



Design Guidelines Ad Hoc Committee Regular Meeting

Agenda

December 16, 2024 @ 2:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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please note

Times are projected and subject to change.

-
- 1. Call to Order**
 - 2. Consent Agenda**
 - a. Approve the minutes of November 18, 2024. 1 minute
 - 3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 - 4. Discussion Item (s)**
 - a. Continued discussion on draft of Design Standards 60 minutes
 - 5. Action Items**
 - 6. Board Comments**
 - 7. Adjournment**



Design Guidelines Ad Hoc Committee

agenda item 2.a

item type

Consent Agenda

meeting date

December 16, 2024

prepared by

Mary Bush, Administrative Coordinator III

approved by**subject**

Approve the minutes of November 18, 2024.

motion | recommendation**background****alternatives | other considerations****fiscal impact****attachments**

1. Draft Design Guidelines Ad Hoc Committee Regular Meeting Minutes



Design Guidelines Ad Hoc Committee Regular Meeting Minutes

November 18, 2024 at 2:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Phil Anderson, Lucy Boudet, Maurizio Maso, Deborah Ziel, Charles Williams, Vashon Sarkisian

Absent

Emily Williams

Staff

Director of Planning and Zoning Allison McGillis, Planning Consultant Jeff Briggs, Senior Planner/Zoning Official John Harbilas, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Administrative Coordinator Mary Bush

1. Call to Order

Chairman Anderson called the meeting to order at 2:02 p.m.

2. Consent Agenda

- a. Approve the minutes of October 21, 2024.

Motion made by Vashon Sarkisian, seconded by Lucy Boudet, to approve the October 21, 2024 meeting minutes.

The motion carried unanimously by a 6-0 vote. (Emily Williams was absent from the meeting.)

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

No one from the public wished to speak. The public hearing was closed.

4. Discussion Item (s)

- a.
 - Discuss updated draft of Design Standards
 - Discuss summary of the walking tour

Mrs. McGillis began discussion and noted that since the last meeting, the title of the guidelines had been changed from Design Guidelines to Design Standards.

The Board inquired about whether the changes made since the last meeting reflected any of the feedback from the walking tour. Mr. Stringfellow indicated that changes based on the walking tour feedback would be included in the next iteration of the standards.

Mr. Stringfellow noted that an additional write-up was added and the size of the map on page four of the standards was increased. He also noted that verbiage for walkability was added, the image displayed for the conservation of design section was replaced, and five broad categories of architectural style and example images for them were added. A brief discussion then ensued about architectural styles and adaptive reuse. The Board expressed that there should be two more architectural styles included, one for industrial adaptive reuse and another for classical modern. Mr. Stringfellow explained that an application for a style that does not fit into any of the five broad categories would be required to go through an architectural review and may be required to go through a conditional use review if the conditional use requirements are triggered. He noted that the language in the standards for this would be clarified. The Board inquired about how the standards could be amended in the future and Mrs. McGillis responded that an ordinance would be needed to amend the standards. Discussion ensued about creating a historical connection with architectural styles, encouraging the use of the main-street classical style along Orange Avenue, broadening the architectural categories, the reason Welbourne Avenue is indicated on the included map as a separate enclave, and the reason the Orange Avenue Overlay is not connected to the Central Business District.

Mr. Stringfellow continued discussion on the changes made to the design standards and noted that language clarifying the extent of the regulations, the process, and the applicable zones was added, a five-foot clearance space requirement for café seating was added, and an additional page regarding proportion, composition, and fenestration was added. A brief discussion ensued about signage on awnings with regard to their allowance, and the use of blade signs and wall signage. The Board requested confirmation that staff has the ability to exercise a subjective review on signs allowed on awnings. Discussion then continued on wayfinding and window signs, fenestration, ornamentation, the labels included in the standards, and reducing the bulkhead requirement for storefront walls to one foot four inches. A brief discussion regarding the use and dimensions of balconies ensued, and the Board expressed that they wanted to encourage usable balconies. Discussion then continued about reconciling existing buildings that do not conform to the design standards, creating stricter standards for Park Avenue and New England Avenue only, what determines compatibility, the approval process, how a modern building could be justified as compatible, creating a definition for acceptable modern architecture, and the properties in the Central Business District that would be subject to the design standards.

5. Action Items

6. Board Comments

7. Adjournment

The meeting adjourned at 3:15 p.m.

ATTEST:

/s/ Mary Bush, Recording Secretary

Possible Levels of Detail for Façade Guidelines

FOR DISCUSSION ONLY

"So long as each architect and each client thinks only of his own building, how individual and how noticeable he can make it, little progress in the total effect can be expected. Architects should be trained to think first of how their building will take its place in the picture already existing. The harmony, the unity which binds the buildings together and welds the whole into a picture, is so much the most important consideration that it should take precedence. Within the limits of this enclosing unity there is plenty of scope for variety, without resorting to that type which destroys all harmony by its blatant shouting."

~ Raymond Unwin in *Towns & Town-Making Principles*, 1909

Level of Detail From Form Based Codes, by Parolak, Parolak and Crawford

There are generally four possible levels of architectural regulation that can be integrated into an FBC:

1. Complete regulation by style down to very specific details thoroughly drawn and dimensioned in an architectural pattern book (See Figure 2.45.)
2. Regulation by quality and general local character that is done with a combination of photos and drawings (See Figure 2.46.)
3. Very basic regulations to achieve a basic standard of quality mostly regulated through text, but sometimes with some limited supporting graphics (See Figure 2.47.)
4. No architectural standards

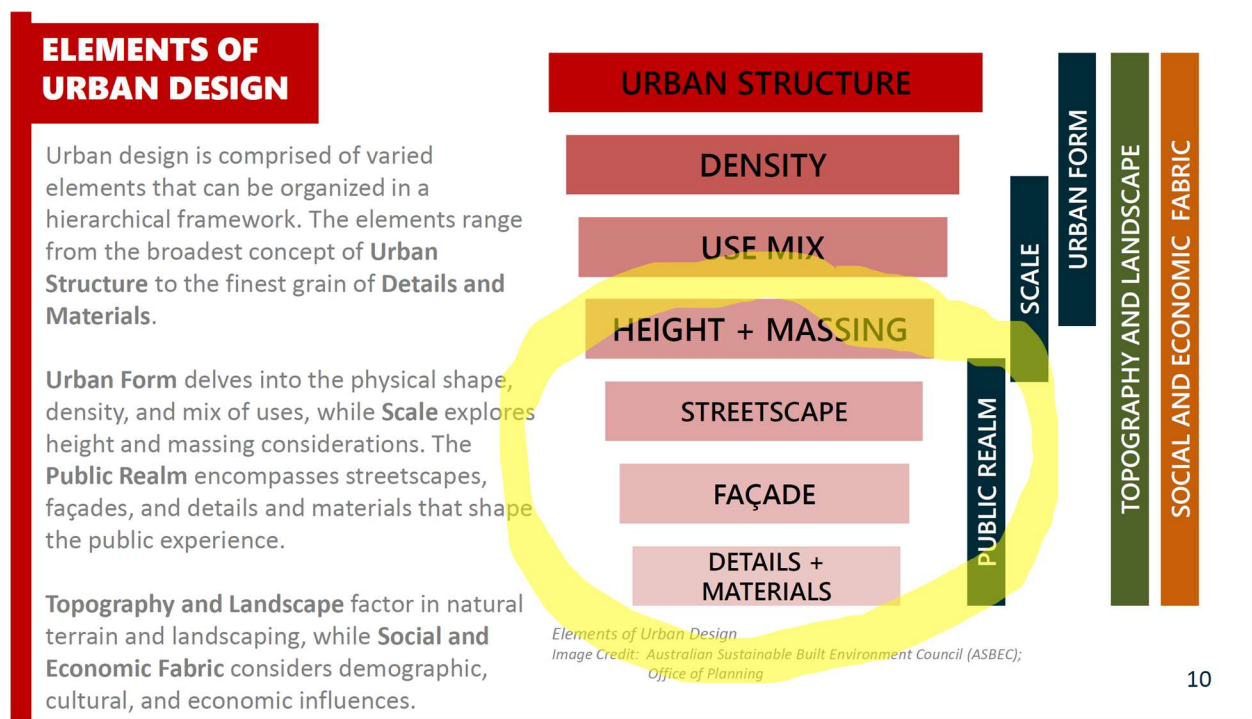
Elements which might be included in the Guidelines, depending on the level of façade guidelines chosen:

As described in the authoritative book, Form-Based Code:

Comprehensive architectural standards can include all of the following elements regulated through measured drawings. If such rigorous regulation is not desired, photographs can be used instead.

1. Massing
2. Facade composition
3. Windows and doors
4. Elements and detail
5. Palette and combinations of materials

As Described in an excerpt from the DC Urban Design Visual Guide



DESIGN STANDARDS

WINTER PARK, FL



DRAFT 12.9.2024

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Introduction

This section provides the intent and background of the design standards provided herein.

The City of Winter Park, through its Planning Department, is working with private property owners in a cooperative effort to preserve and enhance the character and appearance of its Districts and Corridors. This effort is part of a larger program through the City's Beautification Network to establish Winter Park as "The Most Beautiful Urban Village in the South."

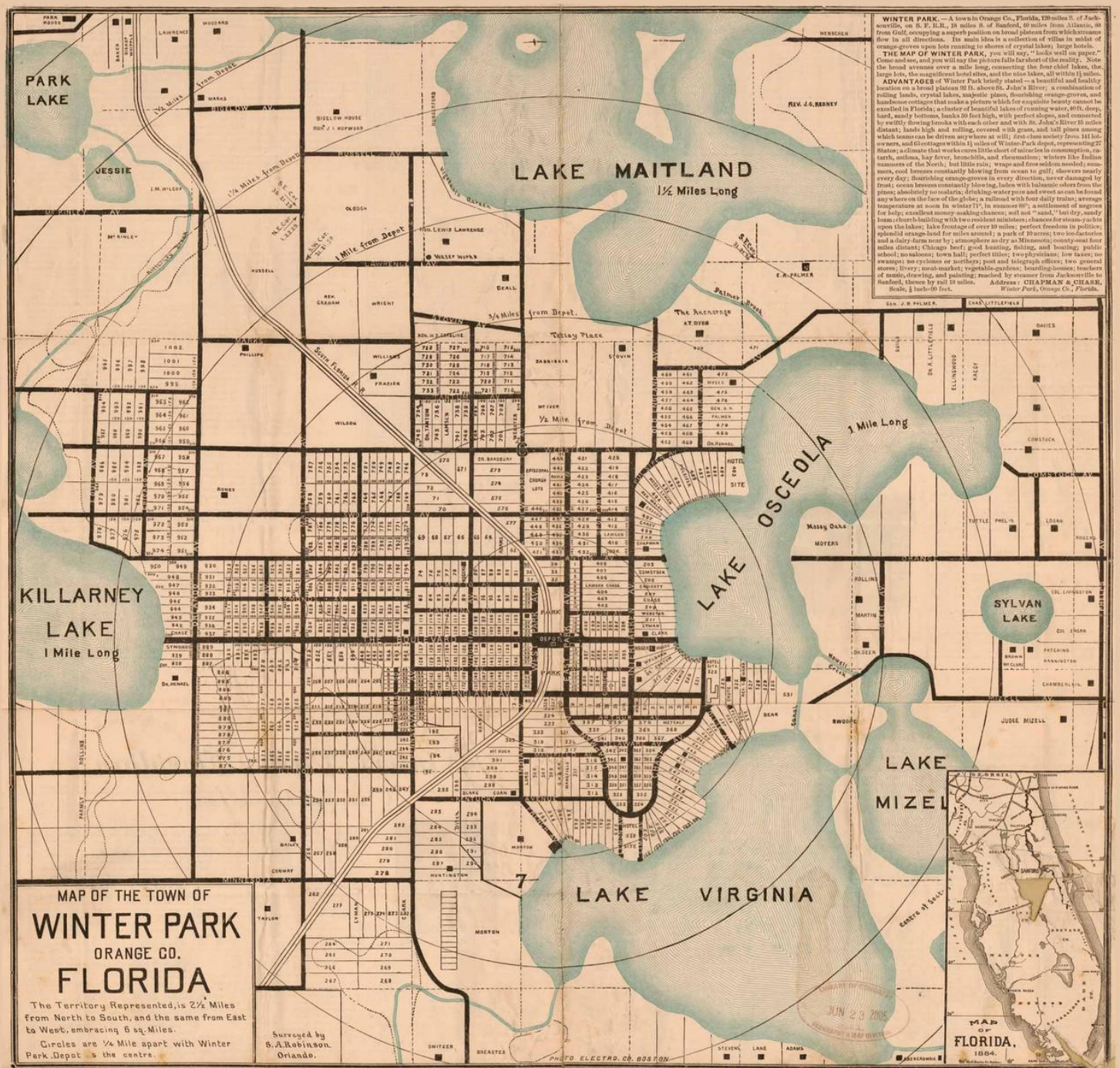
The design standards contained within this document apply to the exterior facades of buildings and are required of those properties in the general boundaries shown on the maps on the following pages. The standards address such things as the storefront facades, building massing and components, frontage types, awnings, canopies, building color and materials.

Purpose of the Standards. The standards are based on the positive features of the existing buildings. Their purpose is to ensure compatibility with the neighborhood, and to stimulate creative design solutions while promoting a sense of relatedness among properties. They are also aimed at enhancing the appearance of buildings by promoting a compatible architectural style and facade of each individual building while maintaining the eclectic mix of architectural styles and appearances among different buildings in the downtown area. These standards are also intended as a protection against unsightly, incompatible or outlandish architectural styles or colors that are solely intended to attract attention and visibility rather than conforming to and enhancing the character of the established areas.



Introduction: Historic Walkability

The historical map included below demonstrates how the original design of Winter Park focuses on a grid pattern of streets that are compact and walkable. In addition to the street grid, the City is designed around the original train depot and a distance radius is included in this map that radiates out from the depot and Central Park. Density and intensity of development were directly related to these radii, which in modern planning practice are used to define “walk-sheds”. For example a ¼ mile radius indicates a 5 minute walk shed. Originally, many of the roadways were intended to terminate into the surrounding lakes in order to preserve lakeviews as a public amenity. Modern day New York Avenue was also designated as West Park Avenue indicating a desire to frame Central Park with a traditional Main Street development on both sides of the park. This design element would be consistent with the defining feature of a “central park”. Later the introduction of Orange Avenue and Fairbanks Ave helped address growing traffic congestion but introduced new physical barriers within the original 6 square miles of historic Winter Park. Coupled with the widening of Orlando Avenue over time, a safe and comfortable walking distance in Winter Park has largely been reduced to the ¼ mile to ½ mile radius. This framework is important in understanding that Winter Park has always been intended to be experienced at the pedestrian scale. As such, building design and architecture must reflect the pedestrian experience.



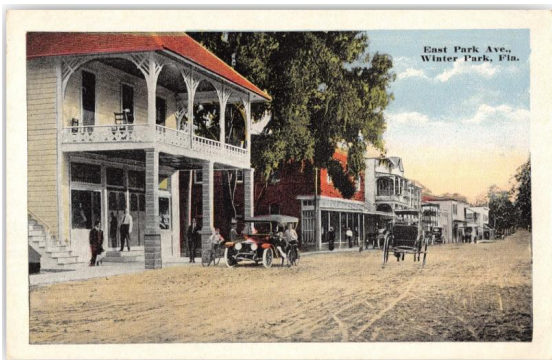
Introduction

This section provides the intent and background of the design standards provided herein.



Conservation of Design. The history of Winter Park is rich in culture, arts and craftsmanship. With its meandering chain of lakes, stately oaks, and historic charm, it has long been a place where natural beauty and architectural excellence are abundant. Founded in the late 19th century as a winter retreat for affluent Northerners, the city quickly became renowned for its Mediterranean Revival and Colonial Revival architecture, which blend harmoniously with the lush landscape. Walking through its historic neighborhoods, experiencing its ancient Oak trees, and driving its brick streets, one can feel the deep sense of place that emerges from the preservation of these timeless designs.

The concept of "Conservation of Design" in Winter Park is more than just protecting old structures; it's about nurturing the soul of the community by guiding future development to reflect the city's historic fabric. This philosophy fosters a dialogue between past and present, ensuring that new designs pay homage to the city's cultural legacy. By encouraging architecture that is both innovative and respectful of Winter Park's historical roots, the city is able to evolve in a way that continues its cultural story. The design standards within this document, are intended to protect Winter Park's history, but also forge a path to make history through compatible urban design and architecture.



Park Avenue during Art Festival, Winter Park, Florida

Architectural Styles

These styles reflect and summarize the range of architectural expression that occurs within the established boundaries. There are five (5) broad categories of architectural styles in this section. These architectural styles can be applied with a degree of flexibility. These architectural styles represent only a small portion of the architectural vocabulary appropriate for development within Winter Park. Additional architectural styles and/or individual building precedents beyond the scope of these standards may also be acceptable, provided an architectural narrative and design intent board is provided as described in this document. **Some example images shown are larger in scale than the zoning code may permit, these images are intended to demonstrate architectural style, not adherence to zoning requirements.**

1. Contemporary Mediterranean.

- a. **Origins and Influences:** Combines the formal elegance of Italian Renaissance with elements of Mediterranean Revival, highlighting classical Roman and coastal Mediterranean traditions.
- b. **Key Characteristics:**
 - i. *Roofing:* Low-pitched or hipped roofs with terra-cotta or red barrel tiles.
 - ii. *Walls:* Stucco or stonework, often in light, warm tones.
 - iii. *Windows and Doors:* Symmetrical designs with pediments or arches; sometimes accented with decorative ironwork.
 - iv. *Details:* Columns and pilasters in Tuscan, Ionic, or Corinthian orders, alongside carved stone or tile details.
 - v. *Spaces:* Formal loggias, balconies, and structured courtyards.
- c. **Overall Aesthetic:** Grand, symmetrical, and proportionate, with a balance of classical formality and coastal charm.
- d. **Regional Use:** Ideal for urban settings, resorts, and grand residences in warm climates. Found in Florida, California, and Mediterranean-inspired communities globally.



Architectural Styles

2. Spanish Revival

- a. **Origins and Influences:** Merges Spanish Colonial simplicity with the eclectic and romantic elements of Spanish Eclectic, drawing on Moorish, Mexican, and regional Spanish traditions.
- b. **Key Characteristics:**
 - i. *Roofing:* Red tile roofs with irregular and curving lines.
 - ii. *Walls:* Stucco exteriors in earthy or white tones, with thick adobe or stone walls where applicable.
 - iii. *Windows and Doors:* Arched doorways and windows, often asymmetrical, with decorative ironwork and vibrant tile surrounds.
 - iv. *Details:* Central courtyards, recessed windows, and irregular massing. Emphasis on vibrant tilework, wood detailing, and ornamental motifs.
- c. **Overall Aesthetic:** Warm, inviting, and detailed, with a romantic, informal charm.
- d. **Regional Use:**
 - i. Common in the American Southwest, California, Florida and warm climates. Frequently used for residential designs, mission-style buildings, and public architecture with a romantic Spanish influence.



Architectural Styles

3. Main Street Americana

- a. **Origins and Influences:** Rooted in the organic growth of small-town America, this style blends practical and modest elements from various architectural traditions, emphasizing functionality and charm over uniformity.
- b. **Key Characteristics:**
 - i. **Roofing:** A mix of flat roofs with parapets, low-pitched gables, and occasional decorative rooflines.
 - ii. **Walls:** Brick, wood siding, or stucco facades, often accented with painted signs or light trim detailing.
 - iii. **Windows and Doors:** Large storefront windows with transoms on the ground floor; upper floors typically feature simpler double-hung or casement windows. Doors are often recessed or centrally located, with minimal decorative elements.
 - iv. **Details:** Cornices, simple trim, and awnings or canopies. Variations in individual buildings provide character while maintaining a cohesive streetscape.
- c. **Overall Aesthetic:** Eclectic, inviting, and human-scaled, balancing charm with practicality.
- d. **Regional Use:** Common in historic downtown areas and small towns across the U.S., particularly in revitalized districts for mixed-use purposes.



Architectural Styles



4. **Industrial / Chicago Style / Adaptive Reuse**
 - a. **Origins and Influences:** Developed in the late 19th and early 20th centuries, this style emerged from the industrial and commercial architecture of urban centers like Chicago. It prioritizes functionality, structural expression, and efficient material use. Adaptive reuse revitalizes these utilitarian structures by transforming them into modern mixed-use spaces while preserving their industrial heritage.
 - b. **Key Characteristics:**
 - i. **Roofing:** Predominantly flat roofs, often with large, open rooftop spaces adapted for modern use.
 - ii. **Materials:** Exposed brick walls, steel beams, and concrete elements showcase the rugged, utilitarian origins of the style.
 - iii. **Windows:** Large, multi-pane or steel-framed windows maximize natural light and highlight the connection between interior and exterior spaces.
 - iv. **Details:** Utilitarian features such as factory-style doors, industrial hardware, and minimalist finishes reflect the building's industrial roots.
 - c. **Overall Aesthetic:** Raw, functional, and stylish, combining rugged historical elements with modern simplicity. This style juxtaposes aged materials with contemporary finishes to create spaces that are both practical and visually striking.
 - d. **Regional Use:** Initially prominent in cities with significant industrial histories, such as Chicago, New York, and Detroit. Today, it is globally popular in urban revitalization projects, often found in mixed-use developments, loft apartments, offices, and cultural venues.



Architectural Styles



1. Art Deco

- a. **Origins and Influences:** Emerging in the 1920s and 1930s, Art Deco draws inspiration from industrialization, ancient cultures, and the Machine Age. It emphasizes modernity, luxury, and geometric design.
- b. **Key Characteristics:**
 - i. **Roofing:** Flat or stepped roofs, often adorned with decorative parapets or spire-like elements for visual emphasis.
 - ii. **Walls:** Smooth stucco, concrete, or stone exteriors, often accented with bold geometric patterns, vertical grooves, or ornamental details.
 - iii. **Windows and Doors:** Symmetrical or ribbon-style windows with metal frames; doors often feature bold frames, or stylized motifs like sunbursts or chevrons.
 - iv. **Details:** Geometric ornamentation, including zigzags, chevrons, and stylized floral or animal motifs. Polished metals, intricate grillwork, and terrazzo flooring are common.
- c. **Overall Aesthetic:** Sleek, dynamic, and bold, Art Deco balances clean lines with decorative richness, creating an impression of glamour and innovation.
- d. **Regional Use:** Prominent in urban centers like New York, Miami, and Chicago, often seen in theaters, skyscrapers, public buildings, and historic districts undergoing revitalization. Today, it remains a defining feature of 20th-century modernist design worldwide.



Figure 1.1 Inspirational Imagery

The following images are intended to provide examples of appropriate design.



Figure M. Area Boundaries

This section provides the intent and background of the design standards provided herein.

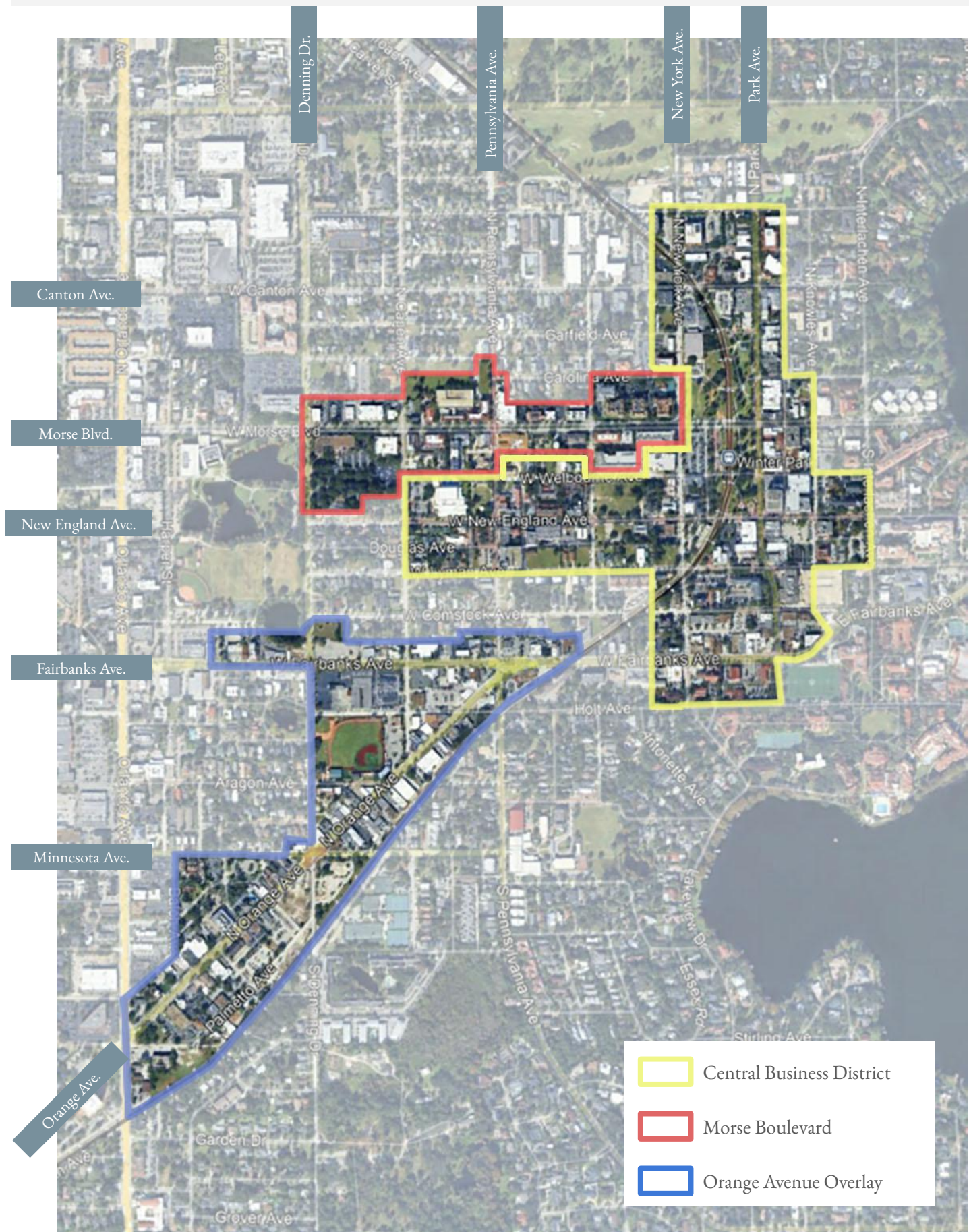


Table 1 Area Specific Requirements

	Central Business District	Morse Boulevard	Orange Avenue Overlay
DESIGN BY CONTEXT			
RECOMMENDED ARCHITECTURAL STYLES			
Contemporary Mediterranean	✓	✓	✓
Spanish Revival	✓	✓	✓
Main Street Americana	✓		✓
Industrial / Chicago Style	✓	✓	✓
Art Deco	✓	✓	✓
Modern			✓
FRONTAGE TYPES			
Terrace	✓	✓	✓
Forecourt	✓	✓	✓
Stoop	✓	✓	✓
Storefront	✓	✓	✓
Gallery	✓	✓	✓
Arcade	✓	✓	
MASSING & COMPOSITION			
Horizontal Building Articulation	Buildings shall articulate every 30 linear feet a minimum of 2 feet.		
3rd Story (and above) Setback	N/A	N/A	10'
First Floor Transparency	Minimum 50% between 2' and 10' above grade		
Upper Floor Transparency	Minimum 25% with a Maximum of 40%, measured between finished floor to the top plate (may be multiple stories). In no case shall the upper floors have more square footage of transparency per floor than the first floor.		
Entry Requirements	Entry Doors shall be recessed		N/A
FENESTRATION			
Proportion of Opening	All openings must be vertically proportioned with a minimum ratio of 1.4:1 (vertical to horizontal), or broken down into vertically proportioned sections with a minimum ratio of 1.4:1 (vertical to horizontal).		N/A
Bulkheads	Required height of 1'4" except where an accordion door, pocketing door or movable glass door is proposed.		N/A
Maximum Window Square Footage	Max square footage for an individual glazing panel is thirty (30) square feet		N/A
ELEMENTS AND DETAILS			
Awnings & Canopies	Awnings shall be canvas or metal		N/A
Balconies	Balconies shall be cantilevered and shall extend a minimum of one foot (1') from the face of the building		N/A
RECOMMENDED MATERIALS			
Stone	✓	✓	✓
Brick	✓	✓	✓
Stucco	✓	✓	✓
Siding	✓	✓	✓

Process & Administration

Applicability. These standards are applicable to all all within the boundaries described in Figure M.

Exemptions. Properties zoned R-2, PL, PQP, or PR are exempt. Additionally, interior renovations and improvements not requiring a permit are exempt.

Conditional Uses. All conditional uses subject to these provisions are required to provide the documents detailed in this section for staff and Urban Design Advisor review prior to the scheduling of any public hearing.

New Construction. Before a building permit may be issued for any new construction, approval from the Planning and Zoning Department, based on compliance with these standards, is required.

Renovations and Remodels. Prior to issuance of a building permit, an approval is required by the Planning and Zoning Department of the facade construction, or renovation and/or remodeling including awnings and signs. For any building renovations or remodeling, the applicability of these regulations is limited to the extent that the proposed changes are expressly governed by these standards. For instance, a renovation limited to a storefront wall must comply with the criteria specifically established for storefront walls under these regulations.

Interpretation in the Application of these Standards. The Commission retains discretion to apply these standards when evaluating the "compatibility" of conditional uses in other areas of the City.

Conflicts with Existing Code. To the extent these standards conflict with existing code, the more restrictive code requirements shall apply.

✓ Required Documents

- ❑ **Conceptual Plan, drawn to scale, with all required information detailed in this section**
- ❑ **2D Elevations, in color, drawn to scale, for all sides of the building**
- ❑ **3D Rendering of Building at pedestrian scale for all sides of the building.**
- ❑ **Proposed Frontage Type(s) of the building(s)**
- ❑ **Architectural Narrative.** The applicant, at a minimum, shall name their architectural style (which may blend multiple styles) and provide the defining characteristics of their proposed style. Defining characteristics shall include fenestration details, building detailing (roof, balconies/porches, coverings/awnings, column style, exterior materials, etc.) The applicant should provide a rationale for why their architectural style should be considered compatible with Winter Park and the buildings adjacent to their project.
- ❑ **Design Intent Board (Mood Board).** The applicant shall provide a sheet of colored images depicting the design intent for the building. Refer to Materials, Textures and Colors section.
- ❑ **Open Spaces, Landscape and Furnishings.** The applicant shall provide intent for furnishings, walking paths, landscaping palette and hardscape intent for any proposed or code required Open Space.

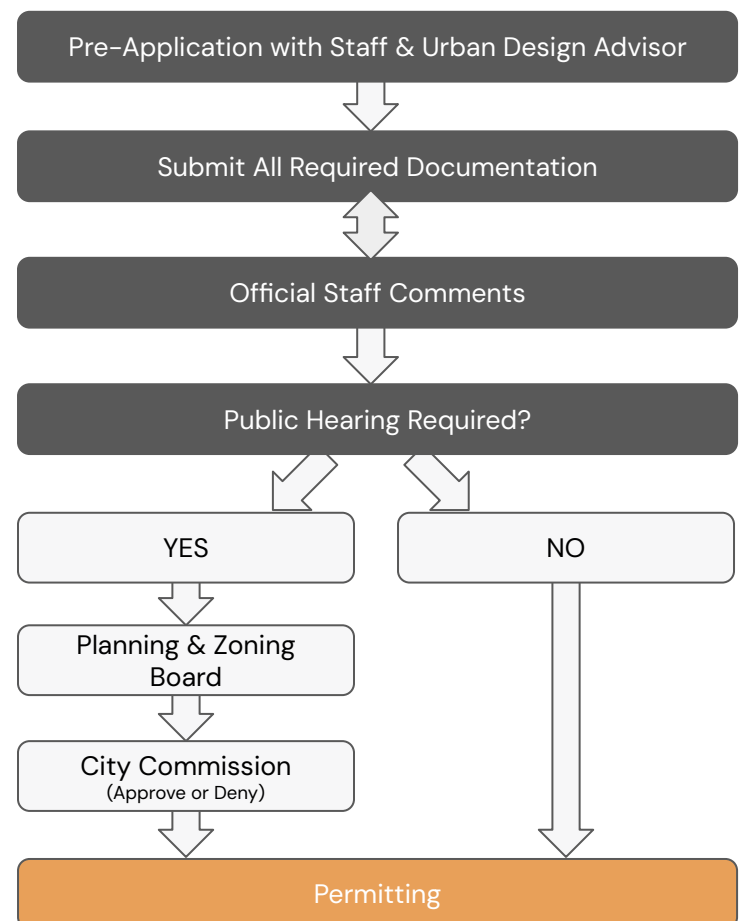


Table ## Permitted Frontage Types

Section View

Plan View

All buildings shall adhere to one or more of the following frontage types.

Terrace: a frontage where the building is set back from the property line by an elevated terrace. This buffers residential use from busy sidewalks and protects the private yard from public encroachment. Terraces in non-residential development shall be a minimum of 8 feet deep.



Forecourt: a frontage wherein a portion of the building is close to the property line and the central portion is set back. The forecourt created can be suitable for vehicular drop-offs as well. Forecourts should be used in conjunction with other frontage types.

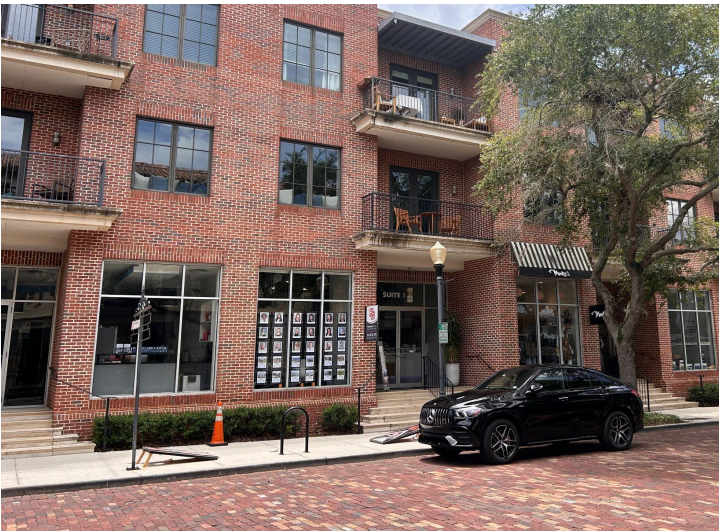
Stoop: a frontage wherein the facade is aligned close to the property line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.



Forecourt with storefront frontage type



Stoop with outdoor seating.



Terrace with recessed entry

Table ## Permitted Frontage Types (cont.)

Section View

Plan View

All buildings shall adhere to one or more of the following frontage types.

Storefront: a frontage wherein the facade is aligned close to the property line with the building entrance at sidewalk grade. This type is conventional for retail use. It has a substantial transparency on the sidewalk level and an awning that may overlap the sidewalk to within 2 feet of the curb. **A minimum 5' clear space is required for cafe seating.**



Gallery: a frontage wherein the facade is aligned close to the property line with an attached column-supported cover or a lightweight colonnade overhanging the sidewalk. This type is conventional for retail use. The gallery shall be no less than 8 feet wide.

Arcade: a colonnade supporting habitable space that overlaps the Sidewalk, while the facade at sidewalk level remains at or behind the frontage line. This type is conventional for retail use. The arcade shall be no less than 8 feet wide.



Storefront with bulkhead, awnings and appropriate transparency



Gallery with a forecourt and cafe seating



Gallery with enhanced hardscape.

Massing: Base, Middle and Top

This section will provide standards for the design and development of new buildings (or for substantial improvement of existing buildings) in order to preserve and enhance the visual aesthetics and compatibility with existing buildings, and allow for a positive pedestrian experience throughout Winter Park, specific design standards relating to various building types are required.



Cornice (Top)

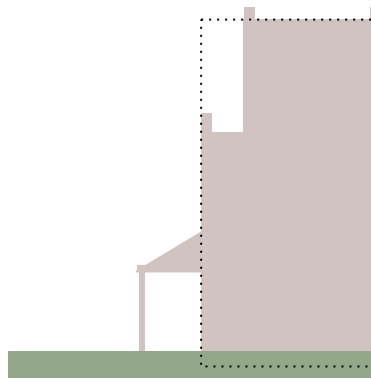
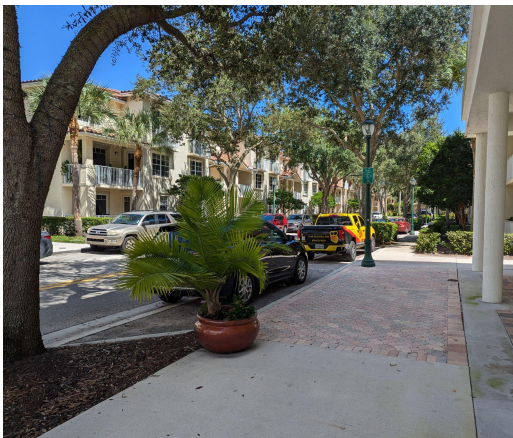
Parapet, Roof, Attic, HVAC, and other utilities

Upper Facade (Middle)

Lower Facade (Base)

Foundation, Ground Floor

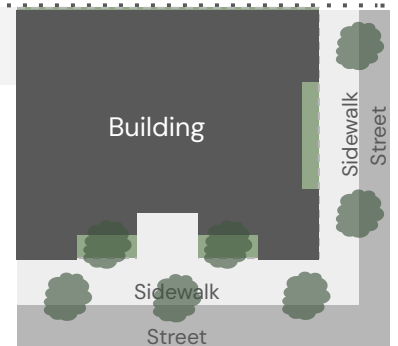
Streetscape – Sidewalk, tree planters, vehicular lanes



The primary inhabited area may span multiple floors. Window openings, architectural projections and doors shall demonstrate symmetrical spacing when providing building elevations for City review. Secondary setbacks may be required per the land development code.

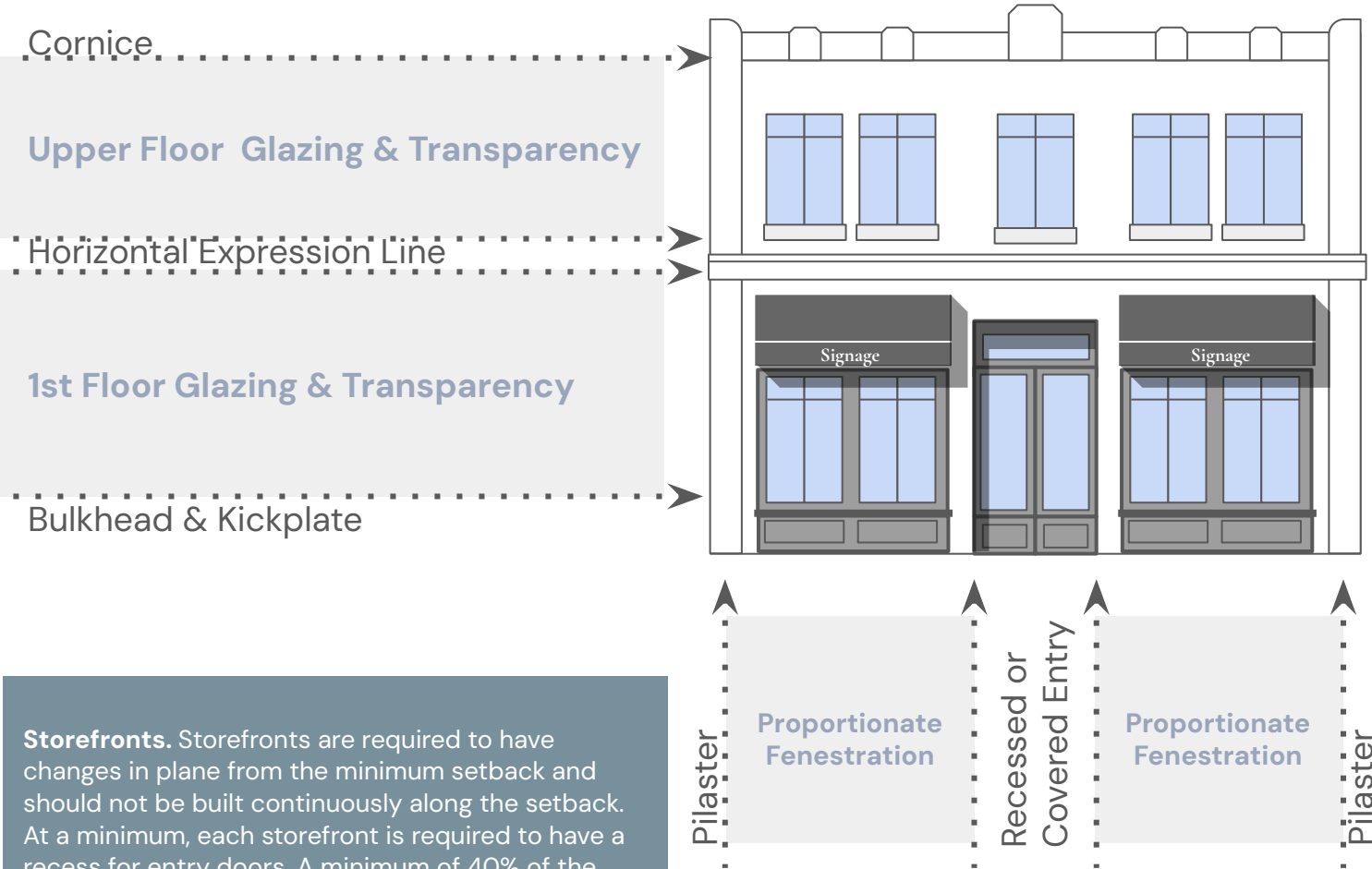
Building Articulation

Buildings shall articulate every 30' along any public frontage. The articulation shall be a minimum of 2'. For buildings 3 stories or taller, the upper floor articulation shall differ from the first floor at least once per public frontage.



Composition & Fenestration

#####



Storefronts. Storefronts are required to have changes in plane from the minimum setback and should not be built continuously along the setback. At a minimum, each storefront is required to have a recess for entry doors. A minimum of 40% of the width of the storefront (maximum of 80%) must be recessed a minimum of one foot (1'-0") from the minimum setback.

Proportion and Scale of Openings All openings must be vertically proportioned with a minimum ratio of 1.4:1 (vertical to horizontal), or broken down into vertically proportioned sections with a minimum ratio of 1.4:1 (vertical to horizontal).



Height = 1.4

Ratio=1.4:1

Width = 1

Element	Requirement
1st Floor Transparency	Minimum 50% between 2' and 10' above grade
Upper Floor Transparency	Minimum 25% with a Maximum of 40%, measured between finished floor to the top plate (may be multiple stories). In no case shall the upper floors have more square footage of transparency per floor than the first floor.
Entry	Entry shall be recessed, covered with an awning or both.

Fenestration

This section will provide standards for the design and placement of windows and doors. As a point of reference, the scale of the Central Business Districts of Winter Park is one of its defining characteristics. Only a few of the buildings are over two stories in height. The openings, including doors, windows and storefronts shall respect the human scale. Eaves are low, upper floor windows are typically small and there is a high level of detail at the pedestrian scale. The proportions of the buildings are based on the human form and each building or facade must be treated as a consistent whole. New storefronts must respect historical proportions and their scale must be consistent with historic patterns in the downtown.

Doors

Configuration. Single leaf swinging doors are required unless exiting requirements necessitate the use of swinging double doors. Doors are required to be recessed a minimum of two feet (2'-0") from the lease line. The maximum height of doors is seven feet (8'-0").

Materials. Wood doors, wood and glass doors and steel and glass doors are acceptable. Aluminum and glass doors are acceptable provided they have relief and articulation in the frame section. Security gates, grills and sliding doors are not permitted.

* Muntins shall be applied to the exterior glazing surface.

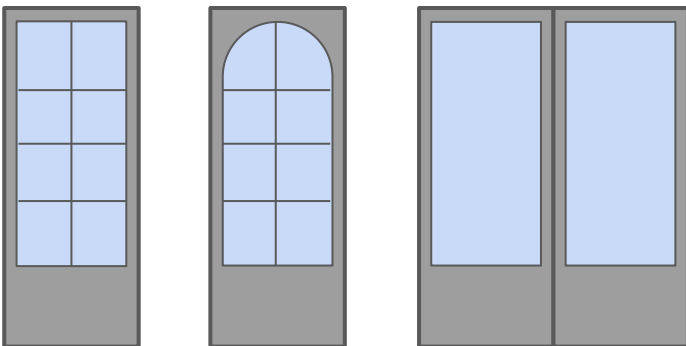
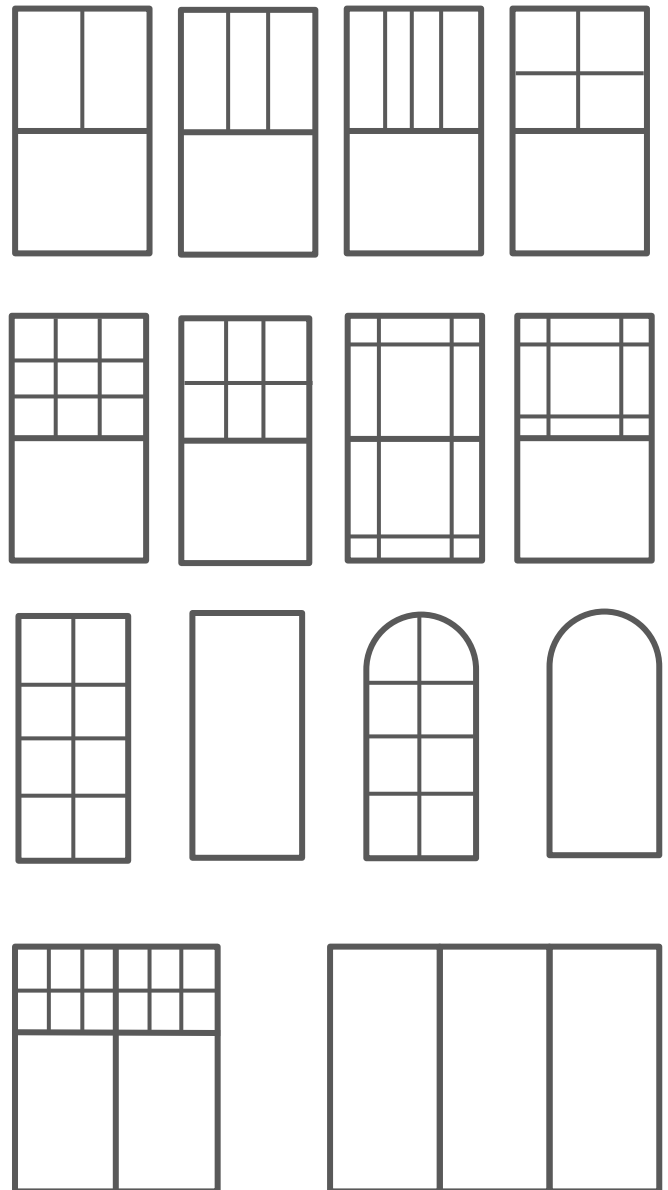


Figure ##. Window and Door Glazing Divisions



Windows

Configuration. The maximum square footage that is allowed per individual glazing panel is thirty (30) square feet. Transom lights above the show windows and above doors are permitted. A bulkhead wall or landscaped area under show windows, with a minimum vertical dimension of twelve inches, in a contrasting material to the storefront is required. Frameless glazing, mitered corners, etched glass, beveled glass, glass block and standard aluminum storefront systems are prohibited.

Materials. Wood, steel and aluminum window frames are acceptable. Aluminum window frames are acceptable only if they have relief and articulation in the frame section.

Fenestration

Storefront Walls

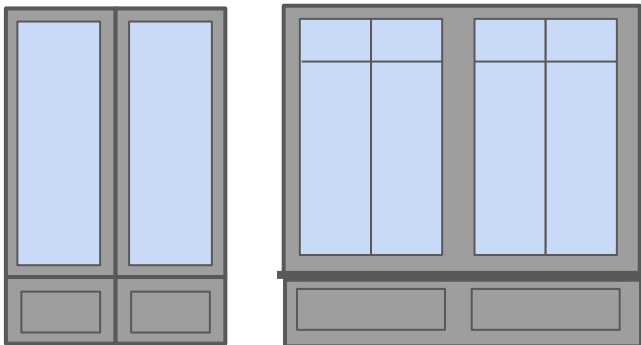
Configuration. Facades shall provide variation in twenty to thirty-foot intervals to reflect the rhythm of historical building patterns of traditional storefronts. Variations in storefront walls, such as changes in material, texture and/or color are required for walls over twenty feet (20'-0") long and at every 20'-0" to 30'-0" interval for the full linear length of the facade. At each end of the storefront, the storefront walls must cleanly abut the adjacent storefront or neutral pier (where they occur). At each end of the storefront, the walls are required to meet the ground to provide a frame for the storefront opening. The minimum horizontal dimension of these end walls is one foot six inches (1'-6"). To reflect historical construction traditions, no single opening in the wall plane greater than twelve feet (12'-0") can occur. Each opening in the wall plane must be flanked by a portion of wall with a minimum horizontal dimension of one foot six inches (1'-4"). A bulkhead not less than 1'-4" in height shall be provided at the base of all storefront walls. Accordion doors, pocketing doors and movable glass doors are exempt from the bulkhead requirement.

Materials. The bulkhead shall be stone, masonry, or wood frame.



Figure ##. Storefront Window Divisions

* Muntins shall be applied to the exterior glazing surface.



Elements and Details

Awnings and Canopies

Configuration. Awnings shall be compatible with the surrounding context. Awnings and canopies at restaurants with outdoor seating shall be a **minimum depth of eight feet (8'0")** unless prohibited by building or fire code. **Awnings shall not cover the horizontal expression line or extend into the second story facade.**

Materials. Awnings shall be canvas or metal. Signage and lettering shall be limited to the valance of the awning.

Figure ##. Awnings and Canopies



An example of compatible awnings/canopies.



Avoid large signage or lettering on the main body of the awning.

Elements and Details

Balconies

Configuration. Balconies shall be cantilevered from the facade of the building. Balcony structural supports shall not extend to the ground, however, structural brackets or tie back rods are permitted. Balconies shall extend a minimum of one foot from the face of the building and **a maximum of three and a half feet into the setback or Right of Way.** ~~and shall not extend one foot beyond the fenestration elements they serve in width.~~ Materials, including railings, should complement the facade of the building.

Materials. Balconies shall be metal, masonry or wood.



Cornices and Parapets

Cornices and parapets are important character defining elements of historic buildings and are usually associated with a particular architectural style. Historic commercial buildings typically have a cornice at the top of the building and often to signify an upper level floor. Parapets finish the top of a wall shielding flat roofs and rooftop mechanical equipment systems from view; both also provide building decoration. A cornice or parapet may be constructed from a variety of materials, including stone, brick, cast masonry, stucco, terra-cotta, wood or metal. Their different configurations, details, materials and colors all enrich the character of a building facade.

Original cornice and frieze elements should be preserved and maintained. Removal of these results in a blank, unfinished look.

In cases where the original cornice or parapet is missing, the installation of a new cornice or parapet, based on physical or pictorial evidence of the original design, is encouraged.

If no historical, physical and/or pictorial evidence exists for a particular building, new cornices may be of a design that is compatible in style, size, scale, and materials

Figure ##. Cornices & Parapets



Elements and Details

Ornamentation

Ornamentation may be used to achieve a specific architectural style and may include:

Quoins – Stones or bricks that accentuate the corners of buildings.

Moldings – Trim elements such as crown, chair rail, or base moldings.

Friezes – Decorative horizontal bands, often with relief sculptures or patterns.

Pediments – Triangular gables above entrances or windows, common in classical architecture.

Dentils – Small, tooth-like blocks found in moldings, particularly under cornices.

Medallions – Decorative circular or oval elements, often found on ceilings or walls.

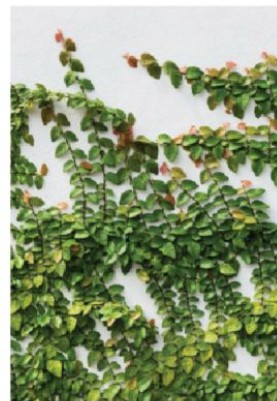
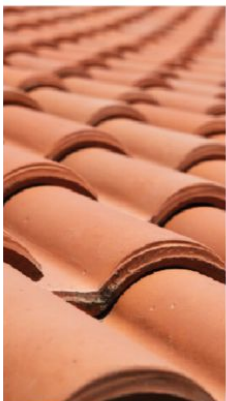
Brackets – Decorative supports under eaves or ledges, often carved or shaped.

Spandrels – Triangular spaces between arches and surrounding features, often decorated.

Niches – Recessed areas in walls often for displaying statues or decorative items.

Materials, Texture and Color

1. **Intent.** To ensure the architectural design achieves a cohesive aesthetic, this section establishes requirements for materials, texture, and color. These elements should work together harmoniously to enhance the overall visual identity, durability, and context of the project.
2. **Materials.** All applicants shall provide a description and imagery for:
 - a. Primary Materials (e.g. brick, stucco, wood, fiber cement or stone),
 - b. Secondary Materials (e.g., glass, decorative stone, or roof tile).
 - c. Fixtures and Frames (e.g. light fixtures, window frame, or building signage)
3. **Texture.** All applicants shall provide a description and imagery for their proposed surface variation (e.g., smooth stucco with rough stone accents).
4. **Color.** Proposed building colors shall be shown on building renderings and provided as part of the submittal



Section 12 Definitions

a. Graphics

The graphics, tables, and text utilized throughout this code are regulatory. In case of a conflict, text shall control over tables and graphics. Further tables shall control graphics.

b. Defined Terms

The following terms shall have the following meanings.

Balcony. An open air cantilevered structure.

Awning. Mounted to a building and extends over doors, windows or patios to provide shelter from the sun and rain. Awnings may be of different materials, such as fabric or metal.

Facade. The exterior face of a building, including but not limited to the wall, windows, windowsills, doorways, and design elements. The front facade is any building face adjacent to the front property line.

Frontage. The linear footage of property abutting a dedicated street or highway as measured along a lot or parcel of land. The length of the property line of any one parcel along a street on which it borders. For businesses in shopping centers it shall be measured along the front face of that portion of the building occupied by the business.



STRINGFELLOW

PLANNING & DESIGN



Planning & Zoning Board

agenda item 3.a

item type

Consent Agenda

meeting date

June 11, 2024

prepared by

Mary Jean, Administrative Coordinator IV

approved by**subject**

Approve the minutes of May 7, 2024.

motion | recommendation**background****alternatives | other considerations****fiscal impact****attachments**

1. Draft Planning & Zoning Board Regular Meeting Minutes



Planning & Zoning Board Regular Meeting Minutes

May 7, 2024 at 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Alex Stringfellow, David Bornstein, Vashon Sarkisian, Warren Lindsey, Michael Spencer, Jim Fitch

Absent

Melissa Vickers

Staff Present

Director of Planning and Zoning Allison McGillis, Planning and Zoning Consultant Jeff Briggs, Senior Planner/Zoning Official John Harbilas, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Recording Secretary Mary Bush

1. Call to Order

Chairman Bornstein called the meeting to order at 5:58 p.m.

2. Consent Agenda

- a. Approve the minutes of April 2, 2024.

Motion made by Vashon Sarkisian, seconded by Warren Lindsey, to approve the April 2, 2024 meeting minutes.

The motion carried unanimously by a 6-0 vote. (Melissa Vickers resigned from the Board.)

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

No one from the public wished to speak. The public hearing was closed.

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

- a. SPR #24-07. Request of Dillon Muto for approval to construct a 1,164 square foot addition to the existing, single-family home located at 1475 Grove Terrace on Lake Sylvan, zoned R-1AAA.

Ms. Lundgren provided a summary of the item. She discussed the floor-area-ratio, impervious lot coverage, and setbacks of the property and the applicant's proposed measurements. She then presented the existing survey for the property and noted that the proposed rear and front setbacks meet code requirements. She reviewed the lakefront criteria and noted that there were no trees requested for removal. She also noted that there is an existing side entry garage and a wood fence along the same side that hides the view of any vehicles from the lake. She added that the proposed additions fall in line with the setbacks of both neighboring properties, so there would be no infringement on the views of the neighbors. Ms. Lundgren then indicated that there is a significant slope from front to back on the property and the pool will be built at grade, so there would be no interference with views from the lake. She also indicated that the applicant's plan for four swales on the property meets the stormwater retention requirement for the project and that the applicant would continue the existing home's European cottage architecture for the proposed addition. She then presented and briefly discussed the elevations for the project.

Staff recommendation was for approval.

The Board asked if any neighbor letters had been received, to which Ms. Lundgren responded that two letters of support had been received.

The applicant, Dillon Muto of 1521 Harris Circle, Winter Park, FL 32789 addressed the Board. Mr. Muto spoke about the architecture design decision made by the owner of the home for the addition. He noted that the owner wanted to comply with the current existing side setback of five and a half feet but also encroach the new conforming setback of 14 feet. He also noted that the proposed front and rear elevations were kept similar to those of the existing home's architecture.

No one from the public wished to speak. The public hearing was closed.

Motion made by Vashon Sarkisian, seconded by Michael Spencer, for approval to construct a 1,164 square foot addition to the existing, single-family home located at 1475 Grove Terrace on Lake Sylvan, zoned R-1AAA.

The motion carried unanimously by a 6-0 vote. (Melissa Vickers resigned from the Board.)

- b. SPR #24-05. Request of Mark Nasrallah for approval to construct a new, 14,739 square-foot, single-family home located at 1180 N. Park Avenue, zoned R-1AAA.

Mr. Lewis provided a summary of the item. He noted that the home on the property had been demolished and it was currently a vacant lot. He also noted that the applicant's proposed floor-area-ratio and impervious lot coverage both meet code requirements and no setback variances were requested. He then indicated that the existing circular driveway would be removed and replaced with a different driveway pattern. He also indicated that there was a significant tree buffer on the property and the views of the

neighbors would not be infringed upon. Mr. Lewis added that the applicant's plans meet the stormwater retention requirements with the proposed swales and the pool height had been adjusted to meet the three-foot maximum. He then noted that since there is a significant slope from side to side on the property, a retaining wall was proposed on the north property line to maintain and divert water to the lakeside swale. He also noted that there are two Laurel Oak trees on the property that are declining in health and were proposed to be removed and mitigated. He then went on to briefly discuss the proposed elevations for the home and pool deck.

Staff recommendation was for approval with the following condition:

- That the trees requested for removal be fully mitigated per the requirements of Urban Forestry and the City Tree Removal Ordinance.

A brief discussion ensued with the Board regarding retaining walls on both sides of the property, the species of the trees that would be removed, and if there had been any comments received from the neighbors.

The applicant and architect for the project, Mark Nasrallah of 1009 Webster Avenue, Orlando, FL 32804 addressed the Board. Mr. Nasrallah noted that the owner of the property and the adjacent neighboring property owners were working together to address the stormwater retention and drainage affecting all three properties.

No one from the public wished to speak. The public hearing was closed.

Motion made by Alex Stringfellow, seconded by Jim Fitch, for approval to construct a new, 14,739 square-foot, single-family home located at 1180 N. Park Avenue, zoned R-1AAA.

The motion carried unanimously by a 6-0 vote. (Melissa Vickers resigned from the Board.)

- c. SPR #24-06. Request of Richard Haines for approval to construct a 2,214 square-foot addition to the existing, single-family home located at 201 Genius Drive on Lake Mizell, zoned R-1AAA.

Mr. Lewis provided a summary of the item. He noted that staff received a non-objection letter from the neighbor to the north of the property and a letter of approval from the neighbor to the south. He also noted that the applicant's proposed floor-area-ratio and impervious lot coverage meet code requirements. He then indicated that most of the applicant's proposed addition is happening on the rear of the existing structure. Mr. Lewis went on to explain that there is an existing open-air breezeway that connects the home to the detached garage and the applicant wanted to enclose the breezeway. He then discussed the property's survey and noted that one small camphor tree would be removed, the applicant would be meeting their articulation requirement, and the pool had been designed to have a significantly larger setback and be relocated outside the 100-year flood line. He indicated that the applicant had worked with the neighbor to the north to come up with a suitable encroachment for a proposed expansion of the

northern portion of the rear patio area that would work for both parties. He then noted that the applicant's stormwater requirements were being met by the multiple swales proposed for the property. He continued discussion on the applicant's proposed floor plans and elevations and reviewed details regarding the proposed high wall and open deck.

Staff recommendation was for approval.

The applicant, Richard Haines of 100 East Rockwood Way, Winter Park, FL 32789 addressed the Board and indicated that he was available to answer any questions they might have.

No one from the public wished to speak. The public hearing was closed.

Motion made by Jim Fitch, seconded by Warren Lindsey, for approval to construct a 2,214 square-foot addition to the existing, single-family home located at 201 Genius Drive on Lake Mizell, zoned R-1AAA.

The motion carried unanimously by a 6-0 vote. (Melissa Vickers resigned from the Board.)

d. SUB #24-01/RZ #24-02. 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; and
- A 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.

Mr. Briggs provided a summary of the item. He noted that the applicant was proposing to split the lot. He added that the home was thought to be the first home built in the City that was designed by the renowned architect Gamble Rogers. He also added that the applicant had applied to historically designate the property which would prohibit the home from being demolished. He then explained that there is one exception in the City's Comprehensive Plan for lakefront homes that, at the City's discretion, provides for a variance to allow a lake front property to be split into only two lots after being historically designated if there is no increase in the number of lake front lots, and it is not a 'flag lot'. Mr. Briggs indicated that the applicant had received approval from the Historic Preservation Board for recommendation to the City Commission for historic designation of the home. He also indicated that the applicant was planning to add a new two-car garage to the existing home and a new small accessory structure with a covered porch. He noted that a variance was being requested for the required square footage for the lot. He then presented and discussed the applicant's elevations for the proposed lakefront home. He went on to note that the new non-lakefront lot meets code requirements for square footage and only variances for setbacks were requested.

Mr. Briggs went on to present elevations of the proposed non-lakefront home and noted that the applicants were committed to having a deed restriction to maintain it as a one-story home. He added that they would also plant and maintain an 18-foot-tall bamboo screen, so the adjacent neighbor on the lakefront is not impacted by the view of the home. He then presented an elevation of what could be built if the lot was not approved to be split.

Staff recommendation was for approval with the following conditions:

- That the new home on the non-lakefront lot be limited to one-story in height and no more than 17 feet to roof peak.
- That the new home install and maintain a thick bamboo screen on the eastern property line of the adjacent lakefront home at 1250 N. Park Avenue to be 18 feet in height and 3 feet at the time of planting and that the existing lakefront home maintain such existing bamboo screening of the same dimensions.

The Board inquired about the square footage of the existing Gamble Rogers home and if the application would go before the City Commission.

The applicant, Zane Williams of 1333 Alberta Drive, Winter Park, FL 32789 addressed the Board and responded to their inquiry regarding the proposed size of the non-lakefront home.

The Board heard public comment from the following residents:

Peter DiPasqua of 1250 N. Park Avenue, Winter Park, FL 32789 addressed the Board. Mr. DiPasqua spoke about concerns regarding drainage and room for trees, the history of the lot, the view of the existing and proposed homes from his property, and protection of the home values in the neighborhood.

Jack Rogers of 311 E. Morse Blvd., Winter Park, FL 32789 addressed the Board. Mr. Rogers spoke about his father, Gamble Rogers who designed the existing home and the previous historic occupants of the home. He also spoke about preserving historic structures in the City.

John Skolfield of 358 Vitoria Avenue, Winter Park, FL 32789 addressed the Board. Mr. Skolfield spoke about the possibilities of what could be built without any variances, noting that he felt that the applicant's project design is beautiful.

No one else from the public wished to speak. The public hearing was closed.

The Board inquired about the home being historically designated and why the applicant wanted to split the lot. A brief discussion ensued regarding the required, existing, and proposed stormwater and landscaping for the property. The Board also asked if there is adequate space to fit canopy trees along New York Avenue and if a condition could be made for the trees if so. A brief discussion ensued with regard to requiring street trees along New York Avenue and the requirements for the existing and proposed bamboo screen on the property.

The applicant addressed the Board. He noted that he would need to add more bamboo to screen the addition and that he had no problem planting street trees along New York Avenue.

Motion made by Warren Lindsey, seconded by Alex Stringfellow, 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; and a 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, with the following conditions:

- **That the new home on the non-lakefront lot be limited to one-story in height and no more than 17 feet to roof peak.**
- **That the new home install and maintain a thick bamboo screen on the eastern property line of the adjacent lakefront home at 1250 N. Park Avenue to be 18 feet in height and 3 feet at the time of planting and that the existing lakefront home maintain such existing bamboo screening of the same dimensions in perpetuity.**
- **Street trees where feasible be added along North New York Avenue as recommended by staff.**

The motion carried unanimously by a 6-0 vote. (Melissa Vickers resigned from the Board.)

- e. CU #24-05. 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).

Mrs. McGillis provided a summary of the item. She noted that it would be a three-story building with the first floor utilized for retail and coffee shop, the second floor utilized as an office space, and the third floor utilized as one residential unit. She also noted that the applicant was meeting the floor-area-ratio and setback requirements per code. She added that there are two existing oak trees at the corner of Knowles Avenue and Morse Boulevard that will be preserved. Mrs. McGillis then indicated that the building is located within the Central Business District (CBD) where the parking requirement is for the net increase of floor space, so the applicant is only required to provide a total of 14 spaces for the property. She added that the applicant proposed to close an existing curb cut to create two new parking spaces in addition to the existing 12 parking spaces on the lot. She then reviewed the main criteria for businesses in the CBD, noting that the building is compatible in height with surrounding businesses. She went on to discuss the details and the applicant's proposed use of each floor of the building, noting that the application was tabled at the last Planning & Zoning Board meeting due to concerns with the compatibility of the architecture. She then presented the applicant's proposed elevations and indicated that the applicant had updated them by

defining the first floor, using materials more compatible with the surrounding properties, reducing the amount of glass, and adding awnings.

Staff recommendation was for approval with the following condition:

- 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.

The Board asked if there were any other buildings in Winter Park with a pool on the top floor, if staff had received any public concerns about the parking spaces facing Knowles Avenue, and if there would be outdoor seating.

The applicant's attorney, Becky Wilson of 215 N. Eola Drive, Orlando, FL 32801 addressed the Board. Attorney Wilson spoke about the new site plan, accommodating the new parking plan, and the third floor of the building being used as a single-family residence for the owner. She also discussed the building height, floor-area-ratio, and parking allowed in the CBD and what the applicant was proposing.

No one from the public wished to speak. The public hearing was closed.

Motion made by Vashon Sarkisian, seconded by Michael Spencer, 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), with the following conditions:

- **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.**

The motion carried unanimously by a 6-0 vote. (Melissa Vickers resigned from the Board.)

- f. CU #24-08. Request of Rollins College for Conditional Use and Special Permit approval to build a three-story, 50,671 square foot Rollins Faculty & Staff housing building of 30 units.

Chairman Bornstein informed the public that the item was to be tabled to the June 11, 2024 Planning & Zoning Board regular meeting.

Motion made by Alex Stringfellow, seconded by Michael Spencer to table the item to the June 11, 2024 Planning & Zoning Board regular meeting.

The motion carried by a 6-0 vote. (Melissa Vickers resigned from the Board.)

- g. ANNEX #24-01/CPA #24-01/CU #24-04/ RZ #2401. Request of Verax Florida, LLC:

- To Annex 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.
- To 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.
- To 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.
- 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.

Mr. Harbilas provided a summary of the item. He noted that the item was tabled at the last Planning & Zoning Board meeting so the applicant could have a community meeting, which occurred on April 24, 2024. He also noted that at the community meeting the applicant met with three neighborhood representatives, and they requested to increase the screen wall setback from 10 feet to 12 feet and the height from 6 feet to 8 feet. He then reviewed the applicant's elevations for the project and noted that the previously proposed ligustrum trees were replaced with Japanese blueberry trees. He went on to note that the property was currently vacant and that there was a cell tower on the property that the applicant was proposing to wrap the building around in an attempt to screen it from public view. Mr. Harbilas then indicated that there are provisions in the City's Comprehensive Plan that encourage the parcels along the north side of Fairbanks Avenue to incorporate the rear lots to accommodate parking. He added that included in the provisions are certain requirements such as a brick wall and landscape buffer to protect nearby homes from the impact of the development. He then reviewed the details of the applicant's site plan and landscape plan and the staff conditions of approval.

Staff recommendation was for approval with the following conditions.

- 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.
- 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.
- 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.
- Property will provide a sidewalk easement to the City, for the improvements

- along Fairbanks Ave. and Clay St. frontages that are within private property.
- A 7ft tall brick privacy wall with 8ft tall decorative columns will be provided along the Karolina Ave frontage. The wall shall be setback a minimum of 12ft, and have understory trees, shrubs, and plantings between the wall and the public right-of-way.

The Board inquired about the height of the screen wall negotiated with the residents at the community meeting, how many residents attended the community meeting, if the City's Lynx bus system has regulations for the required bus stop, and who regulates what is aesthetically pleasing when it comes to the screen wall. A brief discussion ensued, and it was noted that the Board could make a condition of approval regarding the aesthetics of the screen wall.

The applicant's architect, David Lamm of 210 Hampden Place, Winter Park, FL 32789. Mr. Lamm indicated that the wall will be brick with a concrete cap and is proposed to look like the submitted elevation. He noted that the increased wall setback and height were agreed upon by the residents and staff, and the head end parking stalls were reduced two feet as requested at the last Planning & Zoning Board meeting. He also noted that there are existing utility and access easements for the cell tower that had to be worked around and concealed. He then briefly spoke about the requests from the residents that were not able to be addressed, such as monitoring of the property.

The Board inquired about the use and type of trees to screen the cell tower, if live oaks are an ideal choice for a parking lot area, and if there were any requests from the residents that the applicant did not give any consideration to.

The Board heard public comment from the following residents:

Zach Stovall of 1877 Karolina Avenue, Winter Park, FL 32789 addressed the Board. Mr. Stovall expressed concerns about possible traffic issues and the type of equipment that would be parked in the parking lot of the property. He also recommended that the applicant contact the new homeowners that recently moved into the community about the project.

Kathleen Bowman of 420 Ohio Street, Winter Park, FL 32789 differed her time to Zach Stovall.

Christopher Rank of 1880 Karolina Avenue, Winter Park, FL 32789 addressed the Board. Mr. Rank spoke about the concerns regarding traffic and the requests made by the residents at the community meeting. He expressed that he wanted to have the item postponed until the traffic issue at 1831 Karolina Avenue could be addressed.

No one else from the public wished to speak. The public hearing was closed.

The Board inquired about the intended use for the proposed building. The applicant, Dr. Gandhi indicated that it would be used by a plastic surgeon and that he was amenable to the idea of a solution to the traffic concern as long as there would be some equitable exchange of parking. Discussion ensued regarding getting the Florida

Department of Transportation to adjust the timing of the traffic light along Fairbanks Avenue. The Board also discussed adding a condition that any proposed or future tenants of the property comply with the City's noise ordinance, including no outdoor speakers. A brief discussion ensued about the height of the screen wall.

The Board expressed a desire to have a future workshop regarding collaborative traffic-calming measures.

Motion made by Warren Lindsey, seconded by Jim Fitch, for approval to Annex 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; to 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; to 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; and 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, with the following conditions:

- **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.**
- **A covered bus stop in conformity with Lynx regulations and a trash receptacle to be provided by the Applicant, at the Lynx stop on Fairbanks Ave, which falls within the property frontage.**
- **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.**
- **Property will provide a sidewalk easement to the City, for the improvements along Fairbanks Ave. and Clay St. frontages that are within private property.**
- **An 8ft tall brick privacy wall with 9ft tall decorative columns with precast concrete caps will be provided along the Karolina Ave frontage. The wall shall be setback a minimum of 12ft, and have understory trees, shrubs, and plantings between the wall and the public right-of-way.**
- **That the proposed tenant and any future tenants of the building comply with the City's noise ordinance including no outdoor speakers.**

The motion carried unanimously by a 6-0 vote. (Melissa Vickers resigned from the Board.)

5. Action Items

6. Non-Action Items

7. Staff Updates

Mrs. McGillis confirmed whether or not the Board would be able to attend the next Planning & Zoning Board meeting scheduled for June 11, 2024.

8. Board Comments

The Board expressed a desire to discuss the proposed community meetings ordinance at the next Planning & Zoning Board work session and asked if the staff recommendations could be included in the meeting binders.

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 8:00 p.m.

ATTEST:

/s/ Mary Bush, Board Secretary



Planning & Zoning Board

agenda item 5.a

item type

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

meeting date

June 11, 2024

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Director of Planning and Zoning

subject

SPR #24-08. Request of Charles Clayton Construction for approval to construct a new, two-story, 17,435 square-foot, single-family home located at 1190 N. Park Avenue on Lake Maitland, zoned R-1AAA.

motion | recommendation

Staff recommendation is for approval of the request subject to the following condition(s):

(1) that any future wall or fence around the proposed sports court be limited to six feet in height.

background

The applicant, Charles Clayton Construction, on behalf of the homeowners, is requesting approval to construct a new, two-story, 17,435 square-foot, single-family home located at 1190 N. Park Avenue. The property is zoned R-1AAA and the unsubmerged portion of the property is 80,597 square feet in size. The proposed impervious lot coverage of 25,699 square feet is 32%, which is under the maximum 50% as the code allows. The maximum Floor Area Ratio (FAR) for properties over 12,500 square feet in size is 35% of the lot area or 5,000 square-feet, whichever is greater. The applicant is proposing a 17,435 square-foot home, which is under the 28,209 allowable square footage, meeting this requirement.

The proposed structure does not require any variances and, as detailed below, meets the four lakefront review criteria. The request includes a proposed sports court in the northwest corner of the property. The applicant is not currently proposing any fence or wall component. However, if such a barrier is desired in the future, the maximum height allowed for such components would be six feet. Therefore, staff is proposing the condition that any future wall or fence around the sports court be limited to six feet in height.

Lakefront Review Criteria:**Tree Preservation**

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible. No trees are being requested for removal as part of this request.

