



# 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 Tidewater Elementary in the early 1930s to helping redevelop 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 the shores of Johns Lake. Here, shaded oak hammocks and rolling dunesites meet intentional planning to create a neighborhood that's both grounded in the past and built for the future. In the 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 just a place—it's a return to meaningful living.

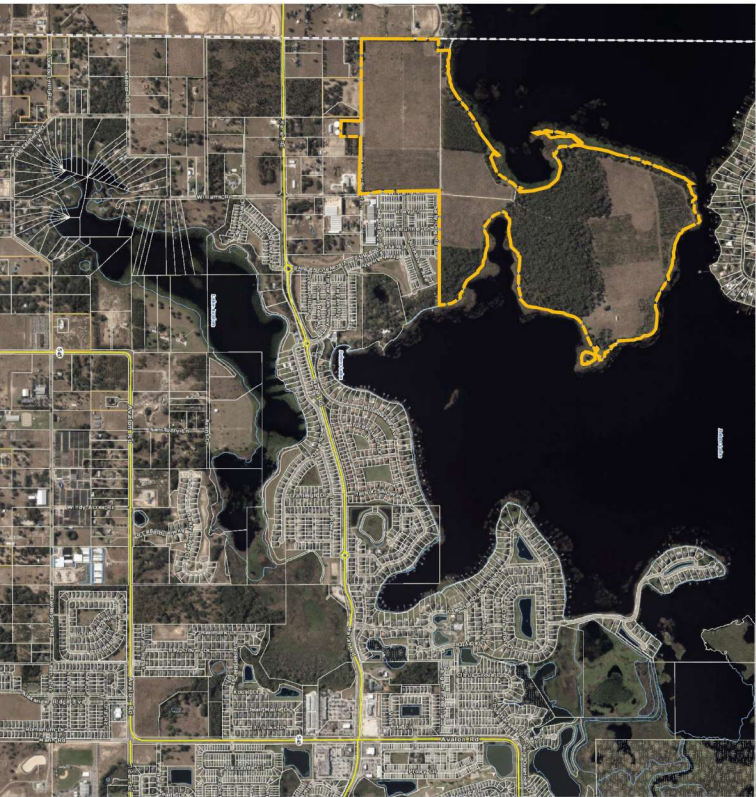
**Engagement** – A design that encourages community gathering, recreation, and healthy lifestyles—daily, weekly, and lifelong.

