



History, Vision & Context

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

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

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

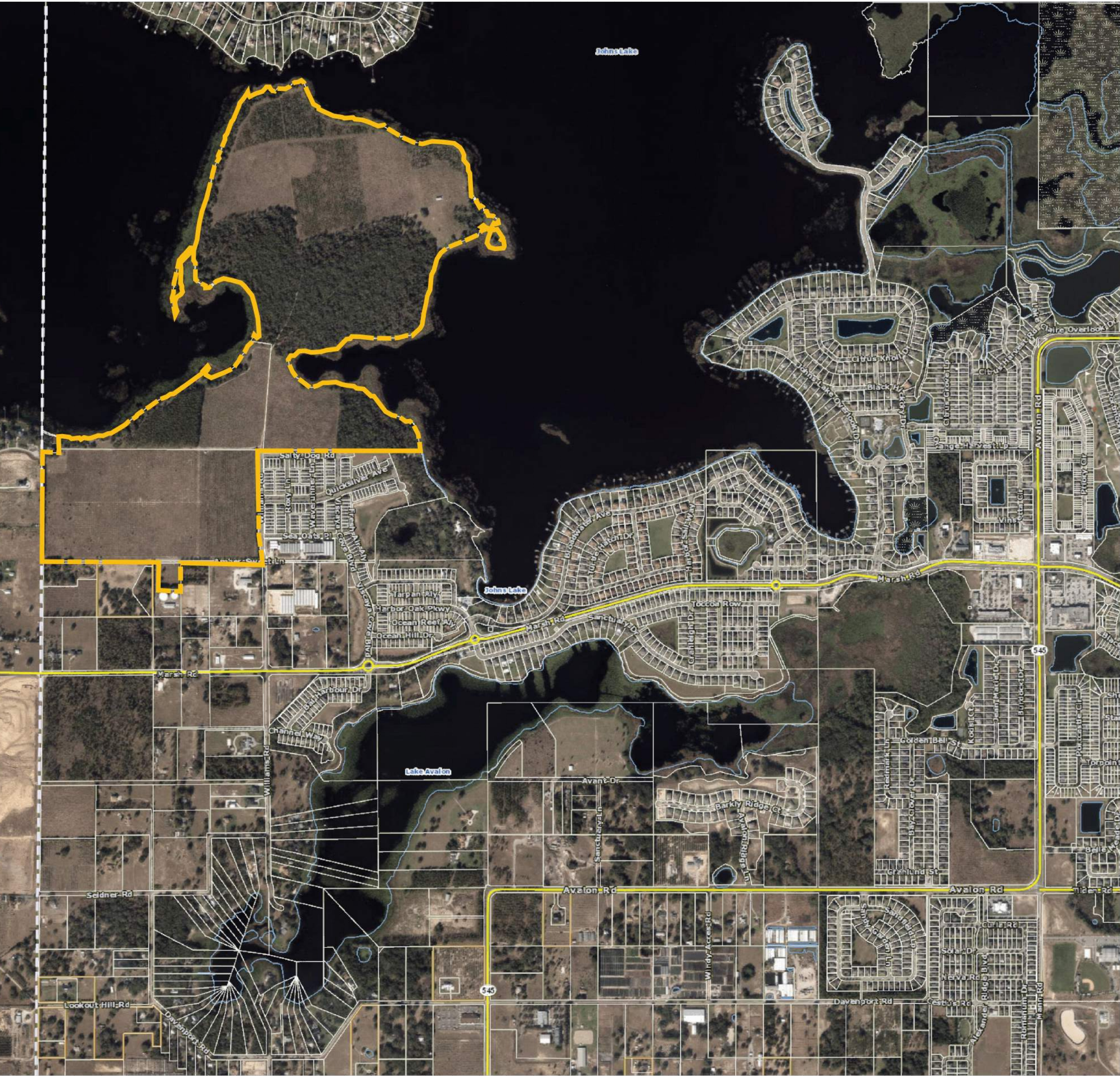
Our vision is defined by four foundational pillars:

- Home Place** – A home and place where people feel grounded, welcomed, and connected. This is more than real estate—it's a return to meaningful living.
- Engagement** – A design that encourages community gathering, recreation, and healthy lifestyles—daily, weekly, and lifelong.
- Nature** – A celebration of the biodiverse beauty of Johns Lake, with landscapes that inspire awe and stewardship.
- Experience** – A neighborhood that creates lifelong memories, honors the importance of every resident, and adds lasting value to the region.

A Legacy of Purpose. A Future Rooted in Place.



Existing Conditions Map



Context Vicinity Map

AGMCI

ISAACS STRATEGY SOLUTIONS, LLC

DIX-HITE

LRK

McINTOSH ASSOCIATES
an company

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SEC 6 & 31 | TWP 22 & 23 | RGE 27

WILLIAMS ROAD

WINTER GARDEN

ORANGE COUNTY, FLORIDA

JOHNS LAKE

MCKINNON GROVES LLP

LVPUD REZONING

PRELIMINARY DEVELOPMENT PLAN

HISTORY

DATE

APRIL 25, 2025

04-25-2025 - REVISION 1

08-29-2025 - REVISION 2

12-15-2025 - REVISION 3

REVISIONS

DRAWN BY: MGM

CHECKED BY: KL

PROJECT MANAGER: KL

JOB #: 24001120

FILE CODE: ----

SHEET NO.

2

NOT ISSUED FOR CONSTRUCTION

CAD FILE: COVER-HISTORY-PAD NOTES-SETBACKS

GENERAL DEVELOPMENT NOTES:

DEFERRED PLANS REQUIRED

1.

A TREE SURVEY AND MITIGATION PLAN WILL BE SUBMITTED WITH THE PRELIMINARY PLAT SUBMITTAL IN LIEU OF THE REZONING APPLICATION STAGE. REFER TO SECTION 110 OF THE CITY CODE FOR SUBDIVISION PLAN REQUIREMENTS.
2.

A FULL ENVIRONMENTAL REPORT ADDRESSING ALL WETLANDS, ENDANGERED/THREATENED SPECIES, ETC. WILL BE PROVIDED WITH THE PRELIMINARY PLAT SUBMITTAL IN LIEU OF THE REZONING APPLICATION STAGE.
3.

A GEOTECHNICAL STUDY OF KARST FEATURES WILL BE PROVIDED WITH THE PRELIMINARY PLAT SUBMITTAL IN LIEU OF THE REZONING APPLICATION STAGE. THE STUDY SHALL INCLUDE FEATURE LIMITS OF CONFINING LAYER, ETC. AS VERIFIED WITH BORINGS ALONG WITH RECOMMENDED MITIGATION, GROUTING, AND BUFFERS/SETBACKS FOR EACH KARST FEATURE.
4.

100 YR. FLOOD PRONE AREAS SHALL BE IDENTIFIED ON THE PRELIMINARY PLAT SUBMITTAL.
5.

DOCKS ARE PERMITTED ON PRIVATE RESIDENTIAL LOTS AS WELL AS SPECIAL DISTRICT 1 AND OPEN SPACE AND ACTIVE RECREATION TRACTS. A DOCK PLAN FOR THE JOHNS LAKE UVPUD WILL BE SUBMITTED WITH THE PRELIMINARY PLAT SUBMITTAL IN LIEU OF THE REZONING APPLICATION STAGE.
6.

A DRAFT OF THE DECLARATION (AS DEFINED IN FLA. STAT. 720.301(4)) FOR THE HOMEOWNERS' ASSOCIATION (AS DEFINED IN FLA. STAT. 720.301(9)) THAT SHALL HEREAFTER HAVE JURISDICTION OVER ALL RESIDENTIAL AREAS OF THE JOHNS LAKE UVPUD (HOA), AS WELL AS A DRAFT OF THE COMMUNITY'S DESIGN STANDARDS (INCLUDING PATTERN BOOK), WILL BE SUBMITTED WITH THE PRELIMINARY PLAT SUBMITTAL .
7.

LOT ENVELOPE PLANS INCLUDED WITHIN THE LOT BOOK FOR EACH PHASE WILL BE REQUIRED BEFORE THE FINAL PLAT OF ANY PHASE SHOWING SETBACKS, EASEMENTS, ENCROACHMENT ZONES, GARAGE LOCATIONS, REQUIRED SAVED TREES, ETC. .

PHASING

8.

PHASING DEPICTED ON THE TRANSECT PLAN IS CONCEPTUAL. FINAL PHASING WILL BE DETERMINED AND SUBMITTED WITH THE PRELIMINARY PLAT, AND MAY BE MODIFIED ADMINISTRATIVELY BASED ON FUTURE DEMAND. IN NO CASE WILL A PHASE BE PROPOSED THAT CANNOT ALONG WITH PREVIOUS PHASES STAND ALONE AS AN INDEPENDENT PROJECT.

SERVICES & UTILITIES

9.

POTABLE WATER, CENTRAL SEWER, AND REUSE WATER WILL BE PROVIDED BY THE CITY OF WINTER GARDEN.
10.

UTILITY EASEMENTS SHALL BE DEDICATED TO THE CITY OF WINTER GARDEN OVER ALL WATER AND SEWER MAINS NOT LOCATED IN A PUBLIC RIGHT-OF-WAY. THE MINIMUM EASEMENT WIDTHS WILL COMPLY WITH CITY CODE, WITH THE FACILITY CENTERED WITHIN THE EASEMENT AND ALL EASEMENTS WILL ADHERE TO SECTION 110-203 OF THE CITY CODE.
11.

SOLID WASTE SERVICES WILL BE PROVIDED BY THE CITY OF WINTER GARDEN.
12.

ALL UTILITIES REQUIRED FOR THE DEVELOPMENT SHALL BE RUN TO THE SITE AT NO EXPENSE TO THE CITY OF WINTER GARDEN, INCLUDING POTABLE WATER, RECLAIMED WATER, AND SANITARY SEWER.
13.

IF NATURAL GAS LINES ARE AVAILABLE, THE PROJECT WILL COORDINATE WITH THE SERVICE PROVIDER TO OFFER THIS SERVICE.
14.

THE EXISTING POTABLE WATER WELL SHOWN ON THE TRANSECT PLAN IS TO BE PRESERVED FOR FUTURE USE (AS DESCRIBED BELOW) AND/OR FOR POSSIBLE ACQUISITION BY THE CITY FOR REUSE AUGMENTATION. AS IS ALLOWED BY SECTION 78-241 OF THE CITY CODE, ANY EXISTING WELLS LOCATED WITHIN THE BOUNDARIES OF THE JOHNS LAKE UVPUD (AND ANY CONSUMPTIVE USE PERMITS ASSOCIATED WITH THE LANDS SUBJECT TO THE JOHNS LAKE UVPUD) MAY BE USED FOR ANY AND ALL PURPOSES, INCLUDING WITHOUT LIMITATION FOR IRRIGATION, IN CONNECTION WITH THE OWNERSHIP, USE, OCCUPANCY, OPERATION, MAINTENANCE, AND/OR REPAIR OF ALL AND/OR ANY PORTION(S) OF THE JOHNS LAKE UVPUD, INCLUDING WITHOUT LIMITATION THOSE PORTION(S) THAT CONTINUE TO BE USED FOR AGRICULTURAL USES AND/OR PURPOSES (OR OTHERWISE REMAIN UNDEVELOPED) AFTER APPROVAL OF THE JOHNS LAKE UVPUD AND/OR THOSE PORTION(S) THAT ARE HEREAFTER DEVELOPED WITH/AS RESIDENTIAL LOTS, SPECIAL DISTRICT 1, COMMON OPEN SPACE, AND/OR ACTIVE RECREATION OPEN SPACE.
15.