View from the Lake

The code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake in excess of three feet in height. This plan complies with that provision as no such component is being proposed as part of this request. This lot has a moderate slope from the front to rear of the property and the applicant has updated the pool deck to ensure it adequately steps down to comply with this requirement.

Views of the Neighbors

The code direction is to minimize the degradation of traditional views across properties by new houses, additions, second-story additions, etc., alongside property lines towards the lake that may block traditional views of the neighbors.

The proposed structure's setback is behind the average and behind the neighbor to the north. Additionally, the structure is located roughly in line with the closest portion of the proposed home at 1180 N. Park Avenue (140 ft. setback), which was just approved by the Board at the May 2024 meeting.

Stormwater Retention

The code requires the retention of stormwater. The amount of impervious surface of the lot determines the needed depth/size of the retention. In this case, the applicants are proposing multiple swale retention areas throughout the property to meet the required stormwater storage.

Summary

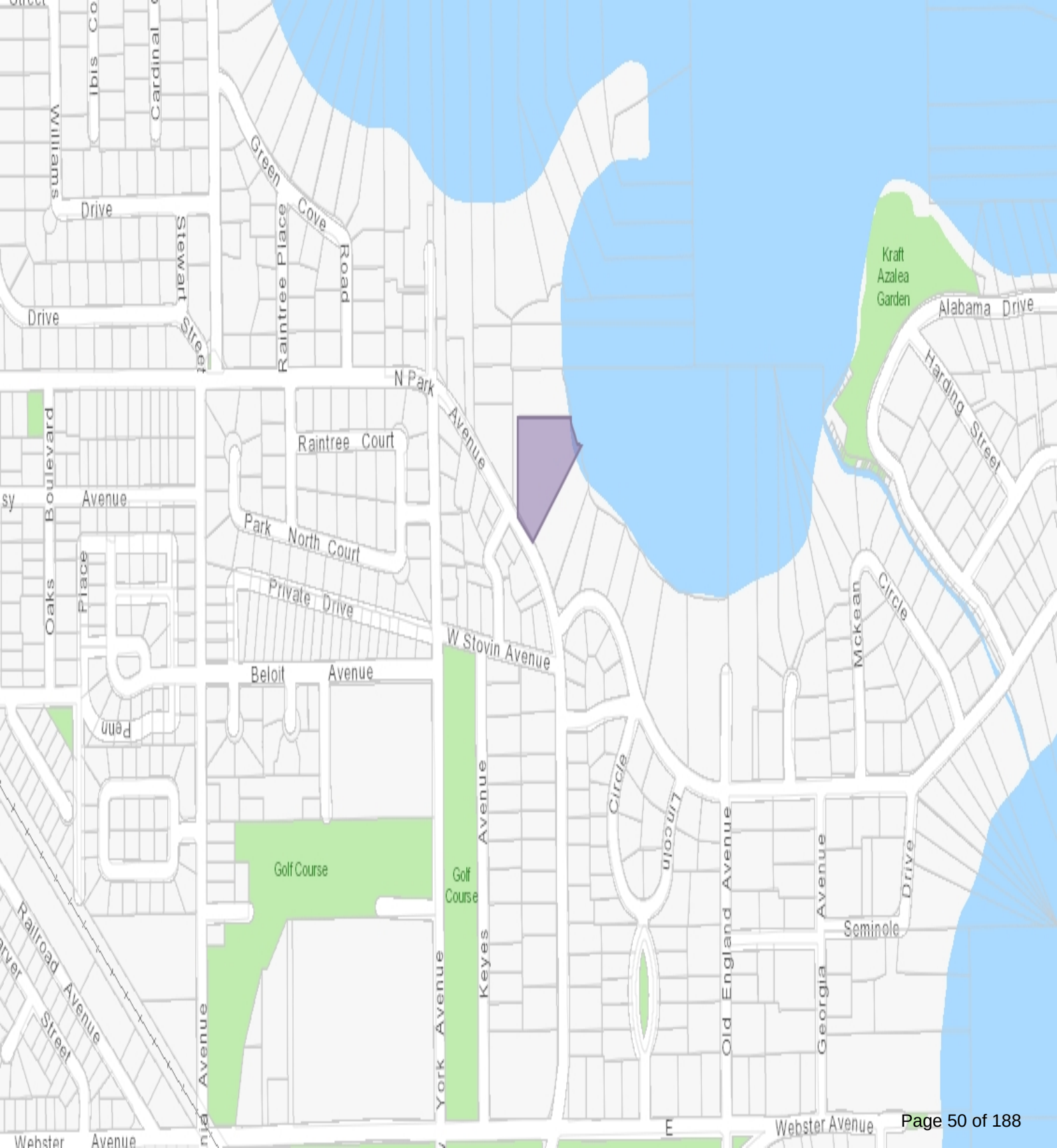
Overall, the plans meet the intent of the lakefront review criteria. The proposal also meets all single-family code requirements and no variances are being requested as part of this request.

alternatives | other considerations

fiscal impact

attachments

1. 1190 N Park Ave - Area Map
2. 1190 N Park Ave - Aerial Map
3. 1190 N Park Ave - Lakefront Table
4. 1190 N Park Ave - Site Plan
5. 1190 N Park Ave - Plan Set





Lakefront Site Plan Review: 1190 N. Park Avenue

	R-1AAA Requirements	Existing	Proposed
Zoning	N/A	R-1AAA	R-1AAA
Future Land Use	N/A	SFR	SFR
Lot Width	150 ft.	215 ft.	215 ft.
Lot Depth	N/A	304 ft. (avg.)	304 ft. (avg.)
Lot Area	25,000 sf	80,597 sf	80,597 sf
Floor Area Ratio	35% (28,209 sf)	29% (23,430 sf)	21.6% (17,435 sf)
Impervious Lot Coverage	50% (40,299 sf)	-	32% (25,699 sf)
Front Setback	72.8 ft.	72.8 ft.	110 ft.
Side Setbacks (1st floor/2nd floor)	30 ft./40 ft.	10 ft./30 ft. (north) 30 ft./30 ft. (south)	40 ft./40 ft. (north) 40 ft./40 ft. (south)
Lakefront Setbacks	126 ft. (avg.)	118 ft.	138.6 ft.



GENERAL NOTES SCHEDULE

SYMBOL	DESCRIPTION
G-01	CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING CONSTRUCTION. ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
G-02	ALL PAVEMENT SHALL BE STAKED IN THE FIELD USING LAYOUT GEOMETRY INDICATED ON THE SITE LAYOUT PLANS OR AS INSTRUCTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ALIGNMENT MAY BE ADJUSTED TO ACCOMMODATE EXISTING DRAIN INLETS, MANHOLES, OR OTHER SITE ELEMENTS.
G-03	REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY. FOLLOW THE OWNER'S REPRESENTATIVE'S INSTRUCTIONS ON RESOLVING ANY DISCREPANCIES.
G-04	CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
G-05	CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY MEASURES DURING CONSTRUCTION OPERATIONS TO PROTECT THE PUBLIC ACCORDING TO ALL APPLICABLE CODES AND RECOGNIZED LOCAL PRACTICES.
G-06	CONTRACTOR SHALL COORDINATE ACCESS AND STAGING AREAS WITH THE OWNER'S REPRESENTATIVE.
G-07	CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL/PROTECTION BY LOCALLY APPROVED MEANS AND MAINTAINING EROSION CONTROLS ALREADY IN PLACE. CONTRACTOR SHALL ADHERE TO ALL GOVERNING CODES AND REQUIREMENTS.
G-08	CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND LEGALLY DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY OWNER'S REPRESENTATIVE.
G-09	CONTRACTOR TO COORDINATE HIS WORK WITH THE WORK OF THE OTHER CONTRACTORS WORKING ON THIS PROJECT. THE CONTRACTOR SHALL VERIFY THE CONDITION AND COMPLETENESS OF ALL WORK PERFORMED BY OTHERS IN RELATION TO HIS/HER PROJECT WORK RESPONSIBILITIES INCLUDING THE CHECKING OF EXISTING ELEVATIONS OR STRUCTURES PRIOR TO INITIATING CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE IF ANY OF THESE SITE CONDITIONS ARE INCOMPLETE, MISSING OR DAMAGED. ANY ADJUSTMENTS REQUIRED TO THE CONDITION, COMPLETENESS AND/OR ELEVATION OF THIS WORK SHALL BE PERFORMED BY OTHERS.

Type "C" Drainage Lot

Impervious Calculations	SQFT	%
Overall Lot Area	81,343.0	
Area 1st Floor & Garage	10,700.0	
Driveway & Motor Court & Steps	7,415.0	
Pool, Pool Deck, Rear Planter Walls	7,584.0	
Sport Court	1,916.0	
Total Impervious	25,699.0	31.6 %
Total Pervious	55,644.0	68.4 %

Swale Calculations Area Cu. Ft.

Swale Calculations	Area	Cu. Ft.
Total Impervious	25,699.0	
Impervious sq. ft. x 0.083 (1st 1" of Impervious Area) = Required Cu. Ft.	0.0830	
Required Swale Volume		2,133.2
Swale A @ 6' Deep	1374	687.0
Swale B @ 6' Deep	1175	587.5
Swale C @ 6' Deep	2002	1,001.0
Total Swale Volume		2,275.5

Front Yard Landscape Coverage

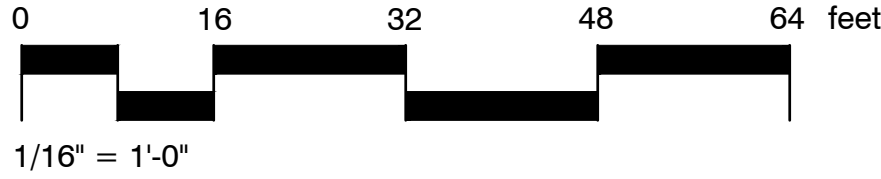
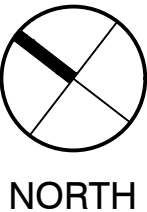
Areas	SQ. F.T.	%
Total Front Yard Area	1,921.9	100.0%
Landscape (Pervious)	1,690.7	88.0%
Front Yard Impervious (50% Max = 960.95)	231.2	12.0%

PARCEL ID #: 08-23-30-0000-00-007

Symbols Legend

Symbols	Abbreviations
— 82 —	Proposed Contour
— (8) —	Existing Contour
— — — — —	Normal High Water Line
— W — W —	Edge of Water
— WL — WL —	Wetland
— — — — —	Flood Line
— — — — —	Building Set Back(s)
— — — — —	Utility Easements
— — — — —	Property Line
— — — — —	Sleeve / Chose
✱ 63.00 FG	Proposed Spot Elevation
x 18.2	Existing Spot Elevation
↖	Direction of Slope

Abbreviations	
BOB	Bottom of Bank
BS	Bottom of Stairs
BW	Bottom of Wall
CB	Catch Basin
CI	Center Line
DI	Drain Inlet
FPE	Finish Floor Elevation
FG	Finish Grade
E	Existing
HP	High Point
NH-WL	Normal High Water Line
PC	Pool Coping
PLT	Planting
SC	Spot Coping
TC	Top of Column
TBR	To Be Removed
TOB	Top of Bank
TS	Top of Stairs
TW	Top of Wall



HARDSCAPE NOTES SCHEDULE

SYMBOL	DESCRIPTION
L-01	CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING CONSTRUCTION. ALL EXISTING SITE ROADS, PARKING LOTS, CURBS, UTILITIES, SEWERS AND OTHER ELEMENTS TO REMAIN SHALL BE FULLY PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
L-02	ALL PAVEMENT SHALL BE STAKED IN THE FIELD USING LAYOUT GEOMETRY INDICATED ON THE SITE LAYOUT PLANS OR AS INSTRUCTED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. ALIGNMENT MAY BE ADJUSTED TO ACCOMMODATE EXISTING DRAIN INLETS, MANHOLES, OR OTHER SITE ELEMENTS.
L-03	SEE SITE GRADING PLANS FOR PAVEMENT ELEVATIONS. MATCH GRADES WITH EXISTING CONDITIONS.
L-04	GENERAL LIMITS OF CONSTRUCTION ARE NOTED ON THE DRAWINGS UNLESS OTHERWISE NOTED. THE LIMIT OF WORK SHALL END AT THE FACE OF EACH BUILDING &/OR PROPERTY LINE.
L-05	CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND OTHER ELEMENTS AND COORDINATE WITH THE OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
L-06	ALL PROVIDED QUANTITIES ARE FOR ESTIMATION PURPOSES ONLY. THE CONTRACTOR E/OR SUPPLIER IS RESPONSIBLE FOR FIELD VERIFYING ALL QUANTITIES PRIOR TO INSTALLATION.

HARDSCAPE FINISH SCHEDULE

SYMBOL	WALLS DESCRIPTION
L-301	PLANTER WALL TO MATCH ARCHITECTURE, MATERIAL TBD.
SYMBOL	POOL AREA DESCRIPTION
P-101	POOL DECK & COPING MATERIAL TBD
P-103	4X4 GRID WITH ARTIFICIAL TURF INLAY, TBD
SYMBOL	MOTOR COURT & DRIVEWAY DESCRIPTION
P-201	PAVER OR COBBLE DRIVEWAY & MOTORCOURT, MATERIAL TBD.
SYMBOL	STEPPING STONES DESCRIPTION
P-401	28" X 60" STEPPING STONES IN ARTIFICIAL TURF
P-402	28" X 84" STEPPING STONES
SYMBOL	Pool & Water Features General DESCRIPTION
W-101	MOTOR COURT WATER FEATURE TBD



REVISIT: DESCRIPTION: Revised Per House Section 02/24/2024 Revised Pool Deck Coping Comment: (11)

Project Name: 190 N. Park Ave Land Trust
190 N. Park Ave
Winter Park, Florida



Digitaly signed by Daley J. Mills
DN: cn=Daley, o=Mills Design Group Inc., ou=Engineer, email=Daley.J.Mills@MillsDesignGroup.com, c=US
Reason: I am the author of this document
Date: 2024.05.20 16:48:54 EDT
Foxit PDF Editor Version: 12.1.4

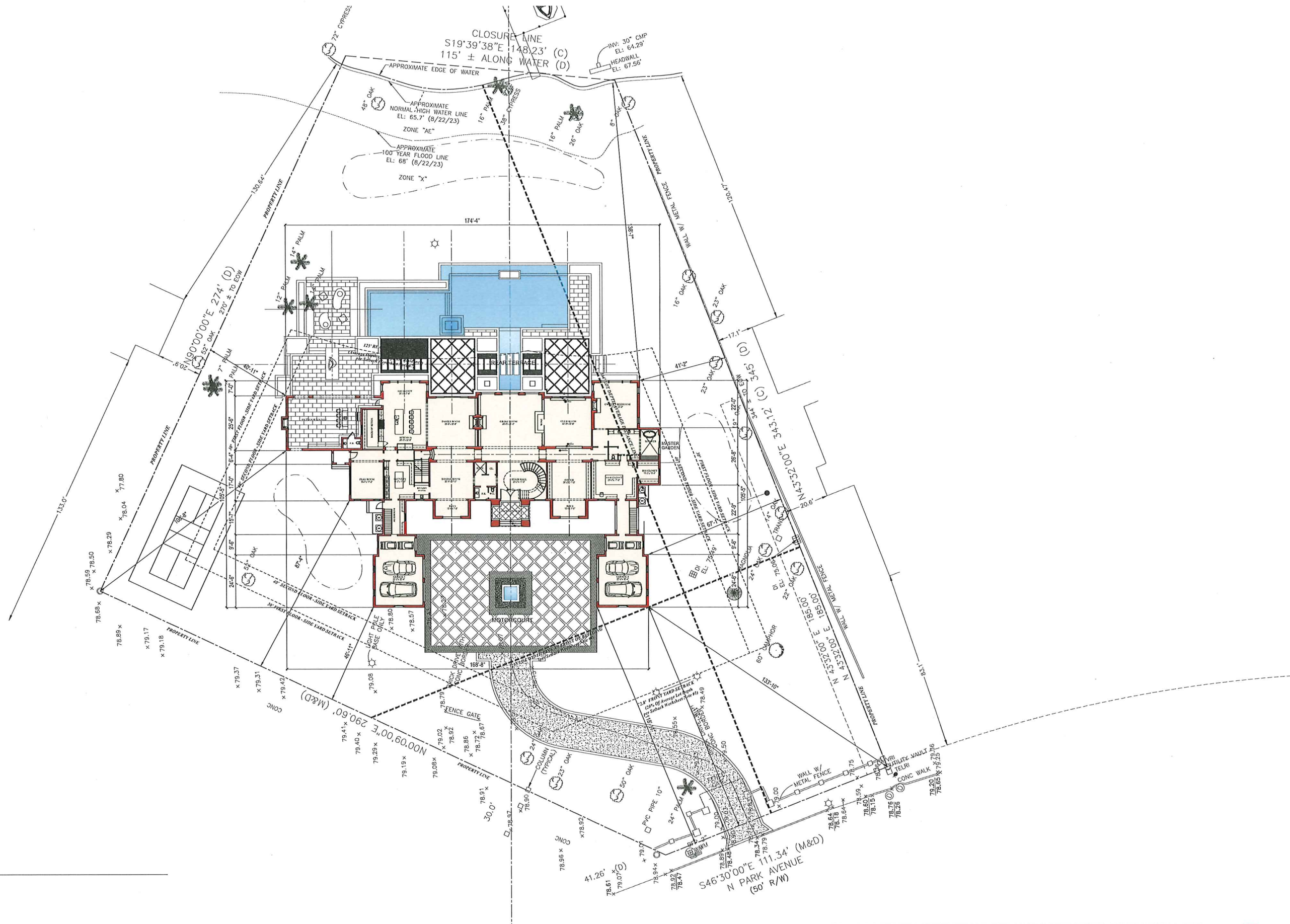
Overall Site Plan
L1.10
DESIGNER: CM
DATE: 2024-05-20
Scale: 1/16" = 1'-0"



1190 NORTH PARK AVENUE LAND TRUST DESIGN DEVELOPMENT - LAKESIDE REVIEW

1190 N PARK AVE, WINTER PARK, FL.

May 14, 2024



SITE PLAN

SCALE: 1:20

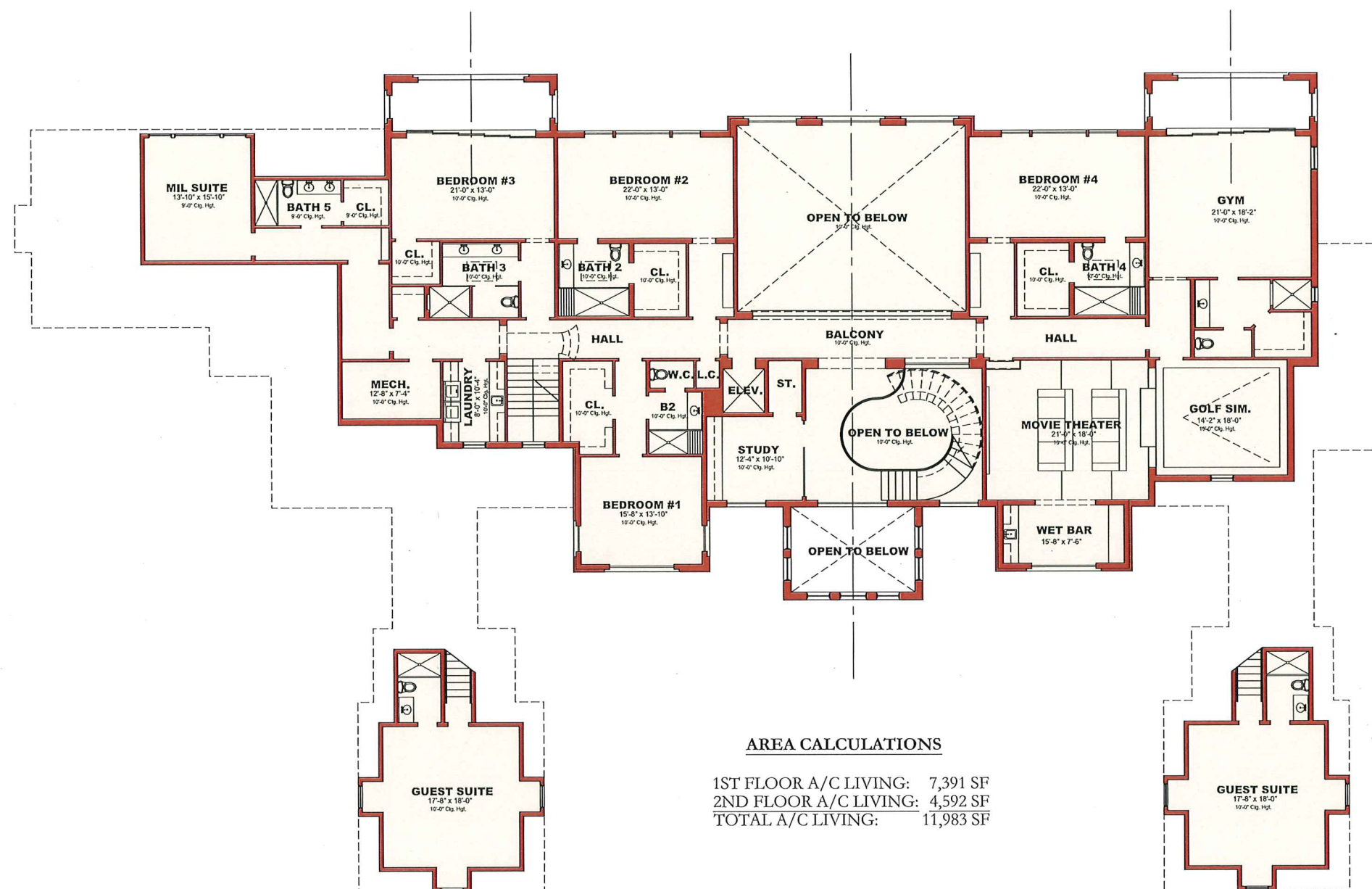
DESIGN DEVELOPMENT - LAKESIDE REVIEW 1190 NORTH PARK AVENUE LAND TRUST

1190 N PARK AVE, WINTER PARK FL.
DATE: May 14, 2024

GEOFFREY MOUEN ARCHITECT

1114 Croton Place
Celebration, Florida 34747
Phone: (407) 922 - 4810
www.gmarchitects.com





2ND FLOOR PLAN

SCALE: 3/16" = 1'-0"

DESIGN DEVELOPMENT - LAKESIDE REVIEW
1190 NORTH PARK AVENUE LAND TRUST

1190 N PARK AVE, WINTER PARK FL.
 DATE: May 14, 2024

GEOFFREY MOUEN ARCHITECT

1114 Croton Place
 Celebration, Florida 34747
 Phone: (407) 922 - 4810
 www.gmarchitects.com





FRONT ELEVATION

SCALE: 1/4" = 1'-0" @ 24x36



REAR ELEVATION

SCALE: 1/4" = 1'-0" @ 24x36

DESIGN DEVELOPMENT - LAKESIDE REVIEW
1190 NORTH PARK AVENUE LAND TRUST

1190 N PARK AVE, WINTER PARK FL.
DATE: May 14, 2024

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RIGHT ELEVATION

SCALE: 1/4" = 1'-0" @ 24x36



LEFT ELEVATION

SCALE: 1/4" = 1'-0" @ 24x36

DESIGN DEVELOPMENT - LAKESIDE REVIEW
1190 NORTH PARK AVENUE LAND TRUST

1190 N PARK AVE, WINTER PARK FL.
 DATE: May 14, 2024

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 Celebration, Florida 34747
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DESIGN DEVELOPMENT - LAKESIDE REVIEW - ENTRY PERSPECTIVE
1190 NORTH PARK AVENUE LAND TRUST

1190 N PARK AVE, WINTER PARK FL.
 DATE: May 14, 2024

GEOFFREY MOUEN ARCHITECT

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www.gmarchitects.com





DESIGN DEVELOPMENT - LAKESIDE REVIEW - FRONT PERSPECTIVE
1190 NORTH PARK AVENUE LAND TRUST

1190 N PARK AVE, WINTER PARK FL.
 DATE: May 14, 2024

GEOFFREY MOUEN ARCHITECT

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 Phone: (407) 922 - 4810
www.gmarchitects.com





DESIGN DEVELOPMENT - LAKESIDE REVIEW - REAR PERSPECTIVE
1190 NORTH PARK AVENUE LAND TRUST

1190 N PARK AVE, WINTER PARK FL.
 DATE: May 14, 2024

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 Celebration, Florida 34747
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DESIGN DEVELOPMENT - LAKESIDE REVIEW - REAR PERSPECTIVE
1190 NORTH PARK AVENUE LAND TRUST

1190 N PARK AVE, WINTER PARK FL.
 DATE: May 14, 2024

GEOFFREY MOUEN ARCHITECT

1114 Croton Place
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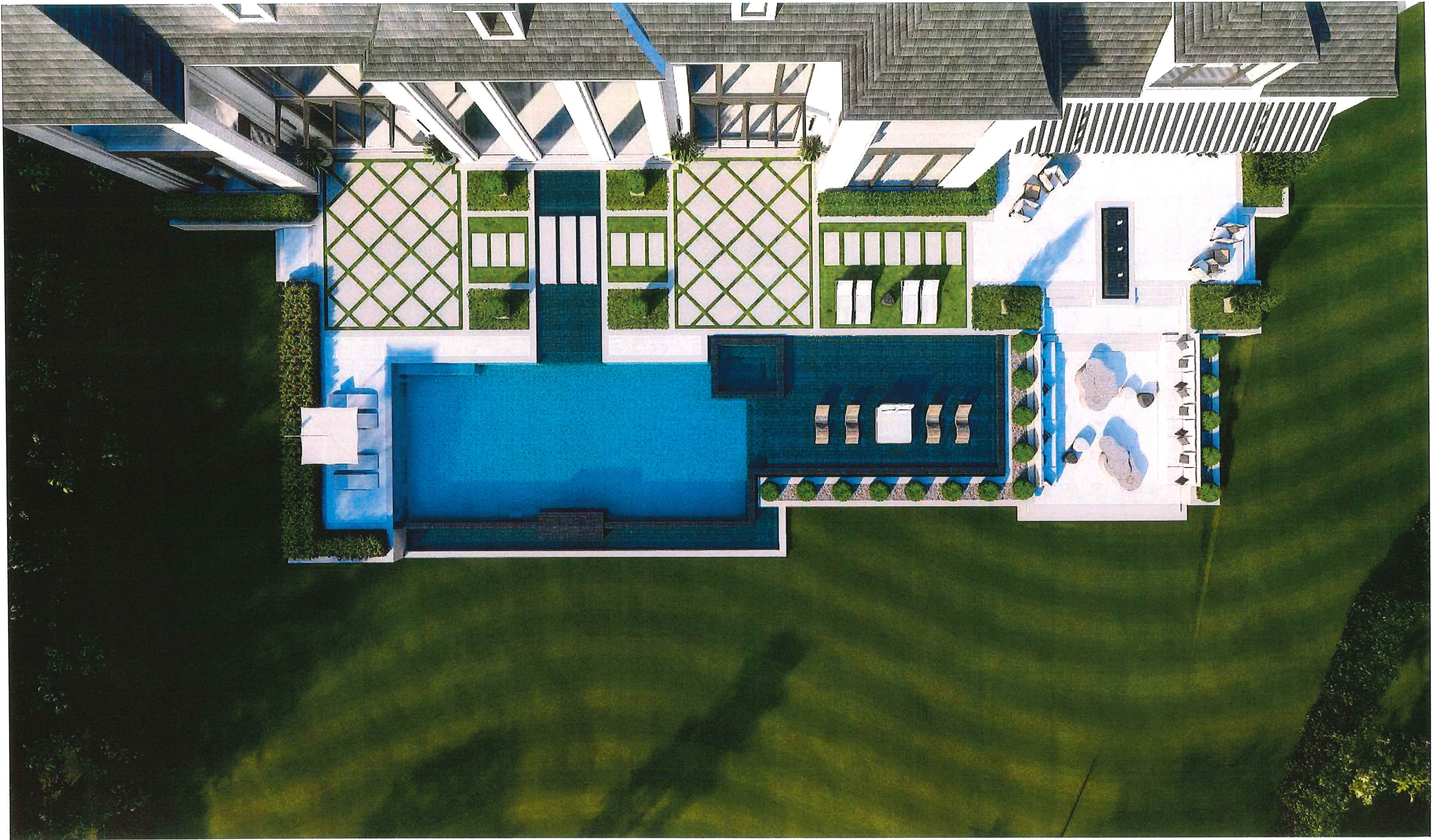
DESIGN DEVELOPMENT - LAKESIDE REVIEW- CLUB ROOM VIEW
1190 NORTH PARK AVENUE LAND TRUST

1190 N PARK AVE, WINTER PARK FL.
 DATE: May 14, 2024

GEOFFREY MOUEN ARCHITECT

1114 Croton Place
 Celebration, Florida 34747
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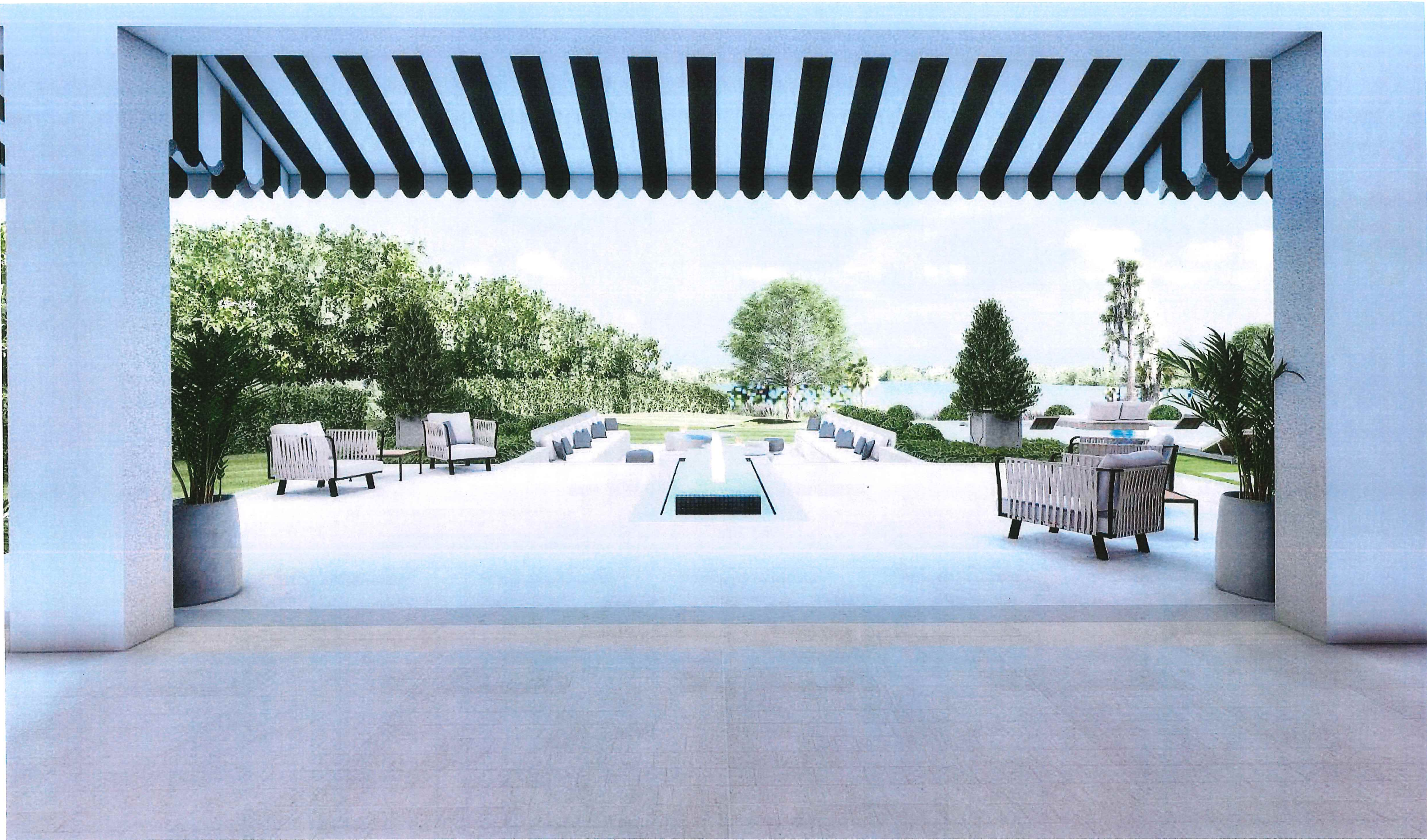
















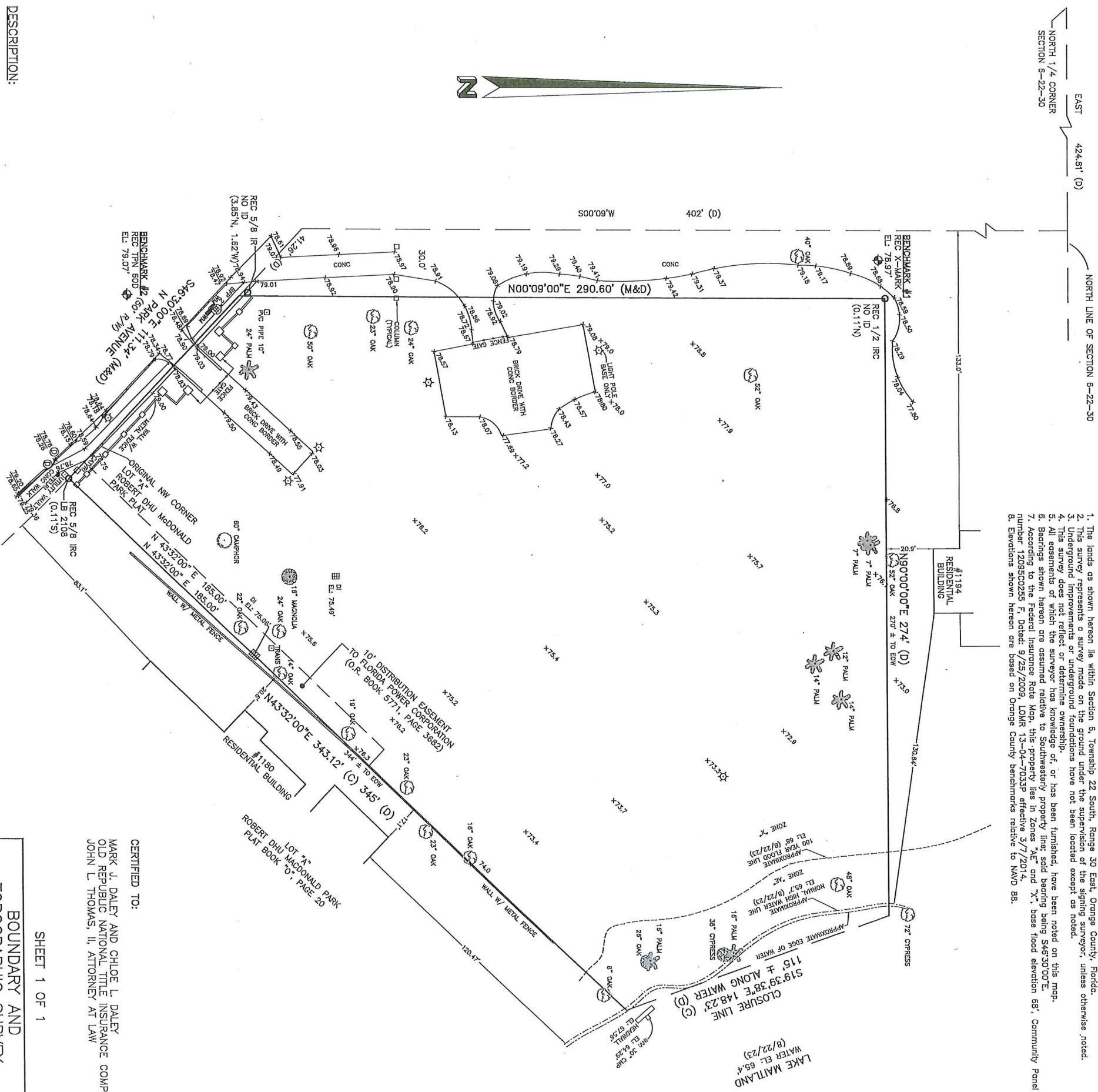




1190 NORTH PARK AVENUE LAND TRUST DESIGN DEVELOPMENT - LAKESIDE REVIEW

1190 N PARK AVE, WINTER PARK, FL.

May 06, 2024



SURVEYOR'S NOTES:

1. The lands as shown hereon lie within Section 6, Township 22 South, Range 30 East, Orange County, Florida.
2. This survey represents a survey made on the ground under the supervision of the signing surveyor, unless otherwise noted.
3. Underground improvements or underground foundations have not been located except as noted.
4. This survey does not reflect or determine ownership of, or has been furnished, having been noted on this map.
5. All easements of which the surveyor has knowledge of, or has been furnished, having been noted on this map.
6. Bearings shown hereon are assumed relative to Southwesterly property line, said bearing being S45°30'00"E.
7. According to the Federal Insurance Rate Map, this property lies in Zones "AE" and "X", base flood elevation 68'. Community Panel number 12050502255 F. Dated: 9/25/2009, LOMR 13-04-70335 effective 3/7/2014.

Elevations shown hereon are based on Orange County benchmarks relative to NAVD 88.

CERTIFIED TO:

MARK J. DALEY AND CHLOE L. DALEY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
JOHN L. THOMAS, II, ATTORNEY AT LAW

SHEET 1 OF 1

BOUNDARY AND
TOPOGRAPHIC SURVEY
OF
1190 N PARK AVE
FOR
CHARLES CLAYTON CONSTRUCTION

HLSM, LLC
Hornich-Like-Swagarty-Memard
Professional Surveyors & Mappers

Licensed Business No. 7276
 302 Live Oaks Boulevard
 Casseberry, Florida 32207
 P. (407) 647-7346

Survey@HLSM.US

REVISIONS

Rev. _____ Date: _____
Rev. _____ Date: _____
Rev. _____ Date: _____
Rev. _____ Date: _____

THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Job No: N-369
Field Date: 8/22/23
Drawn By: JLR
Field By: ME/JR
Scale: 1"=30'

No. LS6625
Professional Surveyor
Florida Registration #5625
William C. Morgan, P.E.



Planning & Zoning Board

agenda item 5.b

item type

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

meeting date

June 11, 2024

prepared by

Nicholas Lewis, Planner II

approved by

Allison McGillis, Director of Planning and Zoning

subject

SPR #24-09. Request of Z Properties for approval to construct a 1,375 square-foot addition to the existing single-family home located at 1290 N. Park Avenue on Lake Maitland, zoned R-1AAA.

motion | recommendation

Staff recommendation is for approval of the request subject to the following condition(s):

(1) that the proposed additions be approved for architectural integrity matching that of the existing historic structure by the Historic Preservation Board.

background

The applicant, Z Properties, on behalf of the homeowners, is requesting approval to add a 1,375 square-foot addition to the existing single-family home located at 1290 N. Park Avenue. The property is zoned R-1AAA and the unsubmerged portion of the property is 16,380 square feet in size. The proposed impervious lot coverage of 7,340 square feet is 45%, which is under the maximum 50% as the code allows. The maximum Floor Area Ratio (FAR) for properties over 12,500 square feet in size is 35% of the lot area or 5,000 square-feet, whichever is greater. The applicant is proposing a total 4,393 square-foot home, which is under the 5,733 allowable square footage, meeting this requirement.

This proposal follows the lot split request at the same address that came before the Board at the May 2024 meeting. That request, which was recommended for approval by the Planning and Zoning Board and approved by the City Commission, split the existing parcel into one lakefront lot and one non-lakefront lot in exchange for designation of the existing structure, which may be the first James Gamble Rogers house designed and constructed within the City, to the City's Register of Historic Places. As part of the approval, the applicant proposed two additions to the existing single-family home, which included an attached two-car garage and a detached guest house.

Continuing the process, the applicant is now proceeding with lakefront review for these

additions, which will also be reviewed by the Historic Preservation Board at the June 12th Historic Preservation Board meeting. The requested additions were provided to the Board at the May 2024 meeting and have not changed for this request. The same variances being proposed for these additions are the same approved per the lot split request. This request is merely looking at the additions as they relate to the lakefront review criteria.

	R-1AAA/Lakefront Lot Requirements	Proposed
Floor Area Ratio	Max 35% / 5,733 square feet	27% / 4,393 square feet
Impervious Lot Coverage	Max 50% / 8,190 square feet	45% / 7,340 square feet
Lakefront Setback	75 ft. (average) / 50 ft. minimum	94 ft.

Lakefront Review Criteria:

Tree Preservation

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible. No trees are being requested for removal as part of this request.

Views from the Lake

The code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake in excess of three feet in height. This plan complies with that provision as no such component is being proposed as part of this request.

Views of the Neighbors

The code direction is to minimize the degradation of traditional views across properties by new houses, additions, second-story additions, etc., alongside property lines toward the lake that may block traditional views of the neighbors.

The proposed structure's setback is behind the average and behind the neighbor to the west. The detached guest suite, which is replacing the current detached carport, is located further towards the lake and, due to the curvature of the shoreline, is in front of the neighbor to the east. However, it is screened by the existing bamboo along the eastern lot line. Further, beyond the proposed structure sits the neighboring home as opposed to the lake. Therefore, because the vegetative buffer is already existing and there is no view of the lake beyond the proposed structure, no traditional view of the neighbor to the east is affected by the proposal.

Stormwater Retention

The code requires the retention of stormwater. The amount of impervious surface on the lot determines the needed depth/size of the retention. In this case, the applicants are proposing

multiple swale retention areas throughout the property to meet the required stormwater storage.

Summary

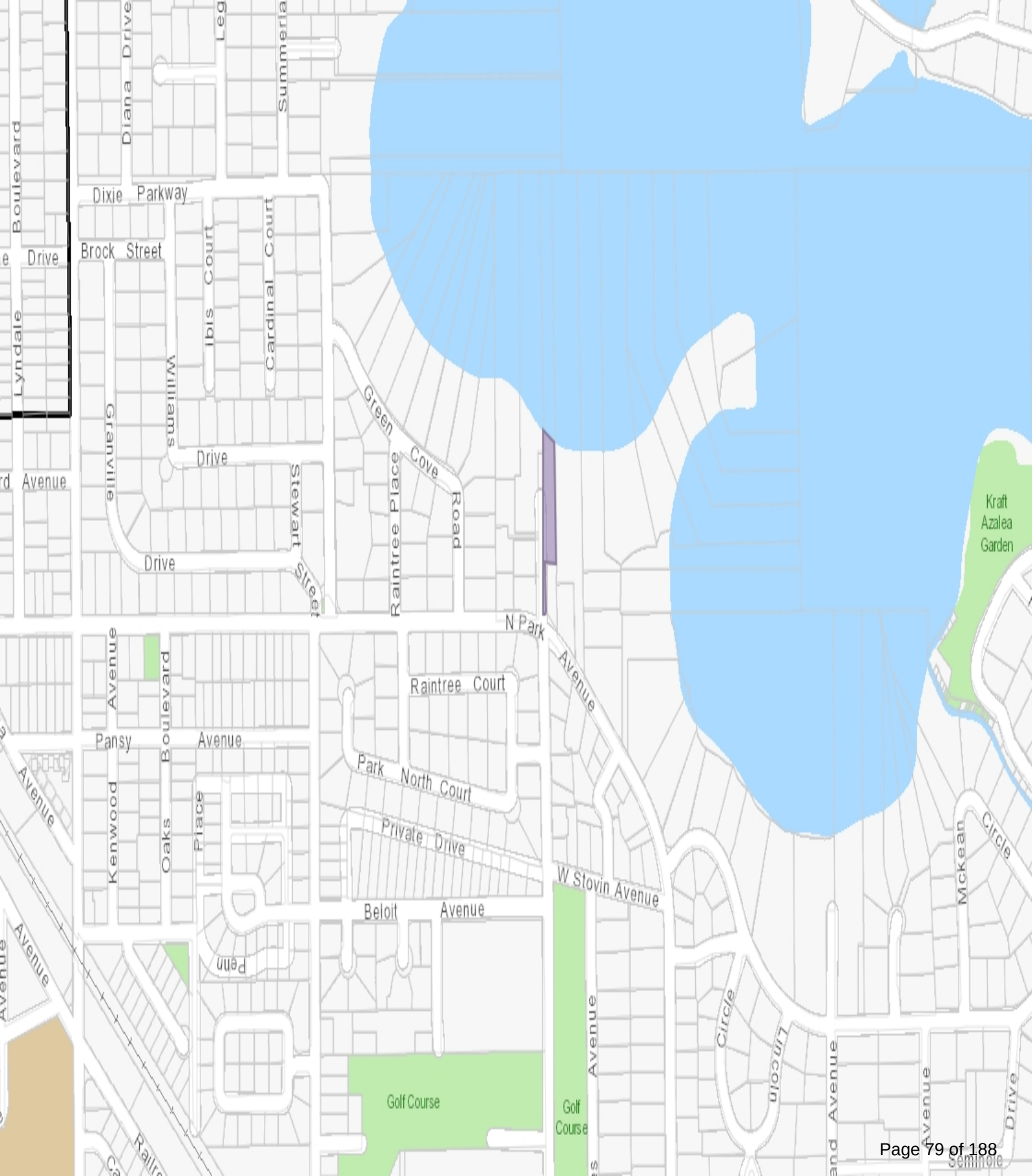
Overall, the plans meet the intent of the lakefront review criteria. The proposed additions and their associated variances, previously approved as part of the lot split request, do not run afoul of the four lakefront review criteria.

alternatives | other considerations

fiscal impact

attachments

1. 1290 N Park Ave - Area Map
2. 1290 N Park Ave - Aerial Map
3. 1290 N Park Ave - Plan Set





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**
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 -
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
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 (+/-)

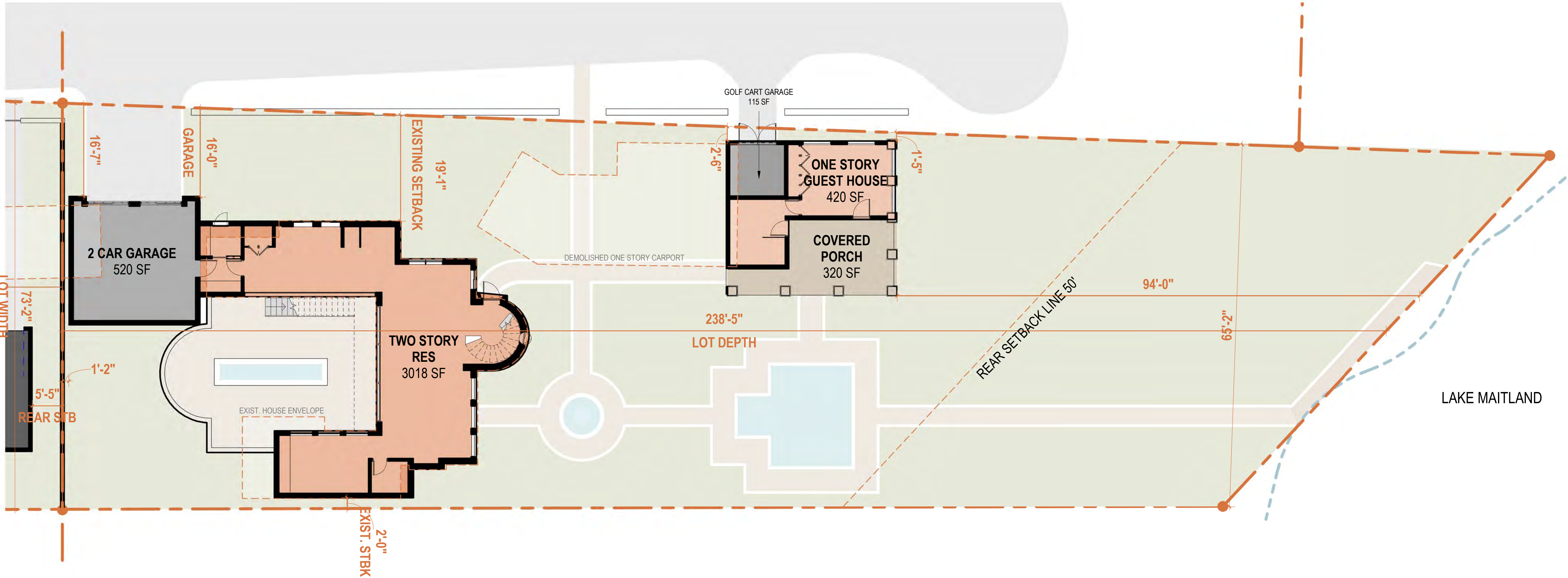
PROPOSED LOT LAND
16,380 SF

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
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Address FL 32789
Tel: 407.929.3303
Email Zane@zpropertiesinc.com

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Landscape Architect:
Name
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Address
Tel:
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Civil:
Name
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Email

Pools: NOT PART OF PERMIT SET
Name
Address -
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Tel:
Email

Interior Design: NOT PART OF PERMIT SET
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Rev.	Date

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Date 4.15.2024

Scale 3/32" = 1'-0"

Project Data Main Res

A001

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

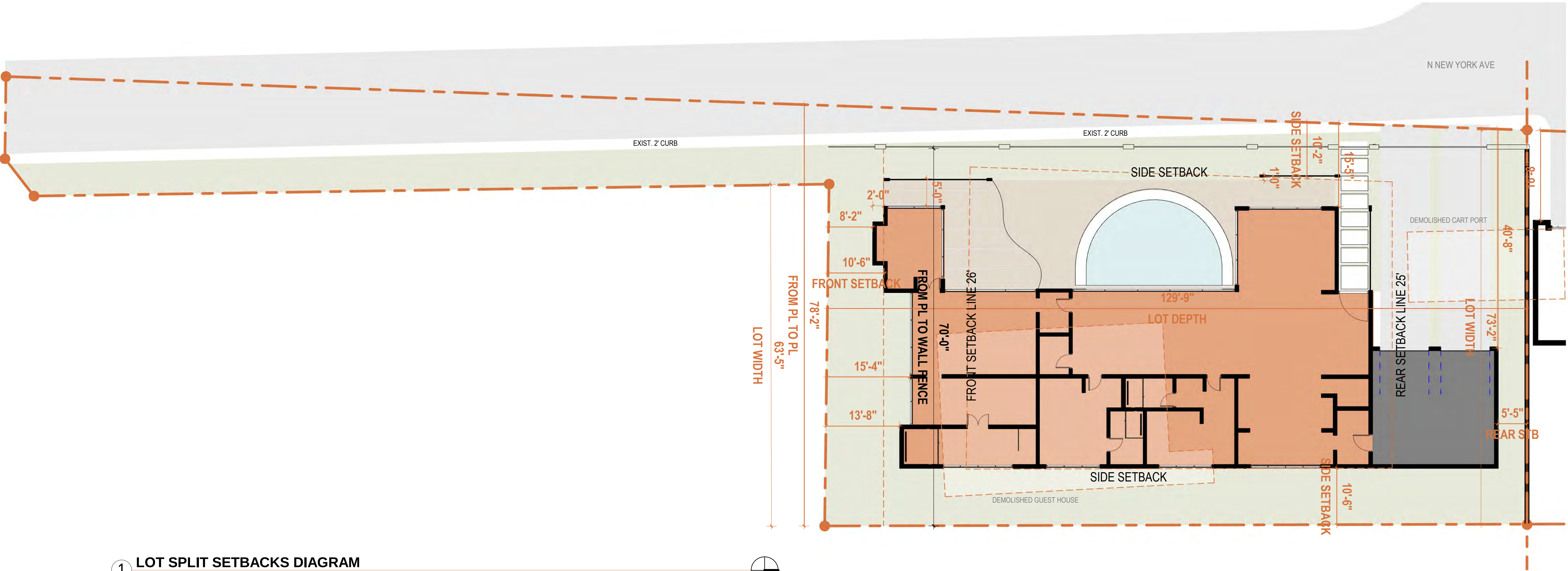
ZONING R-1AAA
TOTAL LOT LAND 78,863 SQFT (+/-) | 1.81 ACRES (+/-)

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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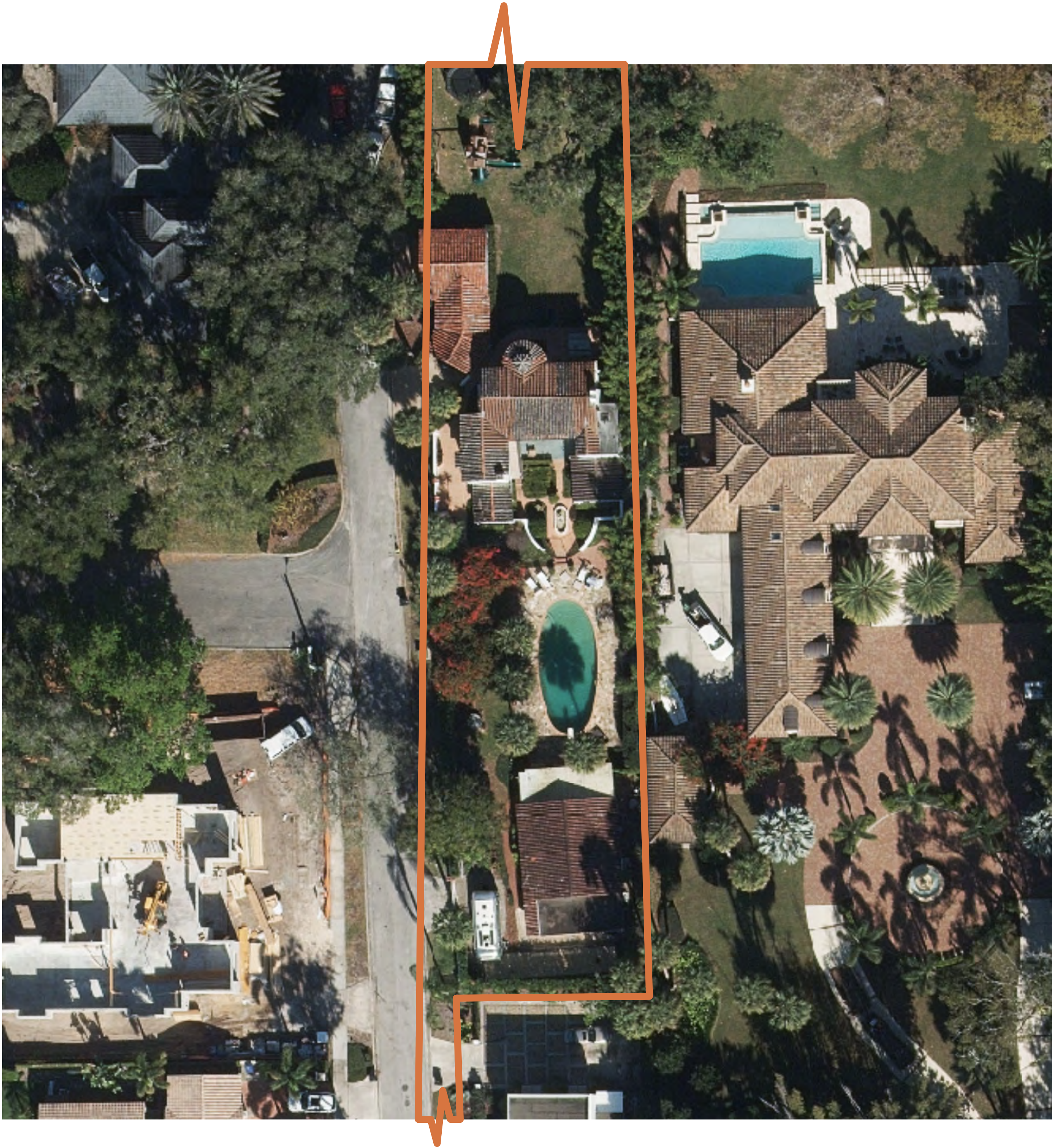
Date 4.15.2024

Scale 1" = 10'-0"

Project Data Lot Split

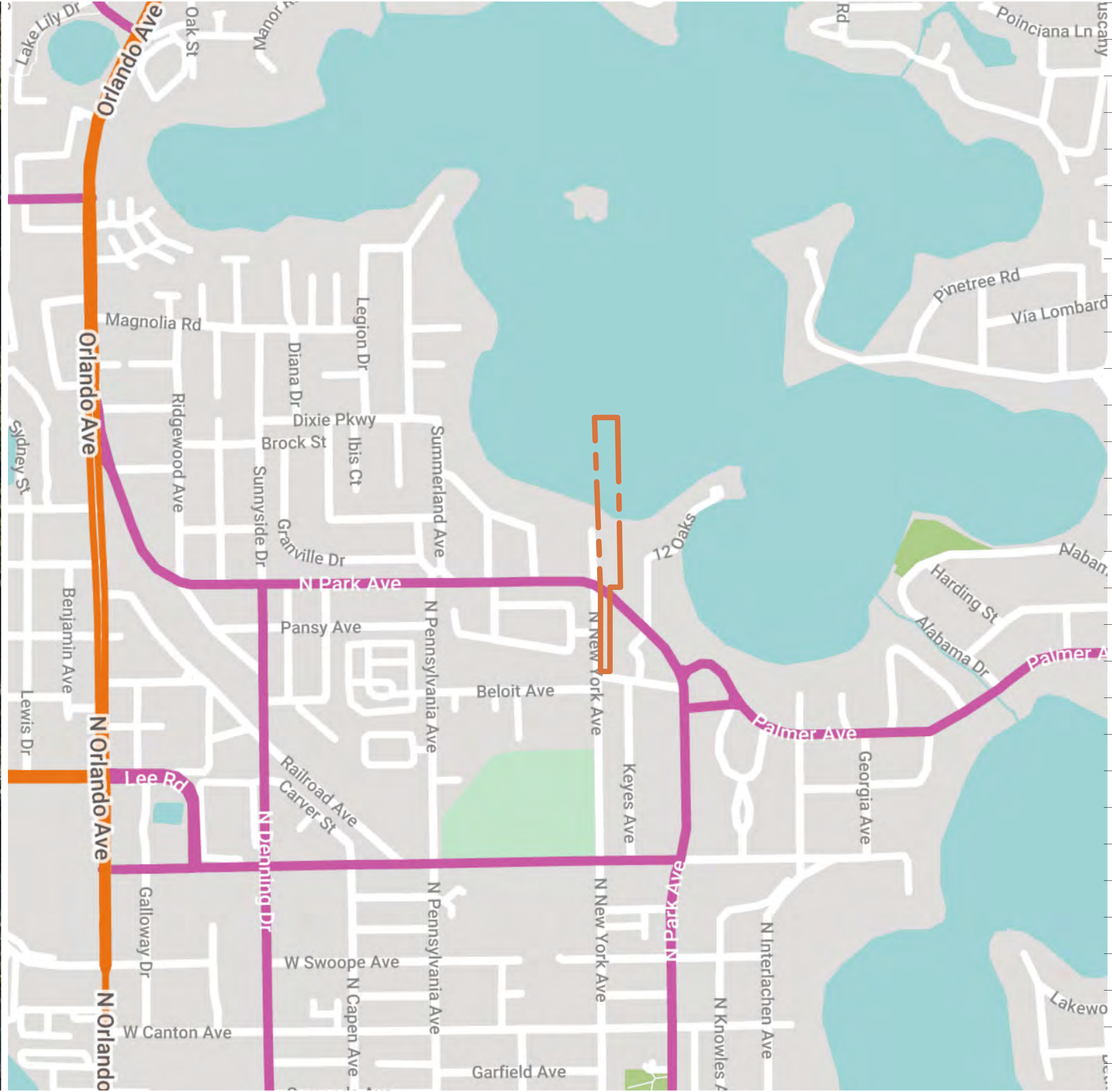
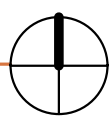
A002

Sheet No.



AERIAL VIEW

N.T.S. FOR REFERENCE ONLY



MAP

N.T.S. FOR REFERENCE ONLY



Z

Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

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Civil:
Name:
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Pools: NOT PART OF PERMIT SET
Name:
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Interior Design: NOT PART OF PERMIT SET
Name:
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Date 4.15.2024

Scale

Location

A003

Sheet No.



Remodel & Lot Split

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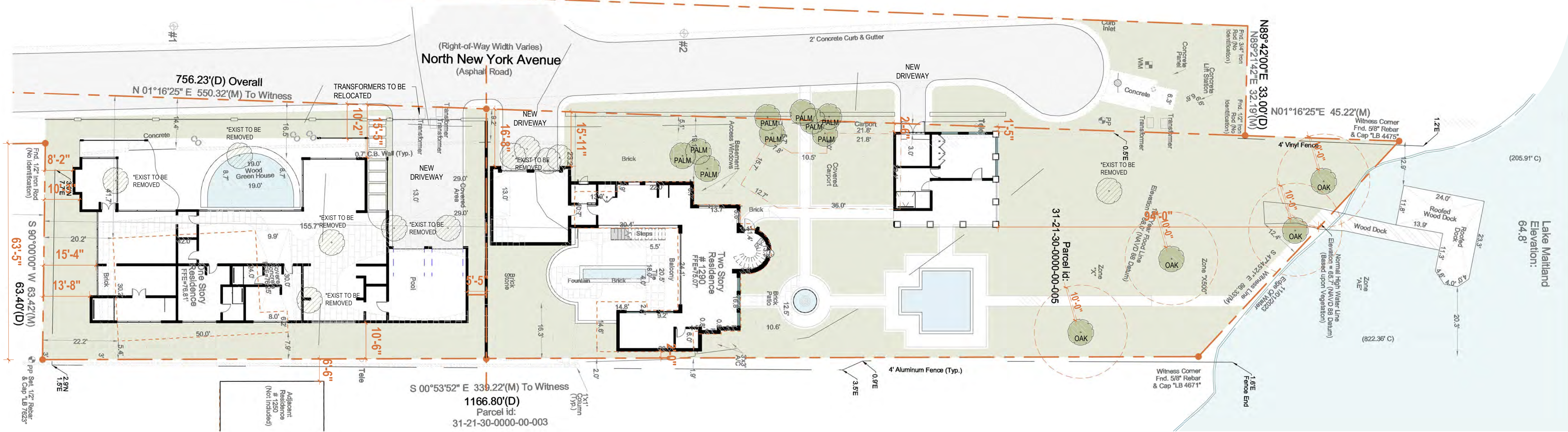
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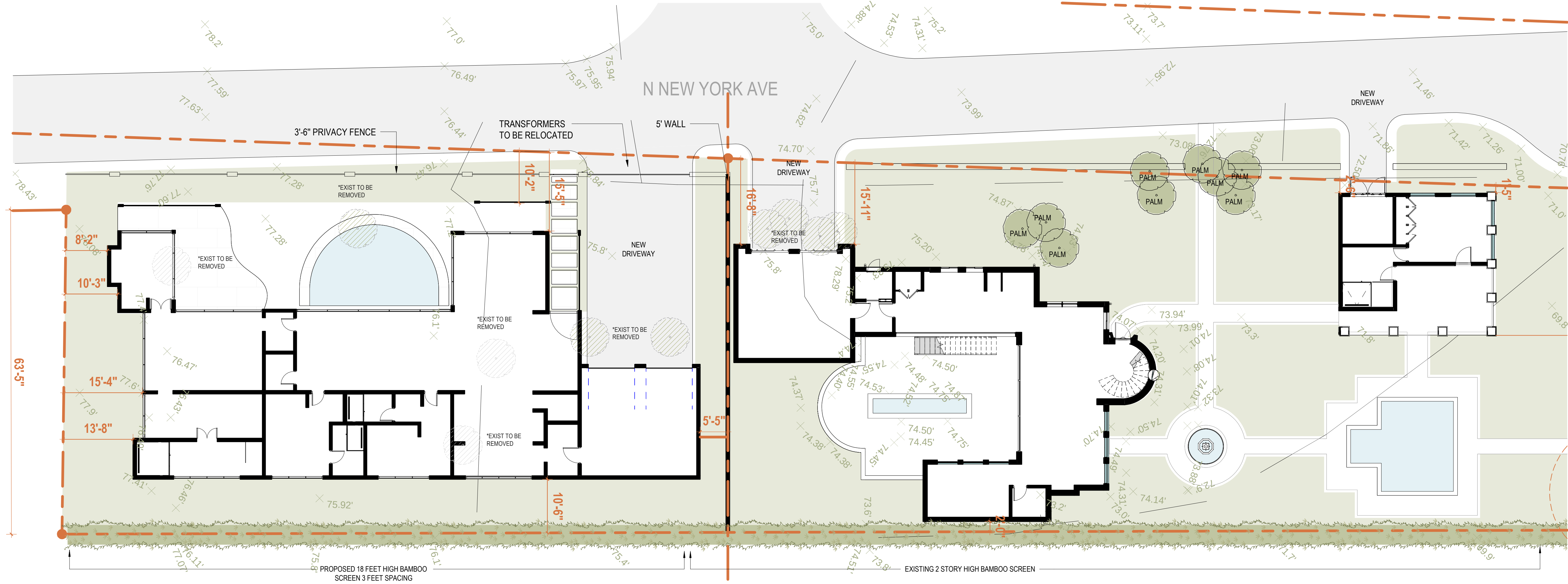
Site Plan

Sheet No.

A100



1 OVERALL SITEPLAN
1/16" = 1'-0"



2 ENLARGED SITEPLAN
3/32" = 1'-0"



Remodel & Lot Split

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Date 4.15.2024

Scale 1/16" = 1'-0"

Retention Plan

A101

Sheet No. Page 87 of 188

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 358 SF (50%)
100% 715 SF

TOTAL IMPERVIOUS 13,463 SF

OVERFLOW WATER CALCS
13,463 SF X 0.833" 1,121 CF

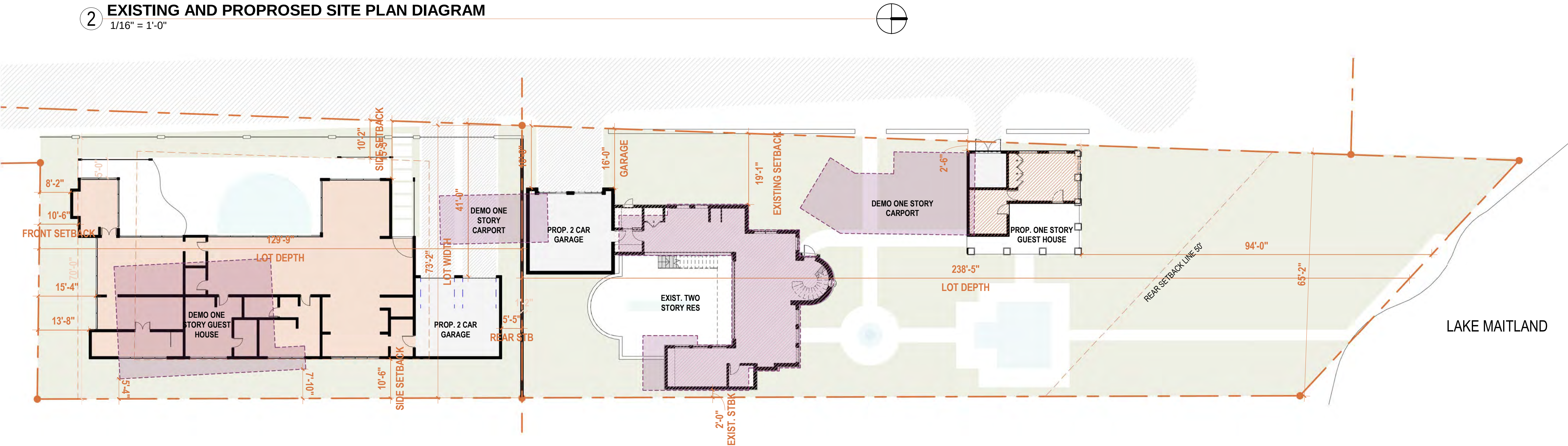
POND 1 967 CF
POND 2 117 CF
POND 3 150 CF
POND 4 313 CF

TOTAL 1,547 CF

1 RETENTION PLAN
1/16" = 1'-0"



2 EXISTING AND PROPOSED SITE PLAN DIAGRAM
1/16" = 1'-0"





Remodel & Lot Split

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Date 4.15.2024

Scale
Renders Main Residence

A200

Sheet No.



Remodel & Lot Split

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Pools: NOT PART OF PERMIT SET
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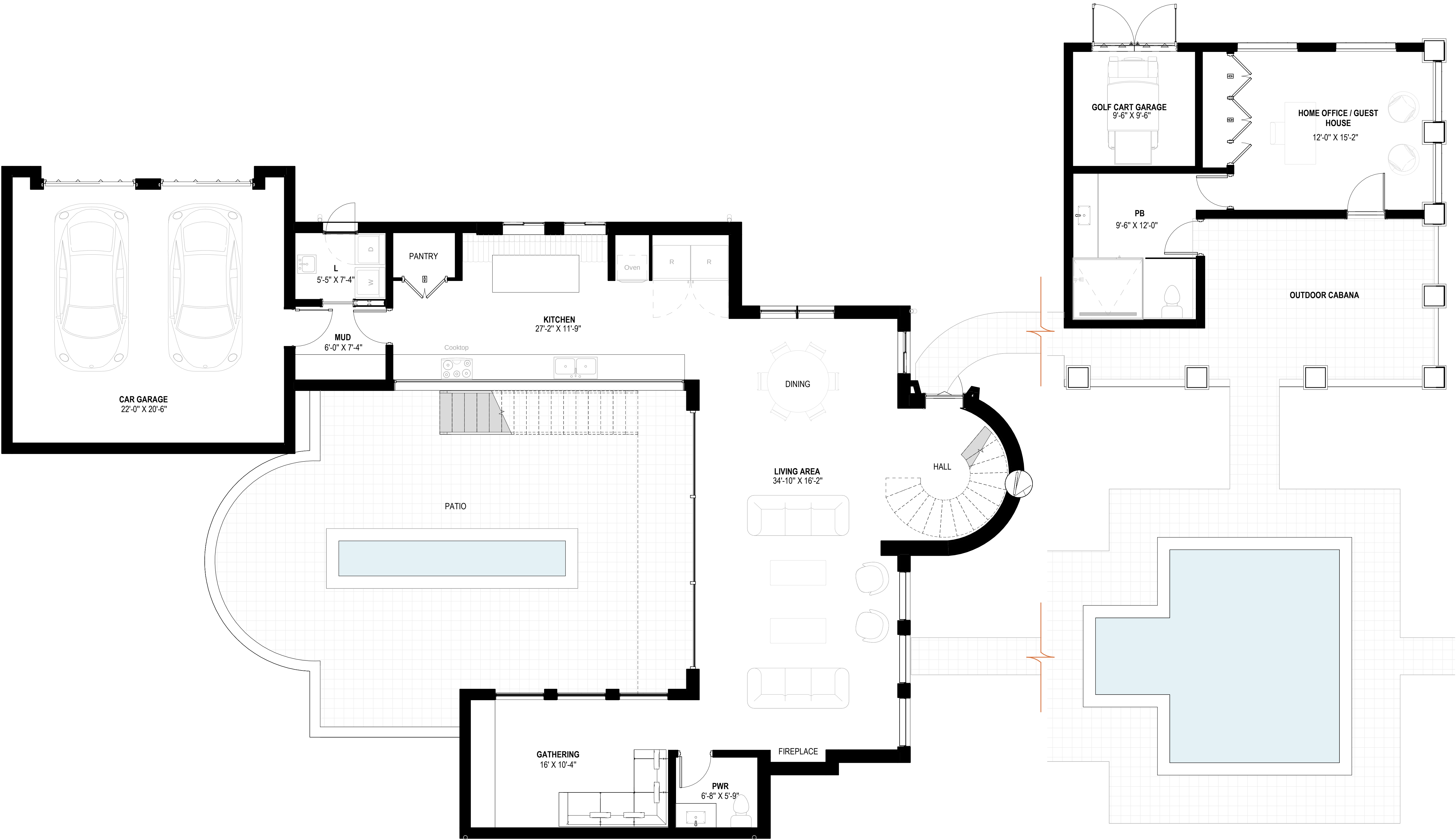
Date 4.15.2024

Scale 1/4" = 1'-0"

Remodel Presentation Floor Plan

A201

Sheet No. Page 89 of 188



1 PROPOSED REMODEL PRESENTATION PLAN 1ST FLR
1/4" = 1'-0"



Remodel & Lot Split

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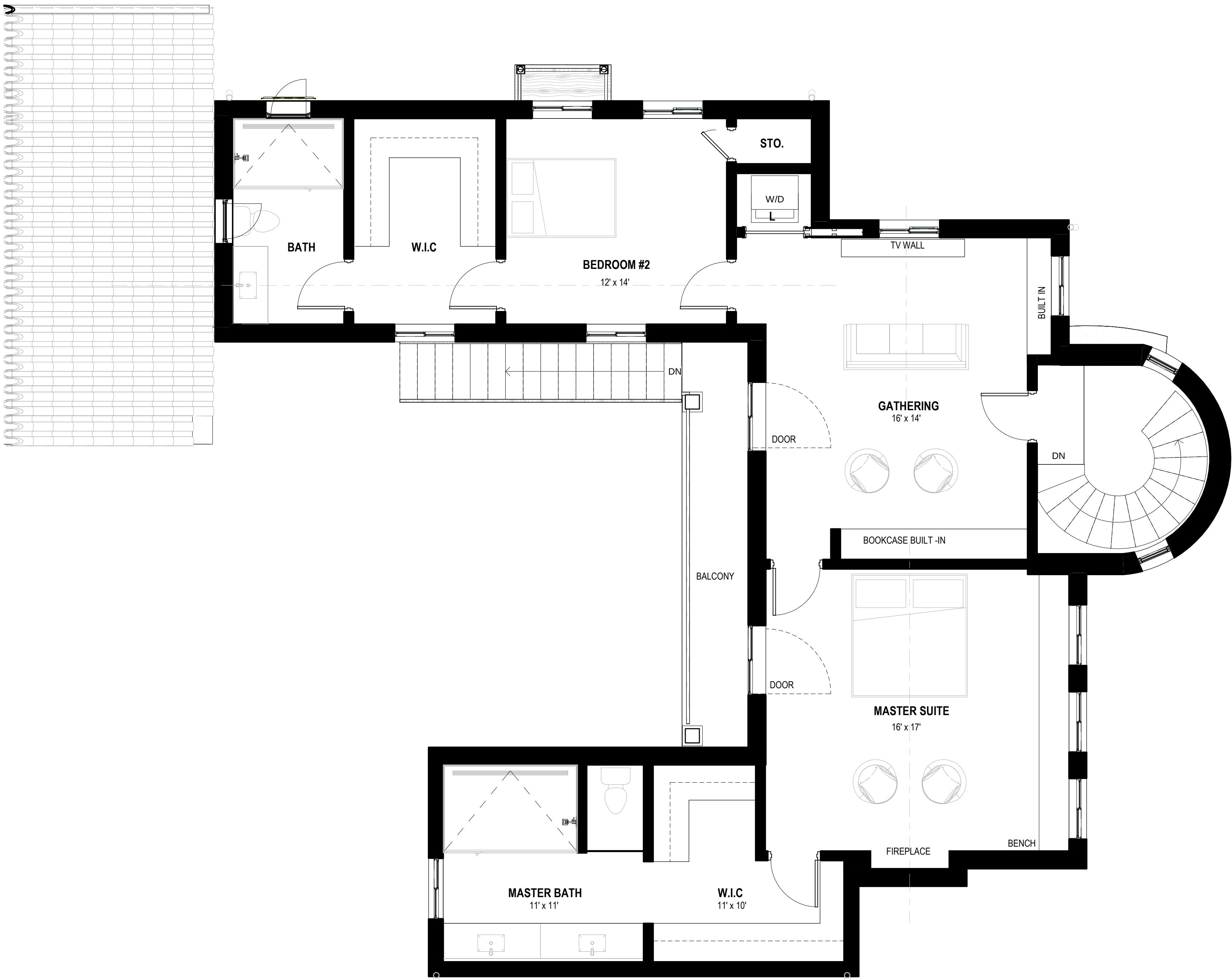
Date 4.15.2024

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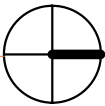
Presentation Plan - Second Floor

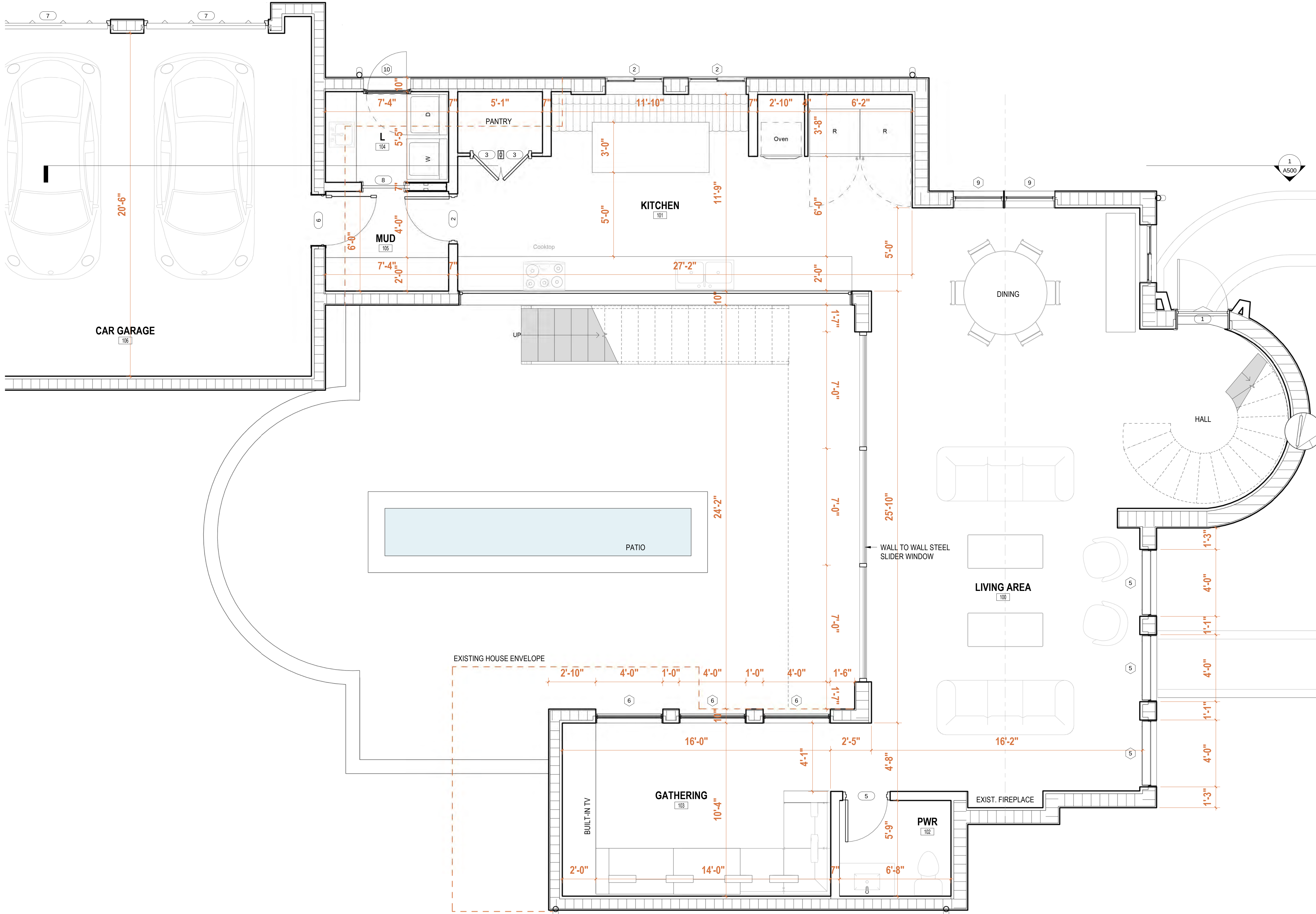
A202

Sheet No.



