



CITY COMMISSION AND
COMMUNITY REDEVELOPMENT AGENCY

AGENDA

***Revised – 11/11/2025**

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

Workshop **5:30 PM**

Water, Sewer & Irrigation Impact Fees

Regular Meeting **November 13, 2025** **6:30 PM**

Call to Order

Determination of a Quorum

Invocation and Pledge of Allegiance

1. Approval of Minutes

A. Regular Meeting Minutes - October 23, 2025

2. First Reading and Public Hearing of Proposed Ordinances

- A. **ORDINANCE 25-36**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING CHAPTER 78, ARTICLE II, WATER AND SANITARY SEWER SYSTEMS OF THE CITY OF WINTER GARDEN CODE OF ORDINANCES BY AMENDING SECTION 78-59 TO MODIFY WATER AND WASTEWATER IMPACT FEE AMOUNTS, ADOPT METHODOLOGY FOR WATER AND WASTEWATER IMPACT FEES AND OTHER RELATED AMENDMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE - **Second Reading and Public Hearing December 11, 2025** - Assistant City Manager of Public Services Pash
- B. **ORDINANCE 25-37**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 15.99 ± ACRES LOCATED AT 530, 550, 570, 590, 610, and 630 EAST CROWN POINT ROAD GENERALLY LOCATED NORTH OF CROWN PARK CIRCLE, WEST OF EAST CROWN POINT ROAD, SOUTH OF CROWN POINT CROSS ROAD, AND EAST OF SUSAN B BRITT COURT FROM C-2 (ARTERIAL COMMERCIAL DISTRICT) TO PCD (PLANNED COMMERCIAL DEVELOPMENT); PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE - **Second Reading and Public Hearing December 11, 2025** - Planning Director Carson
- C. **ORDINANCE 25-38**: AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA,

AMENDING CHAPTER 118, ZONING, ARTICLE II, DIVISION 4 TO ADD A NEW SECTION 118-136 TO ESTABLISH REGULATIONS AND PROCEDURES FOR CERTIFIED RECOVERY RESIDENCES, INCLUDING A PROCESS FOR REQUESTING REASONABLE ACCOMMODATION AS REQUIRED BY CHAPTER 205-182, LAWS OF FLORIDA; PROVIDING FOR DEFINITIONS; PROVIDING FOR A REASONABLE ACCOMMODATION PROCESS IN ACCORDANCE WITH FEDERAL AND STATE LAW; PROVIDING FOR APPLICATION REQUIREMENTS, REVIEW PROCEDURES, AND DEADLINES; PROVIDING FOR REVOCATION AND REINSTATEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE - **Second Reading and Public Hearing December 11, 2025 - Planning Director Carson**

- D. **ORDINANCE 26-04:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 25-33, THE CITY OF WINTER GARDEN FISCAL YEAR 2025-2026 BUDGET TO CARRY FORWARD PRIOR YEAR APPROPRIATIONS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE - **Second Reading and Public Hearing December 11, 2025 - Finance Director Zielonka**

3. Regular Business

- A. Recommendation to approve Retirement of Canine Dak and award custody to Joe Thompson - **Police Chief Graham**
- B. Recommendation to approve purchase order with Brightview for landscaping and irrigation along Marsh Road with an additional three months of tree watering in the amount of **\$222,785.88 - City Engineer Monahan**
- C. Recommendation to approve a purchase order to T D Thomson Construction Inc for Roper Drive Stormwater improvements in the amount of **\$241,381.80**, which includes a 10 percent contingency - **City Engineer Monahan**
- D. Recommendation to approve hiring Process Control Services LLC to install the new VTScada system for the Palmetto Water Treatment Plant in the amount of **\$123,515.69 - Assistant City Manager of Public Services Pash**
- E. Recommendation to approve renewal of CrowdStrike Falcon Complete and CrowdStrike SIEM Licensing Agreement in the amount of **\$109,999.99 - Information Technology Director Livingston**

Dispense as the City Commission and convene as the Community Redevelopment Agency (CRA)

- F. Recommendation to approve and authorize City Manager execute a Change Order for the Dysons Plaza Shell Construction for the 3-phase electrical connection and canopy awning installation in the amount of **\$58,054.59 - Economic Development Director Hutchinson**

Dispense as the Community Redevelopment Agency (CRA) and reconvene as the City Commission

- G. Recommendation to approve **SPECIAL EVENT** - Small Business Saturday - November 29, 2025 - **Economic Development Director Hutchinson**
- H. Recommendation to approve **SPECIAL EVENT** and waive application fee for the 2026 Annual "Spring Fever in the Garden" by Bloom and Grow Garden Society, April 11, 2026, and Sunday, April 12, 2026 - **Planning Director Carson**
- 4. **Matters From Public - (Limited to 3 minutes per speaker)**
- 5. **Matters From City Attorney - A. Kurt Ardaman**
- 6. **Matters From City Manager - Jon C. Williams**
 - A. ***Historic East Winter Garden Neighborhood Project Update**
- 7. **Matters From Mayor and Commissioners**
- 8. **Adjourn – To Regular Meeting – Thursday, December 11, 2025 – 6:30 p.m. – City Hall**

NOTICES:

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

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

Pursuant to Florida Statutes 282.601, 286.603, and the Americans with Disabilities Act (ADA), the City of Winter Garden makes every effort to ensure that those with disabilities have access to electronic information provided to the public, except when compliance with those sections impose an undue burden on the agency. In the event of difficulty accessing this publicly provided information, please contact the City Clerk's Office at (407) 656-4111, Ext. 2297, for assistance.



Those needing assistance to participate in any of these proceedings should contact the City Clerk's Office at least 48 hours in advance of the meeting (407) 656-4111 Ext 2297.



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



**City Commission and
Community Redevelopment Agency
REGULAR MEETING MINUTES**

October 23, 2025

A **Regular Meeting** of the City of Winter Garden City Commission was called to order by Mayor Rees at 6:32 p.m. at City Hall, 300 West Plant Street, Winter Garden, Florida. An opening invocation and pledge of allegiance were given.

Present:

Mayor John Rees
Commissioner District 1 - Lisa L. Bennett
Commissioner District 3 - Chloe Johnson

Also Present:

City Manager - Jon C. Williams
City Attorney - A. Kurt Ardaman
City Clerk - Angela J. Grimmage

Absent:

Commissioner District 2 - Iliana R. Jones

1. Approval of Minutes

A. Regular Meeting Minutes - October 9, 2025

Motion by Commissioner Johnson to approve the regular meeting minutes of October 9, 2025, as submitted. Seconded by Commissioner Bennett and carried unanimously 3-0.

2. Presentation

A. **Proclamation 25-12**: Proclaiming Week of the Family as November 1 through November 8th, was presented by Mayor Rees and the City Commission. Victoria Laney and Suzanne Zeinfeld accepted the proclamation, and Ms. Laney informed every one of the related events and activities, and she thanked the City Commission for the proclamation.

3. Regular Business

Dispensed as the City Commission and convened as the Community Redevelopment Agency (CRA) at 6:36 p.m.

A. **Recommendation to approve and authorize the City Manager to sign a proposal for Advantage Courts for the basketball/pickleball court conversion and other related resurfacing work at Zanders Park in the amount of \$50,248**

Economic Development Director Marc Hutchinson informed that One Winter Garden conducted a community-wide door-to-door survey to gauge interest in pickleball as a new amenity at Zanders Park. He spoke of the feedback received, responses and favorable results, budget approval, quotes obtained, and selection results. The lowest

and best suited bidder was Advantage Courts with the total proposed cost of \$50,248. Furthermore, Mr. Hutchinson listed components of the court conversion work.

CRA Member Larry Cappleman stated that the Community Redevelopment Agency Advisory Board reviewed and unanimously approved this item.

Motion by CRA Member Larry Cappleman to approve and authorize the City Manager to sign a proposal for Advantage Courts for the basketball/pickleball court conversion and other related resurfacing work at Zanders Part in the amount of \$50,248. Seconded by CRA Member Charlie Mae Wilder and carried unanimously 5-0.

Dispensed as the Community Redevelopment Agency (CRA) and reconvened as the City Commission at 6:40 p.m.

B. Recommendation to approve SITE PLAN for 1142 & 1144 E. Plant Street, subject to conditions

Planning Director Kelly Carson stated that this is an applicant request for site plan approval for property located at 1142 and 1144 East Plant Street. She spoke of the proposed plans for the development, buildings, and associated site improvements. Furthermore, Ms. Carson spoke of a cross-access driveway and the road access that would be provided for both parcels. Ms. Carson noted that the zoning is consistent with the property's Character Area Planned Unit Development (CA-PUD), the City's comprehensive plan, the code of ordinances, and the East Plant Street Character Area Overlay requirements. She stated that staff reviewed the application and recommended approval, subject to conditions.

There was discussion on the property size, proposed buildings, parking, and permitted requirements of the St. John's Water Management District.

Motion by Commissioner Johnson to approve the site plan for 1142 and 1144 E. Plant Street, subject to conditions. Seconded by Commissioner Bennett and carried unanimously 5-0.

C. Recommendation to approve Interlocal Agreement with Orange County, Florida for Medical Direction, Quality Management, and Medical Communication

Fire Chief Jose P. Gainza, Jr. stated that this item is an Interlocal Agreement between the City of Winter Garden and the Orange County Office of the Medical Director. He noted that this agreement formalizes the ongoing partnership by providing medical direction, quality management, and medical communications oversight for the City's Fire Department. Furthermore, he shared that this ensures compliance with state and local requirements for advanced and basic life support. There is no financial impact associated with this agreement. Staff recommended approval.

There was discussion on the medical director and the 30-day notice clause should the medical director leave.

Motion by Commissioner Bennett to approve an Interlocal Agreement with Orange County, Florida for medical direction, quality management, and medical communication. Seconded by Commissioner Johnson and carried unanimously 3-0.

- D. Recommendation to approve utilizing a City of Orlando piggyback contract with Eurofins Environmental Testing Southeast, LLC for as needed analytical lab services

Assistant City Manager of Public Services Stephen Pash noted a typo on the agenda cover memo and clarified that the contract is for the City of Orlando piggyback contract with Eurofins Environmental Testing Southeast, LLC and not with Paralee Company. He noted that this contract is for the testing of water and wastewater at the wastewater plant. He informed that this testing is used for submittal to the Department of Environmental Protection (FDEP) for adherence to State and Federal regulations. Staff recommended approval.

There was discussion on the pricing, guaranteed pricing and pricing increases. It was noted that the pricing in this contract is lower than that used by the City of Winter Garden in the past.

Motion by Commissioner Bennett to approve utilizing a City of Orlando piggyback contract with Eurofins Environmental Testing Southeast, LLC for as needed analytical lab services. Seconded by Commissioner Johnson and carried unanimously 3-0.

- E. Recommendation to approve utilizing an Indian River County piggyback contract with Florida Armature Works, Inc. for motor and pump repairs at the wastewater treatment facility

Assistant City Manager of Public Services Stephen Pash stated that this piggyback contract is with Florida Armature Works, Inc., utilizing a piggyback contract with Indian River County. He noted that this company has been reliable and used by the City of Winter Garden in the past for the rebuild of motors and pumps. Staff recommended approval. Discussion ensued regarding the contract's lower price.

Motion by Commissioner Johnson to approve utilizing an Indian River County piggyback contract with Florida Armature Works, Inc., for motor and pump repairs at the wastewater treatment facility. Seconded by Commissioner Bennett and carried unanimously 3-0.

- F. Recommendation to approve utilizing a City of Deltona piggyback contract with Paralee Company, Inc. for instrumentation services and repairs at the Water and Wastewater treatment plants

Assistant City Manager of Public Services Stephen Pash stated that this is a piggyback

contract with Paralee Company, Inc., utilizing the City of Deltona contract. He noted that it is used for instrument control and electrical work. Staff recommended approval.

Motion by Commissioner Johnson to approve utilizing a City of Deltona piggyback contract with Paralee Company, Inc. for instrumentation services and repairs at the Water and Wastewater treatment plants. Seconded by Commissioner Bennett and carried unanimously 3-0.

G. Recommendation to approve and authorize the City Manager to sign a Non-Exclusive Franchise Agreement with Ready Set Recycle, LLC for private recycling services to operate within the City of Winter Garden

Assistant City Manager of Public Services Stephen Pash stated that this request is from another recycling company that has approached the City to provide recycling services. They have been working with the City and are now ready to sign a Non-Exclusive Franchise Agreement. He explained that the agreement is the same as one previously approved and noted the hours of operation, pick-up days, with a special request for Saturday pickup. Staff recommended approval of the agreement as written, and an addendum would be crafted by the attorney for signature later should they allow the Saturday pick-up.

There was discussion about the homeowner's association's (HOA) approval, vehicles used in the operation, and the noise the vehicles would generate. Also discussed, the company would first seek permission from the HOA if Saturday work is acceptable.

Motion by Commissioner Bennett to approve and authorize the City Manager to sign a Non-Exclusive Franchise Agreement with Ready Set Recycle, LLC for private recycling services to operate within the City of Winter Garden with Saturday operations as a condition of HOA approval. Seconded by Commissioner Johnson and carried unanimously 3-0.

4. Matters From Public

George Douglas Laman, 1150 E. Plant Street, Winter Garden, Florida, owner of the previously approved site plan, clarified that the St. John's River Water Management District makes each parcel stand on its own and must have a maximum of 70 percent impervious with 30 percent pervious and there was no swapping between the two. He noted the City requirement for a cross-parking agreement. He spoke of the nearby parcels, and the use of church parking when there is not a church service, and the church can use the other businesses' parking when the businesses are closed.

5. Matters From City Attorney

City Attorney Kurt Ardaman gave the City Commission an update on settlement funds for PFAS that they had been directed to pursue. He spoke of smaller defendants who have

caused PFAS contamination and the law firm representing them. He noted that the City, its residents, and businesses must deal with this matter on a regular basis and there is a substantial cost as a part of the water treatment and wastewater treatment. He noted that unless there were objections, they would pursue this option.

6. Matters From City Manager

A. Recommendation to cancel regular City Commission meetings for November 27, 2025, and December 25, 2025

City Manager Jon C. Williams recommended canceling the November 27, 2025, and December 25, 2025, City Commission meetings due to the holidays.

Motion by Commissioner Bennett to approve cancellation of the regular City Commission meetings for November 27, 2025, and December 25, 2025. Seconded by Commissioner Johnson and carried unanimously 3-0.

B. Discussion on consideration of additional days off for staff - Friday, December 26, 2025, and Friday, January 2, 2026

City Manager Jon C. Williams noted past discussions about the quality of life and there being a direct result of staff efforts. He recommended additional days off for Friday, December 26, 2025, and Friday, January 2, 2026.

Motion by Commissioner Bennett to approve Appreciation Days off for staff on Friday, December 26, 2025, and Friday, January 2, 2026. Seconded by Commissioner Johnson and carried unanimously 3-0.

City Manager Jon C. Williams announced the dates and times of the Halloween Light Show.

Mr. Williams informed the City Commission that he had distributed a memo from Daniel Perez, Speaker of the Florida House of Representatives regarding property taxes, noting that in pre-session there are approximately eight bills that have been filed regarding property taxes. He noted the process and required approval before this matter went before the voters for consideration. He indicated that should all those things happen and move through all the steps, the calculated shortfall would be approximately \$14.4 million in lost revenues. There was discussion regarding the large percentage it would take of the City's general fund, the large impacts which would be monitored, and the proposal to be anticipated very early in the session.

7. Matters From Mayor and Commissioners

Commissioner Johnson thanked staff for all the hard work that they do day in and day out, she thanked the residents for attending the meeting and wished Mayor Rees a Happy Birthday.

Commissioner Lisa L. Bennett thanked staff, thanked the residents for attending the

meeting, and wished Mayor Rees a Happy Birthday.

Mayor John Rees thanked the residents for coming, thanked staff, and noted that every day is a good day.

8. Adjourn

The meeting adjourned at 6:57 p.m.

APPROVED:

Mayor John Rees

ATTEST:

City Clerk Angela J. Grimmage

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Steve Pash, Assistant City Manager – Public Services

Via: City Manager, Jon C. Williams

Date: October 16, 2025

Meeting Date: October 23, 2025

Subject: Ordinance 25-36 Water, Wastewater, Irrigation Impact Fees

Issue:

Ordinance 25-36 amends City of Winter Garden Code of Ordinances Chapter 78, Article II, Water and Sanitary Sewer Systems to increase Water, Wastewater, and Irrigation Impact Fees.

Recommended Action:

Staff requests the Board approve Ordinance 25-36 with the second reading and adoption scheduled for the December 11, 2025 City Commission meeting.

Attachment(s)/References:

Ordinance 25-36

ORDINANCE 25-36

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING CHAPTER 78, ARTICLE II, WATER AND SANITARY SEWER SYSTEMS OF THE CITY OF WINTER GARDEN CODE OF ORDINANCES BY AMENDING SECTION 78-59 TO MODIFY WATER AND WASTEWATER IMPACT FEE AMOUNTS, ADOPT METHODOLOGY FOR WATER AND WASTEWATER IMPACT FEES AND OTHER RELATED AMENDMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE

WHEREAS, the City of Winter Garden, Florida (“City”) owns and operates a water and wastewater system within an exclusive water and wastewater service area;

WHEREAS, the City has adopted a comprehensive plan containing various elements, including a capital improvements element, which projects significant expansions to the City’s water and wastewater system;

WHEREAS, the City is currently constructing its Crest Avenue Wastewater Treatment Facility and Reclaimed Water Expansion and Upgrade Program which has a cost exceeding one hundred and thirty million dollars and it has caused a substantial strain on the City’s water and wastewater system fiscal resources; and

WHEREAS, Florida law authorizes cities to fund capital expansion by imposing and collecting impact fees;

WHEREAS, the City has engaged Raftelis as a consultant who has analyzed the data, applied the dual rational nexus test, and determined that the impact fees adopted by this Ordinance have a reasonable connection, or rational nexus, between the anticipated need for additional capital facilities and the growth in population;

WHEREAS, extraordinary circumstances exist that have been put into the record during the public workshops and public hearings on this Ordinance that justify the need to make the substantial increases in impact fees as adopted by this Ordinance and to not phase in the increases; and

WHEREAS, the City has conducted at least two publicly noticed workshops concerning the impact fee increases set forth herein and has conducted public hearings on this Ordinance before the P&Z Board and City Commission;

WHEREAS, the City Commission hereby accepts and adopts the Raftelis Water and Wastewater Impact Fee Study and methodology for the impact fee changes adopted by this Ordinance and accepts the finding of extraordinary circumstances for the impact fee increases set forth herein;

WHEREAS, the City Commission finds that the impact fees adopted by this Ordinance are in the best interest of and for the health, safety and welfare of the citizens of the City of Winter Garden and users of the City utility system and are consistent with the requirements of Florida Law.

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

Section I **Recitals.** The recitals above are true and correct and incorporated into as legislative findings of the City Commission.

Section II **Adoption.** Chapter 78, Article II, Section 78-59 of the City of Winter Garden Code is amended to delete the existing Impact Fee Schedule in subsection (b)(1) and replace it with the Impact Fee Schedule set forth herein and to make the wording changes as reflected below (words that are ~~stricken out~~ are deletions; words that are underlined are additions):

Sec. 78-59. Water and wastewater impact fees.

- (a) *Imposition.* A water impact fee, irrigation impact fee and wastewater impact fee is hereby imposed and levied on all development requesting capacity from the city's water system and/or wastewater system to provide service to their properties and on all properties presently connected to the city's water system or wastewater collection system when structural changes, additions, or changes in permitted use result in an additional impact to the city's water system or wastewater system. The water impact fee, irrigation impact fee and wastewater impact fee will be charged based on water meter size to be installed in accordance with the fee schedule adopted in this section. A water impact fee, irrigation impact fee and wastewater impact fee shall be paid for each individual water meter to be installed. When an existing development increases its water meter size, the development shall pay an additional water, irrigation and wastewater impact fee equal to the difference between the current impact fee charged for the desired increased water meter size and the existing water meter size. The impact fee will be charged over and above any service connection fee, lateral charge, inspection fee, monthly user charge, and monthly service charge as may be established by city from time to time.
- (b) *Impact fees.* Water impact fees, irrigation impact fees and wastewater impact fees shall be paid in accordance with this subsection.
- (1) *Impact fee schedule.* The following water impact fees, irrigation impact fees and wastewater impact fees shall be paid based on water meter size for each water meter to be connected to the city's system:

Impact Fees for Water and Wastewater Service—Water Meter Based			
Water Meter Size	ERUs	Water Impact Fees	Wastewater Impact Fees
¾" meter	1.00	\$1,086	\$1,767
1" meter	2.50	\$2,715	\$4,418

2" meter	8.00	\$8,688	\$14,136
3" meter	15.00	\$16,290	\$26,505
4" meter	25.00	\$27,150	\$44,175
6" meter	50.00	\$54,300	\$88,350
8" meter	80.00	\$86,880	\$141,360
10" meter	115.00	\$124,890	\$203,205

Description	ERUs	Water Impact Fees		Wastewater Impact Fees		Irrigation Impact Fees	
		Service Level (gpd)	Amount Charged	Service Level (gpd)	Amount Charged	Service Level (gpd)	Amount Charged
<u>Dual Metered Service</u>							
3/4" Meter	1.00	250	\$1,343	250	\$5,843	500	\$2,685
1" Meter	2.50	625	\$3,356	625	\$14,606	1,250	\$6,713
1.5" Meter	5.00	1,250	\$6,713	1,250	\$29,213	2,500	\$13,425
2" Meter	8.00	2,000	\$10,740	2,000	\$46,740	4,000	\$21,480
3" Meter	15.00	3,750	\$20,138	3,750	\$87,638	7,500	\$40,275
4" Meter	25.00	6,250	\$33,563	6,250	\$146,063	12,500	\$67,125
6" Meter	50.00	12,500	\$67,125	12,500	\$292,125	25,000	\$134,250
8" Meter	80.00	20,000	\$107,400	20,000	\$467,400	40,000	\$214,800
10" Meter	115.00	28,750	\$154,388	28,750	\$671,888	57,500	\$308,775
<u>Single Metered Service</u>							
3/4" Meter	1.00	350	\$1,880	250	\$5,843		
1" Meter	2.50	875	\$4,699	625	\$14,606		
1.5" Meter	5.00	1,750	\$9,398	1,250	\$29,213		
2" Meter	8.00	2,800	\$15,036	2,000	\$46,740		
3" Meter	15.00	5,250	\$28,193	3,750	\$87,638		
4" Meter	25.00	8,750	\$46,988	6,250	\$146,063		
6" Meter	50.00	17,500	\$93,975	12,500	\$292,125		
8" Meter	80.00	28,000	\$150,360	20,000	\$467,400		
10" Meter	115.00	40,250	\$216,143	28,750	\$671,888		

- (2) *Irrigation meter.* For potable or reclaimed water meters used for irrigation only, the water irrigation impact fee shall be paid for each irrigation meter based on meter size; however, the wastewater impact fee is not charged.

- (3) *Single vs. dual meter service.* For the purposes of this section, a “single meter service” is a single meter measuring potable water use which could also include irrigation use. For the purposes of this section, a “dual meter service” is two meters separately measuring both potable water and irrigation water use.
- (34) *Connection not provided.* In the event that the city provides a connection for only water, irrigation or wastewater service to a development, only the impact fee applicable to the service provided shall be paid.
- (c) *Payment schedule for impact fees.* The water, irrigation and wastewater impact fees based on water meter size as described in this section shall be due and payable as follows:
- (1) *New residential development.* For proposed residential development, except development described in subsection (c)(2), an amount equal to 50 percent of the water, irrigation and wastewater impact fees based on all requested water meters for the proposed development shall be due and payable to the city at the time of application for a FDEP permit and prior to issuance of the FDEP permit in order to temporarily reserve water and wastewater capacity for the development. When 50 percent of the water, irrigation and wastewater impact fees are paid at the time of application for a FDEP permit, the remaining 50 percent of the water, irrigation and wastewater impact fees shall be paid at the time of application for each building permit requested commencing with the first building permit issued and continuing until 100 percent of the water, irrigation and wastewater impact fees have been paid for the requested water meters which are reserved. The water, irrigation and wastewater impact fee payment made at the time of application for each building permit shall equal 100 percent of the impact fees for water meters associated with the building permit requested, so that the city collects the full amount of water and wastewater impact fees for the development when approximately half of the building permits for the development have been sought. Any sewer and water reserve capacity for and any partial impact fee payment previously made concerning any remaining water meters for the project for which water, irrigation and wastewater impact fees have not been paid in full shall be forfeited by the applicant unless 100 percent of the entire projects' water, irrigation and wastewater impact fees have been paid no later than 24 months after the date of issuance of the FDEP permit or 12 months from the date of final plat approval, whichever comes first. The applicant may choose to pre-pay remaining impact fees for the development in order to avoid forfeiture of reserve capacity and partial impact fee payments. In the event additional water meters are requested for the development that were not originally contemplated when applying for the FDEP permit, 100 percent of water, irrigation and wastewater impact fee associated with such additional water meters shall be paid to the city at the earlier of at the time of application for a building permit associated with water meter requested, and prior to installation of the water meter requested.
- (2) *De minimus new residential development.* For the following residential development, 100 percent of water, irrigation and wastewater impact fees based on all requested water meters shall be paid at the time application is made to the city for a building

permit that requires use of a water meter(s) and prior to issuance of a building permit: (i) a single user individual lot; or (ii) residential development where no FDEP permit for water or wastewater is required.

- (3) *New nonresidential development.* The water, irrigation and wastewater impact fees for 100 percent of the water meters for a commercial or industrial development are due and payable to the city at the time of application for a FDEP permit, or, if no such permit is required, at the time application is made to the city for a building permit that requires use of the water meter and prior to the issuance of a building permit.
- (4) *Existing development.* When an existing development increases its water meter size, the development shall pay an additional water, irrigation and wastewater impact fee as specified in this section at the earlier of (i) the time application is made to the city for a building permit that requires use of the larger water meter and prior to the issuance of such building permit; and (ii) prior to the installation of the water meter. When an existing development that is not currently connected to the city's system desires to connect to the city's water and/or wastewater system, the development shall pay the city the applicable impact fees based on water meter size prior to connection to the city's system.
- (5) *Non-transferable.* Reserved water and wastewater capacity is not transferable to any other property or development. Water, irrigation and wastewater impact fee payments or credits are not transferable to any other property or development and cannot be applied towards other types of impact fees.
- (6) *Administrative policies.* The city shall have the right to adopt and enforce policies and rules consistent with this section in order to administer the collection of water and wastewater impact fees.
- (d) *Disposition of revenues imposed by water and irrigation impact fee.* All revenues derived from the water and irrigation impact fees imposed by this section shall be accounted for separately in a capital fund of the public services department enterprise fund. Irrigation water is part of the City's water system, thus water impact fees and irrigation impact fees collected will be placed within the same capital fund. All water and irrigation impact fee revenues expended from the impact fee capital fund shall be used for the purpose of providing growth necessitated capital improvements and extending, oversizing, or separating existing water system improvements, or constructing new additions to the water plant, distribution or transmission systems or part thereof as authorized by the city commission, including, but not limited to expenses for: (i) design or construction plan preparation; (ii) permitting and related fees; (iii) land or utility system acquisition, including acquisition or condemnation costs; (iv) construction and design of water systems buildings, facilities, or improvements and additions thereto; (v) design and construction of drainage facilities reasonably required by, or convenient to, the construction of water systems buildings, facilities, or improvements and additions thereto; (vi) relocating utilities required by the construction of water systems buildings, facilities, or improvements and addition thereto; (vii) construction management, inspection, or both; (viii) surveying, soils and material testing, and the evaluation and development of raw water, alternative water,

and reuse water resources and supplies; (ix) acquisition of plant or equipment necessary or convenient to expand the water system; and (x) payment of principal and interest, reserves and costs of issuance under any bonds or other indebtedness issued by the city to fund growth impacted improvements, and additions to the water system. No part of such water impact fee revenues shall be budgeted or used for the operating expenses of the water system.

- (e) *Disposition of revenues imposed by wastewater impact fee.* All revenues derived from the wastewater impact fees imposed by this section shall be accounted for separately in a capital fund of the public services department enterprise fund. All wastewater impact fee revenues expended from the impact fee capital fund shall be used for the purpose of providing growth necessitated capital improvements and extending, oversizing, or separating existing wastewater system improvements, or constructing new additions to the sewer plant, distribution or transmission systems or part thereof as authorized by the city commission, including, but not limited to expenses for: (i) design or construction plan preparation; (ii) permitting and related fees; (iii) land or utility system acquisition, including acquisition or condemnation costs; (iv) construction and design of wastewater systems buildings, facilities, or improvements and additions thereto; (v) design and construction of drainage facilities reasonably required by, or convenient to, the construction of wastewater systems buildings, facilities, or improvements and additions thereto; (vi) relocating utilities required by the construction of wastewater systems buildings, facilities, or improvements and addition thereto; (vii) construction management, inspection, or both; (viii) surveying, soils and material testing, and the evaluation and development of reuse water resources and supplies; (ix) acquisition of plant or equipment necessary or convenient to expand the wastewater system; and (x) payment of principal and interest, reserves and costs of issuance under any bonds or other indebtedness issued by the city to fund growth impacted improvements, and additions to the wastewater system. No part of such wastewater impact fee revenues shall be budgeted or used for the operating expenses of the wastewater system.
- (f) *Disposition of funds not expended.* If the impact fees have not been expended or encumbered by the end of the calendar quarter immediately following six years from the date the fees were paid, upon application of the fee payer of proof of payment or the development for which the fees were paid was never begun, the fees shall be returned with interest at the rate determined by the city based upon the average interest earning rate incurred by the city in accordance with the following procedure:
- (1) The then present owner must petition the city commissioners for the refund within one year following the end of the calendar quarter immediately following six years from the date on which the fee was received.
 - (2) The petition must be submitted to the city manager and must contain:
 - (i) A notarized sworn statement that the petitioner is the current owner of the property;
 - (ii) A copy of the dated receipt issued for payment of the fee;
 - (iii) A certified copy of the latest recorded deed; and

- (iv) A copy of the most recent ad valorem tax bill.
- (3) If reimbursement is approved, the city shall remit to the present owner of the petition within 60 days of approval.
- (g) *Disposition of funds on deposit.* Any funds on deposit in the utilities impact fee fund not immediately necessary for expenditure shall be invested in interest-bearing accounts up to and including interfund loans. Interfund loans shall be made by resolution by the city commission payable in full over time at the prevailing interest rate. Applicants shall not receive a credit for or be entitled to interest from the investment of funds except as provided in subsection (f) above.

Section III **Conflicts.** In the event of a conflict or conflicts between this ordinance and other ordinances, this Ordinance controls.

Section IV **Severability.** If any portion of this Ordinance is determined to be void, unconstitutional, or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section V **Codification.** Section II of this Ordinance shall be codified and made a part of the City of Winter Garden Code of Ordinances; that the Sections and exhibits of this Ordinance may be renumbered or relettered to accomplish such intention. The word “Ordinance” may be change to “Section,” “Article,” or other appropriate word.

Section VI **Effective Date.** This Ordinance shall become effective on April 1, 2026 after its adoption.

FIRST READING: _____.

SECOND READING AND PUBLIC HEARING: _____.

APPROVED:

John Rees, Mayor/Commissioner

ATTESTED:

Angee Grimage, City Clerk

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THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Kelly Carson, Planning Director

Via: City Manager Jon C. Williams

Date: October 30, 2025 **Meeting Date:** November 13, 2025

Subject: 530, 550, 570, 590, 610, and 630 EAST CROWN POINT RDPCD Rezoning
(15.99+/- Acres)

Ordinance 25-37

PARCEL ID# – 13-22-27-0895-00-070; -080; -090; -100; -110; and -120

Issue: The applicant is requesting to rezone the properties located at 530, 550, 570, 590, 610, and 630 East Crown Point Road to a Planned Commercial Development (PCD).

Discussion:

The applicant is requesting to rezone the subject properties from C-2 (Arterial Commercial) to Planned Commercial Development (PCD) to permit development of nine (9) commercial office, warehouse, and flex space buildings totaling 203,306 square feet as well as associated site improvements such as parking and landscaping. The proposed PCD rezoning is consistent with the City's Comprehensive Plan and the City's Code of Ordinances.

Recommended Action:

Staff recommends approval of Ordinance 25-37, with the second reading and adoption anticipated to be on December 11, 2025.