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

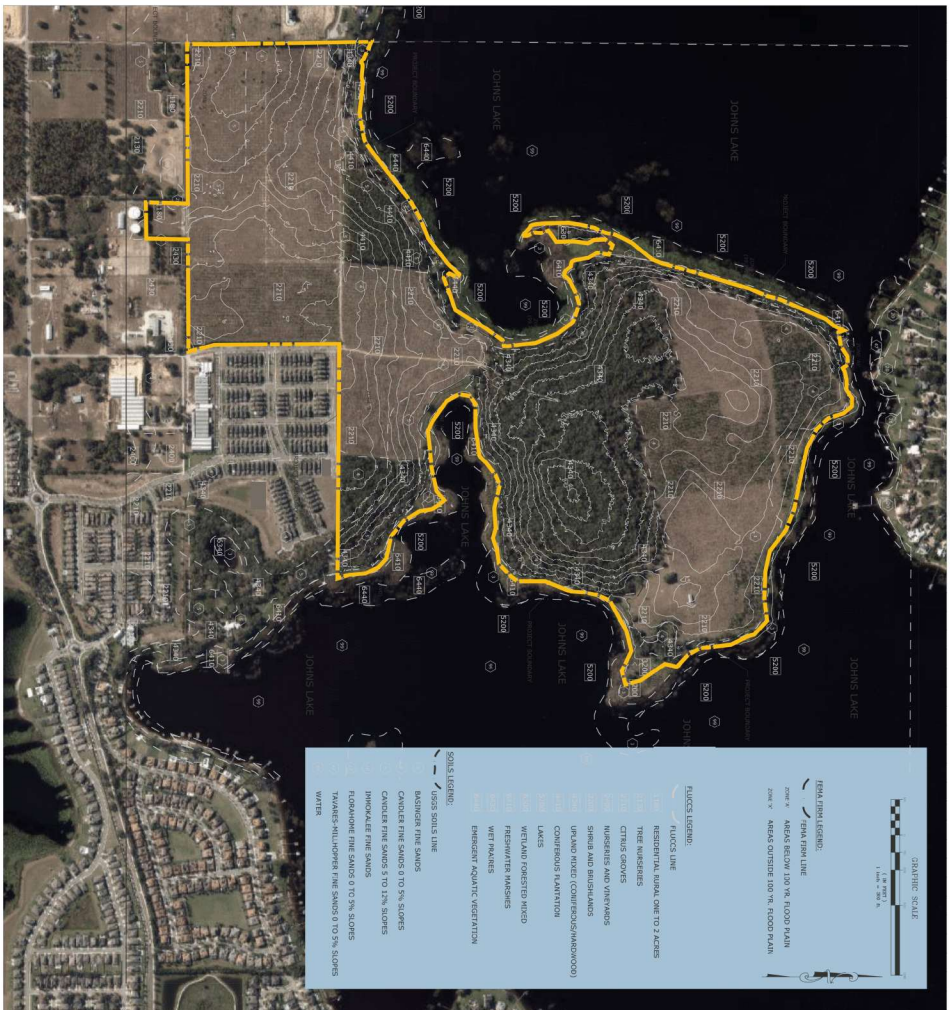
**Experience** – A neighborhood that creates lifelong memories, honors the importance of every resident, and adds lasting value to the region.

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

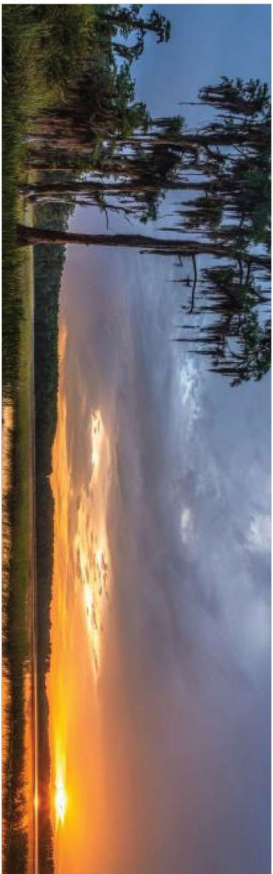
## A Legacy of Purpose. A Future Rooted in Place.



Context Vicinity Map



Existing Conditions Map



|                                                                                                                                                                                                                                         |                                                                                                                                                |                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>AGMCI<br/>         ISSUES STRATEGY SOLUTIONS, LLC</p> <p>DIXWHITE</p> <p>LPR</p> <p>MCINTOSH ASSOCIATES<br/>         on LA company<br/>         1700 SUMMIT PARK DRIVE, SUITE 200<br/>         ORANGE COUNTY, FLORIDA 32744-6089</p> | <p>JOHNS LAKE<br/>         MCKINNON GROVES LLLP<br/>         LVPUD REZONING<br/>         PRELIMINARY DEVELOPMENT PLAN<br/>         HISTORY</p> | <p>SEC 6 &amp; 31   TWP 22 &amp; 23   RGE 27</p> <p>WILLIAMS ROAD<br/>         WINTER GARDEN<br/>         ORANGE COUNTY, FLORIDA</p> | <p>DATE: APRIL 25, 2025</p> <p>04-24-2025: REVISION 1<br/>         03-29-2025: REVISION 2<br/>         03-24-2025: REVISION 3<br/>         04-24-2025: REVISION 4<br/>         04-24-2025: REVISION 5</p> <p>REVISIONS</p> <p>SCALE: AS SHOWN<br/>         DESIGNED BY: LK<br/>         PROJECT MANAGER: LK<br/>         FILE CODE: ---<br/>         SHEET NO: 2</p> |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|









## 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.



### DUTCH WEST INDIES

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



### CRAFTSMAN

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



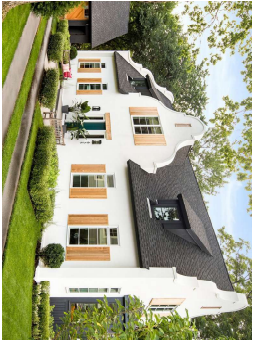
### FRENCH COUNTRY

- 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.



