT: ALEXA L. BUNDY
PHONE: 407-423-0504; 407-628-9955

LAND SURVEYOR:
LANDSCAPE DYNAMICS, LLC (LANDSCAPE ARCHITECTS AND PLANNERS)
2236 WINTER WOODS BLVD
WINTER PARK, FL 32792
CONTACT: ROBERT R. BUCHANAN
PHONE 407-677-067

PARCEL IDS:

27-22-25-9384-09-010 / 27-22-25-9384-09-030 / 27-22-25-9384-09-040
27-22-25-9384-09-050 / 27-22-25-9384-09-070 / 27-22-25-9384-09-080
27-22-25-9384-09-100 / 27-22-25-9384-10-010

PROPERTY ADDRESS: 882 MAGNOLIA STREET, WINTER GARDEN, FL 34787

LEGAL DESCRIPTION

WATER / SEWER SERVICE:
THE CITY OF WINTER GARDEN
300 W PLANT STREET
WINTER GARDEN, FL 34787
PHONE: (407) 656-2256

ELECTRIC SERVICE:
DUKE ENERGY
452 EAST CROWN POINT ROAD
WINTER GARDEN, FL 33787
PHONE: (407) 905-3321

TELEPHONE SERVICE:
AT&T-SOUTHEAST
450 N. GOLDENROD ROAD
ORLANDO, FLORIDA 32807
PHONE: (407) 380-0938

CABLE SERVICE:
SPECTRUM
1004 US HIGHWAY 92 W
AUBURNDAL, FL 33823
PHONE: (866) 309-3279

GAS SERVICE:
LAKE APOPKA NATURAL GAS DISTRICT
1320 WINTER GARDEN-VINELAND ROAD
WINTER GARDEN, FL 34778
PHONE: (407) 656-2734



Know what's below.
Call before you dig.

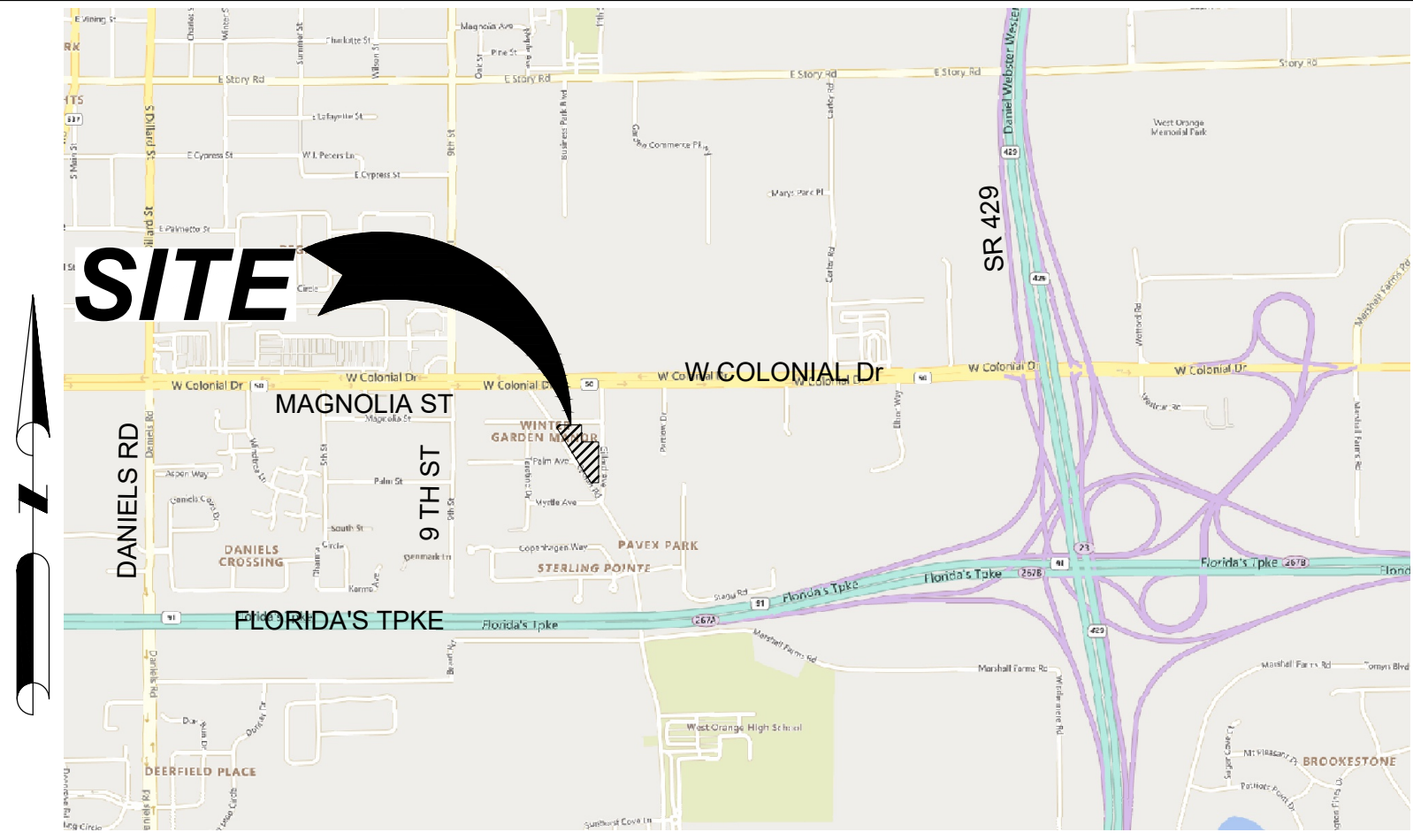
FL. STATUTE 553.851 (1979) REQUIRES
MIN. OF 2 DAYS AND MAX. OF 5 DAYS
NOTICE BEFORE YOU EXCAVATE.

TABLE OF CONTENTS

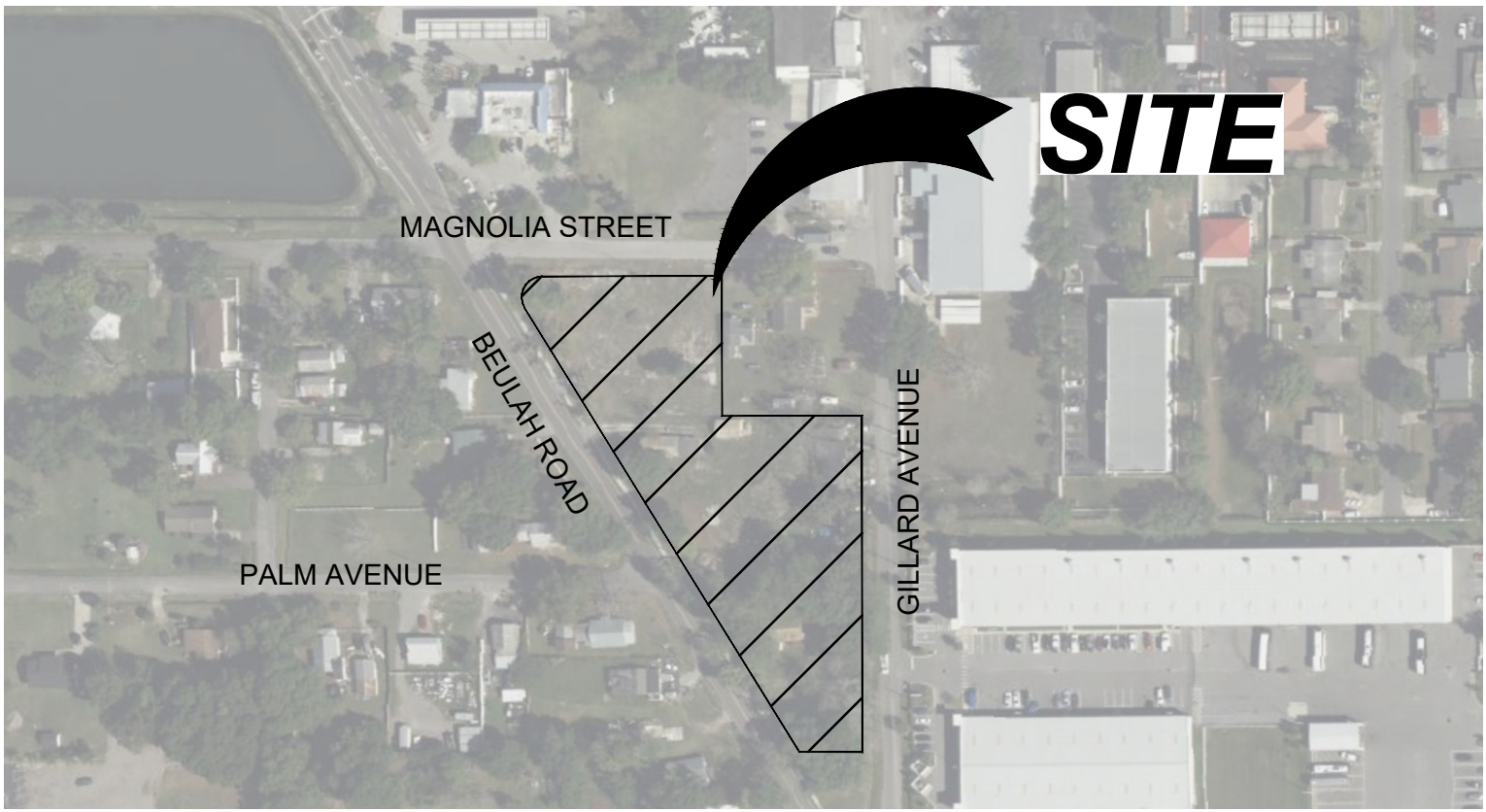
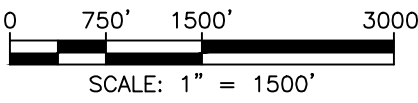
- 1 COVER SHEET
- 2 OVERALL SITE PLAN
- 3 DRAINAGE PLAN
- 4 UTILITY PLAN

PLAN BY OTHERS

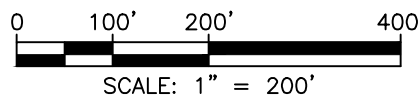
TOPOGRAPHIC SURVEY
LANDSCAPE PLAN
PHOTOMETRIC PLAN
RENDERED ELEVATIONS PLAN



VICINITY MAP



SITE LOCATION



DAVE SCHMITT
ENGINEERING, INC.
12301 LAKE UNDERHILL RD, SUITE 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

DATE: MAY 2026

JOB NO.: EPD-1

SHEET: 1 OF 4

PREPARED FOR:
882 MAGNOLIA LLC

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			07-07-2026	JT	REV PER CITY COMMENTS
			05-29-2026	JT	REV PER CITY COMMENTS

THIS IS TO CERTIFY THAT THE ROADWAY CONSTRUCTION PLANS AND SPECIFICATIONS AS
CONTAINED HEREIN WERE DESIGNED TO APPLICABLE STANDARDS AS SET FORTH IN THE
"MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE
FOR STREETS AND HIGHWAYS" AS PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION

SITE DATA

TOTAL GROSS AREA: 91,975.73 SF (2.11 AC.)
EXISTING ZONING: C-2 / R-1
PROPOSED USE: RETAIL / OFFICE
PROPOSED ZONING: PLANNED COMMERCIAL DEVELOPMENT (PCD)
FUTURE LAND USE: COMMERCIAL

BUILDING DATA

BUILDING FOOTPRINT AREA:
BUILDING #1 6,000 SF
BUILDING #2 6,000 SF
BUILDING #3 6,000 SF
TOTAL 18,000 SF
FLOOR AREA RATIO: 0.20
BUILDING HEIGHT: 35 FT

BUILDING SETBACKS

	REQUIRED MIN	PROPOSED MIN
FRONT - BEULAH ROAD:	10 FT	10 FT
REAR YARD:	10 FT (1)	58 FT
SIDE YARD:	10 FT (1)	43 FT

(1) 20' when next to residential

PARKING SPACES REQUIRED

GENERAL BUSINESS 3 SPACE PER 1,000 SF
3 x 17,797 SF / 1,000 SF
TOTAL REQUIRED 54 PARKING SPACES

PROPOSED

REGULAR PARKING SPACES 83 SPACES
ADA PARKING SPACES 3 SPACES
TOTAL PROPOSED 86 SPACES

IMPERVIOUS AREA

BUILDING FOOTPRINT 17,997 SF
ACCESS & PARKING 32,210 SF
CONCRETE PADS 7,443 SF
TOTAL IMPERVIOUS AREA 57,653 SF (1.32 AC - 62.6%)

STORMWATER

DRY POND-1 0.06 AC
DRY POND-2 0.05 AC
DRY POND-3 0.15 AC
TOTAL 0.26 AC (12.3%)

TYPICAL DUMPSTER WALL SECTION

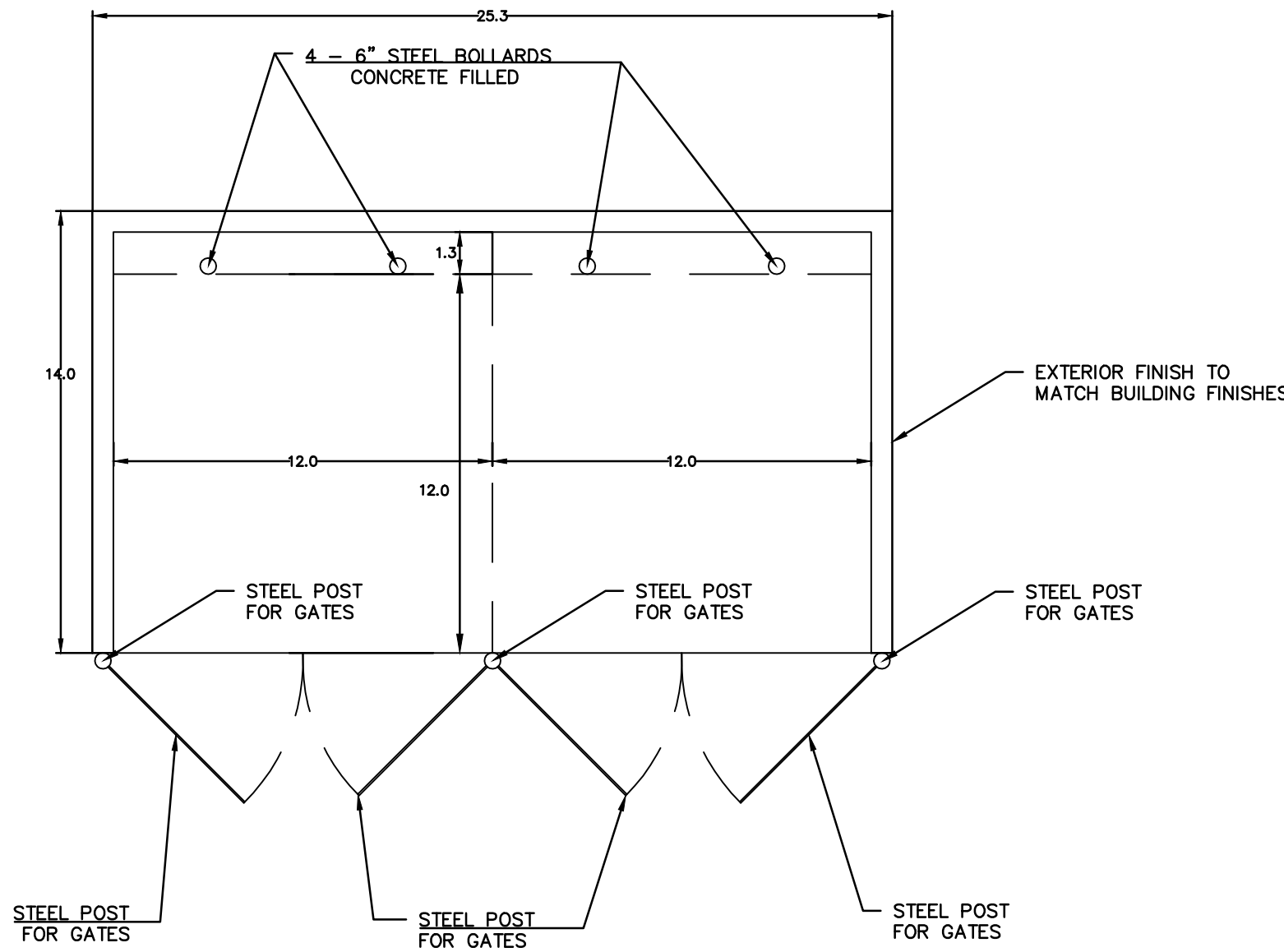
GATE: HEAVY DUTY VINYL GATE WITH THREE RAIL ALUMINUM REINFORCED FRAME
6' HIGH x 6' WIDE WITH 180° SWING GATE INCLUDING SELF CLOSING HINGES.

WALLS: 6 FEET HIGH, DUMPSTER SCREENING ENCLOSURES TO BE CONSTRUCTED OF DECORATIVE SPLIT FACE CONCRETE BLOCK, "NORMAN" BRICK OR STANDARD CONCRETE MASONRY CLAD WITH PAINTED STUCCO OR OTHER MASONRY VENEER. THE WALL SHALL ALSO INCLUDE A CONTINUOUS CAP FEATURE.

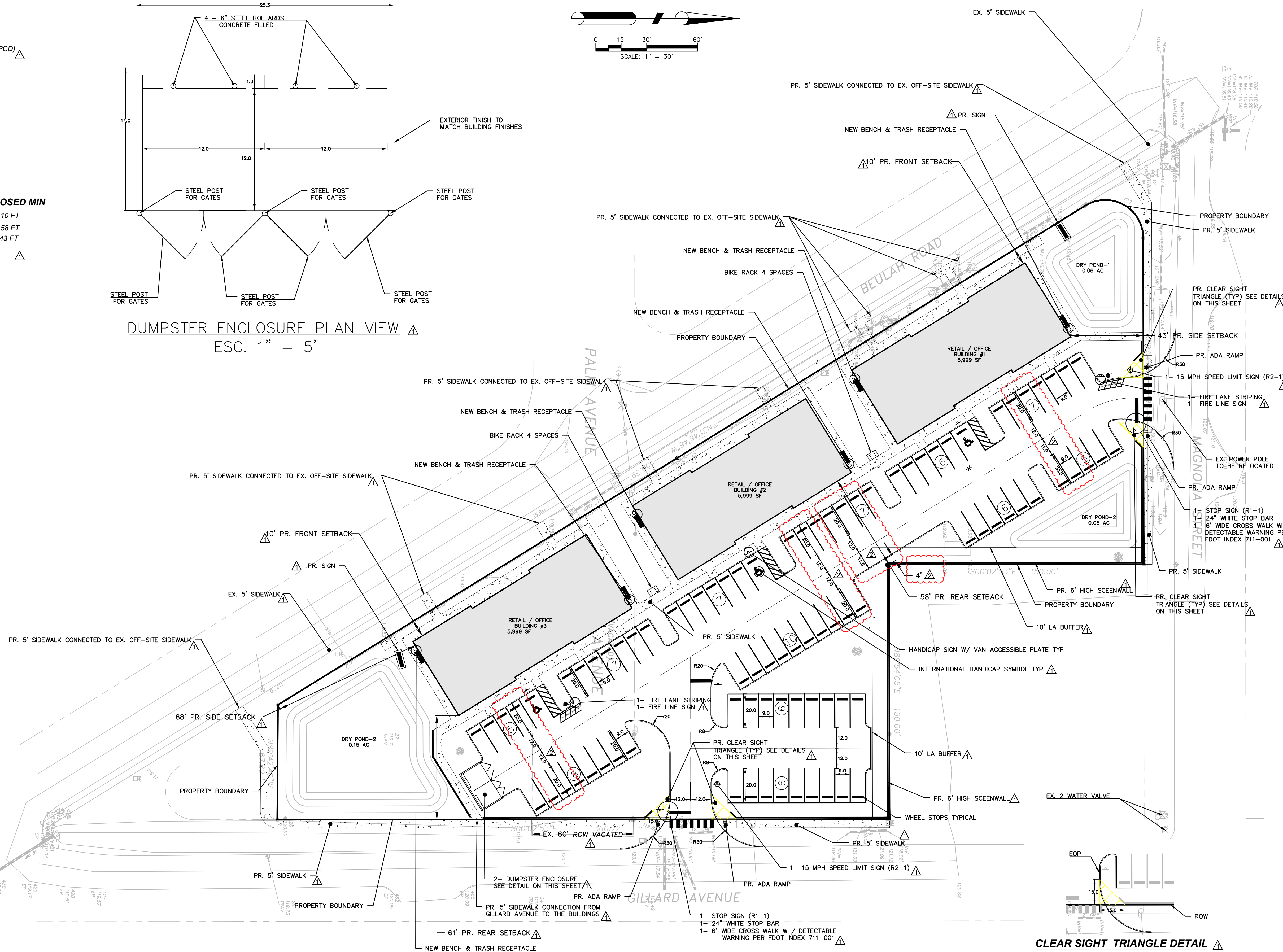
BOLLARDS: TO BE PLACED 12 INCHES FROM WALL AND TO BE YELLOW PAINTED

GENERAL NOTES:

- All gravity sanitary pipe and fittings shall be SDR 26.
- All compaction shall be 98% of the modified proctor maximum density (AASHTO T-180).
- As-built record drawings shall comply with City of Winter Garden requirements available on-line (note on plan).
- All Storm (>12") and Sanitary lines (>6") shall be inspected by CCTV prior to completion.
- Use City Standard Detail sheets for utilities and public works in future submittals (see City website).
- If Thermoplastic pipe is used it shall meet all City material and installation requirements as specified in the City's Standards & Specifications including Class I bedding, HP polypropylene pipe (**not HDPE**; N-12), laser profiling, installation per ASTM D2321, etc. (see under on-line forms on website).
- All utilities shall be underground pursuant to Code (Sec. 18-33) including electrical power, cable, telephone, etc.
- All signage shall adhere to City Code Chapter 102 - Signs.