1 PROPOSED REMODEL PRESENTATION PLAN 2ND FLR
1/4" = 1'-0"





1 PROPOSED FIRST FLOOR
3/8" = 1'-0"



Remodel & Lot Split

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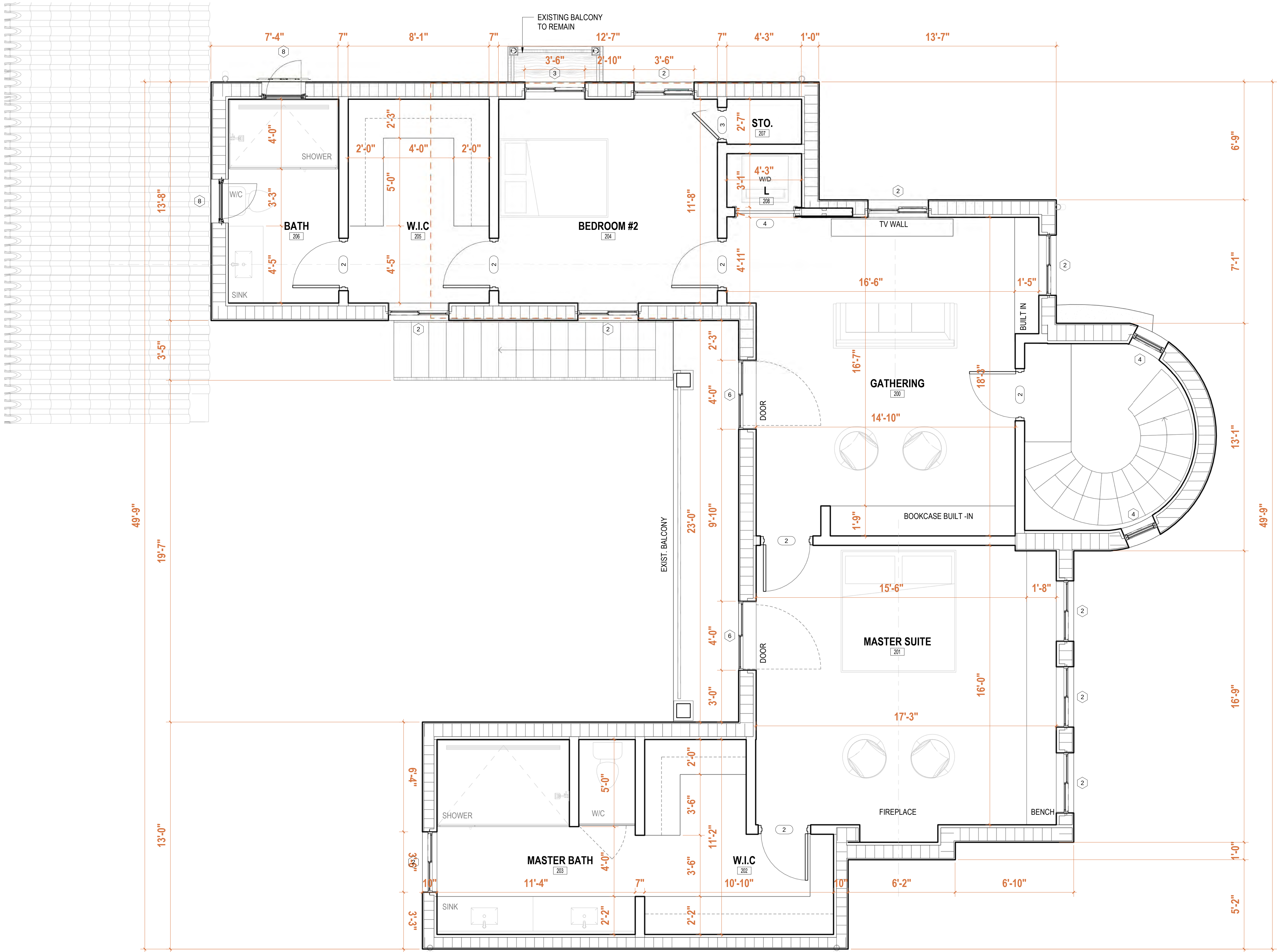
Date 4.15.2024

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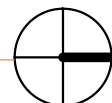
Proposed First Floor Plan

A300

Sheet No. Page 91 of 188



1 PROPOSED SECOND FLOOR PLAN
3/8" = 1'-0"



Remodel & Lot Split

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Email: .

Civil:
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Date 4.15.2024

Scale 3/8" = 1'-0"

Proposed Second Floor Plan

A301

Sheet No.



Remodel & Lot Split

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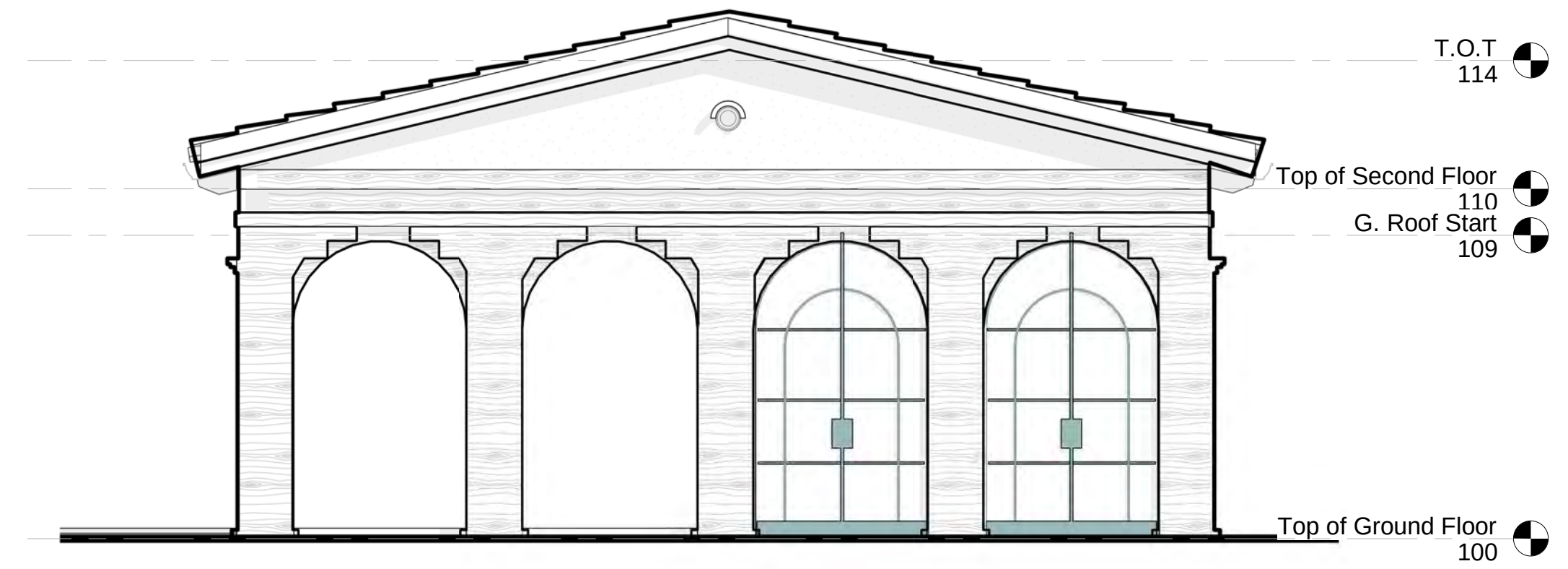
Date 4.15.2024

Scale As indicated

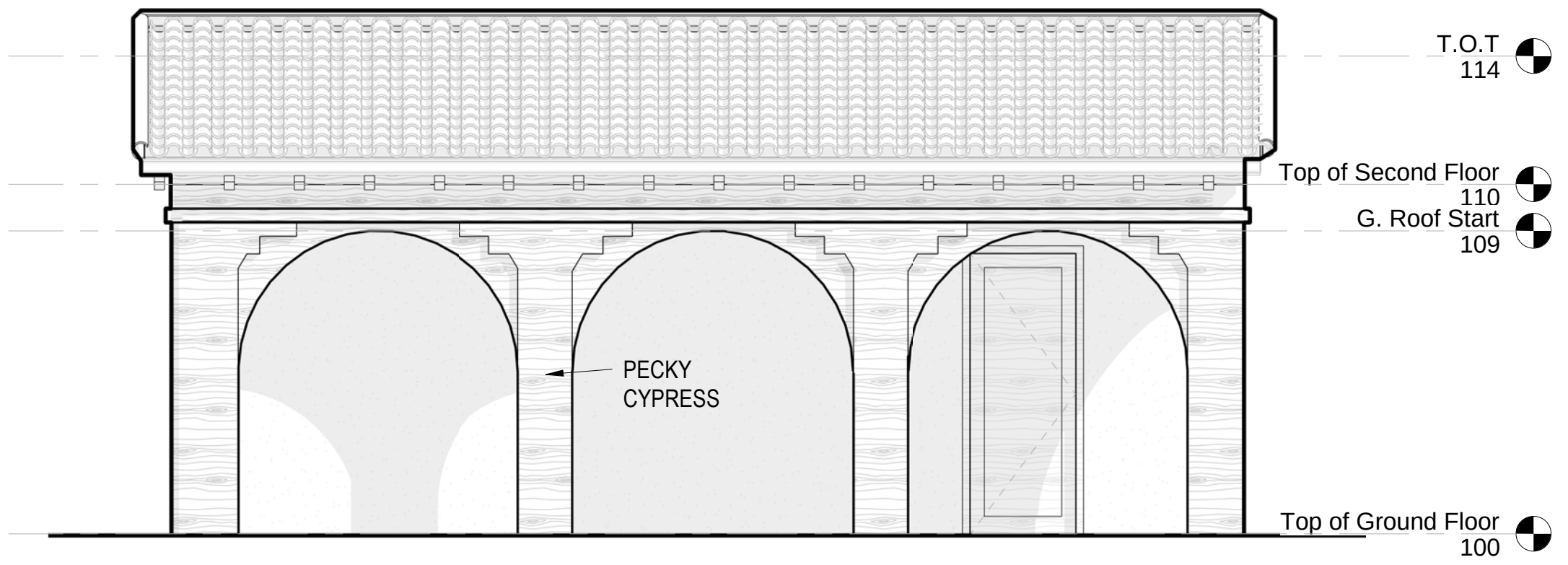
Guest / Pool House Details

A302

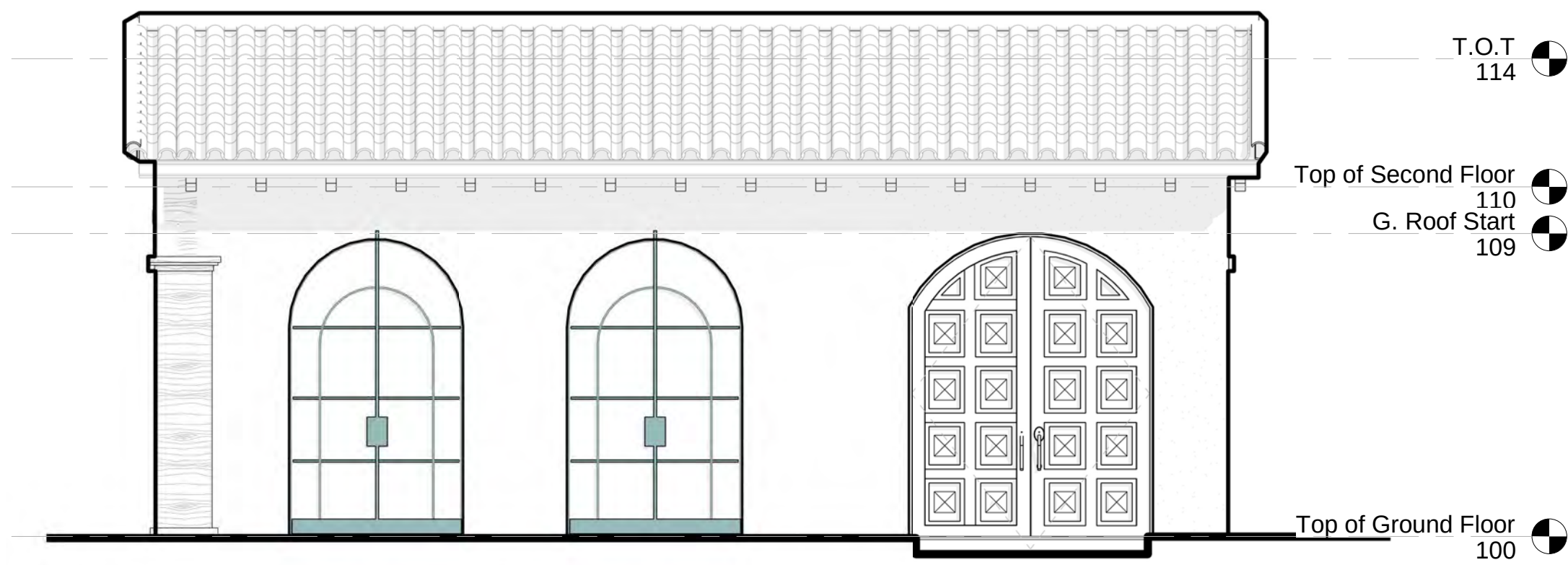
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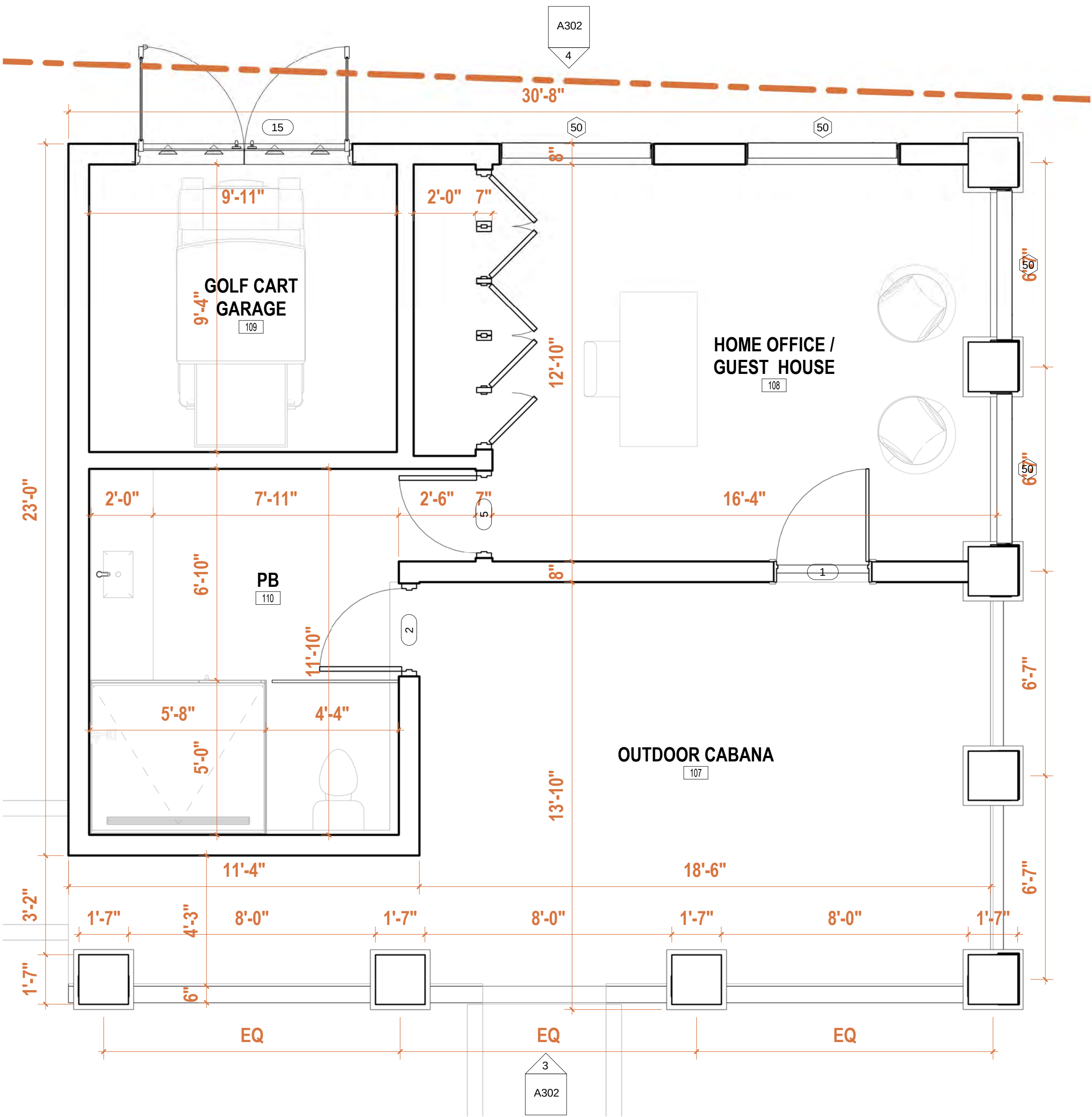
2 LAKE FRONT ELEVATION
1/4" = 1'-0"



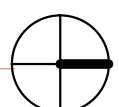
3 SIDE ELEVATION
1/4" = 1'-0"



4 STREET SIDE ELEVATION
1/4" = 1'-0"



1 GUEST HOUSE / HOME OFFICE
3/8" = 1'-0"





Remodel & Lot Split

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Landscape Architect:
Name
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Civil:
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Pools: NOT PART OF PERMIT SET
Name
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Interior Design: NOT PART OF PERMIT SET
Name
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Rev.	Date

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Date 4.15.2024

Scale 1/4" = 1'-0"

Elevations

A303

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"



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:
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Date 4.15.2024

Scale
New Residence Renderings

A400

Sheet No.



Remodel & Lot Split

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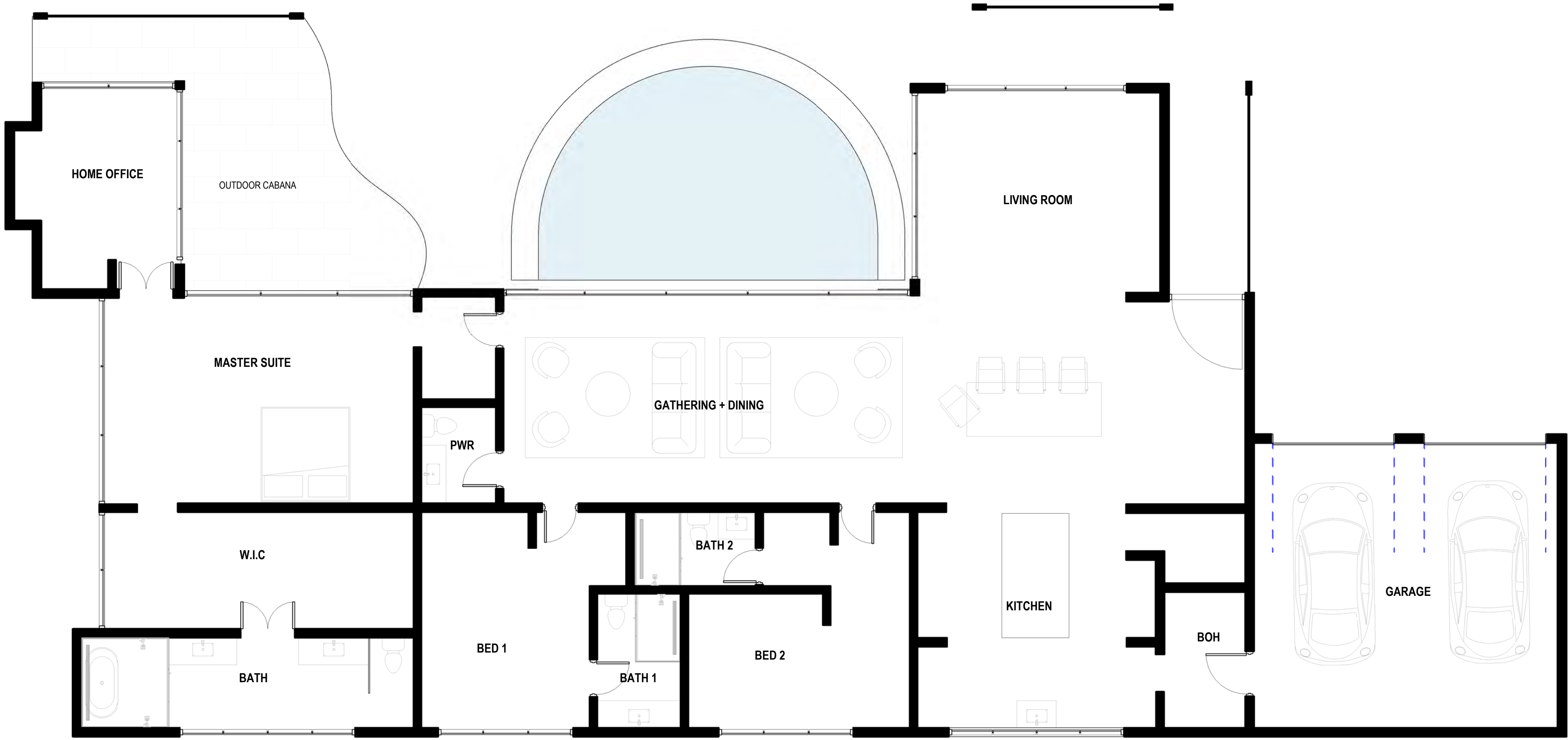
Date 4.15.2024

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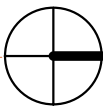
Presentation Floor Plan

A401

Sheet No.



1 NEW RESIDENCE PRESENTATION FLOOR PLAN
3/16" = 1'-0"





Remodel & Lot Split

1290 N PARK AVE, WINTER PARK, 32789

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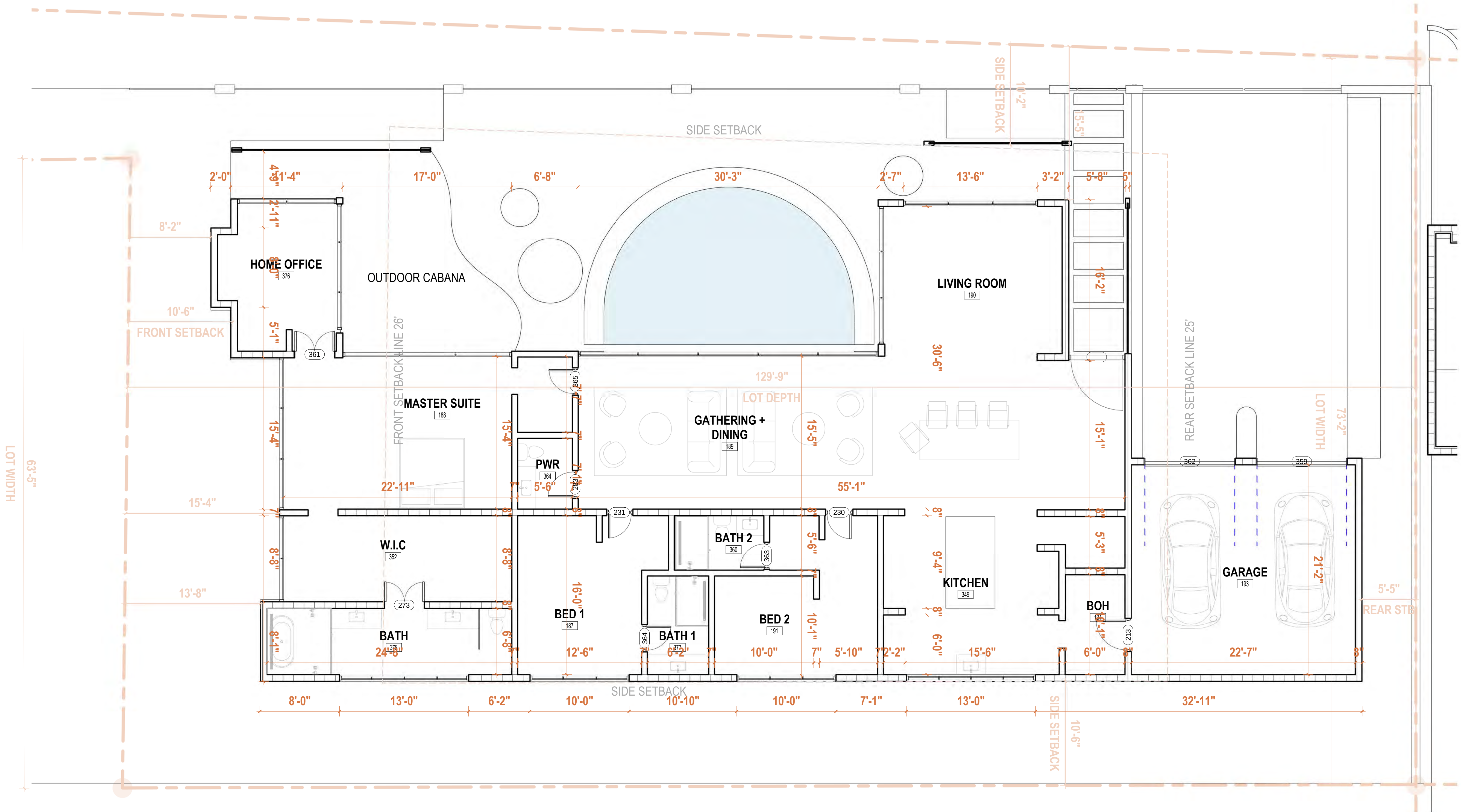
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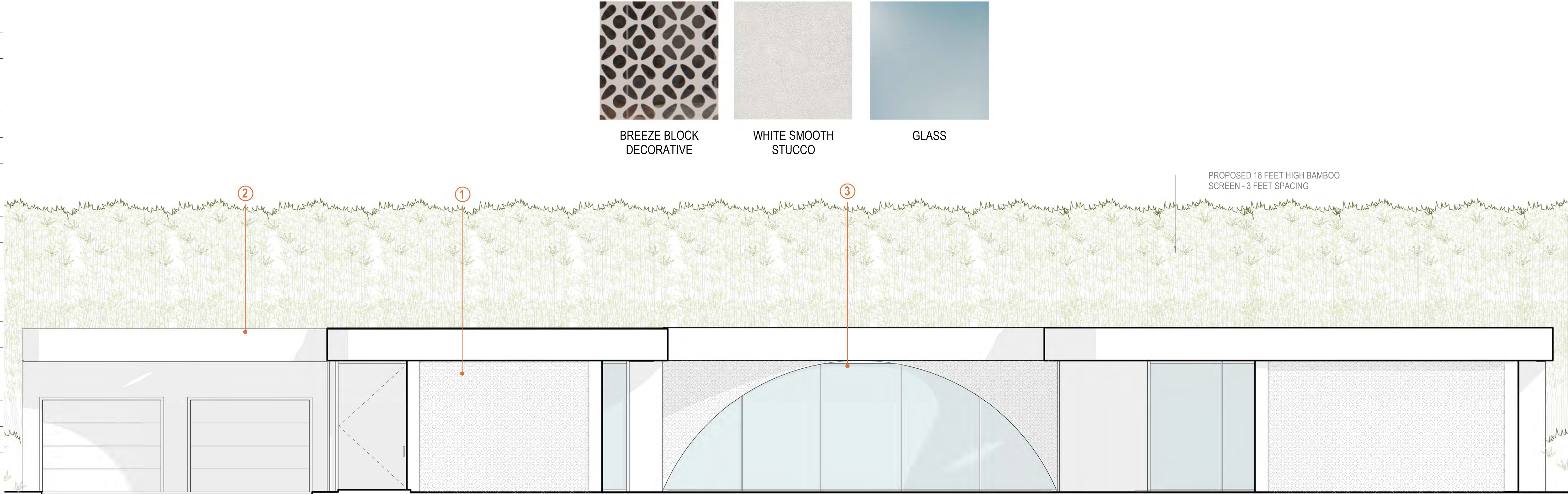
New Residence Floor Plan

A402

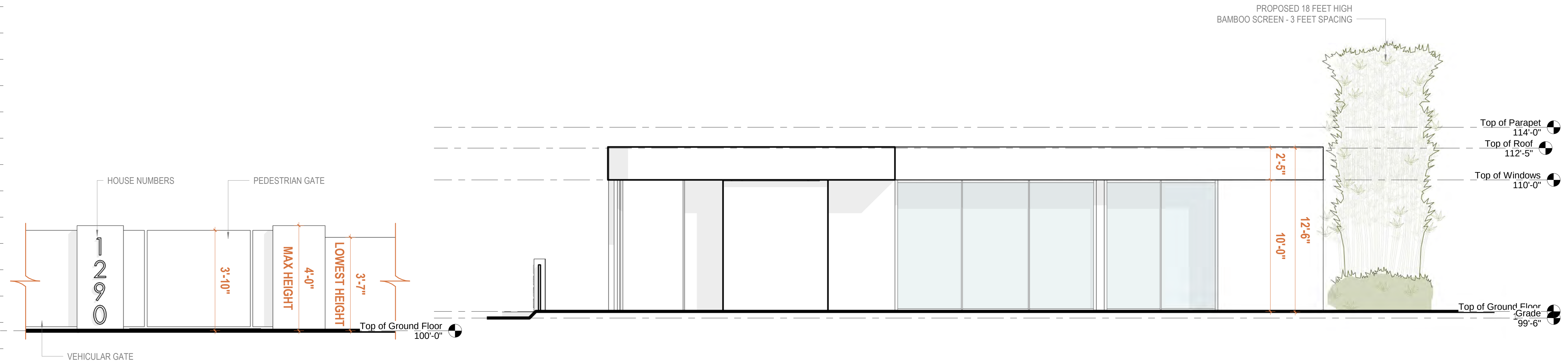
Sheet No.



1 NEW RESIDENCE FLOOR PLAN
3/16" = 1'-0"

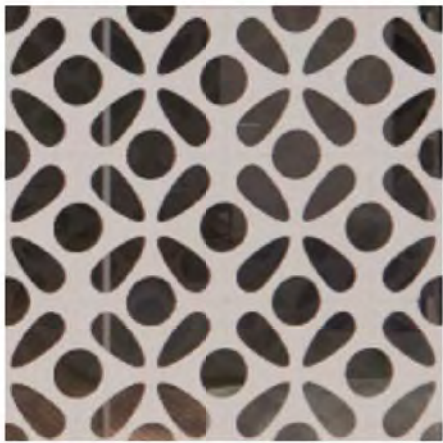


1 NEW RESIDENCE STREET ELEVATION
1/4" = 1'-0"

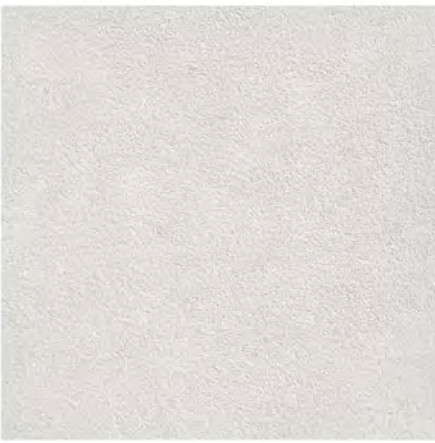


3 GATE AND FRONT FENCE WALL DETAILS
1/2" = 1'-0"

2 NEW RESIDENCE SIDE ELEVATION
1/4" = 1'-0"



BREEZE BLOCK
DECORATIVE



WHITE SMOOTH
STUCCO



GLASS

PROPOSED 18 FEET HIGH BAMBOO
SCREEN - 3 FEET SPACING

Z

Remodel & Lot Split

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Date 4.15.2024

Scale As indicated
Elevations 2

A403

Sheet No. Page 98 of 188



Planning & Zoning Board

agenda item 5.c

item type

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

meeting date

June 11, 2024

prepared by

Jeffrey Briggs

approved by

Allison McGillis, Director of Planning and Zoning

subject

CU #24-08. Request of Rollins College for Conditional Use and Special Permit approval to build a 45,842 square foot Rollins Faculty & Staff housing building of 30 units that is a combination of two and three stories.

motion | recommendation

Staff recommendation is for approval of site plan Option 2 with the following conditions:

1. Rollins shall provide a 5-foot easement along the West Welbourne Ave for City to install on-street parking and street trees in bump-outs
2. Approval shall prohibit undergrad and grad housing and no classroom instruction space
3. Property to remain subject to ad valorem taxes unless otherwise permitted by FL statutes
4. Landscape plan approved by city staff with no drainage swales along the Welbourne Avenue frontage to inhibit the landscape design
5. Construction plans to indicate laydown area during construction
6. Lease of units by Rollins College shall be a minimum of 6 months; only plants and patio furniture on patios and balconies
7. Solar on roof (specs TBD)
8. Rollins and City to coordinate on undergrounding of powerlines

background

Rollins College is requesting Conditional Use and Special Permit approval to build a 45,842 square foot Rollins Faculty & Staff housing building of 30 units that is a combination of two and three stories on 1.34 acres (58,500 sq. ft.) fronting on Welbourne Avenue. This is a continuation and resubmittal of the previous request for a larger project that encompassed additional property that was withdrawn.

The previous submittal began with a proposal to build an 80,981 square foot, 48-unit faculty and staff housing development that included property fronting on New England Avenue. That proposal was subsequently downsized to 72,933 square feet and 39 units before it was withdrawn for this revised application, which is now close to half of the square footage that the request started with.

The current site includes nine platted lots with frontage on Welbourne Avenue comprising of 58,500 sq. ft. of land that is zoned R-3. The two platted lots on the east end now hold 14 existing apartments referred to as the Dan Hunter apartments (named after the former owner/mayor). There is a Settlement Agreement for the three vacant lots at 316 W. Welbourne Avenue. This arose from a Bert Harris claim by the New England Partners LLC over the adoption of the 2010 Comprehensive Plan.

The Settlement Agreement allows a density of up to 25 units/acre. The entitled density for these properties is outlined below:

4 Regular lots (210 Va. 308/262 Welbourne) of	26,000 sf @ 17/acre	=	10 units
3 Settlement Agreement lots (316 Welbourne) of	19,500 sf @ 25/acre	=	11 units
2 Dan Hunter Apt. lots fronting on Welbourne of	13,000 sf @ 17/acre	=	5 units
			26 units (total)

The unique feature of this site is the 14 small (550 sf) garden apartments built in 1959, Dan Hunter Apartments, on the eastern two lots. Since there are more apartments than current code would allow, the property is a "non-conforming use" meaning it is now "used" for more units than the zoning code allows. However, the zoning code, provides that the City may allow the demolition and redevelopment of a "non-conforming use" to the existing density, if such use is deemed a community benefit. As a result, the two lots upon which the 14 units of the Dan Hunter apartments are now situated, is where the Special Permit portion of this new project is proposed to contain nine (9) new apartments. That is four (4) units more than the entitlements allow, but can be permitted via the City Commission approval of a "special permit" as outlined in Sec 58-64 (f).

Rollins College has previously provided a project narrative outlining the need for faculty and staff housing for the college. One of the goals of the City Commission and the Chamber of Commerce is to find ways to promote 'attainable' housing in the city. The City has been a leader amongst cities in Florida in promoting 'attainable' housing by assisting non-profit partners of the Winter Park Housing Authority, the Hannibal Square Community Land Trust, and Habitat for Humanity with financial support for the creation of such housing.

Zoning Code Compliance

Floor Area Ratio: While this project may have four (4) units more than the entitlements allow, the building size in total square feet does not exceed the 110% floor area ratio (FAR) permitted by the R-3 Zoning. The proposed total building size is 45,842 sq. ft. which is a floor area ratio of 78%. The maximum building size could be up to 64,350 sq. ft. (110% FAR).

Front Setback: The project complies with the Virginia Avenue setback and exceeds the

setback requirements along Welbourne Avenue, providing ample space for planting new oak trees and enhancing the street frontage. Most of the building is set back 29 feet, with sections setback 35 feet, exceeding the required 20 feet. Additionally, there are 4.5-foot bump-outs for porches. These variations in setback create a more visually appealing street frontage with ample articulation, resulting in an overall improved project design from what was previously submitted.

Building Heights: The project now features a combination of two- and three-story buildings. Within the Central Business District and along the New England Avenue corridor, the Comprehensive Plan and Zoning Code permit three-story structures with flat roofs, as seen to the west on New England Avenue. However, outside these areas, buildings must employ a sloped third-floor roof with dormers to reduce the visual impact, making the structure appear as 2.5 stories.

For this project, lots fronting Welbourne Avenue must adhere to the 2.5-story design requirement. The two-story section at the northwest corner complies with this code. Some sections of the three-story portion use an alternative method to align with the policy's intent of reducing third-floor massing. These third story sections are set back an additional nine feet beyond the front setback, maintaining a 30-foot height limit with a flat roof and five-foot parapet, thus achieving the policy's goal of minimizing street-level massing with the additional setback.

Furthermore, sections of the building with a 6:12 roof slope—typical for Mediterranean architecture—are also set back on the third floor, aligning with the theoretical 2.5-story height (a 12:12 or 45-degree angle of sight) to reduce massing. The architect has provided the attached cut sheet to illustrate how this alternate compliance method eliminates three-story vertical walls at the front setback.

The prominent features on the cut sheet are the flat roof sections, which showcase the setback of the third floor from the balcony below. The blue dashed lines delineate the 6:12 roof slope sections, also illustrating the third-floor setback from the roof line below. Additionally, the green dashed line highlights the section described further below.

The code permits architectural features to extend up to 8 feet above the 35-foot height limit. The design includes a taller central tower element extending to this maximum height that is at the 20-foot setback, but this section of the building is not habitable space and is part of the main entrance to the building. The other sections of the building extending up to this height maximum setback are shown in the cut sheet.

Staff feels that the proposed building height is compatible with the surroundings, especially since the building will face the four-story Douglas Grande building and is adjacent to two- and three-story apartments. None of the surrounding buildings offer any type of third-story relief.

Parking Compliance: The Code requires 2½ spaces per unit (75 spaces) for the 30 apartments. Historically, via Conditional Use approvals for the other apartments on New England Avenue, the City has required 2 spaces per unit, recognizing that on-street parking is available. The College also does not believe that their occupants will need the full amount of

2½ spaces per unit.

As was discussed at previous public hearings, there is an opportunity to also create more on-street parking along Welbourne Avenue and to make traffic travel safer on that street section.

The Welbourne Avenue roadway could be expanded to create indented on-street parking (that does not block the travel lanes) with the sidewalk moved 5 feet onto the project property, as well as designing the layout to allow for bump-outs for new street trees. The added separation distance for those oak trees from the new building would allow for a fuller canopy spread. With the Douglas Grande building located about 10 feet from the street curb the minimally reduced front landscaped yard setback area would not be out of context. Rollins has agreed to provide an easement for this improvement and the City will work with their contractor to have that implemented at the same time this project is constructed.

Furthermore, during the creation of the Orange Avenue Overlay (OAO) there was comfort among the OAO Steering Committee and the Commission to reduce the parking spaces from 2.5 per unit to a per-bedroom analysis for the OAO – 1.25 spaces for a one-bedroom unit, 2 spaces for a two-bedroom unit, and 2.5 spaces for a three-bedroom unit. This request follows that same methodology by providing a total of 66 spaces on their site plan Option 1, which is an extra eight (8) spaces over this calculation based on the proposed bedroom counts. They have also provided Option 2, which proposes the 58 spaces needed following the bedroom count methodology and provides enough extra space at the northwest corner of the site to provide a pocket park amenity.

Staff believes that Option 2, which provides 58 parking spaces for the 30 units, is sufficient, given that the majority of the units are one- and two-bedrooms. This takes into account the available on-street parking and the additional on-street parking previously discussed. Although Option 2 offers fewer parking spaces than Option 1, it allows for the creation of a pocket park and additional landscaping and tree canopy at the Welbourne/Virginia corner, enhancing the overall project.

Tree Preservation: There are two trees in the middle of the open field are in poor condition and not worthy of preservation. There are other camphor and wild weed trees along the eastern property line with the Wells Fargo Bank that will be removed. There is one live oak tree in the courtyard of the existing apartment buildings that cannot be saved.

Storm Water Retention: A preliminary storm water retention design has been provided to indicate how underground exfiltration chambers will be used under a portion of the parking lot to provide the required retention that satisfies the City and St. Johns Water Management District criteria. The design does not anticipate bringing in any fill (as we have seen in other instances) to achieve the installation which would be a challenge regardless as that would raise the height of the building above the 35-foot allowance. Overflow from this property is carried by storm pipes ultimately to the large retention pond area behind the Ninth Grade Center so overflow here does not contribute to drainage issues at MLK Jr. Park.

Conditional Use Criteria: As discussed with previous applications for conditional use approval, there are 12 standards or criteria for approval in Sec. 58-90 that are deemed to be satisfied with any approval. The criteria that is often the basis for discussion is that “the project is

compatible with the scale and character of the neighborhood". This was the catalyst for the architectural design change to the current version versus the more contemporary or modern design styling of the previous submittal. The building also now includes a section that is two-stories at the corner of Welbourne and Virginia. The new proposed architectural style mimics the College's Mediterranean style and is more compatible with the surroundings.

Implementation of Conditions of Approval: The previous submittal proposed a Community Benefit Agreement to impose conditions of approval. This request no longer includes a formal Community Benefit Agreement, at this time, the project would move forward as is typically done with conditions of approval made as part of the Conditional Use. What is missing from this list of conditions outlined below from the previous public hearings is that Rollins is not voluntarily making any commitment to maintain this project as faculty and staff housing for any period of time. As a result, at any time of choosing for the College, they can rent the apartments as market rate housing to other than faculty/staff or alternatively sell the units as condominiums to others. If not used for an educational purpose, this would then ensure that the property would be on the tax rolls. Otherwise, those recommended conditions of approval are as follows:

1. Rollins shall provide a 5-foot easement along the West Welbourne Ave for City to install on-street parking and street trees in bump-outs
2. Approval shall prohibit undergrad and grad housing and no classroom instruction space
3. Property to remain subject to ad valorem taxes unless otherwise permitted by FL statutes
4. Landscape plan approved by city staff with no drainage swales along the Welbourne Avenue frontage to inhibit the landscape design
5. Construction plans to indicate laydown area during construction
6. Lease of units by Rollins College shall be a minimum of 6 months; only plants and patio furniture on patios and balconies
7. Solar on roof (specs TBD)
8. Rollins and City to coordinate on undergrounding of powerlines

Staff Evaluation and Recommendation: This Rollins Faculty and Staff housing project is important to the College and also the City at-large in providing attainable housing in close proximity to their employment. Winter Park's most successful affordable/attainable housing to-date has been done in conjunction with non-profit partners. This project conforms to the maximum building size (FAR) permitted under the existing zoning. This project will be of benefit to the College and to the benefit to the City.

Staff recommendation is for approval of site plan Option 2 with the following conditions:

1. Rollins shall provide a 5-foot easement along the West Welbourne Ave for City to install on-street parking and street trees in bump-outs
2. Approval shall prohibit undergrad and grad housing and no classroom instruction space
3. Property to remain subject to ad valorem taxes unless otherwise permitted by FL statutes
4. Landscape plan approved by city staff with no drainage swales along the Welbourne

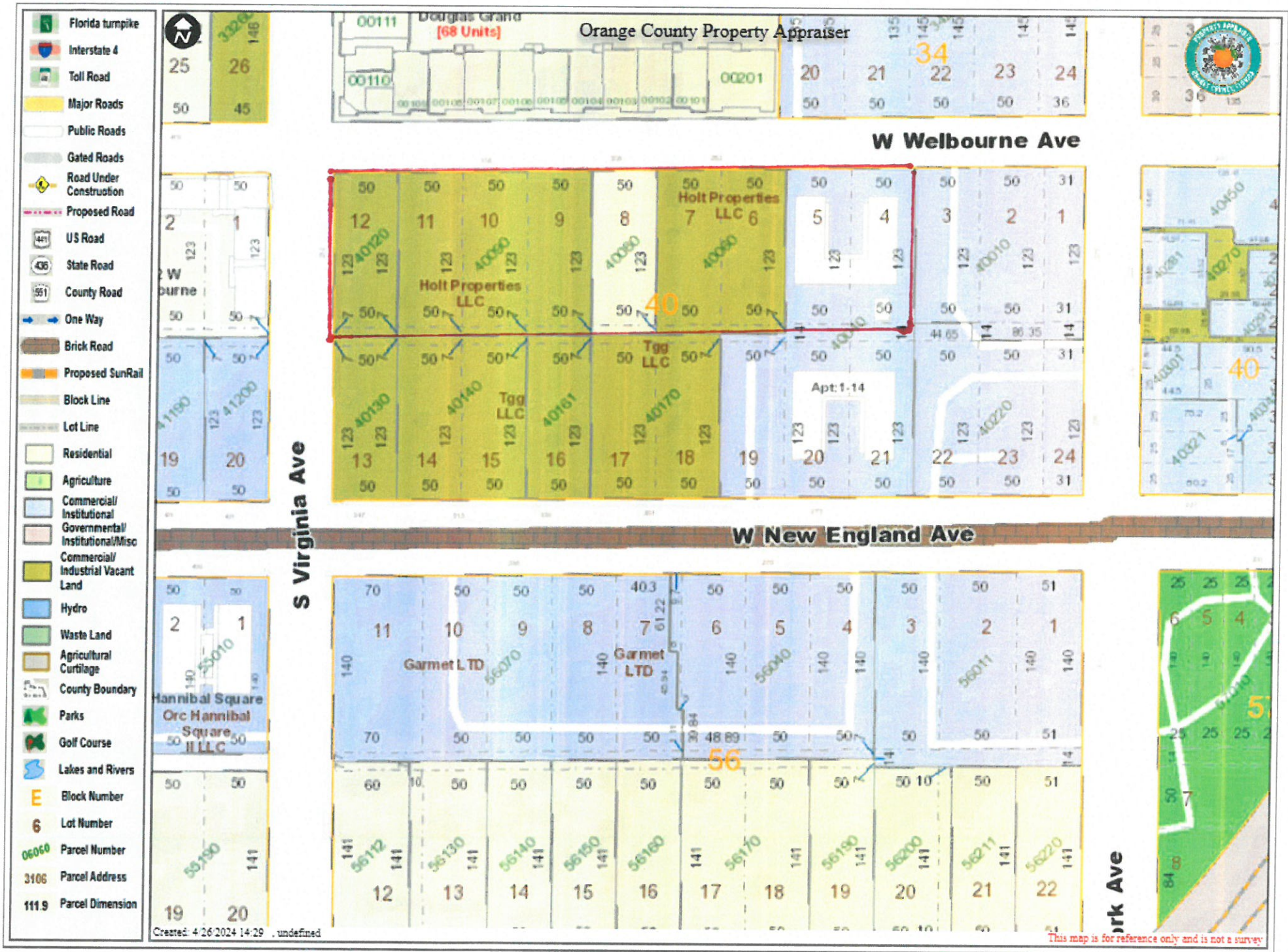
- Avenue frontage to inhibit the landscape design
5. Construction plans to indicate laydown area during construction
 6. Lease of units by Rollins College shall be a minimum of 6 months; only plants and patio furniture on patios and balconies
 7. Solar on roof (specs TBD)
 8. Rollins and City to coordinate on undergrounding of powerlines

alternatives | other considerations

fiscal impact

attachments

1. Map and aerial
2. Faculty and Staff Housing Project Narrative
3. A1.1 SITE PLAN OPT 1
4. A1.1 SITE PLAN OPT 2
5. A3.0 SECTION - CUT SHEET
6. A6.1 ELEVATIONS
7. A1.0a RENDERING
8. Preliminary Drainage Analysis 4-23-2024
9. New England Partners, LLC - Settlement Agreement
10. Agreement of Transferee - Holt Properties







STAFF AND FACULTY HOUSING

OCTOBER 2023

Staff and Faculty Housing

In Rollins College's Winter Park and metropolitan Orlando area, as in many cities across the United States, buying or renting housing near to where they work is becoming increasingly difficult for middle-income workers such as many Rollins employees. This is due in part to wages not keeping up with increasing costs of living but is due also to the limited supply of housing affordable to these workers. In response to limited affordable housing options in the areas where they work, many middle-income workers move to the outer fringes of a region, leading to longer commute times for the worker, higher levels of traffic, and other negative externalities for the surrounding area (Parlow, Matthew J. "Whither Workforce Housing?" *Journal of Affordable Housing & Community Development Law*; Chicago, Vol. 23, Iss 3/4 (2015): 373-391).

Access to stable and affordable housing options allows households to prioritize other important household expenses, grow their savings, and engage in long-term financial planning. It can also increase employee availability and reliability and support better job performance and career advancement opportunities. In today's economy, where competition for workers is strong, access to housing near one's place of work provides a competitive advantage for employers (*Economic Benefits of Affordable and Workforce Housing Options*, Ulster County (NY) Housing Smart Communities Initiative, July 2022).

Recognizing the challenges and benefits, several years ago Rollins College established a faculty housing program (<https://www.rollins.edu/property-management/faculty-housing/>). However, to date the challenges have outpaced the College's ability to meet them. "We have struggled in my tenure at Rollins to find enough availability (of staff and faculty housing) to meet the needs of incoming tenure track faculty," said Edward Kania, Vice President for Business & Finance and Treasurer. Dr. Donald Davison, Vice President for Academic Affairs and Provost, added, "It is becoming increasingly difficult to hire faculty, for many reasons, and the cost of living/housing is prominent among those reasons. Affordable housing close to campus contributes to faculty being able to attend campus events."

Students and their families choose Rollins because they value living and learning in a community grounded in close relationships between students, faculty, and staff. Faculty and student-facing staff having to live further and further away from campus is coming increasingly closer to constituting an existential threat to the College. The proposed staff and faculty housing project will situate several dozen faculty or student-facing staff

members within walking or bicycling distance from campus, not only connecting them with students (and one another) more closely and more frequently but also taking their motor vehicles largely off the local roads and aiding the economy in Winter Park's central business district.

A Strategy that Meets Multiple Needs

Rollins College has begun pursuing approval from the City of Winter Park to construct a staff and faculty housing apartment complex on vacant property the College owns three blocks north and two and one-half blocks west of the Rollins campus, in downtown Winter Park's Hannibal Square shopping and dining district, which also is only two blocks west of downtown Winter Park's Park Avenue shopping and dining district. The property is bounded on the north by West Welbourne Avenue, on the west by South Virginia Avenue, and on the south by West New England Avenue.

Rollins plans to direct net leasing revenue from the housing to support scholarships to Rollins students with demonstrated financial need, and thereby execute on a second College strategic effort: filling a critical need to fund more of our unfunded financial aid. Doing that secures the economic viability of Rollins' core business plan.

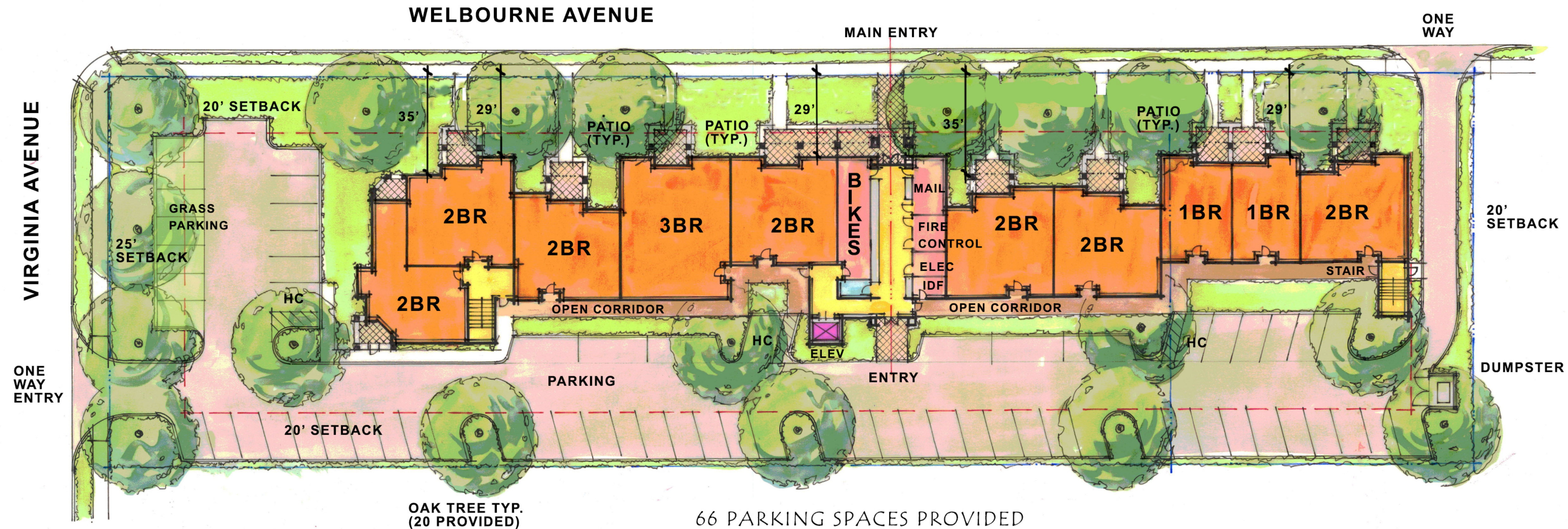
Meeting the Moment

While momentum in academic and mission reputation and market position makes Rollins College an increasingly attractive place to teach, mentor, or otherwise serve, there is no denying or escaping "the other side" of Rollins' being situated near the epicenter of the dynamic Greater Orlando/Winter Park economy/milieu. The other side: unaffordable housing costs relative to one's income. The price per square foot for a single family home in Rollins College's ZIP code in Winter Park (32789) is 44% higher than in the rest of Rollins' county (Orange County, Florida). Most of the rental product that both is near the Rollins campus and would appeal to Rollins employees rents for a minimum of \$1,800 to \$2,000 per month for a one-bedroom, one-bathroom unit, or for \$2,300+ per month for a two-bedroom, one-bathroom unit.

Although the high cost prevents most middle- and lower-income Rollins employees from living near the College, demand for staff and faculty housing near campus remains high. Students and their families choose Rollins because they value the students' living and Additionally, many of those who have been able to avail themselves of Rollins' faculty housing program extoll the virtues of living near campus.

Dr. Walter Mswaka, Associate Professor of Social Entrepreneurship, who currently is living in Rollins faculty housing, explained that his being able to move into a furnished apartment near campus upon his entry into this country from England for work "was great, because it made everything seamless and so much more convenient." Dr. Mswaka also said that being neighbors with some faculty members from different departments throughout the College has been not only wonderful for social purposes but also useful for building special connections; it even has helped those faculty members become more comfortable reaching

across academic disciplinary boundaries for ideas and partnerships in their teaching, service, and research. Dr. Victoria Machado, Visiting Assistant Professor of Environmental Studies, another current tenant in faculty housing, cited the availability of it as “one of the main reasons that I decided to accept a position at Rollins. I have found friendships there, and I really appreciate how close it is to campus.” Other tenants of the housing have also emphasized that living so close to campus facilitated their ability to engage more in the Rollins community beyond their teaching and advising. “Connection” has become a real thing for several faculty members who otherwise might never have assimilated so well into our living learning community.



SITE PLAN - OPTION ONE

BUILDING SUMMARY

	APTS.	BEDS	UNIT AREA	SUB TOTAL
1 BEDROOM	6	6	904 GSF	5,424 GSF
2 BEDROOM	19	38	1,252 GSF	12,520 GSF
3 BEDROOM	5	15	1,216 GSF	17,024 GSF
TOTAL	30	59	AVG = 1,243 GSF	37,292 GSF

BUILDINGS GROSS AREA

UNITS, APARTMENTS	37,292 GSF
PUBLIC SPACES	1,800 GSF
CORRIDORS/ STAIRS	6,750 GSF
TOTAL = 45,842 GSF	

REVISIONS
PERMIT SET
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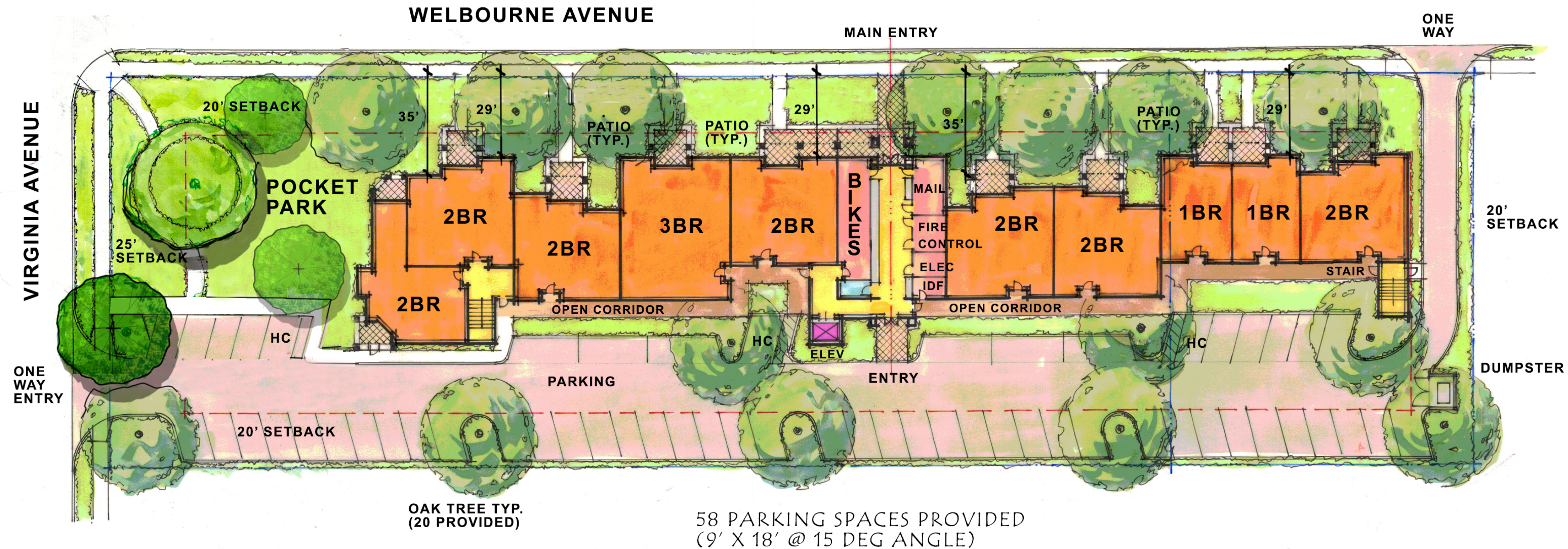
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RANDALL J. SLOCUM AR 13350 WILLIAM P. PLATTS AR 13262
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
TEL (407) 645-3019 FAX (407) 645-2771
WWW.SLOCUMPLATTS.COM



SITE PLAN
ROLLINS FACULTY
APARTMENTS
FLORIDA
WINTER PARK

DRAWN	WTEJr
CHECKED	WPP
DATE	05-02-2024
SCALE	AS NOTED
JOB NO.	23-013
SHEET	

A1.1



SITE PLAN - OPTION TWO

BUILDING SUMMARY

	APTS.	BEDS	UNIT AREA	SUB TOTAL
1 BEDROOM	6	6	904 GSF	5,424 GSF
2 BEDROOM	19	38	1,252 GSF	12,520 GSF
3 BEDROOM	5	15	1,216 GSF	17,024 GSF
TOTAL	30	59	AVG = 1,243 GSF	37,292 GSF

BUILDINGS GROSS AREA

UNITS, APARTMENTS	37,292 GSF
PUBLIC SPACES	1,800 GSF
CORRIDORS/ STAIRS	6,750 GSF
TOTAL = 45,842 GSF	

REVISIONS
PERMIT SET
XX-XX-XX

SLOCUM PLATTS
ARCHITECTS, P.A.
RANDALL J. SLOCUM AR 13350 WILLIAM P. PLATTS AR 13262
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
TEL (407) 645-3019 FAX (407) 645-2771
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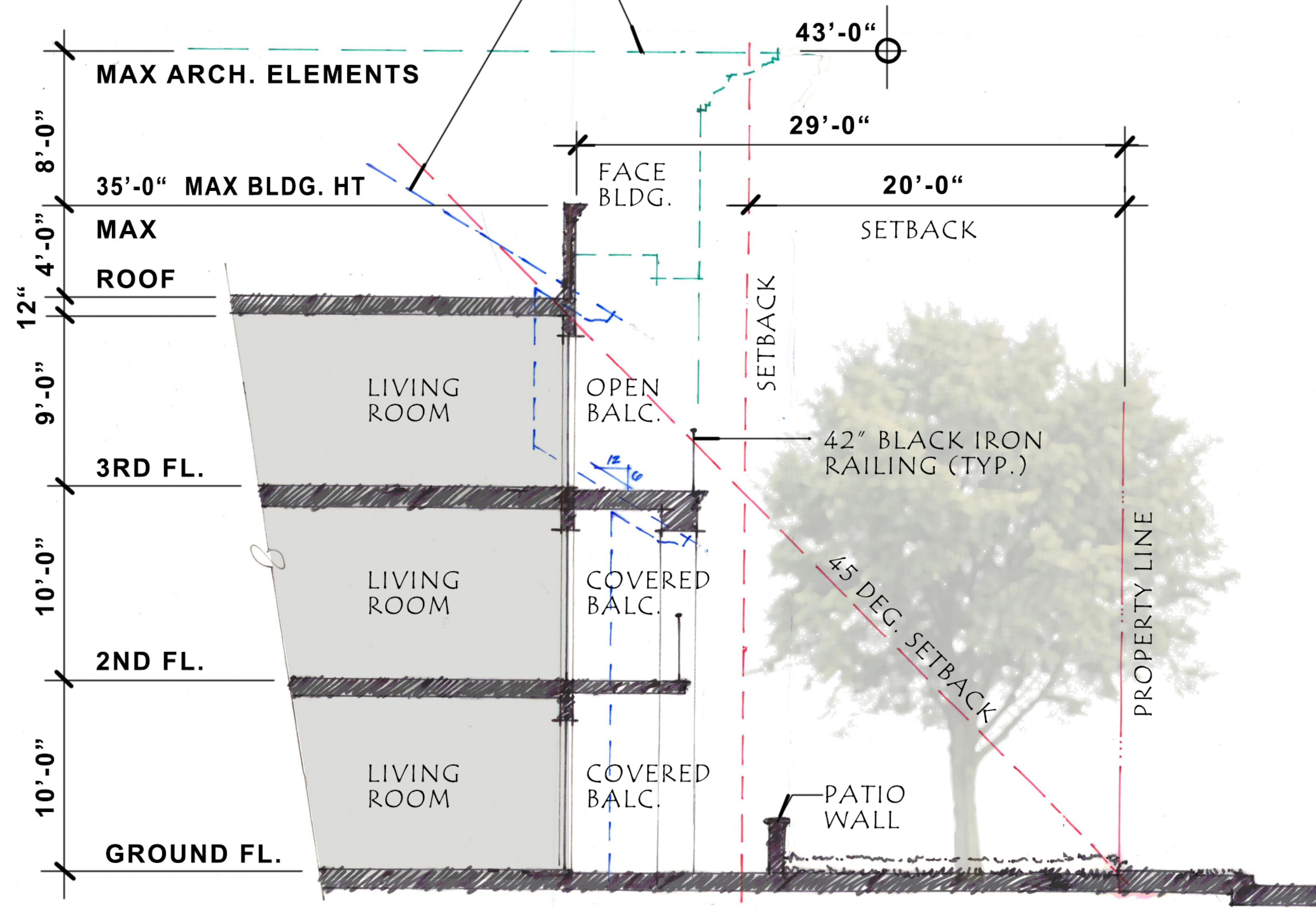
SITE PLAN
ROLLINS FACULTY
APARTMENTS
FLORIDA
WINTER PARK

DRAWN	WTEJr
CHECKED	WPP
DATE	05-02-2024
SCALE	AS NOTED
JOB NO.	23-013
SHEET	

A1.1

GREEN - TOWER AT MAIN ENTRANCE
ARCHITECTURAL FEATURE

BLUE - CONDITION AT BEDROOM BEYOND



ROLLINS FACULTY HOUSING - SECTION @ THREE BEDROOM

REVISIONS
PERMIT SET
XX-XX-XX

SLOCUM PLATTS
ARCHITECTS, P.A.