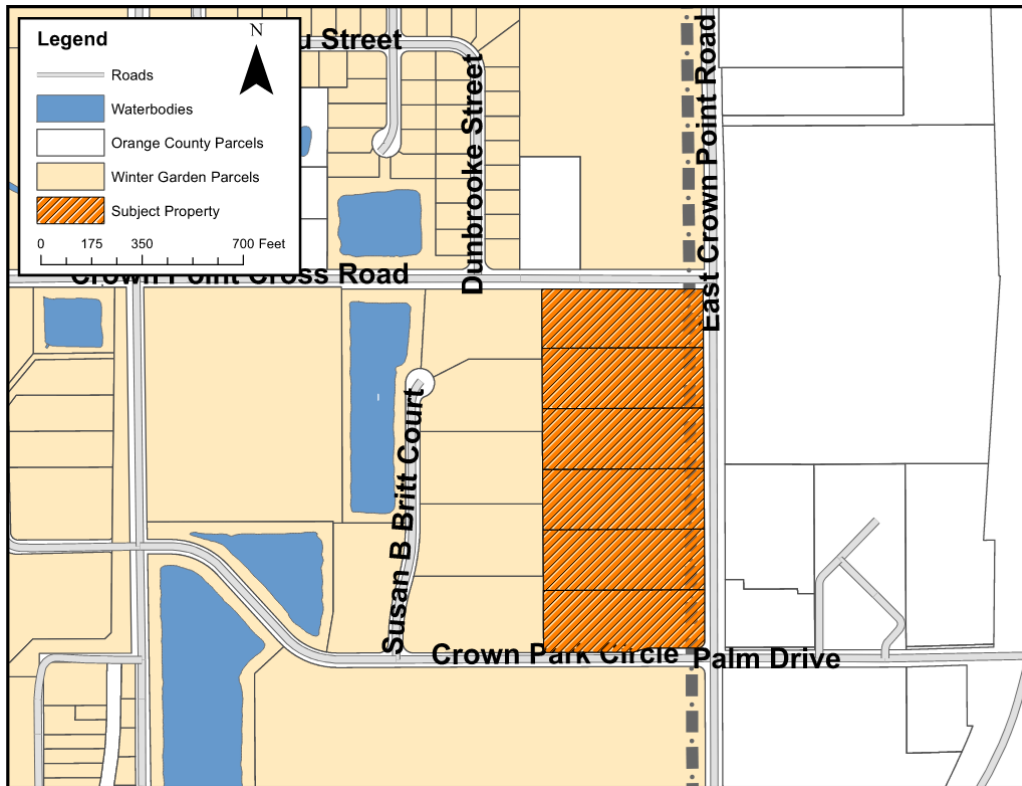
Attachment(s)/References:

Location Map
Ordinance 25-37
Staff Report
Business Impact Estimate

LOCATION MAP

530, 550, 570, 590, 610, and 630 EAST CROWN POINT RD

Planned Commercial Development



ORDINANCE 25-37

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 15.99 ± ACRES LOCATED AT 530, 550, 570, 590, 610, and 630 EAST CROWN POINT ROAD GENERALLY LOCATED NORTH OF CROWN PARK CIRCLE, WEST OF EAST CROWN POINT ROAD, SOUTH OF CROWN POINT CROSS ROAD, AND EAST OF SUSAN B BRITT COURT FROM C-2 (ARTERIAL COMMERCIAL DISTRICT) TO PCD (PLANNED COMMERCIAL DEVELOPMENT); PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of that certain real property generally described as approximately 15.99 ± acres located at 530, 550, 570, 590, 610, and 630 East Crown Point Road generally located north of Crown Park Circle, west of East Crown Point Road, south of Crown Point Cross Road, and east of Susan B Britt Court from C-2 (Arterial Commercial District) to PCD (Planned Commercial Development), therefore; and

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

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

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

SECTION 1: *Rezoning.* The above “Whereas” clauses constitute findings by the City Commission. After due notice and public hearing, the zoning classification of real property legally described on Exhibit “A,” is hereby rezoned from C-2 Arterial Commercial 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, floor area ratio, architectural design criteria, architectural review, and signage and the City Code and ordinances, resolutions, and policies of the City, the requirements set forth herein shall apply.

- 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 dynamic commercial center for commerce and social activity while also providing an aesthetically pleasing and pedestrian oriented development. 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 local businesses and roads.
- c) Development Plan. The Property shall be developed in substantial conformance with the Preliminary Development Plans attached hereto as Exhibit "B". Should any conflict exist between this Ordinance and the 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.
 - 1. Architecture - All new buildings and accessory structures within the Property shall adhere to the requirements set forth in the Planned Commercial Development Design Standards, attached hereto as Exhibit "B".
 - 2. Landscape Design – Landscaping shall be required to adhere to the landscape design standards shown in Exhibit "B" as well as the standards for specified commercial corridors in accordance with Chapter 118, Article X, Division 3 of the City of Winter Garden Code of Ordinances, except in cases where required canopy trees would interfere with existing overhead power lines, in which case understory trees may be substituted.
 - 3. Site Furnishings – Bicycle parking spaces shall be provided in a quantity commensurate with the proposed uses. Benches and trash receptacles shall be provided near the main building entrances.
 - 4. Impervious Surface Area Ratio- The maximum impervious surface area ratio for the Property shall be consistent with the overall maximum impervious surface area ratio that the Planned Commercial Development is permitted by the Saint John's River Water Management District.
 - 5. Site Lighting - all exterior lighting shall be designed to provide safe,

convenient and efficient lighting for pedestrians and vehicles. Exterior lighting shall be designed as dark skies lighting in a consistent and coordinated manner for the entire project in compliance with the requirements of Chapter 118, Article X, Division 4 of the City Code of Ordinances. The proposed light fixtures shall be consistent throughout the development.

6. Signage-
 - i. All other signage shall adhere to the requirements of Chapter 102 – Signs.
7. Building Height- The maximum building height shall not exceed 40 feet.
8. Setbacks and Required Yards- Interior drives are not considered streets for the purposes of these requirements.
 - i. Front (Street): 40' min.
 - ii. Front (Interior): 0' min.
 - iii. Side (Street): 40' min.
 - iv. Side (Interior): 0' min.
 - v. Rear: 10' min.

D) Permitted Uses. All permitted, special exception, and prohibited uses listed in Sheet C-2 and C-3 of the Development Plan attached hereto as Exhibit “B.”

Nothing listed as a prohibited use is intended to be allowed by the broader list of permitted uses. To the extent any conflicts arise between the list of permitted uses and the list of prohibited uses, the list of prohibited uses shall control.

SECTION 2: Staff Conditions. *All development on the property must comply with the following staff conditions:*

1. All dumpster enclosure details in the development plan are included as reference. At site plan review the applicant will be required to submit plans for dumpster enclosures that meet all City criteria.
2. If the re-zoning is approved, the Applicant shall submit plans and documentation showing adherence to Section 118-68, requirements for site plans, as required by the City Code.
3. If the re-zoning is approved, a lot combination and binding lot agreement will be required prior to or concurrently with final site plan approval.
4. General Requirements (note on all future submittals):
 - a. All gravity sanitary pipe and fittings shall be SDR 26.
 - b. All compaction shall be 98% of the modified proctor maximum

- density (AASHTO T-180).
- c. As-built record drawings shall comply with City of Winter Garden requirements available on-line (note on plan).
 - d. All Storm (>12") and Sanitary lines (>6") shall be inspected by CCTV prior to completion.
 - e. Use City Standard Detail sheets for utilities and public works (see City website).
 - f. If Thermoplastic pipe is used it shall meet all City material and installation requirements as specified in the City's Standards & Specifications including Class I bedding, HP polypropylene pipe (not HDPE or N-12), laser profiling, installation per ASTM D2321, etc. (see under on-line forms on website).
 - g. All utilities shall be underground pursuant to Code (Sec. 18-33) including electrical power, cable, telephone, etc.
5. Tree removal shall adhere to the City's Tree Protection Ordinance – separate review, approval and permit is required. As required by Code (Sec. 114-70), submittal of the Tree Removal Permit application is required with the preliminary plat submittal. Coordinate with the Building Department on any tree removal and protection. Additional landscaping and tree replacement may be required with final plan.
6. The site shall be served by City water, sewer and reuse. All utilities required for the development shall be run to the site at the Developer's expense, including potable water, reclaimed water and sanitary sewer for the entire project frontage. Final plans shall detail all connections including fire protection, reuse water and domestic water supply. All irrigation on the site shall be designed to be supplied by reclaimed water.
7. 100% of the water/sewer impact fees shall be paid prior to site or building permit issuance or execution of FDEP permit applications by the City. Sanitary laterals, fittings, and pipes shall be SDR 26 per City standards. Use City Standard Detail Sheets for utilities and public works. Provide the proposed uses of the buildings and anticipated meter sizes for impact fee payment. When building plans are submitted, a determination of fees will be calculated.
8. Fire sprinkler systems will be required on all buildings over 6,000 s.f. with Point of Service (POS), backflow prevention, etc. shown. All work downstream of the POS shall be performed by a licensed fire sprinkler contractor.
9. Minimum 5' wide concrete sidewalks shall be constructed along all street frontages pursuant to Code. Any damaged, broken or cracked sections (including existing curbs and pavement) shall be replaced prior to issuance of certificate of occupancy.

10. Permit modification from SJRWMD for stormwater is required. Permits or exemptions shall also be required from FDEP for water and sewer and FDEP NPDES NOI as may be applicable.
11. Any signs, screen walls or retaining walls shall require a separate permit from the Building Department.
12. Streetlighting both internally and on all street frontages (if not existing) is required pursuant to City Code – dark skies lighting is required. Streetlighting plan from Duke Energy shall be provided prior to the pre-con, once the plans are approved.
13. Traffic study (TIA) was submitted for review by the Planning Department. An Agreement to participate in the Traffic Impact Analysis and coordination with the City's Transportation Consultant on proposed improvements to the intersection of East Crown Point Road and Crown Park Circle (i.e. signalization, etc.) will be required. A proportionate fair share contribution will be determined for the needed improvements.
14. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.
15. All work shall conform to City of Winter Garden standards and specifications.
16. Fencing, shall meet all City requirements for height, type, etc. Chain link fencing, if used, shall be vinyl coated per Code.
17. 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.
18. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.
19. No fill or runoff will be allowed to discharge onto adjacent properties; existing drainage patterns shall not be altered. The 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.

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

SECTION 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 upon adoption at its second reading.

FIRST READING AND PUBLIC HEARING: _____, 2025.

SECOND READING AND PUBLIC HEARING: _____, 2025.

ADOPTED this _____ day of _____, 2025, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

ANGELA GRIMMAGE, City Clerk

Exhibit "A"

LEGAL DESCRIPTION

PARCEL ID's#: 13-22-27-0895-00-070; 13-22-27-0895-00-080; 13-22-27-0895-00-090; 13-22-27-0895-00-100; 13-22-27-0895-00-110; and 13-22-27-0895-00-120

DESCRIPTION:

Lots 7 through 12, inclusive, BRITT BUSINESS CENTER NORTH PHASE 2, according to the plat thereof as recorded in Plat Book 56, Pages 110 through 113, Public Records of Orange County.

Containing 15.99 acres, more or less.

Exhibit “B” – Development Plan

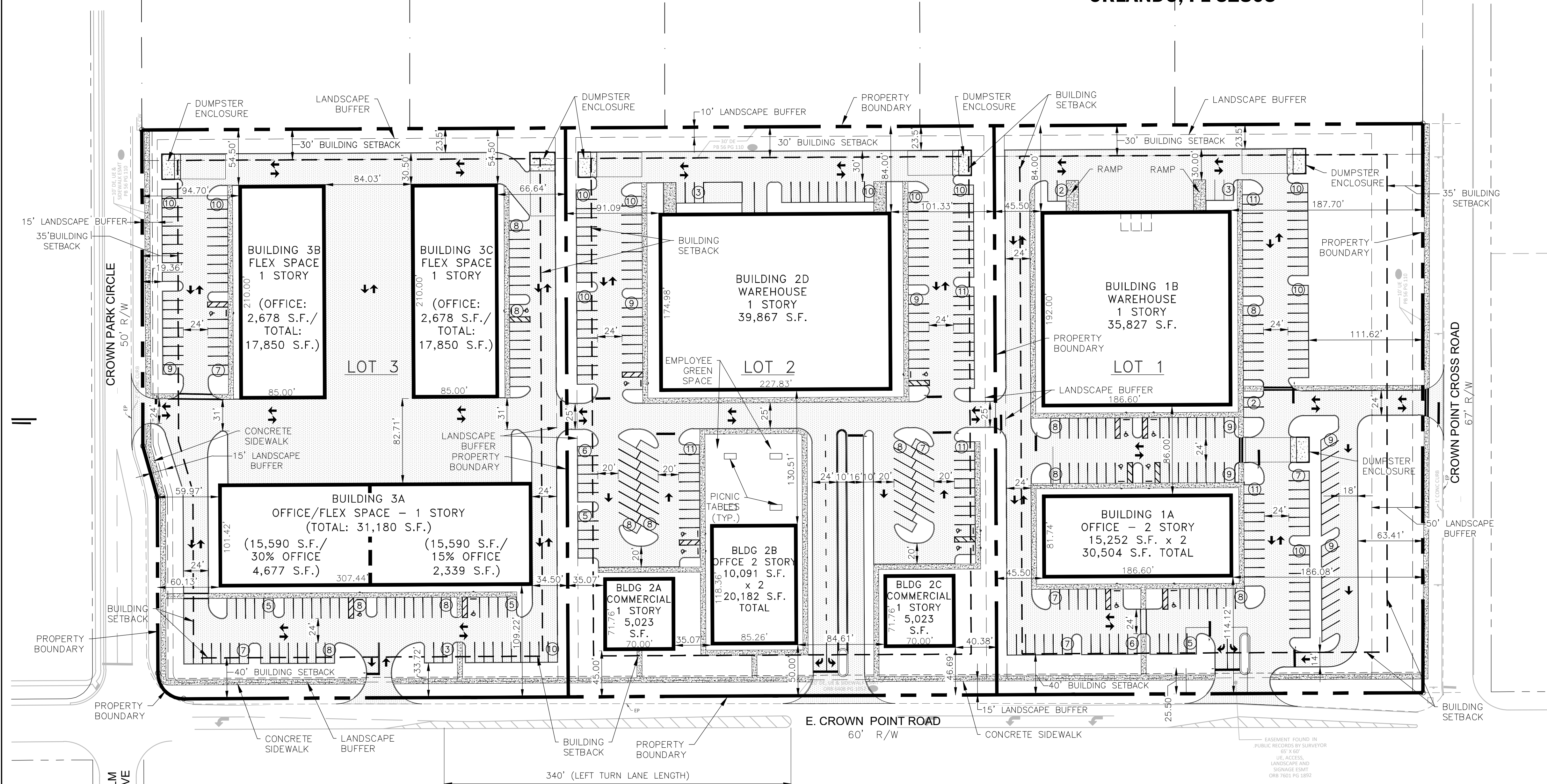
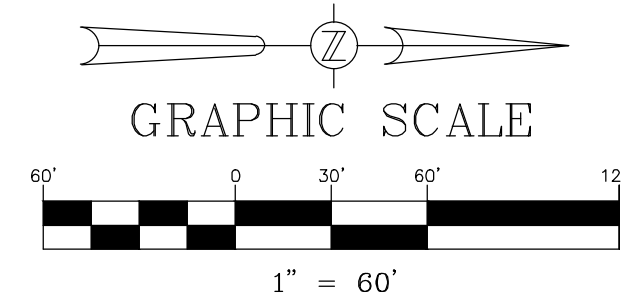
E. CROWN POINT COMPLEX

OWNERS: ARMSTRONG COMMERCIAL HOLDINGS, LLC
671 BUSINESS PARK ROAD
WINTER GARDEN, FL 34787

570-590 E CROWN POINT ROAD, LLC
1028 E. CELADON STREET
WINTER GARDEN, FL 34787

CROWN 429, LLC
P.O. BOX 429
POLK CITY, FL 33868

SURVEYOR:
ACCURIGHT SURVEYS
OF ORLANDO, INC.
2012 E. ROBINSON STREET
ORLANDO, FL 32803



SITE DATA	
PROPERTY LOCATION:	PALM DRIVE & E. CROWN POINT ROAD, WINTER GARDEN, FL
PROPERTY FUTURE LAND USE DESIGNATION:	M.U.D. VACANT
EXISTING USE:	MULTI-USE DEVELOPMENT (M.U.D.)
PROPOSED USE:	15.99 AC.
PROJECT AREA:	13-22-27-0895-00-0070, 13-22-27-0895-00-0080, 13-22-27-0895-00-0090, 13-22-27-0895-00-0100, 13-22-27-0895-00-0110, 13-22-27-0895-00-0120,
PARCEL ID:	

ZONING: (EXISTING) C-2
ZONING: (PROPOSED) PCD

PROPOSED GROSS FLOOR AREA:	
LOT 1	66,331 S.F.
LOT 2	70,095 S.F.
LOT 3	66,880 S.F.
TOTAL:	203,306 S.F.

BUILDING SETBACKS (REQUIRED)		BUILDING SETBACKS (PROPOSED)	
LOT 1		LOT 1	
FRONT (EAST)	40'	FRONT (EAST)	114.12'
SIDE (NORTH)	25'	SIDE (NORTH)	186.08'
SIDE (SOUTH)	25'	SIDE (SOUTH)	45.50'
REAR (WEST)	30'	REAR (WEST)	84.00'
LOT 2		LOT 2	
FRONT (EAST)	40'	FRONT (EAST)	45.00'
SIDE (NORTH)	25'	SIDE (NORTH)	40.36'
SIDE (SOUTH)	25'	SIDE (SOUTH)	35.07'
REAR (WEST)	30'	REAR (WEST)	84.00'
LOT 3		LOT 3	
FRONT (EAST)	40'	FRONT (EAST)	109.22'
SIDE (NORTH)	25'	SIDE (NORTH)	34.50'
SIDE (SOUTH)	35'	SIDE (SOUTH)	59.97'
REAR (WEST)	30'	REAR (WEST)	54.50'

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

PARKING (OVERALL FOR EACH LOT-SEE SHEET C-3 FOR PHASED PARKING CALCULATIONS)

PARKING REQUIRED - LOT 1	
WAREHOUSE (1 SPACE PER 1,000 SF)	35,827/1,000 = 35.83 x 1 = 36 SPACES
OFFICE (3 SPACES PER 1,000 SF)	30,504/1,000 = 30.50 x 3 = 92 SPACES
TOTAL PARKING REQUIRED	128 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP	5 SPACES
PARKING PROVIDED	
STANDARD PARKING SPACES	153 SPACES
HANDICAP PARKING	6 SPACES
TOTAL PARKING PROVIDED	159 SPACES
PARKING REQUIRED - LOT 2	
WAREHOUSE (1 SPACE PER 1,000 SF)	39,867/1,000 = 39.87 x 1 = 40 SPACES
OFFICE/COMMERCIAL (3 SPACES PER 1,000 SF)	30,228/1,000 = 30.23 x 3 = 91 SPACES
TOTAL PARKING REQUIRED	131 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP	5 SPACES
PARKING PROVIDED	
STANDARD PARKING SPACES	150 SPACES
HANDICAP PARKING	6 SPACES
TOTAL PARKING PROVIDED	156 SPACES
PARKING REQUIRED - LOT 3	
OFFICE/FLEX SPACE (1 SPACE PER 1,000 SF)	54,508/1,000 = 54.51 x 1 = 55 SPACES
OFFICE (3 SPACES PER 1,000 SF)	12,372/1,000 = 12.37 x 3 = 37 SPACES
TOTAL PARKING REQUIRED	92 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP	4 SPACES
PARKING PROVIDED	
STANDARD PARKING SPACES	102 SPACES
HANDICAP PARKING	4 SPACES
TOTAL PARKING PROVIDED	106 SPACES

SITE AREA CALCULATIONS						
LOT 1		EXISTING		PROPOSED		
BUILDING		0.00 S.F.			51,079 S.F.	
DUMPSTER		0.00 S.F.			642 S.F.	
PAVING/CURBS		0.00 S.F.			92,907.32 S.F.	
SIDEWALK		0.00 S.F.			8,363.22 S.F.	
IMPERVIOUS AREA		0.00 S.F.	0.00 AC.	0.00 0.00 %	152,991.59 S.F.	3.51 AC. 65.47 %
PERVIOUS AREA		233,698.84 S.F.	5.36 AC.	100.00 %	80,707.25 S.F.	1.85 AC. 34.53 %
TOTAL SITE AREA		233,698.84 S.F.	5.36 AC.	100.00 %	233,698.84 S.F.	5.36 AC. 100.00 %
MAXIMUM IMPERVIOUS AREA ALLOWED (PCD ZONING/SJRWMD):						80/75 %
MAXIMUM IMPERVIOUS AREA PROPOSED						65.47 %

LOT 2	EXISTING	PROPOSED
BUILDING	0.00 S.F.	60,004 S.F.
DUMPSTER	0.00 S.F.	642 S.F.
PAVING/CURBS	0.00 S.F.	91,683.73 S.F.
SIDEWALK	0.00 S.F.	10,791.43 S.F.
IMPERVIOUS AREA	0.00 S.F.	163,121.16 S.F.
PERVIOUS AREA	234,438.40 S.F.	71,317.24 S.F.
TOTAL SITE AREA	234,438.40 S.F.	234,438.40 S.F.
MAXIMUM IMPERVIOUS AREA ALLOWED (PCD ZONING/SJRWMD):		80/75 %
MAXIMUM IMPERVIOUS AREA PROPOSED		69.58 %

LOT 3	EXISTING	PROPOSED
BUILDING	0.00 S.F.	66,880 S.F.
DUMPSTER	0.00 S.F.	642 S.F.
PAVING/CURBS	0.00 S.F.	107,941 S.F.
SIDEWALK	0.00 S.F.	8,591 S.F.
IMPERVIOUS AREA	0.00 S.F.	184,054 S.F.
PERVIOUS AREA	228,680.14 S.F.	44,626.14 S.F.
TOTAL SITE AREA	228,680.14 S.F.	228,680.14 S.F.
MAXIMUM IMPERVIOUS AREA ALLOWED (PCD ZONING/SJRWMD):		80/75 %
MAXIMUM IMPERVIOUS AREA PROPOSED		80.49 %

TOTAL SITE	
IMPERVIOUS AREA	0.00 S.F.
PERVIOUS AREA	696,817.38 S.F.
TOTAL SITE AREA	696,817.38 S.F.
MAXIMUM IMPERVIOUS AREA ALLOWED (PCD ZONING/SJRWMD):	80/75 %
MAXIMUM IMPERVIOUS AREA PROPOSED	71.35 %

NOTES:

- LIGHTING SHALL BE INSTALLED INTERNAL TO THE DEVELOPMENT PURSUANT TO CITY CODE MEETING DARK SKIES REQUIREMENTS (CODE SECTION 118-1536(K)). A PHOTOMETRIC PLAN WILL BE REQUIRED AS PART OF THE SITE PLAN APPROVAL APPLICATION.
- SIGNS, SCREEN AND RETAINING WALLS WILL NEED A SEPARATE PERMIT FROM BUILDING DEPARTMENT. (ALL SIGNAGE SHALL ADHERE TO THE CITY CODE CHAPTER 102-SIGNS.)
- 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.
- 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.
- BUILDINGS OVER 6,000 S.F. WILL REQUIRE FIRE SPRINKLERS SUBJECT TO REVIEW AND APPROVAL BY THE BUILDING AND FIRE DEPARTMENT. THE BUILDINGS SHALL BE PROVIDED WITH A POINT OF SERVICE (POS), BACKFLOW PREVENTION, ETC. AND ALL WORK DOWNSTREAM OF THE POS SHALL BE PERFORMED BY A LICENSED FIRE SPRINKLER CONTRACTOR.
- SEE SHEET C-2 FOR THE LIST OF ALLOWABLE, SPECIAL EXCEPTION, AND PROHIBITED USES.
- PLATTING, REPLATTING, LOT COMBINATIONS, OR BINDING LOT AGREEMENTS MAY BE REQUIRED FOR THE PROPERTY DEPENDING ON THE OWNERSHIP AND CONFIGURATIONS OF THE IMPROVEMENTS. EXISTING EASEMENT VACATION MAY ALSO BE REQUIRED.
- TREE REMOVAL SHALL ADHERE TO THE CITY'S TREE PROTECTION ORDINANCE - SEPARATE REVIEW, APPROVAL AND PERMIT IS REQUIRED, AS REQUIRED BY CODE (SEC. 114-70). SUBMITTAL OF THE TREE REMOVAL PERMIT APPLICATION IS REQUIRED WITH THE PRELIMINARY PLAT SUBMITTAL. COORDINATE WITH THE BUILDING DEPARTMENT ON ANY TREE REMOVAL AND PROTECTION. ADDITIONAL LANDSCAPING AND TREE REPLACEMENT MAY BE REQUIRED WITH FINAL PLAN.
- THE SITE SHALL BE SERVED BY CITY WATER, SEWER AND REUSE. ALL UTILITIES REQUIRED FOR THE DEVELOPMENT SHALL BE RUN TO THE SITE AT THE DEVELOPER'S EXPENSE, INCLUDING POTABLE WATER, RECLAIMED WATER AND SANITARY SEWER FOR THE ENTIRE PROJECT FRONTAGE. FINAL PLANS SHALL DETAIL ALL CONNECTIONS INCLUDING FIRE PROTECTION, REUSE WATER AND DOMESTIC WATER SUPPLY. ALL IRRIGATION ON THE SITE SHALL BE DESIGNED TO BE SUPPLIED BY RECLAIMED WATER.
- 100% OF THE WATER/SEWER IMPACT FEES SHALL BE PAID PRIOR TO SITE OR BUILDING PERMIT ISSUANCE OR EXECUTION OF FDEP PERMIT APPLICATIONS BY THE CITY. SANITARY LATERALS, FITTINGS, AND PIPES SHALL BE SDR 26 PER CITY STANDARDS. USE CITY STANDARD DETAIL SHEETS FOR UTILITIES AND PUBLIC WORKS. PROVIDE THE PROPOSED USES OF THE BUILDINGS AND ANTICIPATED METER SIZES FOR IMPACT FEE PAYMENT. WHEN BUILDING PLANS ARE SUBMITTED, A DETERMINATION OF FEES WILL BE CALCULATED. PERMIT OR MODIFICATION FROM SJRWMD FOR STORMWATER IS REQUIRED. PERMITS OR EXEMPTIONS SHALL ALSO BE REQUIRED FROM FDEP FOR WATER AND SEWER AND FDEP NPDES NOI AS MAY BE APPLICABLE.
- TRAFFIC STUDY WILL BE REQUIRED. AN AGREEMENT TO PARTICIPATE IN THE TRAFFIC IMPACT ANALYSIS AND COORDINATION WITH THE CITY'S TRANSPORTATION CONSULTANT ON PROPOSED IMPROVEMENTS TO THE INTERSECTION OF EAST CROWN POINT ROAD AND CROWN PARK CIRCLE (I.E. SIGNALIZATION, ETC.) WILL BE REQUIRED. A PROPORTIONATE FAIR SHARE CONTRIBUTION WILL BE DETERMINED FOR THE NEEDED IMPROVEMENTS.
- PHASE I ENVIRONMENTAL SITE ASSESSMENT SHALL BE PROVIDED FOR SITE DEVELOPMENT OVER 1 ACRE.

PHASING

PROJECT WILL BE CONSTRUCTED IN MULTIPLE PHASES (SEE SHEET C-3 FOR PHASING PLAN).

STORMWATER

THE PROPOSED PROJECT IS PART OF AN OVERALL EXISTING DEVELOPMENT KNOWN AS BRITT BUSINESS CENTER NORTH. THE EXISTING DEVELOPMENT INCLUDES A MASTER STORMWATER POND AND SYSTEM THAT WAS PREVIOUSLY PERMITTED BY WINTER GARDEN AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT. THE PROPOSED DEVELOPMENT WILL DISCHARGE TO THE EXISTING MASTER STORMWATER SYSTEM.

CROSS ACCESS

PROJECT WILL BE CONSTRUCTED WITH A CROSS ACCESS EASEMENT THROUGH THE LOTS (SEE SHEET C-5 FOR CROSS ACCESS EASEMENT LOCATION).

SITE VICINITY MAP



SCALE: 1" = 2000'

PRELIMINARY DEVELOPMENT PLAN
E. CROWN POINT COMPLEX
EAST CROWN POINT ROAD
WINTER GARDEN, FLORIDA

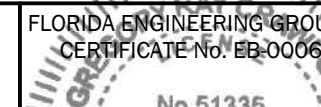


5127 S. Orange Avenue, Suite 200
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www.thomasandhutton.com

PRELIMINARY DEVELOPMENT
PLAN (1 OF 5)

DESIGNED BY JWM	DRAWN BY JWM	CHECKED BY GRC	APPROVED BY GRC
--------------------	-----------------	-------------------	--------------------

PROJECT NO. 23-125		THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY: GREGORY R. CRAWFORD, P.E. ON THE DATE ADJACENT TO THE SEAL SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.	
SCALE 1" = 60'			
DATE JULY 2024			
SHEET NO. C-1			
SHEET 1 OF 5			

23-125 DevelopmentPlan.dwg

E. CROWN POINT COMPLEX

ALLOWABLE USES FOR BUILDINGS

1A, 2A, 2B, 2C, 3A

Allowable Uses:

- (1) Retail establishments.
- (2) Restaurants & Cafe.
- (3) Offices, studios, General and Professional
- (4) Financial institutions.
- (5) Private clubs and lodges.
- (6) Personal services.
- (7) Recreational and entertainment uses (indoor only).
- (8) Public buildings.
- (9) Flex commercial with accessory light industrial.
- (10) Restaurants.
- (11) Physical fitness studio/gym.
- (12) Veterinary clinic/office (no overnight boarding).
- (13) Medical Office.

Special Exception:

- (1) All types of businesses that are otherwise permitted uses in buildings not of standard construction or without restroom facilities.
- (2) Other uses which the planning and zoning board determines as the type and intensity of activity similar to and compatible with the permitted uses.
- (3) Research and development facilities, provided that all activities are within an enclosed structure.

Prohibited Uses:

- (1) Residential uses.
- (2) Cargo transportation terminals, truck parking facilities, and other activities of similar nature.
- (3) Tattoo or Body Art establishments.
- (4) Mobile body art establishments.
- (5) All uses not specifically or provisionally permitted in this division.
- (6) Automobile sales and service.
- (7) Junkyards, automobile junkyards, scrap yards, and salvage yards.
- (8) Garages (commercial).
- (9) Motels, hotels, rooming houses.
- (10) Outside storage.
- (11) Concrete, block, and asphalt plants including batch plants.
- (12) Storage of liquefied petroleum products and petrochemical products, except as needed for allowable manufacturing and industrial processes.
- (13) Churches.
- (14) Vocational and trade schools.
- (15) Public utility equipment and facilities.
- (16) Radio or television transmitter, towers, or broadcasting facilities.
- (17) Communication towers and communication antennas.
- (18) Urban farm.
- (19) Children day care centers.
- (20) Planned shopping centers.
- (21) Educational facilities as an accessory use to a church.
- (22) Campgrounds.
- (23) Gasoline station, service stations, or convenient stores with gasoline sales.
- (24) Any permitted use with a drive-in or drive-through window, aisle or lane which permits or encourages service directly to patrons or occupants within their vehicles without the need to leave their vehicles.
- (25) Freight handling and transportation terminals.
- (26) Truck parking facilities, and other activities of similar nature.
- (27) Any use deemed objectionable because it may be noxious or injurious because of the production or emission of dust, smoke, refuse matter, odor, gas, fumes, noise, vibration or similar substances or conditions, and any one or combination of these may be prohibited; however, any one of these uses may be permitted if approved by the planning and zoning board and subject to the conditions, restrictions, requirements and safeguards as may be deemed necessary by the planning and zoning board for the protection of health, safety and general welfare of the area.
- (28) Mini-warehouse and mini-storage facilities; also known as Self Storage.
- (29) 24-hour businesses or businesses that extend past the hours between 2am and 5am.
- (30) Heavy Industrial Activities.
- (31) Crematories/Funeral Homes.
- (32) Outdoor Displays, Sale and/or Storage not specifically outlined under Permitted or Special Exceptions Uses.
- (33) Car wash.
- (34) Adult entertainment.
- (35) Billboards.
- (36) Adult or pornographic book, magazine, video and novelty stores or sales.
- (37) Pawn shop.
- (38) Vape shop, cigar shop or tobacco shop.
- (39) Medical marijuana dispensary.

					PRELIMINARY DEVELOPMENT PLAN E. CROWN POINT COMPLEX EAST CROWN POINT ROAD WINTER GARDEN, FLORIDA					FEG FLORIDA ENGINEERING GROUP now part of THOMAS & HUTTON					5127 S. Orange Avenue, Suite 200 Orlando, FL 32809 Phone: 407-895-0324 Fax: 407-895-0325 www.thomasandhutton.com					PRELIMINARY DEVELOPMENT PLAN (2 OF 5)					DESIGNED BY JWM DRAWN BY JWM CHECKED BY GRC APPROVED BY GRC					PROJECT NO. 23-125 SCALE NONE DATE JULY 2024 SHEET NO. C-2 SHEET 2 OF 5					THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY: GREGORY S. CRAWFORD, P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.					FLORIDA ENGINEERING GROUP, INC. CERTIFICATE NO. 88-0006599 No 51335 STATE OF FLORIDA GREGORY S. CRAWFORD, P.E. LICENSE NO. 91335				
10/27/25	⚠	REVISED PER CITY COMMENTS		GRC	GRC																																							
9/12/25	⚠	REVISED PER CITY COMMENTS		GRC	GRC																																							
7/22/25	⚠	REVISED PER CITY COMMENTS		JWM	GRC																																							
5/02/25	⚠	REVISED PER CITY COMMENTS		JWM	GRC																																							
DATE		REVISIONS			BY		CHECKED																																					

E. CROWN POINT COMPLEX

ALLOWABLE USES FOR BUILDINGS

1B, 2D, 3B, 3C

Allowable Uses:

- (1) Offices, studios, General and Professional.
- (2) Private clubs and lodges.
- (3) Recreational and entertainment uses (indoor only).
- (4) Public buildings.
- (5) Light manufacturing, processing, and assembly, including precision manufacturing, electrical machinery, instrumentation, and similar uses. This includes the assembly and combining of beauty supplies not for retail sale and within an enclosed structure.
- (6) Commercial uses which are deemed compatible with the principal uses in this zone.
- (7) Warehousing, wholesaling, and storage facilities within enclosed structures including Cold Storage and Frozen Food Lockers.
- (8) Research and development facilities, provided that all activities are within an enclosed structure.
- (9) Permitted accessory uses and structures in the PCD district are the customary accessory uses of one or more of the principal uses clearly incidental and subordinate to the principal uses, in keeping with the commercial character of the district.
- (10) Physical fitness studio/gym.

