City Commission
Regular Meeting

Agenda
June 12, 2024 @ 3:30 PM
City Hall Commission Chambers
401 S. Park Avenue

welcome
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assistance & appeals
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"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.

1. **Meeting Called to Order**
2. **Invocation - Pastor Mark Tutschulte, Action Church**
3. **Pledge of Allegiance**
4. **Approval of Agenda**
5. **Mayor's Report**
   a. Proclamation in honor of Juneteenth 2024 — 5 minutes
6. **City Manager's Report**
   a. Florida Municipal Communicators Association (FMCA) awards presentation — 5 minutes
7. **City Attorney's Report**
8. **Non-Action Items**
9. **Public Comments | 5 p.m. or soon thereafter**
   (If the meeting ends earlier than 5 p.m., public comments will be at the end of the meeting. Three minutes are allowed for each speaker.)
10. **Consent Agenda**
    a. Approve the minutes of the regular meeting, May 22, 2024. — 1 minute
    b. Approve the minutes of the work session, May 23, 2024. — 1 minute
    c. Approve the following piggyback contracts: — 1 minute
       1. Dana Public Safety Supply, Inc. – Seminole County Contract #IFB-603904-20/LNF – Purchase of Lights & Graphics for FD Rolling Stock; for goods on an as-needed basis during the term of the agreement through September 1, 2024; Amount: $150,000
       2. Stuart C. Irby Co. (Formerly Electric Supply of Tampa) – OUC-KUA Contract #RFP-21-4979-OQ – Wire and Cable – Renewal; for goods on an as-needed basis during the term of the agreement through June 14, 2025, Amount: $750,000
    d. Approve the following contracts: — 1 minute
       1. RFQ7-22 – Kisinger Campo & Associates Corporation – Transportation Planning & Engineering Services – Amendment 2; for

services on an as-needed basis during the term of the agreement through June 15, 2025; Amount: $500,000

11. Action Items Requiring Discussion

a. Board Appointments: 5 minutes
Winter Park Firefighters' Pension Board (2)

b. Foreclosure Approval - 1260 Whitesell Drive 15 minutes

c. Discussion of old Library property reuse 75 minutes

12. Public Hearings: Quasi-Judicial Matters

(Public participation and comment on these matters must be in-person.)

a. Request of Verax Florida, LLC: 5 minutes

- Ordinance 3293-24 - Annexing approximately 0.46 acres of real property located at 1820 and 1824 Karolina Avenue; redefining the city boundaries to give the City of Winter Park jurisdiction over said property. (2nd reading)
- Ordinance 3298-24 - Establishing Parking Lot Future Land Use on the annexed property at 1820 and 1824 Karolina Avenue and to indicate the annexation on the other maps within the Comprehensive Plan as well as to change the Future Land Use designation on the southeastern 1,000 square-feet of 1800 Karolina Avenue from Parking Lot to Commercial. (2nd reading)
- Ordinance 3299-24 - Establishing Parking Lot (PL) zoning on the annexed property at 1820 and 1824 Karolina Avenue as well as to change the zoning designation from Parking Lot (PL) to Commercial (C-3) on the southeastern 1,000 square-feet of 1800 Karolina Avenue.(2nd reading).

b. Request of Z Properties for: 5 minutes

- Ordinance 3300-24- Change in Zoning Designation from Single Family (R-1AAA) District to the Single Family (R-1AA) District on the south 12,680 square feet of 1290 N. Park Avenue. (2nd Reading)

c. Request of Z Properties Group, Inc. for Conditional Use approval to redevelop the site at 111 S. Knowles Avenue with a three-story, 11,280-square-foot building on property zoned Commercial (C-2). (2nd Hearing) 20 minutes

13. Public Hearings: Non Quasi-Judicial Matters

(Public participation and comment on these matters may be virtual or in-person.)

a. Resolution 2286-24 - Approving the coordination between the City of Winter Park and the Florida Department of Transportation regarding the implementation of a new traffic signal at the intersection of S.R. 426/Aloma Avenue and Cortland Avenue. — 10 minutes

14. City Commission Reports

15. Summary of Meeting Actions

16. Adjournment

City Commission

agenda item 5.a

item type
Mayor's Report

meeting date
June 12, 2024

prepared by

approved by

subject
Proclamation in honor of Juneteenth 2024

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments
None

City Commission

agenda item 6.a

item type
City Manager's Report

meeting date
June 12, 2024

prepared by
Craig O'Neil, Assistant Director of Communications

approved by
Randy Knight, City Manager

subject
Florida Municipal Communicators Association (FMCA) awards presentation

motion | recommendation

background
The Florida Municipal Communicators Association (FMCA) recognized the city's Communications Department with several prestigious awards at its recent annual conference in Ocala. The awards received include the Certificate of Excellence in Government Communications, an Outstanding Award for Social Media Campaign and an Outstanding Award for Newsletter. A representative from the Florida League of Cities will present the awards and provide additional information about the association.

alternatives | other considerations

fiscal impact
N/A

attachments
None

City Commission

agenda item 10.a

item type
Consent Agenda

meeting date
June 12, 2024

prepared by

approved by
Randy Knight, City Manager

subject
Approve the minutes of the regular meeting, May 22, 2024.

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments
1. CC-min-2024-05-22 DRAFT

City Commission
Regular Meeting Minutes

May 22, 2024 at 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present
Mayor Sheila DeCiccio, Commissioners Marty Sullivan, Craig Russell, Kris Cruzada and Todd Weaver; City Manager Randy Knight; Assistant City Manager Michelle del Valle; City Attorney Kurt Ardaman and Deputy City Clerk Kim Breland.

1. Meeting Called to Order

The meeting was called to order at 3:30 p.m.

2. Invocation - Peter Moore, Director of Strategic Programs and Budget

3. Pledge of Allegiance

4. Approval of Agenda

Motion made by Commissioner Sullivan to approve the agenda, seconded by Commissioner Cruzada. Motion carried unanimously with a 5-0 vote.

5. Mayor's Report

a. Presentation of "Best of Show" Art from 2024 Winter Park Sidewalk Art Festival

Members of the Winter Park Art Festival Committee, Sally Leslie, Hal Downing, and Pam Steward, presented the 2024 Best of Show, a painting of Matheson Hammock Park by artist Ernan Rodriguez.

b. Proclamation - National Public Works Week

Mayor DeCiccio read and presented a proclamation recognizing the week of May 19, 2024 as National Public Works Week. Director of Public Works and Transportation Charles Ramdatt introduced Public Works staff and the department's responsibilities.

6. City Manager's Report

a. Presentation - 20th Anniversary of the official City Seal

Director of Communications Clarissa Howard gave a presentation on the background of the creation of the city seal in recognition of the 20th anniversary of its adoption as the official city seal. Winter Park History Museum Executive Director Christy Grieger provided a brief history of the peacocks brought to Winter Park by Hugh McKean and inspired the city seal. Mrs. Howard introduced the Communications Department staff and presented gifts to celebrate the anniversary.

b. Holiday Decorations

Executive Director of the Park Avenue District Carina Sexton gave a presentation on the vision for the 2024 holiday events to enhance the downtown district and experience. Tracey Liffey, Design Committee Chair, spoke about the intent to create a magical and memorable experience and reviewed the timeline to purchase decorations. She asked the city for $100k plus an additional $100k, which the District would match with sponsorship or donations.

Commissioner Sullivan suggested the city match what is raised by the District, the reverse of the proposal. Ms. Liffey said she feels confident they will raise $100K due to commitments already received, and agreed to Commissioner Sullivan's suggestion. Commissioner Russell supported the reverse match.

Commissioner Cruzada asked about budget allocation. Director of OMB Peter Moore said the Commission has the discretion to allocate funding. Mr. Knight said the commission could allocate $50k from the general fund contingency funds tonight, so funds are available to match donations until the Community Redevelopment Agency meeting to approve the remaining $50k which could be held prior to the Commission meeting on June 12th. Approved by consensus.

7. City Attorney's Report

Mr. Ardaman reported on County Commission Bonilla's request for a charter amendment to require the county commission's approval of any voluntary annexation, which will be discussed in an Orange County Commission work session. This will impact any future annexations by the city. However, Commissioner Bonilla did indicate that she would exempt any properties part of a joint city planning area agreement. He suggested obtaining information Orange County staff and presenting that information to city staff and then scheduling a work session. Mr. Ardaman added that it could be on the November ballot.

8. Non-Action Items

a. Annual Board Appointments
Commissioner Russell
Mayor DeCiccio

Appointments made by Commissioner Russell and Mayor DeCiccio were displayed: :

- Board of Adjustments: Aimee Hitchner (Commissioner), Frank Pruitt and Jeannie Renaud (Mayor)
- Code Compliance Board: Doug Bond (Commissioner), Carlos Diaz Arguelles, Paul Mandelkern and Wayne Johnson (Mayor)
- Community Redevelopment Advisory Board: Lindsay Eriksson (Commissioner); Michael Perelman, Pragasen Ramiah, Chauvet Paige (Mayor)
- Construction Board of Adjustments and Appeals: Morgan Bellows (Commissioner); Carmen Dominguez, Tony Apfelbeck (Mayor)

- Economic Development Advisory Board: Roda Carter (Commissioner); Kevin McClanahan, Lauren Zimmerman, Phil Anderson (Mayor)
- Historic Preservation Board: Kelsey Wolfe (Commissioner); Fay Pappas, John Skofield, Kim Burst (Mayor)
- Keep Winter Park Beautiful & Sustainable Advisory Board: Becky Distad (Commissioner); Sam Stark, Zeina Matar-Ghantous (Mayor)
- Lake Killarney Board: Brian King(Commissioner); Carolyn Minear, David Dickerson, Ellen Hencken (Mayor)
- Lakes & Waterways Board: Clark Sprinkel (Commissioner); David March, Ed Webman, Matt Johnson (Mayor)
- Orange Avenue Overland Appearance Review: Ray Waugh (Commissioner);
- Parks & Recreation Advisory Board: Lawrence Lyman (Commissioner); Ellen Wolfson, Ginny Enstad, Tom Sims (Mayor)
- Public Art Advisory Board: Austin Reeves (Commissioner); Danny Humphress, Laura Burst, Lisa Tinker Marsh
- Transportation Advisory Board: Andrew Irvin, Kenneth Lineberger, Peter Gottfried (Mayor)
- Tree Preservation Board: Jill Bendick (Commissioner); Ernesto Brovelli, Kim Ashby, Steve Carras (Mayor)
- Utilities Advisory Board: Michael Poole (Commissioner); Paul Smith (Mayor)
- Winter Pines Golf Course Advisory Board: Mark Hitchner (Commissioner); Matt Hurst, Nancy Freeman, Rosemary Maisenholder (Mayor)

Commissioner Sullivan reported the appointment of Kelly Price to the Tree Preservation Board.

b. Board Appointments - Design Guidelines Ad-Hoc Committee

Commissioner Russell reported the appointment of Emily Williams.

9. Public Comments | 5 p.m. or soon thereafter

Taken after Item 11c.

10. Consent Agenda

a. Approve the minutes of the regular meeting, May 8, 2024
b. Approve the following formal solicitations:
    1. A Budget Tree Service – RFP8-24 – Tree Pruning and Removal Services; Amount: $700,000
    2. Branch Management Tree Care – RFP8-24 – Tree Pruning and Removal Services; Amount: $100,000
    3. The Davey Tree Expert Company – RFP8-24 – Tree Pruning and Removal Services; Amount: $500,000
c. Approve the following piggyback contracts:
    1. Vortex Companies – TIPS Contract #20110401 - Pipe Bursting - Renewal; for services on an as-needed during the term of the agreement through January 31, 2027; Amount: $500,000

2. Altec Industries, Inc. – Sourcewell Contract #110421-ATL – Public Utility Equipment with Related Accessories and Supplies; for goods and services on an as-needed basis during the term of the agreement through December 27, 2025; Amount: $150,000
3. Southern Sewer Equipment Sales – Sourcewell Contract #101221-VAC – Sewer Vacuum, Hydro-Excavation, and Municipal Pumping Equipment with Related Accessories and Supplies; for goods and services on an as-needed basis during the term of the agreement through November 29, 2025; Amount: $100,000
4. Wesco Turf Supply, Inc. – OMNIA Partners Contract #2023261 – Grounds Maintenance Equipment, Parts, Accessories, Supplies, Related Services and Equipment; for goods and services on an as-needed basis during the term of the agreement through March 31, 2029; Amount: $100,000
5. Dobbs Equipment, LLC – Sourcewell Contract #011723-JDC – Heavy Construction Equipment; for goods and services on an as-needed basis during the term of the agreement through April 14, 2027; Amount: $200,000
6. Alta Enterprises, LLC – Sourcewell Contract #011723-VCE – Heavy Construction Equipment; for goods and services on an as-needed basis during the term of the agreement through April 14, 2027; Amount: $150,000
7. Environmental Products of Florida – Sourcewell Contract #101221-VTR – Sewer Vacuum; for goods and services on an as-needed basis during the term of the agreement through November 29, 2025; Amount: $150,000
8. Vermont Systems – Seminole County Contract #RFP-602809-17BJC – Parks & Rec Division Business Management Software – Renewal; for services on an as-needed basis during the term of the agreement through September 30, 2029; Amount: $80,000

d. Approve the following contracts:
   1. FY23-56 – Public Entity Services, LLC – Independent Contractor Agreement – Keri Martin – Amendment 1; for services on an as-needed basis during the term of the agreement through April 30, 2025; Amount: $102,000
   2. IFB23-22 – D&A Construction Group, Inc. – Continuing Concrete Services – Amendment 1; for services on an as-needed basis during the term of the agreement through June 1, 2025; Amount: $350,000
   3. RFQ27-21 – Toole Design Group, LLC – Continuing Urban Design Services – Amendment 2; for services on an as-needed basis during the term of the agreement through June 14, 2025
   4. FY24-45 - SL-Serco - Project Management and Technical Support Services; six months from project kick-off date; Amount: $97,500.

Motion made by Commissioner Weaver to approve the Consent Agenda amending the May 8th minutes to correct the motion to approve Options B and D to state that he voted no and the motion carried with a 4-1 vote, seconded by Mayor DeCiccio. Motion carried unanimously with a 5-0 vote.

11. Action Items Requiring Discussion

a. Board Appointments:
Winter Park Firefighters' Pension Board
Winter Park Police Officers' Pension Board
Winter Park Housing Authority Board

Motion made by Mayor DeCiccio to appoint Glen Salow to the Police Officers' Pension Board, seconded by Commissioner Weaver. Motion carried unanimously with a 5-0 vote.

Consensus was to appoint Celia Clark to the Winter Park Housing Authority Board.

b. Discussion on RFQ for an Urban Design Advisor

Mayor DeCiccio spoke about the importance of maintaining the compatibility and charm of Winter Park and the need to develop design guidelines for new development and repurposing of old buildings in the areas of Park Avenue, Hannibal Square and Orange Avenue. In a prior meeting, the Commission agreed to address and consider retaining an architectural firm on an as-needed basis to assist in the development of guidelines.

Phil Anderson, 1621 Roundelay Lane, spoke about historic architecture and said there are no rules to continue or encourage historic architecture. A design architect would help to draft rules to encourage development of notable corridors in accordance with the city's vision and also help to smooth the approval process. After discussion, consensus was to issue an RFQ for an urban design advisor.

c. Art Mural Concept for Chain of Lake Canals

Director of Communications Clarissa Howard presented the proposal to create murals in lake canals underneath portions of bridges. The Public Art Advisory Board is requesting direction from the Commission on whether to move forward. Public Art Advisory Board member Elizabeth Ingram provided details on the concept and asked for support for the board to move forward and bring back a full report with artist ideas. Mrs. Howard outlined the potential costs and use of public art dedicated funding.

Commissioner Weaver opposed the murals due to the amount and expense of maintenance. Mrs. Ingram said the board has received guidance on the process, from preparation to maintenance. Commissioner Cruzada expressed concern about damage from boats when the water level rises.

Commissioner Russell liked the idea but agreed with Commissioner Weaver. He suggested seasonal murals. Mrs. Howard said that idea could be added to the RFP for call for artists.

Commissioner Sullivan said he would like to see the canals cleaned up periodically and feels the artwork would degrade the enjoyment and value of the natural environment. Commissioner Weaver suggested a mural at MLK Park. Mrs. Howard said other art projects are being explored.

Walker Petty, 915 N. Kentucky Avenue property owner, spoke about lack of affordable housing and proposed using public funds to beautify some of the lower income residential areas to revitalize areas and to encourage the return of low-earning artists who can engage, create and preserve that aspect of the city. He asked that the city also consider variances and fees.

Gigi Papa, 1440 Hibiscus Avenue, spoke against the RFQ for an urban designer as she feels it can be managed by staff and because there was no discussion on the cost. She feels resident input is needed.

Stephanie Breski, 640 Berwick Drive, said she feels an urban architect is necessary at this time. She loved the hometown feel of holiday decorations.

Motion made by Commissioner Russell to pursue the exploration of art murals on the chain of lakes. Motion failed for lack of second.

9. Public Comments | 5 p.m. or soon thereafter

Chris Cortez, Executive Director for Blue Bamboo Center for the Arts, with Jeff Flowers, Board Chairman and Executive Director of Performing Arts Matter, explained the purpose of their organization and the impact of the economy on their and other organizations. He requested permission to present a proposal for use of the old library for performing arts. Mr. Flowers explained their intent to revitalize the property and to bring music back to the youth that he feels has been lost over the years.

A recess was held from 5:17 to 5:30 p.m.

12. Public Hearings: Quasi-Judicial Matters

a. Request of Verax Florida, LLC:
- Ordinance 3293-24 - Annexing approximately 0.46 acres of real property located at 1820 and 1824 Karolina Avenue; redefining the city boundaries to give the City of Winter Park jurisdiction over said property. (1st reading)
- Ordinance - Establishing Parking Lot Future Land Use on the annexed property at 1820 and 1824 Karolina Avenue and to indicate the annexation on the other maps within the Comprehensive Plan as well as to change the Future Land Use designation on the southeastern 1,000 square-feet of 1800 Karolina Avenue from Parking Lot to Commercial. (1st reading)
- Ordinance - Establishing Parking Lot (PL) zoning on the annexed property at 1820 and 1824 Karolina Avenue as well as to change the zoning designation from Parking Lot (PL) to Commercial (C-3) on the southeastern 1,000 square-feet of 1800 Karolina Avenue.(1st reading)
- Conditional Use approval to construct a two-story, 18,790 square-foot office building on the combined properties of 1801/1805 W. Fairbanks Avenue and 1800/1820/1824 Karolina Avenue.

Attorney Ardaman read the ordinances by title. A simultaneous public hearing was held.

Senior Planner John Harbilas reviewed the requests and conditions of approval recommended by the Planning and Zoning Board:

1. Property will grant to the City an access easement across the parking lot in line with the entrance/exit curb cut, to ensure cross access to adjacent properties is available for future redevelopment to the west.
2. A covered bus stop and trash receptacle to be provided by the applicant, at the Lynx stop on Fairbanks Ave, which falls within the property frontage.
3. Where approvable by FDOT and the City, canopy trees will be planted along the public rights-of-way. In instances where canopy trees do not work, Japanese blueberry shall be the replacement.
4. Property will provide a sidewalk easement to the City for the improvements along Fairbanks Ave. and Clay St. frontages that are within private property.
5. An 8-foot tall brick privacy wall with 9-foot tall columns, and precast concrete cap, will be provided along the Karolina Avenue frontage. The wall shall be setback a minimum of 12 feet, and have understory trees, shrubs, and plantings between the wall and the public right-of-way.
6. Any tenants of the building must comply with the City's noise ordinance, including no outdoor speakers or live entertainment.

Staff responded to questions and comments. Director of Planning and Zoning Allison McGillis said the Fire Marshal has reviewed the plans and did not have concerns about emergency access. She noted that these properties are zoned R-2, which are not single-family. Mr. Harbilas stated that there is an easement to allow access to the cell tower. He explained the brick wall along the west boundary is six feet, but the commission could add a condition requiring the wall to be eight feet. Mrs. McGillis said the City Attorney has advised that rezoning from residential zoning requires a supermajority approval.

Applicant David Lamb, Lamb and Company, addressed comments about access to the cell tower and revisions to the wall and landscaping to address residents' concerns. He and Joel Stetzer, project architect, responded to questions.

Motion made by Commissioner Weaver to approve the annexation ordinance, seconded by Commissioner Sullivan.

Motion made by Commissioner Weaver to approve the conditional use, seconded by Commissioner Sullivan.

Motion made by Commissioner Sullivan to approve future land use and zoning ordinances, seconded by Commissioner DeCiccio.

There were no public comments.

Upon a roll call vote on the motion to approve the annexation ordinance, Commissioners Sullivan, Russell, Cruzada and Weaver and Mayor DeCiccio voted yes. Motion carried unanimously with a 5-0 vote.

Upon a roll call vote on the motion to approve the future land use ordinance, Commissioners Sullivan, Russell, Cruzada and Mayor DeCiccio voted yes. Commissioner Weaver voted no. Motion carried with a 4-1 vote.

Upon a roll call vote on the motion to approve the zoning ordinance, Commissioners Sullivan, Russell, Cruzada and Mayor DeCiccio voted yes. Commissioner Weaver voted no. Motion carried with a 4-1 vote.

Upon a roll call vote on the motion to approve the conditional use, Commissioners Sullivan, Russell, Cruzada and Weaver and Mayor DeCiccio voted yes. Motion carried unanimously with a 5-0 vote.

b. Request of Z Properties for:
   - Subdivision or Lot Split approval to divide the south 12,680 square feet of 1290 N. Park Avenue as a separate lot from the remaining 16,380 square feet holding the existing home at 1290 N. Park Avenue, subject to the designation on the Winter Park Register of Historic Places.
   - Ordinance - Change in Zoning Designation from Single Family (R-1AAA) District to the Single Family (R-1AA) District on the south 12,680 square feet of 1290 N. Park Avenue. (1st Reading)
   - Resolution 2284-24 - designating the property located at 1290 N. Park Avenue as a Historic Resource on the Winter Park Register of Historic Places.

Attorney Ardaman read the ordinance by title. A simultaneous public hearing was held.

City Planning Consultant Jeff Briggs reviewed the request that comes with a recommendation from the Historic Preservation Board for historic designation of the existing home. The current owners are offering to designate the home if the property can be split into two lots. Mr. Briggs showed plans/renderings of the existing home and proposed lot and one-story home. He explained the comp plan policy and zoning code which prohibits the split of lakefront lots except when homes built prior to 1950 receive historic designation. He noted lakefront lot zoning is R-1AAA, and therefore the new lot requires rezoning to R-1AA because it will not be a lakefront lot. The Planning and Zoning Board recommended approval with two conditions: that the new home on the non-lakefront lot be limited to one story no more than 17 feet roof to peak and the home install and maintain a bamboo screen 18 feet in height with three feet spacing at the time of planting on the eastern property line of the adjacent lakefront home at 1250 N. Park Avenue.

Motion made by Commissioner Weaver to approve the rezoning and lot split, seconded by Commissioner Russell. There were no public comments. **Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Weaver and Mayor DeCiccio voted yes. Motion carried unanimously with a 5-0 vote**.

Attorney Ardaman read Resolution 2284-24 by title. **Motion made by Commissioner Weaver to approve the resolution, seconded by Commissioner Russell.** There were no public comments. **Upon a roll call vote, Commissioners Sullivan, Russell,**

Cruzada and Weaver and Mayor DeCiccio voted yes. Motion carried unanimously with a 5-0 vote

c. Request of Z Properties Group, Inc. for Conditional Use approval to redevelop the site at 111 S. Knowles Avenue with a three-story, 11,280-square-foot building on property zoned Commercial (C-2). (1st Reading)

Director of Planning and Zoning Allison McGillis reviewed this conditional use request to construct a three-story building on the property at 111 S. Knowles Avenue. Staff has determined the three-story building is compatible with the surrounding area and the architecture is compatible with CBD facade guidelines. The Planning and Zoning Board recommended approval with the condition that the proposed tenant and any future tenants comply with the city's noise ordinance, including no outdoor speakers or live entertainment on the patios.

Motion made by Commissioner Russell to approve the Conditional Use, seconded by Commissioner Weaver. There were no public comments. **Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with 5-0 vote.**

13. Public Hearings: Non Quasi-Judicial Matters

a. Resolution 2285-24 - Request of Charles and Lucinda Helton to designate the property at 1601 Berkshire Avenue to the Winter Park Register of Historic Places.

Attorney Ardaman read the resolution by title.

City Planning Consultant Jeff Briggs reviewed the request to designate the property at 1601 Berkshire to the Winter Park Registry of Historic Places. The Historic Preservation Board recommended approval.

Motion made by Commissioner Weaver to approve the resolution, seconded by Commissioner Cruzada. There were no public comments. **Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Weaver and Mayor Anderson voted yes. Motion carried unanimously with a 5-0 vote.**

14. City Commission Reports

Commissioner Sullivan–

- Noted that June is National Pride Month and the Winter Park Pride projects that provide community programs and activities for LGBTQ youth. He encouraged residents to support these projects by displaying the Winter Park Pride Project flag that are available at the Chamber of Commerce and other Winter Park businesses. The Chamber is hosting a Good Morning Winter Park event on June 7th at 8:45 a.m. featuring WP Pride Project founder and president Thor Faulk.

Commissioner Russell –

- Thanked the Winter Park school principals and for their efforts this school year.

- Reminded everyone that registration is open for the summer camp at the community center
- Thanked Public Works staff for repairing the lights at the crosswalk at Valencia College and MLK park.
- Asked for that discussion on annexations be placed on the next agenda. He said he is looking for cost/benefit analysis for Winter Park Pines and feels it would be beneficial to look at it again.
  Commission members recalled previous discussions of Winter Park Pines annexation which showed more cost than benefit due to the cost of infrastructure improvements and to potentially purchase the electric utility in that area and the need for additional police and fire personnel and facilities, and recalled discussions on annexations of the West Fairbanks area and also north side of Fairbanks which may be considered after Orange County completes the stormwater improvements.

Commissioner Cruzada

- Spoke about concerns by Park West Condominium residents about the West Meadow restrooms and the potential for an increasing homeless population in the park. They have been made aware of the city's input in the design to address their concerns and that new state laws that address overnight camping in public parks, although the residents may reach out to other commission members to express their concerns.

Commissioner Weaver-

- Recalled previous discussions about the redevelopment of small lots to widen the Venetian canal to allow boats to pass each other. Mr. Knight said staff has redesigned a bypass and are creating a budget to purchase and develop the property that will be part of upcoming budget discussions.

Mayor DeCiccio –

- Request a future work session on billboards in light of recent requests to add a billboard at I-4 and Fairbanks in exchange for removing others around the city. Approved by consensus.
- Asked Commissioner Sullivan to attend the next MetroPlan Orlando meeting in her absence
- Encouraged participation in the city's many summer programs at the Library.

15. Summary of Meeting Actions

- Accepted Best of Show from the 2024 Sidewalk Art Festival.
- Proclaimed the week of May 17th as National Public Works week.
- Received presentation on the 20th anniversary of the City Seal.
- Approved funding for holiday decorations: $50k general fund contingency for matching funds. Scheduled a Community Redevelop Agency meeting for June 12 to allocate CRA funds toward match.
- Reported board appointments.
- Approved the Consent Agenda with amendment to May 8th minutes.

- Made appointments to the Police Officers Pension board and Winter Park Housing Authority.
- Approved issuing RFQ for urban design advisor.
- Denied concept for murals for Chain of Lakes canal underpasses.
- Approved requests relating to 1820 and 1840 Karolina Avenue (Verax).
- Approved requests for rezoning, subdivision and historic designation of property at 1290 N. Park Avenue.
- Approved conditional use request for property at 111 N. Knowles Avenue.
- Approved resolution designating 1601 Berkshire as a historic property.
- Staff to schedule a work session to discuss billboard requests.

16. Adjournment

The meeting was adjourned at 6:43 p.m.

_____
Mayor Sheila DeCiccio

ATTEST:

_____
City Clerk Rene Cranis

City Commission

agenda item 10.b

item type
Consent Agenda

meeting date
June 12, 2024

prepared by

approved by
Randy Knight, City Manager

subject
Approve the minutes of the work session, May 23, 2024.

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments
1. CC-min-2024-05-23 ws draft Old Library

City Commission Work Session Minutes

May 23, 2024 at 1:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present
Mayor Sheila DeCiccio, Commissioners Marty Sullivan, Craig Russell (virtual), Kris Cruzada, and Todd Weaver, City Manager Randy Knight; Assistant City Manager Michelle del Valle and Deputy City Clerk Kim Breland.

1. Meeting Called to Order

Mayor DeCiccio called the work session to order at 1:00 p.m.

2. Discussion Item (s)

a. Old Library

Mayor DeCiccio said the purpose of the work session is to allow presentations of ideas for uses on at the old library site. She noted that previous attempts to determine a use for the building have been unsuccessful and spoke about the condition of the building and much needed repairs. She said most residents she's heard from would like to see a museum on the site. She approached Rollins College in the past to consider building a museum on the site and invited Rollins to this work session to present plans for a Rollins Art Museum. She noted that Blue Bamboo and Opera Orlando have also expressed interest in presenting plans for the building use.

President of Rollins College Grant Cornwall said Rollins has been developing plans for the Rollins Art Museum for several years. Plans for a museum the current site of the Crummer School have been approved by the city. Potential use of the old library would result in a less costly development than the projected $30M cost to build a new facility. The college has been fundraising toward a goal of $30m for a new museum and received commitments between $17M - $18M. If approved, those funds could be used toward repurposing the old library.

Mr. Ginsburg, former trustee of Rollins, said he met with some of the trustees he suggested to them that they consider the old library site as a possible location for the museum. At the trustees' direction, he and architects David Lamm and Robert Schaefer prepared plans and renderings for repurposing the building. He feels it is important to move quickly in order to preserve the present donations. If the college moves forward with a new building, it would take at least three years before opening. Mr. Ginsburg said he believes Rollins would like to buy it but would be agreeable to a long-term lease.

Commissioner Weaver arrived at 1:26 p.m.

Rollins Art Museum Director Ena Heller spoke about the consideration given to Mr. Ginsburg's concept and the commonalities of the art museum and old library being educations spaces for the community. She noted that the museum has served almost

55,000 people and said the property would provide a larger platform and allow them to serve twice as many visitors. She is hopeful that Mr. Ginsburg's concept will be large enough to showcase their large art collection. She is confident that a partnership with the city and Mr. Ginsburg can result in the development of the Rollins Museum of Art.

Mr. Ginsburg noted the only challenge with the current building is the ceiling pad which is 13 ft. Some of the gallery space requires at least 16-17 ft. He said a 5,000 sq. ft. freestanding but attached building has been added to the renderings for discussion. He added that if Rollins and the city are able to come to an agreement, part of Rollins' requirement would be approval of a 5,000 square foot one-story structure that would provide the needed ceiling height for exhibits.

Mr. Schaefer reviewed the proposed site plan and potential changes to the ceiling height and addition of an atrium. He acknowledged the building needs to be brought up to code and made ADA compliant. He presented renderings of the exterior of the building and outlined the proposed changes/enhancements.

Mr. Cornwall clarified for the purposes of discussion, there are three parties participating: Rollins College, Mr. Ginsburg's team and the commission. He stressed that these plans are only conceptual.

Ms. Heller responded to questions about windows/lighting and protection of artwork and discussion followed on lighting in gallery areas. She added that the proposed building would allow for 3 to 4 more times the space for art displays and would like to have a space that could fit 100 to 125 people for lectures.

Commissioner Weaver feels the museum would be an excellent use for the building. He expressed concerns from residents regarding the traffic on 426. He said one of DOT's concepts is to put a roundabout at Ollie, Fairbanks and Osceola. He feels the roundabout is a great idea, but the lack of a traffic light would cause a problem with crosswalks. He said a bridge to the parking lot would be a nice addition.

Commissioner Weaver addressed parking issues and challenges with Rollins' valet parking and the proposed entry/exit on Lyman Avenue. He is amenable to most of what is being proposed however the commission has already granted entitlements for the Lawrence Center for both an art museum and business school. He said a better parking plan is needed and he would appeal to Rollins to revert the entitlements for the approved museum to parking lot for the sole purpose of valet and Alfond Inn parking. With regard to the traffic pattern, Commissioner Weaver suggested the addition be on the second floor to provide parking and access from New England and covered parking under the addition.

Commissioner Russell agrees the traffic patterns are concerning and feels any entity looking to use the property should be mindful of the options FDOT is proposing for 426. In response to questions by Commissioner Russell, Ms. Heller provided information on the educational component and programs of the museum.

Mr. Knight said Blue Bamboo Center of the Arts is interested in using the property as well. He spoke about the process for moving forward and said legal counsel has advised

that the commission can direct staff to negotiate directly with Rollins or any other interested party to see if an agreement can be reached.

Jeff Flowers, representing Blue Bamboo, noted that the city has been funding Blue Bamboo for a number of years. He said the vision for the property would be to turn the bottom floor into a performance venue with evening shows and rehearsals on non-show days. He said the space is adequate for housing audiences along with a small concession area. There are plans to produce a recording studio/music school on the third floor that could be offered to Rollins and other area performers. He spoke about the benefits of bringing live performance art to the area and providing space for music lessons and other services. He said his group expects to make minimal changes to get the building functional at no cost to the city. The changes would be done incrementally, using the bottom floor initially with other renovations over time. He feels the Blue Bamboo's concept would be an economic benefit to the city.

Discussion followed on the financial viability of the Blue Bamboo proposal. Mr. Flowers said he is confident with the volume of shows, ticket pricing and sold out attendance, the Blue Bamboo will be able to make the needed changes to the property. Additional discussion was held on the history of Blue Bamboo and its impact on the community, the proposed recording studio and music school and potential collaborations with Rollins and/or other performing arts companies.

In response to questions, Mr. Flowers said the larger space would provide the opportunities for symphony or chamber orchestra and for children's programs.

Mayor DeCiccio noted that minimal renovations to the building, air condition and roof repair will be costly. The building must be up to code. She said the commission needs to understand how the building would be maintained financially (interior and exterior, electric/water bill etc.).

Mayor DeCiccio suggested Mr. Knight meet with Blue Bamboo and Rollins and come back with plans on how they plan to renovate and maintain the space and show they have a solid economic base going forward. Agreed by consensus. Mr. Knight said he would begin the process and add the topic to the June 12 commission agenda to formalize.

Commissioner Weaver said there two more entities interested in the property (Opera Orlando and an entrepreneurial company) that should be allowed to present to the commission. Discussion followed on the previous RFP process and lack of responsive bids. Mr. Knight said legal counsel has confirmed the city does not need to restart the RFP process. He asked for clarification that the commission is strictly looking for a cultural, non-profit use for the building, with no office or luxury condo space. Agreed by consensus.

Further discussion was held on negotiating sale of the property versus long-term lease. Mr. Ginsburg said Rollins' first choice would be to purchase the property, alternatively they would request a long-term lease. Mr. Flowers said the Blue Bamboo would be interested in a lease.

Commissioner Weaver will provide contact information for the two groups interested in the space and Mr. Knight will begin negations as directed.

3. Adjournment

The meeting adjourned at 2:29 p.m.

_____
Mayor Sheila DeCiccio

ATTEST:

_____
City Clerk Rene Cranis

City Commission

agenda item 10.c

item type
Consent Agenda

meeting date
June 12, 2024

prepared by

approved by

subject
Approve the following piggyback contracts:

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments
None

City Commission

agenda item 10.c.1

item type
Consent Agenda

meeting date
June 12, 2024

prepared by
Rebecca Watt, Procurement Agent

approved by
Randy Knight, City Manager

subject

1. Dana Public Safety Supply, Inc. – Seminole County Contract #IFB-603904-20/LNF – Purchase of Lights & Graphics for FD Rolling Stock; for goods on an as-needed basis during the term of the agreement through September 1, 2024; Amount: $150,000
2. Stuart C. Irby Co. (Formerly Electric Supply of Tampa) – OUC-KUA Contract #RFP-21-4979-OQ – Wire and Cable – Renewal; for goods on an as-needed basis during the term of the agreement through June 14, 2025, Amount: $750,000

motion | recommendation

Commission approve items as presented and authorize Mayor to execute.

background

1. The Originating Agency (Seminole County) issued a formal solicitation to award this contract in FY20.
2. The Originating Agency (OUC-KUA) issued a formal solicitation to award this contract in FY21.

alternatives | other considerations

N/A

fiscal impact

Total expenditures included in the following approved budgets:

1. General Fund, Vehicle Replacement Fund
2. Electric Utility Fund

attachments

None

City Commission

agenda item 10.d

item type
Consent Agenda

meeting date
June 12, 2024

prepared by

approved by

subject
Approve the following contracts:

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments
None

City Commission

agenda item 10.d.1

item type
Consent Agenda

meeting date
June 12, 2024

prepared by
Rebecca Watt, Procurement Agent

approved by
Randy Knight, City Manager

subject

1. RFQ7-22 – Kisinger Campo & Associates Corporation – Transportation Planning & Engineering Services – Amendment 2; for services on an as-needed basis during the term of the agreement through June 15, 2025; Amount: $500,000

motion | recommendation

Commission approve item as presented and authorize Mayor to execute.

background

1. A formal solicitation was issued in FY22 and has been renewed in accordance with the original executed agreement.

alternatives | other considerations

N/A

fiscal impact

Total expenditures included in the following approved budgets:

1. Each task order will be brought to the City Commission with the funding source listed.

attachments

None

City Commission

agenda item 11.a

item type
Action Items Requiring Discussion

meeting date
June 12, 2024

prepared by

approved by
Randy Knight, City Manager

subject
Board Appointments:
Winter Park Firefighters' Pension Board (2)

motion | recommendation

background
Two appointments to the Firefighters' Pension Board are needed to:
Fill the vacancy due to the transfer of Wayne Kalish to the Civil Service Board, and
Annual appointment - reappoint Anthony Gray who has expressed interest in continuing or appoint a new member.

alternatives | other considerations

fiscal impact

attachments
None

City Commission

agenda item 11.b

item type
Action Items Requiring Discussion

meeting date
June 12, 2024

prepared by
Susanne Porras, Code Compliance Manager

approved by
Randy Knight, City Manager

subject
Foreclosure Approval - 1260 Whitesell Drive

motion | recommendation
Staff is recommending approval to allow for the expenditure of funds to foreclose on the property with the understanding that all expenses be included with future liens to be recovered upon sale of the property.

background
This request relates to the property at 1260 Whitesell Drive beginning in 2020 with the property being posted "Unsafe." This was followed by numerous violations, fines and Code Compliance Board actions.

History:

- June 30, 2020 - A Massey hearing for administration of fines at the Code Board and fines were imposed. The property has remained in violation with no resolution in sight.
- 2020-2023 - Numerous violations and notice of liens were filed (copies attached)
- January 6, 2023 - A Stipulated Final Judgment of Possession and Injunction was signed by the Honorable County Judge David Johnson allowing the city to take temporary ownership of the property for the purposes of demolishing the structure. The demolition of the structure would remove the specific violation and stop the fines.
- January 12, 2023 - Through the work of the City Attorney's office and Code Enforcement staff, a Joint-Stipulated Settlement Agreement was reached with Gary Moore, the lone known heir and occupant of the structure.
- April 3, 2023 - Demolition permit was issued.
- April 19, 2023 - Final demolition inspection was completed and approved.
- A Notice of Termination of Writ of possession was signed by Attorney J. Giffin Chumley, returning the property to the property owners as identified on the Property Appraiser's website.

Invoices and Notice of Liens are attached.

Mr. Gary Moore cannot be contacted. His location is unknown, and the post office does not have a forwarding address. Site maintenance has become problematic, and the City continues to utilize resources to properly maintain the property, causing additional costs and liens to be filed. There is no homestead exemption at this location.

At the request of staff, consideration of foreclosure of the property was to the Code Compliance Board on May 2, 2024. Attorneys Rick Geller and Eric Jontz of Fishback-Dominick addressed the board with regard to the foreclosure process for this site. This was taken to the Code Board due to the long-standing and continued increases in fines accumulating on the property. (Minutes are attached.)

Florida Statute - 162.09 Administrative fines; costs of repair; liens and City of Winter Park Code of Ordinances Section 2-107(e)
(3) A certified copy of an order imposing a fine, or a fine plus repair costs, may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. Upon petition to the circuit court, such order shall be enforceable in the same manner as a court judgment by the sheriffs of this state, including execution and levy against the personal property of the violator, but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this part shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit filed pursuant to this section, whichever occurs first. A lien arising from a fine imposed pursuant to this section runs in favor of the local governing body, and the local governing body may execute a satisfaction or release of lien entered pursuant to this section. **After 3 months from the filing of any such lien which remains unpaid, the enforcement board may authorize the local governing body attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest. No lien created pursuant to the provisions of this part may be foreclosed on real property which is a homestead under s. 4, Art. X of the State Constitution.The money judgment provisions of this section shall not apply to real property or personal property which is covered under Fla. Const. art. X, §4"**

alternatives | other considerations

fiscal impact

attachments

1. Supporting Documents

2. CCB05024 Draft Minutes

Case Synopsis

Request for Recommendation from the Code Board to approve legal team to do research related to possible Foreclosure Proceedings was approved on May 4th, 2024. (see attached CCB meeting minutes)

Property: 1260 Whitesell Drive - Lucy W. Moore Estate – C/O Gary Moore

Code Compliance Board – Massey Hearing Case#18-870

July 30th, 2020 - The Code Compliance Board determined that Respondent was in violation of:

Chapter 22; Sec.22-28 Amendments to the Florida Building Code and Property Maintenance Code (2018 edition). Subsection 116 Unsafe Buildings. Chapter 22-176; 22-177; Sec.304.7 Roofs and Drainage; Sec.304.2 Protective Treatment; Sec.304.6 Exterior Walls; Sec.108.1.1 Unsafe Structures and Sec.110.1 Unsafe Buildings or Structures of the International Property Maintenance Code of the City of Winter Park.

Fines accrued for 903 days @$100.00/per day = $90,300.00.

4/19/2023 - Property was demolished. The total amount related to fines and demo related charges is $105,082.06 (see enclosed Fine Assessment Sheet).

7/14/2023- Lien was filed with Orange County in the amount of $105,082.06.

Case OVR – 23-0142

06/15/2023 – Issued a Notice of Violation for overgrowth of grass and weeds over 12 inches on the vacant lot. Owner never responded to our notices.

08/01/2023 – 1st mowing by our contractor. Invoice was issued to the property owner.

10/10/2023 – Lien filed with OC in the amount of $455.62.

11/16/2023 – 2nd mowing – Invoice was issued.

02/28/2024 – Lien filed with OC in the amount of $573.53

11/28/2023 – 3rd mowing/clearing of shrubbery. Invoice was issued.

02/08/2024 – Lien filed with OC in the amount of $2,220.00.

Code Compliance has created a 2024 for overgrowth again. It seems that the owner has abandoned the vacant lot property and has not responded to our notices.

Case OVR – 24-0053

05/23/2024 - New mowing charges 2024 in the amount of $630.80 for Lot Clearing of grass and weeds over 12 inches on a vacant lot. Invoice was mailed out on 05/30/2024.

New Total amount after adding 2024 Lot Clearing charges is $108,998.89

FEES ASSESSMENT

City of Winter Park
401 S Park Avenue
Winter Park, FL 32789
407-599-3600

DATE: 05/30/2024
CASE: OVR-24-0053

BILL TO:
Lucy W. Moore Estate
C/O Gary Moore
1260 Whitesell Drive
Winter Park, FL 32789-1566

PROPERTY: 1260 Whitesell Drive

Parcel # 32-21-30-8784-03-080

DESCRIPTION	Sub-Total	AMOUNT
1st Lot Clearing -(05-23-2024)	$480.80	$480.80
Administrative Initial Fee - Code Comp-	$150.00	$150.00
Regular Mail 1 letters @ .60 ea	$0.60	$0.60
Certified Mail 1 letter @ $6.72	$6.72	
Total		**$638.12**
1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	**$638.12**
	$0.00	

FEES ASSESSMENT

City of Winter Park
401 S Park Avenue
Winter Park, FL 32789
407-599-3600

DATE: 04/04/2024
CASE: OVR-23-0142

BILL TO:
Lucy W. Moore Estate
C/O Gary Moore
1260 Whitesell Drive
Winter Park, FL 32789-1566

PROPERTY: 1260 Whitesell Drive

Parcel # 32-21-30-8784-03-080

DESCRIPTION	Sub-Total	AMOUNT
1st Lot Clearing -(8-1-2023)	$285.62	$285.62
Administrative Initial Fee - Code Comp-	$150.00	$150.00
1st Lien Recording Fee	$20.00	$20.00
2nd Lot Clearing - (11-16-2023)	$253.53	$254
Administrative 2nd Offense Fee	$300	$300
2nd Lien Recording Fee	$20.00	$20
3rd Lot Clearing - (11-28-2023)	$2,220.00	$2,220.00
Trimming Shrubs & Removal Silt Fencing		
Regular Mail 3 letters @ .60 ea	$1.80	$1.80
Cert Mail 3 letters @ $6.72 ea	$20.16	$20.16
Total		**$3,271.11**
1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	**$3,271.11**
	$0.00	

FINE ASSESSMENT

City of Winter Park
401 S Park Avenue
Winter Park, FL 32789
407-599-3600

DATE: 05-01-2023
CASE: 18-870

BILL TO:
Lucy M. Moore Estate - C/O Gary Moore
1260 Whitesell Drive
Winter Park, FL 32789

PROPERTY: 1260 Whitesell Drive

Parcel # 32-21-30-8784-03-080

DESCRIPTION	Sub-Total	AMOUNT
Fine accured from October 29, 2020 thru 04/19/2023		
(903 days @$100.00 per day)	$90,300.00	
CEB Fines Total:		$90,300.00
Pre-Demo Utility Invoice	$1,481.00	
Inspections x4 @$150.00	$600.00	
Demo	11,860.00	
Locksmith Services	$626.85	
Case Copies (6x .15 ea)	$1.05	
Regular Mail 4 letters @ .46 ea	$1.84	
Cert Mail 4 letters @ $5.33 ea	$21.32	
Adminstrative Fee	$150.00	
Lien amount x2	$40.00	
Administrative Fines Total		$14,782.06
Total CEB Fines Due:		**$105,082.06**
1-30 DAYS PAST DUE	31-60 DAYS PAST DUE	
$0.00	$0.00	

DOC # 20230653852
11/09/2023 12:04 PM ' Page 1 of 2
Rec Fee: $18.50
Deed Doc Tax: $0.00
Mortgage Doc Tax: $0.00
Intangible Tax: $0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: CSC INC

CODE COMPLIANCE BOARD OF THE CITY OF WINTER PARK, FLORIDA

Case No: 18-870

DOC # 20210053040
01/28/2021 08:25 AM Page 1 of 2
Rec Fee: $18.50
Deed Doc Tax: $0.00
Mortgage Doc Tax: $0.00
Intangible Tax: $0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: CSC INC

Certified tracking # 9171 9690 0935 0246 0050 02

CITY OF WINTER PARK
Petitioner,

vs.

Lucy M. Moore Estate
c/o Gary Moore
1260 Whitesell Drive
Winter Park, FL 32789

Respondent.
_____/

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER IMPOSING FINE & LIEN

THIS CASE was heard at a public hearing before the City of Winter Park, Florida, Code Compliance Board (the "Board"), on the **29th day of October**, after due notice to the Respondent Lucy M. Moore Estate c/o Gary Moore 1260 Whitesell Dr, Winter Park, Florida 32789 (the "Respondent"), and the Board having heard testimony under oath, received evidence, and heard argument, the Board thereupon issues its Findings of Fact, Conclusions of Law, and Order Imposing Fine & Lien as follows:

I. FINDINGS OF FACT

The Board makes the following findings of fact:

A. The property is located at 1260 Whitesell Drive, Winter Park, FL 32789 (the "Property").

B. Legal Description: TUSCANIA T/60 LOT 8 BLK C

C. Parcel I.D. # 32-21-30-8784-03-080

D. The Respondent is the owner of Record.

E. The City gave proper notice of this hearing to the Respondent, the owner of record, by posting at the Property and at City Hall and by United States certified mail.

F. Description of Violation: A large hole and damage exists at the edge of the roof of the main house attached to the rear porch, apparently caused by a fallen tree. Because this area is open to the rain and elements, a deterioration of structural members is occurring, which has compromised the interior of the house for safe occupancy. Demolition and removal or repair of the house and all attached structures is necessary for public health, safety, and welfare.

II. CONCLUSIONS OF LAW

Based on the testimony and evidence of record, the Board reaches the following conclusions of law:

A. The City complied with the procedures and notice requirements of the City Code as required pursuant to §§ 2-105 and 2-110, respectively, of the Winter Park Code of Ordinances and the Governor's Executive Orders 20-69 and 20-179 allowing a virtual hearing.

B. The Property continues to be in violation of Chapter 22; Sec.22-28 Amendments to the Florida Building Code and Property Maintenance Code (2018 edition); Subsection 116 Unsafe Buildings. Chapter 22-176; 22-177; Sec.304.7 Roofs and Drainage; Sec.304.2 Protective Treatment; Sec.304.6 Exterior Walls; Sec.108.1.1 Unsafe Structures and Sec.110.1 Unsafe Buildings or Structures of the International Property Maintenance Code of the City of Winter Park.

III. ORDER

Based on a motion by Paul Mandelkern, seconded by Todd Boyer and supported by the board unanimously this board is issuing an order finding the Respondent Lucy W. Moore Estate -C/O Gary Moore owner of 1260 Whitesell Drive, Winter Park, Florida 32789, Code Compliance Board Case # 18-870 **NOT** in compliance with the order that was issued by the Code Compliance Board on July 30th, 2020, in which respondent was ordered to take the necessary actions to vacate all occupants from the home immediately and to proceed with demolition of the home/structure or provide a plan for safely restoring the home into a safe condition after obtaining required permits with submission of detailed plans for repair of the home to safe code compliance conditions within 14 days of the hearing date. **This order imposes a fine of $100.00 per day, per violation for each day the violation continues, and pursuant to § 2-107(e), shall, upon recordation of a certified copy thereof in the public records of Orange County, Florida, constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator.**

NOTICE OF RIGHT TO APPEAL

Respondent is hereby notified that it, or any party who may be aggrieved by this Order, including the City, has the right to appeal this Order to the Circuit Court in and for Orange County within thirty (30) calendar days of the rendition of this Order, as set forth in Florida Statutes § 162.11 and Section 2-108 of the City Code.

DONE AND ORDERED, effective the 16 day of November, 2020 at Winter Park, Florida.

CITY OF WINTER PARK, FLORIDA
CODE COMPLIANCE BOARD

Paul Mandelkern, Vice Chair

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 16th day of November 2020 by Paul Mandelkern, Vice Chair, who is personally known to me.

Notary Public: Bonnie S. Storm

A true and correct copy of the above and aforementioned Findings of Fact, Conclusions of Law and Order has been furnished by **regular and certified mail** to Lucy M. Moore Estate, c/o Gary Moore, 1260 Whitesell Drive, Winter Park, FL 32789, on this 16th day of November 2020.

Notary Public

BONNIE S. STORM
MY COMMISSION # GG 351511
EXPIRES: July 4, 2023
Bonded Thru Notary Public Underwriters

Case # 18-870

STATE OF FLORIDA, COUNTY OF ORANGE
I HEREBY CERTIFY That the above and foregoing is a true copy of the original filed in This office in the City of Winter Park, Florida
Certified: 11/6/2023 By: Rene Cranis
City Clerk - Deputy Clerk

SAFETY & CODE compliance

401 S. Park Ave. • Winter Park, FL 32789 • 407-599-3600

9171 9690 0935 0309 8676 91

May 1, 2023.

Lucy M. Moore Estate
c/o Gary Moore
1260 Whitesell Drive
Winter Park, FL 32789
Parcel Id: 32-21-30-8784-03 -080

Re: CCB #18-870

Dear Mr. Moore,

I hope you are doing well. Per City of Winter Park Code Compliance records, the Order dated October 29, 2020, DOC#20210053040 recorded with Orange County, shows an outstanding fine. Please see the attached copy of the latest invoice that reflects the Code Compliance Board fines that have accrued for the property at 1260 Whitesell Dr., Winter Park, FL 32789 and for contractor services for the demolition of the structure. Please notice that the total amount only reflects fines accrued until April 19, 2023 which is the day that the demo was completed. It is imperative that you contact the city with your intentions on resolving the total amount due on your property.

Thank you in advance for your attention to this matter. Please contact us if you have any further questions or concerns about this.

Respectfully,

Susanne R. Porras, Code Compliance Div. Manager

DOC # 20230586169
10/10/2023 14:22 PM Page 1 of 1
Rec Fee: $10.00
Deed Doc Tax: $0.00
Mortgage Doc Tax: $0.00
Intangible Tax: $0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: CSC INC

CITY OF WINTER PARK NOTICE OF LIEN

To: Lucy W. Moore Estate
C/O Gary Moore
1260 Whitesell Drive
Winter Park, FL 32789

9171 9690 0935 0309 8671 58

AND ALL WHOM THIS NOTICE MAY CONCERN:
The City of Winter Park, a Florida Municipal Corporation, hereby assesses and records a lien in the sum set forth below against the following described real estate located in said City, to-wit:

PROPERTY OWNER (S): Lucy W. Moore Estate – C/O Gary Moore

PROPERTY ADDRESS: 1260 WHITESELL DRIVE, WINTER PARK, FL 32789

CASE NUMBER: OVR-23-0142

LEGAL DESCRIPTION: TUSCANIA T/60 LOT 8 BLK C

PARCEL ID NUMBER: 31-21-30-8784-03-080

Amount: **$455.62**

Said lien being assessed for Fines due to the City of Winter Park for: Admin Fee $150.00, Mowing $285.62 plus a Lien Recording Fee of $20.00 dated August 1, 2023.

Rene Cranis
Rene Cranis, City Clerk

Randy Knight, City Manager

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 9th day of October 2023 by Randy Knight as City Manager of the City of Winter Park, Florida, who is personally known to me.

I HEREBY CERTIFY that a true & correct copy of the foregoing Notice of Lien has been furnished by mail to the above-named addressee this 9th day of October 2023.

SUSANNE R. PORRAS
MY COMMISSION # HH 283677
EXPIRES: November 1, 2026

Susanne R Porras, Notary Public

DOCUMENT PREPARED BY:
Susanne R. Porras
City of Winter Park
401 Park Avenue South
Winter Park, FL 32789
(407) 599-3283

DOC # 20240076921
02/08/2024 11:01 AM Page 1 of 1
Rec Fee: $10.00
Deed Doc Tax: $0.00
Mortgage Doc Tax: $0.00
Intangible Tax: $0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: CSC INC

CITY OF WINTER PARK NOTICE OF LIEN

To: Moore, Lucy W. Estate
C/O Gary Moore
1260 Whitesell Drive
Winter Park, FL 32789-1566

AND ALL WHOM THIS NOTICE MAY CONCERN:
The City of Winter Park, a Florida Municipal Corporation, hereby assesses and records a lien in the sum set forth below against the following described real estate located in said City, to wit:

PROPERTY OWNER (S): Moore, Lucy W. Estate – C/O Gary Moore

PROPERTY ADDRESS: 1260 WHITESELL DRIVE, WINTER PARK, FL 32789-1566

CASE NUMBER: OVR-23-0142

LEGAL DESCRIPTION: TUSCANIA T/60 LOT 8 BLK C

PARCEL ID NUMBER: 32-21-30-8784-03-080

Amount: $2,220.00

Said lien being assessed for Fines due to the City of Winter Park for: Removal of silt fencing, skid steer with mulching and trimming of excessive underbrush and extensive tree trimming located in the rear of the property, $2,200.00 plus a Lien Recording Fee of $20.00 dated November 28, 2023.

Rene Cranis
Rene Cranis, City Clerk

Randy Knight, City Manager or
Michelle Del Valle, Assistant City Manager

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 6th day of February 2024 by Randy Knight as City Manager of the City of Winter Park, Florida, who is personally known to me.

I HEREBY CERTIFY that a true & correct copy of the foregoing Notice of Lien has been furnished by mail to the above-named addressee this 6th day of February 2024.

SUSANNE R. PORRAS
MY COMMISSION # HH 283677
EXPIRES: November 1, 2026

Susanne R. Porras
Susanne R Porras, Notary Public

DOCUMENT PREPARED BY:
Susanne R. Porras
City of Winter Park
401 Park Avenue South
Winter Park, FL 32789
(407) 599-3283

DOC # 20240076922
02/08/2024 11:01 AM Page 1 of 1
Rec Fee: $10.00
Deed Doc Tax: $0.00
Mortgage Doc Tax: $0.00
Intangible Tax: $0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: CSC INC

CITY OF WINTER PARK NOTICE OF LIEN

To: Moore, Lucy W. Estate
C/O Gary Moore
1260 Whitesell Drive
Winter Park, FL 32789-1566

AND ALL WHOM THIS NOTICE MAY CONCERN:
The City of Winter Park, a Florida Municipal Corporation, hereby assesses and records a lien in the sum set forth below against the following described real estate located in said City, to wit:

PROPERTY OWNER (S): Moore, Lucy W. Estate – C/O Gary Moore

PROPERTY ADDRESS: 1260 WHITESELL DRIVE, WINTER PARK, FL 32789-1566

CASE NUMBER: OVR-23-0142

LEGAL DESCRIPTION: TUSCANIA T/60 LOT 8 BLK C

PARCEL ID NUMBER: 32-21-30-8784-03-080

Amount: $573.53

Said lien being assessed for Fines due to the City of Winter Park for: Admin Fee of $300.00, Mowing $253.53 plus a Lien Recording Fee of $20.00 dated November 16, 2023.

Rene Cranis
Rene Cranis, City Clerk

Randy Knight, City Manager or
Michelle Del Valle, Assistant City Manager

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 6th day of February 2024 by Randy Knight as City Manager of the City of Winter Park, Florida, who is personally known to me.

I HEREBY CERTIFY that a true & correct copy of the foregoing Notice of Lien has been furnished by mail to the above-named addressee this 6th day of February 2024.

SUSANNE R. PORRAS
MY COMMISSION # HH 283677
EXPIRES: November 1, 2026

Susanne R. Porras
Susanne R Porras, Notary Public

DOCUMENT PREPARED BY:
Susanne R. Porras
City of Winter Park
401 Park Avenue South
Winter Park, FL 32789
(407) 599-3283

DOC # 20240190924
04/02/2024 14:02 PM Page 1 of 1
Rec Fee: $10.00
Deed Doc Tax: $0.00
Mortgage Doc Tax: $0.00
Intangible Tax: $0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: CSC INC

CITY OF WINTER PARK NOTICE OF LIEN

To: Lucy W. Moore Estate
C/O
Gary Moore
1260 Whitesell Drive
Winter Park, FL 32789

AND ALL WHOM THIS NOTICE MAY CONCERN:
The City of Winter Park, a Florida Municipal Corporation, hereby assesses and records a lien in the sum set forth below against the following described real estate located in said City, to-wit:

PROPERTY OWNER (S): Lucy M. Moore Estate – C/O Gary Moore

PROPERTY ADDRESS: 1260 WHITESELL DRIVE, WINTER PARK, FL 32789

CASE NUMBER: 18-870

LEGAL DESCRIPTION: TUSCANIA T/60 LOT 8 BLK C

PARCEL ID NUMBER: 32-21-30-8784-03-080

Amount: **$105,082.06**

Said lien being assessed for Fines due to the City of Winter Park for: Code enforcement fines accrued from October 29, 2020 thru April 19, 2023 for 903 days @$100.00 per day, demolition charges $11,860.00, pre-demo utility invoice $1,481.00, inspections x4 @$150.00, locksmith services $626.85, copies x6 @.15 each, regular mail x4 letters @.46 each, certified letters x4 @$5.33, and administrative fee $150.00.

Rene Cranis
Rene Cranis, City Clerk

Randy Knight, City Manager

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 11th day of July 2023 by Randy Knight as City Manager of the City of Winter Park, Florida, who is personally known to me.

I HEREBY CERTIFY that a true & correct copy of the foregoing Notice of Lien has been furnished by mail to the above-named addressee this 11th day of July 2023.