ALL LIGHTING SHALL MEET DARK SKIES REQUIREMENTS PER SECTION 118-1536(K) OF THE CITY CODE. STREET LIGHTING PLANS SHALL BE COORDINATED WITH THE APPLICABLE ELECTRICAL SERVICE PROVIDER. IF ANY STREET LIGHTING IS PROPOSED TO BE SOLAR POWERED, A LIGHTING PLAN WITH STANDARDS ON THE TYPE OF STREETLIGHT AND THE LOCATION OF THE PHOTOVOLTAIC CELLS, POWER STATIONS, ELECTRICAL BOXES, ETC. SHALL BE PROVIDED WITH THE FINAL PLAT. ALTHOUGH THE CITY ENCOURAGES CREATIVE GREEN SOLUTIONS, ANY PROPOSED STREET LIGHTING THAT COMBINES ALTERNATIVE POWER SOURCES WITH SUPPLEMENTAL SUPPORT EQUIPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED (IF NOT OWNED AND MAINTAINED BY THE APPLICABLE ELECTRICAL SERVICE PROVIDER).

STORMWATER MANAGEMENT

16.

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

RIPIARIAN RIGHTS & ORDINARY HIGH WATER LINE

17.

ALL LANDS SUBJECT TO THE JOHNS LAKE UVPUD SHOWN AS BEING CONTIGUOUS TO JOHNS LAKE, INCLUDING WITHOUT LIMITATION SPECIAL DISTRICT 1, ACTIVE RECREATION TRACTS, COMMON PUBLIC AND PRIVATE OPEN SPACE TRACTS, AND ALL LAKEFRONT LOTS, HAVE AND SHALL RETAIN ALL RIPARIAN RIGHTS IN AND TO JOHNS LAKE.
18.

AN ORDINARY HIGH WATER LINE (OHWL) ELEVATION HAS NOT BEEN DETERMINED FOR JOHNS LAKE AS OF THE DATE OF THIS REZONING. THE STATE OF FLORIDA OWNS TITLE, AS SOVEREIGN LANDS, TO THOSE LANDS LYING WATERWARD OF THE OHWL FOR JOHNS LAKE, WHICH AFFECTS THE LOCATION OF THE BOUNDARY LINES FOR THE LAKEFRONT LOTS/TRACTS. IN ORDER TO ENSURE THAT THERE IS NO GAP BETWEEN SOVEREIGN LANDS AND LAKEFRONT LOTS/TRACTS AND THAT NO LAKEFRONT LOTS/TRACTS INCLUDE SOVEREIGN LANDS, ALL LAKEFRONT LOTS/TRACTS SHALL EXTEND OR DETRACT TO THE OHWL OF JOHNS LAKE NOTWITHSTANDING THE GRAPHICAL DEPICTION (WHETHER IN THIS JOHNS LAKE UVPUD, THE PRELIMINARY PLAT FOR THIS JOHNS LAKE UVPUD, AND/OR ANY OTHER SUBSEQUENT SUBMITTALS FOR THE JOHNS LAKE UVPUD) OF THE LAKEFRONT LOTS/TRACTS ABUTTING A WITNESS LINE OR SAFE UPLAND LINE.

19.

THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION ON JULY 14, 2003 DETERMINED THAT AN ELEVATION 98.0 FEET (NGVD 29 DATUM) IS A SAFE UPLAND LINE (SUL) FOR JOHNS LAKE AND IS AT OR ABOVE THE ORDINARY HIGH WATER LINE.

RESIDENTIAL LOTS

20.

FOLLOWING IDENTIFICATION OF PRELIMINARY LOT LOCATIONS AND MIX IN THE PRELIMINARY PLAT, SUBSEQUENT CHANGES TO LOT LOCATIONS AND/OR MIX WITHIN A PHASE OF THE DEVELOPMENT SHALL BE DEEMED MINOR MODIFICATIONS TO THE PRELIMINARY PLAT; PROVIDED, HOWEVER, THAT: (I) THE FINAL LOT MIX INCLUDES A MINIMUM OF THREE (3) LOT TYPES IN ANY PHASE OF THE DEVELOPMENT; AND (II) THE FINAL LOT LOCATIONS AND MIX ARE OTHERWISE CONSISTENT IN ALL RESPECTS WITH THE REQUIREMENTS OF THIS JOHNS LAKE UVPUD, INCLUDING THE TRANSECT PLAN. THE FINAL LOT LOCATIONS AND MIX SHALL BE DETERMINED AT CONSTRUCTION PLAN APPROVAL (FOR EACH PHASE IF PHASED).
21.

RESIDENTIAL LOTS MAY BE COMBINED WHEN UNDER COMMON OWNERSHIP AND INTENDED TO BE DEVELOPED AS ONE, COMBINED, LARGER SINGLE-FAMILY LOT.
22.

LAKEFRONT LOTS ARE PERMITTED TO HAVE INDIVIDUAL FRONT ENTRY GATES AND POSTS THAT DO NOT EXCEED 4.5 FEET IN HEIGHT. FRONT YARD FENCES AND WALLS ADJOINING ANY SUCH FRONT ENTRY GATES AND/OR POSTS ON LAKEFRONT LOTS ARE PERMITTED TO BE 4 FEET IN HEIGHT (IN LIEU OF 3 FEET) AND SHALL MEET ALL OTHER REQUIREMENTS OF SECTION 118-1297 OF THE CITY CODE. ALL GATES MUST BE SETBACK FROM THE RIGHT-OF-WAY OR EDGE OF PAVEMENT A MINIMUM OF 20 FEET TO PREVENT OVERHANG OF VEHICLES. THE ARCHITECTURAL DETAILS OF ANY SUCH FRONT YARD GATES, POSTS, AND FENCING SHALL BE DESIGNED TO BE CONSISTENT WITH THE ARCHITECTURE OF THE BUILDINGS ON SUCH LAKEFRONT LOT, AND SHALL BE COMPATIBLE WITH THE SURROUNDING LOTS SO AS TO ENHANCE THE PEDESTRIAN ENVIRONMENT AND NOT DOMINATE THE ADJOINING STREET FRONTAGE(S). ENTRY GATES AND FENCING MUST BE MADE OF METAL (ALUMINUM, STEEL, IRON, OR SIMILAR MATERIAL), BE OF A DARK OR NEUTRAL COLOR (BLACK, DARK GREEN, OR BROWN IS PREFERRED), AND IN NO EVENT SHALL THE FAÇADE OF EACH GATE OR FENCE SEGMENT CONSIST OF MORE THAN 50 PERCENT SOLID OR OPAQUE MATERIAL.
23.

CUSTOMARY HOME OCCUPATIONS ARE PERMITTED IN CONNECTION WITH RESIDENTIAL USES, PROVIDED THAT THERE SHALL BE NO EXTERNAL EVIDENCE OF SUCH HOME OCCUPATION, EXCEPT THAT ONE SIGN, UNILLUMINATED, AND NOT EXCEEDING ONE SQUARE FOOT IN AREA, MAY BE ERRECTED FLAT AGAINST THE WALL OF THE PRINCIPAL BUILDING. HOME OCCUPATIONS SHALL HAVE NO CUSTOMERS OR EMPLOYEES VISITING THE SITE. ONLY INSIDE STORAGE OF MATERIAL AND GOODS IS ALLOWED. NO OUTDOOR ASSEMBLY OR WORK IS ALLOWED AS PART OF THE HOME OCCUPATION.

ACCESSORY DWELLING UNITS (ADU)

24.

ADUs ARE PERMITTED WITHIN THE JOHNS LAKE UVPUD. ADUs SHALL BE LIMITED TO ONE (1) FLOOR (EXCLUSIVE OF ASSOCIATED STAIRS OR STAIRWELL), SHALL NOT EXCEED 850 SQUARE FEET UNDER A/C, AND MAY (i) BE ATTACHED TO THE PRIMARY STRUCTURE ON ANY FLOOR; (ii) BE ATTACHED TO A DETACHED GARAGE ON ANY FLOOR; (iii) BE A STANDALONE STRUCTURE (SUBJECT TO THE SETBACKS FOR THE TRANSECT ZONE IN WHICH IT IS LOCATED); or (iv) BE ATTACHED TO OTHERWISE PERMITTED ACCESSORY STRUCTURES (INCLUDING POOL HOUSES) ON ANY FLOOR. TO BE CLASSIFIED AS AN ADU, THE STRUCTURE MUST HAVE A DISCRETE AND PRIVATE ENTRY PROVIDING PRIVATE ACCESS TO THE ADU AND HAVE A FULL-SERVICE KITCHEN. OTHER THAN LAKEFRONT LOTS, ADUs SHALL NOT BE LOCATED IN FRONT OF THE PRIMARY STRUCTURE OR BETWEEN THE PRIMARY STRUCTURE AND ANY RIGHT-OF-WAY.
25.

AN ADU CAN BE RENTED ONLY IF THE OWNER OF THE LOT WHERE SUCH ADU IS LOCATED LIVES IN THE PRIMARY HOUSE ON SUCH LOT, OR, WHERE SUCH LOT IS OWNED BY A TRUST, ESTATE, FAMILY PARTNERSHIP, OR OTHER SIMILAR ENTITY, IF A TRUSTEE, PERSONAL REPRESENTATIVE, PARTNER, OR BENEFICIARY OF, OR OTHER PERSON WITH AN EQUITABLE INTEREST IN, SUCH ENTITY LIVES IN THE PRIMARY HOUSE ON SUCH LOT.

GARAGES

26.

FOR ALL SINGLE-FAMILY DETACHED LOTS LESS THAN 50 FEET IN WIDTH AND FOR ALL SINGLE-FAMILY ATTACHED LOTS, GARAGES SHOULD BE LOCATED TO THE REAR OF THE LOT AND ACCESSED FROM AN ALLEY.
27.

FOR ALL SINGLE-FAMILY DETACHED LOTS 50.01 FEET IN WIDTH TO UP TO 70 FEET IN WIDTH, GARAGES SHOULD BE LOCATED TO THE REAR OF THE LOT AND BEHIND THE PRIMARY STRUCTURE.
28.

FOR ALL SINGLE-FAMILY DETACHED LOTS 70 FEET AND LARGER IN WIDTH, THE GARAGE DOORS OF FRONT-LOADED LOTS SHALL BE RECESSED A MINIMUM OF TEN (10) FEET BEHIND THE NEAREST ADJACENT PLANE OF THE PRIMARY STRUCTURE; HOWEVER, WHEN A PORCH IS PROVIDED IN FRONT OF THE FORWARD-MOST PLANE OF THE PRIMARY STRUCTURE, THE GARAGE DOOR SETBACK BEHIND THE NEAREST ADJACENT PLANE OF THE PRIMARY STRUCTURE MAY BE DECREASED TO SEVEN (7) FEET.
29.

IN NO CASE SHALL A FRONT-LOADED GARAGE DOOR BE SET BACK LESS THAN TWENTY (20) FEET FROM THE FRONT PROPERTY LINE.
30.