Special Exception:

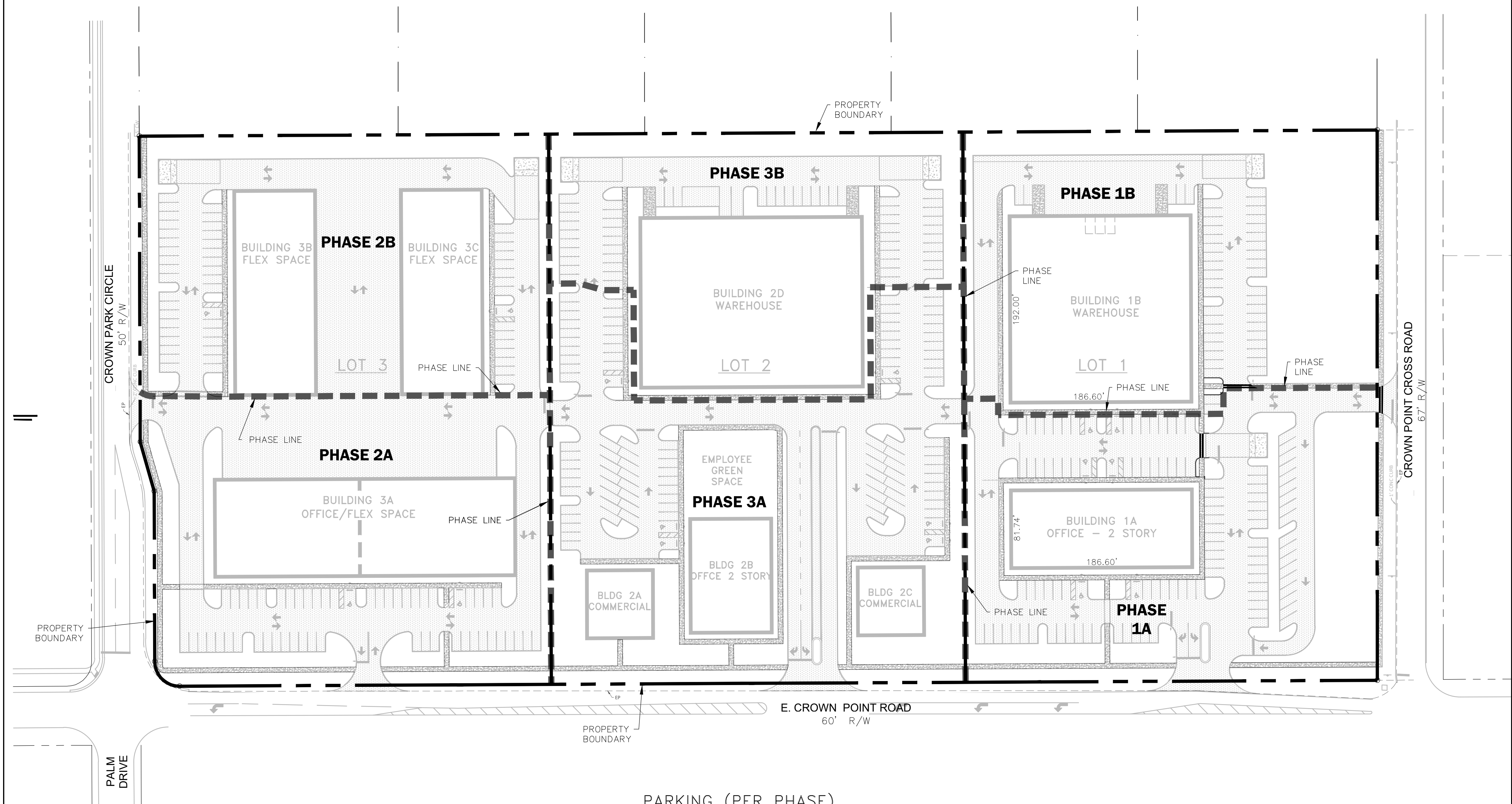
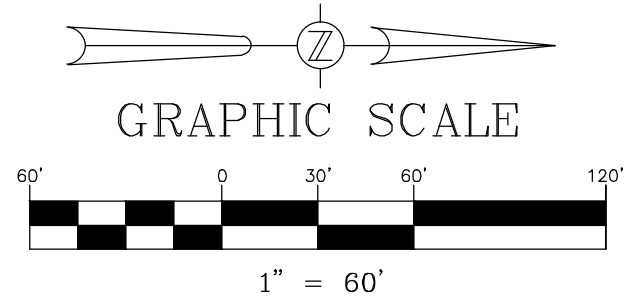
- (1) Mini-warehouse and mini-storage facilities.
- (2) All types of businesses that are otherwise permitted uses in buildings not of standard construction or without restroom facilities.
- (3) Other uses which the planning and zoning board determines as the type and intensity of activity similar to and compatible with the permitted uses.

Prohibited Uses:

- (1) Residential uses.
- (2) Cargo transportation terminals, truck parking facilities, and other activities of similar nature.
- (3) Tattoo or body art establishments.
- (4) Mobile body art establishments.
- (5) All uses not specifically or provisionally permitted in this division.
- (6) Automobile sales and service.
- (7) Junkyards, automobile junkyards, scrap yards, and salvage yards.
- (8) Garages (commercial).
- (9) Motels, hotels, rooming houses.
- (10) Outside storage.
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- (13) Churches.
- (14) Vocational and trade schools.
- (15) Public utility equipment and facilities.
- (16) Radio or television transmitter, towers, or broadcasting facilities.
- (17) Communication towers and communication antennas.
- (18) Urban farm.
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- (22) Campgrounds.
- (23) Gasoline station, service stations, or convenient stores with gasoline sales.
- (24) Any permitted use with a drive-in or drive-through window, aisle or lane which permits or encourages service directly to patrons or occupants within their vehicles without the need to leave their vehicles.
- (25) Freight handling and transportation terminals.
- (26) Truck parking facilities, and other activities of similar nature.
- (27) Any use deemed objectionable because it may be noxious or injurious because of the production or emission of dust, smoke, refuse matter, odor, gas, fumes, noise, vibration or similar substances or conditions, and any one or combination of these may be prohibited; however, any one of these uses may be permitted if approved by the planning and zoning board and subject to the conditions, restrictions, requirements and safeguards as may be deemed necessary by the planning and zoning board for the protection of health, safety and general welfare of the area.
- (28) 24-hour businesses or businesses that extend past the hours between 2am and 5am.
- (29) Heavy Industrial Activities.
- (30) Crematories/Funeral Homes.
- (31) Car wash.
- (32) Adult entertainment.
- (33) Billboards.
- (34) Adult or pornographic book, magazine, video and novelty stores or sales.
- (35) Pawn shop.
- (36) Vape shop, cigar shop or tobacco shop.
- (37) Medical marijuana dispensary.

[illegible]

E. CROWN POINT COMPLEX

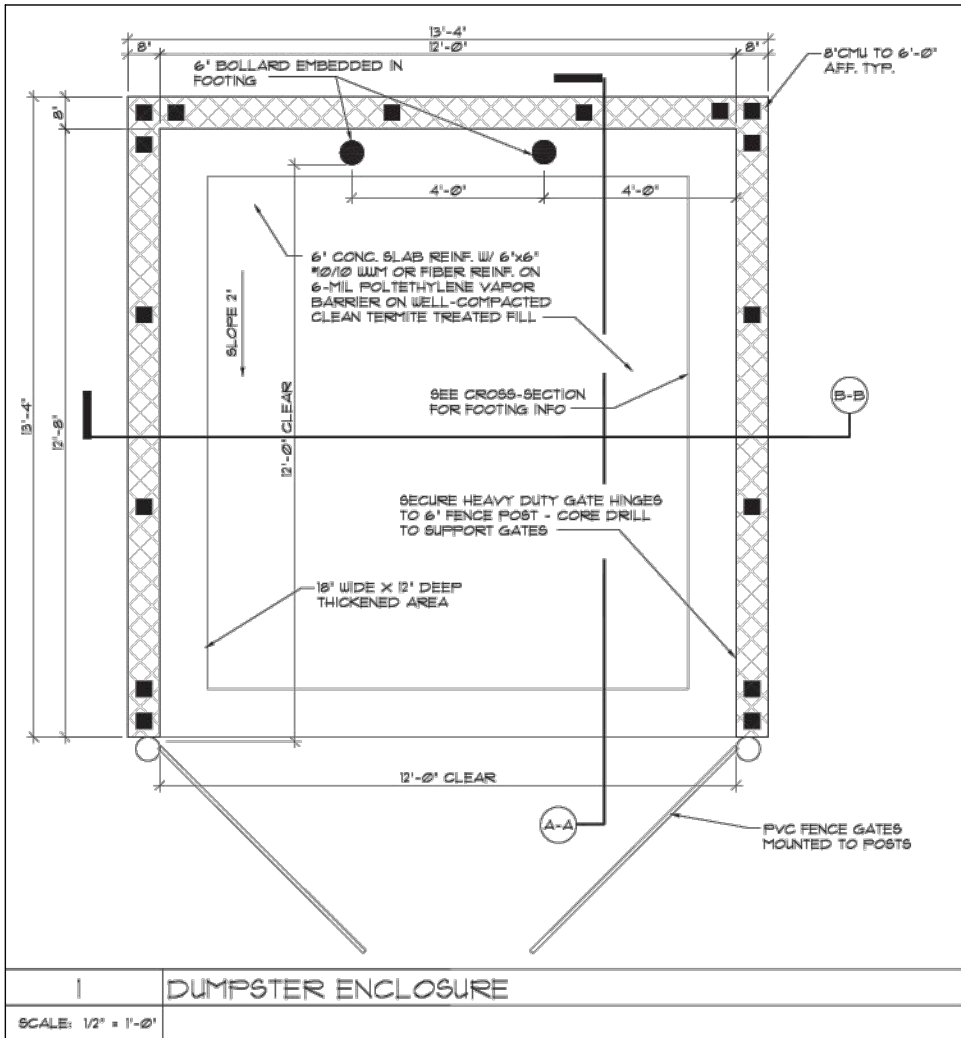


PARKING (PER PHASE)

PARKING REQUIRED - PHASE 2A			
OFFICE/FLEX SPACE	(1 SPACE PER 1,000 SF)	$24,164/1,000 = 24.16 \times 1 =$	24 SPACES
OFFICE	(3 SPACE PER 1,000 SF)	$7,016/1,000 = 7.02 \times 3 =$	21 SPACES
TOTAL PARKING REQUIRED		45 SPACES	
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		2 SPACES	
PARKING PROVIDED			
STANDARD PARKING SPACES		52 SPACES	
HANDICAP PARKING		2 SPACES	
TOTAL PARKING PROVIDED		54 SPACES	
PARKING REQUIRED - PHASE 2B			
FLEX SPACE	(1 SPACE PER 1,000 SF)	$30,344/1,000 = 30.34 \times 1 =$	30 SPACES
OFFICE	(3 SPACE PER 1,000 SF)	$5,356/1,000 = 5.36 \times 3 =$	16 SPACES
TOTAL PARKING REQUIRED		46 SPACES	
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		2 SPACES	
PARKING PROVIDED			
STANDARD PARKING SPACES		50 SPACES	
HANDICAP PARKING		2 SPACES	
TOTAL PARKING PROVIDED		52 SPACES	

PARKING REQUIRED		PHASE 3A	
COMMERCIAL	(3 SPACES PER 1,000 SF)	$10,046/1,000 = 10.05 \times 1 =$	10 SPACES
OFFICE	(3 SPACES PER 1,000 SF)	$20,182/1,000 = 20.18 \times 3 =$	61 SPACES
TOTAL PARKING REQUIRED		71 SPACES	
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		4 SPACES	
PARKING PROVIDED			
STANDARD PARKING SPACES		81 SPACES	
HANDICAP PARKING		6 SPACES	
TOTAL PARKING PROVIDED		87 SPACES	
PARKING REQUIRED		PHASE 3B	
WAREHOUSE	(1 SPACE PER 1,000 SF)	$39,867/1,000 = 39.87 \times 1 =$	40 SPACES
TOTAL PARKING REQUIRED		40 SPACES	
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		2 SPACES	
PARKING PROVIDED			
STANDARD PARKING SPACES		53 SPACES	
HANDICAP PARKING		0 SPACES	
TOTAL PARKING PROVIDED		53 SPACES	

PARKING REQUIRED - PHASE 1A		
OFFICE	(3 SPACE PER 1,000 SF)	$30,504/1,000 = 30.50 \times 3 = 92 \text{ SPACES}$
TOTAL PARKING REQUIRED		92 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		4 SPACES
PARKING PROVIDED		
STANDARD PARKING SPACES		91 SPACES
HANDICAP PARKING		4 SPACES
TOTAL PARKING PROVIDED		95 SPACES
PARKING REQUIRED - PHASE 1B		
WAREHOUSE	(1 SPACE PER 1,000 SF)	$35,827/1,000 = 35.83 \times 1 = 36 \text{ SPACES}$
TOTAL PARKING REQUIRED		36 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		2 SPACES
PARKING PROVIDED		
STANDARD PARKING SPACES		62 SPACES
HANDICAP PARKING		2 SPACES
TOTAL PARKING PROVIDED		64 SPACES



SCALE: 1" = 2000'

DATE	REVISIONS	BY	CHECKED
10/27/25	REVISED PER CITY COMMENTS	GRC	GRC
9/12/25	REVISED PER CITY COMMENTS	GRC	GRC
7/22/25	REVISED PER CITY COMMENTS	JWM	GRC
5/02/25	REVISED PER CITY COMMENTS	JWM	GRC

PRELIMINARY DEVELOPMENT PLAN
E. CROWN POINT COMPLEX
EAST CROWN POINT ROAD
WINTER GARDEN, FLORIDA



5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

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PRELIMINARY PHASING PLAN (4 OF 5)

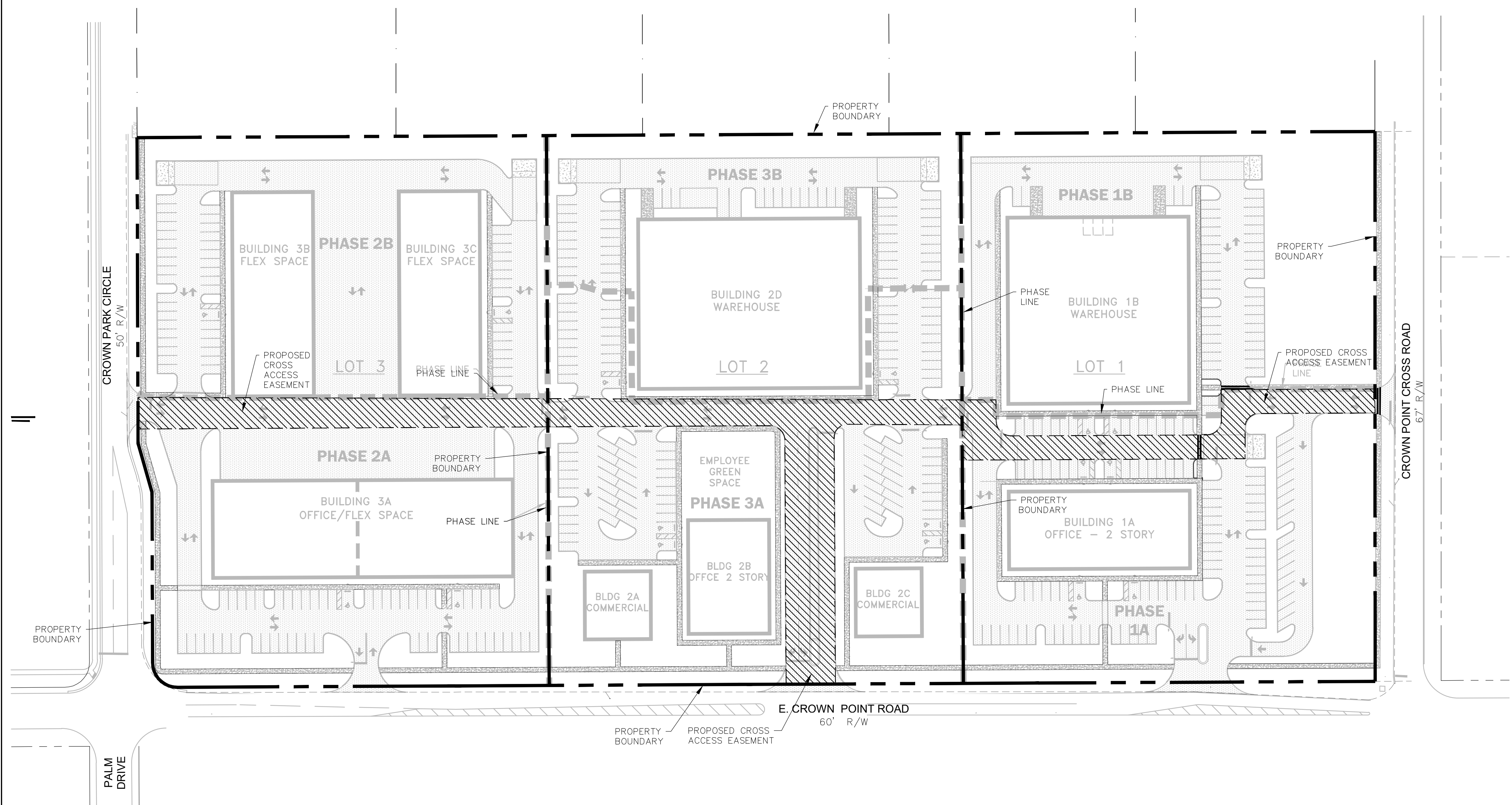
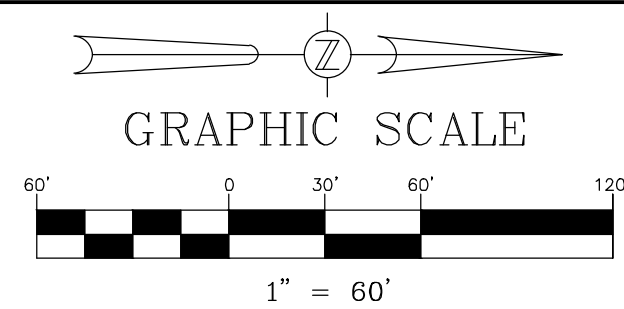
DESIGNED BY JWM	DRAWN BY JWM	CHECKED BY GRC	APPROVED BY GRC
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PROJECT NO. 23-125
SCALE 1" = 60'
DATE JULY 2024
SHEET NO. C-4
SHEET 4 OF 5

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



E. CROWN POINT COMPLEX



DATE	REVISIONS	BY	CHECKED
10/27/25	REVISED PER CITY COMMENTS	GRC	GRC
9/12/25	REVISED PER CITY COMMENTS	GRC	GRC
7/22/25	REVISED PER CITY COMMENTS	JWM	GRC
5/02/25	REVISED PER CITY COMMENTS	JWM	GRC

PRELIMINARY DEVELOPMENT PLAN
E. CROWN POINT COMPLEX
EAST CROWN POINT ROAD
WINTER GARDEN, FLORIDA

FEG

FLORIDA
ENGINEERING
GROUP

now part of

THOMAS & HUTTON

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.thomasandhutton.com

PRELIMINARY CROSS
ACCESS-SHARED EASEMENT PLAN
(5 OF 5)

DESIGNED BY
JWM

DRAWN BY
JWM

CHECKED BY
GRC

APPROVED BY
GRC

PROJECT NO.
23-125

SCALE
1" = 60'

DATE
JULY 2024

SHEET NO.
C-5

SHEET 5 OF 5

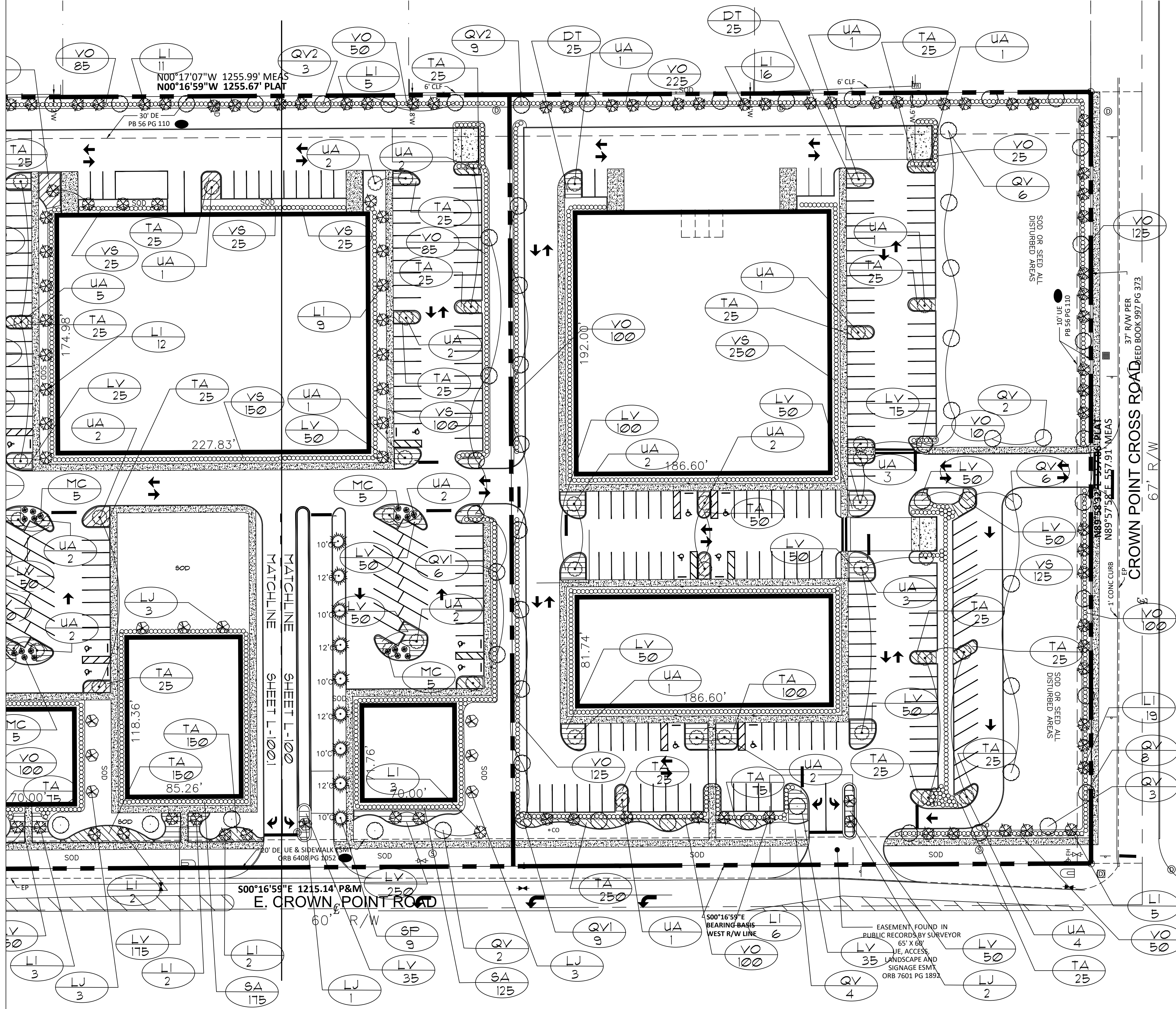
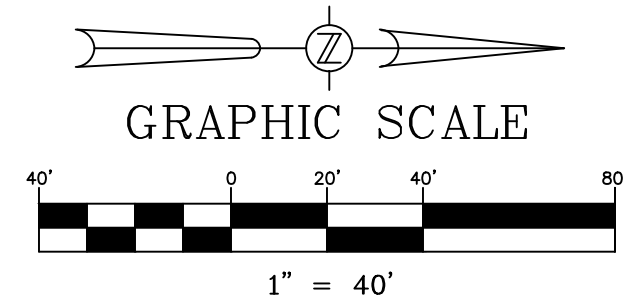
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GREGORY R. CRAWFORD, P.E.
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FLORIDA PROFESSIONAL ENGINEER
No 51335
STATE OF
FLORIDA
GREGORY R. CRAWFORD, P.E.
LICENSE NO. 51335

23-125 DevelopmentPlan.dwg

Page 34 of 134

E. CROWN POINT COMPLEX



PLANT LIST for SHEET L-100					
PLANT LIST					
QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	
TREES					
17	QV	QUERCUS VIRGINIA	LIVE OAK	13'± 3.5' CAL.	
15	QV1	QUERCUS VIRGINIA	LIVE OAK	12'± 3' CAL.	
12	QV2	QUERCUS VIRGINIA	LIVE OAK	12'± 2' CAL.	
54	LI	LAGERSTROEMIA INDICA	CREPE MYRTLE	11'± 2' CAL.	
9	SP	SABAL PALMETTO	SABAL PALM	SEE PLAN	
6	LJ	LIGUSTRUM JAPONICUM	LIGUSTRUM	8'-10', MT	
34	UA	ULMUS ALATA	WINGED ELM	11'± 2' CAL.	
SHRUBS					
125	SA	SCHEFFLERA ARBORICOLA	VARIEGATED SCHEFFLERA	24"x24"± 30' OC	
910	VO	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	24"x24"± 36' OC	
500	VS	VIBURNUM SUSPENSUM	SANDANKWA	24"x24"± 30' OC	
10	MC	MUHLENBERGIA CAPILLARIS	MUHL Y GRASS	24"x24"±	
SHRUBS					
995	LV	LIRIOPE VARIEGATA	AZTEC GRASS	FULL GLS., 18' OC	
50	DT	DIANELLA TASMANICA	FLAX LILY	FULL GLS., 18' OC	
800	TA	TRACH. ASIATICUM	MINIMA	FULL GLS., 18' OC	

SECTION 118-1523

EAST CROWN POINT RD.

15' BUFFER PLANTED 50% CANOPY TREES 1/10", 3.5' CAL., 13' OA UNDERSTORY 3/100", 2' CAL., 13' OA SHRUBS 33/100", MIN. 36" TALL

REQUIRED BUFFER IS 1140' LF 16 CANOPY TREES (22 PROVIDED) 34 UNDERSTORY (34 PROVIDED) 380 SHRUBS (400 PROVIDED)

CROWN POINT CROSS RD.

15' BUFFER PLANTED 50% CANOPY TREES 1/10", 3.5' CAL., 13' OA UNDERSTORY 3/100", 2' CAL., 13' OA SHRUBS 33/100", MIN. 36" TALL

REQUIRED BUFFER IS 532' LF 8 CANOPY TREES (11 PROVIDED) 16 UNDERSTORY (16 PROVIDED) 115 SHRUBS (185 PROVIDED)

CROWN POINT CIRCLE RD.

15' BUFFER PLANTED 50% CANOPY TREES 1/10", 3.5' CAL., 13' OA UNDERSTORY 3/100", 2' CAL., 13' OA SHRUBS 33/100", MIN. 36" TALL

REQUIRED BUFFER IS 532' LF 8 CANOPY TREES (11 PROVIDED) 16 UNDERSTORY (16 PROVIDED) 115 SHRUBS (185 PROVIDED)

REAR PROPERTY LINE

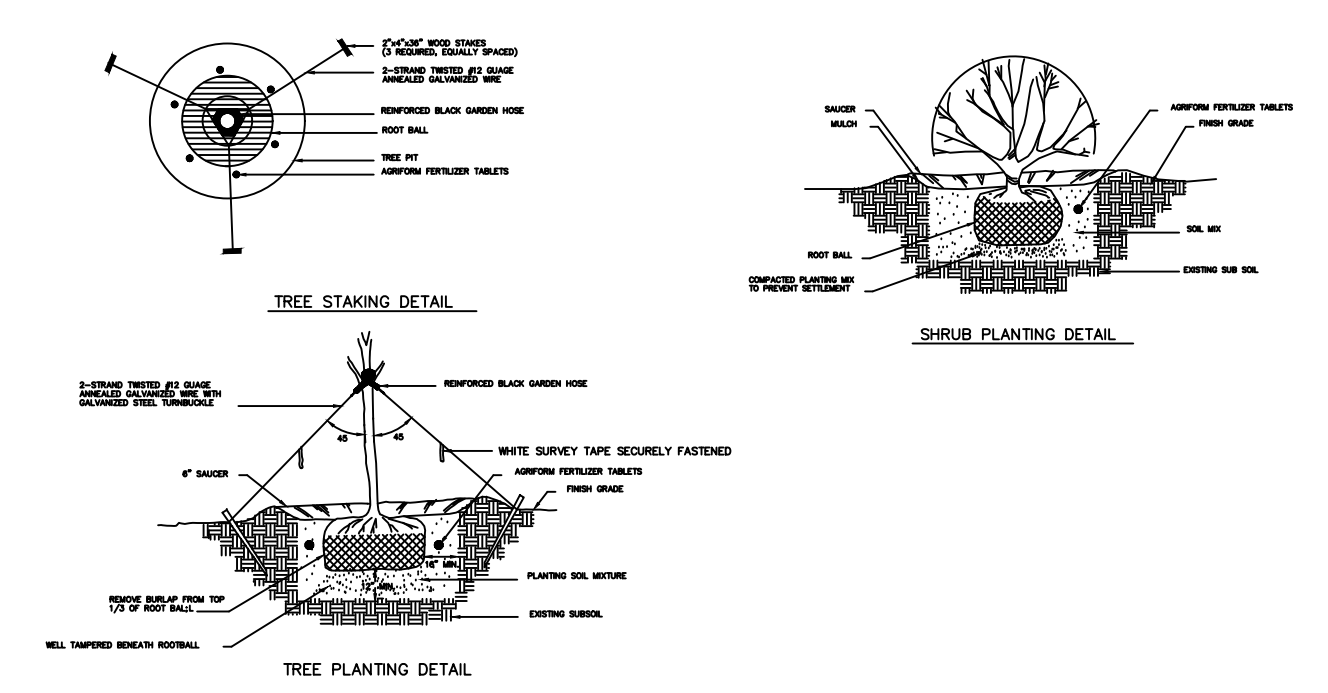
CANOPY TREES 2/100", 2' CAL., 12' OA UNDERSTORY 3/100", 2' CAL., 13' OA SHRUBS 33/100", MIN. 36" TALL

REQUIRED BUFFER IS 1255' LF 25 CANOPY TREES (26 PROVIDED) 38 UNDERSTORY (38 PROVIDED) 420 SHRUBS (460 PROVIDED)

PARKING LOT TREES

ONE CANOPY / 10 PARKING SPACES 414 P. SPACES / TEN=41.4 TREES 63 TREES SHOWN

- SOD TO BE ARGENTINE BAHIA OR EQUAL.
- GENERAL LANDSCAPE NOTES
- ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
 - ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1980.
 - THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT MATERIALS ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
 - ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
 - THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
 - ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF PINE BARK MULCH.
 - NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
 - LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
 - ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
 - SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ARGENTINE BAHIA.
 - ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACK FLOW PREVENTOR, 4 RAIN SENSOR DEVICE.
 - DIRECT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND PAVED SURFACES.
 - THE TREE CALIPER OF ALL TREES SPECIFIED ON THE PLANT LIST SHALL BE MEASURED AT SIX (6) INCHES ABOVE GRADE.



Ravensdale Planning & Design
Land Planning Landscape Architecture Project Management Expert Witness
5106 South Pointe Drive Inverness, Florida 34450
(407) 647-1213

PRELIMINARY DEVELOPMENT PLAN
E. CROWN POINT LOTS 9 & 10
630 EAST CROWN POINT ROAD
WINTER GARDEN, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

LANDSCAPE PLAN

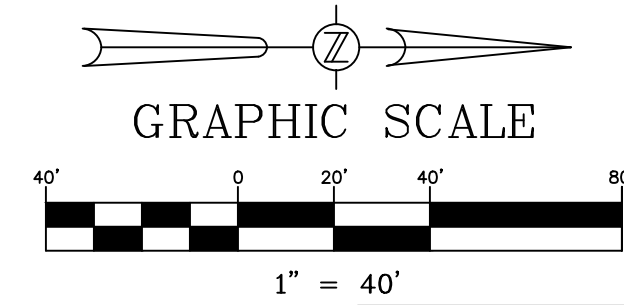
DESIGNED BY JWM
DRAWN BY JWM
CHECKED BY GRC
APPROVED BY GRC

PROJECT NO. 23-125
SCALE 1" = 60'
DATE JULY 2024
SHEET NO. L-100
SHEET 1 OF 4

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. EB-006595

DATE	REVISIONS	BY	CHECKED
4/25/25	REVISED PER CITY COMMENTS	JWM	GRC

E. CROWN POINT COMPLEX



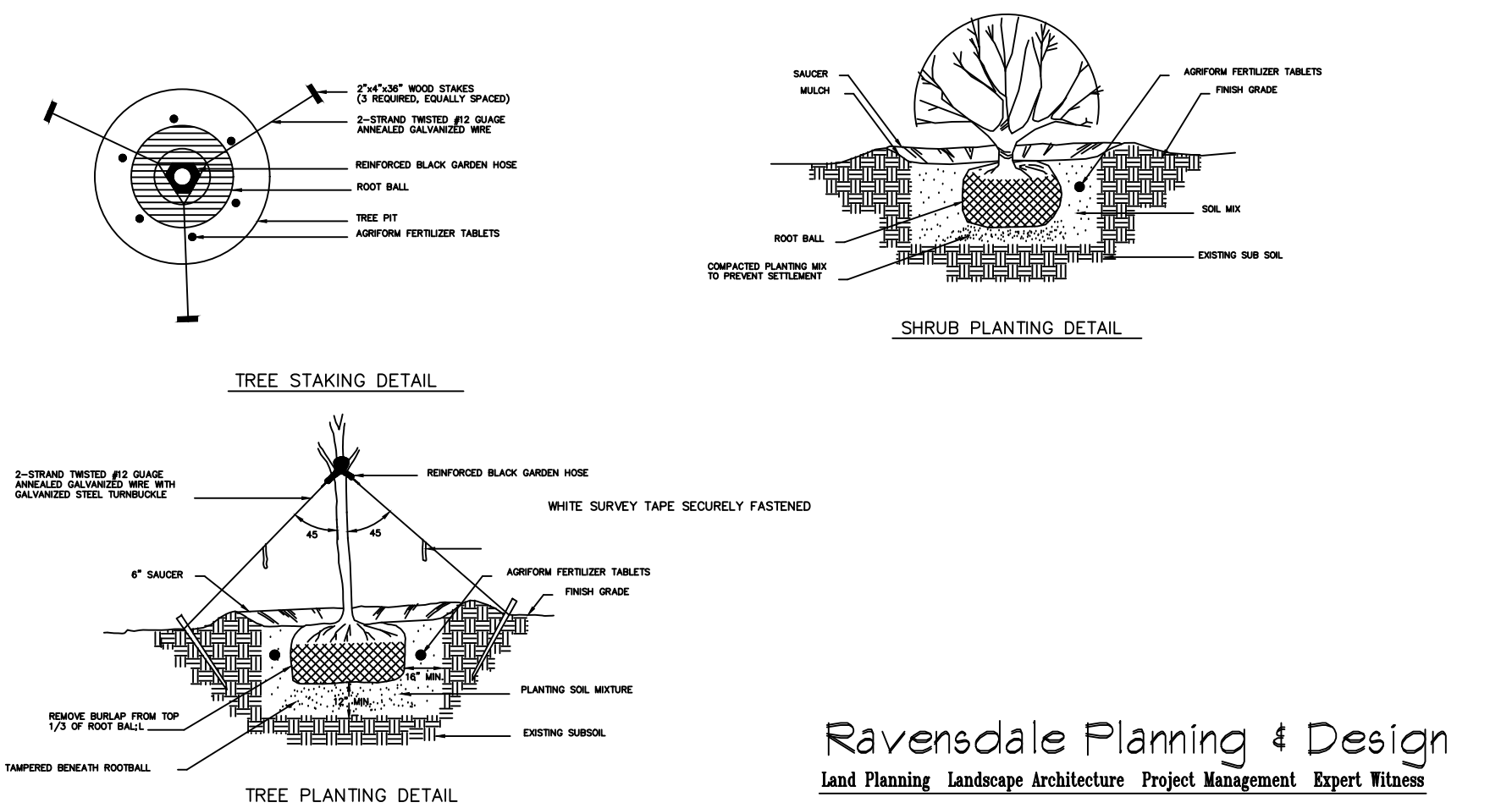
PLANT LIST for SHEET L-100.1

PLANT LIST				
QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
24	QV	QUERCUS VIRGINIA	LIVE OAK	13'± 3.5' CAL.
14	QV1	QUERCUS VIRGINIA	LIVE OAK	12'± 3' CAL.
14	QV2	QUERCUS VIRGINIA	LIVE OAK	11'± 2' CAL.
62	LI	LAGERSTROEMIA INDICA	CREPE MYRTLE	11'± 2' CAL.
0	SP	SABAL PALMETTO	SABAL PALM	SEE PLAN
6	LJ	LIGUSTRUM JAPONICUM	LIGUSTRUM	8'-10', MT
32	UA	ULMUS ALATA	WINGED ELM	11'± 2' CAL.
SHRUBS				
475	SA	SCHEFFLERA ARBORICOLA	VARIEGATED SCHEFFLERA	24"X24"± 30' OC
830	VO	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	24"X24"± 36' OC
280	VS	VIBURNUM SUSPENSUM	SANDANKWA	24"X24"± 30' OC
40	MC	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	24"X24"±
SHRUBS				
875	LV	LIRIOPE VARIEGATA	AZTEC GRASS	FULL GLS., 18' OC
100	DT	DIANELLA TASMANICA	FLAX LILY	FULL GLS., 18' OC
1800	TA	TRACH. ASIATICUM	MINIMA	FULL GLS., 18' OC

SOD TO BE ARGENTINE BAHIA OR EQUAL.