DUMPSTER ENCLOSURE PLAN VIEW
ESC. 1" = 5'



CLEAR SIGHT TRIANGLE DETAIL



DAVE SCHMITT
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Certification of Authorization #27471

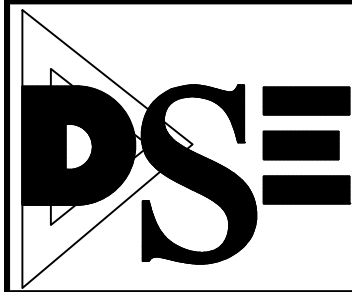
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07-07-2026	JT	REV PER CITY COMMENTS			
05-29-2026	JT	REV PER CITY COMMENTS			

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

OVERALL SITE PLAN
882 MAGNOLIA
WINTER GARDEN, FLORIDA

DATE: MAY 2026
PROJECT NO.: EPD-1
DRAWN BY: JT
CHECKED BY: DMS
SCALE: 1" = 30'
SHEET: 2 OF 4

F:\EPD1\CAD\Planset\PU\3 DRAINAGE PLAN.dwg, 7/7/2026 12:22:05 PM



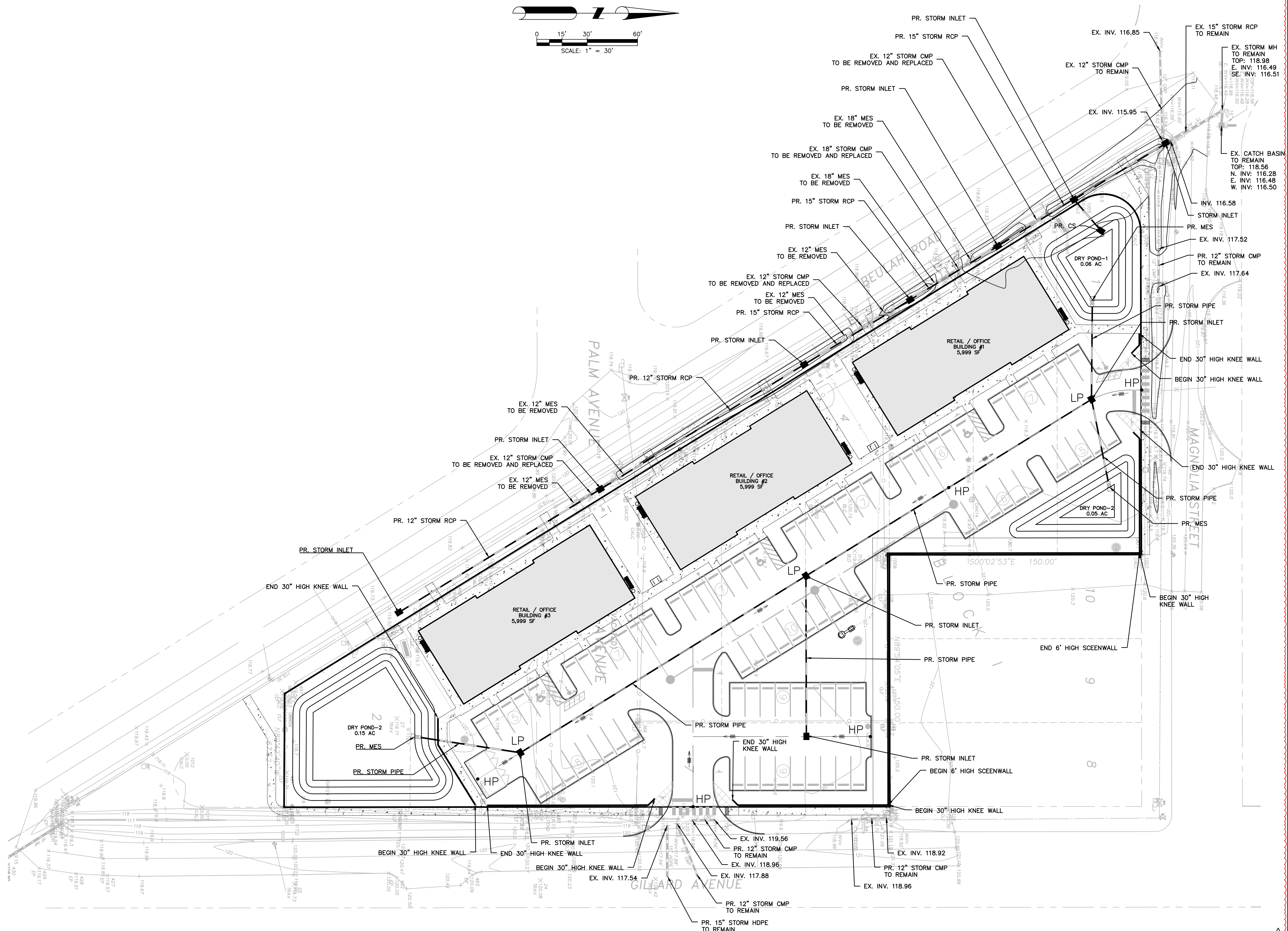
DAVE SCHMITT
ENGINEERING, INC.
12301 LAKE UNDERHILL RD. SUITE 241
ORLANDO, FL 32826
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

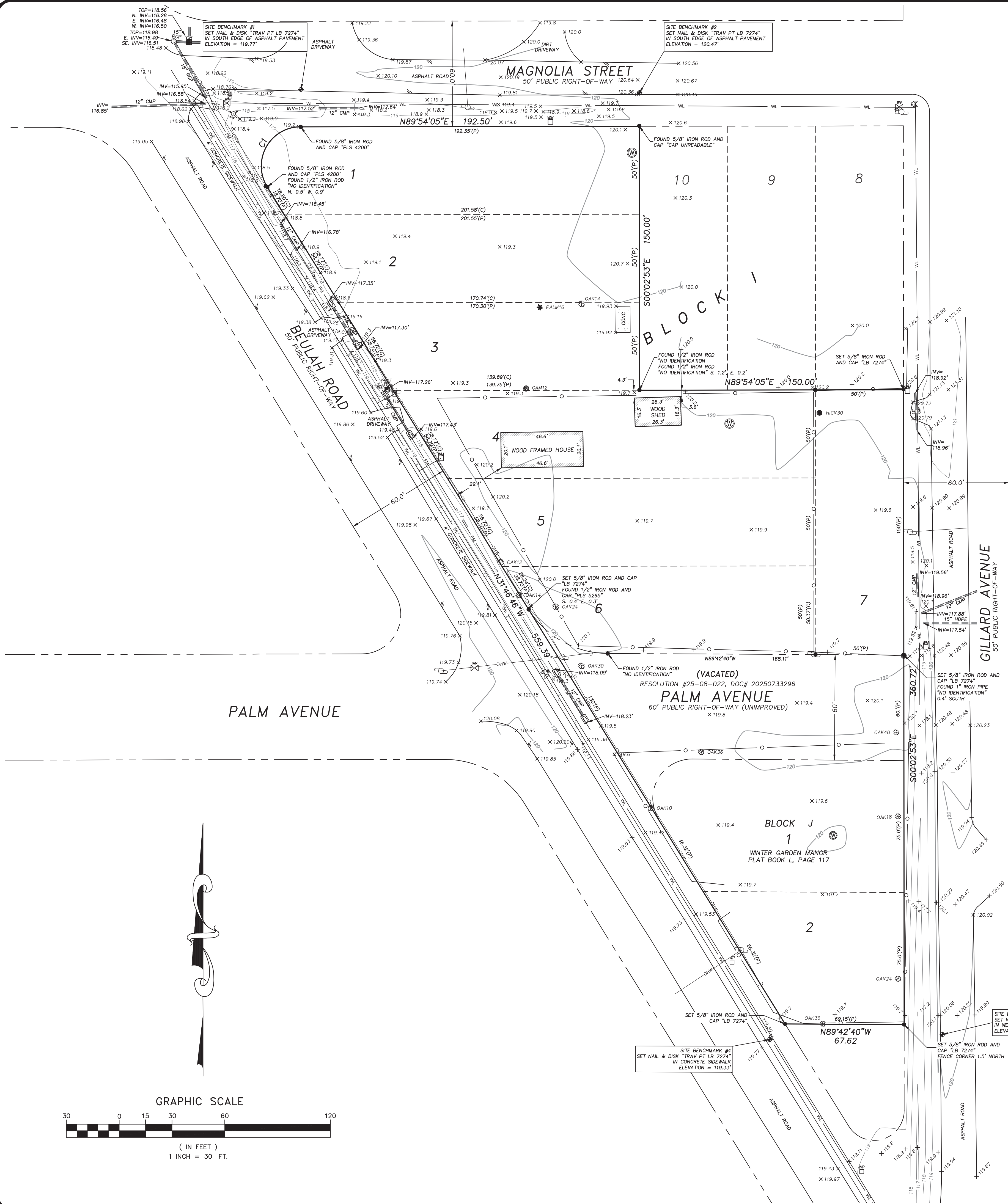
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
05-29-2026	JT	REV PER CITY COMMENTS			

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

DRAINAGE PLAN
882 MAGNOLIA
WINTER GARDEN, FLORIDA

DATE: MAY 2026
PROJECT NO.: EPD-1
DRAWN BY: JT
CHECKED BY: DMS
SCALE: 1" = 30'
SHEET: 3 OF 4





BOUNDARY TOPOGRAPHIC AND TREE SURVEY

DESCRIPTION:

LOTS 1 THROUGH 7, INCLUSIVE, BLOCK I, LOTS 1 AND 2, BLOCK J, WINTER GARDEN MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK L, PAGE 117, AND THAT PART OF VACATED PALM AVENUE, PER INSTRUMENT DOC# 20250733296, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL OF 2.11 ACRES, MORE OR LESS.

- SURVEYORS NOTES:**
- NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE 5J-17.062. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
 - REVISIONS DO NOT CONSTITUTE A RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
 - BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF MAGNOLIA STREET AS BEING N89°46'42"E (ASSUMED).
 - THE DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATIONS INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 - THE LANDS SHOWN HEREON LIE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) ACCORDING TO "FIRM" MAP NO. 12095C0215H, DATED SEPTEMBER 24, 2021.
 - THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 DATUM PER ORANGE COUNTY BENCHMARK NUMBER "P1699007", ELEVATION = 122.832'.
 - SITE BENCHMARKS ARE SHOWN HEREON.
 - THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.052 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	121°38'10"	22.30'	47.34'	S28°57'37"W	38.94'

- LEGEND/ABBREVIATIONS:**
- NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED
- | | |
|------------------------------------|-----------------------------------|
| Δ CENTRAL ANGLE | Ⓢ SANITARY MANHOLE |
| R RADIUS | Ⓣ DRAINAGE MANHOLE |
| L LENGTH | Ⓣ TELEPHONE MANHOLE |
| CH CHORD | Ⓣ GREASE TRAP MANHOLE |
| CB CHORD BEARING | Ⓣ POWER MANHOLE |
| TB TANGENT BEARING | Ⓣ GAS VALVE |
| M MEASURED | Ⓣ IRRIGATION VALVE |
| (P) PLAT | Ⓣ RECLAIMED WATER VALVE |
| (C) CALCULATED | Ⓣ SEWER VALVE |
| (D) DESCRIPTION | Ⓣ FIRE HYDRANT |
| POB POINT OF BEGINNING | Ⓣ BACK FLOW PREVENTOR |
| POC POINT OF COMMENCEMENT | Ⓣ WATER VALVE |
| O.R. OFFICIAL RECORDS BOOK | Ⓣ WATER METER |
| PG PAGE | Ⓣ MASTER WATER ASSEMBLY |
| TYP. TYPICAL | Ⓣ WATER BLOW-OFF VALVE |
| P.T. POINT OF TANGENCY | Ⓣ WATER SHUT-OFF VALVE |
| P.C. POINT OF CURVATURE | Ⓣ FIRE DEPARTMENT CONTROL VALVE |
| ● IRON ROD & CAP | Ⓣ POST INDICATOR VALVE |
| ● NAIL & DISC | Ⓣ GAS METER |
| □ 4"x4" CONCRETE MONUMENT | Ⓣ POWER RISER |
| ○ IRON PIPE | Ⓣ POWER TRANSFORMER |
| --- BARBED WIRE FENCE | Ⓣ POWER METER |
| --- CHAIN LINK FENCE | Ⓣ ELECTRICAL OUTLET |
| --- WOOD FENCE | Ⓣ AIR CONDITIONER |
| CONC CONCRETE | Ⓣ MRRING PULL BOX |
| GEN GENERATOR | Ⓣ CABLE TELEVISION RISER |
| CL CENTERLINE | Ⓣ TELEPHONE ACCESS CABINET |
| LB LICENSED BUSINESS | Ⓣ UTILITY VAULT |
| PSM PROFESSIONAL SURVEYOR & MAPPER | Ⓣ LIGHT POLE |
| PLS PROFESSIONAL LAND SURVEYOR | Ⓣ CATCH BASIN |
| CMP CORRUGATED METAL PIPE | Ⓣ YARD DRAIN |
| DIP DUCTILE IRON PIPE | Ⓣ CURB INLET |
| HDP HIGH DENSITY POLYETHYLENE PIPE | Ⓣ CURB INLET WITHOUT MANHOLE |
| PVC POLYVINYL CHLORIDE PIPE | Ⓣ MTERED END SECTION |
| RCP REINFORCED CONCRETE PIPE | Ⓣ BOLLARD |
| VCP VITRIFIED CLAY PIPE | Ⓣ MONITORING WELL |
| OHW OVERHEAD UTILITY WIRES | Ⓣ CLEAN-OUT |
| BEL BURIED ELECTRIC LINE | Ⓣ MELL |
| BUR BURIED GAS LINE | Ⓣ TRAFFIC SIGNAL BOX |
| T BURIED TELEPHONE LINE | Ⓣ TRAFFIC SIGNAL POLE |
| WL UNDERGROUND WATER LINE | Ⓣ CROSSWALK POST |
| BFO BURIED FIBER OPTIC CABLE | Ⓣ TRAFFIC FLOW ARROW |
| WUP WOODEN UTILITY POLE | Ⓣ SINGLE POST SIGN |
| CU CONCRETE UTILITY POLE | Ⓣ DOUBLE POST SIGN |
| GP GUY POLE | Ⓣ HANDICAPPED PARKING SPACE (H/C) |
| GA GUY ANCHOR | Ⓣ CAM30 30" CAMPHOR TREE |
| INV-69.73 INVERT ELEVATION | Ⓣ HIC15 15" HICKORY TREE |
| + 68.51 EXISTING GROUND ELEVATION | |
| -60 EXISTING GROUND CONTOUR | |
| FF FINISHED FLOOR ELEVATION | |
| SB SOIL BORING | |
| ● SITE BENCH MARK (AS INDICATED) | |
| ● OAK24 24" OAK TREE | |
| ● PALM12 12" PALM TREE | |

SHEET
1 OF 1
SECTION 25
TOWNSHIP 22 SOUTH
RANGE 27 EAST



CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106, OAKLAND, FLORIDA 34760
Phone No. 407.905.8877

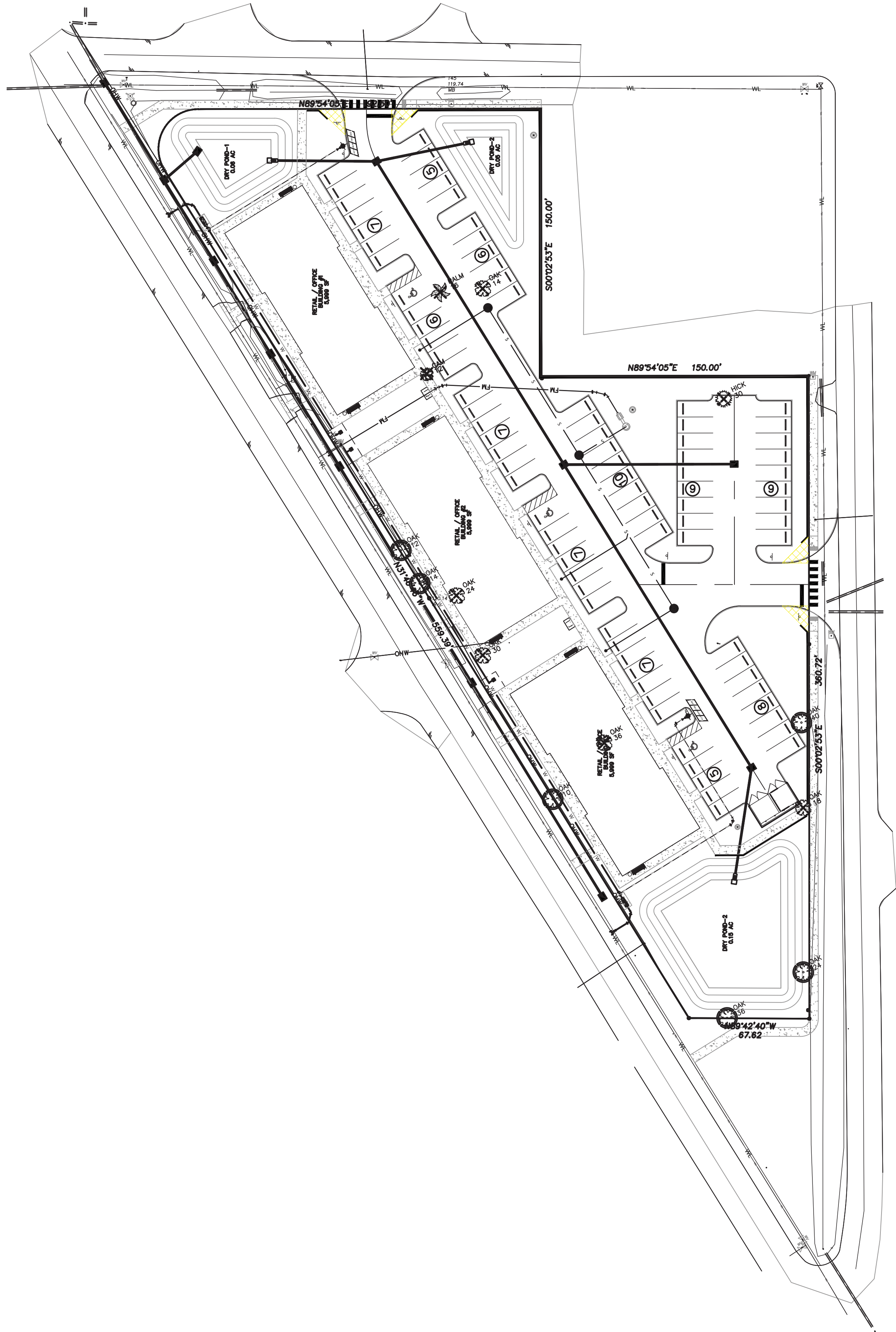


Digitally
signed by Aron
D Bishman
Date:
2026.05.22
12:53:12 -04'00'

REVISIONS:

JOB NUMBER: 22091.003
SURVEY DATE: 12/17/2025
FIELD BY: T. CONARD
FIELD BOOK: 2506
PAGES: 22
FIELD FILE: 22091-3.MJF
DRAWING FILE: 22091-3.DWG

IF LESS THAN 24"x36" SHEET HAS BEEN REDUCED.
ADJUST THE SCALE TO THE DRAWING ACCORDINGLY.



Existing Trees to be Saved			
TYPE	Count	SIZE	INCHES
OAK	1	24	24.0000
OAK	1	36	36.0000
OAK	1	40	40.0000
OAK	1	12	12.0000
OAK	1	14	14.0000
OAK	1	10	10.0000
	6		136.0000

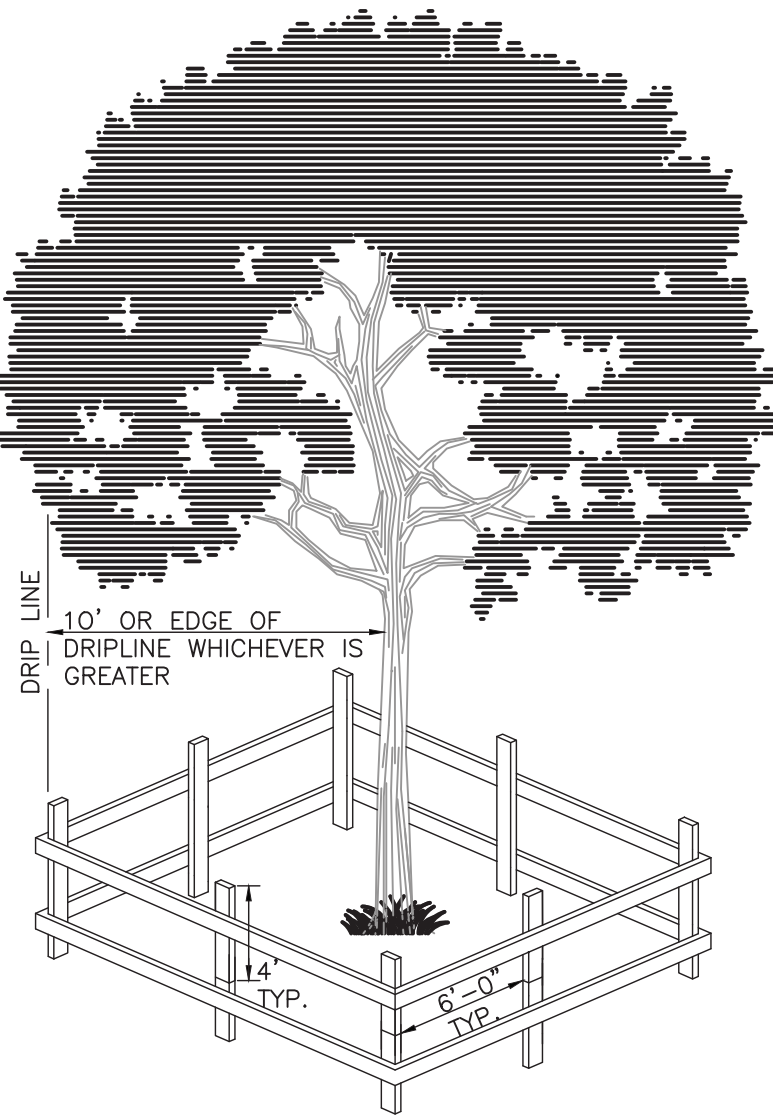
Existing Trees to be Removed			
TYPE	Count	SIZE	INCHES
HICK	1	30	30.0000
OAK	1	30	30.0000
OAK	1	36	36.0000
OAK	1	14	14.0000
OAK	1	24	24.0000
OAK	1	18	18.0000
	6		152.0000

SYMBOLS

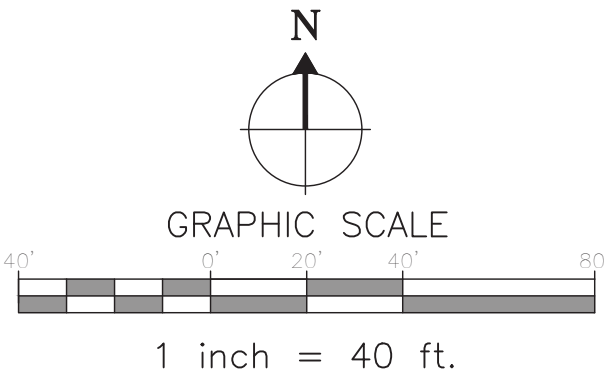
-  TREES TO BE SAVED
-  TREES TO BE REMOVED

EXISTING TREE TOTALS

TOTAL TREES REMOVED = 6
TOTAL CALIPER REMOVED = 152
TOTAL TREES PRESERVED = 6
TOTAL CALIPER PRESERVED = 136



NOTE:
Posts shall be used as protective barriers to the roots and trunk of every tree on the parcel being developed. The posts shall be placed at points not closer than three-quarters (3/4) the radius of the drip-line of the protected tree, unless the structure has been permitted by Planning, Zoning & Development Department to be erected within the drip-line of a tree with a wide canopy. Each section of the barrier shall be clearly visible (flagged with brightly colored plastic tape or other markers). No attachments or wires other than those with protective or non-damaging nature shall be attached to any tree.