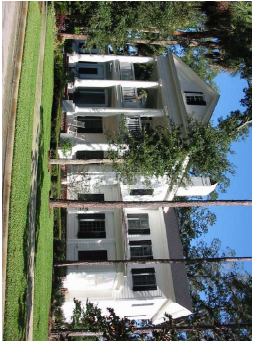
### COASTAL

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



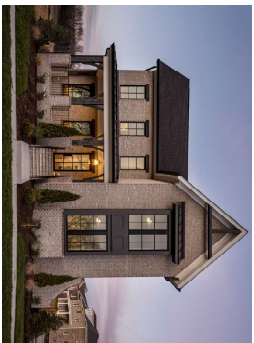
### CLASSICAL

- Simple massing, symmetrical 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.

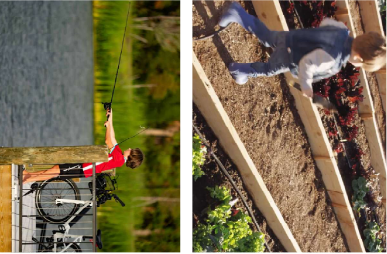
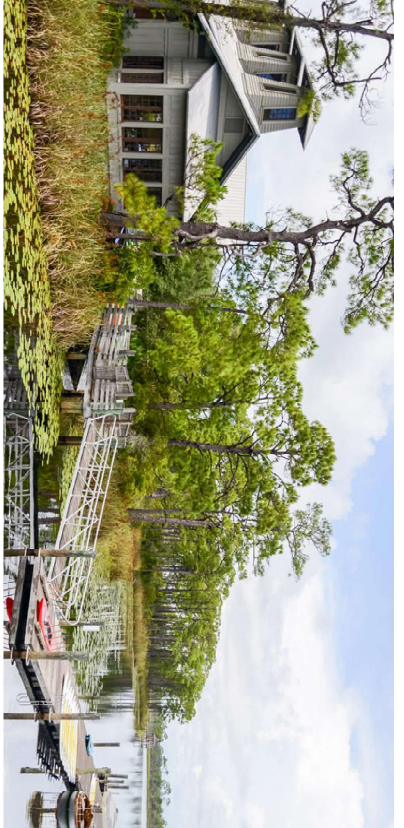


### EUROPEAN FARMHOUSE

- 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.



|           |                                     |              |         |                                                                                                    |                                                                                               |                                                                                       |                |                                                                                                |                    |
|-----------|-------------------------------------|--------------|---------|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------|--------------------|
| <br>AGMCI | <br>ISLANDS STRATEGY SOLUTIONS, LLC | <br>DIXSHITE | <br>LRK | <br>McINTOSH ASSOCIATES<br>OF THE COMPANY<br>1000 SOUTH LAKE DRIVE, SUITE 100<br>ORLANDO, FL 32809 | SEC 8 & 31   TWP 22 & 23   RGE 27<br>WILLIAMS ROAD<br>WINTER GARDEN<br>ORANGE COUNTY, FLORIDA | JOHN'S LAKE<br>MCKINNON GROVES LLLP<br>UVPUD REZONING<br>PRELIMINARY DEVELOPMENT PLAN | APRIL 26, 2025 | PREPARED BY: AGMCI<br>CHECKED BY: LRK<br>DESIGNED BY: LRK<br>DRAWN BY: LRK<br>APPROVED BY: LRK | REVISIONS<br>NO. 7 |
|-----------|-------------------------------------|--------------|---------|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------|------------------------------------------------------------------------------------------------|--------------------|