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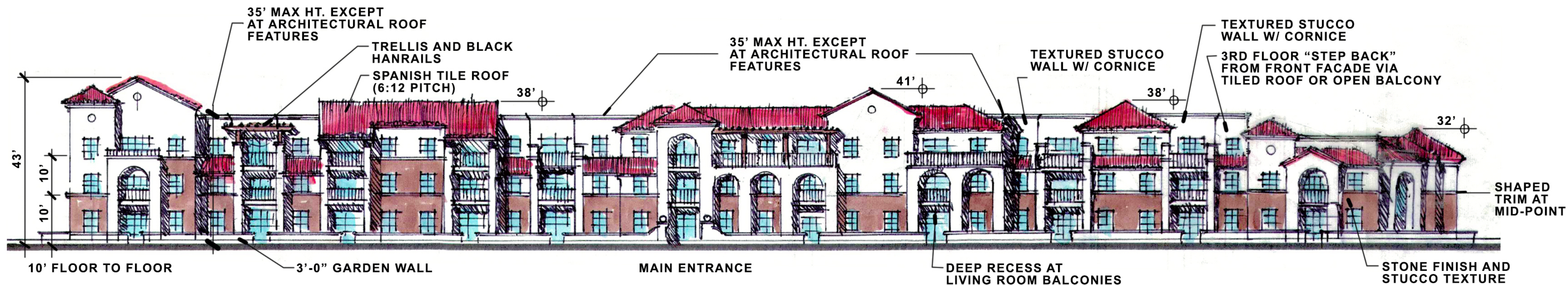
BUILDING SECTION

ROLLINS FACULTY
APARTMENTS

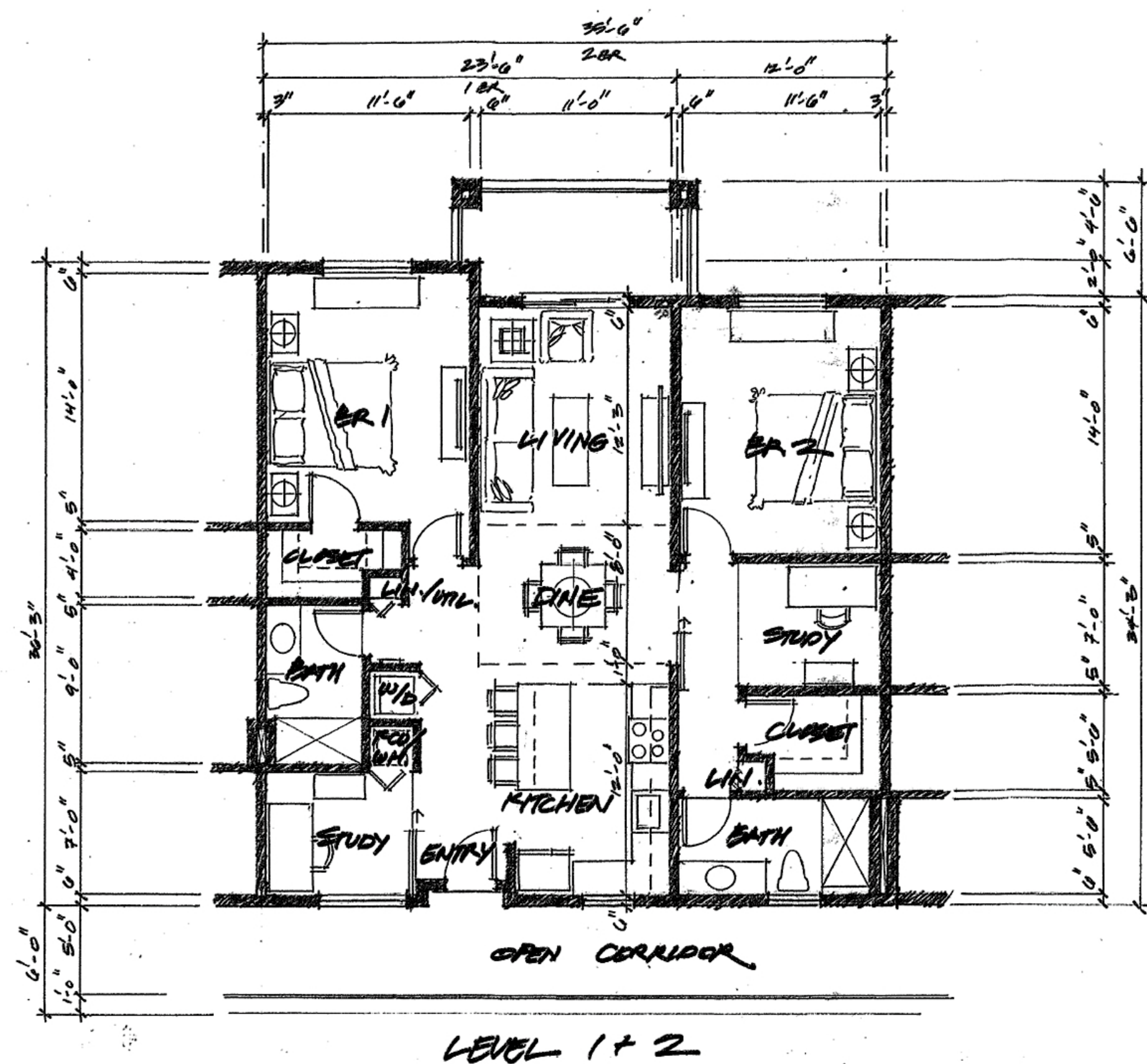
WINTER PARK FLORIDA

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DATE
05-02-2024
SCALE
AS NOTED
JOB NO.
23-013
SHEET

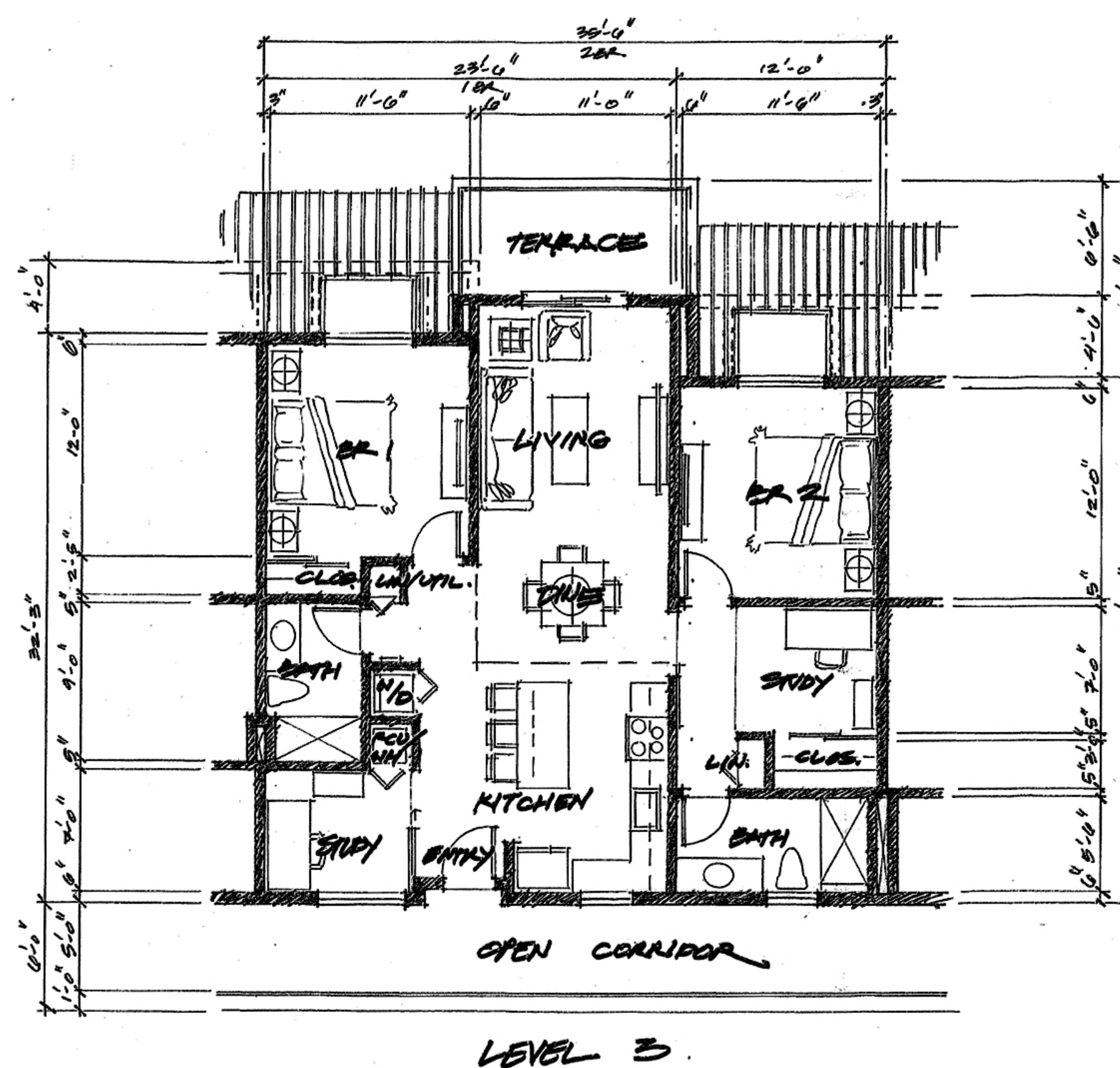
A3.0



WELBOURNE AVENUE ELEVATION



A2 - TWO BEDROOM UNIT



A3 - TWO BEDROOM UNIT

REVISIONS
PERMIT SET
XX-XX-XX

SLOCUM PLATTS
ARCHITECTS, P.A.
RANDALL J. SLOCUM AR 13350 WILLIAM P. PLATTS AR 13262
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
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WWW.SLOCUMPLATTS.COM



EXTERIOR ELEVATIONS
ROLLINS FACULTY
APARTMENTS
WINTER PARK
FLORIDA

DRAWN
WTEJr
CHECKED
WPP
DATE
05-02-2024
SCALE
A5 NOTED
JOB NO.
23-013
SHEET

A6.1



VIEW FROM WELBOURNE

REVISIONS
PERMIT SET
XX-XX-XX

SLOCUM PLATTS
ARCHITECTS, P.A.



RANDALL J. SLOCUM AR 13350 WILLIAM P. PLATTS AR 13262
670 NORTH ORLANDO AVENUE, SUITE 1001 MAITLAND, FL 32751
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WWW.SLOCUMPLATTS.COM

VIEW FROM WELBOURNE

ROLLINS FACULTY
APARTMENTS

WINTER PARK

FLORIDA

DRAWN
WTEJr

CHECKED
WPP

DATE
05-02-2024

SCALE
AS NOTED

JOB NO.
23-013

SHEET

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Page 114 of 188



April 23, 2024

City of Winter Park
401 Park Avenue South
Winter Park, FL 32789

Mr. John Harbilas:

A preliminary drainage analysis has been conducted for the proposed Rollins Faculty Apartments project located at 262 W Welbourne Ave, Winter Park to determine an approximate size for a dry detention stormwater vault storage system. This would be in the form of a stormwater exfiltration vault such as a StormTrap vault system. The vault system would provide the storage necessary for water attenuation and water quality treatment.

The site consists of 1.34 acres with type A soils throughout. The seasonal high groundwater table is assumed to be roughly at an 84' elevation or 8' deep, based on geotechnical borings done on the site. The approximate percent impervious area existing on site is 14.77% with a curve number of 47.7. It is assumed that the entire site drains to an existing storm inlet on the North-West corner of the property along S Virginia Ave. Based on Google Earth elevations, the site ranges from 91' to 93' in elevation with the relative slope draining from East to West.

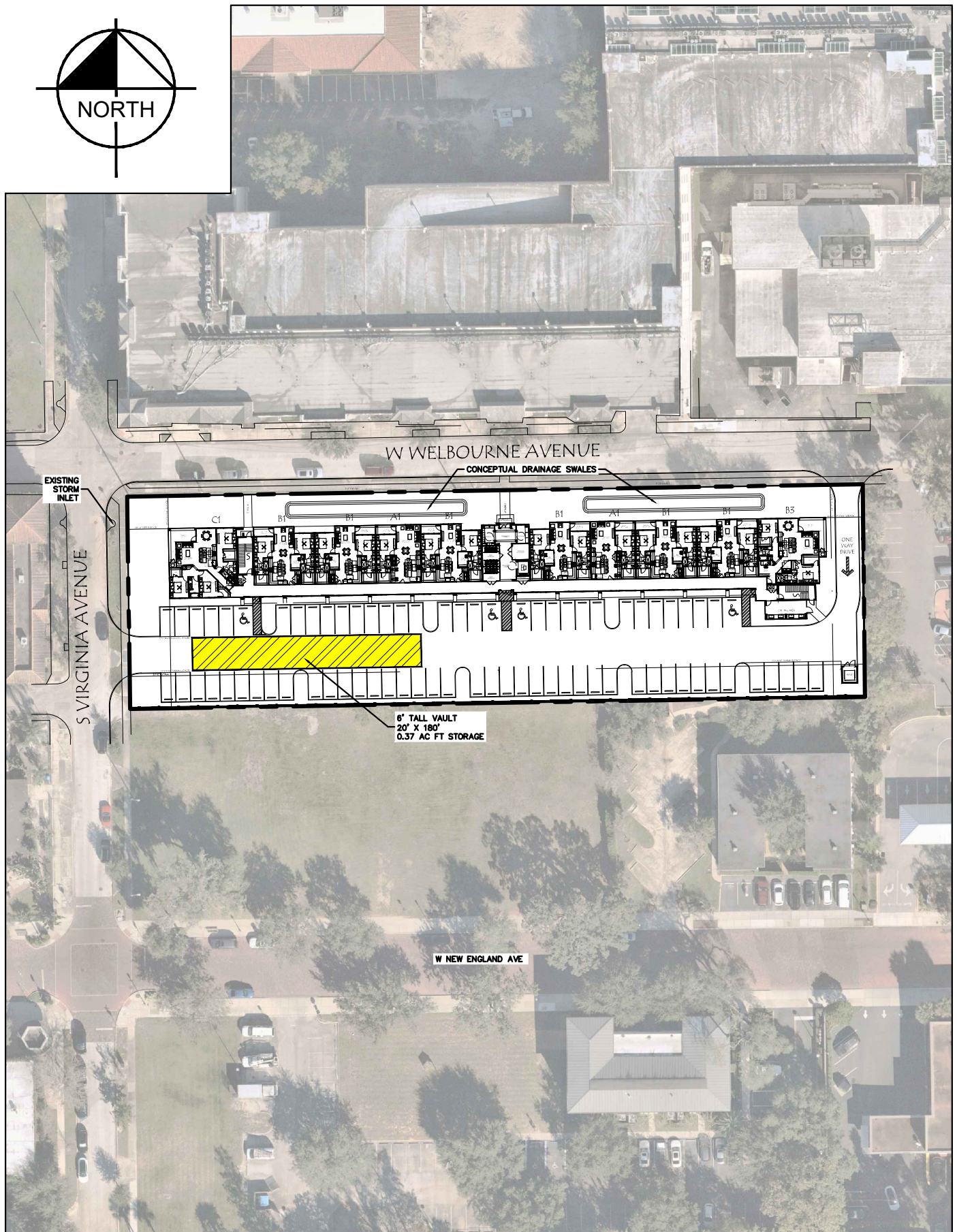
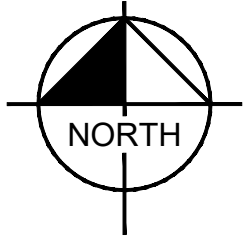
Per the City of Winter Park, Section 58 – Land Development Code, Article V, Division 1 – Stormwater Management, all City of Winter Park underground stormwater systems must meet the following requirements:

1. Two inches of runoff for all contributing impervious area.
2. Bottom of stormwater treatment system shall be constructed a minimum of one foot above the estimated seasonal high ground water elevation.
3. Proposed design shall now allow or permit the grade of the site to be elevated above two feet from the existing grade of the adjoining properties along right-of-ways.

Per the above requirements, a vault storage system has been preliminarily designed to treat and store the additional runoff from the post development. The proposed site has an approximate percent impervious area of 69.88% (or 0.94 Ac) with a curve number of 80.4. A treatment volume size of 0.16 Ac-Ft (0.94 total impervious area x 2") was determined to meet City requirements. The bottom of the vault is set at an elevation of 85' to provide one foot of clearance above the estimated seasonal high water table. In addition to storing the 2" of runoff from the City's requirement, the vault would also need to be sized to discharge equal to or less than the pre-development condition per the St. John's River Water Management District. Therefore, the vault would be sized appropriately to handle the limiting discharge rate. A 0.37 Ac-Ft storage vault size would provide enough storage to limit the discharge rate to match the existing discharge rate conditions for the design storm event defined by the Water Management District. This would be a 6' tall by 180' long by 20' wide concrete vault system that would sit on a rock layer. This all would need to be discussed and approved with the St. John's River Water Management District, but a preliminary analysis has determined that the site can handle the underground vault system and would allow this development to be constructed on this property.

Furthermore, swales around the proposed trees would be implemented along the northern property line to add some above ground dry detention storage in addition to the vault.

Please see **Exhibit A** attached for the approximate size and location of the stormwater vault system.



SCALE	N.T.S.
DESIGNED BY	VNT
DRAWN BY	VNT
CHECKED BY	JRS

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

DATE	04/22/2024
PROJECT NO.	249517000

**ROLLINS FACULTY
APARTMENTS
PRELIMINARY DRAINAGE**

DESIGN ENGINEER:	JEFFREY R. SWISHER
FLORIDA P.E. LICENSE NUMBER:	60275

SHEET NUMBER	EX-A
--------------	------

If you have any further questions, please do not hesitate to contact our office, or email me at jeff.swisher@kimley-horn.com.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Jeff Swisher".

Jeffrey Swisher, P.E.
Project Manager

Prepared by and return to:
Catherine D. Reichmann, Esq.
Brown, Garganese, Weiss & D'Agresta, P.A.
P.O. Box 2873
Orlando, FL 32802-2873

DOC# 20110106240 B 10178 P 8948
03/01/2011 08 36 10 AM Page 1 of 16
Rec Fee \$137 50
Deed Doc Tax \$0 00
DOR Admin Fee \$0 00
Intangible Tax \$0 00
Mortgage Stamp \$0 00
Martha O. Haynie, Comptroller
Orange County, FL
SA - Ret To BROWN GARGANESE WEISS & D
SA

SETTLEMENT AGREEMENT

This Settlement Agreement ("Agreement") is entered into this 14th day of February, 2011, between the **City of Winter Park, Florida**, a municipality, 401 Park Avenue South, Winter Park, FL 32789, ("City"), and **New England Partners, LLC**, a Florida limited liability company, P.O. Box 2456, Winter Park, FL 32790, ("New England"), as follows

WITNESSETH

WHEREAS, New England is the owner of certain real property (the "Property") on Welbourne Avenue and New England Avenue in the City, being more particularly described in Exhibit "A" attached hereto

WHEREAS, for purposes of this Agreement, the Property will be referred to as the property at 316 W Welbourne Ave. (the "Welbourne Property"), and the property abutting New England Ave. (the "New England Property")

WHEREAS, in the 1991 Comprehensive Plan, the Welbourne Property was designated Multi-Family Residential with R-3 zoning, and this Comprehensive Plan designation allowed either R-3 or R-4 zoning, and had no limitation on the location of parking garages. If New England had requested and received approval for rezoning the Welbourne Property to R-4 before the 2009

Comprehensive Plan amendments then up to 25 units/acre would have been allowed

WHEREAS in the 2009 Comprehensive Plan and the 2010 Land Development Code the Welbourne Property was designated Medium Density Residential and zoned R 3 which allows a maximum of 110% FAR and a maximum of 17 units/acre The only compatible zoning is R-3

WHEREAS in 2010 the City adopted Land Development Code Sections 58-71(jj) and 58-84(bb) which provide that any above grade parking garage or parking deck shall be setback at least 100 feet from any property used for single family or low density residential

WHEREAS in a 1995 amendment to the Comprehensive Plan the New England Property was designated Commerce as the future land use designation and under the 1991 Comprehensive Plan this designation allowed 45% FAR

WHEREAS in the 2009 Comprehensive Plan the New England Property was designated Commercial which now allows up to 17 units/acre and up to 100% FAR and C 3 is the only compatible zoning district

WHEREAS for the New England Property in the 2010 Land Development Code the third floor must be residential

WHEREAS the City is unable to determine the actual impact on New England of any of the changes to the Comprehensive Plan and the Land Development Code without the benefit of an actual development application which demonstrates the actual achievable density for the Property

WHEREAS on May 10 2010 the parties entered into a Tolling Agreement tolling New England's claim under Fla Stat 70 001 the Bert Harris claim to allow the parties time to discuss possible settlement of the matter

WHEREAS New England seeks damages as a result of a burden New England has alleged on its ability to develop the Property as originally contemplated prior to the City's 2009 Comprehensive Plan and 2010 Land Development Code changes The City denies both the existence of a valid Bert Harris Claim and all liability that may arise from any Bert Harris claims raised by New England

WHEREAS the parties desiring to amicably resolve the issues in the Bert Harris claim have engaged in settlement negotiations relative to same

WHEREAS after having consulted with attorneys and consultants of their choice the parties desire to amicably resolve their differences to avoid expensive and protracted litigation

WHEREAS New England and the City agree to enter into this Agreement as full and complete resolution of all issues regarding the Bert Harris claim and to provide for the mutually acceptable redevelopment of the Property

WHEREAS this Agreement is authorized by the Charter and code of the City and by Fla Stat 70 001 even though suit has not yet been filed *Charlotte County Park of Commerce LLC v Charlotte County* 927 So 2d 236 (Fla 2d DCA 2006)

WHEREAS the City has determined with New England's agreement that the terms of this Agreement protect the public interest served by the City's

Comprehensive Plan and Land Development Code and this Agreement allows the City to avoid protracted expensive litigation and the possibility of a large judgment including the payment of New England's attorneys' fees the cost of which would be a burden on all taxpayers in the City

WHEREAS the City has determined with New England's agreement that the terms of this Agreement constitute the appropriate relief necessary to prevent the 2009 Comprehensive Plan and the 2010 Land Development Code amendments from inordinately burdening the Property

NOW, THEREFORE, in consideration of the terms and conditions set forth herein the parties agree as follows

1 **Incorporation of Recitals** The recitals set forth above are true and accurate and are hereby incorporated herein

2 **New England Property Land Use** Regarding the New England Property the City agrees to process New England's application to change the future land use to CBD and the zoning to C-2 The parties agree that the application shall follow the standard notice and hearing procedures The future land use shall be processed first The City agrees to waive all application fees The City acknowledges that C-2 is the only zoning category consistent with CBD land use per Table 2 Chapter 1 of the City's Comprehensive Plan

3 **Welbourne Property Land Use** Regarding the Welbourne Property the City agrees to an interpretation of Sections 58-71(jj) and 58-84(bb) of the City's Land Development Code That Section's reference to parking garage shall mean a multi-level parking garage structure designed for

commercial use and not a parking garage that is one level and part of a residential dwelling

4 **Welbourne Property Intensity** Regarding the Welbourne Property in light of New England's expenditures toward development of the Property prior to the recent Comprehensive Plan Change the City Agrees in order to settle the claim to allow maximum density of 25 units per acre so long as the R 3 zoning standards are met in all other respects In other words the Welbourne Property may develop with R-4 density (25 units/acre) subject to R 3 development standards

5 **Conditions of Effectiveness of Agreement** If approval of the Comprehensive Plan amendment and rezoning for the New England Property is not granted by the City or is challenged by an independent third party then this Agreement will be null and void and of no force and effect and the parties shall return to their former positions under the Tolling Agreement Further the parties rights positions defenses and claims in the Bert Harris Claim shall not be affected by having entered into this Agreement or by the Agreement having been voided pursuant to the provisions of this paragraph

6 **Tolling Agreement** The Tolling Agreement shall remain in effect during the pendency of the approval process for the New England Property If the approval is not granted the Tolling Agreement shall continue in accordance with its terms

7 **Release and Waiver** As a material inducement for the City to execute this Agreement New England for and on behalf of themselves and their

respective existing past and/or future partners managers employees and independent agents shareholders members officers directors including their respective successors and assigns do hereby now and forever jointly and severally release relinquish waive discharge acquit satisfy and forever discharge the City from any and all claims actions causes of action damages and costs and liability whatsoever in law or in equity whether presently known or hereafter discovered absolute or contingent which New England ever had now has or hereafter may have against the City based upon pertaining to relating to or arising out of the City's 2009 Comprehensive Plan or the 2010 amendments to the Land Development Code the application of the plan and code changes to New England's Property or the validity constitutionality or enforceability of the City's 2009 Comprehensive Plan or the 2010 amendments to the Land Development Code New England acknowledges that it is signing this Agreement with full knowledge of any and all rights it may have and that it is not relying upon any representations or warranties made by the City and New England hereby assumes the risk of any mistake of fact now known or unknown to New England

8 **Effective Date** This Agreement shall become effective as of the date it is approved by the City Commission of the City and is executed by the appropriate official of the City and New England Properties (the Effective Date)

9 **Enforcement** In the event of a default of this Agreement and as a condition of any party exercising any enforcement remedies the non defaulting party shall provide written notice of the default to the defaulting party The

defaulting party shall have ninety (90) days from receipt of such notice to cure such default. If the defaulting party fails to cure within ninety (90) days, then the non defaulting party shall be entitled to seek specific performance and injunctive relief and shall be entitled to an order of the court to enforce this Agreement and other equitable relief as the court may deem just.

10 **Notices** All notices and other communication as required or permitted to be given hereunder shall be in writing and shall be mailed by certified or registered mail, postage prepaid, or by Federal Express Airborne Express or similar overnight delivery service, addressed as follows:

If to City
City of Winter Park
401 Park Avenue South
Winter Park, FL 32789
Attn: City Manager
Telephone: 407-599-3245

With copies to
Brown, Garganese, Weiss & D'Agresta, P.A.
111 N. Orange Ave., Suite 2000
Orlando, FL 32801
Attn: City Attorney
Telephone: 407-425-9566

If to New England
New England Partners, LLC
P.O. Box 2456
Winter Park, FL 32790
Attn: Managing Member

With copies to
Rebecca Furman, Esq.
215 North Eola Drive
Orlando, FL 32801

11 **Further Representations and Warranties** New England hereby represents and warrants that (a) New England and its general partners are each

in good standing under the laws of the State of their formation (b) New England is duly authorized to transact business in the State of Florida and (c) New England and its general partners have taken corporate and partnership action necessary to authorize this Agreement The City hereby represents and warrants that the City has the power to enter into this Agreement The parties mutually represent and warrant that this Agreement has been duly authorized by the City pursuant to the City Charter City Code and is in accord with Florida law in effect as of the Effective Date

12 **Miscellaneous**

a **Construction and Governing Law** This Agreement was drafted by all parties and therefore any ambiguity shall not be construed against any party In addition this Agreement has been executed and delivered in and should be interpreted construed and enforced pursuant to and in accordance with the laws of the State of Florida

b **Counterparts** If multiple counterparts of this Agreement are executed each shall be deemed an original but all counterparts together shall constitute one and the same instrument

c **Headings** The section and paragraph headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement

d **Entire Agreement** This Agreement sets forth all the promises agreements conditions and understandings among the parties hereto as to the subject matters referenced herein and supersedes all

prior and contemporaneous agreements understandings inducements or conditions expressed or implied oral or written except as herein contained

e **Assignments/Binding Nature** This Agreement will be binding upon and shall inure to the benefit of the City and New England and each party's subsidiaries affiliates successors and assigns Further the parties agree that they will not challenge the adoption of or the validity constitutionality or enforceability of the provisions contained within this Agreement New England shall have a right of assignment of rights and obligations under this Agreement but New England agrees not to assign its rights and obligations under this Agreement unless the transferee shall execute and deliver to the City a consent to be bound by the terms and conditions of this Agreement which consent shall be in substantially the form attached hereto as Exhibit B

f **Amendments** No change in or addition to this Agreement shall be enforceable unless evidenced by a writing executed by the parties Any such enforceable amendment(s) shall become effective on the date stipulated therein

g **Release and Waiver** Any condition to a party's obligation hereunder may be waived by that party provided such waiver is in writing However the waiver by any party of a breach or violation of any provision of this Agreement shall not operate as or be construed to be a waiver of any subsequent breach of the same or any other provision hereof The

failure by any party to timely enforce any of the provisions of this Agreement shall not be deemed a waiver thereof

h **Invalidity** If any section phrase or portion of this Agreement is for any reason held invalid or unconstitutional by any court of competent jurisdiction such portion shall be deemed a separate distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof In the event this Agreement is invalidated by a third party then the parties hereto shall be returned to their respective legal positions as such existed on the date on day prior to the Effective Date of this Agreement

i **Integrated Agreement** Each party's obligations hereunder are dependent upon performance of the material obligations of the other party

j **Third Party Challenges** In the event that this Agreement is invalidated by a court of competent jurisdiction as a result of a challenge instituted by a third party all the rights of obligations of the parties hereto shall terminate and be of no further force and effect including without limitation any claim by New England for vested rights arising under this Agreement Further in the event this Agreement is terminated under this provision the parties hereto shall then be returned to their respective legal positions as existing on the Effective Date

k **Compromise of Disputed Claims** The parties acknowledge that this Agreement is a compromise and resolution of the

disputed claims and agree that neither this Agreement nor any action taken in furtherance of this Agreement shall ever be treated as an admission or evidence of liability by any of them for any purpose whatsoever nor shall it be admissible in Court

l **No Third Party Beneficiaries** This Agreement is intended for the sole benefit of the parties and their subsidiaries affiliates successors or assigns No other person or entity shall have any right of action hereunder or be deemed to be a third party beneficiary of any provision contained herein

m **Attorneys' Fees and Costs** Each party agrees to bear the expense of its own attorneys fees and costs in connection with the settlement of New England's Bert Harris claim and with the negotiation and preparation of this Agreement In the event a dispute or litigation arises in connection with this Agreement neither party shall be entitled to the recovery of attorneys fees or costs incurred in connection therewith whether suit be brought or not It is the specific intent of both the City and New England that each party to this Agreement bear its own attorneys fees and costs Should this Agreement become null and void under Paragraph 4 then Fla Stat §70.001 shall govern the award of attorneys fees

n **No Precedent** This Agreement does not create a precedent obligating the City to enter any other contract as to settle any other matter consistent with subsection l hereinabove

IN WITNESS WHEREOF, the parties hereto have executed this Agreement
this 15th day of FEBRUARY 2011

WITNESSES

Troy Stevens
Printed name Troy Stevens

NEW ENGLAND PARTNERS, LLC
a Florida limited liability company

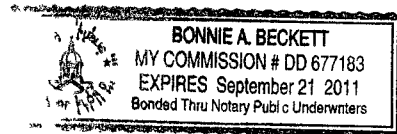
By Robert P. Hold
Printed name ROBERT P HOLD
Title MANAGING MEMBER

Jean Ferland
Printed name Jean Ferland

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15th day
of FEBRUARY 2011 by ROBERT P HOLD the
MANAGING MEMBER of NEW ENGLAND PARTNERS LLC a Florida limited
liability company (check one) ☒ who is personally known to me or ☐ who
produced _____ as identification

Bonnie A. Beckett
Notary Public – State of Florida
Print Name BONNIE A BECKETT
My Commission expires 09/21/2011



CITY OF WINTER PARK

Kenneth W. Bradley
Kenneth W Bradley Mayor

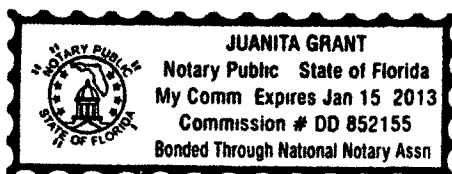
ATTEST

Cynthia Bonham
Cynthia Bonham
City Clerk

Date 2-15-11

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15th day of FEBRUARY 2011 by Kenneth W Bradley Mayor of the CITY OF WINTER PARK a Florida municipal corporation (check one) ☒ who is personally known to me or ☐ who produced _____ as identification



Juanita Grant
Notary Public – State of Florida
Print Name JUANITA GRANT
My Commission expires _____

G:\D ICty fW t P kLa d Development\Legal Challenge to La d D l pme tCode & Comp Plan\Tolling Agr em t W w E gl d Part s\Settlement Agreement 2 10 11 clean d

LEGAL DESCRIPTION

Lots 9 10 11 and 16 Block 40 REVISED MAP OF THE TOWN OF WINTER PARK according to the plat thereof as recorded in Plat Book A Pages 67 through 72 inclusive Public Records of Orange County Florida together with the North half of the alley vacated by the City of Winter Park by instrument recorded in Official Records Book 3663 Pages 2787 and 2788 abutting the South lot line of Lots 9 10 11 and 16

EXHIBIT "A"

EXHIBIT B
[Proposed Consent by Transferee]

AGREEMENT OF TRANSFeree

Under this Agreement of Transferee made this _____ day of _____

(Transferee) acknowledges and agrees as follows

1 Transferee acknowledges that _____
[New England Partners LLC or identity of New England Partners LLC successor in interest who owns the property at the time of this agreement of Transferee] is transferring the property located at 316 W Welbourne Avenue Winter Park Florida ('Property ') to Transferee as reflected in Exhibit _____

2 Transferee acknowledges that New England Partners LLC and the City of Winter Park have entered into an Settlement Agreement dated as of _____ (copy attached) and recorded in O R Book _____ Page _____ Public Records of Orange County Florida which related to the settlement of a Bert Harris claim concerning the Property Transferee acknowledges having received a copy of said Settlement Agreement and understands all of the terms provisions conditions and limitations of that Settlement Agreement

3 In consideration for receiving the benefits of the transfer of the Property and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged Transferee agrees to be bound by all of the terms provisions conditions and limitations of that Settlement Agreement as the same may apply to the Property owned by me or in which I have an interest including the condition that the undersigned Transferee obtain this same agreement from any subsequent transferee

(print name)

EXHIBIT B
[Proposed Consent by Transferee]

AGREEMENT OF TRANSFeree

Under this Agreement of Transferee made this 2nd day of May
Holt Properties LLC / Rollins College
(Transferee) acknowledges and agrees as follows

1 Transferee acknowledges that New England Partners LLC
[New England Partners LLC or identity of New England Partners LLC successor in
interest who owns the property at the time of this agreement of Transferee] is transferring
the property located at 316 W Welbourne Avenue Winter Park Florida ('Property ') to
Transferee as reflected in Exhibit 1

2 Transferee acknowledges that New England Partners LLC and the City
of Winter Park have entered into an Settlement Agreement dated as of February 14, 2011
(copy attached) and recorded in O R Book 10178 Page 8948 Public Records of
Orange County Florida which related to the settlement of a Bert Harris claim concerning
the Property Transferee acknowledges having received a copy of said Settlement
Agreement and understands all of the terms provisions conditions and limitations of
that Settlement Agreement

3 In consideration for receiving the benefits of the transfer of the Property
and for other good and valuable consideration the receipt and sufficiency of which is
hereby acknowledged Transferee agrees to be bound by all of the terms provisions
conditions and limitations of that Settlement Agreement as the same may apply to the
Property owned by me or in which I have an interest including the condition that the
undersigned Transferee obtain this same agreement from any subsequent transferee

Edward A. Kania, Vice President
Edward A Kania
(print name)



Planning & Zoning Board

agenda item 5.d

item type

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

meeting date

June 11, 2024

prepared by

Jeffrey Briggs

approved by

Allison McGillis, Director of Planning and Zoning

subject

CU #24-06. Request of Verax Lakemont, LLC for Conditional Use approval to construct a two-story, 17,626-square foot medical office building on the vacant 1.213 acres of properties at the northwest corner of Aloma and Lakemont Avenue including the properties listed as 1851/1861/1871 Aloma Avenue and 443/453 N. Lakemont Avenue, zoned Office (O-2) and Parking Lot (PL) districts.

motion | recommendation

Staff recommendation is for approval subject to conditions of approval:

1. That the parking spaces along the western edge of the building be shortened in length from 20 feet to 18 feet (18 feet is code) in order to shift the building 2-feet to the west to allow 5-feet of landscape area up against the eastern wall of the building.
2. That the right-of-way dedications described above be made prior to a certificate of occupancy for the building and that the applicant landscape such areas in the interim with ground cover.
3. That the property owner will grant to the City, a cross-access easement, to ensure cross access to adjacent properties is available for future redevelopment to the west.
4. That there be a six-foot wall made of stone, concrete, or masonry along the northern property lines to provide an appropriate buffer to the residential properties.

background

Verax Lakemont LLC is requesting Conditional Use approval to build a new 2-story, 17,626-square-foot medical office building on the vacant 1.213 acres located at the northwest corner of Lakemont and Aloma Avenues. This property has been vacant for 20+ years in the ownership of Fifth Third Bank and has just recently been sold to Verax Lakemont LLC in February, 2024. The property is all zoned Office (O-1) except for a small parcel directly behind the adjoining three homes on Edwin Blvd. which is zoned Parking Lot (PL). This was done to guarantee that only a surface parking lot could be developed directly behind those homes and not an office building.

Development Proposal

The site plan shows the new office building up front at the street corner with the parking to the west and north. Initially the building was proposed right at the hard corner. However, the Urban Forestry staff surveyed the site and determined that the existing live oak tree directly at the corner of Lakemont and Aloma Avenues was in good health and should be saved. As a result, the site plan was modified to preserve that live oak tree and also another live oak on the property line adjacent to the home to the northwest corner of this site. The City Code provides a parking credit for these circumstances of tree preservation, which in this case is the difference of 4 spaces. Otherwise, the project meets the medical office parking requirement for one space for each 200 sq. ft. of gross building area.

Stormwater retention is via underground exfiltration designed to meet the City Code and St. Johns WMD to hold 2-inches of runoff and allow inspection and maintenance for continued effectiveness. Building and parking setbacks, floor area ratio, impervious coverage, and landscaping detail all meet code.

There is a site lighting plan with photometrics provided. The pole height with fixtures is a maximum 16 feet, per Code, with lighting fixtures that direct all of the light downward with no spread or glare onto the adjacent properties. The photometrics show no more than one-half foot candle of light at the property lines.

A landscape plan has also been provided to meet code that includes seven new live oak trees, three new magnolia trees, hedge material to screen parking, and significant plantings in the 10-foot landscape area between the parking spaces and adjacent residential properties to screen their views of the site.

There are already wood and vinyl fences along the northern property line of the site that belong to the residential properties. The applicant is proposing to construct a new vinyl fence in front of the wood sections of the shared property lines. Staff feels that a six-foot wall made of stone, concrete, or masonry is more appropriate to buffer the noise/cars/light/etc. from this proposed use, and is recommending a condition to this effect.

Traffic Circulation

The site plan shows a right turn in/right turn out for the driveway on Aloma Avenue which are the only movements possible due to the center line median on Aloma Avenue. The driveway on Lakemont Avenue is located as far north as possible for separation from the intersection and to allow left turns in and out of the property. There are times of the day however, when the queue of vehicles (especially in the Lakemont left turn lane) make it impossible to exit or enter that left turn lane or left turn into the site.

The long-term goal of the City to improve the intersection at Lakemont/Aloma by providing double left turn lanes from Lakemont Avenue (traveling south) onto Aloma Avenue (traveling eastbound). To make that happen, additional land for right-of-way is needed along Lakemont Avenue from this project. Along the eastern building length, this project is providing 9-feet of added right-of-way, north of the building 7-feet is being provided, and at the corner clip 13-feet, in order to have land for the travel lanes and wider sidewalks. Along the eastern building length, that leaves 3-feet for building edge landscaping. Staff is proposing a condition of approval to shorten the parking spaces along the western edge of the building from 20 feet to 18 feet (18 feet is code) in order to shift the building 2-feet to the west to allow 5-feet of landscape area up against that eastern wall of the building.

Architectural Design

The staff understands that this is at a very prominent gateway entrance location where architectural design is important. The developer is providing a variety of architectural elements and surfaces in order to achieve architectural interest. The applicant will explain these design features in more detail at our public hearing.

alternatives | other considerations

fiscal impact

attachments

1. Map and Aerial
2. Colored site plan and building elevations
3. Site Landscape plans 5-6-24
4. Site lighting plan 4-1-24
5. Site Plan showing road dedications
6. Civil Engineering Plans 5-5-24

OCA Web Map

- Florida Turnpike
- Interstate 4
- Toll Road

- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction

- Proposed Road
- Brick Road
- Block Line
- Lot Line

- Residential
- Agriculture
- Commercial/Institutional
- Governmental/Institutional/Misc

- Commercial/Industrial/Vacant Land
- Agricultural/Cutlidge
- Hydro
- Waste Land

- Parks
- Lakes and Rivers
- Building
- Block Number

6 Lot Number

06060 Parcel Number

3106 Parcel Address

111.9 Parcel Dimension



OCPA Web Map

- Florida Turnpike
- Interstate 4
- Toll Road

- Major Roads
- Public Roads
- Gated Roads
- Road Under Construction

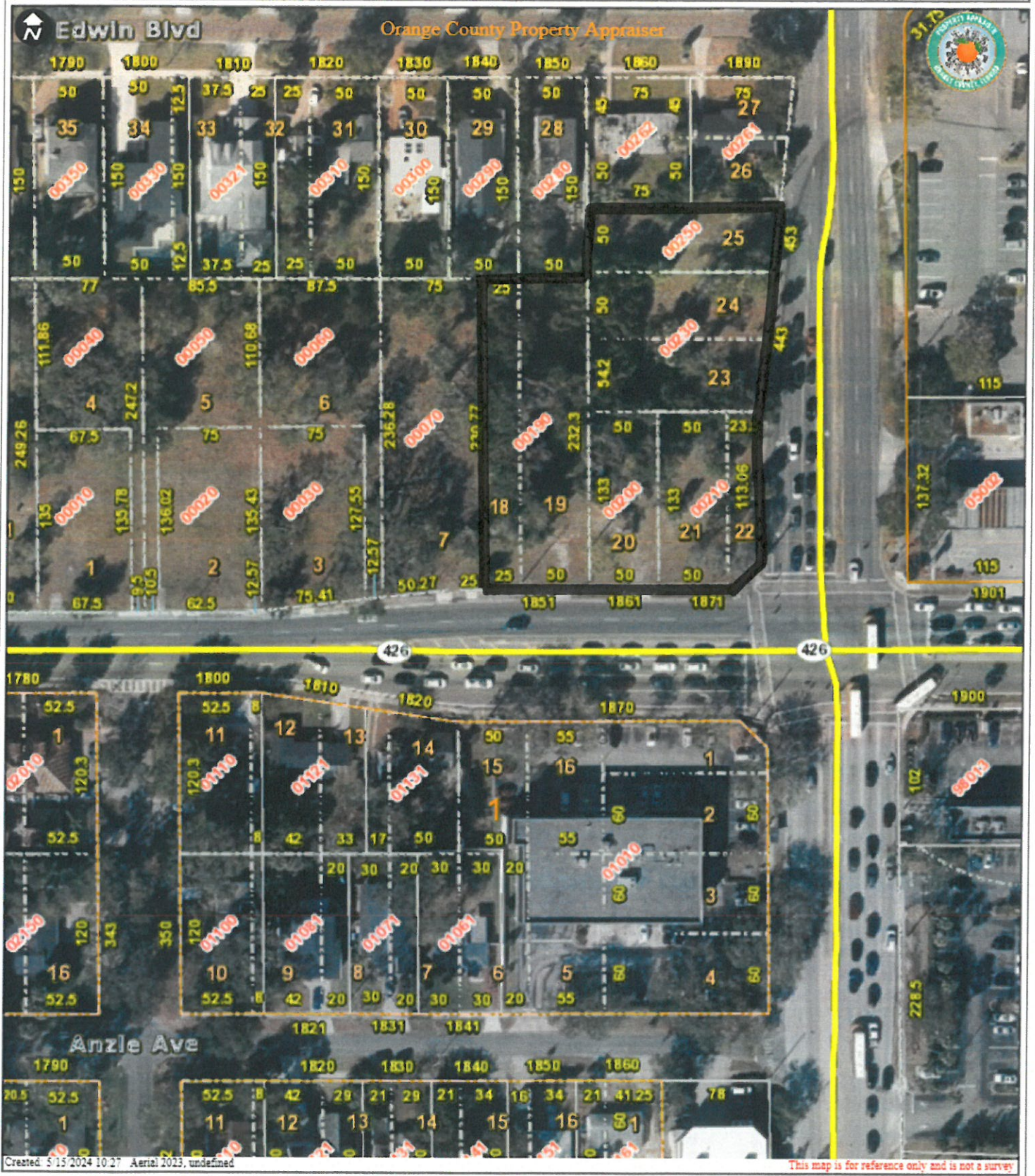
- Proposed Road
- Brick Road
- Block Line
- Lot Line

- Residential
- Agriculture
- Commercial/Institutional
- Governmental/Institutional/Misc

- Commercial/Industrial/Vacant Land
- Agricultural/Curtilage
- Hydro
- Waste Land

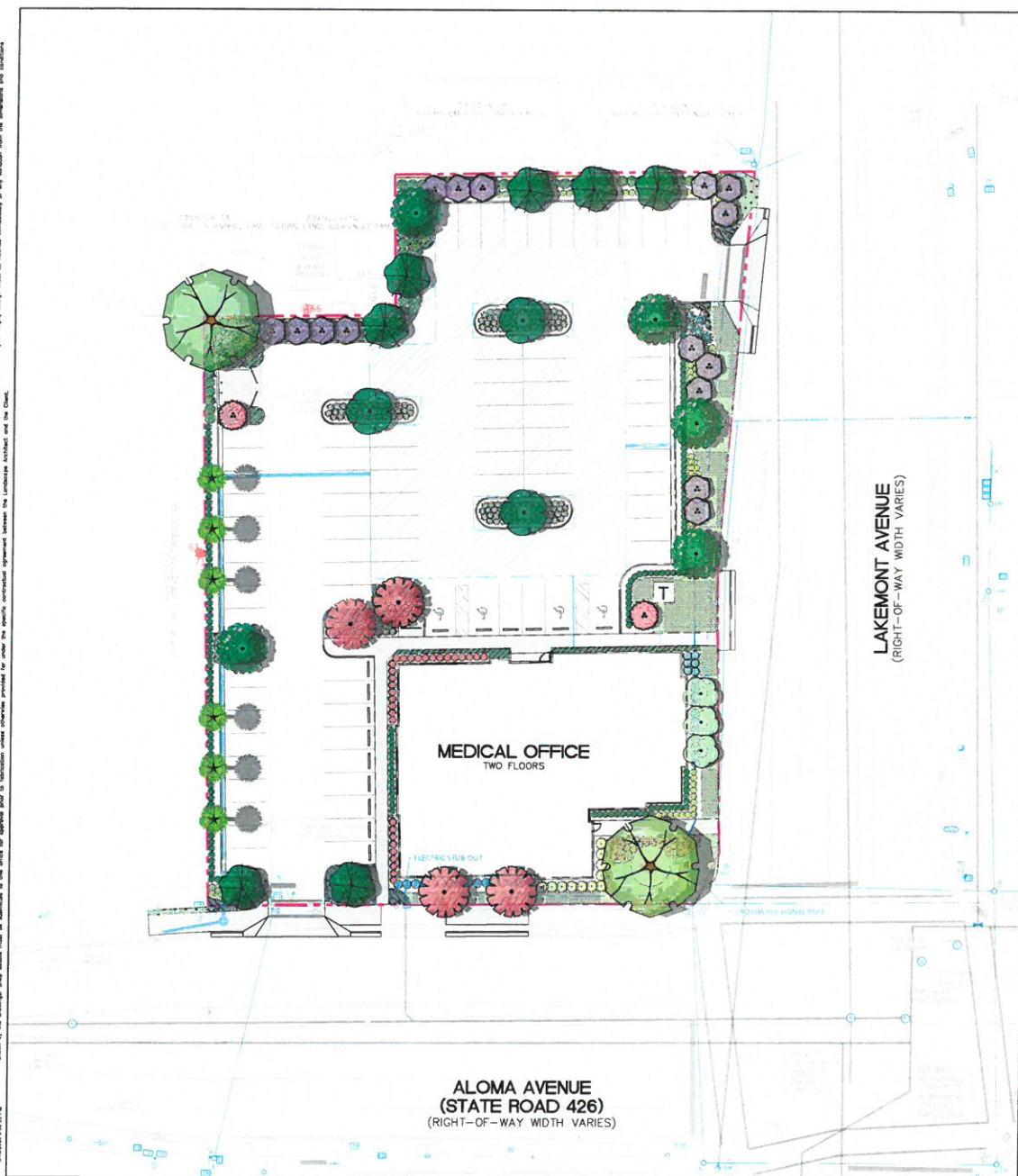
- Parks
- Lakes and Rivers
- Building
- Block Number

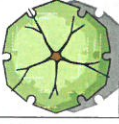
- 6 Lot Number
- 06060 Parcel Number
- 3106 Parcel Address
- 111.9 Parcel Dimension

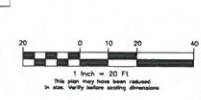


Created: 5/15/2024 10:27 Aerial 2023, undefined

This map is for reference only and is not a survey



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
ACCENT TREES		
	CLU ROS	CLUSA ROSA PITCH APPLE
EXISTING TREES		
	EX TRE	QUERCUS VIRGINICA SOUTHERN LIVE OAK
SHADE TREES		
	MAG BLA	MAGNOLIA GRANDIFLORA "D.D. BLANCHARD" TH SOUTHERN MAGNOLIA
	QUE VIR	QUERCUS VIRGINICA SOUTHERN LIVE OAK
UNDERSTORY TREES		
	CAL VEN	CALLISTEMON VIMINALIS WEEPING BOTTLE BRUSH
	ELA DEC	ELAEAGARUS DECIPENS TH JAPANESE BLUEBERRY TREE
	HAN HEP	HANDBANTHUS HEPTAPHYLLUS PINK TRUMPET TREE
	LAG MUS	LAGERSTROEMIA "MUSKOGEE" LAVENDER CHAPE MYRTLE
	LAG NAT	LAGERSTROEMIA "NATCHEZ" WHITE CHAPE MYRTLE-STANDARD
PALM TREES		
	LIV CHI	LYSTIONA CHINENSIS CHINESE FAN PALM
SHRUBS		
	ALP VAR	ALPINA ZERUMBERT "VAREGATA" UNBEGGATED SNAIL GINGER
	BLE STD	BLENNHARTIA "STOKES DWARF" DWARF "BLUES"
	PLU IMP	PLUMBAGO AUSTRALICA "IMPERIAL BLUE" PLUMBAGO
	POD PEI	PODOCARPUS MACROPHYLLUS "PEINGLES" PEINGLES DWARF VEW PODOCARPUS
	POD MAK	PODOCARPUS MACROPHYLLUS "MAK" SHURBRY VEW
	RHO PAS	RHOICODENDRON OBTUSUM "FASHION" FASHION AZALEA
	SCR TRE	SCHERERIA ASBOLEICOLA "TRIUNFET" SCHERERIA
	STR REG	STREUTZIIA REGINAE BIRD OF PARADISE
	VIB ODO	VIBURNUM ODOCATISTINEUM "SWIFT" VIBURNUM
	ZAM PUM	ZAMIA PUMILA COONTIE
VINE		
	PEC CRE	PECUNIA CREEPING FIG
GROUND COVERS		
	LIR GDD	LIRIOPE MUSCARI "EMERALD GODESS" EMERALD GODESS LILYFERN
	TRA ASI	TRACHELOSPERMUM ASIATICUM "PENEMA" DWARF ASIAN JASMINE
SOD		
	PAS ARG	PRAIRIALUM NOTATUM "ARGENTIE" BAHIA GRASS
	STE AUG	STENOPODUM SECUNDATUM "FLORITAM" FLORITAM ST. AUGUSTINE SOD



		
Landscape Architecture Site Planning Project Management		
3821 E. Highway 200, Suite 100, Ft. Collins, CO 80525-1000		
Seal		
Mary Katherine Hagley State of Florida Lic. No.: LA 0001375		
REVISIONS		
NO.	DESCRIPTION	APPROVED
ISSUED		
FEBRUARY 2014	NO. OF REVISIONS	
VERAX AT LAKEMONT 1371 Abasco Ave, Winter Park, FL Dr. Jander Miller		
CONCEPTUAL PLANTING PLAN		
CONSTRUCTION PLANS		
PROJECT NUMBER: REV#2011		
DATE: FEBRUARY 20, 2014		
DRAWN BY: MD		
CHECKED BY: MD		
SCALE AS INDICATED		
L1		



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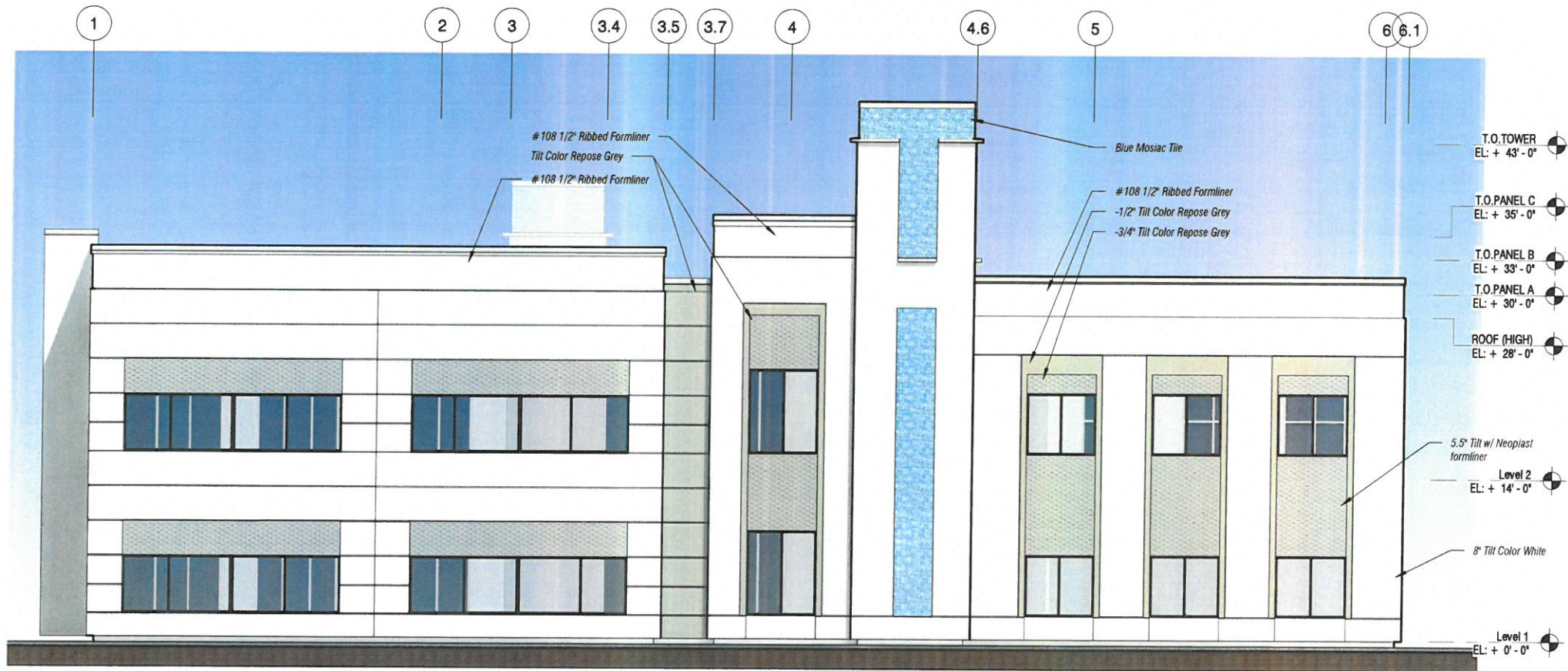
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SOUTH ELEVATION Opt 1

1/8" = 1'-0"

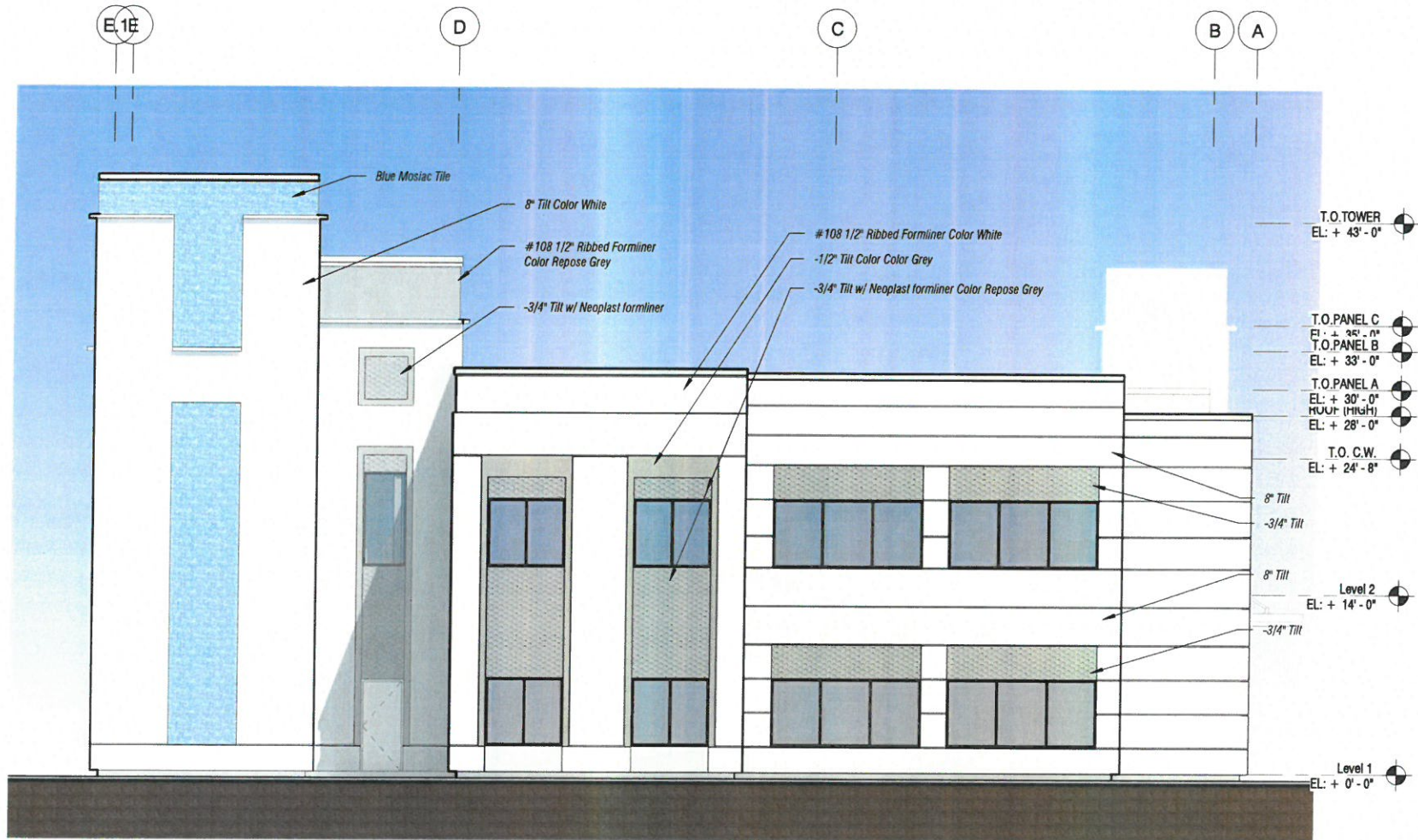
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EAST ELEVATION Opt 1

1/8" = 1'-0"

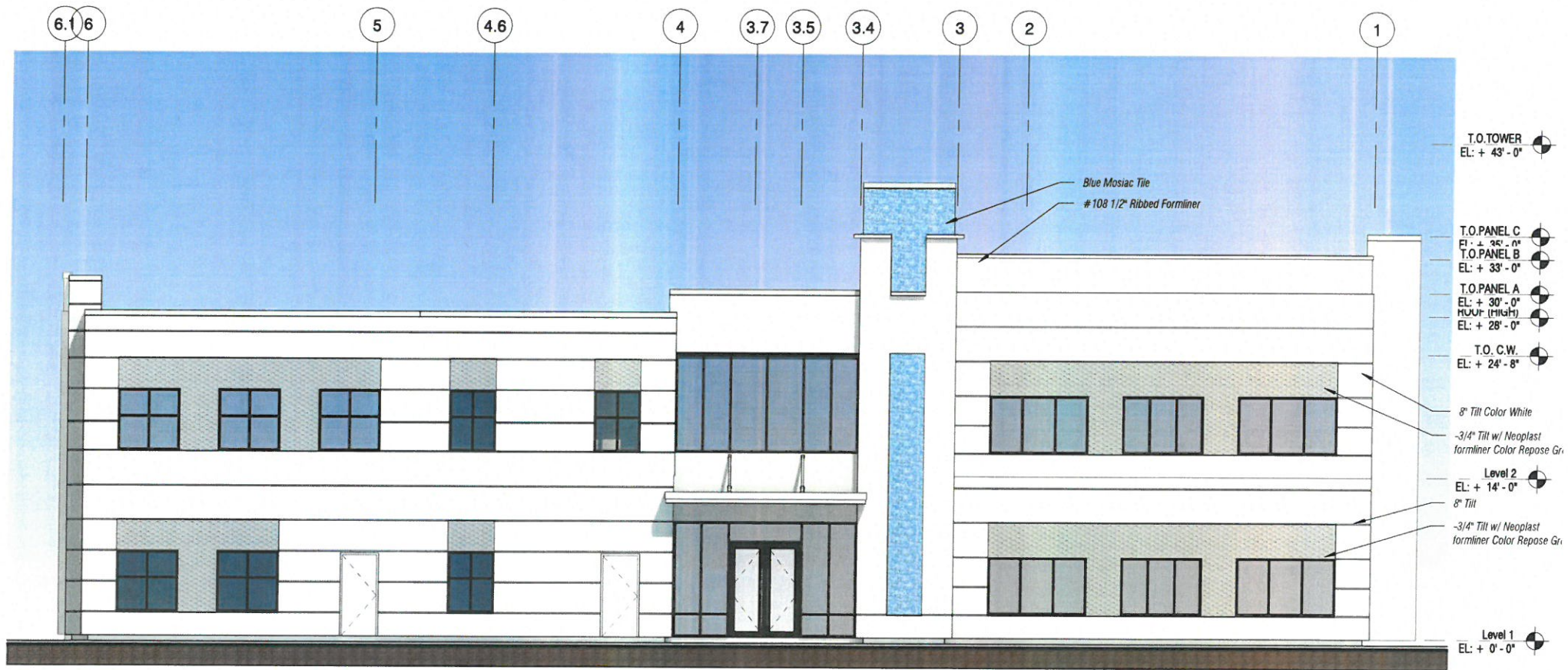
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NORTH ELEVATION Opt 1

1/8" = 1'-0"

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WEST ELEVATION Opt 1

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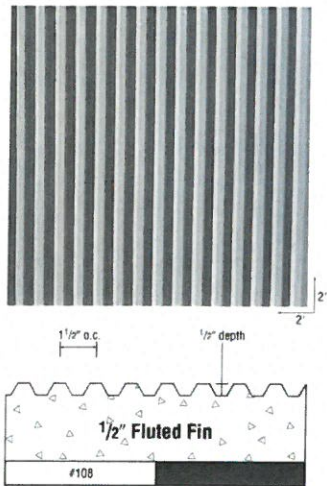
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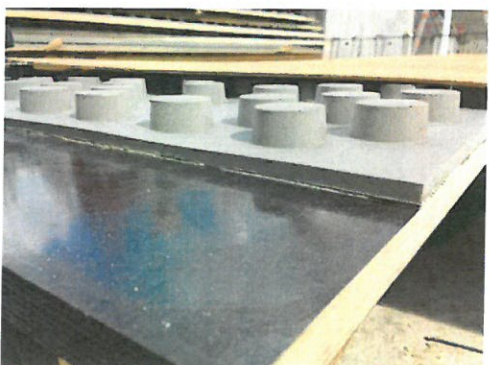
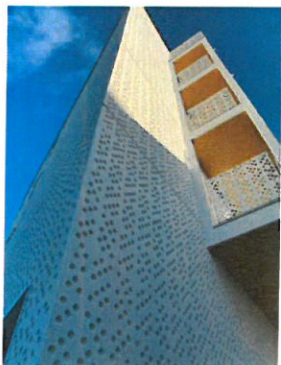
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A11

MATERIALS
FORM LINERS

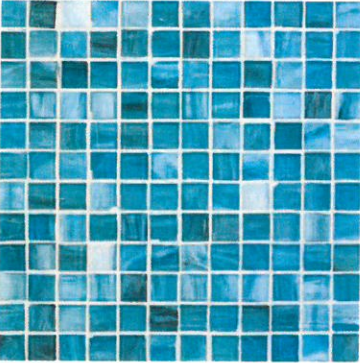


SCOTT #108 1/2" RIBBED LINER
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NOE-Schaltechnik
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MOSIAC TILE



VIHARA 1 x 1 VINYASA SILK

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MATERIALS LEGEND

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A3



34 TREES PROPOSED TO BE REMOVED 41 3" CAL TREES REQUIRED FOR REPLACEMENT OR 123" @ (3" CAL MIN.)
--

TREE PROTECTION BARRICADES
SHALL BE IN PLACE PRIOR TO
CONSTRUCTION.

TREE BARRICADE TO BE PLACED AT LEAST 6' AWAY FROM THE BASE OF ANY TREE AND SHALL INCL. AT LEAST 50% OF THE AREA UNDER THE DRIPLINE.

SNOW FENCE, 4' HGT., ORANGE, 4"X1"
MESH, HUTCHINSON, INC. PHONE: (800)
927-3620



LA Lic. No.: LA 00013
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REVIEWS

ISSUED

FEBRUARY 2024	CITY OF WINTER PARK
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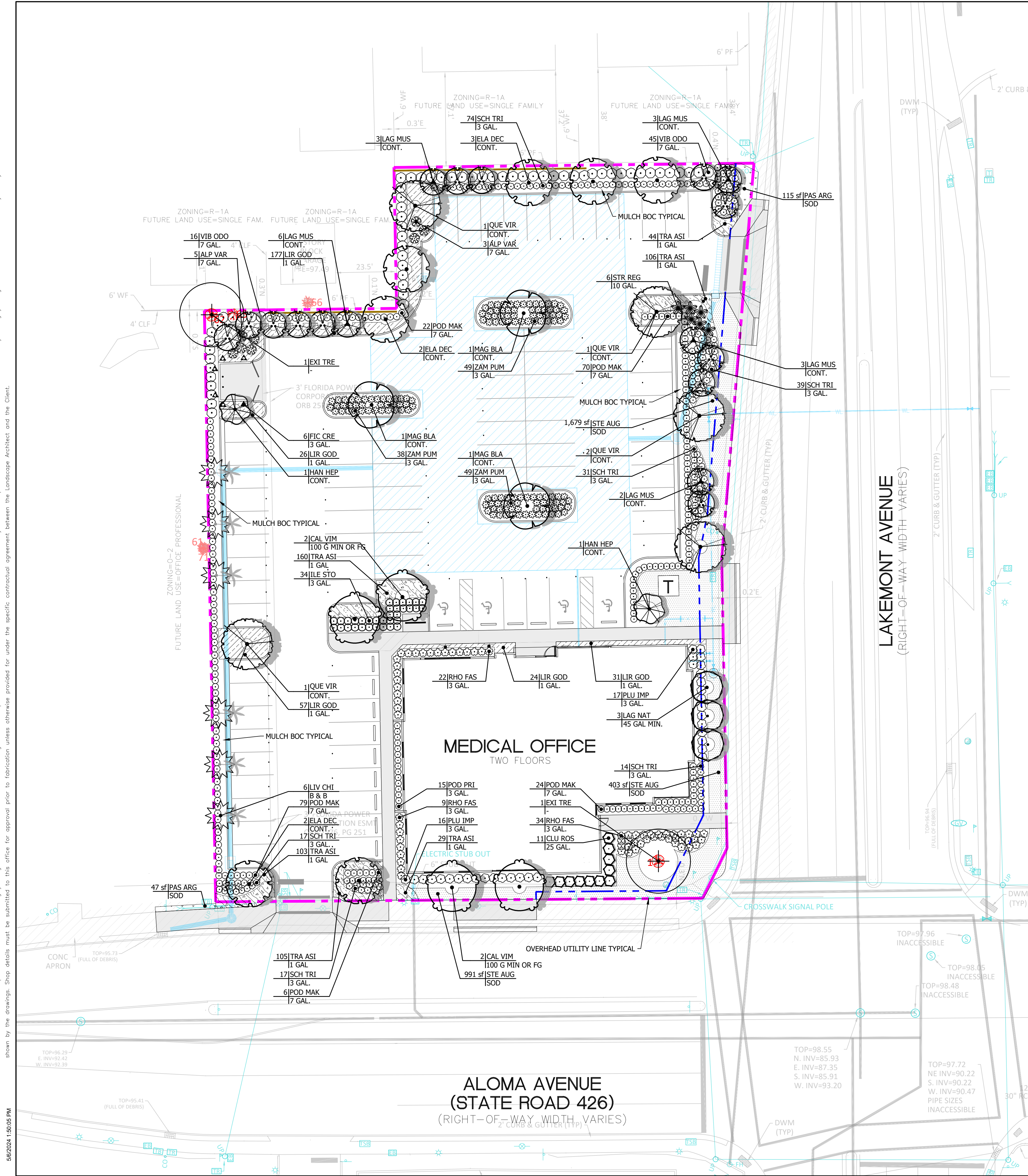
TREE MITIGATION PLAN

CONSTRUCTION PLANS

SCALE AS INDICATED

Page 151 of 188

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PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
ACCENT TREES		
	CLU ROS	CLUSIA ROSEA PITCH APPLE
EXISTING TREES		
	EXI TRE	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
SHADE TREES		
	MAG BLA	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM SOUTHERN MAGNOLIA
	QUE VIR	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
UNDERSTORY TREES		
	CAL VIM	CALLISTEMON VIMINALIS WEeping BOTTLE BRUSH
	EIA DEC	ELAEOCARPUS DECIPiens TM JAPANESE BLUEBERRY TREE
	HAN HEP	HANDROANTHUS HEPTAPHYLLUS PINK TRUMPET TREE
	LAG MUS	LAGERSTROEMIA X 'MUSKOGEE' LAVENDER CRAPE MYRTLE
	LAG NAT	LAGERSTROEMIA X 'NATCHEZ' WHITE CRAPE MYRTLE-STANDARD
PALM TREES		
	LIV CHI	LIVISTONA CHINENSIS CHINESE FAN PALM
SHRUBS		
	ALP VAR	ALPINIA ZERUMBET 'VARIEGATA' VARIEGATED SHELL GINGER
	ILE STO	ILEX VOMITORIA 'STOKES DWARF' DWARF YAUPOIN
	PLU IMP	PLUMBAGO AURICULATA 'IMPERIAL BLUE' PLUMBAGO
	POD PRI	PODOCARPUS MACROPHYLLUS 'PRINGLES' PRINGLES DWARF YEW
	POD MAK	PODOCARPUS MACROPHYLLUS MAKI SHRUBBY YEW
	RHO FAS	RHOCHODENDRON OBTUSUM 'FASHION' FASHION AZALEA
	SCH TRI	SCHEFFLERA ARBORICOLA 'TRINETTE' SCHEFFLERA
	STR REG	STRELITZIA REGINAE BIRD OF PARADISE
	VIB ODO	VIBURNUM ODORATISSIMUM SWEET VIBURNUM
	ZAM PUM	ZAMIA PUMILA COONTIE
VINE		
	FIC CRE	FICUS PUMILA CREEPING FIG
GROUND COVERS		
	LIR GOD	LIRIOPE MUSCARI 'EMERALD GODESS' EMERALD GODESS LILYTURF
	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

Landscape Architecture
Site Planning
Project Management
1817 E. Washington Street • Orlando, FL 32803 • 407.756.9606

Digitally signed by
MARY K MAGLEY
Date: 2024.05.06 10:06:22
State of Florida Lic. No.: LA 0001375

Seal
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STATE OF FLORIDA
LANDSCAPE ARCHITECT
MARY KATHERINE MAGLEY, RLA 0001375

REVISION NUMBER	REVISION DESCRIPTION	REVISION DATE
1	ISSUED	FEBRUARY 2024

VERAX AT LAKEMONT
1871 Aloma Ave, Winter Park, FL
Dr. Javier Miller

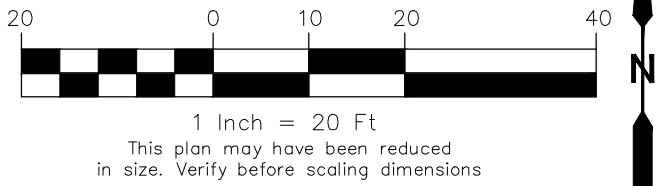
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CONSTRUCTION PLANS

PROJECT NUMBER: MD#2401
DATE: FEBRUARY 20, 2024
DRAWN BY: MD
CHECKED BY: MKM

SCALE AS INDICATED

L1



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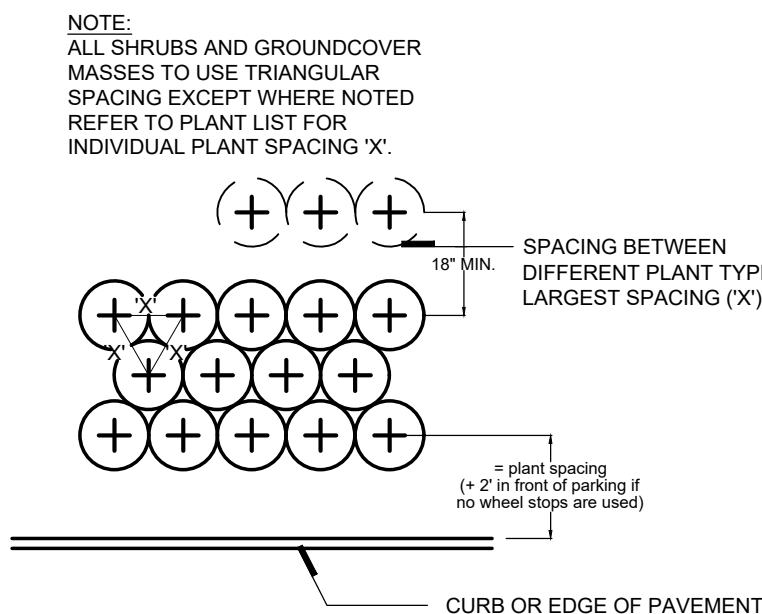
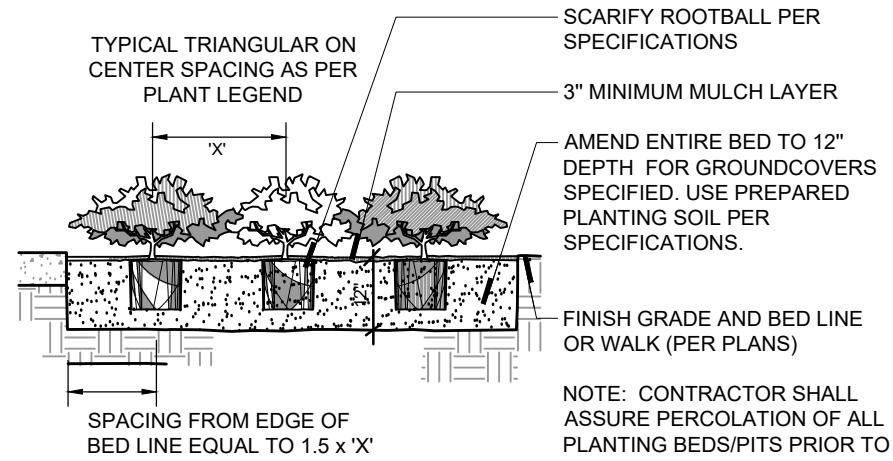
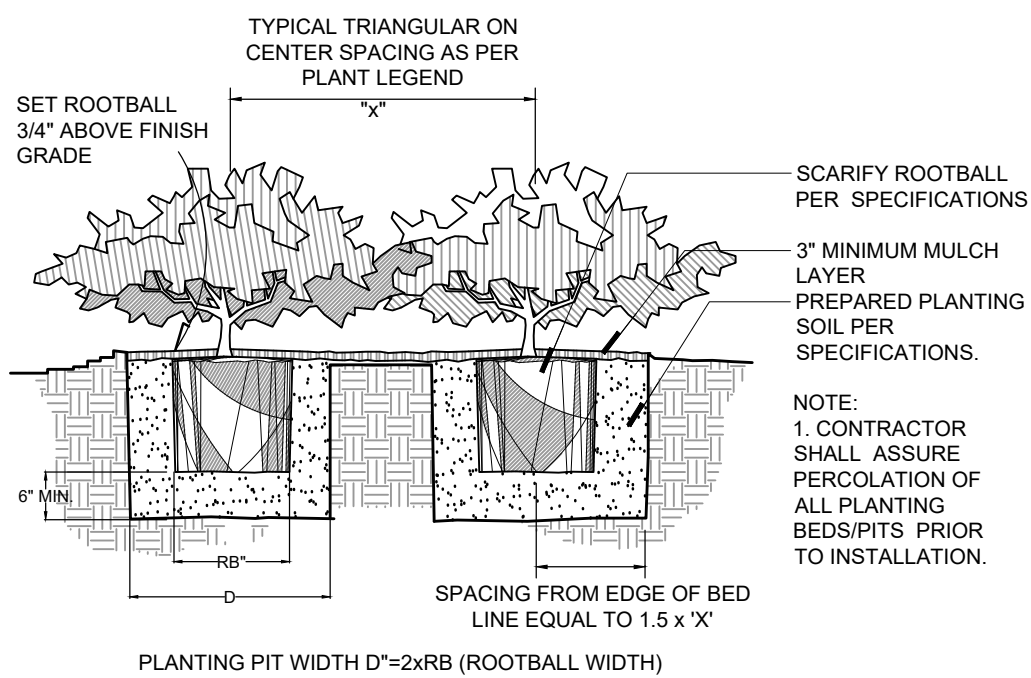
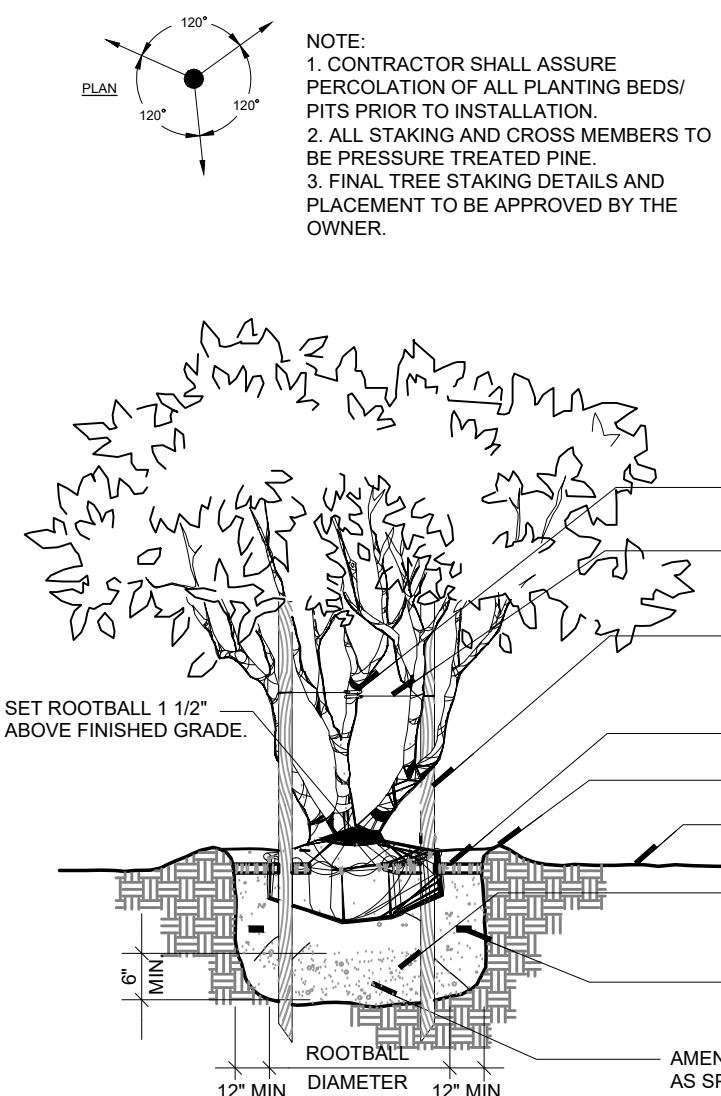
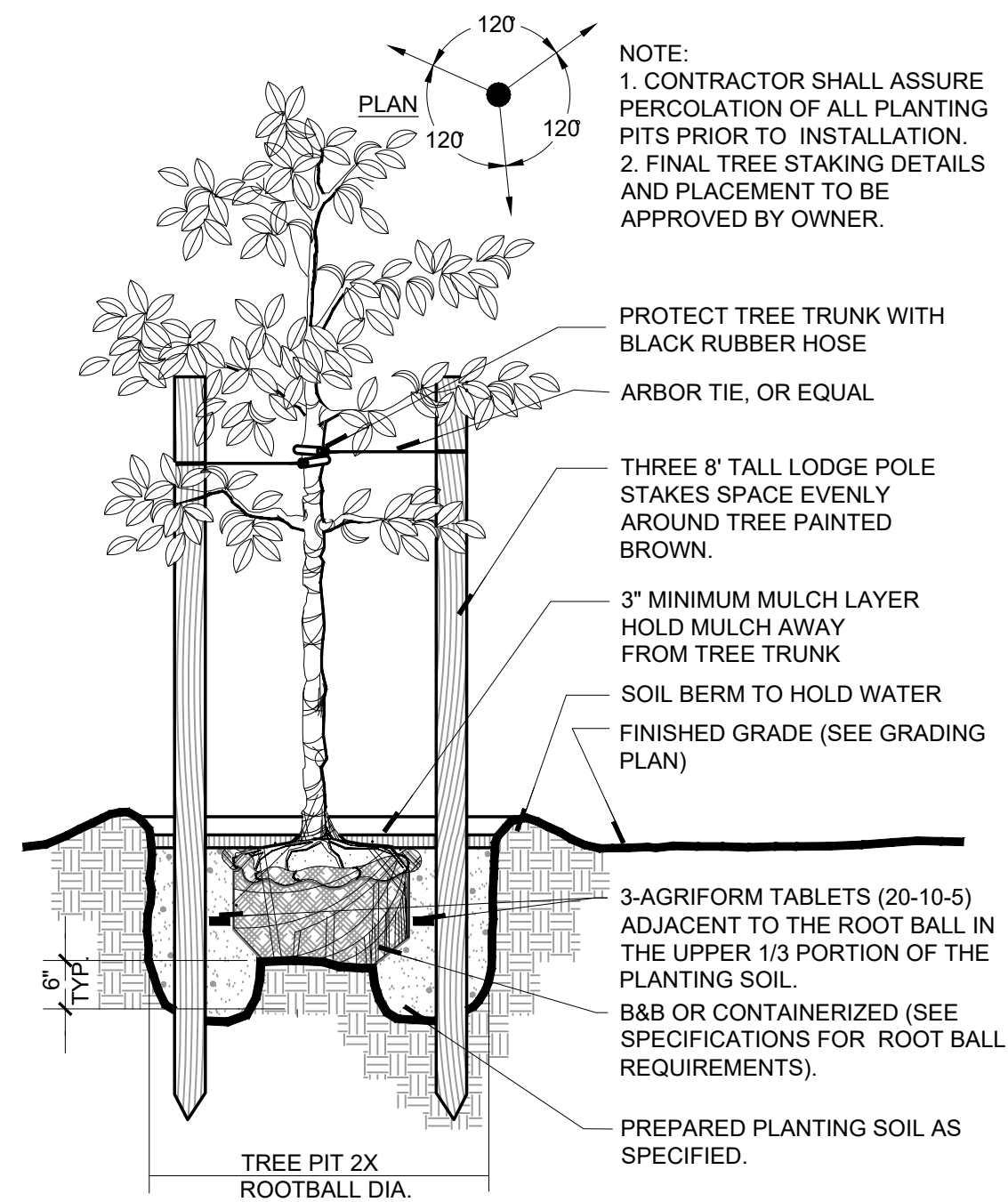
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BEFORE YOU EXCAVATE, YOU ARE TO NOTIFY
SUNSHINE STATE ONE CALL OF FLORIDA
SEE EXCAVATION GUIDE, LATEST EDITION

LANDSCAPE NOTES:

- ALL TREE CALIPER SIZES NOTED ARE MINIMUM. INCREASE SIZE OR ANY OTHER SPECIFICATIONS AS REQUIRED, PROVIDING MINIMUM PLANT SIZE AND SPECIFICATIONS.
- 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.
- SHRUB AND GROUNDCOVER BED QUANTITIES ARE INDICATED FOR EACH PLANT BED. ALL PLANT QUANTITIES FOR PROPOSALS SHALL BE DERIVED SOLELY FROM DRAWINGS AND SPECIFICATIONS.
- SHRUB AND GROUND COVER SPACING IS INDICATED ON THE PLANT LIST AND SHALL APPLY FOR ALL "MASS PLANTING" BEDS.
- OWNERS REPRESENTATIVE MUST TAG AN EXAMPLE OF EACH PALM SPECIES ACCORDING TO THE SPECIFICATIONS IN THE PLANT LIST.
- SEE PLANT LIST DETAILS AND SPECIFICATIONS FOR FURTHER PLANTING INFORMATION.
- 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.
- 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.
- 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.
- LANDSCAPE CONTRACTOR SHALL COORDINATE THEIR WORK WITH THE IRRIGATION CONTRACTOR AND ALL OTHER TRADES.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL HAND WATERING AS REQUIRED UNTIL PLANT MATERIALS ARE WELL ESTABLISHED, TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL.
- 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.
- 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.
- 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.
- CONTRACTOR SHALL REMOVE EXISTING SOD AND/OR VEGETATION IN ALL AREAS TO BE PLANTED WITH SHRUB/GROUNDCOVERS AND/OR ALL AREAS TO BE MULCHED.
- 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.
- 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.
- 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".
- CONTRACTOR SHALL PROTECT EXISTING VEGETATION TO REMAIN BY MEANS APPROVED BY THE OWNER/OWNER'S REPRESENTATIVE AND AS DETAILED IN THE DRAWINGS.
- CONTRACTOR SHALL CLEAN, PRUNE, AND SHAPE EDGES OF EXISTING VEGETATION AS DIRECTED BY OWNER'S REPRESENTATIVE. CREATE SMOOTH BED LINES AROUND EXISTING VEGETATION.
- CONTRACTOR AND EMPLOYEE VEHICLE PARKING SHALL BE COORDINATED WITH THE OWNER OR OWNER'S REPRESENTATIVE. SHUTTTLING 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.
- 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.
- 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.
- MINI PINE BARK NUGGET MULCH OR APPROVED EQUAL SHALL BE USED (CYPRRESS MULCH NOT ALLOWED).