GENERAL LANDSCAPE NOTES

- ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER 'GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
- ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, 'TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS', OCTOBER, 1980.
- THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
- ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 FEAT).
- THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
- ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF FINE BARK-MULCH.
- NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
- LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
- ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
- SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT FAYED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ARGENTINE BAHIA.
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACK FLOW PREVENTOR, 4 RAIN SENSOR DEVICE.
- DIRECT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND FAYED SURFACES.
- THE TREE CALIPER OF ALL TREES SPECIFIED ON THE PLANT LIST SHALL BE MEASURED AT SIX (6) INCHES ABOVE GRADE.



Ravensdale Planning & Design
Land Planning Landscape Architecture Project Management Expert Witness
5106 South Pointe Drive Inverness, Florida 34450
(407) 647-1213

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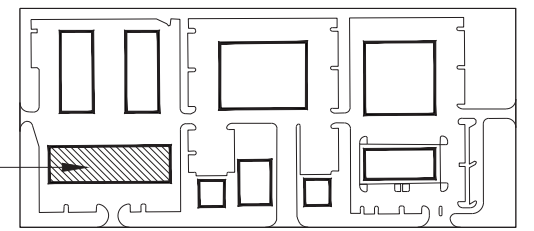
LANDSCAPE PLAN

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SHEET 1 OF 4

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-0006595

KEY PLAN -
PAD 1 -
BLDG 1



PAD 1 - BUILDING 1 - EAST ELEVATION

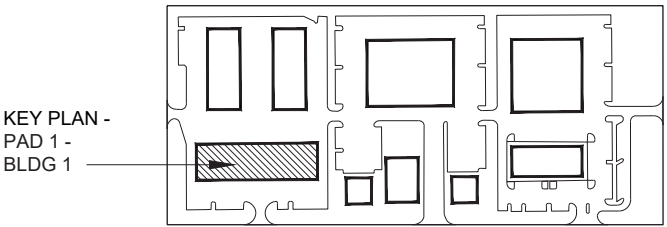


PAD 1 - BUILDING 1 - WEST ELEVATION

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PAD 1 - BUILDING 1 - SOUTH ELEVATION



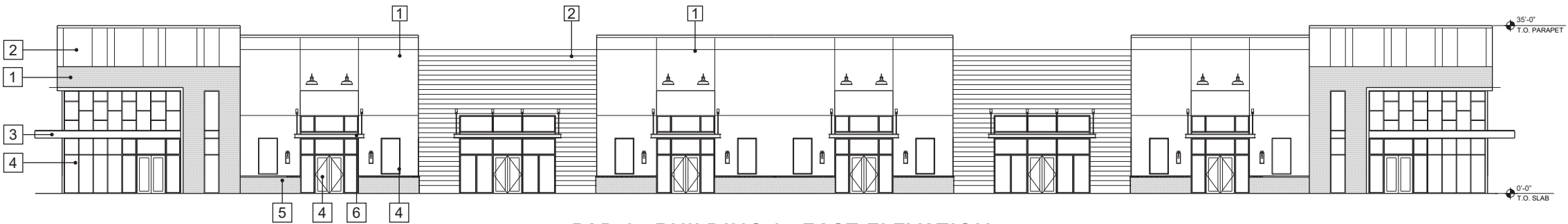
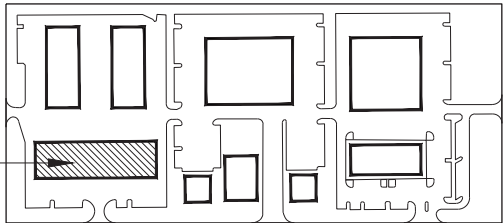
PAD 1 - BUILDING 1 - NORTH ELEVATION

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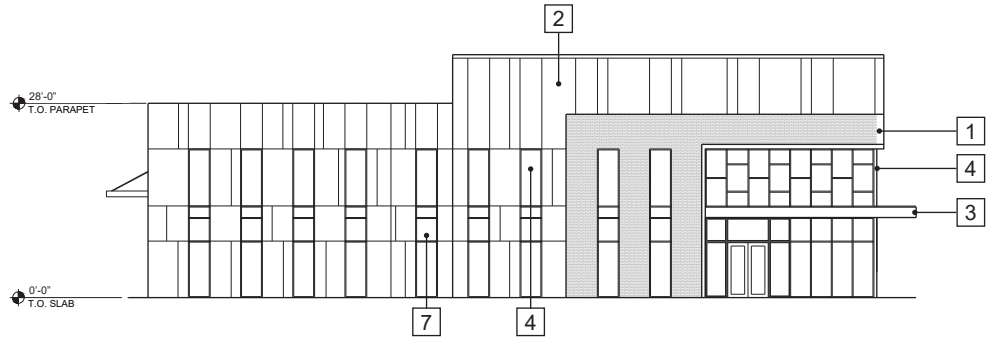
ELEVATION KEYNOTES

1 PAINTED EXTERIOR TILT UP CONCRETE PANELS OR STUCCO ON BLOCK	7 SPANDREL GLASS OR METAL PANEL	13 LIGHT FIXTURE	19 VERTICAL FIN
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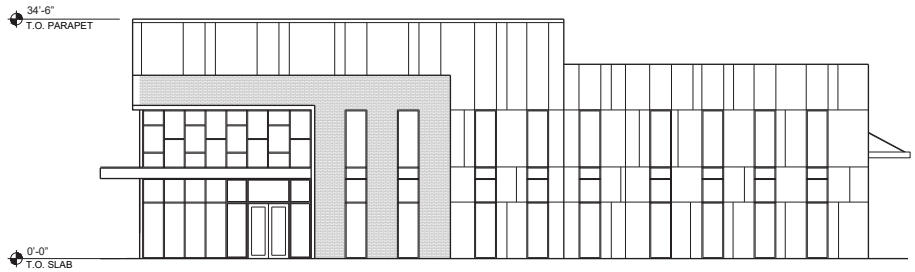
KEY PLAN -
PAD 1 -
BLDG 1



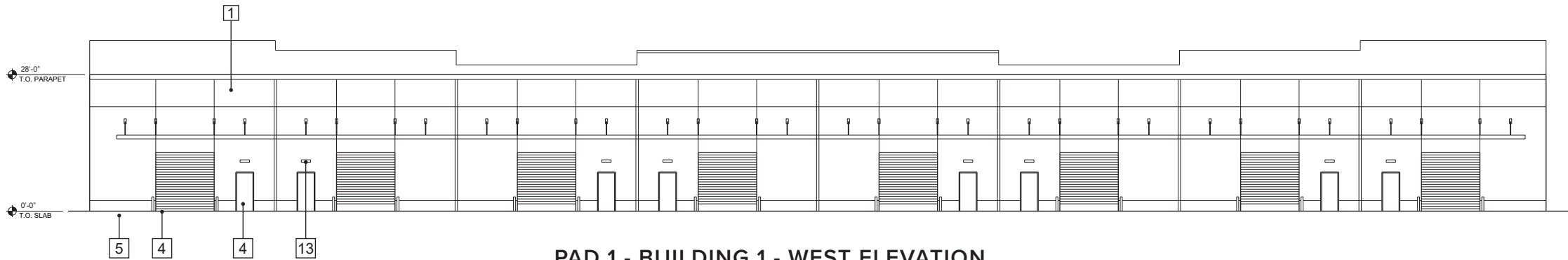
PAD 1 - BUILDING 1 - EAST ELEVATION



PAD 1 - BUILDING 1 - SOUTH ELEVATION



PAD 1 - BUILDING 1 - NORTH ELEVATION

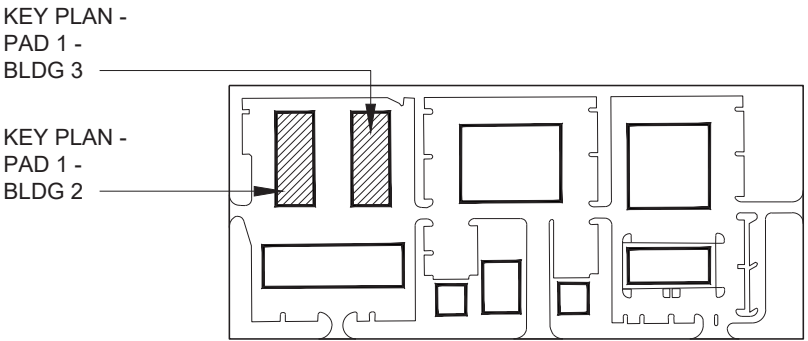


PAD 1 - BUILDING 1 - WEST ELEVATION

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PAD 1 - BUILDING 2 & 3 (MIRRORED) - SOUTH ELEVATION (2) & NORTH ELEVATION (3)

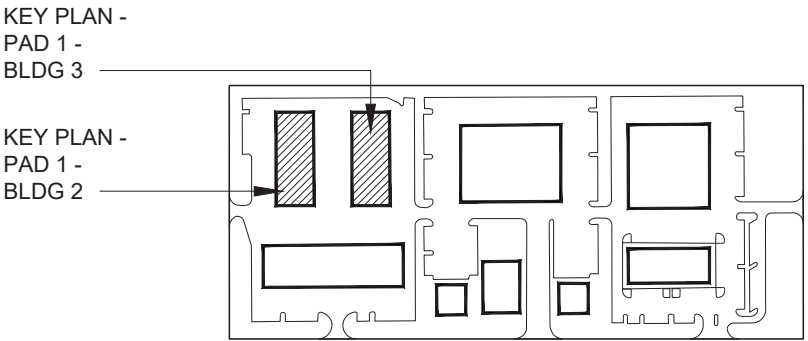


PAD 1 - BUILDING 2 & 3 (MIRRORED) - NORTH ELEVATION (2) & SOUTH ELEVATION (3)

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PAD 1 - BUILDING 2 & 3 (MIRRORED) - WEST ELEVATION (2) & EAST ELEVATION (3)



PAD 1 - BUILDING 2 & 3 (MIRRORED) - EAST ELEVATION (2) & WEST ELEVATION (3)

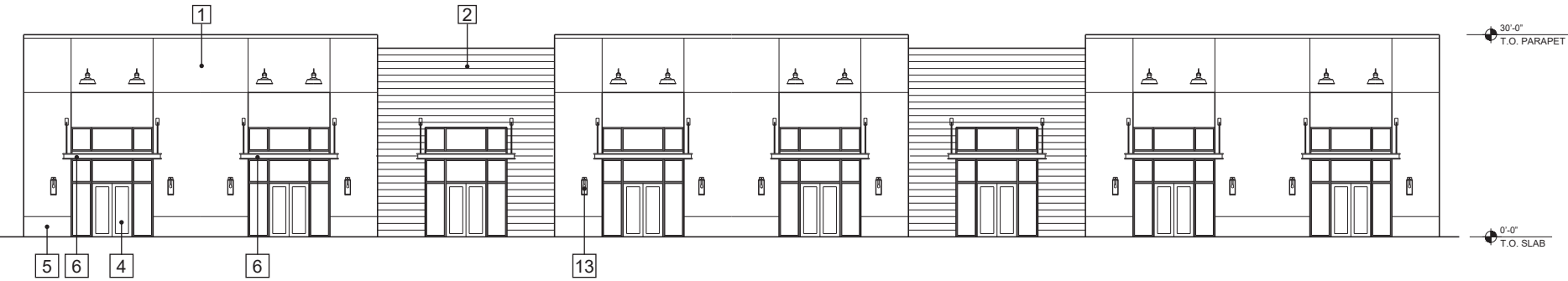
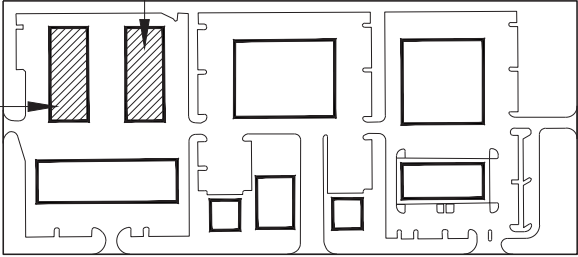
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ELEVATION KEYNOTES

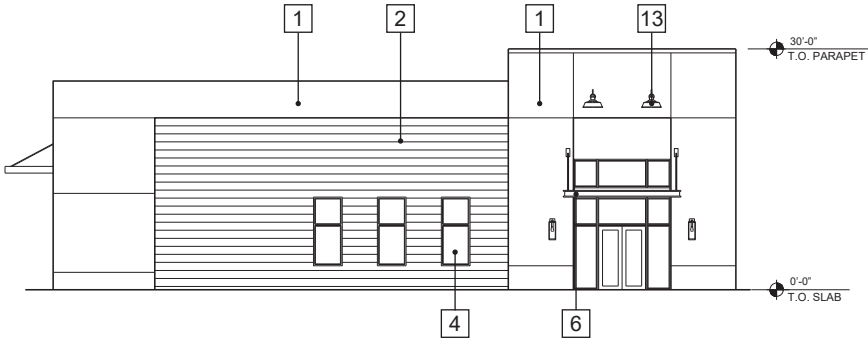
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KEY PLAN -
PAD 1 -
BLDG 3

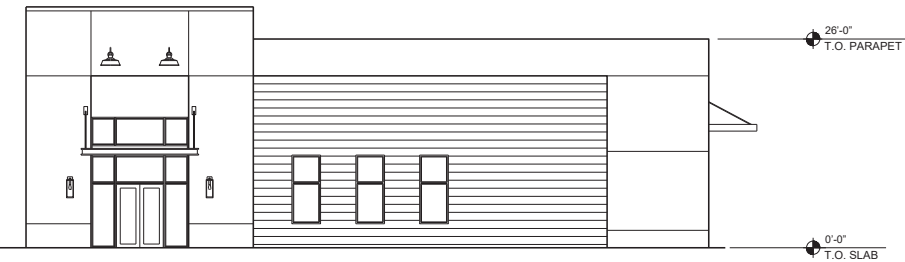
KEY PLAN -
PAD 1 -
BLDG 2



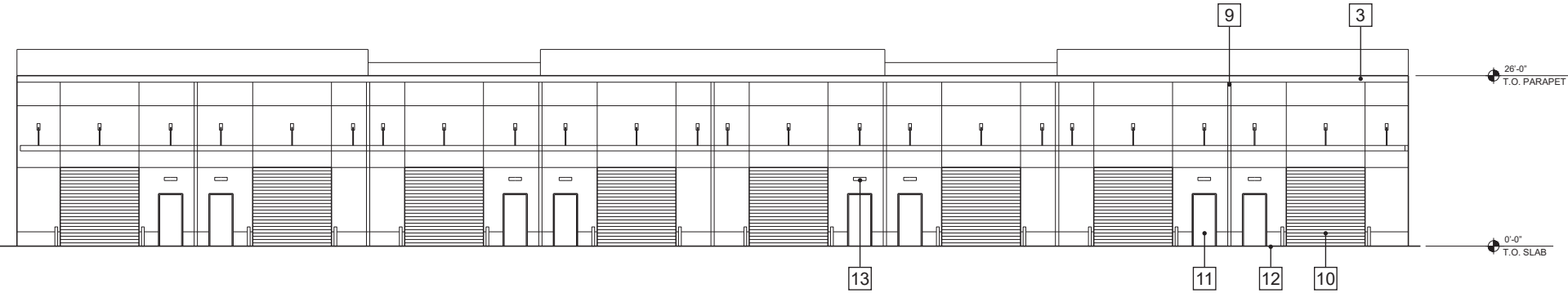
PAD 1 - BUILDING 2 & 3 (MIRRORED) - SOUTH ELEVATION (2) & NORTH ELEVATION (3)



PAD 1 - BUILDING 2 & 3 (MIRRORED) - WEST ELEVATION (2) & EAST ELEVATION (3)



PAD 1 - BUILDING 2 & 3 (MIRRORED) - EAST ELEVATION (2) & WEST ELEVATION (3)



PAD 1 - BUILDING 2 & 3 (MIRRORED) - NORTH ELEVATION (2) & SOUTH ELEVATION (3)

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PAD 2 - BUILDING 1 & 2 - WEST ELEVATION



PAD 2 - BUILDING 2 - SOUTH ELEVATION



PAD 2 - BUILDING 1 & 2 - EAST ELEVATION

ADDED AWNING AND DOORS

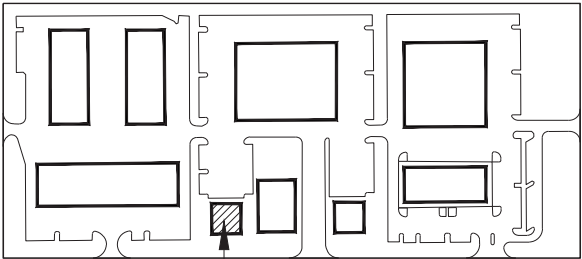


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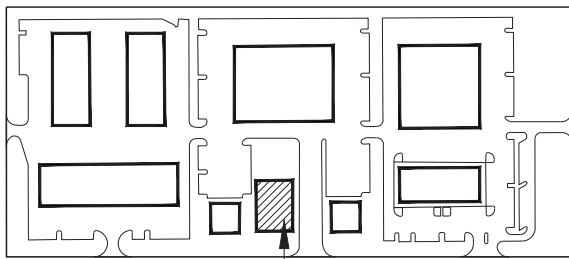


PAD 2 - BUILDING 1 - NORTH ELEVATION

PAD 2 - BUILDING 1 - SOUTH ELEVATION



KEY PLAN -
PAD 2 -
BLDG 1

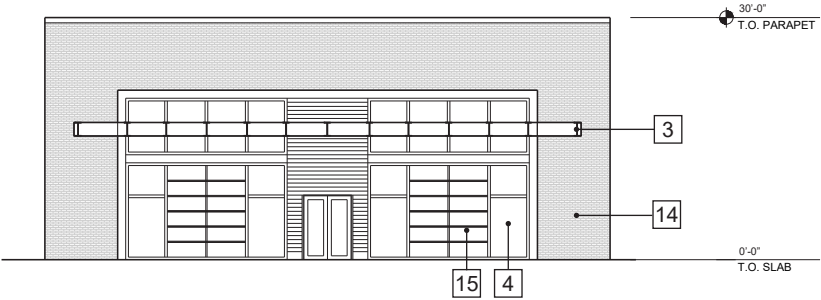
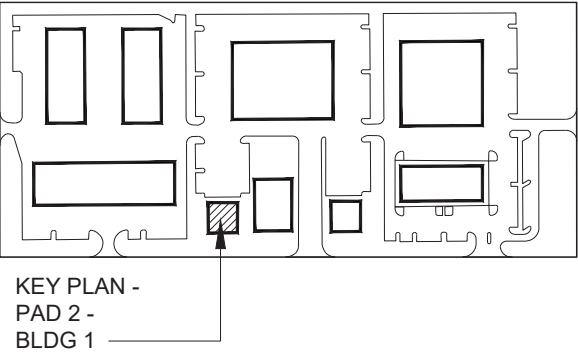


KEY PLAN -
PAD 2 -
BLDG 2

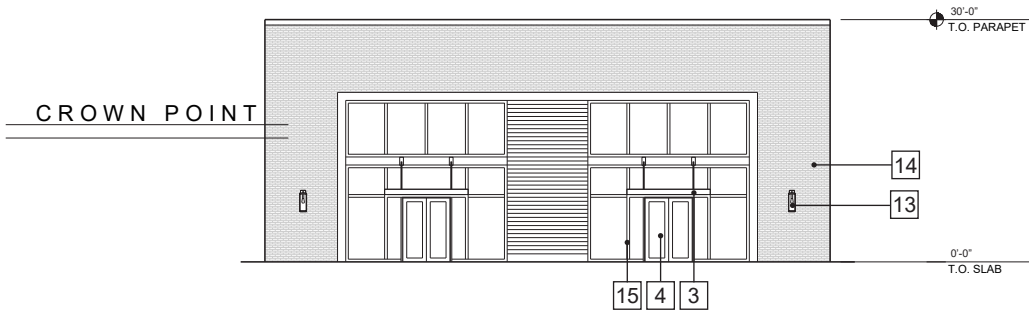
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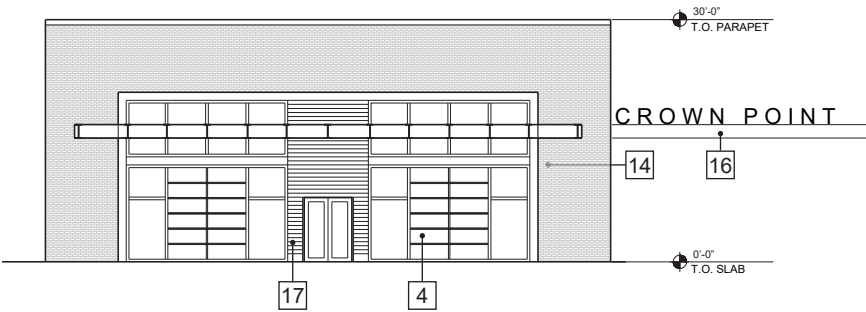
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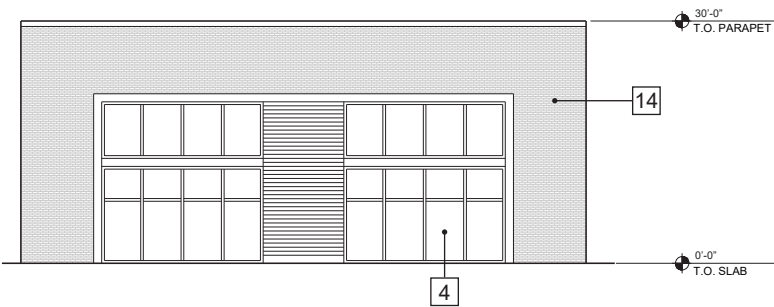
PAD 2 - BUILDING 1 - NORTH ELEVATION



PAD 2 - BUILDING 1 - WEST ELEVATION



PAD 2 - BUILDING 1 - EAST ELEVATION

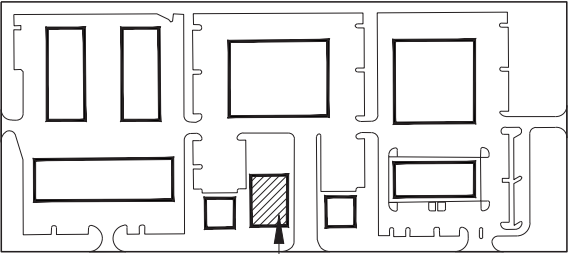


PAD 2 - BUILDING 1 - SOUTH ELEVATION

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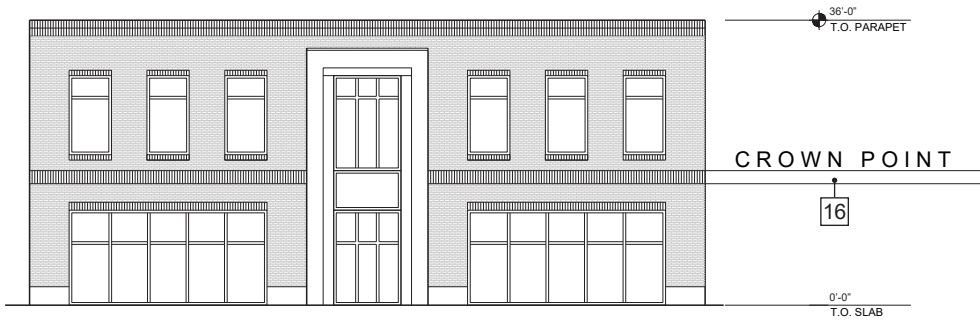
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KEY PLAN -
PAD 2 -
BLDG 2



PAD 2 - BUILDING 2 - NORTH ELEVATION



PAD 2 - BUILDING 2 - WEST ELEVATION



PAD 2 - BUILDING 2 - EAST ELEVATION

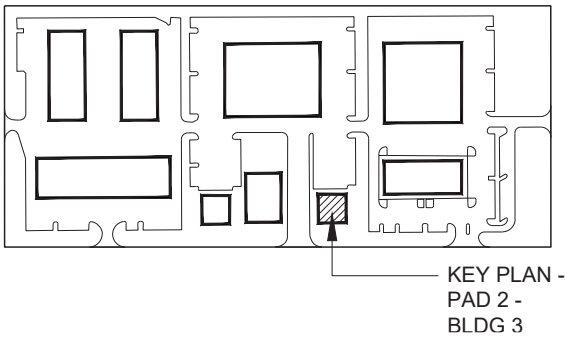


PAD 2 - BUILDING 2 - SOUTH ELEVATION

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PAD 2 - BUILDING 3 - WEST ELEVATION



PAD 2 - BUILDING 3 - EAST ELEVATION



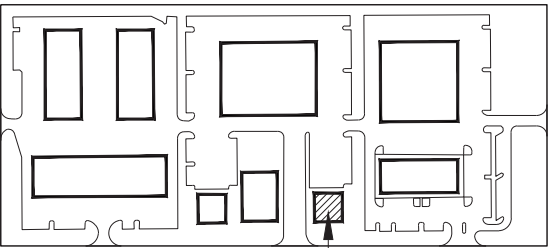
PAD 2 - BUILDING 3 - SOUTH ELEVATION

PAD 2 - BUILDING 3 - NORTH ELEVATION

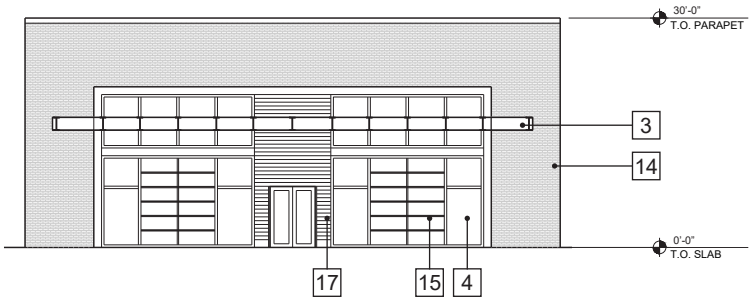
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ELEVATION KEYNOTES

1	PAINTED EXTERIOR TILT UP CONCRETE PANELS OR STUCCO ON BLOCK	7	SPANDREL GLASS OR METAL PANEL	13	LIGHT FIXTURE	19	VERTICAL FIN
2	SCORED CONCRETE OR STUCCO OR METAL PANEL	8	GUTTER	14	TILT UP CONCRETE OR BLOCK W/ THIN BRICK OR PAINT FINISH	20	
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5	WATER TABLE, BRICK, STONE, OR PAINT	11	REAR EXIT DOOR	17	SCORED CONCRETE, STUCCO, OR SIMULATED WOOF FINISH	23	
6	METAL OR FABRIC CANOPY	12	STEEL BOLLARD	18	PAINT, STUCCO, OR CAST STONE FINISH	24	



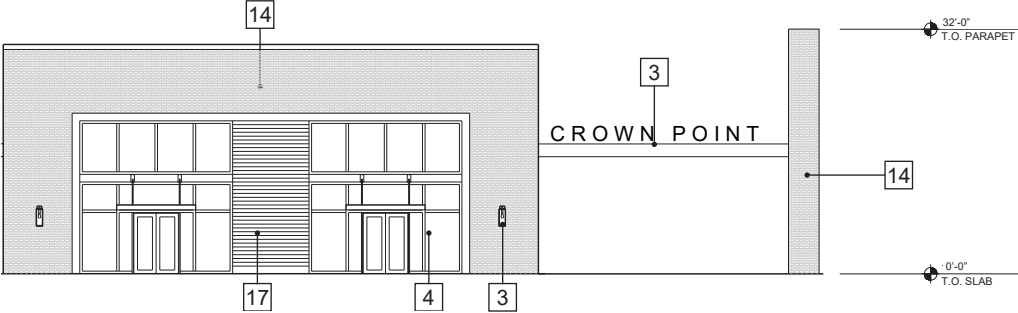
KEY PLAN -
PAD 2 -
BLDG 3



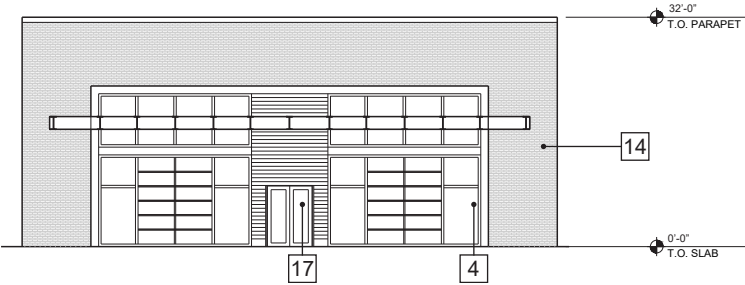
PAD 2 - BUILDING 3 - NORTH ELEVATION



PAD 2 - BUILDING 3 - WEST ELEVATION



PAD 2 - BUILDING 3 - EAST ELEVATION



PAD 2 - BUILDING 3 - SOUTH ELEVATION

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PAD 2 - BUILDING 4 - EAST ELEVATION



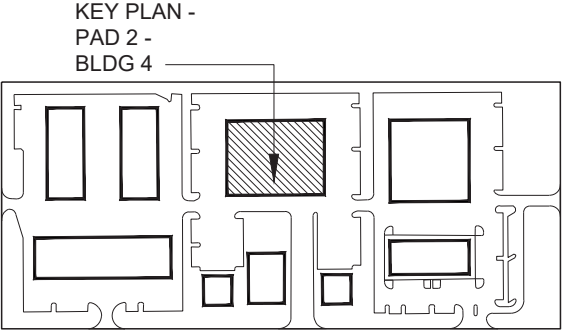
PAD 2 - BUILDING 4 - NORTH ELEVATION



PAD 2 - BUILDING 4 - SOUTH ELEVATION



PAD 2 - BUILDING 4 - WEST ELEVATION

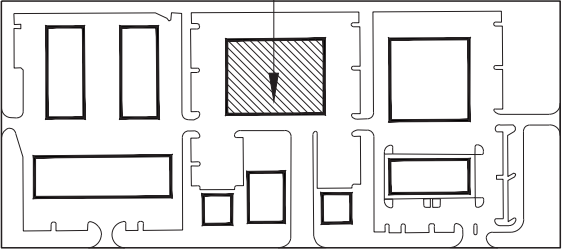


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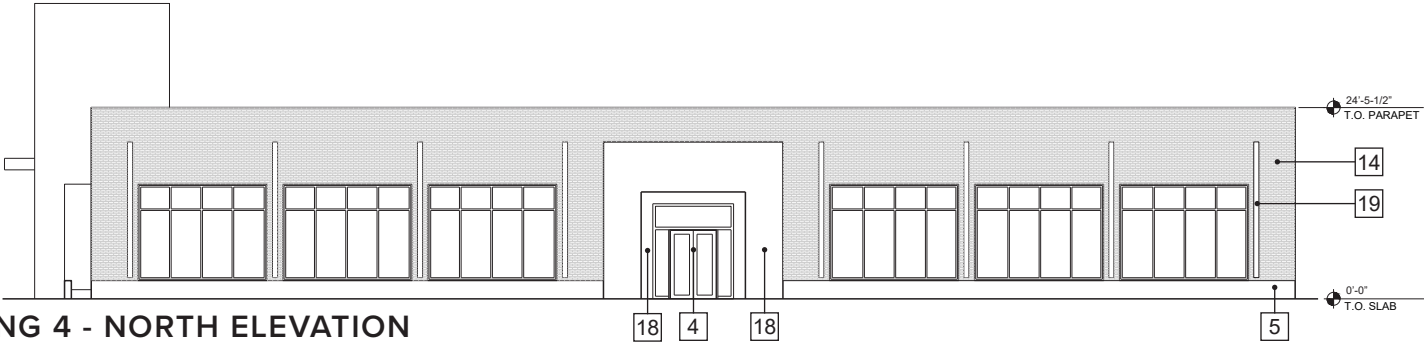
ELEVATION KEYNOTES