SIDE ENTRY GARAGES (I.E., WHERE GARAGE DOORS ARE NOT PARALLEL TO THE FRONT RIGHT OF WAY) MAY BE LOCATED IN FRONT OF THE PRIMARY BUILDING FACADE (BUT IN ALL EVENTS BEHIND THE FRONT SETBACK LINE).

OPEN SPACE

31.

ALL COMMON OPEN SPACE AND ACTIVE RECREATION OPEN SPACE, REQUIRED PER SECTION 118-1082 OF THE CITY CODE, WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS' ASSOCIATION, EXCEPT THAT: (i) COMMON OPEN SPACE AND ACTIVE RECREATION OPEN SPACE WITHIN SPECIAL DISTRICT 2 MAY BE OWNED BY ORANGE COUNTY PUBLIC SCHOOLS; AND (ii) COMMON OPEN SPACE WITHIN SPECIAL DISTRICT 1 WILL BE PRIVATELY (NON-ASSOCIATION) OWNED AND MAINTAINED, SHALL BE SHOWN AS A SEPARATE TRACT ON THE PRELIMINARY AND FINAL PLATS, AND SHALL BE PRESERVED THROUGH THE USE OF CONSERVATION EASEMENTS, PER SEC. 118-1082 OF THE CITY CODE. SUCH CONSERVATION EASEMENTS WILL INCLUDE APPROPRIATE RESERVATIONS FOR EXISTING AND NEW AGRICULTURAL AND AGRICULTURAL-RELATED USES AND PURPOSES, AND OTHER USUAL AND CUSTOMARY RESERVED RIGHTS.
32.

IN ACCORDANCE WITH SECTION 94-132.5(B) OF THE CITY CODE, A MINIMUM 15-FOOT, AVERAGE 25-FOOT, VEGETATIVE BUFFER ALONG JOHNS LAKE WILL BE INCLUDED WITHIN THE LOTS AND TRACTS THAT ARE CONTIGUOUS TO JOHNS LAKE, INCLUDING WITHOUT LIMITATION THE LAKEFRONT LOTS. SUCH BUFFER SHALL BE PROTECTED BY A CONSERVATION EASEMENT GRANTED TO THE HOMEOWNER'S ASSOCIATION FOR THE RESIDENTIAL COMMUNITY (WHICH HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND ENFORCEMENT OF THE VEGETATIVE BUFFER), BUT THE AREA OF EACH PORTION OF SUCH BUFFER WILL BE OWNED IN FEE SIMPLE BY THE OWNER OF THE LOT OR TRACT IN WHICH SUCH PORTION OF SUCH BUFFER IS LOCATED; SUCH CONSERVATION EASEMENT WILL INCLUDE APPROPRIATE RESERVATIONS FOR DOCKS, PIERS, EQUIVALENTS, ACCESS WALKWAYS, PLATFORMS, ETC., FOR THE OWNER(S) OF LANDS WITHIN SPECIAL DISTRICT 1 TO ACCESS, DEVELOP, USE, MAINTAIN, ETC. THE PENINSULA PORTION OF SPECIAL DISTRICT 1 THAT EXTENDS WESTERLY FROM SPECIAL DISTRICT 1 INTO JOHNS LAKE (AND WHICH IS ONLY BE ACCESSIBLE THROUGH THE VEGETATIVE BUFFER), AND FOR OTHER USUAL AND CUSTOMARY RESERVED RIGHTS.

SPECIAL DISTRICTS

SPECIAL DISTRICT 2

33.

INTENDED TO BE AN ORANGE COUNTY PUBLIC SCHOOLS SITE. IF OCPS DOES NOT BUILD THE SCHOOL SITE, RESIDENTIAL LOTS CAN BE TRANSFERRED TO THIS SITE FROM OTHER TRANSECT ZONES WITH LOT TYPES TO BE DETERMINED AT PRELIMINARY PLAT. ALTERNATIVELY, NON-RESIDENTIAL USES LISTED IN TABLE 2 MAY BE PERMITTED THROUGH THE SPECIAL EXCEPTION PROCESS.

COMMUNITY CHARACTER ELEMENTS

34.

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

STREET TREES AND LANDSCAPING/BUFFERING

35.

STREET TREES WILL BE AN INTEGRAL PART OF THE LANDSCAPE OF THE JOHNS LAKE UVPUD. THEY WILL BE PERMITTED TO OCCUR IN THE STREET RIGHT-OF-WAY, SO THAT CONFLICTS WITH UNDERGROUND UTILITIES ARE AVOIDED. THE JOHNS LAKE UVPUD SHALL CONTAIN THE QUANTITY, SIZE, AND TYPE OF LANDSCAPE REQUIRED BY THE CITY CODE.
36.

ALL LOTS BACKING UP TO THE FUTURE AMBER SWEET LANE ROW (WEST OF THE ACCESS ROAD TO THE CITY'S UTILITY SITE) ARE REQUIRED TO INSTALL A 6' FENCE OR WALL ALONG THE PROPERTY LINE.

PARKING

37.

ALL PROPOSED PUBLIC STREETS ARE TO BE OWNED BY THE CITY OF WINTER GARDEN. STREETS WITHIN GATED AREAS, IF ANY, AND ALL ALLEYS SHALL BE PRIVATELY OWNED AND MAINTAINED. ALL PORTIONS OF THE JOHNS LAKE UVPUD NORTH AND EAST OF THE SOUTHERN ACCESS DRIVE TO SPECIAL DISTRICT 1 MAY BE GATED.
38.

ALL USES IN THE JOHNS LAKE UVPUD SHALL MEET THE CITY OF WINTER GARDEN'S PARKING REQUIREMENTS FOUND IN SECTION 118-1386, EXCEPT THAT DESIGNATED ON-STREET PARKING CAN BE COUNTED AS AVAILABLE SPACES FOR NON-RESIDENTIAL USES WHEN WITHIN A CONVENIENT WALKING DISTANCE. EVERY RESIDENTIAL LOT WILL BE REQUIRED TO HAVE A GARAGE OR CARPORT. DRIVEWAY AREA WITHIN A LOT MAY BE COUNTED TOWARD MEETING PARKING REQUIREMENTS FOR SUCH LOT. AN ADU WILL BE REQUIRED TO HAVE ONE ADDITIONAL ON-SITE SPACE OVER THE REQUIRED PARKING FOR THE PRIMARY RESIDENCE.

AGRICULTURE

39.

NOTHING IN THIS PLAN IS INTENDED TO (NOR SHALL) IMPAIR, NEGATE, OR ADVERSELY AFFECT THE EXISTING AGRICULTURAL CLASSIFICATION (FOR AD VALOREM TAX PURPOSES) AS TO ANY PORTION(S) (OR ALL) OF THE PROPERTY WHICH HEREAFTER CONTINUE TO BE USED FOR ONE OR MORE BONA FIDE AGRICULTURAL PURPOSES; THE CITY SHALL COOPERATE WITH OWNER, AS NECESSARY, TO ENSURE THAT SUCH PORTION(S) (OR ALL) OF THE PROPERTY RETAIN THE AGRICULTURAL CLASSIFICATION AS CONTEMPLATED HEREBY.
40.

UNTIL A GIVEN PORTION OF THE PROPERTY IS NO LONGER USED FOR ANY AGRICULTURAL USE OR PURPOSE, SUCH PORTION(S) (OR ALL) OF THE PROPERTY (NOTWITHSTANDING THIS PLAN, THE CITY CODE, AND/OR ANY APPLICABLE FUTURE LAND USE DESIGNATIONS AND/OR ZONING CLASSIFICATIONS) MAY CONTINUE TO BE USED FOR ANY ONE OR MORE EXISTING AND/OR NEW AGRICULTURAL AND/OR AGRICULTURAL-RELATED USES AND PURPOSES, INCLUDING WITHOUT LIMITATION THOSE USES AND PURPOSES DESCRIBED IN SECTIONS 193.461(5), 570.85, AND 570.86(1), FLORIDA STATUTES, AND/OR IN THE DEFINITION OF AGRICULTURE CONTAINED IN SECTION 118-1 OF THE CITY CODE.
41.

THE PLATTING OF ALL OR A PORTION OF THE JOHNS LAKE UVPUD SHALL NOT CONSTITUTE ABANDONMENT OF BONA FIDE AGRICULTURAL USE(S) FOR ANY UNPLATTED PORTION(S) OF THE JOHNS LAKE UVPUD AND/OR FOR ANY PORTION(S) OF THE JOHNS LAKE UVPUD PLATTED AS A FUTURE DEVELOPMENT TRACT.

DEVIATIONS

42.

THE CITY RECOGNIZES THE UNIQUE CONSTRAINTS AND CONDITIONS EXTANT WITHIN THE JOHNS LAKE UVPUD AND WITH MEETING THE ZONING DEVELOPMENT STANDARDS OF THIS PROJECT FOR EACH CONDITION; AS SUCH, THE CITY IS PERMITTED TO ADDRESS AND APPROVE REQUESTED DEVIATIONS ADMINISTRATIVELY, WHEN THE CITY HAS CONSIDERED THE EXTENT TO WHICH THE PROPOSED DEVELOPMENT, TAKEN AS A WHOLE WILL:
- a.

ADVANCE THE STATED GUIDING PRINCIPLES OF THE JOHNS LAKE UVPUD;
- b.

PROMOTE MODES OF TRANSPORTATION OTHER THAN THE AUTOMOBILE, INCLUDING WALKING, BICYCLING, AND OTHER FORMS OF MOBILITY;
- c.

CREATE A BUILT ENVIRONMENT THAT IS IN SCALE WITH PEDESTRIAN-ORIENTED ACTIVITIES AND PROVIDES VISUAL INTEREST AND ORIENTATION FOR PEDESTRIANS;
- d.

CONTRIBUTE TO A MIX OF USES IN THE AREA THAT ARE COMPATIBLE WITH EACH OTHER AND WORK TOGETHER TO SUPPORT THE BUILT AND NATURAL ENVIRONMENT WITHIN THE PROJECT;
- e.

INTEGRATE PHYSICALLY AND FUNCTIONALLY WITH THE BUILT AND NATURAL ENVIRONMENT IN WHICH IT IS LOCATED; AND
- f.

MITIGATE POTENTIAL IMPACTS OF THE PROPOSED DEVIATION ON SURROUNDING PROPERTIES AND THE EXTENT TO WHICH ANY ADVERSE IMPACTS RESULT FROM SUCH DEVIATION.

AGMCI

ISAACS STRATEGY SOLUTIONS, LLC

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SEC 6 & 31 | TWP 22 & 23 | RGE 27

WILLIAMS ROAD

WINTER GARDEN

ORANGE COUNTY, FLORIDA

JOHNS LAKE

MCKINNON GROVES LLLP

UVPUD REZONING

PRELIMINARY DEVELOPMENT PLAN

PUD NOTES

DATE

APRIL 25, 2025

04-25-2025 - REVISION 1

08-29-2025 - REVISION 2

12-15-2025 - REVISION 3

REVISIONS

DRAWN BY: MGM

CHECKED BY: KL

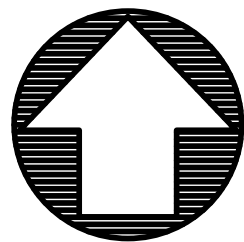
PROJECT MANAGER: KL

JOB #: 24001120

FILE CODE: ----

SHEET NO.

