# Community Redevelopment Advisory Board Regular Meeting

## Agenda

**September 28, 2023 @ 5:30 pm**

City Hall - Commission Chambers
401 S. Park Avenue
Winter Park, FL

### welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/bpm and include virtual meeting instructions.

### assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed 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." (F.S. 286.0105).

### please note

Times are projected and subject to change.

| agenda | time |
|---|---|

1. **Call to Order**
   a. Selection of Vice Chair — 1 minute
2. **Consent Agenda**
   a. Approve minutes of the regular meeting July 28, 2023 — 1 minute
3. **Public Comments (for items not on the agenda): three minutes allowed for each speaker.**
4. **Action Items**
5. **Non-Action Items**
   a. CRA Budget approval review — 10 minutes
   b. CRA extension update — 10 minutes
   c. Knowles Paving — 15 minutes
6. **Staff Updates**
   a. Staff Updates — 5 minutes
7. **Board Comments**
8. **Upcoming Agenda Items**
9. **Adjournment**

Community Redevelopment Advisory Board

# agenda item

| | |
|---|---|
| item type Call to Order | meeting date September 28, 2023 |
| prepared by Tatia Ghviniashvili | approved by |
| board approval | |
| strategic objective | |

**subject**
Selection of Vice Chair

**motion / recommendation**

**background**

**alternatives / other considerations**

**fiscal impact**

Community Redevelopment Advisory Board

# agenda item

| | |
|---|---|
| item type Consent Agenda | meeting date September 28, 2023 |
| prepared by Tatia Ghviniashvili | approved by |
| board approval | |
| strategic objective | |

**subject**

Approve minutes of the regular meeting July 28, 2023

**motion / recommendation**

**background**

**alternatives / other considerations**

**fiscal impact**

ATTACHMENTS:

Draft Minutes.pdf

# Community Redevelopment Advisory Board Meeting Minutes

**July 28, 2023 at 5:30 p.m.**

City Hall, Commission Chambers
401 S. Park Avenue | Winter Park, Florida

DRAFT

## Present

Maria Bryant, Jay R. Trent, Carlos Benitez, Lindsay Eriksson, Sherwin Sargeant; Virtually: Anjali Vaya.

## Absent

Matthew Downs.

## Staff Present

Assistant Director of Economic Development/CRA Kyle Dudgeon; Economic Development/CRA Coordinator Anne Sallee; Virtually: Board Coordinator Tatia Ghviniashvili.

## 1) Call to Order

The meeting was called to order at 5:36 p.m.

## 2) Consent Agenda

a. Approve minutes of the regular meeting June 22, 2023

**Motion made by Maria Bryant to approve the minutes as presented; seconded by Carlos Benitez. Motion carried unanimously with a 5-0 vote.**

## 3) Public Comments (for items not on the agenda):

There were none.

## 4) Action Items

a. CRA Budget FY23-24

Staff went through a presentation of the budget and broke down elements related to revenue and expenses. Specifically, increment revenue was explained as it relates to the CRA, and various expenses were noted such as personnel & indirect costs, general operating, community initiatives, debt service, and proposed additional projects. In order to communicate the work done by the CRA, State Statutes requires an Annual Report (physical and digital copy), and an Annual Financial Report to be available for the public. Staff also uses and shares a variety of infographics (updated as needed).

In reference to the discussion held at the City Commission meeting on July 27, staff spoke about the turn lane on Denning Ave., and Fairbanks Ave. When originally proposed, staff had valued the project at $382,000.00, which then grew to $450,000.00

when leftover funds from the Denning project where absorbed. Upon a design being created by a consultant, the project became valued at around $500,000.00, and once a bid was released, one vendor replied back highlighting that it was actually a $650,000.00 project. Despite the estimated cost, the contract was executed the night before this meeting and will move forward.

Staff gave brief updates on MLK Jr. Park and Shady Park improvements, such as installing public art in these specific areas. Capital project highlights were presented, such as the MLK Jr. Community Playground, 1792 Streetscape project, and Public Facility Enhancements, etc. Staff also reviewed the miscellaneous item fund and ways in which this funding is/can be used.

Staff is seeking board approval of the budget so it can be brought before the CRA Agency on August 23. The floor opened for discussion and the board asked various questions about the budget and funding- specifically how funds might be allocated for stormwater improvements.

**Motion made by Maria Bryant to approve the CRA Budget FY23-24; seconded by Lindsay Eriksson. Motion carried unanimously with a 5-0 vote.**

## 5) Non-Action Items

There were none.

## 6) Staff Updates

a. Staff Updates

Improvements on New York Avenue continue, and staff is 50% done with improvements on Morse and New England to maximize ADA compliance.

Per staff recommendation, the board agreed to cancel the August meeting and reconvene in September.

Staff continues to pursue CRA extension/expansion with the county. A community meeting is scheduled for August 7, to walk the public through what the CRA does and what the expansion/extension can do to benefit the community.

## 7) Board Comments

There were none.

## 8) Upcoming Agenda Items

Selection of Vice Chair.

## 9) Adjournment

The meeting adjourned at 6:27 p.m.

Minutes approved by the board on _____.
/s/ Tatia Ghviniashvili, Board Coordinator.

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Community Redevelopment Advisory Board

# agenda item

| | |
|---|---|
| item type Non-Action Items | meeting date September 28, 2023 |
| prepared by Kyle Dudgeon | approved by |
| board approval | |
| strategic objective | |

**subject**
CRA Budget approval review

**motion / recommendation**
N/A

**background**
Staff will report on the approved CRA FY23-24 budget as approved by the Agency.

**alternatives / other considerations**

**fiscal impact**

ATTACHMENTS:
Ten Year Pro-Forma - FY 2024_APPROVED.pdf

## Community Redevelopment Agency 10-Year Proforma

| | | FY 2024 | FY 2025 | FY 2026 | FY 2027 | FY 2028 | FY 2029 | FY 2030 | FY 2031 | FY 2032 | FY 2033 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **ESTIMATED REVENUES** | | | | | | | | | | | |
| TIF Revenue - City | | 4,523,207 | 4,794,599 | 4,986,383 | 5,086,111 | | | | | | |
| TIF Revenue - County | | 3,650,830 | 3,869,880 | 4,024,675 | 4,105,168 | | | | | | |
| Investment Earnings | | 269,332 | 30,000 | 30,000 | 30,000 | | | | | | |
| Misc. Revenues | | - | - | - | - | | | | | | |
| CRA Revenues | | 8,443,369 | 8,694,479 | 9,041,058 | 9,221,280 | | | | | | |
| Fund Balance | | 264,425 | - | - | - | | | | | | |
| **Total Revenues** | | 8,443,369 | 8,694,479 | 9,041,058 | 9,221,280 | | | | | | |
| **ESTIMATED EXPENDITURES** | | | | | | | | | | | |
| Personnel & Indirect Costs | | 660,177 | 696,156 | 725,333 | 751,712 | | | | | | |
| General Operating | | 523,833 | 543,429 | 561,217 | 576,998 | | | | | | |
| Community Initiatives | | 932,500 | 938,100 | 943,196 | 947,717 | | | | | | |
| Capital Maintenance | | 130,000 | 135,200 | 139,932 | 144,130 | | | | | | |
| Misc. Capital Enhancements | | 140,000 | 140,000 | 140,000 | 140,000 | | | | | | |
| Debt Service & Transfers | | 1,071,284 | 1,066,442 | 710,568 | - | | | | | | |
| **Total Expenditures** | | 3,457,794 | 3,519,327 | 3,220,246 | 2,560,556 | | | | | | |
| **Annual Surplus/Deficit** (Funding Available for Additional Projects and Programs) | | 4,985,575 | 5,175,152 | 5,820,812 | 6,660,723 | | | | | | |
| **Proposed Project Addl. Funding** | **Est. Totals** | **FY 2024** | **FY 2025** | **FY 2026** | **FY 2027** | **FY 2028** | **FY 2029** | **FY 2030** | **FY 2031** | **FY 2032** | **FY 2033** |
| 17/92 Streetscape | 5,185,228 | 1,000,000 | 2,000,000 | 2,185,228 | - | | | | | | |
| Regional Stormwater | 5,000,000 | 1,500,000 | 1,500,000 | 2,000,000 | | | | | | | |
| MLK Park Improvements | 2,000,000 | 2,000,000 | - | - | - | | | | | | |
| Post Office Purchase | 2,075,000 | - | 1,500,000 | 575,000 | - | | | | | | |
| Parking Improvements | 7,000,000 | - | - | - | 7,000,000 | | | | | | |
| Central Park Stage Area Improvements | 750,000 | 750,000 | - | - | - | | | | | | |
| **Proposed CRA Project Funding Total** | 22,010,228 | 5,250,000 | 5,000,000 | 4,760,228 | 7,000,000 | | | | | | |
| **Fund Surplus/Deficit** | | (264,425) | 175,152 | 1,060,584 | (339,277) | | | | | | |
| **Cumulative Fund Balance (Reserves)** | 279,970 | 15,545 | 190,697 | 1,251,282 | 912,005 | | | | | | |

Community Redevelopment Advisory Board

# agenda item

| | |
|---|---|
| item type Non-Action Items | meeting date September 28, 2023 |
| prepared by Kyle Dudgeon | approved by |
| board approval | |
| strategic objective | |

**subject**
CRA extension update

**motion / recommendation**
N/A

**background**
Staff to provide an update on the latest regarding its CRA extension work.

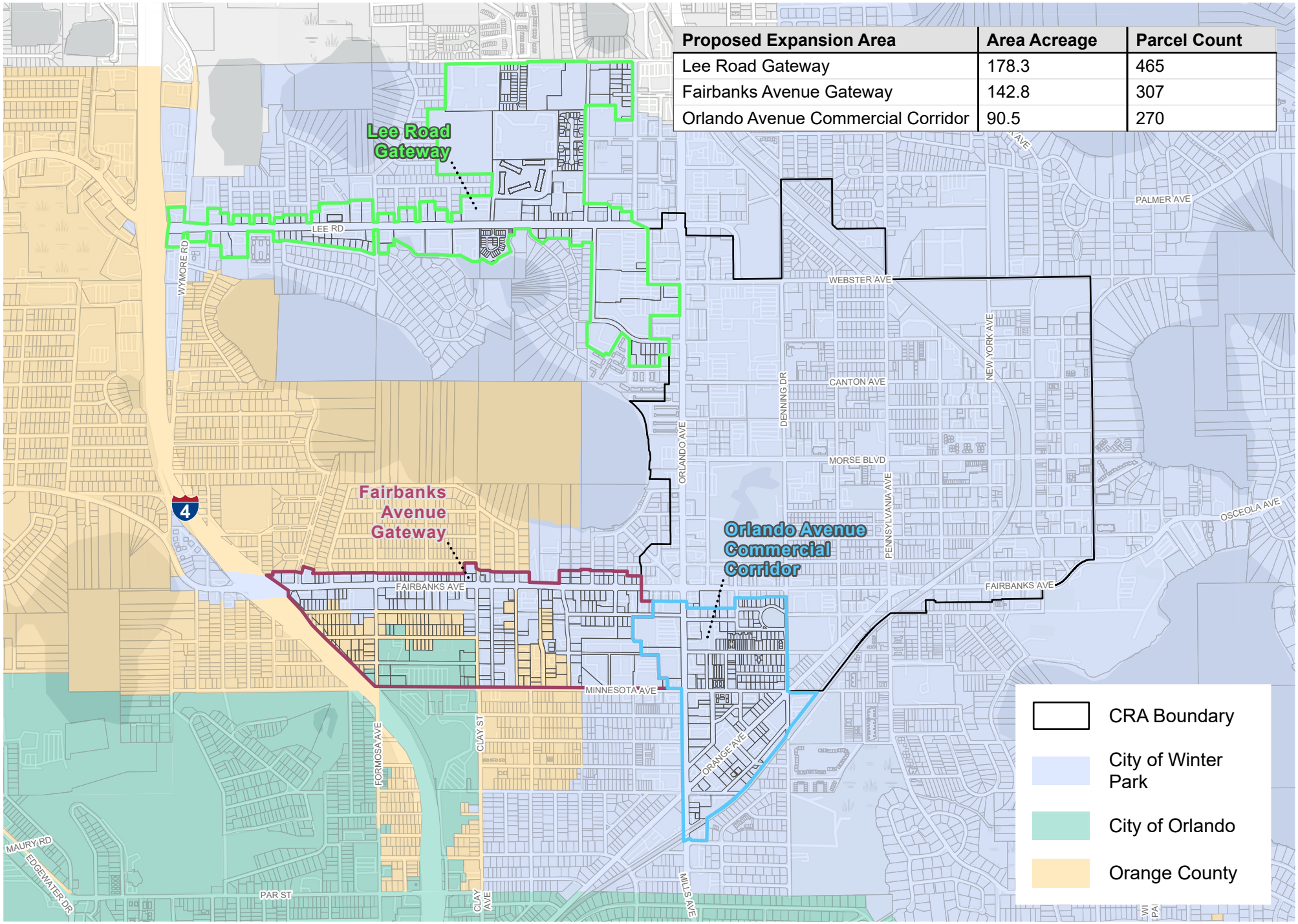
Plan update information can be found at www.cityofwinterpark.org/cra