1 PAINTED EXTERIOR TILT UP CONCRETE PANELS OR STUCCO ON BLOCK	7 SPANDREL GLASS OR METAL PANEL	13 LIGHT FIXTURE	19 VERTICAL FIN
2 SCORED CONCRETE OR STUCCO OR METAL PANEL	8 GUTTER	14 TILT UP CONCRETE OR BLOCK W/ THIN BRICK OR PAINT FINISH	20
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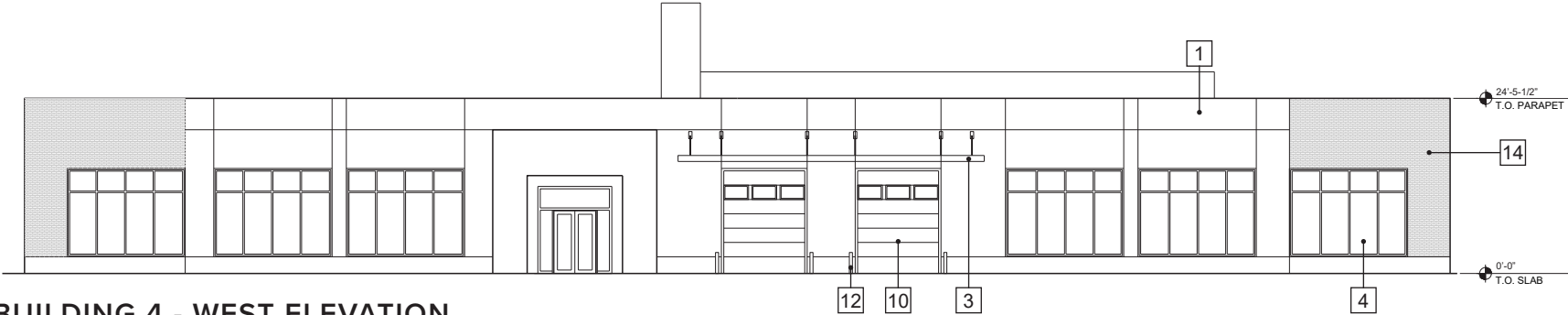
KEY PLAN -
PAD 2 -
BLDG 4



PAD 2 - BUILDING 4 - NORTH ELEVATION



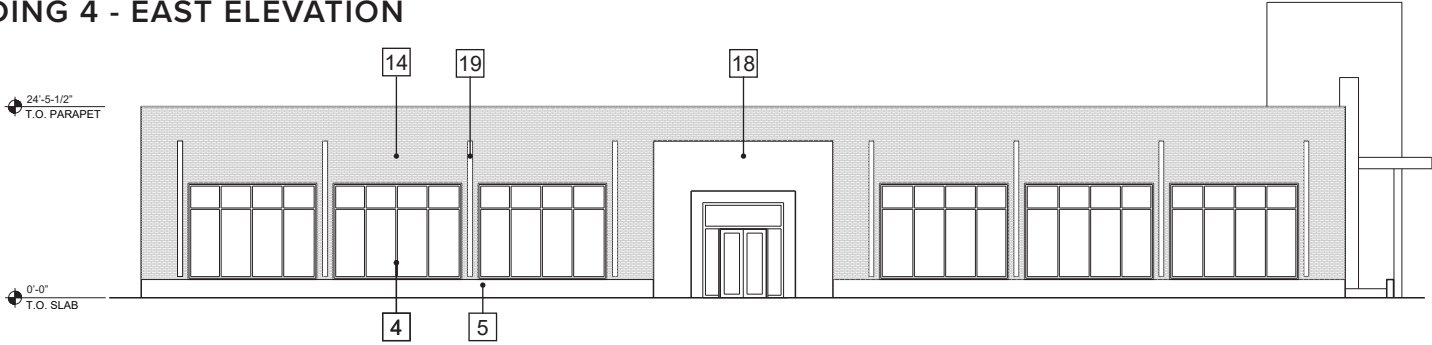
PAD 2 - BUILDING 4 - WEST ELEVATION



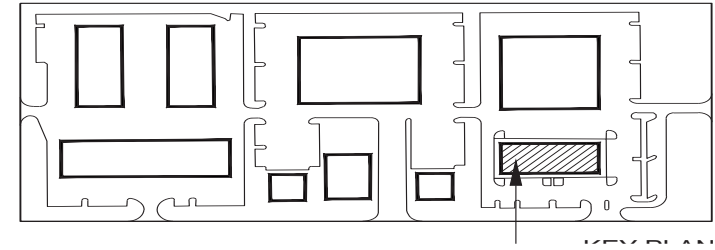
PAD 2 - BUILDING 4 - EAST ELEVATION



PAD 2 - BUILDING 4 - SOUTH ELEVATION



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PAD 1 - BUILDING 3 - EAST & WEST ELEVATIONS

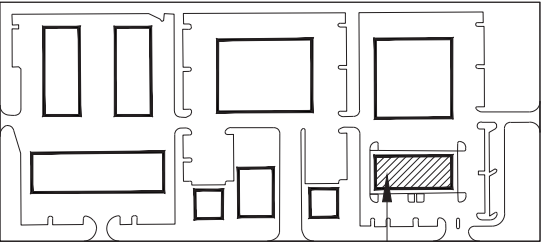


PAD 1 - BUILDING 3 - NORTH & SOUTH ELEVATIONS

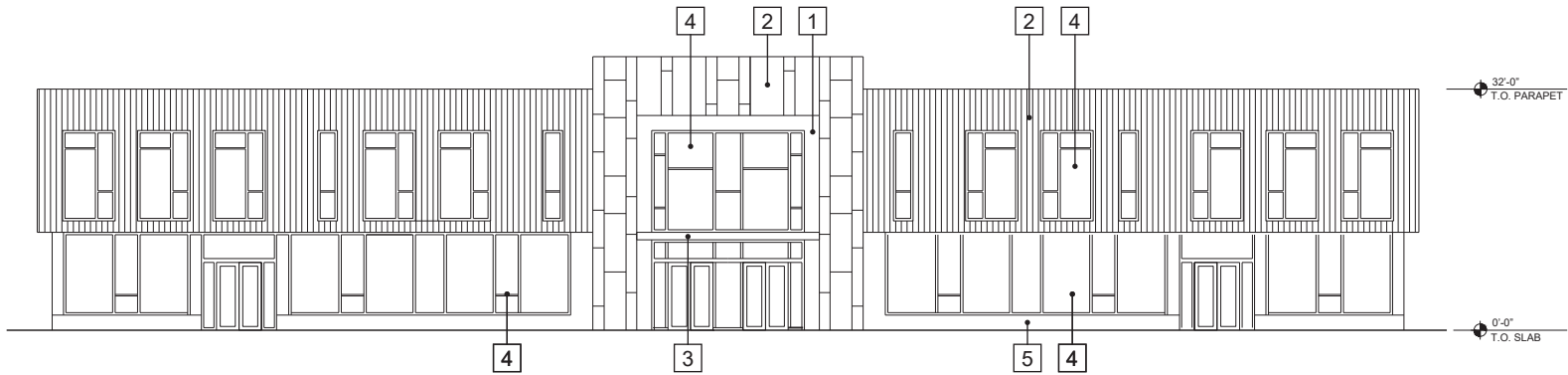
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ELEVATION KEYNOTES

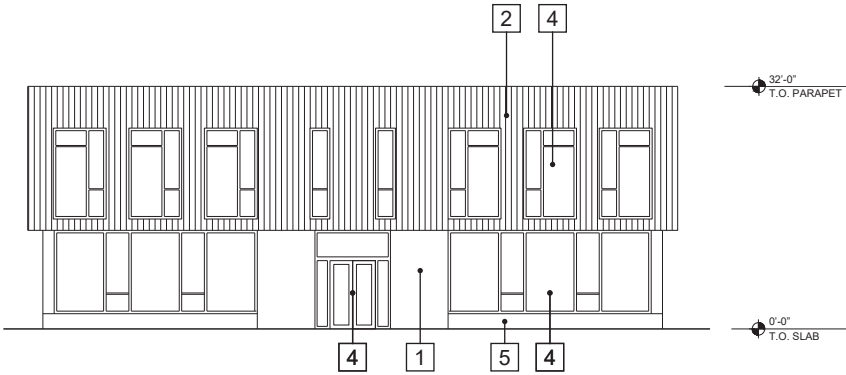
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KEY PLAN -
PAD 3 -
BLDG 1

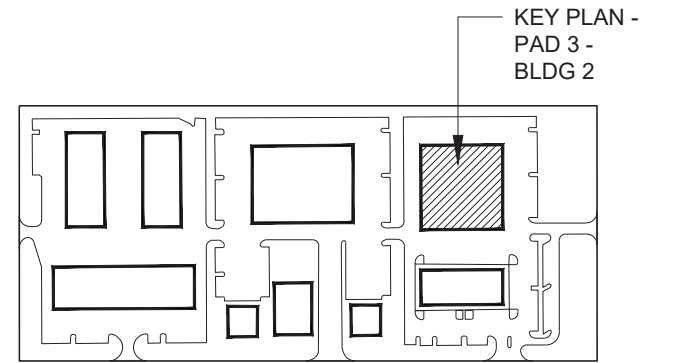


PAD 1 - BUILDING 3 - EAST & WEST ELEVATIONS



PAD 1 - BUILDING 3 - NORTH & SOUTH ELEVATIONS

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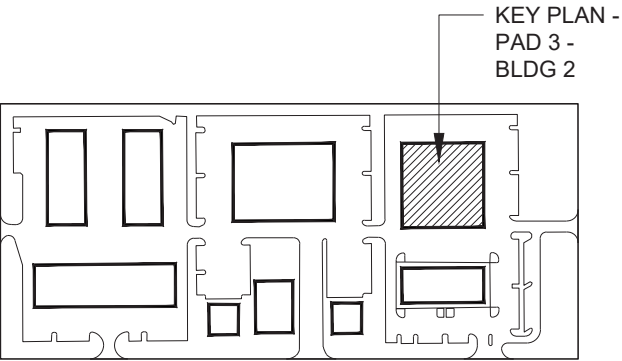


PAD 3 - BUILDING 2 - NORTH ELEVATION



PAD 3 - BUILDING 2 - SOUTH ELEVATION

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PAD 3 - BUILDING 2 - EAST ELEVATION

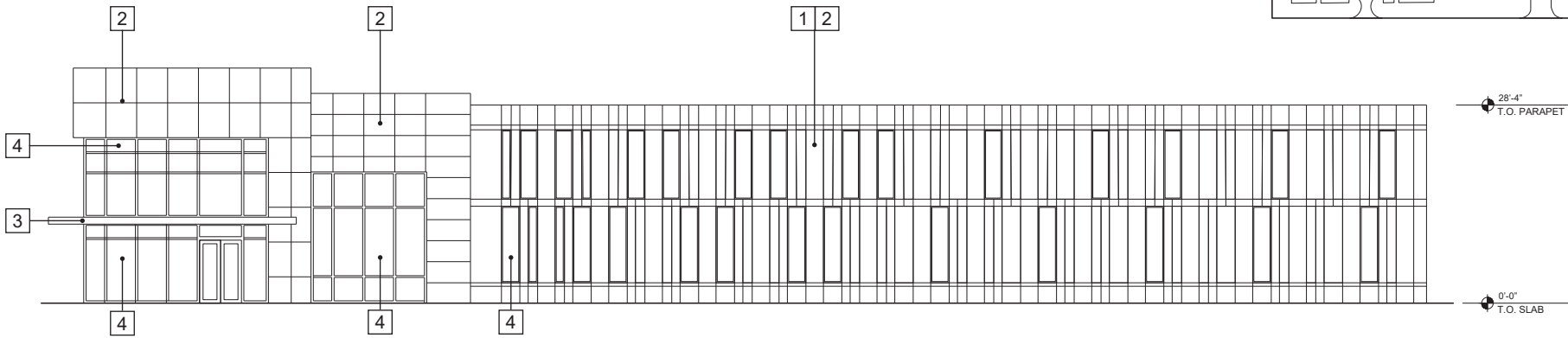
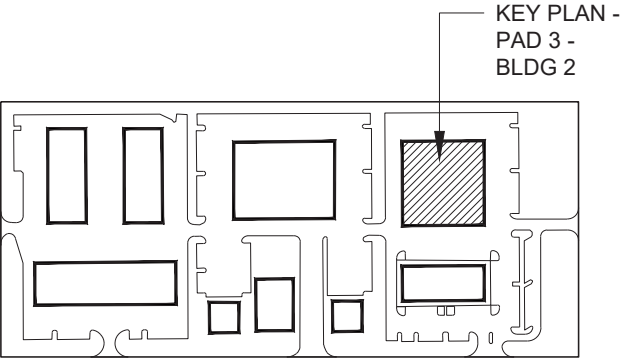


PAD 3 - BUILDING 2 - WEST ELEVATION

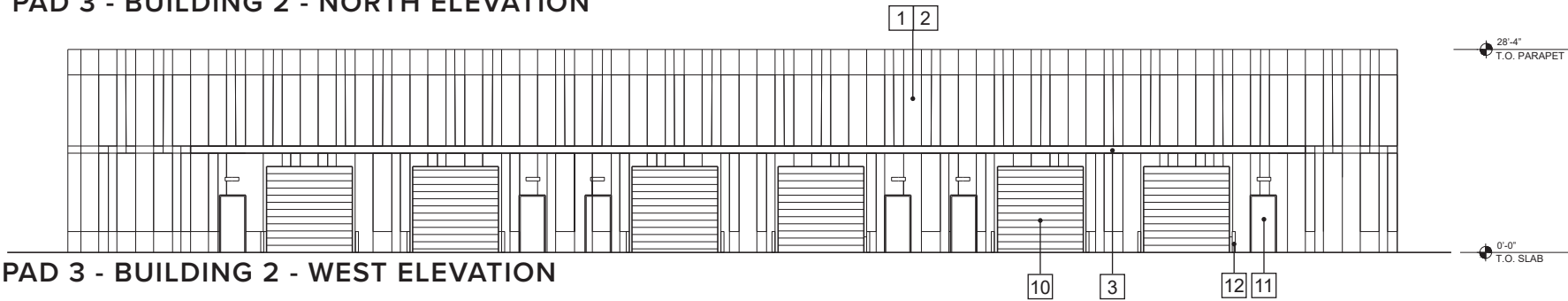
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ELEVATION KEYNOTES

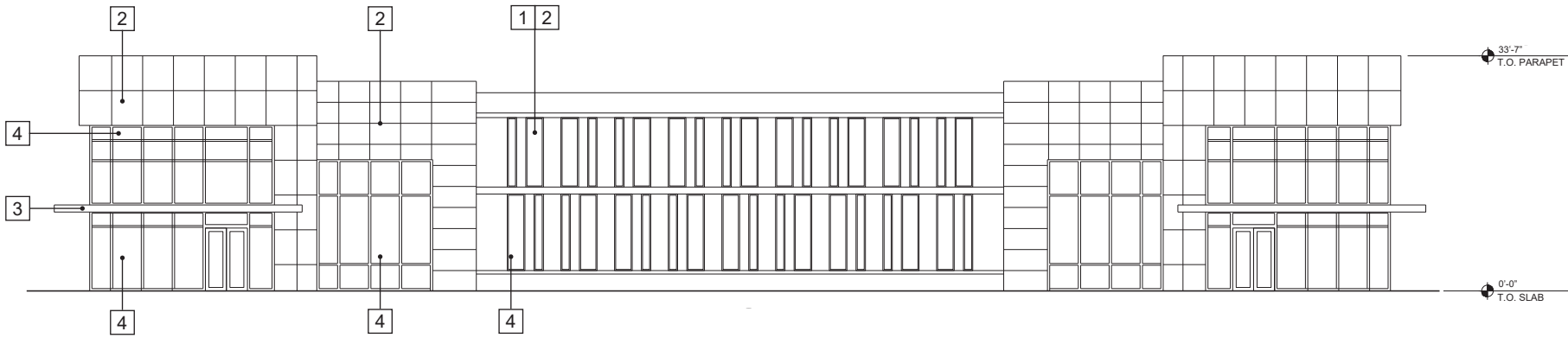
1 PAINTED EXTERIOR TILT UP CONCRETE PANELS OR STUCCO ON BLOCK	7 SPANDREL GLASS OR METAL PANEL	13 LIGHT FIXTURE	19 VERTICAL FIN
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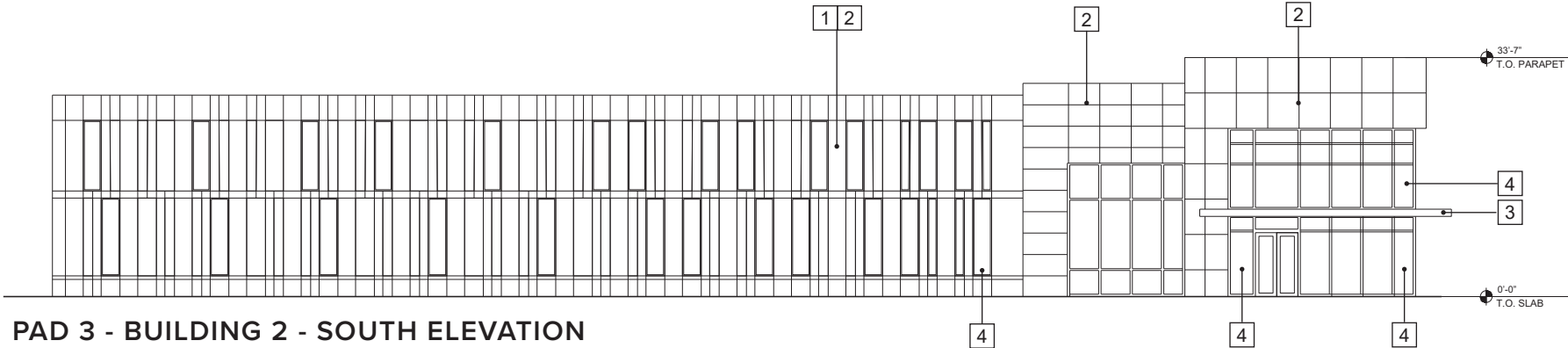
PAD 3 - BUILDING 2 - NORTH ELEVATION



PAD 3 - BUILDING 2 - WEST ELEVATION

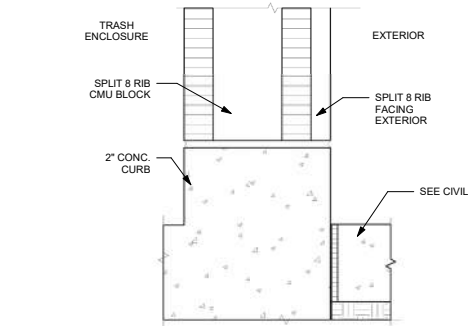


PAD 3 - BUILDING 2 - EAST ELEVATION

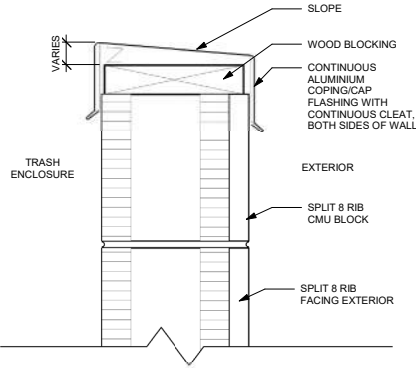


PAD 3 - BUILDING 2 - SOUTH ELEVATION

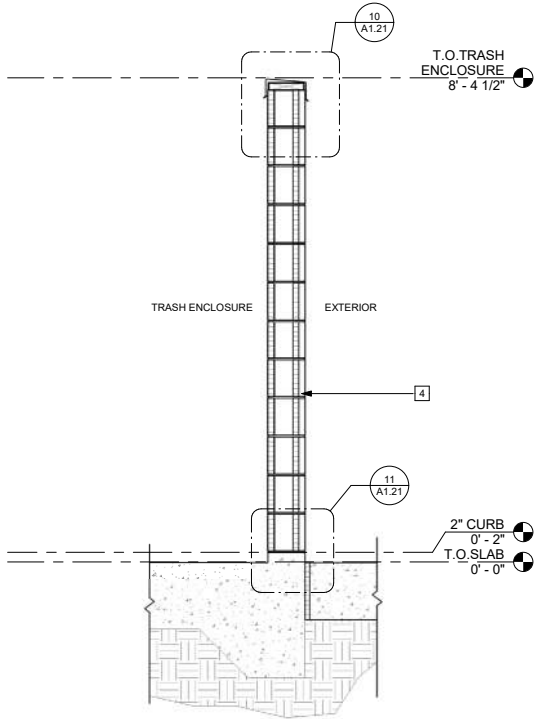
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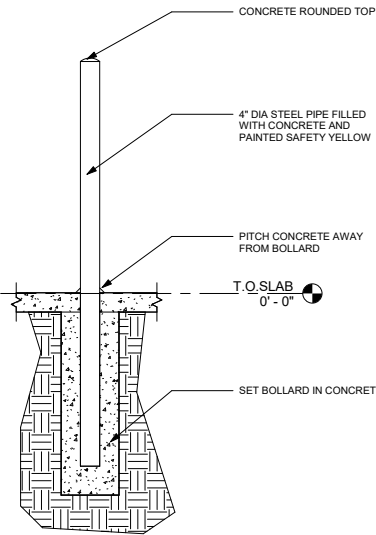
11 WALL AT GRADE
3" = 1'-0"



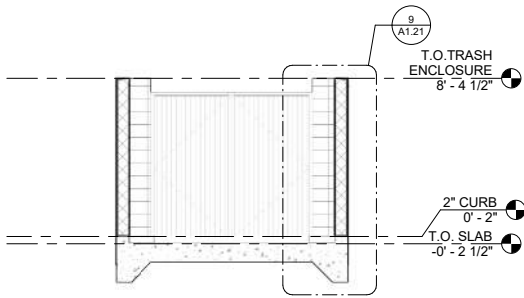
10 PARAPET CAP
3" = 1'-0"



9 TRASH ENCLOSURE WALL SECTION
3/4" = 1'-0"

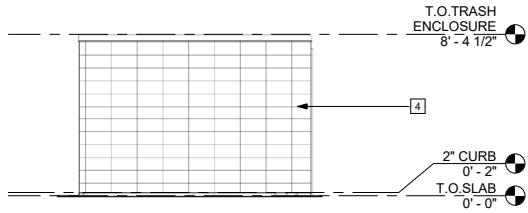


8 BOLLARD SECTION
3/4" = 1'-0"

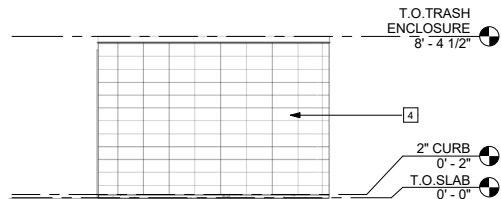


7 TRASH ENCLOSURE SECTION
1/4" = 1'-0"

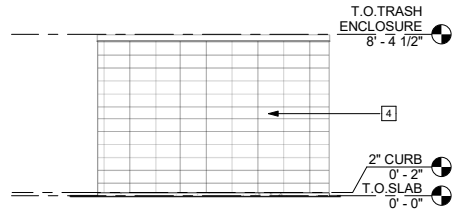
LEGEND	KEYNOTES	GENERAL NOTES
FLOAT FINISH CONCRETE BROOM FINISH CONCRETE	1 DEPRESSED SLAB 2 SLOPED SLAB 3 2" CONCRETE CURB 4 SPLIT 8 RIB CMU BLOCK - A-1 BLOCK CORP. SPLIT FACE, GRAY (S-141) 5 4" BOLLARD, TYP. SEE DETAIL 3/A1.21 6 TRASH ENCLOSURE 7 6" STEEL TUBE, TYP. 8 7'-4"W X 7'-6"H BLACK STEEL TUBE FRAME GATES. PROVIDE STEEL PANEL BACKS AND FOR EACH LEAF PROVIDE THREE HINGES, ONE CANE BOLT, AND ONE PUL HANDLE	1. EXTERIOR DIM'S ARE TO EDGE OF SLAB/FACE OF SHEATHING (BOTH TO ALIGN). SEE DETAILS FOR SLAB EDGE AT CENTERLINE OF TENANT WALL. 2. SEE STRUCTURAL FOR CONTROL JOINTS. 3. SLOPE SLAB AS REQ'D TO PROVIDE POSITIVE DRAINAGE BEHIND CURBS. 4. PROVIDE CRICKETS AS REQ'D TO PROVVIVE POSITIVE DRAINAGE.



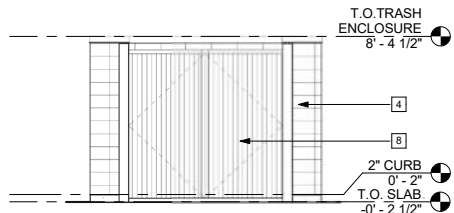
6 TRASH RIGHT SIDE ELEVATION
1/4" = 1'-0"



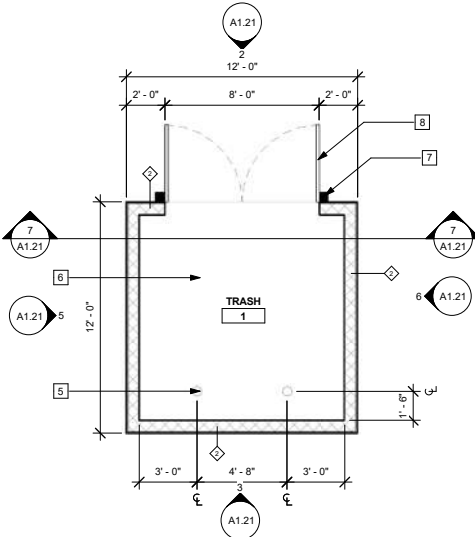
5 TRASH LEFT SIDE ELEVATION
1/4" = 1'-0"



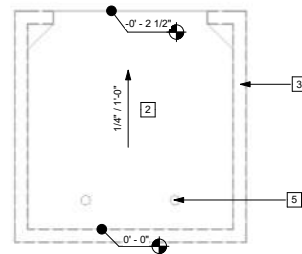
3 TRASH REAR ELEVATION
1/4" = 1'-0"



2 TRASH FRONT ELEVATION
1/4" = 1'-0"



4 TRASH FLOOR PLAN
1/4" = 1'-0"



1 TRASH SLAB PLAN
1/4" = 1'-0"

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CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

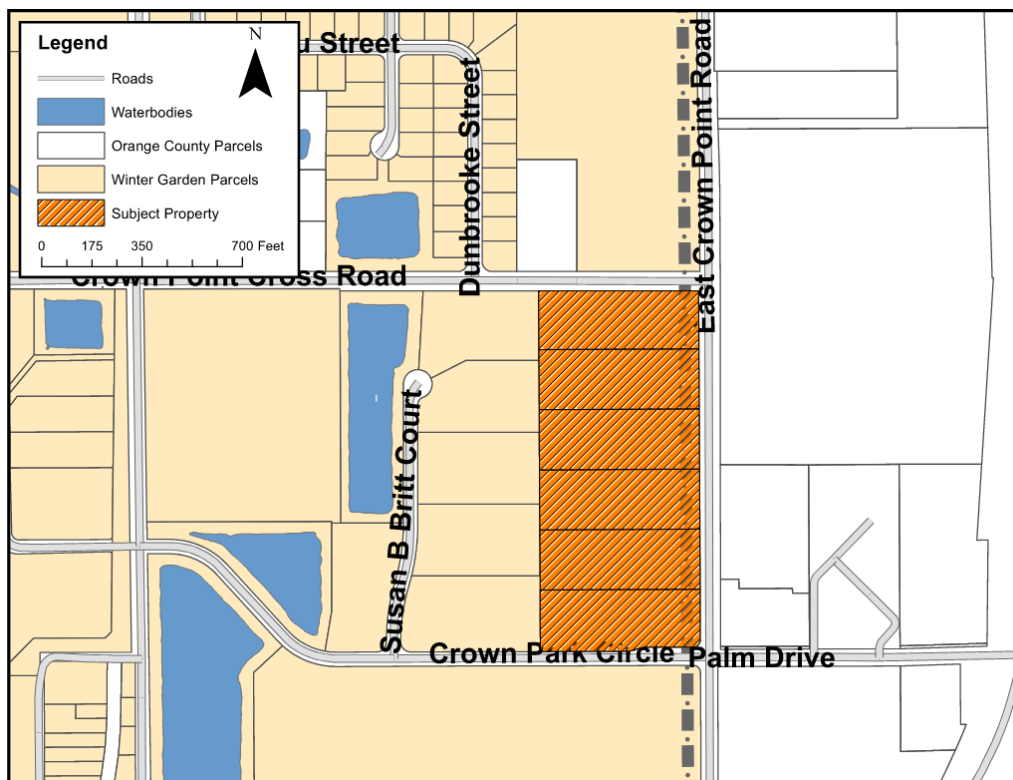
TO: PLANNING AND ZONING BOARD
PREPARED BY: SHANE FRIEDMAN, PLANNING SUPERVISOR
DATE: NOVEMBER 3, 2025
SUBJECT: PCD REZONING – EAST CROWN POINT COMPLEX
ORD 25-37
530, 550, 570, 590, 610, and 630 EAST CROWN POINT RD (15.99 +/- ACRES)
PARCEL ID # 13-22-27-0895-00-070; -080; -090; -100; -110; and -120

APPLICANT: Florida Engineering Group, Inc.

INTRODUCTION

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

The subject properties, located on East Crown Point Road, and are approximately 15.99 ± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The applicant is requesting to rezone 15.99 ± acres of land to Planned Commercial Development (PCD). The subject property is located within the City of Winter Garden municipal limits and carries the zoning designation C-2 (Arterial Commercial District) in the City of Winter Garden. The subject property is designated MUD (Multi Use Development) on the Future Land Use Map of the Comprehensive Plan.

EXISTING USE

The project consists of six properties. All properties are vacant and reside within the Britt Business Center North Phase 2 commercial subdivision.

ADJACENT LAND USE AND ZONING

The properties to the west and south are developed with office and industrial buildings, are zoned I-2 (General Industrial District), and are located within the City's municipal limits. The properties to the east are developed with warehouse and office spaces, are zoned PUD-IND, and are located within the City of Ocoee. To the north there are two properties. The first property is developed with a single-family home, is zoned A-1, and is located in unincorporated Orange County. The second property is developed with a church (West Orlando Baptist), is zoned R-1, and is located within the City's municipal limits.

PROPOSED USE

The applicant is proposing to rezone the properties to PCD to allow the construction of nine (9) commercial office/flex space buildings totaling 203,306 square feet. The project is proposed to be phased across three lots and six phases. The purpose of PCD rezoning is to allow the light industrial, warehousing, and flex spaces that wouldn't otherwise be allowed in C-2 zoning. The rezoning to a PCD with a mix of uses is allowed and even encouraged within the MUD (Multi Use Development) future land use designation. It is also consistent with the area, which has a mix of commercial and industrial properties.

A traffic impact analysis (TIA) was performed and reviewed by the City's transportation consultant. The project will generate 1,718 net new daily trips with 216 A.M peak hour trips and 247 P.M. peak hour trips. The TIA shows, and the City's traffic consultant concurred, that the impacted roadway segment currently operates at an acceptable level of service and will continue to operate at an acceptable level of service at project buildout.

PUBLIC FACILITY ANALYSIS

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.

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 organized a community meeting for this project on September 15, 2025. This was attended by about 15 to 20 residents, mostly consisting of Chapin Station subdivision residents. There were comments and concerns about access and traffic. The community was made aware that the traffic generated by the development would operate at acceptable levels of service. Some residents expressed concern about the access off Crown Point Cross Road and whether this can

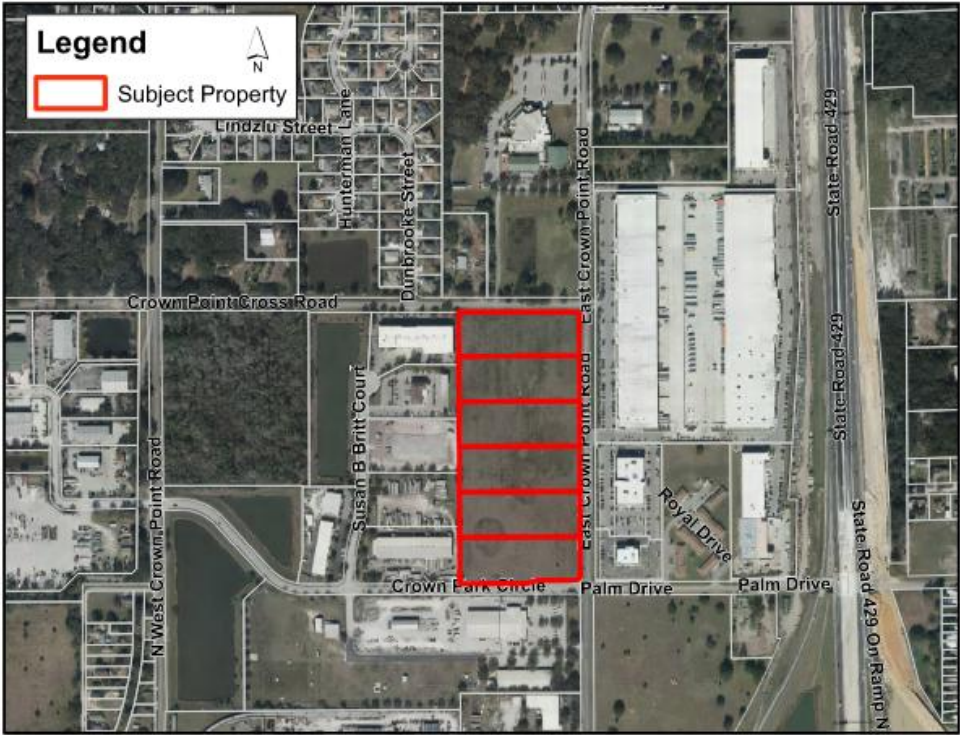
be removed. Staff explained to the public that that access is for the local traffic coming to this site and removing it would dump this traffic onto East Crown Point Road and make the project inefficient when it comes to access management and traffic.

SUMMARY

This type of development, specifically the commercial buildings and associated site improvements, is consistent with other commercial developments that exist in this area of the city and along the East Crown Point Road corridor.

The proposed rezoning from C-2 to PCD is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances. Staff recommends approval of the proposed Ordinance to rezone the subject property from C-2 to PCD subject to the conditions outlined in Ordinance 25-37.

