Planning & Zoning Board
Regular Meeting

Agenda
October 7, 2025 @ 5:00 PM
City Hall Commission Chambers
401 S. Park Avenue

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

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note
Times are projected and subject to change.

1. **Call to Order**

2. **Consent Agenda**

   a. Approve the minutes of September 2, 2025. 1 minute

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

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

   a. SPR #25-12. Request of James Hobson with S&W Kitchens for approval to construct a second-story addition, totaling 1,174 square feet, to the existing single-family home, located at 1727 Lake Berry Drive, zoned PURD. **The applicant has requested to table this item until next month, November 7, 2025.** 1 minute

   b. SPR #25-11. Request of Kamran and Mina Khosravani for approval to construct a new, two-story, 10-407 square-foot, single-family home located at 3 Isle of Sicily on Lake Maitland, zoned R-1AAA. 10 minutes

   c. CU #25-03. Request of Houseman Architecture for: Conditional use approval to demolish the existing, 5,421-square foot, two-story building located at the front of the Winter Park Racquet Club property located at 2011/2111 Via Tuscany in order to construct a new one-story, 6,300-square foot building. **Tabled from the September 2, 2025, meeting.** 20 minutes

   d. CU # 25-02. Request of Kimley Horn and Associates, Inc. for: Conditional use approval to construct a 27,000 square foot, two-story building, located at the combined property of 1419 & 1421 Trovillion Ave, and 1420, 1424, & 1428 Gay Road, for use as a medical office. 30 minutes

5. **Action Items**

6. **Non-Action Items**

7. **Staff Updates**

8. **Board Comments**

9. **Upcoming Agenda Items**

10. **Adjournment**

Planning & Zoning Board

agenda item 2.a

item type
Consent Agenda

meeting date
October 7, 2025

prepared by
Mary Bush, Administrative Coordinator III

approved by

subject
Approve the minutes of September 2, 2025.

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments
1. Draft Planning & Zoning Board Regular Meeting Minutes

Planning & Zoning Board Regular Meeting Minutes

September 2, 2025 at 5:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present
Alex Stringfellow, David Bornstein, Jason Johnson, Bill Segal, Charles Steinberg, Michael Dick, Vashon Sarkisian

Absent
None

Staff Present
Director of Planning & Zoning Allison McGillis, Asst. Director of Planning & Zoning/Zoning Official John Harbilas, Planner II Nicholas Lewis, Planner I Corrinna Lundgren, Administrative Coordinator Mary Bush

1. Call to Order

Chairman Johnson called the meeting to order at 5:02 p.m.

2. Approval of Minutes

a. Minutes of August 5, 2025.

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

Motion made by Alex Stringfellow, seconded by Michael Dick, for approval of the August 5, 2025 regular meeting minutes.

The motion carried unanimously by a 7-0 vote.

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 #25-12. Request of James Hobson with S&W Kitchens for approval to construct a second-story addition, totaling 1,174 square feet, to the existing single-family home, located at 1727 Lake Berry Drive, zoned PURD. **The applicant has requested**

to table this item until next month, October 7, 2025.

Mr. Lewis informed the Board that the applicant had requested to table the item until the October 7, 2025 regular meeting.

b. SPR #25-10. Request of Dillon Muto with Floridian Custom Homes for approval to construct a new, two-story, 4,721 square-foot, single-family home located at 425 Alberta Drive on Lake Osceola, zoned R-1AAA.

Mr. Lewis provided a summary of the request. He reviewed the existing and proposed setbacks for the lot. He indicated that the applicant had only one adjacent neighbor and, due to various factors, particularly the curvature of the lake and the water's edge conditions, a significant difference existed in the setbacks that the applicant was requesting and the existing setbacks of the neighbor. He then reviewed the applicant's proposed site plan. He indicated that the applicant, at the request of staff, had shifted the plans towards the adjacent city-owned parcel, so in lieu of a 12-foot first floor, the structure would have a 7.5-foot first-floor side setback on the city-owned parcel side and a 14.3-foot first-floor side setback on the neighbor's side at the closest corner. This would allow room to safely pull in and out of the applicant's proposed basement level garage and puts the two structures over 50 feet apart, ensuring no neighbor view issues. Mr. Lewis went on to note that the project met the required impervious lot coverage and floor area ratio. That no protected species trees were being removed. No components were proposed that would hinder any views from the lake. And the only neighbor's traditional view would not be affected. He added that the swale retention areas proposed along the lake frontage and front of the lot satisfied code requirements.

Staff recommendation was for approval.

Discussion ensued regarding comments from neighbors, clarification of the front setback, the height of the retaining wall, plans for the existing boathouse, and staff's considerations regarding the adjacent city-owned property.

The applicant, Dillon Muto at 702 Via Bella, Winter Park, FL 32789, addressed the Board. Mr. Muto noted he was available for any questions.

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

Motion made by Charles Steinberg, seconded by Alex Stringfellow, for approval to construct a new, two-story, 4,721 square-foot, single-family home located at 425 Alberta Drive on Lake Osceola, zoned R-1AAA, as presented by staff.

The motion carried unanimously by a 7-0 vote.

c. CU #25-03. Request of Houseman Architecture for: Conditional use approval to demolish the existing, 5,421-square foot, two-story building located at the front of the Winter Park Racquet Club property located at 2011/2111 Via Tuscany in order to construct a new one-story, 6,300-square foot building and additional parking.

Mrs. McGillis provided a summary of the request. She noted that the property is zoned Parks and Recreation (PR), where private clubs are permitted only as Conditional Uses. She also noted that when the Winter Park Racquet Club purchased the property in 2015, it was rezoned from Single-Family (R-1AA) to PR, and it was stated that the building would be used for offices, tennis pro shop and storage, and any changes would require a subsequent Conditional Use approval. Accordingly, the proposed modification to their campus/master plan requires approval of a Conditional Use request. She indicated that the applicant was proposing to relocate its existing facilities elsewhere housed within the existing property into the new proposed building while adding office space, a tennis shop, locker rooms, and a 1,200-square foot fitness center. She also indicated that the request did not propose an increase in membership, intensity of use, or hours of operation, and the Winter Park Racquet Club would remain capped at its current membership levels. Mrs. McGillis then noted that additional parking associated with the request was proposed at 14 paved parking spaces in front of the building and an overflow pervious lot that can accommodate 23 parking spaces when parked at the typical nine-feet by 18-feet wide spaces, but if used for valet, can accommodate additional cars. She went on to review the applicant's proposed site plan, discussing the parking, compatibility and setbacks, screening, noise buffering, and tree removals. She also noted that the applicant had held a community meeting and staff's proposed conditions reflected mitigation of the concerns brought up by the neighbors of the property and the attendees to the meeting. She then reviewed staff's proposed conditions for the request.

Staff recommendation was for approval with the following conditions:

- The southern curb-cut on Via Tuscany shall be modified to an entrance-only access.
- The eight-foot podocarpus hedge shall be maintained and replaced as needed along the Via Tuscany frontage, along with a six-foot acoustic barrier behind the hedge.
- WPRC shall not increase its membership as part of this request.
- Hours of operation of the new building will be limited to 7am to 8pm daily, including deliveries.
- No new lighting shall be provided in the grass parking lot, and any lights within the new parking lot shall be provided using low-scale bollard fixtures rather than traditional pole-mounted lights.
- All non-required lights for safety purposes are to be shut off by 10pm daily.

- As part of the tree removal permit for the 25 and 27inch oaks, double the required compensation shall be required, four six-inch canopy trees, subject to Urban Forestry approval, and shall be planted at least 15 feet from the southern property line wall/fence.

A brief discussion ensued regarding the existing podocarpus hedge, increases in membership, the proposed building setback, parking spaces, overflow parking, the proposed uses for the new building, and whether the pro shop would be open to the public.

The applicant's representative, Rob Carter who is a past president of the Winter Park Racquet Club, addressed the Board. Mr. Carter noted that the project was not an expansion, its membership is capped, and the square footage is essentially unchanged, with the only new amenity being a small fitness center. He then discussed restricting all facilities only to members, accepting all staff recommendations and proposed conditions, reconfiguring parking, and eliminating one of two existing curb cuts on Via Tuscany.

Discussion primarily focused on parking, neighbor concerns, and the conceptual landscape plan's accuracy ensued between the Board and the applicant. Mr. Carter offered a commitment to eliminate street parking by adding the proposed 14 new front spots and formalizing 24 grass spots behind the structure, with a goal of achieving about 40 net new spots for day-to-day use, and using a valet system during large events (estimated 10 to 12 times per year) to utilize the formal grass parking for an additional 15–20 cars. He added that the front parking was intended to be for limited-hour use, as the new facility will close by 8:00 PM and is far from the main clubhouse.

The Board recommended and requested a more accurate rendition of the applicant's conceptual landscape plan and suggested exploring alternative, less formal materials like pavers or a motor court instead of asphalt for the front parking area to better fit the residential context of Via Tuscany.

The Board heard public comment from the following residents:

In favor:

Mick Night of 1160 Tom Gurney Drive, Winter Park, FL 32789.

Opposed:
Scott Greenburg of 2050 Via Tuscany, Winter Park, FL 32789; Chris Peterson of 2150 Via Tuscany, Winter Park, FL 32789; Wendi Peterson of 2150 Via Tuscany, Winter Park, FL 32789; Ken Clayton of 1065 Maitland Center Commons Blvd., Maitland, FL 32751; Dr. Barry Render of 2630 Via Tuscany, Winter Park, FL 32789; Nancy Freeman of 1055

Tuscany Place, Winter Park, FL 32789; Mark Medei of 2036 Via Tuscany, Winter Park, FL 32789; Mark Nichols of 1205 Whitesell Drive, Winter Park, FL 32789; Mark Nichols of 1205 Whitesell Drive, Winter Park, FL 32789; Kenneth Schultz of 2007 Via Tuscany, Winter Park, FL 32789; and Blair Nichols of 1205 Whitesell Drive, Winter Park, FL 32789.

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

In-depth discussion then continued between the Board, Mr. Carter, and staff. Mr. Carter noted that the applicant would proceed with the demolition because the existing structure cannot be repurposed to safely or functionally house the new facility, and the current pro shop would become a small, air-conditioned storage/waiting space for tennis players. He also clarified that all food and beverage plans, including outside seating and a kitchen, were removed from the proposal. He indicated that the applicant would be willing to look at softening the architecture and is open to adapting a "courtyard feel" or "motor court" design for the front parking area to make it less objectionable. Mr. Carter also indicated that the applicant would be willing to look at removing the proposed front parking lot entirely, although he cautioned this would necessitate moving the building closer to Via Tuscany, which they believe would raise other community concerns about visibility and setbacks.

The Board recommended that the applicant consider a "motor court" approach (informal, unstriped parking, possibly with alternative materials) for the front, similar to existing neighborhood examples, to improve compatibility and soften the look of the front yard parking area. It was suggested that the applicant reorient the front parking back towards the club and away from the street and look at making the building more "residential" to alleviate the "institutional feel." The Board also recognized that keeping the building set back requires front parking, but front parking creates a commercial look. It was suggested that if the building were more residential, moving it closer to the street to put all parking in the back would be more acceptable.

The Board shared their thoughts on the item and overall indicated that the applicant's proposal, specifically for the new building and its associated parking, is premature and requires significant redesign to better align with the residential character of Via Tuscany.

They discussed the following main recommendations and suggestions:

- removal of the striped parking lot from the front of the building;
- redesigning the area to use a motor court approach or move the parking entirely behind the building;
- softening the building’s architecture to look more residential and less institutional or commercial, with room for improvement in Mediterranean embellishments;
- having the applicant explore and provide rationale for why alternative designs were rejected;

- and making the conceptual landscape plan more accurately reflect the site plan.

Motion made by David Bornstein, seconded by Bill Segal, to table the item to the October 7, 2025 regular meeting.

The motion carried unanimously by a 7-0 vote.

Chairman Johnson inquired with City Attorney Langley about clarification of the process of how the community meeting notices must be sent out to the public and how they are verified.

5. Action Items

6. Non-Action Items

7. Staff Updates

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 7:20 p.m.

ATTEST:

_____
/s/ Mary Bush, Board Secretary

Planning & Zoning Board

agenda item 4.a

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

meeting date
October 7, 2025

prepared by
Corinna Lundgren, Planner I

approved by

subject
SPR #25-12. Request of James Hobson with S&W Kitchens for approval to construct a second-story addition, totaling 1,174 square feet, to the existing single-family home, located at 1727 Lake Berry Drive, zoned PURD. **The applicant has requested to table this item until next month, November 7, 2025.**

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments
None

Planning & Zoning Board

agenda item 4.b

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

meeting date
October 7, 2025

prepared by
Nicholas Lewis, Planner II

approved by
Allison McGillis, Director of Planning and Zoning

subject
SPR #25-11. Request of Kamran and Mina Khosravani for approval to construct a new, two-story, 10-407 square-foot, single-family home located at 3 Isle of Sicily on Lake Maitland, zoned R-1AAA.

motion | recommendation
Staff recommendation is for approval, subject to the following condition(s):

1) That the 16-inch caliper oak and 10-inch caliper myrtle trees requested for removal be fully mitigated through the City's Urban Forestry Tree Removal Permit program.

background
The applicants and homeowners, Kamran and Mina Khosravani, are requesting approval to construct a new, two-story, 10,407 square-foot home located at 3 Isle of Sicily on Lake Maitland. The property is zoned R-1AAA, and the unsubmerged portion of the property is 29,766 square feet in size. The proposed impervious lot coverage of 14,192 square feet is 48% of the total lot, which is below the maximum 50% that the code allows. The maximum Floor Area Ratio (FAR) for properties over 12,500 square feet is 35% of the lot area, or 5,000 square feet, whichever is greater. The applicants are proposing a 10,407 square-foot home, which equates to a FAR of just under the maximum 35%, meeting this requirement.

As part of this request, the applicants are seeking first-floor side setbacks of 10 feet on the south side and 12 feet, 4 inches on the north side in lieu of the required first-floor side setback of 28 feet. Additionally, the applicants are requesting that a small, single-story portion of the structure have a 26-foot front setback in lieu of the required 44-foot front setback.

Compared to the rest of the lots in the Isle of Sicily, the subject property is the shallowest in terms of depth, and the existing structure is already close to the 50-foot minimum lakefront setback. Also considering the front setback provision, the front and lakefront setbacks are held to the existing footprint, while the required side setbacks are increased by nearly 20 feet from the existing structure's side setbacks on both sides. Looking at the rest of the properties along

the Isle, the requested side setbacks conform more to the general pattern for first-floor side setbacks. Additionally, pushing the garage in front of the 44-foot front setback allows the applicants to face the garage door inwards towards the proposed motor court instead of outwards towards the street or sideways towards the neighboring property. These requests, in conjunction with each other, allow the applicants the space they need to build a new home that is largely single-story in nature while still maintaining the intent of the lakefront criteria.

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. There is a significant number of existing trees on the property, including five cypress trees along the lakefront, three oaks, a 10-inch myrtle, and a variety of camphors, palms, and understory trees. Since the building pad can really only be pushed forward, there are two trees in the middle of the property and within the building pad that the applicants are proposing to remove - a 16-inch caliper oak and the 10-inch caliper myrtle. Not being able to remove these two trees limits the applicants to the existing building pad.

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 this provision as no such component is proposed.

Traditional Views of the Neighbors

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

The required lakefront setback is made up of the average of the two waterfront structures neighboring the subject property. In this instance, the average is 50 feet, equal to the minimum allowable lakefront setback. The existing home has a 51-foot lakefront setback, so there is a significant impact on either neighbor's traditional viewshed.

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 locations throughout the front, sides, and rear of the property to meet the required stormwater storage.