DATE: 01-08-26

JOB # 2026-002

PERMIT #

DRAWN BY: BRB

FILE NAME: Tree Mitigation

SCALE: 1"=40'

P.O. BOX 2852 - Winter Park, Florida 32790-2852 - Phone 407-579-8111 - Email: randy@landscapedynamics.com

REVISIONS

1) 2) 3) 4) 5) 6) 7) 8)

Overall Tree Mitigation Plan

882 Magnolia

Winter Garden, Florida

LANDSCAPE ARCHITECT

Robert R. Buchanan

LA0000932

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48 HOURS BEFORE YOU DIG

CALL SUNSHINE

1-800-424-7171 or 811

IT'S THE LAW IN FLORIDA

FLORIDA LAW REQUIRES

EXCAVATORS TO LOCATE

UNDERGROUND

UTILITIES PRIOR TO EXCAVATION

UTILITIES NO LESS THAN TWO

(2) DAYS BEFORE EXCAVATION

CONTRACTOR MUST REVIEW

ALL GENERAL LANDSCAPE

NOTES PRIOR TO BIDDING AND

CONSTRUCTION

882 Magnolia LLC

775 Garden Commerce Parkway, Suite B

Winter Garden, FL 34787

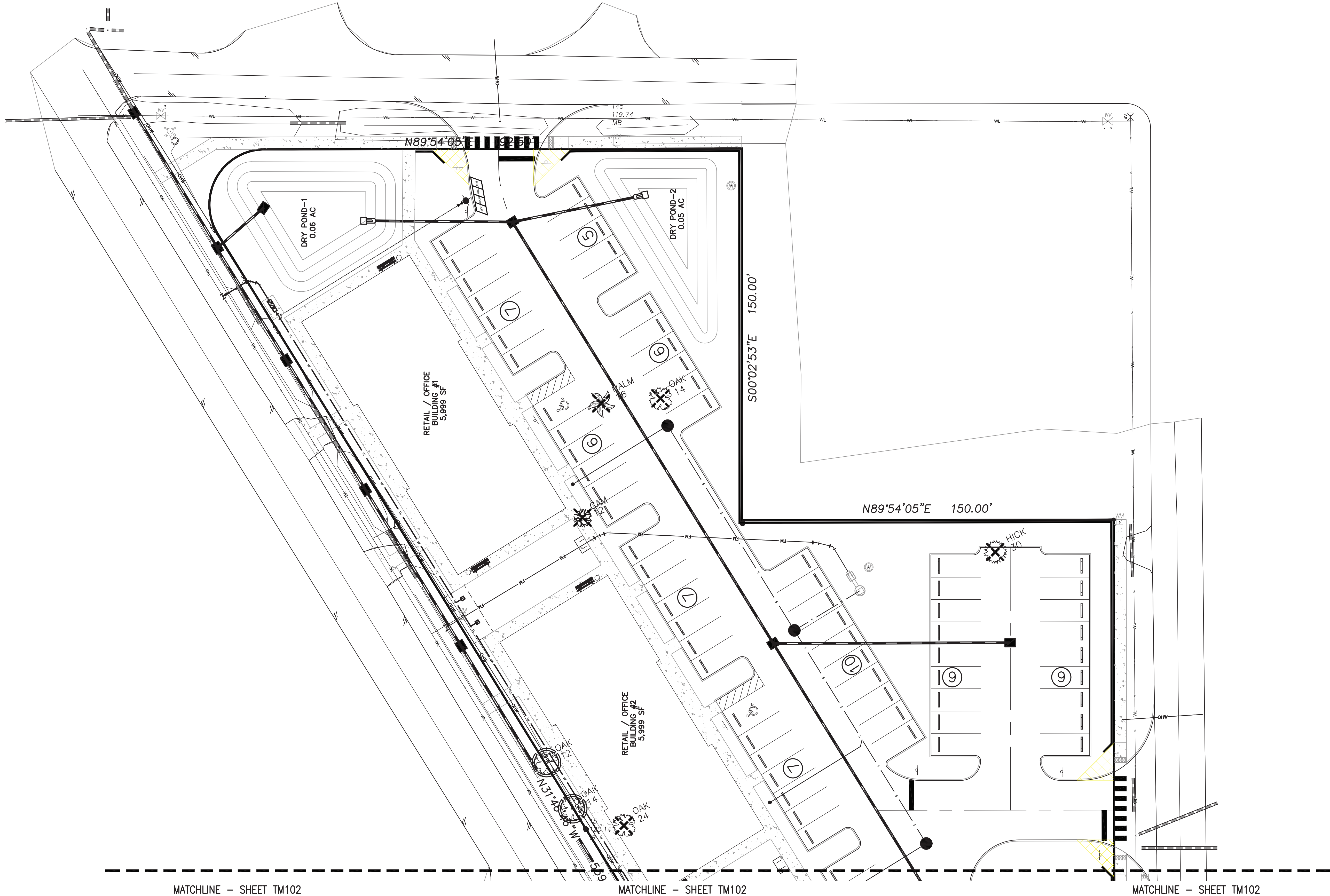
LANDSCAPE

dynamics

LANDSCAPE ARCHITECTS AND PLANNERS, LLC

TM100

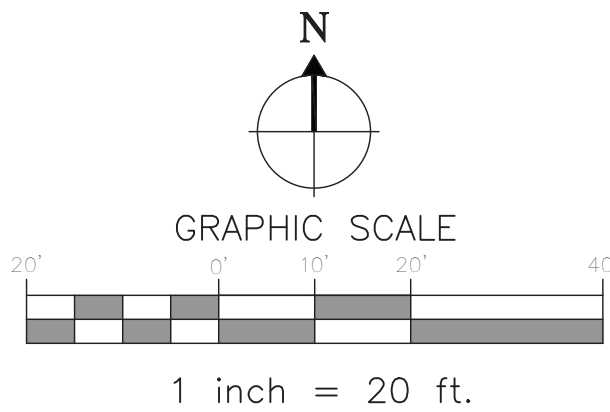
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ADJUST THE SCALE TO THE DRAWING ACCORDINGLY.



SYMBOLS

TREES TO BE SAVED

TREES TO BE REMOVED



DATE: 01-08-26
JOB #: 2026-002
PERMIT #
DRAWN BY: BRB
FILE NAME: Tree Mitigation
SCALE: 1"=20'

TM101

P.O. BOX 2852 - Winter Park, Florida 32790-2852 - Phone: 407-579-8111 - Email: randy@landscape-dynamics.com

REVISIONS

1	
2	
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5	
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7	
8	

Tree Mitigation Plan

882 Magnolia
Winter Garden, Florida

LANDSCAPE
dynamics
LANDSCAPE ARCHITECTS AND PLANNERS, LLC

882 Magnolia LLC
7715 Garden Commerce Parkway, Suite B
Winter Garden, FL 34787

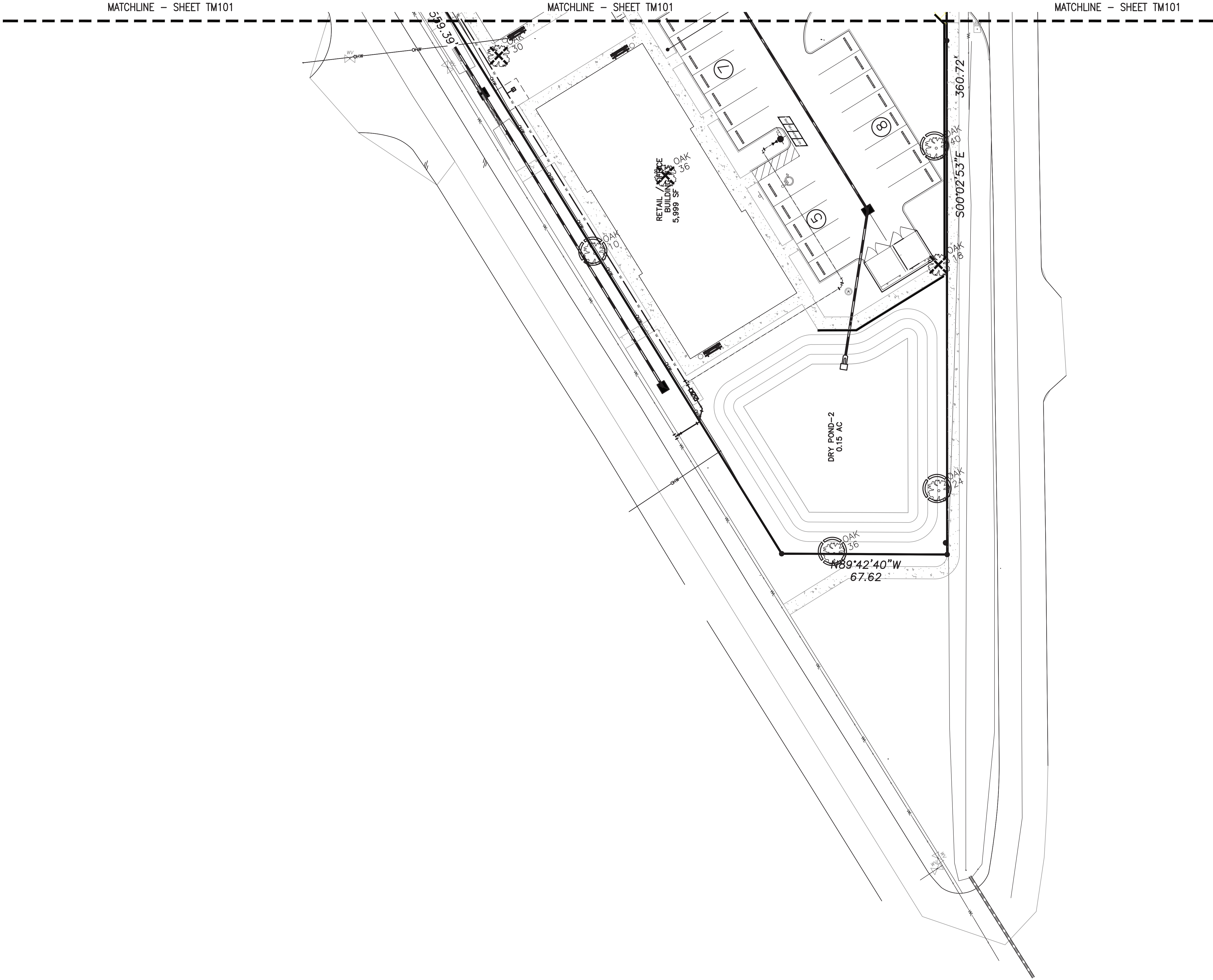
CONTRACTOR MUST REVIEW
ALL GENERAL LANDSCAPE
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CONSTRUCTION

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-424-7171 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES
EXCAVATORS TO NOTIFY
THE STATE OF LANDSCAPE
FACILITIES NO LESS THAN TWO
BUSINESS DAYS BEFORE ANY
EXCAVATION

LANDSCAPE ARCHITECT:
Robert R. Buchanan LA0000932

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ADJUST THE SCALE TO THE DRAWING ACCORDINGLY.



SYMBOLS

TREES TO BE SAVED

TREES TO BE REMOVED

GRAPHIC SCALE

1 inch = 20 ft.

DATE: 01-08-26
JOB #: 2026-002
PERMIT #
DRAWN BY: BRB
FILE NAME: Tree Mitigation
SCALE: 1"=20'

REVISIONS

1	
2	
3	
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6	
7	
8	

Tree Mitigation Plan

882 Magnolia
Winter Garden, Florida

P.O. BOX 2852 - Winter Park, Florida 32790-2852 - Phone 407-579-8111 - Email: randy@landscape-dynamics.com

LANDSCAPE

dynamics

LANDSCAPE ARCHITECTS AND PLANNERS, LLC

882 Magnolia LLC
775 Garden Commerce Parkway, Suite B
Winter Garden, FL 34787

CONTRACTOR MUST REVIEW
ALL GENERAL LANDSCAPE
NOTES PRIOR TO BIDDING AND
CONSTRUCTION

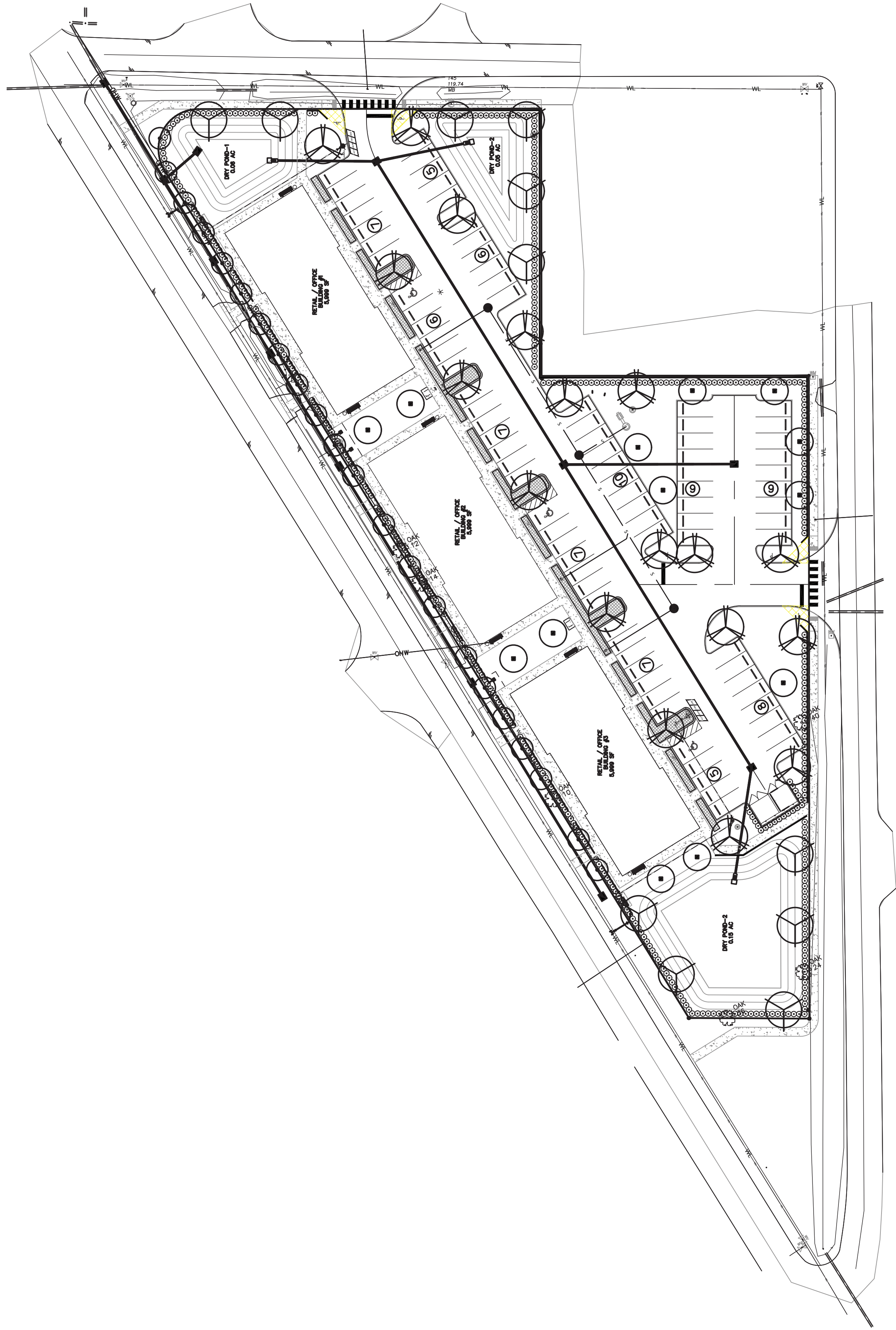
48 HOURS BEFORE YOU DIG
CALL SUNSHINE
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IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES
EXCAVATORS TO NOTIFY
OWNERS OF UNDERGROUND
FACILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION

811

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Robert R. Buchanan LA0000932

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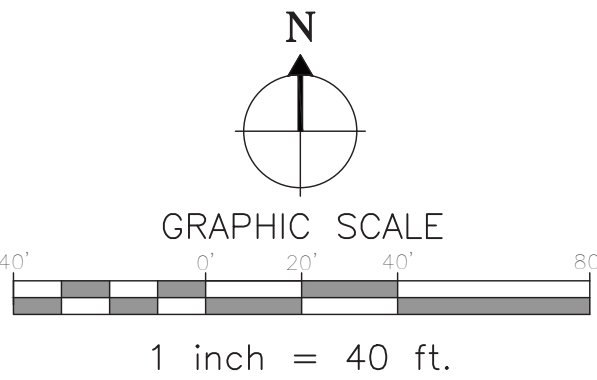
Plant List – 882 Magnolia				
CNT	SYM	BOTANICAL	COMMON	SPECIFICATIONS
Trees				
22	IC	Ilex cassine	Dahoon Holly	7' ht., 3' spr., 2" cal.
13	MGD	Magnolia grandiflora	DD Blanchard Magnolia	10' ht., 4' spr., 3" cal.
11	AR	Acer rubrum	Red Maple	10' ht., 4' spr., 3" cal.
18	UA	Ulmus americana	American Elm	10' ht., 4' spr., 3" cal.
Shrubs & Groundcover				
466	VS	Viburnum suspensum	Sandankwa Viburnum	36" ht. x 18–24" spr., 36" o.c.
327	RIA	Rhaphiolepis indica 'Alba'	Dwarf Indian Hawthorn	1 gal., 30" o.c.
Sod & Mulch				
	MULCH		Mini Pine Bark	3" Depth
	SOD	Paspalum notatum	Bahia Sod	solid sod, weed free, count by contractor

NOTES:

- 1) Irrigation system to be a permanent system.
- 2) The irrigation plan shall be designed and installed to conform to this Code.
- 3) All plant material shall be FL Grade #1 and "Florida Friendly".

PLANT SYMBOLS

-
- HOLLY
-
- MAGNOLIA
-
- RED MAPLE
-
- ELM
-
- VIBURNUM
-
- HAWTHORN



P.O. BOX 2852 - Winter Park, Florida 32790-2852 - Phone 407-579-8111 - Email: randy@landscape-dynamics.com

DATE: 01-08-26
JOB #: 2026-002
PERMIT #
DRAWN BY: BRB
FILE NAME: Landscape
SCALE: 1"=40'

REVISIONS							
1							
2							
3							
4							
5							
6							
7							
8							

Overall Landscape Plan
882 Magnolia
Winter Garden, Florida

LANDSCAPE
dynamics
LANDSCAPE ARCHITECTS AND PLANNERS, LLC

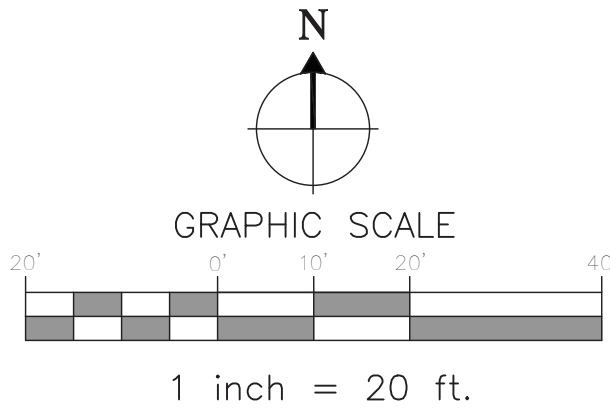
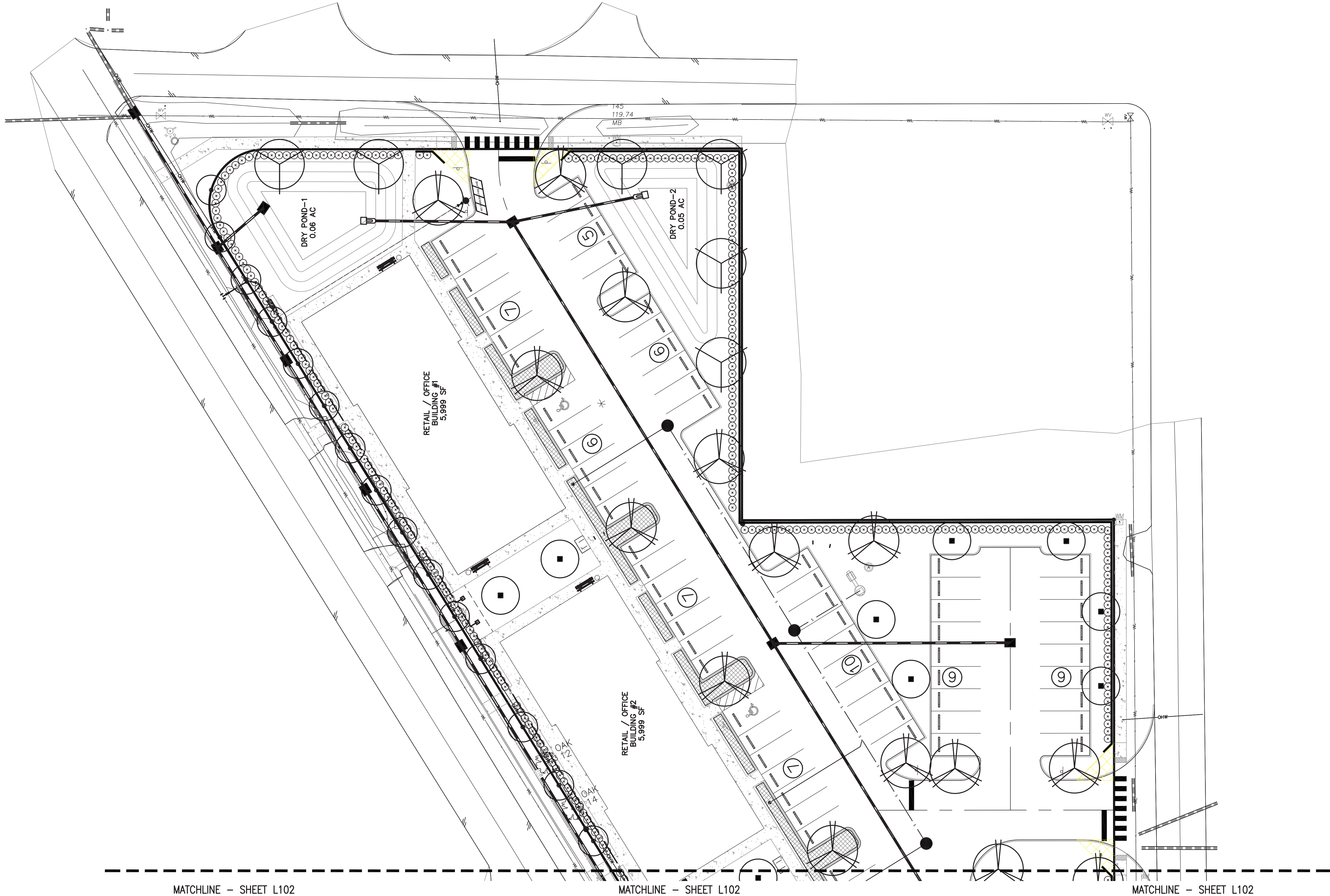
882 Magnolia LLC
775 Garden Commerce Parkway, Suite B
Winter Garden, FL 34787

CONTRACTOR MUST REVIEW
ALL GENERAL LANDSCAPE
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CALL SUNSHINE
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EXCAVATIONS TO REPORT
UNDERGROUND UTILITIES
FACILITIES NO LESS THAN TWO
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IF LESS THAN 24"x36" SHEET HAS BEEN REDUCED.
ADJUST THE SCALE TO THE DRAWING ACCORDINGLY.