AGMCI

ISAACS STRATEGY SOLUTIONS, LLC



DIXHITE

LRK



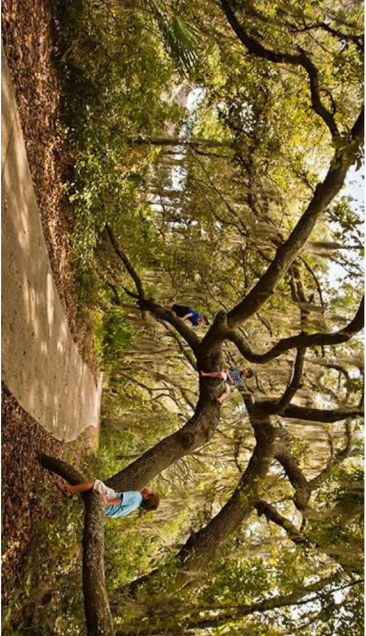
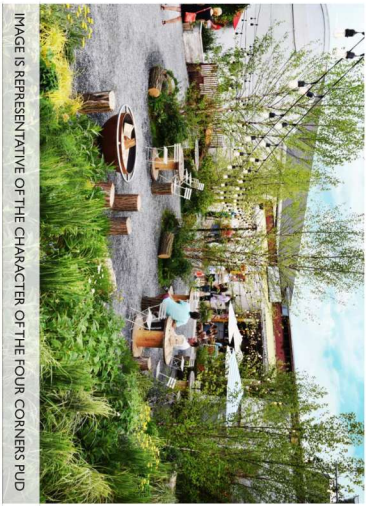
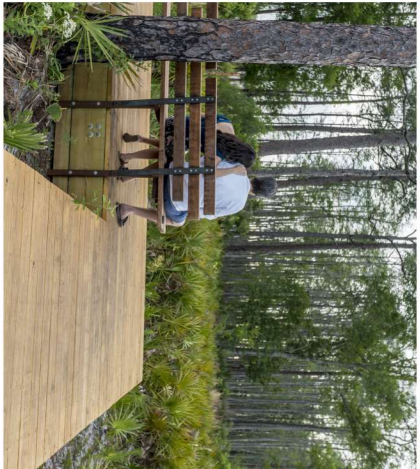
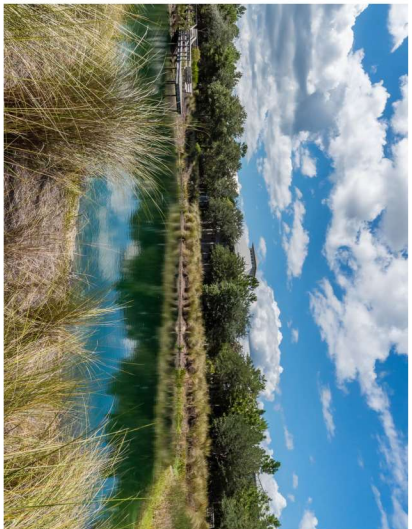
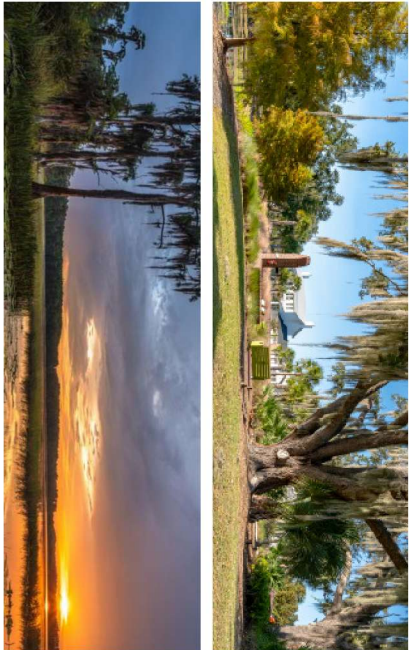
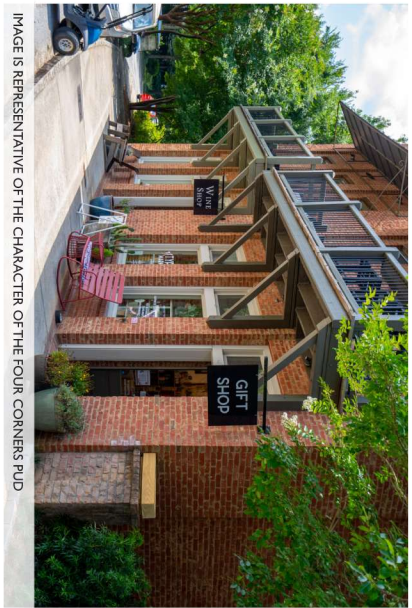
MCINTOSH ASSOCIATES OF a company