LANDSCAPE NOTES
N.T.S.



PLANT SCHEDULE											
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL	SPECIFICATION	WATER USAGE	NATIVE		REMARKS
ACCENT TREES											
	CLU ROS	11	CLUSIA ROSEA	PITCH APPLE	25 GAL.		4' HT.	MEDIUM	YES		BUSH, FORM HEDGE, FULL
EXISTING TREES											
	EXI TRE	2	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	-			LOW-MEDIUM	YES		SEE SURVEY SELECTIVE PRUNING PRIOR TO CONTRUCTION REQUIRED BY AN ARBORIST AND AGAIN AFTER CONSTRUCTION
SHADE TREES											
	MAG BLA	3	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM	SOUTHERN MAGNOLIA	CONT.	3" CAL MIN	12' H MIN. X 5' S MIN.	LOW-MEDIUM	YES		SINGLE, STRAIGHT TRUNK, FULL
	QUE VIR	5	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	CONT.	3" CAL MIN	12' H MIN. X 5' S MIN.	LOW-MEDIUM	YES		SINGLE, STRAIGHT TRUNK, FULL
UNDERSTORY TREES											
	CAL VIM	4	CALLISTEMON VIMINALIS	WEeping BOTTLE BRUSH	100 G MIN OR FG	3" CAL MIN	12-14' HT MIN X 6' SPR MIN	LOW	NO		SINGLE-TRUNK, FULL
	ELA DEC	7	ELAEOCARPUS DECIPIENS TM	JAPANESE BLUEBERRY TREE	CONT.	3" CAL MIN	12' H X 4' S	LOW-MEDIUM	NO		SINGLE, STRAIGHT TRUNK, FULL
	HAN HEP	2	HANDROANTHUS HEPTAPHYLLUS	PINK TRUMPET TREE	CONT.	3" CAL MIN	8'-10' HT MIN X 3' SPR	LOW-MEDIUM	NO		FULL (FORMALLY KNOW AS TABEUBUA)
	LAG MUS	17	LAGERSTROEMIA X 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	CONT.	2" COMB CAL MIN	6' H X 3' S	LOW-MEDIUM	NO		MULTI-TRUNK, FULL
	LAG NAT	3	LAGERSTROEMIA X 'NATCHEZ'	WHITE CRAPE MYRTLE-STANDARD	45 GAL MIN.	2.5" CAL MIN	9'-10' HGT. X 2.5' SPD.	LOW-MEDIUM	NO		SINGLE-TRUNK, FULL
PALM TREES											
	LIV CHI	6	LIVISTONA CHINENSIS	CHINESE FAN PALM	B & B	14" CAL	10' CT	LOW	NO		HEAVY, SINGLE, STRAIGHT TRUNK, MATCHED HEIGHTS
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	-	SPECIFICATION	WATER USAGE	NATIVE		REMARKS
SHRUBS											
	ALP VAR	8	ALPINIA ZERUMBET 'VARIEGATA'	VARIEGATED SHELL GINGER	7 GAL.		24" OA MIN	LOW-MEDIUM	NO		FULL
	ILE STO	34	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON	3 GAL.		12" H X 12" S	LOW-HIGH	YES		FULL, DO NOT TRIM INTO A ROUND BALL
	PLU IMP	33	PLUMBAGO AURICULATA 'IMPERIAL BLUE'	PLUMBAGO	3 GAL.		14" H X 12" S	LOW-MEDIUM	NO		FULL
	POD PRI	15	PODOCARPUS MACROPHYLLUS 'PRINGLES'	PRINGLES DWARF YEW	3 GAL.		18" OA	LOW-MEDIUM	NO		FULL
	POD MAK	201	PODOCARPUS MACROPHYLLUS MAKI	SHRUBBY YEW	7 GAL.		30" H MIN X 24" S	LOW-MEDIUM	NO		FULL
	RHO FAS	65	RHODOENDRON OBTUSUM 'FASHION'	FASHION AZALEA	3 GAL.		14" H X 16" S	LOW	YES		FULL
	SCH TRI	191	SCHEFFLERA ARBORICOLA 'TRINETTE'	SCHEFFLERA	3 GAL.		16" H X 16" S	LOW-MEDIUM	NO		FULL
	STR REG	6	STRELITZIA REGINAE	BIRD OF PARADISE	10 GAL.		36-48" H/8 STEMS MIN	LOW-MEDIUM	NO		HEAVY, FULL
	VIB ODO	61	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	7 GAL.		30" H X 24" S	LOW	NO		FULL
	ZAM PUM	136	ZAMIA PUMILA	COONTIE	3 GAL.		12" H X 12" S	LOW	YES		FULL
VINE											
	FIC CRE	6	FICUS PUMILA	CREEPING FIG	3 GAL.		24" HT MIN	LOW-MEDIUM	NO		FULL, 5 RUNNERS MIN.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	-	SPECIFICATION	WATER USAGE	NATIVE	SPACING	REMARKS
GROUND COVERS											
	LIR GOD	315	LIRIOPE MUSCARI 'EMERALD GODESS'	EMERALD GODESS LILYTURF	1 GAL.		10" OA	LOW-MEDIUM	NO	24" o.c.	FULL
	TRA ASI	547	TRACHELOSPERMUM ASIATICUM 'MINIMA'	DWARF ASIAN JASMINE	1 GAL		10" H X 12" S	LOW-MED	NO	15" o.c.	FULL, 5 RUNNERS MIN. USE MULCH FINES AT ALL ASIAN JASMINE PLANTING IN LEIU OF MULCH
SOD											
	PAS ARG	162 SF	PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	SOD		PALLETT	N/A	NO		CLEAN AND WEED FREE
	STE AUG	3,073 SF	STENOTAPHRUM SECUNDATUM 'FLORITAM'	FLORITAM ST. AUGUSTINE SOD	SOD		PALLET	MEDIUM	NO		CLEAN AND WEED FREE



Seal

Digitally signed by MARY K MAGLEY
Date: 2024.05.06 21:07:01
Mary Katherine Magley
State of Florida Lic. 1375

REVISED

REVISION NUMBER	REVISION DESCRIPTION	REVISION DATE

ISSUED	
FEBRUARY 2024	CITY OF WINTER PARK

VERAX AT LAKEMONT
1871 Aloma Ave. Winter Park, FL
Dr. Javier Miller

PLANTING NOTES,
SCHEDULE, AND DETAILS

CONSTRUCTION PLANS

PROJECT NUMBER: MD#2401
DATE: FEBRUARY 20, 2024
DRAWN BY: MKM
CHECKED BY: MKM

SCALE AS INDICATED

L2

SMALL TREE PLANTING DETAIL

TYPICAL MULTITRUNK TREE PLANTING DETAIL

TYPICAL SHRUB PLANTING DETAIL

TYPICAL GROUNDCOVER PLANTING DETAIL

TYPICAL PLANT SPACING DETAIL

ELECTRICAL SPECIFICATIONS

I. GENERAL REQUIREMENTS — DIVISION 26 ELECTRICAL:
A. PERFORM ALL WORK IN COMPLIANCE WITH THE LATEST ADOPTED EDITION OF THE FLORIDA BUILDING CODE, NFPA 70 (NEC-2020) AND NFPA 101 (LIFE SAFETY CODE), ADA (AMERICANS WITH DISABILITY ACT), ANSI A17.1, INSTALL AND CONNECT PER AND THE REGULATIONS OF THE LOCAL UTILITY TELEPHONE, CABLE TELEVISION AND POWER UTILITY COMPANIES. OBTAIN AND PAY FOR ANY AND ALL REQUIRED PERMITS, INSPECTIONS, CERTIFICATES OF INSPECTIONS AND APPROVAL, AND THE LIKE, AND DELIVER SUCH CERTIFICATES TO THE OWNER.
B. THE CONTRACTOR SHALL FURNISH, PERFORM, OR OTHERWISE PROVIDE ALL LABOR (INCLUDING, BUT NOT LIMITED TO, ALL PLANNING, PURCHASING, PAINTING, TRANSPORTING, RIGGING, HOISTING, STORING, INSTALLING, TESTING, CHASING, CHANNELING, CUTTING, TRENCHING, EXCAVATING AND BACKFILLING), COORDINATION, FIELD VERIFICATION, EQUIPMENT INSTALLATION, SUPPORT, AND SAFETY, SUPPLIES, AND MATERIALS NECESSARY FOR THE CORRECT INSTALLATION OF COMPLETE AND FUNCTIONAL ELECTRICAL SYSTEMS (AS DESCRIBED OR IMPLIED BY THESE SPECIFICATIONS AND THE APPLICABLE DRAWINGS).
C. ALL DRAWINGS AND SPECIFICATIONS ON THE PROJECT ARE COMPLEMENTARY, EACH TO ALL OTHER SETS, AND THEY SHALL BE USED IN COMBINATION FOR THE EXECUTION OF THIS WORK. DIVISION 16 WORK SHOWN ON ANY ONE SET OF DRAWINGS, INCLUDING ALL ARCHITECTURAL DRAWINGS, MECHANICAL, PLUMBING AND FIRE PROTECTION DRAWINGS FOR GENERAL WORK AND EQUIPMENT, AND DIVISION 16 WORK CALLED FOR UNDER ANY SECTION OF THE PROJECT SPECIFICATIONS, SHALL BE CONSIDERED AS INCLUDED IN THIS COST OF CUTTING AND PATCHING, AS REQUIRED TO INSTALL WORK. NO STRUCTURAL MEMBER, MASONRY CONSTRUCTION OR FINISHED WORK SHALL BE CUT OR ALTERED WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT/ENGINEER. CONTRACTOR SHALL FIRE RATE ALL PENETRATIONS THROUGH ALL FIRE RATED SLABS OR WALLS PER THE INTENDED RATING.
D. THE CONTRACTOR SHALL CAREFULLY CHECK THE DRAWINGS AND SPECIFICATIONS OF ALL OTHER TRADES AND DIVISIONS BEFORE INSTALLING ANY OF HIS WORK. HE SHALL IN ALL CASES CONSIDER THE WORK OF ALL OTHER TRADES, AND SHALL COORDINATE HIS WORK WITH THEM SO THAT THE BEST ARRANGEMENTS OF ALL EQUIPMENT, PIPING, CONDUIT, DUCTS, ROUGH-IN, ETC., CAN BE OBTAINED.
E. LOCATIONS DESIGNATED FOR OUTLETS, SWITCHES, DEVICES, EQUIPMENT, ETC., ARE APPROXIMATE AND FINAL LOCATIONS SHALL BE VERIFIED IN THE FIELD AND CHECKED WITH ARCHITECTURAL AND ID DRAWINGS. CONTRACTOR SHALL LOCATE ALL DEVICES UP TO 5 FEET IN ANY DIRECTION AS DIRECTED BY OWNER AND PER CODE. WHERE INSTRUCTIONS OR NOTES ARE INSUFFICIENT TO DETERMINE THE INTENT OF THE DESIGN, CONSULT THE OWNER PRIOR TO BIDDING AND INSTALLATION.
F. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING THE LOCATIONS OF DEVICES TO BE USED AND COORDINATING THE FINAL LOCATIONS OF ELECTRICAL EQUIPMENT WITH MILLWORK, SINKS, BENCHES, COUNTERS AND SHELVING PRIOR TO BIDDING AND INSTALLATION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.
G. DIVISION 16 CONTRACTOR SHALL HAVE HAD EXPERIENCE OF AT LEAST THE SAME SIZE AND SCOPE AS THIS PROJECT, ON AT LEAST TWO OTHER PROJECTS WITHIN THE LAST FIVE YEARS IN ORDER TO BE QUALIFIED TO BID THIS PROJECT.
H. CONTRACTOR SHALL AND DOES HEREBY WARRANT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS SECTION OF THE SPECIFICATIONS TO BE FREE FROM DEFECTS AND TO FUNCTION OR OPERATE SATISFACTORILY FOR ONE YEAR AFTER FINAL ACCEPTANCE OF THE WORK, AND THAT ANY ITEMS NOT MEETING THIS REQUIREMENT WILL BE MADE GOOD BY HIM WITHOUT COST TO OWNER, PROVIDED SUCH DEFECTS OR FAILURES ARE NOT DUE TO ABUSE, NEGLIGENCE, OR LACK OF REASONABLE AND ORDINARY MAINTENANCE.
I. ALL WORK SHALL BE EXECUTED IN A WORKMANSHIP MANNER AND SHALL PRESENT A NEAT MECHANICAL APPEARANCE UPON COMPLETION.
J. BALANCE LOAD AS EQUALLY AS PRACTICABLE ON ALL FEEDERS, BRANCH CIRCUITS AND PANEL BUSSES.
K. THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION, WHEREVER WORK IS TO BE PERFORMED IN FINISHED/OCCUPIED SPACES, TO PREVENT DAMAGE TO ADJACENT AREAS, EQUIPMENT, OR FURNISHINGS; TO PREVENT ACCIDENTAL INJURY TO BUILDING OCCUPANTS AND THE PUBLIC; TO PREVENT THE SPREADING OF DUST, DIRT, DEBRIS, AND MOISTURE FROM THE AREA WHERE WORK IS BEING PERFORMED; AND TO PREVENT DUST, DIRT, DEBRIS, AND MOISTURE FROM GETTING ON OR IN THE BUILDING OCCUPANT'S FURNISHINGS OR EQUIPMENT.
L. THE CONTRACTOR SHALL REPAIR, AT NO COST TO THE OWNER, ANY DAMAGE DONE BY HIMSELF, HIS EMPLOYEES, HE SHALL ALSO BE RESPONSIBLE FOR ALL CUTTING AND PATCHING REQUIRED TO PROPERLY INSTALL HIS WORK. THIS SHALL ALSO INCLUDE THE PATCHING OF EXISTING ROADWAYS (PAVED OR IMPROVED), PARKING AREAS, SIDEWALKS, WALLS, STAIRS, MECHANICAL WORK, CURBS, GUTTERS, ETC., CUT TO INSTALL WORK PROVIDED BY THE CONTRACTOR. PATCH WORK SHALL COMPLY WITH THE APPLICABLE SECTIONS OF THESE SPECIFICATIONS AND SHALL MATCH THE EXISTING FINISHES.
M. UPON COMPLETION OF WORK, THE ENTIRE WIRING SYSTEM SHALL BE TESTED, AND SHALL BE SHOWN TO BE IN PROPER WORKING CONDITION IN ACCORDANCE WITH INTENT OF SPECIFICATIONS AND DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL SYSTEMS READY FOR OPERATION AND TO HAVE AN ELECTRICIAN AVAILABLE TO OPERATE SAME IN ACCORDANCE WITH AND UNDER THE SUPERVISION OF THE INSPECTION REPRESENTATIVE OF THE ENGINEER. THE CONTRACTOR SHALL BE AVAILABLE TO ASSIST IN REMOVAL OF PANEL FRONTS, TO PERMIT INSPECTION AS REQUIRED, IN ACCORDANCE WITH DIVISION 1 AND THE CONDITIONS OF THE CONTRACT, THE CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE A COMPLETE RECORD SET OF CONSTRUCTION "AS-BUILT" BLUELINE PRINTS WHICH SHALL BE CORRECTED DAILY, AND SHALL SHOW EVERY CHANGE FROM THE ORIGINAL CONTRACT DRAWINGS, INCLUDING ADDENDA AND CHANGE ORDERS IN ACCORDANCE WITH GENERAL REQUIREMENTS AND SPECIAL CONDITIONS. THIS SET OF PRINTS SHALL BE KEPT ON THE JOB SITE, AND SHALL BE USED ONLY AS A RECORD SET. THIS SHALL NOT BE CONSTRUED AS AUTHORIZATION FOR THE CONTRACTORS TO MAKE CHANGES IN THE LAYOUT WITHOUT DEFINITE INSTRUCTION IN EACH CASE.
II. ELECTRICAL SCOPE:
A. FURNISHING AND INSTALLATION OF ELECTRIC POWER SYSTEMS, AND AUXILIARY SYSTEMS AS SHOWN OR HEREIN SPECIFIED.
B. CONNECTION OF ALL EQUIPMENT REQUIRING ELECTRICAL CONNECTION, MENTIONED IN THIS DIVISION OR SHOWN ON DRAWINGS, WHETHER FURNISHED BY DIVISION 16 OR UNDER OTHER DIVISIONS, OR FURNISHED BY OWNER.
C. FURNISHING AND INSTALLATION OF BOXES, CONDUIT RACEWAYS, TERMINAL BOARDS, POWER AND GROUNDING.
D. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR CONTACTING THE OFFICES OF ALL LOCAL AND/OR STATE AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT IN ORDER TO SCHEDULE ALL REQUIRED INSPECTIONS AND OBTAIN ALL NECESSARY PERMITS, ETC. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ALL SCHEDULED INSPECTIONS AT LEAST TWO WEEKS IN ADVANCE OF THE SCHEDULED DATE.
E. THE CONTRACTOR SHALL REPLACE ANY DEFECTIVE MATERIALS, EQUIPMENT, OR WORKMANSHIP WITHOUT COST TO THE OWNER WITHIN THE STIPULATED GUARANTEED PERIOD.
F. IT SHALL BE THE RESPONSIBILITY OF THE DIVISION 16 CONTRACTOR TO HAVE ALL SYSTEMS READY FOR OPERATION AND TO HAVE AN ELECTRICIAN AVAILABLE FOR ALL INSPECTIONS. THE CONTRACTOR SHALL PROVIDE PERSONNEL TO ASSIST IN REMOVAL OF PANEL FRONTS, ETC. TO PERMIT INSPECTION AS REQUIRED.
G. SUBMIT TO THE ARCHITECT/ENGINEER PROMPTLY AFTER AWARD OF CONTRACT AND PRIOR TO PURCHASING, SIX COPIES OF MANUFACTURER'S SHOP DRAWINGS IN ACCORDANCE WITH DIVISION 1, SUBMITTALS FOR THE FOLLOWING ITEMS. ALL SHOP DRAWINGS OF A SPECIFIC ITEM OR SYSTEM SHALL BE MADE IN ONE SUBMITTAL AND WITHIN TEN DAYS AFTER AWARD OF CONTRACT.
1. PANELBOARDS
2. DISCONNECT SWITCHES
3. CONDUITS
4. CONDUCTORS
5. AUTOMATIC TRANSFER SWITCHES
6. WIRING TROUGHS
7. TVSS
J. COMPLETED WIRING SYSTEMS SHALL BE FREE FROM SHORT CIRCUITS AND AFTER COMPLETION, PERFORM TESTS FOR INSULATION RESISTANCE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE. ALL WIRING SYSTEMS SHALL BE COMPLETELY AND TOTALLY "SAFE" DURING CONSTRUCTION. ONLY QUALIFIED PERSONNEL SHALL HANDLE ELECTRICAL SYSTEMS.
K. THE ELECTRICAL CIRCUITS, COMPONENTS, AND CONTROLS FOR ALL EQUIPMENT ARE SELECTED AND SIZED, BASED ON THE EQUIPMENT SPECIFIED. IF SUBSTITUTIONS AND/OR EQUIVALENT EQUIPMENT ARE FURNISHED, IT SHALL BE THE RESPONSIBILITY OF ALL PARTIES CONCERNED INVOLVED IN, AND FURNISHING THE SUBSTITUTE AND/OR EQUIVALENT EQUIPMENT TO VERIFY AND COMPARE THE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF THAT FURNISHED TO THAT SPECIFIED AND/OR SHOWN. IF GREATER CAPACITY OR MORE MATERIALS OR LABOR IS REQUIRED FOR THE ROUGH-IN, CIRCUITRY OR CONNECTIONS THAN FOR THE ITEM SPECIFIED AND PROVIDED FOR, THEN IT SHALL BE THE RESPONSIBILITY OF THE PARTIES INVOLVED IN PROVIDING THE SUBSTITUTE AND/OR EQUIVALENT ITEMS OF EQUIPMENT TO PROVIDE ALL COMPENSATION FOR ADDITIONAL CHARGES MADE FOR THE PROPER ROUGH-IN, CIRCUITRY AND CONNECTIONS FOR THE EQUIPMENT FURNISHED. NO ADDITIONAL CHARGES ABOVE THE BASE BID SHALL BE ALLOWED FOR SUCH REVISIONS.
L. BEFORE ROUGH-IN OF CIRCUITRY OR CONNECTING TO EQUIPMENT, FURNISHED UNDER THIS DIVISION, ANY OTHER DIVISION, OR BY THE OWNER, THE CONTRACTOR SHALL VERIFY THE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF THE EQUIPMENT BEING FURNISHED AND FOR THAT SPECIFIED AND SHOWN ON THE DRAWINGS AND PROVIDE FOR PROPER ROUGH-IN AND CONNECTION.
M. EXCAVATION FOR UNDERGROUND ELECTRICAL STRUCTURES: CONFORM TO ELEVATIONS AND DIMENSIONS SHOWN WITHIN A TOLERANCE OF PLUS OR MINUS 0.10"; PLUS A SUFFICIENT DISTANCE TO PERMIT PLACING AND REMOVAL OF CONCRETE FORMWORK, INSTALLATION OF SERVICES, OTHER CONSTRUCTION, AND FOR INSPECTION.

N. TRENCHING: EXCAVATE TRENCHES FOR ELECTRICAL INSTALLATIONS AS FOLLOWS:
1. EXCAVATE TRENCHES TO THE UNIFORM WIDTH, SUFFICIENTLY WIDE TO PROVIDE AMPLE WORKING ROOM AND A MINIMUM OF 6" TO 8" CLEARANCE ON BOTH SIDES OF RACEWAYS AND EQUIPMENT.
2. EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED.
3. LIMIT THE LENGTH OF OPEN TRENCH TO THAT IN WHICH INSTALLATIONS CAN BE MADE AND THE TRENCH BACKFILLED WITHIN THE SAME DAY.
4. WHERE ROCK IS ENCOUNTERED, CARRY EXCAVATION BELOW REQUIRED ELEVATION AND BACKFILL WITH A LAYER OF CRUSHED STONE OR GRAVEL PRIOR TO INSTALLATION OF RACEWAYS AND EQUIPMENT. PROVIDE A MINIMUM OF 6" OF STONE OR GRAVEL CUSHION BETWEEN ROCK BEARING SURFACE AND ELECTRICAL INSTALLATIONS.
O. THE CONTRACTOR SHALL PROVIDE ALL INSERTS FOR THE SUPPORT OF DIVISION 16 EQUIPMENT TO BE PLACED IN CONCRETE OR THROUGH CONCRETE SLABS AS CONSTRUCTED PROGRESSES. HE SHALL PROVIDE ALL MISCELLANEOUS HANGING AND SUPPORTING HARDWARE. ALL ELECTRICAL WORK IS TO BE CONCEALED IN OR BUILT INTO GENERAL CONSTRUCTION SHALL BE PLACED AS CONSTRUCTION PROGRESSES. FAILURE OF THE CONTRACTOR TO COORDINATE WORK WITH OTHER TRADES AND THE PROJECT CONSTRUCTION PROGRESS SHALL MAKE HIM RESPONSIBLE FOR ALL COST OF CUTTING AND PATCHING, AS REQUIRED TO INSTALL WORK. NO STRUCTURAL MEMBER, MASONRY CONSTRUCTION OR FINISHED WORK SHALL BE CUT OR ALTERED WITHOUT PRIOR WRITTEN APPROVAL BY THE ARCHITECT/ENGINEER. CONTRACTOR SHALL FIRE RATE ALL PENETRATIONS THROUGH ALL FIRE RATED SLABS OR WALLS PER THE INTENDED RATING.
P. THE CONTRACTOR SHALL SUPPLY AND SET INTO PLACE ALL WALL SLEEVES FOR CONDUITS AND CEILING INSERTS FOR HANGERS IN AREAS OF NEW CONSTRUCTION AS BUILDING CONSTRUCTION PROGRESSES. INSTALL EQUIPMENT NOTED TO BE CONCEALED IN WALLS BEFORE WALLS ARE CONSTRUCTED IN ORDER THAT WALLS MAY BE CONSTRUCTED AROUND CONDUITS, ENCLOSURES, ETC.
Q. METALLIC MATERIALS SHALL BE PROTECTED AGAINST CORROSION. EQUIPMENT ENCLOSURES SHALL BE GIVEN RUST-INHIBITING TREATMENT AND STANDARD FINISH BY MANUFACTURER. ALUMINUM SHALL NOT BE USED ON CONTACT WITH EARTH, AND, WHERE CONNECTED TO DISSIMILAR METAL, SHALL BE PROTECTED BY SUITABLE FITTINGS AND TREATMENT. ALL FERROUS METALS SUCH AS ANCHORS, BOLTS, BRACES, BOXES, BODIES, CLAMPS, FITTINGS, GUARDS, NUTS, PINS, RODS, SHIMS, THIMBLES, WASHERS, AND MISCELLANEOUS PARTS, NOT OF STAINLESS STEEL OR NONFERROUS MATERIALS, SHALL BE HOT-DIPPED GALVANIZED.
R. ALL CONDUITS STUBBED OUT FOR FUTURE USE SHALL HAVE A PULL WIRE INSTALLED, A PLASTIC CAP INSTALLED AND BE IDENTIFIED AS TO THE CONDUIT ORIGIN.
S. THE RESPONSIBILITY FOR ANY CUTTING OF CONSTRUCTION WHICH IS REQUIRED FOR THE INSTALLATION OF DIVISION 16 WORK, SHALL BE BY THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES AND THE OWNER BEFORE ANY CUTTING AND OBTAIN APPROVAL FROM THE ARCHITECT/ENGINEER PRIOR TO ANY CUTTING. ALL PATCHING AND FINISHING SHALL BE BY THE CONTRACTOR.
T. WHERE OPENINGS OR HOLES ARE CUT IN CONSTRUCTION AND THE CUTTING BREAKS ELECTRICAL CIRCUITRY OR CONTROL CIRCUITRY CONDUIT AND WIRING, THEN IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REROUTE THE CIRCUITRY CONDUIT AND REWIRING AND TO COMPLETE THE CIRCUITRY AS REQUIRED AND AS APPROVED BY THE ARCHITECT/ENGINEER. TEMPORARY COMPLETION SHALL BE PROVIDED WHERE NECESSARY BEFORE THE PERMANENT REROUTING AND COMPLETION WORK IS FINISHED.
U. ANY PENETRATIONS OF FIRE OR SMOKE RATED ASSEMBLIES MADE BY THIS CONTRACTOR IN VERTICAL OR HORIZONTAL CONSTRUCTION SHALL BE SEALED AND PROTECTED BY THIS CONTRACTOR IN ORDER TO MAINTAIN THE ESTABLISHED FIRE RATING WITH METHODS AS APPROVED BY THE AUTHORITY HAVING JURISDICTION AND U.L.
V. ALL ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS SHALL BE LOCATED AT OR ABOVE FINISHED ELEVATION, ANY GRADE LOWER, WHICH EVER IS HIGHER, UNLESS NOTED OTHERWISE. 1612.1, NEW ORLEANS AMENDMENTS TO THE INTERNATIONAL BUILDING CODE 2009 ARTICLE 1102.1, 2735(A).
III. IDENTIFICATION:
IDENTIFICATION NAMEPLATES SHALL BE LAMINATED PLASTIC, SECURED TO EQUIPMENT WITH TWO STAINLESS STEEL SCREWS.
A. EACH PANELBOARD AND METER CENTER SHALL BE EQUIPPED WITH A PERMANENT PLASTIC NAMEPLATE WITH 1/2" MINIMUM LETTERS, SECURELY FASTENED TO THE DEVICE.
B. EACH INDIVIDUALLY MOUNTED CIRCUIT BREAKER, SWITCH, MOTOR STARTER, RELAY PANEL, LIGHTING CONTROLLER, TRANSFORMER AND/OR ANY OTHER CONTROL OR PROTECTIVE DEVICE INCLUDING EQUIPMENT DISCONNECT SWITCHES SHALL BE EQUIPPED WITH A PERMANENT PLASTIC NAMEPLATE WITH 1/2" MINIMUM LETTERS.
C. PANELBOARDS SHALL HAVE TYPEWRITTEN DIRECTORIES. ALL CIRCUITS TO BE IDENTIFIED BY DEVICES SERVED AND ROOM NUMBERS (I.E., LIGHTING ROOM 216). HANDWRITTEN DIRECTORIES WILL NOT BE ALLOWED.
D. EACH JUNCTION BOX CABINET OR WIREWAY LARGER THAN 6" X 6" SHALL BE EQUIPPED WITH A PERMANENT PLASTIC NAMEPLATE WITH 1/2" MINIMUM LETTERS INDICATING THE SYSTEM ENCLOSED.
F. ALL SYSTEMS JUNCTION BOXES AND CONDUIT SHALL BE COLOR CODED INSIDE AND OUTSIDE OF THE BOX PRIOR TO THE INSTALLATION OF CONDUCTORS PER THE FOLLOWING:
1. CCTV SYSTEM: VIOLET
2. TELEPHONE DATA SYSTEM: BLUE
3. ENTIRE BOX INSIDE AND OUT , INCLUDING COVER, SHALL BE PAINTED PRIOR TO INSTALLING CONDUCTORS.
IV. WIRING DEVICES:
A. SWITCHES SHALL BE 20 AMP COMMERCIAL GRADE 125 VAC. IVORY IN COLOR WITH STAINLESS STEEL COVERPLATES FOR SHOP AREAS.
B. RECEPTACLES SHALL BE 20 AMP SPECIFICATION GRADE 125 VAC. IVORY IN COLOR WITH IVORY COVERPLATES FOR OFFICE AREAS.
C. RECEPTACLES SHALL BE 20AMP SPECIFICATION GRADE 125 VAC BLACK WITH BLACK COVERS IN ALL MILLWORK.
D. KEY LOCKABLE FLIP COVER TYPE COVERPLATES. SURGE SUPPRESSION TYPE OUTLETS IN MDPS AND IDFS SHALL BE HUBBELL #36263 (BLUE) OR EQUAL.
E. RECEPTACLES PROVIDED FOR ATTACHMENT OF CORD AND PLUG EQUIPMENT SHALL BE HEAVY DUTY, SPECIFICATION GRADE, NON-IGNITABLE, FLUSH MOUNTED TYPES OF THE PROPER TYPE, NEMA CONFIGURATION TO SERVE THE EQUIPMENT. NEMA CONFIGURATIONS SHALL BE VERIFIED PRIOR TO INSTALLATION OF CIRCUIT CONDUCTORS. PROVIDE ALL FINAL FLEXIBLE, CONDUIT CONNECTIONS, TO CARBIDE DISPOSAL, DISHWASHER, RANGE, MICROWAVES AND HVAC EQUIPMENT.
F. ALL DEVICES SHALL HAVE CARPET FLANGES, TRIMS, RINGS, ESCUTCHEONS, ETC., AS MANUFACTURED BY SAME MANUFACTURER AS DEVICES. ANY TELEPHONE OR OTHER OUTLET WHICH IS NOT EQUIPPED WITH A PLATE FURNISHED BY OTHERS SHALL HAVE ONE PROVIDED BY THIS CONTRACTOR.
G. MOUNTING HEIGHTS ARE APPROXIMATE. THE EXACT LOCATIONS AND MOUNTING HEIGHTS SHALL BE DETERMINED ON THE JOB AND PER ARCHITECTURAL DRAWINGS AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH ALL TRADES TO INSURE CORRECT INSTALLATION, I.E. OVER COUNTERS IN OR ABOVE BACK-SPLASHES, IN BLOCK WALLS, TILE, AND OTHER SPECIFIC CONSTRUCTION FEATURES. LOCATION OF OUTLETS MOUNTED IN BUILT-INS, MILLWORK, AND CABINERY SHALL BE DETERMINED. OUTLETS MOUNTED IN A KICK OR TOE SPACE SHALL BE MOUNTED HORIZONTALLY. OUTLET BOXES SHALL BE MOUNTED TO PREVENT DEVICE PLATE FROM OVERLAPPING BACKSPLASH, TRIM, TILE, ETC. LOCATE SO DEVICE PLATE WILL LAY FLAT AGAINST SURFACE COMPLETELY AROUND THE PERIMETER OF PLATE.
H. OUTLETS, OTHER THAN THOSE COORDINATED WITH COUNTER TOPS, SHELVES, AND CABINETS, SHALL BE LOCATED WITH THE CENTER LINE OF OUTLET BOXES THE FOLLOWING DISTANCE ABOVE THE FINISHED FLOOR, UNLESS OTHERWISE INDICATED:
1. RECEPTACLES, GENERAL: 1'-6" AFF
2. TELEPHONE OUTLETS: 1'-6" AFF
3. SWITCHES, GENERAL: 4'-0" AFF
V. RACEWAYS
A. SHALL BE GALVANIZED OUTSIDE AND INSIDE BY HOT DIPPING. E.M.T. SHALL BE ELECTRICALLY GALVANIZED, NON-IGNITABLE, MANUFACTURED BY REPUBLIC, PITTSBURGH STANDARD, WHEATLAND, TRIANGLE, ALLIED, OR YOUNGSTOWN.
B. SHALL BE STANDARD THREADED TYPE, GALVANIZED OUTSIDE AND INSIDE BY HOT DIPPING. TENSION AND CLAMP TYPE NOT ACCEPTABLE. SHALL BE AS MANUFACTURED BY RACO, EFCOR, OR APPLETON.

C. SHALL BE STEEL, THREADED COMPRESSION TYPE. ALL COUPLINGS AND CONNECTORS SHALL BE EFCOR OR RACO. PRESSURE INDENTED TYPE CONNECTORS OR CAST METAL WILL NOT BE APPROVED FOR ANY LOCATION.
D. CONNECTORS SHALL HAVE PLASTIC INSULATED THROAT INSERTS.
E. USE OF FIELD GLUED CABLE IS ACCEPTABLE IN LOCATIONS AS ACCEPTED BY THE NEC AND ALL LOCAL JURISDICTIONAL CODES.
F. STEEL METAL CLAD CABLE, TYPE MC, EMPLOYING CIRCUIT CONDUCTORS #12 SOLID TO #2 AWG, SOLID OR STRANDED COPPER WITH THIN INSULATION, AN INSULATED GREY, AN INSULATED GREEN, GROUNDING CONDUCTOR AND GALVANIZED STEEL INTERLOCKED ARMOR CLADDING. THE CABLES SHALL BE SUITABLE FOR USE IN CONCEALED DRY LOCATIONS AT TEMPERATURES NOT EXCEEDING 90° C ON AD CIRCUITS UP TO 600 VOLTS IN ACCORDANCE WITH N.E.C. ARTICLE 334. THE CABLE SHALL BE ONE AND TWO HOUR FIRE RATED PER ANSI/UL 1479 FOR USE CONCEALED IN WALL, CEILING AND FLOOR ASSEMBLIES.
G. FLEXIBLE METALLIC CONDUIT RACEWAYS MAY BE USED TO CONNECT HVAC UNITS LOCATED IN INTERIOR MECHANICAL AREAS. MINIMUM SIZE 3/4".
H. CONDUIT SHALL BE SIZED IN ACCORDANCE WITH THE LATEST NATIONAL ELECTRICAL CODE EXCEPT THAT NO CONDUIT SHALL BE SMALLER THAN 3/4" UNLESS OTHERWISE NOTED. CONDUIT SHALL BE SIZED LARGER THAN REQUIRED ABOVE WHEN SO SHOWN ON THE DRAWINGS OR WHEN REQUIRED BY LOCAL CODE.
I. ANY CONDUIT STUBBED OUT FOR FUTURE SHALL BE CAPPED WITH A PLASTIC CAP AND MARKED WITH A 2" MINIMUM RED METAL TAG WHICH IDENTIFIES CONDUIT ORIGIN. CONDUITS STUBBED UP ABOVE GRADE OR ROOF SHALL BE TAGGED ON THE CONDUIT. CONDUIT STUBBED OUT BELOW GRADE SHALL BE TAGGED ON NEAREST BUILDING WALL, CURB, ETC., DIRECTLY OVER THE CONDUIT. ALL EMPTY CONDUITS SHALL HAVE PULL WIRES.
J. THE USE OF NON-METALLIC SHEATHED CABLE (ROMEX) SHALL BE PERMISSIBLE FOR USE WITHIN RESIDENTIAL UNITS AS ACCEPTED BY THE AUTHORITY HAVING JURISDICTION AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. PRIOR WRITTEN APPROVAL FROM THE AHJ IS MANDATORY AND MUST BE SUBMITTED WITH CONDUCTOR SHOP DRAWINGS.
VI. SCHEDULE 40 RIGID PVC:
A. CONDUIT SHALL BE COMPOSED OF POLYVINYLCHLORIDE (PVC) AND SHALL BE UL RATED TYPE 40 FOR USE WITH 90°C RATED CONDUCTORS. CONDUIT SHALL CONFORM TO NEMA STANDARDS AND APPLICABLE SECTIONS OF NEC.
B. INSTALLATION OF RIGID NON-METALLIC CONDUIT SHALL COMPLY WITH ARTICLE 347 OF THE NATIONAL ELECTRICAL CODE (NEPA 70) AND THESE SPECIFICATIONS.
C. PROVIDE A CONTINUOUS, INSULATED, GROUNDING CONDUCTOR IN EVERY RIGID, NON-METALLIC RACEWAY EVEN IF NOT SHOWN ON THE DRAWINGS. THE GROUNDING CONDUCTOR SHALL BE CONNECTED TO GROUND AT EACH END OF THE RACEWAY IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE (NEPA 70).
D. WHERE RIGID NON-METALLIC CONDUIT TRANSITIONS TO METALLIC CONDUIT, THE LOCATION OF THE TRANSITION SHALL BE UNDERGROUND.
NO PVC CONDUIT SHALL BE RUN EXPOSED, OR ABOVE GRADE.
VII. WIRE AND CABLE 600 VOLT:
A. CONDUCTORS SHALL HAVE CURRENT CARRYING CAPACITIES AS PER NEC AND WITH 600 VOLT INSULATION, #12 AVERAGE MINIMUM FOR 20 AMP CIRCUITS. CONDUCTORS SHALL BE COPPER.
B. #12 AND #10 SHALL BE SOLID, TYPE THWN/THHN INSULATION.
C. #8 AND LARGER, AND ANY SIZE TO MOTORS SHALL BE STRANDED TYPE THHN.
D. SHALL BE MADE WITH T & B STA-KON WIRE JOINTS, PT SERIES, COMPLETE WITH INSULATING CAPS AND INSTALLED WITH WT161 TOOL, OR WT2000 TOOL, IDEAL SUPER-NUTS (NOT WIRE IDEAL WING NUTS, OR BUCHANAN ELEC. PRODUCTS B CAP OR SERIES 2000 PRESSURE CONNECTORS) COMPLETE WITH NYLON SNAP-ON INSULATORS AND INSTALLED WITH C24 PRESSURE TOOL.
E. ALL JOINTS AND SPLICES IN WIRE SHALL BE MADE WITH APPROVED SOLDERLESS CONNECTORS, AND COVERED SO THAT INSULATION IS OWNER APPROVED EQUAL TO CONDUCTOR INSULATION. SPLICES WITH THE SAME INSULATION. FURTHER, EACH GROUP OF CONDUCTORS OR COMMUNICATIONS SYSTEMS, OR WHERE OTHERWISE NOTED, SPLICING OF WIRE OR CABLES WILL NOT BE ALLOWED BELOW GRADE, INCLUDING IN BOXES BELOW GRADE.
F. BOTH CONDUCTORS AND CONDUITS SHALL BE CONTINUOUS FROM OUTLET TO OUTLET.
G. IN INSTALLING THE MAIN ELECTRICAL SERVICE, ADDITIONAL SLACK CONDUCTORS SHALL BE PROVIDED AND TERMINATED AS REQUIRED BY ELECTRIC UTILITY FOR CONNECTION TO THEIR EQUIPMENT. FIELD COORDINATE WITH UTILITY PRIOR TO INSTALLING CONDUCTORS.
H. IN INSTALLING PARALLEL CONDUCTORS IT IS MANDATORY THAT ALL CONDUCTORS MAKING UP THE FEEDER BE EXACTLY THE SAME LENGTH, THE SAME SIZE AND THE SAME TYPE OF CONDUCTOR WITH THE SAME INSULATION. FURTHER, EACH GROUP OF CONDUCTORS MAKING UP A PHASE OR NEUTRAL MUST BE BONDED AT BOTH ENDS IN AN APPROVED MANNER.
I. CONDUCTOR SIZES INDICATED ON CIRCUIT SCHEMATICS OR IN PANELBOARD SCHEDULES SHALL BE INSTALLED OVER THE ENTIRE LENGTH OF THE CIRCUIT UNLESS NOTED OTHERWISE ON THE DRAWINGS.
J. CONDUCTORS SHALL BE CONTINUOUS AND UNSPLICED WHERE INSTALLED IN CONDUIT. SPLICES SHALL OCCUR ONLY WITHIN WIRING TROUGHS, WIREWAYS, JUNCTION BOXES, OUTLET BOXES, OR EQUIPMENT ENCLOSURES WHERE SUFFICIENT ADDITIONAL ROOM IS PROVIDED FOR ALL SPLICES.
K. EACH BRANCH CIRCUIT AND FEEDER CONDUIT SHALL BE COLOR CODED, FOR CONDUCTOR SIZES THRU NO. 6 AWG, THE INSULATION SHALL BE OF THE COLOR AS INDICATED BELOW. COLOR CODE SHALL BE STRICTLY ADHERED TO, FOR CONDUCTOR SIZES NO. 4 AWG AND LARGER, COLOR CODED PHASE TAPE MAY BE APPLIED COMPLETELY AROUND THE CONDUCTOR INSULATION WITHIN 8" OF EACH END OF THE CONDUCTOR AND IN EACH PULL OR JUNCTION BOX OR WHENEVER CONDUCTORS ARE PHYSICALLY EXPOSED TO VIEW. GROUNDING CONDUCTORS AND GROUNDED CONDUCTORS SHALL HAVE INSULATION COLOR AS INDICATED FOR SIZES THROUGH #6 AWG.
208/120 V, 3 PHASE, 4W 480/277V, 3 PHASE, 4W
PHASE A, COLOR: BLACK PHASE A, COLOR: BROWN
PHASE B, COLOR: RED PHASE B, COLOR: ORANGE
PHASE C, COLOR: BLUE PHASE C, COLOR: YELLOW
NEUTRAL, COLOR: WHITE NEUTRAL, COLOR: GREY
GROUND, COLOR: GREEN GROUND, COLOR: GREEN
L. PRIOR AUTHORIZATION FROM THE ARCHITECT/ENGINEER IF CONDUCTORS ARE SUBSTITUTED TO ALUMINUM CONDUCTORS. CONDUCTORS MUST HAVE THE EQUIVALENT OR GREATER AMPACITY VALUE THAN THAT OF SPECIFIED COPPER. SHALL PHYSICALLY FIT BELOW THE CONNECTION LUG AND SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. ALL LUGS SHALL BE RATED FOR COPPER AND ALUMINUM CONDUCTORS. CONDUCTORS SHALL BE INSTALLED UTILIZING "NO-LOX" ANTI-OXIDATION COMPOUND AND CONDUCTORS SHALL BE DESIGNATED AS "COMPACT ALUMINUM".
M. ALL WIRING SHALL BE AS PER NEC 2017.

VIII. GROUNDING:
A. THIS SECTION DEALS WITH THE GROUNDING OF SERVICE EQUIPMENT, TRANSFORMERS, NON-CURRENT CARRYING CONDUCTIVE SURFACES OF EQUIPMENT, METAL BUILDING STRUCTURES AND OTHER EQUIPMENT. MAXIMUM RESISTANCE SHALL NOT EXCEED 10 OHMS.
B. ALL GROUNDING CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES AND REQUIREMENTS. SUCH CODES SHALL BE CONSIDERED MINIMUM REQUIREMENTS AND THE INSTALLATION OF THE GROUNDING SYSTEM SHALL INSURE FREEDOM FROM DANGEROUS SHOCK EXPOSURE AND SHALL PROVIDE A LOW IMPEDANCE GROUND FAULT PATH TO PERMIT OPERATION OF OVERCURRENT AND GROUND FAULT PROTECTIVE DEVICES.
C. ALL SERVICE AND EQUIPMENT GROUNDING CONDUCTORS, AND BONDING JUMPERS SHALL BE INSULATED COPPER, TYPE THHN, THWN, OR THW CONDUCTORS (UNLESS NOTED OTHERWISE) AND SHALL BE SIZED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF ARTICLES 250 AND 517 OF THE NATIONAL ELECTRICAL CODE. GROUNDING CONDUCTORS #6 AWG AND SMALLER SHALL HAVE A GREEN COLOR INSULATION. ALL GROUNDING CONDUCTORS #4 AWG AND LARGER SHALL BE ADEQUATELY IDENTIFIED WITH A GREEN TRACER AND/OR GREEN COLORED TAPE AT EACH END OF THE GROUNDING CONDUCTOR AND AT EACH PULLBOX OR OTHER ACCESSIBLE LOCATION.
D. THE MAIN SERVICE GROUNDING ELECTRODE SYSTEM SHALL CONSIST OF THE FOLLOWING ITEMS BONDED TOGETHER BY THE GROUNDING ELECTRODE CONDUCTORS IN ACCORDANCE WITH NEC ARTICLE 250:
1. THE MAIN UNDERGROUND COLD WATER PIPE, NEC 250
2. METAL FRAME OF BUILDING WHERE AVAILABLE, NEC 250
3. CONCRETE ENCASED ELECTRODE, NEC 250-51(C)
4. LIGHTNING PROTECTION SYSTEM.
E. THE NEUTRAL CONDUCTOR SHALL BE GROUNDED AT THE SERVICE ENTRANCE MAIN DISCONNECT, AND AT EACH SEPARATELY DERIVED SYSTEM ONLY PER NEC ARTICLE 250.
F. #4 INSULATED COPPER CONDUCTOR INSTALLED IN 3/4" CONCEALED CONDUIT SHALL BE CONNECTED FROM THE BUILDING GROUNDING ELECTRODE SYSTEM TO EACH BUILDING FIRE ALARM CONTROL CABINETS, CCTV SYSTEM CABINETS, EMS CABINETS, RELAY CABINETS, AND SECURITY SYSTEM CABINETS. TERMINATE ON AN APPROPRIATELY SIZED (8) TERMINAL MULTI-CONDUCTOR CONNECTION GROUNDING LUG LOCATED WITHIN CABINET OR ON TERMINAL BOARDS.

LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1
B1		(1) LED, NICHIA 219B	KBAB WITH 3 LIGHT BOARDS (12 LED) 350mA DRIVER, 4000K COLOR TEMP, AND ASYMMETRIC OPTIC	ELECTRONIC	CEILING	Lithonia Lighting, KBAB LED 12C 350 40K ASY MVOLT	120V 1P 2W	AD 913701213402,
S1		(1) 90W LED, PCBA LEM-30 4000K 319A 70 CRI	DSXO LED P5 40K BLC MVOLT	ELECTRONIC	POLE	Lithonia Lighting, DSXO LED P5 40K BLC MVOLT	120V 1P 2W	LED Driver,
S2-90		(1) 90W LED, PCBA LEM-30 4000K 319A 70 CRI	DSXO LED P5 40K BLC MVOLT	ELECTRONIC	POLE	Lithonia Lighting, DSXO LED P5 40K BLC MVOLT	120V 1P 2W	LED Driver,
S2-180		(1) 90W LED, PCBA LEM-30 4000K 319A 70 CRI	DSXO LED P5 40K BLC MVOLT	ELECTRONIC	POLE	Lithonia Lighting, DSXO LED P5 40K BLC MVOLT	120V 1P 2W	LED Driver,
W1		(1) 11W	TWX1 LED WITH ALO - PERFORMANCE PACKAGE, 4000K	ELECTRONIC	CEILING	Lithonia Lighting, TWX1 LED ALO 40K	120V 1P 2W	

GENERAL NOTE

THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2020 NATIONAL ELECTRICAL CODE.

VOLTAGE DROP

THIS PROJECT IS IN COMPLIANCE WITH 2023 FBC-ENERGY CONSERVATION C405.5.3 AND NEC 210.19 WITH REGARDS TO VOLTAGE DROP (5%).

ELECTRICAL DRAWING LIST

DRAWING NO.	DESCRIPTION
E.0	ELECTRICAL FIXTURE SCHEDULES, NOTES, & SPECIFICATIONS
E.1	ELECTRICAL SITE LIGHTING PLAN
E.2	ELECTRICAL SITE LIGHTING PLAN - PHOTOMETRICS
E.1P	ELECTRICAL RISER DIAGRAM SCHEDULES AND DETAILS

John P. Adams, AIA
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Jennifer Zaffuto, AIA, LEED, NCARB

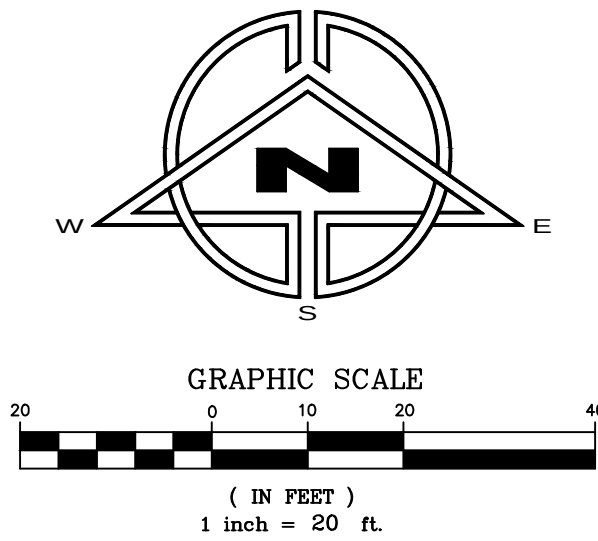
1741 KIWANIS TRAIL • DUBOIS, PA • 481.371.1541 • P: 614.371.8801 • KTHarch.com
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KTH ARCHITECTS

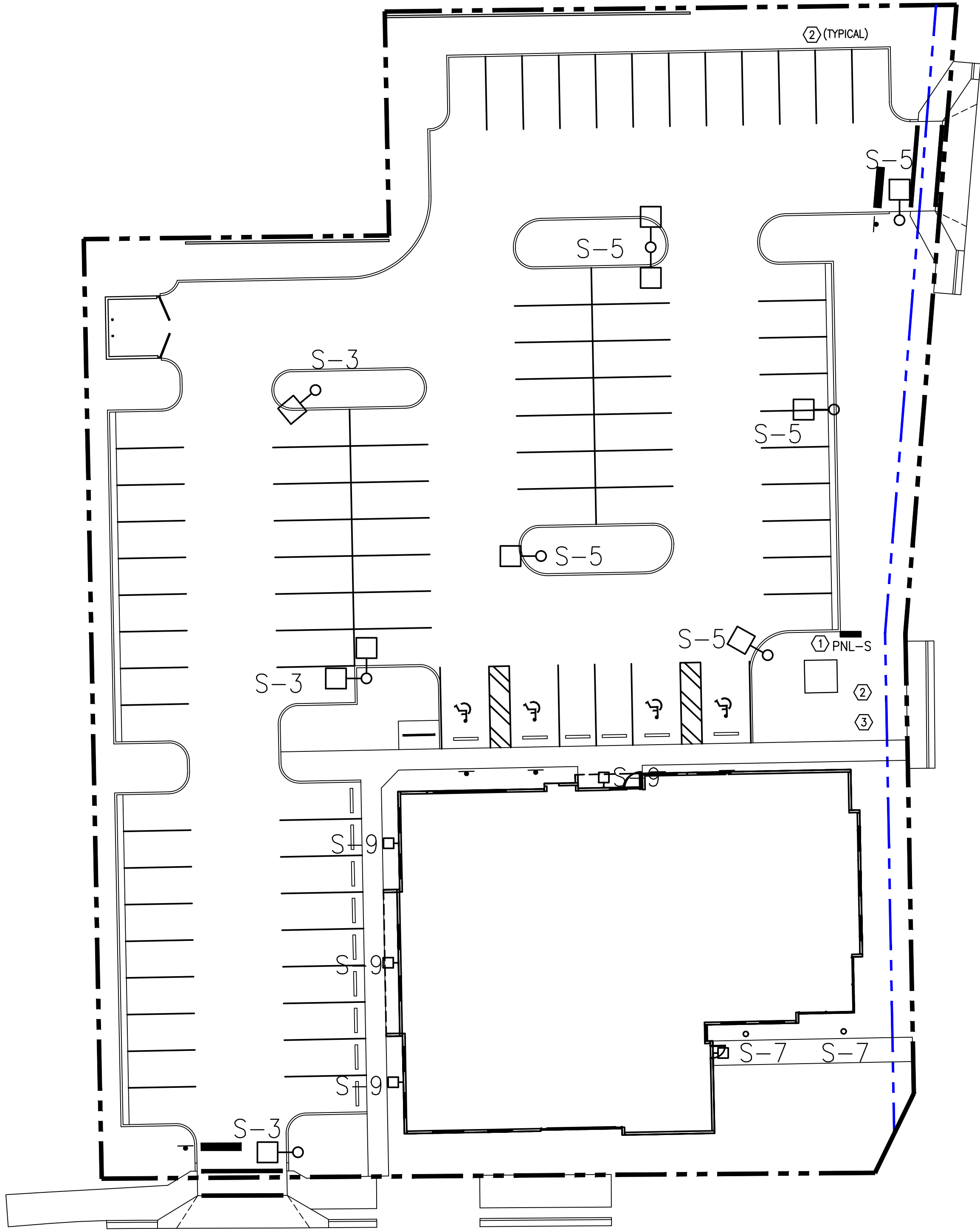
ALOMA-LAKEMONT MOB
ALOMA-LAKEMONT MOB
SCHEDULES, DETAILS, AND SPECIFICATIONS

871 ALOMA AVE., WINTER PARK, FL 32789

03/11/2024



LUMINAIRE SCHEDULE								
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1
B1	◦	(1) LED, NICHIA 219B	KBA8 WITH 3 LIGHT BOARDS (12 LEDs), 350ma DRIVER, 4000K COLOR TEMP, AND ASYMMETRIC OPTIC	ELECTRONIC	CEILING	Lithonia Lighting, KBA8 LED 12C 350 40K ASY MVOLT	120V 1P 2W	AD 913701213402,
S1	◯	(1) 90W LED, PCBA LEM-30, 4000K 319A 70 CRI	DSX0 LED P5 40K BLC MVOLT	ELECTRONIC	POLE	Lithonia Lighting, DSX0 LED P5 40K BLC MVOLT	120V 1P 2W	LED Driver,
S2-90	◯	(1) 90W LED, PCBA LEM-30, 4000K 319A 70 CRI	DSX0 LED P5 40K BLC MVOLT	ELECTRONIC	POLE	Lithonia Lighting, DSX0 LED P5 40K BLC MVOLT	120V 1P 2W	LED Driver,
S2-180	◯	(1) 90W LED, PCBA LEM-30, 4000K 319A 70 CRI	DSX0 LED P5 40K BLC MVOLT	ELECTRONIC	POLE	Lithonia Lighting, DSX0 LED P5 40K BLC MVOLT	120V 1P 2W	LED Driver,
W1	◻	(1) 11W	TWX1 LED WITH ALO - PERFORMANCE PACKAGE, 4000K	ELECTRONIC	CEILING	Lithonia Lighting, TWX1 LED ALO 40K	120V 1P 2W	



- PLAN NOTES
- ① ROUTE BRANCH CIRCUIT THROUGH LIGHTING CONTACTOR LC-1, SERVICE PANEL "S" LOCATION. SEE RISER DIAGRAM THIS SHEET. LIGHTING CONTACTOR "LC-1" ON RACK.
- ② PROVIDE 25-FOOT LIGHT POLES (MEASURED FROM FINISHED GRADE TO TOP OF POLE.) SUBMIT SHOP DRAWINGS OF POLE MATERIAL AND FOUNDATION FOR ENGINEER'S REVIEW AND APPROVAL PRIOR TO PURCHASE OF POLE. THE SYSTEM SHALL WITHSTAND 150 MPH WINDS.

① ELECTRICAL SITE LIGHTING PLAN

NO.	DESCRIPTION	DATE

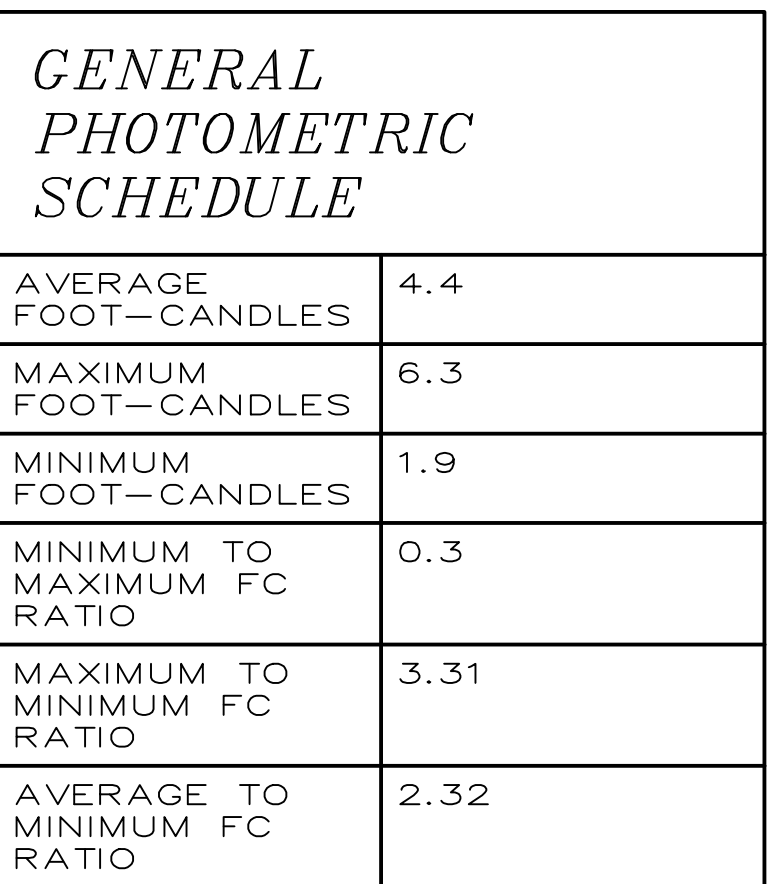
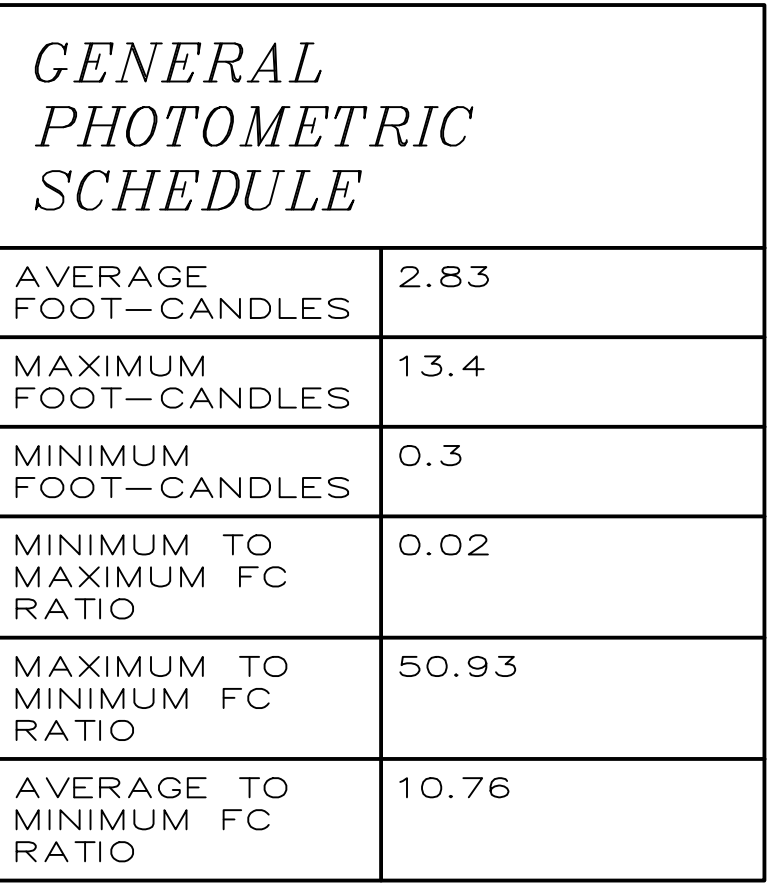
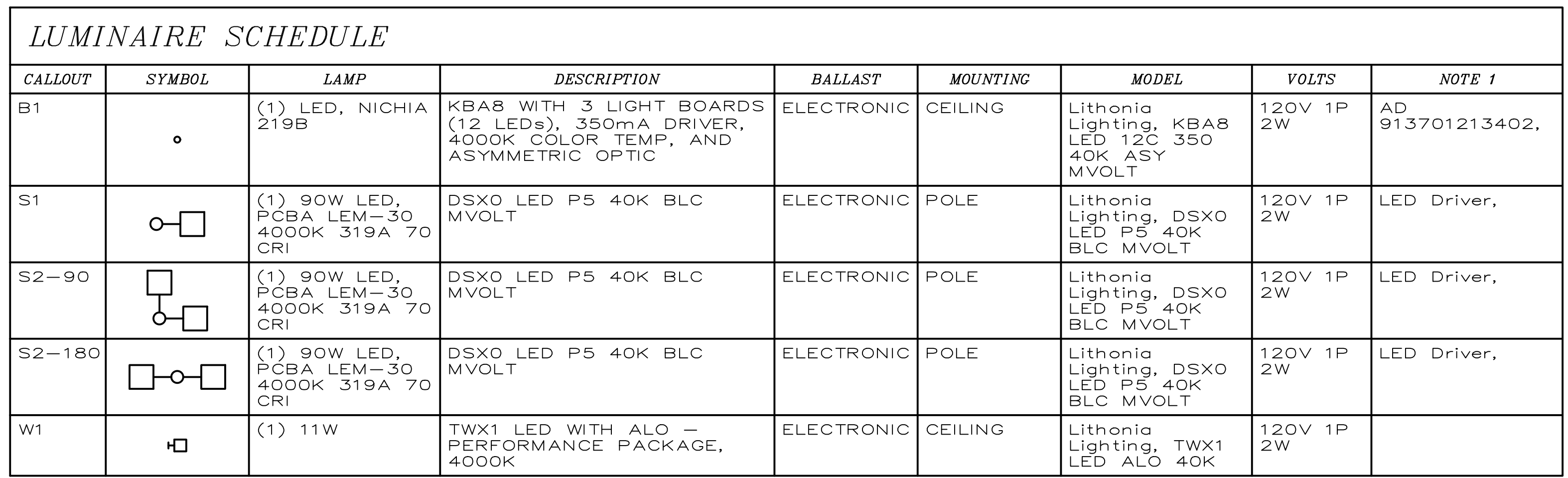
John P. Adams, AIA
Jerome Bankovich, Jr., AIA, LEED
Ethan J. Hine, AIA
Jennifer Zafuto, AIA, LEED, NCARB

KTH ARCHITECTS

ALOMA - LAKEMONT MOB
ALOMA - LAKEMONT MOB
SCHEDULES, DETAILS, AND SPECIFICATIONS
871 ALOMA AVE., WINTER PARK, FL 32789

03/11/2024

E.1

[illegible]

John P. Adams, AIA
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KTH
ARCHITECTS

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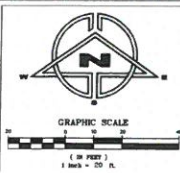
E.1 F



4 PANELBOARD SCHEDULE
NOT TO SCALE



2 LIGHT FIXTURE SPECIFICATIONS
NOT TO SCALE

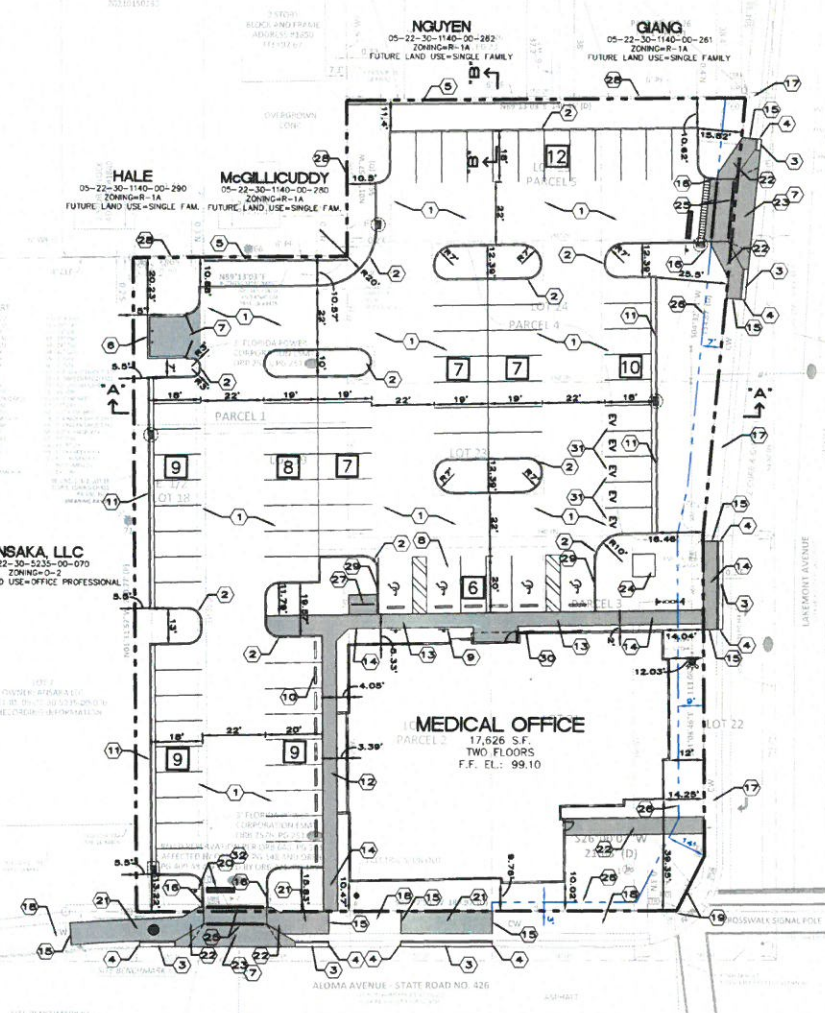


- ALL DETECTABLE WARNING MATS SHALL BE ARMOR TILE (OR APPROVED ALTERNATE) YELLOW AND CAST IN PLACE ONLY. SURFACE-MOUNTED DETECTABLE WARNING MATS WILL NOT BE ACCEPTED.
- INSTALL EXPANSION AND CONTROL JOINTS FOR ALL PROPOSED SIDEWALKS PER SIDEWALK DETAIL ON PLAN SHEET C-5.
- TYPICAL PARKING SPACE SHALL BE STRIPPED WITH 4" WHITE STRIPING.
- ALL PARKING SPACES, OTHER THAN HANDICAP SPACES AND COMPACT SPACES IF APPLICABLE, SHALL BE 8' WIDE.
- ALL PAIR SHALL BE 5' UNLESS OTHERWISE NOTED.