DATE: 01-08-26
JOB #: 2026-002
PERMIT #
DRAWN BY: BRB
FILE NAME: Landscape
SCALE: 1"=20'

L101

P.O. BOX 2852 - Winter Park, Florida 32790-2852 - Phone: 407-579-8111 - Email: randy@landscape-dynamics.com

Landscape Plan
882 Magnolia
Winter Garden, Florida

REVISIONS

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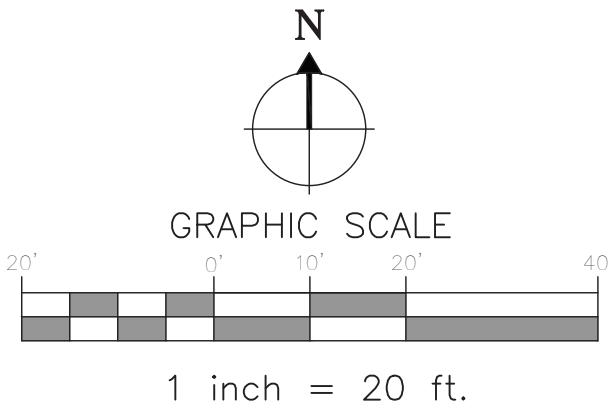
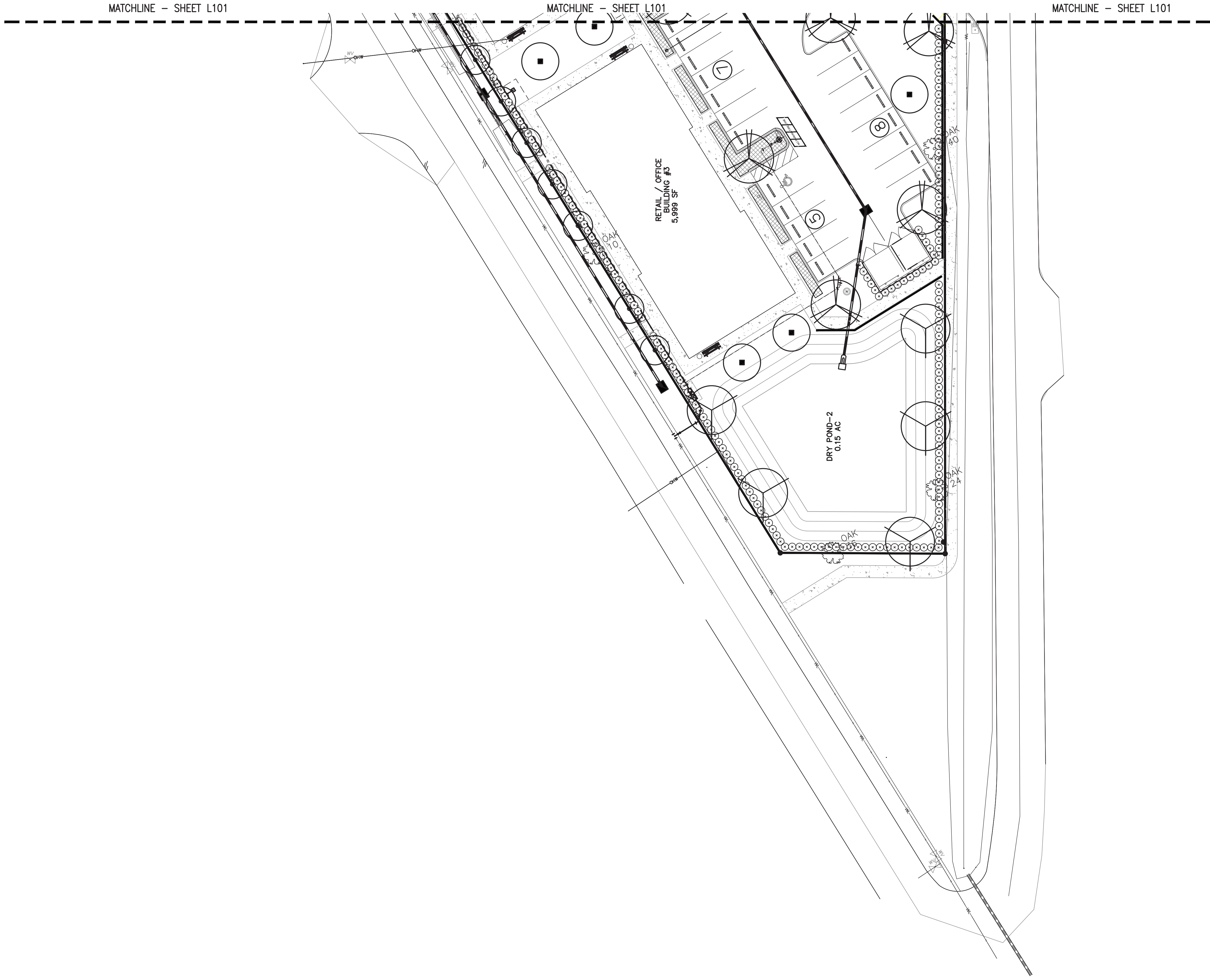
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Landscape Plan

882 Magnolia
Winter Garden, Florida

REVISIONS

- 1
- 2
- 3
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- 8

DATE: 01-08-26

JOB #: 2026-002

PERMIT #

DRAWN BY: BRB

FILE NAME: Landscape

SCALE: 1"=20'

L102

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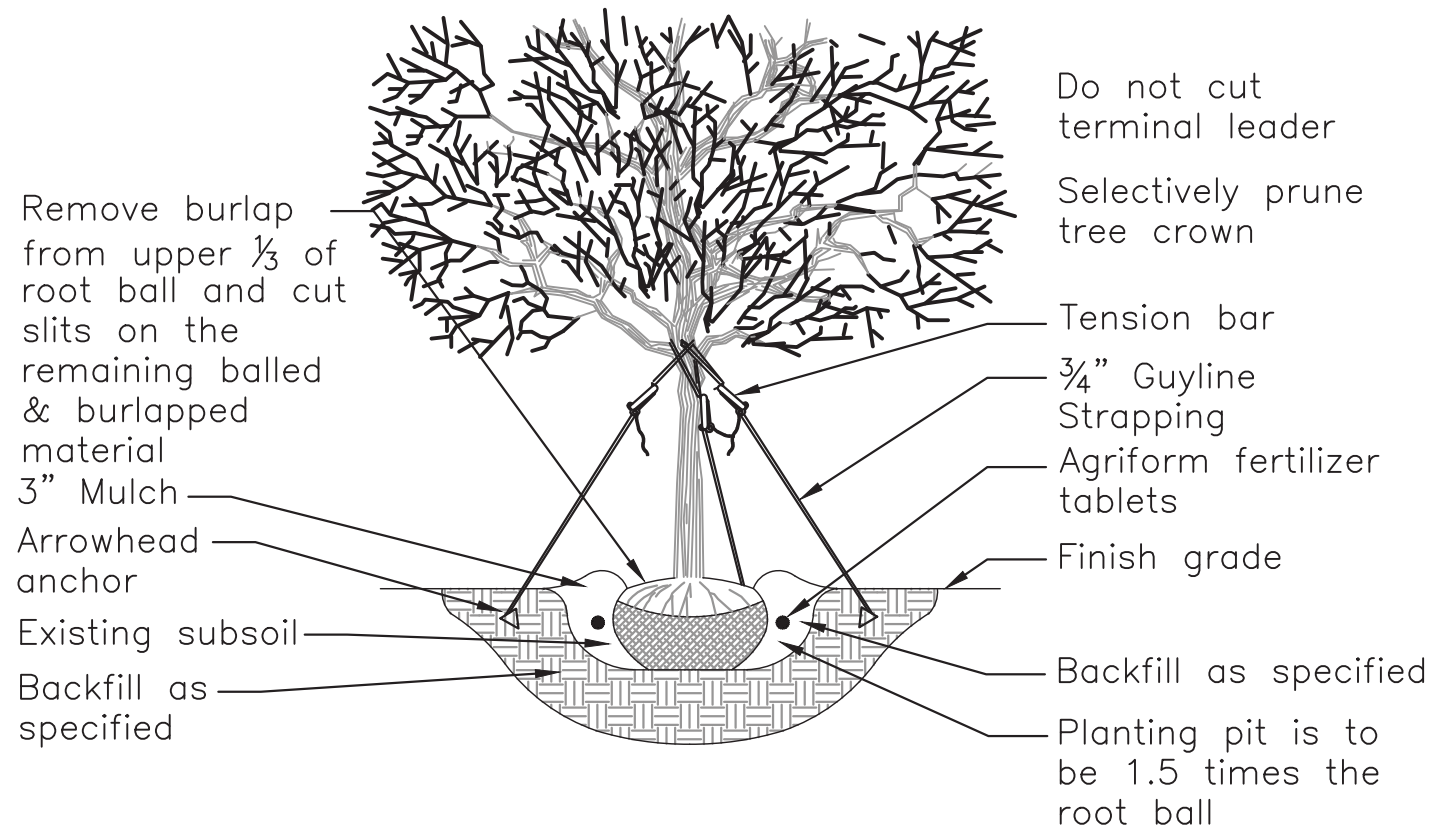
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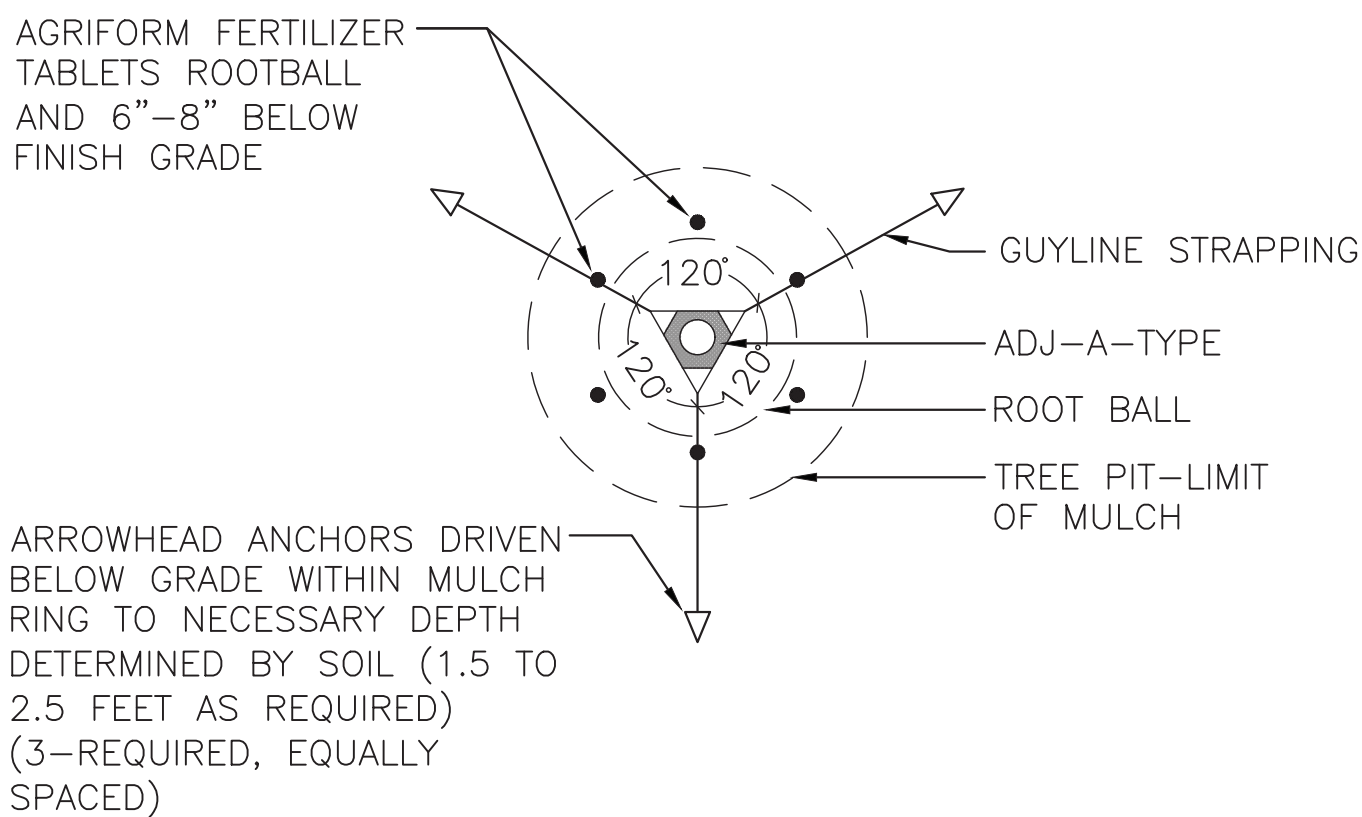
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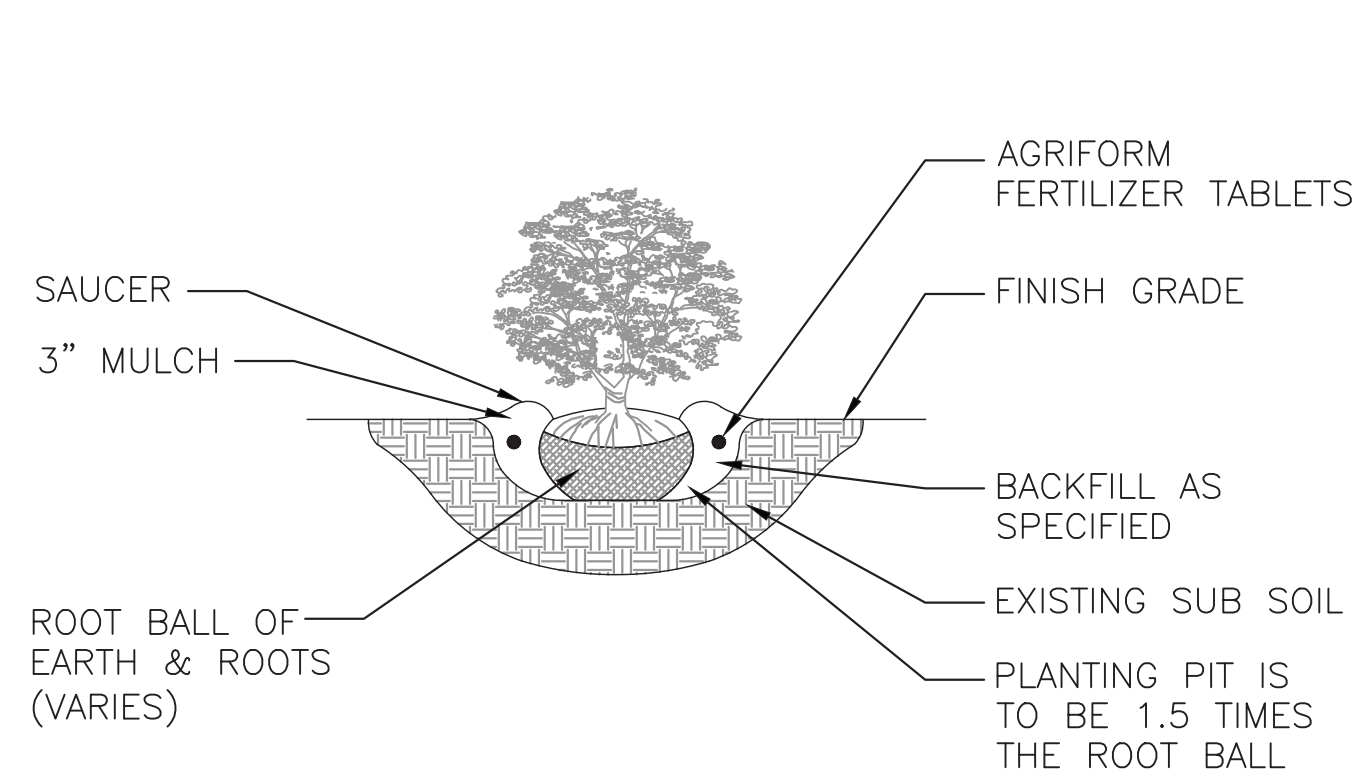


- PRO20:**
For up to 2" Caliper Trees
(3) ARBORGUY™ Guylines 3/4" x 12' = 600 lb test Black or Green, UV resistant, polypropylene strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead *Anchors (4" x 3-3/4")
- PRO40:**
For up to 4" Caliper Trees
(3) ARBORGUY™ Guylines 1"x12' = 600 lb test, Black or Green, UV resistant polypropylene strapping
(3) "Tool-Free" Tension Bars™
(3) Arrowhead Anchors (4-3/4"x3-3/4")

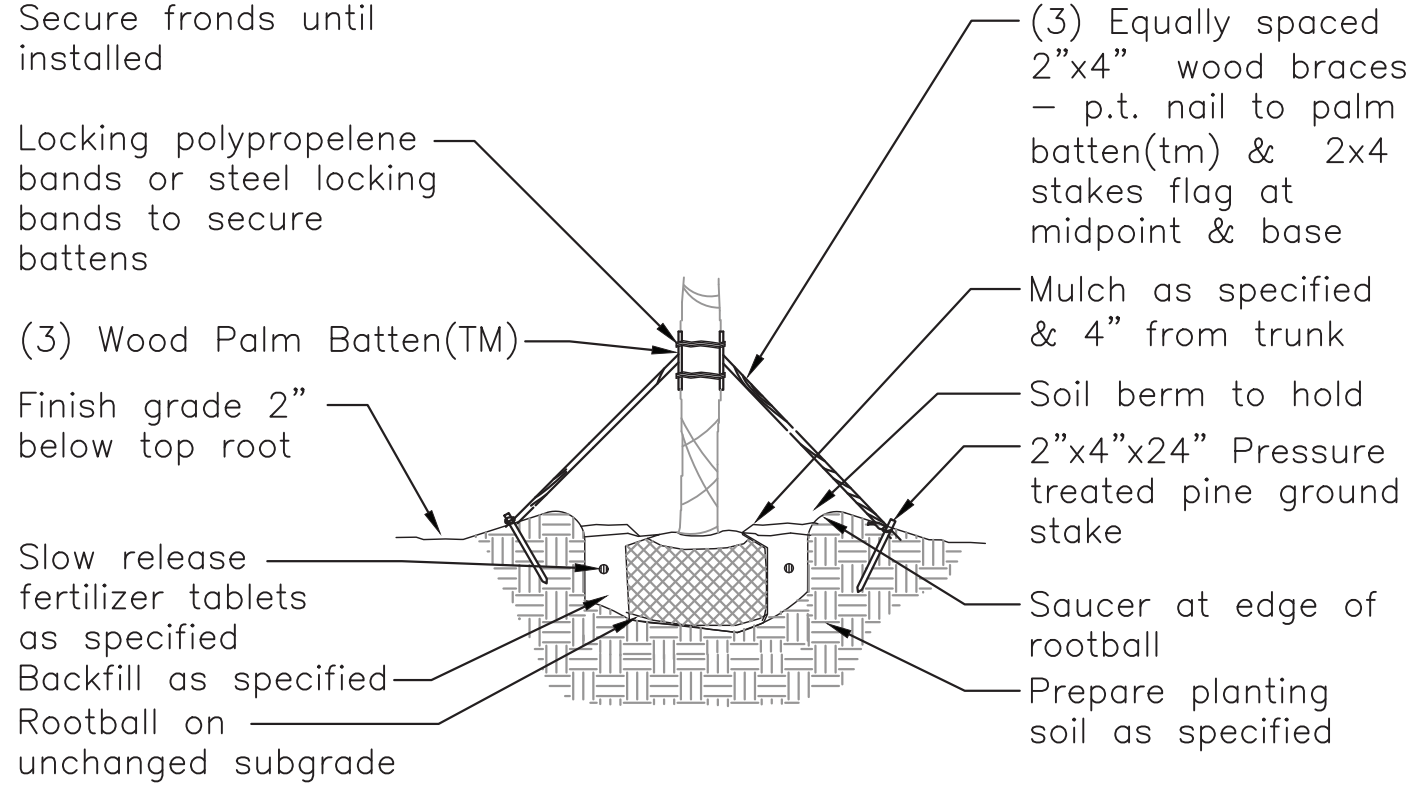
1 ARBORGUY PRO20/PRO40 STAKING AND PLANTING DETAIL
L200 SCALE= N.T.S.



3 TREE STAKING DETAIL
L200 SCALE= N.T.S.

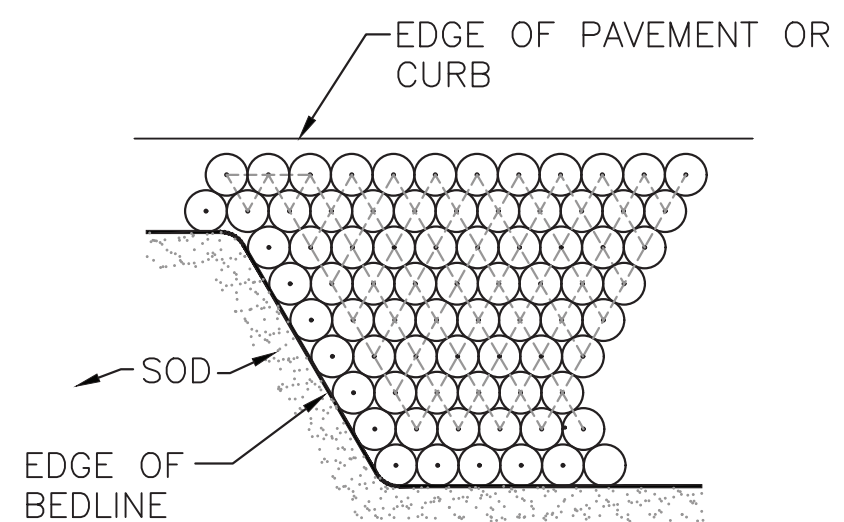


5 TYPICAL SHRUB/GROUNDCOVER PLANTING DETAIL
L200 SCALE= N.T.S.



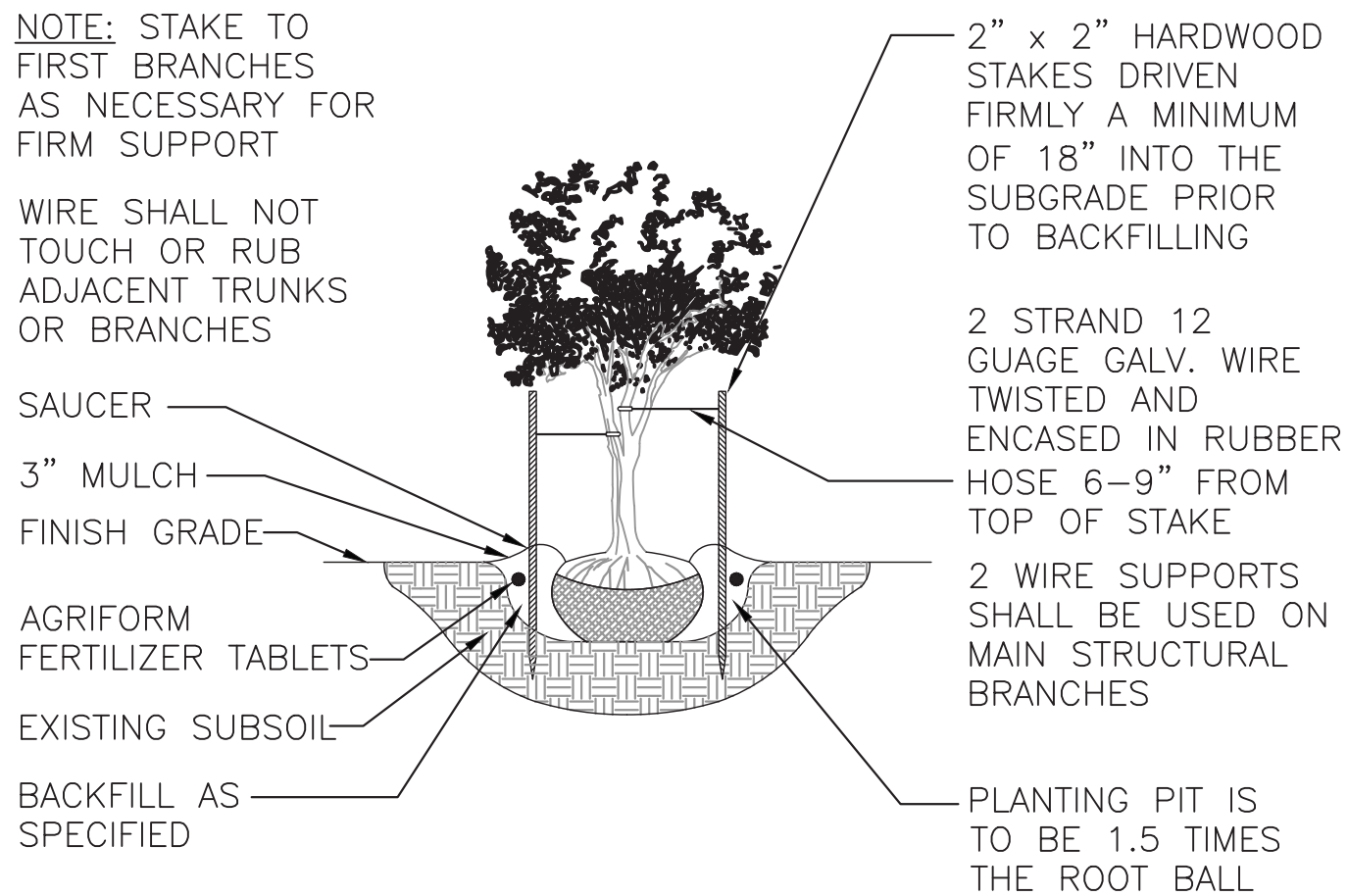
- PBKM (Metal Bands)**
(3) 1 1/2"x3 1/2"x12" (2x4 wood) battens with 5 layers of burlap backing and (4) staple guides for banding, pre-notched (to accept 2"x4"x8' support braces)
(2) 44" plated carbon steel bands with tensioning and locking screw / clamp
- PBKC (Polypropylene Bands)**
(3) 1 1/2"x3 1/2"x12" (2x4 wood) battens with 5 layers of burlap backing and (4) staple guides for banding, pre-notched (to accept 2"x4"x8' support braces)
(2) 8"x1", 600 lb test webbing bands with metal spring locking clamps

2 ARBORGUY PALM BATTEN DETAIL
L200 SCALE= N.T.S.



NOTE: FORM EDGE OF BED, THEN FILL IN BED AT TRIANGULAR SPACING AS SPECIFIED ON PLANT LIST.