Summary

Overall, the plans meet the intent of the lakefront review criteria.

alternatives | other considerations

fiscal impact

attachments

1. 3 Isle of Sicily - Area Map
2. 3 Isle of Sicily - Aerial Map
3. 3 Isle of Sicily - Neighbor Letter Map
4. 3 Isle of Sicily - Plan Set
5. 4 Isle of Sicily Neighbor Letter

Lake
Maitland
Winter Park
Pinetree Rd
Via Amalfi
Via Lombardy
Via Venetia
Via Palermo
Via Lugano
Green Cove Rd
Kraft
Azalea

Lake
Maitland
Winter Park
ISLE OF SICILY

Winter Park
Lake Maitland
ISLE OF SICILY
VIA LUGANO

KHOSRAVAIN RESIDENCE

3 ISLE OF SICILY, WINTER PARK, FL

REVISIONS
PERMIT SET XX-XX-XX

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COVER PAGE

KHOSRAVANI RESIDENCE
LOT 3 ISLE OF SICILY
WINTER PARK FLORIDA

DRAWN	WTBJr
CHECKED	WPP
DATE	08-05-2025
SCALE	AS NOTED
JOB NO.	25-009
SHEET	A0.0

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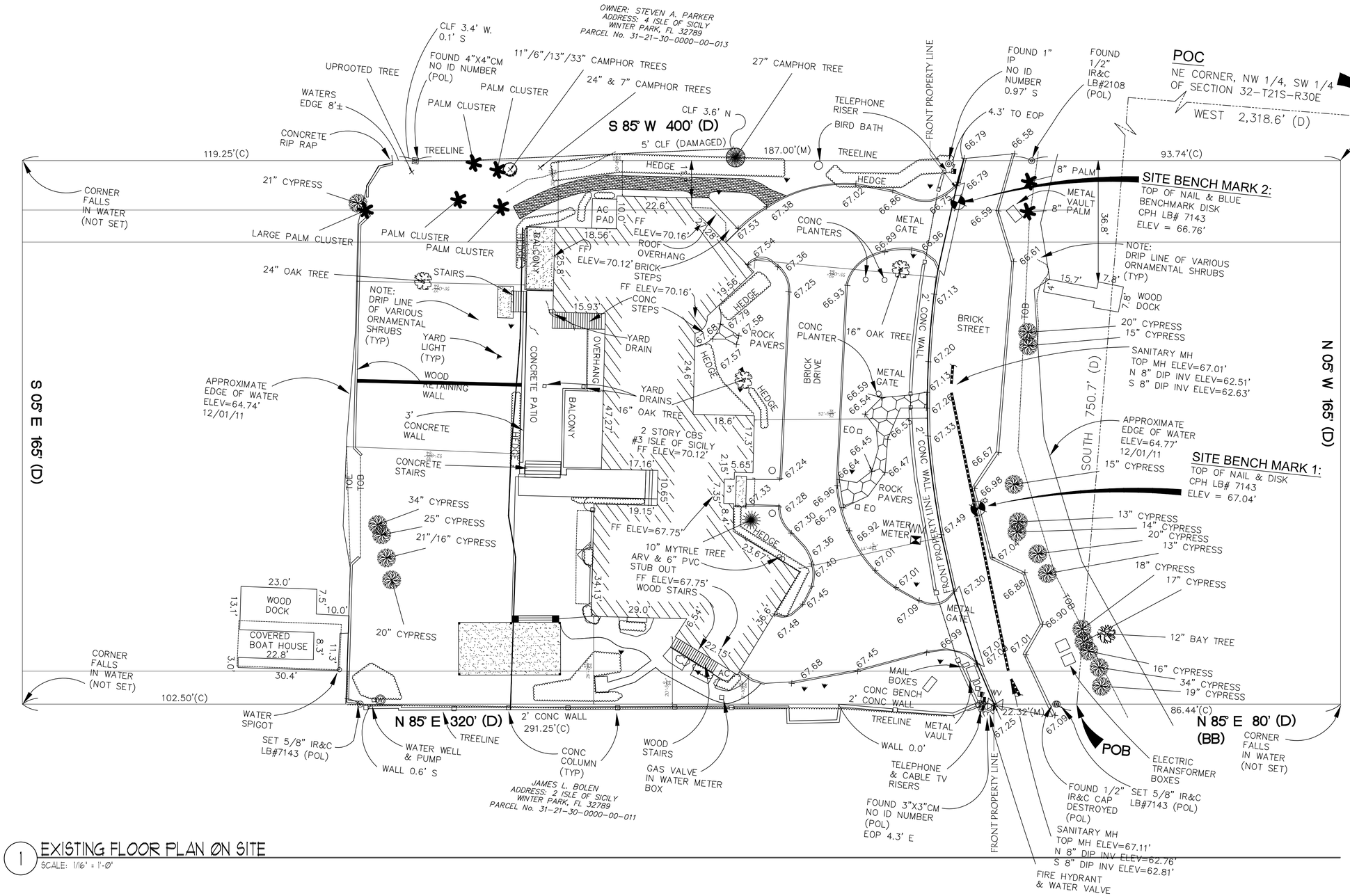

1 EXISTING FLOOR PLAN ON SITE
SCALE: 1/16" = 1'-0"

REVISIONS
PERMIT SET XX-XX-XX

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EXISTING FLOOR PLAN ON SITE

KHOSRAVANI RESIDENCE
LOT 3 ISLE OF SICILY
WINTER PARK FLORIDA

DRAWN	WTBJr
CHECKED	WPP
DATE	08-08-2025
SCALE	AS NOTED
JOB NO.	25-009
SHEET	A1.0

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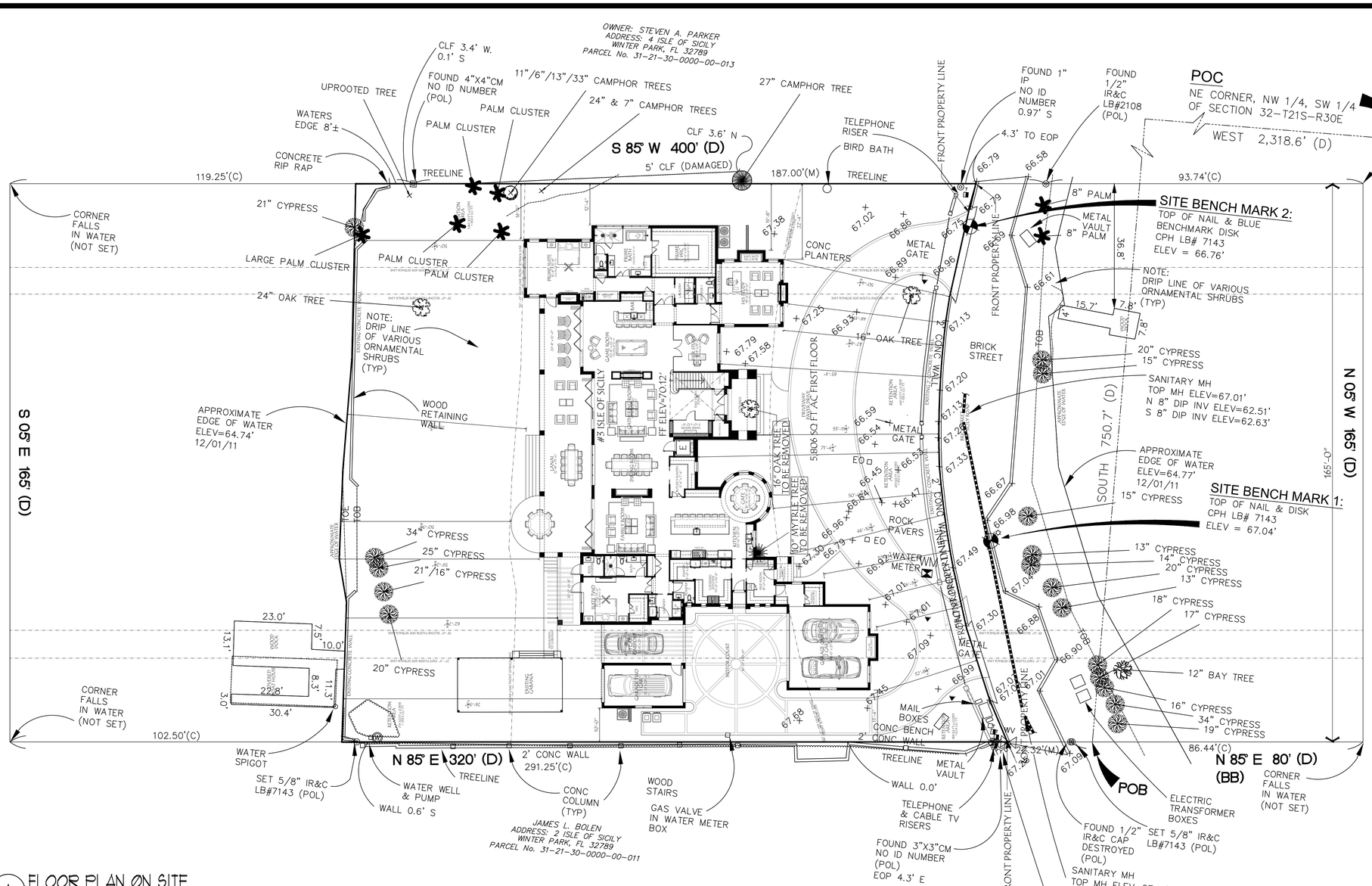

1 FLOOR PLAN ON SITE

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

AREA CALCULATIONS LOT #3 3 ISLE OF SICILY, WINTER PARK	
SITE AREA	29,766 SF
1ST FLOOR HVAC	5,806 SF
2ND FLOOR HVAC	2,420 SF
TOTAL HVAC	8,226 SF
GARAGE ONE	775 SF
GARAGE TWO	329 SF
ENTRANCES	181 SF
COVERED LANAI	1,082 SF
UNCOVERED LANAI	246 SF
SUMMER KITCHEN - CABANA	495 SF
TOTAL NON-HVAC	3,108 SF
GROSS TOTAL	11,334 SF

IMPERVIOUS CALCULATIONS LOT #3 3 ISLE OF SICILY, WINTER PARK	
SITE AREA	29,766 SF
1ST FLOOR HVAC	5,806 SF
GARAGES	1,104 SF
ENTRANCES	181 SF
COVERED LANAI +	1,408 SF
SUMMER KITCHEN - CABANA	495 SF
DRIVEWAY & SIDEWALKS	5,140 SF
MECHANICAL SLABS & WALLS	58 SF
TOTAL IMPERVIOUS SHOWN (47.67%)	14,192 SF
TOTAL IMPERVIOUS ALLOWABLE (50.00%)	14,883 SF
TOTAL PERVIOUS SHOWN (52.33%)	15,574 SF

FLOOR AREA RATIO CALCS. LOT #3 3 ISLE OF SICILY, WINTER PARK	
SITE AREA	29,766 SF
MAX FAR (35.00%)	10,418 SF
FAR SHOWN (34.96.%)	10,407 SF
1ST FLOOR HVAC	5,806 SF
2ND FLOOR HVAC	2,420 SF
TOTAL HVAC	8,226 SF
GARAGE ONE	775 SF
GARAGE TWO	329 SF
ENTRANCES (UP TO - 400 EXEMPTION-)	(181) SF
COVERED LANAI (1,082 - 500 EXEMPTION-)	582 SF
SUMMER KITCHEN - CABANA	495 SF
TOTAL NON-HVAC	2,181 SF
NET TOTAL	10,407 SF

FRONT YARD LANDSCAPE COVERAGE LOT #3 3 ISLE OF SICILY, WINTER PARK	
FRONT YARD	8,056 SF
TOTAL IMPERVIOUS ALLOWABLE (50.00%)	4,018 SF
TOTAL IMPERVIOUS SHOWN (40.09%)	3,292 SF
TOTAL LANDSCAPE COVERAGE SHOWN (59.91%)	4,744 SF

DAINAGE CALCULATIONS LOT #3 3 ISLE OF SICILY, WINTER PARK	
SITE AREA	29,766 SF
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PROPOSED DRAINAGE CALCS.	IMP x .0833
RETENTION REQUIRED	1,182.1 CU. FT.
RETENTION SHOWN	1,284.5 CU.FT.

REVISIONS
PERMIT SET XX-XX-XX

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NEW FLOOR PLAN ON SITE

KHOSRAVANI RESIDENCE
LOT 3 ISLE OF SICILY
WINTER PARK FLORIDA

DRAWN	WTBJr
CHECKED	WPP
DATE	08-08-2025
SCALE	AS NOTED
JOB NO.	25-009
SHEET	A1.1

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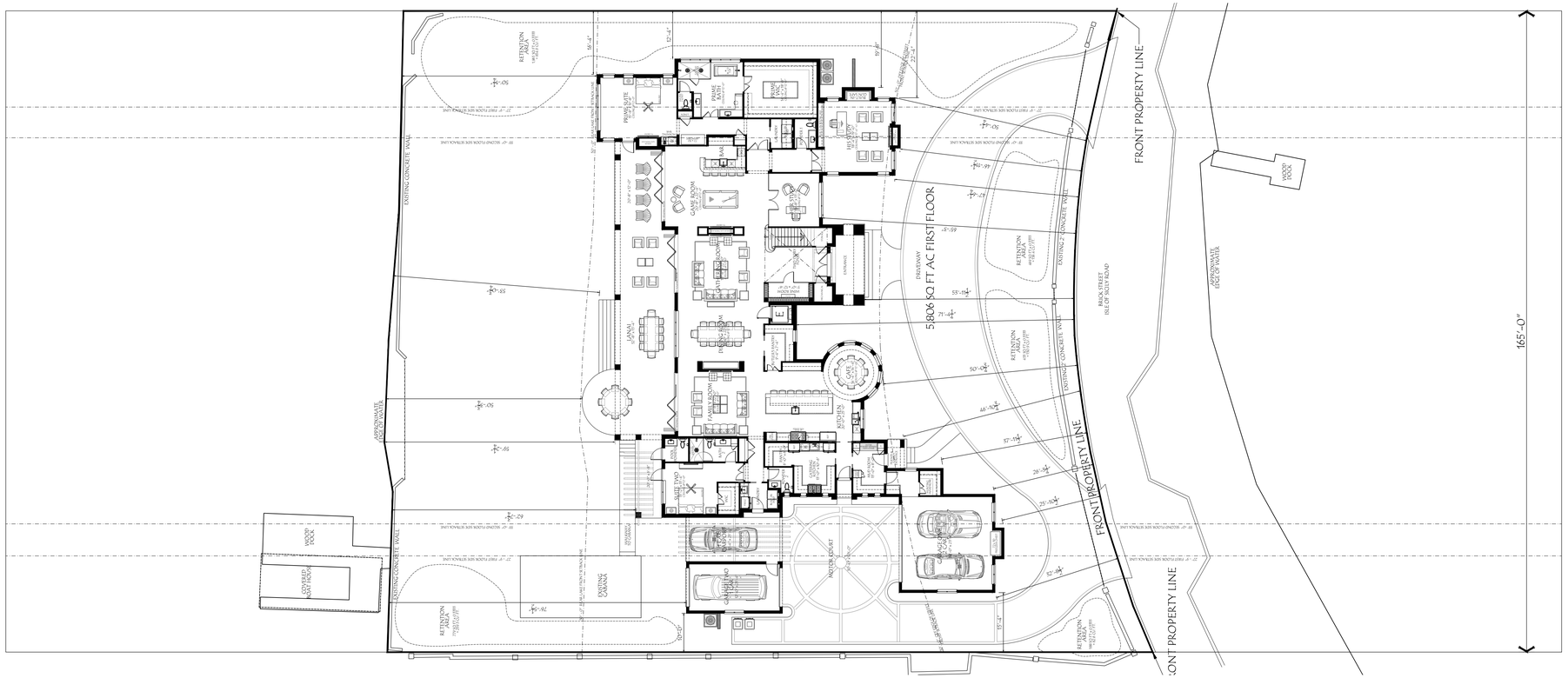

1 FLOOR PLAN ON SITE WITH RETENTION
SCALE: 1/16" = 1'-0"

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TOTAL NON-HVAC	2,181 SF
NET TOTAL	10,407 SF

FRONT YARD LANDSCAPE COVERAGE LOT # 3 3 ISLE OF SICILY, WINTER PARK	
FRONT YARD	8,036 SF
TOTAL IMPERVIOUS ALLOWABLE (50.00%)	4,018 SF
TOTAL IMPERVIOUS SHOWN (40.09%)	3,292 SF
TOTAL LANDSCAPE COVERAGE SHOWN (59.91%)	4,744 SF

DRAINAGE CALCULATIONS LOT # 3 3 ISLE OF SICILY, WINTER PARK	
SITE AREA	29,766 SF
1ST FLOOR HVAC	5,806 SF
GARAGES	1,104 SF
ENTRANCES	181 SF
COVERED LANAI +	1,408 SF
SUMMER KITCHEN - CABANA	495 SF
DRIVEWAY & SIDEWALKS	5,140 SF
MECHANICAL SLABS & WALLS	58 SF
TOTAL IMPERVIOUS SHOWN (47.67%)	14,192 SF
TOTAL PERVIOUS SHOWN (52.33%)	15,574 SF
PROPOSED DRAINAGE CALCS.	IMP x .0833
RETENTION REQUIRED	1,182.1 CU. FT.
RETENTION SHOWN	1,284.5 CU.FT.