1000 South Lake Orange, FL 32668

SEC 6 & 31 | TWP 22 & 23 | RGE 27  
WILLIAMS ROAD  
WINTER GARDEN  
ORANGE COUNTY, FLORIDA

**JOHNS LAKE**  
MCKINNON GROVES LLLP  
LVPUD REZONING  
PRELIMINARY DEVELOPMENT PLAN

DATE: APRIL 25, 2025  
DRAWN BY: ADAM  
CHECKED BY: TIL  
PROJECT MANAGER: TIL  
DESIGNED BY: TIL  
DISSEMINATED BY: TIL  
APPROVED BY: TIL  
REVISIONS  
NO. 1 OF 1



|                                                                                                 |         |                                       |                                                                                               |                                                                                       |
|-------------------------------------------------------------------------------------------------|---------|---------------------------------------|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <br>ISHAKS SENIORITY SOLUTIONS, LLC                                                             | <br>LPR | <br>MCKINTOSH ASSOCIATES OF a company | SEC 6 & 31   TWP 22 & 23   RGE 27<br>WILLIAMS ROAD<br>WINTER GARDEN<br>ORANGE COUNTY, FLORIDA | APRIL 25, 2025                                                                        |
|                                                                                                 |         |                                       |                                                                                               | JOHN'S LAKE<br>MCKINNON GROVES LLLP<br>UVPUD REZONING<br>PRELIMINARY DEVELOPMENT PLAN |
| DRAWN BY: ADAM<br>PROJECT MANAGER: T.L.<br>CHECKED BY: T.L.<br>DATE: 04/25/2025<br>SHEET NO.: 9 |         |                                       |                                                                                               | REVISIONS                                                                             |