**alternatives / other considerations**

**fiscal impact**

ATTACHMENTS:
A_Expansion Area_revised3.pdf

ATTACHMENTS:
20230908 Low-Moderate Income Data for CDBG Area-Benefit Activities (2015 ACS-Based).pdf




| Proposed Expansion Area | Area Acreage | Parcel Count |
|---|---|---|
| Lee Road Gateway | 178.3 | 465 |
| Fairbanks Avenue Gateway | 142.8 | 307 |
| Orlando Avenue Commercial Corridor | 90.5 | 270 |

gai consultants

COMMUNITY SOLUTIONS GROUP

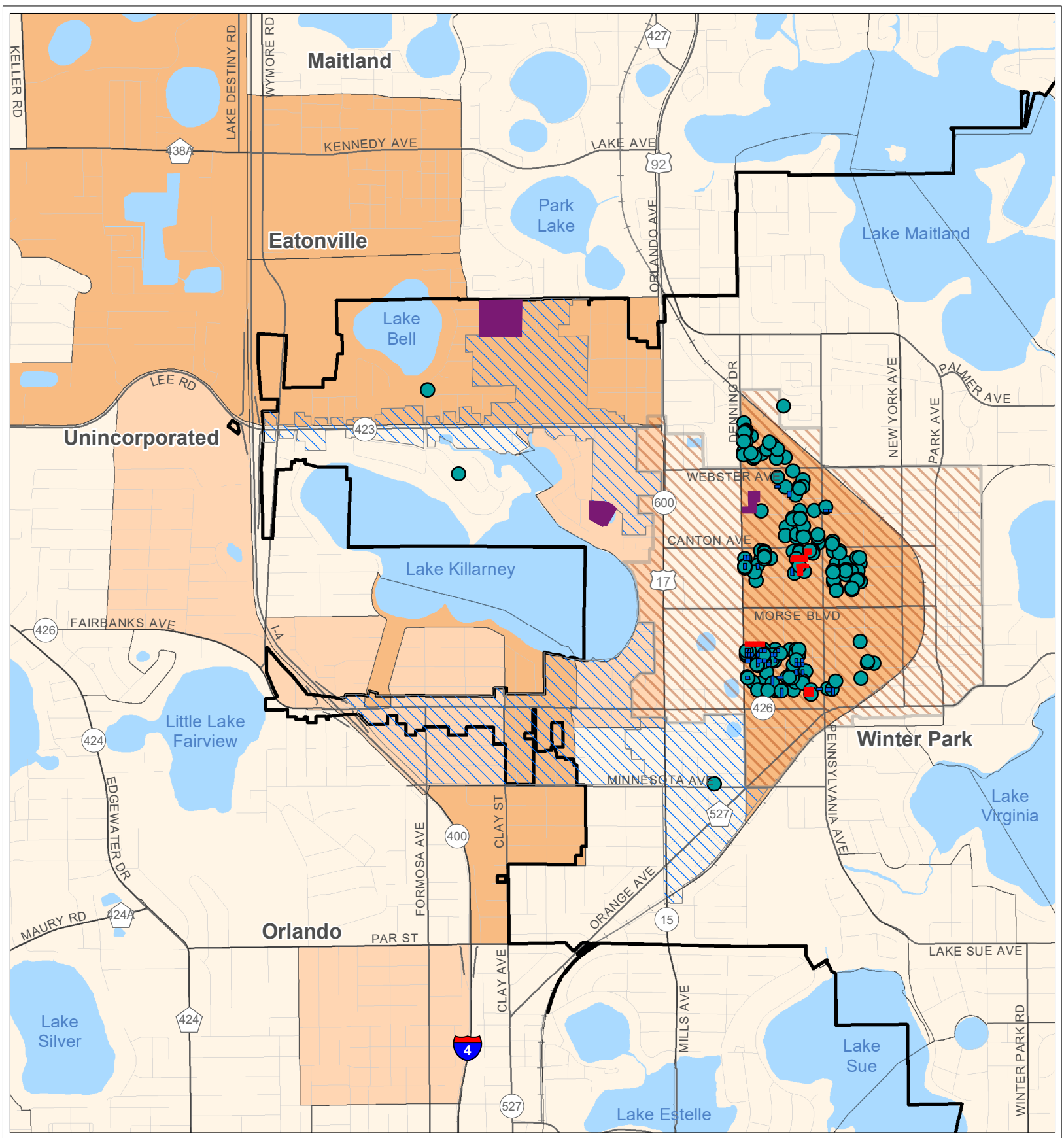
## Proposed CRA Expansion Areas

Winter Park CRA, Finding of Necessity

N

0 800 1,600 ft

Date: 05.16.2023




Habitat for Humanity (47)

HSCLT (20)

WP Housing Authority (367 units)

CRA Housing Rehab (123)

Proposed CRA Expansion Areas

Winter Park CRA

Percent LMI

40% - 50%

<= 40%

> 50%

# LOW-MODERATE INCOME (LMI) DATA W/ HOUSING ORGS & CRA INVESTMENT

City of Winter Park, Florida

0 0.25 0.5 Miles



Source: US Census Bureau ACS 2015

Community Redevelopment Advisory Board

# agenda item

| | |
|---|---|
| item type Non-Action Items | meeting date September 28, 2023 |
| prepared by Kyle Dudgeon | approved by |
| board approval | |
| strategic objective | |

**subject**
Knowles Paving

**motion / recommendation**
N/A

**background**
Staff is coordinating with Public Works on a repaving of Knowles Avenue. The project still requires layers of design review including stormwater improvements, but is being presented to the board for input as final considerations are being drawn.

**alternatives / other considerations**

**fiscal impact**
Final cost are being determined

ATTACHMENTS:
60%_Knowles Parking_Draft Set_09-11-23.pdf

# Knowles Avenue Paving and Parking Improvements

City Of Winter Park

IFB-#

PHIL ANDERSON
MAYOR

MARTY SULLIVAN
COMMISSIONER

SHEILA DECICCIO
COMMISSIONER

KRIS CRUZADA
COMMISSIONER

TODD WEAVER
COMMISSIONER

RANDY KNIGHT
CITY MANAGER

Charles Ramdatt, P.E.
DIRECTOR of PUBLIC WORKS

DONALD J. MARCOTTE, P.E.
CITY ENGINEER, ASSISTANT PW DIRECTOR

HONGMYUNG LIM
PROJECT MANAGER

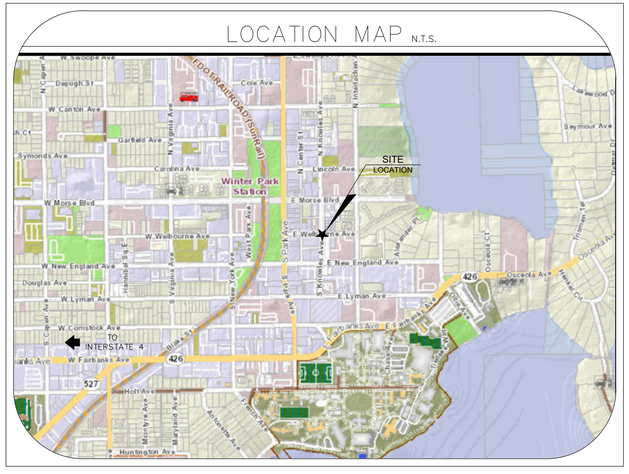
**DRAFT**

## UTILITIES ENCOUNTERED

CALL SUNSHINE 48 HOURS BEFORE YOU DIG 1-800-432-4770

CITY OF WINTER PARK WASTEWATER 407-599-3458
OUC WATER 407-434-2568
BRIGHTHOUSE NETWORKS 407-532-8520
CITY OF WINTER PARK STREETS AND DRAINAGE 407-599-3233
CENTURY LINK (TELEPHONE) 407-830-3650
OUC (ELECTRIC) 407-236=9651

## LOCATION MAP N.T.S.




WINTER PARK
LOCATION MAP
N.T.S.

## INDEX OF SHEETS

| SHEET | DESCRIPTION |
|---|---|
| 1 | COVER SHEET |
| 2 | GENERAL NOTES |
| 3 | EXISTING CONDITIONS |
| 4 | SITE DEMOLITION PLAN |
| 5 | SITE CONSTRUCTION PLAN |
| 6 | LANDSCAPE PLAN |
| 7 | TEMPORARY TRAFFIC CONTROL PLAN |
| | |
| | |
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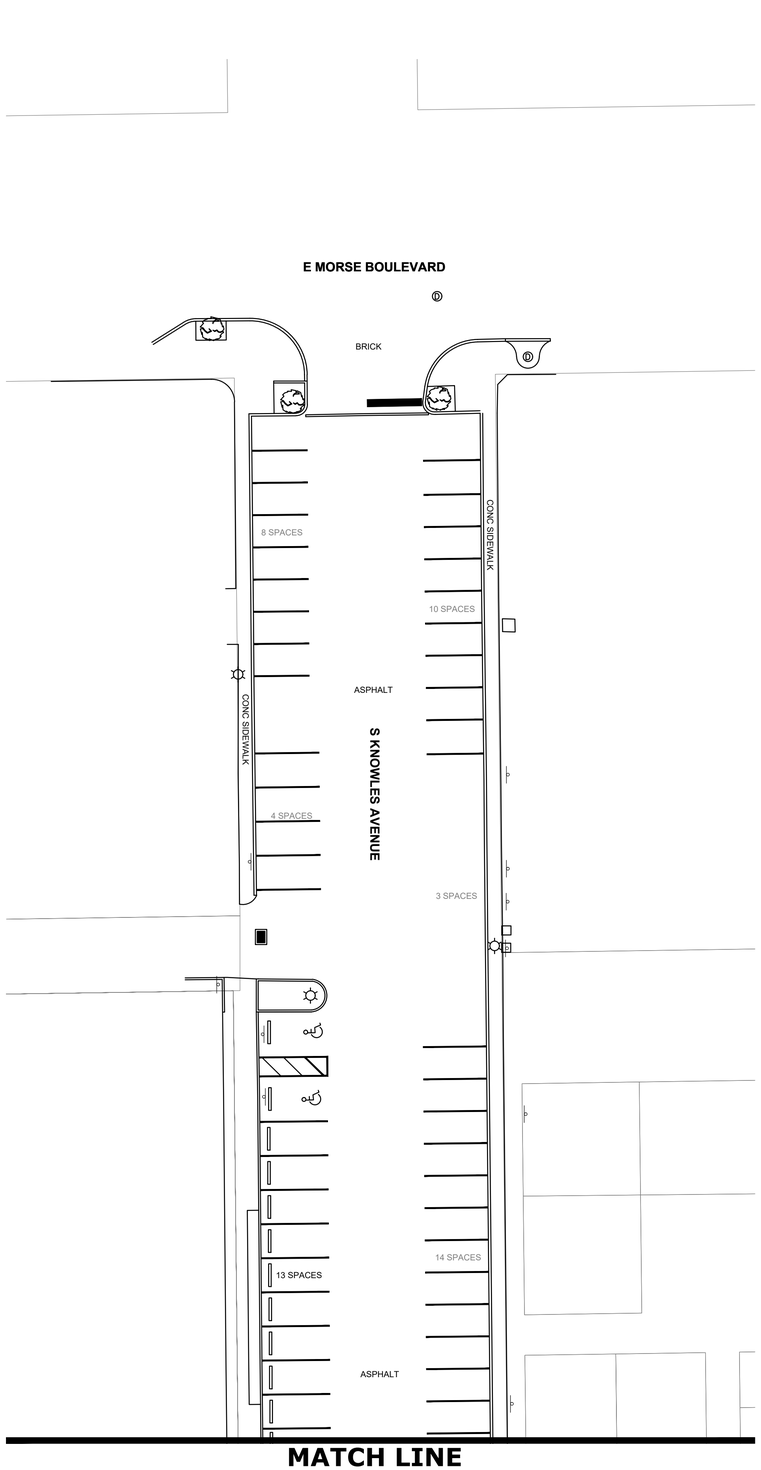
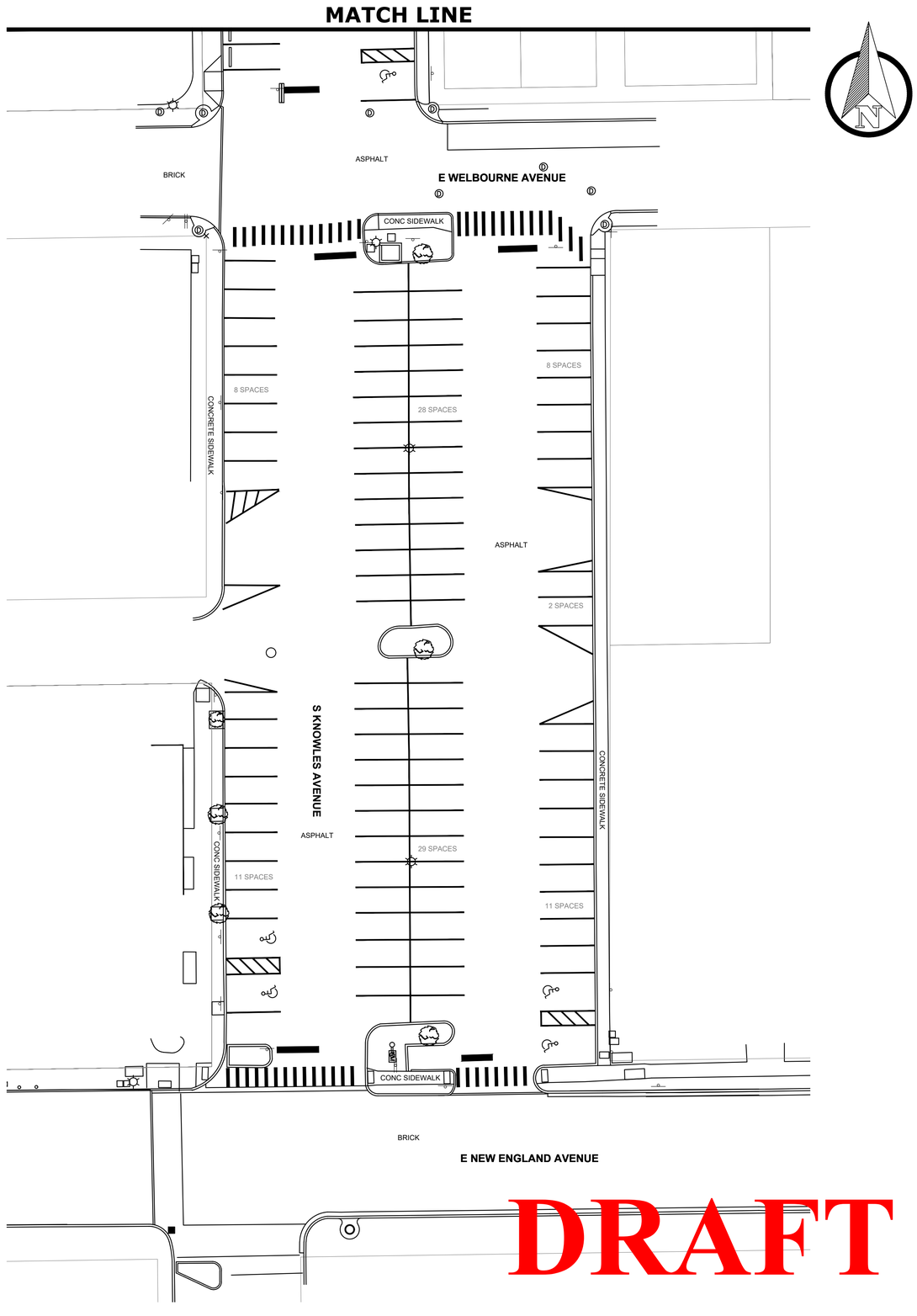
| | |
| | |