- ROAD LEGEND**
- | NO. | SYM. | NAME | SIZE |
|------|--------------------------|--------------------------|---------|
| PS-1 | STOP | STOP | 30"x30" |
| RS-1 | NO RIGHT TURN | NO RIGHT TURN | 24"x24" |
| PS-2 | DO NOT ENTER | DO NOT ENTER | 30"x30" |
| PS-3 | ONE WAY | ONE WAY | 30"x12" |
| RS-2 | LEFT LANE MUST TURN LEFT | LEFT LANE MUST TURN LEFT | 30"x30" |
- ALL SIGNS SHALL CONFORM WITH F.O.D.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

- SITE LEGEND**
- | SYM. | NAME |
|--------------------------------------|---|
| Handicap symbol | HANDICAP PARKING |
| Proposed drainage pipe | PROPOSED DRAINAGE PIPE |
| Proposed curb | PROPOSED CURB |
| Site boundary line | SITE BOUNDARY LINE |
| Existing easement (depicted on plan) | EXISTING EASEMENT (DEPICTED ON PLAN) |
| Proposed easement (depicted on plan) | PROPOSED EASEMENT (DEPICTED ON PLAN) |
| Center line of road | CENTER LINE OF ROAD |
| Existing foot of pavement | EXISTING FOOT OF PAVEMENT |
| TYP. | TYPICAL |
| HC | HANDICAP |
| S/W | SIDEWALK |
| RO | ST. RADII |
| L.F. | LINEAR FEET |
| S.F. | SQUARE FEET |
| B.O.C. | BACK OF CURB |
| Proposed asphalt pavement | PROPOSED ASPHALT PAVEMENT (SEE DETAIL) |
| Proposed concrete pavement | PROPOSED CONCRETE PAVEMENT (SEE DETAIL) |

- KEY NOTES**
1. PROPOSED ASPHALT PAVEMENT (TYP) (SEE DETAIL SHEET C-5)
 2. PROPOSED FOOT TYPE "D" CURB (TYP) (SEE DETAIL SHEET C-5)
 3. REMOVE EXISTING DROP CURB AND REPLACE WITH FOOT TYPE "D" CURB AND CUTTER (TYP) (SEE DETAIL SHEET C-5) (REMOVE UP TO NEAREST EXISTING JOINT)
 4. CONNECT TO EXISTING CURB AND CUTTER (CONNECT AT NEAREST EXISTING JOINT)
 5. PROPOSED 8' HIGH VINYL SCREEN FENCE (TO BE PERMITTED SEPARATELY)
 6. PROPOSED 8' HIGH MASONRY CHIMNEY ENCLOSURE (SEE SEPARATE PLANS BY ARCHITECT) (TO BE PERMITTED SEPARATELY)
 7. PROPOSED CONCRETE PAVEMENT (SEE DETAIL SHEET C-5)
 8. PROPOSED HANDICAP SPACE (TYP) (SEE DETAIL SHEET C-5)
 9. PROPOSED HANDICAP SIGN MOUNTED ON POLE (TYP) (SEE DETAIL SHEET C-5)
 10. PROPOSED CONCRETE WHEELSTOP (TYP) (2 FEET MINIMUM FROM FACE OF CURB) (SEE DETAIL SHEET C-5)
 11. PROPOSED FOOT TYPE "D" CURB AND CUTTER (SEE DETAIL SHEET C-5)
 12. PROPOSED SIDEWALK AT BUILDING-WEST (SEE DETAIL SHEET C-5)
 13. PROPOSED SIDEWALK AT BUILDING-NORTH (SEE DETAIL SHEET C-5)
 14. PROPOSED 8' WIDE CONCRETE SIDEWALK (SEE DETAIL SHEET C-5)
 15. CONNECT TO EXISTING SIDEWALK (CONNECT AT NEAREST EXISTING JOINT)
 16. BRACKEN CURB DOWN AT 4'-1" IN THIS AREA
 17. EXISTING 8' WIDE CONCRETE SIDEWALK
 18. EXISTING 8' WIDE CONCRETE SIDEWALK
 19. EXISTING TRAFFIC SIGNAL POLES
 20. PROPOSED PS-1 (SEE DETAIL SHEET C-5) AND 24" WIDE THERMOPLASTIC STOP BAR (TYP) (PROVIDE 5' MINIMUM SEPARATION BETWEEN STOP BAR AND CROSSWALK)
 21. PROPOSED 8' WIDE CONCRETE SIDEWALK (SEE DETAIL SHEET C-5)
 22. PROPOSED 8' WIDE CONCRETE SIDEWALK (SEE DETAIL SHEET C-5)
 23. PROPOSED FLARED DRIVEWAY PER FOOT STANDARD PLAN INDEX 515 (2017-2018) (SEE DETAIL SHEET C-5) (INCLUDE ALL REQUIRED EXPANSION JOINTS)
 24. PROPOSED TRANSFORMER PAD LOCATION (SEE SITE ELECTRICAL PLAN FOR EXACT LOCATION AND ADDITIONAL INFORMATION)
 25. PROPOSED 12" WHITE THERMOPLASTIC CROSSWALK STRIPING AT 4' ON CENTER
 26. PROPOSED RIGHT-OF-WAY DEDICATION LINE (SEE PLAN FOR DIMENSIONS)
 27. PROPOSED BICYCLE BACK W/ ROOM FOR 4 BIKES (MINIMUM 18" FROM DRIVEWAY) (BLACK) (ON THIS CONCRETE PAD (CONCRETE TO MATCH EXISTING CONCRETE) INCLUDE EXPANSION JOINT BETWEEN SIDEWALK CONCRETE AND PAD CONCRETE)
 28. EXISTING 8' HIGH VINYL FENCE
 29. CURB RENEWAL VARIES FROM 6" TO 8" OVER THIS 20' LONG AREA
 30. PROPOSED HANDICAP SIGN MOUNTED ON BUILDING (TYP) (SEE DETAIL SHEET C-5)
 31. PROPOSED EV CHARGING SPACES (FIVE TOTAL) (SEE SEPARATE SITE ELECTRICAL PLANS)
 32. INCLUDE PS-3-30 TRIGHT TURN ONLY SIGN
 33. PROPOSED LIGHTPOLE (SEE SITE LIGHTING/ELECTRICAL PLAN FOR ADDITIONAL INFORMATION) (TO BE PERMITTED AND PERMITTED SEPARATELY)

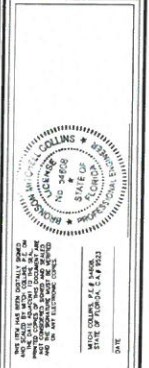


LAKEMONT AVENUE
(RIGHT-OF-WAY WIDTH VARIES)

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

REV/DATE	BY
1-2-24	M.C.
1-2-24	M.C.
1-2-24	M.C.
1-2-24	M.C.
1-2-24	M.C.

SITE LAYOUT PLAN
FOR
VERAX AT LAKEMONT
1871 ALOMA AVENUE
WINTER PARK, FLORIDA



DRAWN BY	M.C.
CHECKED BY	M.C.
DATE	12-27-23
SCALE	1" = 20'
JOB NO.	220-038
SHEET NO.	C-1 OF 4

NOTE:
REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMPLOYED WITH ENGINEER'S SEAL AS PER CHAPTER 71M.23.007 FLORIDA ADMINISTRATIVE CODE.

CONSTRUCTION PLANS
FOR
VERAX AT LAKEMONT

05-22-30-1140-00-250, 05-22-30-1140-00-230, 05-22-30-1140-00-190, 05-22-30-1140-00-200, 05-22-30-1140-00-210

1871 ALOMA AVENUE
WINTER PARK, FLORIDA 32789



LOCATION MAP

NTS
SECTION 05, TOWNSHIP 22, RANGE 30

OWNER:
VERAX LAKEMONT, LLC
DR. JAVIER MILLER
1555 GLENCOE ROAD
WINTER PARK, FL 32789
(407) 895-2525

STATEMENT OF OWNERSHIP:

THE PROPERTY AND ALL IMPROVEMENTS AS SHOWN ARE OWNED AND SHALL BE MAINTAINED BY VERAX LAKEMONT, LLC.

GENERAL STATEMENT:

THE CHARACTER AND INTENDED USE OF THIS DEVELOPMENT SHALL BE THE CONSTRUCTION OF A 17,626 MEDICAL OFFICE BUILDING ALONG WITH THE ASSOCIATED UTILITIES, PARKING, ACCESS ROADS AND WATER MANAGEMENT FACILITIES.

SITE DATA:

PROJECT NAME: VERAX AT LAKEMONT
ADDRESS: 1871 ALOMA AVENUE
WINTER PARK, FL 32789
OWNER ADDRESS: 1555 GLENCOE ROAD
WINTER PARK, FL 32789
TELEPHONE: (407) 895-2525

ZONING/LAND USE DATA:

ZONING: O-2 AND R-1A
FUTURE LAND USE: OFFICE PROFESSIONAL AND PARKING LOT
PROPOSED USE: 17,626 SF MEDICAL OFFICE
NUMBER OF STORIES: TWO
MAX. BUILDING HEIGHT: 33 FEET
FAR: 0.342 **
BUILDING COVERAGE: 16.92% *
PHASING: ONE PHASE
VEGETATION: GRASS WITH SOME TREES
WATER SERVICE: CITY OF WINTER PARK
WASTEWATER SERVICE: CITY OF WINTER PARK
TRASH COLLECTION SERVICE: WASTE PRO
SOILS: 48-TAVARES FINE SAND-URBAN LAND COMPLEX, 0 TO 5% SLOPES
STORMWATER MANAGEMENT: PROPOSED ON-SITE UNDERGROUND RETENTION SYSTEM
FIRE: CITY OF WINTER PARK FIRE STATION #62
SITE AREA: 51,579 SF=1.213 ACRES **
IMPERVIOUS: 40,177 SF=0.922 ACRES AT 77.89%
BUILDING: 8,729 SF=0.200 ACRES AT 16.92% ***
PAVEMENT/SIDEWALKS: 31,448 SF=0.722 ACRES AT 60.97%
OPEN SPACE: 11,402 SF=0.262 ACRES AT 22.11%

SETBACKS/BUFFERS:

FRONT (SOUTH) (ALOMA AVENUE): 10 FEET/10 FEET
REAR (NORTH): 50 FEET/10 FEET
SIDE (EAST) (LAKEMONT AVENUE): 10 FEET/10 FEET
SIDE (WEST): 5 FEET/5 FEET

PARKING REQUIREMENTS:

PARKING REQUIRED:
MEDICAL OFFICE: ONE SPACE PER 200 SF
17,626 SF/200=88 SPACES
TOTAL: 88 SPACES
REGULAR SPACES PROVIDED: 80
HANDICAPPED SPACES PROVIDED: 4
TOTAL SPACES PROVIDED: 84 SPACES

UTILITY COMPANIES:

POWER: WINTER PARK UTILITIES DEPARTMENT
401 SOUTH PARK AVENUE
WINTER PARK, FL 32789
(407) 599-3220
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

LEGAL DESCRIPTION:

PARCELS 1 THROUGH 5 (PARCEL 1: 05-22-30-1140-00-190 - LOT 19 & EAST 1/2 OF LOT 18; PARCEL 2: 05-22-30-1140-00-200 - LOT 20; PARCEL 3: 05-22-30-1140-00-210 - LOTS 21 & 22; PARCEL 4: 05-22-30-1140-00-230 - LOTS 23 & 24; PARCEL 5: 05-22-30-1140-00-250 - LOT 25):

THE EAST 1/2 OF LOT 18 AND ALL OF LOTS 19, 20, 21, 22, 23, 24, AND 25, CAMPO BELLO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK L, PAGE(S) 23, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN THOSE CERTAIN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 1453, PAGE 361 AND OFFICIAL RECORDS BOOK 2220, PAGE 107, AND LESS THAT PART TAKEN FOR ROAD RIGHT-OF-WAY BY ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2281, PAGE 164, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ENGINEER:

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

ARCHITECT:

KTH ARCHITECTS
800 HIGHLAND AVENUE
ORLANDO, FL 32803
(407) 203-8707

SURVEYOR:

ACCURIGHT SURVEYS OF ORLANDO, INC.
2012 E. ROBINSON STREET
ORLANDO, FL 32803
(407) 894-6314

LANDSCAPE ARCHITECT:

MAGLEY DESIGN
1917 EAST WASHINGTON STREET
ORLANDO, FL 32803
(407) 758-9456

INDEX OF DRAWINGS

SHT. NO.	DESCRIPTION
	COVER SHEET
1	BOUNDARY AND TOPOGRAPHIC SURVEY
D-1	DEMOLITION PLAN
C-0	MOT 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
L1	PLANTING PLAN
L2	PLANTING SCHEDULE AND DIAGRAMS
L3	PLANTING NOTES AND DETAILS
I1	IRRIGATION PLAN
I2	IRRIGATION SCHEDULES
I3	IRRIGATION NOTES

* INCLUDES FIRST FLOOR FOOTPRINT ONLY
** AFTER RIGHT-OF-WAY DEDICATION
*** FIRST FLOOR ONLY (EXCLUDES OVERHANGS)

Digitally
signed by
bronson m
collins
Date:
2024.05.06
21:10:23
-04'00'



THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SIGNED BY MITCH COLLINS ON
THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE
VALID. THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

MITCH COLLINS, P.E. # 34608
STATE OF FLORIDA, C.A.# 9523
DATE

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

The map shows the site location in the City of Edinburg, Texas. The site is located at the intersection of N. Phelps Ave and N. Lakemont Ave, between Aloma Ave and Anzle Ave. The site is shaded in light blue. The map also shows the intersection of Harris Ave and N. Edinburg Dr. A north arrow is located near the center of the map.

PARCELS 1 THROUGH 5 (PARCEL 1: 05-22-30-1140-00-190 - LOT 19 & EAST 1/2 OF LOT 18; PARCEL 2: 05-22-30-1140-00-200 - LOT 20; PARCEL 3: 05-22-30-1140-00-210 - LOTS 21 & 22; PARCEL 4: 05-22-30-1140-00-230 - LOTS 23 & 24; PARCEL 5: 05-22-30-1140-00-250 - LOT 25);

LESS AND EXCEPT THOSE PORTIONS THEREOF AS DESCRIBED IN THOSE CERTAIN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 1453, PAGE 361 AND OFFICIAL RECORDS BOOK 2220, PAGE 107, AND LESS THAT PART TAKEN FOR ROAD RIGHT-OF-WAY BY ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2281, PAGE 164, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

8. RESTRICTIONS, DEDICATIONS, RESERVATIONS, SETBACKS AND EASEMENTS, IF ANY, AS INDICATED AND/OR SHOWN ON THAT CERTAIN PLAT RECORDED IN PLAT BOOK "L", AT PAGE(S) 23, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. **(ON SUBJECT PROPERTY, BLANKET IN NATURE.)**

9. RESTRICTIONS, DEDICATIONS, RESERVATIONS, SETBACKS AND EASEMENTS, IF ANY, AS INDICATED AND/OR SHOWN ON THAT CERTAIN PLAT RECORDED IN DEED BOOK "J", AT PAGE(S) 167, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. **(ON SUBJECT PROPERTY, BLANKET IN NATURE.)**

10. EASEMENT(S) IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 2576, PAGE 251, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (AS TO PARCEL 1 - LOT 18) **(ON SUBJECT PROPERTY, SHOWN HEREON.)**

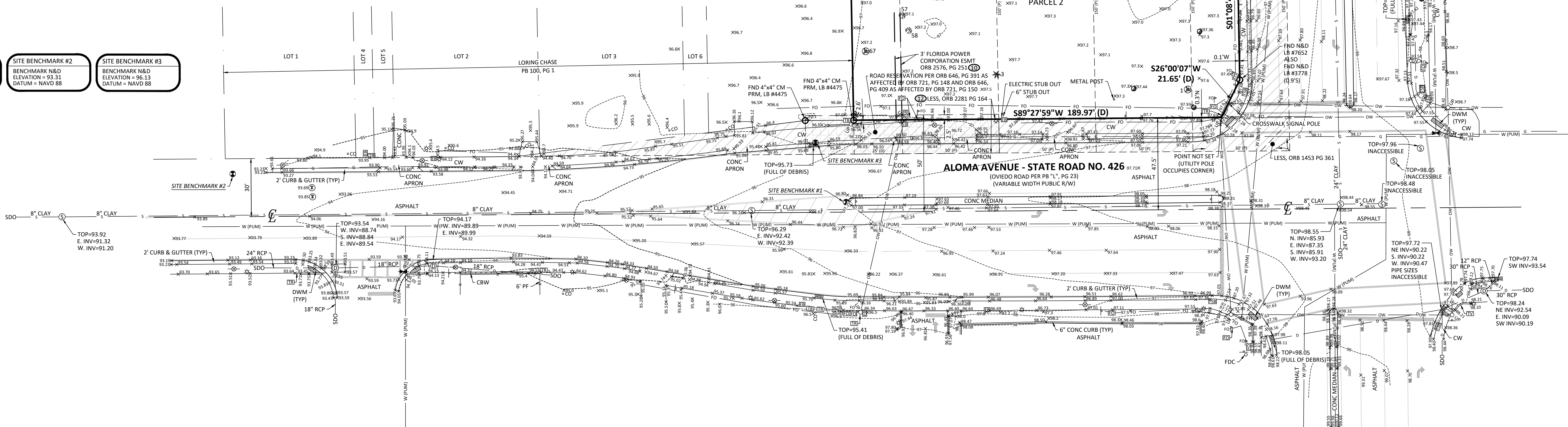
11. EASEMENT(S) IN FAVOR OF EXXON MOBIL CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 6268, PAGE 6642, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (PROPERTY SPECIFIC - AS TO ALL PARCELS) ***(ON SUBJECT PROPERTY, BLANKET IN NATURE.)***

12. ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 2281, PAGE 164, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (**OFF SUBJECT PROPERTY, SHOWN HEREON.**)

A north arrow pointing upwards, labeled 'N' at the top, 'E' at the right, 'S' at the bottom, and 'W' at the left. Below the north arrow is a graphic scale bar with alternating black and white segments. The scale is labeled 'GRAPHIC SCALE' and has markings for 0', 15', 30', 60', and 90'. Below the scale bar, the text '1" = 30'' is written.

1. BEARING STRUCTURE IS ASSUMED AND BASED ON THE EAST LINE OF LORING CHASE, AS DESCRIBED IN PLAT BOOK 100, PAGE 1, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING N01°11'15"W.
2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
3. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS SURVEY WAS MADE ON THE GROUND. ANY UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM OBSERVED SURFACE UTILITY FEATURES AND/OR DRAWINGS PROVIDED BY CLIENT. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
4. SUBJECT PROPERTY LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12095C0255F, COMMUNITY NO. 120188, CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA, EFFECTIVE SEPTEMBER 25, 2009.
5. THIS SURVEY IS VALID ONLY FOR THE PARTIES TO WHOM IT IS CERTIFIED TO. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
6. THIS SURVEY EXCEEDS THE ACCURACY REQUIREMENTS SET FORTH IN FLORIDA STATUTES.
7. THIS SURVEY WAS MADE WITH BENEFIT OF WESTCOR LAND TITLE INSURANCE COMPANY'S PLANT FILE NO. 23-083390, EFFECTIVE: NOVEMBER 17, 2023.
8. ELEVATIONS BASED ON ORANGE COUNTY BENCHMARK #L645009 HAVING AN ELEVATION OF 93.306 FEET, (NAVD 88).

2-28' OAK	25-18' PALM	49-8' PALM
2-25' PALM	26-13' PALM	50-16' OAK
2-25' OAK	27-13' OAK	51-13' OAK
4-24' PALM	28-10' PALM	52-18' OAK
5-9' UNIDENTIFIED TREE	29-11' PALM	53-24' OAK
3-16' OAK	30-12' OAK	54-12' OAK
7-14' PALM	31-12' OAK	55-7' OAK
8-13' PALM	32-13' OAK	56-7' OAK
10-13' OAK	33-13' OAK	57-13' OAK
10-13' OAK	34-8' OAK	58-18' UNIDENTIFIED
12-15' OAK	35-13' OAK	59-13' CHESTNUT
12-15' OAK	36-12' PALM	60-36' OAK
13-10' OAK	37-15' PALM (DEAD)	61-9' PALM
14-14' PALM	38-13' PALM	62-13' PALM
15-13' OAK	39-12' PALM	63-2-7' CAM
16-13' OAK	40-10' CAMPHOR	64-9' UNIDENTIFIED
17-13' PALM	41-13' PALM	65-13' PALM
18-15' PALM	42-18' OAK	66-27' CHESTNUT
19-12' PALM	43-13' PALM	67-33' OAK
20-13' PALM	44-13' PALM	68-13' PALM
21-12' OAK	45-28' OAK	69-9' CHESTNUT
22-12' OAK	46-18' OAK	70-12' CHESTNUT
23-13' PALM	47-13' PALM	71-13' CAMPHOR
24-12' OAK	48-2-10' CAMPHOR	72-13' OAK



EDWIN BOULEVARD
(70' PUBLIC R/W)

LOT 30
PB "L", PG 23

LOT 29
PB "L", PG 23
OWNER: HALE JORDAN
MORSE-THOMAS
HALE VIVIAN LOLA
PARCEL ID: 05-22-30-1140-00-290
INSTRUMENT NO.
2021051033

LOT 28
PB "L", PG 23
OWNER: MC GILLICUDDY MICHAEL
PARCEL ID: 05-22-30-1140-00-280
INSTRUMENT NO.
20160509308

2 STORY BLOCK AND FRAME
ADDRESS #1850
FFE=97.67

1 STORY BLOCK
ADDRESS #1860
FFE=97.65

1 STORY BLOCK
ADDRESS #1890
FFE=97.64

1 STORY BLOCK
ADDRESS #1880
FFE=97.65

OVERGROWN CONC
ADDRESS #1880
FFE=97.65

1 STORY BLOCK
ADDRESS #1880
FFE=97.65

WITNESS MONUMENT
(OFFSET 7.00'S)
FND 4"x4" CM
PRM, LB #4475

3' FLORIDA POWER CORPORATION ESMT
ORB 2576, PG 251 (E)

LOT 19
E. 1/2 LOT 18
N89°13'03"E 75.00' (D)

LOT 20
PARCEL 2

LOT 21

LOT 22

LOT 23

LOT 24
PARCEL 4

LOT 25
PARCEL 5

ALOMA AVENUE - STATE ROAD NO. 426
(OVEDO ROAD PER PB "L", PG 23)
(VARIABLE WIDTH PUBLIC R/W)

LAKEMONT AVENUE
(VARIABLE WIDTH PUBLIC R/W)

CROSSWALK SIGNAL POLE

UTILITY POLE

POINT NOT SET
(UTILITY POLE OCCUPIES CORNER)

TOP-95.73
E. INV=92.42
W. INV=92.39

TOP-95.41
(FULL OF DEBRIS)

TOP-95.72
N. INV=85.93
E. INV=87.35
S. INV=85.91
W. INV=93.20

TOP-98.55
N. INV=85.93
E. INV=87.35
S. INV=85.91
W. INV=93.20

TOP-97.72
N. INV=85.93
E. INV=87.35
S. INV=85.91
W. INV=93.20

TOP-98.24
N. INV=85.93
E. INV=87.35
S. INV=85.91
W. INV=93.20

TOP-98.05
N. INV=85.93
E. INV=87.35
S. INV=85.91
W. INV=93.20

TOP-97.74
SW INV=93.54

TOP-98.24
N. INV=85.93
E. INV=87.35
S. INV=85.91
W. INV=93.20

TOP-98.05
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S. INV=85.91
W. INV=93.20

TOP-98.05
N. INV=85.93
E. INV=87.35
S. INV=85.91
W. INV=93.20

ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

SCALE: 1" = 30'	JOB #57597	SHEET 1 OF 1

PREPARED FOR:
VERAX HOLDINGS, LLC

SUBDIVISION NAME: CAMPO BELLO

LOCATION:
443 N. LAKEMONT AVE
WINTER PARK, FL 32792

[illegible]

SURVEY DATE: 12/26/23

[illegible]

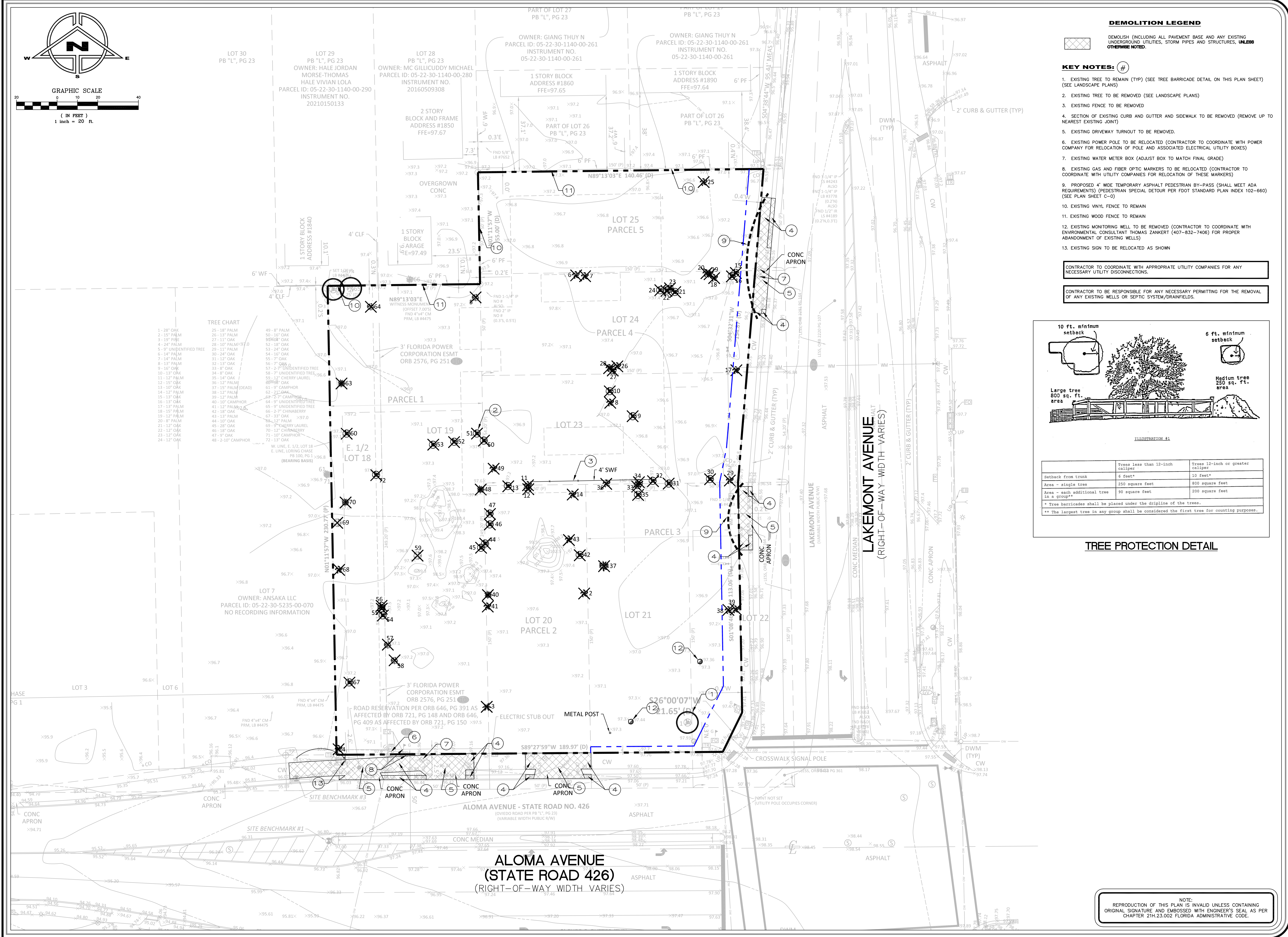
CERTIFIED TO: VERAX LAKEMONT, LLC; FAIRWINDS CREDIT UNION;
WESTCOR LAND TITLE INSURANCE COMPANY; WILLIAM P.
WEATHERFORD, JR., P.A.; ZIMMERMAN, KISER & SUTCLIFFE, P.A.

TERRENCE W. RUTTER, JR., PSM 7371

SURVEY DATE OR REVISION DATE."

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

"NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS
FLORIDA LICENSED SURVEYOR AND MAPPER." -OR-
THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY TERRENCE W. RUTTER, JR., PSM 7371.



DEMOLITION LEGEND

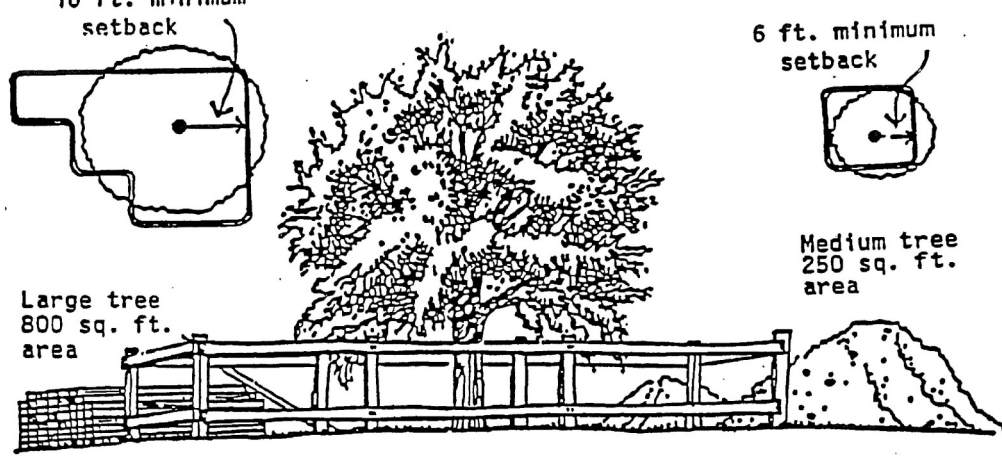
DEMOLISH (INCLUDING ALL PAVEMENT BASE AND ANY EXISTING UNDERGROUND UTILITIES, STORM PIPES AND STRUCTURES, UNLESS OTHERWISE NOTED).

KEY NOTES: #

- EXISTING TREE TO REMAIN (TYP) (SEE TREE BARRICADE DETAIL ON THIS PLAN SHEET) (SEE LANDSCAPE PLANS)
- EXISTING TREE TO BE REMOVED (SEE LANDSCAPE PLANS)
- EXISTING FENCE TO BE REMOVED
- SECTION OF EXISTING CURB AND GUTTER AND SIDEWALK TO BE REMOVED (REMOVE UP TO NEAREST EXISTING JOINT)
- EXISTING DRIVEWAY TURNOUT TO BE REMOVED.
- EXISTING POWER POLE TO BE RELOCATED (CONTRACTOR TO COORDINATE WITH POWER COMPANY FOR RELOCATION OF POLE AND ASSOCIATED ELECTRICAL UTILITY BOXES)
- EXISTING WATER METER BOX (ADJUST BOX TO MATCH FINAL GRADE)
- EXISTING GAS AND FIBER OPTIC MARKERS TO BE RELOCATED (CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR RELOCATION OF THESE MARKERS)
- PROPOSED 4' WIDE TEMPORARY ASPHALT PEDESTRIAN BY-PASS (SHALL MEET ADA REQUIREMENTS) (PEDESTRIAN SPECIAL DETOUR PER FDOT STANDARD PLAN INDEX 102-660) (SEE PLAN SHEET C-0)
- EXISTING VINYL FENCE TO REMAIN
- EXISTING WOOD FENCE TO REMAIN
- EXISTING MONITORING WELL TO BE REMOVED (CONTRACTOR TO COORDINATE WITH ENVIRONMENTAL CONSULTANT THOMAS ZANKERT (407-832-7406) FOR PROPER ABANDONMENT OF EXISTING WELLS)
- EXISTING SIGN TO BE RELOCATED AS SHOWN

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.



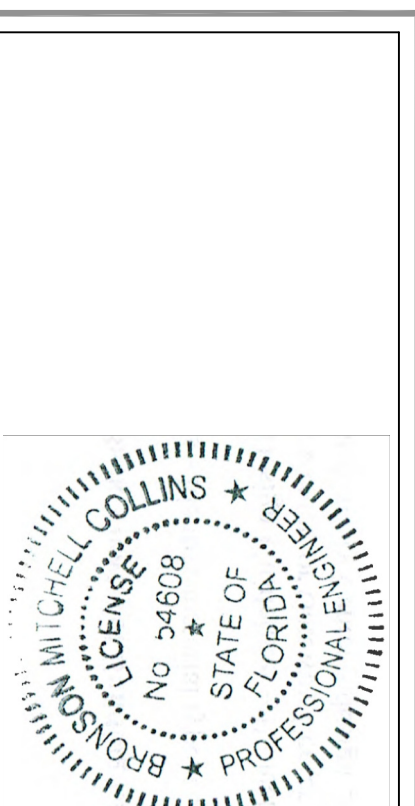
TREE PROTECTION DETAIL

	Trees less than 12-inch caliper	Trees 12-inch or greater caliper
Setback from trunk	5 feet*	10 feet*
Area - single tree	250 square feet	800 square feet
Area - each additional tree in a group**	90 square feet	200 square feet

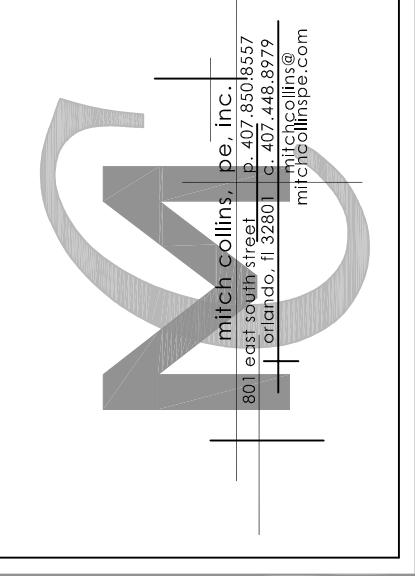
* Tree barricades shall be placed under the dripline of the trees.
** The largest tree in any group shall be considered the first tree for counting purposes.

REV/DATE	BY
5-5-24	M.C.
AS PER CITY	--
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DEMOLITION PLAN FOR VERAX AT LAKEMONT

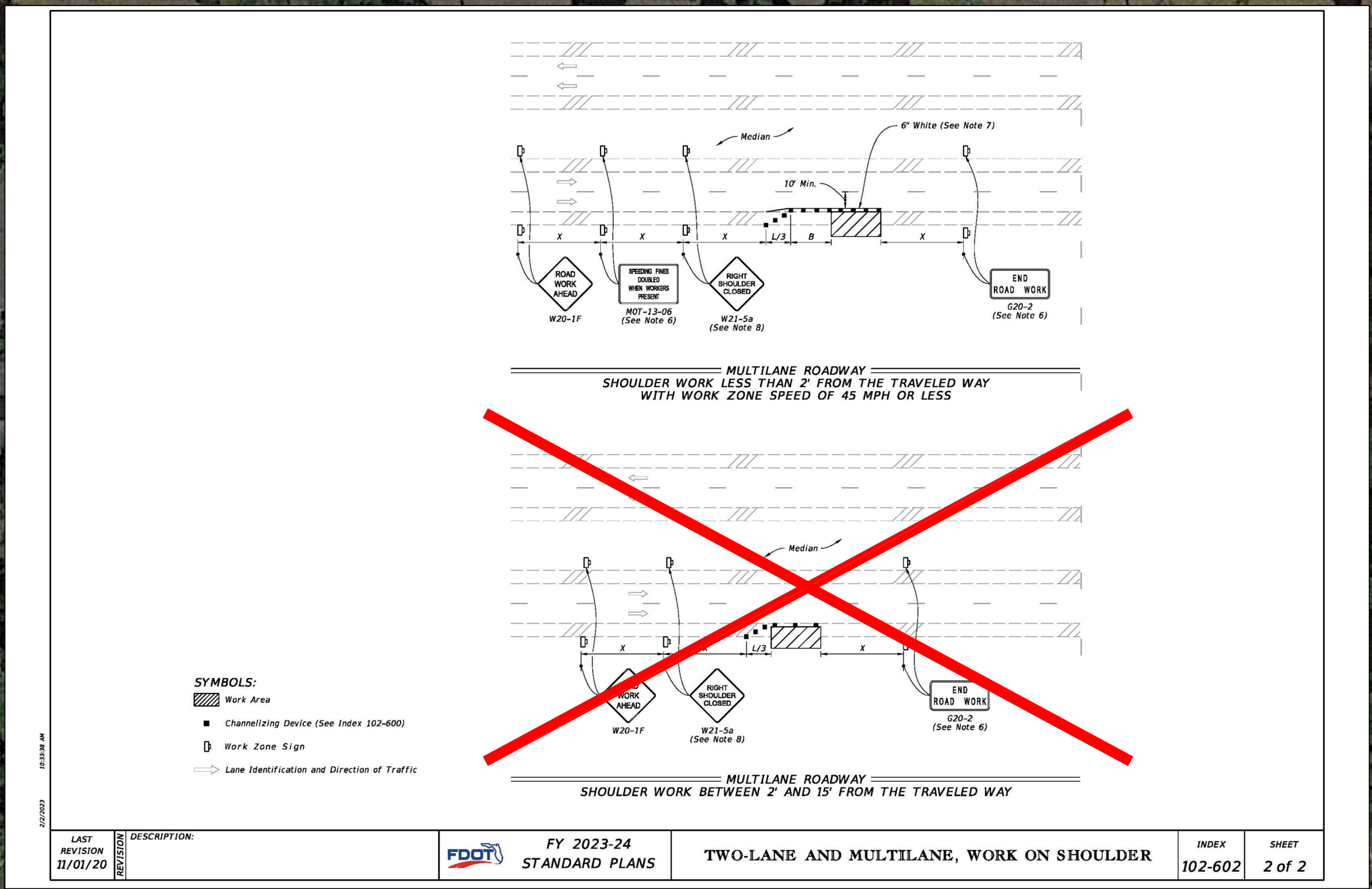
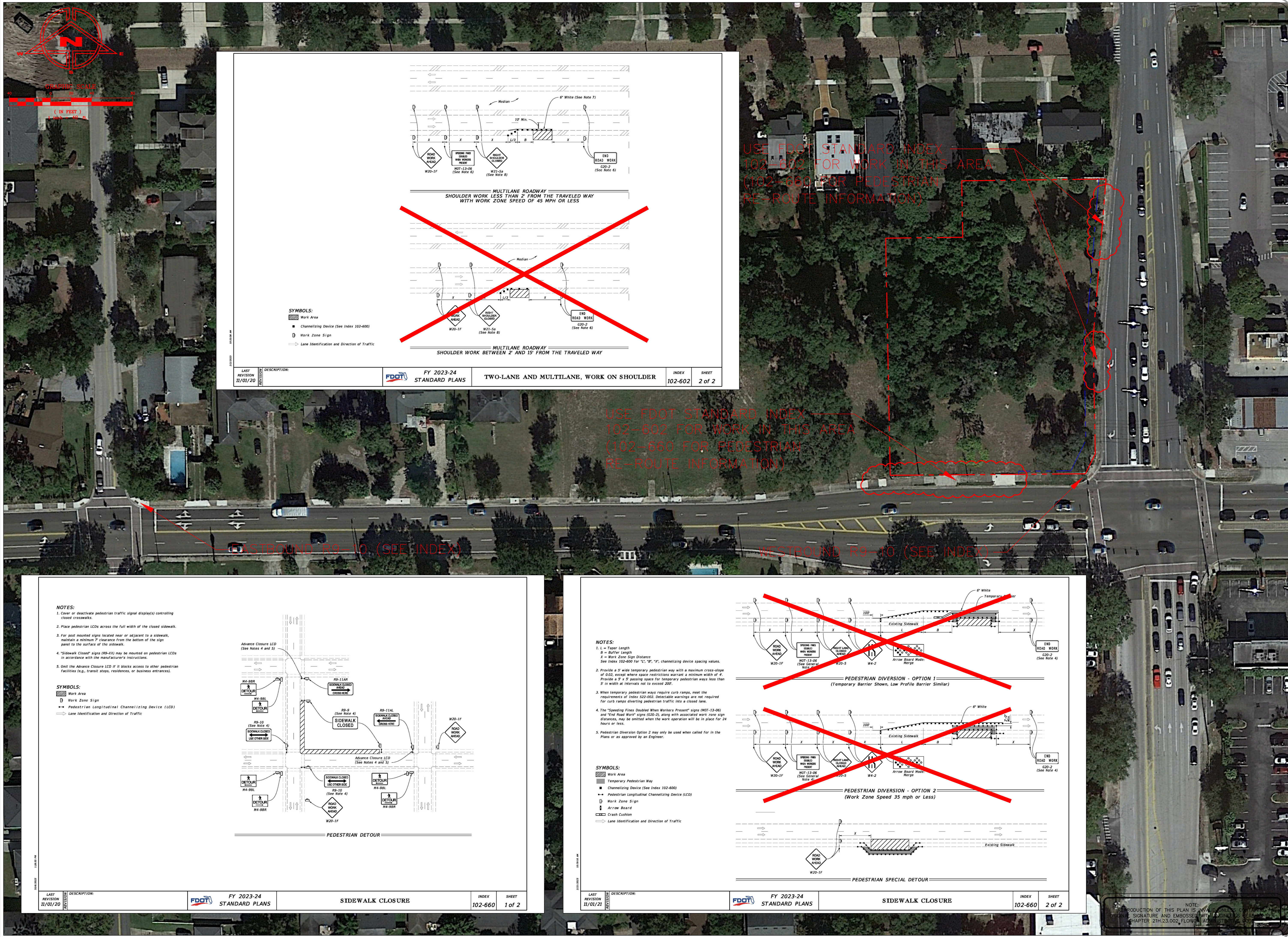


THIS PLAN AND EVERY DETAIL THEREON AND EVERY PART THEREOF, SHALL BE THE PROPERTY OF VERAX AT LAKEMONT AND SHALL BE KEPT IN THE OFFICE OF THE ENGINEER. NO PART OF THIS PLAN SHALL BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF VERAX AT LAKEMONT.



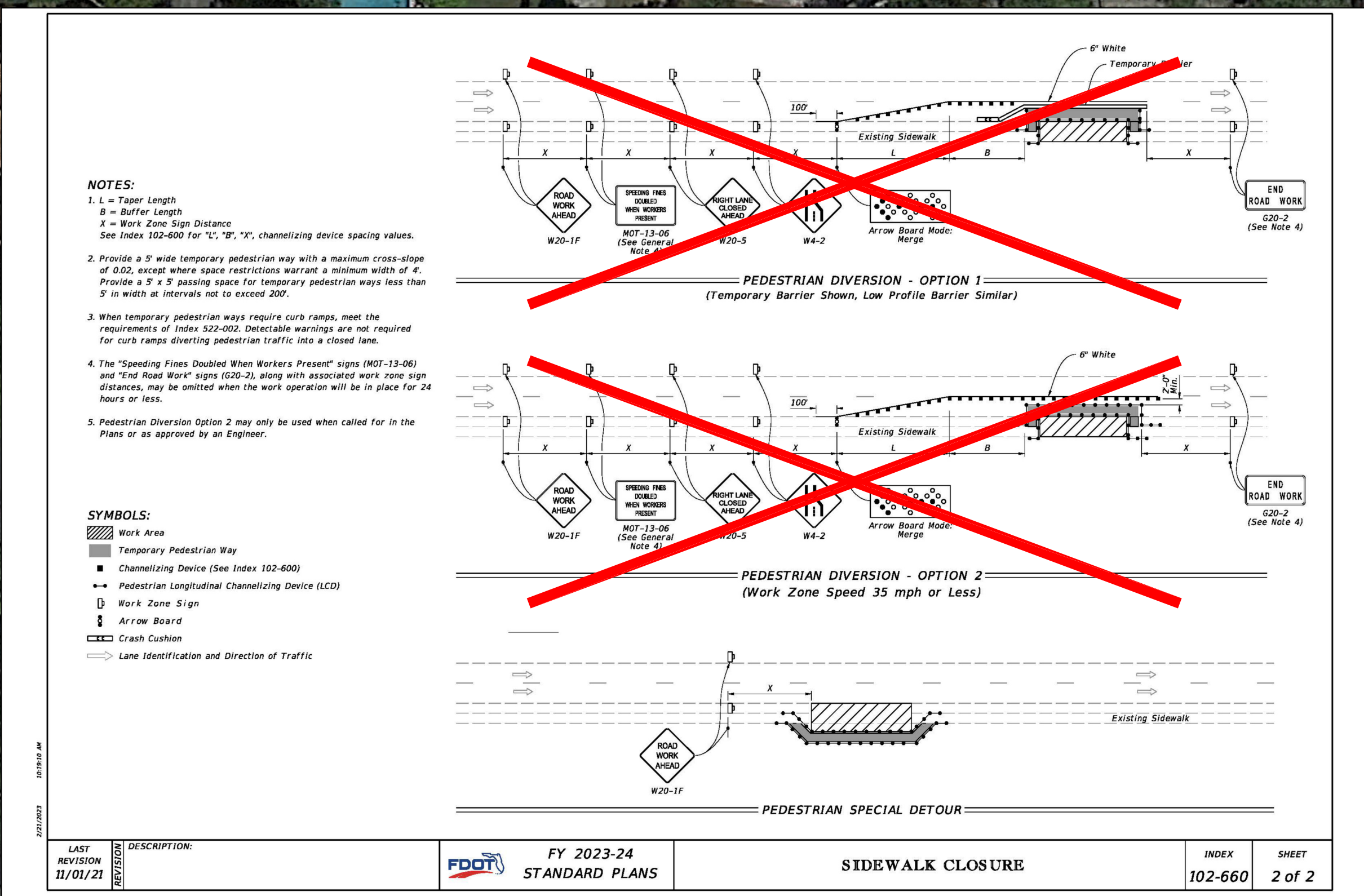
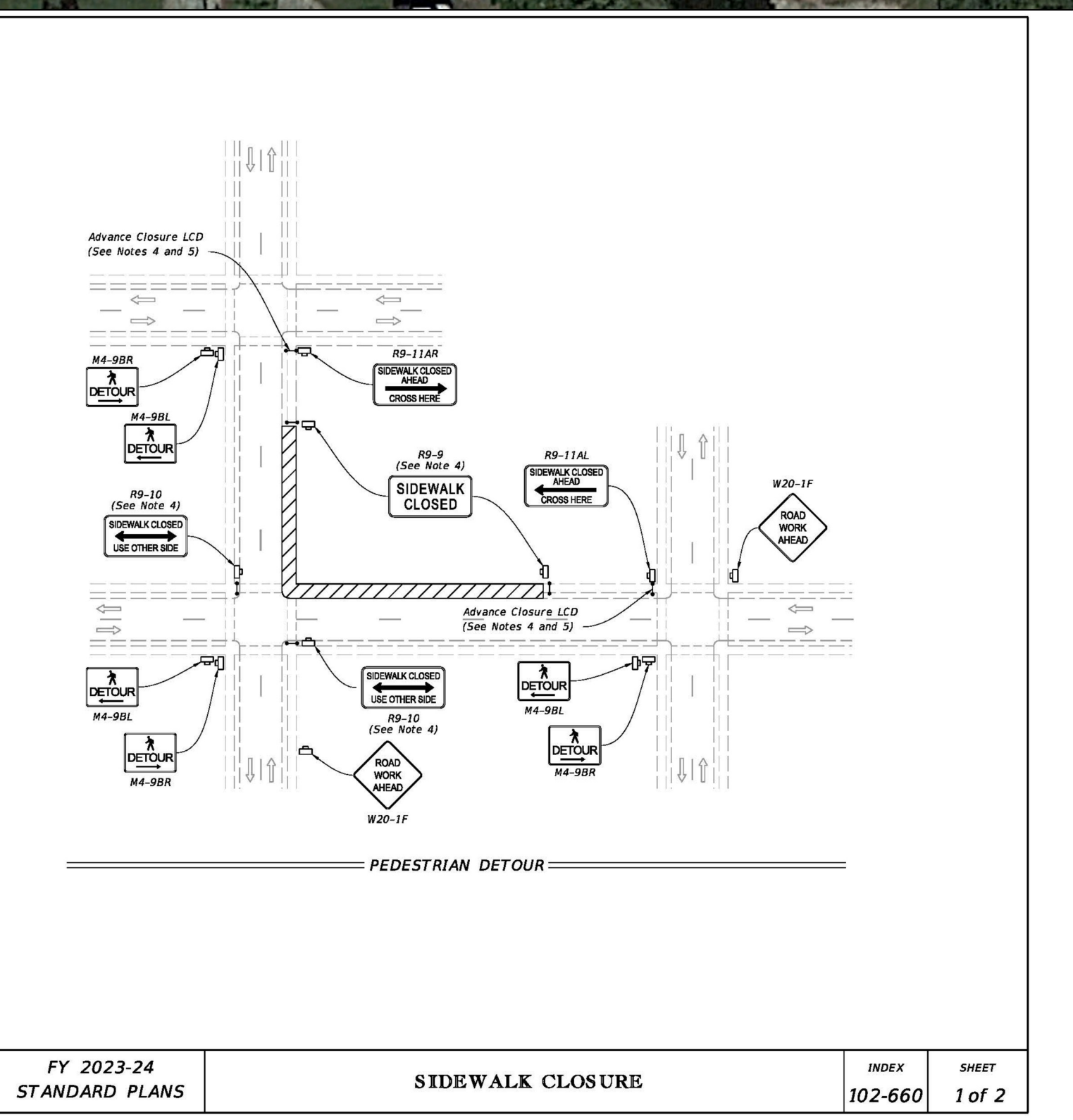
DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	12-27-23
SCALE:	1" = 20'
JOB NO:	223-038
SHEET NO:	D-1 OF C-8

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USE FDOT STANDARD INDEX 102-602 FOR WORK IN THIS AREA (102-660 FOR PEDESTRIAN RE-ROUTE INFORMATION)

USE FDOT STANDARD INDEX 102-602 FOR WORK IN THIS AREA (102-660 FOR PEDESTRIAN RE-ROUTE INFORMATION)



REV/DATE	BY
5-5-24	M.C.
AS PER CITY	--
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MOT PLAN
FOR
VERAX AT LAKEMONT

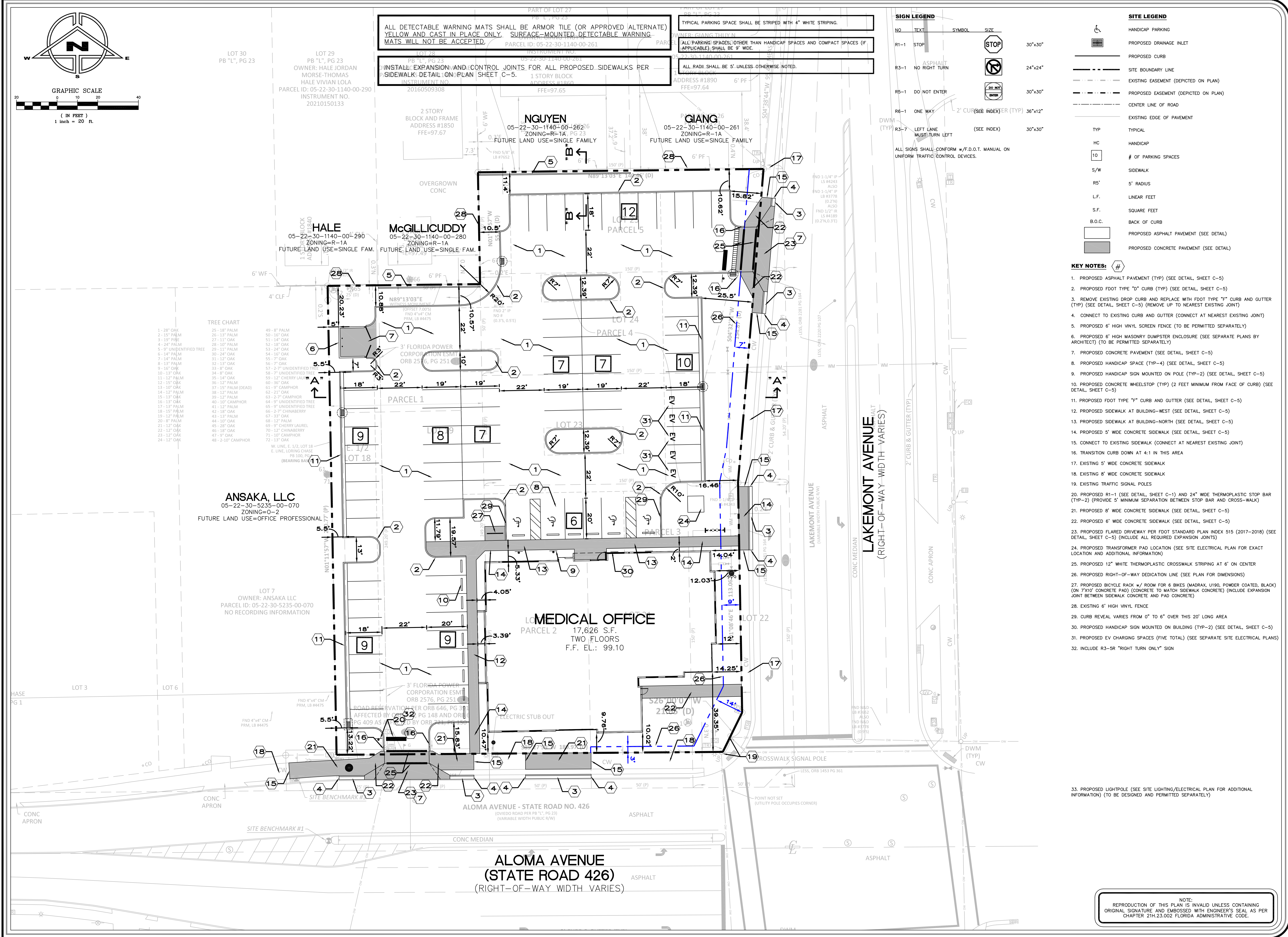
1871 ALOMA AVENUE
WINTER PARK, FLORIDA

STATE OF FLORIDA
PROFESSIONAL ENGINEER
MICHAEL COLLINS
NO. 54808
DATE: 12-27-23

THIS PLAN HAS BEEN CAREFULLY EXAMINED AND SEALED BY MICHAEL COLLINS, P.E., ON THE DATE ADJACENT TO THE SEAL. THE SEAL, PRINT, AND SIGNATURE ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF MICHAEL COLLINS, P.E.

VERAX AT LAKEMONT
1871 ALOMA AVENUE
WINTER PARK, FLORIDA 32789
MICHAEL COLLINS, P.E.
P.E. # 54808
STATE OF FLORIDA, C.A.# 9523

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	12-27-23
SCALE:	1" = 40'
JOB NO:	223-038
SHEET NO:	C-0 OF C-8



SIGN LEGEND			
NO.	TEXT	SYMBOL	SIZE
R1-1	STOP		30"x30"
R3-1	ASPHALT NO RIGHT TURN		24"x24"
R5-1	DO NOT ENTER		30"x30"
R6-1	ONE WAY		36"x12"
R3-7	LEFT LANE MUST TURN LEFT		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:**
- PROPOSED ASPHALT PAVEMENT (TYP) (SEE DETAIL, SHEET C-5)
 - PROPOSED FDOT TYPE "D" CURB (TYP) (SEE DETAIL, SHEET C-5)
 - REMOVE EXISTING DROP CURB AND REPLACE WITH FDOT TYPE "F" CURB AND GUTTER (TYP) (SEE DETAIL, SHEET C-5) (REMOVE UP TO NEAREST EXISTING JOINT)
 - CONNECT TO EXISTING CURB AND GUTTER (CONNECT AT NEAREST EXISTING JOINT)
 - PROPOSED 6' HIGH VINYL SCREEN FENCE (TO BE PERMITTED SEPARATELY)
 - PROPOSED 6' HIGH MASONRY DUMPSTER ENCLOSURE (SEE SEPARATE PLANS BY ARCHITECT) (TO BE PERMITTED SEPARATELY)
 - PROPOSED CONCRETE PAVEMENT (SEE DETAIL, SHEET C-5)
 - PROPOSED HANDICAP SPACE (TYP-4) (SEE DETAIL, SHEET C-5)
 - PROPOSED HANDICAP SIGN MOUNTED ON POLE (TYP-2) (SEE DETAIL, SHEET C-5)
 - PROPOSED CONCRETE WHEELSTOP (TYP) (2 FEET MINIMUM FROM FACE OF CURB) (SEE DETAIL, SHEET C-5)
 - PROPOSED FDOT TYPE "F" CURB AND GUTTER (SEE DETAIL, SHEET C-5)
 - PROPOSED SIDEWALK AT BUILDING-WEST (SEE DETAIL, SHEET C-5)
 - PROPOSED SIDEWALK AT BUILDING-NORTH (SEE DETAIL, SHEET C-5)
 - PROPOSED 5' WIDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C-5)
 - CONNECT TO EXISTING SIDEWALK (CONNECT AT NEAREST EXISTING JOINT)
 - TRANSITION CURB DOWN AT 4:1 IN THIS AREA
 - EXISTING 5' WIDE CONCRETE SIDEWALK
 - EXISTING 8' WIDE CONCRETE SIDEWALK
 - EXISTING TRAFFIC SIGNAL POLES
 - 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)
 - PROPOSED 8' WIDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C-5)
 - PROPOSED 6' WIDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C-5)
 - PROPOSED FLARED DRIVEWAY PER FDOT STANDARD PLAN INDEX 515 (2017-2018) (SEE DETAIL, SHEET C-5) (INCLUDE ALL REQUIRED EXPANSION JOINTS)
 - PROPOSED TRANSFORMER PAD LOCATION (SEE SITE ELECTRICAL PLAN FOR EXACT LOCATION AND ADDITIONAL INFORMATION)
 - PROPOSED 12" WHITE THERMOPLASTIC CROSSWALK STRIPING AT 6" ON CENTER
 - PROPOSED RIGHT-OF-WAY DEDICATION LINE (SEE PLAN FOR DIMENSIONS)
 - PROPOSED BICYCLE RACK w/ ROOM FOR 6 BIKES (MADRAX, U190, POWDER COATED, BLACK) (ON 7'x10' CONCRETE PAD) (CONCRETE TO MATCH SIDEWALK CONCRETE) (INCLUDE EXPANSION JOINT BETWEEN SIDEWALK CONCRETE AND PAD CONCRETE)
 - EXISTING 6' HIGH VINYL FENCE
 - CURB REVEAL VARIES FROM 0" TO 6" OVER THIS 20' LONG AREA
 - PROPOSED HANDICAP SIGN MOUNTED ON BUILDING (TYP-2) (SEE DETAIL, SHEET C-5)
 - PROPOSED EV CHARGING SPACES (FIVE TOTAL) (SEE SEPARATE SITE ELECTRICAL PLANS)
 - INCLUDE R3-5R "RIGHT TURN ONLY" SIGN

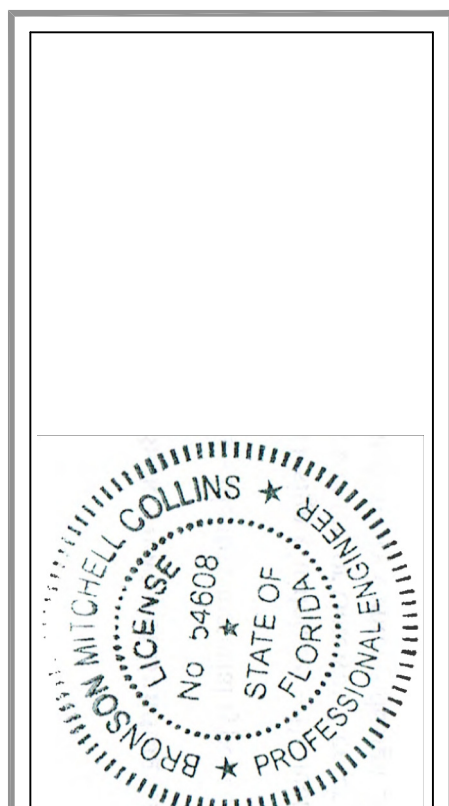
33. PROPOSED LIGHTPOLE (SEE SITE LIGHTING/ELECTRICAL PLAN FOR ADDITIONAL INFORMATION) (TO BE DESIGNED AND PERMITTED SEPARATELY)

NOTE:
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REV/DATE	BY
5-5-24	M.C.
AS PER CITY	--
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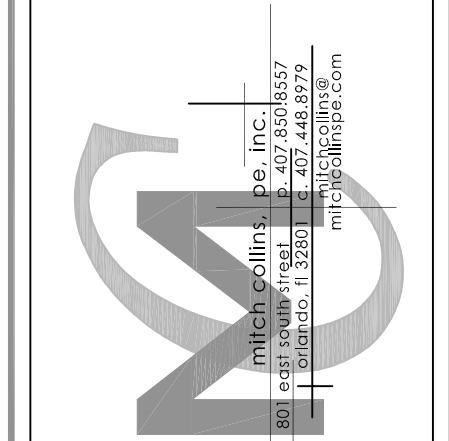
SITE LAYOUT PLAN FOR VERAX AT LAKEMONT

1871 ALOMA AVENUE
WINTER PARK, FLORIDA

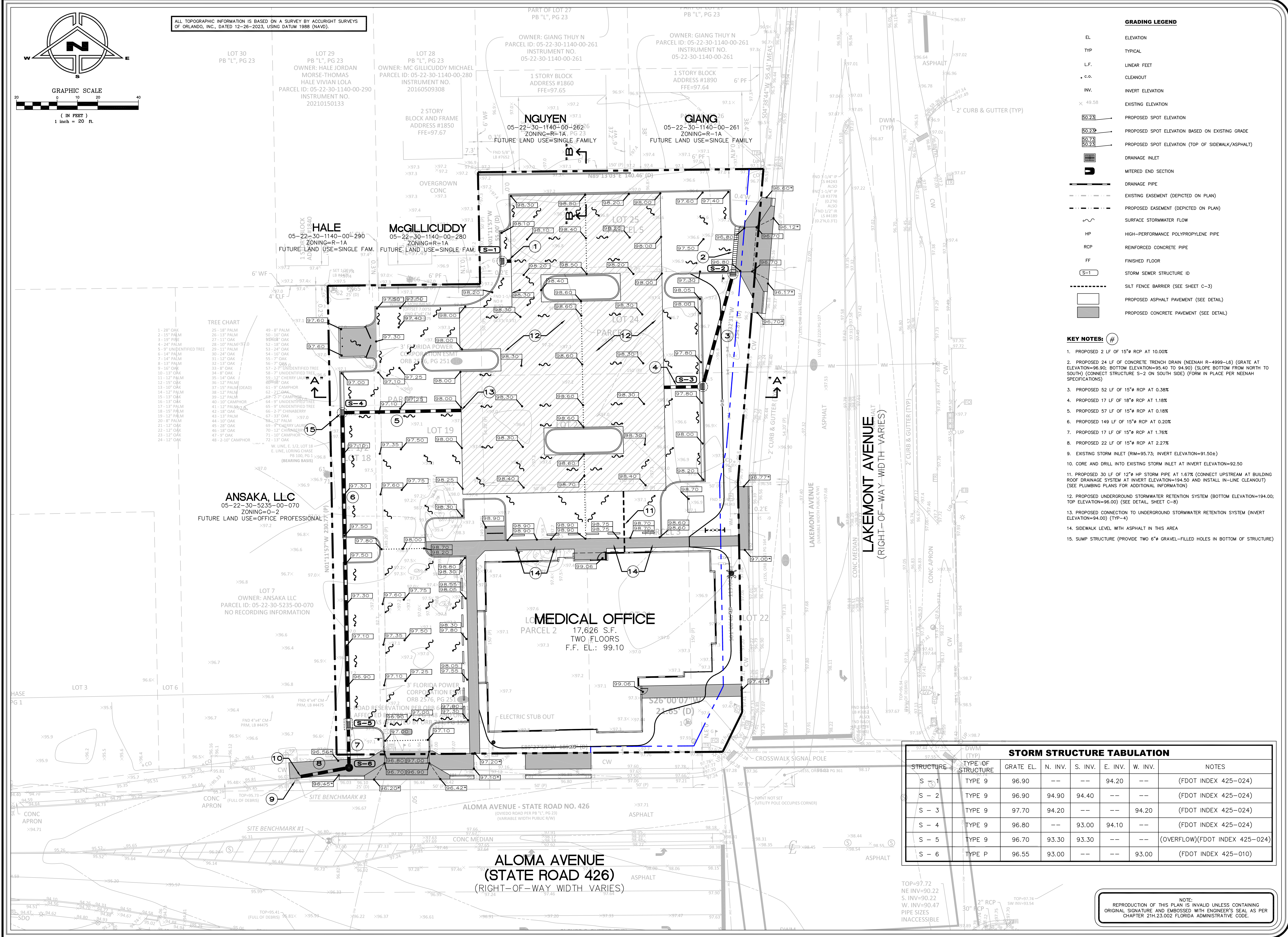


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MITCHELL COLLINS, P.E. # 54808
STATE OF FLORIDA, C.A.# 9523



DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	12-27-23
SCALE:	1" = 20'
JOB NO:	223-038
SHEET NO:	C-1 OF C-8



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	PROPOSED SPOT ELEVATION (TOP OF SIDEWALK/ASPHALT)
50.23	
[Symbol]	DRAINAGE INLET
[Symbol]	MITERED END SECTION
[Symbol]	DRAINAGE PIPE
[Symbol]	EXISTING EASEMENT (DEPICTED ON PLAN)
[Symbol]	PROPOSED EASEMENT (DEPICTED ON PLAN)
[Symbol]	SURFACE STORMWATER FLOW
HP	HIGH-PERFORMANCE POLYPROPYLENE PIPE
RCP	REINFORCED CONCRETE PIPE
FF	FINISHED FLOOR
S-1	STORM SEWER STRUCTURE ID
[Symbol]	SILT FENCE BARRIER (SEE SHEET C-3)
[Symbol]	PROPOSED ASPHALT PAVEMENT (SEE DETAIL)
[Symbol]	PROPOSED CONCRETE PAVEMENT (SEE DETAIL)

- KEY NOTES:**
- PROPOSED 2 LF OF 15" RCP AT 10.00%
 - PROPOSED 24 LF OF CONCRETE TRENCH DRAIN (NEENAH R-4999-16) (GRATE AT ELEVATION=96.90; BOTTOM ELEVATION=95.40 TO 94.90) (SLOPE BOTTOM FROM NORTH TO SOUTH) (CONNECT STRUCTURE S-2 ON SOUTH SIDE) (FORM IN PLACE PER NEENAH SPECIFICATIONS)
 - PROPOSED 52 LF OF 15" RCP AT 0.38%
 - PROPOSED 17 LF OF 18" RCP AT 1.18%
 - PROPOSED 57 LF OF 15" RCP AT 0.18%
 - PROPOSED 149 LF OF 15" RCP AT 0.20%
 - PROPOSED 17 LF OF 15" RCP AT 1.76%
 - PROPOSED 22 LF OF 15" RCP AT 2.27%
 - EXISTING STORM INLET (RM=95.73; INVERT ELEVATION=91.50±)
 - CORE AND DRILL INTO EXISTING STORM INLET AT INVERT ELEVATION=92.50
 - PROPOSED 30 LF OF 12" HP STORM PIPE AT 1.67% (CONNECT UPSTREAM AT BUILDING ROOF DRAINAGE SYSTEM AT INVERT ELEVATION=194.50 AND INSTALL IN-LINE CLEANOUT) (SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION)
 - PROPOSED UNDERGROUND STORMWATER RETENTION SYSTEM (BOTTOM ELEVATION=194.00; TOP ELEVATION=96.00) (SEE DETAIL, SHEET C-B)
 - PROPOSED CONNECTION TO UNDERGROUND STORMWATER RETENTION SYSTEM (INVERT ELEVATION=94.00) (TYP-4)
 - SIDEWALK LEVEL WITH ASPHALT IN THIS AREA
 - SUMP STRUCTURE (PROVIDE TWO 6" GRAVEL-FILLED HOLES IN BOTTOM OF STRUCTURE)

STORM STRUCTURE TABULATION							
STRUCTURE	TYPE OF STRUCTURE	GRATE EL.	N. INV.	S. INV.	E. INV.	W. INV.	NOTES
S - 1	TYPE 9	96.90	--	--	94.20	--	(FDOT INDEX 425-024)
S - 2	TYPE 9	96.90	94.90	94.40	--	--	(FDOT INDEX 425-024)
S - 3	TYPE 9	97.70	94.20	--	--	94.20	(FDOT INDEX 425-024)
S - 4	TYPE 9	96.80	--	93.00	94.10	--	(FDOT INDEX 425-024)
S - 5	TYPE 9	96.70	93.30	93.30	--	--	(OVERFLOW)(FDOT INDEX 425-024)
S - 6	TYPE P	96.55	93.00	--	--	93.00	(FDOT INDEX 425-010)

NOTE:
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REV/DATE	BY
5-5-24	M.C.
AS PER CITY	--
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GRADING AND DRAINAGE PLAN

FOR
VERAX AT LAKEMONT

1871 ALOMA AVENUE
WINTER PARK, FLORIDA

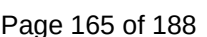
THIS PLAN AND ANY OTHER PLANS, SPECIFICATIONS, AND NOTES SHALL BE READ AND UNDERSTOOD IN CONNECTION WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AND THE STANDARD DRAWINGS FOR PUBLIC WORKS, LATEST EDITION, BOTH AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, FLORIDA, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION, AND THE STANDARD DRAWINGS FOR PUBLIC WORKS, LATEST EDITION, BOTH AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS, FLORIDA.