IMAGE IS REPRESENTATIVE OF THE CHARACTER OF THE FOUR CORNERS PUD

IMAGE IS REPRESENTATIVE OF THE CHARACTER OF THE FOUR CORNERS PUD

# OPEN SPACE



**LEGEND**

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

| Open Space Tracts | Description                            | Tract Area (Ac.) | Active Recreation (Ac.) | Common Open Space (Ac.) | SW-24 Storm Water Dry Component (Ac.) |
|-------------------|----------------------------------------|------------------|-------------------------|-------------------------|---------------------------------------|
| AR-1              | Community Amenity Tract                | 2.62             | 2.62                    |                         |                                       |
| AR-2              | Neighborhood Park Tract                | 2.35             | 2.35                    |                         |                                       |
| AR-3              | Neighborhood Park Tract                | 1.75             | 1.75                    |                         |                                       |
| AR-4              | Neighborhood 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              | Smart Pier Park Tract                  | 0.47             | 0.47                    |                         |                                       |
| OS-1              | Open Space & DDA Tract                 | 1.82             | 0.85                    | 0.97                    | SW-1                                  |
| OS-2              | Open Space & DDA Tract                 | 1.60             | 0.88                    | 0.71                    | SW-2                                  |
| OS-3              | Open Space & DDA Tract                 | 4.49             | 0.85                    | 3.64                    | SW-3                                  |
| OS-4              | Open Space & DDA Tract                 | 3.43             | 0.30                    | 3.13                    | SW-4                                  |
| OS-5              | Open Space & DDA Tract                 | 2.50             | 2.50                    |                         | SW-5                                  |
| OS-6              | Open Space Tract                       | 0.07             | 0.07                    |                         |                                       |
| OS-7              | Open Space Tract                       | 0.07             | 0.07                    |                         |                                       |
| OS-8              | Open Space Tract                       | 0.11             | 0.11                    |                         |                                       |
| OS-9              | Open Space Tract                       | 0.11             | 0.11                    |                         |                                       |
| 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                       | 0.47             | 0.47                    |                         |                                       |
| OS-14             | Open Space Tract                       | 0.47             | 0.47                    |                         |                                       |
| OS-15             | Open Space & DDA Tract                 | 9.62             | 5.68                    | 3.94                    | SW-16                                 |
| OS-16             | Open Space & DDA Tract                 | 4.49             | 2.08                    | 2.41                    | SW-17                                 |
| OS-17             | Open Space Tract                       | 1.25             | 1.25                    |                         |                                       |
| OS-18             | Open Space Tract                       | 1.25             | 1.25                    |                         |                                       |
| OS-19             | Open Space & DDA Tract                 | 8.41             | 2.01                    | 6.40                    | SW-19                                 |
| OS-20             | Open Space & DDA Tract                 | 3.33             | 1.09                    | 2.26                    | SW-20                                 |
| OS-21             | Open Space & DDA Tract                 | 2.84             | 2.84                    |                         | SW-21                                 |
| OS-22             | Open Space Tract                       | 0.26             | 0.26                    |                         | SW-22                                 |
| OS-23             | Open Space Tract                       | 0.26             | 0.26                    |                         | SW-23                                 |
| OS-24             | Future City Park (Special District 2)  | 13.05            | 1.33                    | 12.22                   |                                       |
| PR-1              | Private Tract (OS Contingency)         | 3.36             |                         |                         |                                       |
| <b>TOTALS</b>     | <b>Total Open Space</b>                | <b>105.48</b>    | <b>16.66</b>            | <b>53.14</b>            | <b>32.12</b>                          |
|                   | <b>Percent of Net Developable Area</b> | <b>31.28%</b>    | <b>5.00%</b>            | <b>15.76%</b>           | <b>9.52%</b>                          |
|                   |                                        | 597.29           |                         |                         |                                       |

SCALE: 1"=300'

0 150 300

**JOHNS LAKE**

MCKINNON GROVES LLLP

UVPUD REZONING

PRELIMINARY DEVELOPMENT PLAN

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

WILLIAMS ROAD

WINTER GARDEN

ORANGE COUNTY, FLORIDA

APRIL 26, 2024

DATE: 04/26/2024

PROJECT: UVPUD REZONING

PROJECT NUMBER: 10

DATE: 04/26/2024

PROJECT NUMBER: 10

McINTOSH ASSOCIATES

1500 S. W. 10th Ave., Suite 1000

Orlando, FL 32809

ORLA Company

LPR

DIX-WHITE

AGMCI

1500 S. W. 10th Ave., Suite 1000

Orlando, FL 32809

ISB&S STRATEGIC SOLUTIONS, LLC

# 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.

|           |                                  |             |         |                                       |                                                                                               |                                                                                             |                                                                                                                    |
|-----------|----------------------------------|-------------|---------|---------------------------------------|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <br>AGMCI | <br>ISAKS SMARTER SOLUTIONS, LLC | <br>DIXHITE | <br>LRK | <br>MCINTOSH ASSOCIATES OF LA Company | SEC 6 & 31   TWP 22 & 23   RGE 27<br>WILLIAMS ROAD<br>WINTER GARDEN<br>ORANGE COUNTY, FLORIDA | <b>JOHNS LAKE</b><br>MCKINNON GROVES LLLP<br>UVPUD REZONING<br>PRELIMINARY DEVELOPMENT PLAN | DATE: APRIL 26, 2023<br>BY: J.S. BROWN, REGISTERED PROFESSIONAL ENGINEER<br>PROJECT NUMBER: 11<br>SHEET NUMBER: 11 |
|-----------|----------------------------------|-------------|---------|---------------------------------------|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|