DRAFT

EXISTING CONDITIONS
S KNOWLES AVE. BETWEEN MORSE BLVD. AND NEW ENGLAND AVE.
Winter Park, Florida

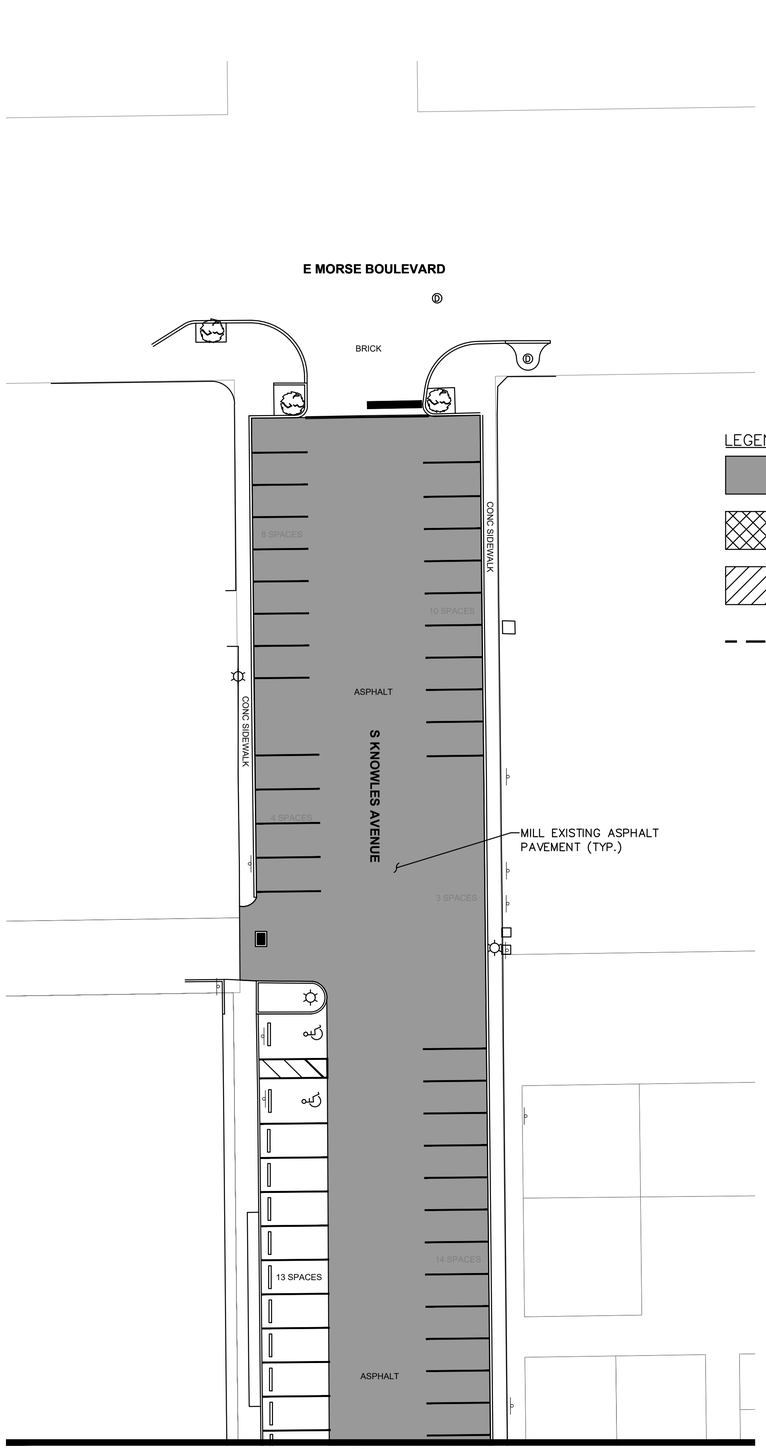
PROJECT NUMBER 00-00-00
DATE 03-14-23
SCALE 1 INCH = 20 FEET
SHEET NO. 1 of 1

City Of Winter Park
401 Park Avenue South
Winter Park, Florida 32789
Telephone (407) 599-3399

DESIGNED BY: BLP
DRAWN BY: BLP
CHECKED BY: HL
APPROVED BY: DM

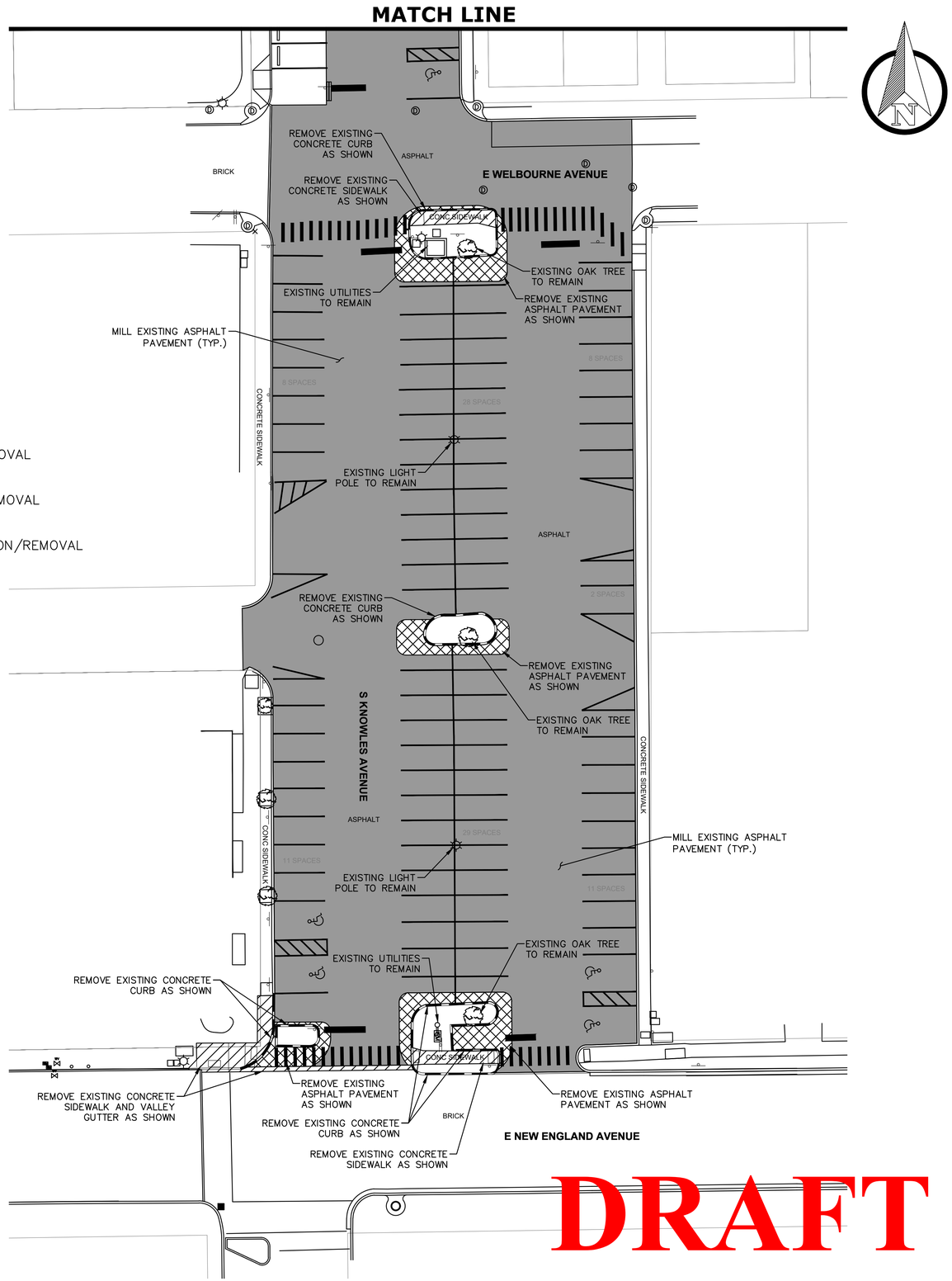
| DATE | REVISIONS | REVISED BY | CHKD. BY |
|---|---|---|---|

FILE NAME
PLOT CODE CAD Plot.CTB




LEGEND:

- ASPHALT MILLING
- ASPHALT DEMOLITION/REMOVAL
- CONCRETE DEMOLITION/REMOVAL
- CONCRETE CURB DEMOLITION/REMOVAL




DRAFT

| | |
|---|---|
| PROJECT NUMBER | 00-00-00 |
| DATE | 03-14-23 |
| SCALE | 1 INCH = 20 FEET |
| SHEET NO. | 1 of 1 |

SITE DEMOLITION PLAN

S KNOWLES AVE. BETWEEN MORSE BLVD. AND NEW ENGLAND AVE.

Winter Park, Florida

City Of Winter Park

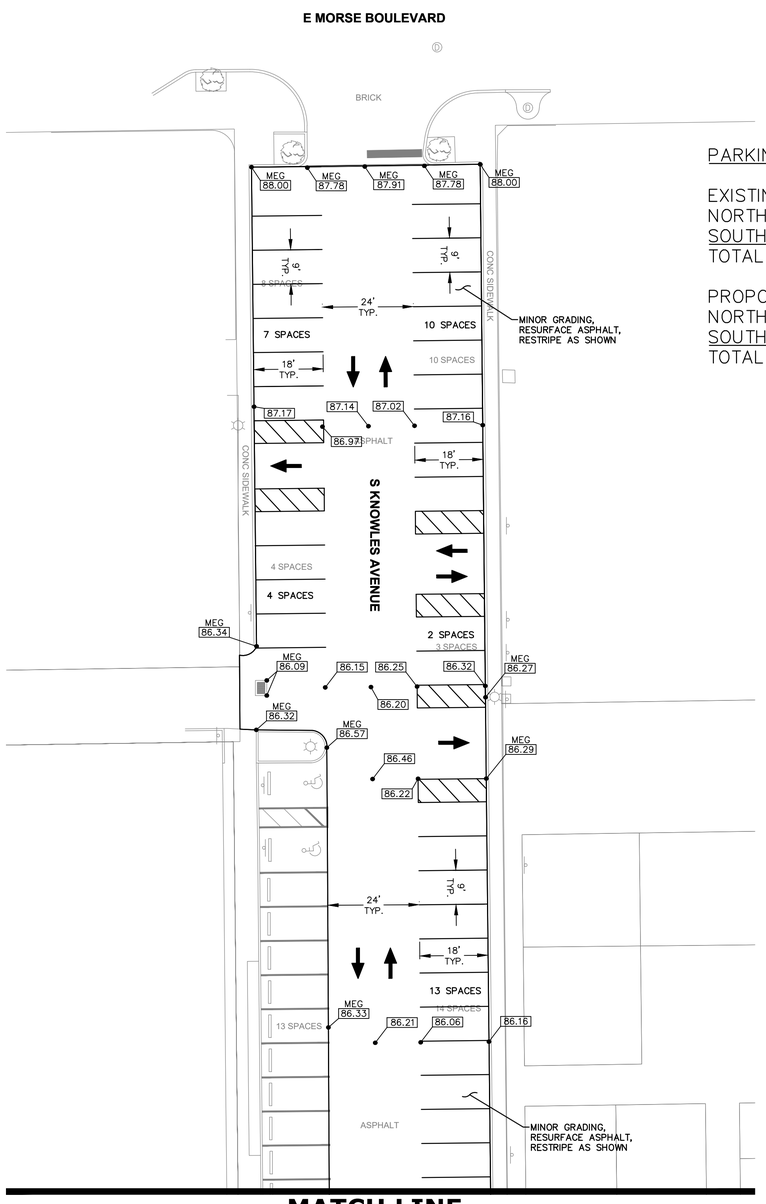
401 Park Avenue South
Winter Park, Florida 32789
Telephone (407) 599-3399

| DESIGNED BY: | DRAWN BY: | CHECKED BY: | APPROVED BY: |
|---|---|---|---|
| BLP | BLP | HL | DM |

| DATE | REVISIONS | REVISED BY | CHKD. BY |
|---|---|---|---|

FILE NAME

PLOT CODE
CAD Plot.CTB



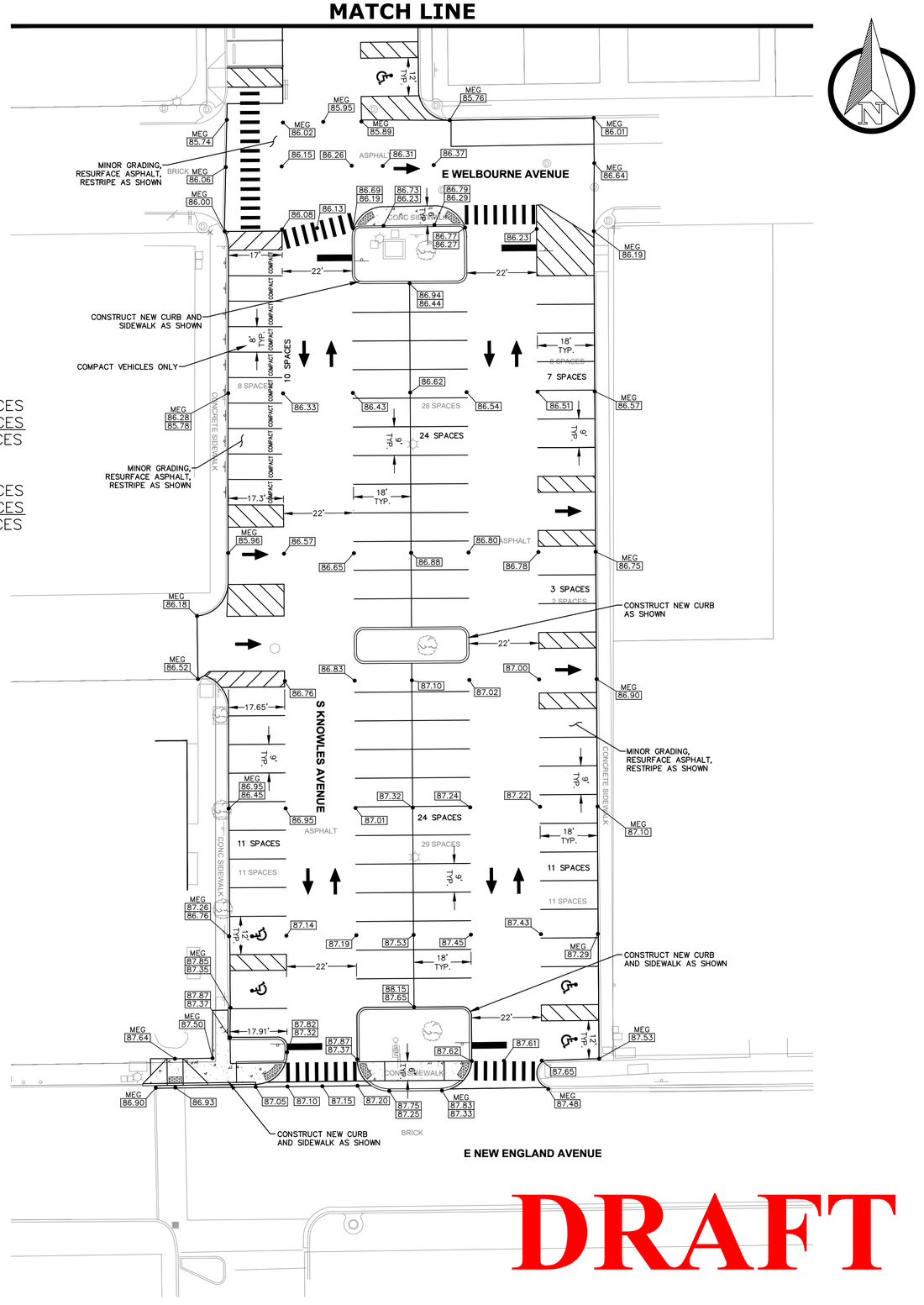

## PARKING SUMMARY

EXISTING CONDITION:

| | | |
|---|---|---|
| NORTH OF WELBOURNE AVE. | = | 52 SPACES |
| SOUTH OF WELBOURNE AVE. | = | 97 SPACES |
| TOTAL PARKING | = | 149 SPACES |