4 TYPICAL SPACING DETAIL
L200 SCALE= N.T.S.



6 MULTI-TRUNK STAKING DETAIL
L200 SCALE= N.T.S.

GENERAL LANDSCAPE NOTES:

Failure to notify Landscape Architect of plan, detail, or specification discrepancies prior to construction, makes contractor responsible for all costs incurred for construction charges, not the owner or his representative (Landscape Dynamics) The Owner must maintain the height of all plants within the "Line-Of-Site" triangle area to a height of no greater than 24" above grade for shrubs and groundcover, and tree branching no lower than 72" above finish grade, to ensure clear site line views toward traffic at road and driveway intersections. Landscape Dynamics is not responsible for continued maintenance of such plant material. The owner, leasing company and/or the landscape maintenance company accepts full responsibility for these maintenance requirements.

- Landscape contractor (LC) shall be responsible for all materials and work called for on the landscape plans and in the landscape notes and legend. Plant specifications are minimum acceptable sizes. Plans shall rule if there are any quantity discrepancies between the legend and plans. Final quantity takeoffs are the responsibility of the LC. Notify the Landscape Architect of any discrepancies.
- LC shall comply with all local codes and ordinances and obtain all permits and bonds necessary to construct the project.
- LC shall coordinate their work with other contractors to assure efficient and timely completion of the work.
- LC shall be responsible for supplying all materials, labor, and equipment for the performance of their portion of the work.
- LC to verify all existing grades, dimensions, adequate drainage, suitable planting soil and field conditions and notify owner of discrepancies before proceeding with work. Per FL Statutes, LC to call Sunshine State One (811) 72 hours prior to digging to have all utilities located.
- LC to protect existing utilities, structures, surfaces, and vegetation noted to be saved and be responsible for repair/replacement.
- Protect trees to be saved per detail. Vehicle parking, material storage, or soil removal/addition is not permitted within driplines.
- Round-Up shall be applied twice at ten day intervals onto all existing vegetation, sod, and groundcover areas that are to be replanted. Extreme care shall be taken to prevent overspray and/or drift onto existing plant material to be saved. Mfr's recommendations shall be followed. Remaining weeds and their roots shall be removed by hand prior to installation of plants. Resprouting weeds and plants are the responsibility of the LC through the one year warranty period.
- All plant materials shall be graded Florida No. 1 or better as outlined under current Grades and Standards for Nursery Plants, Division of Plant Industry, State of Florida, unless otherwise noted. All plants not listed shall conform to a Florida No. 1 or better as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species. LC to obtain written certification from nurseries that plant materials are Florida No. 1 or better. Trees up to 4" caliper measured at 6" above soil line and over 4" caliper at 12" above soil line unless otherwise noted. All specifications to be met or exceeded unless otherwise noted. All rootballs and containers to be free of weeds and their roots.

- Planting soil of Fla. peat mixed 1/2 with clean topsoil for the backfilling of plant pits and beds shall be required only if existing soil is unsuitable for planting and/or contains lime rock or construction debris (to be removed).
- Trees and palms shall be installed so their top main root at the trunk is visible and 2" above finished grade. If root is buried, remove soil from the top of the rootball prior to installation. Do not apply the 1 1/2" of mulch to the top of the rootball until after inspection of each tree or palm.
- Landscape Architect is not responsible for adverse soil or drainage conditions, determining sub-surface soil conditions, underground objects/utilities or the accuracy of property lines or information portrayed on surveys or on documents or plans provided by others. Owner or their agent is solely responsible for future maintenance of all plantings to maintain safe visibility within all visibility sight triangles and vehicular use and pedestrian areas within and immediately adjacent to the site.
- Finished grade prior to mulching or sodding to be 3" below top of adjacent surfaces such as walks, curbs and driveways extending perpendicularly from the surface edge for a minimum distance of 18". See detail.
- All palms, trees, shrubs, and groundcovers shall be fertilized with Agriform 20-10-5 or SierraTabs 16-8-12 planting tablets. One tablet/ 1 gal, 2 tablets/ 3 gal, 3 tablets/ 5 or 7 gal, 4 tablets/ 10 gal and one tablet/ each 1/2" of tree trunk diameter. Application shall be as per the details and mfr's recommendation.
- All planting beds (except for annuals) and trees to receive med. pine bark mulch. Due to environmental concerns, cypress mulch shall NOT be used. All tree rootballs (which require 4 foot wide mulch rings in turf areas) shall be mulched to a maximum 1 1/2" depth (to aid water penetration) following inspection. All other planting beds to receive a 3" depth. Mulch shall not touch trunks or stems or be applied within the crowns of groundcovers or over their branches or foliage. Mulch is to be applied by hand and shall not be "blown in".
- LC to maintain all plant material in a plumb, upright and stable condition. All trees/palms to be guyed/staked as per details.
- LC to remove all bags (unless biodegradable), tags, ties, wires, ropes, stakes and nursery attachments from all plant material.
- LC shall be responsible to keep plant material in a healthy, hand watered, insect/pest free condition until owner's final acceptance.
- LC to provide a one-year warranty for trees/palms, shrubs, groundcovers, and vines and thirty days for sod. Warranty period shall start with final acceptance by owner. All plant material shall be alive and in satisfactory growth at the end of the warranty period. Replacement plant material shall be warranted for ninety days (sod for thirty days) from replacement date. Warranty shall apply only to material that dies due to poor quality, improper handling, or installation practices. Generally, material transplanted on-site shall not be warranted. Adverse weather conditions shall not apply. Proper watering and maintenance are the owner's responsibility during the warranty period.
- Provide 100% coverage of all landscape areas using automatic underground irrigation system with rain sensor.

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CONTRACTOR MUST REVIEW ALL GENERAL LANDSCAPE NOTES PRIOR TO BIDDING AND CONSTRUCTION

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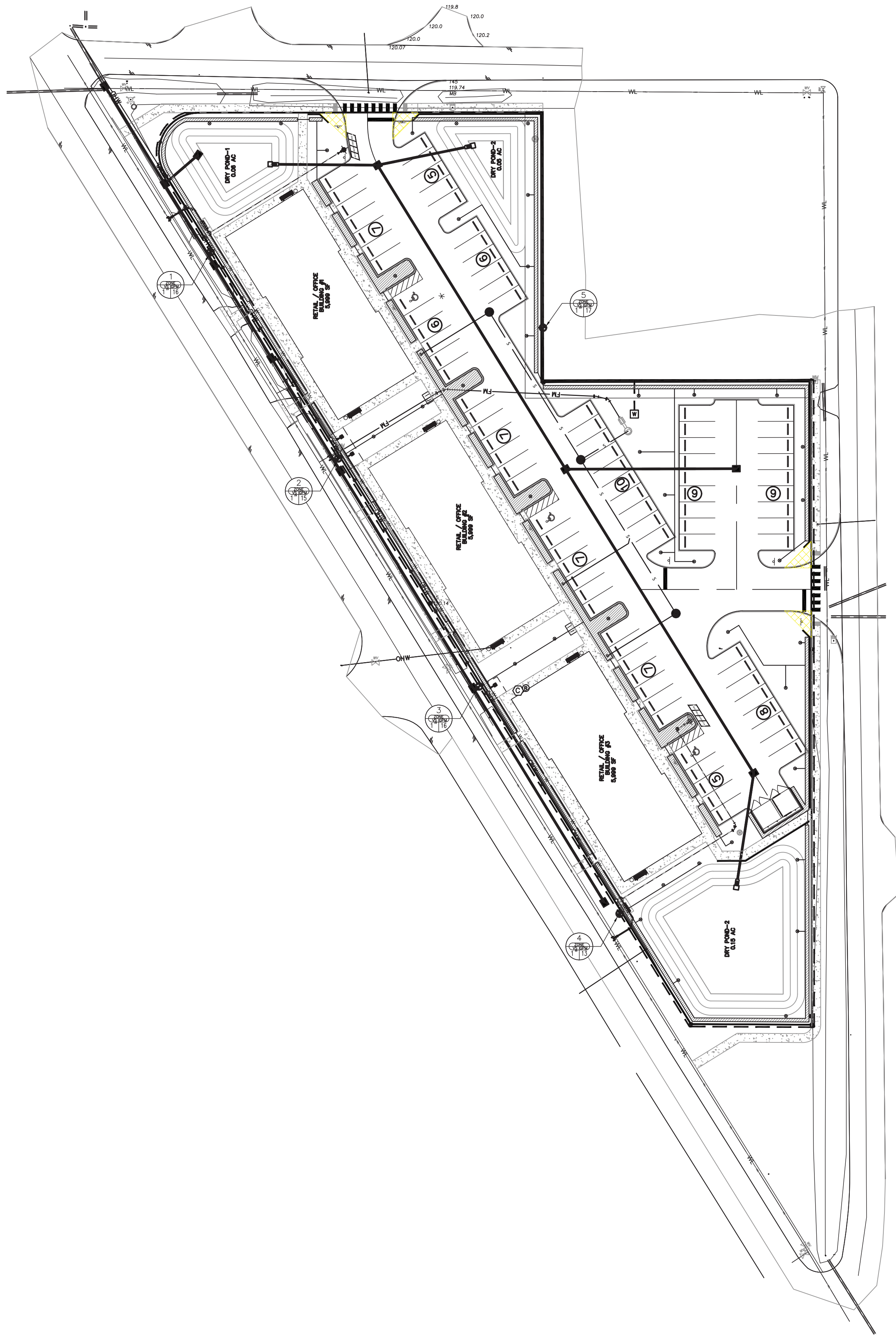
LANDSCAPE
Landscape Dynamics
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REVISIONS
1
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DATE: 01-08-26
JOB #: 2026-002
PERMIT #
DRAWN BY: BRB
FILE NAME: Landscape
SCALE: NTS

L200

IF LESS THAN 24"x36" SHEET HAS BEEN REDUCED, ADJUST THE SCALE TO THE DRAWING ACCORDINGLY.



IRRIGATION SYMBOLS:

- RAINBIRD 1804-SAM-PRS (4" SPRAY) (PURPLE)
- RAINBIRD 1806-SAM-PRS (6" SPRAY) (PURPLE)
- RAINBIRD 1812-SAM-PRS (12" SPRAY) (PURPLE)
- RAINBIRD 1812-SAM-PRS (12" SPRAY ON RISER) (PURPLE)
- (2) XERI-BUBBLER ON 1/4" TUBING (PURPLE)
- (2) XERI-BUG EMITTER ON 1/4" TUBING (PURPLE) (2 PER SHRUB - NOT SHOWN)
- RAINBIRD 3500 SERIES (ROTOR) (PURPLE)
- RAINBIRD 5500 SERIES (ROTOR) (PURPLE)
- PEB SERIES ELECTRIC REMOTE-CONTROL VALVE (PURPLE)
- CONTROL ZONE KIT WITH PRESSURE REGULATING BACKFLUSH FILTER (PURPLE)
- RAINBIRD ESP-MC PLASTIC WALL-MOUNT (CONTROLLER) (PURPLE)
- RAINBIRD RSD-CEx ROOF CONDUIT (RAIN SENSOR) (PURPLE)
- BACKFLOW PREVENTER
- IRR WELL (PURPLE)

- CLASS 200 PVC LATERAL LINE (PURPLE)
- CLASS 200 PVC LATERAL ROTOR LINE (PURPLE)
- POLYETHYLENE TUBING BUBBLER LINE (PURPLE)
- LANDSCAPE DRIPLINE TUBING (PURPLE)
- LANDSCAPE DRIP AREA (PURPLE) (TUBING AND EMITTERS 12" O.C.)
- 1 1/2" PVC LATERAL MAINLINE (PURPLE)
- NOTE: (PIPE TO BE SIZED NOT TO EXCEED A VELOCITY OF 5 FPS / MAX. PSI LOSS IN ZONE LINES NOT TO EXCEED 10% OF OPERATING PSI) MINIMUM PIPE SIZE TO BE 3/4"
- PVC SCH 40 SOLVENT WELD SLEEVE PIPE (SL) - SIZE TO BE DOUBLE THAT OF THE LATERAL LINE (PURPLE)
- POINT OF CONNECTION - PVC TO DRIP TUBING

VALVE DESIGNATION GUIDE

STATION NUMBER

VALVE SIZE

GALLONS PER MINUTE (GPM)

SPRAY PATTERN LEGEND

F

TQ

H

T

Q

ES

CS

SF

SH

SQ

GENERAL IRRIGATION NOTES:

- REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.
- ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING A PVC SWING PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE.
- ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES & BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.
- ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING KING "ONE STEP" CONNECTORS AND SEALANT WITH WIRE NUTS.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN.
- ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING REUSE WATER.
- ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.
- THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD.
- THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP. (OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS)
- ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOD IN THESE AREAS.
- IRRIGATION SYSTEM DESIGN REQUIREMENTS: 60 GPM @ A MINIMUM OF 60 PSI AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY THE AVAILABLE GPM AND PSI PRIOR TO INSTALLATION OF THE SYSTEM.
- 48 HOURS BEFORE DIGGING, CALL 1-800-432-4770 (SUNSHINE STATE ONE CALL CENTER)

40'0"

0

20'

40'

80'

N

GRAPHIC SCALE

1 inch = 40 ft.

P.O. BOX 2852 - Winter Park, Florida 32790-2852 - Phone 407-579-8111 - Email: randy@landscape-dynamics.com

REVISIONS

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DATE: 01-08-26
JOB #: 2026-002
PERMIT #
DRAWN BY: BRB
FILE NAME: Irrigation
SCALE: 1"=40'

IR100

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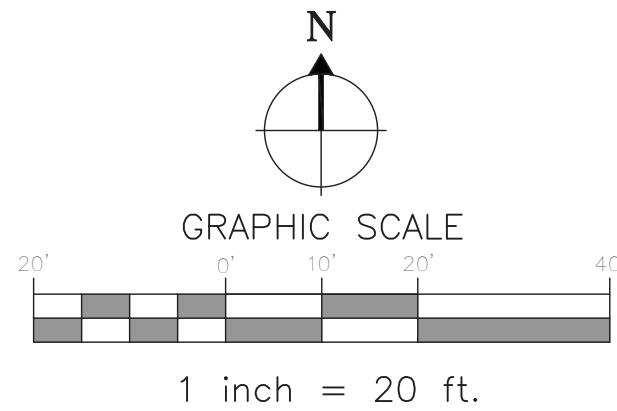
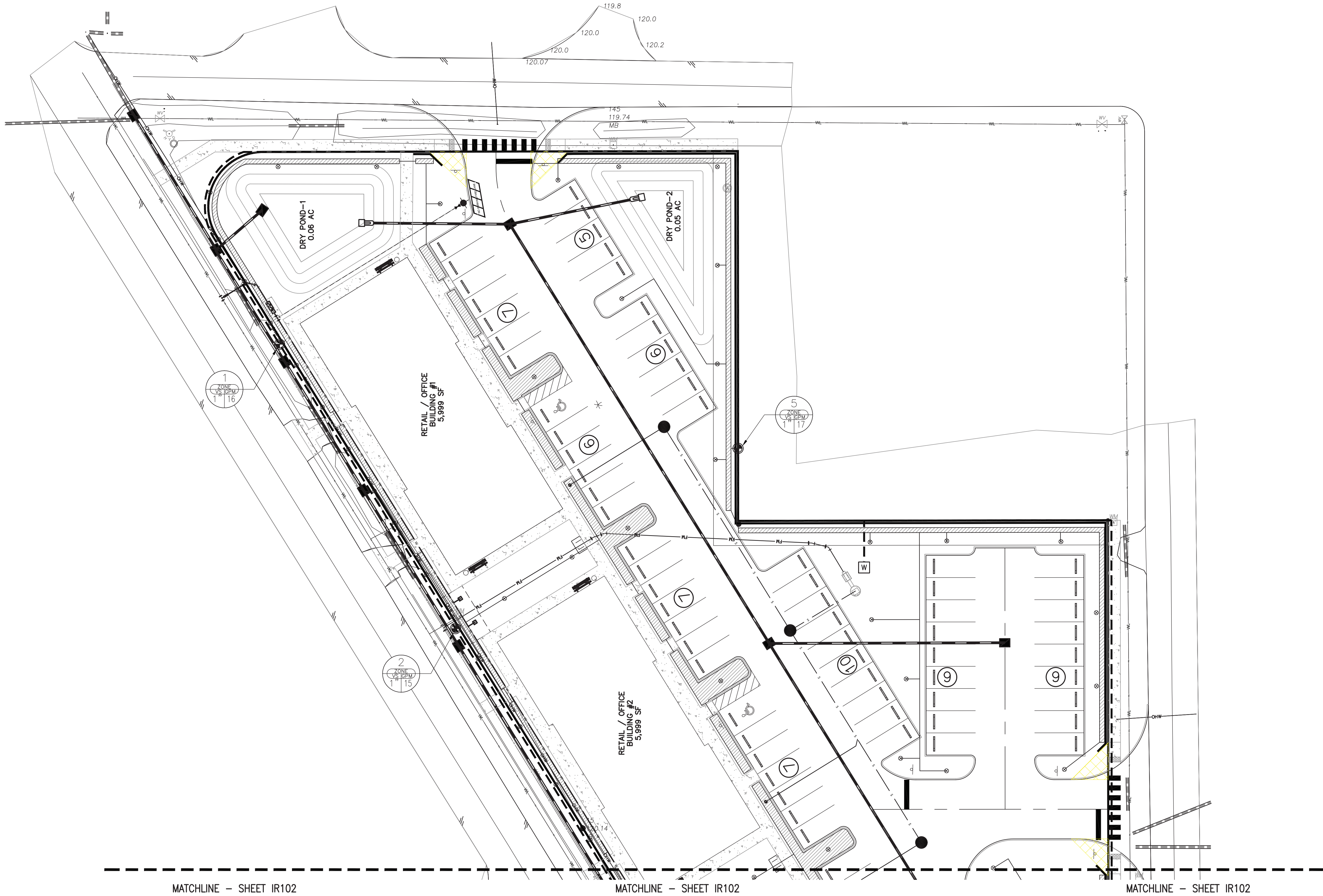
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Overall Irrigation Plan
882 Magnolia
Winter Garden, Florida

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JOB #: 2026-002
PERMIT #
DRAWN BY: BRB
FILE NAME: Irrigation
SCALE: 1"=20'

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Irrigation Plan
882 Magnolia
Winter Garden, Florida

REVISIONS

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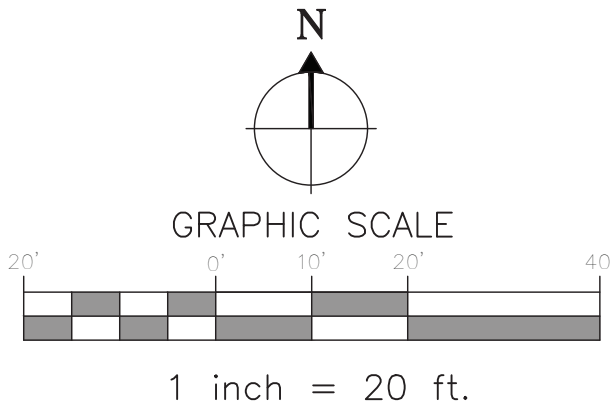
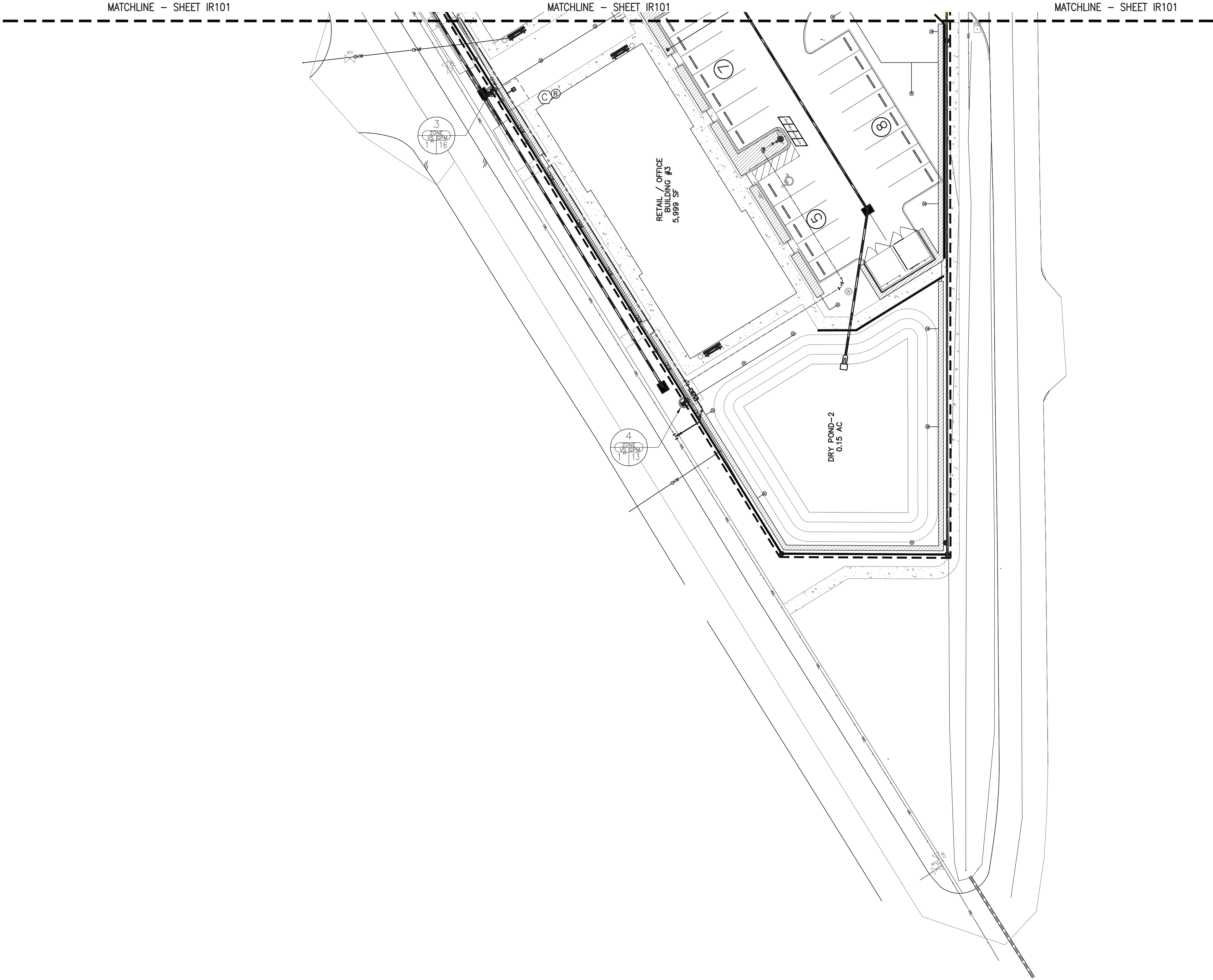
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IR102