AERIAL PHOTO
530, 550, 570, 590, 610, and 630 EAST CROWN POINT RD



SITE PHOTO
530, 550, 570, 590, 610, and 630 EAST CROWN POINT RD

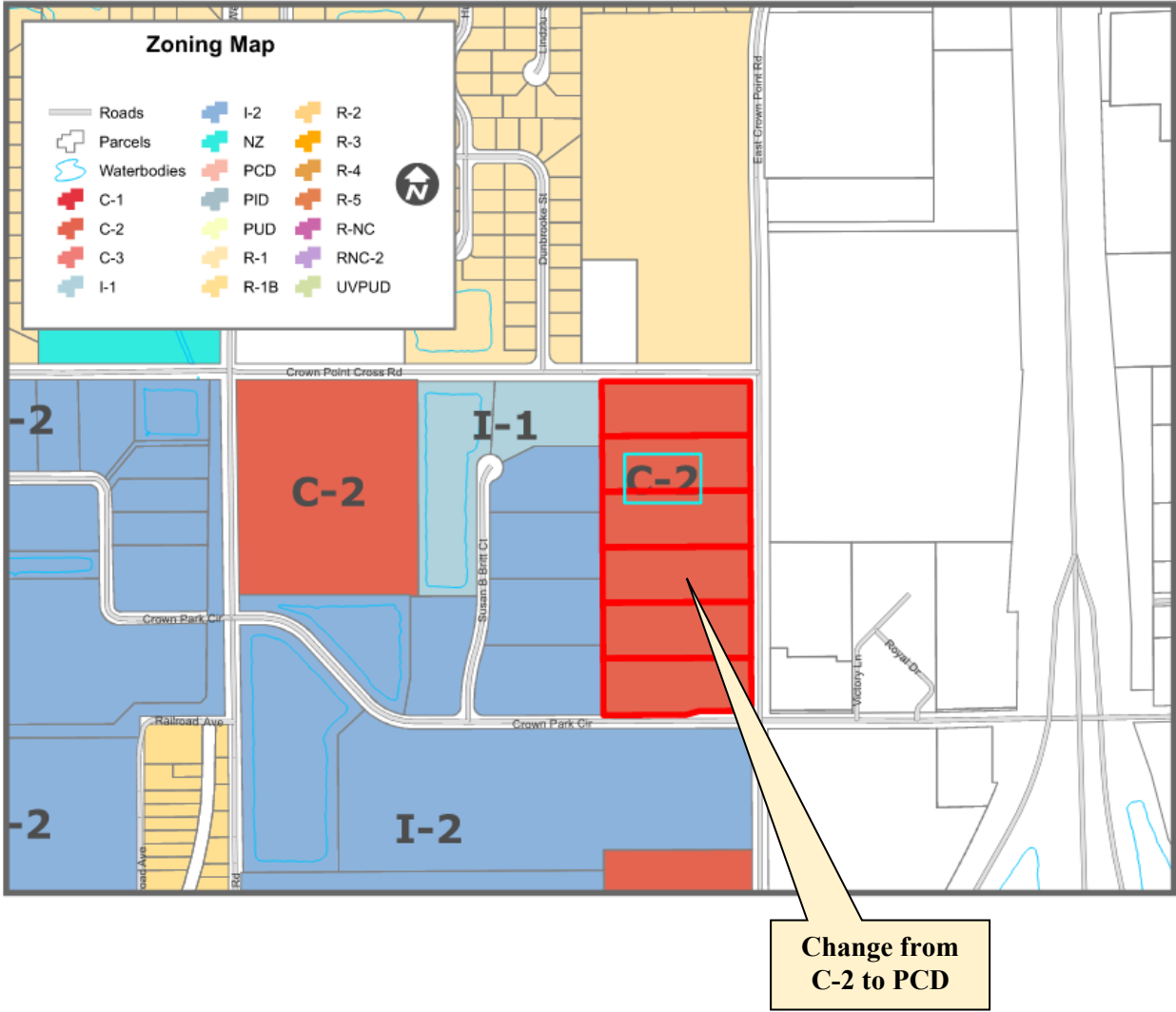


(Facing north on East Crown Point Road at Crown Park Circle)

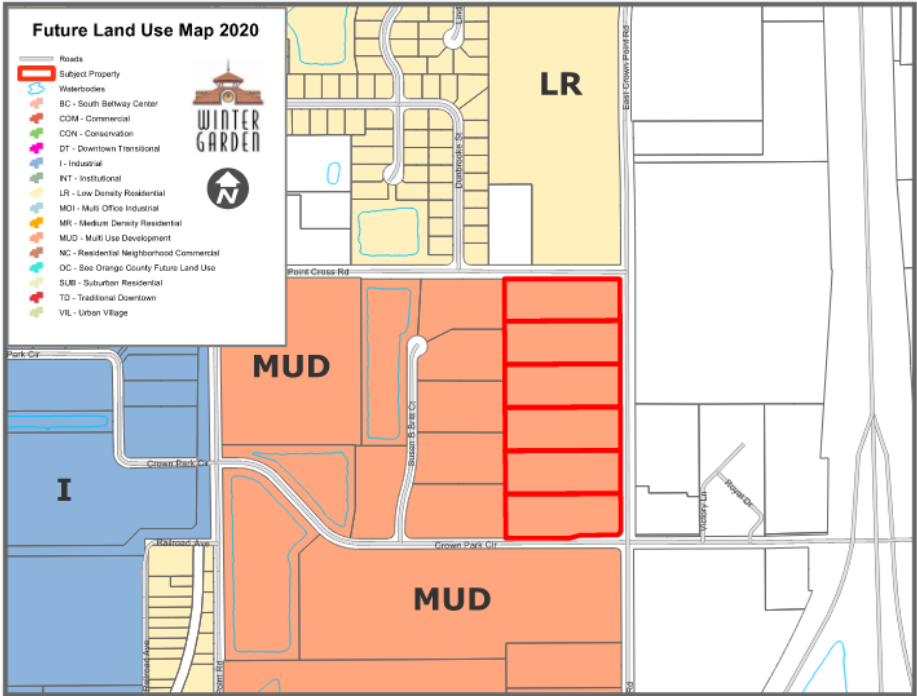


(Facing south on East Crown Point Road at Crown Point Cross Rd)

ZONING MAP
530, 550, 570, 590, 610, and 630 EAST CROWN POINT RD



FUTURE LAND USE MAP
530, 550, 570, 590, 610, and 630 EAST CROWN POINT RD



END OF STAFF REPORT



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 25-37 (530, 550, 570, 590, 610, and 630 EAST CROWN POINT RD PCD REZONING)

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

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

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

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare): Rezoning the properties located at 530, 550, 570, 590, 610, and 630 East Crown Point Rd to Planned Commercial Development (PCD)

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

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

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

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

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

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.): NA

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Kelly Carson, Planning Director

Via: City Manager Jon C. Williams

Date: November 5, 2025 **Meeting Date:** November 13, 2025

Subject: **Ordinance 25-38**

Issue: Amending City of Winter Garden Code of Ordinances Chapter 118, Zoning, Article II, Division 4 to add a new section 118-136.

Discussion:

Ordinance 25-38 would amend City of Winter Garden Code of Ordinances Chapter 118, Zoning, Article II, Division 4 to add a new section 118-136 to establish regulations and procedures for certified recovery residences, including a process for requesting reasonable accommodation as required by Chapter 2025-182, Laws of Florida.

The purpose of this ordinance is to conform to the regulations of Chapter 2025-182, Laws of Florida (SB 954), which requires that cities adopt a process for approving reasonable accommodations for certified recovery residences.

Recommended Action:

Staff recommends approval of Ordinance 25-38, with the second reading and adoption anticipated to be on December 11, 2025.

Attachment(s)/References:

Location Map
Ordinance 25-38
Business Impact Estimate

ORDINANCE 25-38

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 118, ZONING, ARTICLE II, DIVISION 4 TO ADD A NEW SECTION 118-136 TO ESTABLISH REGULATIONS AND PROCEDURES FOR CERTIFIED RECOVERY RESIDENCES, INCLUDING A PROCESS FOR REQUESTING REASONABLE ACCOMMODATION AS REQUIRED BY CHAPTER 2025-182, LAWS OF FLORIDA; PROVIDING FOR DEFINITIONS; PROVIDING FOR A REASONABLE ACCOMMODATION PROCESS IN ACCORDANCE WITH FEDERAL AND STATE LAW; PROVIDING FOR APPLICATION REQUIREMENTS, REVIEW PROCEDURES, AND DEADLINES; PROVIDING FOR REVOCATION AND REINSTATEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida adopted Chapter 2025-182, Laws of Florida, effective July 1, 2025, amending §§397.487 and 397.4871, Florida Statutes, relating to certified recovery residences; and

WHEREAS, Chapter 2025-182 requires all municipalities and counties to adopt ordinances establishing a process for the review and approval of certified recovery residences no later than January 1, 2026; and

WHEREAS, the City Commission of the City of Winter Garden recognizes that certified recovery residences provide important housing opportunities for persons in recovery from substance use disorders and are protected under the Fair Housing Amendments Act of 1988 and the Americans with Disabilities Act; and

WHEREAS, the City of Winter Garden is committed to ensuring its land use and zoning processes provide equal housing opportunities for individuals with disabilities while maintaining compliance with state and federal law; and

WHEREAS, the City Commission finds that it is in the best interest of the public health, safety, and welfare to establish clear, consistent procedures for processing requests for reasonable accommodation by certified recovery residences.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Winter Garden, Florida, that:

SECTION 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

SECTION 2. Adoption. Chapter 118, Zoning, Article II, Division 4 of the Code of Ordinances of the City of Winter Garden, Florida, is hereby amended to add a new **Section 118-136**, to read as follows:

Sec. 118-136.- Certified Recovery Residences.

A. Definitions. For purposes of this Section, the following terms shall have the meanings set forth in §397.311, Florida Statutes, as amended:

1. **Certified recovery residence** – A recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator as defined in Section 397.311, Florida Statutes, as amended, including Level I through Level IV certified recovery residences.
2. **Certificate of compliance** – A certificate issued by a credentialing entity to a recovery residence or administrator.
3. **Certified recovery residence administrator** – An administrator who holds a valid certificate of compliance.
4. **Reasonable accommodation** – A waiver or modification of land use, zoning, or other regulations to afford persons with disabilities an equal opportunity to use and enjoy a dwelling, consistent with the Fair Housing Amendments Act and the Americans with Disabilities Act.

B. Applicability.

This Section applies to a certified recovery residence seeking a reasonable accommodation from land use, zoning or land development code regulations within the City. This Section shall not supersede any declaration of covenants, conditions, or restrictions of a condominium, cooperative, or homeowners' association governed by Chapters 718, 719, or 720, Florida Statutes. Except for the seeking of a reasonable accommodation, the review and approval of a certified recovery residence is governed by the City's standard review and approval processes and compliance with applicable codes and ordinances.

C. Application for Reasonable Accommodation.

(i) Form of Application. Applications under this Section shall be filed with the Planning and Zoning Department on a form provided by the City and shall include:

1. Applicant's name, mailing address, telephone number, and email address;
2. Address and parcel identification number of the subject property;
3. Identification of the specific regulation from which relief is sought; and
4. A description of the reasonable accommodation requested along with citations to the applicable code or ordinance provisions at issue and the basis for requesting such accommodation.
5. A copy of the applicable certificate of compliance pertaining to the applicant.

(ii) Processing.

1. The Planning and Zoning Department shall date-stamp all applications upon receipt.
2. Within thirty (30) days of receipt, the City may request additional information in writing. Applicants shall have at least thirty (30) days to respond.

3. Within sixty (60) days of receipt of a completed application, the Planning Director or designee shall issue a written determination approving, approving with conditions, or denying the request based on evidence-based findings.
4. If no determination is issued within sixty (60) days of a completed application, and no written extension has been agreed to, the request shall be deemed approved.

(iii) Application Fee.

1. Each applicant for approval of a reasonable accommodation from land use, zoning or land development code regulations within the city shall pay an application fee to help defray the cost to the city of reviewing the application and making a determination as to whether or not the request for a reasonable accommodation satisfies the review criteria outlined in Sec. 118-136.D below. This application fee will not be refundable, whether or not the request for a reasonable accommodation is approved.

D. Review Criteria.

Decisions on a request for a reasonable accommodation under this Section shall be based on making the minimum reasonable accommodation necessary to accomplish the purpose of the request and meet the requirements of the Fair Housing Amendments Act of 1988, the Americans with Disabilities Act, and Chapter 2025-182, Laws of Florida. Conditions may be imposed on the reasonable accommodation, provided such conditions are consistent with federal and state law.

E. Revocation and Reinstatement.

(a) **Revocation.** An accommodation granted under this Section may be revoked by the City if the certified recovery residence: (i) loses its certificate of compliance under Florida law, or (ii) closes or vacates the premises.

(b) **Reinstatement.** If the certificate of compliance is reinstated within one hundred eighty (180) days of revocation, the accommodation may be reinstated administratively by the Planning Director.

(c) **Appeal.** Any certified recovery residence who is adversely affected by a decision made concerning a request for a reasonable accommodation or revocation of accommodation shall have the right to appeal such decision to the City Commission by filing a notice of appeal with the City Clerk within ten (10) days of the applicable decision along with stating the specific basis of the appeal. The City Commission will conduct a quasi-judicial hearing on the appeal within sixty (60) days of the filing of the appeal unless otherwise agreed to by the Planning Director and the certified recovery residence.

SECTION 3. Conflicts. In the event of a conflict between this Ordinance and any other ordinance or provision of law, this Ordinance shall control to the extent allowable by law.

SECTION 4. Severability. If any portion of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a

separate, distinct provision, and such holding shall not affect the validity of the remaining portions.

SECTION 5. Codification. This Ordinance shall be codified in the Code of Ordinances of the City of Winter Garden, Florida. Section numbering, formatting, and headings may be altered as necessary.

SECTION 6. Effective Date. This Ordinance shall take effect immediately upon adoption.

FIRST READING: _____.

SECOND READING: _____.

ADOPTED this ____ day of _____, 2025, by the City Commission of the City of Winter Garden, Florida.

**CITY COMMISSION OF THE CITY OF
WINTER GARDEN, FLORIDA**

John Rees, Mayor

ATTEST:

Angee Grimmage, 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 25-38** - Amending Code Chapter 118 – Establishing regulations and procedures for certified recovery residences.

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 25-38 would amend City of Winter Garden Chapter 118, Zoning, Article II, Division 4 to add a new section 118-136 to establish regulations and procedures for certified recovery residences, including a process for requesting reasonable accommodation as required by Chapter 2025-182, Laws of Florida.

The purpose of this ordinance is to conform to the regulations of Chapter 2025-182, Laws of Florida (SB 954), which requires that cities adopt a process for approving reasonable accommodations for certified recovery residences.

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

The impact this ordinance would have on private, for-profit businesses would be limited to certified recovery residences seeking a reasonable accommodation from land use, zoning or land development code regulations within the City. There should not be any real economic impacts on private, for-profit businesses beyond the administrative costs associated with completing an application.

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

The only direct compliance costs that should be incurred by businesses as a result of adopting this ordinance is the application fee.

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

The only new charge imposed will be the application fee.

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. Most of the regulatory onus will be on the Planning & Zoning Department to review and process the application.

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

The proposed ordinance would only potentially have an impact on certified recovery residences seeking a reasonable accommodation from land use, zoning or land development code regulations within the City. The City has not received many such requests to date.

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

N/A

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Laura Zielonka, Finance Director

Via: Jon C. Williams, City Manager

Date: November 7, 2025

Meeting Date: November 13, 2025

Subject: **Ordinance 26-04:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 25-33, THE CITY OF WINTER GARDEN FISCAL YEAR 2025-2026 BUDGET TO CARRY FORWARD PRIOR YEAR APPROPRIATIONS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

Issue: Ordinance 26-04 amends the current year budget to carry forward prior year appropriations for projects, machinery and equipment and other items budgeted but not purchased and projects budgeted but not completed by fiscal year ending FY 2025. This will ensure that there is adequate funding to purchase those items and complete those projects that were not completed by year-end.

Recommended action: Motion to approve Ordinance 26-04 with second reading on December 11, 2025 at 6:30PM.

Attachments/References: Ordinance 26-04

ORDINANCE 26-04

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 25-33, THE CITY OF WINTER GARDEN FISCAL YEAR 2025-2026 BUDGET TO CARRY FORWARD PRIOR YEAR APPROPRIATIONS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on September 25, 2025, the City Commission of the City of Winter Garden, Florida, adopted Ordinance 24-20 appropriating and allocating all revenue and funds of the City of Winter Garden, Florida for the tax year beginning October 1, 2025 and ending September 30, 2026;

WHEREAS, the City Commission has decided to amend the City of Winter Garden, Florida Budget for the tax year beginning October 1, 2025 and ending September 30, 2026 to provide for budget carryovers from the preceding budget year;

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

SECTION 1: That the sum of \$95,954,403 to be appropriated as follows:

REVENUES

General Fund	\$46,102,152
Community Redevelopment Agency Fund	5,782,553
Law Enforcement Grants Fund	21,054
Local Option Gas Tax Fund	450,000
General Impact Fee Fund	2,620,063
Transportation Impact Fee Fund	5,285,133
Capital Projects Fund	2,458,593
Utilities Operating Fund	25,265,536
Utilities Impact Fee Fund	594,297
Utilities Renewal & Replacement Fund	225,000
Stormwater Fund	7,092,331
Solid Waste Fund	53,691
Trailer City Fund	4,000
	<u>\$95,954,403</u>

EXPENDITURES

General Fund	\$46,102,152
Community Redevelopment Agency Fund	5,782,553
Law Enforcement Grants Fund	21,054
Local Option Gas Tax Fund	450,000
General Impact Fee Fund	2,620,063
Transportation Impact Fee Fund	5,285,133

Capital Projects Fund	2,458,593
Utilities Operating Fund	25,265,536
Utilities Impact Fee Fund	594,297
Utilities Renewal & Replacement Fund	225,000
Stormwater Fund	7,092,331
Solid Waste Fund	53,691
Trailer City Fund	4,000
	<u>\$95,954,403</u>

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

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

READ FIRST TIME: _____

READ SECOND TIME AND PUBLIC HEARING HELD: _____

APPROVED:

Mayor/Commissioner John Rees

ATTEST:

Angela Grimmage, City Clerk

City of Winter Garden
Carry Forward Budget FY2025-2026
Ordinance 26-04
Exhibit 1

<u>Account Number</u>	<u>Project</u>	<u>Account Description</u>	<u>Amount</u>	<u>Item Description</u>
General Fund				
001-0213-399.99-99		Use of Fund Balance	46,102,152	<i>To balance revenues/expenditures</i>
		Total Revenues	46,102,152	
Economic Development				
001-0215-552.63-00	17001	Improvements Other Than Buildings	693,074	<i>Wayfinding Signage Phase II</i>
001-0215-552.63-00	20039	Improvements Other Than Buildings	133,694	<i>SOBO Plaza</i>
001-0215-552.63-00	24034	Improvements Other Than Buildings	916,820	<i>Boys & Girls Club</i>
Information Tech:				
001-0225-513.63-00	25020	Improvements Other Than Buildings	26,747	<i>City Hall / Plant Street Cameras</i>
001-0225-513-64-00	23041	Equipment	23,097	<i>Firewalls - City Hall and Police Department</i>
001-0225-513-64-00	24028	Equipment	13,555	<i>Wireless Access Points (50)</i>
001-0225-513-64-00		Equipment	23,707	<i>Rackmount UPS</i>
Police:				
001-0521-521-62-00	24002	Building	15,164	<i>Office Space Reconfiguration</i>
001-0521-521-62-00	24003	Building	20,000	<i>Lighting Retrofit</i>
001-0521-521-64-00		Equipment	197,008	<i>CAD/RMS Dispatch and Records Management System</i>
001-0521-521-64-00		Equipment	17,576	<i>Insurance adjustment for vehicle replacement</i>
001-0530-521-62-00	18003	Building	41,230	<i>Fire Suppression System</i>
001-0530-521-63-00	24006	Improvements Other Than Buildings	30,000	<i>Dispatch Wave Radio</i>
Fire:				
001-0620-522.34-01		Misc Contractual Services	110,000	<i>Medicare Cost Recovery (PEMT/MCO) Program Fees</i>
001-0624-522.46-10		Building Maintenance	9,000	<i>Station 24 Rear Gate Control Access Readers</i>
001-0620-522.64-00		Equipment	65,715	<i>Fire Administration - Firefighting Drill Tower</i>
001-0620-522.64-00		Equipment	763,250	<i>SCBA replacements</i>
001-0621-522.62-00	18015	Building	4,999,434	<i>Fire Station - Southwest WG</i>
001-0621-522.64-00		Equipment	1,750	<i>Engine Cone Reconfiguration</i>
001-0622-522.62-00	13004	Building	26,634	<i>Concrete Apron Replacement</i>
001-0622-522.62-00	23003	Building	5,500	<i>FA Bay Cooling Fans</i>
001-0623-522.62-00	22007	Building	10,500	<i>Fire Station 23 Ventilation</i>
001-0623-522.62-00	23003	Building	5,500	<i>FA Bay Cooling Fans</i>
001-0624-522.62-00	17007	Building	2,800	<i>Fire Station 24 Storage Shed - A/C Units</i>
001-0624-522.62-00	22005	Building	10,500	<i>Fire Station 24 Ventilation</i>
001-0624-522.62-00	23003	Building	5,500	<i>FA Bay Cooling Fans</i>
001-0624-522.62-00	21003	Building	225,000	<i>Reserve Apparatus Storage Building</i>
001-0624-522.62-00	10001	Building	292,000	<i>Fire Station 24 Renovation Funding plan</i>
001-0624-522.62-00	25028	Building	39,506	<i>Fire Station 24 Generator</i>
001-0624-522.63-00	20005	Improvements Other Than Buildings	19,000	<i>Fire Station 24 Training Pad</i>
001-0624-522.64-00		Equipment	696,000	<i>Fire Engine - St 24, replacement</i>
001-0624-522.64-00		Equipment	1,750	<i>Engine Cone Reconfiguration</i>
Streets:				
001-0741-541.63-00	08005	Improvements Other Than Buildings	122,624	<i>Marsh Rd (CR545>Hckry Hammock)</i>
001-0741-541.63-00	13011	Improvements Other Than Buildings	12,272,039	<i>Dillard St Improv - SR 50> Plant St</i>
001-0741-541.63-00	16003	Improvements Other Than Buildings	1,682,160	<i>Trail Enhancement (Oval)</i>
001-0741-541.63-00	19006	Improvements Other Than Buildings	891,544	<i>Street/S-Walk Improvements (9th St, E Plant St)</i>
001-0741-541.63-00	20007	Improvements Other Than Buildings	120,891	<i>Tildenville School Road Trail Realignment</i>
001-0741-541.63-00	20008	Improvements Other Than Buildings	250,000	<i>Repair Joiner Street Parking Lot</i>
001-0741-541.63-00	22011	Improvements Other Than Buildings	150,000	<i>Golf Cart Trail Expansion</i>
001-0741-541.63-00	24007	Improvements Other Than Buildings	350,000	<i>Overhead to Underground Power Lines</i>
Cemetery:				
001-0739-539.63-00	18042	Improvements Other Than Buildings	66,836	<i>Cemetery Expansion</i>
001-0739-539.63-00	22012	Improvements Other Than Buildings	63,949	<i>Irrigation & Coping Replacement</i>
Engineering:				
001-1016-541.63-00	24008	Improvements Other Than Buildings	300,000	<i>Ballfield Parking Lot Design</i>
Administrative Services:				
Human Resources				
001-0745-513.54-02		Seminars and Courses	153,000	<i>Training budgeted in prior years, carry forward to FY26</i>
Facilities and Fleet				
001-0746-539.62-00	21006	Building	150,000	<i>City Hall Roof [Facilities Replacement Funding Plan]</i>
001-0746-539.62-00	22016	Building	100,000	<i>City Hall South Entrance Rehab</i>
001-0746-539.62-00	24010	Building	22,000	<i>Maple Street Park Electrical</i>
001-0746-539.62-00	24012	Building	250,000	<i>City Hall Chiller [Facilities Replacement Funding Plan]</i>
001-0746-539.62-00	25006	Building	5,756	<i>Palmetto WTP A/C</i>
001-0746-539.62-00	25011	Building	75,000	<i>Garden Theatre RTU Replacement [Funding plan]</i>
001-0746-539.63-00	11035	Improvements Other Than Buildings	21,600	<i>EV Charging Stations</i>

City of Winter Garden
Carry Forward Budget FY2025-2026
Ordinance 26-04
Exhibit 1

<u>Account Number</u>	<u>Project</u>	<u>Account Description</u>	<u>Amount</u>	<u>Item Description</u>
001-0746-539.63-00	12019	Improvements Other Than Buildings	26,906	<i>Downtown Audio Upgrades</i>
001-0746-539.63-00	16004	Improvements Other Than Buildings	3,548	<i>Downtown Streetlight Retrofit</i>
001-0746-539.63-00	19022	Improvements Other Than Buildings	31,000	<i>City Hall Parking Lot</i>
001-0746-539.63-00	22017	Improvements Other Than Buildings	15,000	<i>Tremaine Power Vault</i>
001-0746-539.63-00	24013	Improvements Other Than Buildings	5,000	<i>City Hall Fountain Improvement</i>
001-0746-539.62-00	19022	Building	11,000	<i>City Hall Parking Lot improvement [Funding plan]</i>
001-0747-539.62-00	19007	Building	44,310	<i>Fleet Building improvements</i>
001-0747-539.64-00		Equipment	13,700	<i>Diesel exhaust fluid tank</i>
Parks and Recreation:				
001-0775-572-62-00	22018	Building	8,263	<i>Parks Complex Security Cameras</i>
001-0775-572-62-00	22019	Building	32,320	<i>Parks Complex Shelter</i>
001-0775-572-62-00	24014	Building	8,465	<i>Storage Shed</i>
001-0775-572-62-00	24015	Building	50,000	<i>Senior Field Park Building Upgrades</i>
001-0775-572-62-00	24016	Building	325,000	<i>Walker Field Park Building Upgrades [Funding plan]</i>
001-0775-572-63-00	09041	Improvements Other Than Buildings	58,019	<i>SR 50 Median Lanscaping</i>
001-0775-572-63-00	13007	Improvements Other Than Buildings	860,805	<i>Tucker Ranch Heritage Park</i>
001-0775-572-63-00	15036	Improvements Other Than Buildings	16,912,312	<i>Tucker Ranch Wellness Park</i>
001-0775-572-63-00	17056	Improvements Other Than Buildings	225,000	<i>9th St Community Farm</i>
001-0775-572-63-00	23026	Improvements Other Than Buildings	322,188	<i>Little League Field Enhancements</i>
001-0775-572-63-00	24017	Improvements Other Than Buildings	350,000	<i>Senior Field Park Light Upgrades</i>
001-0775-572-64-00	25001	Equipment	31,453	<i>Holiday Decorations</i>
001-0872-572-62-00	17018	Building	115,200	<i>Jessie Brock Roof</i>
001-0872-572-64-00		Equipment	34,404	<i>Lightning Protection System, multiple locations</i>
001-3658-575.62-00	22026	Building	58,987	<i>Tanner Hall Improvements</i>
001-3658-575.63-00	23007	Improvements Other Than Buildings	70,862	<i>Newton Park Electrical Upgrade</i>
Total Expenditures			46,102,152	
Community Redevelopment Agency Fund				
120-0213-399.99-99		Use of Fund Balance	5,782,553	<i>To balance revenues/expenditures</i>
Total Revenues			5,782,553	
120-0213-552.61-00	24046	Land	544,120	<i>EWG Acquired Property Redevelopment</i>
120-0213-552.63-00		Improvements Other Than Buildings	710,047	<i>Funding for Capital Projects</i>
120-0213-552.63-00	17001	Improvements Other Than Buildings	310,000	<i>Downtown Wayfinding Signs</i>
120-0213-552.63-00	17022	Improvements Other Than Buildings	1,780,000	<i>East Winter Garden</i>
120-0213-552.63-00	24030	Improvements Other Than Buildings	1,300,000	<i>EWG Legacy Fund</i>
120-0213-552.63-00	24031	Improvements Other Than Buildings	576,260	<i>EWG Infrastructure Streetscape Design</i>
120-0213-552.63-00	24032	Improvements Other Than Buildings	333,103	<i>Zanders Park Revitalization Program</i>
120-0213-552.63-00	24033	Improvements Other Than Buildings	20,000	<i>Habitat - EWG Neighborhood Revitalization</i>
120-0213-552.63-00	24047	Improvements Other Than Buildings	209,023	<i>Commercial Revitalization - Center Street</i>
Total Expenditures			5,782,553	
Law Enforcement Grants				
122-0521-399.99-99		Use of Fund Balance	21,054	<i>To balance revenues/expenditures</i>
Total Revenues			21,054	
122-0521-521.64-00		Equipment	21,054	<i>Law enforcement grant</i>
Total Expenditures			21,054	
Local Option Gas Tax Fund				
160-0741-399.99-99		Use of Fund Balance	450,000	<i>To balance revenues/expenditures</i>
Total Revenues			450,000	
160-0741-541.63-00	25012	Improvements Other Than Buildings	450,000	<i>Street Resurfacing</i>
Total Expenditures			450,000	
General Impact Fee Fund				
170-0620-399.99-99		Use of Fund Balance	2,620,063	<i>To balance revenues/expenditures</i>
Total Revenues			2,620,063	
170-0622-522.62-00	18015	Building	2,620,063	<i>Fire Station - Southwest WG</i>
Total Expenditures			2,620,063	

City of Winter Garden
Carry Forward Budget FY2025-2026
Ordinance 26-04
Exhibit 1

<u>Account Number</u>	<u>Project</u>	<u>Account Description</u>	<u>Amount</u>	<u>Item Description</u>
<u>Transportation Impact Fee Fund</u>				
174-0741-399.99-99		Use of Fund Balance	5,285,133	<i>To balance revenues/expenditures</i>
		Total Revenues	5,285,133	
174-0741-541-61-00	20038	Land	51,924	<i>Plant St ROW - SR429</i>
174-0741-541-63-00	24040	Improvements Other Than Buildings	940,631	<i>681 W Plant St (Lumen/CL Property)</i>
174-0741-541-63-00	08005	Improvements Other Than Buildings	547,759	<i>Marsh Rd (CR545>Hickory Hammock)</i>
174-0741-541-63-00	13043	Improvements Other Than Buildings	125,739	<i>Lulu Creek/Stormwater Landscaping</i>
174-0741-541-63-00	15008	Improvements Other Than Buildings	100,000	<i>Plant St East-Median Landscaping</i>
174-0741-541-63-00	16010	Improvements Other Than Buildings	178,261	<i>E Crown Pt-Plant to Crown Pt Cross</i>
174-0741-541-63-00	18043	Improvements Other Than Buildings	9,684	<i>CR 545 4-Ln Turnpike to SR50</i>
174-0741-541-63-00	20009	Improvements Other Than Buildings	1,135,591	<i>Carter Road Intersection</i>
174-0741-541-63-00	20026	Improvements Other Than Buildings	2,101,031	<i>Dillard St Roundabouts-SR50>Plant</i>
174-0741-541-63-00	23009	Improvements Other Than Buildings	37,500	<i>Video Detection at Daniels & Foxcrest Signal</i>
174-0741-541-63-00	23031	Improvements Other Than Buildings	57,013	<i>Traffic Calming</i>
		Total Expenditures	5,285,133	
<u>Capital Projects Fund</u>				
336-0213-399.99-99		Use of Fund Balance	2,458,593	<i>To balance revenues/expenditures</i>
		Total Revenues	2,458,593	
336-0213-559.63-00	15036	Improvements Other Than Buildings	2,458,593	<i>Tucker Ranch Wellness Park</i>
		Total Expenditures	2,458,593	
<u>Utilities Operating Fund</u>				
410-2116-399.99-99		Use of Fund Balance	25,265,536	<i>To balance revenues/expenditures</i>
		Total Revenues	25,265,536	
410-2116-533.63-00	13011	Improvements Other Than Buildings	1,310,883	<i>Dillard Street Project SR50>Plant</i>
410-2116-533.63-00	13044	Improvements Other Than Buildings	300,000	<i>Johns Lake Waterside Util U/S</i>
410-2116-533.63-00	16003	Improvements Other Than Buildings	30,475	<i>Trail Enhancement (Oval)</i>
410-2116-533.64-00		Equipment	250,000	<i>SCADA System Upgrade</i>
410-2116-533.64-00		Equipment	9,251	<i>Pump Motors (2)</i>
410-2116-533.64-00		Equipment	22,000	<i>Hydraulic Check Valve</i>
410-2116-533.64-00		Equipment	612,400	<i>Western Storage Potable Well</i>
410-2117-535.63-00	13011	Improvements Other Than Buildings	1,080,205	<i>Dillard Street Project SR50>Plant</i>
410-2117-535.63-00	16003	Improvements Other Than Buildings	30,475	<i>Trail Enhancement (Oval)</i>
410-2117-535.63-00	17025	Improvements Other Than Buildings	10,382,286	<i>WWTP Expansion (engineering & design)</i>
410-2117-535.63-00	18021	Improvements Other Than Buildings	280,500	<i>Tucker Ranch Utilities (Wastewater)</i>
410-2117-535.63-00	25026	Improvements Other Than Buildings	250,000	<i>RIB underdrain gravity main repair</i>
410-2117-535.64-00		Equipment	250,000	<i>SCADA System Upgrade</i>
410-2126-533.63-00	12022	Improvements Other Than Buildings	22,391	<i>Flex Net Install</i>
410-2126-533.63-00	16014	Improvements Other Than Buildings	385,947	<i>2" Water Main Upgrades</i>
410-2126-533.63-00	16030	Improvements Other Than Buildings	796,534	<i>Water Meter Replacement - last phase</i>
410-2126-533.63-00	18004	Improvements Other Than Buildings	10,000	<i>Public Services Paving</i>
410-2126-533.63-00	18021	Improvements Other Than Buildings	26,885	<i>Tucker Ranch Utilities</i>
410-2126-533.63-00	20031	Improvements Other Than Buildings	100,000	<i>Reuse Line Relocation at Tiny & Tilden</i>
410-2126-533.63-00	23010	Improvements Other Than Buildings	18,500	<i>Daniels Business Park Reclaim Main Upsize</i>
410-2126-533.63-00	23011	Improvements Other Than Buildings	100,000	<i>Avalon Road Utility Relocates</i>
410-2126-533.63-00	24020	Improvements Other Than Buildings	12,000	<i>Public Works Truck Parking (cost-share)</i>
410-2126-533.63-00	24021	Improvements Other Than Buildings	500,000	<i>Lead Service Line Replacement</i>
410-2126-533.63-00	25013	Improvements Other Than Buildings	300,000	<i>Maple St Water Project (extend water line)</i>
410-2127-535.63-00	12009	Improvements Other Than Buildings	100,000	<i>Palm Dr Utility improvements</i>
410-2127-535.63-00	12037	Improvements Other Than Buildings	40,000	<i>Chemical additions @ LS 50&42 to LS 23 control odors</i>
410-2127-535.63-00	15013	Improvements Other Than Buildings	100,000	<i>Gravity Sewer Rehab</i>
410-2127-535.63-00	18004	Improvements Other Than Buildings	10,000	<i>Public Works Pavement Resurfacing (cost-share)</i>
410-2127-535.63-00	19016	Improvements Other Than Buildings	559,794	<i>Slip Lining</i>
410-2127-535.63-00	20031	Improvements Other Than Buildings	250,000	<i>Tiny Rd Utility Relocates</i>
410-2127-535.63-00	21025	Improvements Other Than Buildings	605,600	<i>Lift Station Rebuilds</i>
410-2127-535.63-00	21025	Improvements Other Than Buildings	300,000	<i>Generator at LS 25</i>
410-2127-535.63-00	22032	Improvements Other Than Buildings	136,316	<i>Manhole Rehabilitation</i>
410-2127-535.63-00	23011	Improvements Other Than Buildings	1,000,000	<i>Avalon Road Utility Relocates</i>
410-2127-535.63-00	23012	Improvements Other Than Buildings	300,000	<i>Rolling Rock Way Pump Station</i>
410-2127-535.63-00	23013	Improvements Other Than Buildings	3,369,907	<i>Teacup Springs Sewer Conversion</i>
410-2127-535.63-00	23019	Improvements Other Than Buildings	200,000	<i>Manhole Rehab FY23 > CF</i>
410-2127-535.63-00	23039	Improvements Other Than Buildings	251,187	<i>Sanitary Sewer Inflow + Infiltration inspections/repairs</i>