PROPOSED CONDITION:

| | | |
|---|---|---|
| NORTH OF WELBOURNE AVE. | = | 49 SPACES |
| SOUTH OF WELBOURNE AVE. | = | 90 SPACES |
| TOTAL PARKING | = | 139 SPACES |




DRAFT

| | |
|---|---|
| PROJECT NUMBER | 00-00-00 |
| DATE | 03-14-23 |
| SCALE | 1 INCH = 20 FEET |
| SHEET NO. | 1 of 1 |

SITE CONSTRUCTION PLAN
S KNOWLES AVE. BETWEEN MORSE BLVD. AND NEW ENGLAND AVE.
Winter Park, Florida

City Of Winter Park
401 Park Avenue South
Winter Park, Florida 32789
Telephone (407) 599-3399

| | |
|---|---|
| DESIGNED BY: | BLP |
| DRAWN BY: | BLP |
| CHECKED BY: | HL |
| APPROVED BY: | DM |

| REVISIONS | REVISED BY | CHKD. BY |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| DATE | | |

FILE NAME
PLOT CODE
CAD Plot.CTB

Community Redevelopment Advisory Board

# agenda item

| | |
|---|---|
| item type Staff Updates | meeting date September 28, 2023 |
| prepared by Kyle Dudgeon | approved by |
| board approval | |
| strategic objective | |

**subject**
Staff Updates

**motion / recommendation**
N/A

**background**
Staff is providing an update relative to the following topics. In general, these do not necessitate action by the board, but are included to provide the public the most up to date information regarding the status of various issues. The board may use this time to address discussion or viewpoints on these items.
**New York Avenue Streetscape** - Phase II intersection of New York at Comstock is complete. Morse is at 50%. Remaining intersections at Welbourne and New England.
**Denning/Webster North Enhancements** - Extension of mixed use path north of Webster approved by CRA Agency on August 24 with a value of 500k. Design concept at 100% construction documents. Staff has reached out to OCPS as a courtesy. Work to begin after the new year.
**Denning/Fairbanks Improvements** - FDOT permit acquired and solicitation complete with vendor contracted. Awaiting material delivery to begin work.
**Shady Park Enhancements** - Staff has met with the artist and stakeholders regarding concept designs for the art piece. Next includes the artist procuring materials and expertise to begin the next phase of detailed work. This phase and construction is estimated at 7 months. Additional improvements to Shady Park (fixture, hardscape, landscape) will be coordinated within this timeline in accordance with the attached images.
**MLK Park & Memorial Corner** - Artist selection for the memorial corner is completed and approved by Commission. Artist currently coordinating with staff on development. Community Playground concept was approved by Agency in August. Copies of the latest information on MLK Park can be found at:
https://cityofwinterpark.org/government/projects/mlk-jrpark-renovations-project/

## alternatives / other considerations

## fiscal impact

ATTACHMENTS:
Engineer Drawing I.pdf

ATTACHMENTS:
Engineer Drawing II.pdf

ATTACHMENTS:
Shady.MLK design concepts.pdf

CONCRETE:

CONCRETE TO REACH DESIRED STRENGTH, AS NOTED ON PLANS AND SCHEDULES IN 7 DAYS (MINIMUM CONCRETE STRENGTH SHALL BE f'c = 3000 psi IN 7 DAYS. UNLESS NOTED OTHERWISE.) ALL CONCRETE SHALL BE "READY MIXED" AND IN ACCORDANCE WITH ASTM SPECIFICATIONS C94 CERTIFICATE OF MANUFACTURERS MIX AND STRENGTH IS TO BE PROVIDED. NO WATER TO BE ADDED AFTER TRUCK LEAVES PLANT WITHOUT APPROVAL OF ENGINEER OR PLANT ENGINEER. PLANT CONTROL IS REQUIRED. MAXIMUM MIX TIME AT POINT OF DEPOSIT IS 90 MINUTES.

REINFORCING:

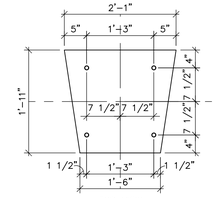
REINFORCING STEEL SHALL BE DEFORMED, NEW BILLET STEEL ASTM A-615 GRADE 60. SPLICES TO BE IN ACCORDANCE WITH ACI 318-LATEST EDITION FOR "STRENGTH DESIGN". FABRICATION AND PLACING OF STEEL SHALL BE IN ACCORDANCE WITH LATEST ESDITION ACI CODE STANDARDS AND PRACTICE PROCEDURES.

FOOTING DESIGN:

1. AN ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF WAS USED FOR DESIGN OF FOOTINGS.
2. SOIL TESTING IS REQUIRED.
3. SET TOP OF ALL FOOTINGS AT GRADE LEVEL.
4. FOOTING SHALL BE EXCAVATED TO CLEAN SOIL, FREE OF VEGETATION AND DELETERIOUS MATTER, AND CONCRETE SHALL BE PLACED ON AN UNDISTURBED BASE.

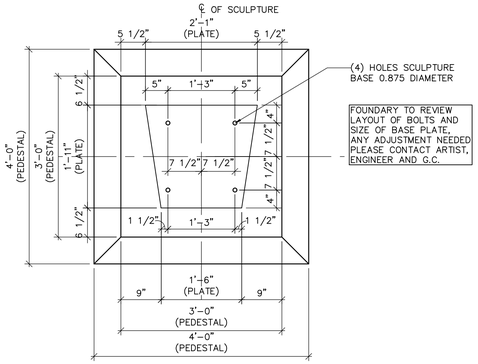
PER F.B.C. 2020.

ASCE 7-16
V=170 MPH (ULTIMATE)
V NOMINAL DESIGN=132.6 MPH
Kz =0.85
Kd =0.85
CF=1.4




TOP VIEW

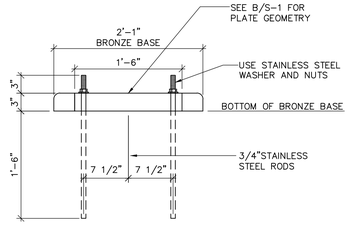
DETAIL B / S-1
SCALE: 1"=1'-0"
(STATUE BASE ANCHORS)



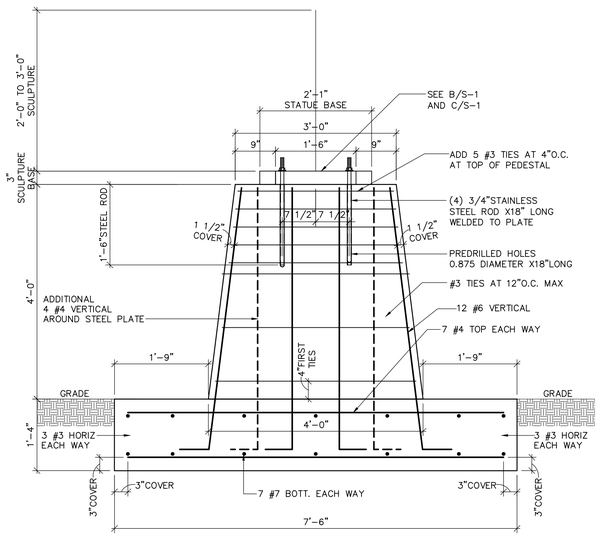

CONCRETE PEDESTAL BASE

TOP VIEW C / S-1
SCALE: 3/4" = 1'-0"

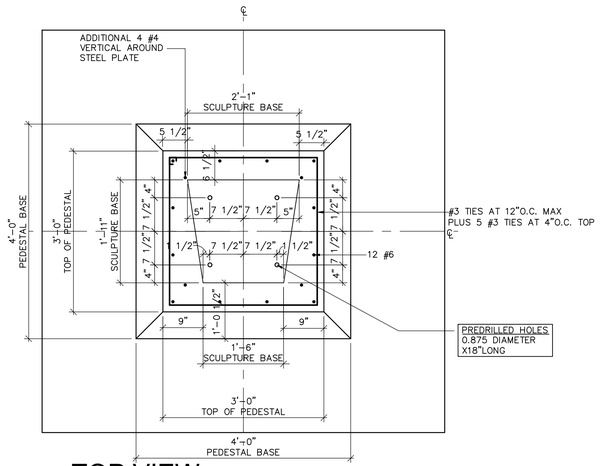
- BASE PLATE AND PEDESTAL
- ADDITIONAL ARTISTIC LEAVES TO BE SHOP WELDED AT FOUNDARY



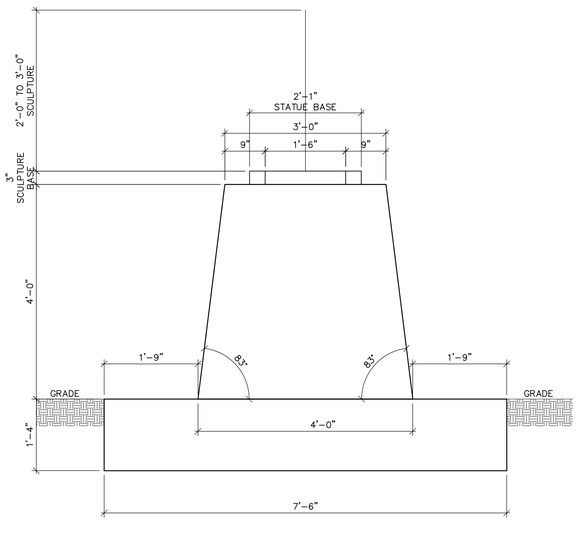

DETAIL A / S-1
SCALE: 1"=1'-0"
(STATUE BASE ANCHORS)




ELEVATION
SCALE: 3/4" = 1'-0"




TOP VIEW
SCALE: 3/4" = 1'-0"




ELEVATION
SCALE: 3/4" = 1'-0"


SAAD ELIA EL-HAGE
CONSULTING ENGINEERS, INC.
5601 NW 9th AVE.
(POWERLINE ROAD)
SUITE 206
FORT LAUDERDALE, FL. 33309
OFFICE: (954) 771-8169
EMAIL: SEHENGRS@GMAIL.COM



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SAAD EL-HAGE, P.E.
LICENSE NO. #42550
SEAL

CERTIFICATE OF AUTHORIZATION
#00008801


# SHADY PARK (BUSTS)

421 NEW ENGLAND
WINTER PARK, FL

CLIENT:

REVISION

| No. | DATE | DESCRIPTION |
|---|---|---|
| | | |

DATE: 08/31/2023
SCALE: AS SHOWN
DRAWN BY: CAP
CHECKED BY: SEH
PROJECT NUMBER: S23-046

SHEET TITLE:

PLAN

SHEET NUMBER:

S-1

CONCRETE:

CONCRETE TO REACH DESIRED STRENGTH, AS NOTED ON PLANS AND SCHEDULES IN 7 DAYS (MINIMUM CONCRETE STRENGTH SHALL BE f'c = 3000 psi IN 7 DAYS. UNLESS NOTED OTHERWISE.) ALL CONCRETE SHALL BE "READY MIXED" AND IN ACCORDANCE WITH ASTM SPECIFICATIONS C94 CERTIFICATE OF MANUFACTURERS MIX AND STRENGTH IS TO BE PROVIDED. NO WATER TO BE ADDED AFTER TRUCK LEAVES PLANT WITHOUT APPROVAL OF ENGINEER OR PLANT ENGINEER. PLANT CONTROL IS REQUIRED. MAXIMUM MIX TIME AT POINT OF DEPOSIT IS 90 MINUTES.

REINFORCING:

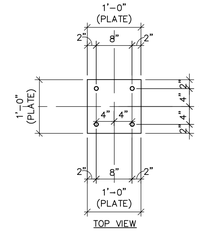
REINFORCING STEEL SHALL BE DEFORMED, NEW BILLET STEEL ASTM A-615 GRADE 60. SPLICES TO BE IN ACCORDANCE WITH ACI 318-LATEST EDITION FOR "STRENGTH DESIGN". FABRICATION AND PLACING OF STEEL SHALL BE IN ACCORDANCE WITH LATEST ESDITION ACI CODE STANDARDS AND PRACTICE PROCEDURES.

FOOTING DESIGN:

1. AN ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF WAS USED FOR DESIGN OF FOOTINGS.
2. SOIL TESTING IS REQUIRED.
3. SET TOP OF ALL FOOTINGS AT GRADE LEVEL.
4. FOOTING SHALL BE EXCAVATED TO CLEAN SOIL, FREE OF VEGETATION AND DELETERIOUS MATTER, AND CONCRETE SHALL BE PLACED ON AN UNDISTURBED BASE.