SUSANNE R. PORRAS
MY COMMISSION # HH 283877
EXPIRES: November 1, 2026

Susanne R Porras, Notary Public

DOCUMENT PREPARED BY:
Susanne R. Porras
City of Winter Park
401 Park Avenue South
Winter Park, FL 32789
(407) 599-3283

STATE OF FLORIDA, COUNTY OF ORANGE
I HEREBY CERTIFY That the above and foregoing is a true copy of the original filed in This office in the City of Winter Park, Florida
Dated: 3/27/24 By: Rene Cranis
City Clerk - Deputy Clerk

Code Compliance Board
Regular Meeting Minutes

May 2, 2024 at 3:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present
Douglas Bond, Melissa Blaney, Paul Mandelkern, Steve Heller, Todd Boyer, Wayne Johnson

Legal Representation
Assistant City Attorney Eric Jontz, Deputy City Attorney Richard Geller

Staff Present
Chief Building Official Gary Hiatt, Asst. Building Official Ashley Ong, Code Compliance Division Manager Susanne Porras, Code Compliance Officer Phillip Wade; Board Secretary Susan Pruchnicki

1. Call to Order

a. Roll Call

b. Statement of Purpose

2. Swearing in of Witnesses

3. Consent Agenda

a. Approve the minutes of the April 4, 2024, meeting.

Paul Mandelkern made a motion to approve the minutes as presented. Seconded by Wayne Johnson. Motion passed 6-0.

4. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

There were no public comments.

5. Public Hearings (Public participation and comment on these matters must be in person.)

a. CCB# - LDC-24-0098 2250 Nairn Dr., Winter Park, FL 32792

Code Compliance Officer Christina Busch presented case information to the Board including OCPA information and supporting photographs of trailers parked in plain view for more than 24 hours. A Notice of Violation was issued on 3/13/24. A Notice of Hearing was posted 4/16/24.

Douglas Bond questioned if the freestanding parking structure photographed in the driveway was compliant. Division Manager Susanne Porras stated that this was not included in the citation. Paul

Mandelkern confirmed that the case presented is in regard to trailers parked in the driveway and on the right-of-way. Officer Busch responded yes. Assistant Deputy City Attorney Rick Geller confirmed the code in violation is included in the notice issued.

The Respondent, Mr. John Watkins of 2250 Nairn Dr., Winter Park, FL 32789 approached the podium. He stated that the trailers were normally stored at a property he owns in Oviedo. He stated he has not been able to move them due to health issues. He then stated that with the help of a friend, they could be moved within 7 - 10 days.

Paul Mandelkern asked what business the LLC was. Mr. Watkins stated construction, and that the trailers are used for business. Wayne Johnson asked if Mr. Watkins resided at the Nairn Dr. address. Mr. Watkins stated yes.

Discussion:
Douglas Bond suggested to the Board that Mr. Watkins be allowed 15-20 days to correct the violation, and after 20 days a $100 per day fine be imposed. Melissa Blaney agreed to the timeframe, and if necessary to revisit the case in June, and no fines would be applied at this meeting. Paul Mandelkern amended to allow 20 days to correct.

Douglas Bond then made a motion:
From the evidence presented today I move to find the Respondent, John Watkins, LLC, Code Compliance Board Case #LDC-24-0098, owner of 2250 Nairn Drive, Winter Park, FL 32792 in violation of Chapter 58, Section 58-71(f)(1) Boats, Trailers, and Recreational Vehicles of the City of Winter Park Land Development Code.

The respondent is ordered to cease the parking of trailer(s) for more than 24 hours or store it out of the view from the public right-of-way and/or adjacent neighboring properties within 20 days of this hearing date. The Respondent is further ordered to contact the City Safety & Code compliance Officer and provide documentation of action taken by May 22, 2024. The Code Board will revisit the case to assess fines in June if compliance is not met. Seconded by Todd Boyer as amended. Motion passed 6-0.

6. Non-Action Items

7. Staff Updates

8. City Attorney Reports

a. Report on 1260 Whitesell Drive as authorized by the Code Compliance Board during April's meeting.

Deputy City Attorney Richard Geller and Deputy City Attorney Eric Jontz presented the requested research regarding the possible foreclosure of 1260 Whitesell Dr, Winter Park, FL 32789 as requested by the Code Board at the April 4, 2024 regular meeting. Copies of the documents were provided to the Board members to review, including the current value of the Subject Property.

Assistant City Attorney Eric Jontz of Fishback-Dominick spoke. He stated a Court appointed attorney would complete a search for heirs to the property. Mr. Geller stated that no probate hearing was required since Lucy Moore passed over 20 years ago, only the name the estate in the case. Mr. Jontz stated that a bid would be made, then the property sold. The city would recoup all costs and fines incurred due from the sale, and the balance of the sale would be placed in an account for Mr. Gary Moore, and/or any other heirs discovered.

Steve Heller inquired about the foreclosure sale, if a higher bid might be made. Mr. Jontz stated not by the city, but possibly by others. Douglas Bond asked the current value of the Subject Property. Mr. Geller responded $740,000. Paul Mandelkern asked if there were any reason not to foreclosure. Mr. Geller replied no, and requested a motion from board to proceed.

Building Official Gary Hiatt stated that the Board should recommend foreclosure with the inclusion of title search. The recommendation will go the City Commission commission for approval.

Wayne Johnson made a motion to recommend authorization of the Deputy City Attorney to proceed. Seconded by Paul Mandelkern. Motion passed 6-0.

9. Board Comments

10. Upcoming Agenda Items

11. Adjournment

A motion to adjourn the meeting at 3:46 pm was made by Todd Boyer. Seconded by Steve Heller. Motion passed 6-0.

ATTEST:

Approved by the board on
/s/ Susan Pruchnicki, Board Secretary

City Commission

agenda item 11.c

item type
Action Items Requiring Discussion

meeting date
June 12, 2024

prepared by
Randy Knight, City Manager

approved by
Randy Knight, City Manager

subject
Discussion of old Library property reuse

motion | recommendation
Provide directions to staff.

background
The city has twice gone through solicitation processes to seek interest/proposals for the use of the old library site. Each time the city received a single proposal, both of which were ultimately rejected by the Commission for various stated reasons. One of those proposals was for an office building and the last lease offer on the table was $200,000 annually. The other offer was for a space museum and the last lease offer was $125,000 - $250,000 annually.

At its work session on May 23, 2024, there was Commission consensus to have the City Manager negotiate with Rollins College, Blue Bamboo, and any other arts/cultural organizations interested in reuse of the old library site. The City Manager was asked to put the formal approval of that direction on the June 13 Commission agenda and the City Manager stated he would go ahead and begin those negotiations and would not have to wait for the formal direction to begin. The Commissioners were asked to forward any other interested parties to the City Manager to be included.

The City Manager met with representatives of both Rollins College and Blue Bamboo. Their written proposals are included in this packet. No other entities have come forward nor were any forwarded to the City Manager by the Commissioners.

Summary of the two proposals:

Applicant - Rollins College
Proposed Use - Rollins Museum of Art
Proposed a land lease or a purchase option. Expressed preference to purchase.
Proposed purchase price of $6,000,000 for property as-is.

Proposed Lease:
Initial Term - 40 years
Renewal Options - Five 10-year renewal options
Initial year lease payment - $275,000
Escalation Terms - Increase every 10 years based on CPI capped at 5% of the prior lease amount
Termination - 5-year notice before the end of the initial term or option terms
Other Terms -
Requesting City approval of a 5,500 square ft 1-story gallery addition between the existing structure and the Alfond Inn.
The city will remove any existing FF&E it wishes to keep prior to closing.

Applicant - Blue Bamboo Center for the Arts and Performing Arts Matter
Proposed Use - Multi-cultural arts venue. The first floor would be used for concert events, meetings, rehearsals, and recording. The second and third floors would be built out in later phases and used for arts education, recording studio and local non-profit use.
Proposed a land lease option. No purchase option.

Proposed Lease: (Amended, June 7, 2024, see attached)
Initial Term - 40 years
Renewal Options - Four 10-year renewal options
Initial year lease payment - $132,000
Escalation Terms - 2% every five years
Termination - 5 years notice by city with city paying depreciated value of improvements
Other Terms - City to allocate 2nd and 3rd floor use for nonprofit Arts and Culture use at no cost to tenants. The applicant will pay for all renovations to the upper floors and manage the usage.

With any of the above options, a final agreement would need to be negotiated. Staff is seeking commission direction on which, if any, of the proposals should be negotiated to final agreement. An ordinance will ultimately need to be adopted for the final lease or sale.

It is important to note that a sale of the property will require a supermajority vote of the Commission. A lease will require a simple majority vote. With either approach, staff recommends dedicating the sale proceeds or lease proceeds to a specific purpose or purposes, such as major park improvements or implementation of the stormwater basin study solutions.

Both applicants will have representatives at the meeting to address questions about their proposal.

alternatives | other considerations

fiscal impact

The fiscal impact depends on the applicant selected along with whether it is a sale or lease. All proposals take the ongoing maintenance costs from the City.

attachments

1. Rollins College proposal and term sheet
2. Proposal Blue Bamboo
3. Term Sheet - Blue Bamboo

Rollins
EST. 1885

President
George D. and Harriet W. Cornell Professor
of Distinguished Presidential Leadership
Professor of Philosophy
1000 Holt Ave. - 2711 • Winter Park FL 32789
407.646.2120 • rollins.edu

DATE: May 28, 2024
TO: The Mayor and Commissioners, City of Winter Park
FROM: Grant Cornwell

Thank you for inviting Rollins College to consider the possibility of acquiring the former Winter Park Library property to house the Rollins Museum of Art.

Since this opportunity was made available to Rollins, we have been working diligently to determine our interest and discern the viability of the dramatic change from our approved plans to construct a new Rollins Museum of Art on the Lawrence Center property. As you know, we have been working on this plan, and raising funds for it, for a number of years, and our stakeholders remain excited about the prospects. A change at this time will make sense only if the former Winter Park Library can suitably accommodate our program and if the terms of the agreement are fair and financially viable.

While there is more work to do, at this juncture we believe the answers to these questions can be a resounding "yes." Accordingly, attached is the completed questionnaire and proposal form for your consideration.

In our early assessment, we believe the new art museum at the former library site can be completed at a lower cost than our currently approved plans and in much less time, both of which make the prospect attractive. As we have shared eagerly and often, the College and the patrons of the Rollins Museum of Art have a simple motivation: to share our extraordinarily rich collection of art in a museum suitable to its stature and with our neighbors in Winter Park, Central Florida, and the world.

The location will provide for adequate parking, is readily walkable from campus and from Park Avenue, and is already known to the Winter Park community as a place of public good, a gathering place for adults, children, students, and family groups as a place of learning and knowledge. The Rollins Museum of Art will continue this tradition for generations to come. As a teaching museum, our intention is to stay true to our current practice of having entrance be free for all.

From the standpoint of the City of Winter Park, this will provide a true iconic gem to the citizens in the heart of the cultural core and gateway to the city. What is more, as fiduciaries of Winter Park's assets, you can have complete confidence in the financial strength of Rollins to properly maintain the facility to our well-known standards and that the quality of our renovations will meet the highest expectations.

We look forward to working with the City with alacrity to make this idea a reality. Thank you for inviting us to be a part of this exciting process.

5/28/24

Term Sheet

Proposer: **Rollins College** (The Applicant)

Co-proposers, if any _____

Proposed Use: **Transform the existing City owned old library building and grounds into a newly repurposed Rollins Museum of Art facility open to the public.**

Would you use the existing building? Yes **X** No ____

Describe anticipated traffic impact (trips per day, times of day, etc...) **Traffic would be minimal, anticipation of 100 (+/-) trips per day. Parking onsite 60 (+/-) will be adequate with Rollins garage across the street for overflow.**

If there is an auditorium component, describe the use (number of seats, frequency of use, types of programs, etc...) **The proposed internal auditorium will contain of approximately 150 seats and will be used for art lectures, community programs and educational purposes. It will be handicapped accessible by elevator.**

Land Lease Option:

- Initial lease Term: **40** years
- Renewal options: **5/10-year renewal options**
- Initial year lease payment: **$275,000**
- Escalation Terms: **Increase every 10 years of lease and extensions based on CPI (average of increase during prior lease period) not to exceed 5% of prior lease term.**
- Early termination by Applicant:
  - Notice provision: **5 years prior to end of each lease term**
  - Financial Responsibility: **100% guaranteed by Rollins College**
- Early termination by City:
  - Notice provision: **5 years prior to end of each lease term**
  - Financial Responsibility: **100% City of Winter Park**

Cash Option: (Preferred)

Purchase Price: **$6,000,000** or N/A

Non-negotiable terms:

- The property shall be taken as-is and Applicant is responsible for all capital costs to bring the property to code and to meet the needs of the Applicant for occupancy
- The Applicant must commit to an ongoing Arts/Cultural type of use and city will provide zoning that allows for that use
- The Applicant must meet all zoning code requirements such as setbacks, FAR, height and parking
- The Applicant shall be responsible for all cost of all maintenance of the building, parking lot and landscaping
- The Applicant shall be responsible for all costs associated with utilities, taxes (if applicable), insurances (including property insurance) and other operating needs
- Applicant will be required to show financial viability both in terms of constructing the project and ongoing maintenance and operations
- There are a few very nice trees on the property. The city will identify which one, but removal of any those trees would need to be approved by the City in advance.
- The City is not represented by a Broker or Realtor. If applicant uses a Realtor, the applicant is responsible for any commission payments.

Other terms/conditions proposed by Applicant:

See attached Addendum #1

5/28/24

City of Winter Park
Old Library Building
Addendum #1

A. If either a lease or purchase:

   1. City will agree to approving additional 5,500 sq. ft. 1 story gallery addition to be constructed between the Alfond Inn and the library building.

   2. City will remove any existing FF&E it wishes to keep prior to closing.

B. Rollins prefers to purchase the property and requests this option is presented initially to the City. In the event a "super" majority of votes is not obtained, Rollins requests this proposal be considered to the lease option as described herein.

C. The attached preliminary elevations and space program uses are for planning and discussion purposes only.

Museum previous RIT design areas As of 250521

TOTAL NET AREA = 28,283

Total Galleries = 9,867 35% of Total Program Area

Efficiency (BOH/Total) = 36%

GROUND FLOOR (14,332)

FOH (8,222)

Total Galleries (1,979)

Curricular gallery 539

Collection gallery 554

Gallery 1- 470

Gallery 2- 416

Lobby 1,165

Educational (2,560)

Comm outreach lounge 727

Educ Ctr 835

Lrg student 686

Sm student 253

Uni Toilet 59

Restrooms 267 + 223 (490)

Gen public circ'n 2,028

BOH (6,110)

Closed storage 2,564

Storage 333

Pack crate 236

Wood shop 484

Shop stor 158

Work are/reg/trans 298

Elecl 455

IT Server 249

ELEV SHAFT 175

Elev Mach 71

Trash 87

Gen Circn ESTIMATE 1,000

UPPER FLOOR (13,951)

FOH (9,801)

Total Galleries (7,888)

Perm Coll 1,170

Temp 2,360

Exhibit 1- 2,187

Exhibit 2- 2,171

Lobby/Circ'n EST. 1,700

Restrooms 108 + 105 (213)

BOH (4,150)

Exhibit Storage 173

MEP 342

Elecl 148

IDF 90

Jan 38

Elev Shaft 167

Storage 116

Staff WC 79

Conf/Library 678

Dir Off 293

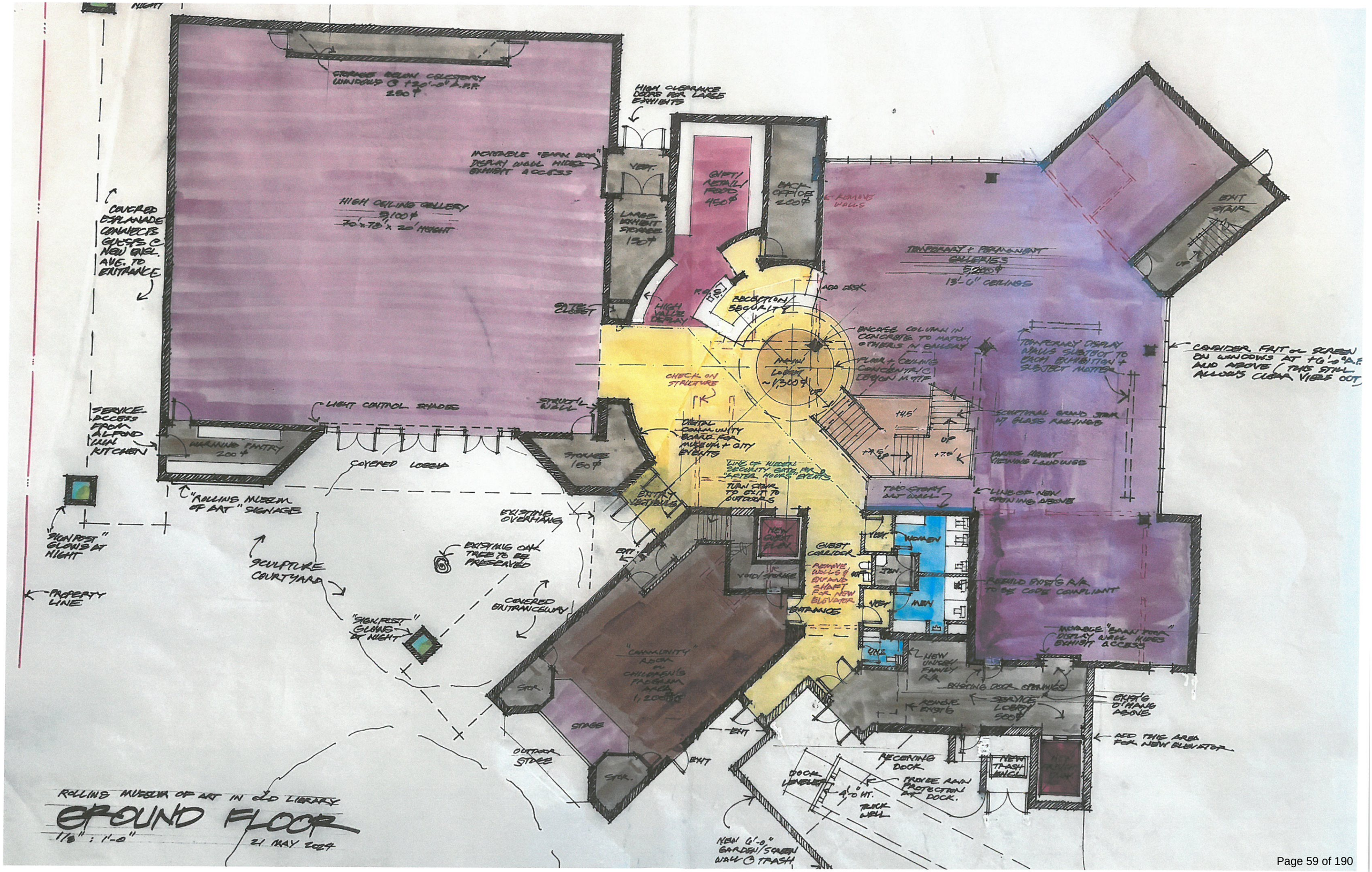
AH Prep 303

Curric/Educ 524

Dev/Mktg/Guest 342

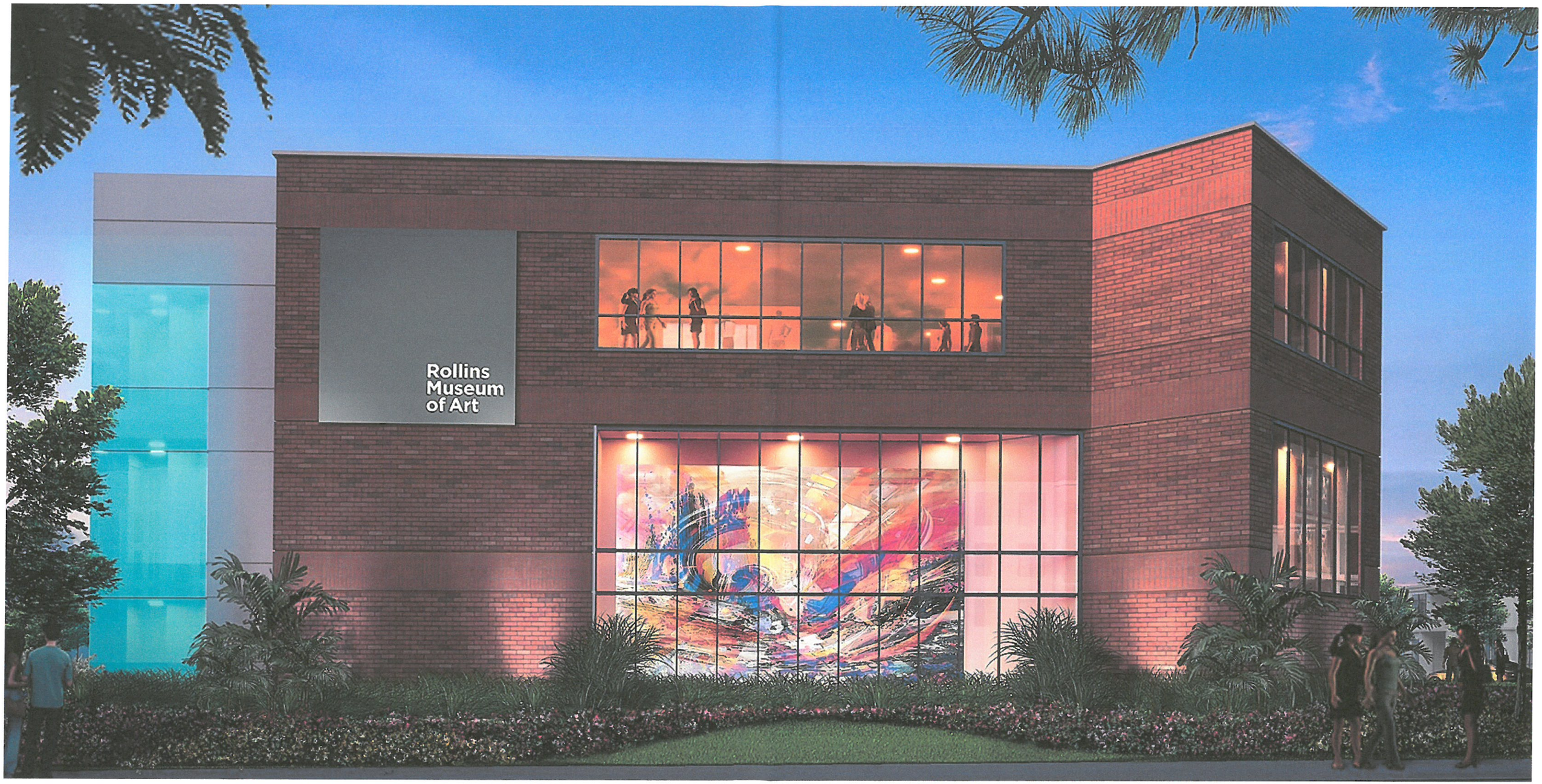
Breakroom 349

Gen circ'n ("Rec'n") 508



STORAGE BELOW CLEROSTORY WINDOWS @ +20'-0" A.F.F. 250 ϕ
HIGH CLEARANCE DOORS FOR LARGE EXHIBITS
MOVEABLE "BARN DOOR" DISPLAY WALL HIDES EXHIBIT ACCESS
VEST.
GIFT/ RETAIL/ FOOD 450 ϕ
BACK OFFICE 200 ϕ
REMOVE WALLS
HIGH CEILING GALLERY 5,100 ϕ 70'x78'x 20' HEIGHT
LARGE EXHIBIT STORAGE 150 ϕ
COVERED ESPLANADE CONNECTS GUESTS @ NEW ENGL. AVE. TO ENTRANCE
TEMPORARY + PERMANENT GALLERIES 5,200 ϕ 13'-6" CEILINGS
EXIT STAIR
UP
GATE CLOSET
HIGH VALUE DISPLAY
RECEPTION/ SECURITY
ADA DESK
ENCASE COLUMN IN CONCRETE TO MATCH OTHERS IN GALLERY
MAIN LOBBY ~1,300 ϕ
FLOOR + CEILING CONCENTRIC DESIGN MOTIF
TEMPORARY DISPLAY WALLS SUBJECT TO EACH EXHIBITION + SUBJECT MATTER
CONSIDER FRIT OR SCREEN ON WINDOWS AT +6'-0" A.F. AND ABOVE (THIS STILL ALLOWS CLEAR VIEWS OUT)
CHECK ON STRUCTURE
SERVICE ACCESS FROM ALFOND LUN KITCHEN
LIGHT CONTROL SHADES
STRUCT'L WALL
WARMING PANTRY 200 ϕ
STORAGE 150 ϕ
DIGITAL COMMUNITY BOARD FOR MUSEUM + CITY EVENTS
+4.5'
SCULPTURAL GRAND STAIR W/ GLASS RAILINGS
+7.5'
VARIOUS HEIGHT VIEWING LANDINGS
COVERED LOGGIA
LINE OF HIDDEN SECURITY GATE FOR "AFTER HOURS" EVENTS
TURN STAIR TO EXIT TO OUTDOORS
TWO STORY ART WALL
LINE OF NEW OPENING ABOVE
"ROLLING MUSEUM OF ART" SIGNAGE
EXISTING OVERHANG
"SIGN POST" GLOWS AT NIGHT
EXISTING OAK TREE TO BE PRESERVED
NEW GUEST ELEV.
GUEST CORRIDOR
WOMEN
REMOVE WALLS & EXPAND SHAFT FOR NEW ELEVATOR
VOID/STORAGE
REBUILD EXIST'G R/R TO BE CODE COMPLIANT
SCULPTURE COURTYARD
PROPERTY LINE
COVERED ENTRANCEWAY
"SIGN POST" GLOWS AT NIGHT
ENTRANCE
MOVABLE "BARN DOOR" DISPLAY WALL HIDES EXHIBIT ACCESS
"COMMUNITY" ROOM OR CHILDREN'S PROGRAM AREA 1,200 ϕ
NEW UNISEX FAMILY R/R
EXISTING DOOR OPENINGS
STOR.
STAGE
REMOVE EXIST'G
SERVICE LOBBY 500 ϕ
EXIST'G O'HANG ABOVE
ADD THIS AREA FOR NEW ELEVATOR
OUTDOOR STAGE
EXIT
RECEIVING DOCK
NEW TRASH ENCL.
DOCK LEVELER
4'-0" HT.
PROVIDE RAIN PROTECTION AT DOCK.
TRUCK WELL
NEW 6'-0" GARDEN/SCREEN WALL @ TRASH
ROLLING MUSEUM OF ART IN OLD LIBRARY
GROUND FLOOR
1/8" : 1'-0"
21 MAY 2024

Rollins
Museum
of Art
R
M
O
A


Rollins
Museum
of Art

Rollins
Museum
of Art

Rollins
Museum
of Art

JUNE 5, 2024

PROPOSAL

CITY OF WINTER PARK

CHRIS CORTEZ
FOR BLUE BAMBOO CENTER FOR THE ARTS

Table of Contents

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Approach and Methodology	page 7
Timeline and Selling Points	page 17
Community Impact	page 19
Financial	page 21
Supporting Documents	page 28

Attn: Procurement Division City Hall West Wing
401 S. Park Avenue
Winter Park, FL 32789

June 5, 2024

To the City of Winter Park:

We happily submit our proposal to lease the former library building located at 460 E New England Ave, Winter Park, FL 32789. Our goal is for Blue Bamboo Center for the Arts to lease and renovate the property for use as a shared hub for arts and culture in Winter Park.

In conjunction with other non-profit arts organizations, and with the support of the city, the building can transform access to the arts in our city, providing a home base for non-profits and the general public.

The design will feature audio and video recording facilities, teaching studios, visual artist studios, gallery space, administrative offices, rehearsal studios, a 160-seat music performance space, and concession area.

Our project returns positive income from the use, while simultaneously honoring Winter Park's long-standing commitment to the arts. We're excited to earn your approval for this project. Thank you for your time and consideration.

Chris Cortez
Executive Director
Blue Bamboo Center for the Arts
940 W Canton Ave A-106
Winter Park, FL 32789
713-775-2080
bluebambooartcenter@yahoo.com

II. Organization and Experience

Background

Blue Bamboo Center for the Arts – Primary Tenant

Since 2016, Blue Bamboo Center for the Arts (BBCFA), a non-profit 501(c)3 organization, has been providing live performances, featuring the best in local and touring musical artists from a wide range of genres – Jazz, Classical, Folk, Blues, R&B, Tango, Flamenco, Salsa, Middle Eastern, and more. By using a casual "listening room" approach, audiences are emotionally moved, and performers at every level feel heard and appreciated.

Opportunities for young performers to play alongside established pros are frequent, including rehearsals, jam sessions, master classes, and live performances.

BBCFA shares hundreds of hours of free content via YouTube and have achieved over 400,000 views around the world. They host benefit concerts for hurricane relief, food insecurity, community orchestras, youth orchestras, and homelessness, and present master classes delivered by world class professionals.

They are members of the Winter Park Arts and Culture Alliance, and partner with UCF, Florida Symphony Youth Orchestra, Second Harvest Food Bank, Performing Arts Matter, Crealde School of Art, Drawchange, United Arts, State of Florida, Orange County Arts and Culture Division, Casa Feliz, the Winter Park Library, and the City of Winter Park.

Performing Arts Matter – Co-tenant

Performing Arts Matter was incorporated in 2005 and is a non-profit 501(c)3 which provides a means for creative people of all ages in Central Florida to express themselves through performance art and music. The arts play an integral role in helping establish and maintain a cultural identity to community members, participants, and partners.

Participation in volunteer community orchestras is a powerful tool to help the elderly maintain cognitive function, help young people develop important skills, and provide an outlet for family and friends to celebrate their favorite people.

Performers from every area of our community, retiring from life as a former musician, or in retirement, finally find time to pursue their passion for the arts. They are working alongside young people, and professionals toward a common goal to create something beautiful to share with all of us. PAM provides an outlet for these people to come together in harmony.

PAM presented over 150 public concert events in 2023/24 season in venues all around Central Florida.

III. Approach and Methodology

Suggested uses

Cultural, master classes, music & arts education, meetings, recording studio, (arts related) office space, and public performances.

Background

In our research for this project, we reviewed previous proposals and one issue came up again and again, and in every case that one issue pushed the cost of the project out of reach. That issue is ADA compliance. The elevator, stairs, and bathrooms are not up to current code. The cost of replacing the elevator and stairs is prohibitive, and that narrative has taken hold, and caused many to assume the building cannot be used unless these expensive changes are adopted.

With the help of the Fire Marshall, Building Department, and city staff, we have determined that ADA compliance changes only need to be made if the building undergoes a “change of use.” The original classification for the building as a library was “assembly.” Since there is no “change of use” in our proposal, ADA compliance will not need to be upgraded to current code.

As you consider our proposal, please keep an open mind to a much simpler approach that can create a strong return on investment, largely because of these savings, which until now, may not have been considered.

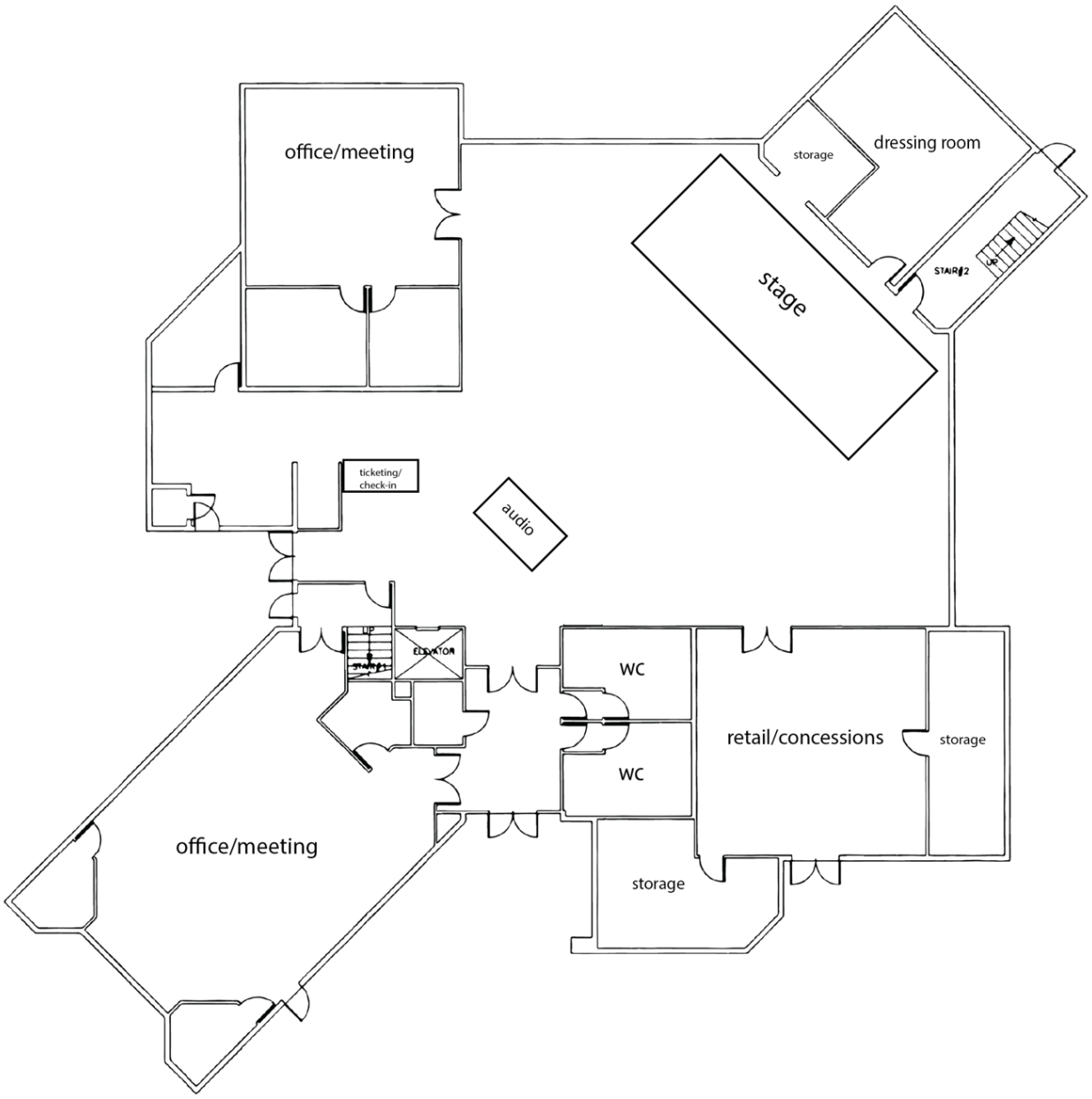
The proposed lease is 40 years beginning Aug 1, 2024. We're suggesting a two Phased process. During Phase One, applicant would lease the 1st floor, and public access to the two top floors would be closed. Within two years' time, Phase Two renovations would begin on the upper floors, to be completed on or before the end of year three.

Minor renovation will take place to adapt the room for public use. That will include:

- HVAC
- Flooring
- Plumbing
- Signage
- Staging
- Lighting
- Acoustic soundproofing
- Elevator and stair repair
- Any other required improvements to the site, exterior and interior of the 1st floor.

Tenant will submit architectural designs for approval, but we are for the most part, accepting the existing floor plan.

Phase One Floor Plan



Phase One Construction

- Repair existing elevator and stairs.
- Add signage.
- Raise ceiling tiles, duct work to uniform height.
- Replace 1st floor HVAC.
- Replace flooring.
- Build stage, audio booth.
- Build wall behind the stage.
- Create concession area (3-panel sink). No food service.
- Close the Occulus.
- Replace stairs on 1st and 2nd floors.

Note: We already own, seating, tables, stage lighting, audio equipment, piano, bar equipment, instruments.

Phase One Usage

During Phase One, we will occupy the 1st floor for concert events, meetings, rehearsals, and recording. The building will be open 5 days per week from 1PM-5PM. Most evening live performances will take place between 7PM and 10PM

Parking

- Existing parking spaces: 69
- # of persons estimated per car allowed by city: 2.5
- Building Capacity based on existing parking: 172

Phase Two

Beginning on or before August 1, 2027, Tenant will perform all the renovations to the 2nd and 3rd floors. 2nd floor is designated for music lessons, recording, and gallery space. The 3rd floor will be ideal for non-profit arts usage for events, rehearsals, and will also feature gallery space.

Phase Two Construction

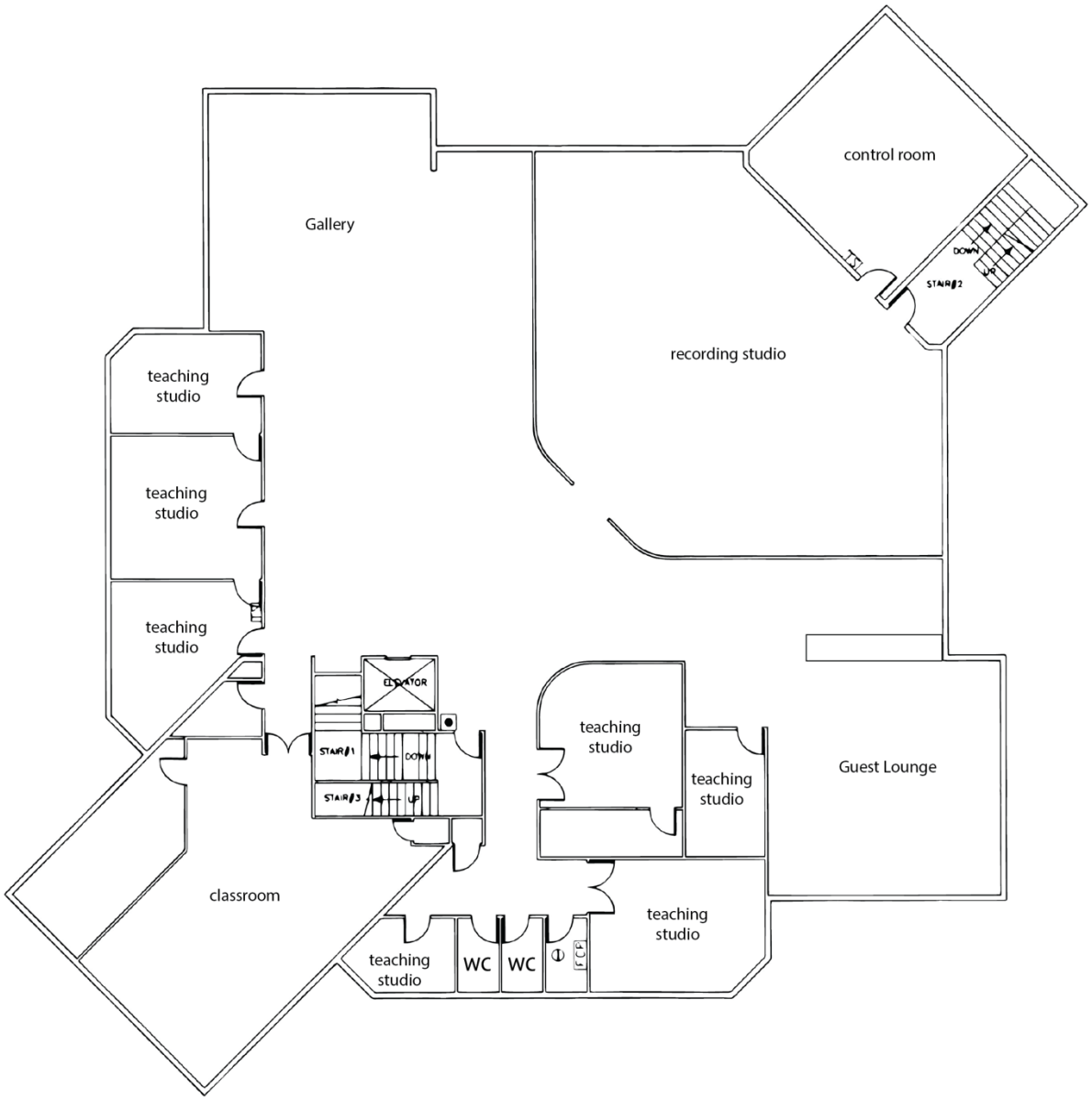
During Phase Two, the existing floor plan for the 2nd floor can remain intact.

- New flooring
- Paint
- HVAC
- Wiring for studio use will be installed.

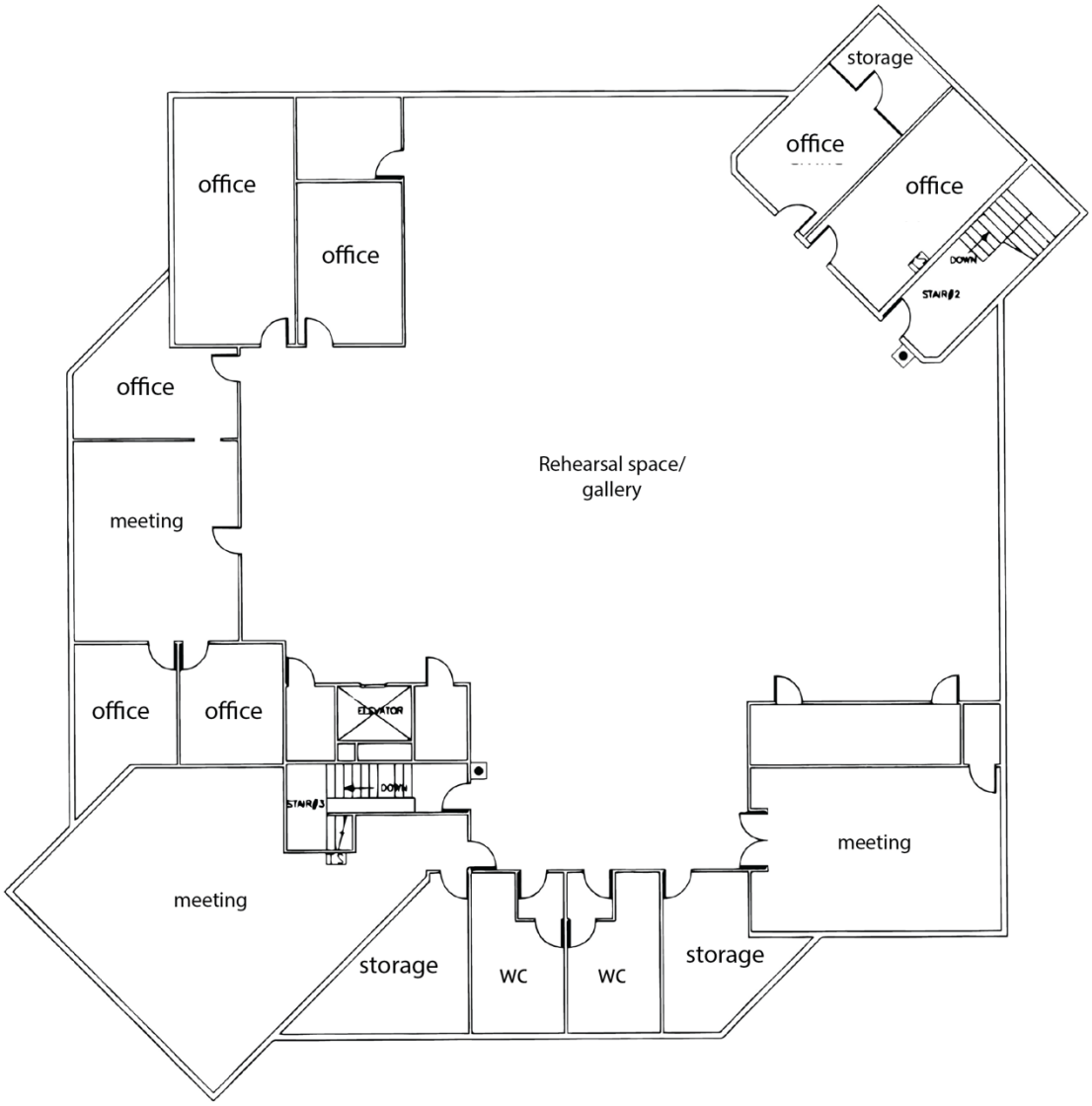
Complete renovations on 3rd floor including:

- Flooring
- Paint
- HVAC

2nd Floor



3rd floor


storage
office
office
office
office
office
DOWN
STAIR#2
office
Rehearsal space/
gallery
meeting
office
office
ELEVATOR
DOWN
STAIR#3
meeting
meeting
storage
WC
WC
storage

Phase Two Usage

When Phase Two renovations are complete, the 2nd floor will become a teaching space for the performing arts, which will include a fully equipped recording studio. Our goal is to make the 2nd and 3rd floors available for a nominal fee, to any non-profit, arts related purpose. We will schedule the usage according to parking limitations. The upper floor art galleries will feature local artists work, which will be available for purchase and curated events.

The teaching space will focus on private instruction, matching qualified teachers with students at every skill level, and from multiple disciplines. Depending on the need, in-house instructors and administrators can be added to our staff.

The service can offer private, one-on-one lessons for a wide variety of instruments, voice, dance, theater, and audio/video production. A/V production students will receive hands-on training with state-of-the-art equipment. Funds will be raised specifically to award scholarships to qualified applicants to serve community members who may be economically challenged.

Another option would be to partner with an existing educational non-profit to sub-lease the 2nd floor. Prior to renovations in Phase Two, we would vet potential applicants for this use, and determine the most viable approach to maximizing the educational potential of the 2nd floor spaces. Central Florida Vocal Arts has expressed an interest in this possibility.

In partnership with the city of Winter Park, when Phase Two renovations are complete, the entire 3rd floor will be available for non-profit Arts and Culture related uses, for a nominal fee to cover utilities and administration costs. Non-profit, cultural organizations will be able to schedule access for rehearsals, meetings, and events.

Shared 2nd and 3rd floor usage will be limited to building/parking capacity and scheduled around planned events on the first floor.

Timeline and Selling Points

Timeline

- Phase One – Estimated completion in 2 - 4 months
- Phase Two – Estimated completion within 3 years

Selling Points

- The Library Task Force determined that an arts and culture usage would be popular, but commercial development of the property would place the rent out of reach of most local non-profits. Our plan solves this problem, by providing access, free of charge, to local arts providers.

- Our project is revenue positive for the city, yet affordable enough for the local arts community to participate.

- There will be a substantial boost to the shops and restaurants nearby.

- A substantial number of jobs will be created.

- We will undertake the entire cost of renovation. There is no cost to the city. Grants, sponsors, and donations may pay for most construction and remodeling costs, but we are not relying on those sources.

- We're changing very little about the original floor plan. Our approach is, "if it isn't broken, don't fix it." The building is in good shape. Other proposals for this property anticipated spending millions but we think that approach is unnecessary and wasteful. RE: ADA compliance. The city Fire Marshall and building department has confirmed that since we are not changing the use (assembly), that no major ADA changes are needed for occupancy.

- This project is consistent with Winter Park's commitment to a healthy arts community.

- The Task Force also determined that a food-court or restaurant component would be unpopular with residents living nearby. Our plan does not include those elements.

Community Impact

Community Impact

(Source: Americans for the Arts)

- Studies show that investing in arts and culture results in greater tax revenues. The downtown Phoenix "creativity hub" yielded a 105% increase in tax receipts, compared to a city- wide decline of 1.04 percent.
- Neighborhoods with more arts activities see increases in school test scores along with a decrease in crime. A five-year study of low-income Chicago neighborhoods shows 5-10 percent improvements in each category in neighborhoods with high arts activities.
- Research shows that communities with a vibrant cultural scene are more desirable to live in, have greater economic stability, and attract a more diverse and educated work force. The arts drive an increased tax base, stronger social networks and community cohesion, reduced health risks, higher empathy, and more community pride.
- Each dollar paid out by arts & culture organizations in compensation and for goods and other services is typically spent by recipients locally between 7 and 12 times before leaking out of the community. This is especially true for the owners and employees of business establishments that are located in and around arts venues.
- The arts make our cities destinations for tourists and help to attract and retain businesses and vitalize neighborhoods.
- Attendees at arts events spend an average of $38.46 per person with local merchants beyond the cost of admission. A venue our size would produce over $635,000 in annual sales for local businesses. That extrapolates to $27 million over the life of the lease.
- The art center will create hundreds of jobs.

IV. Financial

Financial Detail

- We will lease the first floor with a 40 year term, paying a suggested rate of $12 per square foot. 11,000 square feet total. Annual rate: $132,000. Monthly rate: $11,000 with 2% increases every five years. Rate is negotiable.
- City of Winter Park will allocate the 2nd and 3rd floors for development into educational and local non-profit use at minimal cost to the local arts community.
- Tenant will pay for all renovations and building upkeep, and complete Phase Two renovations in a timely fashion, not to exceed 3 years for completion.
- Tenant will manage the upper floor usage, and exterior upkeep.

Phase One Budgets and Funding

Construction Budget Phase One		
Expenses		
Elevator repair	($5,000)	
Flooring ($8 psf x 10k sf)	($80,000)	
signage	($25,000)	
1st floor HVAC 20 tons	($50,000)	
ductwork, raise ceiling	($40,000)	
1st floor 2nd floor stairs	($20,000)	
Stage	($5,000)	
Ramp	($1,000)	
Stage wall framing	($800)	
Stage wall drywall	($5,000)	
paint	($5,000)	
due at leasing	($22,000)	
sitework (paving refresh, tree trimming)	($20,000)	
sub total	**($278,800)**	
Contractor	($41,820)	
sub total	**($320,620)**	
10% contingency	($32,062)	
sub total	**($352,682)**	
Funding Sources Phase One	**$486,364**	
Flowers board member	$100,000	
Darcy board member	$30,000	
Morgan board member	$10,000	
Sailer board member	$10,000	
Goldman board member	$5,000	
sponsorships/new donors	$50,000	
Direct Public Support	$14,000	
total	**$219,000**	
balance remaining (funding goal)	**($133,682)**	
Loan Group - Construction Loan	**($133,682)**	**Loan**
Paul Morgan	$73,166	8%
Jeff Flowers	$73,166	5
Monthly payment	**($2,711)**	**($2,711)**

Income and Expenses Phase One
Based on an average of 50% attendance per show.
Maximum Capacity is 160 seats.
20 paid shows and 4 free shows per month

BBCFA Annual Operational Budget Phase One	
Expenses	
rent	($132,000)
Manager	($57,000)
Assistant Manager	($39,000)
Fundraiser	($40,000)
bartender	($9,600)
ticketing	($10,080)
audio booth	($19,200)
construction loan	($32,527)
SBA loan	($5,856)
Janitorial	($12,000)
Landscaping	($9,600)
Utilities	($18,000)
piano tuning	($1,440)
Insurance	($18,000)
Worker's comp	($5,400)
Cost of Goods sold(@ 4.5 of Bar Income)	($67,200)
Monthly performer	($201,600)
Total annual expenses	**($678,503)**
10% contingency	*($67,850)*
Total	**($746,353)**
Income	
bar income (@ $15 per ticketholder)	$302,400
Retail income	$18,000
Donations	$54,000
Grants (current)	$24,000
Ticket sales	$408,000
New funding (sponsors, grants, donors)	$100,000
Total	**$906,400**
Net	**$160,047**

Construction Phase Two

Construction Budget (2nd floor - teaching facility)	
Expenses	
Flooring	($80,000.00)
2nd floor HVAC 20 tons	($50,000.00)
Paint	($10,000.00)
cover the hole where tree used to be	($20,000.00)
sub total	**($160,000.00)**
Contractor	($24,000)
sub total	**($184,000)**
Contingency 10%	($18,400)
Total	**($202,400)**
Construction Budget (3rd floor flex space)	
Expenses	
Flooring	(80,000.00)
paint	(10,000.00)
HVAC (20 tons)	(50,000.00)
sub total	**(140,000.00)**
Contingency 10%	(14,000.00)
total	**(154,000.00)**
Combined 2nd and 3rd floor construction costs	**($356,400.00)**

Additional Funding Sources Phase Two

- United Arts
- Orange County Arts and Culture
- State of Florida
- Corporate Sponsors
- Capital Campaign donors

Income and Expenses Phase Two

Expenses	
rent	($134,640)
Manager	($57,000)
Assistant Manager	($39,000)
Fundraiser	($40,000)
bartender	($9,600)
ticketing	($10,080)
audio booth	($19,200)
2nd floor administrator	($39,000)
construction loan	($32,527)
SBA loan	($5,856)
Janitorial	($12,000)
Landscaping	($9,600)
Utilities	($18,000)
piano tuning	($1,440)
Insurance	($18,000)
Worker's comp	($5,400)
Cost of Goods sold(@ 4.5 of Bar Income)	($67,200)
Monthly performer	($201,600)
Total annual expenses	**($720,143)**
10% contingency	*($72,014)*
Total	**($792,157)**
Income	
bar income (@ $15 per ticketholder)	$302,400
Retail income	$18,000
Donations	$54,000
Grants (current)	$24,000
Ticket sales	$408,000
New funding (sponsors, grants, donors)	$100,000
2nd floor income	$0
Total	**$906,400**
Net	**$114,243**

Summary

Phase One		
Construction Expense	($352,682)	
Construction Sources	$352,682	
Operating Expense	($746,353)	
Operating Income	$906,400	
Annual Net		$160,047
Phase Two (starts after year 2)		
Construction Expense	($356,400)	
Construction Sources	$320,093	
Operating Expense	($720,143)	
Operating Income	$906,400	
Annual Net	$186,257	
Balance		$149,950

events per WK		5
patrons per wk		391
Trips/wk		156
Trips per day		31
% Parking lot		45%
Offsite income per wk	$	15,042
Offsite income per yr	$	782,177

Supporting Documents

Blue Bamboo Center For the Arts Board of Directors

- Chris Cortez – Managing Executive Director
- Melody Cortez – Assistant Manger
- Jeff Flowers - Chairman of the Board, President.
  Founder of Performing Arts Matter (formerly Performing Arts of Maitland) and past owner of Flowers Chemical Laboratories. Also on the board of the Bach Society.
- Paul Morgan - Vice President
  Retired, Philanthropist.
- Stephen Goldman
  Former President of the Orlando Philharmonic Orchestra and has served on the Board of Trustees for many Orlando organizations
- Lynn Darcey - Secretary
  Retired AT&T Software Engineer.
- Corbin Johnson - Treasurer
  Senior Vice President, Construction at Pritzker Realty Group, LLC.
- Jeff Rupert
  Professor of Jazz Studies, University of Central Florida.
- Joseph McMullen
  Town of Oakland commissioner in Seat 4 since 2006. President of the Board of Directors of the Tri-County League of Cities; Florida League of Cities Vice Chair of Land Use & Economic Development. Founder and Chairman of HAPCO Music Foundation, a non-profit organization which connects young people with arts and music programs to help them succeed in life.
- Randy Noles
  CEO/publisher of Winter Park Magazine (publications include Winter Park Magazine, Florida Homebuyer Orlando, ArtsLife, Broadway at the Dr. Phillips Center and several annual contract publications).
- Trevor Hall
  Colliers Engineering and Design.
- Randolph Sailer
  Retired attorney; fundraising experience.

Performing Arts Matter Board of Directors

- Dr. Jeff Flowers – President, Technical Director, Retired
- Dr. John Sinclair – Director, Rollins College Music Professor
- Jocelyn Leotaud – Director, Licensed Mental Health Counselor
- Margaret Patten – Director, Musician, Emeritus Conductor
- Ivan Valdes – Director, Elite Financial Partners
- June Flowers - Executive Dir, Environmental Scientist, Retired
- Esther Ott – Director, Educator, Retired
- Dr. Alex Burtzos – Director, UCF Performing Arts Professor

INFORMATION

STEP 1: POPULATION

POPULATION of your community: Less than 50,000

STEP 2: TOTAL EXPENSES

Your Organization's TOTAL EXPENSES (please do not use commas): $ 746353

STEP 3: TOTAL ATTENDANCE *(OPTIONAL)*

TOTAL ATTENDANCE to your organization's arts events (again, do not use commas): 20316

CALCULATE Reset

TOTAL ECONOMIC IMPACT OF:

	Total Expenditures	FTE Jobs	Household Income	Local Government Revenue	State Government Revenue
Nonprofit Arts and Culture Organizations:	$746,353	24.2	$546,532	$26,399	$31,974
Nonprofit Arts and Culture Audiences:	$456,501	11.4	$228,807	$22,720	$22,081
Total Industry Impact: (The Sum of Organizations and Audiences)	$1,202,854	35.6	$775,339	$49,119	$54,055

Print Your Results

Please see the fine print below.

DEFINITIONS

Total Expenditures: The total dollars spent by your nonprofit arts and culture organization and its audiences; event-related spending by arts and culture audiences is estimated using the average dollars spent per person by arts event attendees in similarly populated communities.

FTE Jobs:

Household Income:

Government Revenue:

The total number of full-time equivalent (FTE) jobs in your community that are supported by the expenditures made by your arts and culture organization and/or its audiences. An FTE can be one full-time employee, two half-time employees, four employees who work quarter-time, etc.

The total dollars paid to community residents as a result of the expenditures made by your arts and culture organization and/or its audiences. Household income includes salaries, wages, and proprietary income.

The total dollars received by your local and state governments (e.g., license fees, taxes) as a result of the expenditures made by your arts and culture organization and/or its audiences.

When using estimates derived from this calculator, always keep the following caveats in mind: (1) the results of this analysis are based upon the averages of similarly populated communities, (2) input/output models were customized for each of these similarly populated communities, providing very specific employment, household income, and government revenue data, and (3) your results are therefore estimates, and should not be used as a substitute for conducting an economic impact study that is customized for your community.

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www.AmericansForTheArts.org

Term Sheet

Proposer **Blue Bamboo Center for the Arts** (The Applicant)

Co-proposers, if any **Performing Arts Matter**

Participating Non-Profits **Central Florida Vocal Arts and Winter Park Chamber Music Academy**

Proposed Use:

- **Library site to be used as a multi-cultural arts venue, while maintaining existing footprint and parking capacity. Minimizing cost incurred by retaining existing uses and building. Building to be repaired, not rebuilt.**
- **Applicant will initially occupy the 1st floor for concert events, meetings, rehearsals, and recording. In phase two another floor will be rented to educational and performing arts non-profits; Central Florida Vocal Arts, Winter Park Chamber Music Academy and Performing Arts Matter.**
- **Applicant will pay for all renovations and building upkeep, and complete 2nd and 3rd floor renovations in a timely fashion.**
- **Applicant will manage the upper floors usage and exterior upkeep.**

Would you use the existing building? Yes **X** No ____
Describe anticipated traffic impact (trips per day, times of day, etc…)

We expect a 50% seating average, which would have 31 trips per day using 45% of the parking capacity in phase one and 62 trips per day with 90% of the parking capacity in phase 2. The building will be open 5 days per week from 1PM-5PM. Evening live performances will take place between 7PM and 10PM.

If there is an auditorium component, describe the use (number of seats, frequency of use, types of programs, etc…)

A 160-seat capacity nonfixed seating performance Is planned on the 1st floor. Applicant will occupy the 1st floor for concert events, meetings, rehearsals, and recording. In phase one we plan on 390 attendees per week, generating $9,000 new sales to town restaurants and shops, $456,000 per year. In phase two 776 attendees per week, generating $17,000 new sales to town restaurants and shops, $906,000 per year.

Land Lease Option:

- Initial lease Term **40 years**
- Renewal options **four 10-year terms.**
- Phase one lease payment **$132,000 (2023-2026)**
- Phase two lease payment **$276,000 (2026-)**
- Escalation Terms **2% every 5 years**
- Early termination by Applicant:
    - Notice provision **12 months**
    - Financial Responsibility **one year's rent**
- Early termination by City:
    - Notice provision **5 years**

- Financial Responsibility **deprecated value of improvements** .

Cash Option: Purchase Price **N/A**

Non-negotiable terms:

- The property shall be taken as-is and Applicant is responsible for all capital costs to bring the property to code and to meet the needs of the Applicant for occupancy
- The Applicant must commit to an ongoing Arts/Cultural type of use and city will provide zoning that allows for that use
- The Applicant must meet all zoning code requirements such as setbacks, FAR, height and parking
- The Applicant shall be responsible for all cost of all maintenance of the building, parking lot and landscaping
- The Applicant shall be responsible for all costs associated with utilities, taxes (if applicable), insurances (including property insurance) and other operating needs
- Applicant will be required to show financial viability both in terms of constructing the project and ongoing maintenance and operations
- There are a few very nice trees on the property. The city will identify which one, but removal of any those trees would need to be approved by the City in advance.
- The City is not represented by a Broker or Realtor. If applicant uses a Realtor, the applicant is responsible for any commission payments.

Other terms/conditions proposed by Applicant:

- City to facilitate Applicant's construction grant request(s) terms.