City of Winter Garden
Carry Forward Budget FY2025-2026
Ordinance 26-04
Exhibit 1

<u>Account Number</u>	<u>Project</u>	<u>Account Description</u>	<u>Amount</u>	<u>Item Description</u>
410-2127-535.63-00	24020	Improvements Other Than Buildings	12,000	Public Works Truck Parking (cost-share)
410-2127-535.63-00	25014	Improvements Other Than Buildings	100,000	9th St (Prodalim) Sewer replacement
410-2127-535.63-00	25015	Improvements Other Than Buildings	200,000	Manhole Rehabilitation
410-2127-535.63-00	25016	Improvements Other Than Buildings	250,000	Morgan St Utility improvements
410-2127-535.63-00	25017	Improvements Other Than Buildings	350,000	Reclaimed Water Storage
410-2127-535.63-00	25027	Improvements Other Than Buildings	50,000	Railroad Ave Sanitary Line Design
		Total Expenditures	25,265,536	
<u>Utilities Impact Fee Fund</u>				
411-2116-399.99-99		Use of Fund Balance-Water	594,297	To balance revenues/expenditures
		Total Revenues	594,297	
411-2126-533.63-00	16006	Improvements Other Than Buildings	8,500	S Highland (Smith > Maple)
411-2126-533.63-00	16014	Improvements Other Than Buildings	72,797	2" Water Main Upgrades (city-wide)
411-2126-533.63-00	17026	Improvements Other Than Buildings	288,000	Windward Cay Reuse/Retrofit
411-2126-533.63-00	23014	Improvements Other Than Buildings	150,000	Western Storage Tank Fill Piping
411-2126-533.63-00	23015	Improvements Other Than Buildings	75,000	Tildenville Rd Water Main Extension
		Total Expenditures	594,297	
<u>Utilities Renewal & Replacement Fund</u>				
412-2116-399.99-99		Use of Fund Balance	225,000	To balance revenues/expenditures
		Total Revenues	225,000	
412-2126-533.63-00	13016	Improvements Other Than Buildings	50,000	Downtown Brick Pavers
412-2127-535.63-00	13016	Improvements Other Than Buildings	75,000	Downtown Brick Pavers
412-2127-535.63-00	23016	Improvements Other Than Buildings	100,000	20" RM Elevated Crossing (design phase)
		Total Expenditures	225,000	
<u>Stormwater Fund</u>				
420-2218-399.99-99		Use of Fund Balance	7,092,331	
		Total Revenues	7,092,331	
420-2618-538.63-00	13011	Improvements Other Than Buildings	926,962	Dillard Street Project SR50>Plant
420-2618-538.63-00	14011	Improvements Other Than Buildings	296,847	Stormwater R&R
420-2618-538.63-00	16003	Improvements Other Than Buildings	34,300	Trail Enhancement (Oval)
420-2618-538.63-00	17028	Improvements Other Than Buildings	300,000	Stormwater Pollution Control
420-2618-538.63-00	18004	Improvements Other Than Buildings	10,000	Public Works Pavement Resurfacing (cost-share)
420-2618-538.63-00	19018	Improvements Other Than Buildings	1,800,000	EWG-Stormwater Line Upgrade - E Plant/9th St
420-2618-538.63-00	20033	Improvements Other Than Buildings	24,569	Strates Property Drainage (orig budgeted under 31-04)
420-2618-538.63-00	23017	Improvements Other Than Buildings	400,000	Westside Townhomes Drainage Improvements
420-2618-538.6X-00	23018	Improvements Other Than Buildings	2,599,653	Roper Dr Stormwater improvements
420-2618-538.63-00	23019	Improvements Other Than Buildings	200,000	Manhole Rehab
420-2618-538.63-00	23037	Improvements Other Than Buildings	100,000	9th Street Drainage Impr - repair/replace corrugated metal
420-2618-538.63-00	25018	Improvements Other Than Buildings	400,000	Sunridge Storm System repair
		Total Expenditures	7,092,331	
<u>Solid Waste Fund</u>				
430-3134-399.99-99		Use of Fund Balance	53,691	To balance revenues/expenditures
		Total Revenues	53,691	
430-3134-534.63-00	18004	Improvements Other Than Buildings	10,000	Public Services Paving
430-3134-534.63-00	24020	Improvements Other Than Buildings	12,000	Public Works Truck parking
430-3134-534-64-00		Equipment	31,691	Chasis-Roll-Off Truck
		Total Expenditures	53,691	
<u>Trailer City Fund</u>				
450-3657-399.99-99		Use of Fund Balance	4,000	To balance revenues/expenditures
		Total Revenues	4,000	
450-3657-539.63-00	16018	Improvement Other Than Bldg	4,000	Upgrade city owned lots
		Total Expenditures	4,000	
		Grand Total	95,954,403	

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Steve Graham, Police Chief

Via: City Manager Jon C. Williams

Date: November 6, 2025

Meeting Date: November 13, 2025

Subject: Retirement of Canine Dak.

Issue: Canine Dak has reached the point where he needs to be medically retired. Dak's handler, Officer Joe Thompson, advises that he would like to get custody of Dak and keep him as a pet. Officer Thompson would assume full responsibility for the care and maintenance of Dak at that point. Funds were allocated for this fiscal year for the purchase of another canine to replace Dak.

Recommended action: Approve the retirement of Canine Dak and award custody of him to Joe Thompson.

Attachment: Letter from Dr. Wolfenden of the Underhill Animal Hospital

Underhill Animal Hospital

4900 Lake Underhill Rd • Orlando Florida 32807 • (407)277-0927

October 7, 2025

To Whom It May Concern:

Dak, an 8-year-old German Shepherd, is currently employed by the Winter Garden Police Department. Over the last 6 months, Dak's renal enzymes have increased. This is indicative of progression of his renal failure. Currently, Dak's renal failure is classified as Stage 2 out of 4 per the International Renal Interest Society (IRIS). Dak will need regular bloodwork every 3-4 months to monitor trends of his renal enzymes to document stability or progression.

Dak has also been diagnosed with chronic degenerative fibrotic myopathy of the rear leg muscle group. This condition is progressive over time leading to limited passive range of motion of the pelvic limb. At this time, there is no cure and managed medically with rest and non-steroidal anti-inflammatories. Ultimately Dak will be unable to perform his duties needed as a working canine due to this progressive condition. Given the nature of this degenerative disease as well as progression of his renal failure, it is recommended that Dak be medically retired. If you have any further questions or concerns regarding this matter, please contact Dr. Kristen Wolfenden at Underhill Animal Hospital.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kristen Wolfenden', followed by a horizontal line.

Dr. Kristin Wolfenden

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Jim Monahan, P.E., City Engineer – Public Services

Via: Jon C Williams, City Manager

Date: November 6, 2025

Meeting Date: November 13, 2025

Subject: Waive the Formal Procurement Process and Approve a Purchase Order (PO) with Brightview for Marsh Road Landscape and Irrigation Installation

Issue: The City has completed the installation of traffic calming measures along the roadway to address safety concerns. These two designs did not include landscaping and irrigation. The Brightview Team will install landscape and irrigation along the corridor to beautify and assist with the traffic calming measures between the two projects.

Recommended Action:

Recommend approving PO with Brightview for landscaping and irrigation along Marsh Road in the amount of \$195,195.81 with an additional \$27,590.07 for an additional 3 months of tree watering for a total amount of \$222,785.88.

Attachments:

- Brightview Landscape & Irrigation Proposal, dated October 23, 2025

Landscape & Irrigation Proposal

Marsh Road Landscape & Irrigation Improvements

Winter Garden, FL

Thursday, October 23, 2025

Presented to:

City of Winter Garden

300 West Plant St.

Winter Garden, FL 34787

Thursday, October 23, 2025
City of Winter Garden
Steve Pash
300 West Plant St.
Winter Garden, FL 34787

RE: Request for Bid for **Marsh Road Landscape & Irrigation Improvements**

BrightView Landscape Development (BVLD) is pleased to submit our **Proposal** for **Marsh Road Landscape & Irrigation Improvements** located in **Winter Garden, FL** based on:

Plans:

- Landscape Pages: **L.00 – L.10, LD.01, LD.02** | Dated: **October 30, 2024**
- Irrigation Pages: **IR.00 – IR.11** | Dated: **October 30, 2024**

Prepared by:

- Landscape Architect: Murray Design Group, Inc.

Specification sections:

- On plans

Addenda:

- None

The following scope of work is INCLUDED in this Proposal:

- Landscape
- Irrigation

The following scope of work is excluded in this Proposal:

- Electrical

Enclosed are the following exhibits:

- Exhibit A – Price Breakdown

Please note these clarifications and qualifications as part of our proposed Proposal. All items listed here are to be incorporated into any contract issued:

1. General Qualifications

- 1.1. Proposed price is good for 90 days. Escalation has not been included. Proposal price is subject to reconfirmation at time of award.
- 1.2. Bid is based as an “all in” price with general conditions spreading throughout. If only portions of this proposal are accepted we reserve the right to adjust our general conditions as necessary.
- 1.3. Project Schedule Duration: 1 Month, based on first shift 40 hour work weeks. Overtime, night work and weekend work is excluded. Material delivery times may extend project schedule durations.
- 1.4. Site shall be received at the following.
 - Clean and free of grass, weeds, debris, and deleterious materials
 - +/- .10 foot of finish grade to balance in landscape areas.

2. Irrigation Qualifications

- 2.1. Irrigation controller power is existing at entry sign. Controller to be located adjacent to electrical outlet.
- 2.2. All roadway sleeves are existing. No directional boring is included.

3. Landscape Qualifications

- 3.1. Planting backfill is included as existing in place site soil. Import/Export or spreading of planting soil or organic amendments are excluded. Pending soil tests. No planting mix specified.
- 3.2. Protection of existing vegetation is excluded.
- 3.3. Maintenance is included for material installed by Brightview only. No mowing of existing included.
- 3.4. No warranty provided for unirrigated trees after the 3 months included in base bid.

Upon review of this document, please do not hesitate to contact me for any additional information you may need, or for any clarification you require.

Sincerely,

**Austin Payne****321-347-2909**

Business Development

BrightView Landscape Development

Exhibit A - Detailed Price Breakdown

Bid Item	Description	Quantity	Unit	Bid Price	Bid Total
1400	MOT	1	LS	\$13,656.25	\$ 13,656.25
1500	Kill & Till/Haul Spoils	11,521	SF	\$0.60	\$ 6,912.60
1995	SUBTOTAL MISC ITEMS				\$ 20,568.85
2000	Irrigation System	1	LS		\$ 27,667.58
2995	SUBTOTAL IRRIGATION				\$ 27,667.58
3000	Southern magnolia (45 Gal)	7	EA	\$776.58	\$ 5,436.06
3020	Live oak (65 Gal)	3	EA	\$811.12	\$ 2,433.36
3040	Loblolly pine (30 Gal)	18	EA	\$393.48	\$ 7,082.64
3060	Tuskegee crape myrtle (30 Gal)	101	EA	\$629.82	\$ 63,611.82
3080	Silver Bismark Palm (B&B)	1	EA	\$3,586.17	\$ 3,586.17
3100	Sandankwa viburnum (3G)	151	EA	\$14.74	\$ 2,225.74
3120	Pink muhly (3G)	115	LF	\$14.32	\$ 1,646.80
3140	Sand cordgrass (3G)	9	LF	\$13.99	\$ 125.91
3160	Coontie (3G)	67	LF	\$23.83	\$ 1,596.61
3180	Creeping fig (1G)	107	LF	\$8.79	\$ 940.53
3200	Blue Pacific shore juniper (3G)	494	LF	\$15.15	\$ 7,484.10
3220	Pine Nugget Mulch - 3" over rootball	1	LS	\$11,953.65	\$ 11,953.65
3280	Repairs for Irrigation Route	1,200	SF	\$1.08	\$ 1,296.00
3300	Temporary Tree Establishment - 3 month	1	LS	\$37,539.99	\$ 37,539.99
3995	SUBTOTAL LANDSCAPE				\$ 146,959.38
9995	TOTAL BASE BID				\$ 195,195.81
ALTERNATES					
10600	+3 months (6 month total) tree watering	3	MO	\$9,196.69	\$ 27,590.07
10660	+9 months (1 year total) tree watering	9	MO	\$9,196.69	\$ 82,770.21
10700	1 Year Landscape Maintenance	12	MO	\$985.76	\$ 11,829.12
99999	1% Payment & Performance Bond (if required)	1	LS		TBD
VALUE ENGINEERING					
20000	Lagerstroemia 'Tuscarora' ilo 'Tuskegee'	101	EA	\$ (166.92)	\$ (16,858.92)

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Jim Monahan, P.E., City Engineer – Public Services

Via: Jon C Williams, City Manager

Date: November 6, 2025

Meeting Date: November 13, 2025

Subject: Waive the Formal Procurement Process and Approve a Purchase Order (PO) to T.D. Thomson Construction Inc. for the Installation Storm Piping on Roper Drive.

Issue: The City has completed the demolition of 141 Roper Drive and now plans to install 2 new storm structures and piping to Dr. Bradford Park to alleviate the hydraulic pressure in the 72 inch pipe and direct the runoff from Floral Drive into an inlet. Additionally, the surface above the piping will be formed to create a swale to direct any bypassed runoff overland to the drainage ditch.

Recommended Action:

Recommend approving a PO to TD Thomson for the Roper Drive Stormwater Improvements in the amount of \$241,381.80 which includes a 10% contingency.

Attachments:

- T.D. Thomson Construction Inc. Estimate 100-245, dated 11/5/2025

Remitt To
PO BOX 1239
Sorrento FL 32776

Date	Estimate #
11/5/2025	100-245

Name / Address

City of Winter Garden
ATT: Jim Monahan
300 W. Plant Street
Winter Garden FL 34787

Project

Roper Rd - Storm 11/25

Description	Qty	Unit	Rate	Total
MOBILIZATION	1	LS	5,000.00	5,000.00
MOT	1	LS	1,200.00	1,200.00
SILT FENCE	600	LF	2.75	1,650.00
TURBIDITY BARRIER	1	LS	1,200.00	1,200.00
REMOVE EXISTING J BOX AND P6 TOP AND HAUL AWAY	1	EA	4,850.00	4,850.00
REPLACE J BOX AND NEW P6 TOP	1	EA	11,000.00	11,000.00
P-7 MANHOLE	1	EA	8,500.00	8,500.00
CONNECT TO EXISTING STORM BOX	1	EA	3,500.00	3,500.00
JACK HAMMER EXISTING INVERT OUT	1	LS	1,000.00	1,000.00
INSTALLED WING - U END WALL	1	EA	8,500.00	8,500.00
REMOVE / REPLACE EXISTING RIP RAP (40X40)	1	LS	11,000.00	11,000.00
SAW CUT ASPHALT	50	LF	5.00	250.00
REPLACE ASPHALT	16	SY	85.00	1,360.00
HAUL OFF UNSUITABLE FILL	126	CY	19.00	2,394.00
IMPORT SUITABLE FILL	121	CY	18.00	2,178.00
DEMO AND HAUL AWAY F CURB	20	LF	19.80	396.00
REPLACE F CURB	20	LF	81.60	1,632.00
INSTALL 30" SDR-26	56	LF	248.00	13,888.00
INSTALL 48" RCP	272	LF	315.00	85,680.00
INSTALL DEWATERING (330')	1	LS	12,000.00	12,000.00
GRADE	16,000	SF	0.45	7,200.00
TRIM TREE	1	LS	900.00	900.00
TRENCH BOX	1	LS	4,800.00	4,800.00
REMOVE EXISTING FENCE AND REINSTALL	1	LS	700.00	700.00
RESTORATION (BAHIA GRASS)	16,000	SF	0.75	12,000.00
WATER				
ONE LINE STOP	1	EA	6,200.00	6,200.00
RESTRAINTS/SLEEVES	1	LS	1,800.00	1,800.00
8" TIE INNS	2	EA	750.00	1,500.00
8" PVC C900	40	LF	64.00	2,560.00
45% M.J.	4	EA	1,150.00	4,600.00
NOTES*				
ONLY THE ABOVE INCLUDED				
tdthomson92@gmail.com	407-654-8388	Total		\$219,438.00

This quote is based on the availability of materials.
This quote is good for 30 days.

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Steve Pash, Assistant City Manager – Public Services

Via: City Manager, Jon C. Williams

Date: November 6, 2025 **Meeting Date:** November 13, 2025

Subject: Palmetto Water Treatment Plant – Scada Repairs/Upgrades

Issue: On August 28, 2025 the Palmetto Water Treatment Plant was struck by lightning during a severe storm. The lightning caused significant damage to items at the plant that have and are being repaired. One of the largest items is the computer system to communicate with the plant and let the operators always be aware of the operations. This invoice is being submitted to our insurance, but we wanted City Commission approval prior to moving forward with the repairs. The proposed software is the same as what has been installed on all lift stations throughout the City. This repair will allow water and wastewater to operate on the same system and create better communication.

Recommended Action:

Staff recommends the Board approve hiring Process Control Services, LLC to install the new VTScada system for a total of \$123,515.69.

Attachment(s)/References:

Process Control Services, LLC – Phase 1 Palmetto WTP Quote



Ocoee FL, 34761

Scope of Supply

Date: 10/8/2025

Project: Palmetto WTP SmartComm Upgrade – Phase 1

Customer: City of Winter Garden

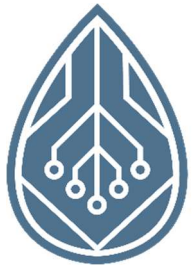
Deliverables:

In accordance with the attached Terms and Conditions, Process Control Services LLC is pleased to offer the following materials/services for the above referenced project. While our complete offering is detailed in this submission, purchase orders directly to manufacturers may be required when ordering.

Process Control Service is to complete this project in two (2) phases. The purpose of this project is to first install new hardware at the Palmetto St Water Plant and get the plant to run locally in automatic with alarm notifications and VTScada monitoring. Phase two will include upgrading the other Water Treatment Plants to utilize Maple Systems HMI's, VTScada and the SmartComm Portal. Phase two is not possible until phase one has been implemented.

Phase One (1) – Palmetto WTP

Provide, program and install all new CompactLogix, IO rack, and 15" Maple Systems HMI at the Palmetto MCC building. The required IO was determined by cross referencing the existing panel schematics and the most recent PLC program. The Maple systems HMI will have pages for IO Testing, Active Alarms, Alarm History, Analog Trending, HSP Overview, HSP Control, Well Overview, Well Control and a Setpoints page. The overview pages will be of similar 3D graphics that will match the dashboards on VTScada, making it user-friendly and easy to understand from an operational perspective. Also installed at Palmetto will be a Remote IO rack at the PCC. This is replacing the previous SLC 5/04 processor. Communications to the Remote IO



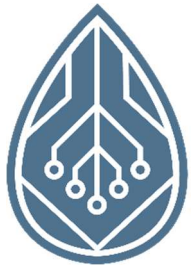
will be done using the existing fiber optic lines run between buildings and a provided SFP capable network switch on each end of the line.

The last part of Phase One is to relocate the secondary VTScada Server from the public works office to the Palmetto WTP. Here it will be tied into the city network with the help of the Winter Garden IT department. Allowing for redundancy between the servers and for operators to be able to remotely view VTScada. Included in this is an increase in the licensed tag count for the cities VTScada license. Using this method is the most cost-effective way to migrate the city water system to VTScada.

Lastly, included in Phase One is a backup float control circuit for the ground storage tank at the Palmetto St WTP utilizing the existing floats. Adding this circuit will allow for the floats to call a well pump should the automation fail.

Phase Two (2)

Has been separated from this quote as requested by the city. See the Phase Two quotation for details.



PROCESS CONTROL SERVICES

Ocoee FL, 34761

PRICE, DELIVERY AND TERMS OF OFFERING

Prices submitted are for equipment/services specifically listed within this Scope of Supply which constitute our complete offering; Sections may be referenced for identification and clarification only and does not imply the Section is offered in its entirety.

PRICE: \$123,515.69 + TAX if applicable. FOB factory with freight allowed to jobsite, shipped via standard commercial carrier.

DELIVERY: 3 - 4 weeks after complete and acceptable approval is received.

SUBMITTAL FOR APPROVAL: after acceptable purchase Agreement is received.

TERMS OF PAYMENT

Based on initial and continuing credit approval by Process Control Services LLC., the following payment terms apply:

- Net 30
- NO HOLDBACK (RETAINAGE) provision is offered or allowed

Thank you for the opportunity to offer this Scope of Supply, questions and/or comments regarding this offering should be directed to the salesperson whose name is affixed to the Scope of Supply.

Drew Darnell

(813) 526 - 0107

Drewd@ProcessControlServicesllc.com

THE CITY OF WINTER GARDEN

From: David Livingston, Director, Information Technology

Via: Jon C. Williams, City Manager

Date: 11/6/2025

Meeting Date: November 13, 2025

Subject: Approve the renewal of the CrowdStrike Falcon Complete and CrowdStrike SIEM Licensing Agreement.

Issue: The city's CrowdStrike agreement is set to expire. Renewing will allow us to continue utilizing CrowdStrike Falcon Complete, CrowdStrike SIEM, and other related software and services.

Recommended Action: City staff recommends renewing the CrowdStrike License Agreement at a cost of \$109,999.99

Attachments/References:

- CDWG Quote PQPD102 - CrowdStrike Renewal



Thank you for choosing CDW. We have received your quote.

Hardware

Software

Services

IT Solutions

Brands

Research Hub

QUOTE CONFIRMATION

DAVID LIVINGSTON,

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

Convert Quote to Order

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
PQPD102	10/17/2025	CROWDSTRIKE RENEWAL	1271712	\$109,999.99

IMPORTANT - PLEASE READ

Special Instructions: Term Dates: (Nov 22, 2025 - Nov 21, 2026)

QUOTE DETAILS

ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
CrowdStrike 12-Month Falcon Complete w Threat Graph Standard on GovCloud Mfg. Part#: CS.FCSD.GOV.SOLN.T1.12M Electronic distribution - NO MEDIA Contract: Sourcewell 121923 CDWG-Software (121923)	455	6667399	\$87.00	\$39,585.00
CrowdStrike 12-Month Insight - Bundled Software Subscription Mfg. Part#: CS.INSIGHTB.SOLN.T4.12M Electronic distribution - NO MEDIA Contract: MARKET	455	5428387	\$0.00	\$0.00
CrowdStrike 12-Month Prevent - Bundled Software Subscription Mfg. Part#: CS.PREVENTB.SOLN.T4.12M Electronic distribution - NO MEDIA Contract: MARKET	455	5428391	\$0.00	\$0.00
CrowdStrike 12-Month Discover - Bundled Software Subscription Mfg. Part#: CS.DISCB.SOLN.T3.12M Electronic distribution - NO MEDIA Contract: Sourcewell 121923 CDWG-Software (121923)	455	5427074	\$0.00	\$0.00
Falcon Complete - subscription license (1 year) - 1 license Mfg. Part#: CS.FALCOMPSGOV.SVC.12M Electronic distribution - NO MEDIA Contract: Sourcewell 121923 CDWG-Software (121923)	455	6663518	\$0.00	\$0.00
CrowdStrike 12-Month Overwatch - Bundled Mfg. Part#: CS.OWB.SVC.T4.12M Electronic distribution - NO MEDIA	455	5428395	\$0.00	\$0.00

QUOTE DETAILS (CONT.)

Contract: Sourcewell 121923 CDWG-Software (121923)

<u>CrowdStrike 12-Month Threat Graph Standard on GovCloud Software</u>	455	5486316	\$0.00	\$0.00
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Mfg. Part#: CS.TG.STD.GOV.12M

Electronic distribution - NO MEDIA

Contract: Sourcewell 121923 CDWG-Software (121923)

<u>Falcon Identity Threat Protection Complete Bundle on GovCloud - subscriptio</u>	500	7841520	\$52.45	\$26,225.00
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Mfg. Part#: CS.ITPC.GOV.SOLN.T3.12M

Electronic distribution - NO MEDIA

Contract: Sourcewell 121923 CDWG-Software (121923)

<u>CrowdStrike 12-Month Identity Threat Protection (Accounts)</u>	500	7326615	\$0.00	\$0.00
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Mfg. Part#: CS.ITP.SOLN.T1.12M

Electronic distribution - NO MEDIA

Contract: Sourcewell 121923 CDWG-Software (121923)

<u>Falcon Identity Threat Protection Complete Bundle on GovCloud - subscriptio</u>	500	7841521	\$0.00	\$0.00
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Mfg. Part#: CS.ITPCU.GOV.SOLN.T3.12M

Electronic distribution - NO MEDIA

Contract: MARKET

<u>Falcon Cloud Security Runtime Protection - subscription license (1 year) -</u>	76	8269306	\$91.72	\$6,970.72
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Mfg. Part#: CS.FCS.RP.T1.12M

Electronic distribution - NO MEDIA

Contract: Sourcewell 121923 CDWG-Software (121923)

<u>CrowdStrike 12-Month Cloud Detection and Response Software Subscription</u>	76	7360773	\$0.00	\$0.00
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Mfg. Part#: CS.CDR.SOLN.12M

Electronic distribution - NO MEDIA

Contract: MARKET

<u>CrowdStrike 12-Month Server Threat Graph Standard on GovCloud Software</u>	76	6631713	\$0.00	\$0.00
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Mfg. Part#: CS.TG.STD.HPSGOV.12M

Electronic distribution - NO MEDIA

Contract: Sourcewell 121923 CDWG-Software (121923)

<u>Falcon Overwatch Cloud Threat Hunting - subscription license (1 year) - 1 e</u>	76	7849106	\$0.00	\$0.00
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Mfg. Part#: CS.OWCSTH.SVC.T4.12M

Electronic distribution - NO MEDIA

Contract: Sourcewell 121923 CDWG-Software (121923)

<u>Falcon Cloud Security Complete on GovCloud - subscription upgrade license (</u>	76	7875868	\$0.00	\$0.00
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Mfg. Part#: CS.FCSCU.GOV.SOLN.T1.12M

Electronic distribution - NO MEDIA

Contract: Sourcewell 121923 CDWG-Software (121923)

<u>CrowdStrike 12-Month Express Support</u>	1	4915958	\$8,330.81	\$8,330.81
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Mfg. Part#: RR.HOS.ENT.EXPS.12M

Electronic distribution - NO MEDIA

QUOTE DETAILS (CONT.)

Contract: Sourcewell 121923 CDWG-Software (121923)

Falcon Next-Gen SIEM Additional Ingestion on GovCloud - subscription licens

23

8123757

\$760.90

\$17,500.70

Mfg. Part#: CS.NGSIEMG.GOV.SOLN.T3.12M

Electronic distribution - NO MEDIA

Contract: Sourcewell 121923 CDWG-Software (121923)

Falcon Next-Gen SIEM Retention on GovCloud - subscription license (1 year)

33

8116611

\$144.47

\$4,767.51

Mfg. Part#: CS.NGSIEM365D.GOV.SOLN.12M

Electronic distribution - NO MEDIA

Contract: Sourcewell 121923 CDWG-Software (121923)

Falcon Search Retention - subscription license (1 year) - 1 license

455

7843701

\$14.55

\$6,620.25

Mfg. Part#: CS.FSR.365.SOLN.T3.12M

Electronic distribution - NO MEDIA

Contract: Sourcewell 121923 CDWG-Software (121923)

SUBTOTAL \$109,999.99**SHIPPING** \$0.00**SALES TAX** \$0.00**GRAND TOTAL** **\$109,999.99****PURCHASER BILLING INFO****Billing Address:**CITY OF WINTER GARDEN
ACCOUNTS PAYABL
300 W PLANT ST
WINTER GARDEN, FL 34787-3009
Phone: (407) 656-4111
Payment Terms: NET 30-VERBAL**DELIVER TO****Shipping Address:**CITY OF WINTER GARDEN
DAVID LIVINGSTON
300 W PLANT ST
WINTER GARDEN, FL 34787-3009
Phone: (407) 656-4111
Shipping Method: ELECTRONIC DISTRIBUTION**Please remit payments to:**CDW Government
75 Remittance Drive
Suite 1515
Chicago, IL 60675-1515**Sales Contact Info****Paige Petry** | (877) 525-3511 | paigpet@cdwg.com**Need Help?****My Account****Support****Call 800.800.4239**[About Us](#) | [Privacy Policy](#) | [Terms and Conditions](#)

This order is subject to CDW's Terms and Conditions of Sales and Service Projects at

<http://www.cdwg.com/content/terms-conditions/product-sales.aspx>

For more information, contact a CDW account manager.

© 2025 CDW•G LLC, 200 N. Milwaukee Avenue, Vernon Hills, IL 60061 | 800.808.4239



THE CITY OF WINTER GARDEN

COMMUNITY REDEVELOPMENT AGENCY (CRA) AGENDA ITEM

From: Marc Hutchinson, Economic Development Director

Via: Jon C. Williams, City Manager

Date: November 6, 2025

Meeting Date: November 13, 2025

Subject: Dysons Plaza Shell Change Order No. 03 – 3 Phase Electrical Connection & Canopy Awning Installation

Issue: The Dysons Plaza Shell construction is 94% completed with two remaining items left – the undergrounding of a 3-phase electrical connection including transformer and the installation of the aluminum canopy awning over the building's front entrance. Unexpectedly, the original construction estimates did not include these items, triggering the need for a change order request. The 3-phase electric power connection will be provided by Duke Energy at a cost of **\$43,755.59** and will include the undergrounding of lines from an existing pole on 11th Street to an installed pad-mounted transformer. Regarding the aluminum canopy awning installation, three quotes were obtained and the quote from Awnings Direct, LLC. was selected as the lowest and most suitable bidder. The canopy awning will be mounted to the frontage of exterior building structure and will cost **\$14,299**. The total combined cost for this change order is **\$58,054.59**.

Recommended Action: Motion to approve authorizing City Manager to execute the Dysons Plaza Shell Construction change order in the amount of **\$58,054.59**.

Attachments/References:

Duke Energy Quote/Invoice

Awning Direct Quote/Proposal

Change Order No. 03 (Duke Energy, Inc. & Awning Direct, LLC.)

Steve Pash

From: Patterson, Stephenie Lynne <Stephenie.Patterson@duke-energy.com>
Sent: Thursday, October 23, 2025 2:06 PM
To: Steve Pash
Subject: RE: [EXTERNAL] RE: WO 59145151 AND WO 59145158 - 215 Center St UNIT 223 AND UNIT 227
Attachments: WO_59145151_215 Center St.pdf; Transformer Pad Specifications.pdf

Hello Steve,

I've finalized this job and it's been peer reviewed.

- Attached Construction Print - The job calls to install underground from the existing pole on 11th St to a pad-mounted transformer at the property corner.
- With commercial projects, the customer must provide the pad for transformer. This can be poured or pre-cast. I've attached the specs and a list of vendors. I know Old Castle has locations in Central Florida. Please follow instructions for the **SMALL Pad** The pad will need to be set with the doors facing north. We can meet onsite and discuss further if needed.
- The cost is \$43,755.59. If you can provide the billing information below, I'll submit for an invoice.
- Our permitting department already submitted for the Winter Garden permit, but this was submitted prior with the overhead single phase construction. Do we need to re-submit or can we just work off the permit we already have?

Responsible Party:

ATTN:
Primary Phone:
Email:
Billing Address:
State:
City:
Zip Code:

Let me know if you have any questions or need anything else.

Best regards,

Stephenie Patterson

Engineering Technologist III

Power Grid Operations

Office: 407-905-3312 | Cell: 407-773-3880

From: Patterson, Stephenie Lynne
Sent: Wednesday, October 15, 2025 8:50 AM
To: 'Steve Pash' <spash@cwgdnc.com>
Subject: RE: [EXTERNAL] RE: WO 59145151 AND WO 59145158 - 215 Center St UNIT 223 AND UNIT 227

Good Morning Steve,



INVOICE

Invoice: F5914515101
Invoice Date: 11/5/2025
Page: 1 of 1

Email sent to customer on 11/05/2025

Bill to: CITY OF WINTER GARDEN
300 WEST PLANT ST
STEVE PASH
WINTER GARDEN FL 34787

Customer ID: 000357164
PO / Contract No:
Payment Terms: Net 30
Due Date: 12/5/2025

Amount Due: \$43,755.59

Invoice for work or services performed at: 215 Center St UNIT 2 WINTER GARDEN FL

For questions about your invoice, please contact Stephenie Lynne Patterson at (407) 905-3312

Line	Date of Charge	Description	Net Amount
1	11/04/2025	Customer contribution	\$43,755.59
Amount Due:			\$43,755.59

To pay electronically, please allow 24 hours from the time this invoice is received and use website <https://www.e-billexpress.com/ebpp/DukeEnergy>. Enter your customer ID and billing zip code from above.