# SPECIAL DISTRICT I AND COMMUNITY AMENITY

## SPECIAL DISTRICT I



### LEGEND

- 1 B&B / RESTAURANT
- 2 EVENT BARN
- 3 KITCHEN / SERVICE
- 4 PARKING
- 5 B&B GREEN / FIRE PITTS
- 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

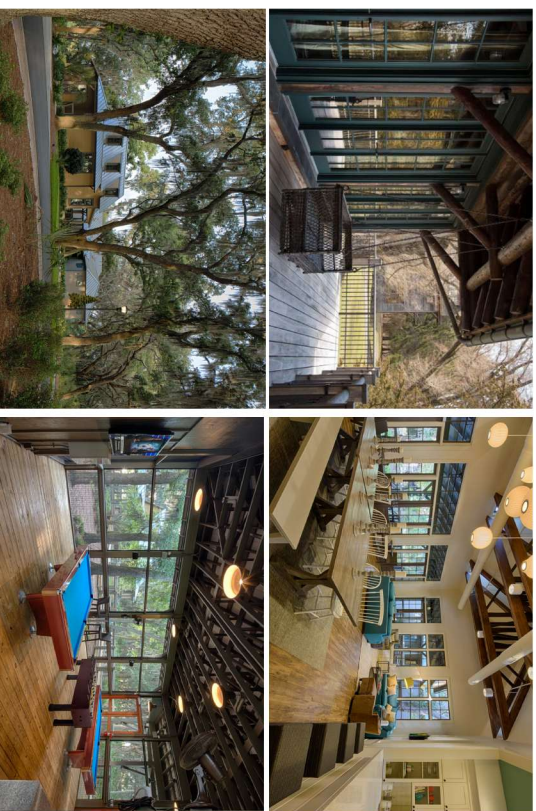
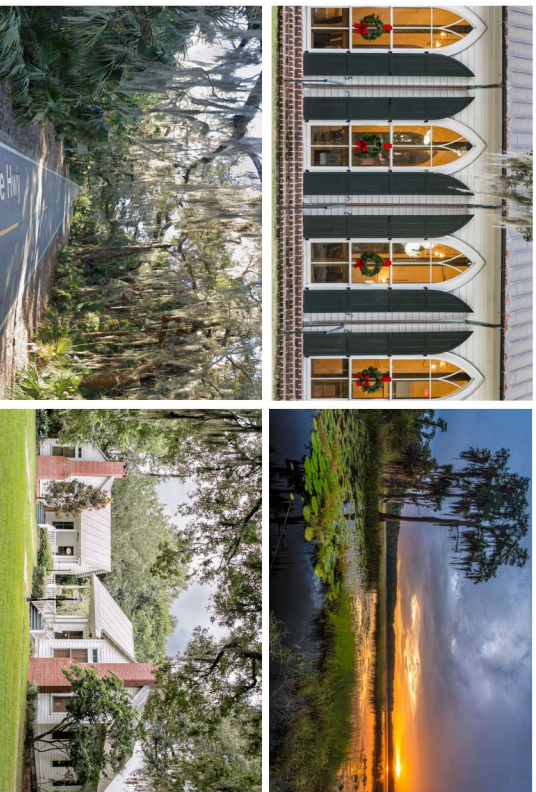
- The minimum building setback from the normal high water line shall be thirty (30) feet.
- The maximum FAR shall not exceed 0.3.
- Maximum building height is fifty (50) feet, not to exceed three (3) stories.
- Flat roofs are not permitted on any structure within the Special District I. Pitched roofs appropriate to the architectural style of the building are required.
- Buildings shall be separated by a minimum of ten (10) feet but in no case shall they be separated by less than is required by local building regulations.
- The bed and breakfast venue, together with any associated cottages, shall not collectively contain more than forty (40) keys / rooms for overnight guests.
- Parking requirements for Special District I 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 bed and breakfast and/or cottages, as well as dining within the restaurant / eating drinking establishment and/or other food service elements of Special District I, shall both be by reservation / appointment only (though reservations / appointments for both may be open to the general public).
- Rental or leasing of motorized watercraft is prohibited.
- For Special District I, the amplification of outdoor music is not permitted during events. Any amplified music shall be limited to indoors, and shall comply with Chapter 38, Article IV of the city code.