Special Notes:

The Fire Marshall and Building Department informed Applicate that ADA compliance issues are related to "change of use". Since we are not proposing a change of use, ADA compliance will not be affected. Other proposals have included *replacing* the elevator, stairs, and bathrooms. This is not necessary. Not replacing those items drastically reduces the cost of reopening the property. (Please see full proposal for details.)

Lease term will result in:

- eleven million in lease payments to the City and
- fifty-one million in offsite sales (Park Av) totaling
- **sixty-two million in benefits for businesses and the City**

Source Arts & Economic Prosperity IV.

This impact will result in **31 FTE** at the venue and additional **23 FTE** in the City.

City Commission

agenda item 12.a

item type
Public Hearings: Quasi-Judicial Matters

meeting date
June 12, 2024

prepared by
John Harbilas, Senior Planner

approved by

subject

Request of Verax Florida, LLC:

- Ordinance 3293-24 - Annexing approximately 0.46 acres of real property located at 1820 and 1824 Karolina Avenue; redefining the city boundaries to give the City of Winter Park jurisdiction over said property. (2nd reading)
- Ordinance 3298-24 - Establishing Parking Lot Future Land Use on the annexed property at 1820 and 1824 Karolina Avenue and to indicate the annexation on the other maps within the Comprehensive Plan as well as to change the Future Land Use designation on the southeastern 1,000 square-feet of 1800 Karolina Avenue from Parking Lot to Commercial. (2nd reading)
- Ordinance 3299-24 - Establishing Parking Lot (PL) zoning on the annexed property at 1820 and 1824 Karolina Avenue as well as to change the zoning designation from Parking Lot (PL) to Commercial (C-3) on the southeastern 1,000 square-feet of 1800 Karolina Avenue.(2nd reading).

motion | recommendation

Adopt annexation, land use and rezoning ordinances for these properties.

background

The Conditional Use for this property was approved on 5/22/24. This public hearing is to consider three requests:

1. Annexation of approximately 0.46 acres of real property located at 1820 and 1824 Karolina Avenue and as more specifically described herein, into the municipal boundaries of the City of Winter Park; redefining the city boundaries to give the City of Winter Park jurisdiction over said property.
2. Establish a Parking Lot Future Land Use on the annexed property at 1820 and 1824 Karolina Avenue and to indicate the annexation on the other maps within the Comprehensive Plan as well as to change the Future Land Use designation on the southeastern 1,000 square-feet of 1800 Karolina Avenue from Parking Lot to

Commercial.

3. Establish Parking Lot (PL) zoning on the annexed property at 1820 and 1824 Karolina Avenue as well as to change the zoning designation from Parking Lot (PL) to Commercial (C-3) on the southeastern 1,000 square-feet of 1800 Karolina Avenue.

Background:

The combined properties at 1801/1805 W. Fairbanks Avenue and to the rear at 1800 Karolina Avenue have been in the same ownership since 1986. The former Paco's restaurant at the corner of W. Fairbanks Avenue and Clay Street closed in October 2016 after 35 years in business. That building and the former locksmith's building next door had been vacant for several years. In the rear, on 1800 Karolina, was zoned R-2, with a somewhat deteriorated 1935 house used as a rental.

In 2020, the combined 36,000 square foot site was under contract for redevelopment. The request annexed the property at 1800 Karolina Ave into the City, with a designation of Parking Lot zoning and future land use. Additionally, a conditional use was granted for a 10,022 square foot, two-story office building that sat at the south end of the site facing Fairbanks Ave, with the parking lot in the rear along Clay St. and Karolina Ave. Ultimately, that project was never constructed.

The current request now seeks to take those same three parcels, along with two additional ones along Karolina, to develop a similar, but slightly larger office development. The site has the advantage of a highly visible location at the traffic light for West Fairbanks and Clay Street and sufficient land for redevelopment. The detriment to the property is that it holds an unattractive lattice cell phone tower that takes up a rather significant portion of the commercially zoned land fronting on Fairbanks. The request originally was reviewed by the P&Z Board on April 2nd, 2024, but was tabled to allow the applicant to meet with the adjacent neighbors regarding the screen wall. On May 7th, 2024, the Board recommended approval of the request, subject to the six conditions in the staff report.

Request for Annexation and Establish Zoning

In order to utilize this combined redevelopment site, the applicants are seeking annexation of 1820 and 1824 Karolina Avenue and for the City to establish, a Parking Lot future land use designation and Parking Lot (PL) zoning on that annexed property. This would allow for the proposed redevelopment of a new two-story office building on the commercially zoned frontage on West Fairbanks Avenue with the associated required parking to the rear. Separately, the design of the building includes a larger second floor footprint which includes a cantilevered portion along the north façade. This will serve as a covered entrance to the building and provide some articulation in the architecture. However, a portion of the cantilever extends beyond the existing C-3 zoning boundary, by about 20ft, or 1,000 square feet in total, approximately the depth of one parking space. This encroachment requires the footprint of that area to be rezoned to C-3 as well.

Comprehensive Plan/Zoning Code Conformance

Redevelopment of this West Fairbanks gateway corridor has been a long-term project pursued by the City Commissions over the past 15 years. The first step was the annexation of this corridor 15 years ago and then over time, major investments in the public infrastructure. The City has invested over $20 million to install a sanitary sewer system along this West Fairbanks

corridor in order to allow for redevelopment. The City has done repaving, installed new mast arm traffic signals and street lights. The City has just recently completed the project to underground electric lines (both the major transmission and service lines).
All of this financial investment along with the removal of several billboards has been done to help encourage the redevelopment of this gateway corridor. The City's image is defined by this major entrance, and the transformation of that entry to a quality experience is the long-term goal of the City, and has been the goal of many Commissions since the major investments have transpired.
To that end, there is the recognition that the north side of the corridor will not redevelop unless owners can increase their values with new buildings. Since the commercial properties only have a depth of 100 feet, this cannot happen without room for additional parking to sustain the new development. The only available room for this ends up being on the R-2 zoned properties to the rear, which front on Karolina Avenue.

Protections for the Adjacent Residential Neighborhood
The Comprehensive Plan does contain a policy (below) that specifically encourages redevelopment on the north side of West Fairbanks Avenue, in the manner as proposed by the applicant. This Comprehensive Plan policy mandates the protection and screening necessary to protect the adjacent residential homes. It should be noted, that the surrounding residential areas are zoned R-2, which does allow for multiple units per property. Generally, R-2 is found in transitional areas between commercialized corridors and the strictly single family districts. This includes a decorative seven-foot brick perimeter wall with eight foot columns, and a landscape program outside the wall to soften that appearance, including street trees to buffer the view of the building. Dumpsters must be located by the buildings. Lighting is low-profile poles with shielding for downlighting only. There can be no driveway curb cuts onto Karolina Avenue. All traffic comes and goes via the side street of Clay Street. This adjacent neighborhood is a dead-end scenario (with all roads leading back to Fairbanks Avenue), there is no reason for any traffic to use the residential streets as a cut-thru. As a result, all generated traffic will come and go via the traffic light at Fairbanks and Clay.

Policy 1-L-11: Provide for & Encourage the Redevelopment of the North Side of Fairbanks Avenue *Given the shallow lot depths on the north side of Fairbanks Avenue, the City shall consider the annexation of properties to the rear/north up to Karolina Avenue and land use designations for parking usage provided that the parking is screened from view by a brick wall, landscape, and ligustrum tree buffer per the template provided by the City; that no driveways are permitted that allow access onto the rear streets and that any lighting has no negative impact on nearby homes.*

Office Building Conditional Use Request
The proposal anticipates a medical office use, though general office remains an option. Parking being provided meets code for a medical use (1 parking space per 200 square feet of building). The building area itself is a modest 33% FAR, in part because of the land needed to be set aside for the cell tower. In an effort to mitigate the tower's restriction on site design, the applicant has given the second floor a larger footprint than the ground floor to provide some visual interest and articulation on the façade. The result is a setback encroachment of 3.5ft on the east side and 5ft on the south side to the peak of the triangular windows. The code does provide a 3.5ft allowance for eaves and overhangs to encroach into the setback,

but in this instance, staff felt it necessary to request a variance given some of the encroached areas included habitable space.
The plans include the commitments, as described above, for the brick wall, landscape buffering and the other design requirements for the parking lot. In order to continue this template as the other properties to the west are redeveloped, the applicant has agreed to grant the City a cross access easement allowing for access to/from Clay Street for future development in this block. As an office building, the traffic generation is lower and over fewer business hours versus if commercial redevelopment were proposed, such as a restaurant.
It is important to note that several driveways are being removed along the Fairbanks Avenue frontage. In addition, the applicant is partnering with the City to improve the pedestrian sidewalk along Fairbanks to add a wider sidewalk, oak trees and a landscape pedestrian safety zone by pulling the sidewalk back from the edge of the roadway. Also, underground stormwater retention will be provided, where no stormwater accommodation exists today on the site.

Summary and Recommendation
This project will set the template for the redevelopment desired by the City along the north side of the West Fairbanks Avenue corridor. All of the design elements required by the City, for the rear parking lot to be harmonious with the adjacent residential properties, have been implemented. The existing cell tower on this site could easily have made this the last site to redevelop and not the first. The building architecture will be a great addition to the street image and again set the tone for redevelopment along the corridor.

alternatives | other considerations

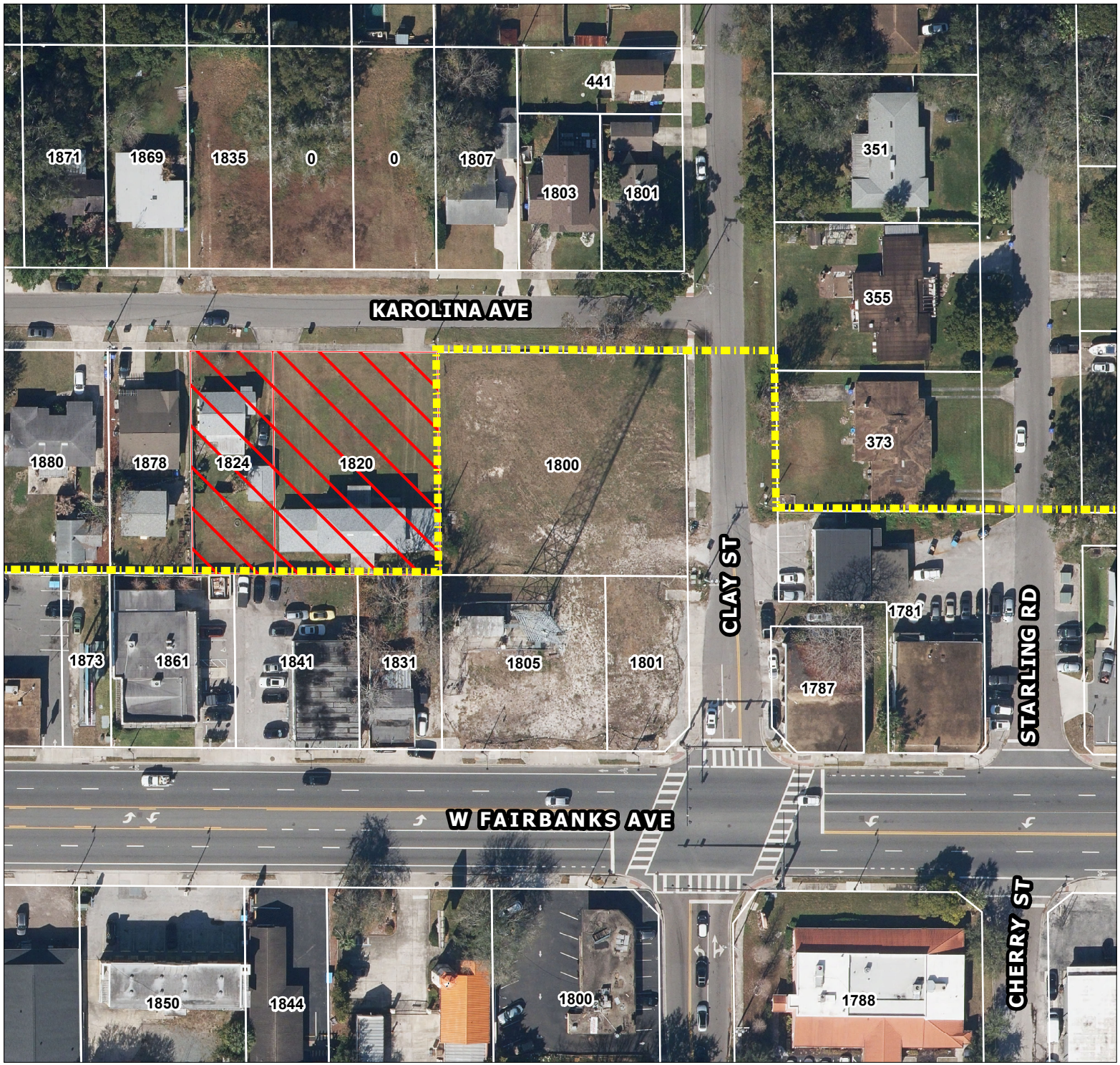
fiscal impact

attachments
1. Annexation Area
2. Elevations - Sections
3. Verax Clay Plan Set
4. Building Renderings
5. ORD 3293-24 Annexation
6. ORD 3298-24 Comp Plan -1820 and 1824 Karolina
7. ORD 3299-24 Zoning -1820 and 1824 Karolina

ANNEXATION AREA

1820 & 1824 Karolina Ave

City of Winter Park
Florida



ELEVATION LEGEND

03-01	**CMU STEM WALL** STUCCO FINISH PAINTED
04-01	**STUCCO SYSTEM** PAINTED
04-02	**STUCCO SYSTEM** PAINTED
05-01	**EXTERIOR STEEL FASCIA AND COLUMNS** COLOR: PT-1
08-01	**ALUMINUM CURTAINWALL SYSTEM** MANUFACTURER: TBD SYSTEM: TBD COLOR: TBD GLAZING: 1" INSULATED; TBD
08-02	**HOLLOW METAL DOOR** MANUFACTURER: SHERWIN WILLIAMS COLOR: PT-2 FINISH: SATIN

FINISH LEGEND

FLOOR FINISHES
FLR-1 TBD

WALL BASE
WB-1 TBD

WALL FINISH AND PAINT
PT-1 PAINT TBD
PT-2 PAINT TBD
PT-3 PAINT TBD

EXTERIOR STEEL COATING NOTES

ANY AND ALL UNGALVANIZED EXTERIOR STEEL TO BE TREATED WITH THE FOLLOWING:

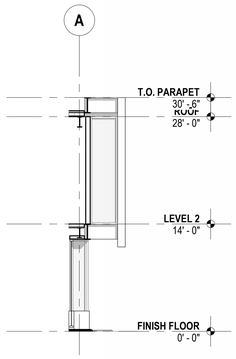
PRIME COAT: HIGH PERFORMANCE POLYAMIDE EPOXY COATING
B.O.D: SHERMAN WILLIAMS MACROPOXY COATING

TOP COAT: HIGH PERFORMANCE POLYURETHANE COATING
B.O.D: SHERMIN WILLIAMS ACROLON ULTRA B65-800 SERIES

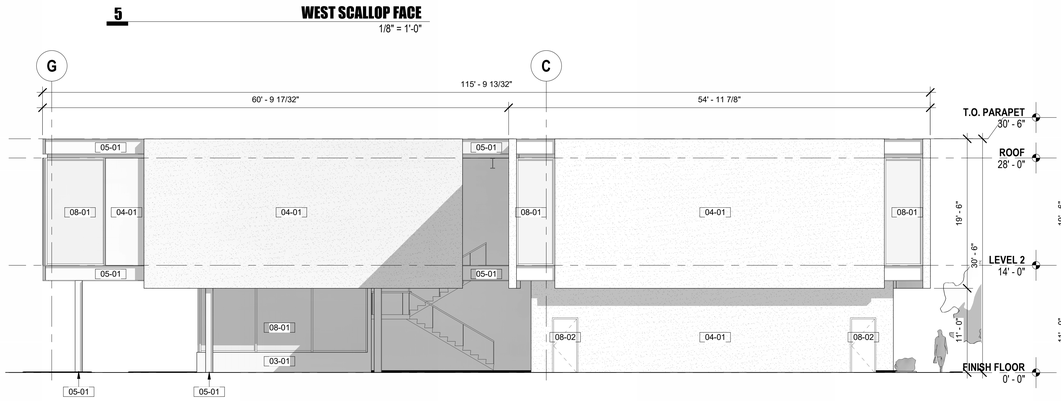
GENERAL NOTES - ELEVATIONS

1. ALL GENERAL NOTES SHALL BE CUMULATIVE AND SHALL NOT BE SEPARATED BY TRADE, CRAFTSMANSHIP, SHEETS, OR BY MATERIALS.
2. STOREFRONT OPENING DIMENSIONS ARE TRUE AND NOT TO ROUGH OPENING. REFER TO DETAILS.
3. EXTERIOR STOREFRONT - BASIS OF DESIGN TBD., TBD FRAMING SYSTEM. CENTER GLAZED WITH U-0.44 (LOW-E), STC – 37, 1" THICK. PROVIDE ALL PERIMETER TRIMS, STOOLS, ACCESSORIES SHIMS AND ANCHORS, AND PERIMETER SEALANT OF STOREFRONT UNITS. CONTRACTOR SHALL SUBMIT SAMPLES OF EACH VERTICAL-TO-HORIZONTAL INTERSECTION OF ALUMINUM-FRAMED SYSTEMS, MADE FROM 12" (304.8 MM) LENGTHS OF FULL-SIZE COMPONENTS AND SHOWING DETAILS OF THE FOLLOWING:
   - JOINERY.
   - ANCHORAGE
   - EXPANSION PROVISIONS
   - GLAZING
   - FLASHING AND DRAINAGE
   - COLOR SHALL BE ANODIZE TBD
4. STOREFRONT ENTRY DOOR - BASIS OF DESIGN KAWNEER CO. INC. - AA 250 NARROW STILES HAS 2 1/2" VERTICAL STILES, 2 1/2" TOP RAIL, AND 3 7/8" BOTTOM RAIL. DOOR IS 2 1/4" DEEP. POLYAMIDE THERMAL BREAK, 1" INSULATED GLASS INFILL, OFFSET PIVOTS. CONTRACTOR SHALL SUBMIT FULL SHOPS, HARDWARE PACKAGE, AND ANY ACCESSORIES NOT ACCOUNTED FOR BY ARCHITECT.

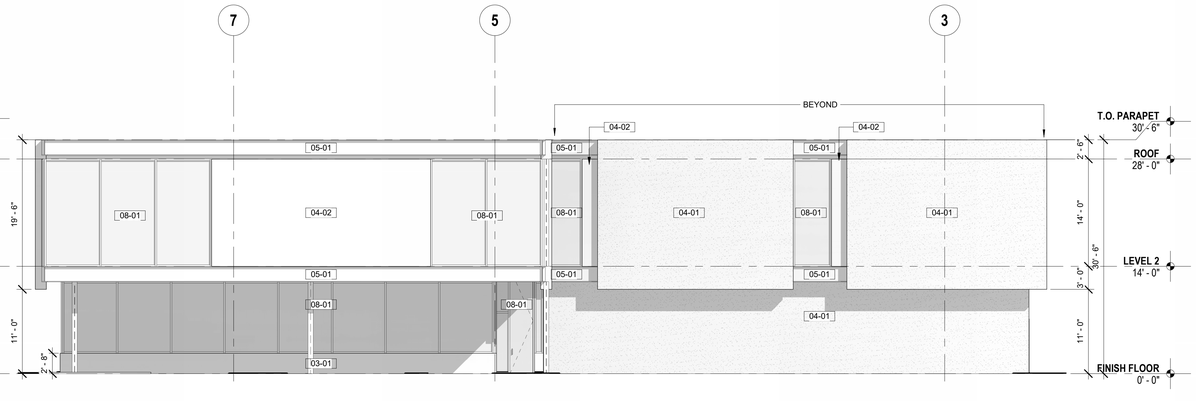
KEYNOTE LEGEND



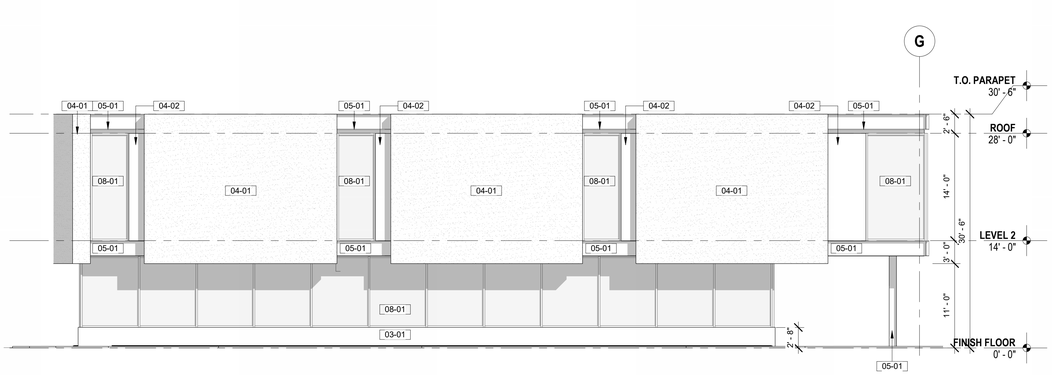
5 **WEST SCALLOP FACE**
1/8" = 1'-0"



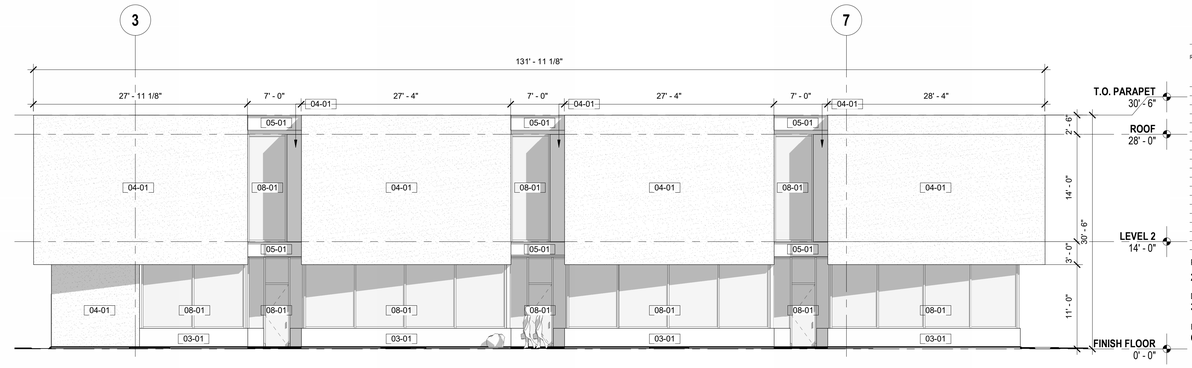
4 **BUILDING ELEVATION - WEST**
1/8" = 1'-0"



2 **BUILDING ELEVATION - NORTH**
1/8" = 1'-0"



1 **BUILDING ELEVATION - EAST**
1/8" = 1'-0"



3 **BUILDING ELEVATION - SOUTH**
1/8" = 1'-0"

ARCHITECT
DAP DESIGN, LLC
1800 NORTH ORANGE AVENUE, SUITE A
ORLANDO, FL 32804
407.426.4370
www.dap.design
AA26003781

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JOEL AUSTIN SETZER
FL LIC. NO. AR99073

fairbanks medical office building

1801 W FAIRBANKS AVE
WINTER PARK, FL 32789

REVISIONS
NO. DESCRIPTION DATE

PROJECT NUMBER
23009

DATE
3/11/24

ISSUE
CONCEPTUAL STUDIES

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
TAC-2

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PLOT DATE:
3/11/2024 12:50:35 PM

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AA26003781

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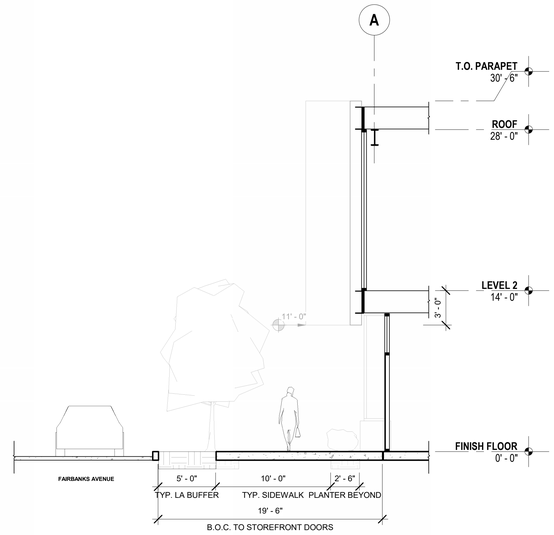
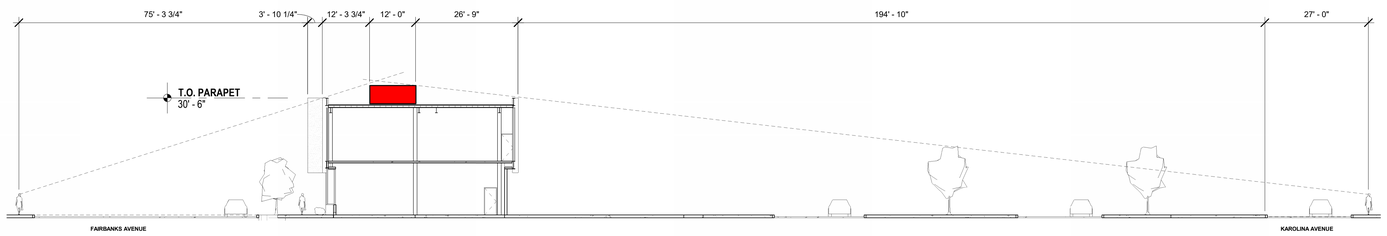
JOEL AUSTIN SETZER
FL LIC. NO. AR99073



1 SECTION - FAIRBANKS AVE STREETSCAPE
3/16" = 1'-0"



2 SITE CROSS SECTION - RTU VISIBILITY
1/16" = 1'-0"

fairbanks medical office building

1801 W FAIRBANKS AVE
WINTER PARK, FL 32789

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER
23009

DATE
3/11/24

ISSUE
CONCEPTUAL STUDIES

SHEET TITLE
WALL SECTIONS

SHEET NO.
TAC-3

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PLOT DATE:
3/11/2024 12:56:39 PM

CONSTRUCTION PLANS
FOR
VERAX AT CLAY STREET

12-22-29-4076-04-240, 12-22-29-4076-04-220, 12-22-29-4076-04-010, 12-22-29-4076-04-040, 12-22-29-4076-04-060

1801 WEST FAIRBANKS AVENUE
WINTER PARK, FLORIDA 32789

STATEMENT OF OWNERSHIP:
THE PROPERTY AND ALL IMPROVEMENTS AS SHOWN ARE OWNED AND SHALL BE MAINTAINED BY VERAX CLAY, LLC.

GENERAL STATEMENT:
THE CHARACTER AND INTENDED USE OF THIS DEVELOPMENT SHALL BE THE CONSTRUCTION OF A 18,790 SF OFFICE/RETAIL BUILDING ALONG WITH THE ASSOCIATED UTILITIES, PARKING, ACCESS ROADS AND WATER MANAGEMENT FACILITIES.

SITE DATA:

PROJECT NAME:	VERAX AT CLAY STREET
ADDRESS:	1801 W. FAIRBANKS AVENUE WINTER PARK, FL 32789
OWNER ADDRESS:	265 E. ROLLINS STREET, SUITE 12000 ORLANDO, FL 32804
TELEPHONE:	(407) 895-2525

ZONING/LAND USE DATA:

ZONING:	C-3 AND PL
PROPOSED USE:	18,790 SF OFFICE/RETAIL (APPROXIMATE)
NUMBER OF STORIES:	TWO
MAX. BUILDING HEIGHT:	28 FEET
FAR:	0.334
BUILDING COVERAGE:	14.53% *
PHASING:	ONE PHASE
VEGETATION:	RECENTLY CLEARED WITH ONE HOME AND A DUPLEX REMAINING
WATER SERVICE:	CITY OF WINTER PARK
WASTEWATER SERVICE:	CITY OF WINTER PARK
SOILS:	48-TAVARES FINE SAND
STORMWATER MANAGEMENT:	PROPOSED ON-SITE UNDERGROUND RETENTION SYSTEM
FIRE:	WINTER PARK FIRE DEPARTMENT
SITE AREA:	56,294 SF=1.292 ACRES
IMPERVIOUS (NEW):	44,240 SF=1.016 ACRES AT 78.59% ***
BUILDING:	10,889 SF=0.250 ACRES AT 19.34% **
PAVEMENT/SIDEWALKS:	33,351 SF=0.766 ACRES AT 59.24% ***
IMPERVIOUS (EXISTING TO REMAIN):	3,356 SF=0.077 ACRES AT 5.96% ***
IMPERVIOUS (TOTAL):	47,596 SF=1.093 ACRES AT 84.55%
IMPERVIOUS (EXISTING, PRIOR TO RECENT DEMO):	14,802 SF=0.340 ACRES AT 26.29%
OPEN SPACE:	8,698 SF=0.200 ACRES AT 15.45% ***
OPEN SPACE (EXISTING, PRIOR TO RECENT DEMO):	41,492 SF=0.953 ACRES AT 73.71%

SETBACKS/BUFFERS:

FRONT (SOUTH) (W. FAIRBANKS AVENUE):	10 FEET/10 FEET
REAR (NORTH):	135 FEET/10 FEET
SIDE (EAST) (CLAY STREET):	10 FEET/10 FEET
SIDE (WEST):	5 FEET/5 FEET

PARKING REQUIREMENTS:

PARKING REQUIRED:	
MEDICAL OFFICE:	ONE SPACE PER 200 SF 18,790 SF/200=94 SPACES
TOTAL:	94 SPACES
REGULAR SPACES PROVIDED:	91
HANDICAPPED SPACES PROVIDED:	4
TOTAL SPACES PROVIDED:	95 SPACES

UTILITY COMPANIES:

POWER:	DUKE ENERGY 2801 W. STATE ROAD 426 OVIEDO, FL 32765 (407) 359-4895
SEWER:	WINTER PARK UTILITIES DEPARTMENT 401 SOUTH PARK AVENUE WINTER PARK, FL 32789 (407) 599-3220
WATER:	WINTER PARK UTILITIES DEPARTMENT 401 SOUTH PARK AVENUE WINTER PARK, FL 32789 (407) 599-3220
TELEPHONE:	AT&T DISTRIBUTION 132 COMMERCE WAY SANFORD, FL 32771 (407) 302-7611
GAS:	TECO PEOPLES GAS 600 W. ROBINSON STREET ORLANDO, FL 32801 (407) 420-6649

* INCLUDES FIRST FLOOR FOOTPRINT ONLY

** SECOND FLOOR OVERHANG FOOTPRINT ONLY

*** EXCLUDES ANY OPEN SPACE/IMPERVIOUS BELOW SECOND FLOOR OVERHANG AND ASSUMES 100% OF CELL TOWER LEASE AREA AS IMPERVIOUS (VERY CONSERVATIVE)

LOCATION MAP
NTS
SECTION 12, TOWNSHIP 22, RANGE 29

OWNER:
VERAX CLAY, LLC
DR. RAVI GANDHI
265 E. ROLLINS STREET, SUITE 12000
ORLANDO, FL 32804
(407) 895-2525

LEGAL DESCRIPTION:

LEGAL DESCRIPTION FROM: EXHIBIT A (TITLE SEARCH REPORT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORT NO. 2307311 3, DATED JULY 05, 2023)

PARCEL 1:

LOTS 1, 2, AND 3, BLOCK D, KAROLINA ON KILLARNEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:

LOTS 22 AND 23, BLOCK D, KAROLINA ON KILLARNEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
LESS AND EXCEPT RIGHT OF WAY FOR STATE ROAD 426 F/K/A 424-A CONTAINED IN ORDER OF TAKING RECORDED IN O.R. BOOK 2426, PAGE 1388, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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PARCEL 4:

LOTS 4, 5 AND 6, BLOCK D, KAROLINA ON KILLARNEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ENGINEER:
MITCH COLLINS, P.E., INC.
801 E. SOUTH STREET
ORLANDO, FL 32801
(407) 850-8557

ARCHITECT:
DAP DESIGN
1800 N. ORANGE AVENUE, SUITE A
ORLANDO, FL 32804
(321) 297-3459

SURVEYOR:
MICHAEL RUDD AND ASSOCIATES, INC.
1210 BAHAMA DRIVE
ORLANDO, FL 32806
(407) 342-0676

LANDSCAPE ARCHITECT:
MAGLEY DESIGN
1817 EAST WASHINGTON STREET
ORLANDO, FL 32803
(407) 758-9456

MITCHELL COLLINS LICENSE No. 54608 STATE OF FLORIDA BROWNSON PROFESSIONAL ENGINEER

THIS HAS BEEN DIGITALLY SIGNED AND SEALED BY MITCH COLLINS, P.E. USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA-1 AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

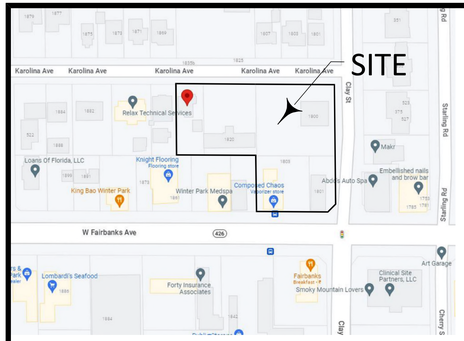
MITCH COLLINS, P.E.# 54608,
STATE OF FLORIDA, C.A.# 9523

DATE

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
	COVER SHEET
1	BOUNDARY AND TOPOGRAPHIC SURVEY
2	BOUNDARY AND TOPOGRAPHIC SURVEY (CONTINUED)
D-1	DEMOLITION PLAN
C-1	SITE LAYOUT PLAN
C-2	GRADING AND DRAINAGE PLAN
C-3	EROSION CONTROL PLAN
C-4	WATER UTILITY PLAN
C-5	SANITARY UTILITY PLAN
C-6	DETAILS AND NOTES
C-7	DETAILS AND NOTES
C-8	DETAILS AND NOTES
C-9	DETAILS AND NOTES
L1	PLANTING PLAN
L2	PLANTING SCHEDULE AND DIAGRAMS
L3	PLANTING NOTES AND DETAILS
I1	IRRIGATION PLAN
I2	IRRIGATION SCHEDULES
I3	IRRIGATION NOTES

mitch collins, pe, inc.
801 east south street
orlando, fl 32801
p. 407.850.8557
c. 407.448.8979
mitchcollins@
mitchcollinspe.com



VICINITY MAP NOT TO SCALE

LEGEND

These standard symbol will be found in drawing.

- Grate
- Telephone Riser
- Manhole
- Power Pole
- Light Pole
- Guy Wire
- Fibre Optic
- Clean Out
- Water Meter
- Fire Hydrant
- Electric Box
- Electric Meter
- Traffic Signal

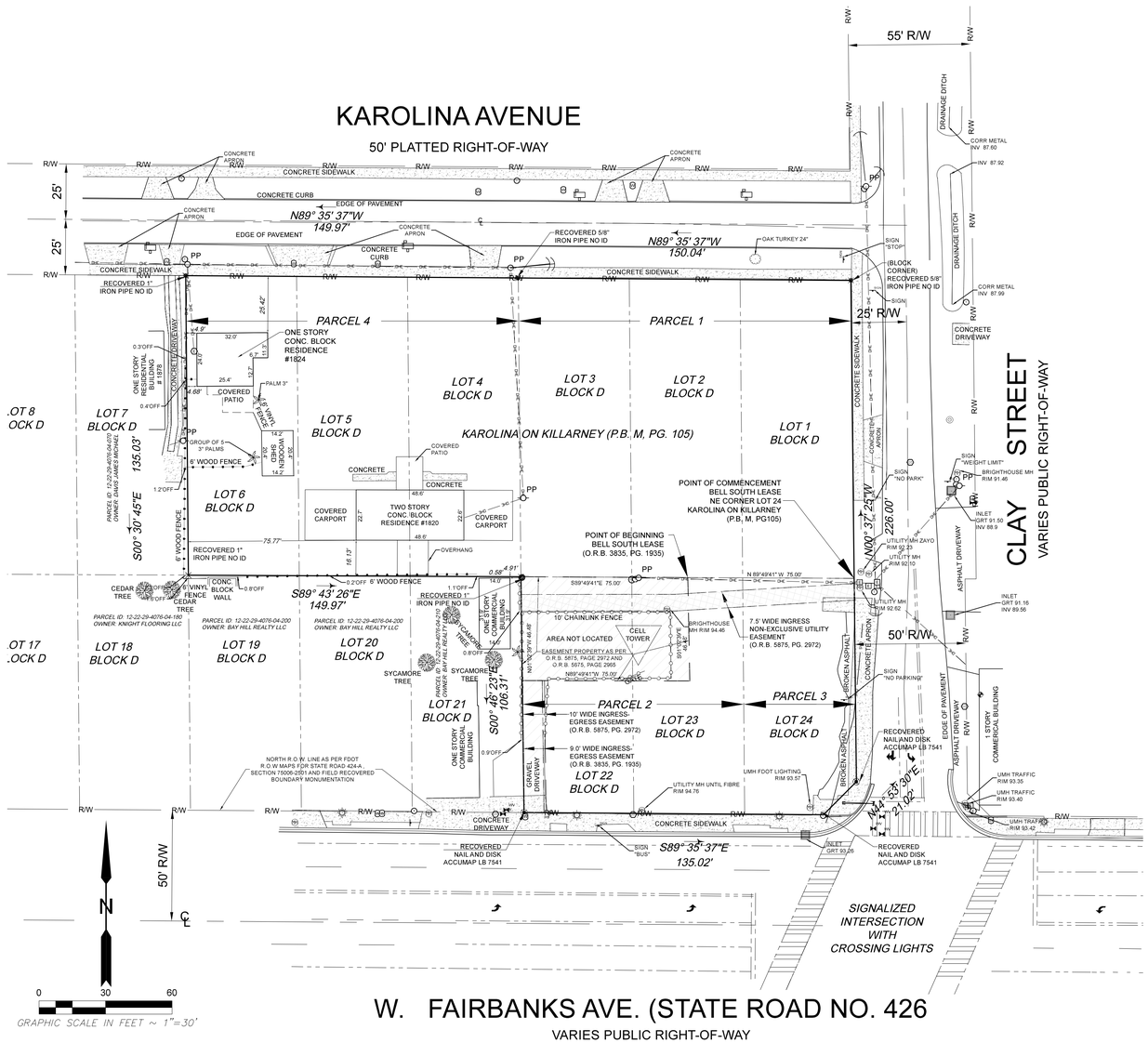
SCHEDULE B-II (FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 5011612-2037-3374783)

ITEMS 1-8 ARE NOT SURVEY MATTERS

9. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF KAROLINA ON KILLARNEY, AS RECORDED IN PLAT BOOK M, PAGE(S) 105, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER,THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

10. RESOLUTION ESTABLISHING A MUNICIPAL SERVICE TAXING UNIT RECORDED IN BOOK 2998, PAGE 1056. THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

11. BINDING UTILITY EASEMENT RECORDED AS INSTRUMENT NO. 20190340106 (AS TO LOTS 4 AND 5). THE SURVEYED PROPERTY LIES ENTIRELY WITHIN THIS BLANKET EASEMENT AND IS NOT PLOTTED HEREON.



ABBREVIATIONS:

- ° – DEGREES ' – MINUTES WHEN USED IN A BEARING
- " – SECONDS WHEN USED IN A BEARING
- ' – FEET WHEN USED IN A DISTANCE
- " – INCHES WHEN USED IN A DISTANCE
- # – NUMBER
- ± – MORE OR LESS (OR PLUS OR MINUS)
- N – NORTH
- E – EAST
- W – WEST
- S – SOUTH
- LB – LICENSED BUSINESS
- PLS – PROFESSIONAL LAND SURVEYOR
- PSM – PROFESSIONAL SURVEYOR & MAPPER
- AC – ACRES
- O.R.B. – Official Records Book
- PG. – Page
- P.B. – Plat Book
- P.C. – Point of Curvature
- P.O.C. – Point on a Curve
- P.R. C. – Point of Reverse Curvature
- P.T. – Point of Tangency
- L.S. – Land Surveyor
- ID. – Identification
- R/W – Right of Way
- IRC – Iron Rod & Cap

LEGAL DESCRIPTION FROM: EXHIBIT A (TITLE SEARCH REPORT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORT NO. 23073113, DATED JULY 05, 2023)

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LOT 24, BLOCK D, KAROLINA ON KILLARNEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS AND EXCEPT RIGHTS OF WAY FOR STATE ROAD 426 F/K/A 424-A CONTAINED IN ORDER OF TAKING RECORDED IN O.R. BOOK 2414, PAGE 1365, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 4:

LOTS 4, 5 AND 6, BLOCK D, KAROLINA ON KILLARNEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON THE MONUMENTED NORTH RIGHT OF WAY LINE OF W. FAIRBANKS AVENUE, AS N89°04'30"W, PER PLAT ASSUMED.
2. FIELD SURVEY ACCOMPLISHED WITH A CARLSON CR2 ROBOTIC REFLECTORLESS TOTAL STATION AND CARLSON BRx7 GPS (RTK) ALL TIES ARE DIRECTLY MEASURED OR COMPUTED USING REDUNDANT MEASUREMENTS.
3. ALL BOUNDARY DIMENSIONS AS PER PLAT UNLESS OTHERWISE NOTED.
4. SURVEY PERFORMED IN THE FIELD ON JUNE 20, 2023.
5. SURVEYOR RELIED ON OLD REPUBLIC NATIONA LTITLE INSURANCE COPANY, TITLE SEARCH REPORT , ORT FILE No. 23073113, DATED JULY 05, 2023.
6. THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN ZONE X AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED ,ACCORDING TO THE FIRM MAP NUMBER 12095C0255F, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
7. GRAPHIC REPRESENTATION OF SYMBOLS EXAGGERATED FOR CLARITY.
8. BUILDING DIMENSIONS ARE TO FACE OF EXTERIOR FINISHED WALLS. SURVEYOR DID NOT EXCAVATE FOUNDATIONS.
9. NO UNDERGROUND LOCATIONS INCLUDED IN THE SCOPE OF THIS AGREEMENT.

SURVEYOR'S CERTIFICATION:

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF FLORIDA, CERTIFIES TO: VERAX FLORIDA LLC, a Florida limited liability company THAT THE BOUNDARY, TOPOGRAPHIC AND LOCATION SURVEY WAS MADE ON THE GROUND ON JUNE 20, 2023 UNDER MY DIRECTION AND CORRECTLY SHOWS THE LEGAL DESCRIPTION, LOCATION OF FIXED VISIBLE IMPROVEMENTS AND RECOVERED MONUMENTATION, AND WAS MADE IN ACCORDANCE THE STANDARDS OF PRACTICE FOR A BOUNDARY AND LOCATION SURVEY SET FORTH IN CHAPTER 5J-17.051 and 5J-17.052 FLORIDA ADMINISTRATIVE CODE PURSUANT TO FLORIDA STATUTE 472.027.

MICHAEL RUDD & ASSOCIATES, LLC
Florida Licensed Business L.B. 8067

MICHAEL T. RUDD, PLS

LAND TITLE SURVEYOR REGISTRATION NO. 3960

NOT VALID WITHOUT THE RAISED EMBOSSED SEAL OF THE SIGNING SURVEYOR THE SEAL APPEARING WAS AUTHORIZED BY MICHAEL T. RUDD, PLS]

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY MICHAEL T. RUDD, FLORIDA LICENSED SURVEYOR AND MAPPER ON THE DATE AND TIME SHOWN. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BY	DATE	REVISIONS
MTR	7/19/23	TREES PAINT STRIPING ADDED PER DESIGN TEAM REQUEST
MTR	7/27/23	ADDED 15FT INGRESS-EGRESS EASEMENT (O.R.B. 5875, PG. 2972)
MTR	8/25/2023	CORRECTED 7.5 FT EASEMENT

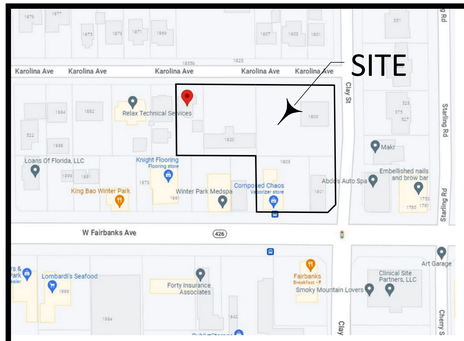
ALTA/NSPS LAND TITLE SURVEY
(BOUNDARY, TOPOGRAPHIC and LOCATION)
VACANT LANDS
1820 & 1824 KAROLINA AVE.
1901 WEST FAIRBANKS AVE.
WINTER PARK, FL 32789, USA
SECTION 12 TWP 22 S RGE 29 E

PREPARED FOR:
VERAX FLORIDA I PROPERTIES
a Florida Limited Liability Company

WWW.MICHAELTRUDD.COM
2180 W SR 434 SUITE
ORLANDO FL 32804
PHONE: 407-342-0678
MICHAEL@MICHAELTRUDD.COM

SURVEYOR & MAPPER SINCE 1982
Commercial Land Title Surveying- Platting - Lot Split - Site Plans & Expert Witness

DWG NO.	R23-13-FAIRBANKS.DWG
FIELD BOOK	R23-13-FAIRBANKS.CRD
DWN BY	PV
CHK BY	MTR
SCALE	1"=30'
DRAWING DATE	JUNE 28, 2023
SHEET	1 OF 2
JOB NO	R23-13

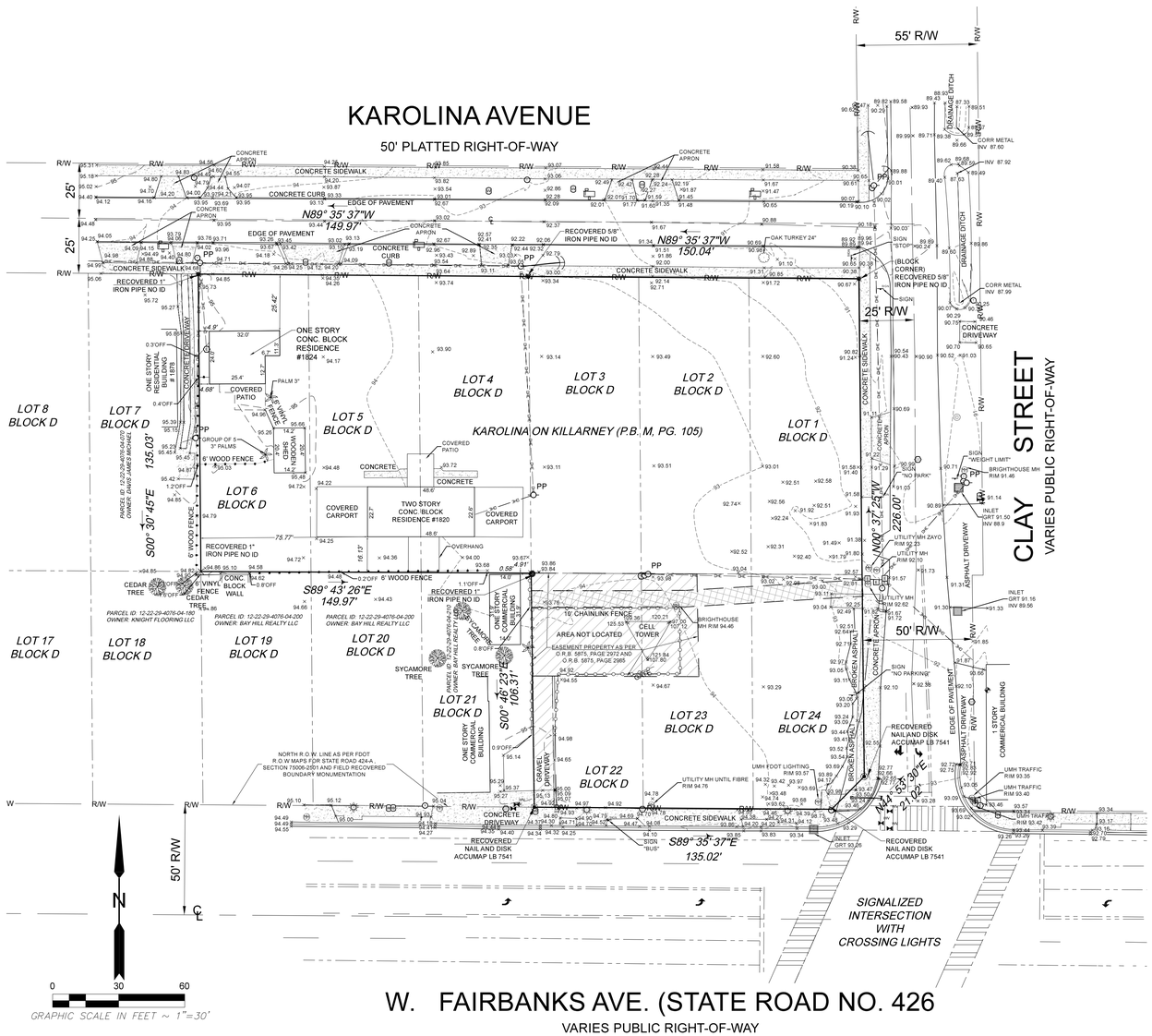


VICINITY MAP NOT TO SCALE

LEGEND

These standard symbol will be found in drawing.

- Grate
- Telephone Riser
- Manhole
- Power Pole
- Light Pole
- Guy Wire
- Fibre Optic
- Clean Out
- Water Meter
- Fire Hydrant
- Electric Box
- Electric Meter
- Traffic Signal



LEGAL DESCRIPTION FROM: EXHIBIT A (TITLE SEARCH REPORT FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORT NO. 23073113, DATED JULY 05, 2023)

PARCEL 1:

LOTS 1, 2, AND 3, BLOCK D, KAROLINA ON KILLARNEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:

LOTS 22 AND 23, BLOCK D, KAROLINA ON KILLARNEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS AND EXCEPT RIGHT OF WAY FOR STATE ROAD 426 F/K/A 424-A CONTAINED IN ORDER OF TAKING RECORDED IN O.R. BOOK 2426, PAGE 1388, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 3:

LOT 24, BLOCK D, KAROLINA ON KILLARNEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS AND EXCEPT RIGHTS OF WAY FOR STATE ROAD 426 F/K/A 424-A CONTAINED IN ORDER OF TAKING RECORDED IN O.R. BOOK 2414, PAGE 1365, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 4:

LOTS 4, 5 AND 6, BLOCK D, KAROLINA ON KILLARNEY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 105, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF W. FAIRBANKS AVENUE HAVING AN ASSUMED BEARING OF S 89°35'37" E ASSUMED.

THIS SURVEY WAS PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. INFORMATION SHOWN HEREON IS BASED ON THE DOCUMENTS NOTED AND THE FIELD CONDITIONS PRESENT ON THE DATE OF THIS SURVEY.

NON-VISIBLE, AERIAL AND/OR UNDERGROUND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN OTHERWISE.

THERE MAY BE EASEMENTS AND/OR RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN HEREON THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.

UTILITY LOCATIONS AS SHOWN HEREON ARE BASED ON FIELD LOCATION OF OBSERVABLE SURFACE AND ABOVE GROUND EVIDENCE OF UTILITY PROVIDER FACILITIES. THIS SURVEYOR DOES NOT WARRANT THE ACCURACY OF ANY UNDERGROUND UTILITY LOCATIONS AND YOUR ATTENTION IS DRAWN TO THE FACT THAT THERE MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT DID NOT HAVE OBSERVABLE SURFACE OR ABOVE GROUND EVIDENCE THAT COULD BE LOCATED AND/OR SHOWN HEREON.

ELEVATIONS AS SHOWN HEREON ARE BASED ON ORANGE COUNTY FLORIDA BENCHMARK 1010005A, WHICH HAS A PUBLISHED ELEVATION OF 90.455. NORTH AMERICAN VERTICAL DATUM OF 1988 AND IS A 80X CUT IN THE TOP OF THE CURB, 20' WEST OF 10LSHORE LANE. ON THE NORTH SIDE OF W. FAIRBANKS AVENUE.

HAVING EXAMINED THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. IT IS THE OPINION OF THIS SURVEYOR THAT THE LANDS SHOWN AND DESCRIBED HEREON LIE IN FLOOD ZONE "C, DEFINED ON SAID AS AREA OF MINIMAL FLOOD HAZARD." SEE MAP NUMBER 12095C0255 F. DATED 9-25-2009.

THE SUBJECT PROPERTY CONTAINS 35.994.6 SQUARE FEET OR 0.826 ACRES. MORE OR LESS

ABBREVIATIONS:

° – DEGREES ' – MINUTES WHEN USED IN A BEARING
" – SECONDS WHEN USED IN A BEARING
' – FEET WHEN USED IN A DISTANCE
" – INCHES WHEN USED IN A DISTANCE
 # – NUMBER
± – MORE OR LESS (OR PLUS OR MINUS)
N – NORTH
E – EAST
W – WEST
S – SOUTH
LB – LICENSED BUSINESS
PLS – PROFESSIONAL LAND SURVEYOR
PSM – PROFESSIONAL SURVEYOR & MAPPER
AC – ACRES
O.R.B. – Official Records Book
PG. – Page
P.B. – Plat Book
P.C. – Point of Curvature
P.O.C. – Point on a Curve
P.R. C. – Point of Reverse Curvature
P.T. – Point of Tangency
L.S. – Land Surveyor
ID. – Identification
R/W – Right of Way
IRC – Iron Rod & Cap

REFER TO SHEET 1 OF 2 FOR DETAILED BOUNDARY SURVEY.

MTR	7/19/23		TREES, PAINT STRIPING ADDED PER DESIGN TEAM REQUEST
BY:	DATE:		REVISIONS

ALTA/NSPS LAND TITLE SURVEY
(BOUNDARY TOPOGRAPHIC and LOCATION)
VACANT LANDS
1820 & 1824 KAROLINA AVE.
1801 WEST FAIRBANKS AVE.
WINTER PARK, FL 32789, USA
SECTION 12 TWP 22 S RGE 29 E

PREPARED FOR:
VERAX FLORIDA PROPERTIES
a Florida Limited Liability Company

WWW.MICHAELTRUDO.COM
1900 S. HIAWASSEE AVE
ORLANDO FL 32835
PHONE: 407-342-0678
MICHAEL@MICHAELTRUDO.COM

SURVEYOR & MAPPER SINCE 1982
Commercial Land Title Surveying- Platting - Lot Split - Site Plans & Expert Witness

DWG NO.	R23-13-FAIRBANKS.DWG
FIELD BOOK	R23-13-FAIRBANKS.CRD
DWN BY	PV
CHK BY	MTR
SCALE	1"=30'
DRAWING DATE	JUNE 28, 2023
SHEET	2 OF 2
JOB NO	R23-13

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

KAROLINA AVENUE
(50' RIGHT-OF-WAY)

CLAY STREET
(RIGHT-OF-WAY WIDTH VARIES)

WEST FAIRBANKS AVENUE
STATE ROAD 426
(RIGHT-OF-WAY WIDTH VARIES)

W. FAIRBANKS AVE. (STATE ROAD NO. 426)
VARIES PUBLIC RIGHT-OF-WAY

ONE STORY CONC. BLOCK RESIDENCE #1824

TWO STORY CONC. BLOCK RESIDENCE #1820

ONE STORY RESIDENTIAL BUILDING # 1878

PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4

LOT 1 BLOCK D
LOT 2 BLOCK D
LOT 3 BLOCK D
LOT 4 BLOCK D
LOT 5 BLOCK D
LOT 6 BLOCK D
LOT 7 BLOCK D
LOT 8 BLOCK D
LOT 17 BLOCK D
LOT 18 BLOCK D
LOT 19 BLOCK D
LOT 20 BLOCK D
LOT 21 BLOCK D
LOT 23 BLOCK D
LOT 24 BLOCK D

KAROLINA ON KILLARNEY (P.B. M, PG. 105)

PARCEL ID: 12-22-29-4076-04-070
OWNER: DAVIS JAMES MICHAEL

PARCEL ID: 12-22-29-4076-04-180
OWNER: KNIGHT FLOORING LLC

PARCEL ID: 12-22-29-4076-04-200
OWNER: BAY HILL REALTY LLC

PARCEL ID: 12-22-29-4076-04-210
OWNER: BAY HILL REALTY LLC

AREA NOT LOCATED
CELL TOWER

EASEMENT PROPERTY AS PER O.R.B. 5875, PAGE 2972 AND O.R.B. 5875, PAGE 2985

10' WIDE INGRESS-EGRESS EASEMENT (O.R.B. 5875, PG. 2972)

9.0' WIDE INGRESS EGRESS EASEMENT (O.R.B. 3835, PG. 1935)

7.5' WIDE INGRESS NON-EXCLUSIVE UTILITY EASEMENT (O.R.B. 5875, PG. 2972)

POINT OF BEGINNING BELL SOUTH LEASE (O.R.B. 3835, PG. 1935)

POINT OF COMMENCEMENT BELL SOUTH LEASE NE CORNER LOT 24 KAROLINA ON KILLARNEY (P.B. M, PG105)

NORTH R.O.W. LINE AS PER FDOT R.O.W MAPS FOR STATE ROAD 424-A, SECTION 75006-2501 AND FIELD RECOVERED BOUNDARY MONUMENTATION

SIGNALIZED INTERSECTION WITH CROSSING LIGHTS

DEMOLITION LEGEND

DEMOLISH (INCLUDING ALL PAVEMENT BASE AND ANY EXISTING UNDERGROUND UTILITIES, STORM PIPES AND STRUCTURES, **UNLESS OTHERWISE NOTED**.

KEY NOTES: (#)

1. EXISTING BUILDING TO BE DEMOLISHED
2. EXISTING POWER LINE TO BE REMOVED (CONTRACTOR TO COORDINATE WITH POWER COMPANY FOR REMOVAL OF THIS POWER LINE)
3. EXISTING POWER POLE TO BE REMOVED (CONTRACTOR TO COORDINATE WITH POWER COMPANY FOR REMOVAL OF THIS POWER POLE)
4. EXISTING TREE TO BE REMOVED
5. EXISTING SEPTIC SYSTEM/DRAINFIELD IN THIS AREA TO BE REMOVED (CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY DRAINFIELD REMOVAL PERMITTING)
6. EXISTING POWER POLE TO BE REMOVED AND UTILITY BOXES TO BE RELOCATED (CONTRACTOR TO COORDINATE WITH POWER AND FIBER OPTIC COMPANIES FOR REMOVAL/RELOCATION OF THESE UTILITIES)
7. EXISTING POWER LINE TO BE REMOVED/RELOCATED (CONTRACTOR TO COORDINATE WITH POWER AND FIBER OPTIC COMPANIES FOR REMOVAL/RELOCATION OF THESE UTILITIES)
8. EXISTING DRIVEWAY APRON TO BE REMOVED
9. EXISTING CONCRETE SIDEWALK TO BE REMOVED
10. EXISTING WOOD FENCE TO BE REMOVED
11. EXISTING CHAIN-LINK FENCE TO REMAIN
12. SECTION OF EXISTING CHAIN-LINK FENCE TO BE REMOVED
13. EXISTING CONCRETE PAVEMENT TO BE REMOVED
14. SECTION OF EXISTING CURB AND GUTTER TO BE REMOVED
15. EXISTING CONCRETE PAVEMENT TO BE REMOVED (PROTECT EXISTING UTILITY BOXES IN THIS AREA)
16. EXISTING GRAVEL AREA TO BE REGRADED/EXPANDED (SEE PLAN SHEETS C-1 AND C-2) (CONTRACTOR TO COORDINATE WITH CELL TOWER COMPANY FOR THIS WORK)
17. EXISTING CONCRETE DRIVEWAY TO BE REMOVED
18. EXISTING BUS STOP CONCRETE PAVEMENT TO BE REMOVED/REPLACED (SEE PLAN SHEET C-1)
19. EXISTING FIRE HYDRANT TO REMAIN
20. EXISTING LIGHTPOLE TO REMAIN
21. EXISTING CONCRETE SIDEWALK TO BE REMOVED (REMOVE SIDEWALK IN PHASES PER MOT PLAN)
22. EXISTING CURB CUT RAMP AND PORTION OF EXISTING SIDEWALK TO REMAIN
23. EXISTING ASPHALT PAVEMENT TO BE REMOVED
24. EXISTING TRAFFIC SIGNAL POLE TO REMAIN
25. EXISTING UTILITY BOXES AND POLE TO REMAIN (CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR ANY POSSIBLE MODIFICATIONS TO THESE UTILITIES)
26. EXISTING SIGN TO BE REMOVED
27. EXISTING GAS LINE TO REMAIN (CONTRACTOR TO PROTECT GAS LINE DURING DEMOLITION AND CONSTRUCTION AND SHALL COORDINATE WITH GAS COMPANY FOR ANY NECESSARY RELOCATION OF THIS GAS LINE)
28. EXISTING UTILITY BOX TO REMAIN
29. EXISTING BUS STOP SIGN TO REMAIN
30. SECTION OF EXISTING DROP CURB TO BE REMOVED
31. EXISTING SIDEWALK TO REMAIN
32. SAWCUT EXISTING CONCRETE IN THIS AREA

CONTRACTOR TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES FOR ANY NECESSARY UTILITY DISCONNECTIONS.