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Irrigation Plan
882 Magnolia
Winter Garden, Florida

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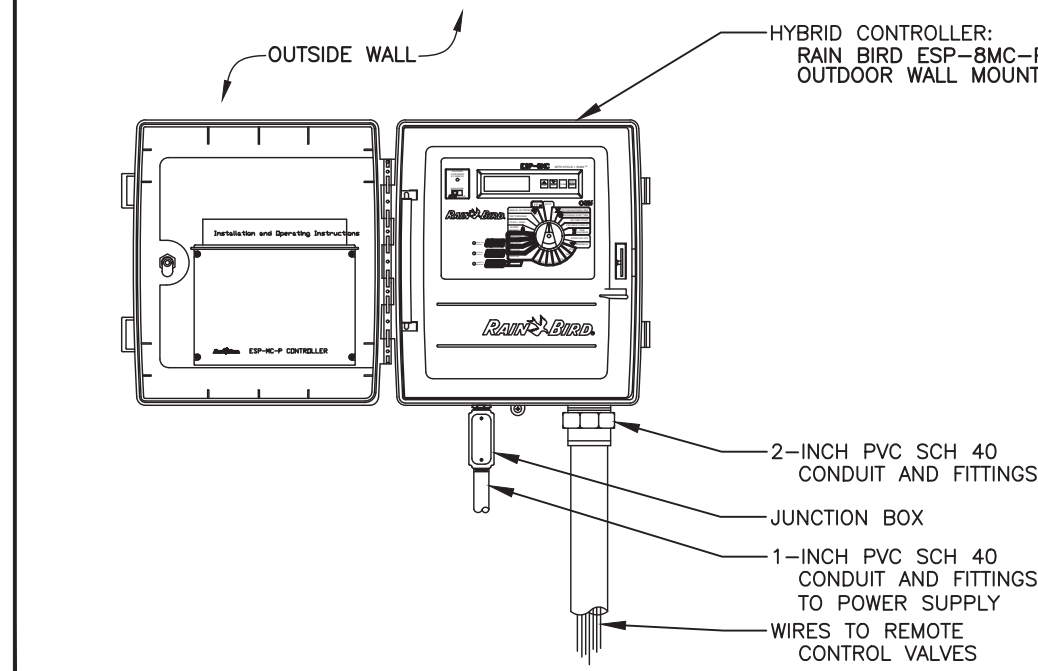
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UTILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION

811

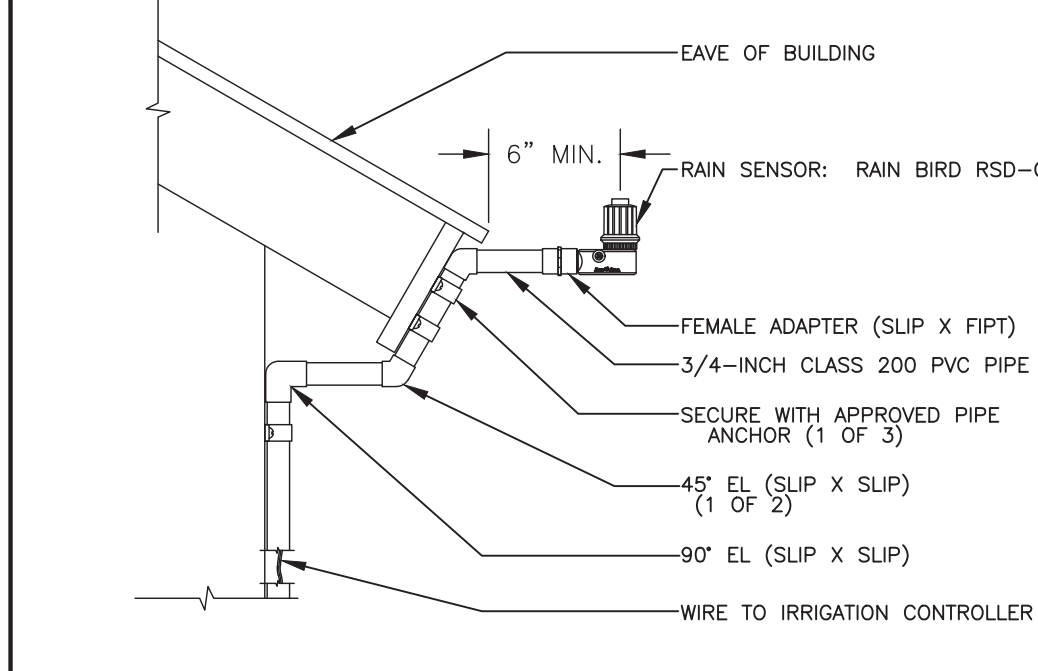
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Co., Inc.

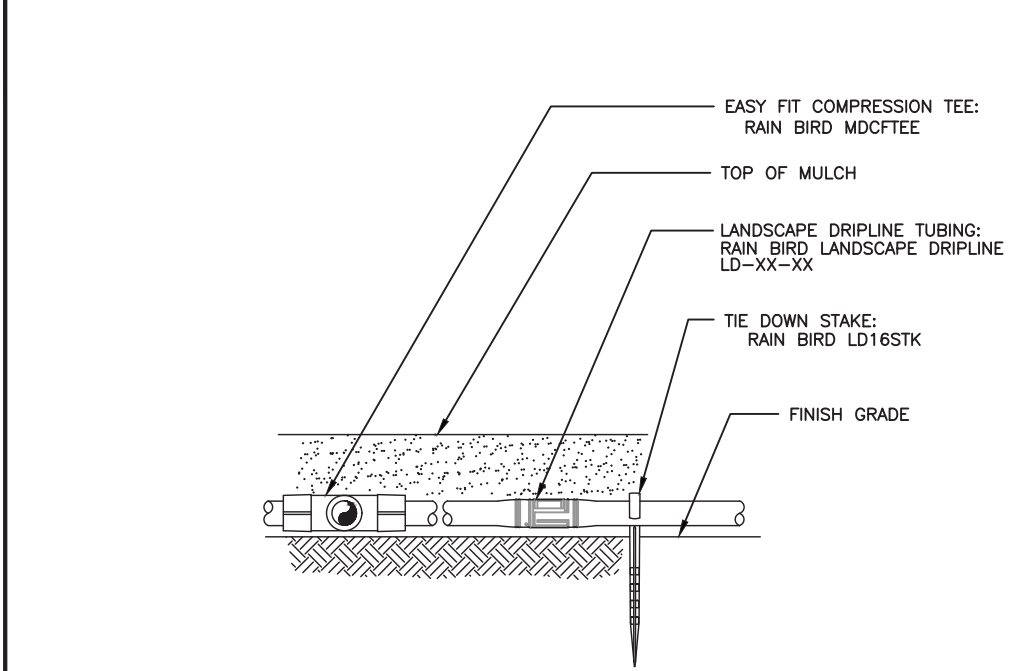
IF LESS THAN 24"x36" SHEET HAS BEEN REDUCED, ADJUST THE SCALE TO THE DRAWING ACCORDINGLY.



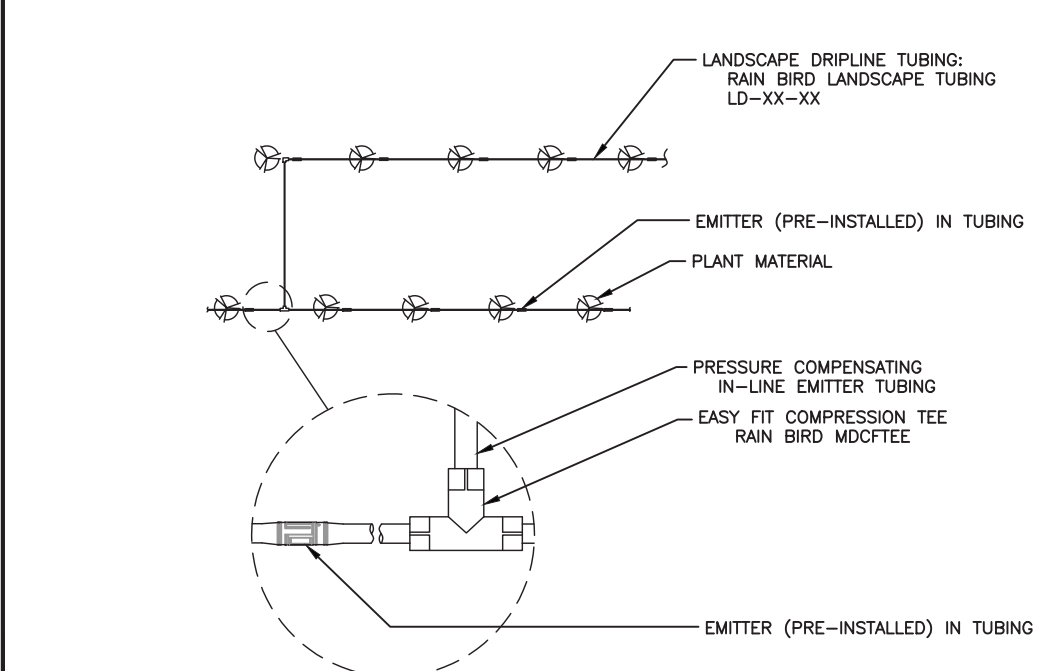
1 FOUR PROGRAM HYBRID CONTROLLER
ESP-MC PLASTIC WALL-MOUNT N.T.S.



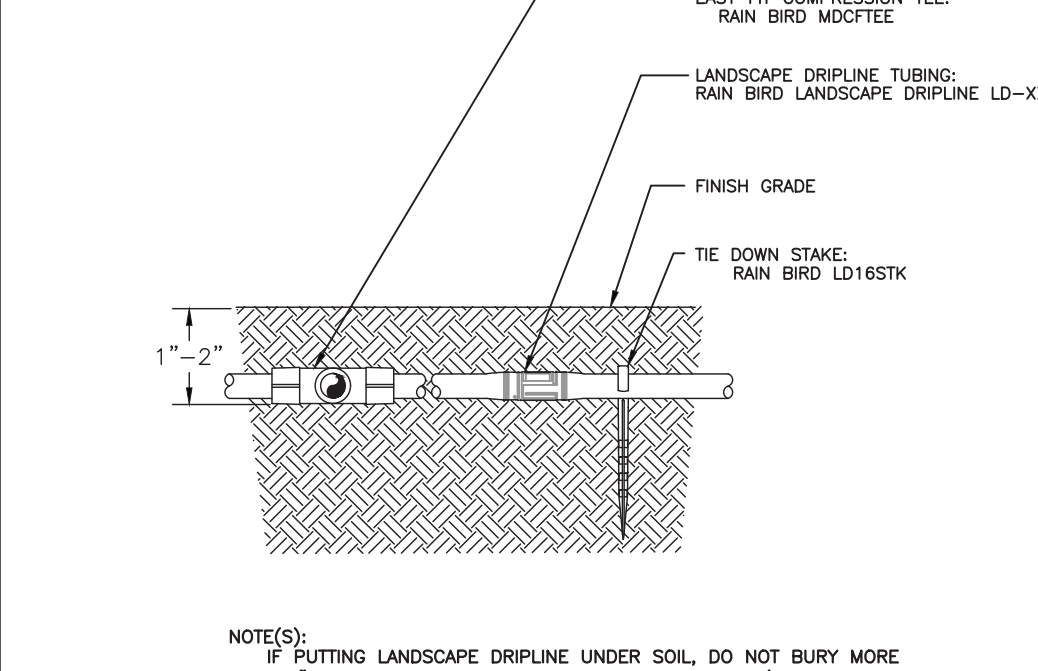
2 RAIN SENSOR
RSD-CEx ROOF CONDUIT N.T.S.



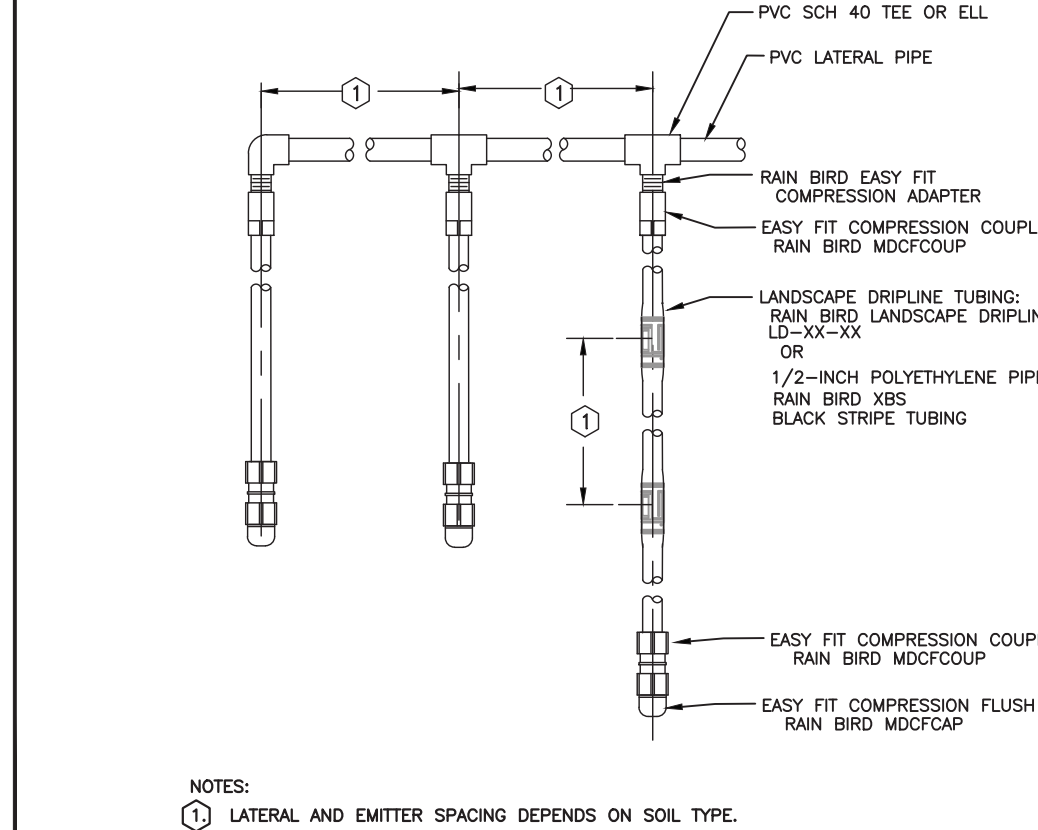
3 LANDSCAPE DRIPLINE ON GRADE
NON-POTABLE SYSTEM N.T.S.



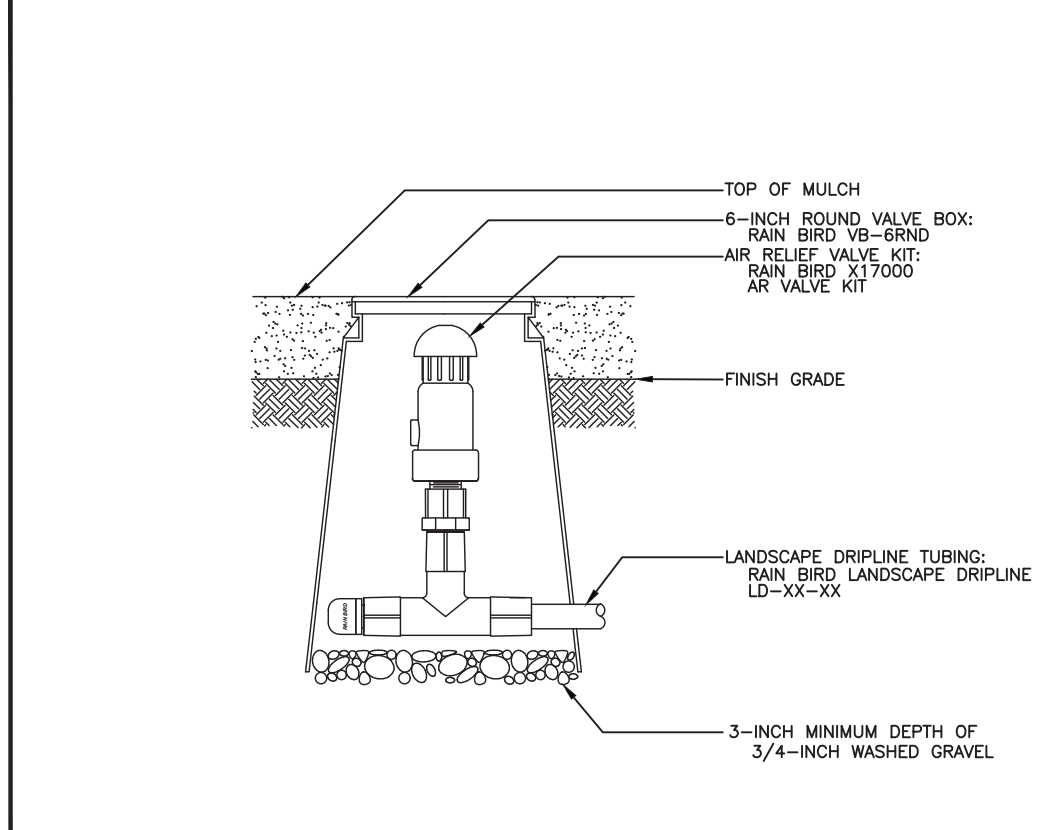
4 LANDSCAPE DRIPLINE CONNECTIONS
NON-POTABLE SYSTEM N.T.S.



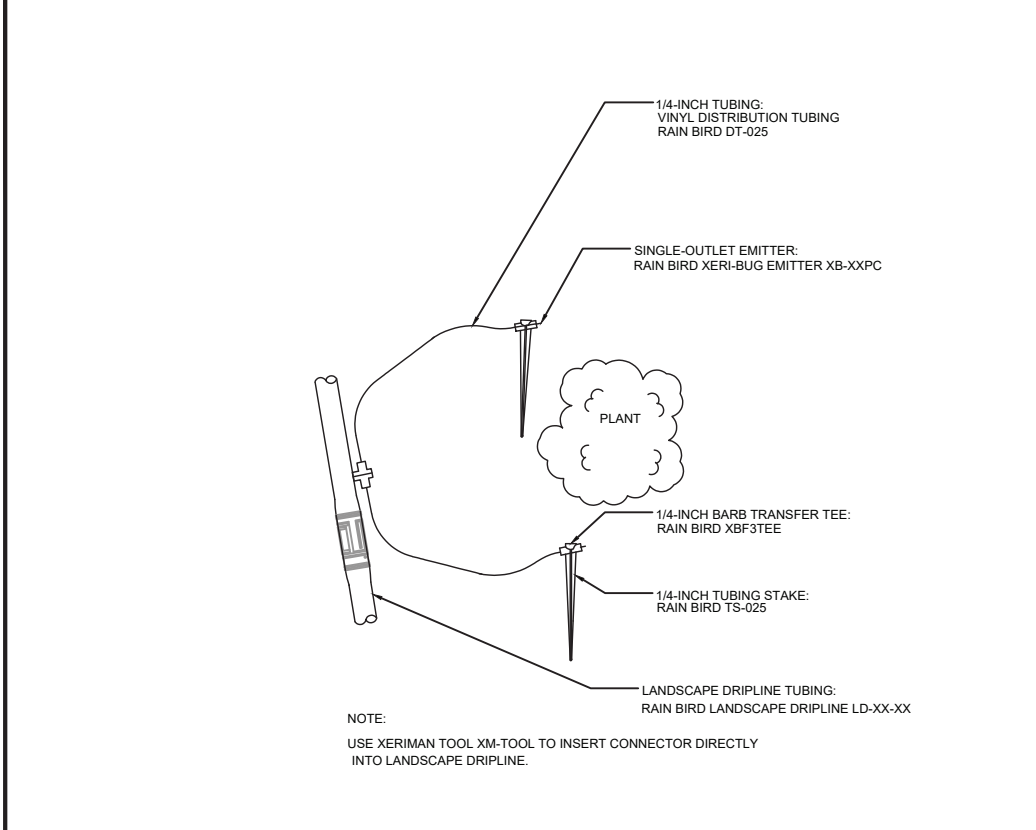
5 LANDSCAPE DRIPLINE 2" BELOW GRADE
WITH EASY FIT TEE - POTABLE SYSTEM N.T.S.



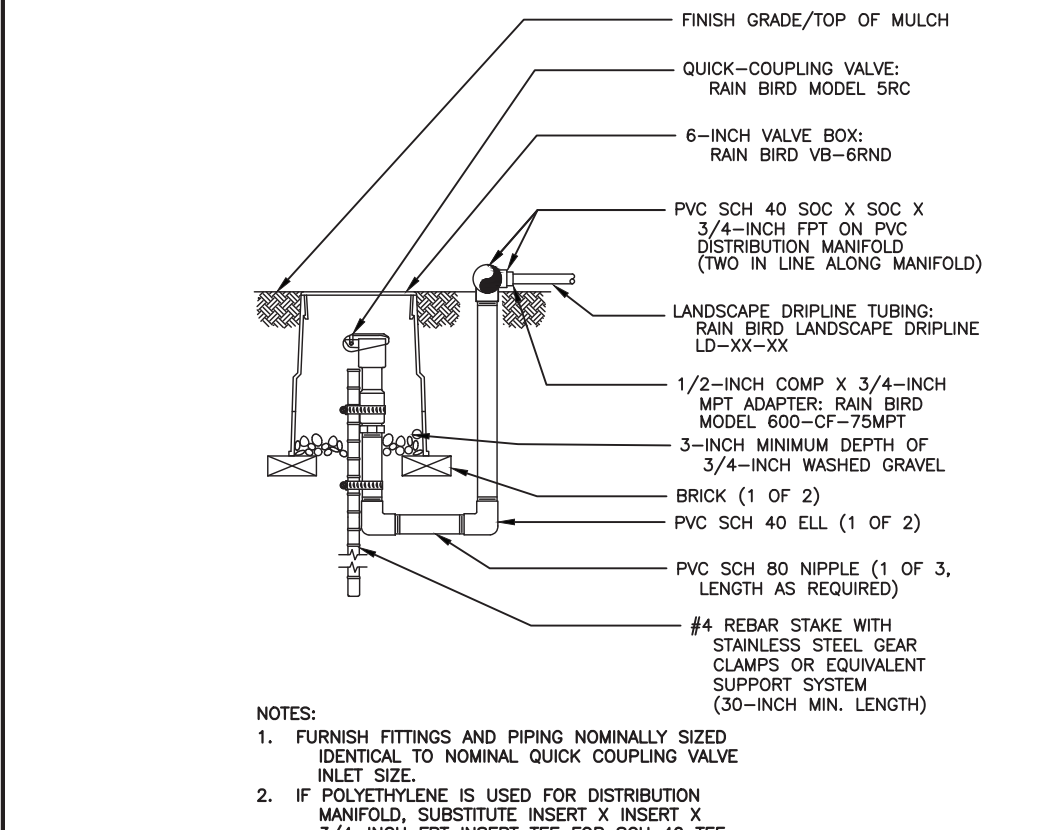
6 LANDSCAPE DRIPLINE LATERALS
NON-POTABLE SYSTEM N.T.S.