REVISIONS
PERMIT SET XX-XX-XX

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WWW.SLOCUMPLATTS.COM

NEW FLOOR PLAN ON SITE

KHOSRAVANI RESIDENCE
LOT 3 ISLE OF SICILY
WINTER PARK FLORIDA

DRAWN	WTBJr
CHECKED	WPP
DATE	08-08-2015
SCALE	AS NOTED
JOB NO.	25-009
SHEET	A1.2

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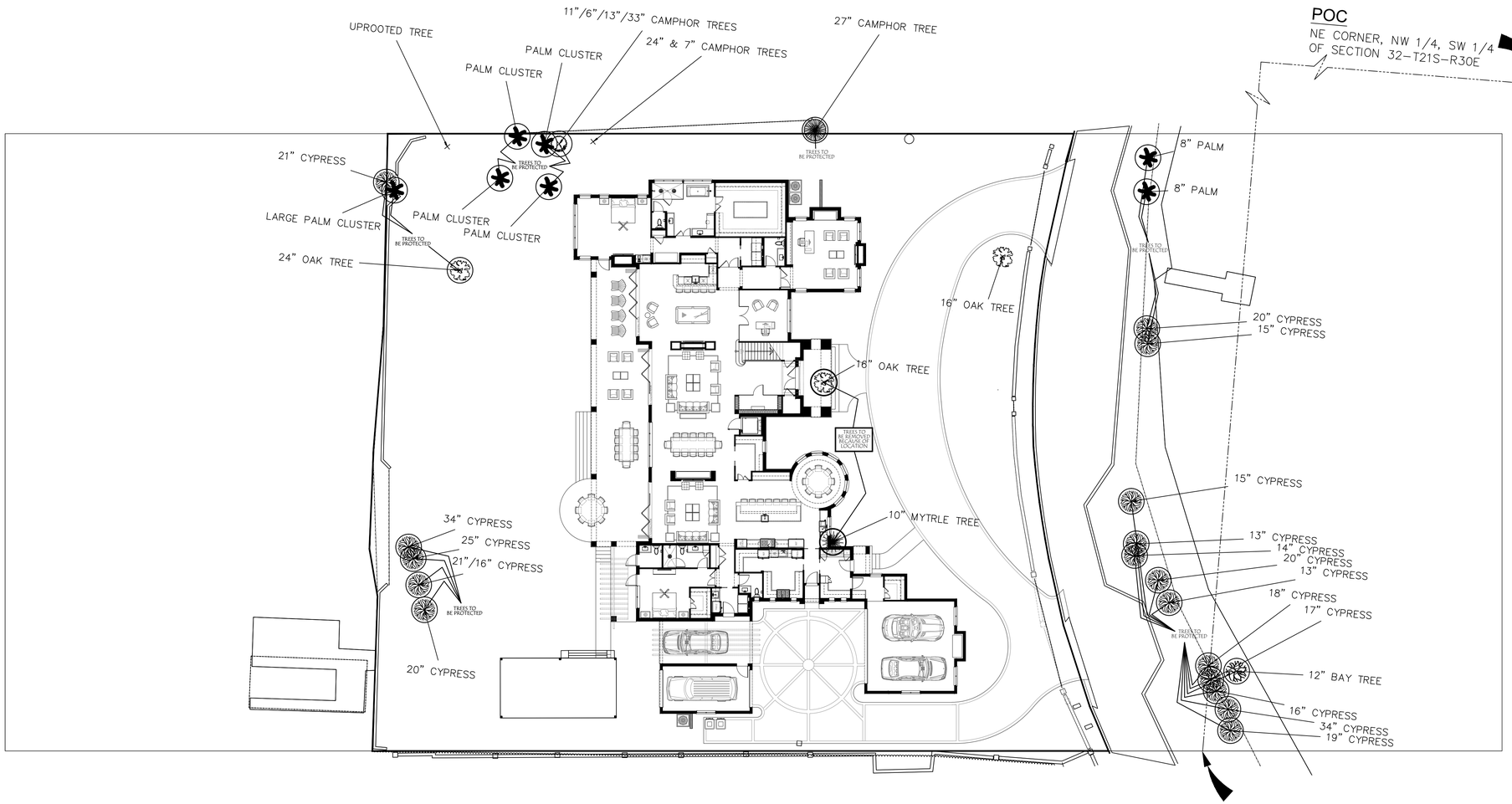

1 TREE RETENTION AND REMOVAL ON SITE
SCALE: 1/16" = 1'-0"

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REVISIONS
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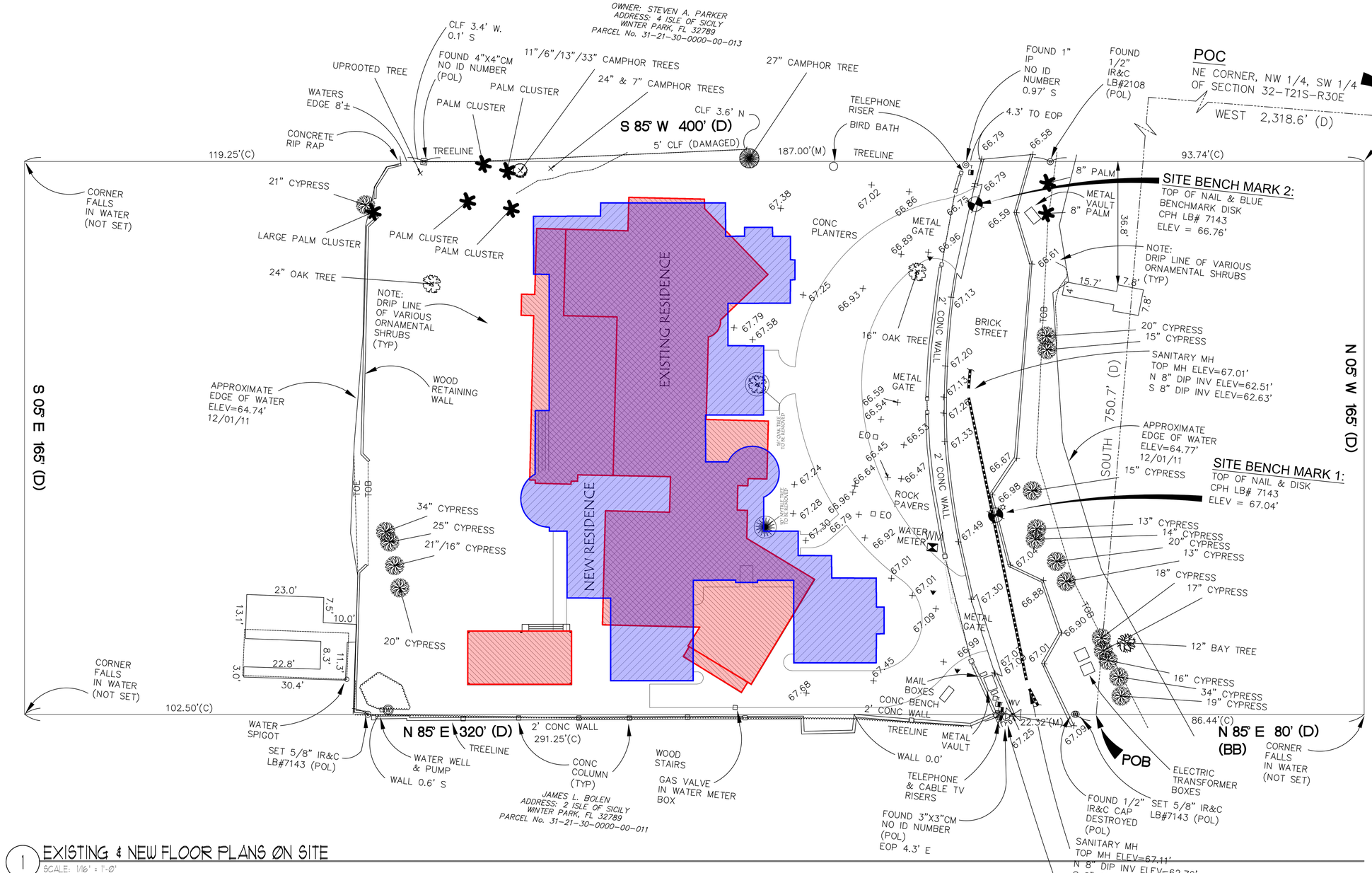
TREE LOCATIONS ON SITE

KHOSRAVANI RESIDENCE
LOT 3 ISLE OF SICILY
WINTER PARK FLORIDA

DRAWN	WTBJr
CHECKED	WPP
DATE	08-08-2025
SCALE	AS NOTED
JOB NO.	25-009
SHEET	A1.3



1 EXISTING & NEW FLOOR PLANS ON SITE
SCALE: 1/16" = 1'-0"

REVISIONS
PERMIT SET XX-XX-XX

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OLD + NEW FLOOR PLANS ON SITE

KHOSRAVANI RESIDENCE
LOT 3 ISLE OF SICILY
WINTER PARK FLORIDA

DRAWN	WTBJr
CHECKED	WPP
DATE	08-05-2025
SCALE	AS NOTED
JOB NO.	25-009
SHEET	A1.2

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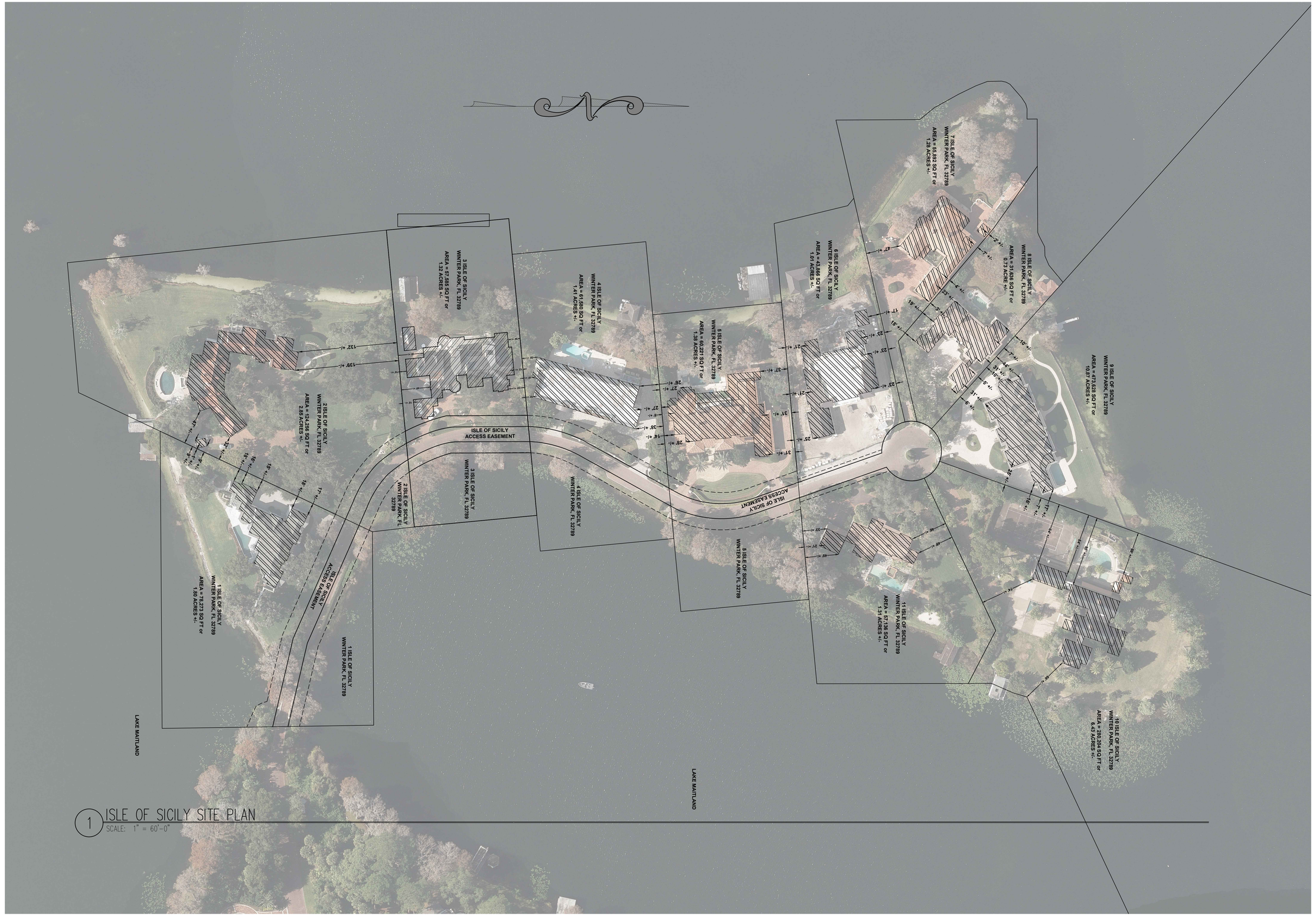

1 ISLE OF SICILY SITE PLAN
SCALE: 1" = 60'-0"

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REVISIONS
PERMIT SET
XX-XX-XX