CONTRACTOR TO BE RESPONSIBLE FOR ANY NECESSARY PERMITTING FOR THE REMOVAL OF ANY EXISTING WELLS OR SEPTIC SYSTEM/DRAINFIELDS.

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
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DEMOLITION PLAN
FOR
VERAX AT CLAY STREET
WINTER PARK, FLORIDA
1801 WEST FAIRBANKS AVENUE

MITCHELL COLLINS * LICENSE * No 24608 * STATE OF FLORIDA * PROFESSIONAL ENGINEER

THIS HAS BEEN DIGITALLY SIGNED AND SEALED BY MITCHELL COLLINS, P.E. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MITCH COLLINS, P.E. # 24608,
STATE OF FLORIDA, C.A.# 29323

DATE

MITCH COLLINS, P.E.
801 CRESTVIEW DRIVE, ALTAMONTE SPRINGS, FL 32701
407.869.1557
407.448.8979
mitch.collins@cfe.com

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	1" = 20'
JOB NO:	222-050
SHEET NO:	D-1 OF C-9

ALL DETECTABLE WARNING MATS SHALL BE ARMOR TILE (OR APPROVED ALTERNATE) YELLOW AND CAST IN PLACE ONLY. SURFACE-MOUNTED DETECTABLE WARNING MATS WILL NOT BE ACCEPTED.

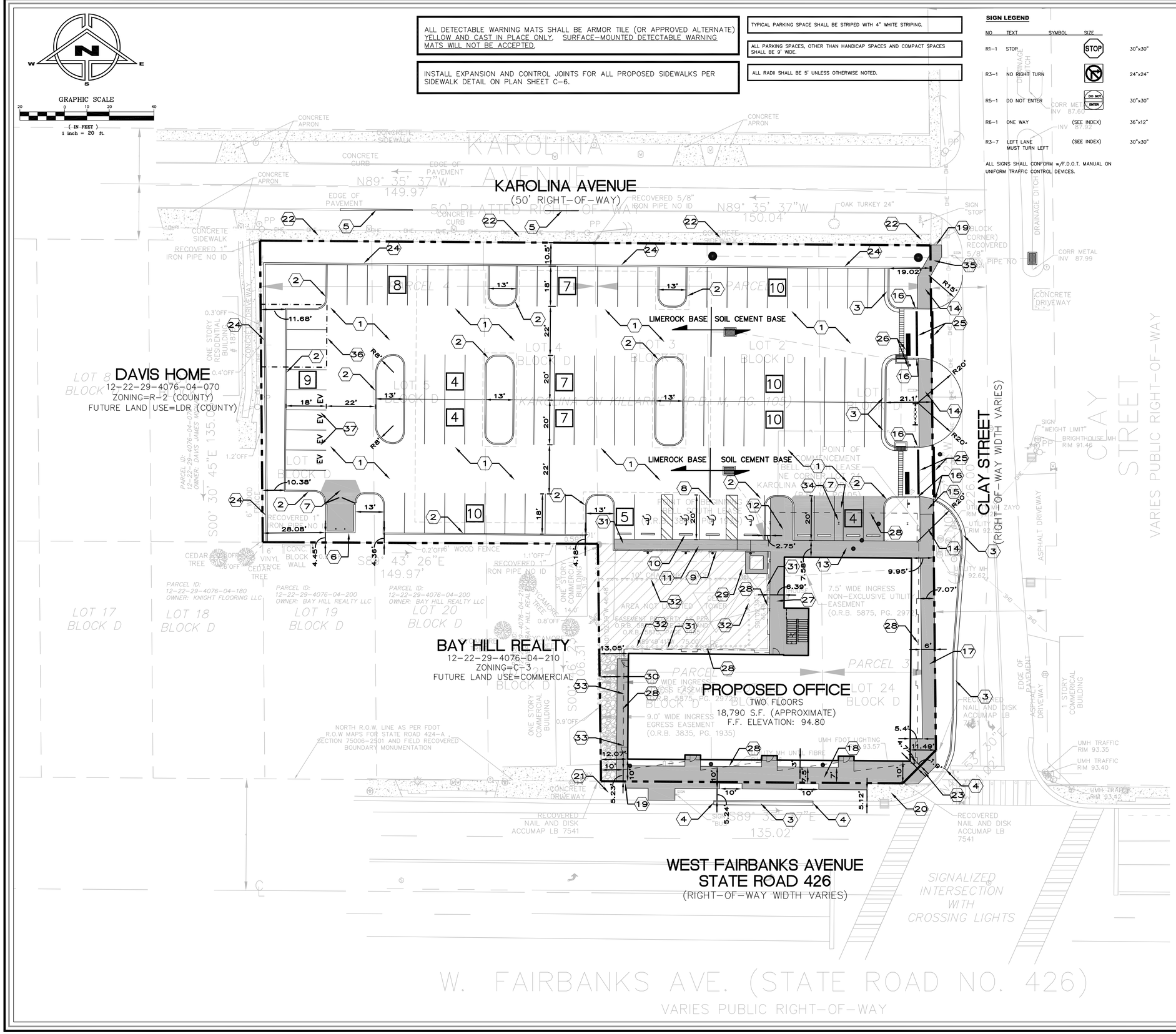
INSTALL EXPANSION AND CONTROL JOINTS FOR ALL PROPOSED SIDEWALKS PER SIDEWALK DETAIL ON PLAN SHEET C-6.

TYPICAL PARKING SPACE SHALL BE STRIPED WITH 4" WHITE STRIPING.

ALL PARKING SPACES, OTHER THAN HANDICAP SPACES AND COMPACT SPACES SHALL BE 9' WIDE.

ALL RADII SHALL BE 5' UNLESS OTHERWSE NOTED.

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.



SIGN LEGEND

NO	TEXT	SYMBOL	SIZE
R1-1	STOP	STOP	30"x30"
R3-1	NO RIGHT TURN		24"x24"
R5-1	DO NOT ENTER	DO NOT ENTER	30"x30"
R6-1	ONE WAY	(SEE INDEX)	36"x12"
R3-7	LEFT LANE MUST TURN LEFT	(SEE INDEX)	30"x30"

ALL SIGNS SHALL CONFORM w/F.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

SITE LEGEND

- HANDICAP PARKING
- PROPOSED DRAINAGE INLET
- PROPOSED CURB
- SITE BOUNDARY LINE
- EXISTING EASEMENT (DEPICTED ON PLAN)
- PROPOSED EASEMENT (DEPICTED ON PLAN)
- CENTER LINE OF ROAD
- EXISTING EDGE OF PAVEMENT
- TYP — TYPICAL
- HC — HANDICAP
- 10 — # OF PARKING SPACES
- S/W — SIDEWALK
- R5' — 5' RADIUS
- L.F. — LINEAR FEET
- S.F. — SQUARE FEET
- B.O.C. — BACK OF CURB
- PROPOSED ASPHALT PAVEMENT (SEE DETAIL)
- PROPOSED CONCRETE PAVEMENT (SEE DETAIL)

KEY NOTES: (#)

1. PROPOSED ASPHALT PAVEMENT (TYP) (SEE DETAIL, SHEET C-6)
2. PROPOSED FDOT TYPE "D" CURB (TYP) (SEE DETAIL, SHEET C-6)
3. PROPOSED FDOT TYPE "F" CURB AND GUTTER (TYP) (SEE DETAIL, SHEET C-6)
4. CONNECT TO EXISTING CURB AND GUTTER (CONNECT AT NEAREST EXISTING JOINT)
5. PROPOSED CURBING TO MATCH EXISTING KAROLINA AVENUE CURBING
6. PROPOSED 6' HIGH MASONRY DUMPSTER ENCLOSURE (SEE SEPARATE PLANS BY ARCHITECT) (TO BE PERMITTED SEPARATELY)
7. PROPOSED CONCRETE PAVEMENT (SEE DETAIL, SHEET C-6)
8. PROPOSED HANDICAP SPACE (TYP-4) (SEE DETAIL, SHEET C-6)
9. PROPOSED HANDICAP SIGN (TYP-4) (SEE DETAIL, SHEET C-6)
10. PROPOSED CONCRETE WHEELSTOP (TYP) (2 FEET MINIMUM FROM FACE OF CURB) (SEE DETAIL, SHEET C-6)
11. PROPOSED CURB CUT RAMP PER FDOT STANDARD INDEX 522-002 (CR-C) (MODIFIED) (SEE DETAIL, SHEET C-6)
12. PROPOSED CONCRETE SIDEWALK AREA (SEE ARCHITECTURAL PLANS)
13. PROPOSED SIDEWALK AT BUILDING-NORTH (SEE DETAIL, SHEET C-6)
14. PROPOSED 6' WDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C-6)
15. RAMP UP AT 1:12
16. TRANSITION CURB DOWN AT 4:1 IN THIS AREA
17. PROPOSED SIDEWALK AT BUILDING-EAST (SEE DETAIL, SHEET C-6)
18. PROPOSED SIDEWALK AT BUILDING-SOUTH (SEE DETAIL, SHEET C-6)
19. CONNECT TO EXISTING SIDEWALK
20. EXISTING CURB CUT RAMP AND SECTION OF SIDEWALK TO REMAIN
21. EXISTING CONCRETE APRON AND SECTION OF SIDEWALK TO REMAIN
22. EXISTING 5' WIDE CONCRETE SIDEWALK
23. EXISTING TRAFFIC SIGNAL POLE
24. PROPOSED 6' HIGH DECORATIVE MASONRY WALL (SEE SEPARATE PLANS BY ARCHITECT) (TO BE PERMITTED SEPARATELY)
25. PROPOSED 12" WHITE THERMOPLASTIC STRIPING AT 6' ON CENTER
26. PROPOSED R1-1 (SEE DETAIL, SHEET C-1) AND 24" WIDE THERMOPLASTIC STOP BAR (TYP-2) (PROVIDE 5' MINIMUM SEPARATION BETWEEN STOP BAR AND CROSS-WALK)
27. PROPOSED SIDEWALK AT BUILDING-WEST (SEE ARCHITECTURAL PLANS)
28. SECOND FLOOR OF BUILDING OVERHANG
29. PROPOSED TRANSFORMER PAD LOCATION (SEE SITE ELECTRICAL PLAN FOR EXACT LOCATION AND ADDITIONAL INFORMATION)
30. EXISTING 10' WIDE ACCESS EASEMENT (BOOK 5875, PAGE 2972)
31. EXISTING LEASE AREA (BOOK 5875, PAGES 2972 AND 2985)
32. EXISTING 10' HIGH CHAIN-LINK FENCE TO REMAIN
33. PROPOSED 5' WDE, 8" THICK CONCRETE PAVEMENT IN THIS AREA
34. PROVIDE BOLLARDS AROUND COLUMN (SEE ARCHITECTURAL PLANS)
35. PROPOSED 5' WIDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C-6)
36. PROPOSED CROSS-ACCESS EASEMENT
37. PROPOSED EV CHARGING SPACES (FOUR TOTAL) (SEE SEPARATE SITE ELECTRICAL PLANS)
38. PROPOSED BICYCLE RACK w/ ROOM FOR 7 BIKES (RACK DESIGN PER ORANGE COUNTY CODE SECTION 38-1485) (MADRAX, CAPITOL SQUARE, POWDER COAT, BLACK)

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
-	--
-	--
-	--
-	--
-	--
-	--

SITE LAYOUT PLAN
FOR
VERAX AT CLAY STREET
WINTER PARK, FLORIDA
1801 WEST FAIRBANKS AVENUE

MITCHELL COLLINS * LICENSE * No 34608 * STATE OF FLORIDA * PROFESSIONAL ENGINEER *

THIS HAS BEEN DIGITALLY SIGNED AND SEALED BY MITCHELL COLLINS, P.E. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MITCH COLLINS, P.E. # 34608
STATE OF FLORIDA, C.A.# 9253
DATE

MITCH COLLINS ENGINEERING, INC.
801 CRESCENT CENTRE DRIVE, SUITE 600
LAKE MARY, FLORIDA 32746
PHONE: (407) 333-3337
FAX: (407) 449-9979
mitch@collinsengineering.com

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	1" = 20'
JOB NO:	222-050
SHEET NO:	C-1 OF C-9

ALL TOPOGRAPHIC INFORMATION IS BASED ON A SURVEY BY MICHAEL RUDD AND ASSOCIATES, INC., DATED 6-28-2003, USING DATUM 1988 (NAVD).

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

KAROLINA AVENUE
(50' RIGHT-OF-WAY)

DAVIS HOME
12-22-29-4076-04-070
ZONING=R-2 (COUNTY)
FUTURE LAND USE=LDR (COUNTY)

BAY HILL REALTY
12-22-29-4076-04-210
ZONING=C-3
FUTURE LAND USE=COMMERCIAL

PROPOSED OFFICE
TWO FLOORS
18,790 S.F. (APPROXIMATE)
F.F. ELEVATION: 94.80

CLAYTON STREET
(RIGHT-OF-WAY WIDTH VARIES)

WEST FAIRBANKS AVENUE
STATE ROAD 426
(RIGHT-OF-WAY WIDTH VARIES)

W. FAIRBANKS AVE. (STATE ROAD NO. 426)
VARIES PUBLIC RIGHT-OF-WAY

GRADING LEGEND

EL	ELEVATION
TYP	TYPICAL
L.F.	LINEAR FEET
c.o.	CLEANOUT
INV.	INVERT ELEVATION
49.58	EXISTING ELEVATION
50.23	PROPOSED SPOT ELEVATION
50.23*	PROPOSED SPOT ELEVATION BASED ON EXISTING GRADE
50.73 / 50.23	PROPOSED SPOT ELEVATION (TOP OF SIDEWALK/ASPHALT)
	DRAINAGE INLET
	MITERED END SECTION
	DRAINAGE PIPE
	EXISTING EASEMENT (DEPICTED ON PLAN)
	PROPOSED EASEMENT (DEPICTED ON PLAN)
	SURFACE STORMWATER FLOW
HP	HIGH-PERFORMANCE POLYPROPYLENE PIPE
RCP	REINFORCED CONCRETE PIPE
FF	FINISHED FLOOR
S-1	STORM SEWER STRUCTURE ID
	SILT FENCE BARRIER (SEE SHEET C-3)
	PROPOSED ASPHALT PAVEMENT (SEE DETAIL)
	PROPOSED CONCRETE PAVEMENT (SEE DETAIL)

KEY NOTES: (#)

1. PROPOSED 35 LF OF 15"ø HP STORM PIPE AT 0.29%
2. PROPOSED 72 LF OF 15"ø HP STORM PIPE AT 0.56%
3. PROPOSED 6 LF OF 18"ø HP STORM PIPE AT 1.67%
4. PROPOSED 6 LF OF 18"ø HP STORM PIPE AT 1.67%
5. PROPOSED 45 LF OF 12"ø HP STORM PIPE AT 1.33% (SEE ARCHITECTURAL PLANS FOR DETAILS OF CONNECTION TO BUILDING ROOF DRAIN SYSTEM) (INSTALL CLEANOUT WITH BRASS COVER OUTSIDE OF BUILDING AT INVERT ELEVATION 91.00)
6. PROPOSED 26 LF OF TRENCH DRAIN AT (NEENAH R-4999-L6) (GRATE ELEVATION=92.10; BOTTOM ELEVATION=90.60 TO 90.10) (SLOPE BOTTOM TOWARD CURB INLET) (FORM IN PLACE) (CONNECT TO CURB INLET) (FORM CHANNEL IN PLACE PER NEENAH SPECIFICATIONS)
7. CONNECT TO UNDERGROUND STORM SYSTEM AT INVERT ELEVATION 90.00
8. PROPOSED UNDERGROUND STORMWATER MANAGEMENT SYSTEM (STORMBRIXX OR APPROVED ALTERNATE MEETING AASHTO HS-25 LOAD STANDARDS) (BOTTOM ELEVATION=90.00; TOP ELEVATION=92.00) (SEE CROSS-SECTION, SHEET C-9)
9. SIDEWALK LEVEL WITH ASPHALT IN THIS AREA (SEE CURB CUT RAMP DETAIL)
10. PROPOSED 8 LF OF 15"ø HP STORM PIPE AT 2.50%
11. PROPOSED 88 LF OF 15"ø HP STORM PIPE AT 1.14%
12. PROPOSED 47 LF OF 15"ø RCP STORM PIPE AT 4.25%
13. PROPOSED OPEN CUT (SEE DETAIL, SHEET C-8)
14. INSTALL 20 SF OF 3'-6" ROCK IN THIS AREA (18" DEEP) (TOP ELEVATION=88.00)
15. REGRADE SWALE AS SHOWN AN SOD

STANDARD SPECIFICATION: POLYPROPYLENE DRAINAGE PIPE MATERIAL:

1. PP PIPE MATERIALS:

PIPE SIZES: 12 INCHES THROUGH 60 INCHES NOMINAL DIAMETER TYPE "S" SMOOTH INTERIOR PIPE IN CONFORMANCE WITH AASHTO M330. NOTE: CORRUGATIONS SHALL BE ANNULAR CONFIGURATION ONLY.

PIPE JOINTS: THE JOINT SYSTEM TO BE USED WILL BE INTEGRAL BELL AND SPIGOT MEETING THE REQUIREMENTS OF ASTM 2881 OR AASHTO M330 WITH TWO GASKETS ON THE SPIGOT END OF THE PIPE OVER THE FIRST CORRUGATIONS FOR DEEPEST PENETRATION INTO THE BELL AND HIGHEST PERFORMANCE. THE BELL SHOULD SPAN OVER TWO FULL CORRUGATIONS AT MINIMUM. THE GASKET MATERIAL TO BE USED SHOULD MEET ASTM F-477 AND BE COVERED WITH A PROTECTIVE WRAP TO PREVENT DAMAGE PRIOR TO INSTALLATION.

RESINS: EXTRUDED PIPE AND BLOW MOLDED FITTINGS BLOW MOLDED FITTINGS – EXTRUDED PIPE MUST CONFORM WITH THE REQUIREMENTS OF AASHTO M330.

2. SUBMITTALS: FOR ALL POLYPROPYLENE PIPE AND JOINT PRODUCTS AND MATERIALS, CONTRACTOR MUST SUBMIT THE MANUFACTURER'S CERTIFICATE OF MATERIAL CONFORMANCE WITH THESE SPECIFICATIONS. PIPE MUST BE MANUFACTURED BY AN FDOT APPROVED MANUFACTURER IN AN APPROVED FACILITY.

3. PIPE INSTALLATION:

A. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, ASTM D2321 AND WHERE APPLICABLE, CONTRACTOR SHALL ADHERE TO MORE STRINGENT REQUIREMENTS WITHIN THESE SPECIFICATIONS.

B. MINIMUM PIPE COVER: PROVIDE A MINIMUM OF 12 OF COVER OVER PIPE IN NON-TRAFFIC APPLICATIONS AND IN ALLOWABLE MINIMUM COVER IS H-20 APPLICATIONS, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF PIPE TO TOP OF RIGID PAVEMENT. MINIMUM COVER IN UNPAVED AREAS MUST BE MAINTAINED.

***BOTH COVER REQUIREMENTS ARE MEASURED FROM THE FINISHED GRADE.

C. EXCAVATION: BACKFILL AND COMPACTION SHALL CONFORM MTH APPLICABLE LOCAL AND STATE SPECIFICATIONS.

4. REFERENCES: THE LATEST REVISIONS OF THE FOLLOWING STANDARDS ARE APPLICABLE AS NOTED HEREIN:

AASHTO M330: STANDARD SPECIFICATION FOR POLYPROPYLENE PIPE 12 TO 60 INCH DIAMETER. NOTE: CORRUGATIONS ANNULAR CONFIGURATION ONLY. ASTM F2881: STANDARD SPECIFICATION FOR 12 TO 60 IN. POLYPROPYLENE (PP) DUAL WALL PIPE AND FITTINGS. ASTM D2321: STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF FLEXIBLE THERMOPLASTIC SEWER PIPE. AASHTO: STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES.

STORM STRUCTURE TABULATION

STRUCTURE	TYPE OF STRUCTURE	GRATE EL.	N. INV.	S. INV.	E. INV.	W. INV.	NOTES
S - 1	TYPE 9	92.10	89.50	--	--	--	(FDOT INDEX 425-024)
S - 2	TYPE 9	92.10	--	89.40	--	89.40	(FDOT INDEX 425-024)
S - 3	TYPE "E"	93.80	--	--	89.00	90.10	(FDOT INDEX 425-052)
S - 4	TYPE "E"	93.80	--	90.40	--	90.10	(FDOT INDEX 425-052)
S - 5	TYPE "E"	93.70	--	89.80	88.00	--	(OVERFLOW)(SEE DETAIL)(MANHOLE TOP)
S - 6	STORM MANHOLE	91.20	--	--	87.00	87.00	(SEE DETAIL)
S - 7	TYPE "E"	88.00	--	--	--	85.00	(FDOT INDEX 425-052)

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
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GRADING AND DRAINAGE PLAN
FOR
VERAX AT CLAY STREET
1801 WEST FAIRBANKS AVENUE
WINTER PARK, FLORIDA

MITCHELL COLLINS ★ BENSON ★ BRONSON ★ LICENSE ★ No. 34608 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

THIS HAS BEEN DIGITALLY SIGNED AND SEALED BY MITCHELL COLLINS, P.E. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MITCH COLLINS, P.E. # 34608,
STATE OF FLORIDA, C.of A. #30633

DATE

MITCHELL COLLINS, P.E.
801 WEST ORANGE AVENUE, SUITE 135
LONGWOOD, FLORIDA 32750
PHONE: 407.260.0557
FAX: 407.448.9979
mitch@mitchellpe.com

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	1" = 20'
JOB NO:	222-050
SHEET NO:	C-2 OF C-9

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NPDES PERMIT COVERAGE FOR PROJECT.

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

KAROLINA AVENUE
(50' RIGHT-OF-WAY)

PROPOSED SILT FENCE BARRIER (TYP) (SEE DETAIL)

PROPOSED FILTER FABRIC FOR ALL INLETS (TYP) (SEE DETAIL)

DURING CONSTRUCTION, USE THIS ENTRANCE FOR ENTERING/ EXITING THE SITE. 3"-6" CRUSHED GRAVEL TO BE PLACED AT ENTRANCE DURING CONSTRUCTION.

DAVIS HOME
12-22-29-4076-04-070
ZONING=R-2 (COUNTY)
FUTURE LAND USE=LDR (COUNTY)

BAY HILL REALTY
12-22-29-4076-04-210
ZONING=C-3
FUTURE LAND USE=COMMERCIAL

PROPOSED OFFICE
TWO FLOORS
18,790 S.F. (APPROXIMATE)
F.F. ELEVATION: 94.80

PROPOSED SILT FENCE BARRIER (TYP) (SEE DETAIL)

PROPOSED SILT FENCE BARRIER (TYP) (SEE DETAIL)

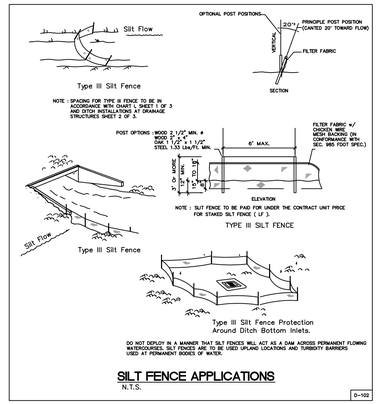
PROPOSED FILTER FABRIC SOCK (TYP)

CLAY STREET
(RIGHT-OF-WAY WIDTH VARIES)

WEST FAIRBANKS AVENUE
STATE ROAD 426
(RIGHT-OF-WAY WIDTH VARIES)

W. FAIRBANKS AVE. (STATE ROAD NO. 426)
VARIES PUBLIC RIGHT-OF-WAY

SIGNALIZED INTERSECTION WITH CROSSING LIGHTS



SILT FENCE APPLICATIONS
N.T.S.

D-102

NUMBER OF WEEKS AFTER BEGINNING CONSTRUCTION	0	1	2	3	4	5	6	19	20	21	22	23	24
INSTALL EROSION CONTROL MEASURES													
CLEARING AND GRUBBING													
FACILITY CONSTRUCTION													
MAINTAIN EROSION CONTROL MEASURES													
GRASSING													
REMOVE TEMPORARY EROSION CONTROL MEASURES													

LOCATION:

SITE LOCATION: 1801 W. FAIRBANKS AVENUE, WINTER PARK, FL 32789

DISTURBED AREA: 56,294 SF=1.292 ACRES

LAT/LONG: 28°35'37"/81°22'25"

OUTFALL LOCATION: LAKE KILLARNEY

CONSTRUCTION SEQUENCE:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AS REQUIRED
3. STOCKPILE TOPSOIL IF REQUIRED
4. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED
5. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICAL
6. INSTALL STORM SEWER
7. CONSTRUCT BUILDING AND OTHER UNDERGROUND UTILITIES
8. INSTALL PAVEMENT AND CURBING
9. INSTALL LANDSCAPING AND SOD
10. REMOVE ACCUMULATED SEDIMENT FROM BASINS
11. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY BMP MEASURES

SOIL TYPES:

48-TAVARES FINE SAND

DEWATERING METHODS AND LOCATIONS:

DEWATERING SHALL BE UTILIZED ONLY IF NECESSARY BY MEANS OF A WELL POINT SYSTEM. DISCHARGE FROM THE WELL POINT SYSTEM SHALL BE DIRECTED TO THE PROPOSED DRAINAGE STRUCTURES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR WELL POINT SYSTEM PRIOR TO CONSTRUCTION.

EROSION TEMPORARY MEASURES (BMP'S):

A. SILT FENCE BARRIERS SHALL BE USED TO PROTECT PROPOSED INLETS PER DETAILS
B. FILTER FABRIC BARRIERS SHALL BE USED AT THE PERIMETER/LIMITS OF THE PROPOSED CONSTRUCTION TO PREVENT SEDIMENT FROM LEAVING THE PROJECT BOUNDARIES OR DISCHARGING INTO OFF-SITE DRAINAGE FACILITIES
C. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY
D. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET
E. TEMPORARY SEEDING AND MULCHING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH B ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF THE SEED AND MULCH.
F. MAINTENANCE: SLL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT CONTROL SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.
G. GRAVEL CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO A MINIMUM DEPTH OF 4 INCHES TO PREVENT SEDIMENT FROM LEAVING CONSTRUCTION SITE.

PERMANENT EROSION CONTROL MEASURES (BMP'S):

A. PERMANENT SODDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SODDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.
B. MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM: THE PERMITTED STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED, CLEANED AND INSPECTED IN ACCORDANCE WITH THE SJRWMD PERMIT.

INSPECTIONS:

A. CONSTRUCTION SITE WILL BE INSPECTED FOR EROSION PROBLEMS DAILY AFTER EACH RAINFALL GREATER THAN 0.5 INCHES. A RAIN GAGE WILL BE ON SITE TO MEASURE THE RAINFALL AMOUNTS.
B. ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS OR SOMEONE APPOINTED BY THE SUPERINTENDENT. AT LEAST ONCE AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.
C. ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OR REPORTED.
D. BUILT UP SEDIMENT WILL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.
E. THE SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
F. TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
G. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE USED BY THE INSPECTOR IS ATTACHED. THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION CONTROL PLANS OR STORMWATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED. THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
H. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ON-SITE IN GOOD WORKING ORDER AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORTS.

ADDITIONAL NOTES:

A. NON-STORMWATER DISCHARGES:
IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:
1. PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
2. UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).
ALL NON-STORMWATER DISCHARGES WILL BE DIRECTED TO THE PROPOSED DRAINAGE STRUCTURES/SWALES.
B. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL IF IT BECOMES NECESSARY TO MEET THE STATE AND LOCAL STANDARDS.
C. OPERATOR AND/OR RESPONSIBLE AUTHORITY: VERAX CLAY, LLC

CONTRACTOR CERTIFICATIONS:

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

NAME	TITLE	COMPANY NAME, ADDRESS, PHONE NO	DATE	SIGNATURE

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
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EROSION CONTROL PLAN
FOR
VERAX AT CLAY STREET
WINTER PARK, FLORIDA

1801 WEST FAIRBANKS AVENUE

MITCHELL COLLINS * LICENSE No 34608 * STATE OF FLORIDA * PROFESSIONAL ENGINEER

THIS HAS BEEN DIGITALLY SIGNED AND SEALED BY MITCHELL COLLINS, P.E. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MITCH COLLINS, P.E. # 34608
STATE OF FLORIDA, C.of A# 29323

DATE:

MITCHELL COLLINS ENGINEERING, PLLC
801 WEST ORANGE AVENUE, SUITE 215 407.629.1553
LONGWOOD, FLORIDA 32750 407.448.8979
mitch@mcollinspllc.com

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	1" = 20'
JOB NO:	222-050
SHEET NO:	C-3 OF C-9

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

KAROLINA AVENUE
(50' RIGHT-OF-WAY)

CLAY STREET
(RIGHT-OF-WAY WIDTH VARIES)

WEST FAIRBANKS AVENUE
STATE ROAD 426
(RIGHT-OF-WAY WIDTH VARIES)

W. FAIRBANKS AVE. (STATE ROAD NO. 426)
VARIES PUBLIC RIGHT-OF-WAY

DAVIS HOME
12-22-29-4076-04-070
ZONING=R-2 (COUNTY)
FUTURE LAND USE=LDR (COUNTY)

BAY HILL REALTY
12-22-29-4076-04-210
ZONING=C-3
FUTURE LAND USE=COMMERCIAL

PROPOSED OFFICE
TWO FLOORS
18,790 S.F. (APPROXIMATE)
F.F. ELEVATION: 94.80

PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4

LOT 1 BLOCK D
LOT 2 BLOCK D
LOT 3 BLOCK D
LOT 4 BLOCK D
LOT 5 BLOCK D
LOT 6 BLOCK D
LOT 8 BLOCK D
LOT 17 BLOCK D
LOT 18 BLOCK D
LOT 19 BLOCK D
LOT 20 BLOCK D
LOT 24 BLOCK D

KAROLINA ON KILLARNEY (P.B. M, PG. 105)

POINT OF COMMENCEMENT
BELL SOUTH LEASE
NE CORNER LOT 24
KAROLINA ON KILLARNEY
(P.B. M, PG.105)

POINT OF BEGINNING
BELL SOUTH LEASE
(O.R.B. 3835, PG. 1935)

N89° 35' 37"W 149.97'
N89° 35' 37"W 150.04'
S89° 43' 26"E 149.97'
S89° 35' 37"E 135.02'
S00° 30' 45"E 135.00'
S00° 30' 45"E 106.31'

RECOVERED 5/8" IRON PIPE NO ID
RECOVERED 1" IRON PIPE NO ID
RECOVERED NAIL AND DISK ACCUMAP LB 7541
NORTH R.O.W. LINE AS PER FDOT R.O.W MAPS FOR STATE ROAD 424-A SECTION 75006-2501 AND FIELD RECOVERED BOUNDARY MONUMENTATION

CONCRETE APRON
CONCRETE SIDEWALK
CONCRETE CURB
EDGE OF PAVEMENT
CONCRETE DRIVEWAY
CONCRETE GUTTER
6' WOOD FENCE
6' VINYL FENCE
CONC. BLOCK WALL
CEDAR TREE
OAK TREE
CAMPHOR TREE
DRAINAGE DITCH
ASPHALT DRIVEWAY
EDGE OF PAVEMENT
SIGN "STOP"
SIGN "WEIGHT LIMIT"
SIGN "BUS"
SIGN "ZAYO"
(BLOCK CORNER) RECOVERED 5/8" IRON PIPE NO ID
CORR METAL INV 87.60
INV 87.92
CORR METAL INV 87.99
BRIGHTHOUSE MH RIM 91.46
UTILITY MH RIM 92.62
UMH FDOT LIGHTING RIM 93.57
UTILITY MH UNTIL FIBRE
UMH TRAFFIC RIM 93.35
UMH TRAFFIC RIM 93.40
UMH TRAFFIC
TOP=95.65
E. INV=88.86
W. INV=87.19
TOP=94.38
N. INV=86.18
E. INV=86.19
W. INV=86.24
SIGNALIZED INTERSECTION WITH CROSSING LIGHTS
ONE STORY RESIDENTIAL BUILDING # 1878
ONE STORY COMMERCIAL BUILDING
1 STORY COMMERCIAL BUILDING
7.5' WIDE INGRESS NON-EXCLUSIVE UTILITY EASEMENT (O.R.B. 5875, PG. 297)
10' CHAINLINK FENCE
AREA NOT LOCATED
CELL TOWER
9' EASEMENT PROPERTY AS PER O.R.B. 5875, PAGE 2972 AND O.R.B. 5875, PAGE 2685
N89°48'41"W 75.00'
10' WIDE INGRESS EGRESS EASEMENT (O.R.B. 5875, PG. 2974)
9.0' WIDE INGRESS EGRESS EASEMENT (O.R.B. 3835, PG. 1935)
0.3'OFF
0.4'OFF
1.2'OFF
0.8'OFF
0.9'OFF
1.1'OFF
0.2'OFF
0.5'OFF
0.6'OFF
0.7'OFF
1.6'OFF
1.8'OFF
1.9'OFF
2.0'OFF
2.1'OFF
2.2'OFF
2.3'OFF
2.4'OFF
2.5'OFF
2.6'OFF
2.7'OFF
2.8'OFF
2.9'OFF
3.0'OFF
3.1'OFF
3.2'OFF
3.3'OFF
3.4'OFF
3.5'OFF
3.6'OFF
3.7'OFF
3.8'OFF
3.9'OFF
4.0'OFF
4.1'OFF
4.2'OFF
4.3'OFF
4.4'OFF
4.5'OFF
4.6'OFF
4.7'OFF
4.8'OFF
4.9'OFF
5.0'OFF
5.1'OFF
5.2'OFF
5.3'OFF
5.4'OFF
5.5'OFF
5.6'OFF
5.7'OFF

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

KAROLINA AVENUE
(50' RIGHT-OF-WAY)

N89° 35' 37"W 149.97'

50' PLATTED RIGHT-OF-WAY

N89° 35' 37"W 150.04'

RECOVERED 5/8" IRON PIPE NO ID

RECOVERED 1" IRON PIPE NO ID

CONCRETE APRON

CONCRETE SIDEWALK

CONCRETE CURB

EDGE OF PAVEMENT

CONCRETE DRIVEWAY

OAK TURKEY 24"

SIGN "STOP"

(BLOCK CORNER) RECOVERED 5/8" IRON PIPE NO ID

DRAINAGE DITCH

CORR METAL INV 87.60

INV 87.92

CORR METAL INV 87.99

CONCRETE DRIVEWAY

SIGN "WEIGHT LIMIT"

BRIGHTHOUSE MH RIM 91.46

CLAY STREET
(RIGHT-OF-WAY WIDTH VARIES)

VARIES PUBLIC RIGHT-OF-WAY

DAVIS HOME
12-22-29-4076-04-070
ZONING=R-2 (COUNTY)
FUTURE LAND USE=LDR (COUNTY)

PARCEL ID: 12-22-29-4076-04-070
OWNER: DAVIS JAMES M

ONE STORY RESIDENTIAL BUILDING # 1878

CONCRETE DRIVEWAY

0.3'OFF

0.4'OFF

1.2'OFF

S00° 30' 45"E 135.00'

6' WOOD FENCE

RECOVERED 1" IRON PIPE NO ID

PARCEL 4

PARCEL 1

LOT 8 BLOCK D

LOT 6 BLOCK D

LOT 5 BLOCK D

LOT 4 BLOCK D

LOT 3 BLOCK D

LOT 2 BLOCK D

LOT 1 BLOCK D

KAROLINA ON KILLARNEY (P.B. M, PG. 105)

POINT OF COMMENCEMENT BELL SOUTH LEASE NE CORNER LOT 24 KAROLINA ON KILLARNEY (P.B. M, PG.105)

POINT OF BEGINNING BELL SOUTH LEASE (O.R.B. 3835, PG. 1935)

S89° 43' 26"E 149.97'

CEDAR TREE

CONC. BLOCK WALL

6' VINYL FENCE

CEDAR TREE

0.8'OFF

0.2'OFF

1.1'OFF

RECOVERED 1" IRON PIPE NO ID

6" WOOD FENCE

PARCEL ID: 12-22-29-4076-04-180
OWNER: KNIGHT FLOORING LLC

PARCEL ID: 12-22-29-4076-04-200
OWNER: BAY HILL REALTY LLC

PARCEL ID: 12-22-29-4076-04-200
OWNER: BAY HILL REALTY LLC

LOT 17 BLOCK D

LOT 18 BLOCK D

LOT 19 BLOCK D

LOT 20 BLOCK D

BAY HILL REALTY
12-22-29-4076-04-210
ZONING=C-3
FUTURE LAND USE=COMMERCIAL

10' CHAINLINK FENCE

AREA NOT LOCATED CELL TOWER

EASEMENT PROPERTY AS PER O.R.B. 5875, PAGE 2972 AND O.R.B. 5875, PAGE 2985

N89°48'41"W 75.00'

S01°12'19"E 106.31'

21.9' ONE STORY COMMERCIAL BUILDING

14.0'

0.8'OFF

0.9'OFF

CAMPHOR TREE

PROPOSED OFFICE
TWO FLOORS
18,790 S.F. (APPROXIMATE)
F.F. ELEVATION: 94.80

PARCEL 2

PARCEL 3

10' WIDE INGRESS EGRESS EASEMENT (O.R.B. 5875, PG. 2974)

9.0' WIDE INGRESS EGRESS EASEMENT (O.R.B. 3835, PG. 1935)

LOT 24 BLOCK D

7.5' WIDE INGRESS NON-EXCLUSIVE UTILITY EASEMENT (O.R.B. 5875, PG. 2972)

THOUSE M

UTILITY MH RIM 92.62

ASPHALT DRIVEWAY

EDGE OF PAVEMENT

1 STORY COMMERICAL BUILDING

RECOVERED NAIL AND DISK ACCUMAP LB 7541

UMH TRAFFIC RIM 93.35

UMH TRAFFIC RIM 93.40

UMH TRAFFIC LIGHTING RIM 93.57

UTILITY MH UNTIL FIBRE

NORTH R.O.W. LINE AS PER FDOT R.O.W MAPS FOR STATE ROAD 424-A SECTION 75006-2501 AND FIELD RECOVERED BOUNDARY MONUMENTATION

CONCRETE DRIVEWAY

SIGN "BUS"

S89° 35' 37"E 135.02'

TOP=95.65
E. INV=86.35
W. INV=87.19

TOP=94.38
N. INV=86.18
E. INV=86.19
W. INV=86.22

SIGNALIZED INTERSECTION WITH CROSSING LIGHTS

WEST FAIRBANKS AVENUE
STATE ROAD 426
(RIGHT-OF-WAY WIDTH VARIES)

W. FAIRBANKS AVE. (STATE ROAD NO. 426)
VARIES PUBLIC RIGHT-OF-WAY

UTILITY LEGEND

●	PROPOSED SANITARY MANHOLE
* c.o.	PROPOSED CLEANOUT
⋈	PROPOSED GATE VALVE
	PROPOSED FIRE HYDRANT
▶	PROPOSED REDUCER
●	PROPOSED BLOWOFF
⬡	PROPOSED WATER METER
▭	PROPOSED BACKFLOW PREVENTER
WL	WATER LINE
FL	FIRE LINE
L.F.	LINEAR FEET
	EXISTING EASEMENT (DEPICTED ON PLAN)
	PROPOSED EASEMENT (DEPICTED ON PLAN)

KEY NOTES (SEWER): (#)

1. EXISTING 15"ø SANITARY MAIN
2. EXISTING 6"ø SANITARY LATERAL
3. PROPOSED IN-LINE CLEANOUT AT INVERT ELEVATION 90.00 (SEE DETAIL, SHEET C-9) (INCLUDE BRASS COVER) AND 7 LF OF 6"ø PVC SANITARY LINE AT 1.00% MINIMUM
4. CONNECT TO EXISTING SANITARY LATERAL AT CLEANOUT (INVERT ELEVATION=88.00±)
5. EXISTING SANITARY MANHOLE (RIM=94.38; N. INVERT=86.18; S. INVERT=86.26; E. INVERT=86.19; W. INVERT=86.42)
6. EXISTING SANITARY MANHOLE (RIM=95.65; E. INVERT=86.86; W. INVERT=87.19)
7. EXISTING 6"ø SANITARY LINE
8. EXISTING SANITARY CLEANOUT
9. PROPOSED IN-LINE CLEANOUT AT INVERT ELEVATION 90.50 (SEE DETAIL, SHEET C-9) (INCLUDE BRASS COVER) AND 7 LF OF 6"ø PVC SANITARY LINE AT 1.43%
10. PROPOSED IN-LINE CLEANOUT AT INVERT ELEVATION 90.40 (SEE DETAIL, SHEET C-9) (INCLUDE BRASS COVER)
11. PROPOSED TRAPZILLA GREASE TRAP (MODEL TZ-1826-6)
12. PROPOSED IN-LINE CLEANOUT AT INVERT ELEVATION 90.20 (SEE DETAIL, SHEET C-9) (INCLUDE BRASS COVER)
13. PROPOSED 46 LF OF 6"ø PVC SANITARY LINE AT 1.00% MINIMUM WITH WYE CONNECTION AT DOWNSTREAM END
14. PROPOSED OFF-LINE CLEANOUT (SEE DETAIL, SHEET C-9) (INCLUDE TRAFFIC RATED BRASS COVER)

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
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SANITARY UTILITY PLAN
FOR
VERAX AT CLAY STREET
WINTER PARK, FLORIDA

1801 WEST FAIRBANKS AVENUE

MITCHELL COLLINS * BRANDON * LICENSE No 34808 * STATE OF FLORIDA * PROFESSIONAL ENGINEER

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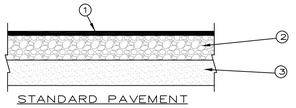
MITCH COLLINS, P.E. # 34808
STATE OF FLORIDA, C.A.# 9233

DATE

MITCH COLLINS, P.E.
801 CRESTVIEW DRIVE, WINTER PARK, FL 32789
CIVIL ENGINEER | LAND PLANNER
mitch@collinsengineering.com

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	1" = 20'
JOB NO:	222-050
SHEET NO:	C-5 OF C-9



STANDARD PAVEMENT

① 1.5" F.D.O.T. TYPE SP 9.5 OR SP 12.5 ASPHALT CONC.

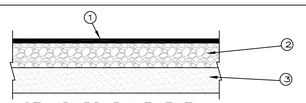
② 8" LIMEROCK (LBR=100) COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAX. DENSITY (ASTM D-1557)

③ 12" STABILIZED SUB-BASE (LBR=40) COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAX. DENSITY (ASTM D-1557)

ON-SITE PAVEMENT DETAIL (LIMEROCK OPTION) (KEYNOTE #1, SHEET C-1)

N.T.S. (FOR ASPHALT/LIMEROCK SURFACE ON SITE)

D-130



STANDARD PAVEMENT

① 1.5" F.D.O.T. TYPE SP 9.5 OR SP 12.5 ASPHALT CONC.

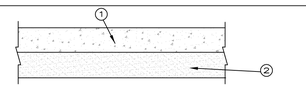
② 6" SOIL CEMENT COMPACTED TO AT LEAST 98% OF STANDARD PROCTOR MAX. DENSITY (AASHTO T-134)

③ 12" WELL DRAINING FINE SAND WITH LESS THAN 5% PASSING THE #200 SIEVE, COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAX. DENSITY (ASTM D-1557)

ON-SITE PAVEMENT DETAIL (SOIL CEMENT OPTION) (KEYNOTE #1, SHEET C-1)

N.T.S. (FOR ASPHALT/SOIL CEMENT SURFACE ON SITE)

D-130



STANDARD PAVEMENT

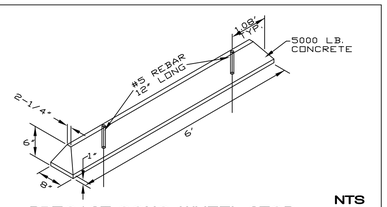
① 8" PORTLAND CEMENT (6x6 10/10 WWF) DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT PORTLAND CEMENT ASSOCIATION RECOMMENDED METHODS WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. PROVIDE CONTRACTION JOINTS AT A MAXIMUM SPACING OF 10 FEET. PROVIDE EXPANSION JOINTS AT A SPACING OF 20 FEET.

② 12" SUBGRADE CONSISTING OF WELL-DRAINING FINE SAND WITH LESS THAN 5 PERCENT PASSING THE NO. 200 SIEVE, COMPACTED TO AT LEAST 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557).

ON-SITE PAVEMENT DETAIL (KEYNOTE #7, SHEET C-1)

N.T.S. (FOR CONCRETE SURFACE)

D-130

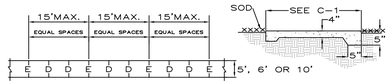


NTS

PRECAST CONC. WHEEL STOP (KEYNOTE #10, SHEET C-1)

D-162

PROVIDE APPROPRIATE EXPANSION JOINT WHERE PROPOSED SIDEWALK WILL BE ADJACENT TO EXISTING/PROPOSED CURB AND GUTTER.

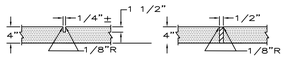


E= EXPANSION JOINT
D= DUMMY JOINT
CONCRETE STRENGTH = 3000 PSI (MIN) CLASS I

NOTES:

1) EXCEPT AS SHOWN IN PLAN, ALL NEW CONC. WALKS SHALL HAVE JOINTS SPACED AS SHOWN ABOVE. EXPANSION JOINTS SHALL BE USED TO SEPARATE NEW CONC. WALKS FROM OTHER NEW OR EXIST. CONC. CONSTRUCTION.

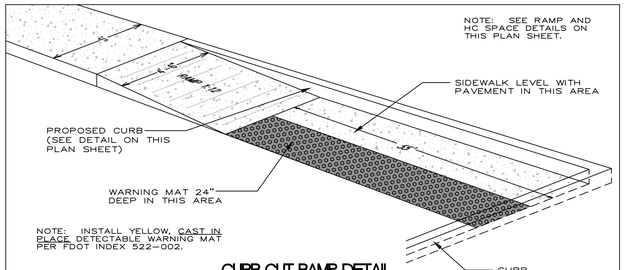
2) SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE w/ F.D.O.T. STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION. (SECTION 522-CONCRETE SIDEWALK)



SIDEWALK DETAIL (TYP) (KEYNOTE #14, SHEET C-1)

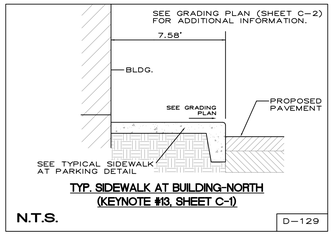
NTS

D-128



N.T.S.

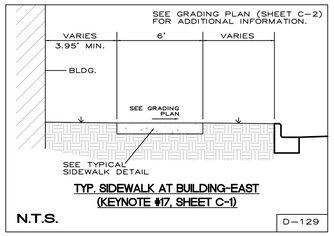
CURB CUT RAMP DETAIL (KEYNOTE #11, SHEET C-1)



N.T.S.

TYP. SIDEWALK AT BUILDING-NORTH (KEYNOTE #13, SHEET C-1)

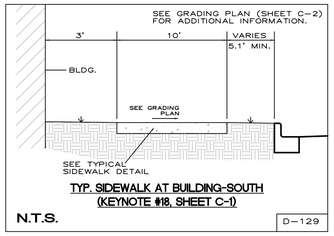
D-129



N.T.S.

TYP. SIDEWALK AT BUILDING-EAST (KEYNOTE #17, SHEET C-1)

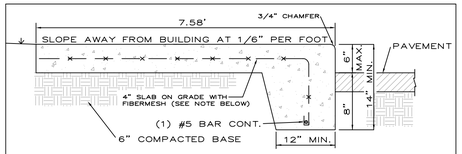
D-129



N.T.S.

TYP. SIDEWALK AT BUILDING-SOUTH (KEYNOTE #18, SHEET C-1)

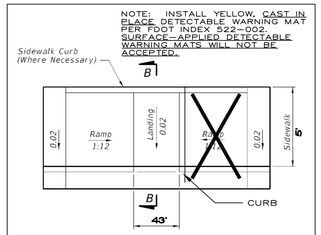
D-129



N.T.S.

TYP. SIDEWALK AT PARKING (KEYNOTE 13, SHEET C-1)

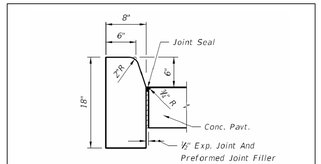
D-129



CR-C (MODIFIED)

N.T.S.

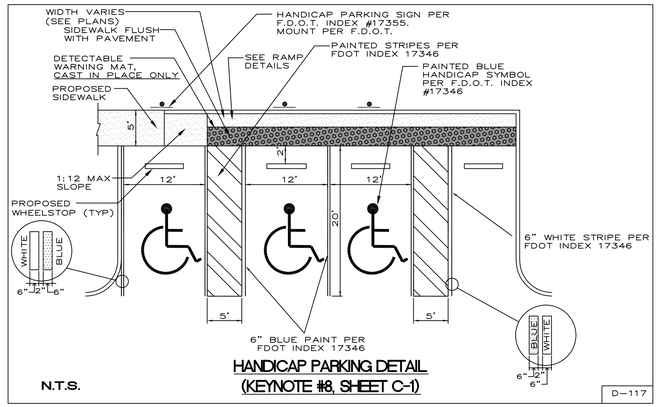
CURB CUT RAMP DETAIL (KEYNOTE #11, SHEET C-1)



TYPE D

F.D.O.T. TYPE "D" CURB (KEYNOTE #2, SHEET C-1)

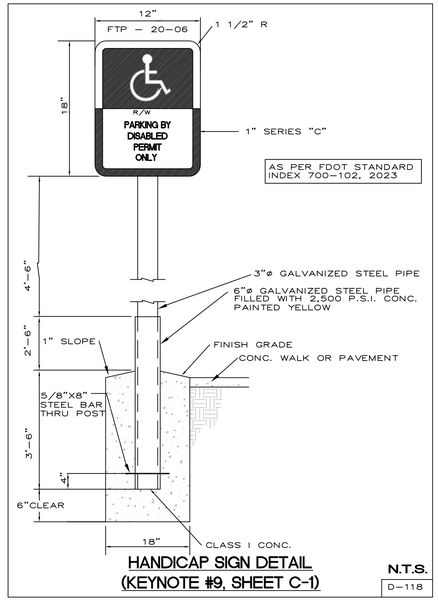
N.T.S.



N.T.S.

HANDICAP PARKING DETAIL (KEYNOTE #8, SHEET C-1)

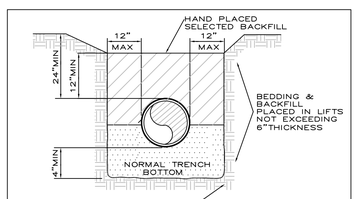
D-117



N.T.S.

HANDICAP SIGN DETAIL (KEYNOTE #9, SHEET C-1)

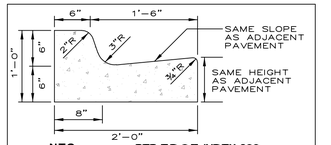
D-118



STANDARD BEDDING DETAIL

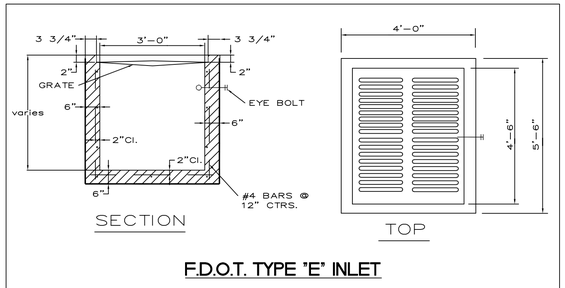
N.T.S. FOR STORM SEWER PIPE ALL BEDDING IN COMPLIANCE WITH (A.S.T.M. D 2321-74)

D-103



N.T.S. PER F.D.O.T. INDEX 300

F.D.O.T. TYPE "F" CURB AND GUTTER (KEYNOTE #3, SHEET C-1)



F.D.O.T. TYPE "E" INLET

N.T.S. SEE F.D.O.T. INDEX # 425-052

D-189

REV/DATE	BY
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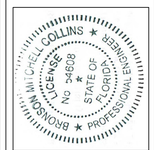
DETAILS AND NOTES FOR VERAX AT CLAY STREET

WINTER PARK, FLORIDA

1801 WEST FAIRBANKS AVENUE



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MITCH COLLINS, P.E.# 24808
STATE OF FLORIDA, C.A.# 8523

DATE

MILLS CONSULTING, INC.
801 east kaley street | orlando, fl 32806
phone: 1.321.948.3537 | 407.448.8979
mc@millsconsulting.com

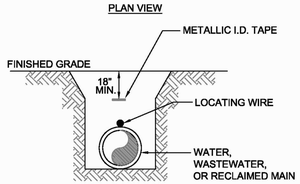
DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	N.T.S.
JOB NO:	222-050
SHEET NO:	C-6 OF C-9

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

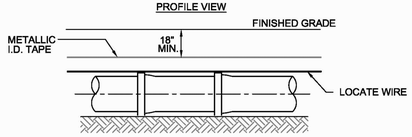
CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL."

DATE: January 2, 2008 — **PIPE LOCATING WIRE & METALLIC TAPE** — SCALE: N.T.S

PLAN VIEW



PROFILE VIEW



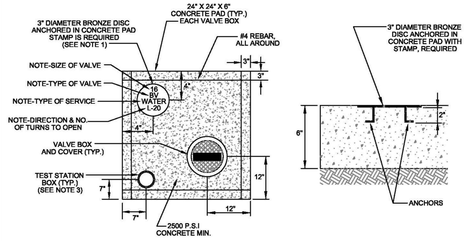
NOTES:
1. ALL PIPES REQUIRE INSULATED WIRE (10 GAUGE SOLID COPPER OR 12 GAUGE COPPERHEAD COPPER COAST STEEL) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE SECURED TO THE TOP CENTERLINE OF THE PIPE.
2. THE LOCATING WIRE SHALL TERMINATE INSIDE THE TEST BOX AND SHALL EXTEND 12" ABOVE FINISHED GRADE.
3. METALLIC I.D. TAPE SHALL BE INSTALLED AT THE CENTERLINE OF THE BURIED MAIN AND A MINIMUM OF 18" BELOW FINISHED GRADE.

FIGURE 3

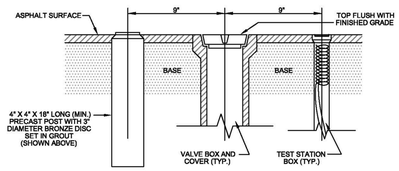
CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL."

DATE: January 2, 2008 — **VALVE COLLAR PAD** — SCALE: N.T.S

UNIMPROVED CONDITION



IMPROVED CONDITION



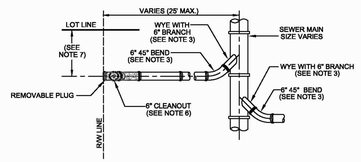
NOTES:
1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES GREATER THAN 2", OR AS REQUIRED BY THE CITY.
2. VALVE COLLAR DIMENSIONS MAY BE REDUCED TO 18" X 18" X 6" ON A 2" ARCH PATTERN CURB BOX.
3. SEE FIGURE 42 FOR DETAILED SPECIFICATIONS.

FIGURE 10

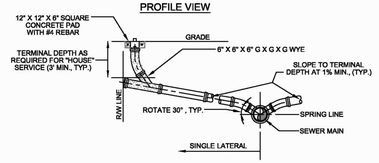
CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL."

DATE: January 2, 2008 — **SERVICE LATERAL** — SCALE: N.T.S

PLAN VIEW



PROFILE VIEW

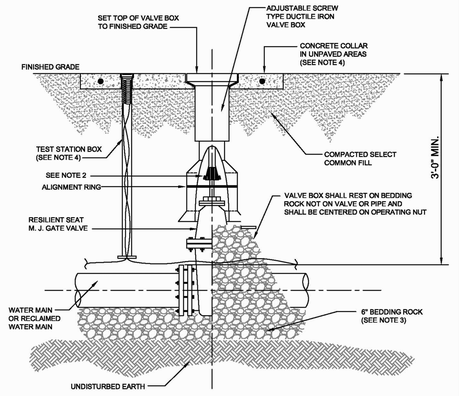


NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. SERVICE LATERAL SHALL BE CAPPED BY DEVELOPER'S CONTRACTOR.
3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY CUTTING AN "S" INTO THE CURB DIRECTLY OVER THE LATERAL.
5. BUILDER'S PLUMBER WILL REMOVE PLUG, INSTALL CLEANOUT AND CONNECT LATERAL TO HOUSE.
6. 6" CLEANOUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER AND/OR CONTRACTOR AT THE PROPERTY LINE IN ACCORDANCE WITH UTILITY STANDARDS.
7. SINGLE LATERALS ARE TO BE INSTALLED PER CITY UTILITY REQUIREMENTS.

FIGURE 4

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL."

DATE: January 2, 2008 — **GATE VALVE & BOX-WATER & RECLAIMED** — SCALE: N.T.S



NOTES:
1. C900 PVC OR DUCTILE IRON PIPE SHALL BE USED ON VALVE BOX INSTALLATION.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3' BELOW FINISHED GRADE.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. SEE FIGURE 10 AND 42 FOR DETAILED SPECIFICATIONS.
5. THE VALVE COVER BOX SHALL BE MARKED " WATER OR RECLAIMED".

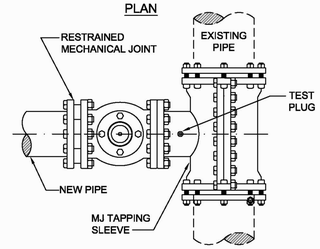
FIGURE 6

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL."

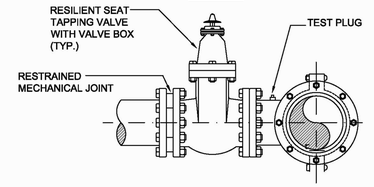
DATE: January 2, 2008 — **MJ TAPPING SLEEVE & TAPPING VALVE** — SCALE: N.T.S

(APPROVED FOR UNIVERSAL CAST IRON PIPE)

PLAN



PROFILE



NOTES:
1. AC PIPE REQUIRES SMITH BLAIR MODEL - 655 OR JCM MODEL - 432 TAPPING SLEEVE.

FIGURE 9

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL."

DATE: JANUARY 2, 2008 — **BACKFLOW PREVENTER (BFP) - WATER/DOMESTIC** — SCALE: N.T.S.

COMMERCIAL & RESIDENTIAL

UNDER CITY ORDINANCE 102.26 ADOPTED JUNE 1990 THE ACTUAL AND CURRENT PROCEDURE FOR NEW CONSTRUCTION IS APPLIED AND PRACTICED IN CONJUNCTION WITH THE ENGINEERING DEPARTMENT, BUILDING DEPARTMENT, PERMITTING OFFICE, WATER DISTRIBUTION AND THE CROSS CONNECTION CONTROL DEPARTMENT. ALL TAPS AND NEW SERVICE CONNECTIONS TO THE CITY OF WINTER PARK'S SYSTEM ARE PERFORMED AND INSTALLED BY CITY PERSONNEL ONLY.