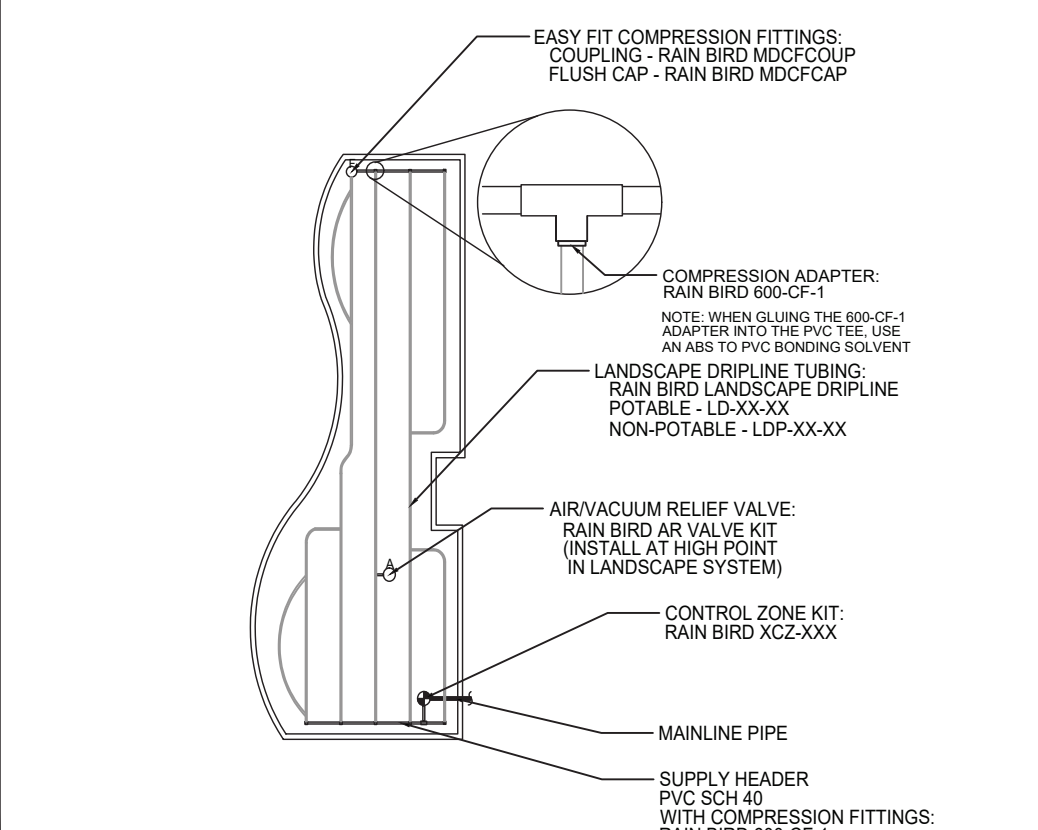
7 AIR RELIEF VALVE IN KIT
N.T.S.



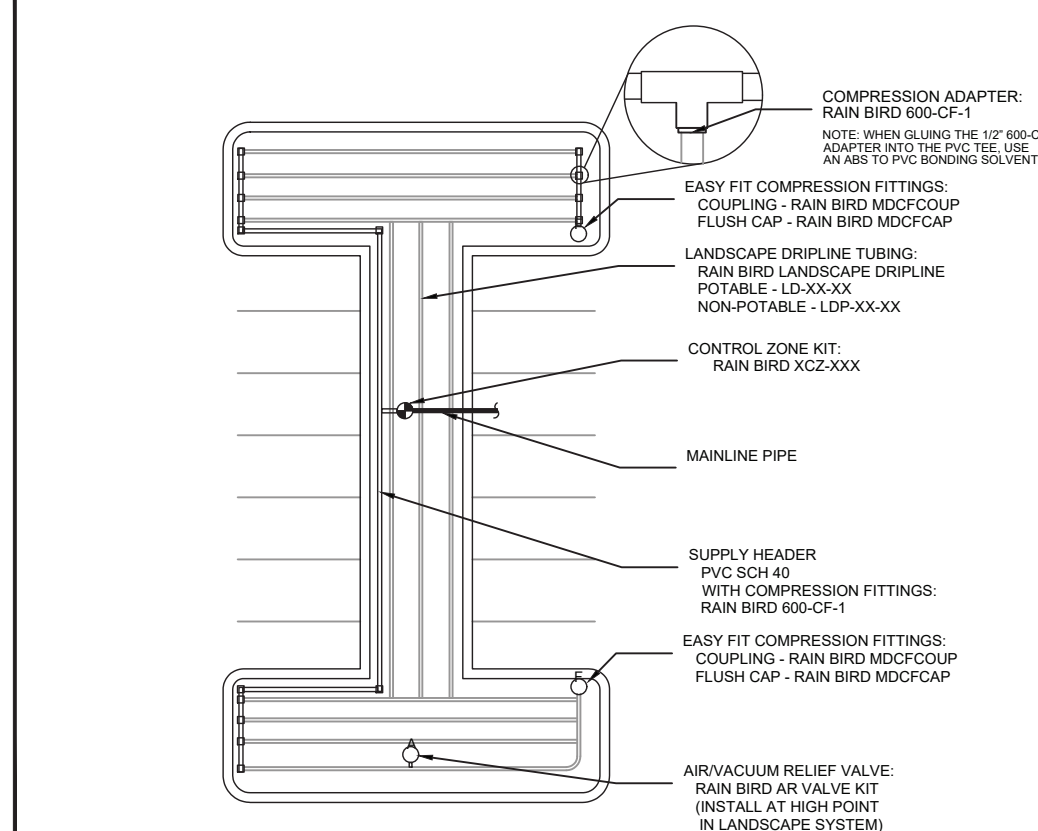
8 LANDSCAPE DRIPLINE
WITH SUPPLEMENTAL EMITTERS N.T.S.



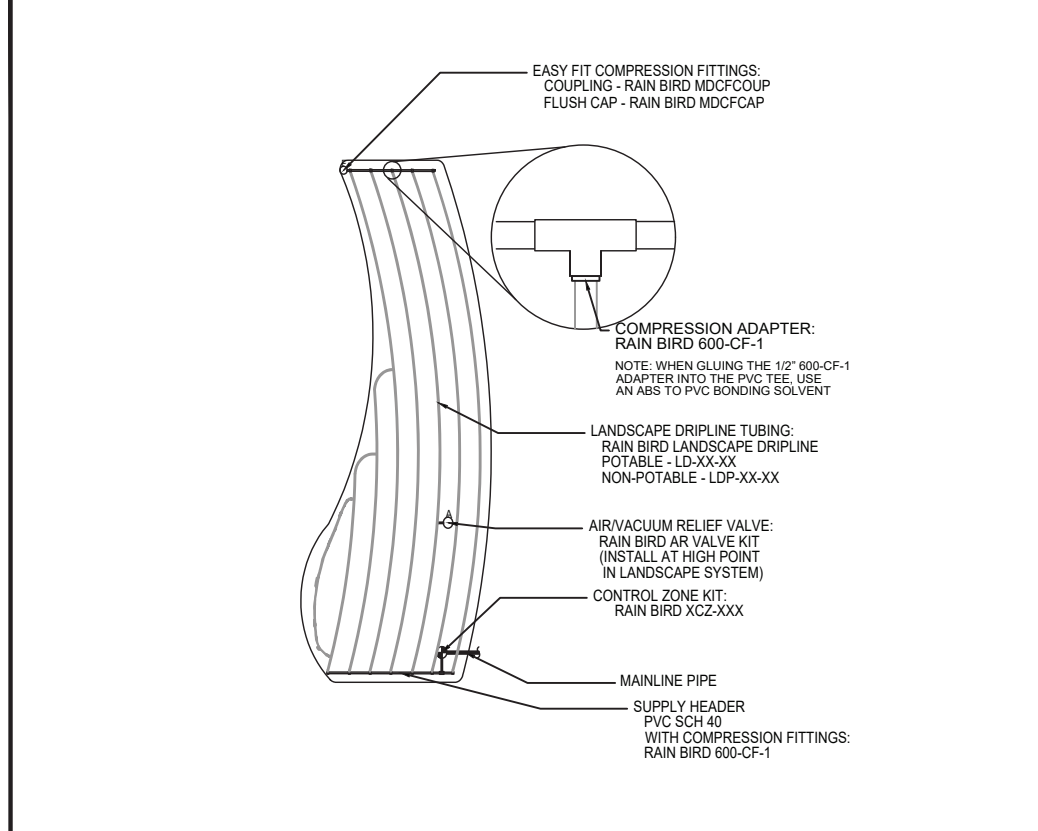
9 LANDSCAPE DRIPLINE FLUSH POINT
NON-POTABLE SYSTEM N.T.S.



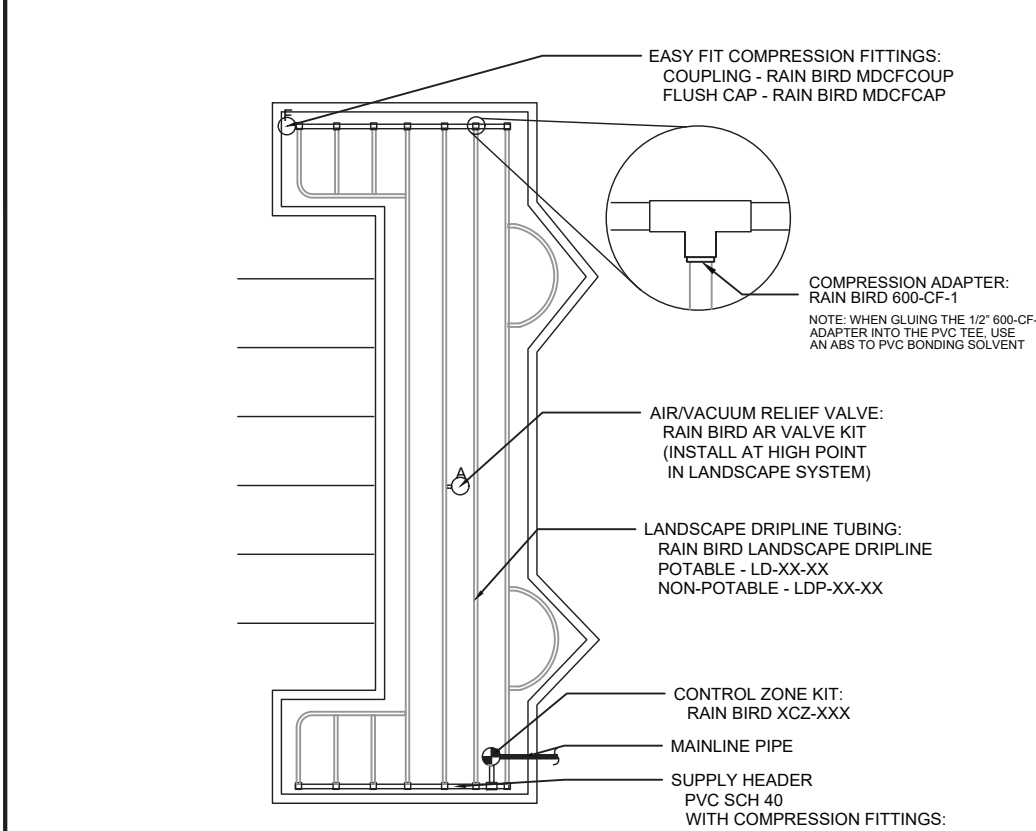
10 LANDSCAPE PLANTER - ODD SHAPED
N.T.S.



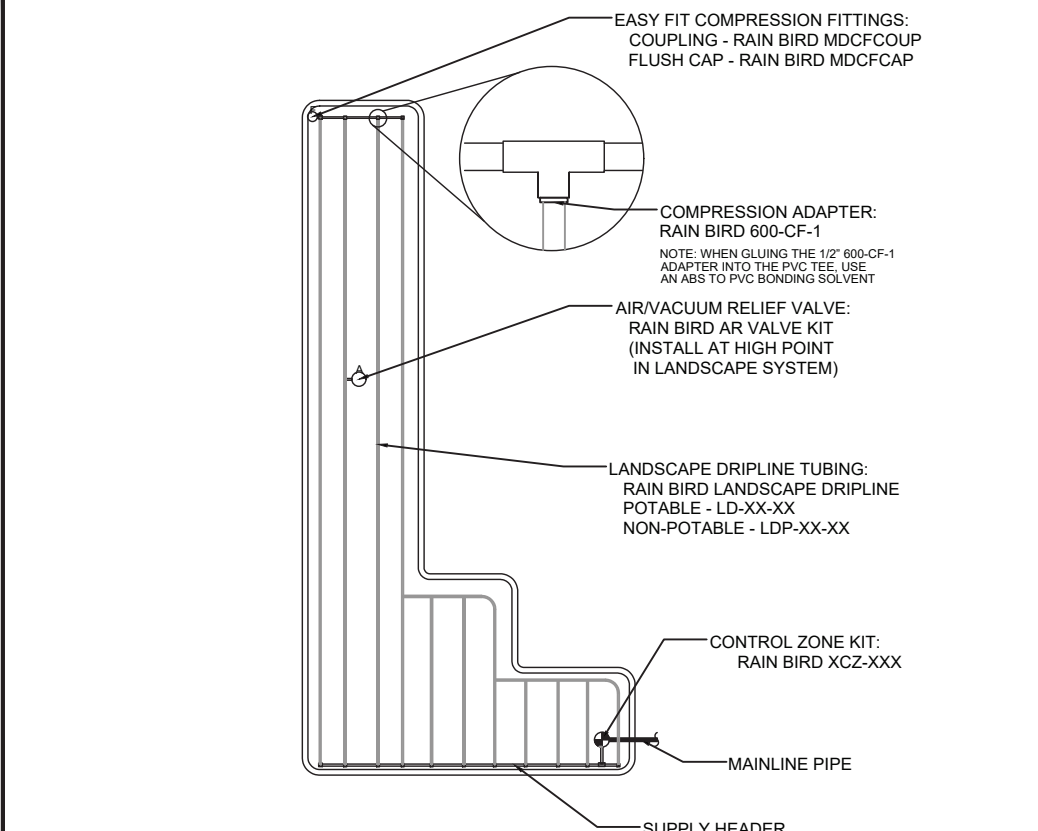
11 PARKING LOT - DOGBONE SHAPED
N.T.S.



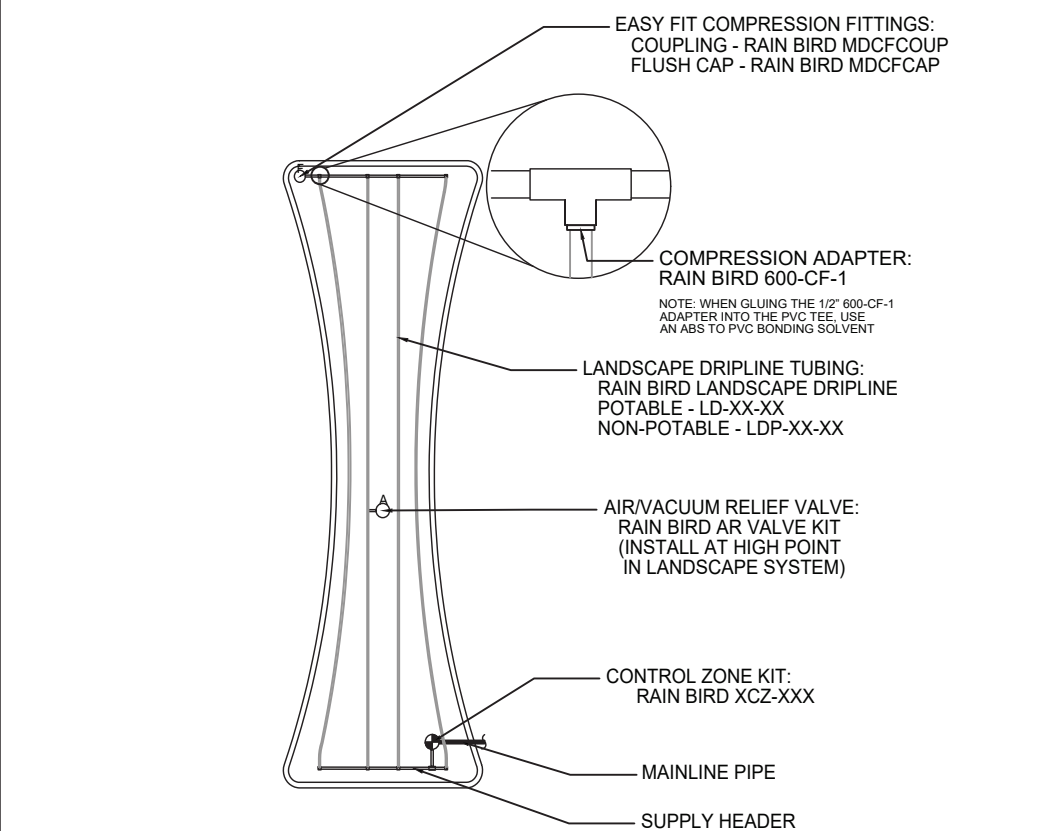
12 LANDSCAPE PLANTER - CURVED POLYGON SHAPED
N.T.S.



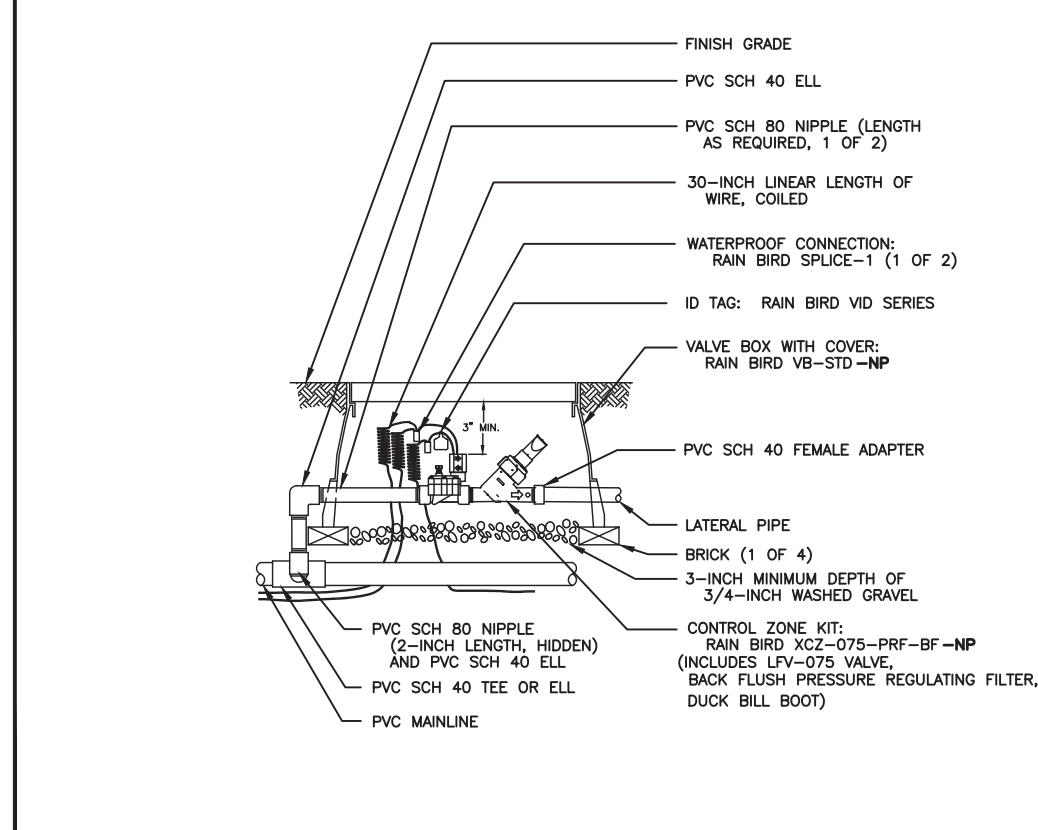
13 PARKING LOT - C SHAPED
N.T.S.



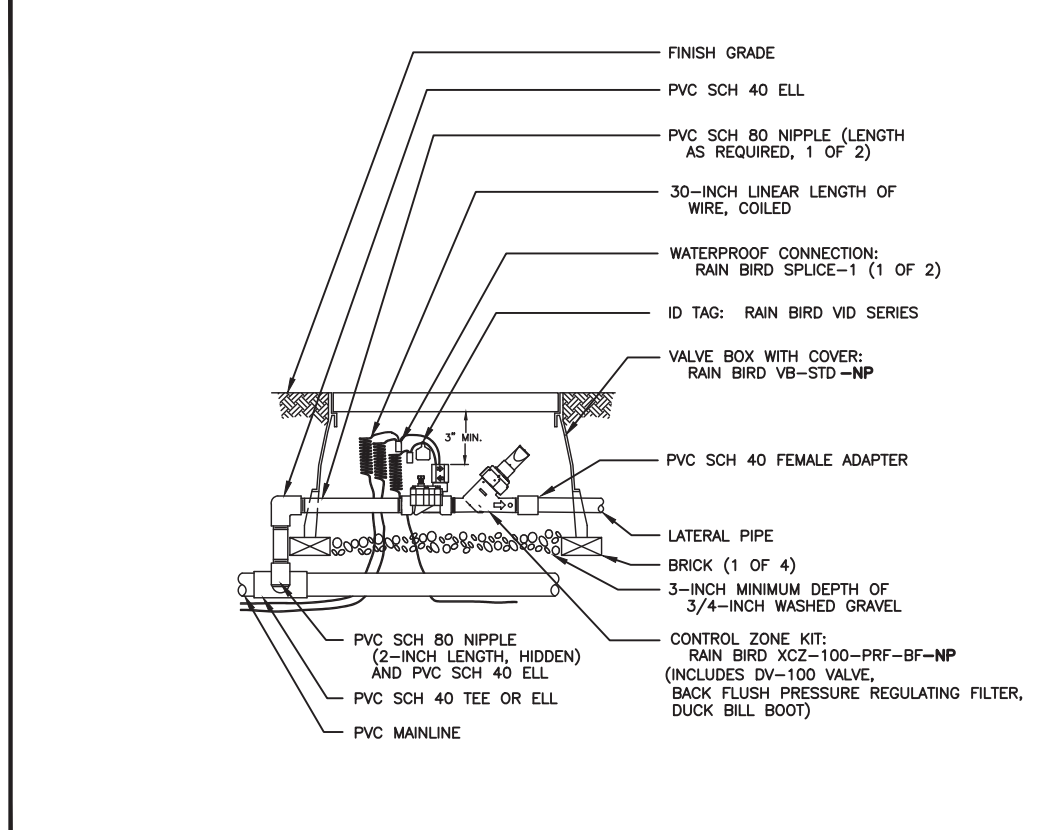
14 LANDSCAPE PLANTER - CORNER SHAPED
N.T.S.