3



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

JURISDICTION:
CITY OF WINTER GARDEN

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

SITE DATA

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

REQUIRED OPEN SPACE
WEKIVA COMMON OPEN SPACE:
REQUIRED: 84.32 AC (25.0%)
PROVIDED:
OPEN SPACE PARCELS: 72.94 AC (32.12 AC STORMWATER)
SPECIAL DISTRICT 1: 8.76 AC
SPECIAL DISTRICT 2: 2.62 AC
TOTAL: 84.32 AC (25.0%)

ACTIVE RECREATION:
REQUIRED: 16.86 AC (5.0%)
PROVIDED: 18.37 AC (5.4%)

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

RESIDENTIAL PHASE ACREAGE
PHASE 1 AREA: 182.72 AC
PHASE 2 AREA: 154.53 AC

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

TABLE 1 - LAND USE ALLOCATION BY TRANSECT

LEGEND/LAND USE		
	PRIVATELY OWNED, NO DEVELOPMENT RIGHTS	3.36
	SPECIAL DISTRICT 1	31.59
	SPECIAL DISTRICT 2	13.65
	T4-G (NEIGHBORHOOD GENERAL)	39.18
	T4-R (NEIGHBORHOOD RESTRICTED)	10.61
	T3 (NEIGHBORHOOD EDGE)	110.31
	T2 (OPEN SPACE) (PUBLIC AND PRIVATE, COMMON & ACTIVE) DRY RETENTION-AMENITIES	88.47
	RIGHT-OF-WAY	40.08
	TOTAL ACRES	337.25

TABLE 2 - PERMITTED USES BY RIGHT

USES	USE BY TRANSECT ZONE (P = PERMITTED, A = ACCESSORY, SE = SPECIAL EXCEPTION)					
	T2 OPEN SPACE	T3 NEIGHBORHOOD EDGE	T4-G NEIGHBORHOOD GENERAL	T4-R NEIGHBORHOOD RESTRICTED	SPECIAL DISTRICT 1	SPECIAL DISTRICT 2
SINGLE FAMILY DETACHED RESIDENTIAL		P	P	P	P	P
SINGLE FAMILY ATTACHED TWO AND THREE UNIT RESIDENCES			P	P		P
TOWNHOMES WITH MORE THAN 3 ATTACHED UNITS			P	P		P
APARTMENTS						
ACCESSORY RESIDENTIAL UNITS		P	P	P	P	P
PUBLIC PARKS, PLAYGROUNDS AND RECREATIONAL FACILITIES AND RELATED STRUCTURES	P	P	P	P	P	P
SCHOOLS PUBLIC AND PRIVATE						P
CHURCHES AND OTHER PLACES OF WORSHIP, PARISH HOUSES					A	SE
KINDERGARTENS, NURSERIES AND CHILD DAY CARE FACILITIES					A	SE
MARINAS AND BOAT BASINS OPERATED AS PRIVATE CLUBS					A	
BED AND BREAKFAST LODGING FACILITIES					P	SE
GOVERNMENTAL INSTITUTIONS AND CULTURAL FACILITIES					A	SE
MEDICAL AND DENTAL CLINICS, EXCLUDING ANIMAL CLINICS						SE
RETAIL ESTABLISHMENTS					A	SE
EATING AND DRINKING ESTABLISHMENTS					A	SE
OFFICE, STUDIOS					A	SE
FINANCIAL INSTITUTIONS						SE
HOTELS						SE
PRIVATE CLUBS AND LODGES					P	SE
PERSONAL SERVICES						SE
PUBLIC BUILDINGS						SE
RETAIL STORES AND SHOPS OF A NEIGHBORHOOD CONVENIENCE, SUCH AS CONVENIENCE FOODSTORES, DRY CLEANING AND LAUNDRY FACILITIES, BAKERIES, DRUG AND SUNDRIES, BARBERSHOPS AND BEAUTY SHOPS AND THE LIKE.						SE
AGRICULTURAL USES INCLUDING URBAN FARM, HORTICULTURAL NURSERIES, FOOD FOREST, ORCHARDS, GROVES AND GARDENS	P				P	P
CEMETARY (EXISTING PRIVATE ONLY)	P					
PRIVATE DOCK		P			P	
PUBLIC DOCK	P					
AGRITOURISM (AS DEFINED BY F.S. 570.86)					P	P

NOTES:
1. FOR SPECIFIC RESIDENTIAL LOT PRODUCTS PERMITTED IN THE T3, T4-G AND T4-R DISTRICTS REFER TO TABLE 3.
2. FOR SPECIFIC REQUIREMENTS IN THE SPECIAL DISTRICTS REFER TO THE GENERAL DEVELOPMENT NOTES AND SHEET 10.
3. SPECIAL DISTRICT 2 IS PROPOSED AS AN ORANGE COUNTY PUBLIC SCHOOL SITE. SHOULD OCPS NOT PROCEED WITH ACQUISITION AND CONSTRUCTION OF THE SCHOOL THEN THE OTHER USES DESIGNATED ON THE ABOVE TABLE FOR SPECIAL DISTRICT 2 SHALL BE PERMISSIBLE AS DESCRIBED IN THE GENERAL DEVELOPMENT NOTES.

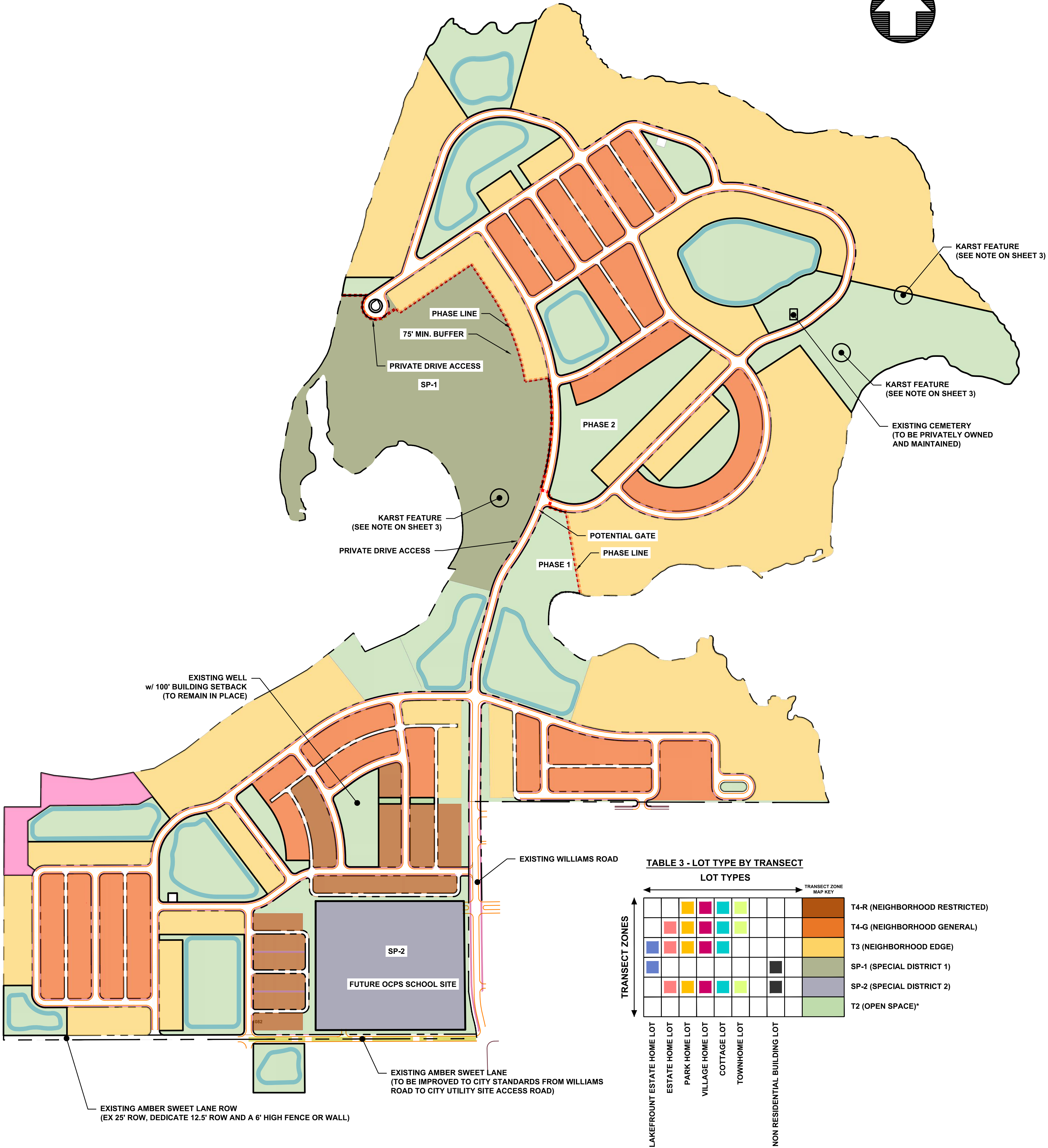


TABLE 3 - LOT TYPE BY TRANSECT

LOT TYPES		TRANSECT ZONE MAP KEY	
TRANSECT ZONES	LAKEFRONT ESTATE HOME LOT		T4-R (NEIGHBORHOOD RESTRICTED)
	ESTATE HOME LOT		T4-G (NEIGHBORHOOD GENERAL)
	PARK HOME LOT		T3 (NEIGHBORHOOD EDGE)
	VILLAGE HOME LOT		SP-1 (SPECIAL DISTRICT 1)
	COTTAGE LOT		SP-2 (SPECIAL DISTRICT 2)
	TOWNHOME LOT		T2 (OPEN SPACE)*
NON RESIDENTIAL BUILDING LOT			

EXISTING AMBER SWEET LANE ROW
(EX 25' ROW, DEDICATE 12.5' ROW AND A 6" HIGH FENCE OR WALL)

EXISTING AMBER SWEET LANE
(TO BE IMPROVED TO CITY STANDARDS FROM WILLIAMS ROAD TO CITY UTILITY SITE ACCESS ROAD)

RESIDENTIAL DESIGN STANDARDS:

DESIGN STANDARDS SETBACKS AND NOTES 7,8

TABLE 1

						SETBACK ENCROACHMENT ZONE	MIN. PRIMARY STRUCTURE SETBACKS				MINIMUM GARAGE SETBACKS			
	(A)					(B)	(C)	(D)	(E)	(F)	(G)	(H)	(J)	(K)
LOT TYPE	MINIMUM LOT WIDTH OR RANGE FT. ¹¹	SQUARE FOOT LIVING AREA RANGE SQ.FT.	REQUIRED PARKING SPACES #	PERCENT IMPERVIOUS %	MAXIMUM HEIGHT ^{1,4} FT.	FRONT FT. ¹⁴	FRONT FT.	REAR ² FT.	SIDE ⁹ FT.	SIDE STREET FT.	FRONT FT.	REAR ^{3,5,10} FT.	SIDE ⁵ FT.	SIDE STREET FT.
TOWN HOME	18-32	1600-3000	2	90%	40	10	20	5/15	NA ^{6,12,13}	10	NA	5 or >20	0/5	10
COTTAGE HOME	40-45	1650-2050	2	70%	35	10	20	5/15	5	10	NA	5 or >20	5	10
VILLAGE HOME	45-55	1950-2700	2	70%	35	10	20	5/15	5	10	NA	5 or >20	5	10
PARK HOME	55-65	2600-3300	2	70%	40	10	20	5/15	5	10	NA	5 or >20	5	10
ESTATE HOME	65-85	3200+	2	65%	40	10	20	5/15	7.5	10	20 (SIDE FACING ONLY)	5 or >20	5	10
LAKEFRONT ESTATE HOME	90+	3700+	2	65%	40	10	20	50	10	10	20 (SIDE FACING ONLY)	50	10	10

1. THE MAXIMUM BUILDING HEIGHT, AS SEEN FROM THE PRIMARY FRONT STREET, SHALL BE MEASURED FROM THE AVERAGE OF THE EXISTING GRADE AT THE FOUR CORNERS OF THE BUILDING.