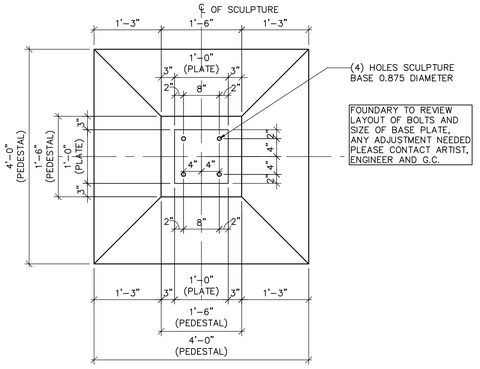
PER F.B.C. 2020.

ASCE 7-16
V=170 MPH (ULTIMATE)
V NOMINAL DESIGN=132.6 MPH
Kz =0.85
Kd =0.85
CF=1.4




TOP VIEW

DETAIL B / S-1
SCALE:1"=1'-0"
(STATUE BASE ANCHORS)

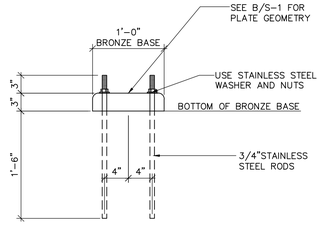



CONCRETE PEDESTAL BASE

TOP VIEW C / S-1

SCALE: 3/4" = 1'-0"

- BASE PLATE AND PEDESTAL
- ADDITIONAL ARTISTIC LEAVES TO BE SHOP WELDED AT FOUNDARY




DETAIL A / S-1
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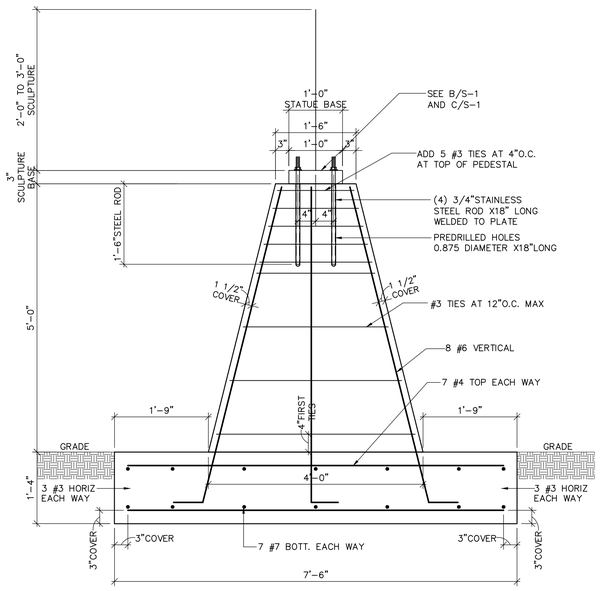
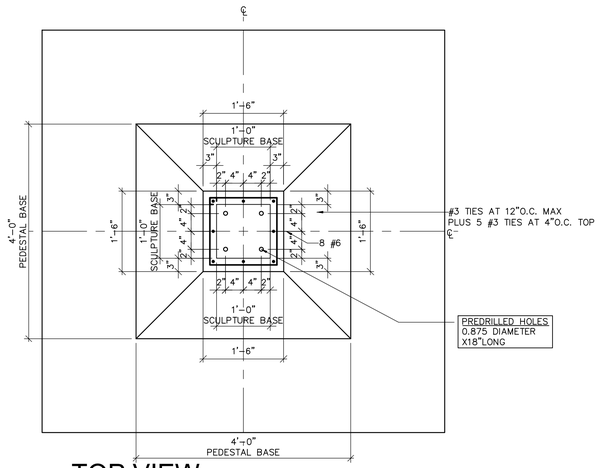
(STATUE BASE ANCHORS)



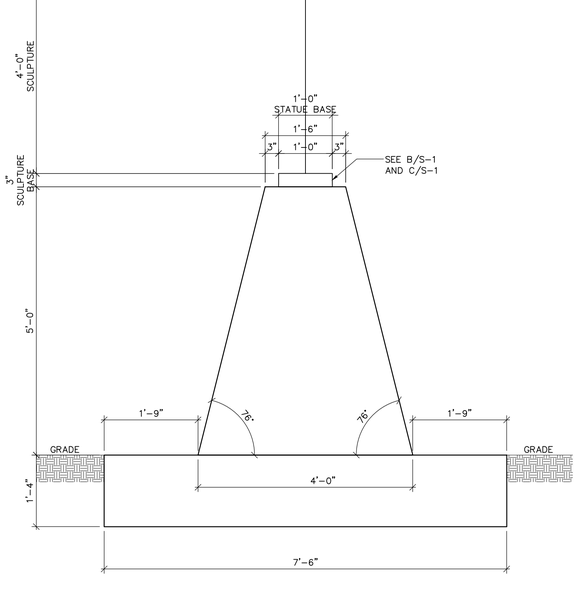

ELEVATION

SCALE: 3/4" = 1'-0"




TOP VIEW

SCALE: 3/4" = 1'-0"




ELEVATION

SCALE: 3/4" = 1'-0"


SAAD ELIA EL-HAGE
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SAAD EL-HAGE, P.E.
LICENSE NO. #42550
SEAL

CERTIFICATE OF AUTHORIZATION
#00008801

# SHADY PARK (TWO TUSKS)

421 NEW ENGLAND
WINTER PARK, FL

CLIENT:

REVISION

| No. | DATE | DESCRIPTION |
|---|---|---|
| | | |

DATE: 08/31/2023
SCALE: AS SHOWN
DRAWN BY: CAP
CHECKED BY: SEH
PROJECT NUMBER: S23-047

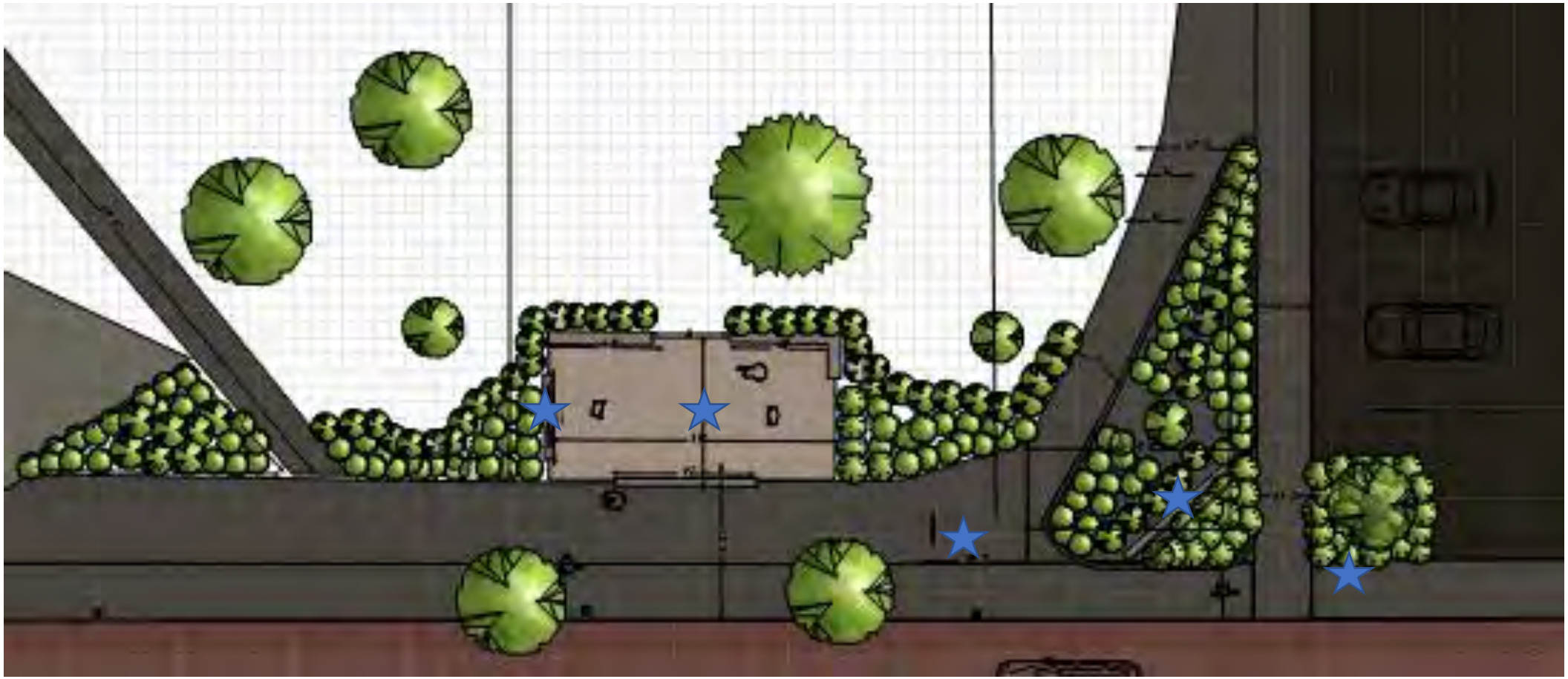
SHEET TITLE:

PLAN

SHEET NUMBER:

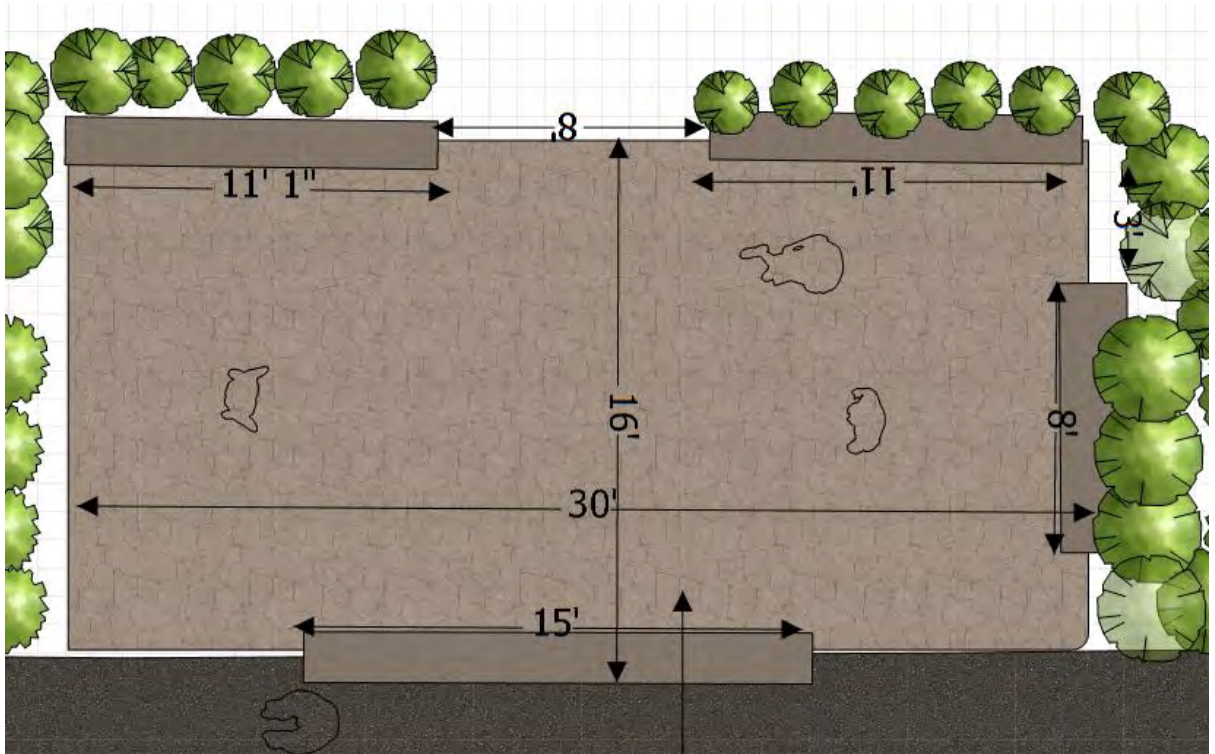
S-1

# Site Overview

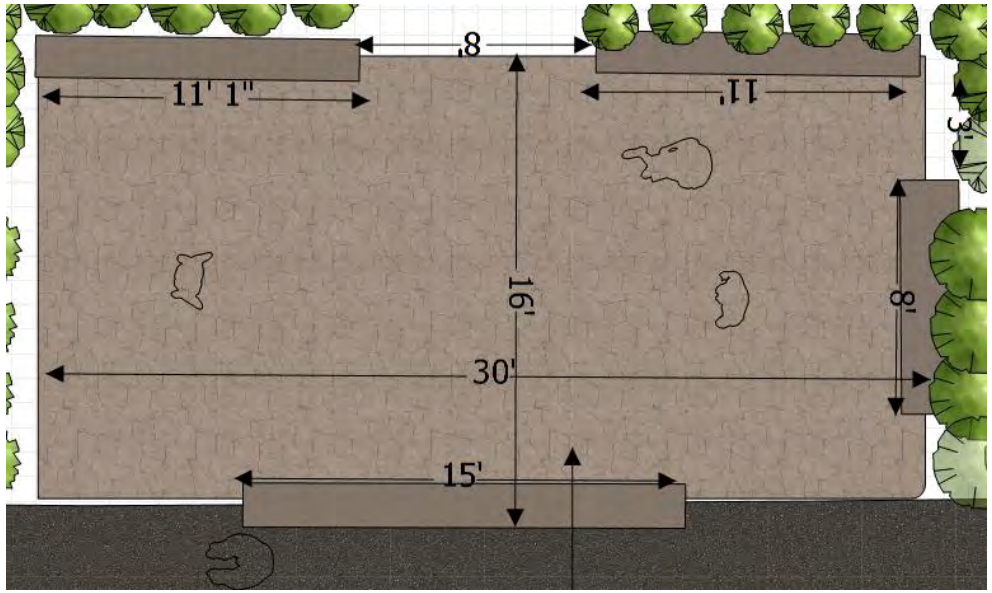


Plaza Dimensions: 30’ x 16’
Front Street Facing Set wall: 15’ L x 16” W (20” cap) x 20-22” H (w/cap)
Left Wall: 8’ L x 20-24” W x 4’ H (Sail/Shield Piece set on top)
Back Right Wall: 11’ L x 20-24” W (w cap) x 20-24” H (w cap)
Back Left Wall: 11’ L x 20-24” W (w cap) x 20-24” H (w cap)
Arrival Signage (Hannibal): 16’ L x 20-24” W x 2’ H (w cap + 2’ letters)