TO AVOID SERVICE INTERRUPTION, PLEASE DO NOT SEND MONTHLY UTILITY ACCOUNT PAYMENTS TO THIS ADDRESS

Please detach and return with your payment. Please indicate invoice number on check.

Payment Coupon

Please make check payable to:

Duke Energy
PO Box 602880
Charlotte NC 28260-2880

ACH Instructions:

Wells Fargo - Florida
121000248
Duke Energy
002062640508238

Invoice Number: F5914515101

Corporation Code: 50226

Please Pay By: 12/5/2025

Customer ID: 000357164

Total Amount Due: **\$43,755.59**

Fed Tax ID # 56-2155481

CITY OF WINTER GARDEN
300 WEST PLANT ST
STEVE PASH
WINTER GARDEN FL 34787

Amount Enclosed





Not to Scale

Scope Of Work

Install UG Primary & 75kVA pad-mounted 3 ph transformer to serve new building. Remove old lift pole.

Construction Notes

GPS: 28.566745, -81.572677

P2 -Customer to provide pad
-Doors to Open North

Date **10/20/25** Page 1/1

Work Order Number

59145151

Job Plan Number

COMMERCIALOH

Job Site Address

215 Center St, WINTER GARDEN, FL 34787-3218, USA

Designer

Stephenie Lynne Patterson

Designer Phone

407-773-3880

Customer Name

Jimmy -South Electric

Customer Phone

352-429-2624

Circuit Id

K201

Primary Voltage

12.47/7.2

Upstream Protective Devices

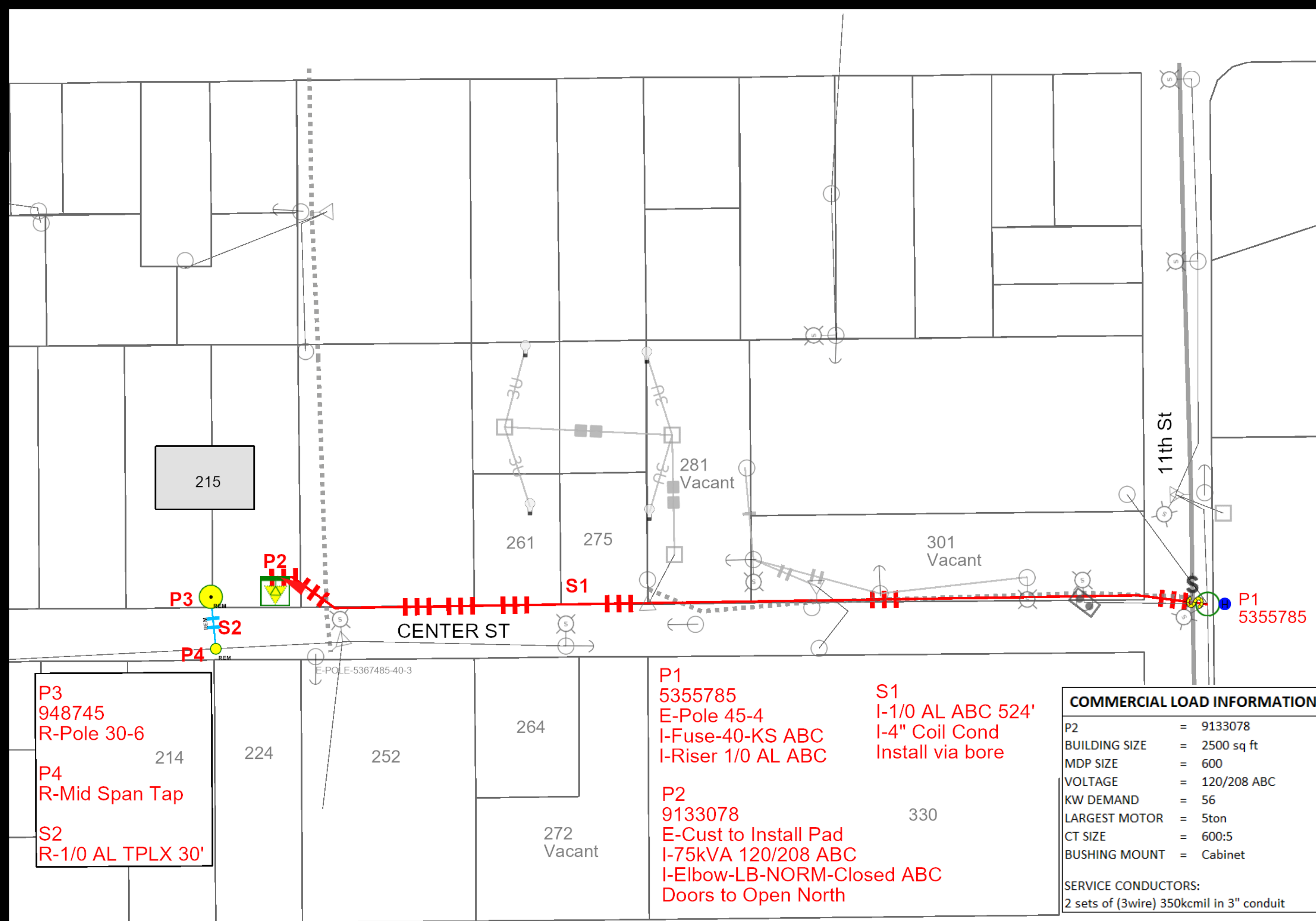
Recloser 8737125

Recloser 8150109

Permits

City of Winter Garden

24 hour start work notice req'd





Date: October 21, 2025

Submitted To: City of Winter Garden
Attention: Steve Pash / (407) 656-4111 ext. 2263
E-mail: spash@cwqdn.com
Project Name: City of Winter Garden
Project Address: FLORIDA

Awnings Direct, LLC does hereby submit specifications and estimate for the following:

- **Manufacture & Install Flat Aluminum Canopy:**

1 @ 45' – 4" Wide x 5' – 8" Projection

Materials: 4" x 8" Gutter Fascia, Hanging Rods, Standing Seam Decking, Powder Coat Finish

Includes: Engineering, Installation, Powder Coat Finish

Not Includes: Permits, Backing, Footers, Lights & Electrical

- Contact Price:
- Estimated Completion Time: As need by City of Winter Garden
- Proposal Valid for 30 Days
- Prepared By: Trevor

\$14,299.00

Acceptance of Proposal:

Signature

Date

6169 Cyril Ave Bldg. 5 Orlando, FL 32809 Office 407-573-6300

**Construction
Agreement
Exhibit B
CHANGE ORDER**

This document reflects a change in the scope of the work under a construction contract entered into by **CONTRACTOR (CPWG Constructors, LLC)** and **OWNER (The James E. Dyson Revocable Trust)** for the work performed on real property described in the Constructions Agreement executed by **OWNER** and **CONTRACTOR** and funded by the **CITY of WINTER GARDEN**. The Parties agree to change the scope of the work as follows:

This change results in an additional amount due from **OWNER (vis CITY)** to **Duke Energy, Inc.** of \$ 43,755.59.

This change results in a reduced amount due from **OWNER (via CITY)** to **CONTRACTOR** of \$_____.

The undersigned agree that this document fully incorporates all of the terms and conditions of the Pioneer Revitalization Construction Agreement and Grant Funding Agreement.

OWNER:

By: _____ Date: _____

Print: _____

CITY:

By: _____ Date: _____

Print: Jon C. Williams

Title: City Manager

**Construction
Agreement
Exhibit B
CHANGE ORDER**

This document reflects a change in the scope of the work under a construction contract entered into by **CONTRACTOR (CPWG Constructors, LLC)** and **OWNER (The James E. Dyson Revocable Trust)** for the work performed on real property described in the Constructions Agreement executed by **OWNER** and **CONTRACTOR** and funded by the **CITY of WINTER GARDEN**. The Parties agree to change the scope of the work as follows:

This change results in an additional amount due from **OWNER (vis CITY)** to **Awning Direct, LLC**.
of \$ 14,299.00.

This change results in a reduced amount due from **OWNER (via CITY)** to **CONTRACTOR** of
\$.

The undersigned agree that this document fully incorporates all of the terms and conditions of the Pioneer Revitalization Construction Agreement and Grant Funding Agreement.

OWNER:
By: Date:
Print:

CITY:
By: Date:
Print: Jon C. Williams
Title: City Manager

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Marc Hutchinson, Economic Development Director

Via: Jon Williams, City Manager

Date: November 6, 2025

Meeting Date: November 13, 2025

Subject: Small Business Saturday

Discussion: The Small Business Saturday event is promoted nation-wide to encourage shopping at local “mom & pop” businesses. Merchants will have products for sale on the sidewalk to inspire holiday purchases and the event will also feature two live music acts at the Downtown Centennial Plaza showcasing *Red Mint* from 11:00am – 2:30pm and *Joey & Danielle Duo* from 3:30pm – 7:00pm.

Recommended Action: Move to approve the Small Business Saturday special event to take place all day Downtown on Saturday, November 29th, 2025.

Attachments/References: Special Event Application & Event Flyer

Event Date: 11/29/2025



COMMUNITY DEVELOPMENT DEPARTMENT
300 WEST PLANT STREET
WINTER GARDEN, FLORIDA 34787

P: 407.877.5136
F: 407.656.0839
www.CWGDN.COM

SPECIAL EVENT APPLICATION FOR PUBLIC PROPERTY

DATE OF APPLICATION: 9/29/2025 City Event
ORGANIZATION/GROUP: City of WG Eco. Dev. Dpt NON-PROFIT ☐ CORP ☐ INDIV. ☐
NAME OF EVENT: Small Business Saturday
CONTACT/REPRESENTATIVE: Eric Fischer PHONE #: 407 656-4155, x 2266
ALT. PHONE #: 321-848-7893 EMAIL: efischer@cwgdn.com
EVENT LOCATION: Restaurants, shops downtown PROPOSED DATES: Nov 29, 2025
HOURS: All day ESTIMATED DAILY ATTENDANCE: 500+
DATES & TIMES OF EVENT SETUP & BREAKDOWN:
SET UP: 10 am BREAKDOWN: 8 pm

PLEASE CHECK ALL OF THE FOLLOWING THAT APPLY:

TYPE OF EVENT

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

Shopping event

EVENT DETAILS

- ☐ ADMISSION CHARGE/TICKET SALES
- ☐ ALCOHOL SERVED
- ☐ ALCOHOL SALES
- ☐ FIREWORKS/PYROTECHNICS
- ☐ FOOD TRUCKS
- ☒ MERCH. VENDORS # OF: 30+
- ☒ OPEN TO PUBLIC
- ☐ STREET/SIDEWALK CLOSURE
- HOURS OF: _____
- ☐ CITY WATER USED
- ☒ EVENT HELP PREVIOUSLY
- ☒ CITY ELECTRIC USED

EQUIPMENT AT EVENT

- ☒ AMPLIFIED SPEAKING/MUSIC
- HOURS OF: 11am - 7pm
- ☐ PORTABLE RESTROOMS
- ☐ SPORTS EQUIPMENT
- ☐ STAGE/PROPS/PRODUCTION
- ☐ TENTS # & SIZE OF: _____
- ☒ TEMPORARY EVENT SIGNAGE
- ☐ DUMPSTERS/RECEPTACLES
- ☐ COOKING EQUIPMENT USED
- ☐ GAS ☐ OPEN FLAME
- ☒ OTHER (EXPLAIN):

balloons on A-frame; merch.

FOOD VENDING

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

MISCELLANEOUS POLICIES

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

Special Event Application for Public Property 09/2025

Page | 2 of 3



COMMUNITY DEVELOPMENT DEPARTMENT
300 WEST PLANT STREET
WINTER GARDEN, FLORIDA 34787

P: 407.877.5136
F: 407.656.0839
WWW.CWGDN.COM

SPECIAL EVENTS

PLEASE PROVIDE A GENERAL DESCRIPTION OF THE EVENT THAT INCLUDES ALL FEATURES BEING PROPOSED TO TAKE PLACE. ELABORATE ON ANY 7 OF THE ABOVE CHECKED ITEMS, IF NECESSARY: (USE BACK IF NEEDED)

Downtown WG celebrates the nationally-observed Small Business Saturday with a Shop Local Event. Consists of live music and entertainment throughout downtown as well as end of season and holiday specific items for purchase. Shops are encouraged to bring sales items out to their store fronts, but not to interfere with right of way (sidewalk sale)

FOR OFFICIAL USE ONLY

TECHNICIAN INITIAL: _____

DATE RECEIVED: _____

☐ FEE PAID

CITY MANAGER/DESIGNEE: _____

DATE: _____

APPROVED: ☐ YES / ☐ NO

CONDITIONS: _____



SHOP SMALL.
WINTER GARDEN
SHOP LOCAL.

SMALL BUSINESS SATURDAY

**DOWNTOWN
SIDEWALK SALE**

HOLIDAY SHOPPING KICKOFF ★ FESTIVE FUN
LIVE MUSIC AT CENTENNIAL PLAZA

LIVE MUSIC SCHEDULE
CENTENNIAL PLAZA

RED MINT
11:00 AM – 2:30 PM

JOEY & DANIELLE DUO
3:30 PM – 7:00 PM

**Saturday,
November 29
ALL DAY!**



THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Kelly Carson, Planning Director

Via: Jon C. Williams, City Manager

Date: November 6, 2025

Meeting Date: November 13, 2025

Subject: Request to approve the 2026 Bloom and Grow Garden Society's "Spring Fever in the Garden" event.

Background Summary and Discussion:

The Bloom & Grow Garden Society is requesting approval to hold their annual "Spring Fever in the Garden" event in Downtown Winter Garden on Saturday, April 11 and Sunday, April 12, 2026. The event will run from 9:00 am to 5:00 pm on Saturday and 9:00 am till 4:00 pm on Sunday. Setup will begin at 5:30 am on Saturday. The event will have garden, nature, and wildlife-related merchandise vendors; a small number of food and drink vendors; entertainment zone; chalk art competition; kid's zone; and amplified music throughout downtown.

Recommendation:

City Staff recommend approval of the 2026 Spring Fever in the Garden event and waiver of the \$1,000 application fee.

Attachment:

Special Event Application



P2E2025-0165

Event Dates: April 11 & 12, 2026

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

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

SPECIAL EVENT APPLICATION

OFFICIAL USE ONLY

DATE RECEIVED: _____
PERMIT FEE PD. ON: _____ INIT. _____

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

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

DATE OF APPLICATION: August 15, 2025
ORGANIZATION/GROUP: Bloom and Grow Garden Society NON-PROFIT ☒ CORP ☐ INDIV. ☐
NAME OF EVENT: "Spring Fever in the Garden"
CONTACT/REPRESENTATIVE: Libby Drose PHONE # 706-267-1800
ALT. PHONE #: 407-492-0668 - Nancy Krug EMAIL: ekdrose@gmail.com
EVENT LOCATION: Downtown Winter Garden on Plant St. from Dillard to Park PROPOSED DATES: 4/11/26 - 4/12/26
HOURS: Sat 4/11/26 05:30 to 5:00, Sun 4/12/26 09:00 to 4:00 ESTIMATED DAILY ATTENDANCE: 25,000 - 30,000
DATES & TIMES OF EVENT SETUP & BREAKDOWN:
SET UP: Saturday 5:30 am BREAKDOWN: Sunday 4:00 pm - 6:30 pm

PLEASE CHECK ALL OF THE FOLLOWING THAT APPLY:

TYPE OF EVENT	EVENT DETAILS	EQUIPMENT AT EVENT
☒ FESTIVAL	☐ ADMISSION CHARGE/TICKET SALES	☒ AMPLIFIED SPEAKING/MUSIC
☐ EXHIBIT(S)	☐ ALCOHOL SERVED	HOURS OF: <u>Festival</u>
☐ CARNIVAL/CIRCUS/FAIR	☐ ALCOHOL SALES	☒ PORTABLE RESTROOMS
☐ GENERAL MEETING	☐ FIREWORKS/PYROTECHNICS	☐ SPORTS EQUIPMENT
☐ PARADE	☒ FOOD TRUCKS	☐ STAGE/PROPS/PRODUCTION
☐ BLOCK PARTY OR PICNIC	☒ MERCH. VENDORS # OF: <u>150</u>	☒ TENTS # & SIZE OF: <u>10 x 10</u>
☐ SPORTING EVENT/COMPETITION	☒ OPEN TO PUBLIC	☒ TEMPORARY EVENT SIGNAGE
☐ WEDDING/RECEPTION	☒ STREET/SIDEWALK CLOSURE	☒ DUMPSTERS/RECEPTACLES
☐ REVIVAL	HOURS OF: _____	☒ COOKING EQUIPMENT USED
☐ OTHER (EXPLAIN)	☒ CITY WATER USED	☐ GAS ☐ OPEN FLAME
	☒ EVENT HELP PREVIOUSLY	☐ OTHER (EXPLAIN):
	☒ CITY ELECTRIC USED	<u>for food vendors</u>

REVISED 02/23/2016



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

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

SPECIAL EVENTS

PLEASE PROVIDE A GENERAL DESCRIPTION OF THE EVENT THAT INCLUDES ALL FEATURES BEING PROPOSED TO TAKE PLACE. ELABORATE ON ANY 7 OF THE ABOVE CHECKED ITEMS, IF NECESSARY: (USE BACK IF NEEDED)

2 Day Festival of garden, nature and wildlife related vendors. Small number of food and drink vendors due to overcapacity for downtown restaurants.

Entertainment Zone provided in front of City Hall and at Woodland Street

Chalkin' it Up art component at City Hall.

KidZone in the grass median area on West Plant Street by the Plant Street Market.

Use of City sound system for entrance/exit sound track

Water/Electric provided to plant vendors and electricity provided to other vendors for operational purposes.

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

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

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

FOR OFFICIAL USE ONLY			
TECHNICIAN INITIAL: _____	DATE RECEIVED: _____	☐ FEE PAID	
CITY MANAGER/DESIGNEE: _____	DATE: _____	APPROVED: ☐ YES / ☐ NO	
CONDITIONS: _____			

REVISED 02/23/2016



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

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

SPECIAL EVENTS POLICIES AND PROCEDURES

FOOD VENDING

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

EVENT INSURANCE

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

GENERAL AGGREGATE \$1,000,000 PRODUCTS AGGREGATE \$1,000,000

PERSONAL & ADVERTISING INJURY \$250,000 EACH OCCURRENCE \$250,000

FIRE LEGAL LIABILITY \$50,000 MEDICAL PAYMENTS \$2,000

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

PERMIT FEES

EVENTS WITH LESS THAN 25 IN ATTENDANCE: \$25.00

EVENTS WITH 25 - 200 PEOPLE IN ATTENDANCE: \$150.00 EVENTS

WITH OVER 200 PEOPLE IN ATTENDANCE: \$1,000.00

FEES

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

MISCELLANEOUS POLICIES

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

APPROVAL PROCESS

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

REVISED 02/23/2016

Southern Owners Ins Co

Issued 05-22-2025

 Agency HILLCREST INSURANCE AGENCY
 12-0466-00 MKT TERR 051

 Company POLICY NUMBER 162382-72802475-25
 Bill 72-23-FL-1607

Name BLOOM & GROW GARDEN SOCIETY INC

Term 07-20-2025 to 07-20-2026

55040 (11-87)

COMMERCIAL GENERAL LIABILITY COVERAGE

COVERAGE	LIMITS OF INSURANCE
General Aggregate (Other Than Products-Completed Operations)	\$1,000,000
Products-Completed Operations Aggregate	\$1,000,000
Personal And Advertising Injury	\$1,000,000
Each Occurrence	\$1,000,000
Damage to Premises Rented to You (Fire Damage)	\$50,000 Any One Premises
Medical Payments	\$5,000 Any One Person
Hired Auto & Non-Owned Auto	\$1,000,000 Each Occurrence

Twice the "General Aggregate Limit", shown above, is provided at no additional charge for each 12 month period in accordance with form 55885.

AUDIT TYPE: Non-Audited

Forms that apply to this coverage:

59351 (01-15)	55146 (06-04)	IL0021 (07-02)	IL0017 (11-85)	55881 (12-17)
CG2106 (05-14)	55028 (05-17)	CG2002 (11-85)	59325 (12-19)	CG0001 (04-13)
55513 (05-17)	55719 (05-17)	CG2109 (06-15)	55029 (05-17)	CG2196 (03-05)
CG2132 (05-09)	CG2147 (12-07)	55885 (05-17)	CG2026 (04-13)	CG0220 (12-24)

LOCATION 0001 - BUILDING 0001

Location: 3924 Hammock Rd, Mims, FL 32754-5351

Territory: 006

County: Brevard

CLASSIFICATION	CODE	SUBLINE	PREMIUM BASIS	RATE	PREMIUM
Special Event Per 55056 Attached - Premium Not Subject To Cancellation Adjustment	00505	Prem/Op Prod/Comp Op	Flat Charge 6 6		\$590.00 \$10.00
Hired Auto & Non-Owned Liability	04001	Auto	Flat Charge		\$45.00
Clubs - Civic, Service Or Social - No Buildings Or Premises Owned Or Leased Except For Office Purposes (Not-For Profit)	41670	Prem/Op Prod/Comp Op	Members 130 130	Each 1 7.869 .841	\$1,023.00 \$109.00
Additional Interests	49950				
Designated Per/Organization L					
1. Hwo Holdings Llc		Prem/Op Prod/Comp Op	Flat Charge Flat Charge		\$25.00 \$25.00
2. Hwo Inc		Prem/Op Prod/Comp Op	Flat Charge Flat Charge		\$25.00 \$25.00

Southern-Owners Ins. Co

Issued 05-22-2025

HILLCREST INSURANCE AGENCY
12-0466-00 MKT TERR 051Company POLICY NUMBER 162382-72802475-25
Bill 72-23-FL-1607

INSURED BLOOM & GROW GARDEN SOCIETY INC

Term 07-20-2025 to 07-20-2026

CLASSIFICATION	CODE	SUBLINE	PREMIUM BASIS	RATE	PREMIUM
3. Orange County Fl		Prem/Op	Flat Charge		\$25.00
		Prod/Comp Op	Flat Charge		\$25.00
4. City Of Winter Garde		Prem/Op	Flat Charge		\$25.00
		Prod/Comp Op	Flat Charge		\$25.00
COMMERCIAL GENERAL LIABILITY COVERAGE - LOCATION 0001 SUMMARY					PREMIUM
TERRORISM - CERTIFIED ACTS SEE FORM: 59351					EXCLUDED
LOCATION 0001					\$1,977.00



Southern Owners Ins. Co

Issued 05-22-2025

HILLCREST INSURANCE AGENCY
12-0466-00 Mkt TERR 051

Company POLICY NUMBER 162382-72802475-25
Bill 72-23-FL-1607

BLOOM & GROW GARDEN SOCIETY INC

Term 07-20-2025 to 07-20-2026

55056 (07-87)

SUPPLEMENTAL DECLARATIONS

00509 SPECIAL EVENTS

EVENT: LUNCHEON AND MONTHLY MEETINGS
DATE : 2ND FRIDAY SEPTEMBER - APRIL
LOCATION: 3300 WEST ORANGE COUNTRY CLUB DR WINTER GARDEN FL 34787
CHARGE: \$20.00
ESTIMATED ATTENDANCE: 85

EVENT: SPRING FEVER IN THE GARDEN
DATE : APRIL 5 AND 6TH 2025
LOCATION: PLANT ST WINTER GARDEN FL
CHARGE: \$500
ESTIMATED ATTENDANCE: 50-60K OVER 2 DAYS

EVENT: PLANT SALE - POLLINATOR POWER
DATE : 9/2024
LOCATION: WEST SMITH ST & SOUTH CENTRAL AVE WINTER GARDEN FL 34787
CHARGE: \$20
ESTIMATED ATTENDANCE: 15-20 MEMBERS

EVENT: QUEENS WREATH PLANT SALE
DATE: 03/2025
LOCATION: WEST SMITH ST & SOUTH CENTRAL AVE WINTER GARDEN FL 34787
CHARGE: \$20
ESTIMATED ATTENDANCE: 15-20 MEMBERS

EVENT: PINK TRUMPET TREE GIVEAWAY AND SALE
DATE: 10/2024
LOCATION: WEST SMITH ST & SOUTH CENTRAL AVE WINTER GARDEN FL 34787



BLOOM-1

OP ID: JG

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

06/12/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hillcrest P.O. Box 1364 Mt. Dora, FL 32756 Kevin McEwen	352-383-8164	CONTACT NAME: Miranda L Hosterman PHONE (A/C, No, Ext): 352-383-8164 FAX (A/C, No): 352-383-5899 E-MAIL ADDRESS: miranda@hillcrestinsurance.com
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Southern Owners Ins. Co.		10190
INSURER B:		
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

INSURED
Bloom & Grow Garden Society
PO Box 97
Oakland, FL 34760

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ H & NO Auto \$1M GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER	X		72802475	07/20/2025	07/20/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 1,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ HIRE AUTOS ONLY ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB EXCESS LIAB DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER E L EACH ACCIDENT \$ E L DISEASE - EA EMPLOYEE \$ E L DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CITYOWG

City of Winter Garden
300 W. Plant St
Winter Garden, FL 34787

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Kevin W. McEwen A172180



Project Update

November 13th, 2025

Dyson's Plaza Commercial Revitalization Legacy Home Rehabilitation Pilot Program

Dyson's Plaza Commercial Revitalization Update



Before



- Broke Ground August 16, 2024
- Revitalization of a 2,300 SF Building
- 4th Generation Family-Owned Business Since 1939



- Building Shell Interior/Exterior Improvements
- Site Work/Parking Lot Improvements
- Outdoor Seating Area
- Landscape

After

Facing North



Facing West



After

Tree Locations Facing South

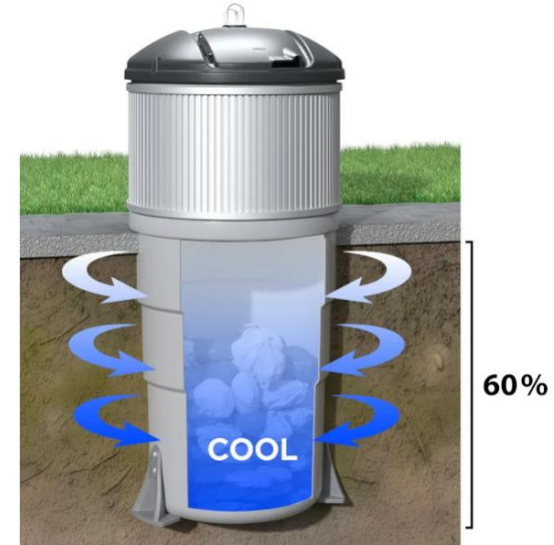


ADA Accessible Parking Area Facing South



After

Molok Garbage Receptacle Facing North



- Project **95% Complete**
- Remaining Work:
 - Electrical connection/fixtures
 - Installation of Awning
 - Landscaping (Trees & Sod)
 - Striping of Parking Surface

Legacy Home Rehabilitation Pilot Program Update



Application Activity To-Date

- . **34** total applications received
- . **10** applications declined
- . **20 applications under review/pre-approved**
 - **9 under review** (documentation)
 - **11 pre-approved** (in queue for next round)
- . **4** Homes approved for the Pilot with repairs underway

Legacy Pilot Approved Homes

1 Ms. Janet Gilbert: 1100 Lincoln Terrace



Interior & Exterior Budget: **\$34,435**

80% Completed

 SingleFamily

 Built in 1962

 6,000 Square Feet Lot

 \$180,400 Zestimate®

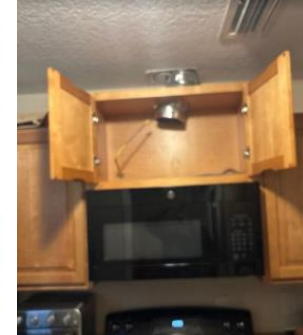
 \$171/sqft

 \$1,644 Estimated rent

Before



After



Legacy Pilot Approved Homes

2 Mr. & Mrs. Lonnie Jefferson: 1120 Maxey Drive



Interior & Exterior Budget: **\$43,026**

70% Completed

 SingleFamily

 Built in 1965

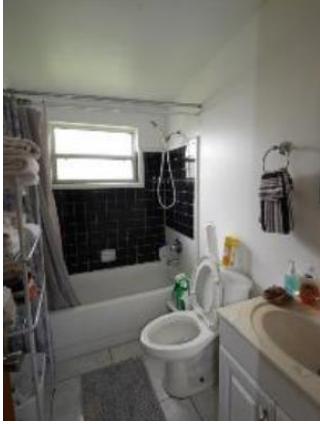
 6,578 Square Feet Lot

 \$168,700 Zestimate®

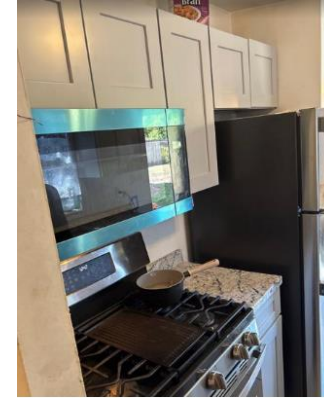
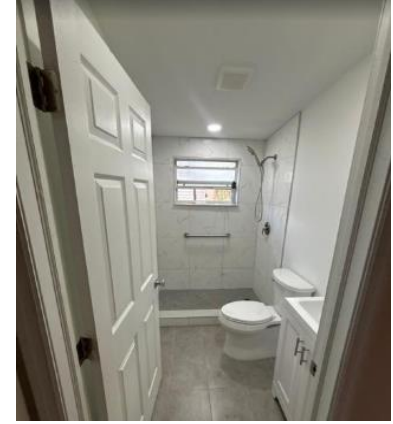
 \$158/sqft

 \$1,785 Estimated rent

Before



After



Legacy Pilot Approved Homes

3 Mr. John Rainey: 1441 E. Bay Street



Interior & Exterior Budget: **\$44,765**

80% Completed

 SingleFamily

 Built in 1951

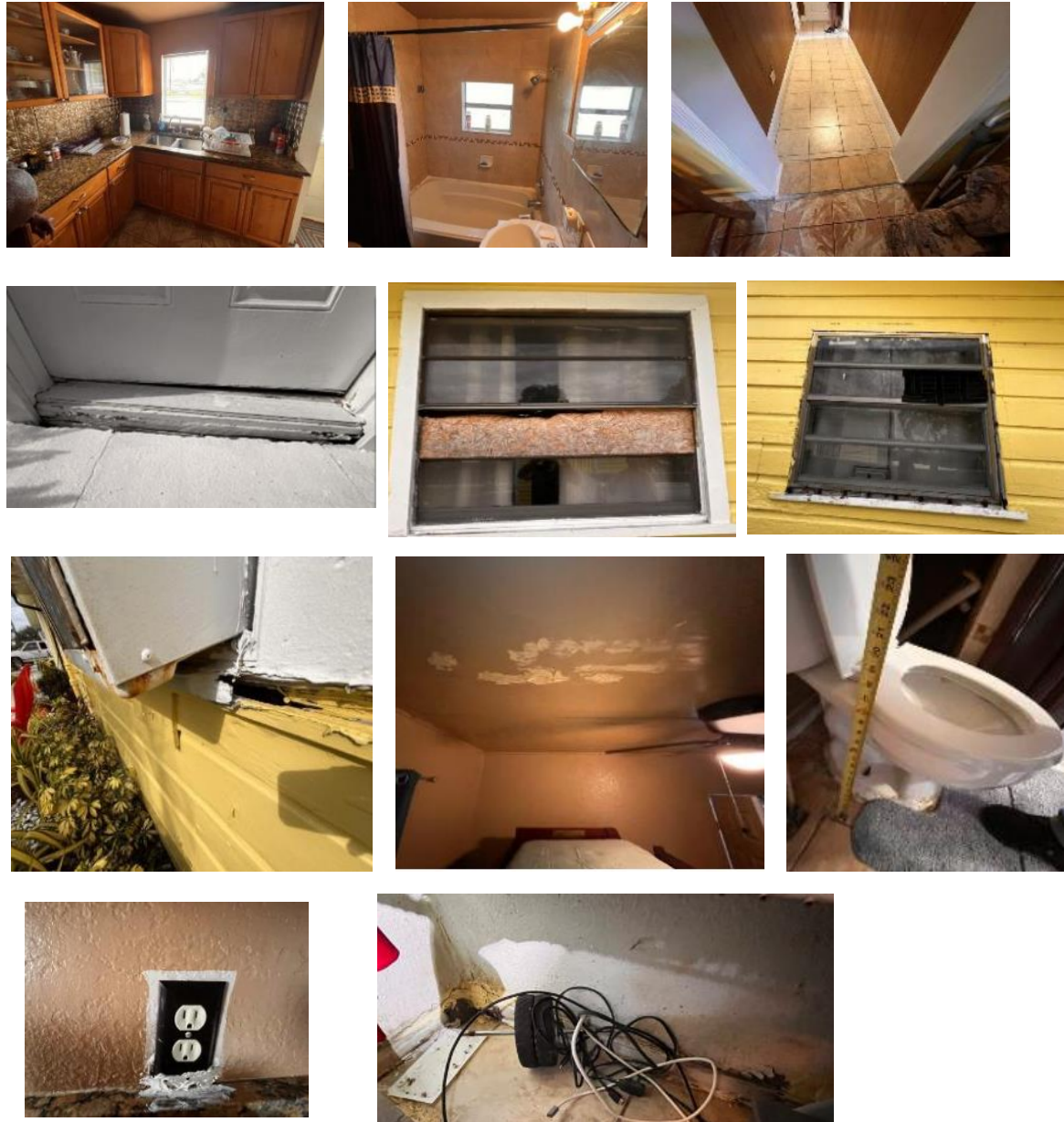
 5,111 Square Feet Lot

 \$148,200 Zestimate®

 \$102/sqft

 \$1,850 Estimated rent

Before



After



After Cont. – Foundation & Remediation Work

Kitchen



Bathroom



Legacy Pilot Approved Homes

4 Ms. Valerie Brown: 509 Bethune Avenue



Interior & Exterior Budget: **\$54,000**

Not Yet Started

 SingleFamily	 Built in 1950
 6,736 Square Feet Lot	 \$108,200 Zestimate [®]
 \$136/sqft	 \$1,372 Estimated rent

Before



Next Steps

- Complete All Pilot Home Repairs in December
- Document Program Lessons learned
- Implement Any Recommendations for Full Program Launch