2. 5'/15' DENOTES MINIMUM 5' REAR SETBACK FOR PRIMARY STRUCTURE IF ALLEY LOADED AND 15' IF STREET LOADED.

3. ALLEY LOADED GARAGE NOTATIONS 5' OR > 20' REQUIRE THE GARAGE TO BE SETBACK 5' FROM THE REAR LOT LINE OR MORE THAN 20', BUT NOT BETWEEN 5' AND 20', CORNER LOTS SHALL BE 5' NOT 20'.

4. MAXIMUM BUILDING HEIGHT FOR SINGLE STORY GARAGES IS 25' TO PEAK OF ROOF, IN NO CASE SHALL THE HEIGHT OF GARAGE EXCEED HEIGHT OF PRIMARY STRUCTURE.

5. GARAGE SETBACK FROM THE JOHNS LAKE UVPUD PERIMETER IS A MINIMUM OF 10'.

6. PRIMARY STRUCTURE SIDE SETBACK SHALL BE 0' IF THE ADJACENT LOT IS A TOWNHOME LOT; NEIGHBORING UNITS SHALL BE DESIGNED TO ALLOW ZERO LOT LINE CONSTRUCTION. PRIMARY STRUCTURE AND/OR GARAGE SIDE SETBACKS MAY BE A MINIMUM OF 5', SO LONG AS THE MINIMUM BUILDING SEPARATION DISTANCE IS ACHIEVED ON THE ADJACENT LOT.
7. MAXIMUM ALLOWABLE PERCENT IMPERVIOUS AREA STANDARDS WILL BE REQUIRED TO CONFORM TO SJRWMD PERMIT REQUIREMENTS. THIS CONDITION WILL BE CONFIRMED BY THE APPLICANT WITH THE SUBMISSION OF THE PRELIMINARY PLAT.

8. TO MAINTAIN CONSISTENCY THROUGHOUT THE JOHNS LAKE UVPUD, ANY STRUCTURE OR HARD EDGE OF A REAR YARD POOL MUST MAINTAIN A MINIMUM SETBACK OF 5' FROM THE PROPERTY LINE.

9. ON LOTS 65' AND GREATER A PORTE-COCHERE/CARPORT, ATTACHED TO THE PRIMARY STRUCTURE, OVER A DRIVEWAY ACCESSING THE FRONT-LOADED GARAGE AT THE REAR OF A LOT IS PERMITTED TO ENCROACH THREE (3) FEET INTO THE SIDE YARD SETBACKS SO LONG AS THE MINIMUM BUILDING SEPARATION DISTANCE IS ACHIEVED ON THE ADJACENT LOT AS LONG AS IT DOESN'T ENCROACH INTO AN EASEMENT.

10. WHERE A UTILITY EASEMENT IS REQUIRED IN THE ALLEY, GARAGES MAY BE SETBACK AT 10'.

11. ALL SINGLE FAMILY LOTS TO MAINTAIN A MINIMUM LOT DEPTH OF 120' WHEN LOT WIDTH IS GREATER THAN 45'.
12. THE MAXIMUM LENGTH OF A STRUCTURE IN THE URBAN VILLAGE PLANNED UNIT DEVELOPMENT IS 200 FEET. UNITS CONSTRUCTED UNDER THE ZERO LOT LINE CONCEPT WITH COMMON WALLS SHALL BE CONSIDERED AS ONE STRUCTURE AND SHALL NOT EXCEED 200 FEET. THIS DOES NOT APPLY TO SPECIAL DISTRICTS.

13. FOR TOWNHOUSES, UNPLATTED RESIDENTIAL DEVELOPMENT, COMMERCIAL DEVELOPMENT, AND ALL DEVELOPMENT OTHER THAN SINGLE-FAMILY PLATTED LOTS, THE DISTANCE BETWEEN STRUCTURES SHALL BE AS FOLLOWS

13.1. BETWEEN STRUCTURES OF 20 FEET IN HEIGHT OR LESS: 15 FEET

13.2. BETWEEN STRUCTURES OF 20 FEET AND 30 FEET IN HEIGHT: 20 FEET

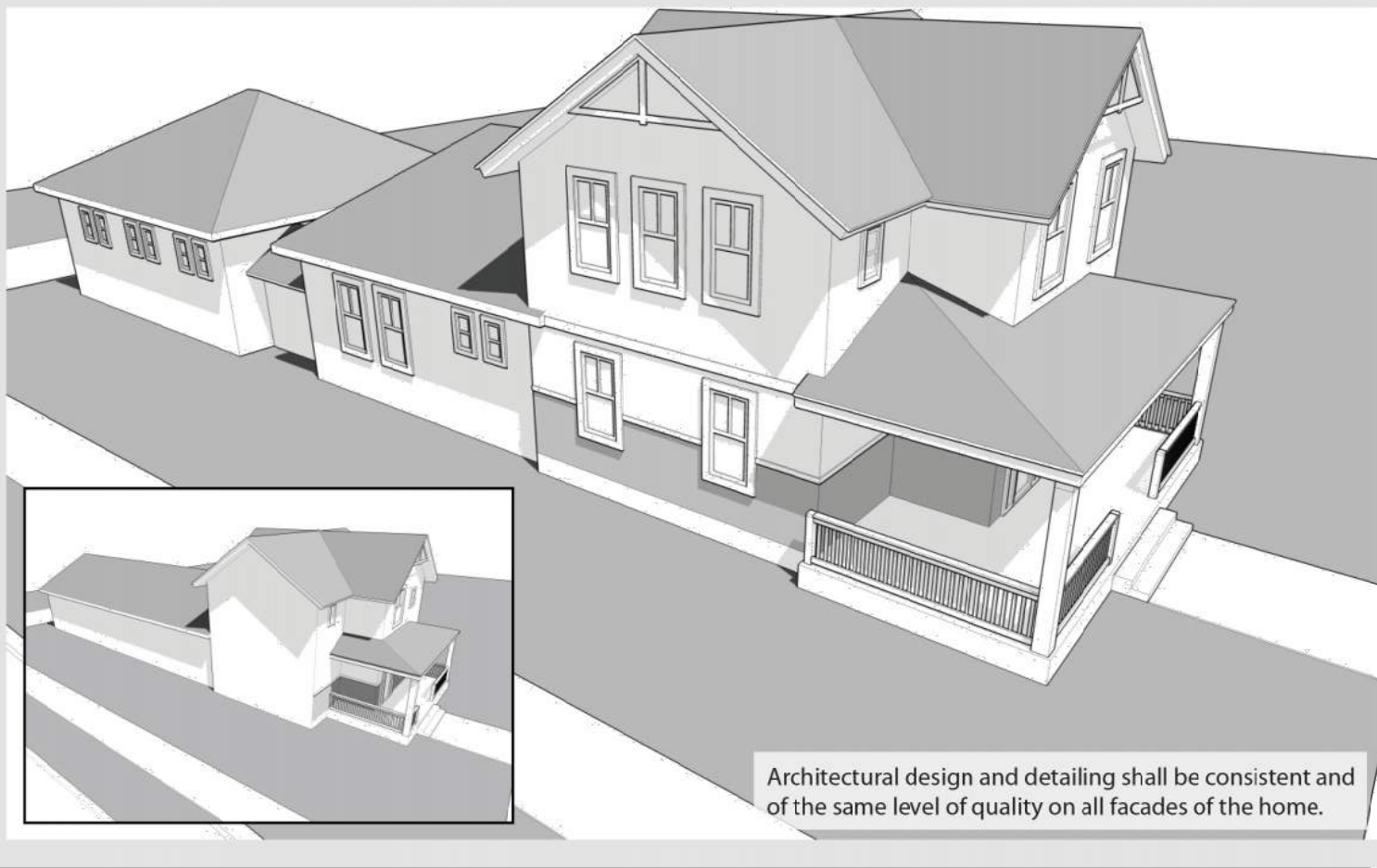
13.3. BETWEEN STRUCTURES OF 30 FEET AND 40 FEET IN HEIGHT: 25 FEET

14. FRONT PORCHES, STOOPS, AND SECOND FLOOR BALCONIES MAY ENCROACH UP TO 10' INTO THE FRONT SETBACK WHEN THEY MEET THE MINIMUM DIMENSIONS REQUIRED.

General Guidelines

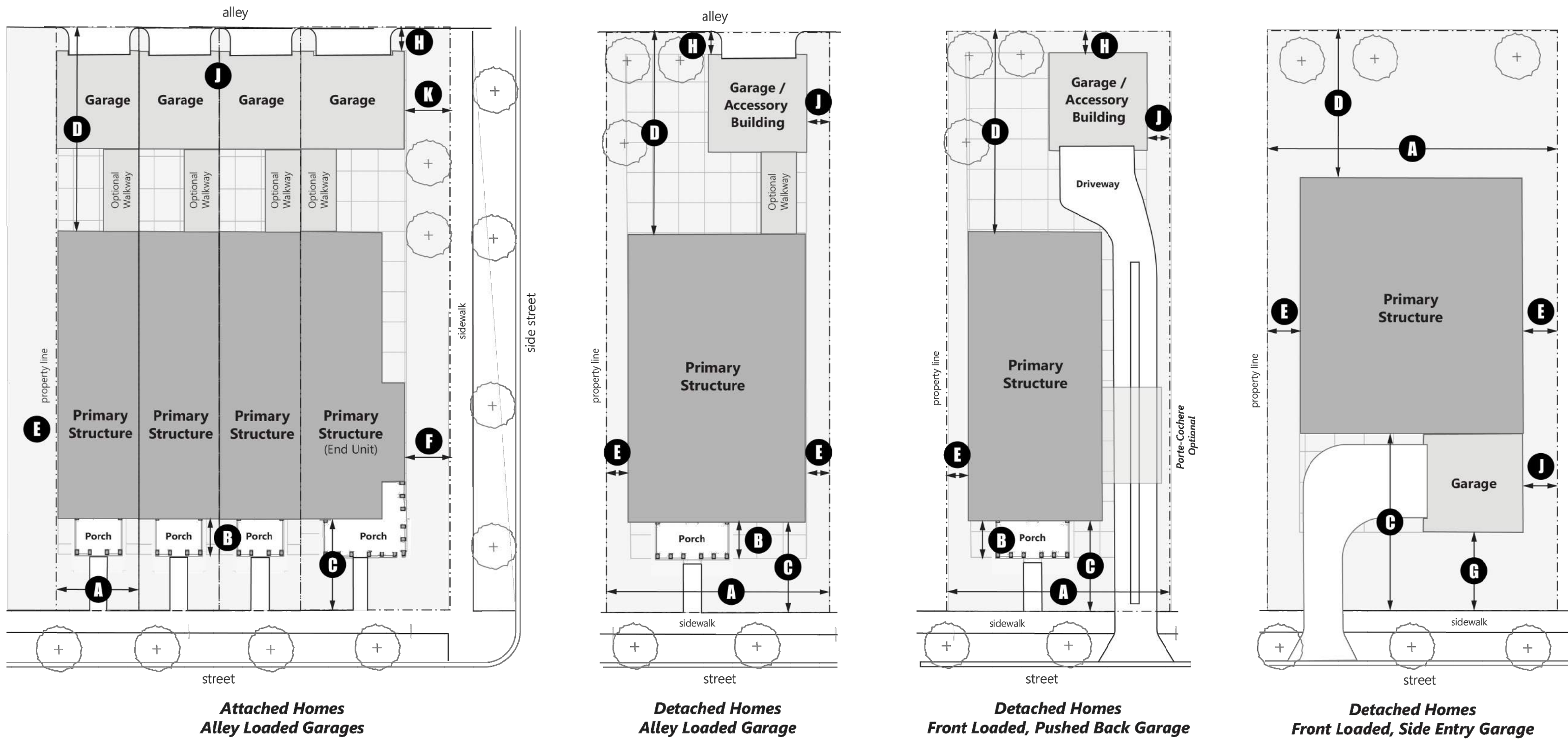
The General Guidelines listed below shall be applied to all homes within the Johns Lake UVPUD irrelevant of architectural style. These standards are intended to provide a foundation for the establishment of a complete community of streetscapes and buildings based on proven American town building principles.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