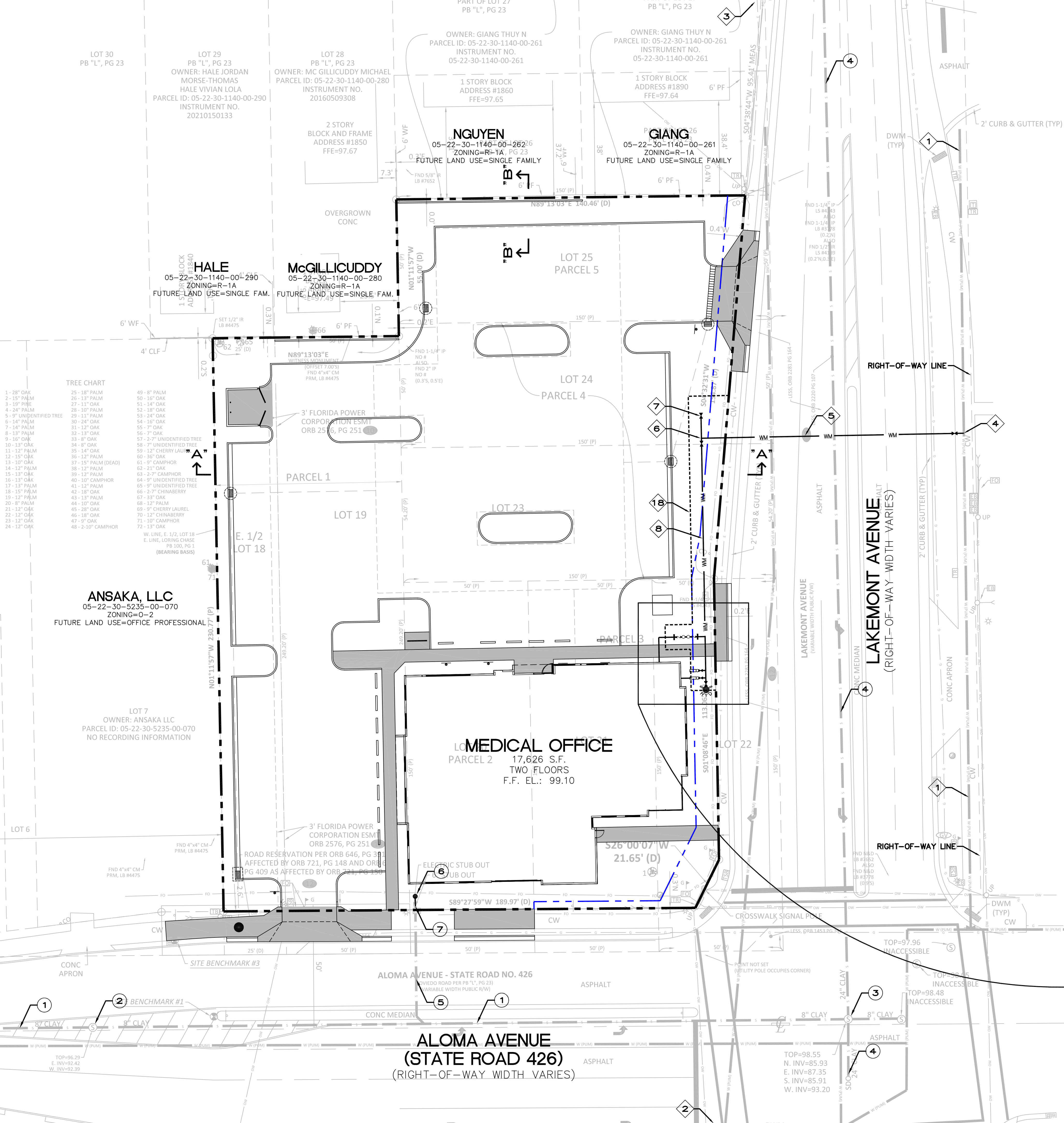
DATE: _____

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

PROFESSIONAL ENGINEER

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	12-27-23
SCALE:	1" = 20'
JOB NO:	223-038
SHEET NO:	C-2 OF C-8



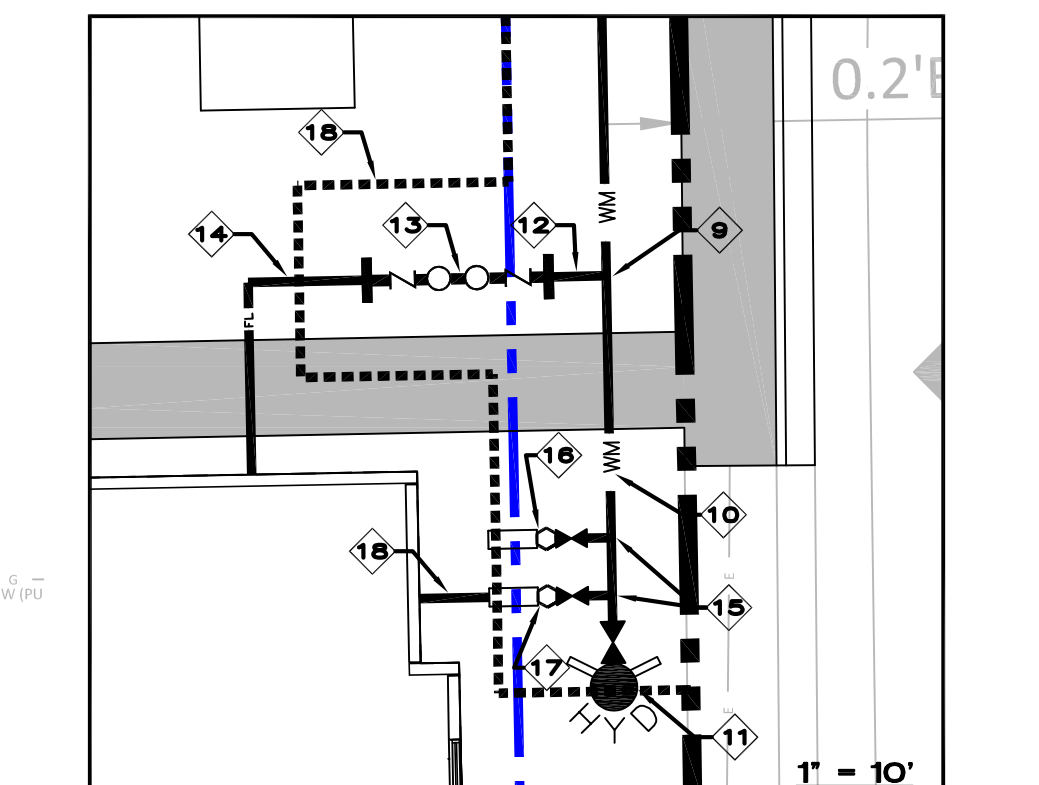


KEY NOTES (WATER): 

1. EXISTING 12"ø AC WATER MAIN
2. EXISTING FIRE HYDRANT (ABOUT 20 FEET OFF PAGE TO SOUTH)
3. EXISTING FIRE HYDRANT (ABOUT 70 FEET OFF PAGE TO NORTH)
4. PROPOSED 12"x8" WET TAP (BY CONTRACTOR) (INCLUDE 8" GATE VALVE) (SEE DETAIL, SHEET C-6) (REPAIR AFFECTED SIDEWALK IN THIS AREA)
5. PROPOSED 105 LF OF 8"ø HDPE WATER MAIN (DIRECTIONAL DRILL)
6. PROPOSED 8" TEE (INCLUDE 8" GATE VALVE ON SOUTH SIDE) (SEE DETAIL, SHEET C-6)
7. PROPOSED 8 LF OF 8"ø PVC WATER MAIN WITH BLOW-OFF VALVE AT END (SEE DETAIL, SHEET C-7)
8. PROPOSED 77 LF OF 8"ø PVC WATER MAIN (FROM TEE TO TEE)
9. PROPOSED 8" TEE
10. PROPOSED 20 LF (TO HYDRANT) OF 8"ø PVC WATER MAIN
11. PROPOSED FIRE HYDRANT ASSEMBLY (SEE DETAIL, SHEET C-7)
12. PROPOSED 3 LF OF 8"ø PVC WATER MAIN
13. PROPOSED 8" DDCAV (POINT OF SERVICE AND FDC) (SEE DETAIL, SHEETS C-6 AND C-8) (SEE SEPARATE PLANS BY FIRE ENGINEER TO CONFIRM SIZE BEFORE ORDERING)
14. PROPOSED 16 LF (TO BUILDING) OF 8"ø PVC FIRE LINE (C-900, DR-14, PC-200) (SEE SEPARATE PLANS BY FIRE ENGINEER TO CONFIRM SIZE BEFORE ORDERING)
15. PROPOSED 8"x4"x8" TEES WITH 4"x2" REDUCERS
16. PROPOSED 1" IRRIGATION METER (BY CITY) w/ 1.5" RPBFP (BY CONTRACTOR) (SEE DETAIL, SHEET C-6)
17. PROPOSED 2" DOMESTIC METER (BY CITY) w/ 2.5" RPBFP (BY CONTRACTOR) (SEE DETAIL, SHEET C-6)
18. PROPOSED 4 LF OF 2.5"ø POLY DOMESTIC SERVICE
19. PROPOSED UTILITY EASEMENT

KEY NOTES (SEWER): 

1. EXISTING 8"Ø SANITARY MAIN
2. EXISTING SANITARY MANHOLE (RIM=96.29; E. INVERT=92.42; W. INVERT=92.39)
3. EXISTING SANITARY MANHOLE (RIM=98.55; N. INVERT=85.93; S. INVERT=85.91; E. INVERT=87.35; W. INVERT=93.20)
4. EXISTING 24"Ø SANITARY MAIN
5. EXISTING 6"Ø SANITARY LATERAL
6. PROPOSED IN-LINE CLEANOUT AT INV. EL. 94.50 (SEE DETAIL, SHEET C-8) AND 5 LF OF 6"Ø PVC SANITARY LINE AT 1.00% MINIMUM
7. CONNECT TO EXISTING SANITARY LATERAL AT STUBOUT (INVERT ELEVATION=94.00+)

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UTILITY PLAN
FOR
VERAX AT LAKEMONT

1871 ALOMA AVENUE
WINTER PARK, FLORIDA

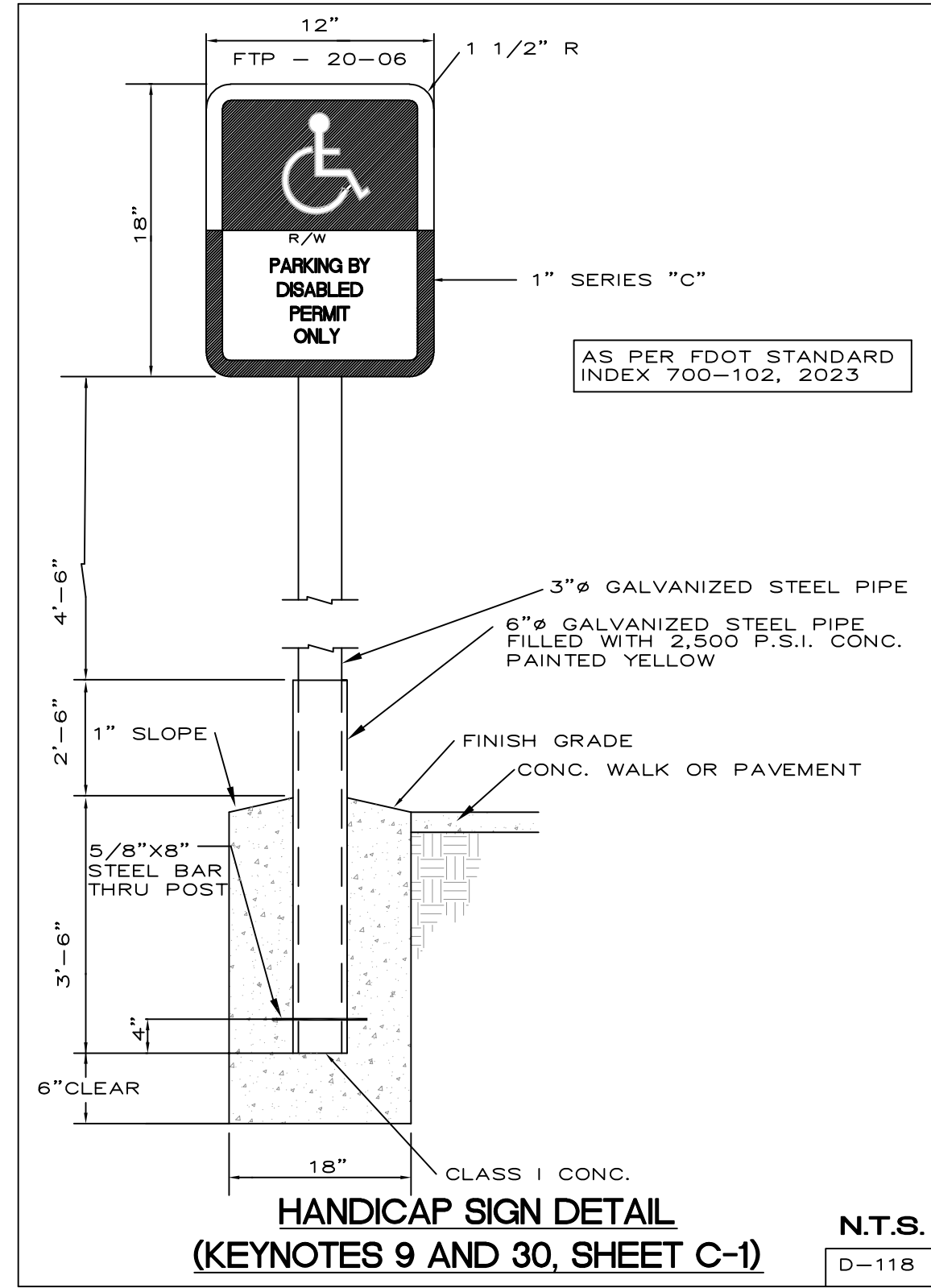
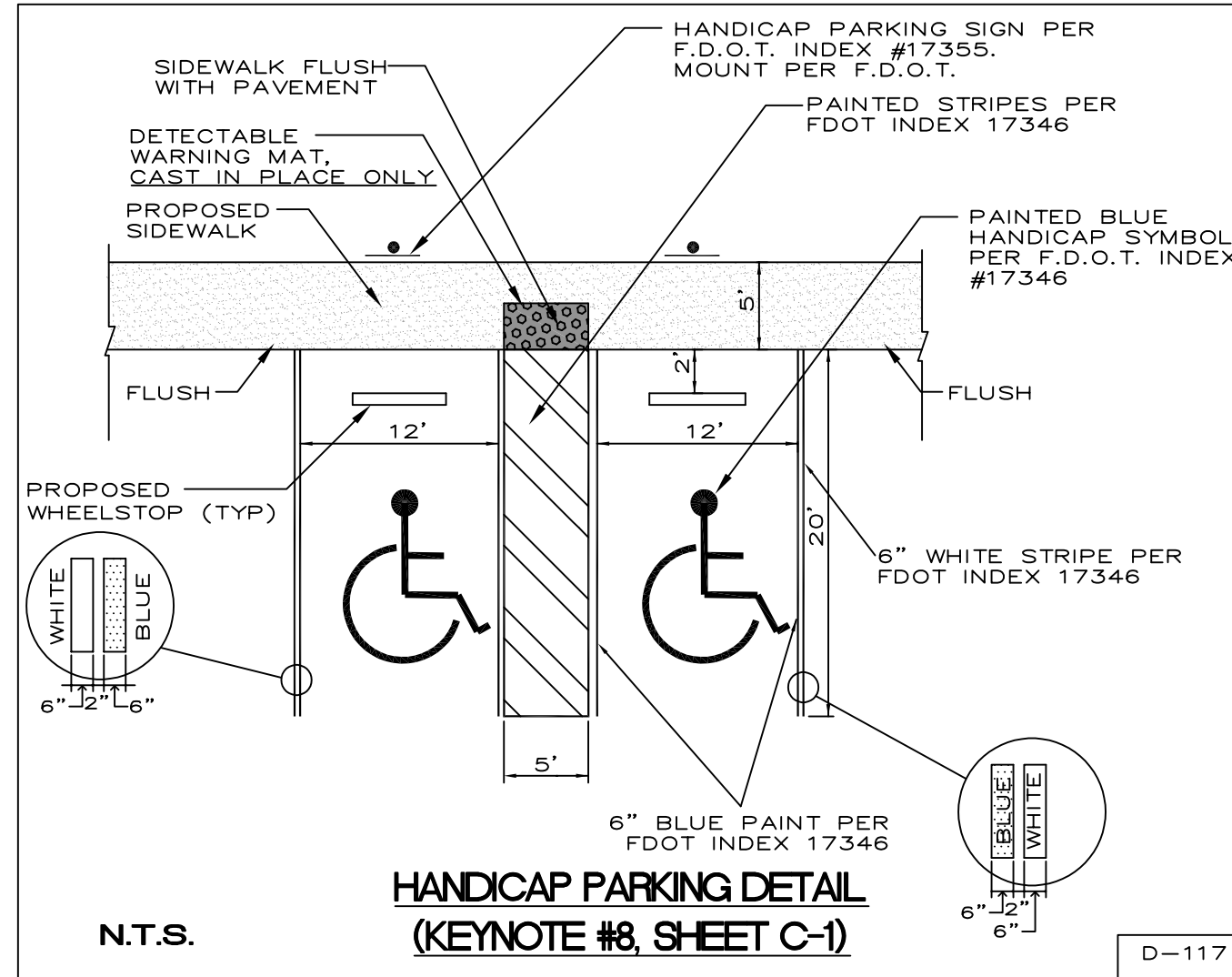
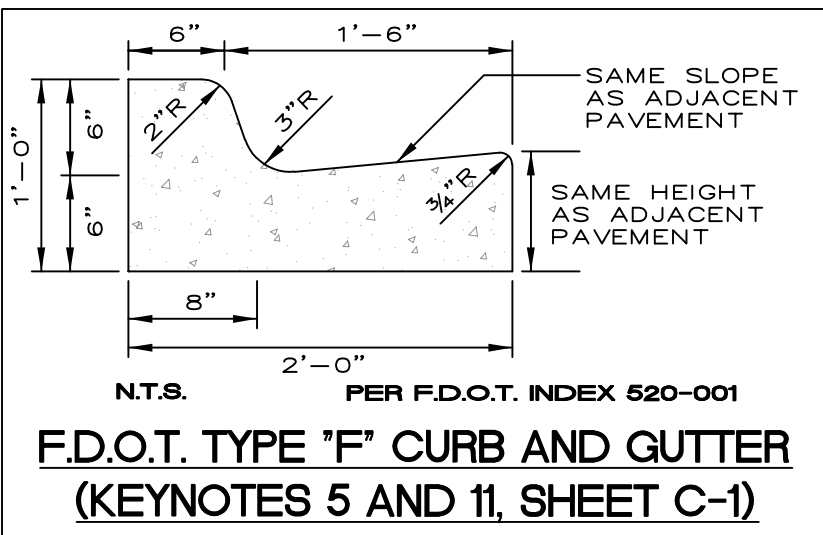
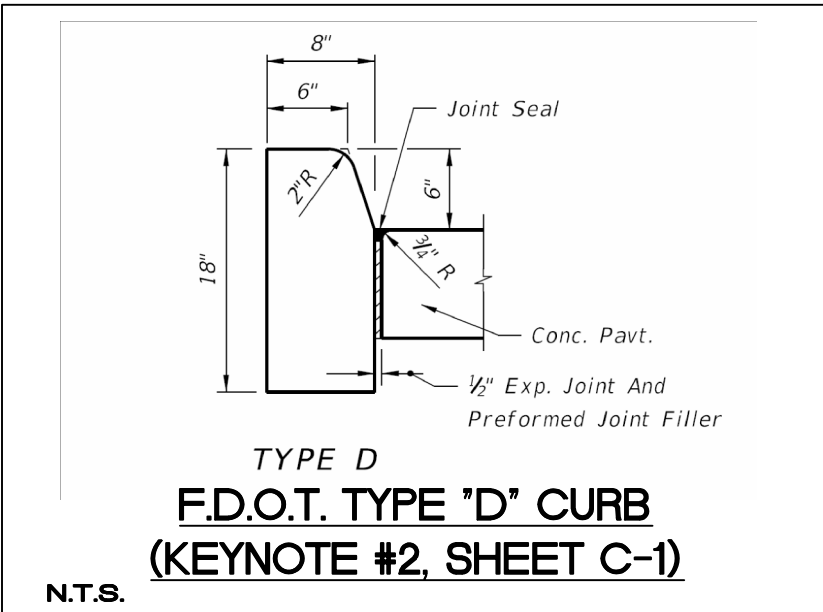
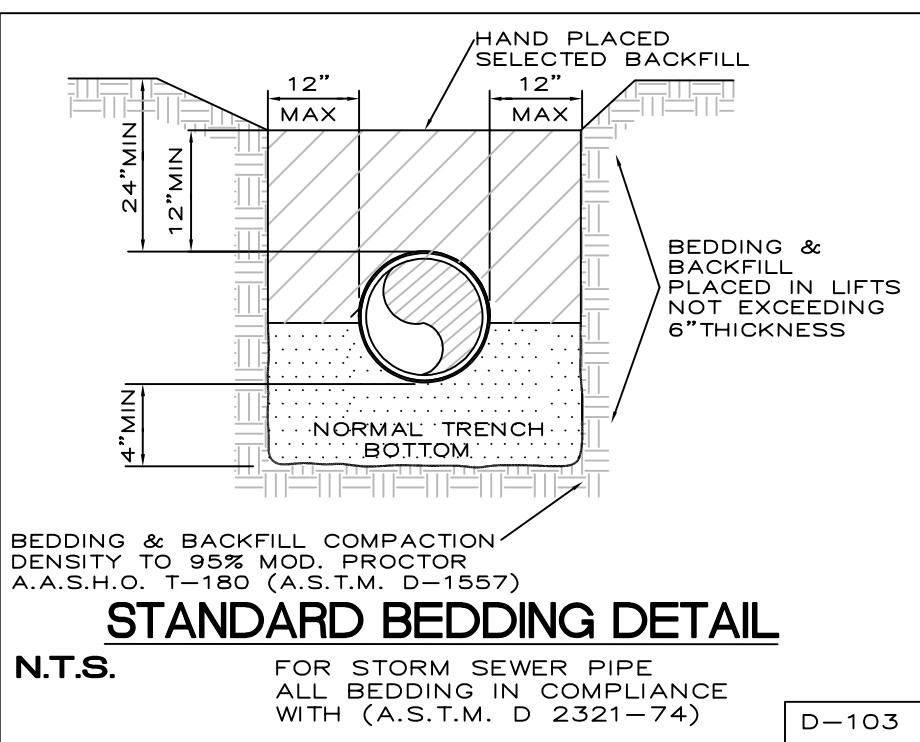
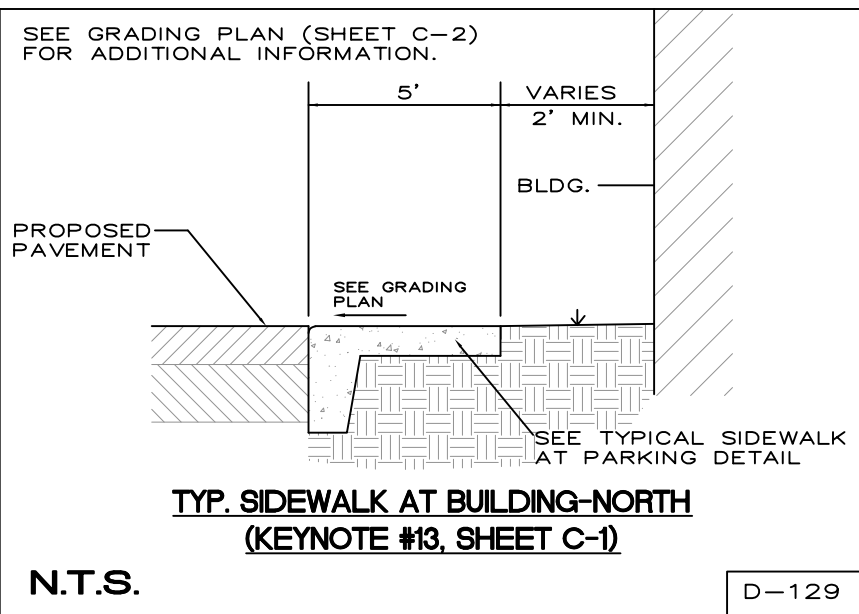
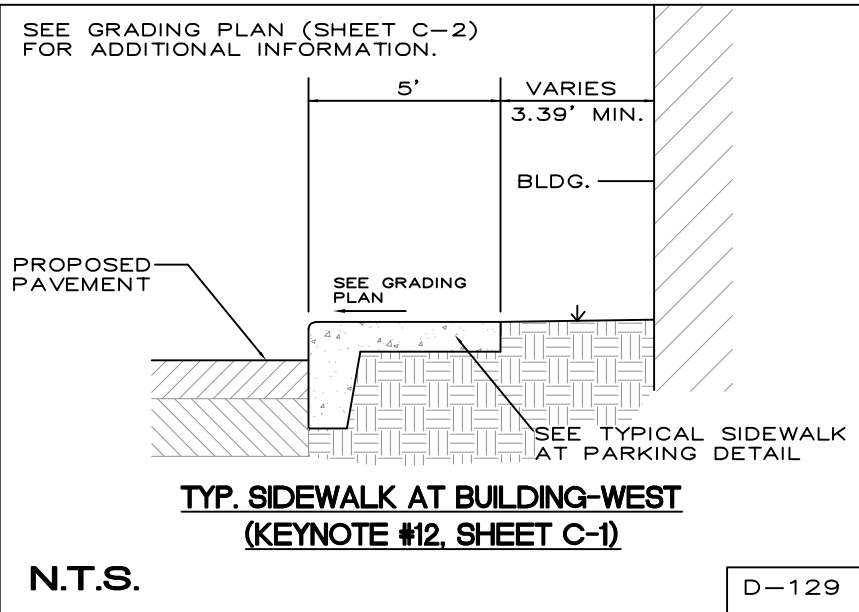
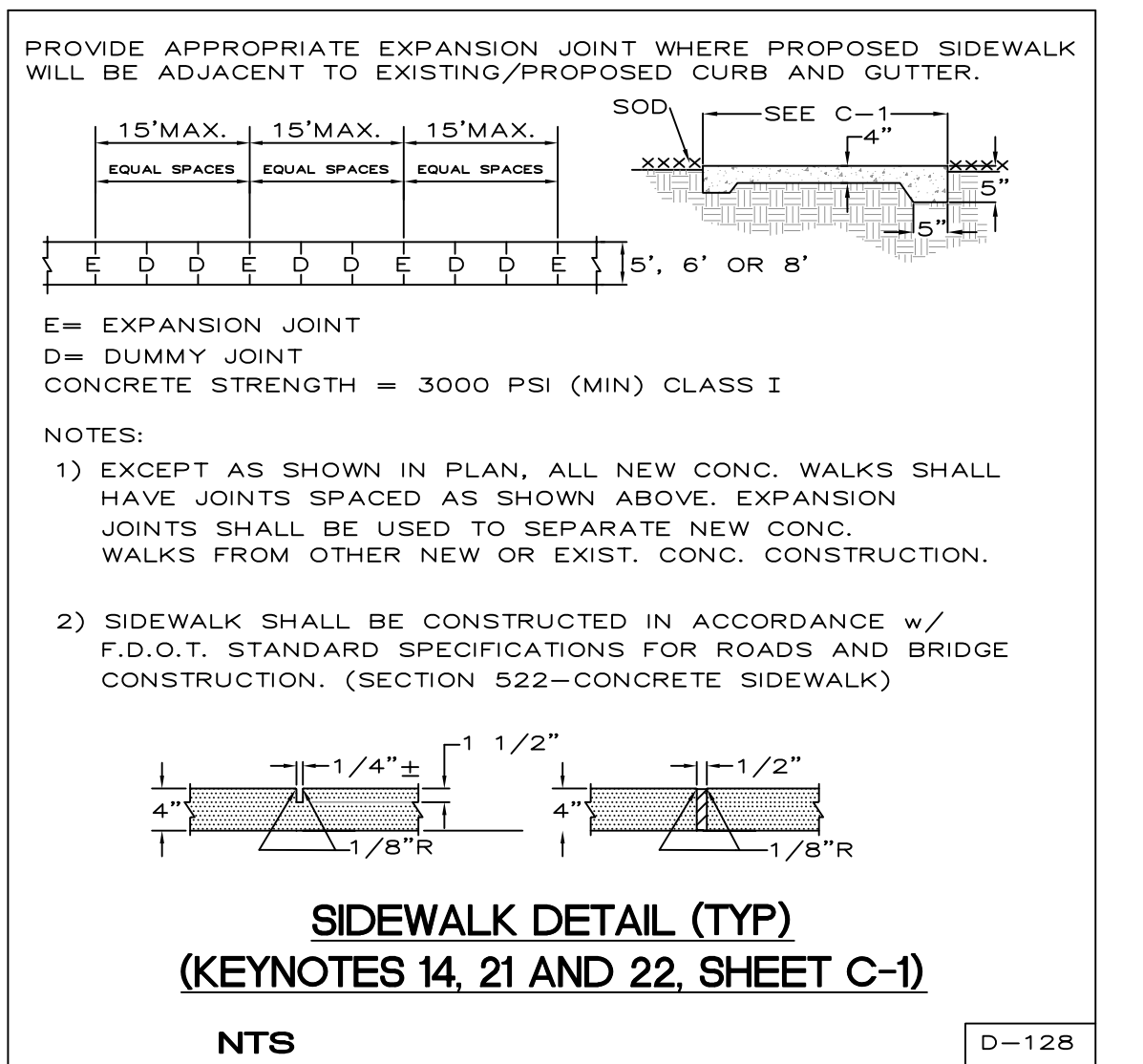
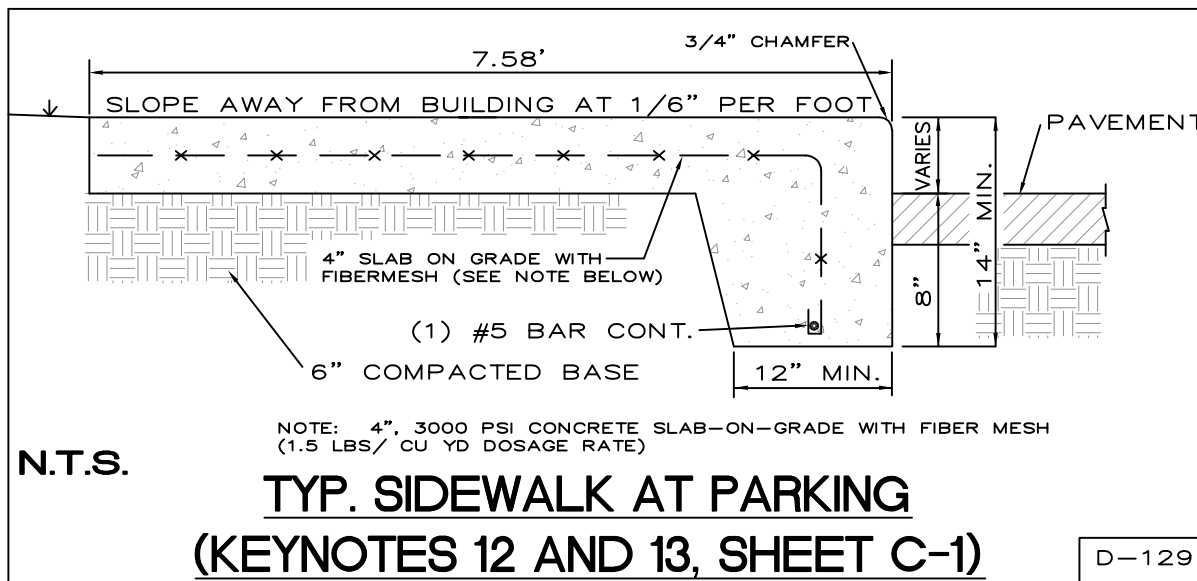
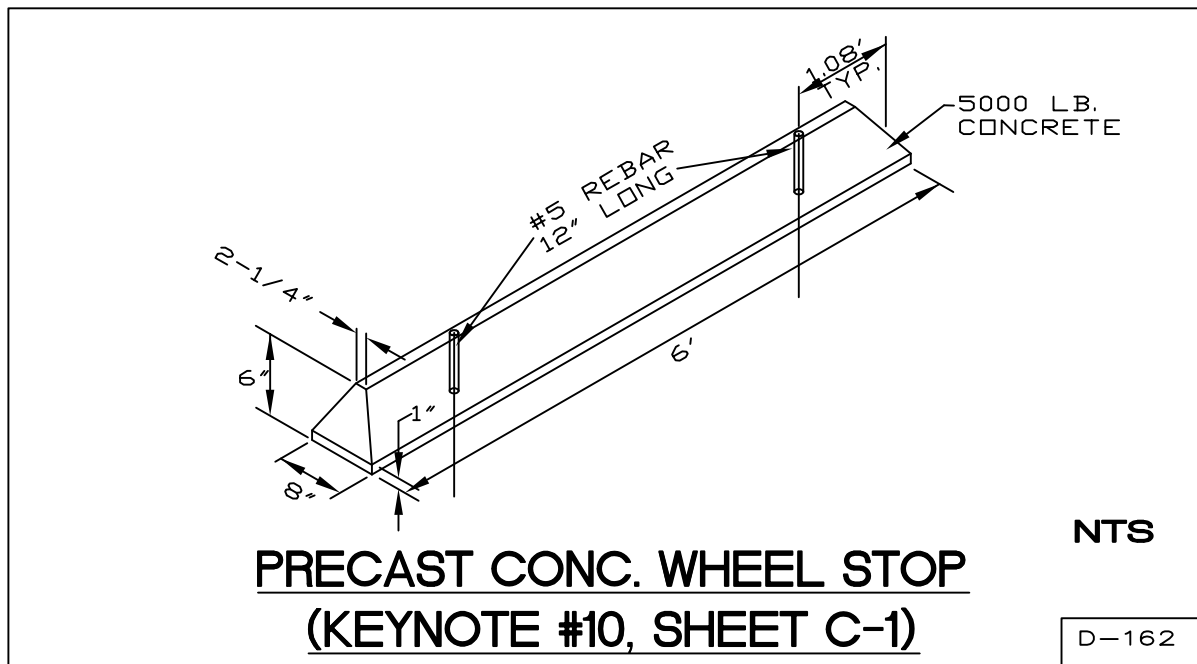
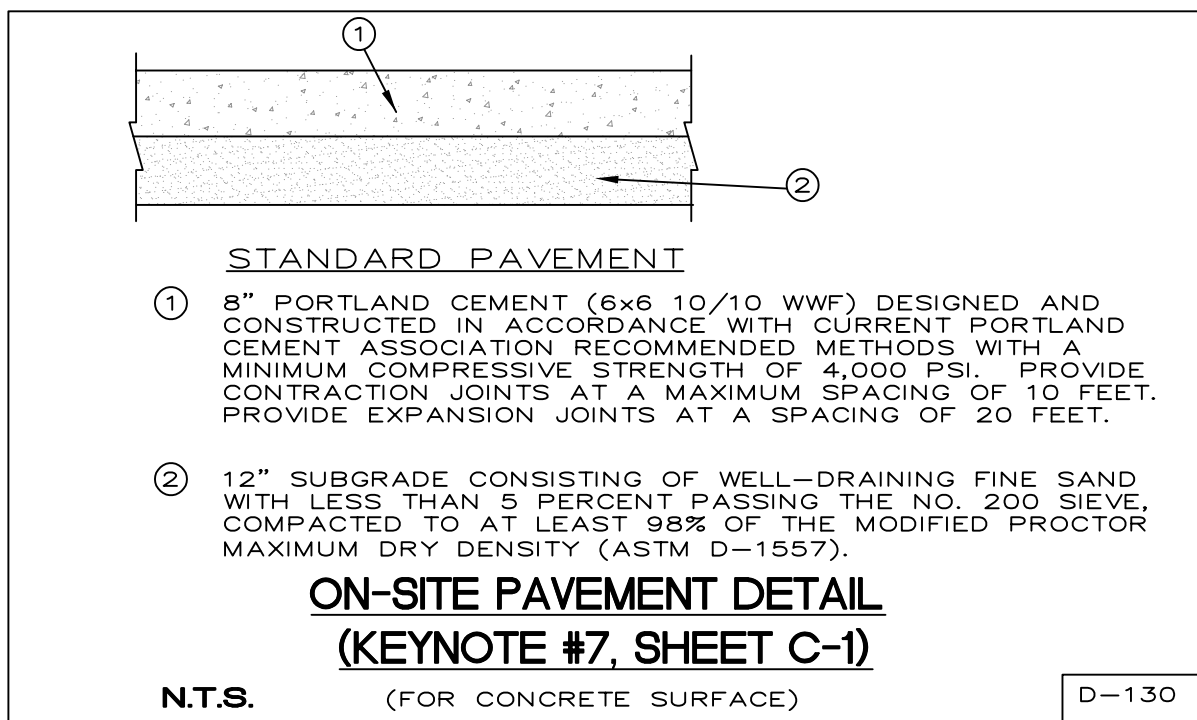
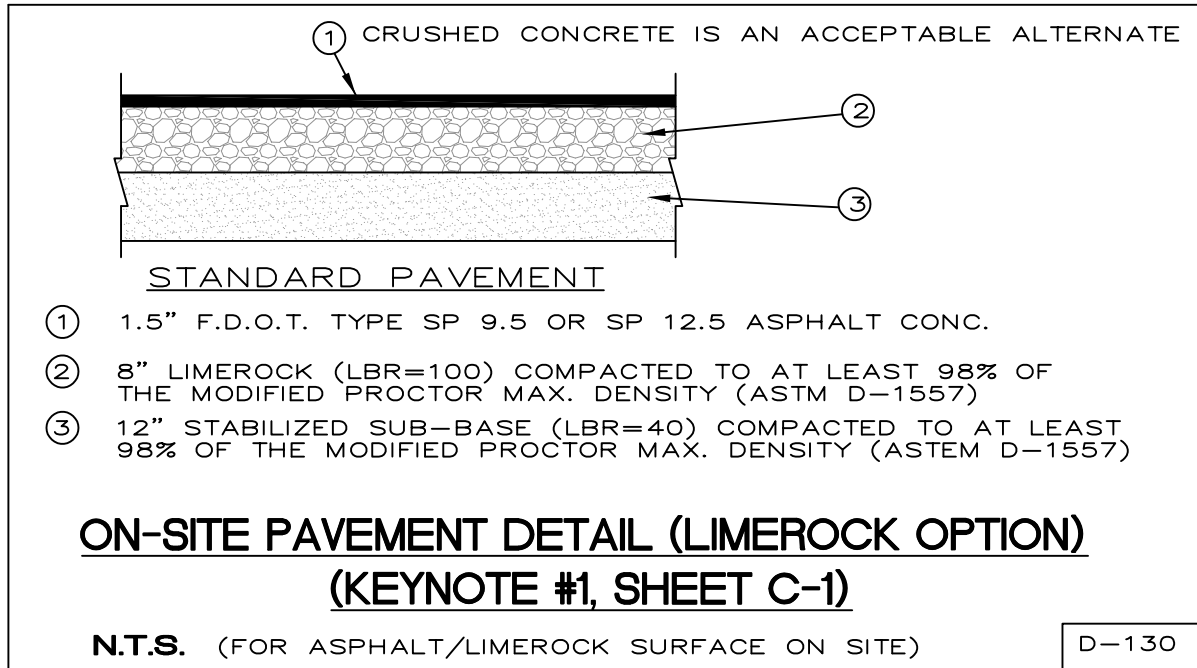
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AND THE SIGNATURE IS EMBEDDED IN
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ON ANY ELECTRONIC COPIES.

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

DATE _____


mitch collins, p.e. inc.
10000 W. 11th Ave., Suite 100
Miami, FL 33150
800-368-6888 / 305-273-4688 FAX
mitch@mitchepe.com

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	12-27-23
SCALE:	1" = 20'
JOB NO:	223-038
SHEET NO:	C-4 OF C-8



Footnotes:

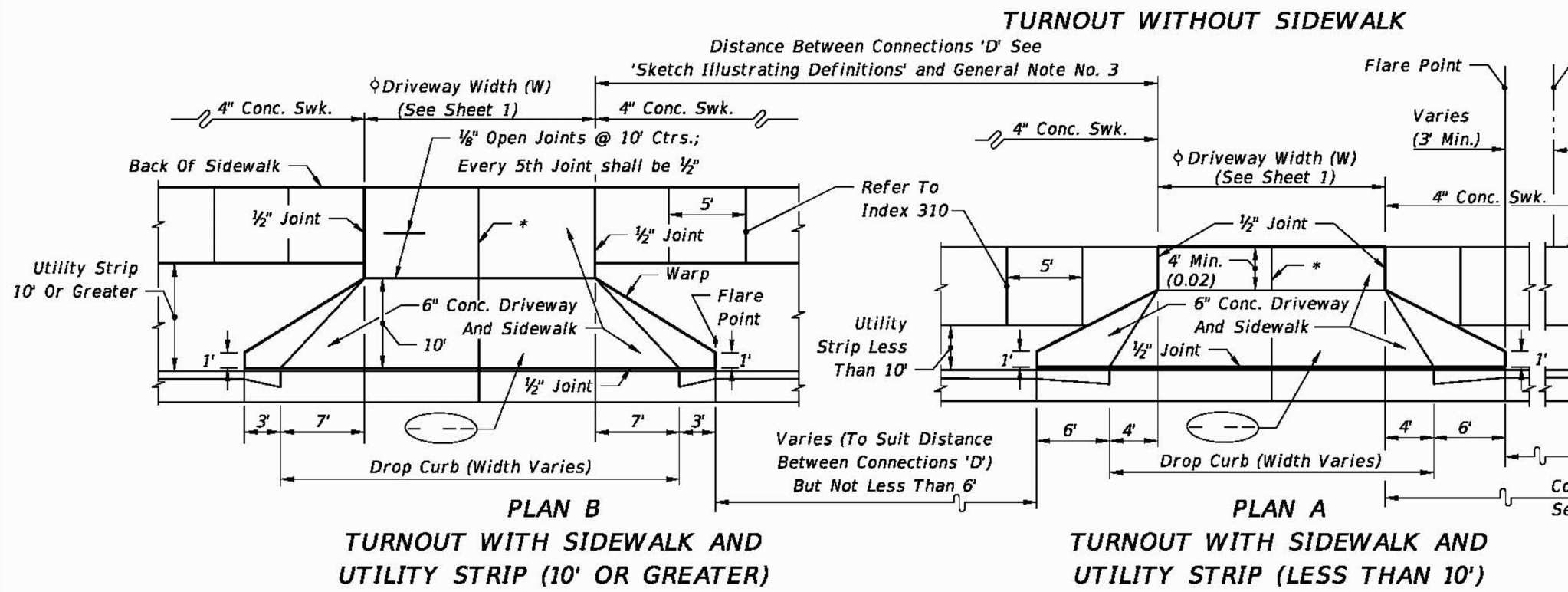
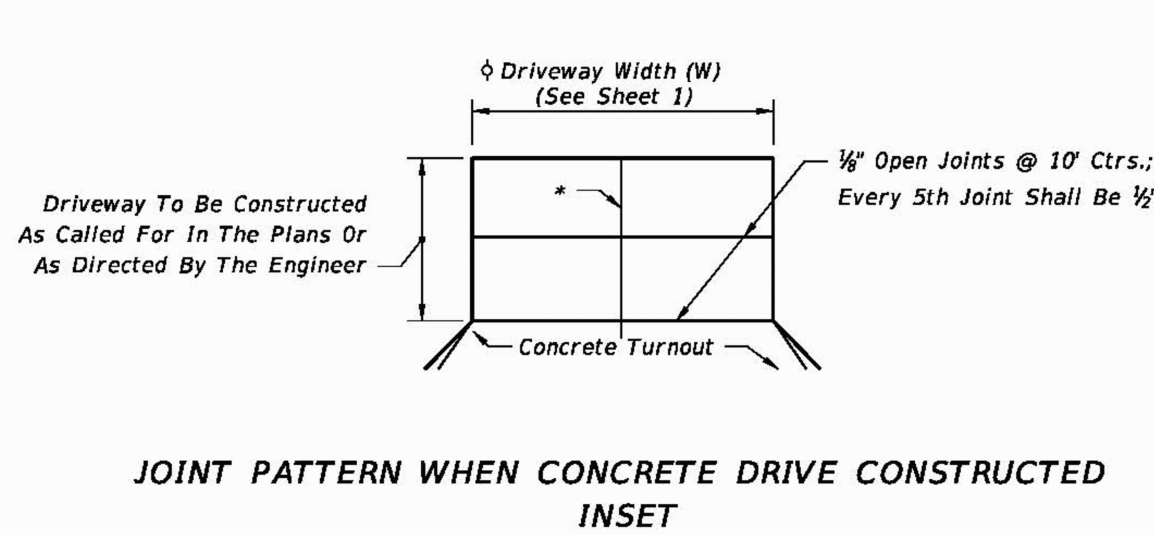
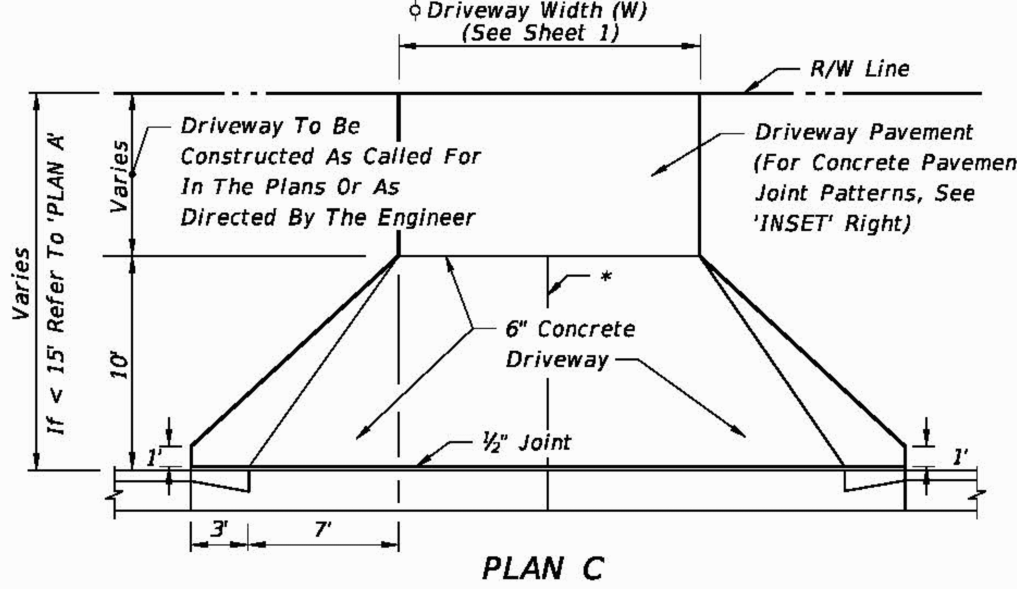
All 1/2" joints shall be constructed with preformed joint filler.

* 1/2" Open joints placed at equal (20' max.) intervals for driveways over 20' wide. Joints in curb and gutter to match joints in driveways.

Δ When connecting to side road curb and gutter sections, the no drop curb limits should extend back to the side road radius point. With or without curb and gutter, no driveway should encroach on the corner radius.

φ Driveways (6" concrete) shall be of a uniform width (W) to the right of way line.

○ Alpha-numeric identification of a flared driveway type specifically called for in the plans, see sheets 3 and 4.



SPECIAL NOTES FOR CURBED ROADWAYS - FLARED TURNOUTS

- Drop curb, concrete sidewalks (6" thick) and driveways (6" thick) shall meet Specification Sections 520 and 522. The driveway foundation shall meet the requirements of Subarticle 522-4.
- For details of drop curb and sidewalk curb ramps refer to Indexes 300 and 304 respectively.
- Where turnouts are constructed within existing curb and gutter, the existing curb and gutter shall be removed either to the nearest joint beyond the flare point or to the extent that no remaining section is less than 3' long; and, drop curb constructed in accordance with Notes Nos. 1 and 2.
- For turnouts with radial returns see the requirements under the "Summary Of Geometric Requirements For Turnouts", the "General Notes", the details of "Flared Shoulder Roadway-Turnout Construction" and the detail of "Limits Of Clearing & Grubbing, Stabilization And Base At Intersections".
- Maintenance of pavement shall extend out to the right of way or 2' beyond the back of sidewalk, whichever distance is less.
- The maintenance and operation of highway lighting, traffic signals, associated equipment, and other necessary devices shall be the responsibility of a public agency.
- All pavement markings on the State highways, including acceleration and deceleration lane markings, and signing installed for the operation of the State highway shall be maintained by the Department.
- All signing and marking installed for the operation of the connection (such as stop bars and stop signs for the connection) shall be the responsibility of the permittee.
- All sidewalk surfaces crossing driveways with a cross slope shown in this Index to be 0.02 shall be 0.02 Maximum.

DESIGN NOTES FOR CURBED ROADWAY - FLARED TURNOUTS

- Driveways indicated as 'Adverse Applications' are those with slopes that can cause overhang drag for representative standard passenger vehicles under fully loaded conditions; or, those with slopes that can cause drivers who are leaving the roadway to slow or pause to the extent that traffic demand volumes will be impeded.
- Driveways indicated as 'Marginal Applications' are those with slopes that can cause overhang drag for representative standard passenger vehicles under fully loaded conditions when the driveway is located on the low side of fully super-elevated roadways.
- Driveways indicated as 'General Applications' are those with slopes that can readily accommodate representative standard passenger vehicles and those that can accommodate representative standard trucks, vans, buses and recreational vehicles operating under normal crown and super-elevation conditions.
- The standard flared driveways on this Index may not accommodate vehicles with low beds, low undercarriage or low appendage features. Where such vehicles are design vehicles, driveways shall have site specific flare designs or Category III designs.
- When specific flare type driveways shall be constructed, the type shall be designated in the plans using the assigned alpha-numeric designation.

CURBED ROADWAY - FLARED TURNOUTS

LAST REVISION	DESCRIPTION:	FY 2017-18	TURNOUTS AND DRIVEWAYS	INDEX NO.	SHEET NO.
11/01/16		DESIGN STANDARDS		515	2 of 7

NOTE:
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2	2
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DETAILS AND NOTES
FOR
VERAX AT LAKEMONT
WINTER PARK, FLORIDA
1871 ALOMA AVENUE

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MICHAEL COLLINS & ASSOCIATES, P.A.
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DATE

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	12-27-23
SCALE:	N.T.S.
JOB NO:	223-038
SHEET NO:	C-5 OF C-8

[illegible]

DETAILS AND NOTES

FOR

VERAX AT LAKE MONT

WINTER PARK, FLORIDA

1871 ALOMA AVENUE

A circular professional engineer seal for the State of Florida. The outer ring contains the text "BRONSON MITCHELL COLLINS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. The inner circle contains the text "LICENSE" at the top, "No 34608" in the center, and "STATE OF FLORIDA" at the bottom, also separated by two stars.

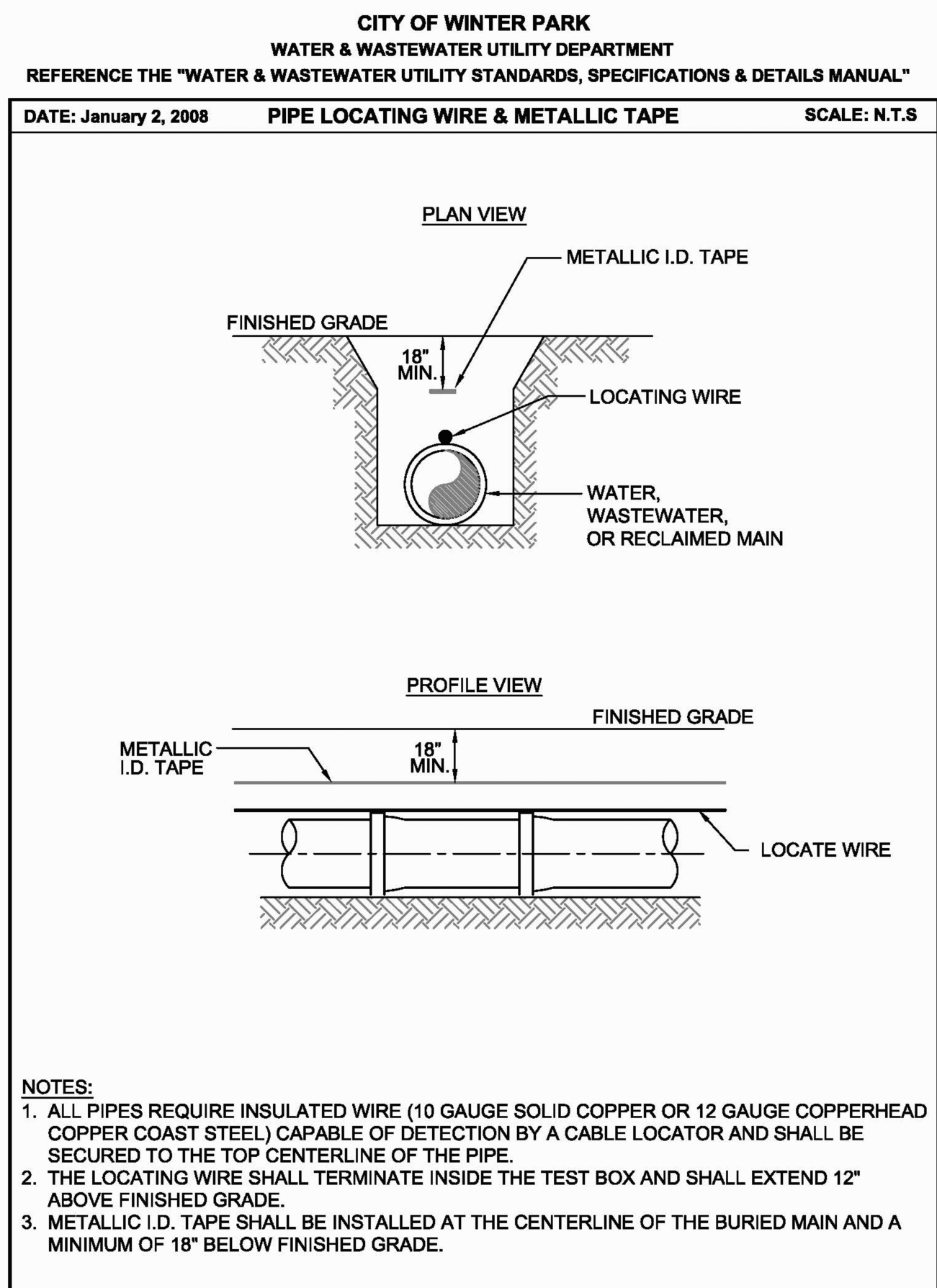
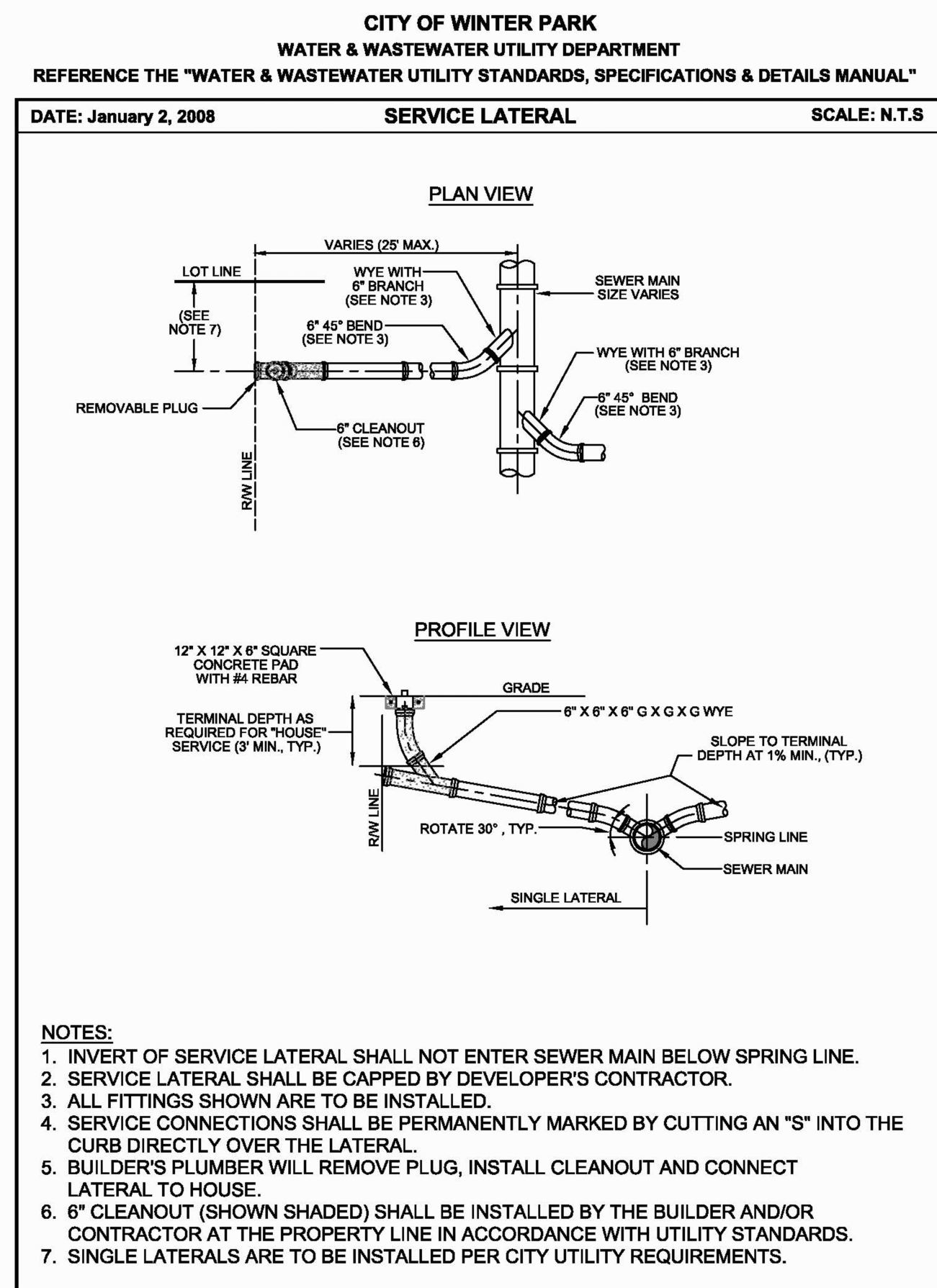
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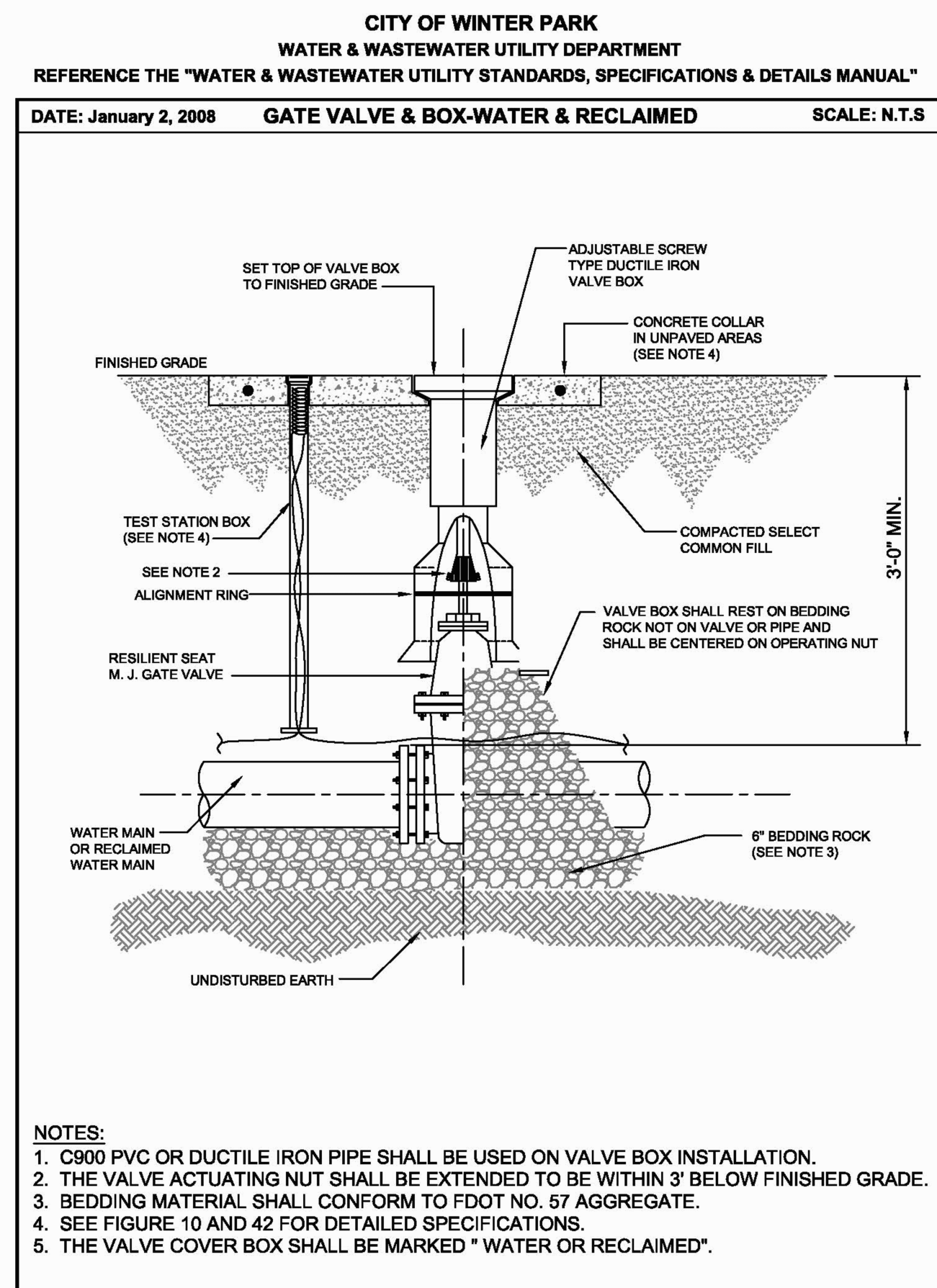
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CHECKED BY:	M.C.
DATE:	12-27-23
SCALE:	N.T.S.
JOB NO:	223-038
SHEET NO:	C-6 OF C-8

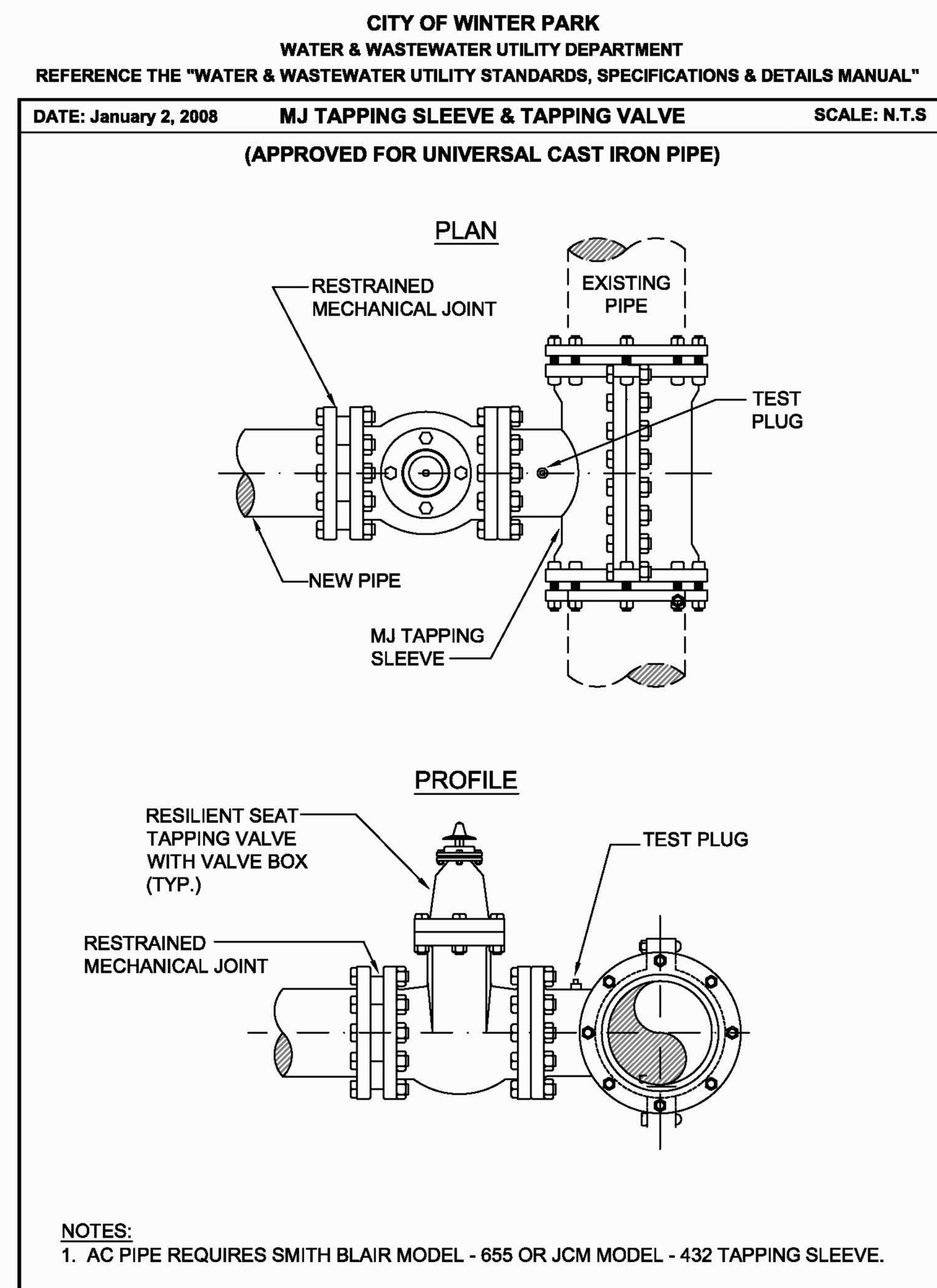
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**FIGURE 3**

FIGURE



FIGURE



FIGURE

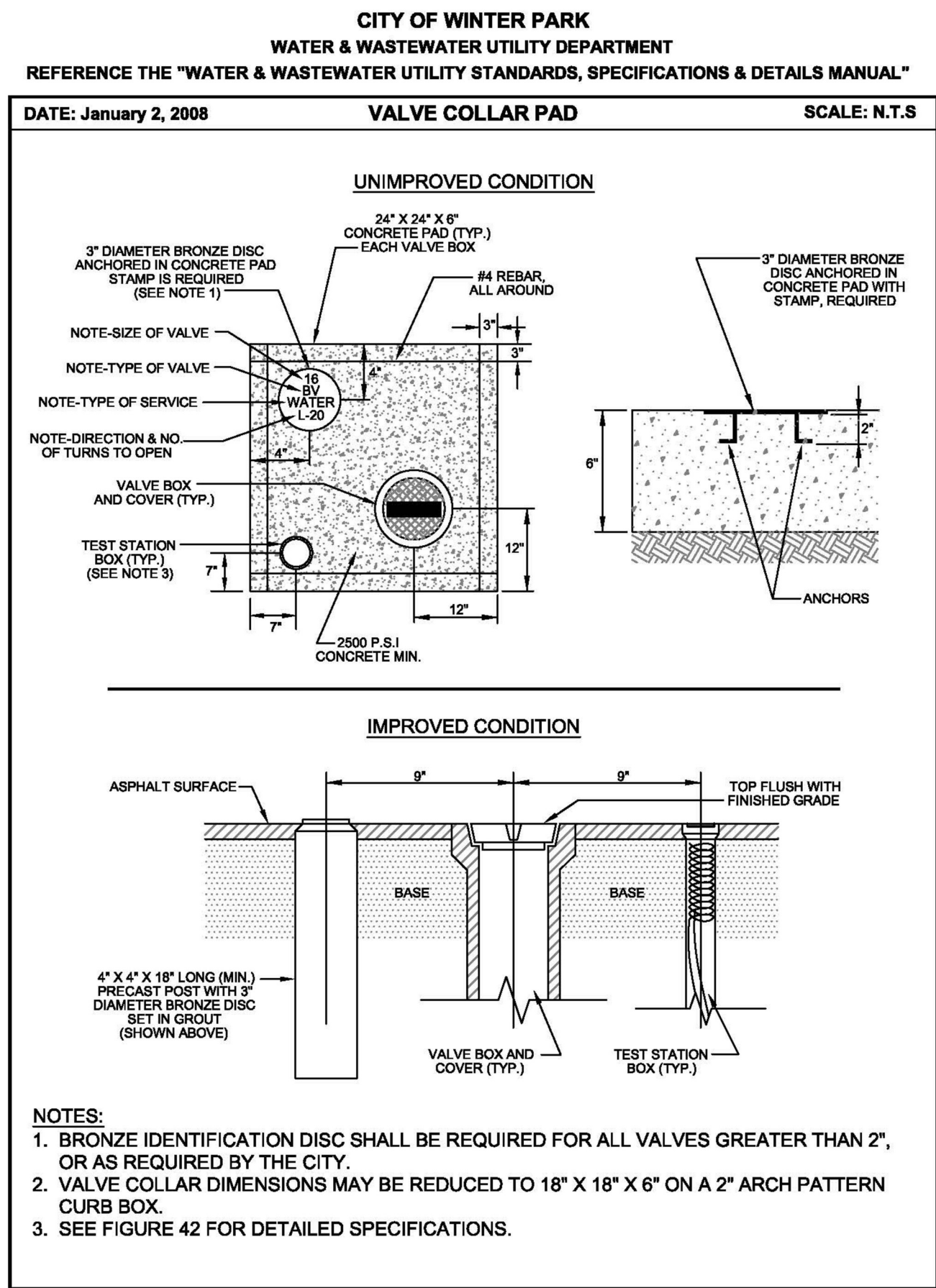
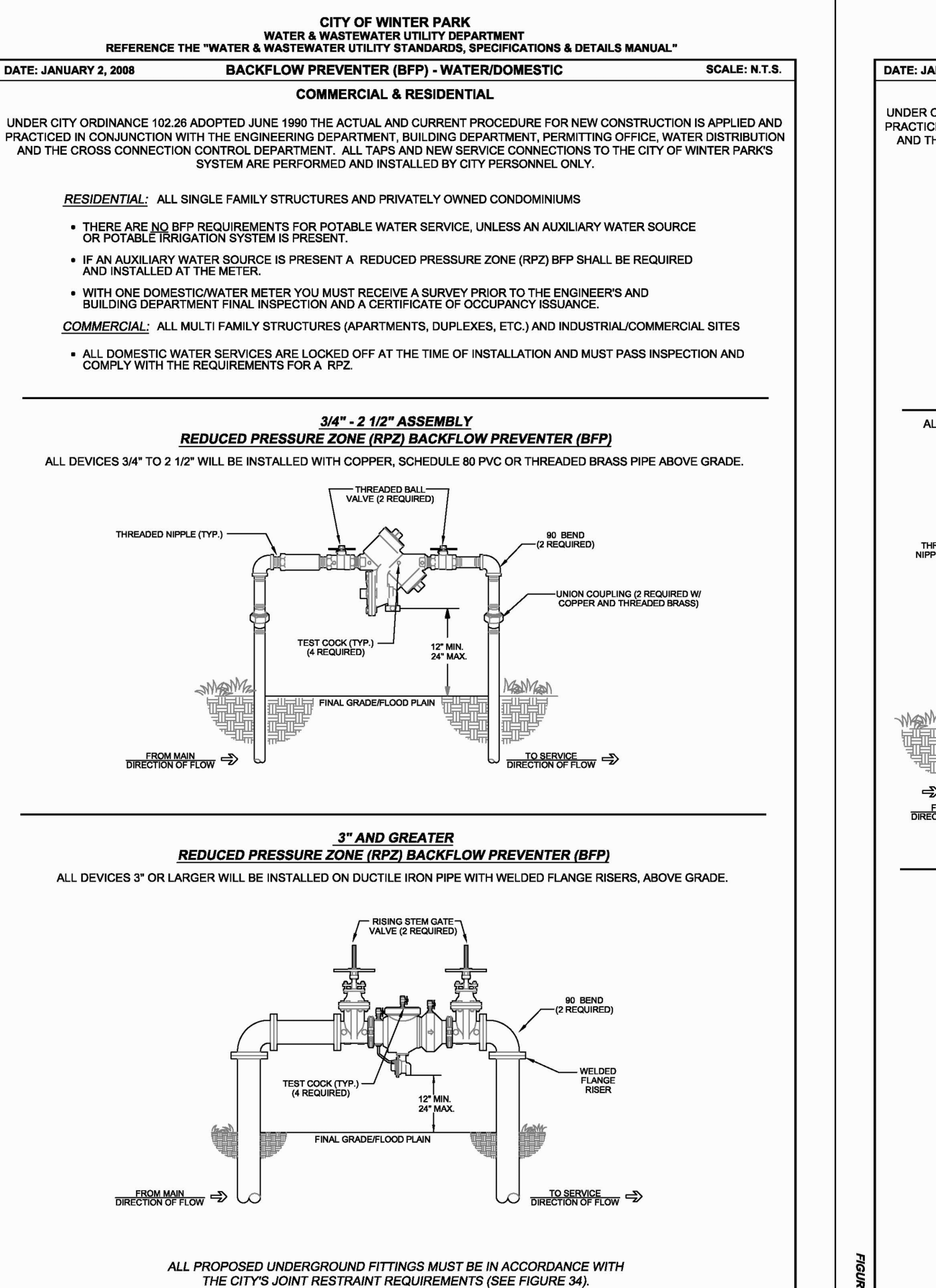
**FIGURE 10**

FIGURE 11

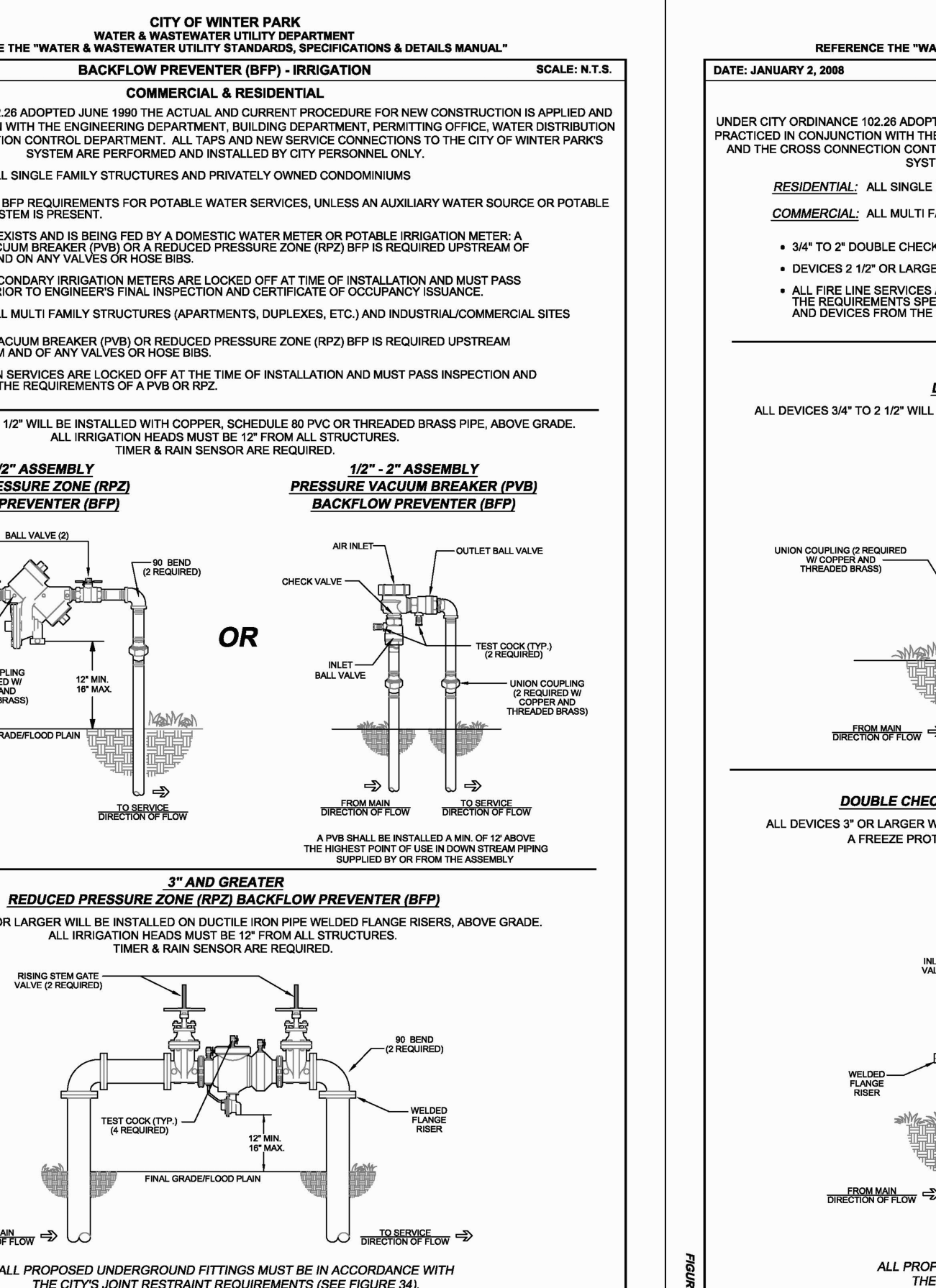


FIGURE 10

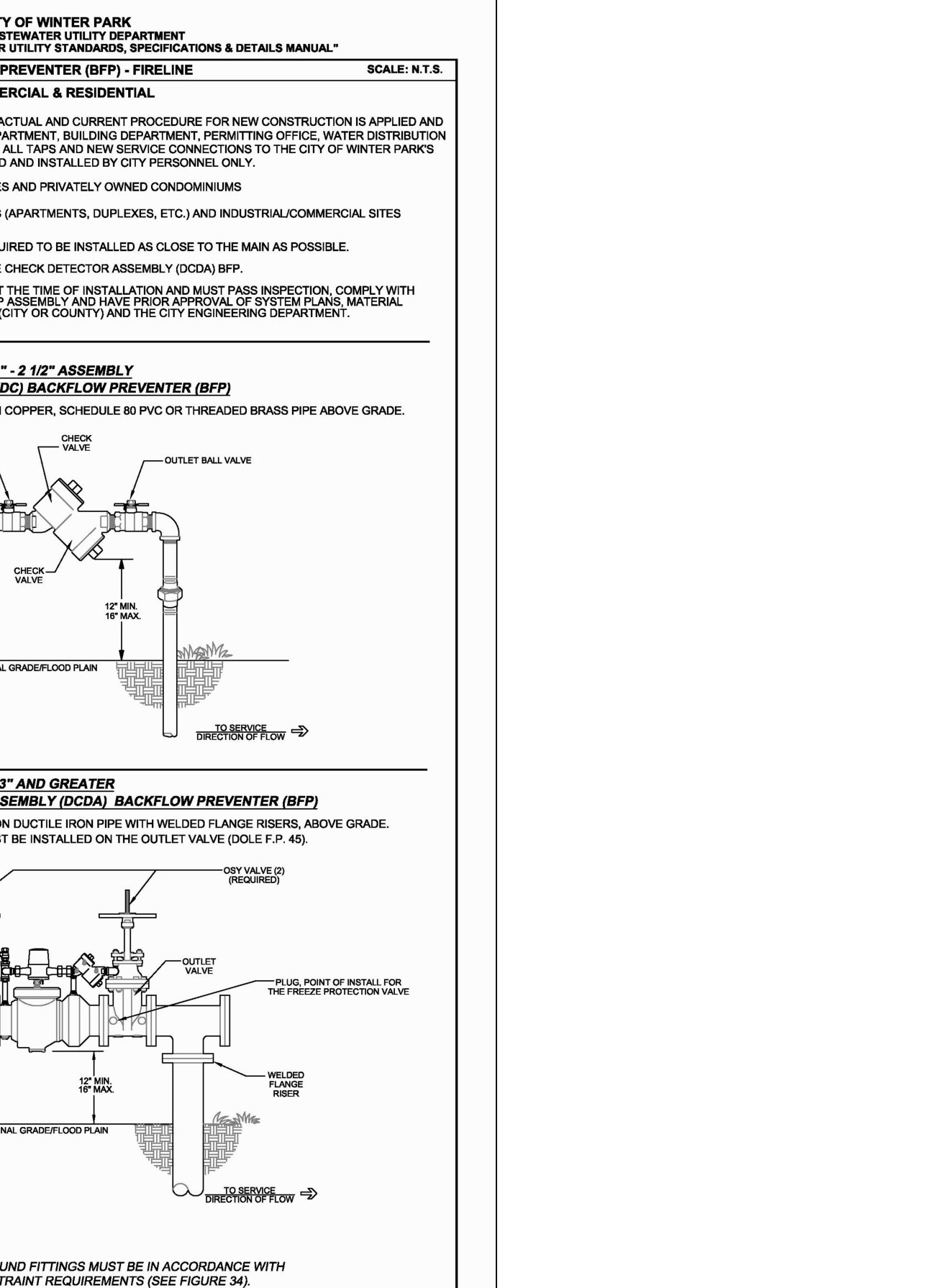


FIGURE 1.