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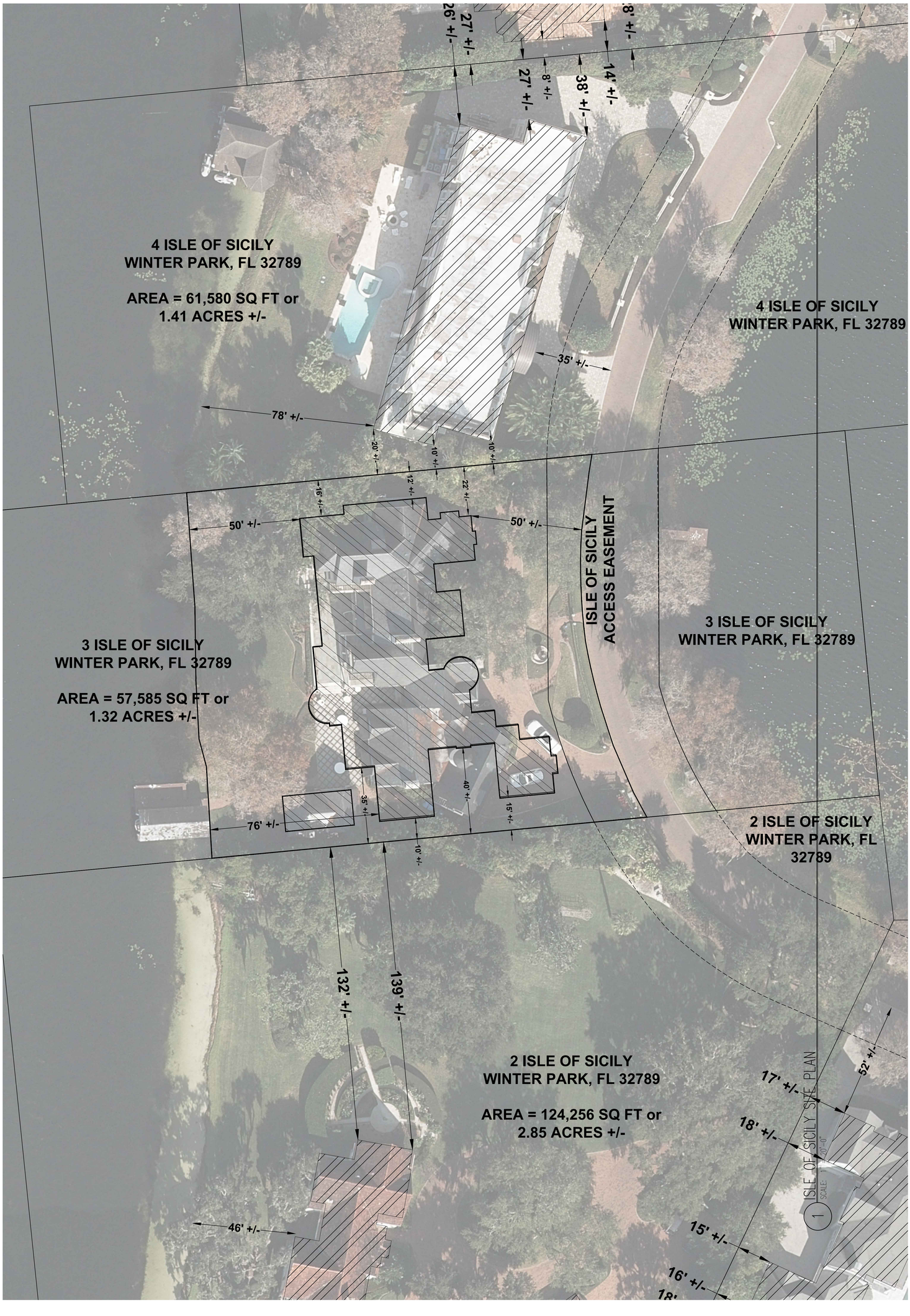
ISLE OF SICILY SITE PLAN

KHOSRAVANI RESIDENCE
LOT 3 ISLE OF SICILY

WINTER PARK FLORIDA

DRAWN	WTBJr
CHECKED	WPP
DATE	08-08-2025
SCALE	AS NOTED
JOB NO.	25-003
SHEET	A1.5



REVISIONS
PERMIT SET
XX-XX-XX

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LOTS 2, 3 AND 4

KHOSRAVANI RESIDENCE
LOT 3 ISLE OF SICILY
WINTER PARK FLORIDA

DRAWN WTBJr
CHECKED WPP
DATE 08-08-2025
SCALE AS NOTED
JOB NO. 25-009
SHEET A1.6

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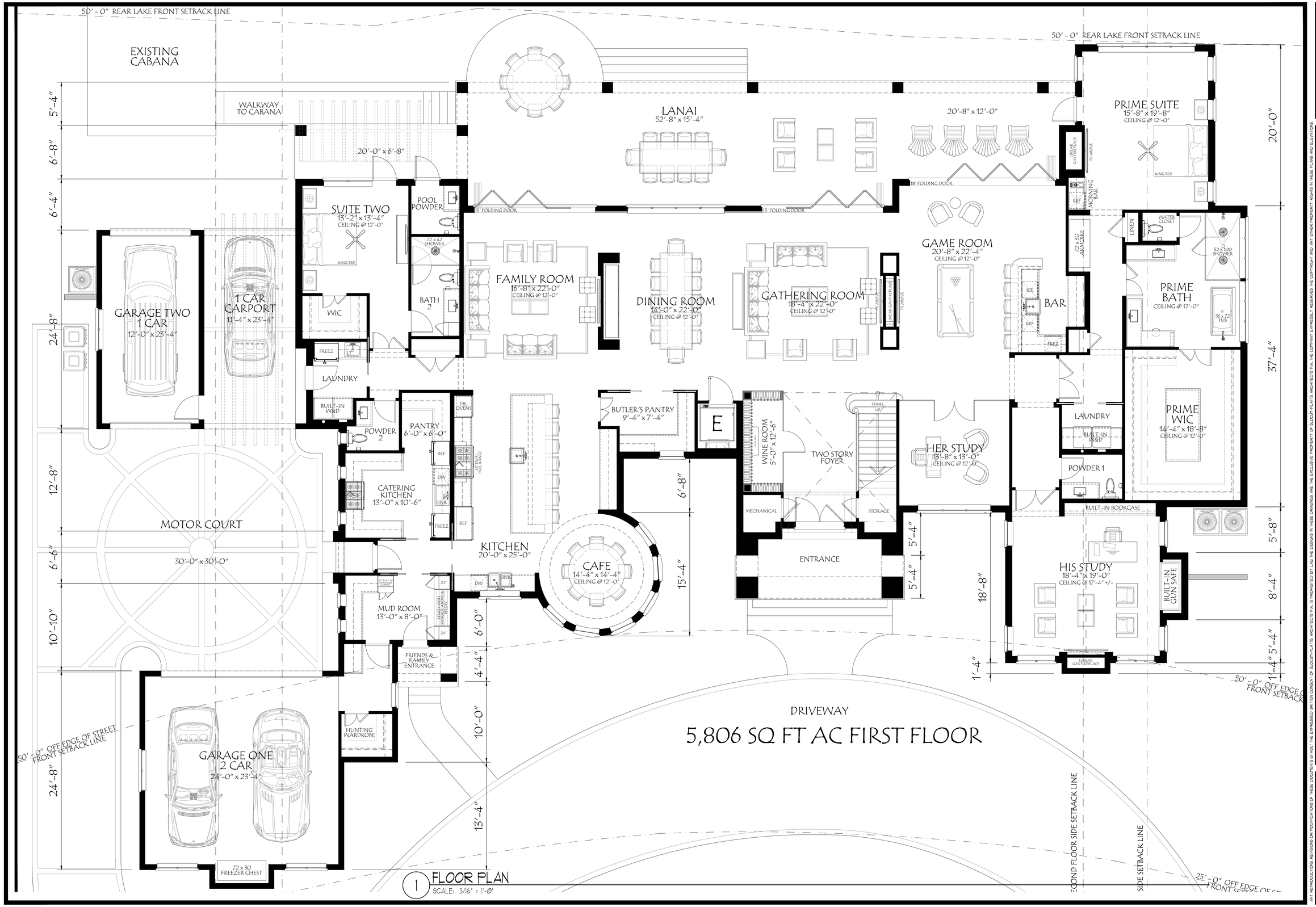

1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

REVISIONS
PERMIT SET
XX-XX-XX

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FIRST FLOOR PLAN

KHOSRAVANI RESIDENCE
LOT 3 ISLE OF SICILY

WINTER PARK FLORIDA

DRAWN WTBJr
CHECKED WPP
DATE 08-08-2025
SCALE AS NOTED
JOB NO. 25-009
SHEET A2.1

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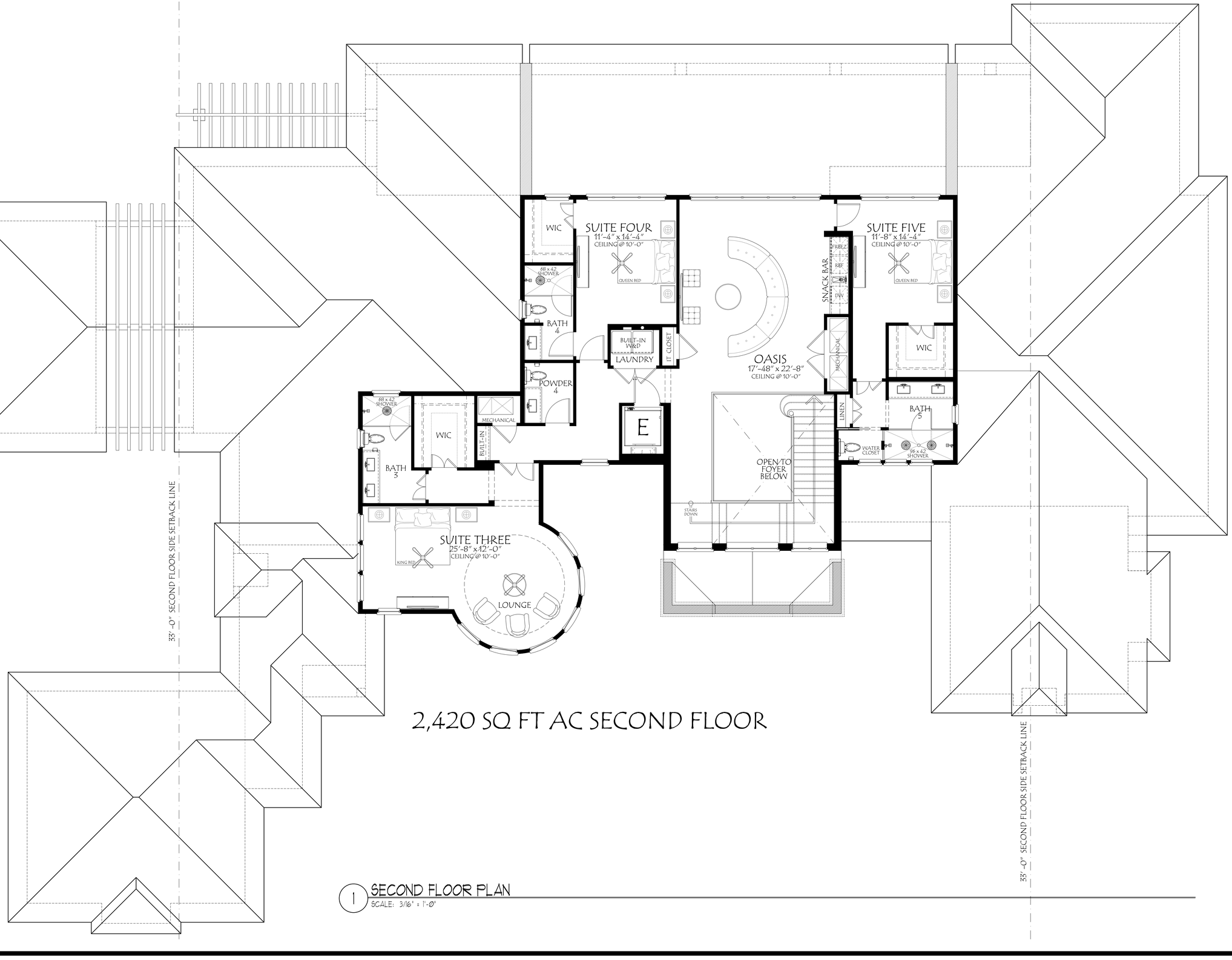

2,420 SQ FT AC SECOND FLOOR

1 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

REVISIONS
PERMIT SET
XX-XX-XX

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SECOND FLOOR PLAN

KHOSRAVANI RESIDENCE
LOT 3 ISLE OF SICILY
WINTER PARK FLORIDA

DRAWN WTBJr
CHECKED WPP
DATE 08-08-2025
SCALE AS NOTED
JOB NO. 25-009
SHEET A2.2

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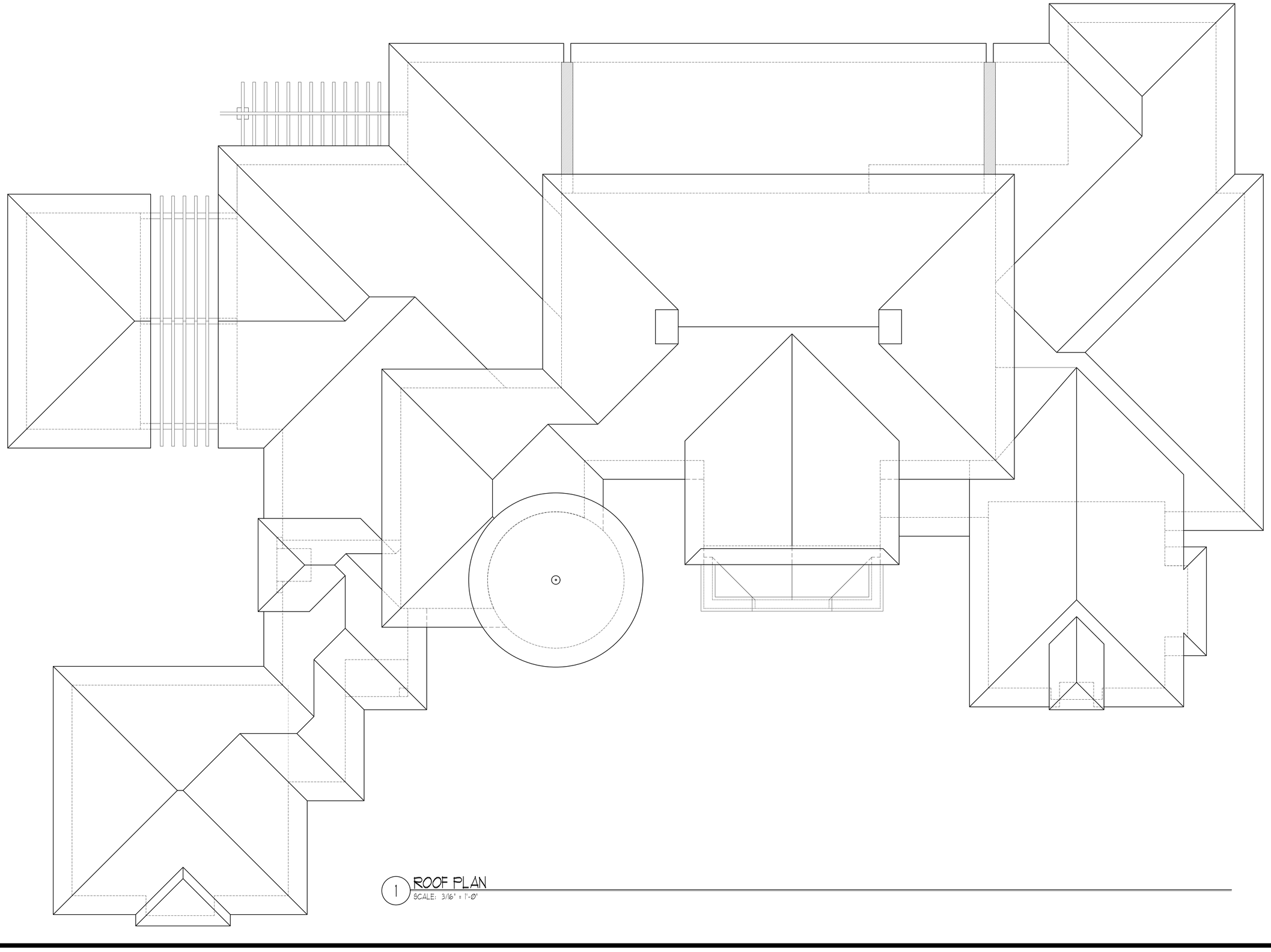

1 ROOF PLAN
SCALE: 3/16" = 1'-0"

REVISIONS
PERMIT SET
XX-XX-XX

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ROOF PLAN

KHOSRAVANI RESIDENCE
LOT 3 ISLE OF SICILY
WINTER PARK FLORIDA

DRAWN: WTBJr
CHECKED: WPP
DATE: 08-08-2025
SCALE: AS NOTED
JOB NO.: 25-009
SHEET: A2.3

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

2 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

REVISIONS
PERMIT SET
XX-XX-XX

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FRONT + RIGHT ELEVATIONS

KHOSRAVANI RESIDENCE
LOT 3 ISLE OF SICILY
WINTER PARK FLORIDA

DRAWN WTBJr
CHECKED WPP
DATE 08-08-2025
SCALE AS NOTED
JOB NO. 25-003
SHEET A6.1

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

2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"

REVISIONS
PERMIT SET
XX-XX-XX

SLOCUM PLATTS
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WWW.SLOCUMPLATTS.COM

REAR + LEFT ELEVATIONS

KHOSRAVANI RESIDENCE
LOT 3 ISLE OF SICILY
WINTER PARK FLORIDA

DRAWN: WTBJr
CHECKED: WPP
DATE: 08-08-2025
SCALE: AS NOTED
JOB NO.: 25-009
SHEET: A6.2

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

	REVISIONS
	PERMIT SET XX-XX-XX

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FRONT ELEVATIONS

KHOSRAVANI RESIDENCE
LOT 3 ISLE OF SICILY
WINTER PARK FLORIDA

DRAWN	WTBJr
CHECKED	WPP
DATE	08-05-2025
SCALE	AS NOTED
JOB NO.	25-009
SHEET	A6.3

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From: Kamran & Mina Khosravani
Address: 3 Isle of Sicily, Winter Park, FL 32789
Date: 08-25-25

To: Phillis & Jim Bolen
Address: 2 Isle of Sicily, Winter Park, FL 32789

Subject: Proposed Home Plans – 3 Isle of Sicily

Dear Phillis and Jim,

We hope this note finds you both well. Mina and I are excited to share that we are beginning the process of designing and building a new home on our lot at **3 Isle of Sicily**, and we wanted to reach out in advance to coordinate our plans and keep you fully informed.