RESIDENTIAL: ALL SINGLE FAMILY STRUCTURES AND PRIVATELY OWNED CONDOMINIUMS

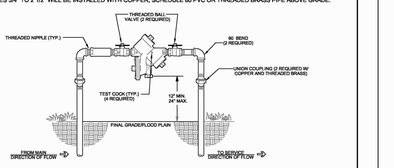
- THERE ARE NO BFP REQUIREMENTS FOR POTABLE WATER SERVICE, UNLESS AN AUXILIARY WATER SOURCE OR POTABLE IRRIGATION SYSTEM IS PRESENT.
- IF AN AUXILIARY WATER SOURCE IS PRESENT A REDUCED PRESSURE ZONE (RPZ) BFP SHALL BE REQUIRED AND INSTALLED AT THE METER.
- WITH ONE DOMESTIC/WATER METER YOU MUST RECEIVE A SURVEY PRIOR TO THE ENGINEER'S AND BUILDING DEPARTMENT FINAL INSPECTION AND A CERTIFICATE OF OCCUPANCY ISSUANCE.

COMMERCIAL: ALL MULTI FAMILY STRUCTURES (APARTMENTS, DUPLEXES, ETC.) AND INDUSTRIAL/COMMERCIAL SITES

- ALL DOMESTIC WATER SERVICES ARE LOCKED OFF AT THE TIME OF INSTALLATION AND MUST PASS INSPECTION AND COMPLY WITH THE REQUIREMENTS FOR A RPZ.

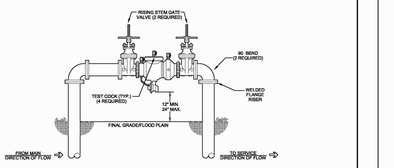
3/4" - 2 1/2" ASSEMBLY
REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER (BFP)

ALL DEVICES 3/4" TO 2 1/2" WILL BE INSTALLED WITH COPPER, SCHEDULE 80 PVC OR THREADED BRASS PIPE ABOVE GRADE.



3" AND GREATER
REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER (BFP)

ALL DEVICES 3" OR LARGER WILL BE INSTALLED ON DUCTILE IRON PIPE WITH WELDED FLANGE RISERS, ABOVE GRADE.



ALL PROPOSED UNDERGROUND FITTINGS MUST BE IN ACCORDANCE WITH THE CITY'S JOINT RESTRAINT REQUIREMENTS (SEE FIGURE 34).
ALL BFP'S SHALL BE IN ACCORDANCE WITH APPROVED PLANS BY THE CITY OF WINTER PARK.

FIGURE 15

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL."

DATE: JANUARY 2, 2008 — **BACKFLOW PREVENTER (BFP) - IRRIGATION** — SCALE: N.T.S.

COMMERCIAL & RESIDENTIAL

UNDER CITY ORDINANCE 102.26 ADOPTED JUNE 1990 THE ACTUAL AND CURRENT PROCEDURE FOR NEW CONSTRUCTION IS APPLIED AND PRACTICED IN CONJUNCTION WITH THE ENGINEERING DEPARTMENT, BUILDING DEPARTMENT, PERMITTING OFFICE, WATER DISTRIBUTION AND THE CROSS CONNECTION CONTROL DEPARTMENT. ALL TAPS AND NEW SERVICE CONNECTIONS TO THE CITY OF WINTER PARK'S SYSTEM ARE PERFORMED AND INSTALLED BY CITY PERSONNEL ONLY.

RESIDENTIAL: ALL SINGLE FAMILY STRUCTURES AND PRIVATELY OWNED CONDOMINIUMS

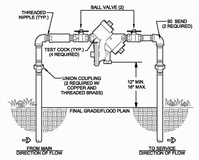
- THERE ARE NO BFP REQUIREMENTS FOR POTABLE WATER SERVICES, UNLESS AN AUXILIARY WATER SOURCE OR POTABLE IRRIGATION SYSTEM IS PRESENT.
- IF IRRIGATION EXISTS AND IS BEING FED BY A DOMESTIC WATER METER OR POTABLE IRRIGATION METER; A PRESSURE VACUUM BREAKER (PVB) OR A REDUCED PRESSURE ZONE (RPZ) BFP IS REQUIRED UPSTREAM OF THE SYSTEM AND ON ANY VALVES OR HOSE BIBS.
- SITES WITH SECONDARY IRRIGATION METERS ARE LOCKED OFF AT TIME OF INSTALLATION AND MUST PASS INSPECTION PRIOR TO ENGINEER'S FINAL INSPECTION AND CERTIFICATE OF OCCUPANCY ISSUANCE.

COMMERCIAL: ALL MULTI FAMILY STRUCTURES (APARTMENTS, DUPLEXES, ETC.) AND INDUSTRIAL/COMMERCIAL SITES

- A PRESSURE VACUUM BREAKER (PVB) OR REDUCED PRESSURE ZONE (RPZ) BFP IS REQUIRED UPSTREAM OF THE SYSTEM AND OF ANY VALVES OR HOSE BIBS.
- ALL IRRIGATION SERVICES ARE LOCKED OFF AT THE TIME OF INSTALLATION AND MUST PASS INSPECTION AND COMPLY WITH THE REQUIREMENTS OF A PVB OR RPZ.

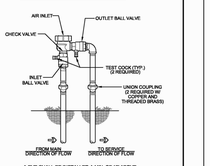
ALL DEVICES 3/4" TO 2 1/2" WILL BE INSTALLED WITH COPPER, SCHEDULE 80 PVC OR THREADED BRASS PIPE, ABOVE GRADE.
ALL IRRIGATION HEADS MUST BE 12" FROM ALL STRUCTURES.
TIMER & RAIN SENSOR ARE REQUIRED.

3/4" - 2 1/2" ASSEMBLY
REDUCED PRESSURE ZONE (RPZ)
BACKFLOW PREVENTER (BFP)



OR

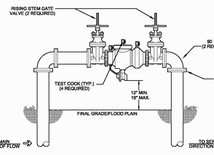
1/2" - 2" ASSEMBLY
PRESSURE VACUUM BREAKER (PVB)
BACKFLOW PREVENTER (BFP)



A PVB SHALL BE INSTALLED A MIN. OF 12' ABOVE THE HIGHEST POINT OF USE IN DOWN STREAM PIPING SUPPLIED BY OR FROM THE ASSEMBLY

3" AND GREATER
REDUCED PRESSURE ZONE (RPZ) BACKFLOW PREVENTER (BFP)

ALL DEVICES 3" OR LARGER WILL BE INSTALLED ON DUCTILE IRON PIPE WELDED FLANGE RISERS, ABOVE GRADE.
ALL IRRIGATION HEADS MUST BE 12" FROM ALL STRUCTURES.
TIMER & RAIN SENSOR ARE REQUIRED.



ALL PROPOSED UNDERGROUND FITTINGS MUST BE IN ACCORDANCE WITH THE CITY'S JOINT RESTRAINT REQUIREMENTS (SEE FIGURE 34).
ALL BFP'S SHALL BE IN ACCORDANCE WITH APPROVED PLANS BY THE CITY OF WINTER PARK.

FIGURE 16

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL."

DATE: JANUARY 2, 2008 — **BACKFLOW PREVENTER (BFP) - FIRELINE** — SCALE: N.T.S.

COMMERCIAL & RESIDENTIAL

UNDER CITY ORDINANCE 102.26 ADOPTED JUNE 1990 THE ACTUAL AND CURRENT PROCEDURE FOR NEW CONSTRUCTION IS APPLIED AND PRACTICED IN CONJUNCTION WITH THE ENGINEERING DEPARTMENT, BUILDING DEPARTMENT, PERMITTING OFFICE, WATER DISTRIBUTION AND THE CROSS CONNECTION CONTROL DEPARTMENT. ALL TAPS AND NEW SERVICE CONNECTIONS TO THE CITY OF WINTER PARK'S SYSTEM ARE PERFORMED AND INSTALLED BY CITY PERSONNEL ONLY.

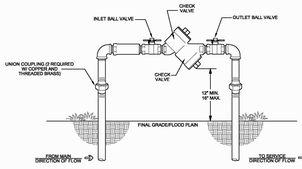
RESIDENTIAL: ALL SINGLE FAMILY STRUCTURES AND PRIVATELY OWNED CONDOMINIUMS

COMMERCIAL: ALL MULTI FAMILY STRUCTURES (APARTMENTS, DUPLEXES, ETC.) AND INDUSTRIAL/COMMERCIAL SITES

- 3/4" TO 2" DOUBLE CHECK (DC) BFP ARE REQUIRED TO BE INSTALLED AS CLOSE TO THE MAIN AS POSSIBLE.
- DEVICES 2 1/2" OR LARGER MUST BE DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) BFP.
- ALL FIRE LINE SERVICES ARE LOCKED OFF AT THE TIME OF INSTALLATION AND MUST PASS INSPECTION, COMPLY WITH THE REQUIREMENTS SPECIFIED FOR THE BFP ASSEMBLY AND HAVE PRIOR APPROVAL OF SYSTEM PLANS, MATERIAL AND DEVICES FROM THE FIRE DEPARTMENT (CITY OR COUNTY) AND THE CITY ENGINEERING DEPARTMENT.

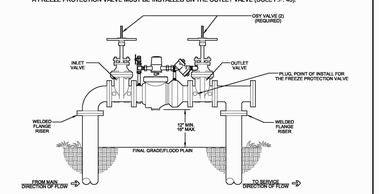
3/4" - 2 1/2" ASSEMBLY
DOUBLE CHECK (DC) BACKFLOW PREVENTER (BFP)

ALL DEVICES 3/4" TO 2 1/2" WILL BE INSTALLED WITH COPPER, SCHEDULE 80 PVC OR THREADED BRASS PIPE ABOVE GRADE.



3" AND GREATER
DOUBLE CHECK DETECTOR ASSEMBLY (DCDA) BACKFLOW PREVENTER (BFP)

ALL DEVICES 3" OR LARGER WILL BE INSTALLED ON DUCTILE IRON PIPE WITH WELDED FLANGE RISERS, ABOVE GRADE.
A FREEZE PROTECTION VALVE MUST BE INSTALLED ON THE OUTLET VALVE (DOLE F.P. 45).



ALL PROPOSED UNDERGROUND FITTINGS MUST BE IN ACCORDANCE WITH THE CITY'S JOINT RESTRAINT REQUIREMENTS (SEE FIGURE 34).
ALL BFP'S SHALL BE IN ACCORDANCE WITH APPROVED PLANS BY THE CITY OF WINTER PARK.

FIGURE 17

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
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DETAILS AND NOTES
FOR
VERAX AT CLAY STREET

1801 WEST FAIRBANKS AVENUE — WINTER PARK, FLORIDA

MITCHELL COLLINS LICENSE No 34608 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS HAS BEEN DIGITALLY SIGNED AND SEALED BY MITCHELL COLLINS, P.E. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MITCH COLLINS, P.E. # 34608,
STATE OF FLORIDA, C.A.# 29323

DATE

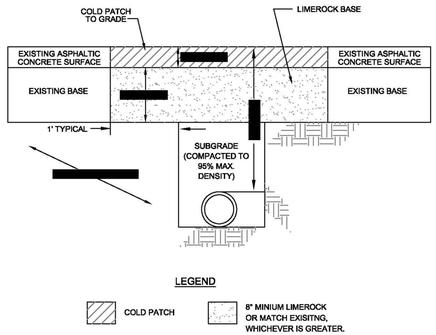
MITCHELL COLLINS ENGINEERING, INC.
801 WEST ORANGE AVENUE, SUITE 2 407-647-5557
LONGWOOD, FLORIDA 32750 407-448-9779
mitch@mcollinsinc.com

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	N.T.S.
JOB NO:	222-050
SHEET NO:	C-7 OF C-9

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: January 2, 2008 **TEMORARY MINOR ROADWAY OPENCUT PATCH** SCALE: N.T.S

A MINOR PATCH IS AN AREA 2' X 4' OR LESS

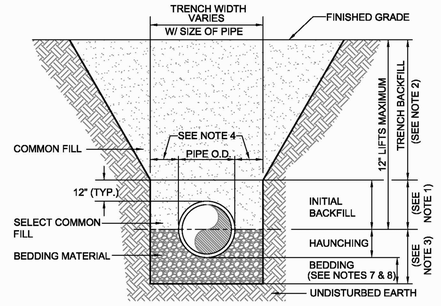


NOTES:
1. SUBGRADE TO BE COMPACTED TO 95% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.
2. BASE REPLACEMENT SHALL BE LIMEROCK COMPACTED TO 95%, AASHTO T-100.
4. TEMPORARY COLD PATCH TO BE APPLIED TO FINISHED GRADE.
5. MINIMUM COLD PATCH SURFACE THICKNESS SHALL BE 1" OR AS APPROVED BY THE THE COUNTY OR CITY ENGINEER.
6. ALL JOINT CUTS SHALL BE MECHANICALLY SAW CUT.
7. ADDITIONAL REQUIREMENTS MAY BE STATED ON THE APPROVED PERMIT.
8. DENSITY RESULTS SHALL BE PROVIDED TO THE CITY, COUNTY OR FDOT AS REQUIRED.
9. 1' SETBACK OF BASE REMOVAL IS PERFORMED AFTER THE TRENCH IS BACKFILLED AND COMPACTED TO SUBGRADE.

FIGURE 22

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: January 2, 2008 **BEDDING & TRENCHING - TYPE A** SCALE: N.T.S

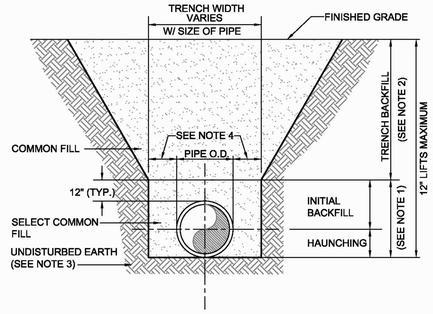


NOTES:
1. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY, PER AASHTO T-180. DENSITY TEST SHALL BE PROVIDED TO THE CITY BY AN APPROVED LAB.
2. TYPE "A" BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
3. 15" MAXIMUM/12" MINIMUM FOR PIPE DIAMETER LESS THAN 24".
4. 24" MAXIMUM/12" MINIMUM FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE A 4" MINIMUM FOR PIPE DIAMETERS UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE (IN THE FIELD) THE REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE GOVERNING AGENCIES. SURFACE RESTORATION WITHIN THE CITY OF WINTER PARK'S SHALL COMPLY WITH THE REQUIREMENTS OF ROW UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

FIGURE 26

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: January 2, 2008 **BEDDING & TRENCHING - TYPE B** SCALE: N.T.S

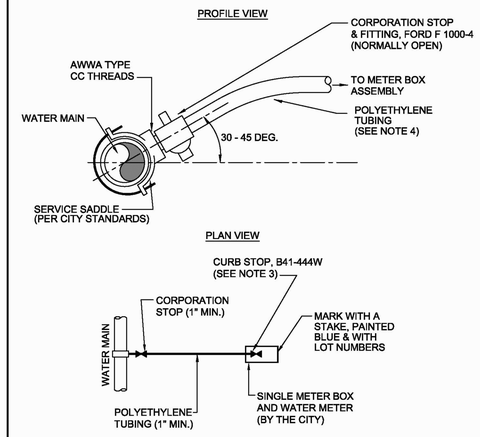


NOTES:
1. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY, PER AASHTO T-180. DENSITY TEST SHALL BE PROVIDED TO THE CITY BY AN APPROVED LAB.
2. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE "A" BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY UTILITIES.
3. 15" MAXIMUM/12" MINIMUM FOR PIPE DIAMETERS LESS THAN 24".
4. 24" MAXIMUM/12" MINIMUM FOR PIPE DIAMETERS 24" AND LARGER
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPES ARE TO BE INSTALLED WITH THE BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE GOVERNING AGENCIES. SURFACE RESTORATION WITHIN THE CITY OF WINTER PARK'S ROW SHALL COMPLY WITH THE REQUIREMENTS OF ROW UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

FIGURE 27

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: January 2, 2008 **1" WATER SERVICE CONNECTION** SCALE: N.T.S

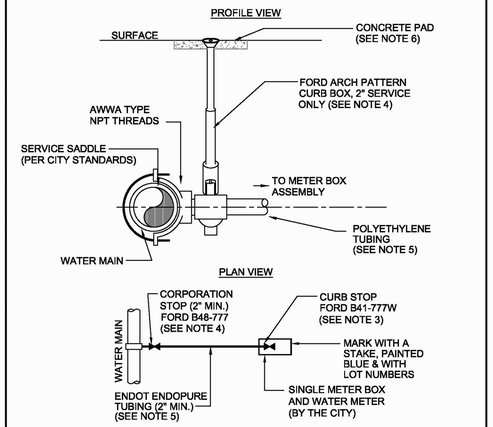


NOTES:
1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER DRIVEWAY OR SIDEWALK.
3. EACH SERVICE SHALL TERMINATE AT A CURB STOP(S) WHICH SHALL BE BURIED APPROXIMATELY 3" BELOW FINAL GRADE AND CLEARLY MARKED WITH A 2" X 2" X 18" STAKE AND PAINTED WITH THE COLOR OF THE PROVIDED UTILITY SERVICE AND LABELED WITH LOT NUMBER IT SERVES.
4. POLYETHYLENE TUBING MUST BE ENDOPURE 200 PSI-PE 3408, AS MANUFACTURED BY ENDOT INDUSTRIES, ASTM D-2737.

FIGURE 28

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: January 2, 2008 **2" WATER SERVICE CONNECTION** SCALE: N.T.S



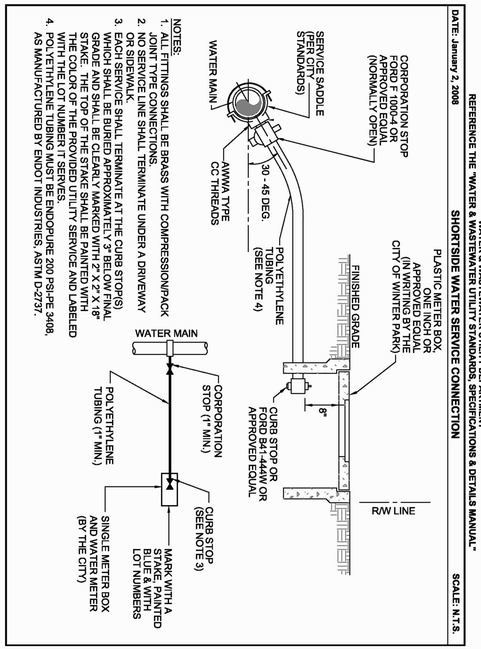
NOTES:
1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY OR SIDEWALK.
3. EACH SERVICE SHALL TERMINATE AT A CURB STOP(S) WHICH SHALL BE BURIED APPROXIMATELY 3" BELOW FINAL GRADE AND CLEARLY MARKED WITH A 2" X 2" X 18" STAKE AND PAINTED WITH THE COLOR OF THE PROVIDED UTILITY SERVICE AND LABELED WITH LOT NUMBER IT SERVES.
4. EACH CORPORATION STOP SHALL HAVE A FORD ARCH PATTERN CURB BOX TYPE PS LID, PLUG STYLE WITH AN ARCH PATTERN BASE PER THE CITY OF WINTER PARK UTILITY DEPARTMENT STANDARDS. SEE FIGURES 1 AND 2 FOR SPECIFICATIONS.
5. POLYETHYLENE TUBING MUST BE ENDOPURE 200 PSI-PE 3408, AS MANUFACTURED BY ENDOT INDUSTRIES, ASTM D-2737.
6. DEPENDENT UPON SURFACE CONDITIONS A CONCRETE PAD MAY BE REQUIRED.

FIGURE 29

FIGURE 31

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: January 2, 2008 **SHORTSIDE WATER SERVICE CONNECTION** SCALE: N.T.S.

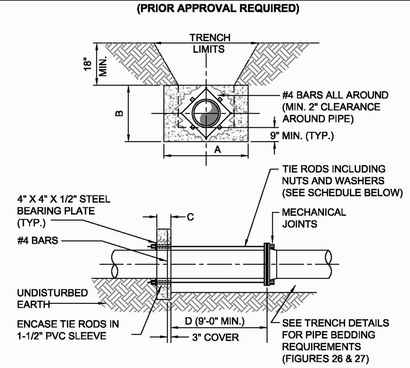


NOTES:
1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY OR SIDEWALK.
3. EACH SERVICE SHALL TERMINATE AT THE CURB STOP(S) WHICH SHALL BE BURIED APPROXIMATELY 3" BELOW FINAL GRADE AND SHALL BE CLEARLY MARKED WITH A 2" X 2" X 18" STAKE AND PAINTED WITH THE COLOR OF THE PROVIDED UTILITY SERVICE AND LABELED WITH THE LOT NUMBER IT SERVES.
4. POLYETHYLENE TUBING MUST BE ENDOPURE 200 PSI-PE 3408, AS MANUFACTURED BY ENDOT INDUSTRIES, ASTM D-2737.

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: January 2, 2008 **THRUST COLLAR - WATER MAIN** SCALE: N.T.S

(PRIOR APPROVAL REQUIRED)



NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE SPECIFIED IN THE STANDARD DRAWING.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILLING.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL.
6. DESIGN PRESSURE: 150 PSI.

SCHEDULE OF DIMENSIONS AND MATERIALS

PIPE SIZE (INCHES)	DIMENSIONS (FT.) A	B	C	D	TIE RODS REQ'D DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.5	3.0	1.0		3/4	2
12	5.0	3.0	1.0		3/4	2
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	6.0	1.5		3/4	8

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

FIGURE 32

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: January 2, 2008 **RESTRAINED PIPE TABLE - WATER MAIN** SCALE: N.T.S

* MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)									
TYPE	PIPE SIZE								
	4"	6"	8"	10"	12"	14"	16"	18"	20"
90° BEND	27	37	49	59	69	79	89	97	107
45° BEND	12	16	21	25	29	33	37	41	45
22-1/2° BEND	6	8	10	12	14	16	18	20	22
11-1/4° BEND	3	4	5	6	7	8	9	10	11
PLUG OR BRANCH OF TEE	34	49	54	78	92	106	120	134	148

* TO BE COMPLETED BY THE ENGINEER.

NOTES:
1. FITTINGS SHALL BE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTINGS WHICH YIELD GREATEST LENGTH OF RESTRAINED PIPE.
4. IN-LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF THE RESTRAINED JOINTS FROM OTHER FITTINGS SHOULD BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS:

WORK PRESSURE: 150 PSI
SOIL DESIGNATION: COHESIVE GRANULAR
LAYING CONDITIONS: TYPE 5

6. FOR PIPE ENCASED IN POLYETHYLENE, INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. USE TWO 45 DEGREE BENDS FOR A 90 DEGREE BEND WHERE POSSIBLE. INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.

FIGURE 34

REV/DATE	BY
–	--
–	--
–	--
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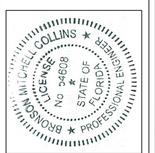
DETAILS AND NOTES
FOR
VERAX AT CLAY STREET
WINTER PARK, FLORIDA
1801 WEST FAIRBANKS AVENUE



THIS HAS BEEN DIGITALLY SIGNED AND SEALED BY MITCHELL COLLINS, P.E. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MITCH COLLINS, P.E. # 54608,
STATE OF FLORIDA, C.A.# 29523

DATE

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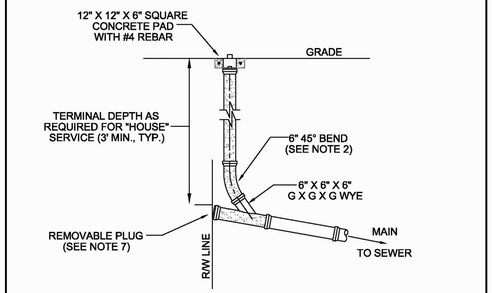
Phone No. (407) 849-8737 Fax No. (407) 448-8979
mitch@collinsengineering.com

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	N.T.S.
JOB NO:	222-050
SHEET NO:	C-8 OF C-9

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL."

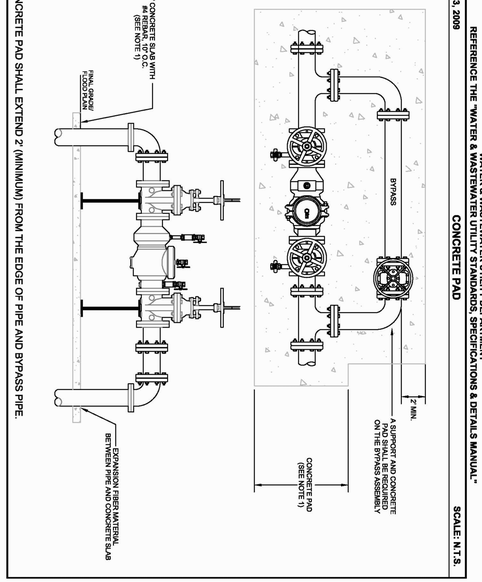
DATE: January 2, 2008 — **CLEANOUT-WASTEWATER** — **SCALE: N.T.S**



NOTES:
1. SERVICE LATERAL SHALL BE CAPPED BY DEVELOPER'S CONTRACTOR.
2. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
3. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY CUTTING AN "S" INTO THE CURB DIRECTLY OVER THE LATERAL.
4. BUILDER'S PLUMBER WILL REMOVE PLUG, INSTALL CLEANOUT AND CONNECT LATERAL TO HOUSE.
5. 6" CLEANOUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER AND/OR CONTRACTOR AT THE PROPERTY LINE IN ACCORDANCE WITH UTILITY STANDARDS.
6. SINGLE LATERALS ARE TO BE INSTALLED PER CITY UTILITY REQUIREMENTS.
7. FACILITIES LAT BRAUNSHALL BE CONNECTED TO THE 6" X 6" X 6" WYE. CONNECTION TO THE VERTICAL CLEANOUT STACK SHALL NOT BE ALLOWED.

FIGURE 43

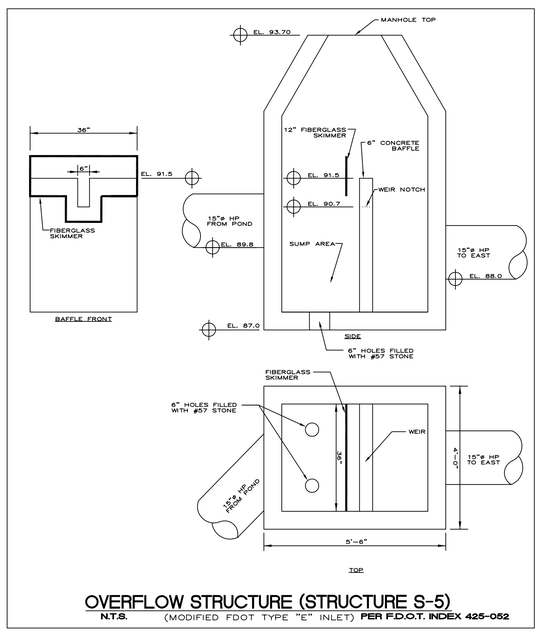
FIGURE 44



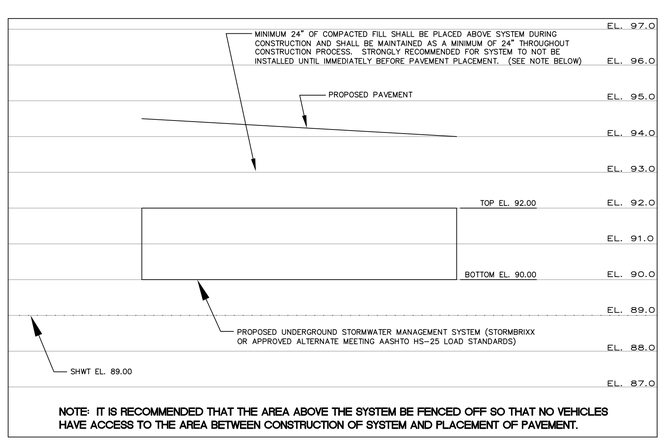
NOTES:
1. THE CONCRETE PAD SHALL EXTEND 2' (MINIMUM) FROM THE EDGE OF PIPE AND BYPASS PIPE.

CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: March 3, 2009 — **CONCRETE PAD** — **SCALE: N.T.S.**



OVERFLOW STRUCTURE (STRUCTURE S-5)
N.T.S. (MODIFIED FDOT TYPE "E" INLET) **PER F.D.O.T. INDEX 425-052**



NOTE: IT IS RECOMMENDED THAT THE AREA ABOVE THE SYSTEM BE FENCED OFF SO THAT NO VEHICLES HAVE ACCESS TO THE AREA BETWEEN CONSTRUCTION OF SYSTEM AND PLACEMENT OF PAVEMENT.

RETENTION SYSTEM TYPICAL SECTION
1" = 10' HORIZONTAL
1" = 2' VERTICAL

SANITARY SEWER AND WATER DISTRIBUTION CONSTRUCTION NOTES:

1. WATER LINES (GREATER THAN 4") TO BE PVC-C900, DR-18, PRESSURE CLASS 150 WITH N.S.F.-P.W. LOGO OR DUCTILE IRON, CLASS 51 IN ACCORDANCE WITH AWWA STANDARDS C-150 AND C-151. WATER LINES (LESS THAN 4") TO BE SCHEDULE 80 PVC IN ACCORDANCE WITH ASTM 1785 OR SDR21, PRESSURE CLASS 200 PVC IN ACCORDANCE WITH ASTM 2241 WITH N.S.F.-P.W. LOGO. 2" TO 12" GATE VALVES TO BE RESILIENT SEAT WEDGE TYPE.
2. ALL TEES, CAPS, PLUGS, BENDS, FIRE HYDRANTS, VALVES, ETC., SHALL BE PROVIDED WITH MECHANICALLY RESTRAINED JOINTS.
3. ALL CLEANOUTS AND WATER VALVES TO HAVE A CAST IRON BOX AND COVER EMBOSSED w/ DESIGNATED USE.
4. WATER LINE JOINTS FOR PVC SHALL BE BELL AND SPIGOT PUSH ON RUBBER GASKET TYPE ONLY. RUBBER JOINTS SHALL BE GASKETED AND CONFORM TO ASTM 1869 OR ASA A21.11.
5. NEW OR RELOCATED, UNDERGROUND WATER MAINS WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
6. NEW OR RELOCATED, UNDERGROUND WATER MAINS WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER).
7. NEW OR RELOCATED, UNDERGROUND WATER MAINS WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
8. NEW OR RELOCATED, UNDERGROUND WATER MAINS WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
9. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST TWELVE INCHES BELOW THE OTHER PIPELINE.
10. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST TWELVE INCHES ABOVE OR BELOW THE OTHER PIPELINE.
11. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL THE WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
12. MAINTAIN 36" COVER ON ALL WATER AND SEWER MAINS (FINISH GRADE OR TOP PAVEMENT).
13. INSTALLATION AND STORAGE OF PIPE SHALL MEET PIPE MANUFACTURER'S SPECIFICATIONS.
14. WATER LINES SHALL BE INSTALLED CLEARED, FLUSHED DISINFECTED AND BACTERIOLOGICALLY CLEARED FOR SERVICE BY SITE CONTRACTOR; HYDROSTATIC PRESSURE AWWA M23 WATER MAIN SHALL BE SUBJECT TO: DISINFECTION AWWA C651. ALL ABOVE SHALL BE IN ACCORDANCE WITH THE UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS AND D.E.P. RULES AND REGULATIONS.
15. METALLIC MARKING TAPE SHALL BE PLACED OVER THE MAIN AND SERVICES AT A DEPTH OF EIGHTEEN INCHES (18") BELOW THE SURFACE, AND TIED INTO ALL HYDRANTS AND VALVE BOXES.
16. ALL GRAVITY SANITARY SEWER PIPE SHALL BE P.V.C. SEWER PIPE CONFORMING TO ASTM D-3034 S.D.R. 35, COLOR-CODED GREEN, AND BE INSTALLED IN ACCORDANCE WITH ASTM D-2321. ELASTOMERIC JOINT GASKETS SHALL CONFORM TO ASTM F477.
17. METALLIC MARKING TAPE SHALL BE PLACED OVER THE SEWER MAINS AND LATERALS AT A DEPTH OF EIGHTEEN INCHES (18") BELOW THE SURFACE AND TIED INTO THE MANHOLE FRAME.
18. ALL SANITARY SEWER MAINS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST UNI-BELL LOW PRESSURE AIR TEST STANDARDS. ALL TESTS SHALL BE PERFORMED BY THE CONTRACTOR AT HIS EXPENSE UNDER THE SUPERVISION OF THE ENGINEER OR HIS ASSIGN AND SHALL BE WITNESSED BY A REPRESENTATIVE FROM THE UTILITY COMPANY.
19. MANHOLES TO BE PRECAST CONCRETE 4000 PSI WITH A MIN. WALL THICKNESS OF EIGHT INCHES (8"). JOINTS AND RING AND COVER SEAM TO BE SEALED WITH NON-SHRINK GROUT AND COATED.
20. THE CONTRACTOR SHALL SUPPLY COMPLETE "AS-BUILT" INFORMATION RELATIVE TO INVERTS, AND RIM ELEVATIONS, LOCATION OF MANHOLES AND LENGTHS OF PIPE, WATER LINES LOCATION, SERVICES, ETC. LATERALS SHALL BE LOCATED FROM THE CENTERLINE OF THE NEAREST DOWNSTREAM MANHOLE. THE INFORMATION SHALL BE SUBMITTED ON LEGIBLY MARKED-UP PRINTS TO THE ENGINEER TWO WEEKS AFTER COMPLETION OF SEWER CONSTRUCTION AND TESTING.
21. ALL SANITARY FORCE MAINS TWO TO THREE INCHES IN DIAMETER SHALL CONFORM TO THE REQUIREMENTS OF ASTM D2241, CLASS 1120, OR 1120 (SDR 21) WITH A WORKING PRESSURE RATING OF 200 PSIG WITH INTEGRAL BELL GASKETED JOINTS. PIPE SHALL BE COLOR-CODED GREEN.

GENERAL NOTES:

1. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, HE WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE WORK PERFORMED FOR THIS PROJECT.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND/OR MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN.
3. WHEN ANY EXISTING UTILITY REQUIRES ADJUSTMENT OR RELOCATION, THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY COMPANY AND COORDINATE HIS WORK ACCORDINGLY. THERE SHALL BE NO CLAIM MADE BY THE CONTRACTOR FOR ANY COSTS CAUSED BY DELAYS IN CONSTRUCTION DUE TO THE ADJUSTMENT OR RELOCATION OF EXISTING UTILITIES.
4. ALL TRAFFIC CONTROLS ON THIS PROJECT SHALL ADHERE TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND F.D.O.T. STANDARDS.
5. THE OWNER, THE STATE, THE CITY AND THE COUNTY SHALL NOT BE HELD LIABLE FOR ANY CLAIMS RESULTING FROM ACCIDENTS OR DAMAGES CAUSED BY THE CONTRACTOR'S FAILURE TO COMPLY WITH TRAFFIC AND PUBLIC SAFETY REGULATIONS DURING THE CONSTRUCTION PERIOD.
6. THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE PROJECT SITE UNDER DEVELOPMENT OR THE EXISTING RIGHTS-OF-WAY OR EASEMENTS ADJACENT TO THIS CONSTRUCTION SITE AND SHALL NOT TRESPASS UPON OTHER PRIVATE PROPERTY WITHOUT THE CONSENT OF THE OWNER.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE CODES, ORDINANCES AND STANDARDS SPECIFICATIONS OF ALL GOVERNMENTAL AGENCIES THAT HAVE THE RESPONSIBILITY OF REVIEWING PLANS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL ITEMS PER THESE PLANS AND SPECIFICATION IN THIS LOCATION.
8. THE CONTRACTOR SHALL OBTAIN ALL THE NECESSARY PERMITS AS REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
9. THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS EXCAVATION MATERIAL OR PROVIDE ALL SUITABLE FILL MATERIAL AS APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER. THE COST SHALL BE INCLUDED IN THE CONTRACTOR'S BID FOR THE PROJECT.
10. EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH ANY LOCAL AND/OR STATE REQUIREMENTS. PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL TAKE PROTECTIVE MEASURES SO AS NOT TO CAUSE ANY MUD, SILT OR DEBRIS TO AFFECT ANY ADJACENT PUBLIC OR PRIVATE PROPERTY. ANY MUD, SILT OR DEBRIS THAT DOES AFFECT ANY ADJACENT PROPERTY SHALL BE REMOVED IMMEDIATELY.
11. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR A PERIOD SPECIFIED BY THE LOCAL MUNICIPALITY (MINIMUM OF ONE YEAR) FROM THE DATE OF WRITTEN ACCEPTANCE FROM THE OWNER OF THAT PORTION OF THE TOTAL PROJECT WHICH THE CONTRACTOR HAS CONTRACTED TO COMPLETE. THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE UPON WRITTEN NOTICE FROM EITHER THE DESIGN ENGINEER OR THE LOCAL MUNICIPALITY ENGINEER.
12. CONTRACTOR TO VERIFY THAT THE PLANS AND SPECIFICATIONS THAT HE IS BUILDING FROM ARE THE VERY LATEST PLANS AND SPECIFICATIONS AND FURTHER, TO VERIFY THAT THESE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED BY ALL APPLICABLE PERMIT-ISSUING GOVERNMENTAL AGENCIES AND THE OWNER. ALL ITEMS CONSTRUCTED BY THE CONTRACTOR PRIOR TO RECEIVING THE FINAL APPROVAL AND PERMITS, HAVING TO BE ADJUSTED OR RE-DONE, SHALL BE DONE AT THE CONTRACTOR'S SOLE EXPENSE.
13. SHOULD THE CONTRACTOR ENCOUNTER ANY CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING GOVERNMENTAL AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE DESIGN ENGINEER BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO SHALL BE AT SOLE EXPENSE TO THE CONTRACTOR, IF ANY EXPENSES OCCUR DUE TO THESE CONFLICTS.
14. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL EXISTING UTILITIES OR STRUCTURES AT THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF ANY UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE PROPER UTILITY COMPANY IMMEDIATELY UPON ANY BREAKAGE OR DAMAGE TO ANY EXISTING UTILITY LINE OR APPURTENANCES OR ANY INTERRUPTION OF SERVICE. IF EXISTING UTILITY LINES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH PROPOSED CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IN WRITING SO THAT THE CONFLICT MAY BE RESOLVED.
15. UNLESS NOTED OTHERWISE, ALL DIMENSIONS SHOWN ON THESE PLANS ARE TO THE FACE OF CURB.
16. THE LOCATION OF UNDERGROUND FACILITIES OR STRUCTURES AS SHOWN ARE BASED UPON THE BEST AVAILABLE RECORDS AT THE TIME THE PLANS WERE PREPARED AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITY COMPANIES SERVING THE PROJECT AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATIONS OF THEIR FACILITIES BEFORE BEGINNING WORK. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF THESE FACILITIES DURING THE COURSE OF THE WORK.
17. THE CONTRACTOR IS TO INSTALL THE SANITARY SEWER AND WATER LEAD(S) TO A DISTANCE OF WITHIN 5 FEET OUTSIDE OF ANY BUILDING AND PLACE A CLEANOUT FOR SEWER AND A GATE VALVE FOR WATER WITH CAST IRON COVER AND BOX OUTSIDE OF BUILDING. CONTRACTOR SHALL VERIFY ALL UTILITY CONNECTION LOCATIONS WITH ARCHITECTURAL PLANS PRIOR TO SUBMITTING ANY BID TO THE OWNER. IF CONFLICTS IN UTILITY LINE CONNECTIONS TO BUILDING ARE DISCOVERED BY CONTRACTOR DURING THE BID PROCESS OR DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND ARCHITECT IN WRITING IMMEDIATELY.
18. ALL PROPOSED STORM PIPES LOCATED WITHIN THE F.D.O.T. RIGHT-OF-WAY, SHALL BE WRAPPED WITH FILTER FABRIC PER F.D.O.T. STANDARD INDEX 280.
19. ALL STRIPING WITHIN ANY F.D.O.T. RIGHT-OF-WAY SHALL BE LEAD-FREE THERMOPLASTIC IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX 17346.
20. CONTRACTOR SHALL NOTIFY THE LOCAL F.D.O.T. OFFICE AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION AND ANY LANE CLOSURES IN THE F.D.O.T. RIGHT-OF-WAY.
21. IF AN M.O.T. IS REQUIRED, THE SETUP MUST BE SUPERVISED BY A PERSON CERTIFIED BY THE APPROPRIATE GOVERNMENTAL ENTITY.
22. AS-BUILT PLANS SHALL BE REQUIRED IF ANY CHANGES TO THE PROPOSED CONSTRUCTION OCCUR DURING CONSTRUCTION.
23. IF ANY F.D.O.T. CONSTRUCTION IS NECESSARY, AN ENGINEER'S CERTIFICATION SHALL BE SUBMITTED TO F.D.O.T. WITHIN 30 DAYS OF PROJECT COMPLETION. CONTRACTOR SHALL SUPPLY ENGINEER WITH APPROPRIATE AS-BUILT INFORMATION, CERTIFIED BY A REGISTERED SURVEYOR IF ANY F.D.O.T. CERTIFICATIONS ARE NECESSARY.
24. ALL CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST DESIGN STANDARDS AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
25. AFTER CONSTRUCTION IN FDOT RIGHT-OF-WAY IS COMPLETE, CONTRACTOR SHALL SUPPLY FDOT WITH CERTIFIED COPIES OF ALL DENSITY REPORTS.
26. ALL DISTURBED AREAS IN FDOT RIGHT-OF-WAY SHALL BE REGRADED AND SODDED WITH ARGENTINE BAHIA.
27. ANY AND ALL DISTURBED AREAS, ON SITE OR OFF SITE, SHALL BE SODDED.
28. ALL TEST RESULTS TO BE FURNISHED BY CONTRACTOR IF REQUIRED BY LOCAL PERMITTING AGENCY.
29. CONTRACTOR TO UNCOVER AND EXPOSE ANY PROPOSED UTILITY CONNECTIONS FROM POINT OF CONNECTION TO RIGHT-OF-WAY AND/OR UTILITY EASEMENT BOUNDARY PRIOR TO PLACEMENT OF ANY UTILITY LINES ON THE PROJECT SITE.
30. GENERAL CONTRACTOR MUST VISIT THE SITE PRIOR TO SUBMITTING A BID TO THE OWNER ON THIS PROJECT TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS. HE MUST BE IMMEDIATELY REPORT ANY CONFLICTS TO THE DESIGN ENGINEER OR THE OWNER.
31. ALL CONSTRUCTION METHODS AND OPERATIONS FOR THIS PROJECT MUST BE DONE BY THE CONTRACTOR IN SUCH A MANNER AS TO PROTECT ANY AND ALL ADJACENT EXISTING BUILDINGS AND SITE ELEMENTS. ANY EXISTING ELEMENTS DAMAGED DURING CONSTRUCTION MUST BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S SOLE EXPENSE.
32. ANY PAVEMENT IN F.D.O.T. RIGHT-OF-WAY DAMAGED BY CONTRACTOR'S OPERATIONS MUST BE REPAVED TO MATCH EXISTING PAVEMENT SECTION (SEE DRAWINGS). ALL PAVEMENT MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. ALL NEW PAVEMENT IN RIGHT-OF-WAY MUST BE SLOPED TO MAINTAIN EXISTING DRAINAGE CHARACTERISTICS.
33. THE CONTRACTOR SHALL MAINTAIN ONE CLEAN SET OF MARKED PLANS ON SITE SHOWING ANY AND ALL CHANGES AND "AS-BUILT" INFORMATION WHICH WILL BE SUBMITTED TO THE DESIGN ENGINEER UPON COMPLETION OF THE PROJECT.
34. IF ANY F.D.E.P. PERMITS ARE REQUIRED FOR THIS PROJECT, THE CONTRACTOR SHALL SUPPLY THE DESIGN ENGINEER WITH AN "AS-BUILT" SURVEY, SIGNED AND SEALED BY A STATE REGISTERED SURVEYOR. THIS SURVEY SHALL INCLUDE ANY WATER AND/OR SEWER CONSTRUCTION COMPLETED WITH THIS PROJECT. THIS SHALL INCLUDE ANY AND ALL UNDERGROUND PRESSURE LINES. IF LOCAL UTILITY COMPANY HAS MORE DETAILED "AS-BUILT" REQUIREMENTS, THEN THE CONTRACTOR SHALL PROVIDE "AS-BUILT" INFORMATION TO THE DESIGN ENGINEER IN ACCORDANCE WITH THE LOCAL UTILITY COMPANY REQUIREMENTS. THESE AS-BUILTS SHALL BE REQUIRED WITHIN 20 DAYS OF THE WATER/SEWER WORK BEING COMPLETED.
35. IF ANY F.D.E.P. PERMITS ARE REQUIRED FOR THIS PROJECT, THE CONTRACTOR SHALL SUPPLY TO THE DESIGN ENGINEER ANY REQUIRED BACTERIOLOGICAL OR PRESSURE TESTS REQUIRED BY THE F.D.E.P. PERMIT.
36. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE THE DESIGN ENGINEER WITH ANY NECESSARY INFORMATION NECESSARY FOR THE DESIGN ENGINEER TO OBTAIN ANY NECESSARY CERTIFICATIONS. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE CONDITIONS INCLUDED WITH ANY AND ALL PERMITS REQUIRED FOR THE CONSTRUCTION OF THIS PROJECT.
37. ALL EXISTING ASPHALT PAVEMENT, TOP SOIL, ORGANIC CONTAMINATED OR WET SOILS OR OTHER DELETERIOUS MATERIALS MUST BE TOTALLY REMOVED FROM SITE. ANY EXISTING SOILS ADEQUATE FOR USE AS FILL MAY BE RETAINED, REPROCESSED AND REINSTALLED AS COMPACTED FILL.
38. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING WITHIN ALL PROPOSED LANDSCAPE AREAS. GRADING WITHIN THESE AREAS SHALL BE AT OR ABOVE THE PROPOSED GRADE AT NEAREST BACK OF CURB OR SIDEWALK.
39. ALL SUBGRADE BENEATH PROPOSED BUILDING AND PAVEMENT SHALL BE PREPARED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL ENGINEER'S REPORT AND SHALL BE NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY (MODIFIED PROCTOR) PER ASTM D-1557-78 (TO DEPTHS OF UP TO 3 FEET BELOW BUILDING AND 2 FEET BELOW PAVEMENT.
40. ENGINEER'S CERTIFICATION REQUIRED 30 DAYS AFTER COMPLETION OF PROJECT.
41. ALL LANDSCAPE AREAS TO BE GRADED WITH CLEAN FILL, ABSENT OF ANY PAVEMENT BASE MATERIALS.
42. SITE CONTRACTOR SHALL REQUEST SOIL REPORT FROM GENERAL CONTRACTOR OR OWNER PRIOR TO SUBMITTAL OF BID FOR THIS PROJECT.
43. ALL BOUNDARY AND TOPOGRAPHIC SURVEYING INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY MICHAEL RUDD AND ASSOCIATES, INC., DATED 6-28-2003.
44. M.O.T. SETUP MUST BE SUPERVISED BY A CERTIFIED PERSON.
45. TEST RESULTS ARE REQUIRED UPON REQUEST.

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE.

REV/DATE	BY
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DETAILS AND NOTES
FOR
VERAX AT CLAY STREET
WINTER PARK, FLORIDA

1801 WEST FAIRBANKS AVENUE

MITCHELL COLLINS ★ REGISTERED PROFESSIONAL ENGINEER ★ STATE OF FLORIDA ★ LICENSE No 34608 ★ BUNKNOWN

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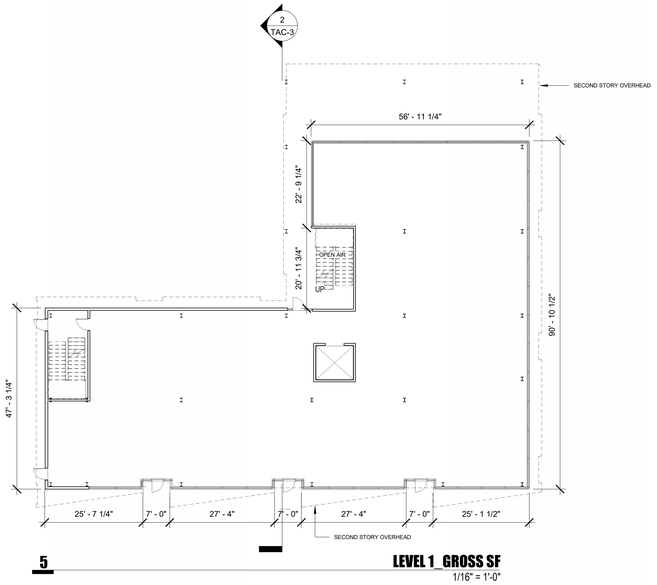
MITCH COLLINS, P.E.# 34608
STATE OF FLORIDA, C.A.# 9623

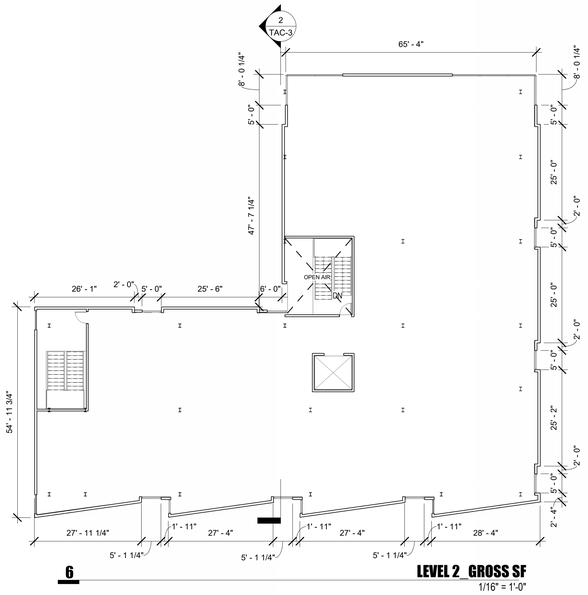
DATE

MITCHELL COLLINS, P.E., P.T.O.E.
521 east Main Street (407) 647-1508/537
Orlando, FL 32801 (407) 448-2979
mitch@dbisys.com

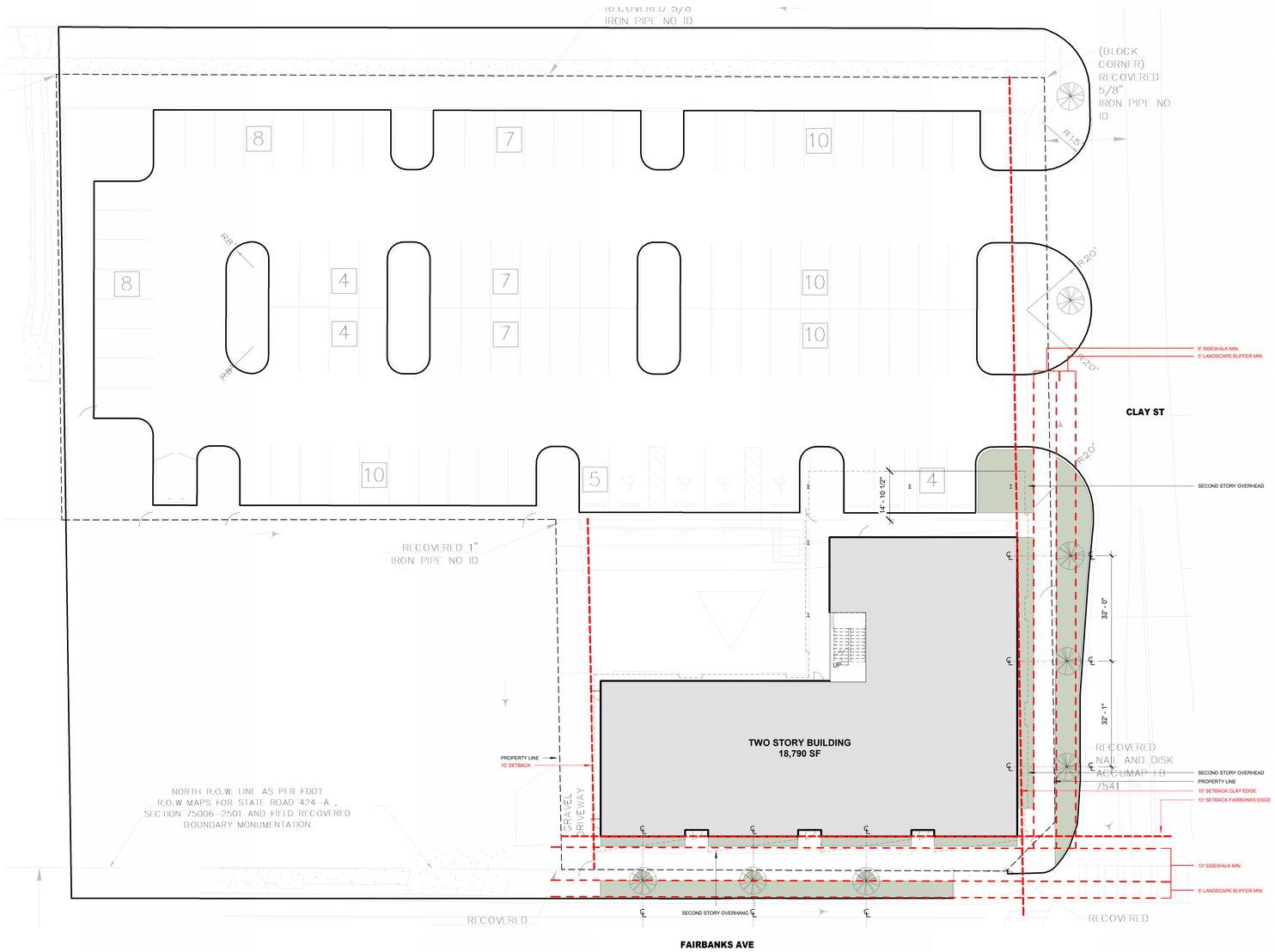
DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	7-13-23
SCALE:	N.T.S.
JOB NO:	222-050
SHEET NO:	C-9 OF C-9



5 **LEVEL 1_GROSS SF**
1/16" = 1'-0"



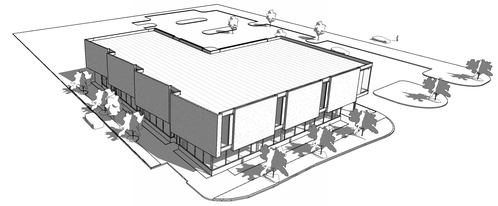
6 **LEVEL 2_GROSS SF**
1/16" = 1'-0"

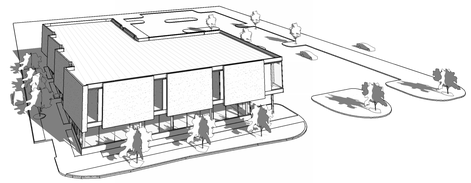


1 **ACHITECTURAL SITE PLAN**
1/16" = 1'-0"

PROJECT DATA

FIRST FLOOR:	8,180 SF
SECOND FLOOR:	10,610 SF
TOTAL:	**18,790 SF**
TOTAL PARKING:	94





dap

ARCHITECT
DAP DESIGN, LLC
1800 NORTH ORANGE AVENUE, SUITE A
ORLANDO, FL 32804
407.426.4370
www.dap.design
AA26003781

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JOEL AUSTIN SETZER
FL LIC. NO. AR99073

fairbanks medical office building

1801 W FAIRBANKS AVE
WINTER PARK, FL 32789

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER
23009

DATE
3/11/2024

ISSUE
CONCEPTUAL STUDIES

SHEET TITLE
ARCHITECTURAL SITE AND FLOOR PLANS

SHEET NO.
TAC -1

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PLOT DATE:
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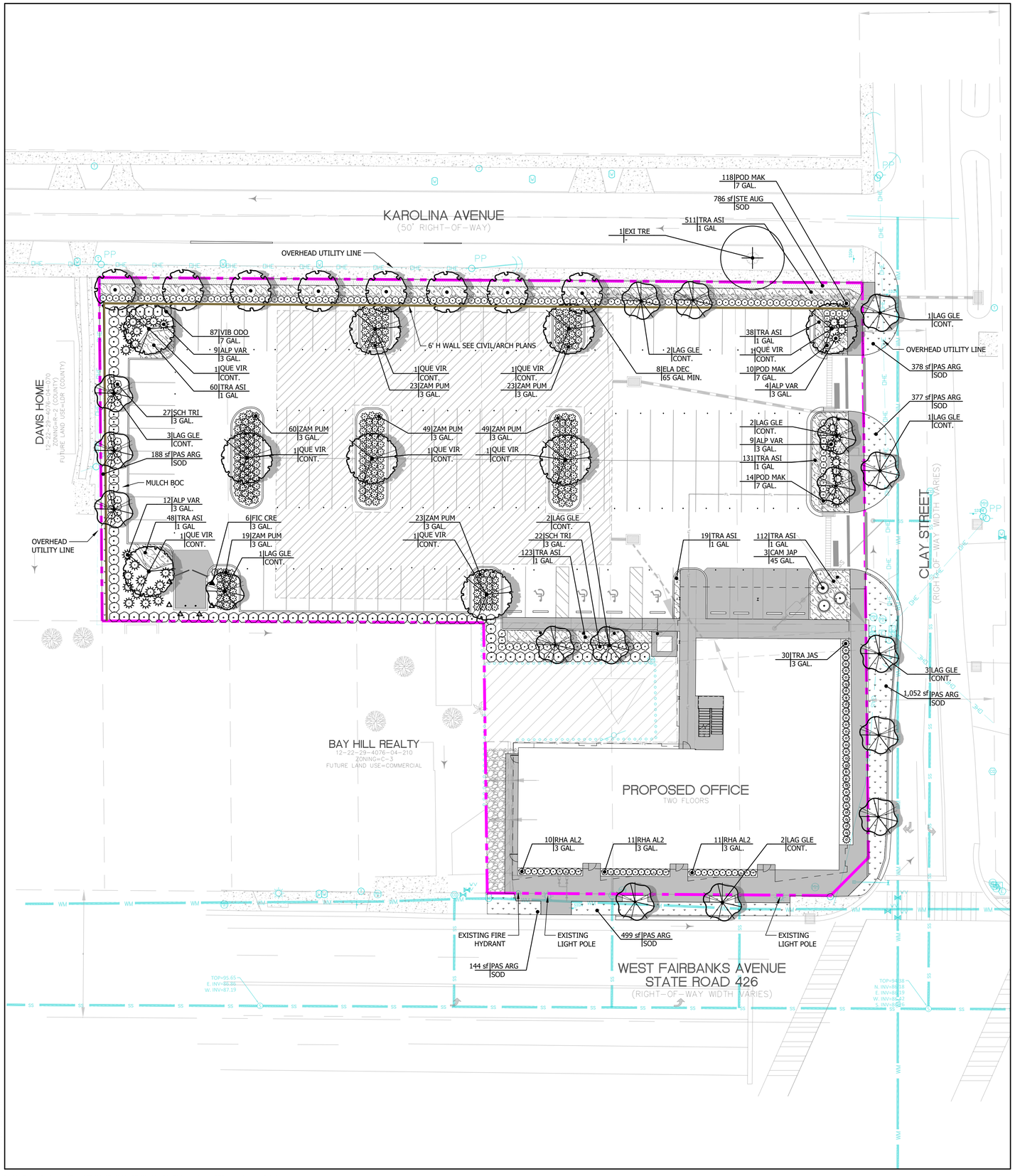

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
EXISTING TREES		
	EXI TRE	EXISTING TREE OAK
SHADE TREES		
	ELA DEC	ELAEOCARPUS DECIPIENS TM JAPANESE BLUEBERRY TREE
	QUE VIR	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
UNDERSTORY TREES		
	LAG GLE	LAGERSTROEMIA INDICA `GLENDORA WHITE` - STANDARD GLENDORA WHITE CRAPE MYRTLE STANDARD
SHRUBS		
	ALP VAR	ALPINIA ZERUMBET `VARIEGATA` VARIEGATED SHELL GINGER
	CAM JAP	CAMELLIA JAPONICA CAMELLIA
	POD MAK	PODOCARPUS MACROPHYLLUS MAKI SHRUBBY YEW
	RHA AL2	RHAPHIOLEPIS INDICA `ALBA` WHITE INDIAN HAWTHORN
	SCH TRI	SCHEFFLERA ARBORICOLA `TRINETTE` SCHEFFLERA
	VIB ODO	VIBURNUM ODORATISSIMUM SWEET VIBURNUM
	ZAM PUM	ZAMIA PUMILA COONTIE
VINE		
	FIC CRE	FICUS PUMILA CREEPING FIG
	TRA JAS	TRACHELOSPERMUM JASMINOIDES CONFEDERATE JASMINE
GROUND COVERS		
	TRA ASI	TRACHELOSPERMUM ASIATICUM `MINIMA` DWARF ASIAN JASMINE
SOD		
	PAS ARG	PASPALUM NOTATUM `ARGENTINE` BAHIA GRASS
	STE AUG	STENOTAPHRUM SECUNDATUM `FLORITAM` FLORITAM ST. AUGUSTINE SOD

20 0 10 20 40
1 Inch = 20 Ft.
This plan may have been reduced in size. Verify before scaling dimensions
N

MD MagleyDesign
Landscape Architecture
Site Planning
Project Management
1817 E. Washington Street • Orlando, FL 32803 • 407.758.9456

Seal

Mary Katherine Magley
State of Florida Lic. No.: LA 0001375

REVISIONS

REVISION NUMBER	REVISION DESCRIPTION	REVISION DATE

ISSUED

FEBRUARY 2024	CITY OF WINTER PARK

VERAX AT CLAY STREET
1801 W. Fairbanks Winter Park, FL
Dr. Ravi Gandhi

CONCEPTUAL PLANTING PLAN

CONSTRUCTION PLANS

PROJECT NUMBER:	MD#2324
DATE:	FEBRUARY 2, 2024
DRAWN BY:	MD
CHECKED BY:	MKM

SCALE AS INDICATED

L1

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3/5/2024 1:22:10 PM

G:\My Drive\Projects\2324 VERAX AT CLAY ST Wp Mc 2023\Acad\Dwgs\2324 Landscape Set.dwg

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TYPICAL LANDSCAPE NOTES:

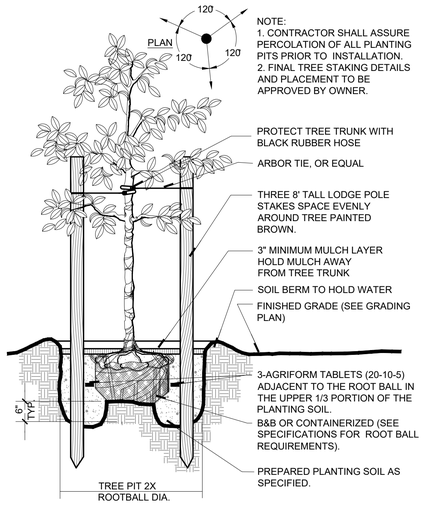
1. ALL TREE CALIPER SIZES NOTED ARE MINIMUM. INCREASE SIZE OR ANY OTHER SPECIFICATIONS AS REQUIRED, PROVIDING MINIMUM PLANT SIZE AND SPECIFICATIONS.
2. ALL CONTAINER SIZES NOTED ARE MINIMUM. INCREASE SIZE OF POT AS REQUIRED, PROVIDING MINIMUM PLANT SIZE AND SPECIFICATIONS. ALL HEIGHT AND SPREAD SPECIFICATIONS ARE MINIMUM.
3. SHRUB AND GROUNDCOVER BED QUANTITIES ARE INDICATED FOR EACH PLANT BED. ALL PLANT QUANTITIES FOR PROPOSALS SHALL BE DERIVED SOLELY FROM DRAWINGS AND SPECIFICATIONS.
4. SHRUB AND GROUND COVER SPACING IS INDICATED ON THE PLANT LIST AND SHALL APPLY FOR ALL "MASS PLANTING" BEDS.
5. OWNERS REPRESENTATIVE MUST TAG AN EXAMPLE OF EACH PALM SPECIES ACCORDING TO THE SPECIFICATIONS IN THE PLANT LIST.
6. SEE PLANT LIST DETAILS AND SPECIFICATIONS FOR FURTHER PLANTING INFORMATION.
7. LOCATION OF ALL UTILITIES AND BASE INFORMATION IS APPROXIMATE. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES AND OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING INSTALLATION WORK. CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGE COMMITTED TO EXISTING ELEMENTS ABOVE OR BELOW GROUND TO ITS ORIGINAL CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
9. CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. THE LOCATION OF ALL PLANT MATERIAL IS SUBJECT TO FIELD CHANGE.
10. LANDSCAPE CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE IRRIGATION CONTRACTOR AND ALL OTHER TRADES.
11. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED UNTIL PLANT MATERIALS ARE WELL ESTABLISHED, TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL LANDSCAPE AREAS WHERE THE EXISTING OR PROPOSED IRRIGATION IS FOR WHATEVER REASON NOT OPERATING OR NOT OPERATING CORRECTLY.
13. CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED AS DIRECTED DAILY. ALL MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
14. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH FLORIDA NO. 1 GRADE, ACCORDING TO THE "GRADES AND STANDARDS FOR NURSERY PLANTS" PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, CURRENT EDITION.
15. CONTRACTOR SHALL REMOVE EXISTING SOD AND/OR VEGETATION IN ALL AREAS TO BE PLANTED WITH SHRUB/GROUNDCOVERS AND/OR ALL AREAS TO BE MULCHED.
16. CONTRACTOR SHALL REPLACE SOD IN ALL AREAS WHERE EXISTING VEGETATION IS REMOVED OR RELOCATED, WHERE EXISTING LAWN AREAS ARE DAMAGED BY HIS WORK, AND WHERE NEW VEGETATION IS INSTALLED (UNLESS OTHERWISE NOTED ON PLANS) WITH SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADING ALL SUCH AREAS TO BLEND BOTH ELEVATIONS AND SOD INTO EXISTING SURROUNDING LAWN AREAS.
17. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS. PRIOR TO COMMENCEMENT OF THE LANDSCAPING WORK. FOR EVERY BLOCK SECTION OF STREET THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS FOR AT LEAST THREE AREAS UNDISTURBED BY PREVIOUS WORK AND TWO AREAS DISTURBED AND/OR REFILLED. SEE SPECIFICATIONS FOR ADDITIONAL TESTING REQUIREMENTS.
18. THE CONTRACTOR SHALL PROVIDE UNIT PRICES AS REQUESTED WHICH INCLUDE THE TOTAL COST OF THE WORK INCLUDING BUT NOT LIMITED TO ANY AND ALL COSTS FOR EQUIPMENT, MATERIAL, PRODUCTS, OVERHEAD, PROFIT, GUARANTEES, LABOR, INSTALLATION, ETC. TO PROVIDE A COMPLETE JOB AS OUTLINED ON THE DRAWINGS. THE OWNER SHALL HAVE THE OPTION TO ADD OR DEDUCT FROM THE LUMP SUM BID CONTRACT AMOUNT, BASED ON THE QUOTED UNIT PRICES FOR ANY OR THE ITEMS LISTED IN THE "PLANT LIST".
19. CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN BY MEANS APPROVED BY THE OWNER/OWNER'S REPRESENTATIVE AND AS DETAILED IN THE DRAWINGS.
20. CONTRACTOR SHALL CLEAN, PRUNE, AND SHAPE EDGES OF EXISTING VEGETATION AS DIRECTED BY OWNER'S REPRESENTATIVE. CREATE SMOOTH BED LINES AROUND EXISTING VEGETATION.
21. CONTRACTOR AND EMPLOYEE VEHICLE PARKING SHALL BE COORDINATED WITH THE OWNER OR OWNER'S REPRESENTATIVE. SHUTTLING OF EMPLOYEES TO THE PROJECT AREAS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL NOT DISRUPT OR CONFLICT IN ANY WAY WITH EXISTING TRAFFIC.
22. CONSTRUCTION ACCESS SHALL BE INDICATED BY THE OWNER. COORDINATION OF HEAVY EQUIPMENT AND MATERIALS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATION OF WORK WITH OTHER TRADES AND THE OWNER OR OWNER'S REPRESENTATIVE.
23. THE CONTRACTOR SHALL TAKE WHATEVER MEANS THAT MAY BE NECESSARY TO FULLY UNDERSTAND ALL THE ACCESS ROUTES AND CONSTRUCTION SCHEDULES IN ORDER TO PROVIDE A COMPLETE AND FINISHED PROJECT ON SCHEDULE.
24. MINI PINE BARK NUGGET MULCH OR APPROVED EQUAL SHALL BE USED (CYPRESS MULCH NOT ALLOWED).