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



Residential Lot Setbacks & Garage Placement Design Standards Diagrams

TABLE 2



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LRK

M

McINTOSH ASSOCIATES an LA company

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SEC 6 & 31 | TWP 22 & 23 | RGE 27

WILLIAMS ROAD

WINTER GARDEN

ORANGE COUNTY, FLORIDA

JOHNS LAKE

MCKINNON GROVES LLP

UVPUD REZONING

PRELIMINARY DEVELOPMENT PLAN

SETBACKS

DATE

APRIL 25, 2025

04-25-2025 - REVISION 1

08-29-2025 - REVISION 2

12-15-2025 - REVISION 3

REVISIONS

DRAWN BY: MGM

CHECKED BY: KL

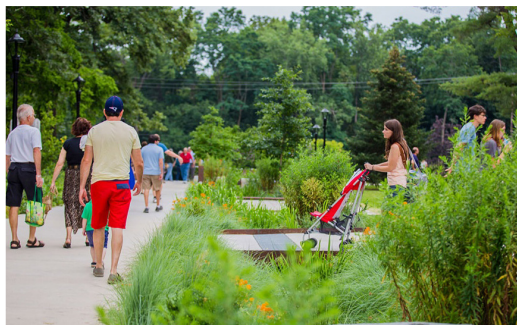
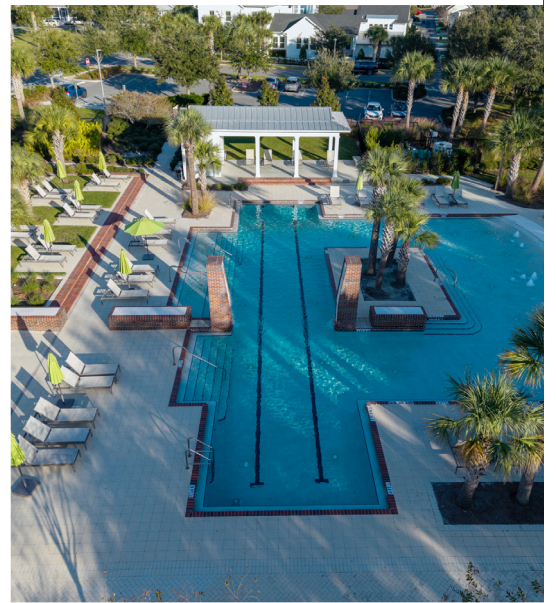
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SOLUTIONS, LLC

DIX-HITE

LRK

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ASSOCIATES
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1950 SUMMIT PARK
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407.644.4068

SEC 6 & 31 | TWP 22 & 23 | RGE 27

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WINTER GARDEN

ORANGE COUNTY, FLORIDA

JOHNS LAKE

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LUPUD REZONING
PRELIMINARY DEVELOPMENT PLAN

DATE APRIL 25, 2025

04-25-2025 - REVISION 1
08-29-2025 - REVISION 2
12-15-2025 - REVISION 3

REVISIONS

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IMAGE IS REPRESENTATIVE OF THE CHARACTER OF THE FOUR CORNERS PUD



IMAGE IS REPRESENTATIVE OF THE CHARACTER OF THE FOUR CORNERS PUD



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DIX-HITE



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WINTER GARDEN

ORANGE COUNTY, FLORIDA

JOHNS LAKE

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LIVRUD REZONING

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DATE APRIL 25, 2025

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OPEN SPACE

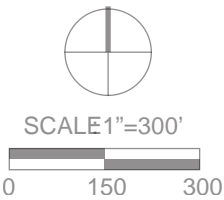


LEGEND

- COMMON OPEN SPACE
- ACTIVE RECREATION
- SPECIAL DISTRICT 1
- SPECIAL DISTRICT 2

Open Space Tracts	Description	Tract Area (ac.)	Active Recreation (ac.)	Common Open Space (ac.)	Private Open Space (ac.)	SW/DRA Storm Water Dry Retention Component (ac.)
AR-1	Community Amenity Tract	2.62	2.62			
AR-2	Neighborhood Park Tract	2.36	2.36			
AR-3	MEW Park Tract	1.19	1.19			
AR-4	MEW Park Tract	0.75	0.75			
AR-5	Neighborhood Park Tract	6.76	6.76			
AR-6	Neighborhood Park Tract	1.38	1.38			
AR-7	Sunset Pier Park Tract	0.47	0.47			
OS-1	Open Space & DRA Tract	1.82		0.85		0.97 SW-1
OS-2	Open Space & DRA Tract	1.69		0.68		1.01 SW-2
OS-3	Open Space & DRA Tract	4.49		0.85		3.64 SW-3
OS-4	Open Space & DRA Tract	4.64		1.26		3.38 SW-4
OS-5	Open Space & DRA Tract	3.43		0.53		2.90 SW-5
OS-6	Open Space Tract	2.90		2.90		
OS-7	Open Space Tract	0.07		0.07		
OS-8	Open Space Tract	0.07		0.07		
OS-9	Open Space Tract	0.10		0.10		
OS-10	Open Space Tract	0.11		0.11		
OS-11	Open Space Tract	1.35		1.35		
OS-12	Open Space Tract	0.77		0.77		
OS-13	Open Space Tract	0.30		0.30		
OS-14	Open Space Tract	0.47		0.47		
OS-15	Open Space & DRA Tract	9.62		5.68		3.94 SW-15
OS-16	Open Space & DRA Tract	4.49		2.08		2.41 SW-16
OS-17	Open Space Tract	2.35		2.35		
OS-18	Open Space Tract	11.56		11.56		
OS-19	Open Space & DRA Tract	8.41		2.01		6.40 SW-19
OS-20	Open Space & DRA Tract	3.35		1.09		2.26 SW-20
OS-21	Open Space & DRA Tract	5.84		2.53		3.31 SW-21
OS-22	Open Space & DRA Tract	4.85		2.95		1.90 SW-22
OS-23	Open Space Tract	0.26		0.26		
PR-1	Private Tract (OS Contingency)	3.36				
SPD-1	Inn/Event Venue	31.59			8.76	
SPD-2	OCPs School & School Yard Tract	13.65	2.84	2.62		
Totals		137.07	18.37	43.44	8.76	32.12
Percent of Net Developable Area 337.25		40.64%	5.45%	12.88%	2.60%	9.52%

NOTE: In the event that minor shifts in the acreage of various tracts occurring at the preliminary plat stage result in the provided Wekiva Study Area Open Space falling below the 25% required, any such deficiency will be made up by additional Wekiva Study Area Open Space being provided within Special District 1 and/or Tract PR-1, which additional Wekiva Study Area Open Space will be privately (non-association) owned and maintained (and preserved through the use of conservation easements per Sec. 118-1082 of the City Code).



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SEC 6 & 31 | TWP 22 & 23 | RGE 27

WILLIAMS ROAD

WINTER GARDEN

ORANGE COUNTY, FLORIDA

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LVRUD REZONING

PRELIMINARY DEVELOPMENT PLAN

DATE: APRIL 25, 2025

04-25-2025 - REVISION 1

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12-15-2025 - REVISION 3

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TRAIL NETWORK



LEGEND

- TRAIL NODE
(KEY DESTINATIONS OR TRAIL AMENITIES)
- 8' PEDESTRIAN AND BIKE TRAIL
(MATERIALS TO VARY DEPENDING UPON LOCATION AND TERRAIN)

NOTE: Trail materials and locations are conceptual in nature and may be relocated subject to approval by the city engineer.

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SPECIAL DISTRICT I AND COMMUNITY AMENITY

SPECIAL DISTRICT I



LEGEND

- 1

INN / RESTAURANT
- 2

EVENT BARN
- 3

KITCHEN / SERVICE
- 4

PARKING
- 5

INN GREEN / FIRE PITS
- 6

EVENT LAWN
- 7

WEDDING CHAPEL
- 8

CART PATH / FIRE LANE
- 9

DUPLEX BUNGALOW
- 10

SINGLE BUNGALOW
- 11

WALKING TRAIL
- 12

BOARDWALK
- 13

OBSERVATION DOCK
- 14

MAIN ENTRANCE

SPECIAL DISTRICT I DESIGN STANDARDS

- As part of the Wekiva Study Area Open Space in Special District 1, there shall be a seventy- ve (75) foot continuous buffer between the Special District 1 boundary and adjacent residential lots. Walking paths, trails, and trail amenities shall be permitted within the buffer.
- The minimum building setback from the normal high water line shall be thirty (30) feet.
- The maximum FAR shall not exceed 0.3.
- Maximum building height is fty (50) feet, not to exceed three (3) stories.
- Flat roofs are not permitted on any structure within the Special District 1. Pitched roofs appropriate to the architectural style of the building are required.
- Buildings shall be separated by a minimum of ten (10) feet, but in no case shall they be separated by less than is required by local building regulations.
- The main hotel, bed and breakfast venue, together with any associated cottages, shall not collectively contain more than forty (40) keys / rooms for overnight guests.
- Parking requirements for Special District 1 shall be as set forth in section 118-1386 of the City Code, unless alternative parking standards are approved pursuant to section 118-70 of the City Code.
- Overnight accommodations within the hotel / bed and breakfast, cottages, and/or other lodging elements of Special District 1, as well as dining within the restaurant / eating drinking establishment and/or other food service elements of Special District 1, shall both be by reservation / appointment only (though reservations / appointments for both may be open to the general public).

COMMUNITY AMENITY

LEGEND

- 1

CLUBHOUSE
- 2

POOL
- 3

SPORTS COURT
- 4

COVERED SEATING



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STREET NETWORK PLAN



LEGEND

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

12'-6" ROW dedication at Amber Sweet Lane.