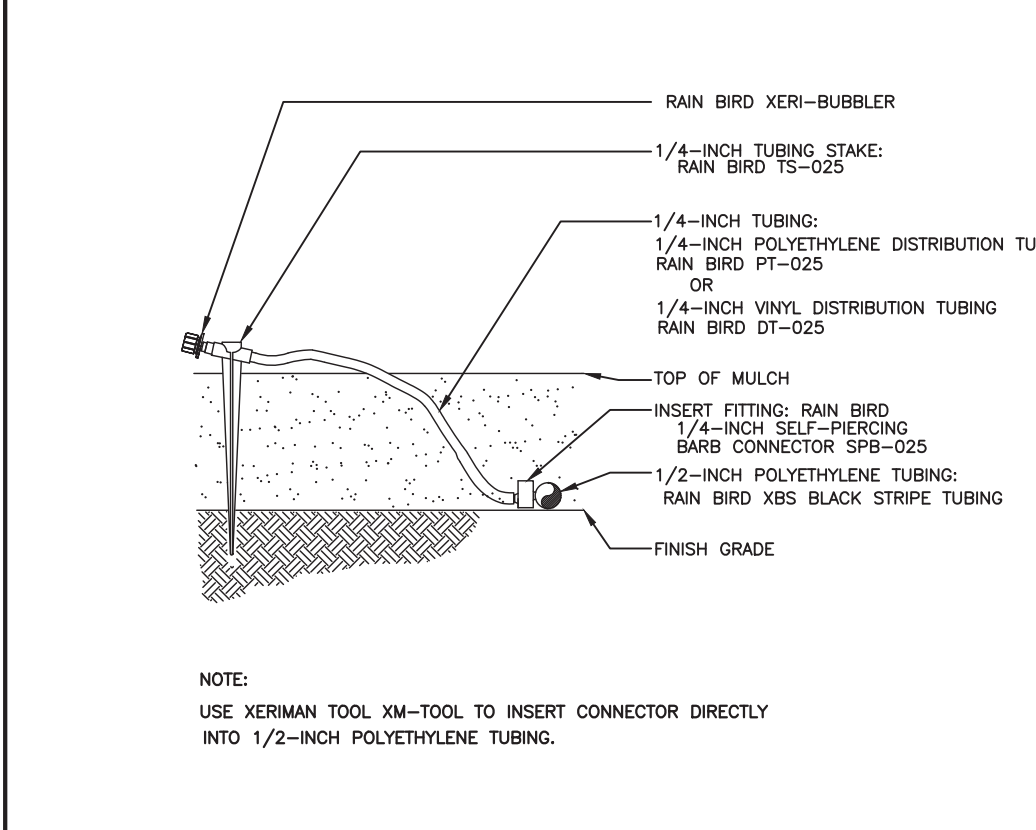
15 LANDSCAPE PLANTER - HOURGLASS SHAPED
N.T.S.



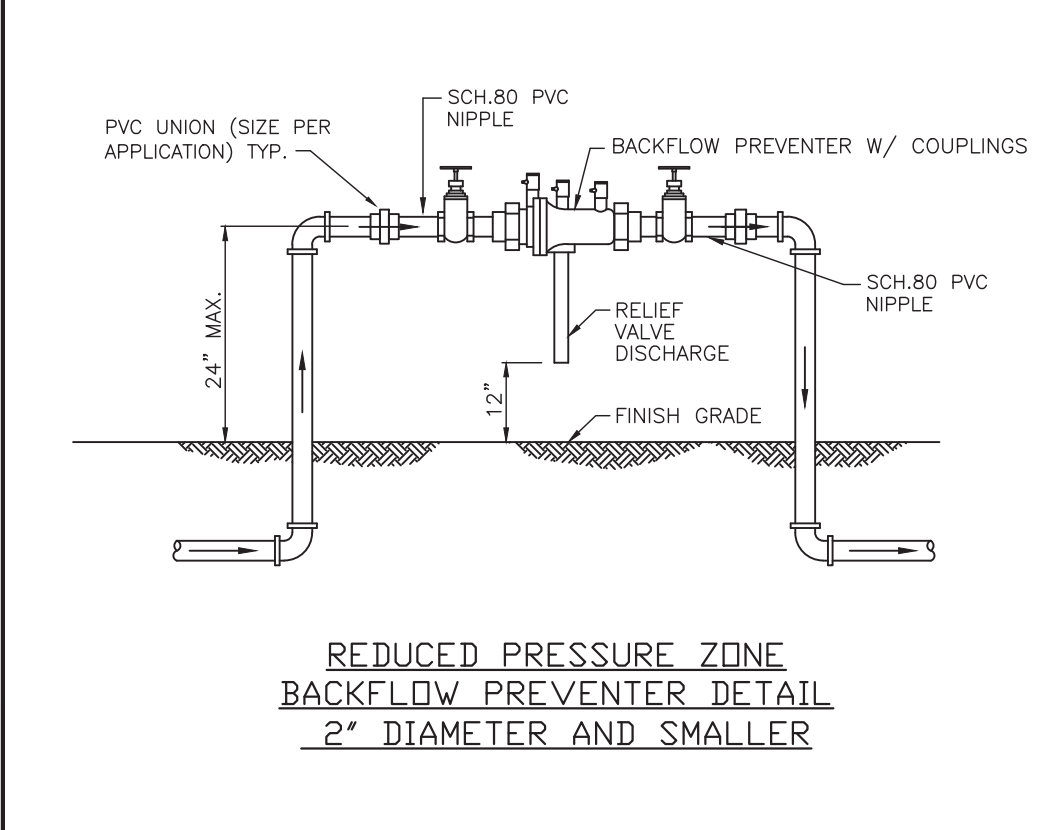
16 3/4" CONTROL ZONE KIT WITH PRESSURE REGULATING BACKFLUSH FILTER
XCZ-075-PRF-BF N.T.S.



17 1" CONTROL ZONE KIT WITH PRESSURE REGULATING BACKFLUSH FILTER
XCZ-100-PRF-BF N.T.S.



18 XERI-BUBBLER ON 1/4" TUBING
N.T.S.



19 RPZ BACKFLOW PREVENTER DETAIL
N.T.S.

LANDSCAPE ARCHITECT:
Robert R. Buchanan LA0000932
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48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-447-6111
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES
UNSATURATED TO IDENTIFY
UNDERGROUND UTILITIES
BEFORE ANY EXCAVATION
FACILITIES NO LESS THAN TWO
TO SIX FEET DEEP TO BE LOCATED

CONTRACTOR MUST REVIEW
ALL GENERAL LANDSCAPE
NOTES PRIOR TO BIDDING AND
CONSTRUCTION

882 Magnolia LLC
775 Garden Commerce Parkway, Suite B
Winter Garden, FL 34787

LANDSCAPE
dynamica
LANDSCAPE ARCHITECTS AND PLANNERS, LLC

920 BOX 2852 - Winter Park, Florida 32790-2852 - Phone 407-579-8111 - Email randy@landscape-dynamics.com

Irrigation Details
882 Magnolia
Winter Garden, Florida

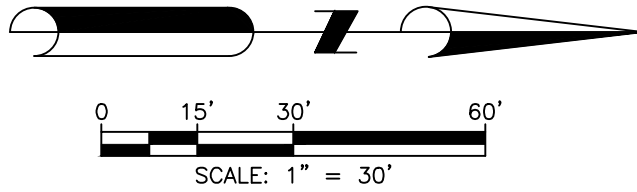
REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

DATE: 01-08-26
JOB #: 2026-002
PERMIT #
DRAWN BY: BRB
FILE NAME: Irrigation
SCALE: NTS

IR200

882 MAGNOLIA SITE PHOTOMETRICS



Florida Lighting Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	[MANUFAC]	Mounting Height
	2	SL4BC	Single	VP-S8-1-40L-140-4K7-4F-UNV-A3-BLT-BC / VALMONT240840605TE-DI-DBL-BH	0.950	12640	140.5	281	BEACON PRODUCTS	25
	3	SL4	Single	VP-S8-1-40L-140-4K7-4F-UNV-A3-BLT / VALMONT240840605TE-DI-DBL-BH	0.950	19594	140.49	421.47	BEACON	25

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
Property Line	Illuminance	Fc	0.13	0.9	0.0	N.A.	N.A.	
Site	Illuminance	Fc	1.04	3.7	0.0	N.A.	N.A.	
Property Line	Illuminance	Fc	1.72	3.7	0.6	2.87	6.17	

Property Line
Illuminance (Fc)
Average = 1.72
Maximum = 3.7
Minimum = 0.6
Avg/Min Ratio = 2.87
Max/Min Ratio = 6.17

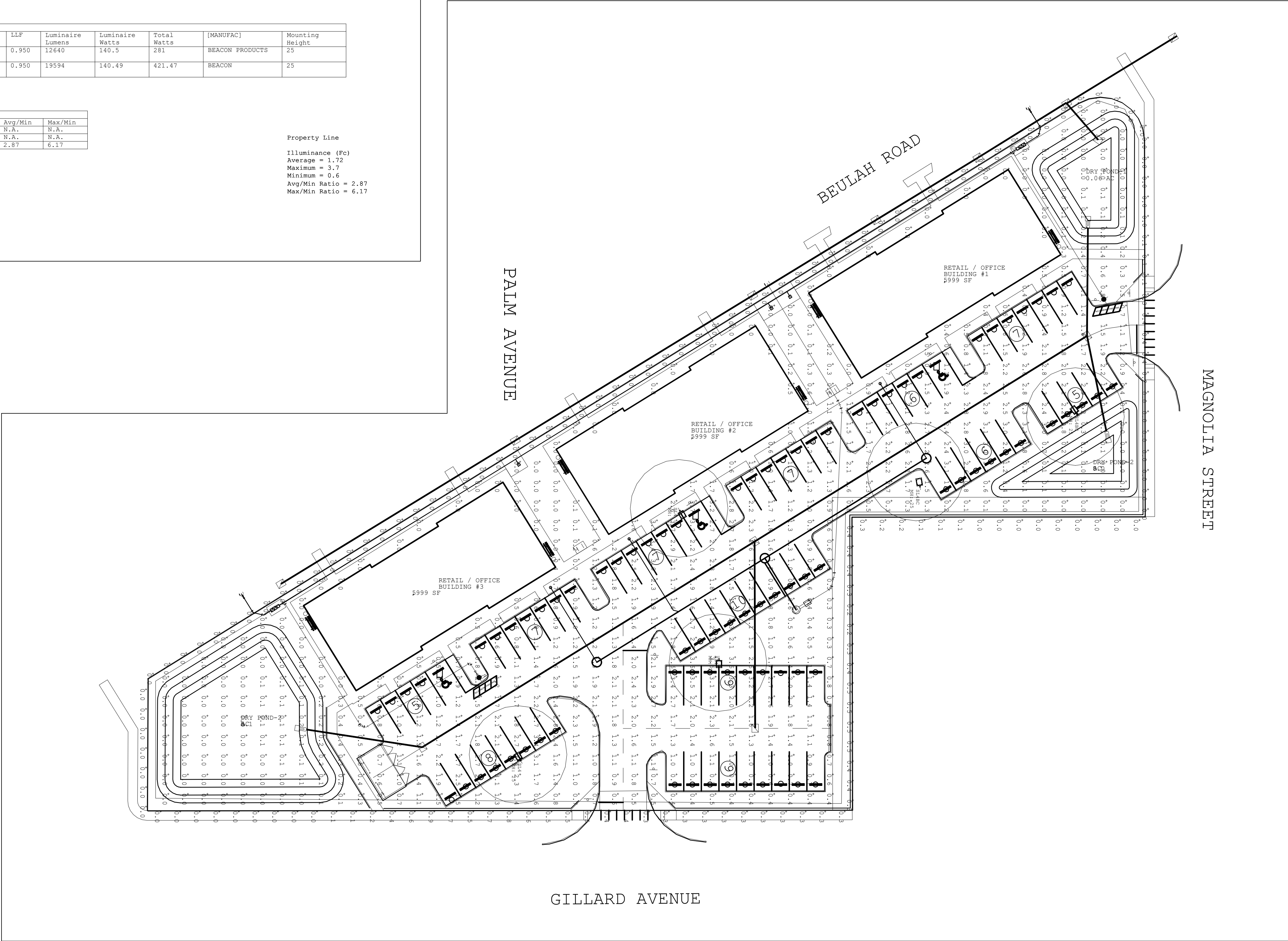


Exhibit “C”

COVER PAGE

**MAGNOLIA COMMERCIAL DEVELOPMENT PCD
Design Standards**

(1 PAGE - ATTACHED)



1 ELEVATION
A-201 1/8"=1'-0"



2 ELEVATION
A-201 1/8"=1'-0"



THE CITY OF WINTER GARDEN
PLANNING AND ZONING BOARD AGENDA ITEM # 4.A.

Public Hearing

Date: September 3, 2026 **Meeting Date:** September 14, 2026
Subject: Ordinance 26-25
Project Name: N/A
Parcel ID: N/A
Issue: Ordinance **26-25** Amending City Code Section 114-38 governing artificial turf requirements.

Supplemental Material / Analysis:

Owner / Applicant: City of Winter Garden

Summary: Ordinance 26-25 amends Section 114-38 of the City Code to establish new standards for the installation, maintenance, and regulation of artificial turf within the City of Winter Garden. The ordinance is intended to clarify existing regulations and ensure compliance with Section 125.572, Florida Statutes. It creates permitting requirements for artificial turf installations and establishes standards related to appearance, material composition, permeability, stormwater management, maintenance, and location restrictions. The ordinance also prohibits artificial turf in certain areas that could negatively impact trees, water bodies, or stormwater infrastructure. The ordinance also requires property owners to maintain artificial turf in good condition and establishes environmental standards regarding PFAS content, infill materials, and disposal methods. Additionally, the ordinance requires property owners to maintain artificial turf in good condition and establishes environmental standards regarding PFAS content, infill materials, and disposal methods.

The public purpose of this ordinance is to promote and protect the public health, safety, and welfare by reducing potential environmental impacts associated with artificial turf installations, protecting water quality and stormwater systems, preserving trees and natural resources, preventing drainage and flooding issues on adjacent properties, and ensuring that artificial turf is installed and maintained in a safe and aesthetically appropriate manner.

This item was tabled at the August 3, 2026 P&Z meeting so that the City may have additional time to research and provide clarification about a number of questions posed by a member of the public who spoke during the hearing. Based on this research, the changes in the new version of the ordinance include changing the limit of PFAS from 50 ppm to 100 ppm to better align with what manufacturers can offer, and also noting that if the State adopts a specific number associated with the term “intentionally added” that the ordinance will adopt that amount without requiring an amendment.

Staff Recommendation(s):

Staff recommends approval of Ordinance 26-25.

Next Step(s):

The first reading by City Commission is scheduled for September 15, 2026, with the second reading and adoption anticipated to be on September 29, 2026.

Attachment(s):

Ordinances 26-25

Business Impact Estimate

ORDINANCE 26-25

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 114, CITY OF WINTER GARDEN CODE OF ORDINANCES; AMENDING SECTION 114-38 GOVERNING ARTIFICIAL TURF REQUIREMENTS; PROVIDING REQUIREMENTS FOR INSTALLATION AND MAINTENANCE OF IMPERVIOUS AND PERVIOUS ARTIFICIAL TURF; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City Code of Ordinances currently governs the installation and maintenance of artificial turf; and

WHEREAS, the City wishes to clarify and enact regulations further governing the installation of artificial turf to comply with Section 125.572, Florida Statutes; and

WHEREAS, the City finds that this Ordinance advances the interest of the public health, safety, and welfare.

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

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. Amendment of City Code. Section 114-38 of Chapter 114, Article II of the City Code of Ordinances is hereby amended as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions; stars * * * * indicate breaks between sections, subsections, or paragraphs and do not indicate changes to the City Code; provisions not included are not being amended):

Sec. 114-38. – Turf areas.

* * * * *

(g) The following requirements shall govern the installation of artificial turf.

- (1) A permit shall be required to install artificial turf. At a minimum, artificial turf must be installed according to the manufacturer's specifications and may be subject to further city stormwater requirements.

(2) Appearance

- a. Artificial turf must replicate common species of natural grass utilized in the Central Florida area such as St. Augustine, Bahia, or Bermuda grass in color and appearance.

(3) Material Type

- a. Artificial turf, including backing materials and infill, must not contain heavy metals or intentionally added per- and polyfluoroalkyl substances (PFAS).
 - i. Single-family residential properties 1 acre or less may have limited amounts of PFAS material (no more than 100 parts per million of total

fluorine or total organic fluorine. Measurements exceeding this baseline are considered to be intentionally added toxic per- and polyfluoroalkyl substances (PFAS)). The definition of “intentionally added” in this section will automatically change to mimic any future definition of such term established by the State of Florida through legislation or rule adoption.

- ii. Property owner must be able to submit proof of PFAS testing from manufacturer (such as a nontargeted PFAS test, total fluorine test, etc.).
- b. Artificial turf, including backing materials and infill, must be disposable under normal conditions at any Chapter 62-701, F.A.C., Florida permitted landfill.
- c. Infill material, if used, shall only be clean silica sand, rock, shell, or other natural material, except that coated silica sand may be used provided that any coating used is non-toxic and meets the requirements described in paragraphs (3)(a) and (3)(b). Rubber or any other synthetic infill material is allowed only within the footprint of playground equipment and must also meet the requirements described in paragraphs (3)(a) and (3)(b). Installation shall be designed to prevent washing away of any infill material off the property.
- d. Subgrade shall be composed of natural materials, such as crushed rock, or crushed concrete that meets the permeability requirements of this rule. Subgrade materials shall be washed prior to installation to prevent fines from binding.

(4) Permeability

~~New total impervious area coverage to include the artificial turf shall be submitted with the permit application.~~

- a. Artificial turf must be permeable and affixed to permeable backing with a pervious subgrade that is prepared for positive drainage and consists of evenly graded porous material.
 - i. Soil beneath installed subgrade shall not be compacted to the extent that it adversely impacts percolation through the soil.

~~(5) Installations are not permitted within five feet of any side or rear property line or within a drainage and/or utility easement.~~

~~(6) Installations are not permitted within front yards or within ten feet of any side street property line.~~

~~(7) Installation of artificial turf within public and private rights-of-way is prohibited.~~

(5) Stormwater Management

- a. Installation of artificial turf must be designed and installed to prevent pooling or an increase in the stormwater runoff volume, direction, or rates to adjacent properties and, where possible, runoff shall be directed to on-site pervious areas.
 - i. The first inch of stormwater runoff from the artificial turf must be retained on site in accordance with Chapter 106-7 “stormwater

management requirements.” This requirement may be waived if the property is included in a permit from the St. Johns River Water Management District (SJRWMD).

- b. Installation of artificial turf must not alter the permitted stormwater management system as defined in Chapter 106 “stormwater management.”
- c. In-ground irrigation systems cannot be used to irrigate artificial turf areas.

(6) Location

- a. Installations are not allowed under tree canopies, or within the drip line of any existing tree canopy, unless the tree is a noxious weed as defined by Chapter 581, F.S., or unless a certified arborist, using site specific information and best professional judgment, certifies that installation within that drip line would not be harmful to the tree.
 - i. Any installation of artificial turf cannot compromise the health of nearby trees, including damage to tree roots, other than those identified as a noxious weed as defined in Chapter 581, F.S.
- b. Property owners are encouraged to keep artificial turf out of drainage easement and utility easement areas to prevent conflicts with drainage systems and utility operations, maintenance and repair. If artificial turf is installed in an easement area and the turf is damaged during drainage system or utility operations, repair or maintenance, the property owner is responsible for the expense of repairing/reinstalling the artificial turf or replacing it with natural sod. This provision does not alter any easement provision and depending on the circumstances, the installation of artificial turf within an easement area may be a violation of the terms of the easement.
- c. Installation of artificial turf within public rights-of-way is prohibited.
- d. Buffer zones around natural or man-made waterbodies may be established to protect against erosion and reduce pollution provided that such buffer for artificial turf is no greater or restrictive than what is applicable to natural turf. Where no buffer zone has been established, artificial turf must not be installed within 10 feet of any artificial turf or natural water body on single-family residential properties of 1 acre or less. The distance shall be measured from the applicable ordinary or mean high water line, except where there is a physical barrier between the artificial turf and the waterbody (such as, but not limited to, a seawall or bulkhead). Artificial turf may not be installed within 50 feet of any artificial or natural water body.
 - i. For all other properties, including commercial, artificial turf must not be installed within 50 feet of any artificial or natural water body.
 - ii. Artificial turf is prohibited within drainage features (e.g., retention ponds, swales, etc.).
 - iii. Artificial turf shall not cause or contribute to violations of state water quality standards. Any violation of state water quality standards linked to a property owner’s artificial turf shall constitute a violation of this subsection.

~~(11) For purposes of impervious surface ratio (ISR) calculations, artificial turf shall be considered an impervious surface.~~

(h) *Maintenance of artificial turf.* The property owner shall routinely maintain artificial turf, including cleaning, brushing, debris removal, repairing and replacement. Such maintenance activities shall ensure that artificial turf continues to function as designed and permitted. The aforesaid requirements of this subsection (h) apply to all artificial turf installed within the city limits whether such: (i) was installed prior or after the adoption of this subsection, or (ii) was not required to obtain a permit or enter into an agreement required by this section at the time of its installation. All artificial turf must be replaced if it falls into disrepair with fading, holes, or loose areas. Artificial turf must remain anchored at all edges and seams that, at a minimum, will withstand the effects of wind or flooding. Replacement and repairs shall be done with like materials from the same manufacturer and done so in a manner that results in a repair that blends in with the existing artificial turf. The property owner's failure to maintain, repair and/or replace artificial turf in compliance with the section or any agreement entered into with the city as required herein shall constitute a violation of this subsection.

(i) *Exemptions.* All city owned properties and public recreational facilities shall be exempt from this chapter.

SECTION 3. Codification. Section 2 of this Ordinance shall be codified into the Winter Garden City Code. Any section, paragraph 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 and the City Code may be freely made.

SECTION 4. 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 5. Conflicts. In the event of a conflict or conflicts between this Ordinance and any other ordinance or provision of law, this Ordinance controls to the extent of the conflict, as allowable under the law.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon adoption by the City Commission of the City of Winter Garden, Florida (the "Effective Date"), and shall apply to all applications for permits received on or after the Effective Date.

First reading held on _____, 2026
Second reading held on _____, 2026

ADOPTED this ____ day of _____, 2026, by the City Commission of the City of Winter Garden, Florida.

CITY COMMISSION
CITY OF WINTER GARDEN

John Rees, Mayor

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 26-25** – Amending City Code Section 114-38 governing artificial turf requirements.

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 26-25 amends Section 114-38 of the City Code to establish new standards for the installation, maintenance, and regulation of artificial turf within the City of Winter Garden. The ordinance is intended to clarify existing regulations and ensure compliance with Section 125.572, Florida Statutes. It creates permitting requirements for artificial turf installations and establishes standards related to appearance, material composition, permeability, stormwater management, maintenance, and location restrictions. The ordinance also prohibits artificial turf in certain areas, including front yards, public rights-of-way, drainage features, and areas that could negatively impact trees, water bodies, or stormwater infrastructure. Additionally, the ordinance requires property owners to maintain artificial turf in good condition and establishes environmental standards regarding PFAS content, infill materials, and disposal methods.

The public purpose of this ordinance is to promote and protect the public health, safety, and welfare by reducing potential environmental impacts associated with artificial turf installations, protecting water quality and stormwater systems, preserving trees and natural resources, preventing drainage and flooding issues on adjacent properties, and ensuring that artificial turf is installed and maintained in a safe and aesthetically appropriate manner. By establishing clear installation and maintenance standards, the ordinance seeks to minimize adverse impacts on the community while providing property owners with guidance for the responsible use of artificial turf.

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

There should be no direct negative economic impact on the proposed ordinance on private, for-profit businesses in the City.

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.

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

No new charges or fees will be imposed by this ordinance. A contractor or turf company may need to provide the City with additional documents to review to ensure compliance with the new regulations such as material and installation information, but no new direct charges or fees will be imposed by this ordinance.

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 additional Staff review time needed to ensure compliance with the new regulations.

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

The proposed ordinance will only have an impact on artificial turf related businesses insofar as they will be required to submit all the information required to ensure compliance with the new regulations.

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