*Wall dimension above in yellow are accurate; Task Force would like left wall be moved to the right side. Back left wall will be mirror image of right with no right angle. Design schematic will be adjusted to reflect changes prior to next meeting.*



# Current Look of Streetscape and Proposed



Current Pennsylvania Streetscape

# Seat Walls, Shield Wall, and Hannibal Arrival Sign Wall

**Wall Construction**

Block – Gray or Tan

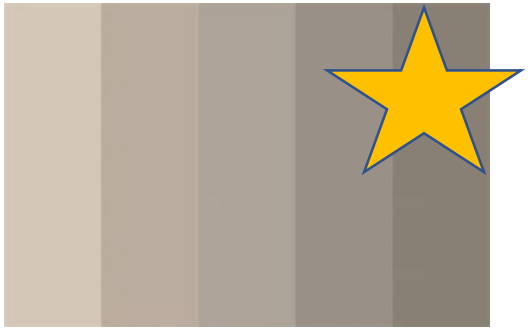
Traditional Brick

**Wall Cap**

Contemporary Concrete Granite Cap Stone – Brick Red, Gray, Tan

Finished Look

**Cap and Wall color palette**



**'Shady Park' Lettering for Pennsylvania Facing seat wall**

Traditional Brick

# Concrete Options for Plaza

Trowel finished granite concrete

Broom granite concrete w scores

4” brush granite concrete

***Proposed MLK selection***

***Task force suggested a similar but slightly different score pattern to differentiate space from rest of Shady Park..***

# Proposed Landscape Materials

Boxwood

Dwarf Knockout Roses

Mondo Grass

*Task force was fine with direction of landscape palette with main direction being that it doesn't 'overwhelm' or take away from bust/sculptures.*

Dwarf Podocarpus

Loropetulm

Dwarf Knockout Roses

Mondo Grass

# STRUCTURAL NOTES

**GENERAL NOTES**

1. The governing Code for this Project is the 2020 Florida Building Code, 7th Edition. This Code prescribes which edition of each referenced standard applies to this Project.
2. To the best of our knowledge, the Structural Drawings and these Specification Notes comply with the applicable requirements of the governing Building Code.
3. Construction is to comply with the requirements of the governing Building Code and all other applicable Federal, State, and Local Codes, Standards, Regulations and Laws.
4. The Structural Documents are to be used in conjunction with the Architectural Documents. If a conflict exists, the more stringent governs.
5. Details labeled "TYP" apply to all situations that are the same or similar to those specifically referenced, whether or not they are keyed in at each location. Questions regarding the applicability of typical details shall be resolved by the Architect.
6. Openings shown on Structural Drawings are only pictorial. See the Architectural and M.E.P. drawings for the size and location of openings in the structure.
7. Contractors who discover discrepancies, omissions or variations in the Contract Documents during bidding shall immediately notify the Architect. The Architect will resolve the condition and issue a written clarification.
8. The Contractor shall coordinate all Contract Documents with field conditions and dimensions and Project Shop Drawings prior to construction. Do not scale drawings; use only printed dimensions. Report any discrepancies in writing to the Architect prior to proceeding with work. Do not change size or location of structural members without written instructions from the Structural Engineer of Record.
9. The Contractor shall protect adjacent property, his own work and the public from harm. The Contractor is solely responsible for construction means and methods, and jobsite safety including all OSHA requirements.
10. The Structure is designed to be structurally sound when completed. Prior to completion, the Contractor is responsible for stability and temporary bracing, including, but not limited to, masonry walls. Wherever the Contractor is unsure of these requirements, the Contractor shall retain a **Florida** Licensed Engineer to design and inspect the temporary bracing and stability of the structure.
11. Design Superimposed Loads:

| OCCUPANCY/USE | LIVE LOAD | DEAD LOAD |
|---|---|---|
| Floor | 40 psf | 20 psf |
| Roof | 20 psf | 15 psf |
| Deck | 60 psf | 10 psf |
| Attic | 10 psf | 5 psf |

12. Design Wind Loads

| | |
|---|---|
| Governing Code | 2020 FBC |
| Building Risk Category | II |
| Basic Wind Speed | V = 130 mph |
| Mean Floor Height | 4'-0" |
| Directionality Factor | $K_d$ = 0.85 |
| Gust-Effect Factor | G= 0.9 |
| Exposure | C |
| Internal Pressure Coefficient | $GC_{pi}$ = ±0.18 |

**DEMOLITION NOTES**

1. At all locations where new construction will interface with existing elements, cut through existing structure in straight and true lines to insure a neat interface.
2. At all locations where the demolition of a concrete member leaves the ends of reinforcing steel exposed, provide the following:
   a. Chip concrete from around the steel to a depth of 1".
   b. Cut off reinforcing steel not less than 3/4" below the concrete surface.
   c. Fill the cavity flush with a high modulus gel epoxy. See specifications for accepted manufacturers.
3. Before demolishing any structural element, install all required temporary and/or permanent bracing and supports.
4. Provide temporary closure of all roof fascia, wall and other openings to protect building from exposure to undesirable elements until new construction is weatherproofed, at which time such temporary construction shall be removed. All temporary exterior walls that are subject to wind loads are to be designed by a Florida Licensed Delegated Engineer.
5. Upon completion of new construction under each phase, all demolished areas shall be restored to acceptable usage according to the contract documents as determined by the Architect or Engineer.

**SHALLOW FOUNDATIONS**

1. As per visual inspection soil conditions at this site are sand & rock with a min bearing capacity of 1500 psf should other conditions or materials be encountered, the engineer shall be notified prior to proceeding with the work the architect or engineer shall supply a letter attesting that the site has been observed and the foundation conditions are similar to those upon which the design is based on. Refer to the Geotechnical Report by others for additional details and soil specifications.
2. Center all footings under their respective columns or walls, u.o.n.

**EXCAVATION, BACKFILL AND DEWATERING**

1. The Contractor is solely responsible for all excavation procedures including lagging, shoring, and protection of adjacent property, structures, streets and utilities in accordance with the requirements of the local building department and OSHA regulations. Do not excavate within one foot of the angle of repose of any soil bearing foundation unless the foundation is properly protected against settlement.
2. Do not backfill against walls until 7 days after the walls are braced by the structure or are temporarily braced. Do not backfill cantilevered retaining walls until concrete is 28 days old. Do not backfill until after completion and inspection of any waterproofing.
3. The Contractor is responsible for the disposal of all accumulated water in a manner that does not inconvenience or damage the work.

**SLABS-ON-GRADE**

1. Above subgrade, use fill containing not more than 10% passing #200 sieve and maximum 1 inch diameter. Compact to 95% of maximum dry density as determined by modified proctor ASTM D-1557. Each layer of fill shall not exceed 6" loose thickness. Compact prior to placement of the next layer.
2. Fill placement and compaction shall be monitored and accepted by the testing agency. Take a min. of one field density test (ASTM D-1556 or D-2922) for each 2,500 square feet of each layer. The testing agency shall randomly select test locations.
3. For interior slabs place 10 mil polyethylene sheeting between soil and bottom of slab. Do not use any sheeting below exterior concrete slabs. Sheets shall be lapped 6" minimum and taped. Seal all penetrations, including pipes, with tape.
4. See the Architectural Drawings for slab-on-grade depressions and other requirements.

**REINFORCED CONCRETE**

1. Provide Structural Concrete and concreting practices complying with ACI 301 and 318.
2. Provide structural concrete proportioned in accordance with ACI 318, Ch. 5.3, with a minimum ultimate compressive design strength in 28 days as follows:

| Element | Strength |
|---|---|
| Footings | 3,000 psi |
| Slabs-on-Grade | 3,000 psi |
| Slabs | 3,000 psi |
| Columns, Beams | 3,000 psi |

   Submit statistical data, not more than one year old, for each class of concrete.
3. Use normal weight concrete for all structural members. u.o.n.
4. Aggregates are to be clean, free of chlorides, and complying with ASTM C33 gradations. Maximum coarse aggregate size 1" (C33 size 57). Minimum F.M. for fine aggregate is 2.4. Use admixtures conforming to ASTM C494. Provide type A, D, F or G admix in all structural concrete and Type D or G when ambient temperature is 85 degrees or higher. Design concrete, with strengths less than 4500 psi, with 4% +/- 1% entrained air, except for trowel finished floors. Do not use calcium chloride in any concrete.
5. Obtain composite samples of fresh concrete according to ASTM C172. Obtain at least one composite sample for each 100 cu. yd. or fraction thereof of each concrete mix placed each day. For slabs, increase frequency to each 50 cu. yd. or fraction placed each day. Take a slump test, ASTM C143, for each composite sample. Maximum permissible slump is 5 inches. Cast and laboratory cure one set of four compression test standard cylinders, per ASTM C31, for each composite sample. For pumped concrete, take sample at point of placement. Test, per ASTM C39, one cylinder at 7 days and three at 28 days. If one of the first two 28 day tests falls below the specified strength, test the remaining cylinder at 56 days. No concrete test will be accepted if concrete is tampered with in any way after sample is obtained. Repeat sampling if water is added after initial sample is obtained.
6. Provide ASTM A-615 Grade 60 reinforcing steel. Reinforcing shall be accurately placed, rigidly supported and firmly tied in place, with appropriate bar supports and spacers. Conform to ACI 301, 315, 318 and CRSI Manual of Standard Practice. Lap continuous reinforcing 48 bar dia. Lap bottom steel over supports and top steel at midspan (u.o.n.). Hook discontinuous ends of all top bars and all bars in walls, u.o.n. Provide clear cover over reinforcing as follows:

| Element | Bottom | Top | Sides |
|---|---|---|---|
| Footings | 3" | 3" | 3" |
| Slabs | 2" | 2" | 2" |
| Beams and columns | 2 1/2" | 2 1/2" | 2 1/2" |

7. Where specified, provide plain, cold-drawn electrically-welded wire reinforcement conforming to ASTM A-185. Supply in flat sheets only. Lap two mesh spacings. Use chairs to support wire fabric in the center of slab.
8. Utilities shall not penetrate beams or columns but may pass through slabs and walls individually, u.o.n. For openings 24" long or less, cut reinforcing and replace alongside opening with splice bars of equivalent area with 48 bar diameter lap.
9. Where reinforcing steel congestion permits, conduit and pipes up to 1" diameter may be embedded in concrete per ACI 318, Section 20.7. Space at 3 diameters o.c. Place between outer layers of reinforcing if conduits are significantly congested, additional reinforcing perpendicular to piping may be required. Requests to embed larger pipes should be accompanied by a detailed description and be submitted to the architect for evaluation.
10. Provide construction joints in accordance with ACI 318, Section 6.4. Provide keyways and adequate dowels. Submit drawings showing location of construction joints and direction of pour for review.
11. Provide 3/4" chamfer for all exposed corners.
12. Provide reinforcing steel placer with a set of Structural Drawings for field reference. Inspect reinforcing steel placing from structural drawings.

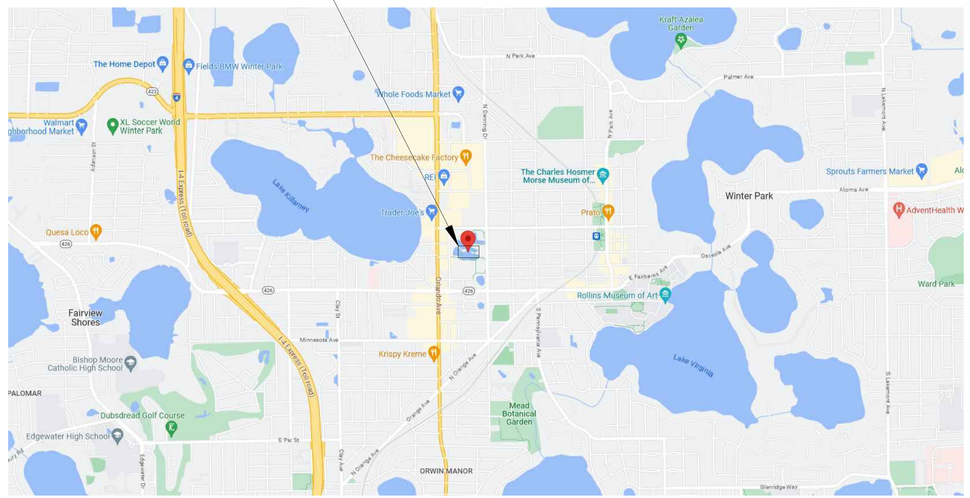
**CONCRETE MASONRY**

1. Construct masonry in accordance with ACI 530/ASCE 5, "Building Code Requirements for Concrete Masonry Structures"; and ACI 530.1/ASCE 6, "Specifications for the Design and Construction of Load-Bearing Concrete Masonry".
2. The structure is supported by bearing walls, u.o.n. Erect masonry prior to casting concrete columns within bearing walls or casting beams and slabs supported by bearing walls.
3. Use 50% solid, nominal 8x8x16, concrete masonry units conforming to ASTM C90. Block net area compressive strength shall be **2,000** psi. Determine the minimum f'm of 1,500 psi by the unit test method or prism method. Lay up units in running bond. Sawcut units which are not in multiples of 8". Units shall be at least 8" long. Bond corners by lapping ends 8" in successive vertical courses. Design of walls is based on a f'm of **2,000** psi.
4. Use Type S mortar in accordance with ASTM C270 except use Type M mortar below grade. Head and bed joints shall be 3/8" for the thickness of the face shell. Webs are to be fully mortared in all courses of piers, columns and pilasters; in the starting course; and where an adjacent cell is to be grouted. Remove mortar protrusions extending 1/2" or more into cells to be grouted.
5. Use standard (9 gauge) horizontal joint reinforcing in every other course. Joint reinforcing and anchors in exterior walls shall conform to ASTM A 153 Class B2, with a coating thickness of 1.50 oz/sf; conform to ASTM A 641 at interior walls. Overlap discontinuous ends 6". Use prefabricated corners and tees. Use ladder type in walls with vertical reinforcing. Extend joint reinforcing a minimum of 4" into tie columns.
6. Use fine grout conforming to ASTM C-476, with a minimum compressive strength of 2,500 psi in 28 days. Aggregate to conform to ASTM C404 for fine grout, with slump of 8" to 10". Grout all masonry containing reinforcing, all cells of 4 hour rated walls, and where indicated on the drawings. Allow mortar to cure 24 hours prior to grouting. Provide cleanout openings at the base of cells containing reinforcing steel to clean the cell and to tie the vertical bar to the dowel.
7. Use ASTM A-615 Grade 60 reinforcing steel. Reinforce walls where indicated on the drawings and at all intersections, each side of openings and at the ends of walls. Use bar spacers at 10'-0" O/C where grout pour height exceeds 10'-0".
8. Reinforced masonry wall construction shall be inspected by an Engineer or Architect in accordance with ACI 530.1/ASCE 6.
9. Where anchor bolts, wedge anchors or anchors set in epoxy are set in a masonry wall, fill cells with grout for bolted course, one course above and two courses below.
10. Provide lintels or headers with min. 8" bearing over all masonry openings.
11. Use pressure-treated wood for wood in contact with masonry.
12. Refusal was encountered at multiple locations (possible rock rip-rack) during Geotechnical Investigations by others. This material may be encountered during construction and it may remain in place if it does not interfere with placement of the structural elements. The contractor is responsible for the appropriate equipment to remove and replace this material as necessary during construction.
13. The preferred soil used for structural fill is fine sand free of organics and debris containing less than 12% material by weight that is finer than No. 200 sieve (conforming to SP and SP-SM by the USGS). SP and SP-SM sand is generally present in the upper 4.0 feet across the site and may be considered as a source of structural fill.
14. The Seasonal High Ground Water Table (SHGWT) is estimated to be 1.5' below existing grade in the southern portion of the proposed structure footprint. De-watering may be required during excavation of foundation. Contractor is responsible for groundwater control and excavation procedures.
15. Bottom of the foundation excavation shall be compacted to a minimum density of 95% of the modified Proctor maximum dry density for a minimum depth of 1' below the bottom of the footing depth.