As you know, our current home is a two-story structure with the garage on the ground floor and the main living area on the second floor, set approximately nine feet from the property line we share.

Our plan is to build a new home approximately the same size as our existing one. The design will feature a three-car garage and an auto courtyard on the south side, thoughtfully designed to shield the garage doors from both front and side views for improved aesthetics and privacy.

We have also included copies of the site plan, floor plans, and building elevations, so you can clearly see the location of the two garage portions in relation to your property. These will be less visually impactful than the current two-story structure, while maintaining functional and aesthetic design considerations.

Key Details:

- There will be no structure above the garage.
- The garage will be set no closer than **10 feet** from the property line we share.
- The main living areas of the home will be positioned no closer than **30 feet** from your property line.
- The two-story portion of the house will be centrally located and will primarily accommodate the bedrooms.

We value being good neighbors and want to ensure our plans are considerate of your property and privacy. As part of the city's approval process, we are seeking your support to confirm that you have no objection to our proposed rebuild, provided that any structure within 10 feet of the property line will remain limited to a single story.

We would be happy to review the plans with you in more detail if you'd like. Thank you very much for your time, understanding, and support as we move forward with this project.

Warm regards,

Kamran & Mina Khosravani
3 Isle of Sicily
Winter Park, FL 32789

Neighbor Acknowledgment & Consent

I/We, Phillis and Jim Bolen, owners of the property located at 2 Isle of Sicily, Winter Park, FL 32789, hereby acknowledge that we have reviewed the proposed plans for the new residence to be built at 3 Isle of Sicily, Winter Park, FL.

We confirm that we have no objection to the proposed rebuild as described in the plans provided to us.

Neighbor's Signature(s): _____ Date: 8/31/25

Printed Name(s): James Bolen

CITY OF WINTER PARK
APPLICATION FOR SITE PLAN REVIEW

FEE PAID
ck # _____
amt. $_____
date _____

SPR# _____

General Instructions: To request approval of a site plan, complete this application and submit it to the Planning Department along with the $125 application fee for residential or $250 application fee for commercial or multi-family and all additional information necessary for the public hearing before the Planning and Zoning Board. For Lakefront, Canalfront or Streamfront lots please see submittal checklist. **Please submit one (1) electronic copy and one (1) paper copy (11" by 17") of the required documents with this application. Digital copies may be submitted via flash drive, CD-ROM, etc. or through the wpcloud.** Please contact the Planning Department for instructions to upload to the wpcloud.

I. APPLICANT

Name Kamran Khosravani, Mina Khosravani

Address 3 Isle of sicily Winter Park, FL 32789

Phone 407-227-8232

Email Address WPKhouse@yahoo.com KKhosravani@me.com

OWNER

Name Kamran Khosravani, Mina Khosravani

Address 3 Isle of sicily Winter Park, FL 32789

Email Address WPKhouse@yahoo.com KKhosravani@me.com

Is the property under contract for purchase or lease? ☐ Yes ☒ No

If the applicant is NOT the owner, attach a copy of the purchase or lease contract or option on the property, or a letter signed by the owner of record authorizing the applicant to act as agent for the owner. This information is requested to establish the legal status of the applicant and will be held in confidence, except as the information pertains to the zoning application.

Is the contract for purchase or lease contingent upon this approval? ☐ Yes ☒ No

II. PROPERTY

Street Address: 3 Isle of sicily Winter Park, FL 32789

Zoning Classification: R-1 Comprehensive Plan Future Land Use Designation: _____

PARCEL # _____ (same as tax ID number of Orange County property tax records)

Legal Description: Provide complete and accurate legal description below including Plat Book and Page Number OR attach a copy of the legal description to this application.

_____

_____

Property is on: ☐ Septic ☐ Sewer Name of Lake, canal or stream _____

III. SITE PLAN REVIEW REQUESTED The applicant requests a Site Plan Review for:

_____

IV. CERTIFICATION

I certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate, and that I am:

a. the owner of the property described herein
b. a party to an agreement for purchase or lease of this property
c. an agent for the owner or purchaser/lessee of this property

If applicable, it is understood and agreed that approval of this application by the Planning and Zoning Board is contingent upon the recording of restrictive covenants designing the terms and conditions of an approval. These restrictive covenants will be executed by the owner of the property and recorded by the City of Winter Park. Said owner will be responsible for all fees associated with the recording of this document.

SIGNATURE _____ DATE 4/7/25

4/7/25

Warm regards,

Kamran & Mina Khosravani
3 Isle of Sicily
Winter Park, FL 32789

Neighbor Acknowledgment & Consent

I/We, **Wenrong Hu and/or Sean Egan**, owners of the property located at **4 Isle of Sicily, Winter Park, FL 32789**, hereby acknowledge that we have reviewed the proposed plans for the new residence to be built at **3 Isle of Sicily, Winter Park, FL**.

We confirm that we have **no objection** to the proposed rebuild as described in the plans provided to us.

Neighbor's Signature(s): WHu SJEgan Date: 9/7/25

Printed Name(s): Wenrong Hu Sean Egan

Note, The blue prints indicate a setback from our joint property line of 12 feet 4 inches.

Planning & Zoning Board

agenda item 4.c

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

meeting date
October 7, 2025

prepared by
Allison McGillis, Director of Planning and Zoning

approved by
Allison McGillis, Director of Planning and Zoning

subject

CU #25-03. Request of Houseman Architecture for: Conditional use approval to demolish the existing, 5,421-square foot, two-story building located at the front of the Winter Park Racquet Club property located at 2011/2111 Via Tuscany in order to construct a new one-story, 6,300-square foot building. **Tabled from the September 2, 2025, meeting.**

motion | recommendation

Staff recommends approval subject to the following conditions:

1. The curb-cut on Via Tuscany be an entrance-only access point.
2. WPRC shall not increase its membership as part of this request.
3. Hours of operation of the new building be limited to 7:00 a.m. to 8:00 p.m. daily, including deliveries.
4. No new lighting be provided in the grass parking lot and any lights within the new parking lot shall be provided using low-scale bollard fixtures rather than traditional pole-mounted lights.
5. All non-required lights for safety purposes be shut off by 10:00 p.m. daily.
6. As part of the tree removal permit for the 25 and 27-inch oaks, double the required compensation shall be required, at four six-inch canopy trees, subject to Urban Forestry approval and shall be planted at least 15-feet from the southern property line wall/fence.

background

At the September 2nd meeting, P&Z tabled this request and directed the applicant to revise the architecture for a softer appearance, adjust the front parking area to better reflect the surrounding neighborhood, and improve the proposed landscaping. In response, the applicant has removed the front parking and introduced a circular driveway that is similiar the existing layout and exits onto the main entrance, redesigned the architecture to present a more single-family character, and enhanced the front landscaping to align with other single-family properties along Via Tuscany.

Based on these revisions, several of the previous staff conditions are no longer applicable, and staff now recommends approval subject to the following conditions:

1. The curb-cut on Via Tuscany be an entrance-only access point.
2. WPRC shall not increase its membership as part of this request.
3. Hours of operation of the new building be limited to 7:00 a.m. to 8:00 p.m. daily, including deliveries.
4. No new lighting be provided in the grass parking lot and any lights within the new parking lot shall be provided using low-scale bollard fixtures rather than traditional pole-mounted lights.
5. All non-required lights for safety purposes be shut off by 10:00 p.m. daily.
6. As part of the tree removal permit for the 25 and 27-inch oaks, double the required compensation shall be required, at four six-inch canopy trees, subject to Urban Forestry approval and shall be planted at least 15-feet from the southern property line wall/fence.

Background From the September 2nd Staff Report:
The applicant, Houseman Architecture, on behalf of the Winter Park Racquet Club (WPRC), is requesting Conditional Use approval to demolish the existing 5,421-square foot, two-story building located at the front of the WPRC property, located at 2011/2111 Via Tuscany, in order to construct a new 6,300-square-foot, one-story building and additional parking. The property is zoned Parks and Recreation (PR), where private clubs such as the WPRC are permitted only as Conditional Uses. When this property was rezoned from Single-Family (R-1AA) to PR in 2015, it was stated that the building would be used for offices, tennis pro shop and storage, and any changes would require a subsequent Conditional Use approval. Accordingly, the proposed modification to their campus/master plan requires approval of a Conditional Use request.

The proposed structure is intended to relocate existing facilities elsewhere housed within the WPRC property into this new building, with the exception of an added 1,200-square foot fitness center. The new building will include office space, a tennis shop, locker rooms, and the previously mentioned fitness center. The architectural style of the building is Mediterranean, which is compatible with the surrounding residences, and proposed at one-story versus the two-story existing structure, which helps reduce its massing. The building is also setback 20 feet from the southern property line.

Importantly, this Conditional Use does not propose an increase in membership, intensity of use, or hours of operation, and the WPRC will remain capped at its current membership levels. Therefore, the number of vehicle trips entering and exiting the site is expected to remain consistent with existing conditions.

To address longstanding neighborhood concerns, the applicant has incorporated significant buffering and screening measures as part of this request. The WPRC is proposing a six (6) foot acoustic sound barrier behind the eight (8) foot podocarpus hedge in front along Via Tuscany to screen the parking and buffer the noise concerns raised by the neighborhood. This sound

barrier will be the same barrier used to buffer the pickleball courts that is designed to reduce noise levels in outdoor settings and is made of a dense, soundproofing composite, and unlike a solid and rigid concrete wall, it both blocks and absorbs sounds more effectively.

The WPRC held a community meeting per the city requirements and the notes from that meeting are attached. At the meeting and since the meeting, there has been discussion about the location of the building behind the parking versus in front of the parking. In terms of compatibility, the proposed building will be setback at 73 feet versus the minimum 10 required, which is roughly in line with the average of the homes that are setback 30 feet on the other side of Via Tuscany and the house to the south that is setback 130 feet from Via Tuscany due to its large lot depth. Placing the structure right at the minimum 10-foot setback, which would be necessary to fit parking behind it, would be out of character for the neighborhood. The larger setback helps reduce the massing impact of the building on the street and along with the acoustic sound barrier and podocarpus hedge, the parking will not be visible from the street. It is anticipated that during the public hearing there will be a signification discussion surrounding the location of the building in relation to Via Tuscany.

Parking:
The additional parking associated with this request is proposed at 14 paved parking spaces in front of the building and an overflow pervious lot that can accommodate 23 parking spaces when parked at the typical nine-feet by 18-feet wide spaces, but if used for valet, can accommodate additional cars. This could reasonably be 10 additional cars, taking it to 33 spaces. As shown in the attached aerial images, this is how this grassed area is being used today, so the only change will be the paved access drive. This additional parking is aimed at alleviating street parking pressure surrounding the WPRC and improve circulation. Operating hours are limited to 7:00 a.m. to 8:00 p.m. daily, which is consistent with the city's noise Ordinance for construction. Staff is proposing a condition to limit the access point on Via Tuscany to be an entrance only point, versus the full access (entrance and exit) proposed by the application, to keep the same configuration today with all the existing traffic on the main entrance point on Tom Gurney Drive, to not create a new exit for traffic.

Lighting:
In terms of lighting, staff is proposing a condition that any new parking lot lighting shall be provided using low-scale bollard fixtures rather than traditional pole-mounted lights. Bollard lighting shall be designed and located to provide adequate illumination for safety while minimizing light spill, glare, and impacts on adjacent properties, shall comply with the City's standards for intensity, cutoff, and uniformity. Also, no new lighting is proposed in the grassed parking area.

Tree Preservation:
The project is proposing to remove a 25-inch oak tree that is within the building pad and a 27-inch oak that is in the southeast area of the property that Urban Forestry has determined both can be approved for removal due to their condition and lack of vigor. However, in return, staff is proposing a condition that they plant double the required compensation for removal of these trees, which would be four six-inch canopy trees.

Stormwater:

The stormwater requirements will be held in the existing dry retention pond to the west/behind the building, which will be modified to accommodate the additional drainage created by this project to meet the city requirements and St. Johns River Water Management District (SJRWMD) requirements.

Summary:
Staff finds that the request is consistent with the intent of the PR zoning district, aims at maintaining the character of the neighborhood, and provides community benefits by improving aesthetics, parking, and buffering without expanding membership or use intensity than what exists today.

Overall, the staff recommendation is for approval of this request with several conditions to help mitigate neighborhood concerns:

1. The southern curb-cut on Via Tuscany shall be modified to an entrance-only access.
2. The eight (8) foot podocarpus hedge shall be maintained and replaced as needed along the Via Tuscany frontage along with a six (6) foot acoustic barrier behind the hedge.
3. WPRC shall not increase its membership as part of this request.
4. Hours of operation of the new building be limited to 7:00 a.m. to 8:00 p.m. daily, including deliveries.
5. No new lighting be provided in the grass parking lot and any lights within the new parking lot shall be provided using low-scale bollard fixtures rather than traditional pole-mounted lights.
6. All non-required lights for safety purposes be shut off by 10:00 p.m. daily.
7. As part of the tree removal permit for the 25 and 27-inch oaks, double the required compensation shall be required, at four six-inch canopy trees, subject to Urban Forestry approval and shall be planted at least 15-feet from the southern property line wall/fence.