1 LANDSCAPE NOTES

N.T.S.

PLANT SCHEDULE

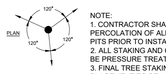
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL	SPECIFICATION	WATER USAGE	NATIVE	SPACING	REMARKS
EXISTING TREES											
	EXI TRE	1	EXISTING TREE	OAK	-			LOW-MEDIUM	YES		24" DBH TURKEY OAK
SHADE TREES											
	ELA DEC	8	ELAEOCARPUS DECIPIENS TM	JAPANESE BLUEBERRY TREE	65 GAL MIN.	3" CAL MIN	12` H X 48" S	LOW-MEDIUM	NO		SINGLE, STRAIGHT TRUNK, FULL
	QUE VIR	9	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	CONT.	3" CAL MIN	12` HT MIN X 5` SPR	LOW-MEDIUM	YES		SINGLE, STRAIGHT TRUNK, FULL
UNDERSTORY TREES											
	LAG GLE	17	LAGERSTROEMIA INDICA `GLENDORA WHITE` - STANDARD	GLENDORA WHITE CRAPE MYRTLE STANDARD	CONT.	2" CAL. MIN.	6` H X 3` S	LOW-MEDIUM	NO		MULTI-TRUNK, FULL
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	-	SPECIFICATION	WATER USAGE	NATIVE		REMARKS
SHRUBS											
	ALP VAR	34	ALPINIA ZERUMBET `VARIEGATA`	VARIEGATED SHELL GINGER	3 GAL.		13"X18"	LOW-MEDIUM	NO		FULL
	CAM JAP	3	CAMELLIA JAPONICA	CAMELLIA	45 GAL.		36" H X 24" S	MEDIUM	NO		FULL
	POD MAK	142	PODOCARPUS MACROPHYLLUS MAKI	SHRUBBY YEW	7 GAL.		30" H MIN X 24" S	LOW-MEDIUM	NO		FULL, PRUNE TO MATCHING HEIGHT
	RHA AL2	32	RHAPHIOLEPIS INDICA `ALBA`	WHITE INDIAN HAWTHORN	3 GAL.		10" H X 12" S	LOW-MEDIUM	NO		FULL
	SCH TRI	49	SCHEFFLERA ARBORICOLA `TRINETTE`	SCHEFFLERA	3 GAL.		16" H X 16" S	LOW-MEDIUM	NO		FULL
	VIB ODO	87	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	7 GAL.		30" H X 24" S	LOW	NO		FULL
	ZAM PUM	246	ZAMIA PUMILA	COONTIE	3 GAL.		12" H X 12" S	LOW	YES		FULL
VINE											
	FIC CRE	6	FICUS PUMILA	CREEPING FIG	3 GAL.		24" H MIN	LOW-MEDIUM	NO		FULL, 5 RUNNERS MIN.
	TRA JAS	30	TRACHELOSPERMUM JASMINOIDES	CONFEDERATE JASMINE	3 GAL.		18" OA	LOW-MEDIUM	NO		FULL, 5 RUNNERS MIN.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	-	SPECIFICATION	WATER USAGE	NATIVE	SPACING	REMARKS
GROUND COVERS											
	TRA ASI	1,042	TRACHELOSPERMUM ASIATICUM `MINIMA`	DWARF ASIAN JASMINE	1 GAL		10" H X 12" S	LOW-MED	NO	18" o.c.	FULL, 5 RUNNERS MIN., USE MULCH FINES AT ALL ASIAN JASMINE PLANTINGS
SOD											
	PAS ARG	2,638 SF	PASPALUM NOTATUM `ARGENTINE`	BAHIA GRASS	SOD		PALLET	N/A	NO		CLEAN AND WEED FREE
	STE AUG	786 SF	STENOTAPHRUM SECUNDATUM `FLORITAM`	FLORITAM ST. AUGUSTINE SOD	SOD		PALLET	MEDIUM	NO		CLEAN AND WEED FREE



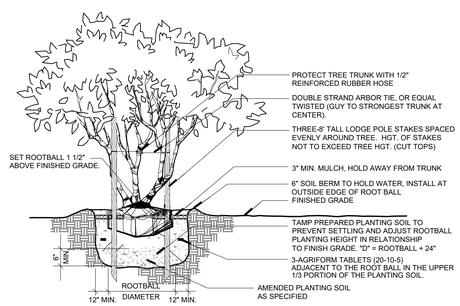
NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
2. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

PROTECT TREE TRUNK WITH BLACK RUBBER HOSE
ARBOR TIE, OR EQUAL
THREE 8' TALL LODGE POLE STAKES SPACE EVENLY AROUND TREE PAINTED BROWN.
3" MINIMUM MULCH LAYER HOLD MULCH AWAY FROM TREE TRUNK
SOIL BERM TO HOLD WATER
FINISHED GRADE (SEE GRADING PLAN)
3-AGRIFORM TABLETS (20-10-5) ADJACENT TO THE ROOT BALL IN THE UPPER 1/3 PORTION OF THE PLANTING SOIL.
B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
PREPARED PLANTING SOIL AS SPECIFIED.

2 SMALL TREE PLANTING DETAIL

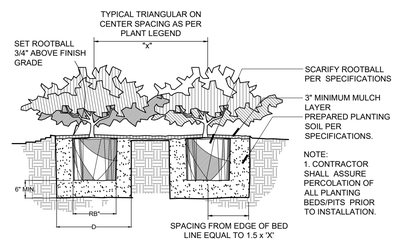


NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS/ PITS PRIOR TO INSTALLATION.
2. ALL STAKING AND CROSS MEMBERS TO BE PRESSURE TREATED PINE.
3. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE OWNER.



PROTECT TREE TRUNK WITH 1/2" REINFORCED RUBBER HOSE
DOUBLE STRAND ARBOR TIE, OR EQUAL TWISTED (GUY TO STRONGEST TRUNK AT CENTER).
THREE-8' TALL LODGE POLE STAKES SPACED EVENLY AROUND TREE. HGT. OF STAKES NOT TO EXCEED TREE HGT. (CUT TOPS)
3" MIN. MULCH, HOLD AWAY FROM TRUNK
6" SOIL BERM TO HOLD WATER, INSTALL AT OUTSIDE EDGE OF ROOT BALL
FINISHED GRADE
TAMP PREPARED PLANTING SOIL TO PREVENT SETTLING AND ADJUST ROOTBALL PLANTING HEIGHT IN RELATIONSHIP TO FINISH GRADE. "D" = ROOTBALL + 24"
3-AGRIFORM TABLETS (20-10-5) ADJACENT TO THE ROOT BALL IN THE UPPER 1/3 PORTION OF THE PLANTING SOIL.
AMENDED PLANTING SOIL AS SPECIFIED

3 TYPICAL MULTITRUNK TREE PLANTING DETAIL

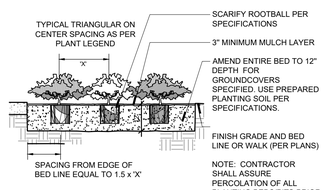


SCARIFY ROOTBALL PER SPECIFICATIONS
3" MINIMUM MULCH LAYER
PREPARED PLANTING SOIL PER SPECIFICATIONS.

NOTE:
1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS/PITS PRIOR TO INSTALLATION.

PLANTING PIT WIDTH D"=2xRB (ROOTBALL WIDTH)

4 TYPICAL SHRUB PLANTING DETAIL

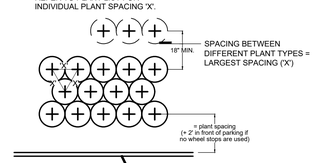


SCARIFY ROOTBALL PER SPECIFICATIONS
3" MINIMUM MULCH LAYER
AMEND ENTIRE BED TO 12" DEPTH FOR GROUNDCOVERS SPECIFIED. USE PREPARED PLANTING SOIL PER SPECIFICATIONS.
FINISH GRADE AND BED LINE OR WALK (PER PLANS)

NOTE: CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING BEDS/PITS PRIOR TO INSTALLATION.

5 TYPICAL GROUNDCOVER PLANTING DETAIL

NOTE:
ALL SHRUBS AND GROUNDCOVER MASSES TO USE TRIANGULAR SPACING EXCEPT WHERE NOTED REFER TO PLANT LIST FOR INDIVIDUAL PLANT SPACING 'X'.



SPACING BETWEEN DIFFERENT PLANT TYPES = LARGEST SPACING ('X')

6 TYPICAL PLANT SPACING DETAIL

MD MagleyDesign
Landscape Architecture
Site Planning
Project Management
1817 E. Washington Street • Orlando, FL 32803 • 407.758.9456

Seal

Mary Katherine Magley
State of Florida Lic. No.: LA 0001375

REVISIONS

REVISION NUMBER	REVISION DESCRIPTION	REVISION DATE

ISSUED

FEBRUARY 2024	CITY OF WINTER PARK

VERAX AT CLAY STREET
1801 W. Fairbanks Winter Park, FL
Dr. Ravi Gandhi

PLANTING NOTES, SCHEDULE, AND DETAILS

CONSTRUCTION PLANS

PROJECT NUMBER:	MD#2324
DATE:	FEBRUARY 2, 2024
DRAWN BY:	MD
CHECKED BY:	MKM

SCALE AS INDICATED

L2

G:\My Drive\Projects\2324 VERAX AT CLAY ST Wp Mc 2023\Acad\Dwgs\2324 Landscape Set.dwg

CORNER_FAIRBANKS AVE. AND CLAY ST.

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PLOT DATE:
3/11/2024 12:56:42 PM

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ORLANDO, FL 32804
407.426.4370
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JOEL AUSTIN SETZER
FL LIC. NO. AR99073

fairbanks medical office building

1801 W FAIRBANKS AVE
WINTER PARK, FL 32789

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER
23009

DATE
3/11/24

ISSUE
CONCEPTUAL STUDIES

SHEET TITLE
PROJECT RENDERINGS

SHEET NO.
TAC-4

CLAY ST. ELEVATION

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WINTER PARK, FL 32789

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER
23009

DATE
03/11/24

ISSUE
CONCEPTUAL STUDIES

SHEET TITLE
PROJECT RENDERINGS

SHEET NO.
TAC-5

FAIRBANKS SIDEWALK FACING EAST

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REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER
23009

DATE
03/11/24

ISSUE
CONCEPTUAL STUDIES

SHEET TITLE
PROJECT RENDERINGS

SHEET NO.
TAC-6

FAIRBANKS ELEVATION

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FL LIC. NO. AR99073

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WINTER PARK, FL 32789

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER
23009

DATE
03/11/24

ISSUE
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SHEET TITLE
PROJECT RENDERINGS

SHEET NO.
TAC-7

PERSPECTIVE FROM PARKING

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WINTER PARK, FL 32789

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER
23009

DATE
03/11/24

ISSUE
CONCEPTUAL STUDIES

SHEET TITLE
PROJECT RENDERINGS

SHEET NO.
TAC-8

1. 8'-0" CMU SITE WALL. 8" CMU WITH BRICK VENEER
2. PRECAST CONCRETE CAP
3. PODOCARPUS SHRUB
4. JASMINE GROUND COVER
5. JAPANESE BLUEBERRY TREE

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WINTER PARK, FL 32789

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NUMBER
23009

DATE
05/06/24

ISSUE
CONCEPTUAL STUDIES

SHEET TITLE
SITE WALL RENDERING

SHEET NO.
TAC-9

ORDINANCE 3293-24

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 0.46 ACRES OF REAL PROPERTY LOCATED AT 1820 AND 1824 KAROLINA AVENUE, AS MORE SPECIFICALLY DESCRIBED HEREIN, INTO THE MUNICIPAL BOUNDARIES OF THE CITY OF WINTER PARK; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY OF WINTER PARK JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the property owner of 1820 and 1824 Karolina Avenue has requested the City enact a voluntary annexation for 1820 and 1824 Karolina Avenue, also identified by Orange County Tax Parcel ID #'s: 12-22-29-4076-04-040 and 12-22-29-4076-04-060.

WHEREAS, the Subject Property being annexed is a portion of other properties in the same ownership at 1800 Karolina Avenue as well as 1801 and 1805 West Fairbanks Avenue, that are proposed for a unified redevelopment; and

WHEREAS, the City of Winter Park has determined that the Subject Property is reasonably compact and contiguous to the municipal limits of the City of Winter Park, that annexation of the Subject Property will not result in the creation of an enclave and that the Subject Property meets the prerequisites and standards set forth in Section 171.044, Fla. Stat., for voluntary annexation into the City of Winter Park; and

WHEREAS, the City of Winter Park has provided adequate notice required by general law for the annexation of the Subject Properties and has conducted the required public hearing prior to the adoption of this Ordinance.

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

SECTION 1: *Recitals.* The above "Whereas" clauses are true and correct and constitute legislative findings of the City of Winter Park City Commission and are incorporated herein by this reference.

SECTION 2: *Property Annexed.* That, after conducting two public hearings and having found that the Owners' petition for voluntary annexation of the Subject Properties meet the prerequisites and standards for annexation under general law, the Subject Properties identified as 1820 Karolina Avenue, also identified with the OCPA ID# 12-22-29-4076-04-040, and 1824 Karolina Avenue, also identified with the OCPA ID# 12-22-29-4076-04-060, as further legally defined below and as graphically shown on the map and sketch attached hereto as Exhibit "A" is hereby annexed into the municipal boundaries of the City of Winter Park.

Legal description: Lots 4 and 5, Block “D”, Karolina on Killarney, according to the plat thereof as recorded in Plat Book “M”, Page 105, of the Public Records of Orange County, Florida together with Lot 6, Block “D”, Karolina on Killarney, according to the plat thereof as recorded in Plat Book “M”, Page 105, of the Public Records of Orange County, Florida.

SECTION 3: *Effect of Annexation.* That the City of Winter Park, shall have all of the power, authority, and jurisdiction over and within the Subject Properties as described in Section 2 hereof, and the inhabitants thereof, and property therein, as it does and have over its present corporate limits and laws, ordinances, and resolutions of said City shall apply and shall have equal force and effect as if all territory had been part of said City at the time of the passage of such laws, ordinances, and resolutions.

SECTION 4: *Apportionment of Debts and Taxes.* Pursuant to § 171.061, Fla. Stat., the area annexed to the City shall be subject to all taxes and debts of the City upon the effective date of annexation. However, the annexed area shall not be subject to municipal ad valorem taxation for the current year if the effective date of the annexation falls after the City levies such tax.

SECTION 5: *Consent to Municipal Services Taxing Unit.* Pursuant to § 125.01 (1) (q), Fla. Stat., the Winter Park City Commission consents to the continuation of the Municipal Services Taxing Unit (MSTU) for street lighting along Karolina Avenue involving this property within this area to be annexed by this ordinance. The City’s consent expires on the date on which Orange County discontinues this MSTU levy or amends the boundaries of this MSTU to exclude these properties. Additionally, this consent is hereby conditioned upon the City maintaining its full constitutional authority to levy ad valorem taxes up to 10 mills for municipal purposes. Therefore, the City’s consent by this section shall terminate as of the date the Winter Park City Commission levies an ad valorem millage rate that when added to this MSTU levy would, if the City’s consent to the MSTU were not terminated, exceed the constitutional 10 mill cap. The purpose of this term and condition is to maintain the City’s ability, if ever necessary, to levy its full constitutional allotment of ad valorem taxes without restriction by virtue of this MSTU.

SECTION 6: *Instructions to Clerk.* Within seven (7) days following the adoption of this Ordinance, the City Clerk or her designee is directed to file a copy of this Ordinance with the clerk of the circuit court and the chief administrative officer of Orange County as required by § 171.044(3), Fla. Stat.

SECTION 7: *Severability.* Should any portion of this Ordinance be held invalid, then such portions as are not declared invalid shall remain in full force and effect.

SECTION 8: *Effective Date.* This Ordinance shall become effective after its adoption at its second reading.

ADOPTED this _____ day of _____, 2024, by the City Commission of the City of Winter Park, Florida.

APPROVED:

_____
Mayor Sheila DeCiccio

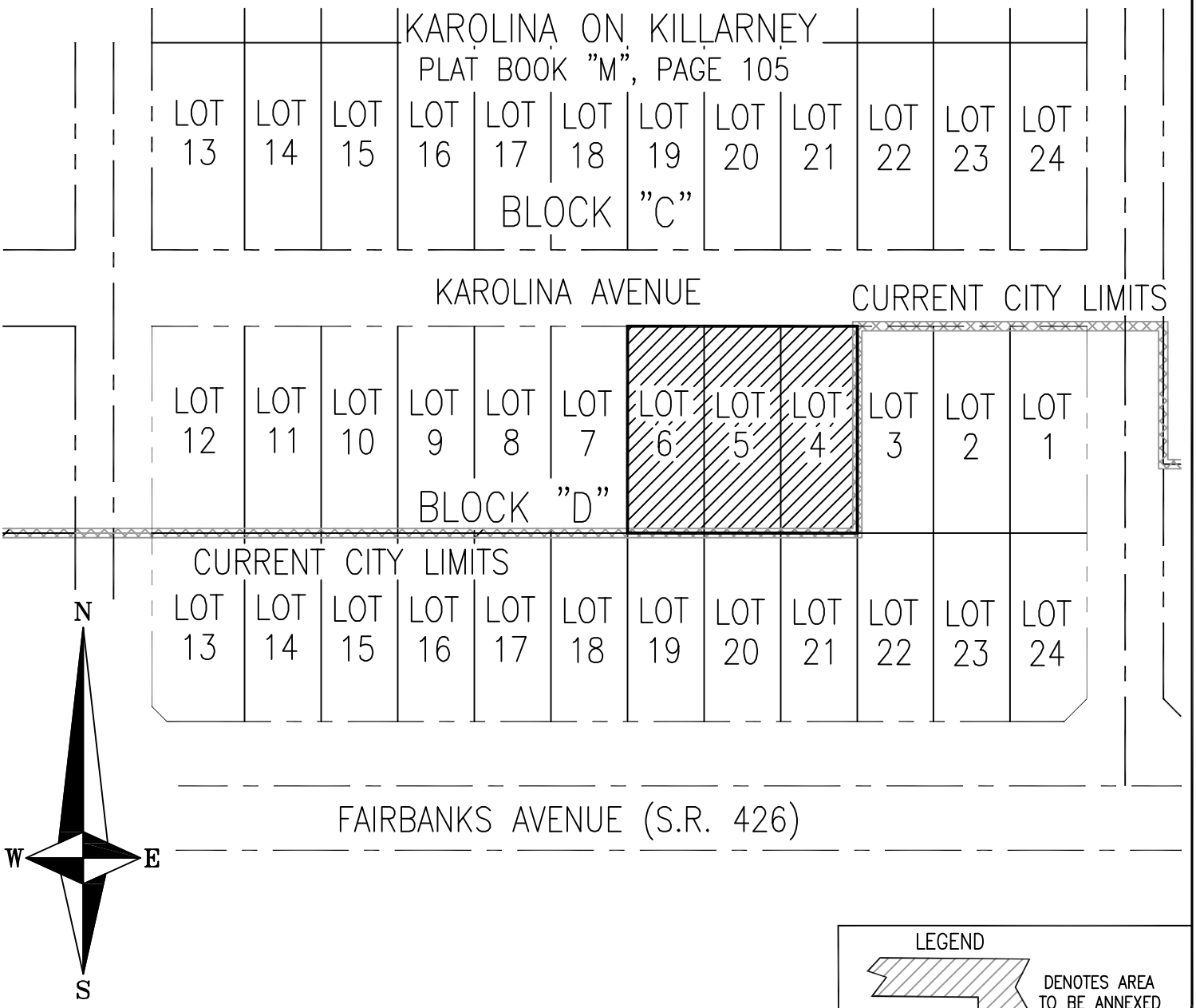
ATTEST:

_____
Rene Cranis, City Clerk

EXHIBIT "A"

PARCELS TO BE ANNEXED:
TAX PARCEL 12-22-29-4076-04-040 & 12-22-29-4076-04-060

LEGAL DESCRIPTION :
LOTS 4, 5 AND 6 BLOCK "D", KAROLINA ON KILLARNEY, PLAT BOOK "M", PAGE 105, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



SKETCH OF DESCRIPTION ONLY; NOT A BOUNDARY SURVEY

CITY OF WINTER PARK
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
SURVEY SECTION
500 N. Virginia Avenue
Winter Park, Florida 32789
Phone: (407) 599-3233

SKETCH OF DESCRIPTION
ANNEXATION PARCELS
KAROLINA ON KILLARNEY

CITY OF WINTER PARK, ORANGE COUNTY, FL
SCALE : 1" = 100' DATE : 03/21/24
KAROLINA AVENUE ANNEXATION SKETCH.DWG

PREPARED BY THOMAS L. CONNER, CITY SURVEYOR FLORIDA LICENSED SURVEYOR AND MAPPER LS4340 ON BEHALF OF THE CITY OF WINTER PARK, FLORIDA

ORDINANCE 3298-24

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I, "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO ESTABLISH PARKING LOT FUTURE LAND USE ON THE ANNEXED PROPERTY AT 1820 AND 1824 KAROLINA AVENUE AND TO INDICATE THE ANNEXATION ON THE OTHER MAPS WITHIN THE COMPREHENSIVE PLAN, AND AMEND THE FUTURE LAND USE ON THE SOUTHEASTERN 1,000 SQUARE-FEET OF 1800 KAROLINA AVENUE FROM PARKING LOT TO COMMERCIAL, MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission intends to amend its Comprehensive Plan to establish a municipal Comprehensive Plan future land use map designation as a small- scale amendment to the Comprehensive Plan on the recently annexed property at 1820 and 1824 Karolina Avenue; and

WHEREAS, this annexation and establishment of a Comprehensive Plan future land use designation is being done in conjunction with the redevelopment of other property under the same ownership at 1801/1805 W. Fairbanks Avenue and 1800 Karolina Avenue, as one unified redevelopment project that has been proposed for Conditional Use approval, in conformance with the Comprehensive Plan policies for redevelopment of such properties, and as such is viewed in its' totality of the commercial land to be redeveloped with respect to the applicable land development regulations; and

WHEREAS, on May 7, 2024, the Planning and Zoning Board held a public hearing on the proposed future land use map amendment set forth herein and made a recommendation of approval to the City Commission; and

WHEREAS, the amendment of the Comprehensive Plan maps and the establishment of a future land use designation meets the criteria established by Chapter 163, Florida Statutes and pursuant to and in compliance with law.

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

SECTION 1: That, Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to establish a Parking Lot future land use designation on the annexed property at 1820 and 1824 Karolina Avenue, amend the Future Land Use designation on the southeastern 1,000 square-feet of 1800 Karolina Avenue from Parking Lot to Commercial, and that all other maps in the Comprehensive Plan reflect the annexation of this property into the City of Winter Park, said property being more particularly described as follows:

Legal description: Lots 4 and 5, Block "D", Karolina on Killarney, according to the plat thereof as recorded in Plat Book "M", Page 105, of the Public Records of Orange County, Florida together with Lot 6, Block "D", Karolina on Killarney, according to the plat thereof as recorded in Plat Book "M", Page 105, of the Public Records of Orange County, Florida.

SECTION 2: This ordinance shall become effective 31 days after adoption but shall not become effective if this Ordinance is challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption. In that case it will not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a Final Order determining the Ordinance, in compliance, with Chapter 163, Florida Statutes.

ADOPTED this 12th day of June, 2024, by the City Commission of the City of Winter Park, Florida.

_____
Mayor Sheila DeCiccio

ATTEST:

_____
Rene Cranis, City Clerk

ORDINANCE 3299-24

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE Ill, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH PARKING LOT (PL) ZONING ON THE ANNEXED PROPERTY AT 1820 AND 1824 KAROLINA AVENUE, AND TO CHANGE THE SOUTHEASTERN 1,000 SQUARE-FEET OF 1800 KAROLINA AVENUE FROM PARKING LOT (PL) ZONING TO COMMERCIAL (C-3) ZONING, MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission intends to establish a municipal zoning designation on this property in compliance with the establishment of a similar Comprehensive Plan future land use designation for said property; and

WHEREAS, this annexation and establishment of a Zoning Map designation is being done in conjunction with the redevelopment of other property under the same ownership at 1801/1805 W. Fairbanks Avenue and 1800 Karolina Avenue, as one unified redevelopment project that has been proposed for Conditional Use approval, in conformance with the Comprehensive Plan policies for redevelopment of such properties, and as such is viewed in its' totality of the commercial land to be redeveloped with respect to the applicable land development regulations; and

WHEREAS, on May 7, 2024, the Planning and Zoning Board held a public hearing on the proposed zoning map amendment set forth herein and made a recommendation of approval to the City Commission; and

WHEREAS, the establishment of municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held.

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

SECTION 1: That, Chapter 58 "Land Development Code", Article Ill, "Zoning" and the official Zoning Map is hereby amended so as to establish a Parking Lot (PL) district zoning on the annexed property at 1820 and 1824 Karolina Avenue, amend the zoning designation on the southeastern 1,000 square-feet of 1800 Karolina Avenue from Parking Lot (PL) district to Commercial (C-3) district, and that all other maps in the Comprehensive Plan reflect the annexation of this property into the City of Winter Park, said property being more particularly described as follows:

Legal description: Lots 4 and 5, Block "D", Karolina on Killarney, according to the plat thereof as recorded in Plat Book "M", Page 105, of the Public Records of Orange

County, Florida together with Lot 6, Block "D", Karolina on Killarney, according to the plat thereof as recorded in Plat Book "M", Page 105, of the Public Records of Orange County, Florida.

SECTION 2: This ordinance shall become effective 31 days after adoption but shall not become effective if this Ordinance is challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption. In that case it will not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a Final Order determining the Ordinance, in compliance, with Chapter 163, Florida Statutes.

ADOPTED this 12th day of June, 2024, by the City Commission of the City of Winter Park, Florida.

_____
Mayor Sheila DeCiccio

ATTEST:

_____
Rene Cranis, City Clerk

City Commission

agenda item 12.b

item type
Public Hearings: Quasi-Judicial Matters

meeting date
June 12, 2024

prepared by
Jeffrey Briggs

approved by

subject
Request of Z Properties for:

- Ordinance 3300-24- Change in Zoning Designation from Single Family (R-1AAA) District to the Single Family (R-1AA) District on the south 12,680 square feet of 1290 N. Park Avenue. (2nd Reading)

motion | recommendation
Adopt the ordinance on second reading.

The resolution designating the property to the WP Register of Historic Places and subdivision (lot split) was approved on 5/22/24.

background
Z Properties on behalf of the property owners, Randolph and Carrie Proudfit are requesting to split the property at 1290 N. Park Avenue into two lots and to rezone the new non-lakefront lot. The lakefront lot would continue to hold the existing Gamble Rogers lakefront home built in 1930. The new non-lakefront lot would be proposed for a new one-story home. As a new non-lakefront lot, there is a companion request to rezone that new lot from the lakefront single-family R-1AAA zoning to the similar single-family R-1AA zoning of other non-lakefront lots. As a component of these requests, the applicant is also committing to the historic designation of the lakefront property, which holds a 1930 Gamble Rogers designed and built home.

Comprehensive Plan Policy Guidance: Generally, the policy of the city is to prohibit the subdivision or split of lakefront properties in order to maintain a low density of development on the city's lakefronts and to maintain the unique character of the lakefront environment. There is one exception in the Comprehensive Plan because the city's lakefront lots also hold some of the more historic and architecturally important buildings that would be worthy of preservation. The exception allows for a subdivision or split of a lakefront property if it does not result in an added lakefront property, and it preserves via designation on the "Register of

Historic Places" the historic and architecturally significant structure.

Policy 1-5.1.1: Preserve Lakefront Estates. *To maintain the diversity of sizes of lakefront properties and estates, the City shall prohibit the subdivision or split of such properties to preserve low densities along the City's lakefront property, including larger lakefront estates in order to perpetuate the unique character of Winter Park that sets it apart from other cities throughout Florida. The City may, at its discretion, provide variance to this policy in order to allow for the split of lakefront property into two lots when obtaining the historic designation of distinguished historic homes and other historic structures that are built prior to 1950, if the historic designation is achieved, that there is no increase in the number of lake front lots, and that the lakefront lot is not a 'flag lot'.*

Subdivision Code Guidance: The Land Development Code section outlining the process and procedure for subdivisions/lot splits also contains an option for and justification for lot dimension and setback variances when such an action protects and preserves a historically important structure and designation and preservation is a commitment of such.

Sec. 58-376. – Variances and appeals from subdivision regulations.
(f) Historic homes and live oak trees. The Planning and Zoning Board and the City Commission may consider the preservation and protection of historic homes and/or the preservation and protection of historic or specimen live oak trees as a special condition and circumstance pursuant to subsection (a)(1) for the purposes of granting variances to minimum lot sizes in conjunction with subdivisions or lot splits. In considering the preservation of an existing building, the Historic Preservation Board shall first determine that the building is recommended for inclusion on the Winter Park Register of Historic Places and such listing and inclusion shall be required as a condition of such lot size variance and related subdivision or lot split approval. In consideration of the preservation of historic live oak tree(s), any such variance approval and related subdivision or lot split approval shall be conditioned upon the granting of a tree preservation easement to the City, with terms acceptable to the City, to ensure the preservation of such tree(s).

Proposal for Historic Designation: The property owners, Mr./Mrs. Proudfit are voluntarily agreeing to designate the existing home at 1290 N. Park Avenue to the Winter Park Register of Historic Places. That offer is contingent upon the approval of the subdivision as proposed.

This home is a Gamble Rogers design and built home from 1930. It is a two-story, 2,623 sq. ft. home. Per Jack Rogers, this home is arguably the first Gamble Rogers home built in the City of Winter Park. It is the first Winter Park home that has documentation as being a Gamble Rogers home. It was built for Zoe Shippen, who was a nationally acclaimed artist, who had exclusive art shows across the country. She married Dr. Shippen, who was one of the founders of the Jewett Clinic. They together later built the Arte Modern or Presidential style home at 1280 N. Park Avenue on the corner of Park/New York Avenue.

There will be some future exterior additions requested to this home to add a new two-car garage and a new detached accessory building to be in styling to match the current home. However, that specific discussion is the purview of the Historic Preservation Board, if a decision is made to accept the historic designation. In order to determine if the proposed

home was worthy of a historic designation in order to qualify for such consideration under the Comprehensive Plan policy, that matter was reviewed by the Historic Preservation Board at their meeting on March 13, 2024. The Historic Preservation Board voted unanimously to recommend such an historic designation based on age, the connection to the designer and builder and to the persons/owners who constructed the home.

Zoning Conformance
The minimum standards for lakefront lots, zoned R-1AAA, are 150 feet of lot width on the street and lake and a minimum of 25,000 square feet of land area. This lakefront lot would have an average lot depth of 238 feet, of which, approximately 179 feet of that lot depth has frontage on the adjacent right-of-way of New York Avenue. The lakefront width of approximately 68 feet is unchanged. The new lakefront lot area is 16,380 square feet. A lot dimension variance is requested as part of this application in lieu of the 25,000 sq. ft.

The minimum standards for non-lakefront lots, zoned R-1AA are 100 feet of lot width and 10,000 square feet of land area. The proposed new non-lakefront lot is a "flag lot" with frontage on both Park Avenue (thus the 1290 N. Park Avenue address) and frontage on New York Avenue. The lot width or frontage on New York Avenue for the entire length of the 'flag' is 269 feet, but more importantly, the width of the frontage on the portion proposed for the new home is 120 feet. The lot area of the non-lakefront lot is 12,680 square feet. No lot dimension variances are requested as part of this application.

There are two variances requested for the building setbacks on the non-lakefront lot. One to the setback from the adjacent property to the south at 1280 N. Park Avenue at 13 feet, 8 inches in lieu of the normal 20 feet. Staff understands that the affected property owner is providing consent for this variance. The second variance is to the setback distance between the two lots owned by the applicant at 5 feet 6 inches in lieu of the normal 18 feet for a 120-foot wide lot.

Development Plans for the Lots Proposed:
As part of any subdivision or lot split request, the proposed development plans must be submitted in order to allow the City and the neighbors to see the result of the proposed split. The applicant's submittal contains detailed site plans and elevations as follows:

New Non-lakefront Lot: The new proposed non-lakefront lot is proposed to hold a one-story, 3,320 square foot single family home and 415 square foot two-car garage. The maximum floor area ratio for this 12,860 sq. ft. lot is 35%. The proposed home would be at a floor area ratio of 33%. The maximum impervious coverage allowed is 50% and the plans submitted show a proposed impervious coverage of 50%. The proposed home meets the required 15-foot setback to New York Avenue as a corner lot and will meet the required 11-foot side setback to the adjacent home at 1250 N. Park Avenue. There are setback variances requested for the north and south property lines as outlined previously.

There will be conditions of approval to this request that will become deed restrictions that will limit the height of this home to one-story and a maximum of 17 feet in height and, as such, any other future additions to or new construction can be no more than one-story, and 17 ft. in height. The plans also show a commitment for new bamboo screening along the eastern

property line of a minimum of 18 feet in height and spacing at the time of planting no less than 3 feet apart. Those plantings will then grow in to match the existing bamboo screen for the existing home. This is intended to minimize the visual impact upon the adjacent lakefront owner at 1250 N. Park Avenue.

New Lakefront Lot: The existing two-story house will remain intact with interior renovations but with the exterior image unchanged. The plans show the addition of a new two-car garage to the existing home. The plans also show the request for a detached one-story accessory building to be used for a small home office/guest space. Once designated as historic, those new structures will require approval by the Historic Preservation Board to insure the appropriateness of the exterior image to match the architectural image of the existing historic home.

The maximum floor area ratio for this 16,380 sq. ft. lot is 35%. The proposed home of 4,393 square feet including the two-car garage and accessory structure would be at a floor area ratio of 27%. The maximum impervious coverage allowed is 50% and the plans submitted show a proposed impervious coverage of 44% anticipating a new swimming pool. The Historic Designation of the existing Gamble Rogers home means that the home cannot be demolished and that any repairs or changes to the exterior, or any additions, must be approved by the Historic Preservation Board.

Alternative Development Plans: If these applications are unsuccessful, then the owners intend to demolish the existing home and redevelop the entire property with one new single-family house in order to achieve market value for this property. The entire site comprises 29,240 square feet of land. At the maximum floor area ratio of 35%, a new house of 10,234 square feet can be built. It can be two stories in height and up to 35 feet in height. A concept elevation plan has been included in the application materials to show the scale and massing of such a new home.

Summary and Recommendation: The Subdivision Code states that the designation of a historic home is a "special condition and circumstance" that can justify a lot dimension and setback variances. The Comprehensive Plan policy also provides for such a lot split pursuant to a Historic Designation. This is exactly the type of scenario that was anticipated when those codes were adopted. In order to preserve the City's architectural heritage, there need to be incentives provided, otherwise this property would be a continuation of the tear downs and rebuilds. In most cases, those tear downs are removing homes that do not have any architectural significance. But in this circumstance, it can be a win-win for the applicant as well as the City.

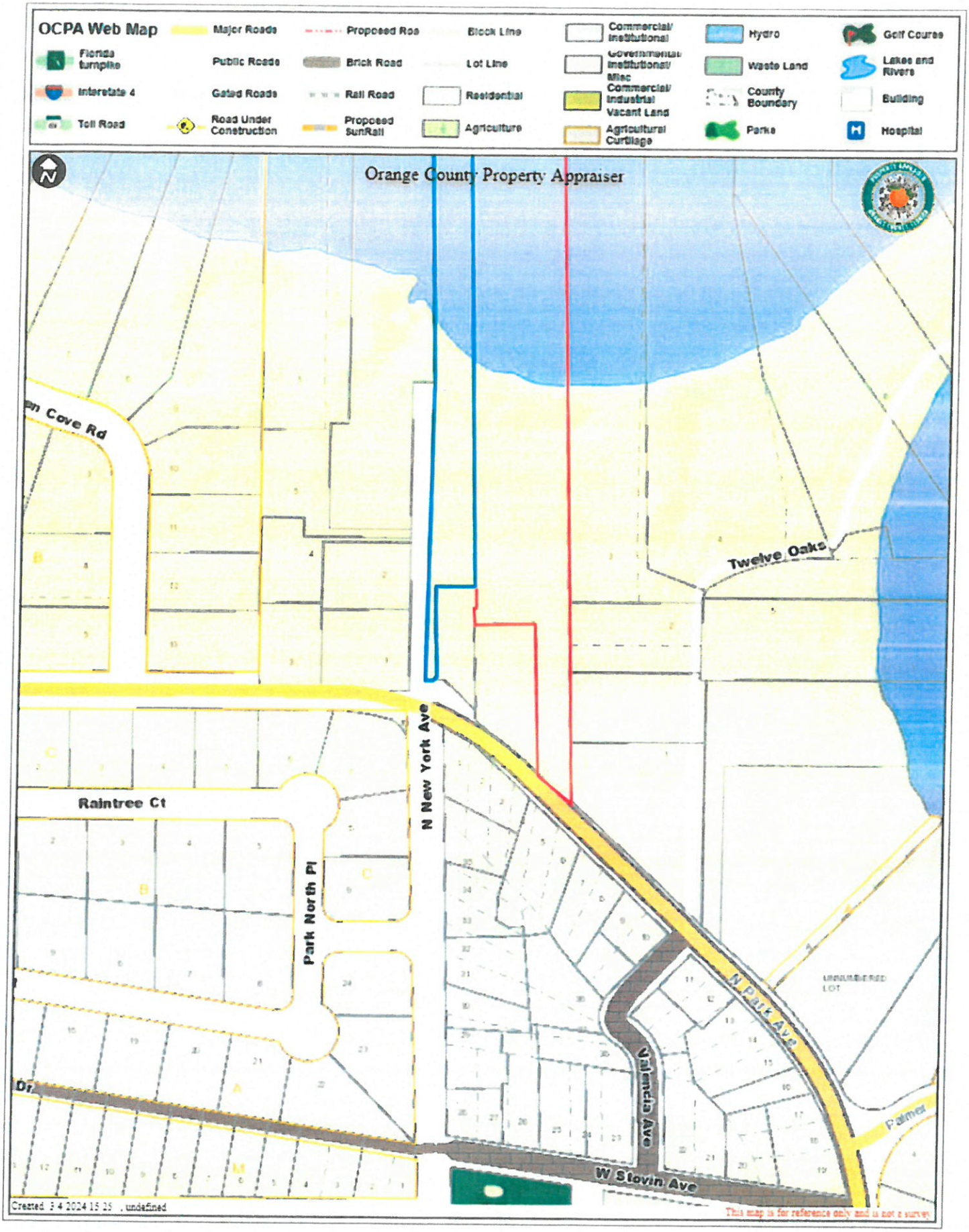
If this proposal were negatively impacting the adjacent lakefront owner, then staff could not support it. However, from the staff's perspective, what is proposed in his application, even though it is two houses, is much less visually impactful upon the neighbors than the alternative one house scenario. The one-house scenario also does not commit to maintaining or planting any bamboo screening for the adjacent neighbor at 1250 N. Park Avenue.

alternatives | other considerations

fiscal impact

attachments

1. Location map and aerial
2. House Pictures
3. 1290 N PARK LOT SPLIT AND DESIGN PRELIMINARY ARCH SET
4. ORD 3300-24 Zoning 1290 N Park
5. Resolution - historical designation
6. Neighbor Letters_1290 N. Park Avenue


OCPA Web Map
Major Roads
Proposed Roa
Block Line
Commercial/ Institutional
Hydro
Golf Course
Florida turnpike
Public Roads
Brick Road
Lot Line
Waste Land
Lakes and Rivers
Interstate 4
Gated Roads
Rail Road
Residential
County Boundary
Building
Toll Road
Road Under Conetruction
Proposed SunRail
Agriculture
Vacant Land
Parks
Hospital
Agricultural Curtilage
Orange County Property Appraiser
Twelve Oaks
Raintree Ct
N New York Ave
Park North Pl
N Park Ave
Valencia Ave
W Stevin Ave
Palmer
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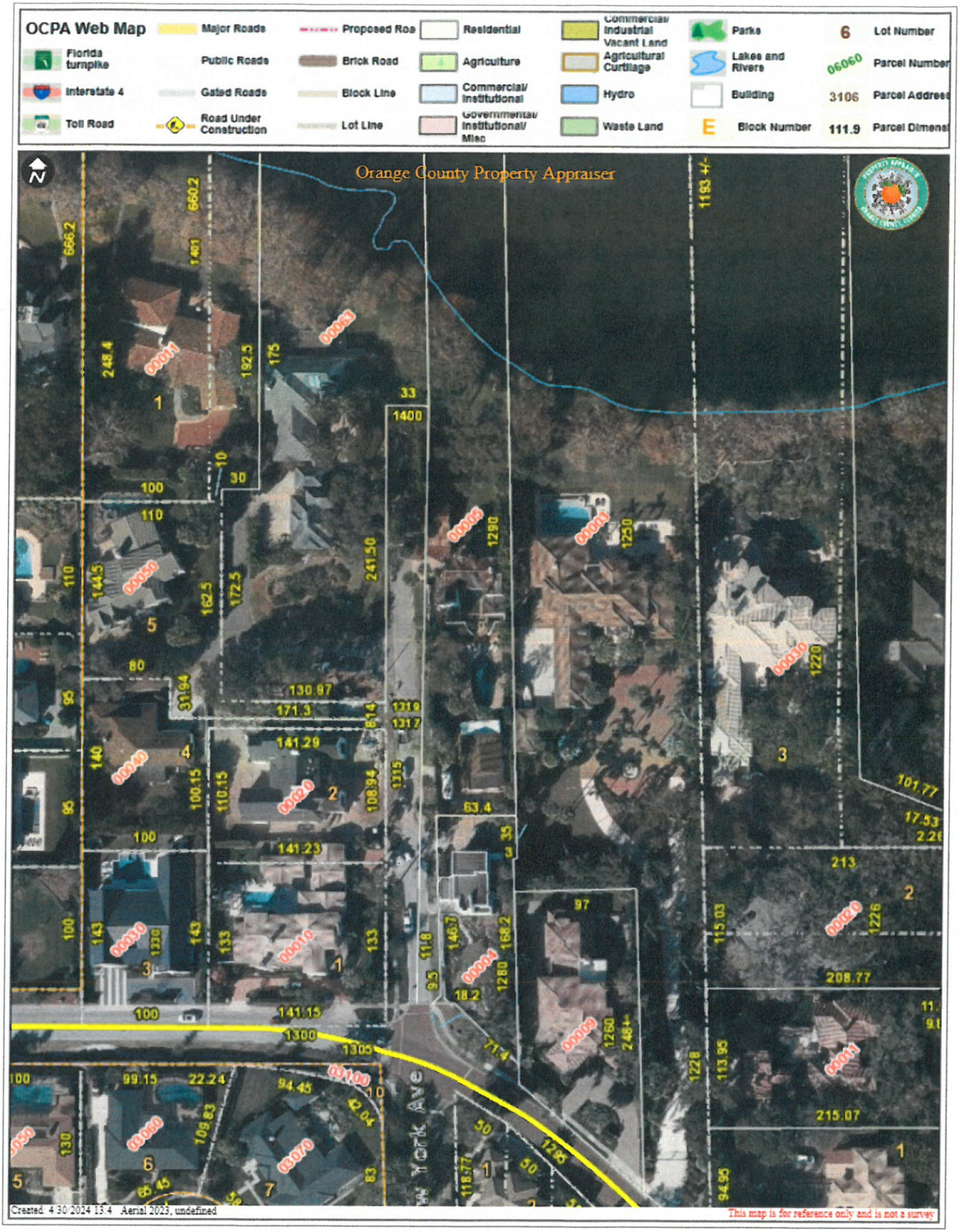
OCPA Web Map
Major Roads
Proposed Roa
Residential
Commercial/ Industrial/ Vacant Land
Parks
6
Lot Number
Florida turnpike
Public Roads
Brick Road
Agriculture
Agricultural Curtilage
Lakes and Rivers
06060
Parcel Number
Interstate 4
Gated Roads
Block Line
Commercial/ Institutional
Hydro
Building
3106
Parcel Address
Toll Road
Road Under Construction
Lot Line
Governmental/ Institutional/ Misc
Waste Land
E
Block Number
111.9
Parcel Dimens
Orange County Property Appraiser
N
W York Ave
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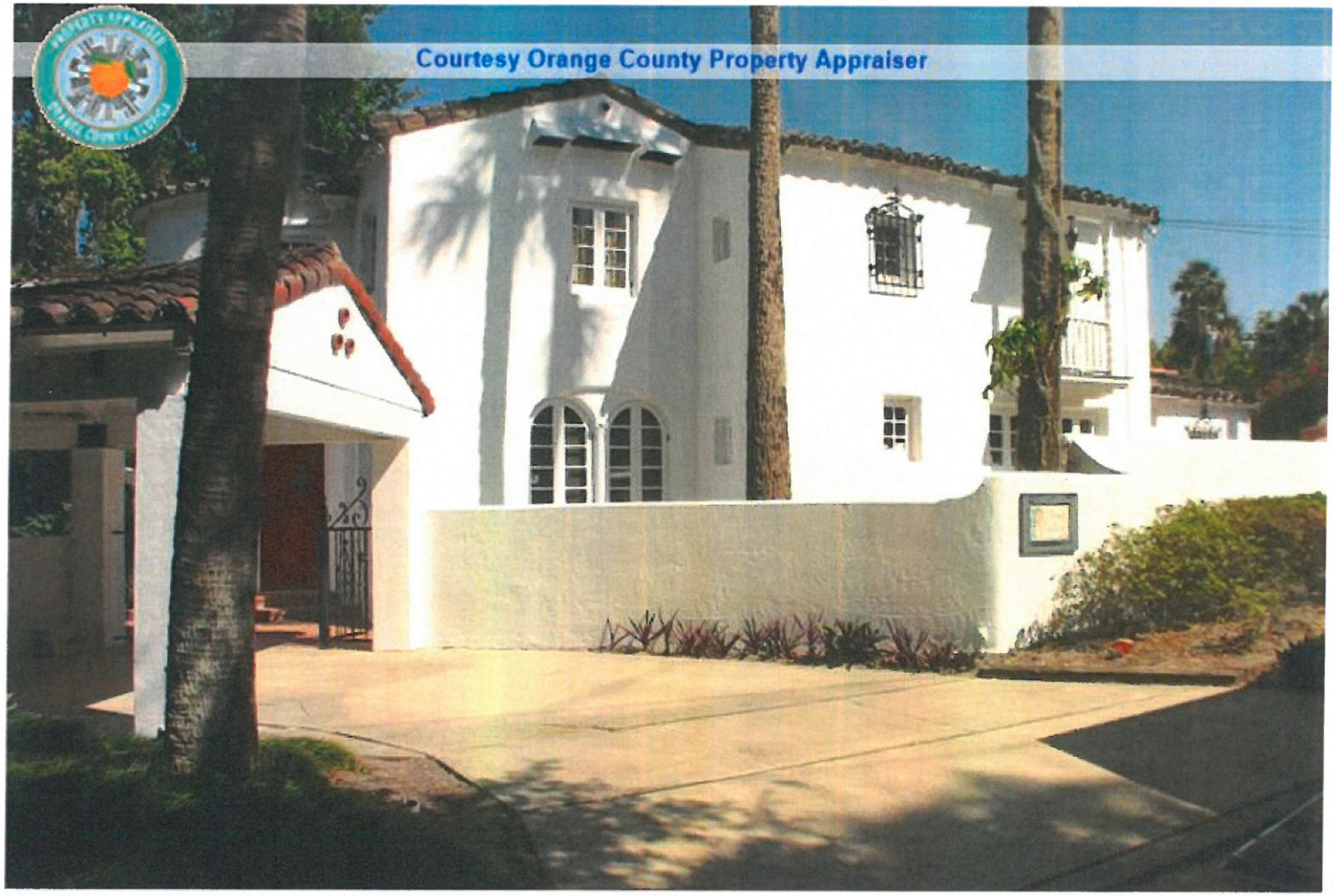
This map is for reference only and is not a survey

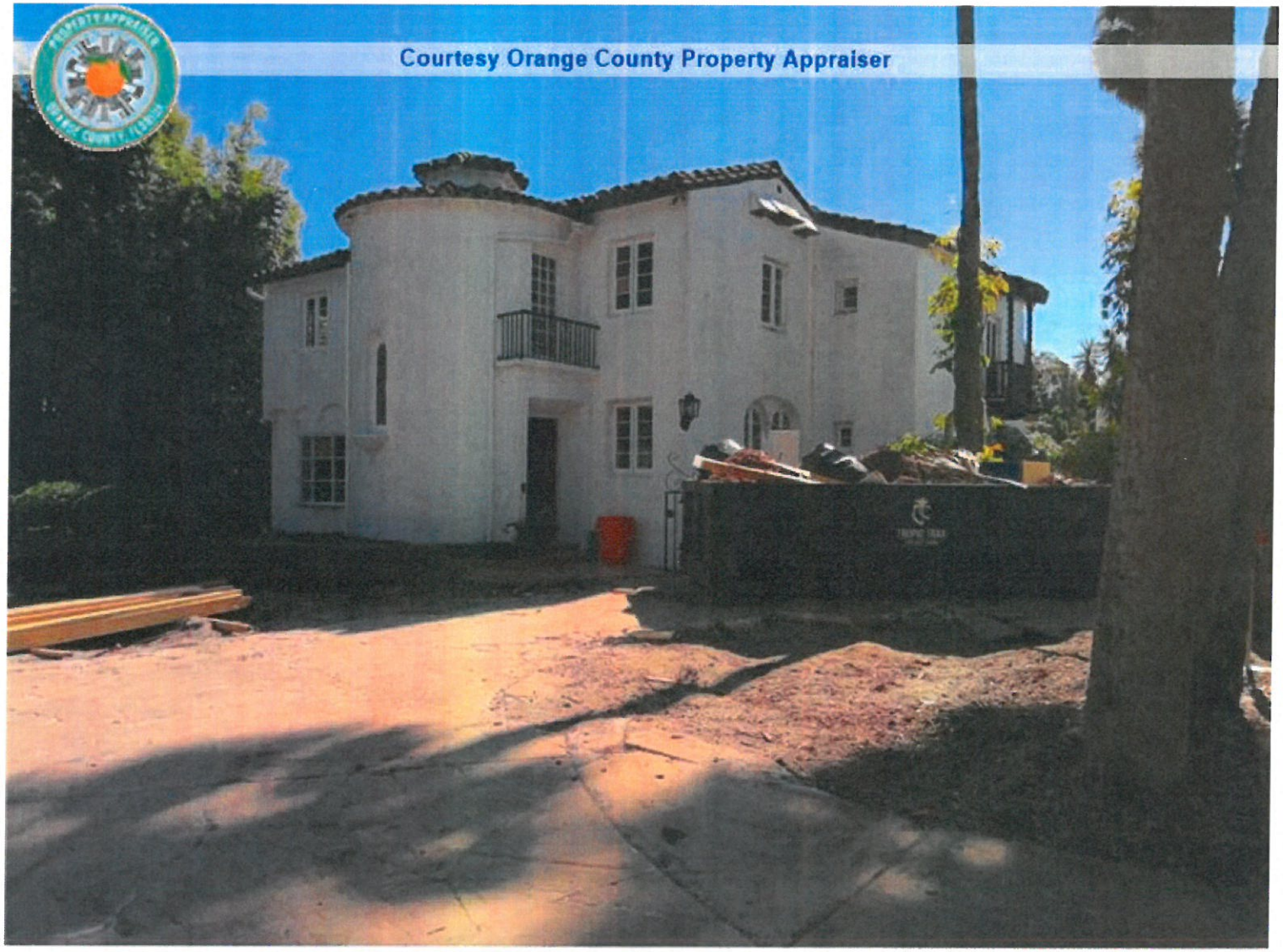
Google Maps 1319 N New York Ave

Image capture: Jun 2019 © 2024 Google



302131000000005 03/28/2006

Parcel Photos - 1290 N Park Ave



1290 N PARK AVE, WINTER PARK, FL 32789 2/2/2024 12:12 PM

LOT SPLIT REMODEL & DESIGN PROPOSAL

1290 N PARK AVE, WINTER PARK, 32789

PRELIMINARY ARCH SET

Z

Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. **1290**

Developer

Name	**Z PROPERTIES**
Address	219 W Comstock Ave, Winter Park,
Address	FL 32789
Tel:	407.929.3303
Email	Zane@zpropertiesinc.com

Design:

Name	**Z PROPERTIES**
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Tel:	407.929.3303
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Structure:

Name	**ALBA ENGINEER**
Address	731 W. Smith Street
Address	Orlando, FL 32804
Tel:	(407) 421-4866
Email	dsouter@alba-eng.com

Trusses:

Name	**K & M TRUSS INC**
Address	2928 N Orange Blossom Trail,
Address	Zellwood, FL 32798
Tel:	(407) 880-4551
Email	keith@kmtruss.com

Landscape Architect:

Name
Address
Address
Tel:
Email

Civil:

Name
Address
Address
Tel:
Email

Pools: NOT PART OF PERMIT SET

Name
Address
Address -
Tel: -
Email

Interior Design: NOT PART OF PERMIT SET

Name
Address
Address -
Tel: -
Email

Rev.	Date

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Date 4.15.2024

Scale

Cover

A000

Sheet No.