**INDEX**


- **S0.0 - Structural Notes**
- **A1.0 - Hardscape Plan**
- **A2.0 - Section**
- **S1.0 - Foundation Plan**
- **S2.0 - Details**


SUBJECT PROPERTY




The City of Winter Park
401 South Park Ave, Winter Park, FL 32789

90% DRAWINGS

DRAFT - NOT FOR CONSTRUCTION


Oasis ENGINEERING
Oasis Engineering, LLC
3702 W Spruce St, #1033
Tampa, FL 33607
Florida License No. 35420
P: 813-361-3025
www.oasisengineering.net


PROJECT #: 2022-001

DRAWN BY: HL

CHECKED BY: EL

Revision Schedule

| Number | Description | Date |
|---|---|---|

SHEET NAME

GENERAL NOTE

SHEET NUMBER

S0.0

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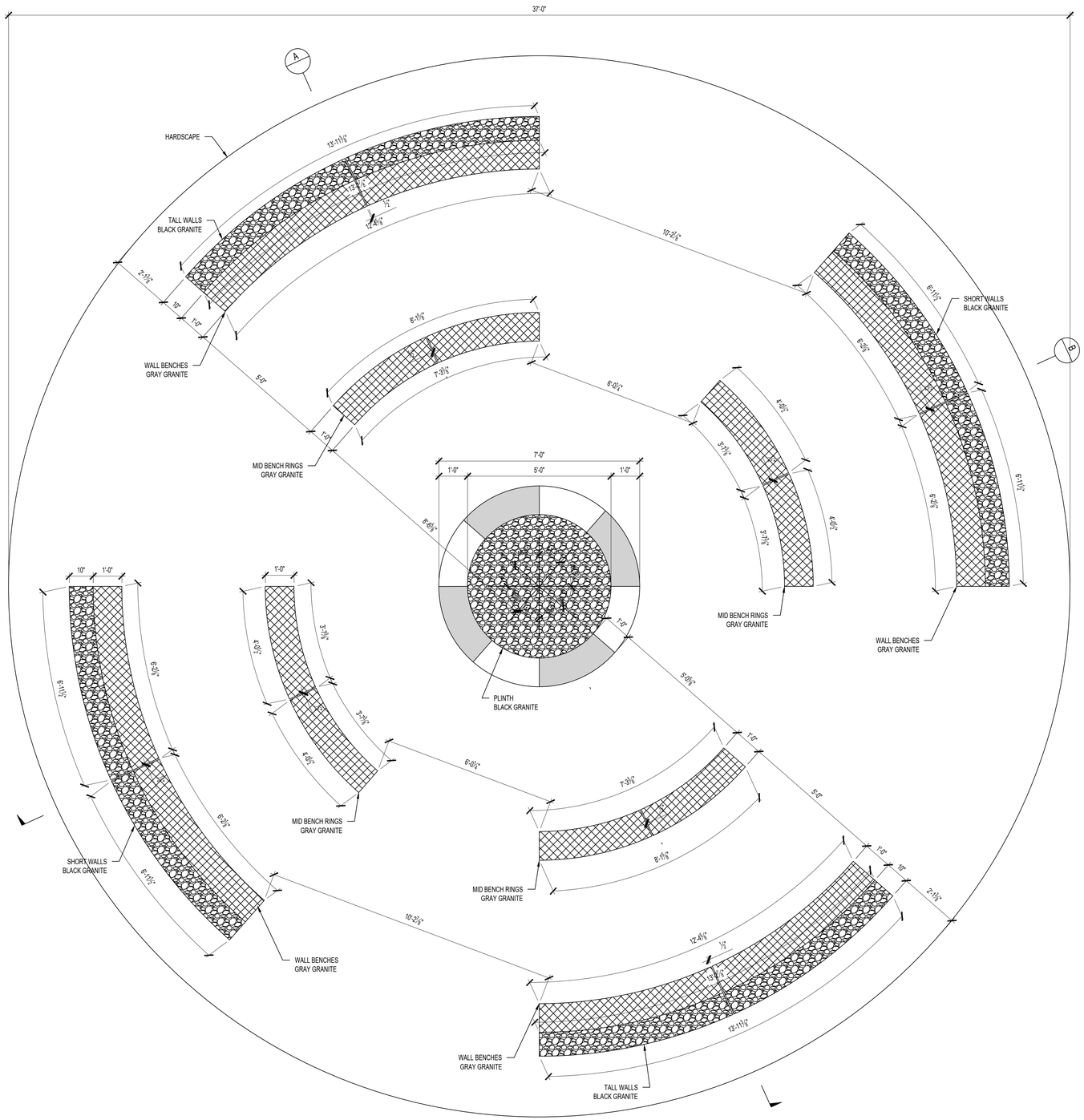


1 HARDSCAPE PLAN

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

The City of Winter Park
401 South Park Ave, Winter Park, FL 32789

90% DRAWINGS

DRAFT - NOT FOR CONSTRUCTION

Oasis Engineering, LLC
3702 W Spruce St, #1033
Tampa, FL 33607
Florida License No. 35420
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www.oasisengineering.net

PROJECT #: 2022-001

DRAWN BY: HL

CHECKED BY: EL

Revision Schedule

| Number | Description | Date |
|---|---|---|

SHEET NAME

HARDSCAPE PLAN

SHEET NUMBER

A1.0

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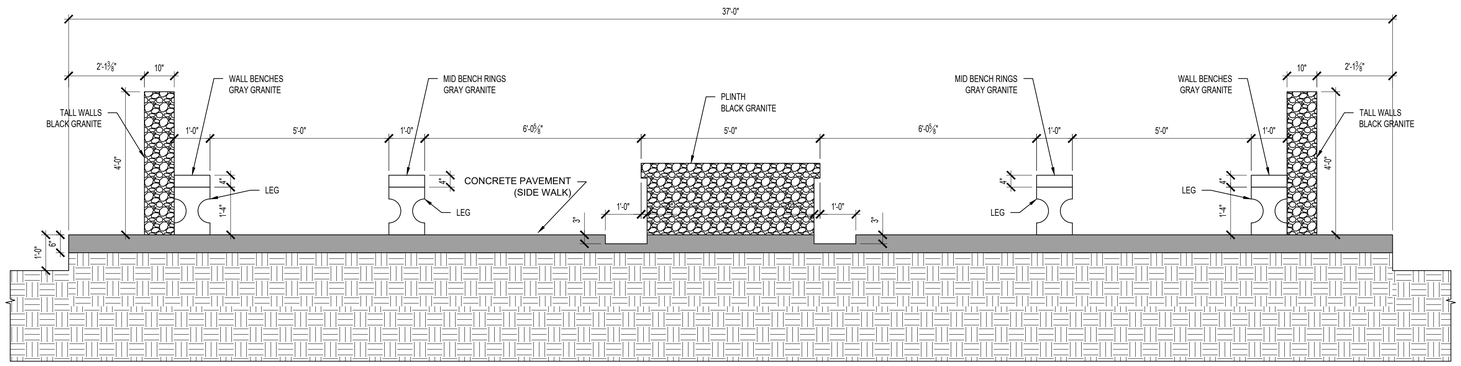


2 SECTION A

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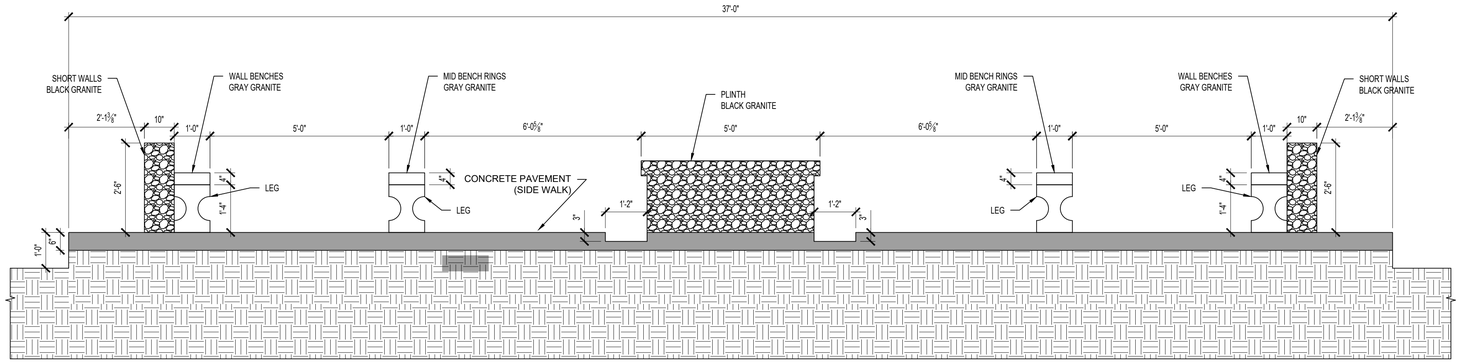


3 SECTION B

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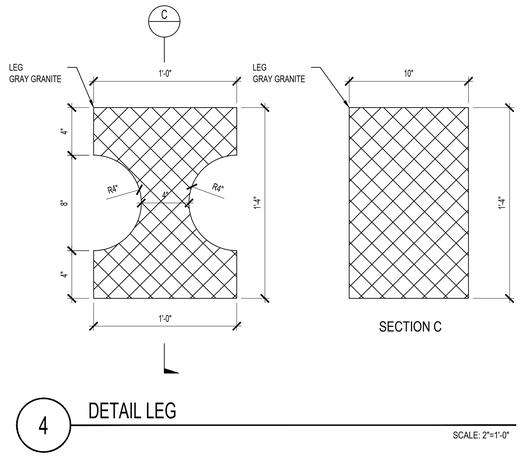


4 DETAIL LEG

SCALE: 2"=1'-0"

The City of Winter Park
401 South Park Ave, Winter Park, FL 32789

90% DRAWINGS

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3702 W Spruce St, #1033
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PROJECT #: 2022-001

DRAWN BY: HL

CHECKED BY: EL

Revision Schedule

| Number | Description | Date |
|---|---|---|

SHEET NAME

SECTION

SHEET NUMBER

A2.0

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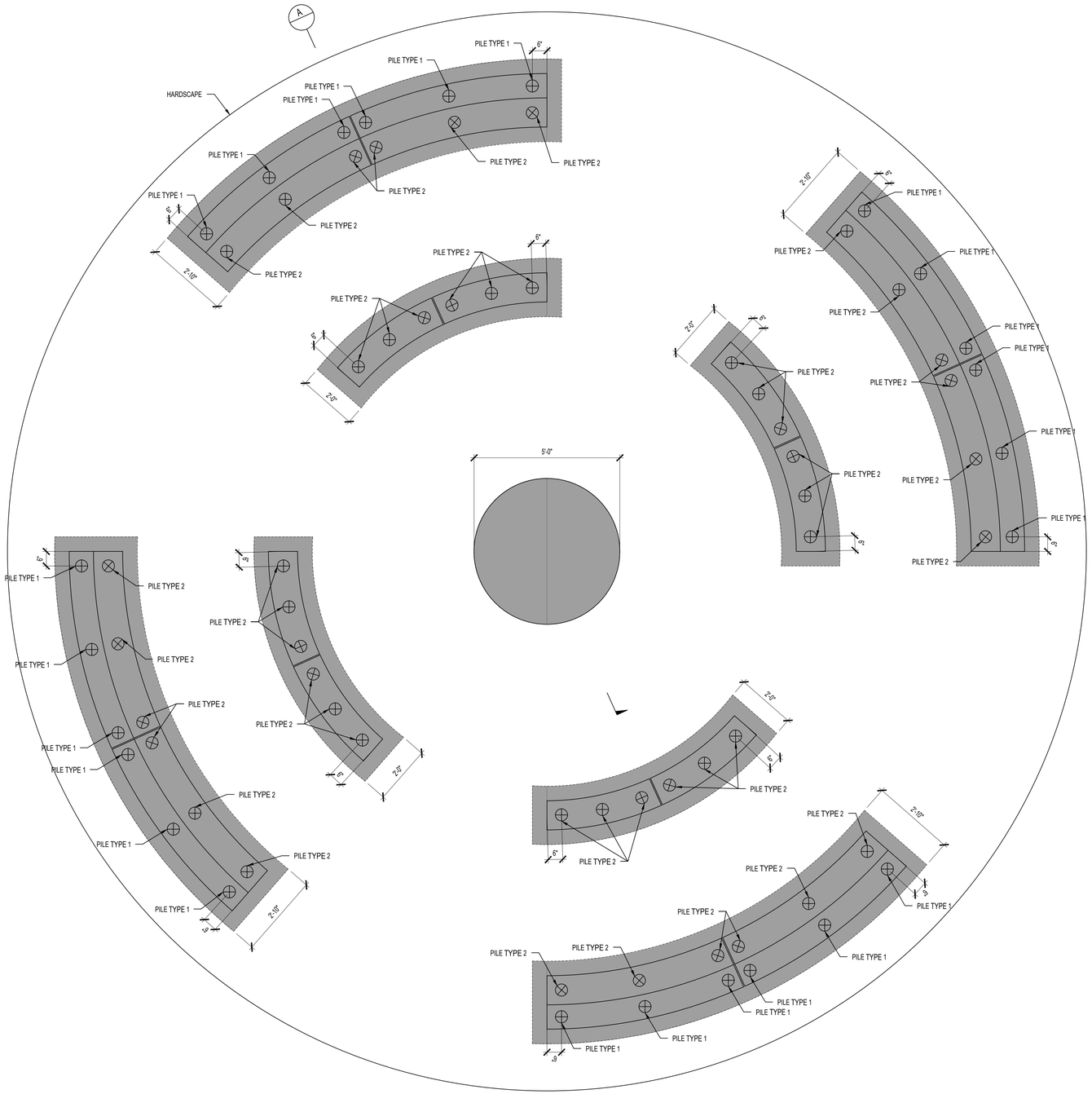