## COMMUNITY AMENITY



### LEGEND

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



SEC 6 & 31 | TWP 22 & 23 | RGE 27  
 WILLIAMS ROAD  
 WINTER GARDEN  
 ORANGE COUNTY, FLORIDA

MCINTOSH ASSOCIATES  
 a company of  
 HOK  
 100 SOUTH MAIN STREET  
 ORANGE COUNTY, FLORIDA 32830



JOHNS LAKE  
 MCKINNON GROVES LLLP  
 UVPUD REZONING  
 PRELIMINARY DEVELOPMENT PLAN

APRIL 25, 2025  
 REVISIONS  
 12



# ENTRY STREETSCAPE

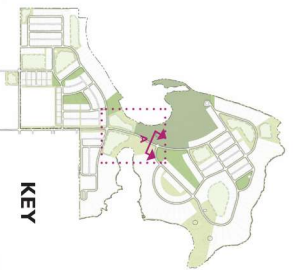


## SECTION A | WILLIAMS ROAD GATEHOUSE

NOTE: Intent is to preserve existing trees and vegetation.

## ELEVATION | GATE SIGN

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



## ENLARGEMENT | WILLIAMS ROAD ENTRY

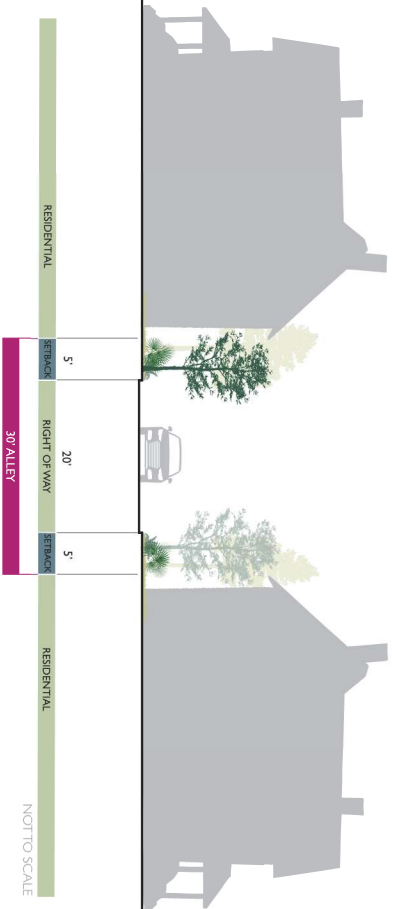
NOTE: Gate and gate house option is permitted but not required. If selected for development, the gate and gate house details and final location shall be included on the Preliminary Plat.



|                                                                                       |      |                  |                                                          |
|---------------------------------------------------------------------------------------|------|------------------|----------------------------------------------------------|
| <br>                                                                                  | <br> | <br>A Company of | SEC 6 & 31   TWP 22 & 23   RGE 27                        |
|                                                                                       |      |                  | WILLIAMS ROAD<br>WINTER GARDEN<br>ORANGE COUNTY, FLORIDA |
| JOHN'S LAKE<br>MCKINNON GROVES LLLP<br>UVPUD REZONING<br>PRELIMINARY DEVELOPMENT PLAN |      |                  | APRIL 25, 2025                                           |
| REVISIONS                                                                             |      |                  | SHEET NO. 14                                             |



# 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.