PROJECT DATA

PARCEL ID 31-21-30-0000-00-005
CITY WINTER PARK
ACREAGE 1.81

PROPERTY DESCRIPTION
BEG 142.5 FT W OF SE COR OF SW1/4 RUN N 750 FT TO PT IN LAKE MAITLAND 142.5FT W OF E LINE OF SAID SW1/4TH N 1 DEG W TO 40 ACRE LINE E 60.5 FT S 1 DEG E 1166.8 FT M/L W 60.4 FT S 1 DEG E 142.7 FT S 46 DEG W 9.5 FT TH W 11.8 FT TO POB & BEG 63.9 FT W & 32 FT N OF SE COR OF SW1/4 RUN N 1 DEG W 1285 FT M/L E 3 FT S 1 DEG E 1288 FT M/L TH W 3 FT TO BEG (LESS N 35 FT OF S 118.2 FT OF SAID 3 FT STRIP) IN SEC 31-21-30

ZONING
R-1AAA

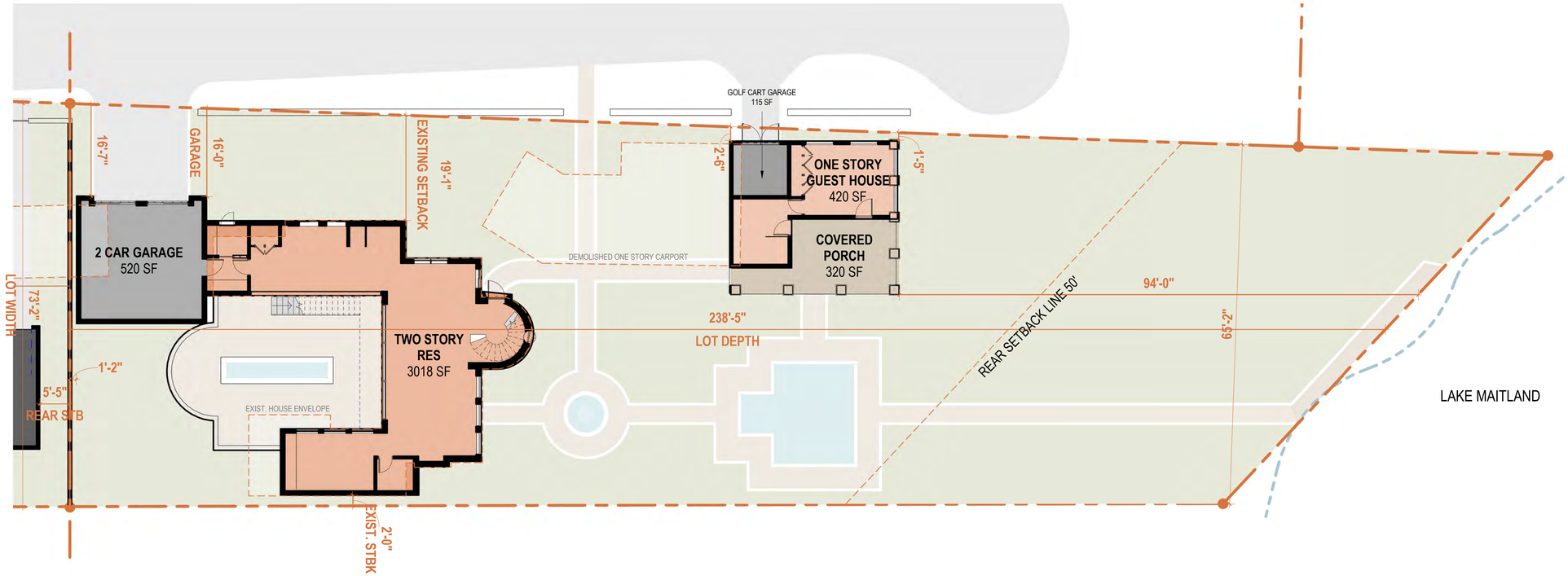
TOTAL LOT LAND
78,863 SQFT (+/-) | 1.81 ACRES (+/-)

PROPOSED LOT LAND
16,380 SF

R-1AAA	REQUIREMENTS	EXISTING	PROPOSED
ZONING		R-1AAA	R-1AAA
FUTURE LAND USE		SFR	SFR
LOT WIDTH		70'-0"FT AVR	N/A
LOT DEPTH		239'-0"	N/A
LOT AREA		N/A	16,380 SF
FLOOR AREA RATIO	35% (5,733 SF)	2,868 SF	27% (4,393 SF)
IMPERVIOUS	MAX 50% (8,190 SF)	N/A	44% (7,340 SF)
FRONT SETBACK	20% 26'-0"	19'-1"	16'-0"
SIDE SETBACK	N/A	2'-0"	2'-0" FT/ 1'-2" FT
REAR SETBACK	50 FTAVR	93'-3"	94'-0" FT

FLOOR AREA RATIO

LOT LAND		16,380 SF
ALLOWED		5,733 SF (35%)
MAIN RESIDENCE		3,018 SF
1st FLOOR	1500 SF	
2nd FLOOR	1518 SF	
GUEST HOUSE		420 SF
COVERED PORCH		320 SF
GARAGES		635 SF
GOLF CART	115 SF	
2 CAR	520 SF	
TOTAL		**4,393 SF 27%**



1 **MAIN RESIDENCE DIAGRAM**
3/32" = 1'-0"

Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

Developer
Name **Z PROPERTIES**
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
Tel: 407.929.3303
Email Zane@zpropertiesinc.com

Design:
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Structure:
Name **ALBA ENGINEER**
Address 731 W. Smith Street
Address Orlando, FL 32804
Tel: (407) 421-4866
Email dsouter@alba-eng.com

Trusses:
Name **K & M TRUSS INC**
Address 2928 N Orange Blossom Trail,
Address Zellwood, FL 32798
Tel: (407) 880-4551
Email keith@kmtruss.com

Landscape Architect:
Name
Address
Address
Tel:
Email

Civil:
Name
Address
Address
Tel:
Email

Pools: NOT PART OF PERMIT SET
Name
Address
Address -
Tel: -
Email

Interior Design: NOT PART OF PERMIT SET
Name
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Scale 3/32" = 1'-0"

Project Data Main Res

A001

Sheet No.

PROJECT DATA

PARCEL ID 31-21-30-0000-00-005
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ACREAGE 1.81

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ZONING
R-1AAA

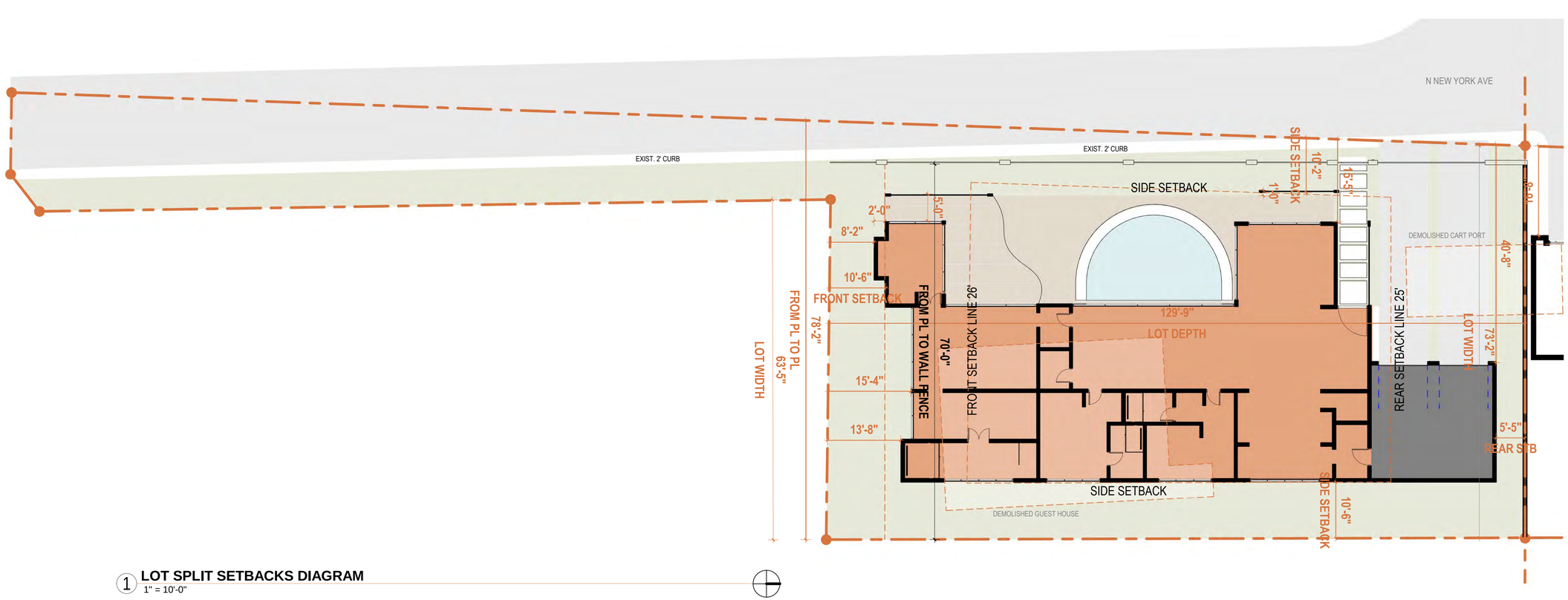
TOTAL LOT LAND
78,863 SQFT (+/-) | 1.81 ACRES (+/-)

LOT SPLIT TOTAL LAND
12,680 SF

R-1AAA	REQUIREMENTS	EXISTING	PROPOSED
ZONING		R-1AAA	R-1AA
FUTURE LAND USE		SFR	SFR
LOT WIDTH		70'-0"FT AVR	N/A
LOT DEPTH		129'-9"	N/A
LOT AREA		N/A	12,680 SF
FLOOR AREA RATIO	35% (4,438 SF)	N/A	33% (4,185 SF)
IMPERVIOUS / PERVIOUS	50% (6,340 SF)	N/A	41% (5,235 SF)
FRONT SETBACK	20% 26'-0"	N/A	10'- 3" FT
SIDE SETBACKS			
1ST FLOOR	21 FT 10'-6" EA	N/A	10'-6" FT/ 10'-2" FT
REAR SETBACK	25 FT	N/A	5'-5" FT

FLOOR AREA RATIO

LOT LAND	12,680 SF	
ALLOWED	4,438 SF (35%)	
MAIN RESIDENCE	3,320 SF	
GARAGE	415 SF	
COVERED PORCH		
850 SF - 400 CREDIT	450 SF	
TOTAL	**4,185 SF**	**33%**



1 **LOT SPLIT SETBACKS DIAGRAM**
1" = 10'-0"

Remodel & Lot Split

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Landscape Architect:
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Civil:
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Pools: NOT PART OF PERMIT SET
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Interior Design: NOT PART OF PERMIT SET
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Date 4.15.2024

Scale 1" = 10'-0"

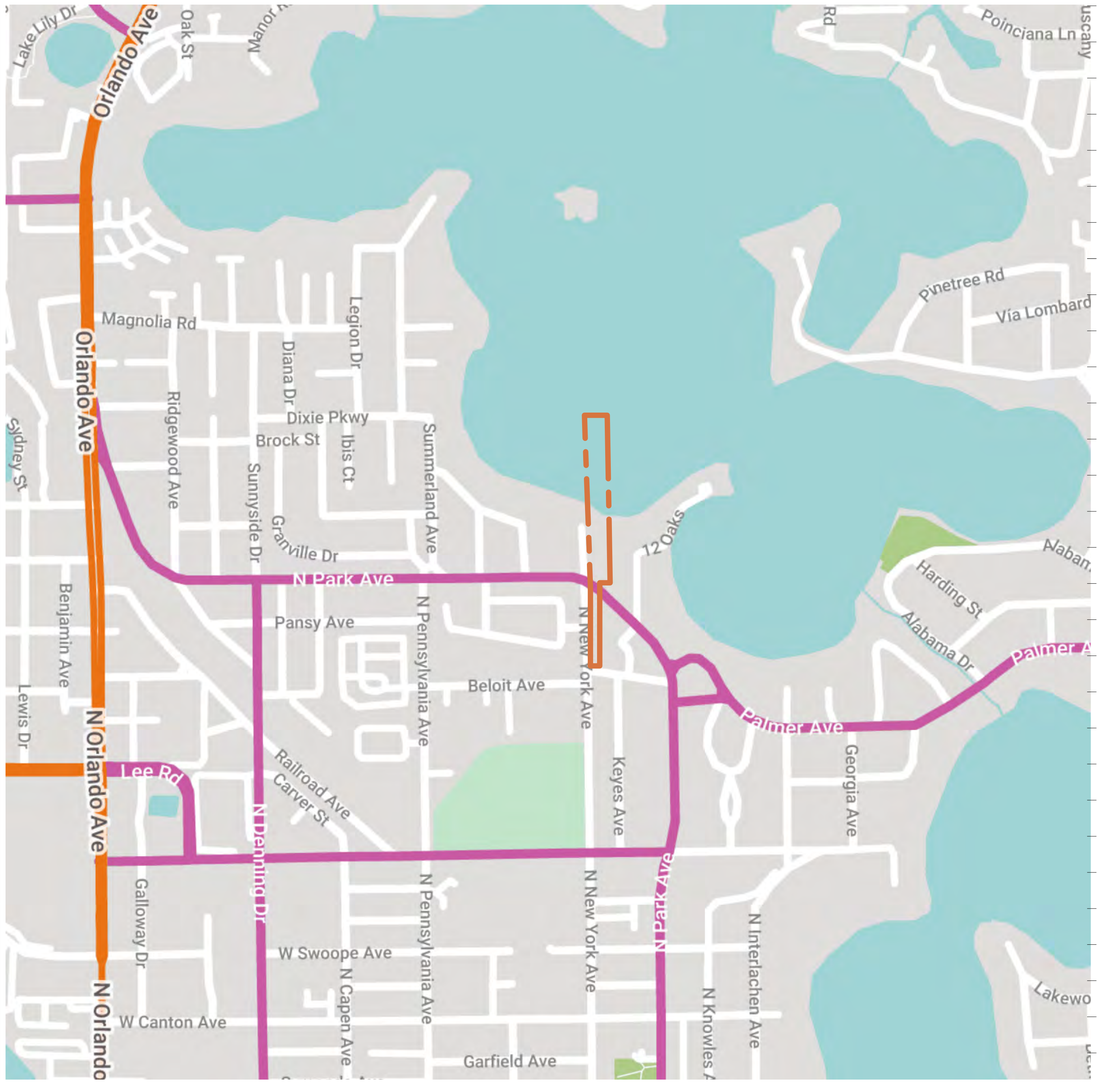
Project Data Lot Split

A002

Sheet No.

AERIAL VIEW

N.T.S FOR REFERENCE ONLY



MAP

N.T.S FOR REFERENCE ONLY

Remodel & Lot Split

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Landscape Architect:

Name	
Address	
Address	
Tel:	
Email	

Civil:

Name	
Address	
Address	
Tel:	
Email	

Pools: NOT PART OF PERMIT SET

Name	
Address	-
Address	-
Tel:	
Email	

Interior Design: NOT PART OF PERMIT SET

Name	
Address	-
Address	-
Tel:	
Email	

Rev.	Date

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Date 4.15.2024

Scale

Location

A003

Sheet No.

Boundary Survey

Legal Description:

PARCEL 1:
FROM A POINT LOCATED 63.9FEET WEST AND 32.0FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4)OF SECTION 31,TOWNSHIP 21 SOUTH, RANGE 30 EAST, RUN NORTH 01°36'WEST A DISTANCE OF 121.2FEET TO THE POINT OF BEGINNING; THENCE RUN WEST A DISTANCE OF 60.4FEET TO A POINT; THENCE RUN NORTH 01.36'WEST A DISTANCE OF 1166.8FEET MORE OR LESS, TO THE FORTY ACRE LINE IN LAKE MAITLAND; THENCE RUN EAST ALONG SAID FORTY ACRE LINE A DISTANCE OF 60.5 FEET TO A POINT; THENCE RUN SOUTH 01.36'EAST A DISTANCE OF 1166.8FEET MORE OR LESS, TO THE POINT OF BEGINNING, LESS ALL THAT PORTION OF PARCEL 1 LYING AND BEING WESTERLY OF A LINE RUNNING BEGINNING 63.9FEET WESTERLY OF THE EASTERLY BOUNDARY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31.

PARCEL 2:
BEGIN AT A POINT LOCATED 63.9FEET WEST AND 32.0FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 31,TOWNSHIP 21 SOUTH, RANGE 30 EAST, THENCE RUN NORTH 01°36'WEST A DISTANCE OF 121.2OFEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 01°36'WEST A DISTANCE OF 1166.80FEET TO THE FORTY A CRE LINE IN LAKE MAITLAND; THENCE RUN EAST ALONG SAID FORTY ACRE LINE A DISTANCE OF 60.4FEET; THENCE RUN SOUTH 01°36'EAST A DISTANCE OF 1166.8FEET; THENCE RUN WEST 3 FEET TO A POINT OF BEGINNING.

PARCEL 3:
BEGIN AT A POINT 130.7FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 31,TOWNSHIP 21 SOUTH, RANGE 30 EAST; THENCE RUN NORTH 46.40'EAST A DISTANCE OF 9.5FEET TO A POINT; THENCE RUN NORTH 01.36'WEST A DISTANCE OF 750 FEET, MORE OR LESS, TO A POINT IN LAKE MAITLAND WHICH IS LOCATED 142.5FEET WEST OF THE EASTERLY BOUNDARY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE RUN SOUTH 01°36'EAST A DISTANCE OF 750 FEET TO THE SOUTH BOUNDARY LINE OF SAID SECTION 31; THENCE RUN EAST A DISTANCE OF 142.5FEET TO THE POINT OF BEGINNING.

Flood Disclaimer:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X, AE, X500. THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 03-07-2014.

CERTIFIED TO:
Z PROPERTIES

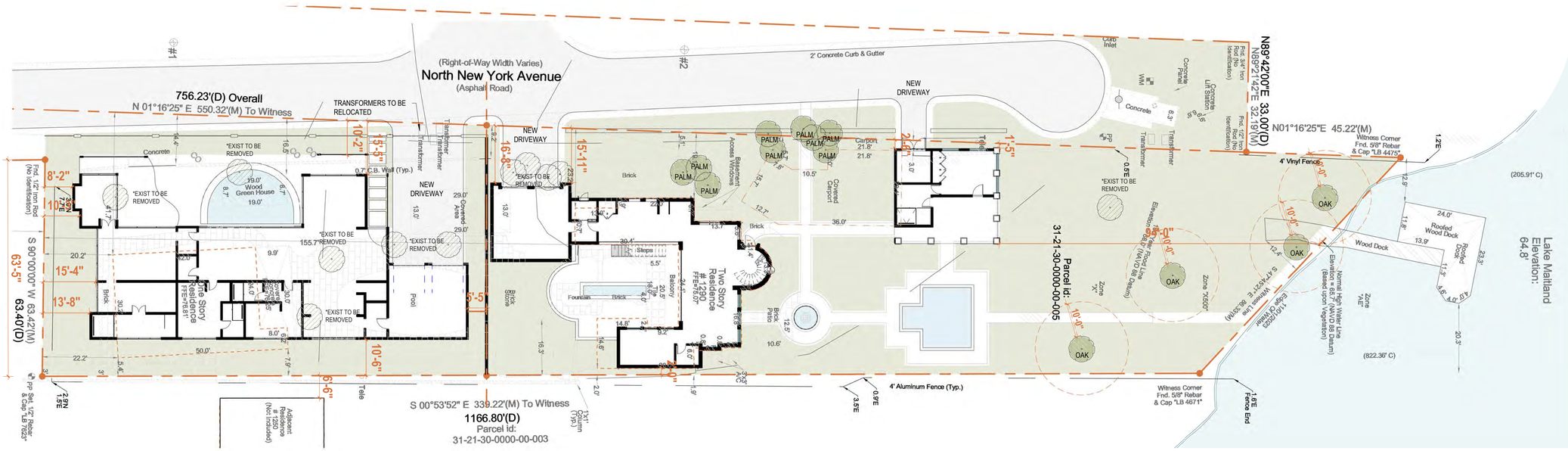
Boundary Note:
This Boundary Survey is based upon the foremost field monumentation and occupation of the boundary lines as shown hereon. Ownership of adjoining properties and Property Boundaries are subject to change. If or when any other pertinent information becomes available, this Boundary Survey is subject to revision. Subject Property: Said change is without limitation, consultation or notification.

Note:
No visible water line or well marked at time of Survey.

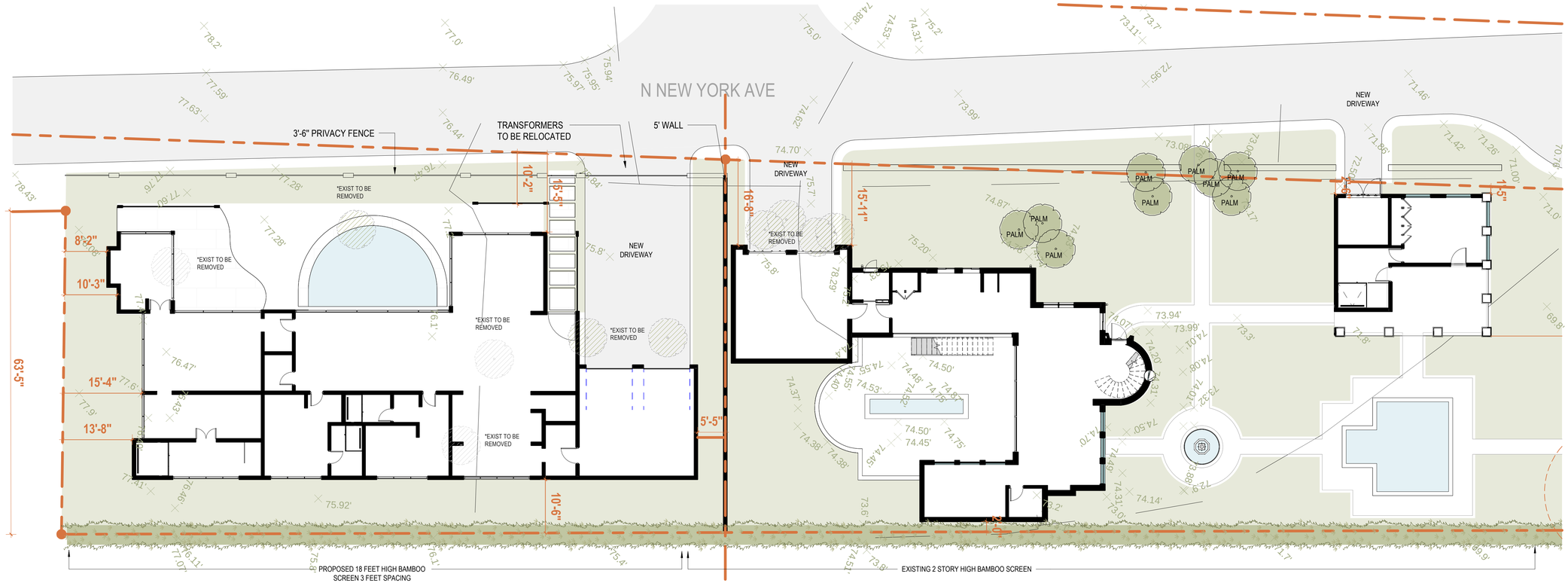
-Legend-

UW		- Buried Force Main Line
SAN		- Buried Sanitary Line
GAS		- Buried Gas Line
EL		- Buried Electric Line
BT		- Buried Telephone Line
		- BOLLARD
		- Sanitary Valve
		- Sanitary Manhole
		- Electric Box
		- Cleanout

Survey is Based upon the Legal Description Supplied by Client.
Survey is Subject to Easements, Reservations and Rights-of-Way of Record.
Bearing Basis = N89°42'00"E along the North Line of Parcel 1 & 2
Elevations Shown Thus: 75.00 Denote Spot Elevations Based on NAVD 88 Datum
Contour Lines Shown Thus: 75 Denote Index Contours and 75 Denote Intermediate Contours
Utilities Shown Hereon Were Located by Visible Above Ground Evidence and SUNSHINE One-Call Ticket Number B24102900 Dated 10/29/2024. Additional Utilities May Exist.
Flood Zone Determination Per FIRM Map # 12095C0230F Dated 09/25/2009 Zone "X" Unshaded (Areas Determined to be Outside the 0.2% Annual Chance Floodplain)
Flood Zone Determination Per FIRM Map # 12095C0235F Dated 09/25/2009 Zone "AE" (Areas Subject to Inundation by the 1% Annual Chance Flood) Base Flood Elevations Determined.
Flood Zone Determination Per FIRM Map # 12095C0235F Dated 09/25/2009 Zone "X" (Areas Determined to be Outside the 0.2% Annual Chance Floodplain)
Property Contains 19,602 Square Feet or 0.45 Acres, More or Less.
Parking Striping Not Shown Hereon.
Subject Property Contains 0 Parking Spaces, Including 0 Handicap Spaces.
Property Has Direct Access to North New York Avenue, a Paved Publicly Dedicated Right-of-Way Maintained by the City of Winter Park.
Property Has Direct Access to North Park Avenue, a Paved Publicly Dedicated Right-of-Way Maintained by the City of Winter Park.
Property Has Direct Access to Lake End, a Paved Publicly Dedicated Right-of-Way Maintained by the City of Winter Park.
Property Has Direct Access to Lake Maitland, a Navigable Body of Water



1 **OVERALL SITEPLAN**
1/16" = 1'-0"



2 **ENLARGED SITEPLAN**
3/32" = 1'-0"

Z

Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

Developer
Name **Z PROPERTIES**
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
Tel: 407.929.3303
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Design:
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Structure:
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Address Orlando, FL 32804
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Email keith@kmtruss.com

Landscape Architect:
Name
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Tel:
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Civil:
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Pools: NOT PART OF PERMIT SET
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Interior Design: NOT PART OF PERMIT SET
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Rev.	Date

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Date 4.15.2024

Scale As indicated

Site Plan

A100

Sheet No.

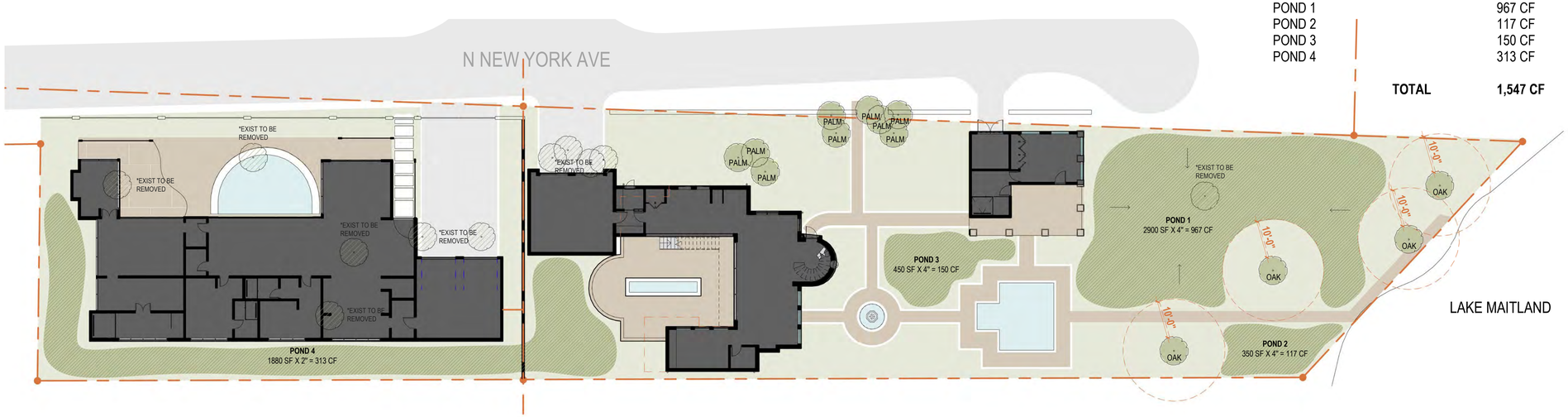
RETENTION POND CALCS

DRYLAND	26,182 SF
IMPERVIOUS ALLOWED	13,091 SF (50%)
BUILDINGS	6,440 SF
COVERED TERRACES	1,235 SF
SIDEWALKS	4,170 SF
DRIVEWAYS	1,150 SF
WALKWAY TO DOCK	110 SF
POOL AND PONDS 100% 715 SF	358 SF (50%)
TOTAL IMPERVIOUS	**13,463 SF**

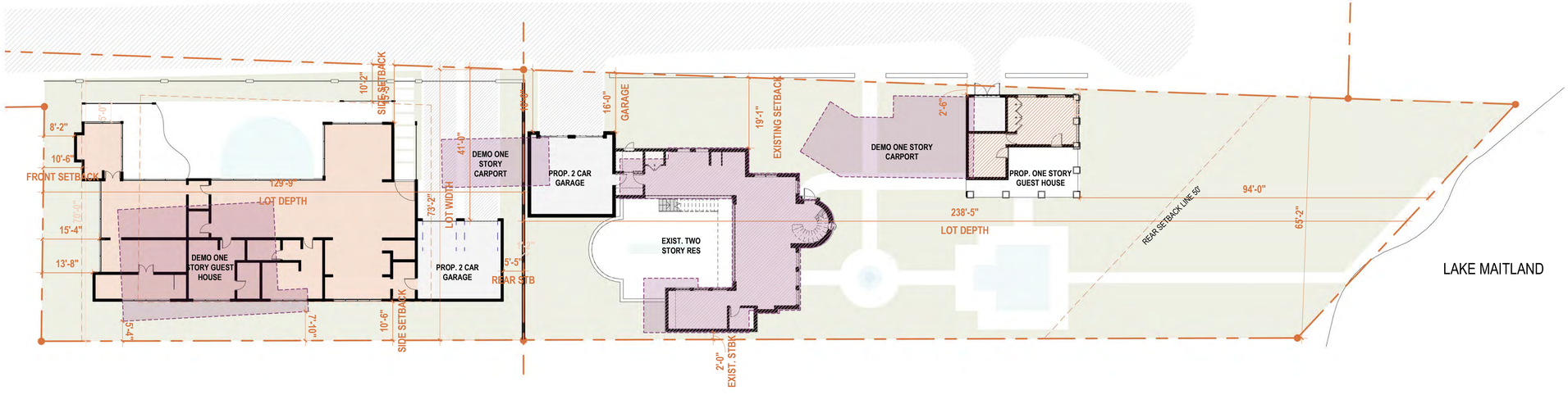
OVERFLOW WATER CALCS

13,463 SF X 0.833"	1,121 CF
POND 1	967 CF
POND 2	117 CF
POND 3	150 CF
POND 4	313 CF
TOTAL	**1,547 CF**

1 RETENTION PLAN
1/16" = 1'-0"



2 EXISTING AND PROPROSED SITE PLAN DIAGRAM
1/16" = 1'-0"



Z

Remodel & Lot Split

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Project No. 1290

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Address 219 W Comstock Ave, Winter Park,
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Landscape Architect:
Name
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Address
Tel:
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Civil:
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Email

Pools: NOT PART OF PERMIT SET
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Interior Design: NOT PART OF PERMIT SET
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Date 4.15.2024

Scale 1/16" = 1'-0"

Retention Plan

A101

Sheet No.

Remodel & Lot Split

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Project No. 1290

Developer

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Address	Zellwood, FL 32798
Tel:	(407) 880-4551
Email	keith@kmtruss.com

Landscape Architect:

Name	
Address	
Address	
Tel:	
Email	

Civil:

Name	
Address	
Address	
Tel:	
Email	

Pools: NOT PART OF PERMIT SET

Name	
Address	
Address	-
Tel:	-
Email	

Interior Design: NOT PART OF PERMIT SET

Name	
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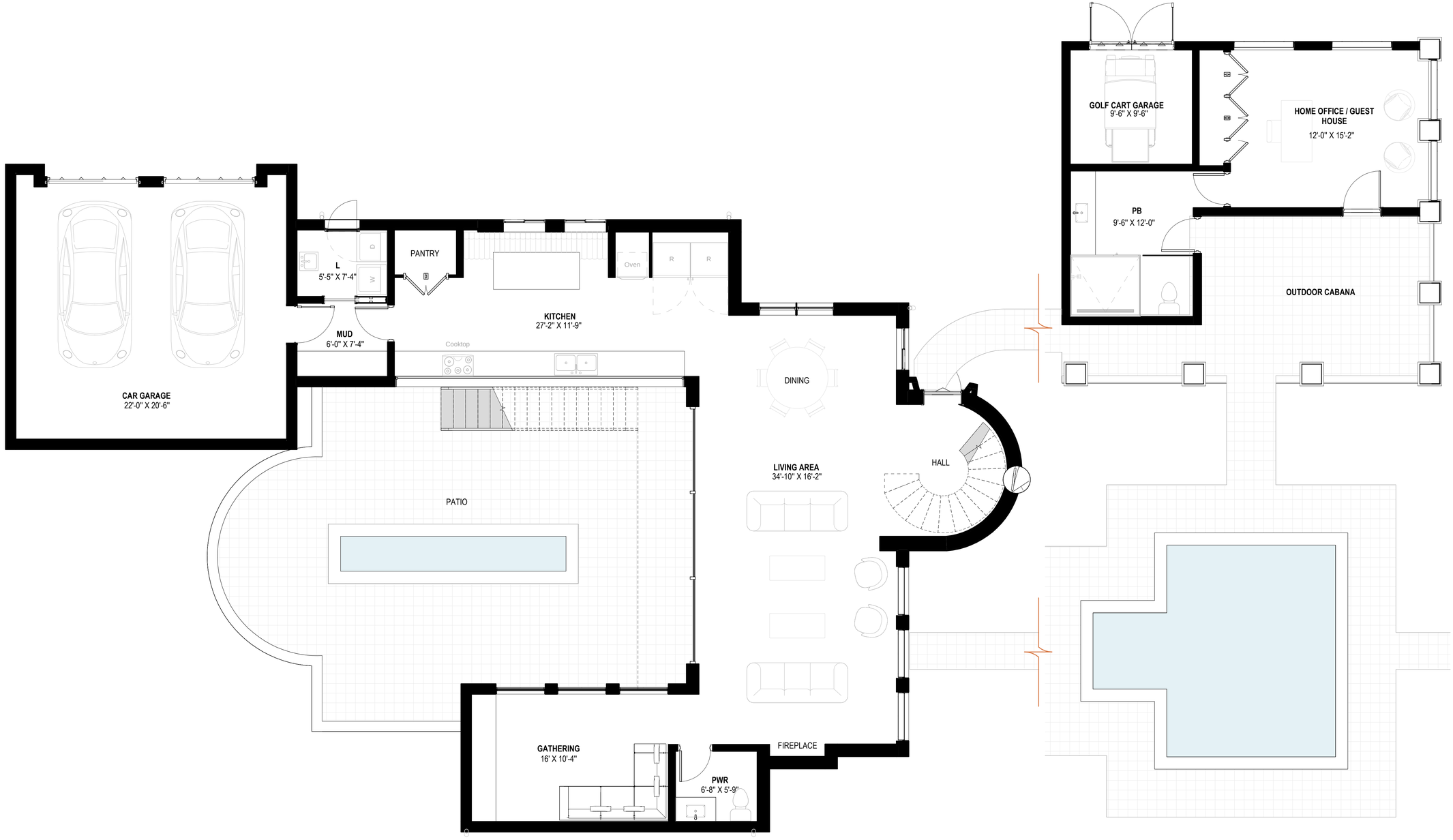
Date 4.15.2024

Scale

Renders Main Residence

A200

Sheet No.



1 **PROPOSED REMODEL PRESENTATION PLAN 1ST FLR**
1/4" = 1'-0"

Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

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Landscape Architect:
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Civil:
Name
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Address
Tel:
Email

Pools: NOT PART OF PERMIT SET
Name
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Tel:
Email

Interior Design: NOT PART OF PERMIT SET
Name
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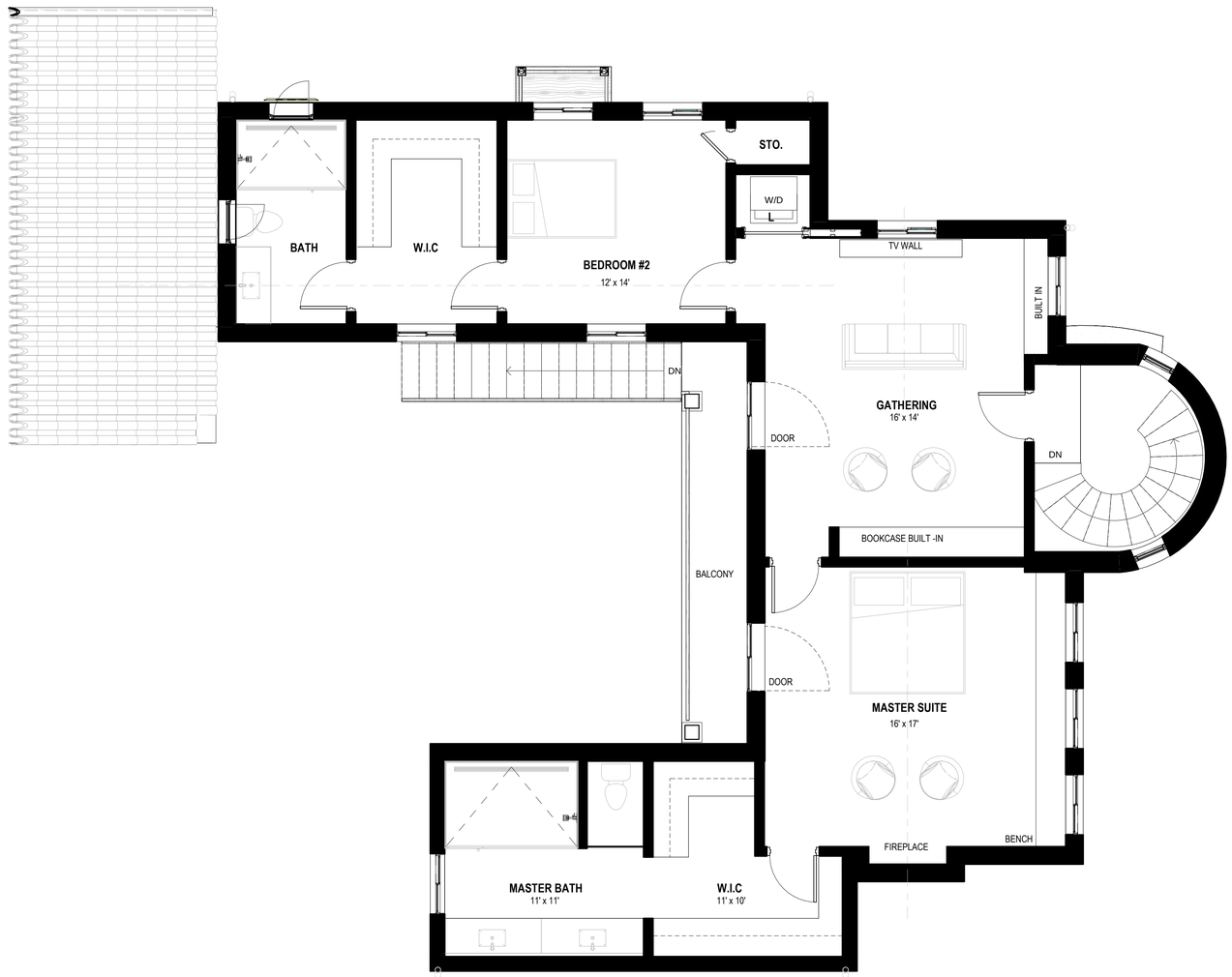
Date 4.15.2024

Scale 1/4" = 1'-0"

Remodel Presentation Floor Plan

A201

Sheet No.



1 PROPOSED REMODEL PRESENTATION PLAN 2ND FLR

1/4" = 1'-0"

Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

Developer

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Landscape Architect:

Name
Address
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Civil:

Name
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Email

Pools: NOT PART OF PERMIT SET

Name
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Interior Design: NOT PART OF PERMIT SET

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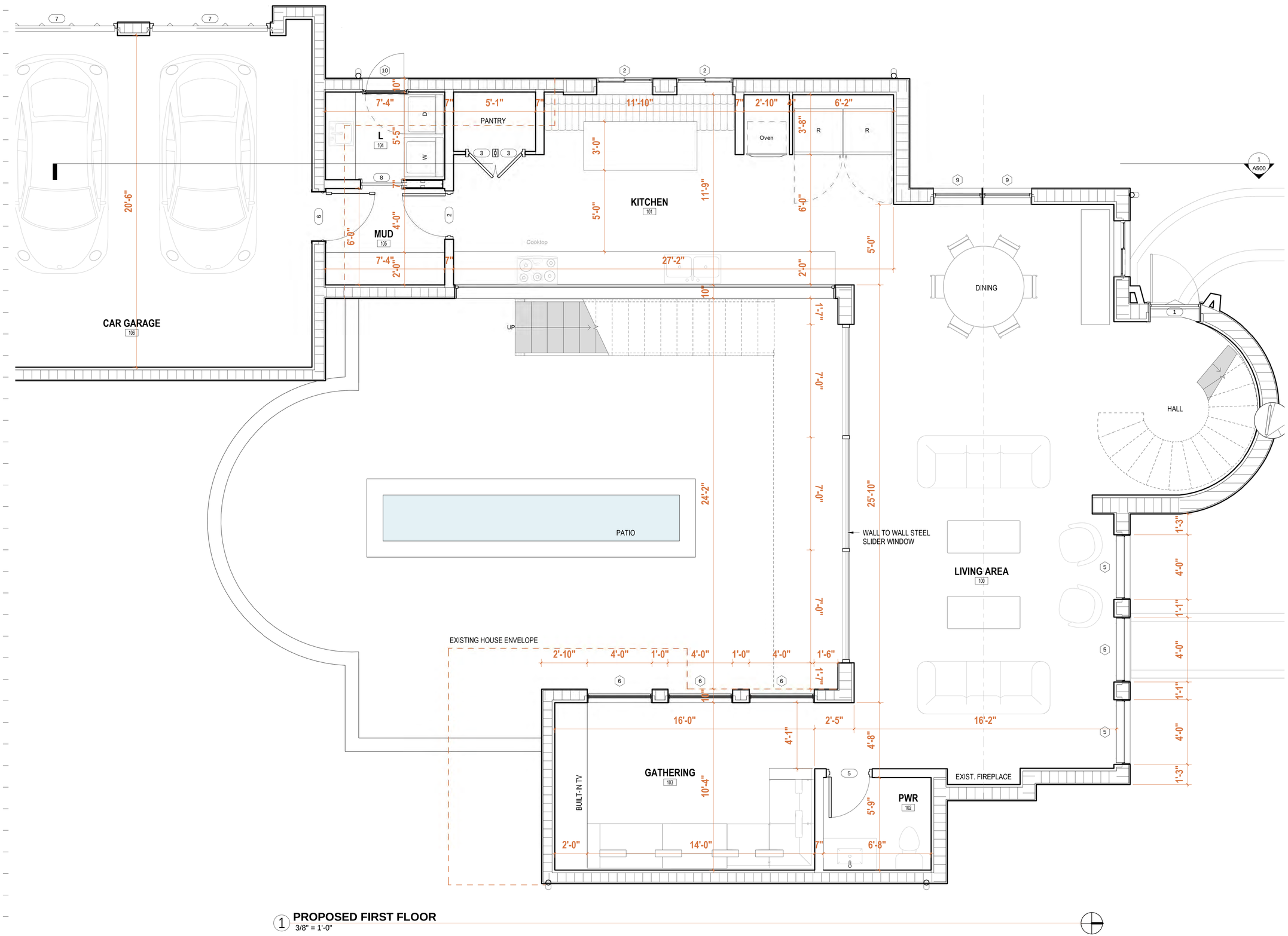
Date 4.15.2024

Scale 1/4" = 1'-0"

Presentation Plan - Second Floor

A202

Sheet No.



1 **PROPOSED FIRST FLOOR**
3/8" = 1'-0"

Z

Remodel & Lot Split

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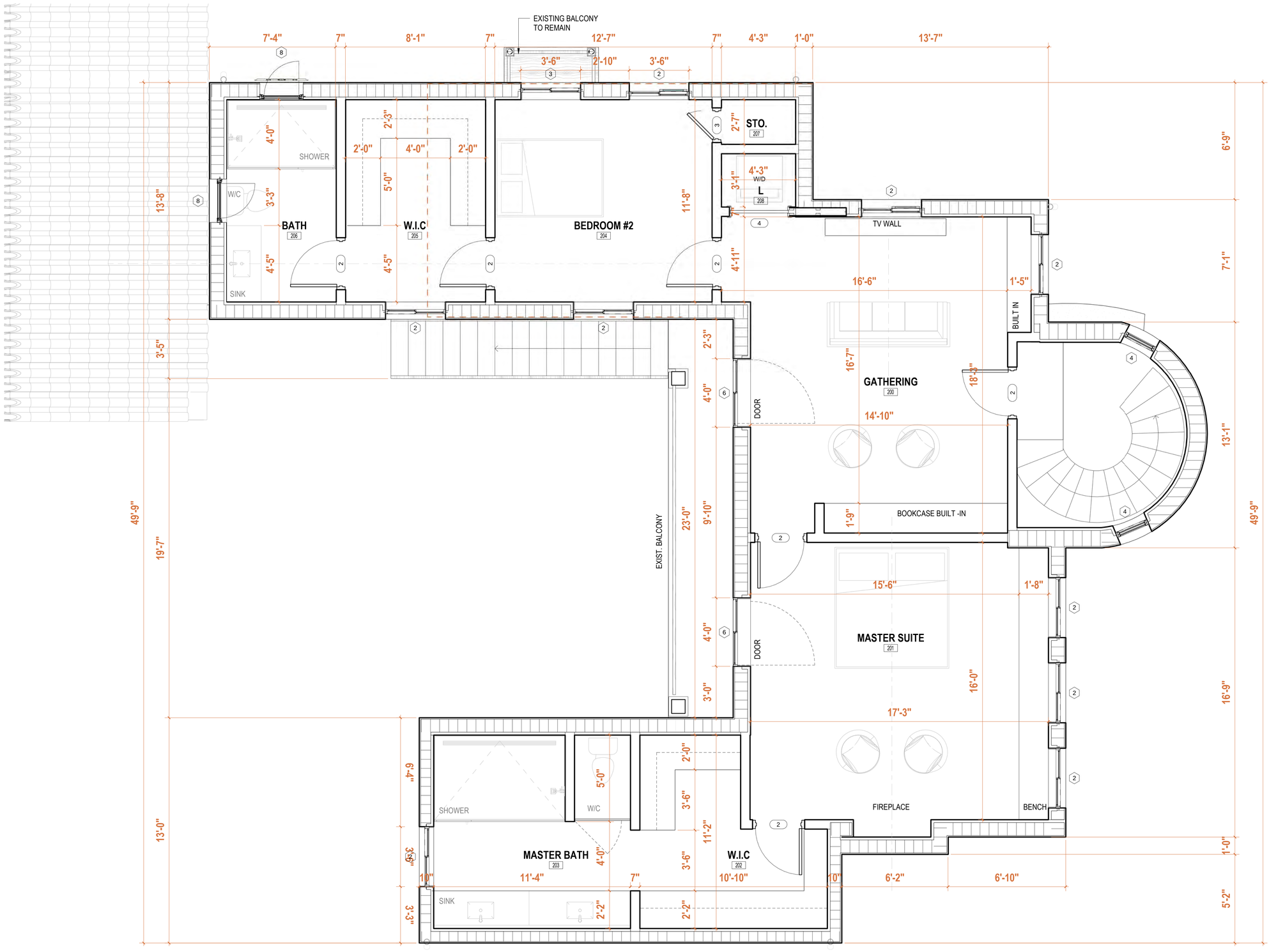
Date 4.15.2024

Scale 3/8" = 1'-0"

Proposed First Floor Plan

A300

Sheet No.



1 **PROPOSED SECOND FLOOR PLAN**
3/8" = 1'-0"

Z

Remodel & Lot Split

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Project No. 1290

Developer
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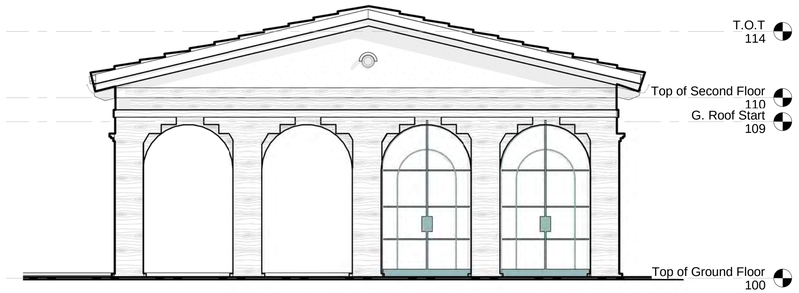
Date 4.15.2024

Scale 3/8" = 1'-0"

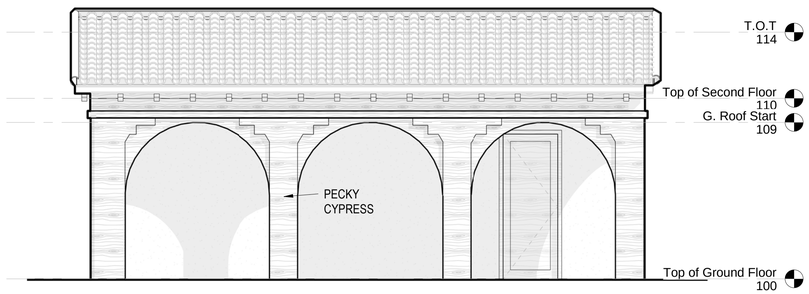
Proposed Second Floor Plan

A301

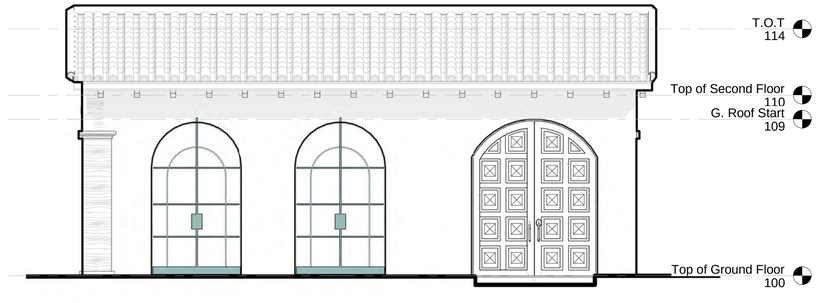
Sheet No.



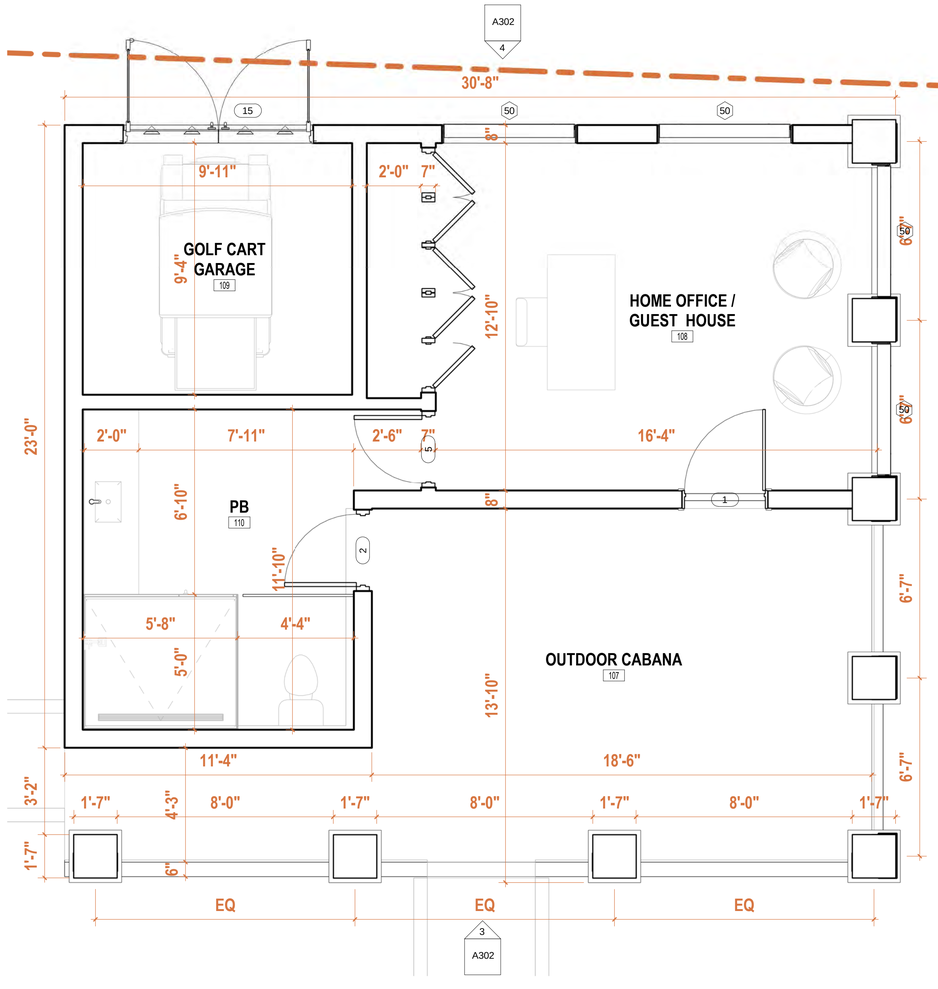
2 LAKE FRONT ELEVATION
1/4" = 1'-0"



3 SIDE ELEVATION
1/4" = 1'-0"



4 STREET SIDE ELEVATION
1/4" = 1'-0"



1 GUEST HOUSE / HOME OFFICE
3/8" = 1'-0"

Remodel & Lot Split

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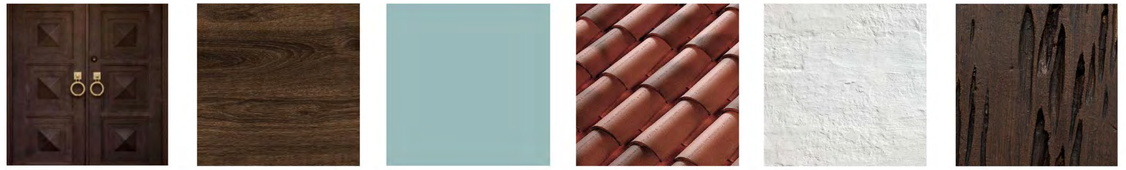
Scale As indicated

Guest / Pool House Details

A302

Sheet No.



1. DESIGN DOORS

2. WALNUT WOOD DOORS & DETAILS

3. NOVELTY WAVE WINDOWS

4. BARREL CLAY ROOF

5. WHITE STUCCO WALL FINISH

6. PECKY CYPRESS WOOD DETAILS

1 FRONT ELEVATION

1/4" = 1'-0"

2 LAKE FRONT ELEVATION

1/4" = 1'-0"

Z

Remodel & Lot Split

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Name
Address
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Civil:

Name
Address
Address
Tel:
Email

Pools: NOT PART OF PERMIT SET

Name
Address -
Address -
Tel:
Email

Interior Design: NOT PART OF PERMIT SET

Name
Address -
Address -
Tel:
Email

Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Z PROPERTIES INC., AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Z PROPERTIES INC.

Date 4.15.2024

Scale 1/4" = 1'-0"

Elevations

A303

Sheet No.

Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. **1290**

Developer

Name	**Z PROPERTIES**
Address	219 W Comstock Ave, Winter Park,
Address	FL 32789
Tel:	407.929.3303
Email	Zane@zpropertiesinc.com

Design:

Name	**Z PROPERTIES**
Address	219 W Comstock Ave, Winter Park,
Address	FL 32789
Tel:	407.929.3303
Email	Zane@zpropertiesinc.com

Structure:

Name	**ALBA ENGINEER**
Address	731 W. Smith Street
Address	Orlando, FL 32804
Tel:	(407) 421-4866
Email	dsouter@alba-eng.com

Trusses:

Name	**K & M TRUSS INC**
Address	2928 N Orange Blossom Trail,
Address	Zellwood, FL 32798
Tel:	(407) 880-4551
Email	keith@kmtruss.com

Landscape Architect:

Name
Address
Address
Tel:
Email

Civil:

Name
Address
Address
Tel:
Email

Pools: NOT PART OF PERMIT SET

Name
Address -
Address -
Tel:
Email

Interior Design: NOT PART OF PERMIT SET

Name
Address -
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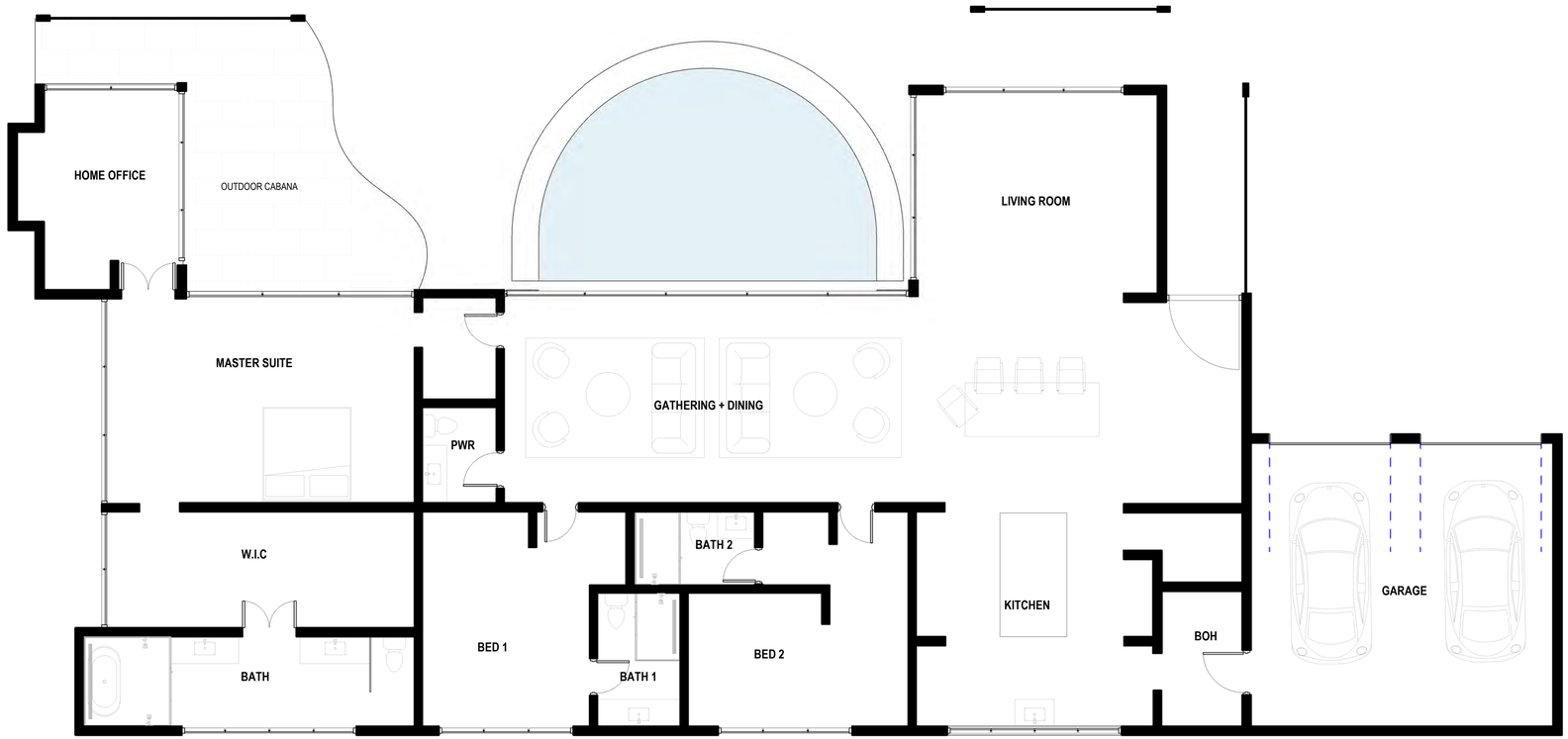
Date 4.15.2024

Scale

New Residence Renderings

A400

Sheet No.