1 FOUNDATION PLAN

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

The City of Winter Park
401 South Park Ave, Winter Park, FL 32789

90% DRAWINGS

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SHEET NAME

FOUNDATION PLAN

SHEET NUMBER

S1.0

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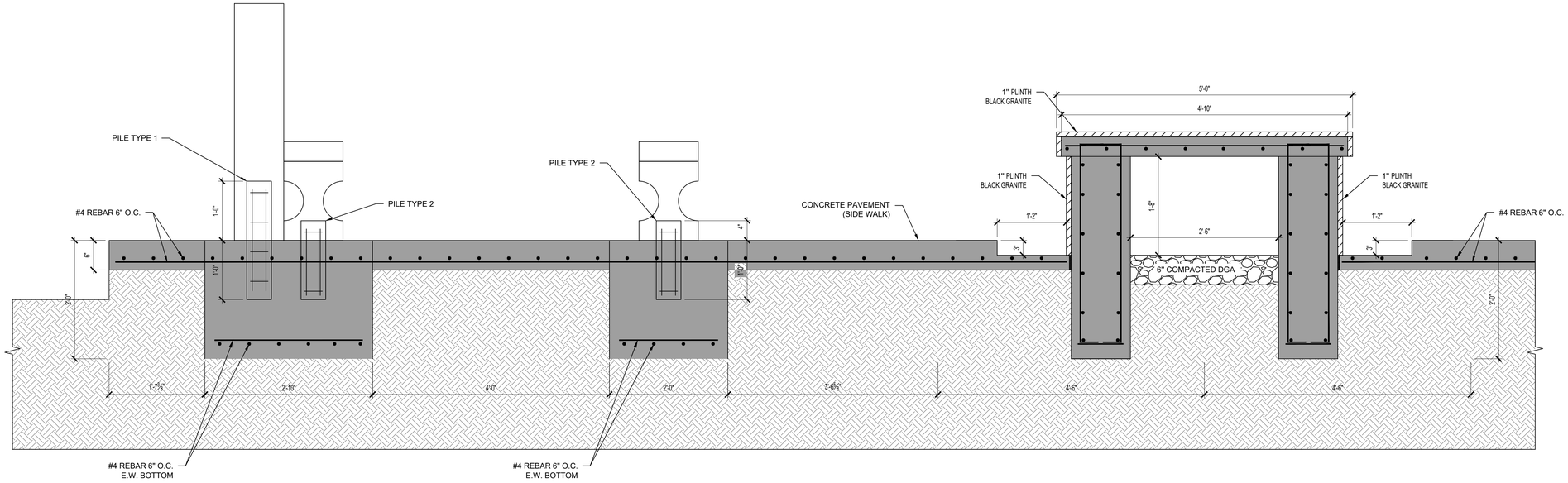
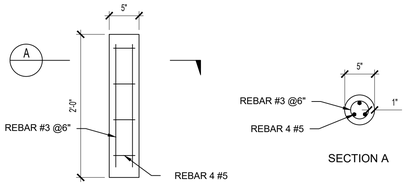


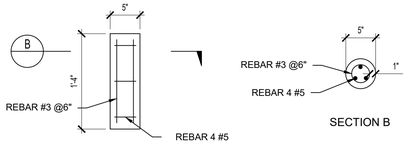

1 FOOTING - SECTION A

SCALE: 1"=1'-0"



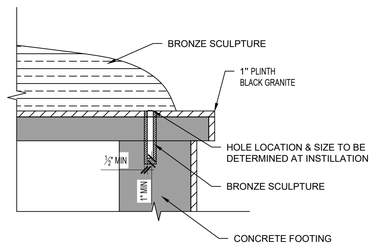

2 PILE TYPE 1

SCALE: 1"=1'-0"



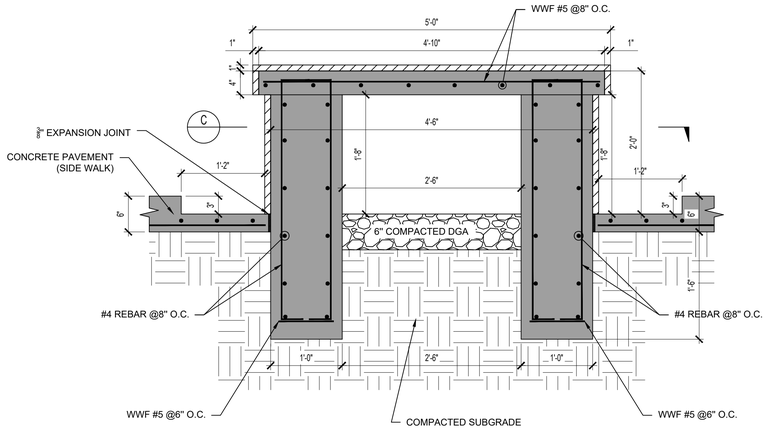

3 PILE TYPE 2

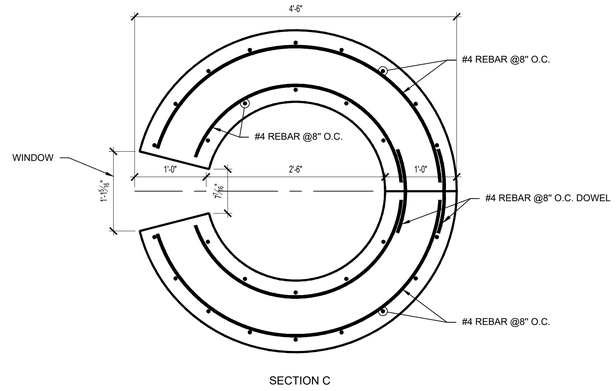
SCALE: 1"=1'-0"




5 SCULPTURE INSTALLATION DETAIL

SCALE: 1"=1'-0"




4 SCULPTURE INSTALLATION DETAIL

SCALE: 1"=1'-0"

The City of Winter Park

401 South Park Ave, Winter Park, FL 32789

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DETAILS

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S2.0

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N89°52'04"E 949.98'

S00°52'12"E 306.91'

monument sign

ground sign

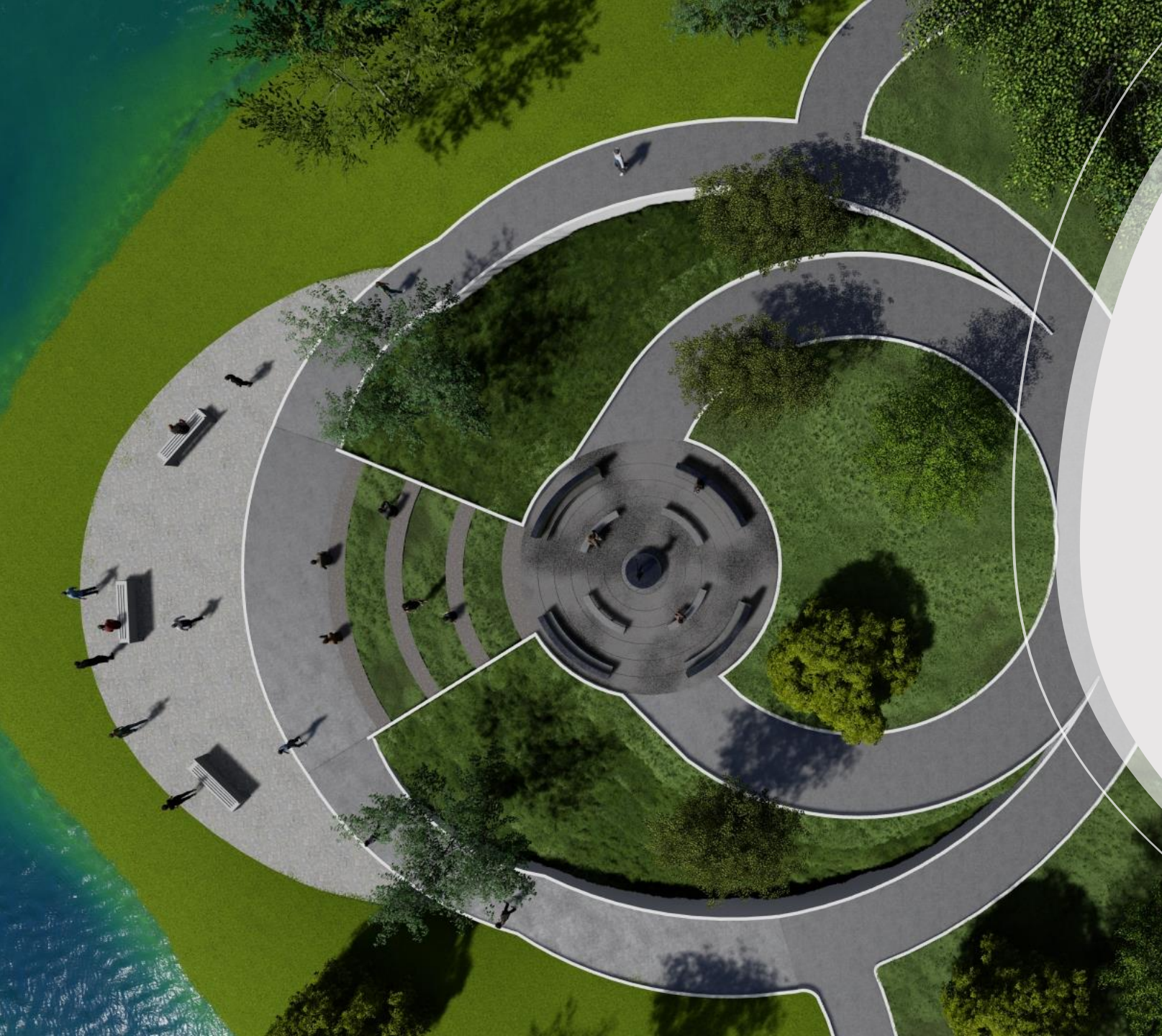
dog waste bags post

electric transformers

electric vault

SCALE: 1" = 20'

0 20 40



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109027660 KP 8/2/23, KP 8/28/23 24X30 SL

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# Alderman Walter B. Simpson

## Served with Distinction 1887 to 1893

## Town of Winter Park

Walter B. Simpson was born about 1859 in Georgia to Benjamin and Rachal Simpson, and was farming in Lake City, Florida in the early 1880s, when he decided to move to Hannibal Square. There he met and married Henrietta Williams in 1881, and the couple lived in their home on New England Avenue, where they raised their children.

Walter worked as a laborer and was a supportive member of Ward Chapel African American Episcopal Church in Hannibal Square. Active in the community, he served as a signatory to incorporate the Town of Winter Park in 1887. There was pushback from local whites who did not want Hannibal Square to be included in the proposed town limits On October 12, 1887, with overwhelming support from Hannibal Square residents and sympathetic white voters, Walter was elected to serve as an Alderman of the Town of Winter Park.

At the meeting of the newly selected council the very next day, Walter helped establish rules for the town's governance and went on to serve on the Fire Protection Committee as well as the Streets, Sanitary and Improvements Committee. Alderman Simpson served his constituents with distinction from October 1887 to May 1893.

Following the October 1892 election, there were still whites in the community who were still in opposition to Blacks serving in elected positions. They successfully petitioned the Florida Legislature to overturn the election results, removing Hannibal Square from the town limits of Winter Park and ordering a new election.

Alderman Simpson continued working for families and businesses in Winter Park, including as a gardener at the Seminole Hotel. He died in DeLand, Volusia County, Florida in 1921, where he is buried in the historic Beresford Cemetery.

In 2006, the City of Winter Park named a street on the west side as "Israel-Simpson Court," in honor of Alderman Simpson's contribution to his community, as well as his colleague Alderman Frank R. Israel.

- Contributed by Fairolyn H. Livingston,
Winter Park Historian



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# Gustavus Christopher "Gus" Henderson
# 1862-1917

## Editor, The Winter Park Advocate
## Hannibal Square Civic Activist and Community Leader

Gustavus Christopher "Gus" Henderson was orphaned at age 10 and moved to the growing community of Hannibal Square in 1886 at the age of 24. An avid reader and staunch Republican of the day with the dream of owning a newspaper, he immediately became involved in local issues. A founding member of the local Lake Hall Lodge F&M #33, Henderson in honored as a leading resident of Hannibal Square and a civic activist. When residents of Hannibal Square began to consider incorporation in the late 1800's, many whites objected to the inclusion of Hannibal Square in the proposed town limits. That was because there weer 297 Black residents with 64 registered voters and only 203 white residents with 47 registered voters.

When there was a movement among whites to exclude any Hannibal Square registered voters who did not own land (because they were concerned that if elected they would levy taxes not in their favor), Henderson maintained that every registered voter, regardless of whether they owned land or not, had a right to cast their ballot.

On October 12, 1887, Henderson bravely led Hannibal Square residents across the railroad tracks to vote on the incorporation of the Town of Winter Park. His efforts were successful and two Black alderman were elected from Hannibal Square: Frank R. Israel and Walter B. Simpson. To date, there has not been another person of color elected in Winter Park.

Henderson's dream to own a newspaper was realized on May 13, 1889, when the first issue of The Winter Park Advocate made its debut in Hannibal Square. It was the second Black-owned newspaper in Florida. After the 1892 election was overthrown by the Florida Legislature, and Hannibal Square was de-annexed from the Town of Winter Park, Henderson established the first Black-owned newspaper in Orlando, and remained active in local and state politics. Henderson died of consumption in 1917 at age 54 and is buried in the Greenwood Cemetery in Orlando.

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