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JOHNS LAKE
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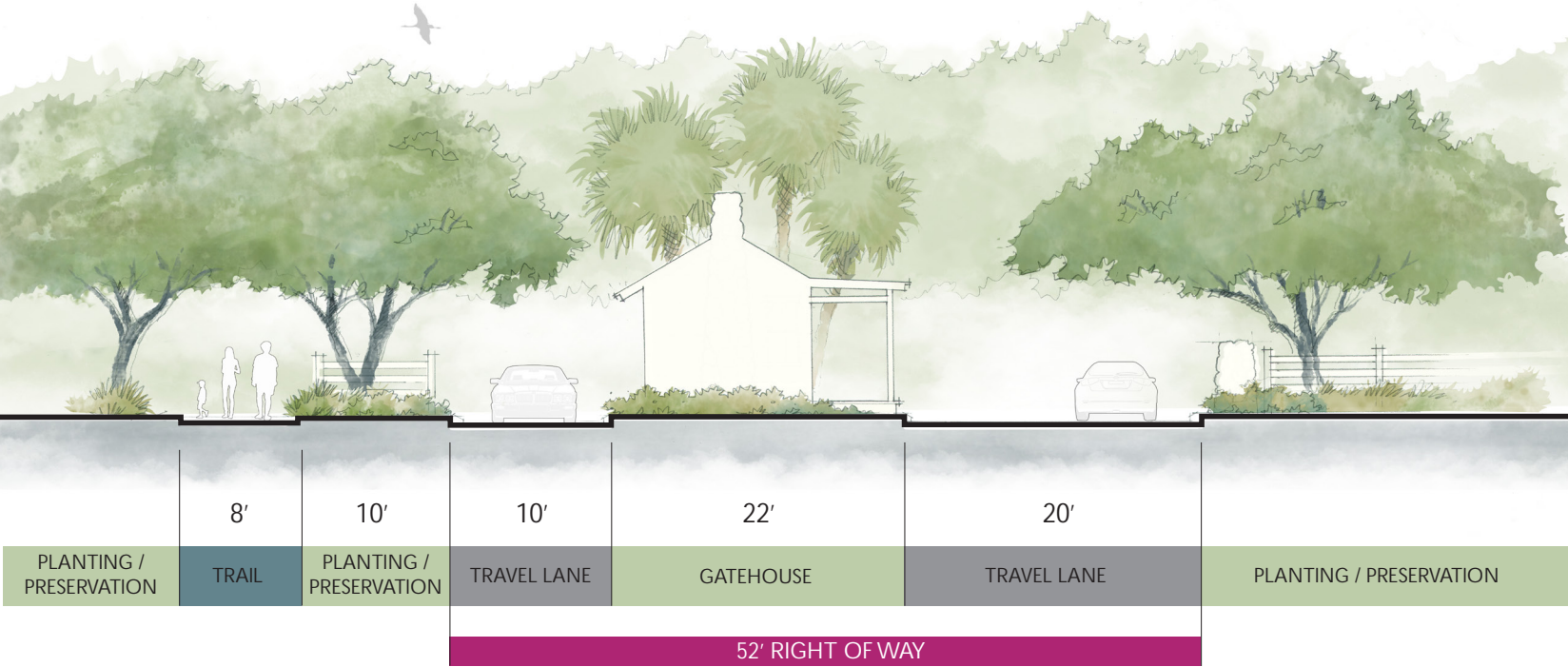
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ENTRY STREETSCAPE



SECTION A | WILLIAMS ROAD GATEHOUSE

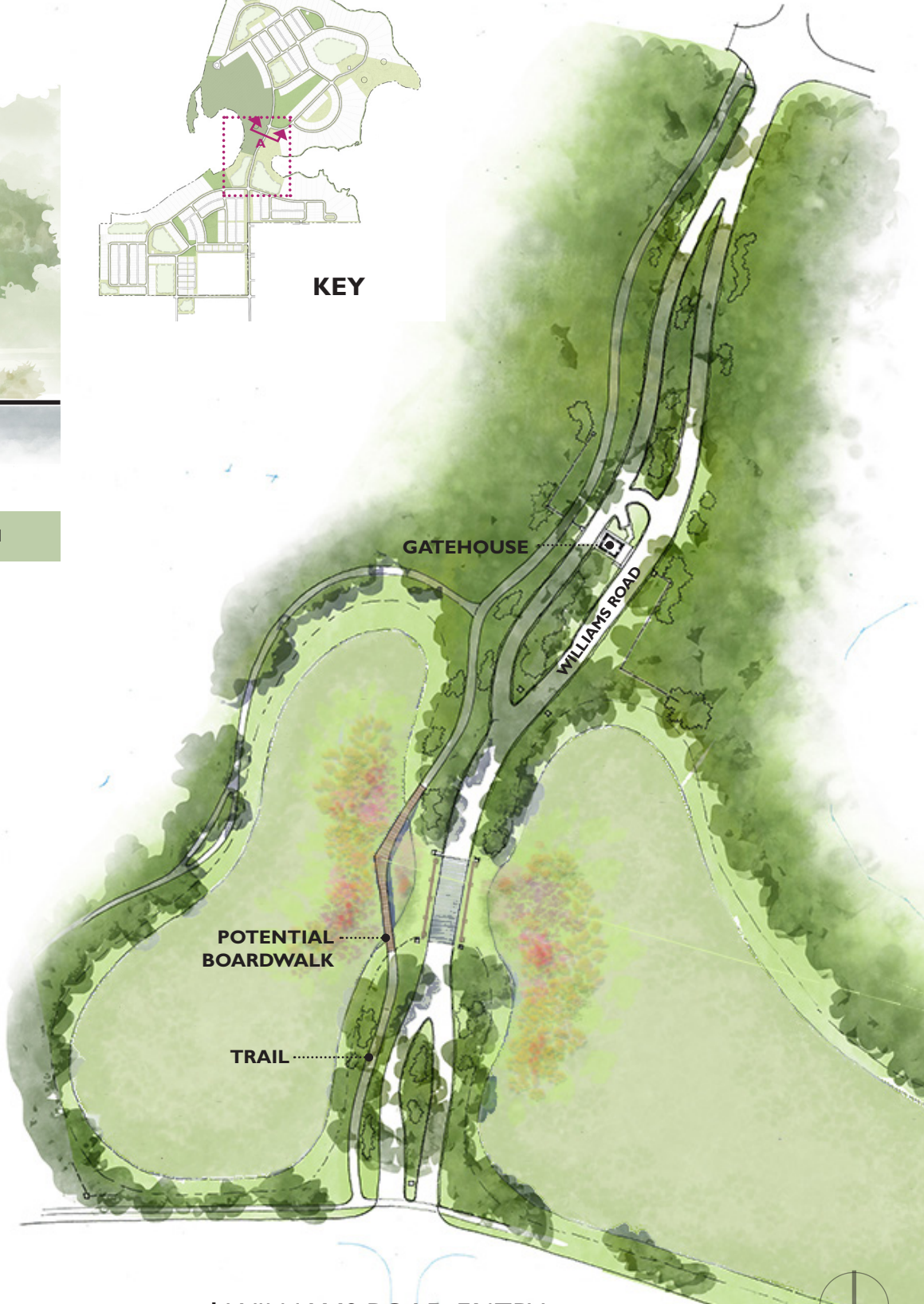
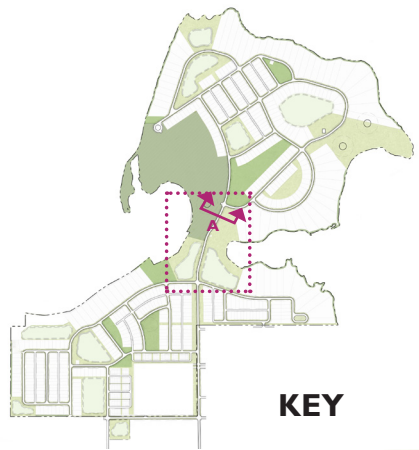
NOTE: Intent is to preserve existing trees and vegetation.



ELEVATION | GATE SIGN

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

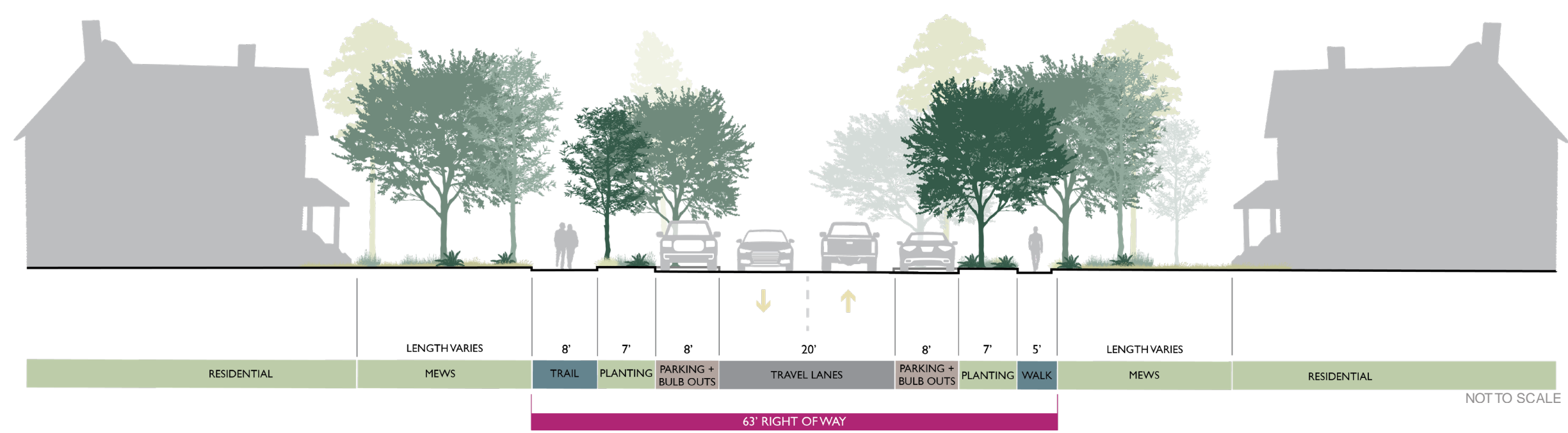
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ENLARGEMENT | WILLIAMS ROAD ENTRY

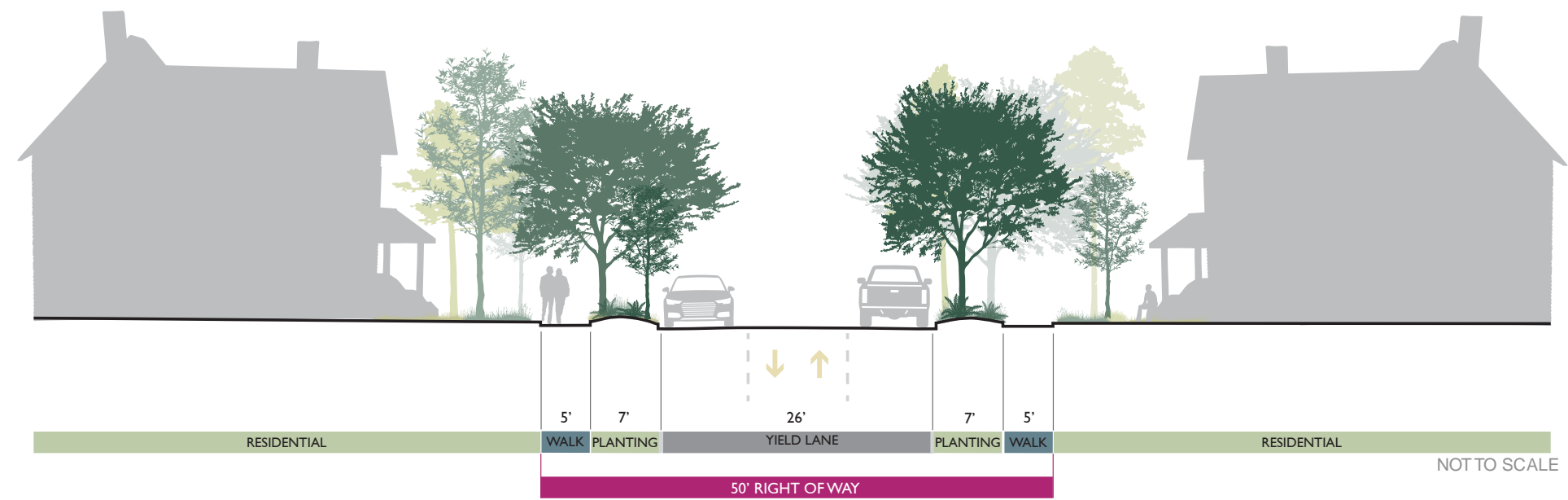
NOTE: Gate and gate house option is permitted but not required. If selected for development, the gate and gate house details and nal location shall be included on the Preliminary Plat.