alternatives | other considerations

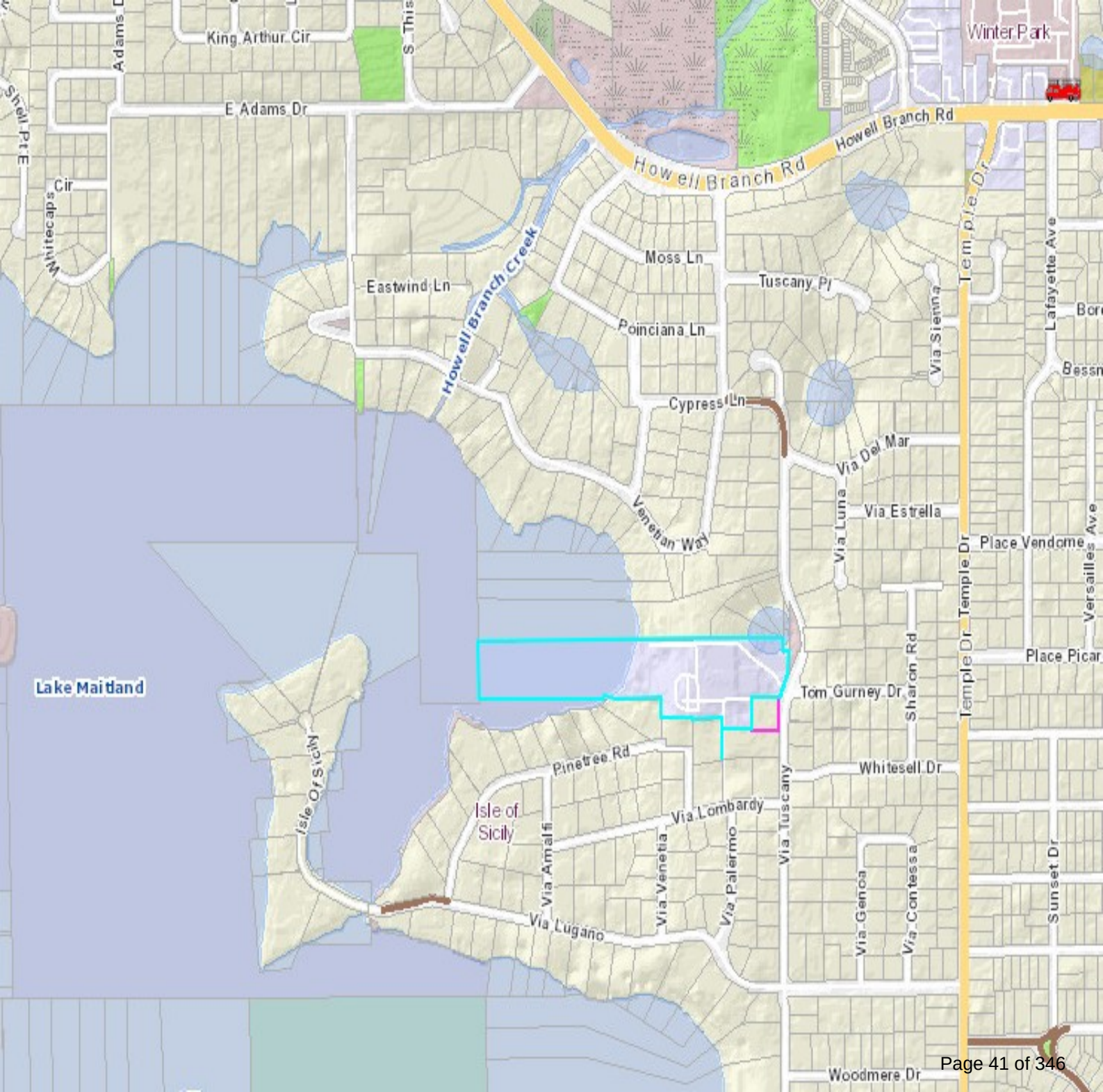
fiscal impact

attachments

1. Aerial Map
2. Location Map
3. WPRC P&Z Civil 092225
4. Winter Park Racquet Club Landscape 092225s
5. WPRC P&Z Submission - Architecture 092225s
6. Community Meeting - Certified Mailing
7. Existing conditions aerial
8. Existing conditions 6

9. Existing conditions 5
10. Existing conditions 4
11. Existing conditions 3 -
12. Existing conditions 2 -
13. Existing conditions -
14. WPRC Community Meeting Minutes.72425
15. Comm Meeting Notice
16. First Submittal_WPRC Conditional Use Submission 080425_reduced
17. [EXTERNAL] Winter Park Racquet Club Development Project
18. [EXTERNAL] Winter Park Racquet Club Proposed Project
19. [EXTERNAL] WPRC expansion
20. [EXTERNAL] WPRC Project Support
21. Collison - WPRC Letter of Support

Via Tuscany
Tom Gurney Dr
1A
2A
3A
C
E


King Arthur Cir
E Adams Dr
Howell Branch Rd
Howell Branch Creek
Moss Ln
Eastwind Ln
Poinciana Ln
Tuscany Pl
Cypress Ln
Via Del Mar
Via Estrella
Venetian Way
Via Luna
Via Sienna
Temple Dr
Lafayette Ave
Place Vendome
Versailles Ave
Place Picar
Sharon Rd
Tom Gurney Dr
Whitesell Dr
Pinetree Rd
Isle of Sicily
Via Lombardy
Via Amalfi
Via Venetia
Via Palermo
Via Tuscany
Via Genoa
Via Contessa
Via Lugano
Sunset Dr
Lake Maitland
Winter Park
Woodmere Dr

CONDITIONAL USE PLAN

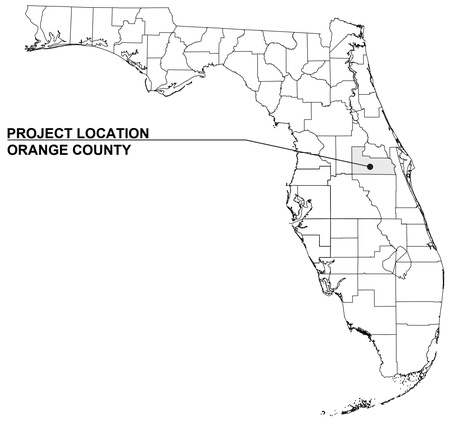
FOR:

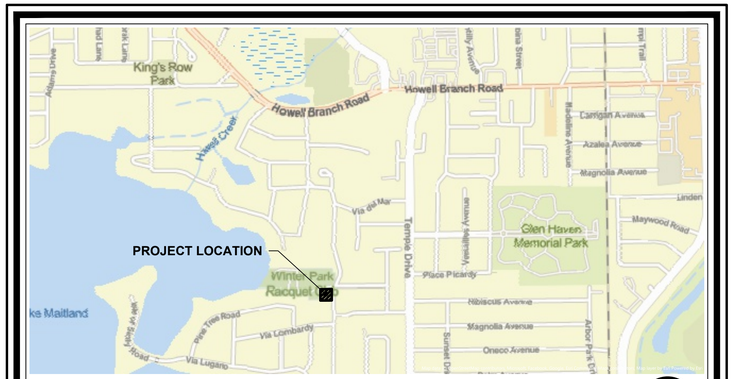
WPRC TUSCANY BUILDING

CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA 32789

SECTION 32, TOWNSHIP 21S, RANGE 30E

SEPTEMBER 2025





VICINITY MAP

NTS

Sheet List Table	
Number	Title
C001	COVER
C011	TREE REMOVAL PLAN
C100	MASTER PLAN
C101	CU SITE PLAN

PARCEL ID

32-21-30-0000-00-021

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK C, SICILIAN SHORES , ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 34 AND 35, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO TOGETHER WITH THAT PORTION OF THE ABANDONED RIGHT OF WAY OF VIA LOCARNO LYING NORTH OF AND ABUTTING THE ENTIRE NORTH LINE OF THE AFORESAID LOT 1, BEING FURTHER DESCRIBED AS A STRIP OF LAND 30 FEET NORTH AND SOUTH BY 150 FEET EAST AND WEST, THE ENTIRE SOUTH LINE OF WHICH ABUTS THE ENTIRE NORTH LINE OF SAID LOT 1.

ZONING

PARKS AND RECREATION

FUTURE LAND USE

OPEN SPACE RECREATION

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS

431 E. Horatio Avenue, Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

PREPARED FOR:

ENGINEER

MADDEN, MOORHEAD & STOKES, LLC
ATTN: WILLIAM ZEH, PE
431 E HORATIO AVE, STE 260
MAITLAND, FL 32751
(407) 629-8330 X 127
William@Madden-eng.com

OWNER/DEVELOPER

WINTER PARK RACQUET CLUB INC
ATTN: CONTACT, TITLE
2111 VIA TUSCANY
WINTER PARK, FL 32789

LANDSCAPE ARCHITECT

GARTH A. SCHWEIZER
P.O. BOX 471206
LAKE MONROE, FL 32747
P:(407) 321-2280
gsla@gdi.net

WILLIAM HENRY ZEH
LICENSE
NO. 81427
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by William H Zeh
Date: 2025.09.19 17:42:12 -04'00'

This item has been digitally signed and sealed by William Henry Zeh, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

Sunshine811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

NOT FOR CONSTRUCTION

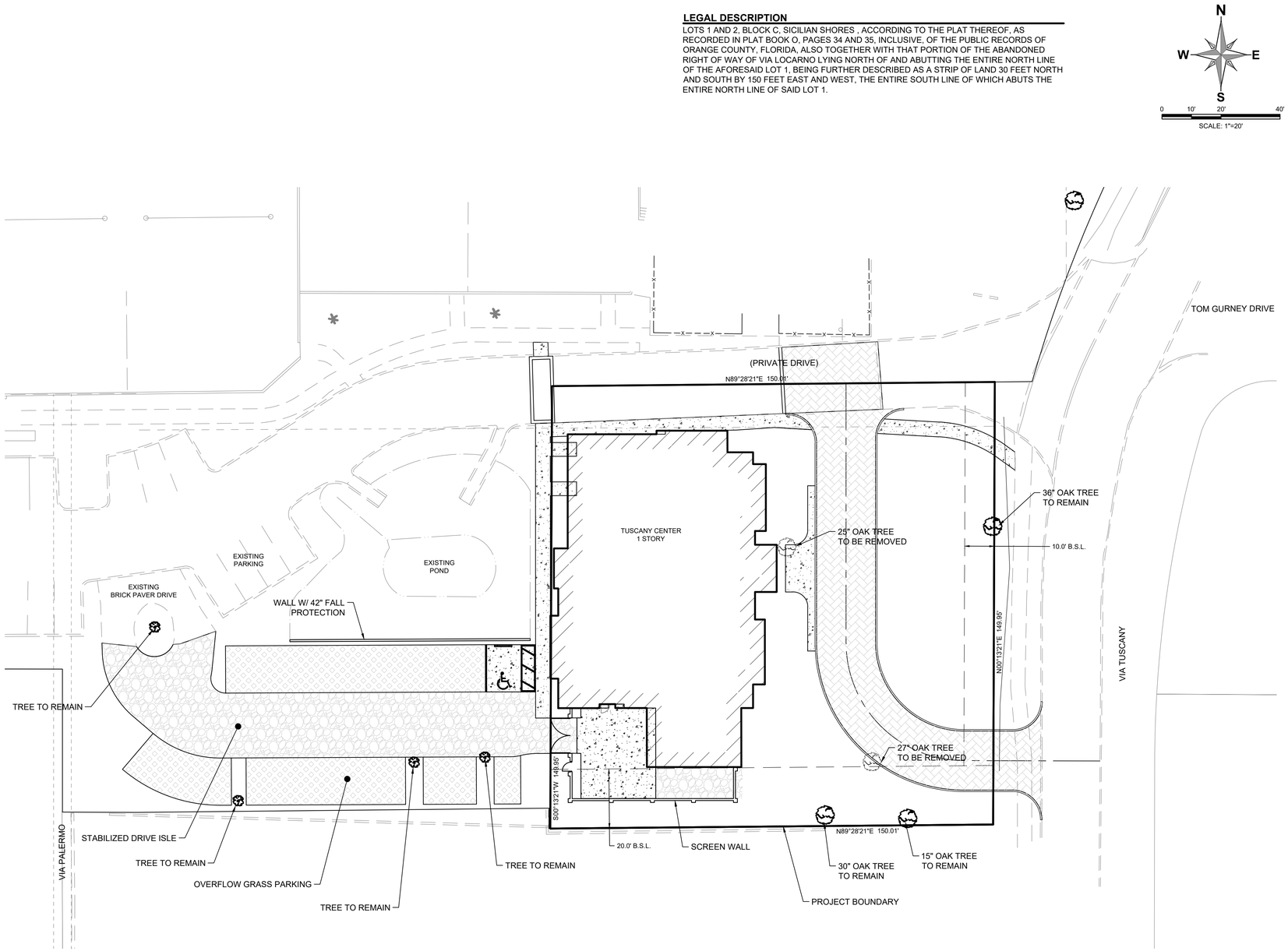
SUBMITTAL LOG		
DATE	SUBMITTAL	BY

H:\Data\25MMS0024- WPRC Tuscany Building\Eng\CU\25024-C001 COVER.dwg September 19, 2025 5:00 PM

COVER - CONSTRUCTION PLANS
JOB No. XXXXX

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK C, SICILIAN SHORES , ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 34 AND 35, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO TOGETHER WITH THAT PORTION OF THE ABANDONED RIGHT OF WAY OF VIA LOCARNO LYING NORTH OF AND ABUTTING THE ENTIRE NORTH LINE OF THE AFORESAID LOT 1, BEING FURTHER DESCRIBED AS A STRIP OF LAND 30 FEET NORTH AND SOUTH BY 150 FEET EAST AND WEST, THE ENTIRE SOUTH LINE OF WHICH ABUTS THE ENTIRE NORTH LINE OF SAID LOT 1.



MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

TREE REMOVAL PLAN

FOR

WINTER PARK RACQUET CLUB

WINTER PARK FLORIDA

WINTER PARK RACQUET CLUB
2111 VIA TUSCANY
WINTER PARK, FL 32789

	DATE	REVISIONS
1		
2		
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4		
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6		
7		
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WILLIAM HENRY ZEH
LICENSE
NO. 81427
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by William Henry Zeh, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

ENGINEER OF RECORD

JOB #	250024
DATE:	08/04/2025
DATUM:	NAVD 88
DESIGNED BY:	WHZ
DRAWN BY:	PAB
APPROVED BY:	WHZ

C011

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H:\Data\25MMS0024-WPRC Tuscany Building\Eng\CU\250024-C011 TREE REMOVAL PLAN.dwg September 19, 2025 5:07 PM

PERVIOUS/IMPERVIOUS SUMMARY

BUILDING	0.56 AC	6.7%
SIDEWALKS, MISC. IMPERVIOUS	2.38 AC	28.3%
PAVEMENT & CURB	1.45 AC	17.3%
LAKE	1.17AC	13.9%
POND	0.41 AC	4.8%
OPEN SPACE	2.44 AC	29.0%
TOTAL PERVIOUS	2.44 AC	29.0%
TOTAL IMPERVIOUS	5.97 AC	71.0%
TOTALS	8.41 AC	100.0%

N
W E
S
0 20' 40' 80'
SCALE: 1"=40'

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

MASTER PLAN
FOR
WINTER PARK RACQUET CLUB
FLORIDA
WINTER PARK

WINTER PARK RACQUET CLUB
2111 VIA TUSCANY
WINTER PARK, FL 32789

DATE	REVISIONS
08/08/25	ADDED SHEET PER CITY COMMENTS

WILLIAM HENRY ZEH
LICENSE
NO. 81427
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

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ENGINEER OF RECORD

JOB # 250024
DATE: 08/04/2025
DATUM: NAVD 88
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DRAWN BY: PAB
APPROVED BY: WHZ