1 **NEW RESIDENCE PRESENTATION FLOOR PLAN**
3/16" = 1'-0"

Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

Developer
Name **Z PROPERTIES**
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
Tel: 407.929.3303
Email Zane@zpropertiesinc.com

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Pools: NOT PART OF PERMIT SET
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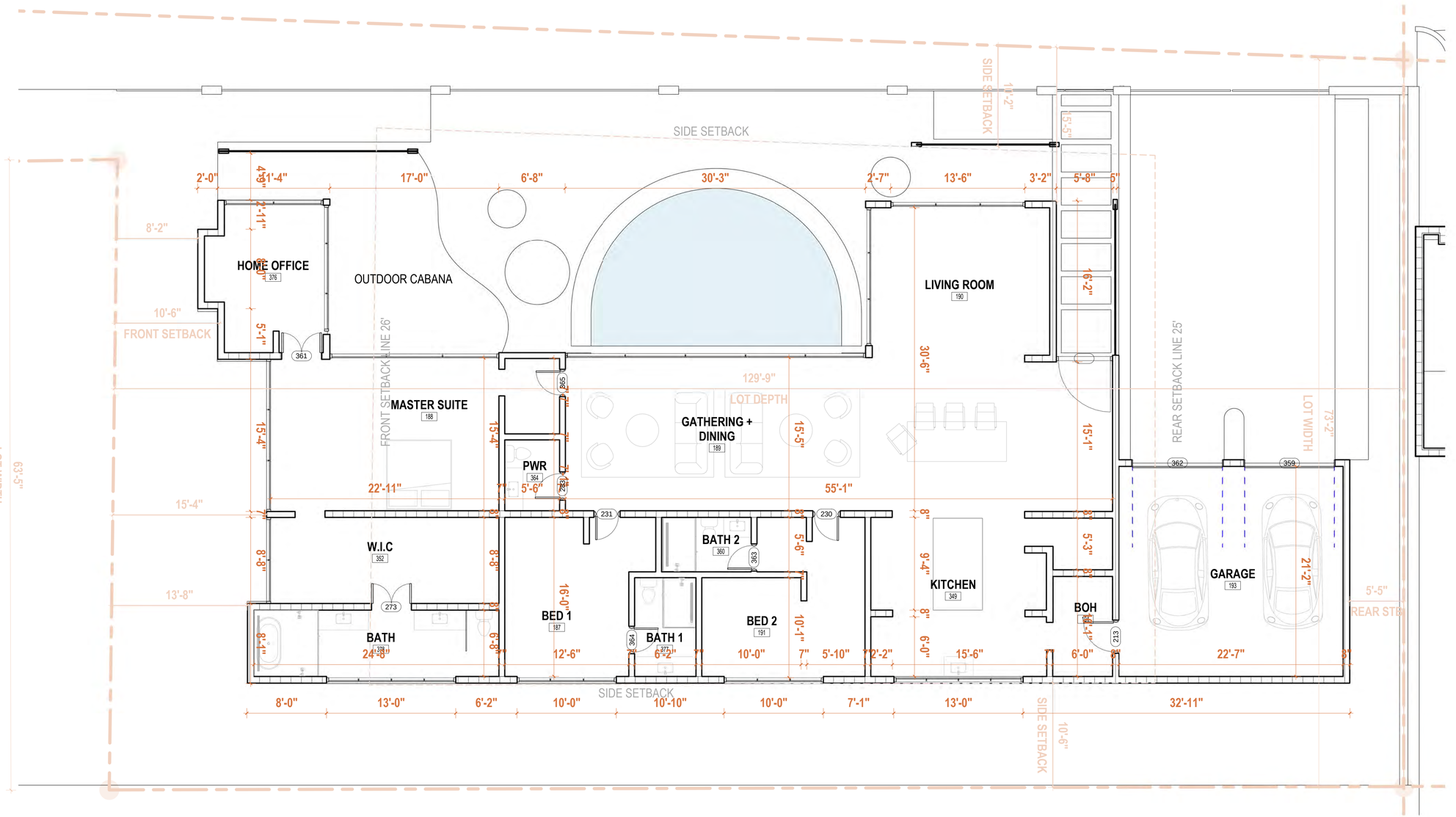
Date 4.15.2024

Scale 3/16" = 1'-0"

Presentation Floor Plan

A401

Sheet No.



1 **NEW RESIDENCE FLOOR PLAN**
3/16" = 1'-0"

Z

Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

Developer
Name **Z PROPERTIES**
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
Tel: 407.929.3303
Email Zane@zpropertiesinc.com

Design:
Name **Z PROPERTIES**
Address 219 W Comstock Ave, Winter Park,
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Tel: 407.929.3303
Email Zane@zpropertiesinc.com

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Name **ALBA ENGINEER**
Address 731 W. Smith Street
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Pools: NOT PART OF PERMIT SET
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Interior Design: NOT PART OF PERMIT SET
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Rev.	Date

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Date 4.15.2024

Scale 3/16" = 1'-0"

New Residence Floor Plan

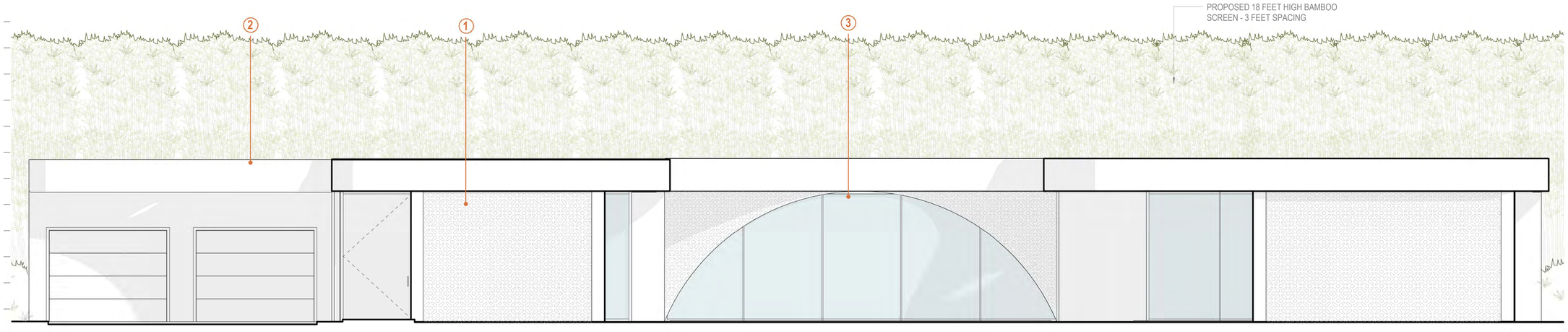
A402

Sheet No.

BREEZE BLOCK DECORATIVE

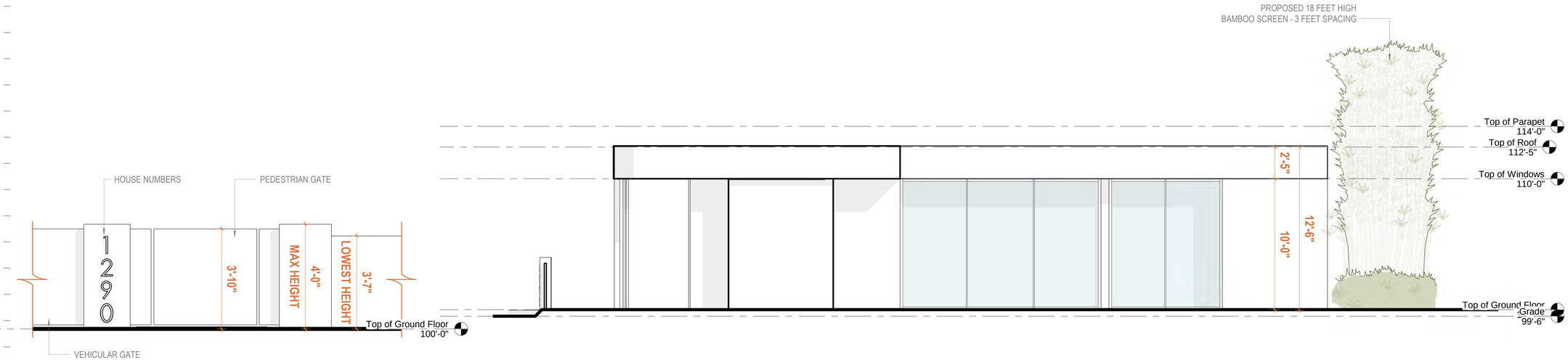
WHITE SMOOTH STUCCO

GLASS



1 NEW RESIDENCE STREET ELEVATION

1/4" = 1'-0"



3 GATE AND FRONT FENCE WALL DETAILS

1/2" = 1'-0"

2 NEW RESIDENCE SIDE ELEVATION

1/4" = 1'-0"

Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

Project No. 1290

Developer

Name	**Z PROPERTIES**
Address	219 W Comstock Ave, Winter Park,
Address	FL 32789
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Civil:

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Tel:
Email

Pools: NOT PART OF PERMIT SET

Name
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Address -
Tel: -
Email

Interior Design: NOT PART OF PERMIT SET

Name
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Date 4.15.2024

Scale As indicated

Elevations 2

A403

Sheet No.

ORDINANCE 3300-24

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE FROM SINGLE FAMILY RESIDENTIAL (R-1AAA) TO SINGLE FAMILY (R-1AA) ZONING ON A PORTION OF THE PROPERTY AT 1290 N. PARK AVENUE, MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS, the owner of these properties has requested a lot split/subdivision into two lots thereby creating a new non-lakefront lot and has offered for such consideration the voluntary historic designation of the existing Gamble Rogers home built in 1930 along with commitment to maintain and install bamboo screening for the benefit of the existing adjacent lakefront home, and such commitment is made a part of and condition of approval of the ordinance, and

WHEREAS, on May 7, 2024, the Planning and Zoning Board held a public hearing on the subdivision and rezoning requests as set forth herein and made a recommendation to the City Commission regarding such rezoning, and

WHEREAS, the City Commission finds that the changes in zoning set forth herein is consistent with the Comprehensive Plan and meets the requirements for rezoning under the City's Comprehensive Plan and land development regulations, and

WHEREAS, the establishment of municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held.

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

SECTION 1. That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to change from Single Family (R-1AAA) to Single Family (R-1AA) district zoning on the non-lakefront lot portion being more or less the south 270 feet of the property at 1290 N. Park Avenue.

SECTION 2. This Ordinance shall become effective immediately upon the effective date of this Ordinance.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this 12th day of June, 2024.

_____
Mayor Sheila DeCiccio

Attest:

_____
Rene Cranis, City Clerk

RESOLUTION 2284-24

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, DESIGNATING THE PROPERTY LOCATED AT 1290 N. PARK AVENUE, WINTER PARK, FLORIDA AS A HISTORIC RESOURCE ON THE WINTER PARK REGISTER OF HISTORIC PLACES.

WHEREAS, there are located within the City of Winter Park historic sites, areas, structures, buildings, improvements and appurtenances, both public and private, both on individual properties and in groupings, that serve as reminders of past eras, or that provide significant examples of past architectural styles and development patterns and that constitute unique and irreplaceable assets to the City; and

WHEREAS, the Winter Park Historic Preservation Board has determined and recommended that this property holding the Gamble Rogers house at 1290 N. Park Avenue built in 1930 is the first documented Gamble Rogers designed and built house in the City of Winter Park, and

WHEREAS, this Mediterranean styled home was built for Zoe Shippen, who was a nationally acclaimed artist, who had exclusive art shows across the country who married Dr. Shippen, who was one of the founders of the Jewett Clinic. They together later built the Arte Modern or Presidential style home at 1280 N. Park Avenue on the corner of Park/New York Avenue.

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

SECTION 1. That the City Commission of the City of Winter Park hereby designates 1290 N. Park Avenue as a historic resource on the Winter Park Register of Historic Places, which shall be limited to the lakefront portion/lot of the overall property approved for a subdivision/lot split coincident and conditioned upon this historic designation. Any appeal or revocation of that subdivision/lot split shall make this historic designation null and void.

SECTION 2. This historic designation is confined to the lakefront lot resultant from the aforementioned subdivision/lot split approval which is currently identified as 1290 N. Park Avenue and with a Parcel ID# 31-21-30-0000-00-005 and any future change in address to a New York Avenue address shall not be of any effect upon the City Commission designation as a historic resource on the Winter Park Register of Historic Places.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this 22nd day of May 2024.

_____

Sheila DeCiccio, Mayor

ATTEST:

_____

Kim Breland, Deputy City Clerk

Jeffrey Briggs

From: LINDA HUGHES <loyalnole@aol.com>
Sent: Tuesday, April 30, 2024 4:29 PM
To: Jeffrey Briggs
Subject: [External] New York Ave

[This email is from an external source. Before clicking any links, hover over them to check the actual address. Avoid opening attachments from unknown senders.]

Hi Jeff - I wanted to contact you regarding the proposal to split the lot across the street. It is an exceptionally long lot and the lakefront house is near the water. It would be so much more attractive to have a home on the south side of the lot. Right now, we look at an ugly concrete wall that runs the length of the property. The proposed one story dwelling would be a welcomed addition to our street.

We are very much in favor of splitting the lot.

Respectfully,

Linda and David Hughes

CITY OF WINTER PARK

04/24/2024

401 South Park Avenue
Winter Park, FL 32789

Dear City of Winter Park:

We thank you for this opportunity to solicit your approval for the plan(s) being presented by Zane Williams of Z Properties.

Mardly grew up in Central Florida, and I transferred to the University of Central Florida, where the two of us met. Shortly after graduating, we relocated to Philadelphia, married, began our careers, and started our family. We always knew we would return to our favorite place, and eventually, we would forever call Winter Park home.

Since returning to Central Florida in late 2009, we have lived in Winter Park. We fell in love with the city for the same reason most people do. We met Zane and Emily Williams during one of their Parade of Homes showings. While we could not afford a new build, we hired Emily to redesign our home. It tuned out fantastic. The business we started in 2010 has become incredibly successful, and we are in the fortunate position to realize one of our dreams: build a new home with Z Properties.

We believe in preserving Winter Park as the founders intended, and we have an opportunity to carry on that tradition by splitting the lot at 1290 N. Park Ave. This is accomplished in two ways: preserving the original James Gamble Rogers home on the lakeside and building the mid-century home you see in the plans by Z Properties on the backside of the lot.

There is no question that James Gamble Rogers is the most notable historical architect known to Winter Park residents. However, many residents are not as familiar with the architects who designed some of our most treasured mid-century modern commercial and residential buildings that have had as much of an impact on the Winter Park landscape as any other architecture.

We collaborated with Z Properties to build something rarely built today but iconic to the Winter Park landscape. It is a true mid-century throwback that even famous local and national mid-century architects would be proud to call their own.

1290 N. Park Avenue is the ideal place to build this home. The funds raised from the sale of the lot we will build on will go towards preserving the original James Gamble Rogers main house. Our new home will be just steps from where the original 'Royal House' was built. Unfortunately, it was torn down in the early 2000s and replaced with two new modern homes.

In many ways, our new home will also contribute to preserving Winter Park by returning a familiar landscape as close as possible to where the Royal House sat and once visible to residents driving through the intersection of Park Ave. and New York.

We ask for your unanimous approval and look forward to the opportunity to bring back mid-century architecture to Winter Park.

Sincerely,

Craig & Mardly Smith

BRYAN & LORI TRIPPLER

1801 Legion Dr., Winter Park, FL 32789 | 407-758-7926 | btrippler@gmail.com

Date

City of Winter Park
401 S. Park Avenue
Winter Park, FL 32789

Dear City of Winter Park:

We are submitting this letter to support the proposed project at 1290 N. Park Ave. We became familiar with this project because Craig and Mardly Smith are our next-door neighbors and they have been sharing their passion and vision for this home.

We often walk from our home to downtown WP, passing by the proposed project site. We believe preserving the James Gamble Rogers original house and constructing a new single-story mid-century modern home would be the proper and most aesthetically appealing architectural approach to the area. In line with Winter Park's history of preservation, we feel it would be a mistake to allow such an important landmark to be demolished and replaced by a new massive two-story home, changing the landscape for the worse.

We are very familiar with the high-quality work Z Properties delivers; we have seen the proposed drawings of the 'split plan' as well as the plans if the lot were not split. We support the plan to split the lot, allowing for the preservation of the original James Gamble Rogers house and the addition of a mid-century modern home Z Properties has tastefully designed for the site.

Sincerely,

Bryan & Lori Trippler

Brian & Lytle Smith
810 Juanita Rael
Winter Park, FL 32789
(P) 202-340-0710 (E) brianrsmith@hey.com

City of Winter Park
401 S Park Avenue
Winter Park, FL 32789

1290 North Park Ave Project

Dear City of Winter Park,

We are writing to express our full support for Z Properties' proposed plan to split the lot at 1290 N Park Avenue. This plan aims to preserve the historic home built by James Gamble Rogers while also constructing a new mid-century home for the future homeowners Mardly and Craig Smith.

Both of us have a strong connection to Winter Park. Lytle grew up here, and while I am originally from Kansas City, we have always found Winter Park to be a place of warmth, charm, and community. When we lived in Chicago, we often discussed making Winter Park our permanent home to raise our family. When the opportunity arose, we purchased our current home at 810 Juanita Rael, situated next door to Mardly and Craig Smith.

We faced a similar decision when deciding what to do with our new home. We could have opted to demolish it and build a larger, more modern structure. However, after careful consideration, we chose to preserve the original home for several reasons. Firstly, the house, dating back to the 1960s, holds significant value having been a cherished family residence. Secondly, we saw the potential in undertaking a complete renovation, both inside and out. Lastly, after consulting with our neighbors, it became evident that many shared our sentiment in preserving the character and integrity of our street.

The original home at 1290 N Park Ave has an even richer history, spanning over a century as a beloved family residence. The proposed plan by Z Properties presents an opportunity for the city to maintain the historical essence of the area while simultaneously revitalizing the streetscape with a tastefully designed mid-century modern home.

Failure to approve Z Properties' plan would risk forever altering the landscape at the corner of N Park and New York, a change that most residents, including ourselves, in this area oppose.

We urge the City to consider the greater community's desire for preservation and progress by approving the lot split plan proposed by Z Properties. This decision would honor Winter Park's rich history while embracing its vibrant future.

Thank you for your time and consideration.

Sincerely,

Brian and Lytle Smith

March 6, 2024

Jeffrey Briggs
Planning Director
City of Winter Park
401 Park Avenue South
Winter Park, Florida 32789-4386

Re: 1290 N. Park Ave / Lot Split Design Proposal, Preliminary Arch. Set, dated January 31, 2024

Dear Mr. Briggs:

We are the owners of certain real property located either adjacent to or near 1250 and 1290 N. Park Ave. We are aware of the City Historic Designation Application received by the City of Winter Park for the 1290 N. Park Ave. property. It is our understanding that the nature of any associated Lot Split Proposal (as more particularly described or shown in the above-referenced Preliminary Arch. Set documents, dated January 31, 2024) is likely to require certain variances from the City of Winter Park Land Development Code.

We have reviewed, and agree with, the objection to this Application (and any associated or later request(s) that may be made to the City), as more particularly outlined in the March 4, 2024, letter the City recently received from Peter and Lynn DiPasqua, the adjacent property owner (1250 N. Park Ave.). Generally, we believe any action (or series of related actions), that may result in any property split for 1290 N. Park Ave. does not promote quality development to strengthen the character of the City. Rather, it would be inconsistent with the City's traditional residential scale, and, in turn, negatively impact our property's value. We, too, would be opposed to the City granting any such required variances that may be requested.

If you have any questions, please do not hesitate to contact me. Thank you. Sincerely,

Peter DiPasqua
Print Name: _____
Address: 1250 N Park Ave.
Address: _____

Ravi Ganath
Print Name: _____
Address: 1400 N. New York Ave
Address: Winter Park FL 32789

Print Name: _____
Address: _____
Address: _____

Print Name: _____
Address: _____
Address: _____

Print Name: _____
Address: _____
Address: _____

Print Name: _____
Address: _____
Address: _____

Print Name: _____
Address: _____
Address: _____

Print Name: _____
Address: _____
Address: _____

GRAYROBINSON

Jason W. Searl | Jason.Searl@gray-robinson.com | **D** 407.244.5601
301 East Pine Street, Suite 1400, Orlando, Florida 32801 | **T** 407.843.8880 | **F** 407.244.5690

March 4, 2024

VIA EMAIL (CHANEL@ZPROPERTIESINC.COM) AND FEDERAL EXPRESS

Chanel Magid
Z Properties
219 West Comstock Avenue
Winter Park, Florida 32789

Re: 1290 N. Park Ave. / Lot Split Design Proposal, Preliminary Arch. Set, dated January 31, 2024

Dear Chanel:

On behalf of our clients, Peter and Lynn DiPasqua, the adjacent property owner (1250 N. Park Ave.), I am writing to thank you for the opportunity to review the above Lot Split Design Proposal Packet (17 pages total) you emailed to them on February 20, 2024. In reviewing the various Survey, Site Plan, Floor Plans, Renderings and Elevations in this Packet, I am writing to notify Z Properties and the City of Winter Park ("City") of our objections to the pending City Historic Designation Application, together with any associated City applications that may later be requested for any property split / subdivision, variance, or additions / renovations to be heard by the City Planning and Zoning Board, the City Board of Adjustments, and/or the City Commission.

Generally, we believe any action (or series of related actions), that may result in any property split for 1290 N. Park Ave. does not promote quality development to strengthen the character of the City. Rather, it would be inconsistent with the traditional residential scale of the City, and, in turn, negatively impact our clients' property value. Specifically, we intend to note in our Meeting(s) Presentation for the pending City Historic Designation Application (any associated later City Meetings) several current City Land Development Code Sections that are applicable to, and illustrative of, the negative impacts that any such approvals are likely to have in the future.

If you have any questions, please do not hesitate to contact me. Thank you.

Very truly yours,

Jason W. Searl

cc: Peter and Lynn DiPasqua (via email only)
Zane Williams, Z Properties (via email zane@zpropertiesinc.com and Federal Express)
Jeffrey Briggs, Planning Director, City of Winter Park (via email JBriggs@cityofwinterpark.org only)
City Clerk, City of Winter Park (via email cityclerk@cityofwinterpark.org and Federal Express)
The Proudfits, 1290 N. Park Ave., Winter Park, Florida 32789 (via Federal Express only)

City Commission

agenda item 12.c

item type
Public Hearings: Quasi-Judicial Matters

meeting date
June 12, 2024

prepared by
Allison McGillis, Director of Planning and Zoning

approved by

subject
Request of Z Properties Group, Inc. for Conditional Use approval to redevelop the site at 111 S. Knowles Avenue with a three-story, 11,280-square-foot building on property zoned Commercial (C-2). (2nd Hearing)

motion | recommendation
Staff Recommendation is for approval with the following condition:

1. That the proposed tenant and any future tenants of the building comply with the city's noise Ordinance, including no outdoor speakers or live entertainment on the patios.

background
This is a Conditional Use request by Z Properties Group, Inc., on behalf of the property owner, in order to build a three-story, 11,280-square-foot building at 111 S. Knowles Ave., zoned Commercial (C-2). The first floor will be utilized as a retail/restaurant/coffee shop, the second floor will be utilized as office space, and the third floor will be utilized as one residential unit.

The property measures 10,349 square feet in size. The property's Commercial (C-2) zoning allows for a 200% Floor Area Ratio (FAR) which would be up to 20,698 square feet. The proposed three-story building is 11,280 square feet (FAR of 109%). The building meets all applicable setbacks and coverage requirements. The building is also setback an additional seven feet and eight inches from Morse and eight feet seven inches from Knowles to provide additional space for outdoor seating. There are also two existing oak trees within the right-of-way at this corner that are being preserved and, with the additional setback, give them a bit more room for their canopy to grow.

Parking Analysis
The code in the Central Business District requires parking for the "net" increases in building floor space. A property owner can rebuild the existing square footage with the existing parking that exists, and just provide for the "net" increase. Thus, the previous 7,365 square foot building could be rebuilt maintaining the 12 parking spaces that previously existed. The

proposed building is 11,280 gross square feet, but is 10,110 square feet in size in terms of the area that is calculated for parking purposes. The other 1,170 square feet is an un-air conditioned outdoor terrace on the second floor that is not calculated in parking purposes.

The first two floors are a combination of 7,330 square feet in size, which is less than the previous building and therefore can be parked with 12 parking spaces since it does not exceed the square footage of the previous building size. In terms of use for the first and second floor, the project is proposing similar uses, a coffee shop/restaurant/retail with the same 104 seats as the previous tenant of the site (The Imperial at Washburn Imports) on the first floor and office space on the second floor. The remaining 2,780 square feet on the third floor is one residential unit which requires 2 parking spaces. There will be 12 parking spaces on site, and project will be creating two additional spaces along the Knowles frontage by closing the existing curb cut. This will give the project 14 parking spaces to meet the parking requirements.

Compatibility with the Surrounding Area
The main review criteria for three-story buildings in the Central Business District is compatibility with the surrounding area. In this case, the previously building was two-stories but was surrounded by three- and four-story buildings. To the west is the Landmark Condominiums that are four stories in height, to the east are the El Cortez Apartments that are three stories, to the south is the new Edyth Bush building that is three stories, and across the street on Morse is the three-story building owned by the Winter Park Methodist Church. In terms of height, the building is compatible.

Due to the location of this property, it is subject to the Central Business District (CBD) Façade Guidelines. The original elevations of the building proposed by the applicant did not conform to these guidelines and therefore the reason for the tabling at the April P&Z meeting. Since then, the applicant has submitted new proposed elevations of the building that are a significant improvement and will be a welcomed upgrade to this area that meets the CBD Façade Guidelines.

Due to the proximity of this building to residential units, staff is recommending one condition to help mitigate the impact to the neighbors:

1. That the proposed tenant and any future tenants of the building comply with the city's noise Ordinance, including no outdoor speakers or live entertainment on the patios.

alternatives | other considerations

fiscal impact

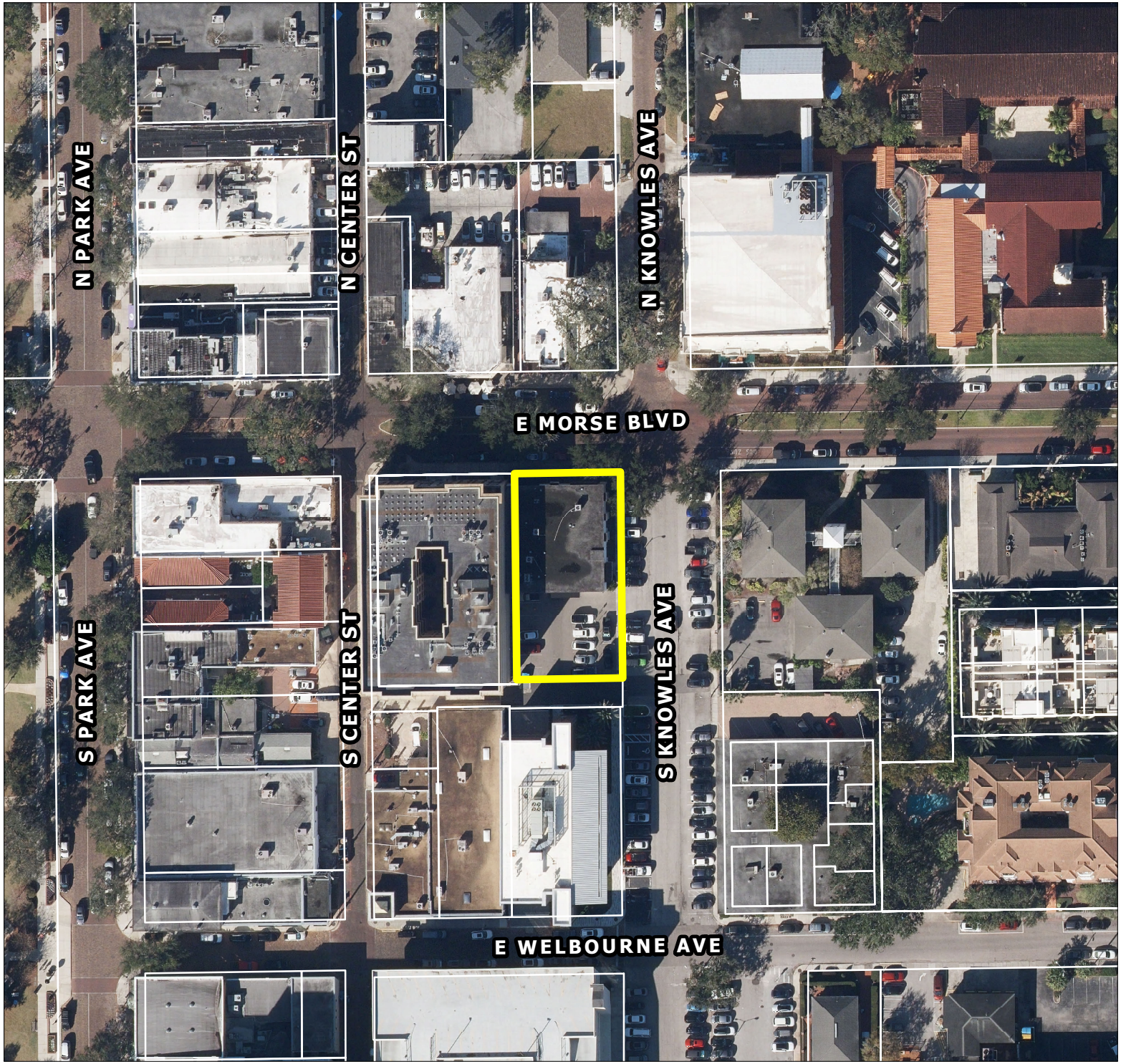
attachments

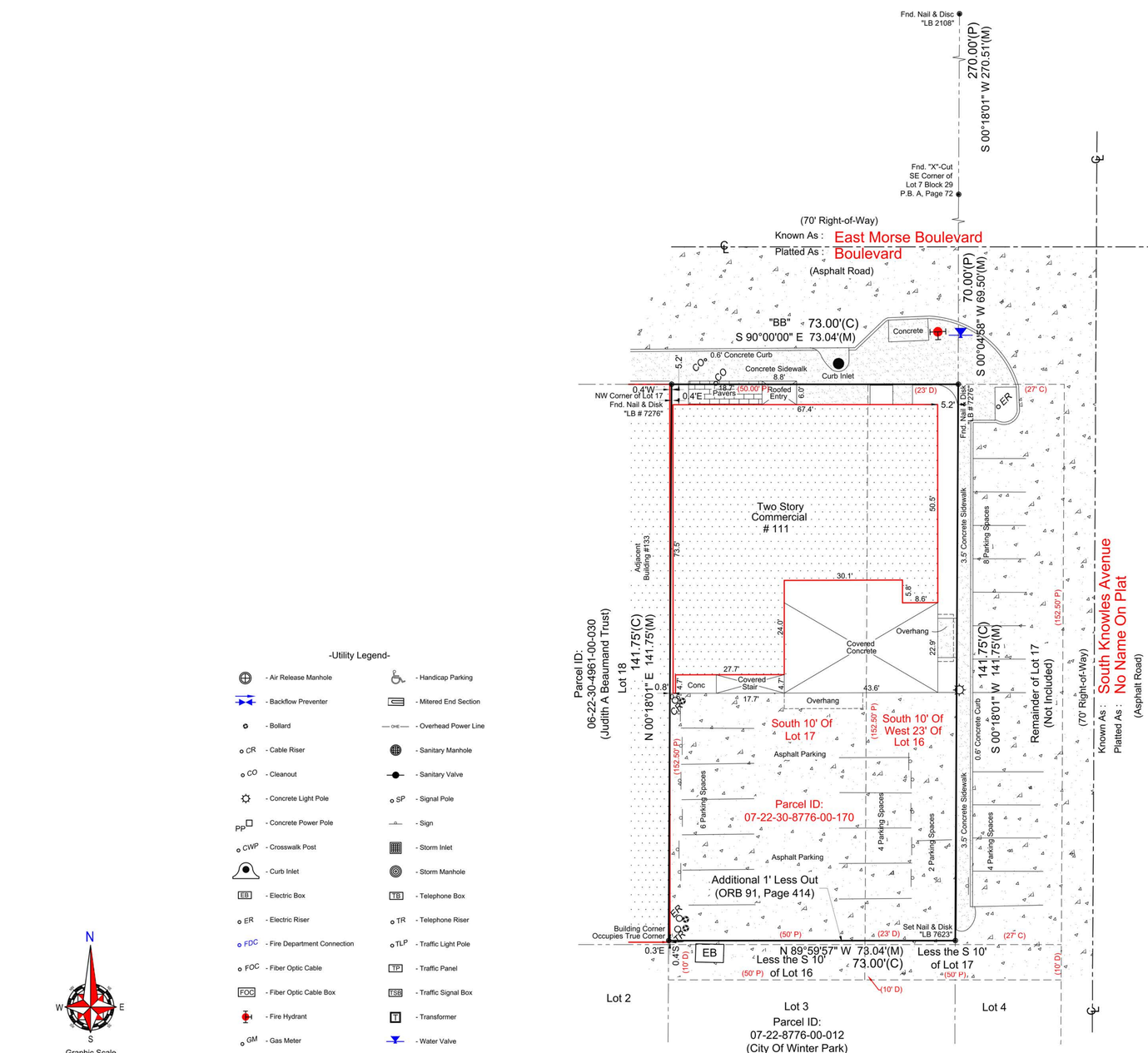
1. Location Map
2. 111 S Knowles - Storyville updated set
3. 111 S Knowles - Storyville Elevations 4.30
4. Storyville Building Elevations

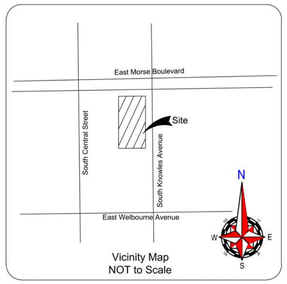
LOCATION MAP

111 S. Knowles Ave.

City of Winter Park
Florida



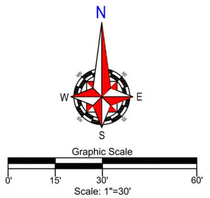




Vicinity Map
NOT to Scale

-Utility Legend-

- Air Release Manhole
- Backflow Preventer
- Bollard
- CR - Cable Riser
- CO - Cleanout
- Concrete Light Pole
- PP - Concrete Power Pole
- CWP - Crosswalk Post
- Curb Inlet
- EB - Electric Box
- ER - Electric Riser
- FDC - Fire Department Connection
- FOC - Fiber Optic Cable
- FOC - Fiber Optic Cable Box
- Fire Hydrant
- GM - Gas Meter
- Gas Valve
- Guy Anchor
- Handicap Parking
- Mitered End Section
- OHE - Overhead Power Line
- Sanitary Manhole
- Sanitary Valve
- SP - Signal Pole
- Sign
- Storm Inlet
- Storm Manhole
- TB - Telephone Box
- TR - Telephone Riser
- TLP - Traffic Light Pole
- TP - Traffic Panel
- TSB - Traffic Signal Box
- T - Transformer
- Water Valve
- Water Meter
- PP - Wood Power Pole



Graphic Scale
0' 15' 30' 60'
Scale: 1"=30'

Issued by: Fidelity National Title Insurance Company
Issuing Agent: The Kabrawala Law Group, PLLC
Commitment Number: 10431471
Issuing Office File Number: 111 S Knowles Ave.
Effective Date: August 22, 2020 @ 05:00 P.M.
Schedule B - Section 2

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. ***Not survey related.***

2. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable. ***Not survey related.***

3. Standard Exceptions:

A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. ***Concrete, Asphalt, & Pavers cross lot lines.***

B. Rights or claims of parties in possession not shown by the public records. ***Not survey related.***

C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. ***Not survey related.***

D. Taxes or assessments which are not shown as existing liens in the public records. ***Not survey related.***

4. Notice of Lien Prohibition Under Section 713.10 Florida Statutes recorded January 18, 2017 in Official Records Instrument No. 20170034480, of the Public Records of Orange County, Florida. ***Not survey related.***

5. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements. ***Not survey related.***

ALTA/NSPS Land Title Survey / Boundary Survey

Legal Description:

Lot 17, Less the South 10 feet thereof, and the West 23 feet of Lot 16, Less the South 10 feet thereof, J.A. TROVILLION'S REDIVISION, according to the plat thereof recorded in Plat Book F, Page 70, of the Public Records of Orange County, Florida, less that portion Quit Claimed to the City of Winter Park, Florida, as recorded in O.R. Book 91, Page 414,Public Records of Orange County, Florida, being more particularly described as follows: Beginning 141.75 feet South of the Northwest corner of Lot 17, Block 36, J.A. TROVILLION'S REDIVISION, according to the map or plat thereof as recorded in Plat Book F, Page 70, Public Records of Orange County, Florida; run South 1 foot; East 73 feet; North 1 foot; West 73 feet to the Point of Beginning.

Flood Disclaimer:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK, COMMUNITY NUMBER 120188, DATED 9/25/2009.

ALTA/NSPS CERTIFICATION

Certified to: ZANE WILLIAMS; Z PROPERTIES GROUP; CHIRAG B. KABRAWALA, ESQ, KABRAWALA LAW GROUP, PLLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 11(b), 13, 16, and 18 of Table A thereof.

The fieldwork was completed on 09/08/2022.

Date of Plat or Map: 09/16/2022.

Patrick K. Ireland, PSM 6637

Gross Land Area:	10,353 Square Feet or 0.24 Acres more or less
Setback Requirements:	Front: 00' Side: 10' Rear: 00'
Zoning:	C-2
Square footage of Buildings:	3,587 Square Feet more or less
Parking Space Size:	(Standard) 24 Parking Stripes found at time of Survey (Handicap) 00 Parking Stripes found at time of Survey

In the process of conducting the fieldwork, no of earth moving work, building construction or building additions within recent months were observed.
In the process of conducting the fieldwork, no evidence of recent street or sidewalk construction or repairs were observed.
In the process of conducting the fieldwork, no evidence of site use as a solid waste dump, sump or sanitary landfill were observed.
In the process of conducting the fieldwork, no evidence of cemeteries and/or burial grounds were observed.
In the process of conducting the fieldwork, no evidence of any water features were observed.
In the process of conducting the fieldwork, no evidence of wetland delineation markers were observed.
Vehicular Access to Subject Property is provided by:
South Knowles Avenue

Revisions	Field Date: 09/08/22	Date Completed: 09/16/22
	Drawn By: SMT	File Number: 109536

-Legend-

C	- Calculated	PC	- Point of Curvature
CL	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement		
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
		R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set ½" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Rebar	
N.R.	- Non-Radial	Typ.	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Plat	WM	- Water Meter
P.B.	- Plat Book	Δ	- Delta (Central Angle)
	- Wood Fence		- Chain Link Fence

-Notes-

>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
>Flood Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

I hereby Certify that this ALTA/NSPS Land Title Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes. Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland PSM 6637 LB 7623
This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Z PROPERTIES INC., AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Z PROPERTIES INC.

Z

STORYVILLE COFFEE

111 S KNOWLES AVE, WINTER PARK, FL 32789

Project No. 1823

Developer
Name Z PROPERTIES
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
Tel: 407.929.3303
Email Zane@zpropertiesinc.com

Design:
Name Z PROPERTIES
Address 219 W Comstock Ave, Winter Park,
Address FL 32789
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Email Zane@zpropertiesinc.com

Structure:
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Landscape Architect:
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Tel:
Email

Civil:
Name
Address
Address
Tel:
Email

Pools: NOT PART OF PERMIT SET
Name
Address -
Address -
Tel:
Email

Interior Design: NOT PART OF PERMIT SET
Name
Address -
Address -
Tel:
Email

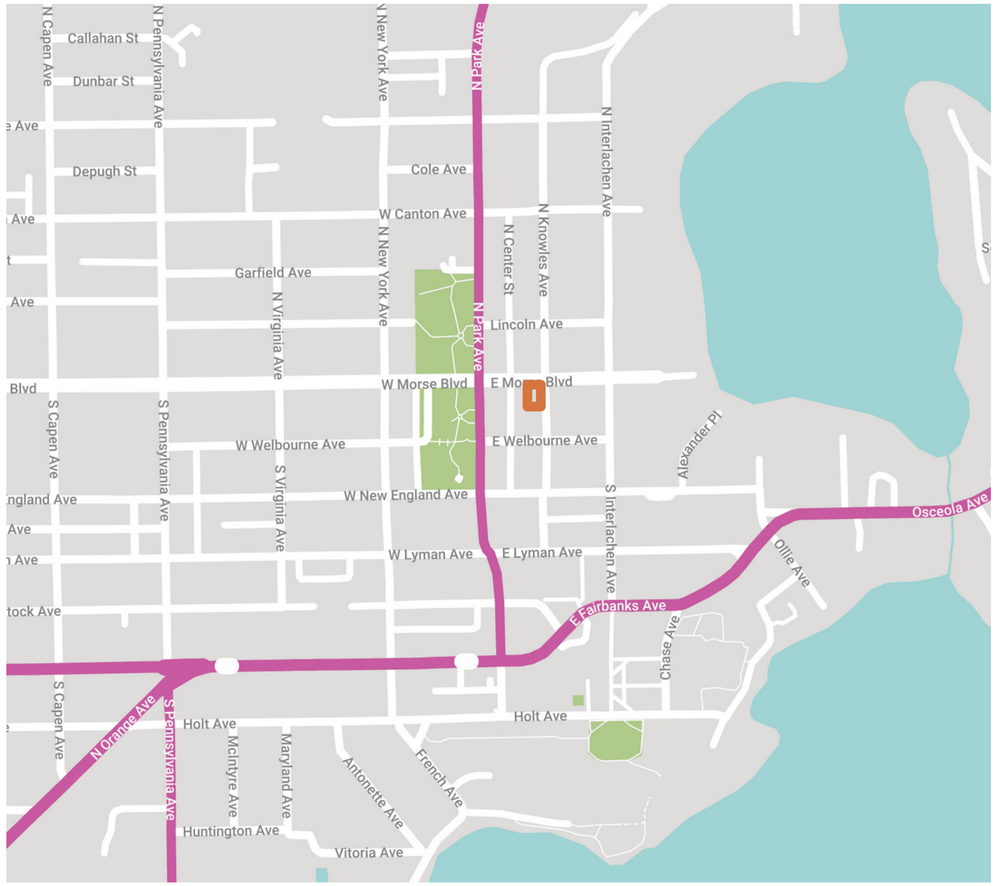
Rev.	Date

Date 08/03/23

Scale
SURVEY

Sheet No.
A100

AERIAL VIEW



MAP

Z

STORYVILLE COFFEE

111 S KNOWLES AVE, WINTER PARK, FL 32789

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Developer

Name	**Z PROPERTIES**
Address	219 W Comstock Ave, Winter Park,
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Landscape Architect:

Name
Address
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Tel:
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Civil:

Name
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Address
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Pools: NOT PART OF PERMIT SET

Name
Address -
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Tel:
Email

Interior Design: NOT PART OF PERMIT SET

Name
Address -
Address -
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Rev.	Date

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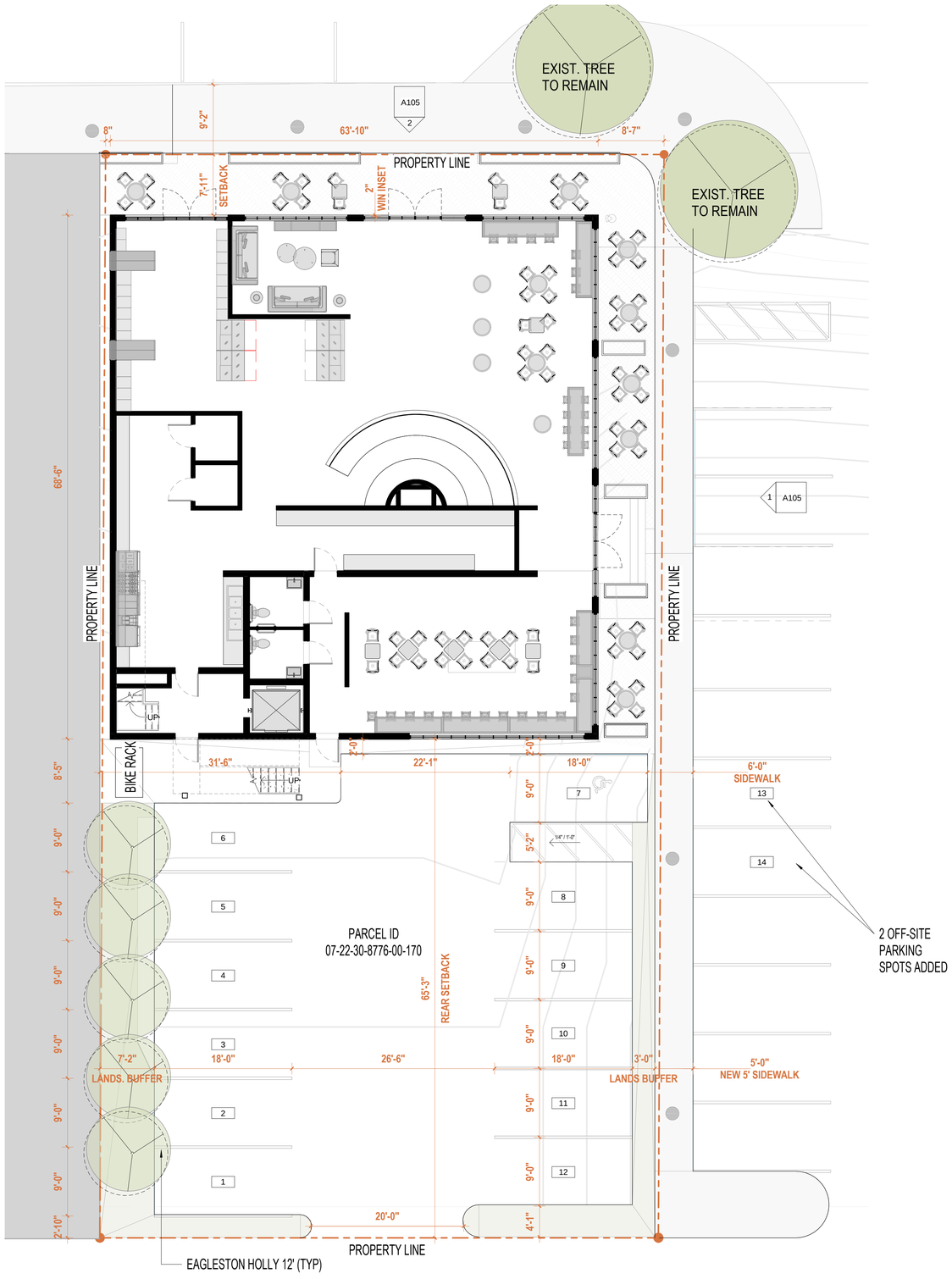
Date 02/08/24

Scale

LOCATION MAP

A100.1

Sheet No.



A101
1 **PROPOSED SITE PLAN**
1/8" = 1'-0"

PROJECT DATA

PARCEL ID 07-22-30-8776-00-170
CITY WINTER PARK
ACREAGE 0.24

PROPERTY DESCRIPTION
J A TROVILLIONS REVISION F/70 LOT 17 & W 23 FT OF LOT 16
(LESS S 10.75 FT THEREOF FOR ST)

LOT LAND AREA
10,349 SQFT (+/-) | 0.24 ACRES (+/-)

LAND USE CODE
1800 - OFFICE LOW-RISE

ZONING
C-2

BUILDING CALCS SQ FT
AC AREA

1ST FLOOR	4230 SF
2ND FLOOR	3100 SF
3RD FLOOR UNIT	2780 SF
TOTAL	**10,110 SF**

GROSS BLDG AREA
11,280 SF

SEATING CAPACITY
104 SEATS
GRAND-FATHERED 104 SEATS (IMPERIAL)
12 P.S

PARKING CALCS	**EXIST.**	**PROPOSED**
GRAND-FATHERED	7,698 SF = 12 P.S	7,320 SF = 11 P.S.
3RD FLOOR UNIT		2 P.S.
	TOTAL ON SITE	**12 P.S**
	OFF SITE PARKING	2 P.S.
	TOTAL	**14 P.S. PROVIDED**

Z

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Tel:
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Pools: NOT PART OF PERMIT SET
Name
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Tel:
Email

Interior Design: NOT PART OF PERMIT SET
Name
Address -
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Rev.	Date

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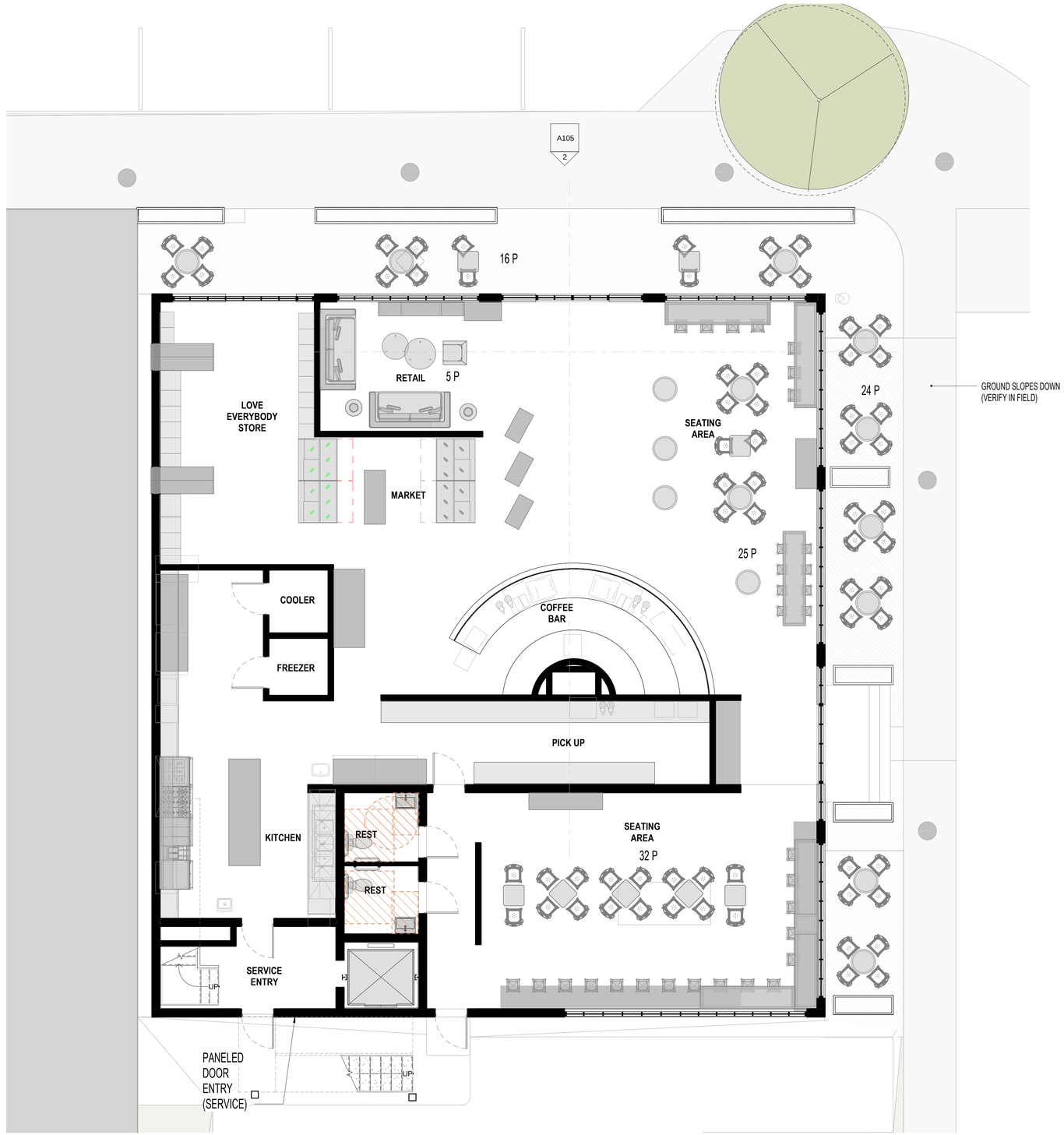
Date 09/18/23

Scale 1/8" = 1'-0"

SITE PLAN

A101

Sheet No.



A102 / 1 **PROPOSED LEVEL 1**
3/16" = 1'-0"

4 / A105

Z

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Landscape Architect:
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Tel:
Email

Civil:
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Address
Tel:
Email

Pools: NOT PART OF PERMIT SET
Name
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Tel:
Email

Interior Design: NOT PART OF PERMIT SET
Name
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Date 07/10/23

Scale 3/16" = 1'-0"

FLOOR 1 PLAN

A102

Sheet No.

A103 **1** **PROPOSED LEVEL 2**
1/4" = 1'-0"

A103 **2** **SECTION**
3/8" = 1'-0"

Z

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Date 05/08/23

Scale As indicated

FLOOR 2 PLAN

A103

Sheet No.

A104
1 **ROOF PLAN**
1/4" = 1'-0"

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Date 05/08/23

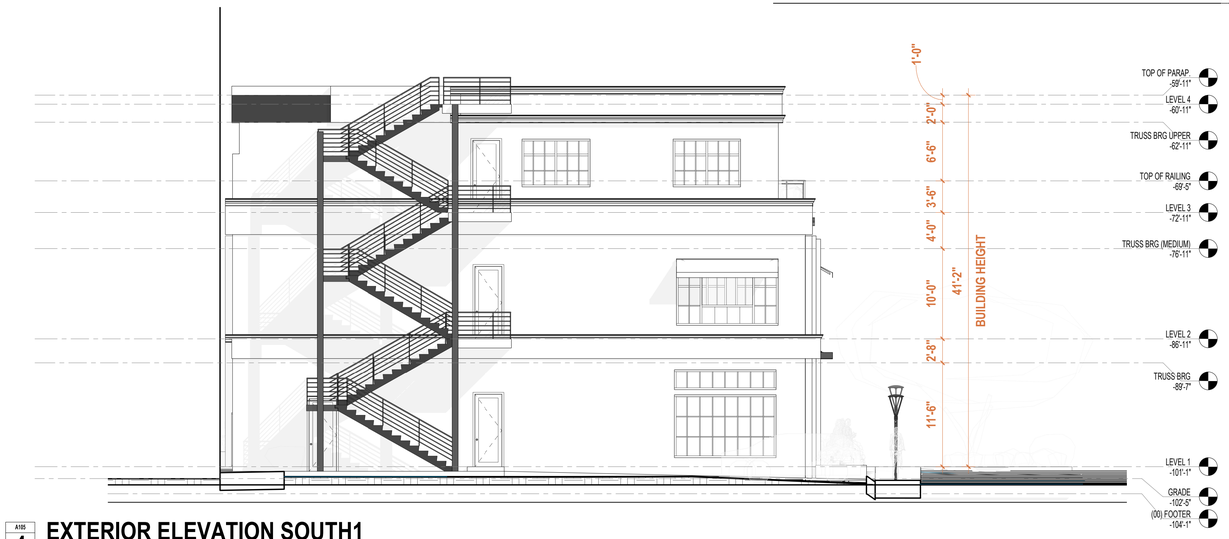
Scale 1/4" = 1'-0"

ROOF PLAN

A104

Sheet No.

A105 **2** **EXTERIOR ELEVATION NORTH**
1/8" = 1'-0"



A105 **4** **EXTERIOR ELEVATION SOUTH1**
1/8" = 1'-0"

A105 **3** **SIGNAGE EAST ELEVATION**
1/4" = 1'-0" TOTAL 15 SF

A105 **5** **SIGNAGE NORTH ELEVATION**
1/4" = 1'-0" TOTAL 15 SF

A105 **1** **EXTERIOR ELEVATION EAST**
1/8" = 1'-0"

STORYVILLE COFFEE

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Date 05/08/23

Scale As indicated

EXTERIOR ELEVATION

A105

Sheet No.

STORYVILLE COFFEE
STORYVILLE COFFEE

STORYVILLE COFFEE

STORYVILLE COFFEE
COFFEE
MARKET

STORYVILLE COFFEE

STORYVILLE COFFEE

City Commission

agenda item 13.a

item type
Public Hearings: Non Quasi-Judicial Matters

meeting date
June 12, 2024

prepared by
Hongmyung Lim, Engineer II

approved by
Randy Knight, City Manager

subject
Resolution 2286-24 - Approving the coordination between the City of Winter Park and the Florida Department of Transportation regarding the implementation of a new traffic signal at the intersection of S.R. 426/Aloma Avenue and Cortland Avenue.

motion | recommendation
Approval

background
This resolution approves the coordination between the City of Winter Park and the Florida Department of Transportation (FDOT) regarding the implementation of a new traffic signal at the intersection of S.R. 426/Aloma Avenue and Cortland Avenue. The City of Winter Park acknowledges that the proposed traffic signal will enhance the mobility options for pedestrian and bicycle safety and create safer access for all residents, specifically to neighboring parks and facilities. The City of Winter Park is agreeing to construct the proposed traffic signal at the City's costs, and it will maintain the traffic signal under the FDOT's Traffic Signal Maintenance and Compensation Agreement. Lastly, the City of Winter Park shall install the proposed traffic signal in advance of the letting date of the FDOT's S.R. 426 Resurfacing, Restoration, and Rehabilitation project, which is currently scheduled for August 2025. The expenditure for the design was approved by the City Commission at the 4/24/2024 meeting.

alternatives | other considerations

fiscal impact

attachments
1. Resolution-2286-24_Aloma-Cortland-Signal

RESOLUTION 2286-24

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, APPROVING THE COORDINATION BETWEEN THE CITY OF WINTER PARK AND THE FLORIDA DEPARTMENT OF TRANSPORTATION REGARDING THE IMPLEMENTATION OF A NEW TRAFFIC SIGNAL AT THE INTERSECTION OF S.R. 426/ALOMA AVENUE AND CORTLAND AVENUE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Winter Park desires to install a traffic signal at the intersection of S.R. 426/Aloma Avenue and Cortland Avenue;

WHEREAS, the City of Winter Park acknowledges the S.R. 426/Aloma Avenue corridor is over capacity, and the new traffic signal should not reduce congestion or delay;

WHEREAS, the City of Winter Park acknowledges that benefits to network access and connectivity are no less important than traffic capacity consideration;

WHEREAS, the City of Winter Park acknowledges that the proposed traffic signal will enhance the mobility options for bicycle and pedestrian safety and connectivity by creating safer access for all residents generally, and specifically to neighboring local parks and facilities;

WHEREAS, the City of Winter Park acknowledges that challenges to placement of the signal would require mitigation strategies between the City and appropriate parties to ensure safe operations and constructability;

WHEREAS, the City of Winter Park acknowledges the acquisition of any required permits, rights-of-way, and related costs associated with the installation and procurement of the proposed traffic signal will be the responsibility of the City;

WHEREAS, the City of Winter Park would accept maintenance of the proposed traffic signal and related equipment under the Florida Department of Transportation's Traffic Signal Maintenance and Compensation Agreement;

WHEREAS, the City of Winter Park acknowledges that timing of the traffic signal installation is of the essence, and shall install the proposed traffic signal in advance of the letting conducted by the Florida Department of Transportation's S.R. 426 Resurfacing, Restoration, and Rehabilitation project, which is currently scheduled for August 2025.

NOW, THEREFORE, be it resolved by the City Commission of the City of Winter Park, Florida that:

SECTION 1. Recitals. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a part of this Resolution.

SECTION 2. Acceptance. The City Manager is hereby given authority on behalf of the City of Winter Park to take steps needed to carry out the goals as set forth in the recitals, including the acceptance of maintenance of the proposed traffic signal

and related equipment under the Florida Department of Transportation's Traffic Signal Maintenance and Compensation Agreement.

SECTION 3. Effective date. This Resolution shall become effective immediately upon adoption of this Resolution by the City Commission of the City of Winter Park, Florida.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park held in City Hall, Winter Park on this 12th day of June, 2024.

_____
Mayor Sheila DeCiccio

ATTEST:

_____
City Clerk Rene Cranis