STREETS

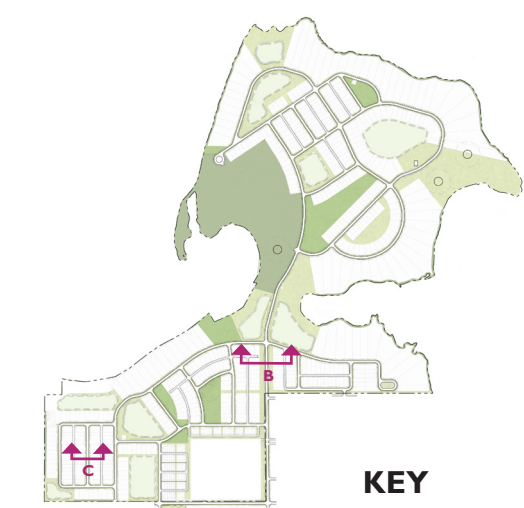


SECTION B | MINOR STREET WITH DESIGNATED ON STREET PARKING AND PRIMARY TRAIL

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



SECTION C | MINOR STREET WITH PEDESTRIAN WALK, TYPICAL



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ISAAKS STRATEGY
SOLUTIONS, LLC

DIX-HITE

LRK

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MCKINNON GROVES LLLP
LUPRUD REZONING
PRELIMINARY DEVELOPMENT PLAN

DATE: APRIL 25, 2025

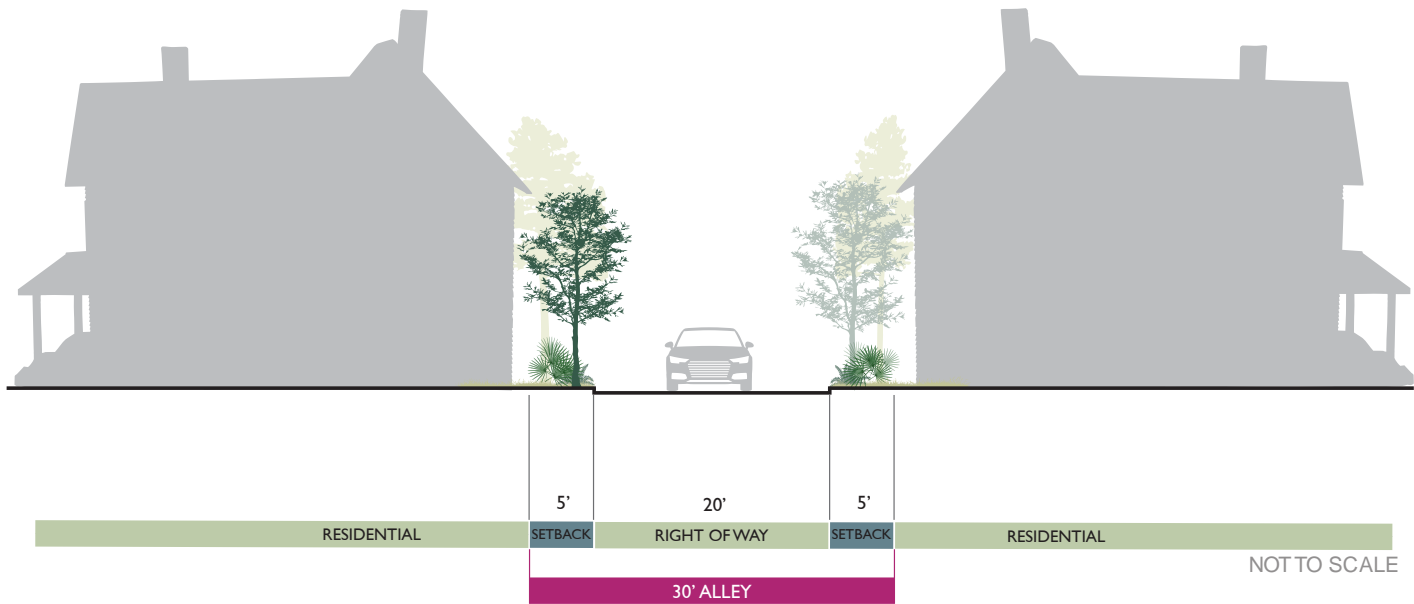
04-25-2025 - REVISION 1
08-29-2025 - REVISION 2
12-15-2025 - REVISION 3

REVISIONS

DRAWN BY: MGM
CHECKED BY: KL
PROJECT MANAGER: KL
JOB #: 24001120
FILE CODE: ----
SHEET NO. 13

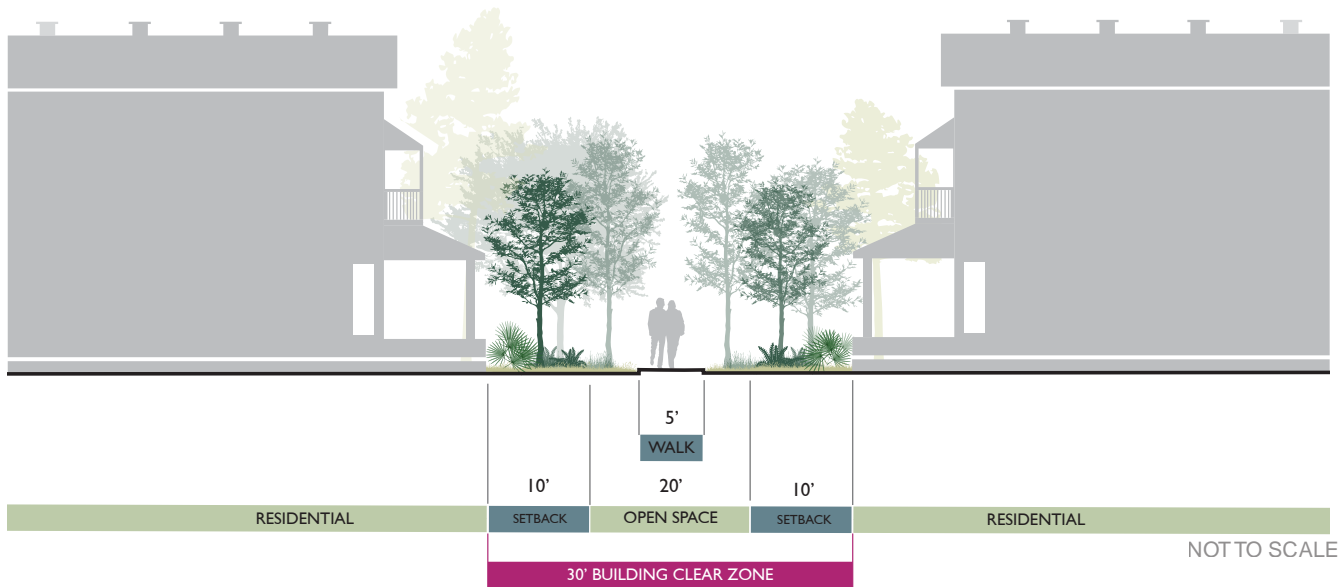
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STREETS



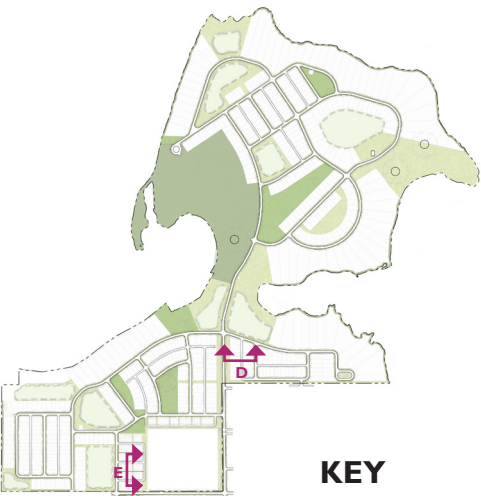
SECTION D | ALLEY

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



SECTION E | TOWNHOME MEWS

NOTE: Sidewalks may meander through mews.



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AGMCI

ISAACS STRATEGY SOLUTIONS, LLC

DIX-HITE

LRK

MCINTOSH ASSOCIATES
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1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810
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SEC 6 & 31 | TWP 22 & 23 | RGE 27

WILLIAMS ROAD

WINTER GARDEN

ORANGE COUNTY, FLORIDA

JOHNS LAKE

MCKINNON GROVES LLLP

UVRUD REZONING

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FILE CODE: ----

SHEET NO. 14

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STREET TREES

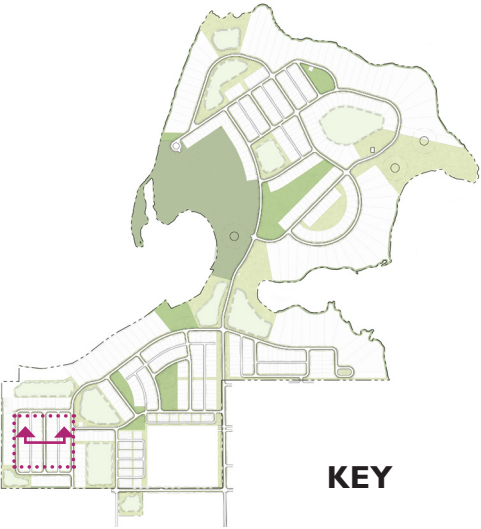


PLAN
NOTE: Trees to vary to provide species diversity.



TYPICAL MINOR STREET STREETScape

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STREET TREES



LIVE OAK
Quercus virginana



RED MAPLE
Acer rubrum



SOUTHERN MAGNOLIA
Magnolia grandiflora



SWEETGUM
Liquidambar styraciflua



SHUMARD OAK
Quercus shumardii

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LIVRUD REZONING

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SHEET NO. 15

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CAD FILE:

ARCHITECTURAL STYLE GUIDELINES

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



SPANISH COLONIAL / MEDITERRANEAN COLONIAL REVIVAL

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



CRAFTSMAN

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

FLORIDA VERNACULAR

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

FRENCH COUNTRY

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



COASTAL

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

DUTCH WEST INDIES

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

CLASSICAL

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

EUROPEAN FARMHOUSE

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

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LOT TYPE IMAGERY



Townhome



Townhome



Cottage Home



Cottage Home



Village Home



Village Home



Park Home



Park Home



Estate Home



Estate Home



Lakefront Estate Home



Lakefront Estate Home

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