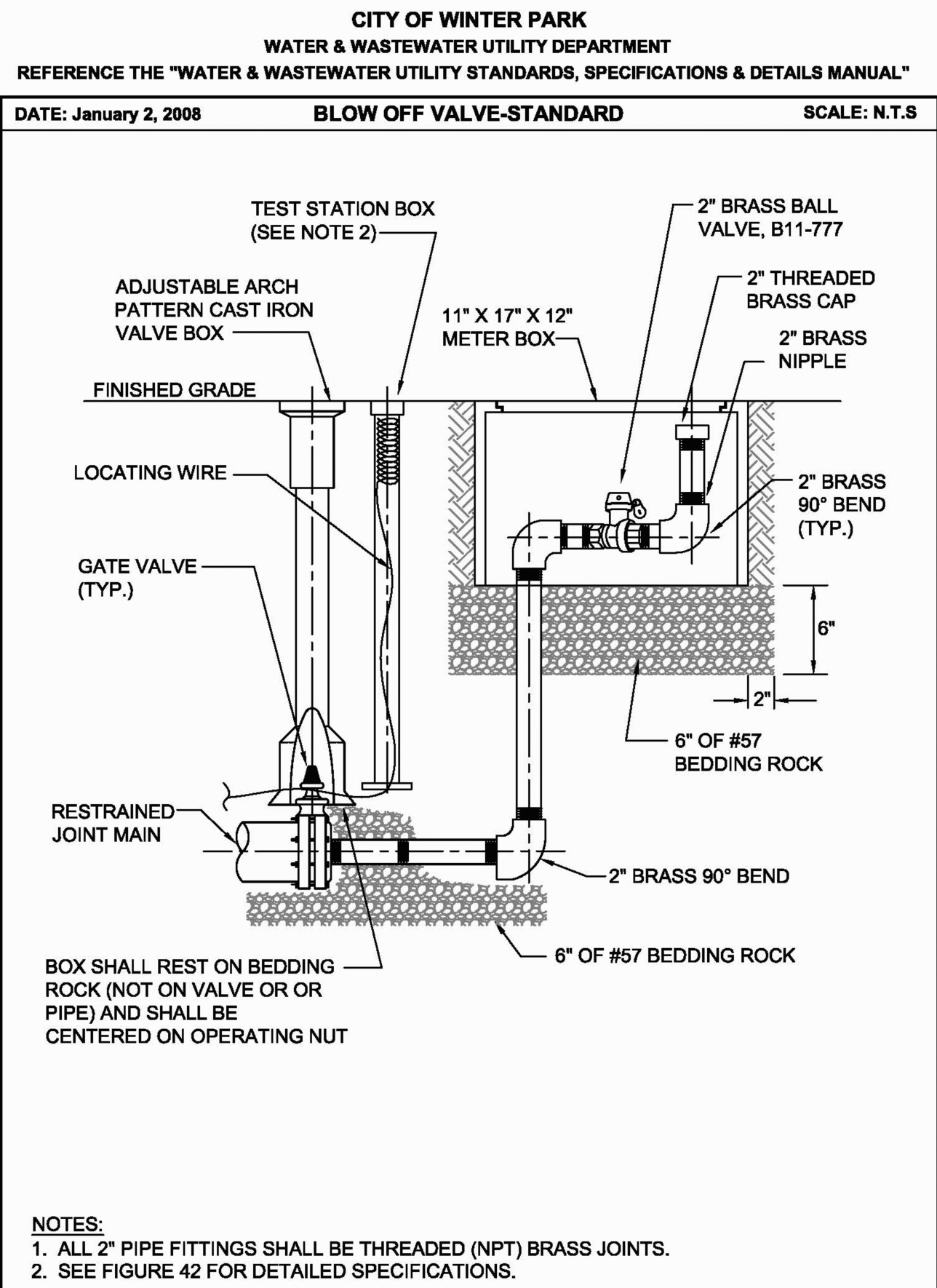


FIGURE 19

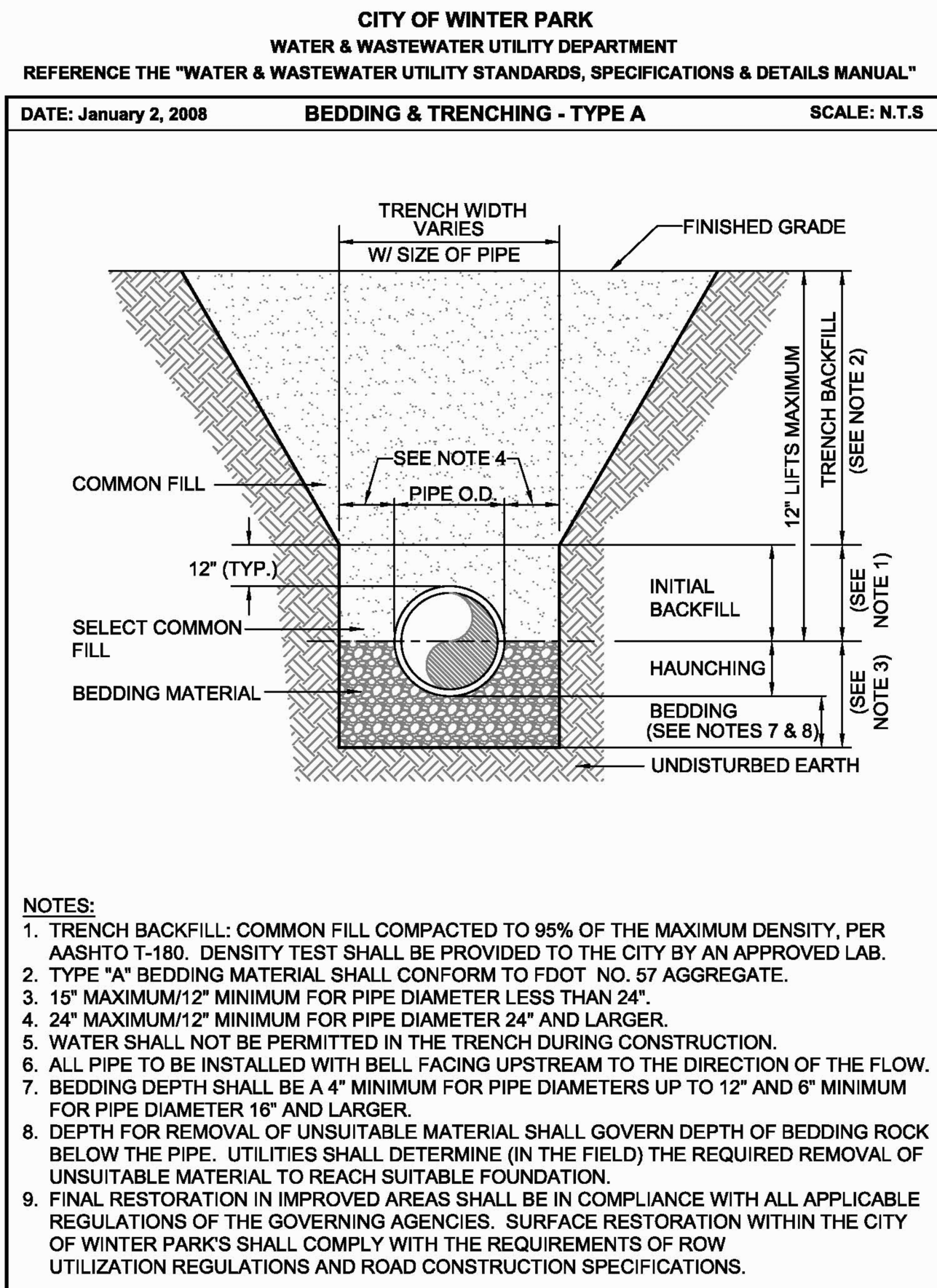


FIGURE 26

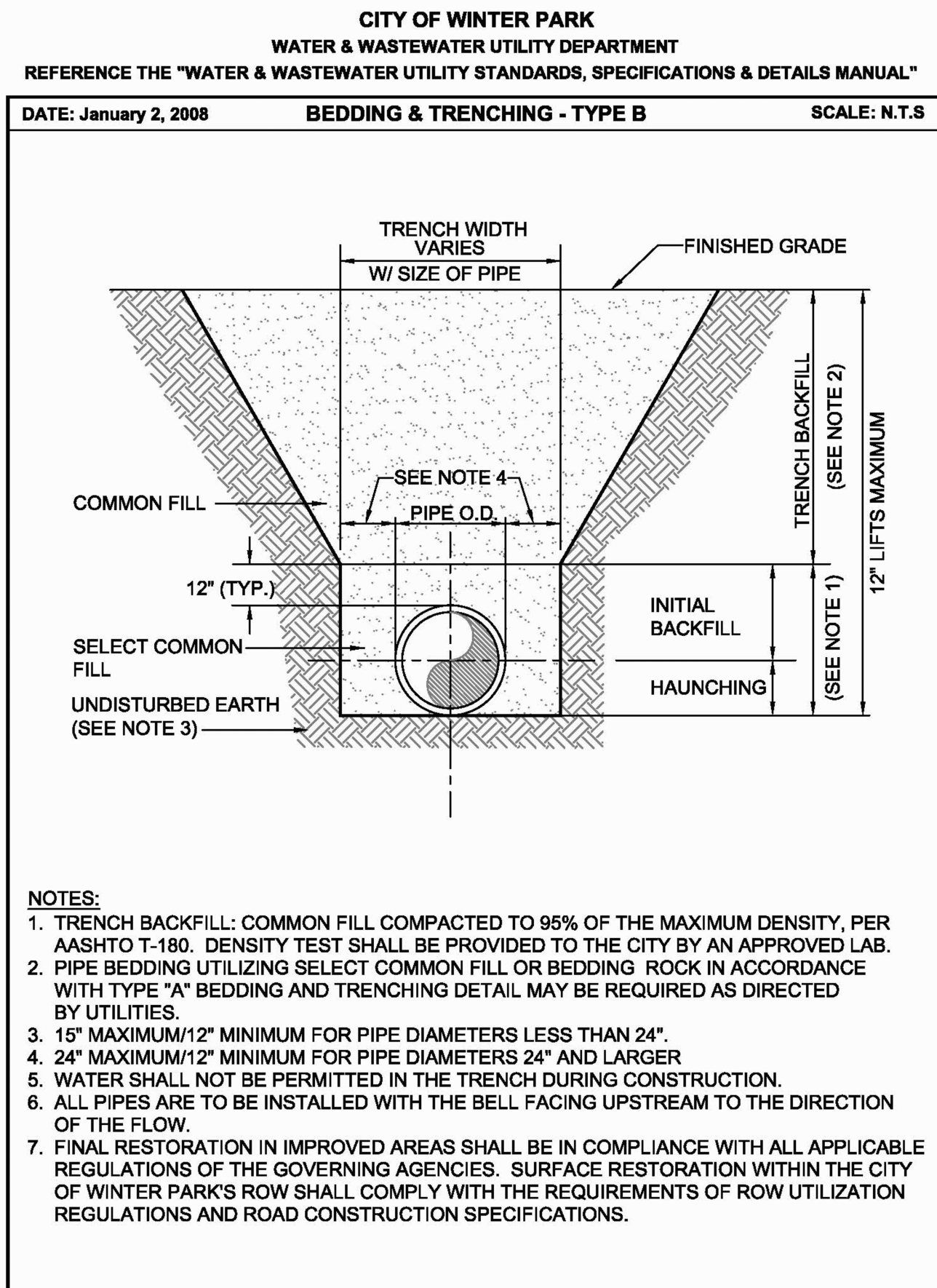


FIGURE 27

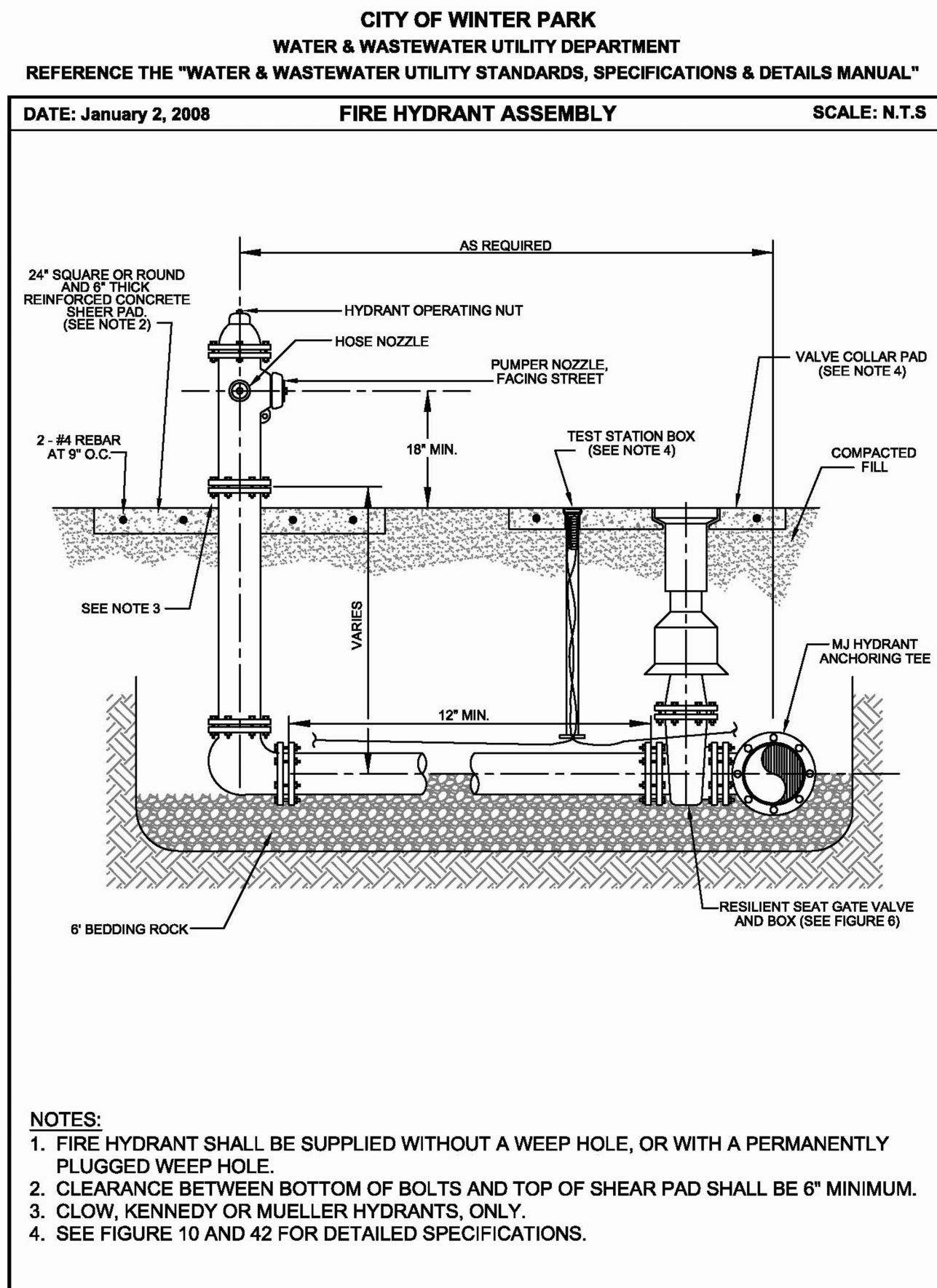


FIGURE 18

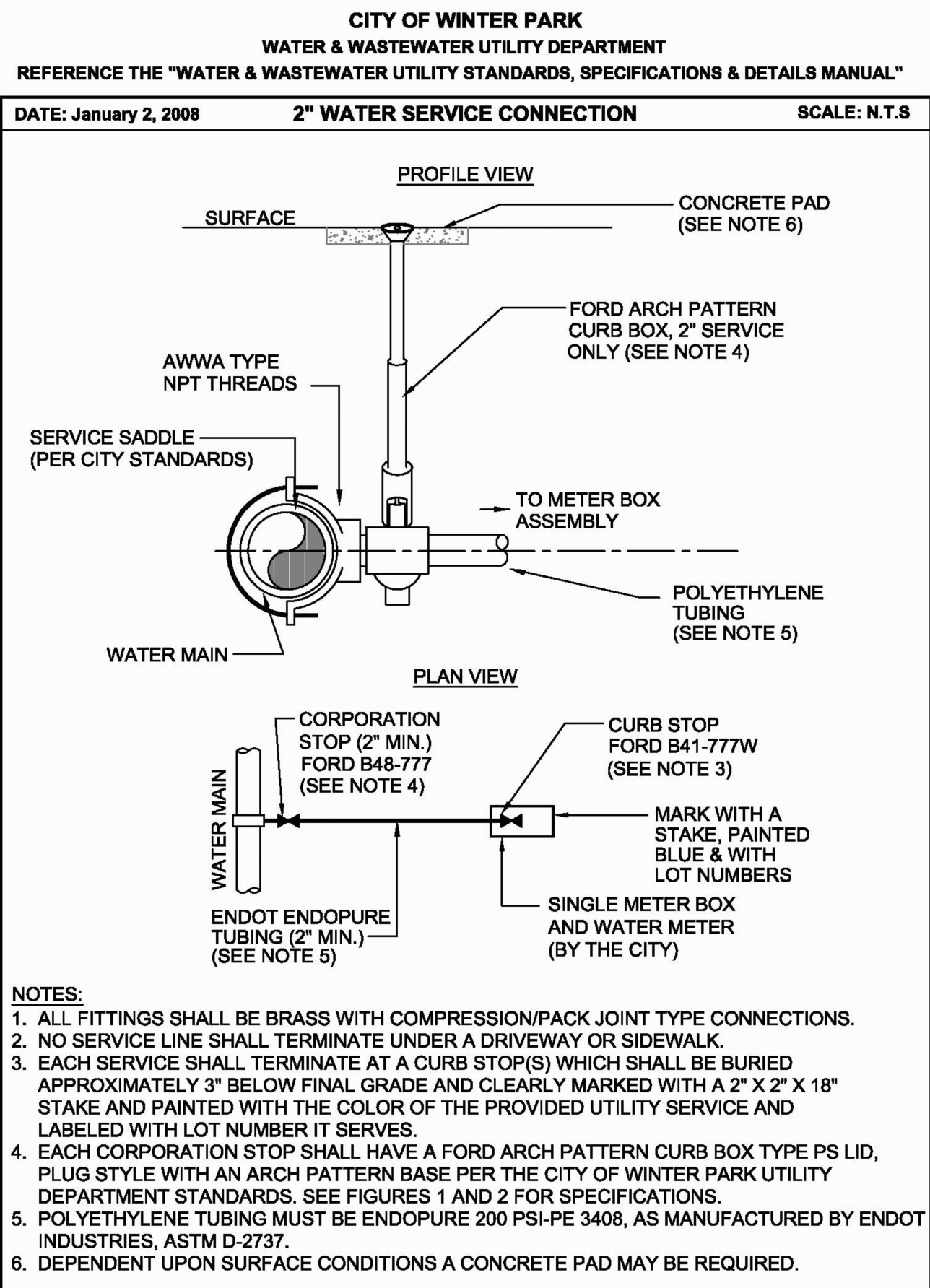


FIGURE 29

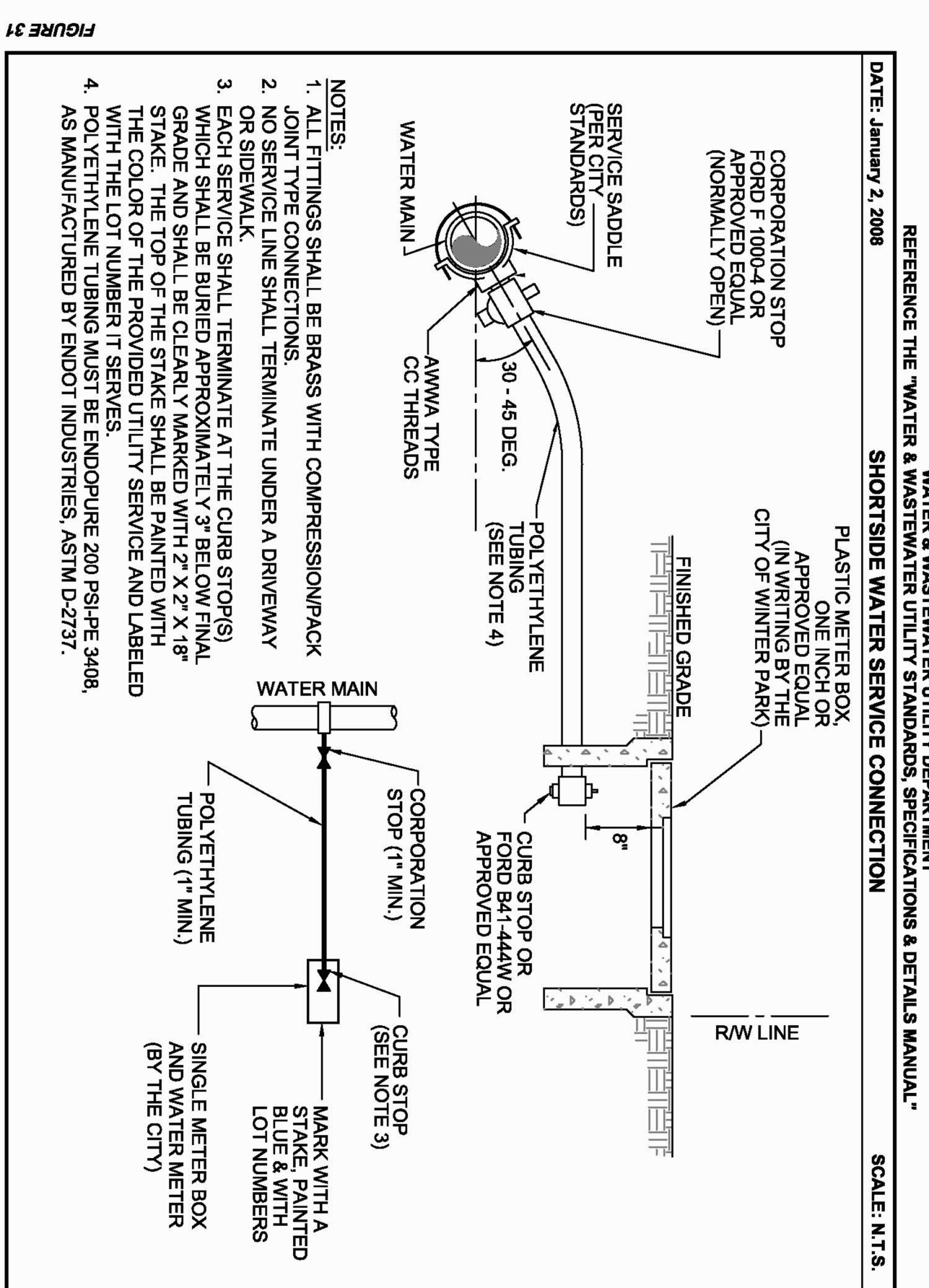


FIGURE 32

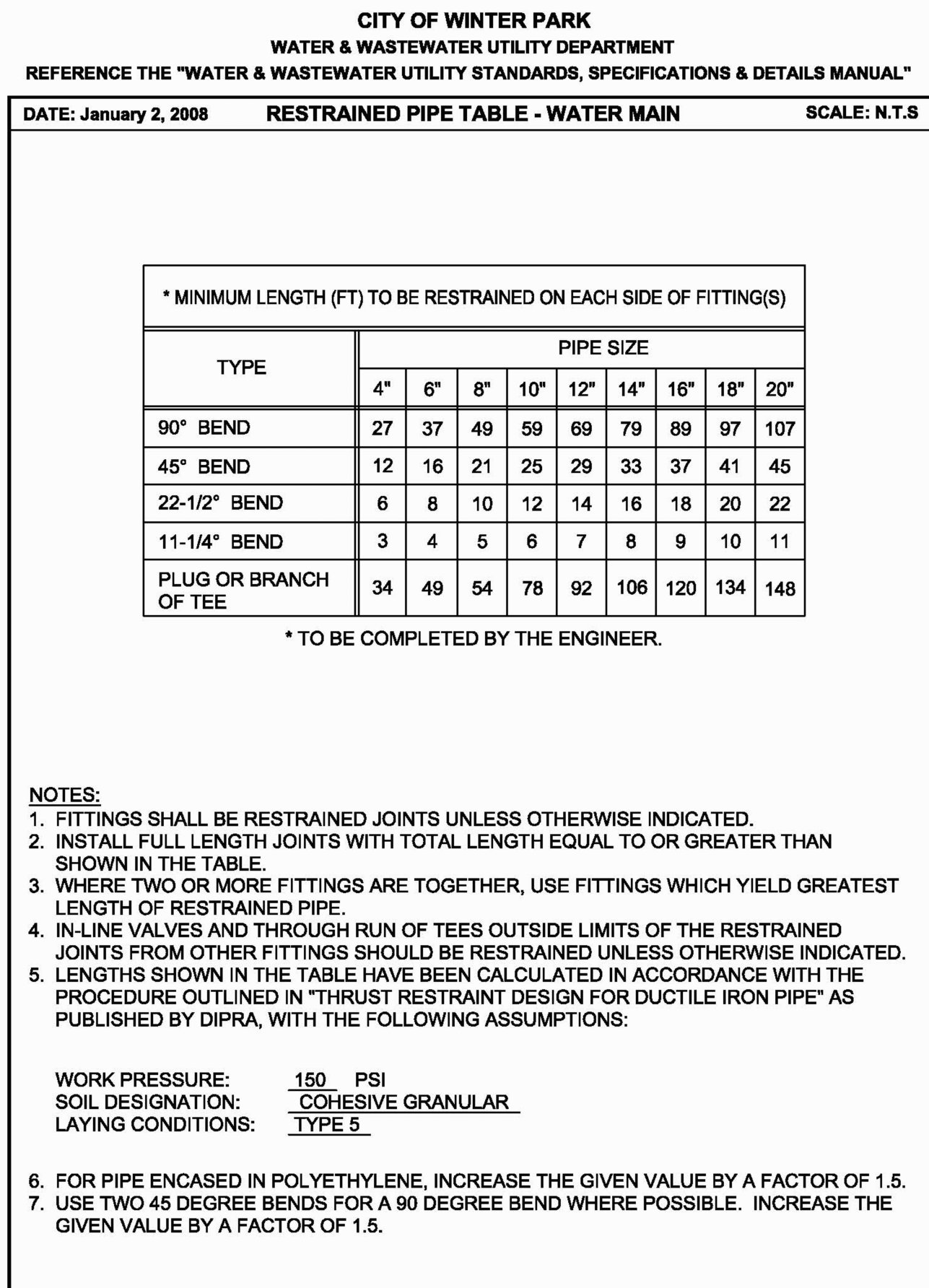
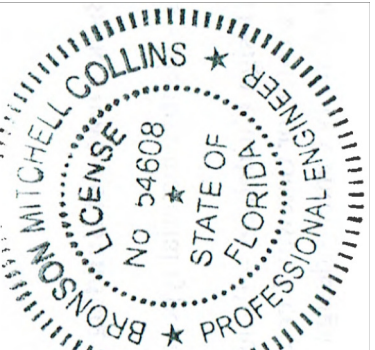


FIGURE 34

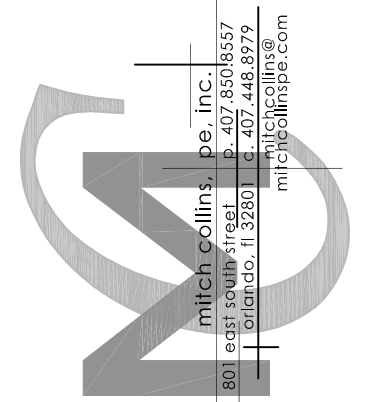
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DETAILS AND NOTES
FOR
VERAX AT LAKE MONT
WINTER PARK, FLORIDA
1871 ALOMA AVENUE



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MITCHELL COLLINS, P.E. # 54808
STATE OF FLORIDA, C.A. # 9523
DATE



DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	12-27-23
SCALE:	N.T.S.
JOB NO:	223-038
SHEET NO:	C-7 OF C-8

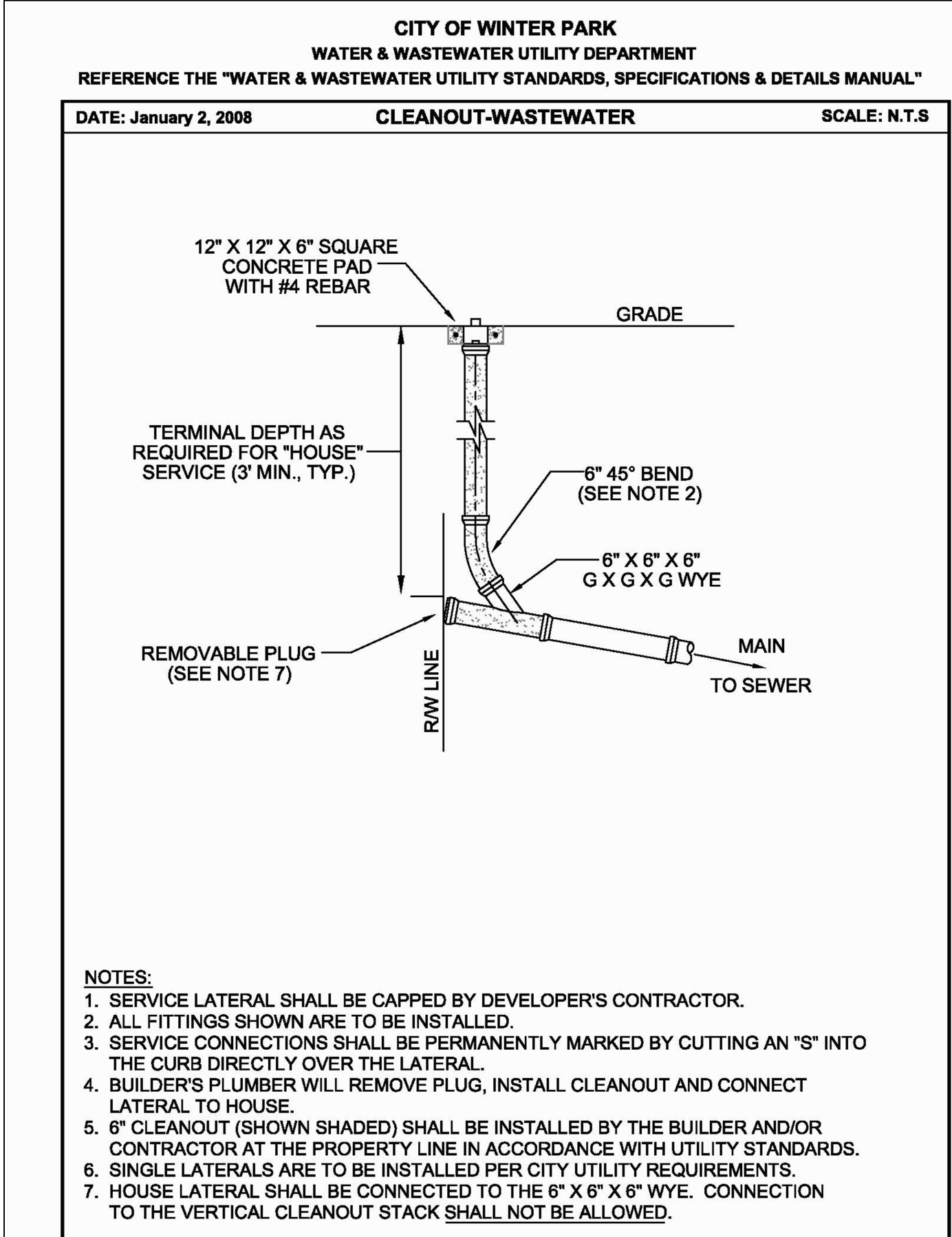
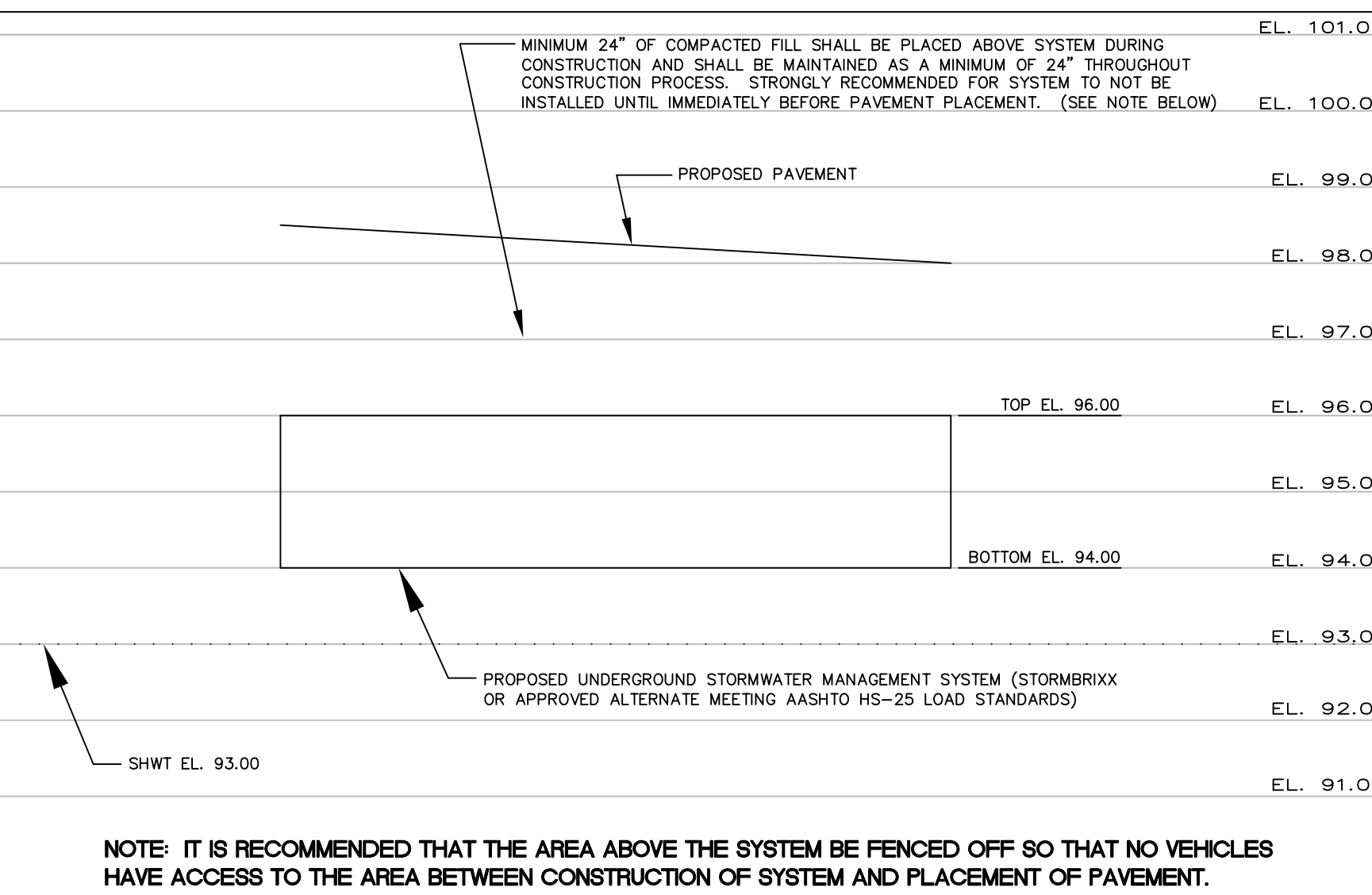
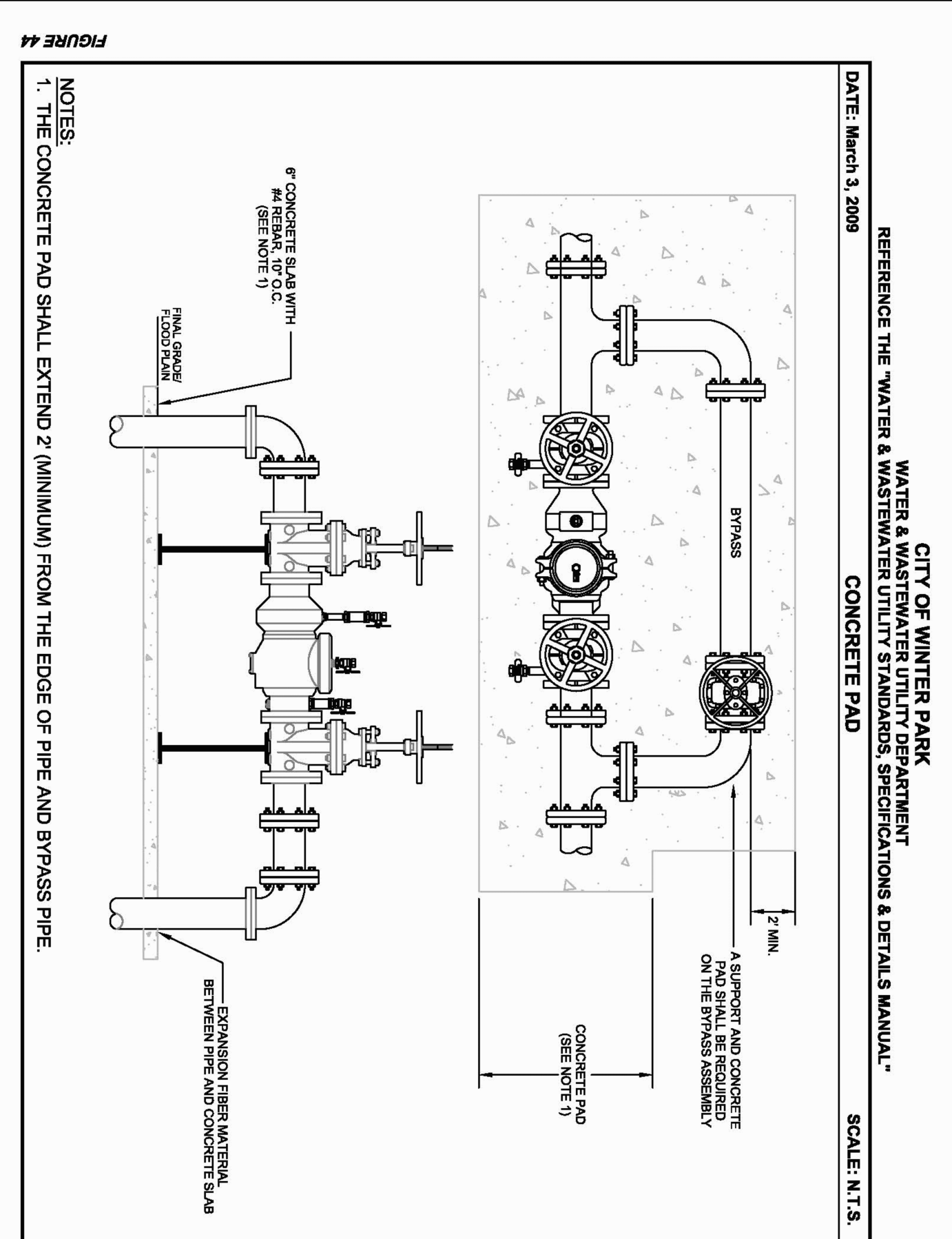
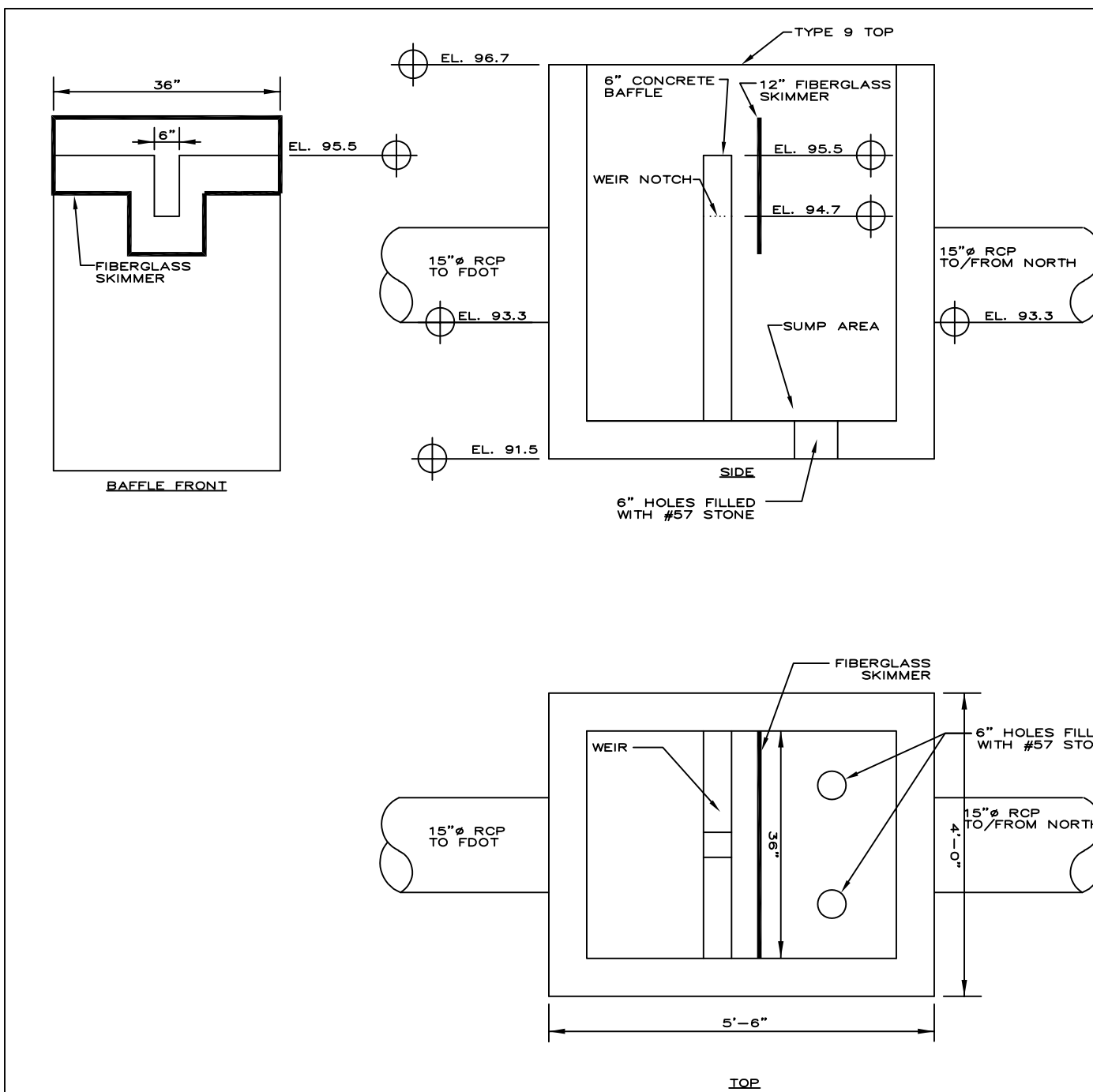


FIGURE 43



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-Q800, 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 D-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 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).
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 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.
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 GRAVITY-TYPE SANITARY SEWER (OR 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 STORM SEWER 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 D2241. 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. THE 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 THE 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. 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 FOOT 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 ACCURIGHT SURVEYS OF ORLANDO, INC., DATED 12-26-2023.
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 LAKE MONT
WINTER PARK, FLORIDA
1871 ALOMA AVENUE

THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A duly Licensed Professional Engineer in the State of Florida. I am not providing this plan to the public as a general statement of opinion or as a recommendation. I am not responsible for the use of this plan for any purpose other than that for which it was prepared. I am not responsible for the use of this plan for any purpose other than that for which it was prepared.

DATE: 12-27-23

VERAX AT LAKE MONT
1871 ALOMA AVENUE
WINTER PARK, FLORIDA 32789

DRAWN BY:	M.C.
CHECKED BY:	M.C.
DATE:	12-27-23
SCALE:	N.T.S.
JOB NO:	223-038
SHEET NO:	C-8 OF C-8



Planning & Zoning Board

agenda item 5.e

item type

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

meeting date

June 11, 2024

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

ZTA #24-03. Request of the City of Winter Park for an Ordinance establishing Chapter 58, "Land Development Code", Article III, "Zoning" Section 58-97 "Community Engagement".

motion | recommendation

Staff recommendation is for approval.

background

At the end of 2023, the Planning & Zoning Board directed staff to work on a community engagement Ordinance to require certain projects that come before them to be required to conduct community meetings prior to the public hearing process. Attached is the proposed Ordinance and would require community meetings to be conducted by the applicants for the following situations:

1. Any development that requires a comprehensive plan future land use map and/or zoning amendment of lakefront property from a residential use to a commercial use, mixed-use, medium-density residential use, or high-density residential use.
2. Any development that requires a comprehensive plan future land use map and/or zoning amendment that changes the use of property from a residential category to a non-residential category, except that this subsection does not apply to changes from a residential use to a public, quasi-public or recreational use.
3. Any development that requires a comprehensive plan text or map amendment or Land Development Code amendment that increases the maximum allowed residential units per acre (density) or floor area ratio (intensity) by more than 25 percent (25%) from the existing maximum allowed residential units per acre or floor area ratio; in evaluating floor area ratio increases for the purposes of this provision, parking garage square footage is included.
4. Projects with a residential component of twenty-five (25) or more residential dwelling units, regardless of density.
5. Any project with a total building size 18,000 square feet or greater.
6. Any project requiring a Conditional Use that is adjoining or directly across the street

from any residential property.

The Ordinance also contains requirements for notice requirements, locations requirements, evidence of meeting materials, etc.

alternatives | other considerations

fiscal impact

attachments

1. Community Engagement Ordinance

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA
ESTABLISHING CHAPTER 58, "LAND DEVELOPMENT CODE",
ARTICLE III, "ZONING" SECTION 58-97 "COMMUNITY
ENGAGEMENT", PROVIDING FOR CODIFICATION,
SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

WHEREAS, the City Commission of the City of Winter Park deems it necessary for the general welfare of the City to amend the City of Winter Park Land Development Code as set forth in this Ordinance;

WHEREAS, the City Commission hereby finds that this Ordinance serves a legitimate government purpose and is in the best interests of the public health, safety, and welfare of the citizens of Winter Park, Florida;

WHEREAS, the City Commission hereby finds that the land development regulations adopted herein are consistent with the Comprehensive Plan;

NOW THEREFORE, BE IT ENACTED by the City Commission of the City of Winter Park, Florida, after due notice and public hearing, that:

SECTION 1. That Chapter 58 "Land Development Code", Article III, "Zoning" of the Code of Ordinances, Section 58-97 "Community Engagement" is hereby established as shown below:

Sec. 58-97. Community Engagement.

(a) Purpose. The purpose of community engagement is to:

- (1) Ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts the proposed project may have on the community.
- (2) Ensure that citizens have an adequate opportunity to learn about projects that may affect them and to work with applicants to resolve concerns at an early stage of the review and decision-making process.
- (3) Facilitate ongoing communication between the applicant, interested citizens, city staff, appointed and elected officials throughout the application review process.
- (4) The community engagement meeting is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors and to allow for informed decision-making.

(b) Applicability.

- (1) Every application for the following projects shall include evidence of a community engagement meeting, which must be conducted at least fourteen (14) days prior to the first public meeting conducted by the City:
- a. Any development that requires a comprehensive plan future land use map and/or zoning amendment of lakefront property from a residential use to a commercial use, mixed-use, medium-density residential use, or high-density residential use.
 - b. Any development that requires a comprehensive plan future land use map and/or zoning amendment that changes the use of property from a residential category to a non-residential category, except that this subsection does not apply to changes from a residential use to a public, quasi-public or recreational use.
 - c. Any development that requires a comprehensive plan text or map amendment or Land Development Code amendment that increases the maximum allowed residential units per acre (density) or floor area ratio (intensity) by more than 25 percent (25%) from the existing maximum allowed residential units per acre or floor area ratio; in evaluating floor area ratio increases for the purposes of this provision, parking garage square footage is included.
 - d. Projects with a residential component of twenty-five (25) or more residential dwelling units, regardless of density.
 - e. Any project with a total building size 18,000 square feet or greater.
 - f. Any project requiring a Conditional Use that is adjoining or directly across the street from any residential property.
- (c) *Community Meeting Notice Requirements.* In addition to the required notice requirements provided under Chapter 58, Article III, Zoning, Section 58-89(c)(2), all applicable projects must provide written notice of the time and place of such meeting and the proposed action to be taken shall be mailed to all owners of record of property within 500 feet (including the City's Planning & Zoning Department) of a proposed project at least 15 days prior to the community meeting. The applicant must provide the list of properties that the notice was sent to the Planning & Zoning Department along with a signed affidavit that the notices were sent.
- (d) *Community Meeting Location Requirements.* The community meeting shall take place at a location within the city limits, in a location that is easily accessible to the public (i.e. public library, church, or community center).
- (e) *Evidence of Meeting.* Evidence of a community engagement meeting shall be submitted to the Planning and Zoning Department within 10 days of the first public hearing and must include:

- (1) Information demonstrating how the public was noticed consistent with the courtesy notice procedures set forth in subsection (c) above. The applicant's notice shall clearly:
 - a. Designate the party sending the notice; and
 - b. State the times and dates of the scheduled public meetings being conducted by the City.
- (2) A copy of the written notice that introduces the application and describes the impact it may have on the surrounding properties. A copy of the site plan and building elevations, if part of the application, shall be available at the community engagement meeting. The notice should include: a contact name, phone number, address where parties may address questions and location of the community engagement meeting.
- (3) A community engagement meeting sign-in sheet that indicates the number of people in attendance.
- (4) A report including the following information, at a minimum:
 - a. Summary of the substance of concerns, issues and problems expressed during the process.
 - b. Description of how the applicant has addressed, or intends to address, the concerns, issues and problems expressed during the process.
 - c. Identification of concerns, issues and problems the applicant is unwilling or unable to address, if any, and a statement as to why the issue cannot or will not be addressed.

SECTION 2. CODIFICATION. Section 1 of this Ordinance shall be incorporated into the City of Winter Park Code of Ordinances.

SECTION 3. SEVERABILITY. The divisions, sections, subsections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, subsection, section, or division of this Ordinance shall be declared invalid, unconstitutional or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such invalidity, unconstitutionality or unenforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs, subsections, sections, and divisions of this Ordinance. The City Clerk is given liberal authority to ensure proper codification of this Ordinance, including the right to correct scrivener's errors.

SECTION 4. CONFLICTS. In the event of a conflict between this Ordinance and any other ordinance of the City of Winter Park, this Ordinance shall control to the extent of such conflict.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and in accordance with Florida law.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida held in City Hall, Winter Park, on this ____ day of _____ 2024.

By: _____
Mayor Sheila DeCiccio

ATTEST:

By: _____
Rene Cranis, City Clerk



Planning & Zoning Board

agenda item 5.f

item type

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

meeting date

June 11, 2024

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

CPA #24-02/RZ #24-02. Request of City of Winter Park for:

- An Ordinance amending Chapter 58, "Land Development Code", Article I "Comprehensive Plan" Future Land Use Map to change the Future Land Use designation of Office to Institutional Future Land Use on the city-owned property located at 655 N. Wymore Road.
- An Ordinance amending Chapter 58, "Land Development Code", Article III, "Zoning" and the official Zoning Map to change from Office (O-1) Zoning to Public, Quasi-Public (PQP) Zoning on the city-owned property at 655 N. Wymore Road.

motion | recommendation

Staff recommendation is for approval.

background

The City of Winter Park acquired ownership of the property at 655 N. Wymore Road on May 12, 2023, as a surplus property transfer. The property had been acquired and used by FDOT during the I-4 Ultimate widening project for storage and construction paydown, and was deemed surplus upon completion of that project.

The City's intention is to use the property initially for a Fire Training facility. In the future, the property may also be used for a new Fire Station for more immediate response to serve the western portions of the City. As such, the Comprehensive Plan future land use map and Zoning map need to be updated to reflect those municipal governmental uses. That is done by establishing an Institutional future land use designation and Public, Quasi-Public (PQP) district zoning.

alternatives | other considerations

fiscal impact

attachments

1. Map and Aerial
2. Ord. Comp. Plan_FLU 655 Wymore Road
3. Ord. Zoning _655 N. Wymore Road

OCPA Web Map

	Public Roads		Agriculture			06060	Parcel Number	
	Gated Roads		Commercial/Institutional			3106	Parcel Address	
	Road Under Construction		Governmental/Institutional/Misc		E	Block Number	111.9	Parcel Dimension

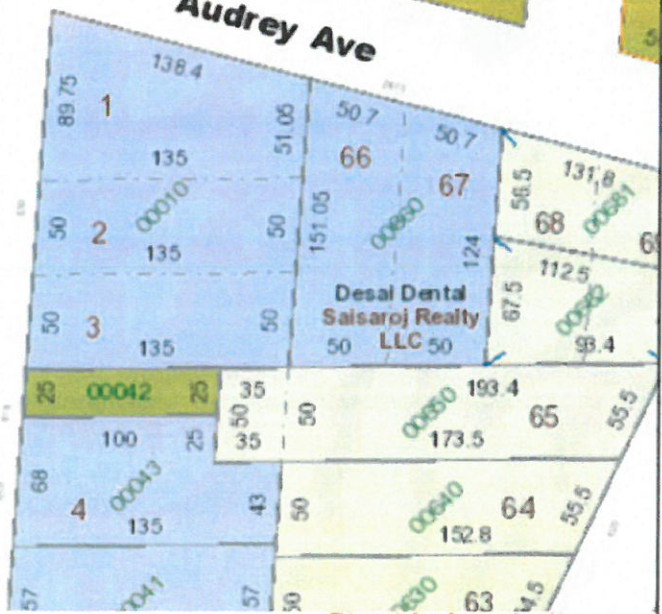
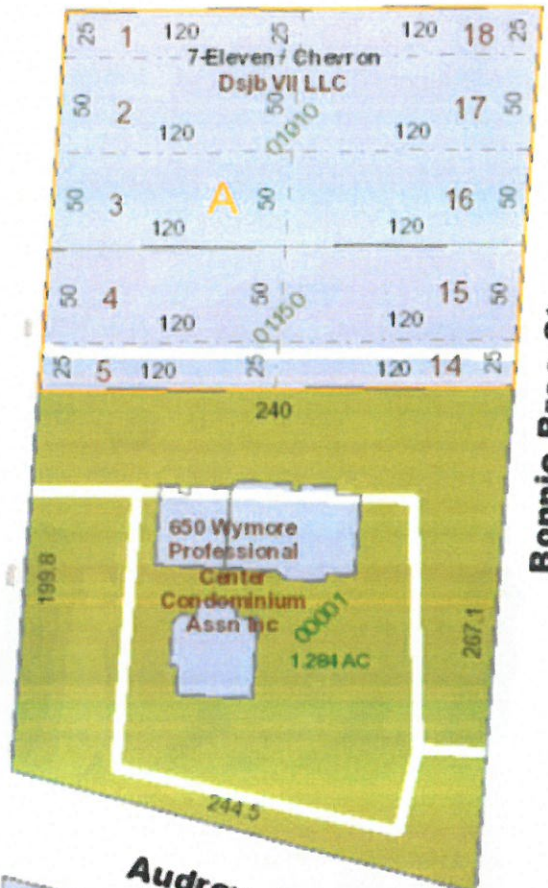


Orange County Property Appraiser

423



I-4 East Exit

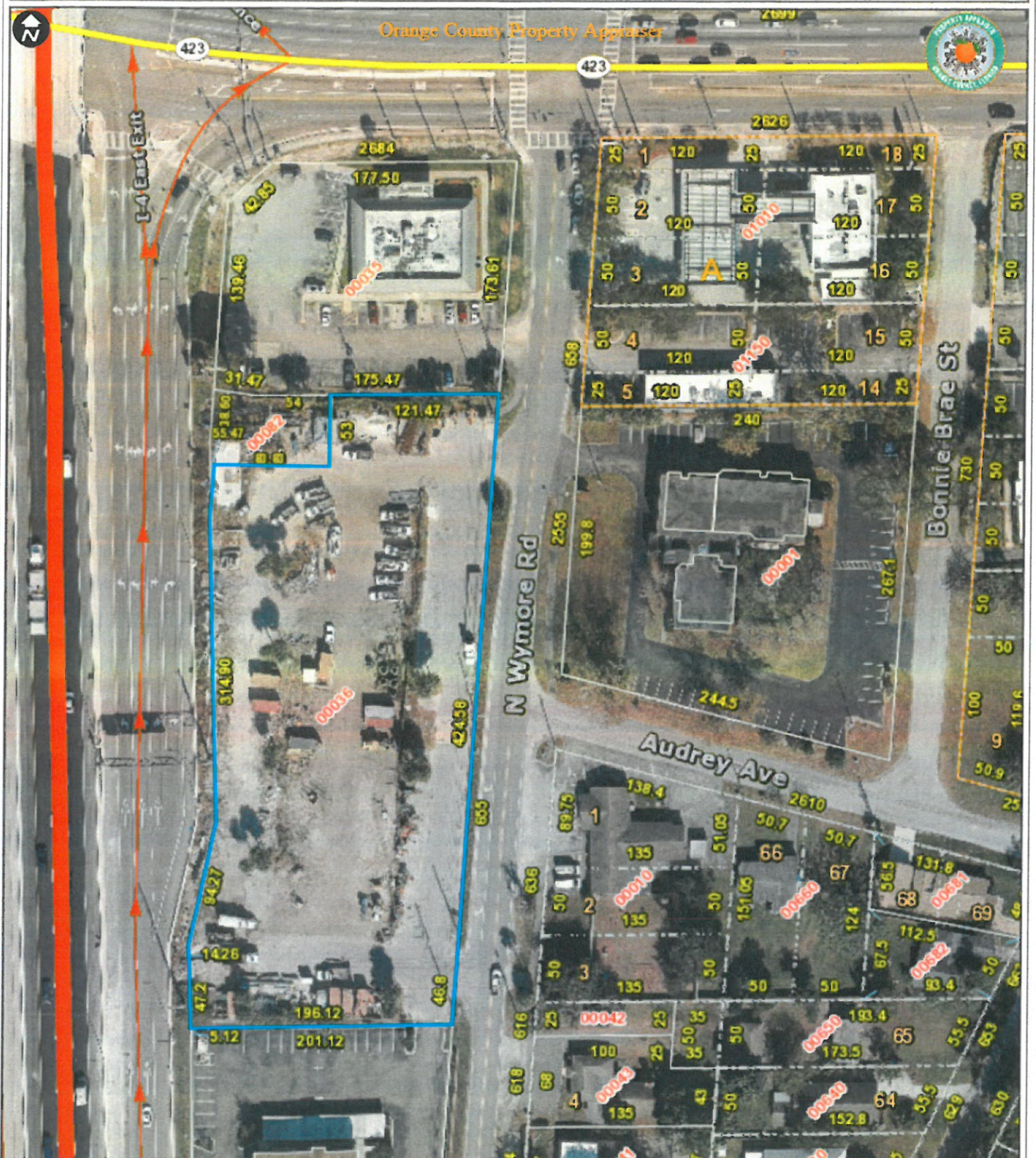


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This map is for reference only and is not a survey

OCPA Web Map

	Florida turnpike		Major Roads		Proposed Road		Residential		Commercial/Industrial/Vacant Land		Parks		6 Lot Number
	Interstate 4		Public Roads		Brick Road		Agriculture		Agricultural Curtilage		Lakes and Rivers		06060 Parcel Number
	Toll Road		Gated Roads		Block Line		Commercial/Institutional		Hydro		Building		3106 Parcel Address
	Road Under Construction		Lot Line		Governmental/Institutional/Misc		Waste Land		E Block Number		111.9 Parcel Dimension		



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This map is for reference only and is not a survey

ORDINANCE XXXX-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 CHANGE THE FUTURE LAND USE DESIGNATION OF OFFICE TO INSTITUTIONAL FUTURE LAND USE ON THE PROPERTY AT LOCATED AT 655 N. WYMORE ROAD, MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS, the City of Winter Park has acquired ownership of the property more particularly described below, and

WHEREAS, the City Commission intends to amend its Comprehensive Plan to recognize the municipal use of this property via a Comprehensive Plan future land use map designation as a small-scale amendment to the Comprehensive Plan, and

WHEREAS, on June 11, 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 to the City Commission concerning the same, 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, AS FOLLOWS:

SECTION 1. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to change from an Office future land use designation to an Institutional future land use on the property located at 655 N. Wymore Road and more particularly identified with Orange County Parcel ID# 02-22-29-0000-00-036 in the Public Records of Orange County, Florida.

SECTION 2. This Ordinance shall become effective 31 days after its adoption unless timely challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption. If timely challenged, this Ordinance will not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a Final Order determining compliance pursuant to Chapter 163, Florida Statutes.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this ____ day of _____, 2024.

Mayor Sheila DeCiccio

Attest:

Rene Cranis, City Clerk

ORDINANCE XXXX-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 OFFICE (O-1) ZONING TO PUBLIC, QUASI-PUBLIC (PQP) ZONING ON THE PROPERTY AT 655 N. WYMORE ROAD, MORE PARTICULARLY DESCRIBED HEREIN.

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, on June 11, 2024, the Planning and Zoning Board held a public hearing on the rezoning set forth herein and made a recommendation to the City Commission regarding such rezoning, and

WHEREAS, the City Commission finds that the zoning set forth herein is consistent with the Comprehensive Plan and land development regulations for the public safety uses intended, 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 the existing zoning designation of Office (O-1) to Public, Quasi-Public (PQP) district zoning on the property at 655 N. Wymore Road and more particularly identified with Orange County Parcel ID# 02-22-29-0000-00-036 as recorded in the Public Records of Orange County, Florida.

SECTION 2. This Ordinance shall become effective immediately upon the effectiveness of the companion ordinance amending the City of Winter Park Comprehensive Plan to designate the property described in Section 1 of this Ordinance with the Commercial future land use.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this ____ day of _____, 2024.

Mayor Sheila DeCiccio

Attest:

Rene Cranis, City Clerk



Planning & Zoning Board

agenda item 5.g

item type

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

meeting date

June 11, 2024

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

CPA #24-03/RZ #24-03 Request of City of Winter Park for:

- An Ordinance amending Chapter 58, "Land Development Code", Article I "Comprehensive Plan" Future Land Use Map to change the Future Land Use designation of Office to Institutional Future Land Use on the city-owned property located at 1401 Howell Branch Road.
- An Ordinance amending Chapter 58, "Land Development Code", Article III, "Zoning" and the official Zoning Map to change from Office (O-1) Zoning to Public, Quasi-Public (PQP) Zoning on the city-owned property at 1401 Howell Branch Road.

motion | recommendation

Staff recommendation is for approval.

background

The City of Winter Park acquired ownership of the property at 1401 Howell Branch Road on February 23, 2022, after the previous veterinary clinic had closed. It was a logical acquisition adjacent to the other central compound city properties.

The City's intention is to use the property for the new location of the Building & Permitting Services Department. This should help reduce some of the traffic and parking demand away from City Hall, and give them more room for Safety & Code Compliance, which is also part of their department. As such, the Comprehensive Plan future land use map and Zoning map need to be updated to reflect those municipal governmental uses. This is done by establishing an Institutional future land use designation and Public, Quasi-Public (PQP) district zoning.

alternatives | other considerations

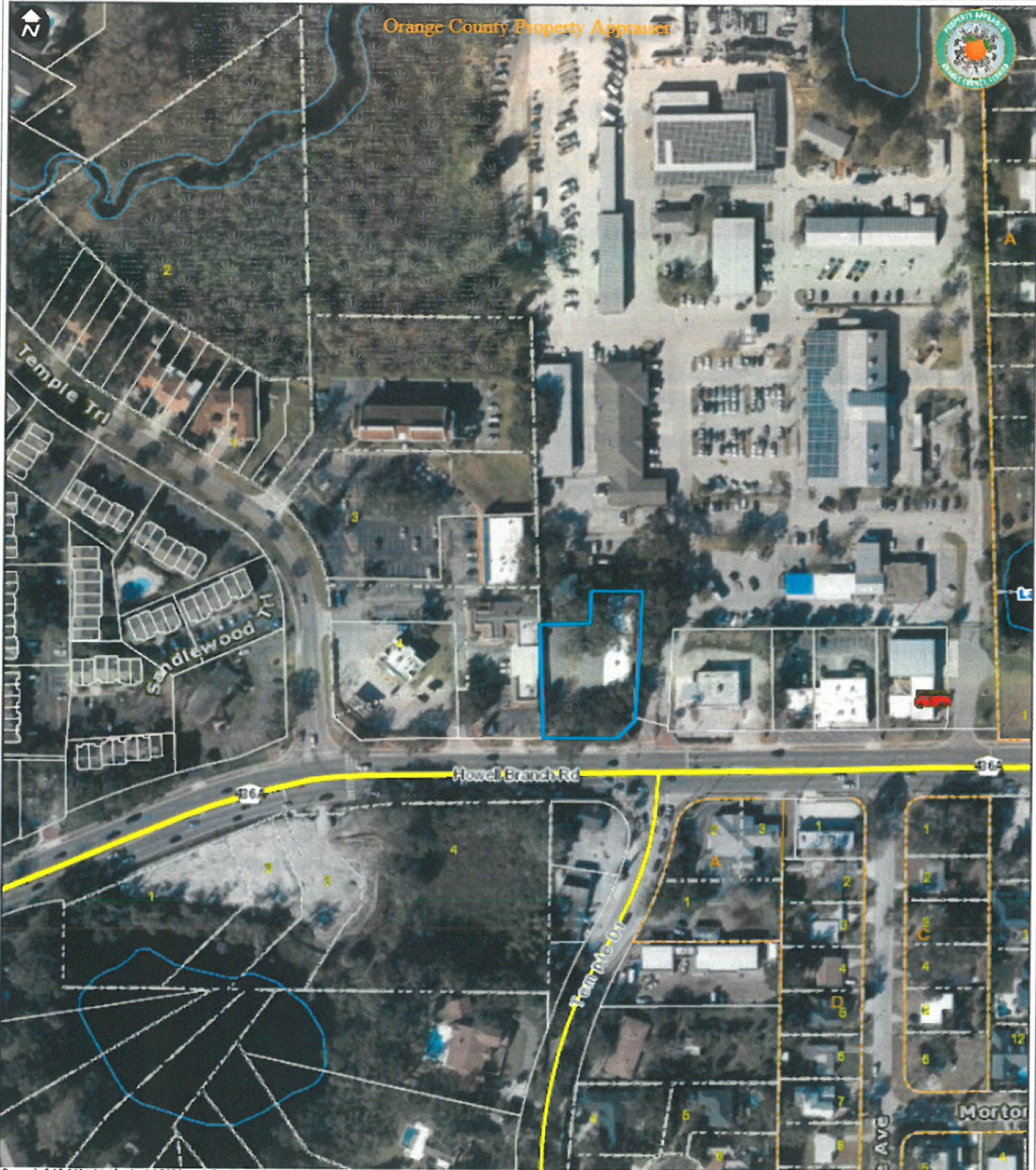
fiscal impact

attachments

1. Location map and Aerial
2. Ord. Comp. Plan_FLU 1401 Howell Branch Road
3. Ord. Zoning _1401 Howell Branch Road

OCA Web Map

Florida turnpike	Major Roads	Proposed Road	Block Line	Commercial/Institutional	Hydro	Golf Course
Interstate 4	Public Roads	Brick Road	Lot Line	Governmental/Institutional/Misc	Waste Land	Lakes and Rivers
Toll Road	Gated Roads	Rail Road	Residential	Commercial/Industrial/Vacant Land	County Boundary	Building
	Road Under Construction	Proposed SunRail	Agriculture	Agricultural Curtilage	Parks	Hospital



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This map is for reference only and is not a survey

ORDINANCE XXXX-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 CHANGE THE FUTURE LAND USE DESIGNATION OF COMMERCIAL TO INSTITUTIONAL FUTURE LAND USE ON THE PROPERTY AT LOCATED AT 1401 HOWELL BRANCH ROAD, MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS, the City of Winter Park has acquired ownership of the property more particularly described below, and

WHEREAS, the City Commission intends to amend its Comprehensive Plan to recognize the municipal use of this property via a Comprehensive Plan future land use map designation as a small-scale amendment to the Comprehensive Plan, and

WHEREAS, on June 11, 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 to the City Commission concerning the same, 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, AS FOLLOWS:

SECTION 1. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to change from a Commercial future land use designation to an Institutional future land use on the property located at 1401 Howell Branch Road and more particularly identified with Orange County Parcel ID# 29-21-30-0000-00-031 in the Public Records of Orange County, Florida.

SECTION 2. This Ordinance shall become effective 31 days after its adoption unless timely challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption. If timely challenged, this Ordinance will not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a Final Order determining compliance pursuant to Chapter 163, Florida Statutes.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this ____ day of _____, 2024.

Mayor Sheila DeCiccio

Attest:

Rene Cranis, City Clerk

ORDINANCE XXXX-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 COMMERCIAL (C-3) ZONING TO PUBLIC, QUASI-PUBLIC (PQP) ZONING ON THE PROPERTY AT 1401 HOWELL BRANCH ROAD, MORE PARTICULARLY DESCRIBED HEREIN.

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, on June 11, 2024, the Planning and Zoning Board held a public hearing on the rezoning set forth herein and made a recommendation to the City Commission regarding such rezoning, and

WHEREAS, the City Commission finds that the zoning set forth herein is consistent with the Comprehensive Plan and land development regulations for the public safety uses intended, 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 the existing zoning designation of Commercial (C-3) to Public, Quasi-Public (PQP) district zoning on the property at 1401 Howell Branch Road and more particularly identified with Orange County Parcel ID# 29-21-30-0000-00-031 as recorded in the Public Records of Orange County, Florida.

SECTION 2. This Ordinance shall become effective immediately upon the effectiveness of the companion ordinance amending the City of Winter Park Comprehensive Plan to designate the property described in Section 1 of this Ordinance with the Commercial future land use.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this ____ day of _____, 2024.

Mayor Sheila DeCiccio

Attest:

Rene Cranis, City Clerk