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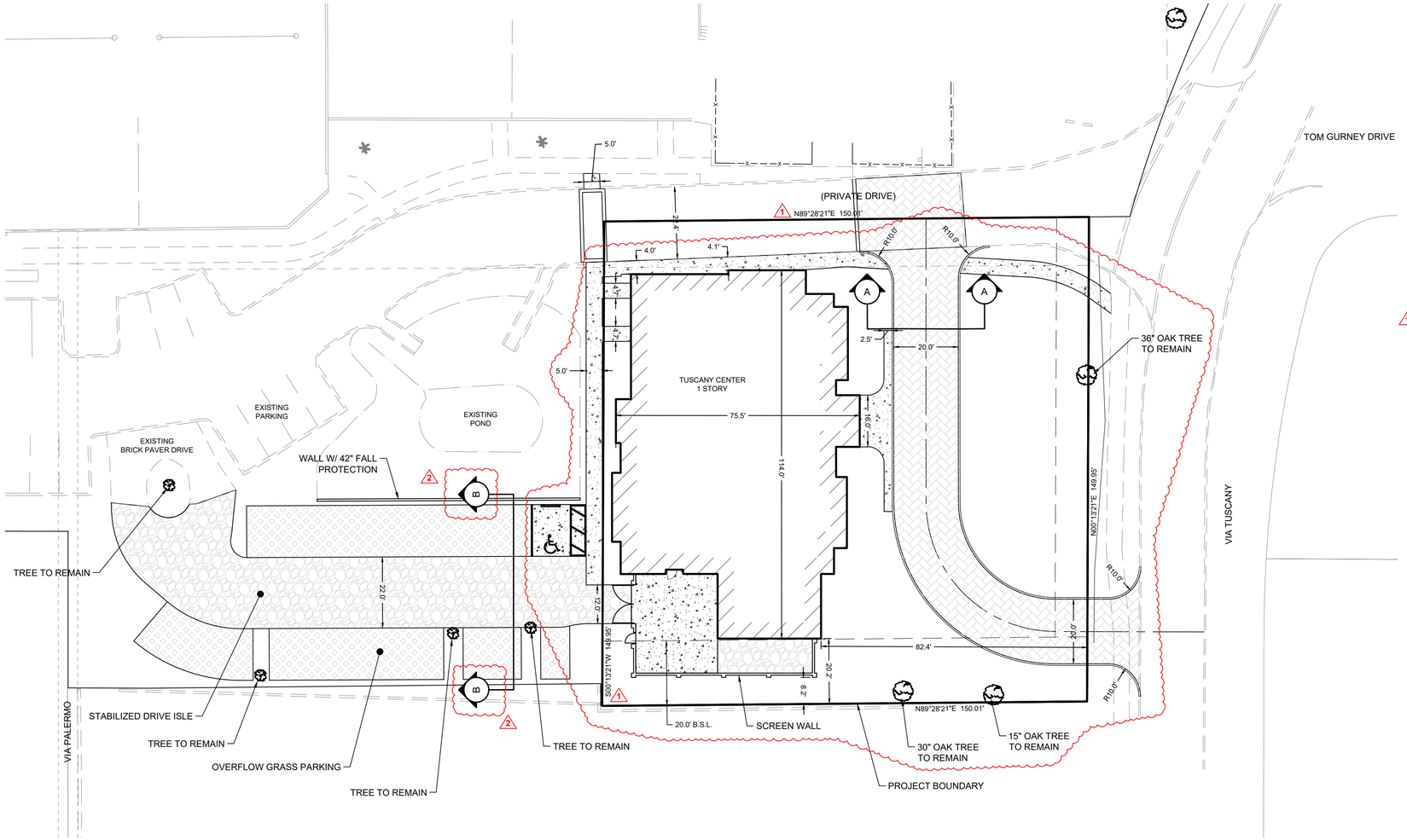
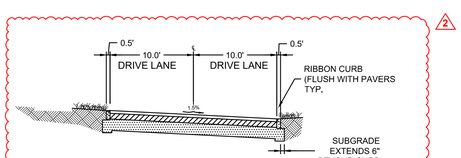
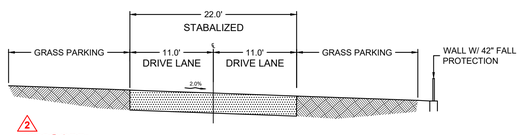




A — TYPICAL DRIVE LANE SECTION
N.T.S.



B — STABALIZED DRIVE LANE SECTION
GRASS PARKING BOTH SIDES
N.T.S.

SITE DATA

1. TOTAL PROJECT AREA:
   0.75 AC.

2. PROPOSED USE
   WPRC OFFICE SPACE/FITNESS & TENNIS SHOP

3. EXISTING USE
   OFFICE SPACE

4. ZONING/FUTURE LAND USE:
   PARCEL 32-21-30-8020-03-010: PR - PARKS AND RECREATION / OPEN SPACE RECREATION
   PARCEL 32-21-30-0000-00-021: PR - PARKS AND RECREATION / OPEN SPACE RECREATION

5. BUILDING AREA: 6,300 S.F.

6. MAX BUILDING HEIGHT: 45' (2 STORIES) / 30' PROPOSED

7. SETBACKS:
   EAST — 10' PARKING BUFFER
   SOUTH — 20' RESIDENTIALLY-ZONED PARCELS

8. ACCORDING TO FIRM MAP PANEL NO. 12069C0560E DATED 12/18/2012, THIS PROPERTY LIES WITHIN FLOOD ZONE 'X' - AND IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA.

9. WATER & SEWER WILL BE PROVIDED BY THE CITY OF WINTER PARK.

10. STORMWATER RUNOFF TO BE ACCOMMODATED IN EXISTING DRY RETENTION POND. DRY RETENTION POND WILL BE MODIFIED TO TREAT AND ATTENUATE THE NET INCREASE IN IMPERVIOUS AREA PER CITY OF WINTER PARK AND SJRWMD REQUIREMENTS. MODIFICATION(S) MAY INCLUDE, BUT ARE NOT LIMITED TO, ADDING RETAINING WALL WITH FALL PROTECTION, RE-GRADING THE POND SLOPES, OR OTHER SIMILAR SOLUTIONS AS ALLOWED BY THE CITY AND SJRWMD.

11. THE PROPOSED PROJECT ORIENTATION IS THE MOST EFFICIENT WAY TO MEET REQUIRED ACCESS, PARKING, AND RETENTION NEEDS FOR THE PROJECT. IF THE FRONT PARKING AREA AND BUILDING WERE SWAPPED, THE RESULT WOULD BE A SMALLER RETENTION POND, THUS PREVENTING THE PROJECT FROM MEETING THE REQUIRED STORMWATER DESIGN REQUIREMENTS.

12. ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF THE CITY OF WINTER PARK.

13. EXISTING DUMPSTERS TO BE UTILIZED FOR ON-SITE TRASH PICK UP.

14. SITE LIGHTING WILL BE PROVIDED DURING THE SITE PLAN REVIEW TO COMPLY WITH THE CITY OF WINTER PARK LDC. APPLICANT WILL COORDINATE WITH CITY STAFF TO DETERMINE THE MOST APPROPRIATE SOLUTION TO PROPER SITE LIGHTING USING LIGHT POLES, BOLLARDS, OR BUILDING MOUNTED LIGHTING AS APPROPRIATE.

15. PERVIOUS/IMPERVIOUS

EXISTING

BUILDING	0.09 AC	12.0%
POOL, SDWK, DRIVE & MISC. CONC.	0.12 AC	16.0%
OVERFLOW PARKING IMPERVIOUS	0.00AC	0.0%
OVERFLOW PARKING PERVIOUS	0.17 AC	22.7%
OPEN SPACE	0.37 AC	49.3%
TOTAL PERVIOUS	0.54 AC	72.0%
TOTAL IMPERVIOUS	0.21 AC	28.0%
TOTALS	0.75 AC	100.0%

2

PROPOSED

BUILDING	0.16 AC	21.3%
SIDEWALKS, MISC. IMPERVIOUS	0.06 AC	8.0%
PAVEMENT & CURB	0.08 AC	10.7%
OVERFLOW PARKING IMPERVIOUS	0.09 AC	12.0%
OVERFLOW PARKING PERVIOUS	0.07 AC	9.3%
OPEN SPACE	0.29 AC	38.7%
TOTAL PERVIOUS	0.36 AC	48.0%
TOTAL IMPERVIOUS	0.39 AC	52.0%
TOTALS	0.75 AC	100.0%

16. PARKING:

12'x18' ACCESSIBLE PARKING:	1 SPACES
OVERFLOW PERVIOUS PARKING:	23 SPACES
TOTAL PARKING SPACES PROVIDED:	24 SPACES

STORMWATER CALCULATIONS

PRE-DEVELOPMENT REQUIRED WATER QUALITY TREATMENT VOLUME = 0.06 ACFT = 2,614 CF
POST-DEVELOPMENT REQUIRED WATER QUALITY TREATMENT VOLUME = 0.08 ACFT = 3,485 CF
NET DIFFERENT TO BE HELD IN RETENTION POND = 0.02 ACFT = 871 CF

PROPOSE ADDITION OF RETAINING WALL (4' TALL X 81' LONG) TO STORMWATER POND TO ACCOMMODATE ADDITIONAL WATER QUALITY TREATMENT VOLUME
CROSS SECTIONAL AREA OF VOLUME ADDED TO POND = 1/2 x 4 FT x 14 FT = 28 SF
ADDITIONAL VOLUME PROVIDED = 28 SF x 81 FT = 2,268 CF

BASED ON THE ABOVE WATER QUALITY VOLUME ANALYSIS THE PROPOSED POND MODIFICATION EXCEEDS THE REQUIRED ADDITIONAL VOLUME CREATED BY THE NEW IMPERVIOUS AREA. THEREFORE THE PROPOSED POND MODIFICATION IS SUFFICIENT TO ACCOMMODATE THE PROPOSED PROJECT.

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

CU SITE PLAN
FOR
WINTER PARK RACQUET CLUB
FLORIDA
WINTER PARK

WINTER PARK RACQUET CLUB
2111 VIA TUSCANY
WINTER PARK, FL 32789

#	DATE	REVISIONS
1	08/08/25	REVISED PER CITY COMMENTS
2	09/19/25	REVISED PER CITY COMMENTS
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WILLIAM HENRY ZEH
LICENSE
NO. 81427
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by William Henry Zeh, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

ENGINEER OF RECORD

JOB # 250024
DATE: 08/04/2025
DATUM: NAVD 88
DESIGNED BY: WHZ
DRAWN BY: PAB
APPROVED BY: WHZ

C101

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H:\Data\2MMS\2024 WPRC Tuscany Building\Eng\CU\250224-C101 CU SITE PLAN.dwg September 19, 2025 5:09 PM

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of GARTH A. SCHWEIZER, LANDSCAPE ARCHITECT, a division of ANTHOLOGIA, INC. and were created, evolved and developed for the use on and connection with this specific project.

PLANT MATERIAL LEGEND

KEY	QTY	DESCRIPTION & SPECIFICATION
QV	1	LIVE OAK 4" CAL. 16'-18' HT.
B	4	BLUE BERRY 65 GAL 10'-12' STANDARD
BJ	3	BRODIE JUNIPER 45 GAL 8-10'
PM	154	PODOCARPUS 7 GAL 30"-36" HT 24" O.C.
IB	24	ILEX BURFORDII 7 GAL 24"-30" HT 24" O.C.
DR	134±	DRIFT ROSES "CORAL" 3 GAL 20"-24" O.C.
L	435±	LIRIOPE "BIG BLUE" 1 GAL 20"-24" O.C.
TJ	1207±	DWARF CONFEDERATE JASMINE 1 GAL 18" O.C.
M	44	MULLY GRASS 3 GAL 24" O.C.
SOD	TBD ST. AUGUSTINE FLORATAM	
MULCH	MINI PINE BARK 3" ALL PLANTING BEDS	
NOTE:	ALL LANDSCAPE AREAS TO RECIVE 100% COVERAGE AUTOMATIC IRRIGATION SYSTEM	

GARTH A. SCHWEIZER LANDSCAPE ARCHITECT
anthologia inc.
LANDSCAPE DESIGN / CONTRACTING
P.O. BOX 471206 • LAKE MONROE, FLORIDA 32747 • (407) 321-2250 • FAX (407) 321-0784
LICENSE NO. LC0000245
EMAIL: garth@gfl.net

SHEET NUMBER

LANDSCAPE PLAN

Winter Park Racquet Club Tuscany Center

WINTER PARK RACQUET CLUB

Conceptual Site Plan

Winter Park, FL

HOUSEMAN ARCHITECTURE

Winter Park Racquet Club Tuscany Center

Elevation Facing Via Tuscany

Winter Park, FL

HOUSEMAN ARCHITECTURE

Winter Park Racquet Club Tuscany Center

View from the South

Winter Park, FL

HOUSEMAN ARCHITECTURE

Winter Park Racquet Club Tuscany Center

View from Tom Gurney Dr.

Winter Park, FL

HOUSEMAN ARCHITECTURE

Winter Park Racquet Club Tuscany Center

Front Elevation

Winter Park, FL

HOUSEMAN ARCHITECTURE

NOTICE OF COMMUNITY ENGAGEMENT MEETING

Re: Proposed Development at 2111 Via Tuscany, Winter Park, FL

Dear Property Owner,

You are receiving this notice because you own property within 500 feet of the site of a proposed development project located at 2111 Via Tuscany, Winter Park, FL. In accordance with City of Winter Park Ordinance 3301-24, we are hosting a Community Engagement Meeting to discuss the details of the proposed project and provide you an opportunity to share feedback. This meeting is intended only for those whose property falls within the 500 ft. requirement and is not open for further invitation of others.

Meeting Details:
Date: Thursday, July 24th, 2025
Time: 6:00pm
Location: Winter Park Racquet Club – Main Clubhouse – 2111 Via Tuscany, Winter Park, FL, 32789

SEND RSVP TO COMMUNICATIONS@WPRC.NET NO LATER THAN TUESDAY JULY 22ND, 2025

The proposed project involves the construction of a new Club building on the existing Tuscany House plot that will be used for offices, a small internal fitness area, and pro shop. The new building totals approx. 6,200 sq ft and will blend Spanish Colonial style of the Club and adjacent properties, tying in the neighborhood aesthetic.

A site plan and elevations will be available for review during the meeting.

If you have questions prior to the meeting, please contact:
Rob Carter
561-261-2964

We welcome your participation and look forward to your input.

Sincerely,

The Winter Park Racquet Club, Inc.

(A copy of this notice and evidence of mailing will be submitted to the City's Planning & Zoning Department as required by ordinance.)

TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

GERAMI SOHRAB TR
10 ISLE OF SICILY
WINTER PARK, FL 32789

KILPATRICK BETTIE
2209 PIEDMONT ST
ORLANDO, FL 32805

STARR GAIL
STARR LOREN
2218 VIA TUSCANY
WINTER PARK, FL 32789

MORGAN KATHERINE KELLY
2220 VIA TUSCANY
WINTER PARK, FL 32789

ALLEN DAVID P
ALLEN KATHLEEN S
2134 VENETIAN WAY
WINTER PARK, FL 32789

PETERSON JON CHRISTIAN JR
PETERSON WENDI W
2150 VIA TUSCANY
WINTER PARK, FL 32789

TROCCOLI MATTHEW
TROCCOLI KIMIA
2994 LINCROFT AVE
ORLANDO, FL 32814

COCHRAN DANIEL
COCHRAN JAMIE
2208 VIA LUNA
WINTER PARK, FL 32789

AHL RICHARD A JR
AHL WENDY W
2204 VIA TUSCANY
WINTER PARK, FL 32789

PAPPAS PETER ANASTASIOS
PAPPAS LAURA
955 N ORLANDO AVE | APT 510
MAITLAND, FL 32751

GREENBERG SCOTT A
GREENBERG MARCI K
2050 VIA TUSCANY
WINTER PARK, FL 32789

WALKER WESLEY ROBERT
WALKER SUSANNE THALER
1120 TOM GURNEY DR
WINTER PARK, FL 32789

WILLIAMS JOSEPH F JR
WILLIAMS JULIA B
1140 TOM GURNEY DR
WINTER PARK, FL 32789

NIGHT J MICHAEL
NIGHT VICTORIA J
127 W FAIRBANKS AVE #508
WINTER PARK, FL 32789

AVILUCEA FRANK R
1180 TOM GURNEY DR
WINTER PARK, FL 32789

BARNHART CHRISTINE A
1161 WHITESELL DR
WINTER PARK, FL 32789

LAMBERT WILLIAM A
LAMBERT JANET L
1141 WHITESELL DR
WINTER PARK, FL 32789

RICHARD T MILLER REVOCABLE TRUST
1121 WHITESELL DR
WINTER PARK, FL 32789

OGILVIE CHARLES H JR LIFE ESTATE
OGILVIE IONE C LIFE ESTATE
2002 VIA TUSCANY
WINTER PARK, FL 32789

MELTZ SCOTT I LIFE ESTATE
MELTZ DIANE D LIFE ESTATE
1120 WHITESELL DR
WINTER PARK, FL 32789

MILLSON FAMILY REVOCABLE TRUST
1140 WHITESELL DR
WINTER PARK, FL 32789

DARRAH JIRAPA
250 S PARK AVE STE 410
WINTER PARK, FL 32789

KNIGHT JAMES MATTHEW
KNIGHT MARISSA J W
2100 VIA TUSCANY
WINTER PARK, FL 32789

VERVERIS JOHN JAMES
VERVERIS NATALIE ANN
1137 TOM GURNEY DR
WINTER PARK, FL 32789

EISENACHER LISA M
EISENACHER HAROLD L
1157 TOM GURNEY DR
WINTER PARK, FL 32789

HOEKSEMA SUSAN A TR
1177 TOM GURNEY DR
WINTER PARK, FL 32789

AGRC LLC
521 S PHELPS AVE
WINTER PARK, FL 32789

HELTON RICHARD K
HELTON MICHAEL G
2145 VENETIAN WAY
WINTER PARK, FL 32789

KEIRAN JOSEPH M TR
KIERAN VICTORIA F TR
2113 VENETIAN WAY
WINTER PARK, FL 32789

SERRAO EGBERT JOHN
SERRAO LARISSA REVELLE
2112 VENETIAN WAY
WINTER PARK, FL 32789

KNUDSEN JESPER F
MCCULLOCH CATHERINE E
2064 VENETIAN WAY
WINTER PARK, FL 32789

MATHEW D STEINBERG REVOCABLE TF
2040 VENETIAN WAY
WINTER PARK, FL 32789

VAN DINGENEN DONALD
VAN DINGENEN NADEZHDA A
1800 VIA AMALFI
WINTER PARK, FL 32789

MARQUITTA PALLANDENO AND DONALI
140 KILARNEY BAY CT
WINTER PARK, FL 32789

MICHAEL J HOEKSEMA REVOCABLE TR
761 PINETREE RD
WINTER PARK, FL 32789

DICLEMENTE STEVEN T
DICLEMENTE AMY B
651 PINETREE RD
WINTER PARK, FL 32789

KEENE FAMILY TRUST
2185 VIA TUSCANY
WINTER PARK, FL 32789

PETERSON JON CHRISTIAN JR
PETERSON WENDI W
2150 VIA TUSCANY
WINTER PARK, FL 32789

SHAH NIRMAL
SHAH RACHNA N
785 VIA LOMBARDY
WINTER PARK, FL 32789

COHEN-NEAMIE DANIEL D
KOVACS ESTHER
PO BOX 940867
MAITLAND, FL 32794

JE TAYLOR FAMILY REVOCABLE TRUST
2056 VENETIAN WAY
WINTER PARK, FL 32789

FRAXEDAS JASON
FRAXEDAS ASHLEY
1201 SHARON PL
WINTER PARK, FL 32789

GUZMAN-ARRIETA EDGAR DAVID LIFE E
REM: THE EDGAR DAVID GUZMAN ARRI
650 PINETREE RD
WINTER PARK, FL 32789

GARCIA ESTEBAN F
SOTOROSA ITZEL
1807 VIA AMALFI
WINTER PARK, FL 32789

HEAVENER JAMES W
HEAVENER CHRISTIE C
3300 UNIVERSITY BLVD STE 218
WINTER PARK, FL 32792

OCONNOR JOHN G
OCONNOR LOURDES B
2120 VENETIAN WAY
WINTER PARK, FL 32789

WINTER PARK RACQUET CLUB INC
2111 VIA TUSCANY
WINTER PARK, FL 32789

MARCELO CAVACA MARQUES REVOCA
2225 VIA TUSCANY
WINTER PARK, FL 32789

BLACK WILLIAM H JR
BLACK KATHLEEN A
PO BOX 1132
WINTER PARK, FL 32790

TIGHT THOMAS N II
TIGHT KRISTEN THURBON
2072 VENETIAN WAY
WINTER PARK, FL 32789

GREENBERG JOEL D
GREENBERG CAROLYN
2048 VENETIAN WAY
WINTER PARK, FL 32789

RICHARDSON MATTHEW
RICHARDSON LAUREN
700 PINETREE RD
WINTER PARK, FL 32789

GONZALEZ-PADILLA VIVIAN
PADILLA DANIEL
1620 ONECO AVE
WINTER PARK, FL 32789

CAVANAUGH THOMAS LIFE ESTATE
REM: CAVANAUGH FAMILY TRUST 2001
771 PINETREE RD
WINTER PARK, FL 32789

FIELDS RANDOLPH H
FIELDS SUSAN J
711 PINETREE RD
WINTER PARK, FL 32789

MILLER STEVEN P
MILLER KATHLEEN L
2203 VIA TUSCANY
WINTER PARK, FL 32789

PETERSON JON CHRISTIAN JR
2150 VIA TUSCANY
WINTER PARK, FL 32789

JUAN L GOMEZ M D AND CARMEN BOUI
1790 VIA VENETIA
WINTER PARK, FL 32789

BRIAN WHEELER REVOCABLE TRUST
731 VIA LOMBARDY
WINTER PARK, FL 32789

ABDUL FIRAS S
RODRIGUEZ CARMEN
730 PINETREE RD
WINTER PARK, FL 32789

CAROLINE B MARSHALL TRUST
641 PINETREE RD
WINTER PARK, FL 32789

KHOSRWOZADEH NEDA
KHOSROWZADEH DAVID
1761 PINETREE RD
WINTER PARK, FL 32789

DIVERSIFIED LAND CORP INC
PO BOX 1540
WINTER PARK, FL 32790

RONCSKA ROBERT A
RONCSKA STEPHANIE A
1800 VIA PALERMO
WINTER PARK, FL 32789

CARROLL GEORGE W
CARROLL BARBARA COLETTE
860 VIA LOMBARDY
WINTER PARK, FL 32789

NICHOLAS T CURTIS TRUST 85% INT
PAMELA A GENNARELLI TRUST 15% INT
1783 VIA PALERMO
WINTER PARK, FL 32789

ORANGE COUNTY BCC
PO BOX 1393
ORLANDO, FL 32802

MICA JOHN L
MICA PATRICIA S
2195 VIA TUSCANY
WINTER PARK, FL 32789

WINTER PARK RACQUET CLUB
2111 VIA TUSCANY
WINTER PARK, FL 32789

NISSAN ERIC B
NISSAN WENDY E
750 PINETREE RD
WINTER PARK, FL 32789

JANICE G PARKER QUALIFIED PERSON
1845 PINETREE RD
WINTER PARK, FL 32789

ROSARIO MISAEL
ROSARIO JEAN JAMIESON
801 PINETREE RD
WINTER PARK, FL 32789

PETERSEN BRADLEY H JR LIFE ESTATE
REM: PETERSEN JR FAMILY TRUST
1841 VIA TUSCANY
WINTER PARK, FL 32789

LANZA SALVADOR LIFE ESTATE
LANZA SUSAN LIFE ESTATE
1810 VIA PALERMO
WINTER PARK, FL 32789

DAISY V MANSBACH REVOCABLE TRUS
840 VIA LOMBARDY
WINTER PARK, FL 32789

KANE JON E
501 N ORLANDO AVE STE 313-294
WINTER PARK, FL 32789

THIELER FAMILY TRUST
2175 VIA TUSCANY
WINTER PARK, FL 32789

REBECCA M SHANAHAN TRUST
2223 VIA TUSCANY
WINTER PARK, FL 32789

SCHULTZ KENNETH H
SCHULTZ SANDRA J
2007 VIA TUSCANY
WINTER PARK, FL 32789

HO EDWARD S
HO JENNIFER
780 PINETREE RD
WINTER PARK, FL 32789

DORE ERIC
1821 PINETREE RD
WINTER PARK, FL 32789

JONES ERNEST EMERSON
DHEUREUX-JONES ANN MARIE
2340 SHADOWLAND LOOP
WINTER PARK, FL 32792

REDLING JOSEPH M
HOTARD MARIE T
1811 VIA TUSCANY
WINTER PARK, FL 32789

BILLIE DINGMAN AZARNIA TRUST
1621 VIA TUSCANY
WINTER PARK, FL 32789

SIMAAN MARWAN
SIMAAN RITA
1789 VIA PALERMO
WINTER PARK, FL 32789

VALENTE VINCENT G
WEIBEL CATHERINE A
1200 SHARON PL
WINTER PARK, FL 32789

TALL REGINALD
2128 VENETIAN WAY
WINTER PARK, FL 32789

ROTHBARD ROBERT L
ROTHBARD ELIZABETH D
2000 VIA TUSCANY
WINTER PARK, FL 32789

BENHAM KATHLEEN M
2003 VIA TUSCANY
WINTER PARK, FL 32789

CAMPISI STEVEN
CAMPISI RACHEL
315 E NEW ENGLAND AVE UNIT 25
WINTER PARK, FL 32789

HILL ANDREW G
HILL JENNIFER A
1930 VIA VENETIA
WINTER PARK, FL 32789

CLARKSON CAROLINE ELIZABETH
HOPKINS JOHNSTON COOPER
845 VIA LOMBARDY
WINTER PARK, FL 32789

MICHEJDA ALBERT M
MICHEJDA MAIJA
820 PINETREE RD
WINTER PARK, FL 32789

FAETZ SUSAN J TR
10 VALLEY AVE
SMITHTOWN, NY 11787

ASTARITA ANTHONY
ASTARITA KAREN
790 PINETREE RD
WINTER PARK, FL 32789

TAZIOLI ROBERT J
TAZIOLI ELIZABETH S
2235 VIA TUSCANY
WINTER PARK, FL 32789

YANG DENNIS
GURNANI TINA
2229 VIA TUSCANY
WINTER PARK, FL 32789

GREENBERG DAVID S
GREENBERG YUDIT K
2144 VENETIAN WAY
WINTER PARK, FL 32789

BOTIC BRYAN
BOTIC KIMBERLY HENDERSON
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PO BOX 940267 MAITLAND FL 32794
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MARTY SCOTT | LIFE ESTATE 1120 WATERSIDE DR.
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DECEASED WINTER PARK FL 32789
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JOSEPH & FRANK + MARIE HOPKINS 181 VIA TUSCANY
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☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$ $0.00
Postage	$10.10
Total Postage and Fees	$14.95

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JOHN & LOUISE O'CONNOR 2120 NEWCASTLE WAY
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☐ Certified Mail Restricted Delivery	$ $0.00
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Postage	$10.10
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DR WINTER PARK FL 32789
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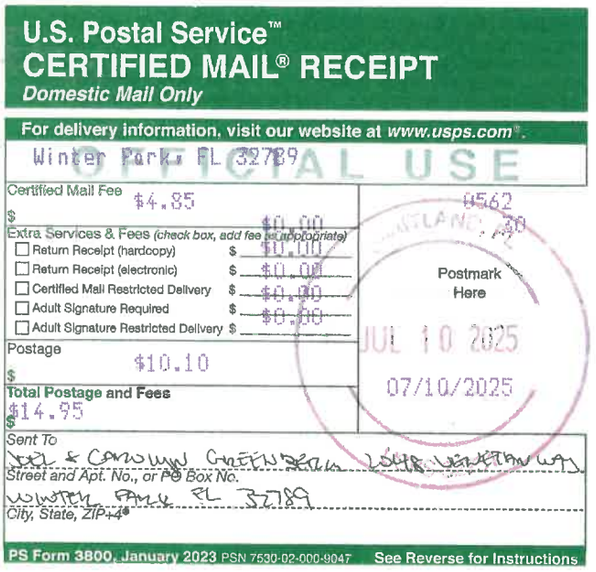
9589 0710 5270 3274 5883 49



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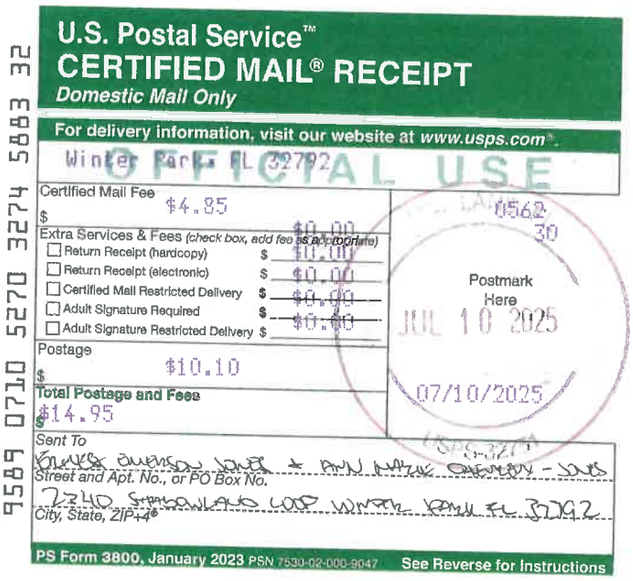

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Postage $10.10

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JANICE GONZALEZ-PADILLA & DANIEL PADILLA
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11670 SAVEGO AVE WINTER PARK FL 32789
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☐ Adult Signature Required	$0.00
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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$10.10
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Sent To
MATTHEW & LAUREN RICHARDSON 700 PALMETTO RD
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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$10.10
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Sent To
DENNIS YORK & TINA CUEVAS 2229 VIA TUSCANY
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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$10.10
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Sent To
WILLOUGHBY CHASE TRUST DTD 7/10/17 FRANCES A. SCHWARTZMILL
Street and Apt. No., or PO Box No.
2229 VIA TUSCANY WINTER PARK FL 32789
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☐ Adult Signature Restricted Delivery	$
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MARGARITA FAMADICO AND EDWARD J FAMADICO
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REVOCABLE TRUST DTD WILLOUGHBY BAY CT WINTER PARK FL 32789
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Sent To
JOHN L GRAVES MD + DARLEEN BOVET GRAVES TRUST
Street and Apt. No., or PO Box No.
1790 VIA VENETIA WINTER PARK FL 32789
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Postage	$10.10
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☐ Adult Signature Required	$0.00
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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
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ORLANDO FL 32805
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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
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Total Postage and Fees	$14.95

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$10.10
Total Postage and Fees	$14.95

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
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Manuel Chaco Handel Revocable Trust
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7225 Via Decorado
City, State, ZIP+4®
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☐ Adult Signature Required	$0.00
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Postage	$10.10
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Jeremy Yanosky & Catherine Yanosky
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7004 Via Decorado
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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
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☐ Adult Signature Required	$0.00
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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$10.10
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☐ Adult Signature Required	$0.00
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Postage	$10.10
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☐ Adult Signature Required	$0.00
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☐ Adult Signature Required	$0.00
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☐ Adult Signature Required	$0.00
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Postage	$10.10
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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$10.10
Total Postage and Fees	$14.95

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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $10.10
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WINTER PARK FL 32789
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- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $10.10
Total Postage and Fees $14.95

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Sent To
RICHARDS & MICHAEL PERSON 2445 VENETIAN WAY
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- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $10.10
Total Postage and Fees $14.95

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Sent To
DAVID LEE ESTATE
Street and Apt. No., or PO Box No.
6050 PINETREE RD WINTER PARK FL 32789
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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

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THOMAS FAMILY MEDICARE TRUST 2056
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- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $10.10
Total Postage and Fees $14.95

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JAMES G FAMILY QUALIFIED PERSONAL RESIDENCE TRUST
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- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $10.10
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00-017

WPRC COMMUNITY ENGAGEMENT MEETING

THURSDAY, JULY 24, 2025 | 6:00 PM

Meeting Start Time: 6:11 pm

Rob Carter Introductions

Needs of the Club

- Discussion of Member Survey, Master Plan
- Current needs:
    - Parking
    - Tuscany House structural issues; underused facility

The project was met with overwhelming support from the Membership

Initial Feedback from Members and Neighbors Discussion

- Outdoor seating will bother neighbors – addressed in modified project plan
    - No seating on front end of property
- Setbacks from neighborhood
- View from street
- Entrance modification – no new entrance

Creating more parking spaces will get Members separated from neighborhood.

General Facilities Plan Acknowledgement

Capacity

- The project's purpose is *not* to increase membership; we are on a waitlist!
- For existing Member benefit only

Personnel for Project Address

- PMA Representative
- Houseman Architects
- Madden Engineering
- Batia Construction

All firms are local to the community to ensure they are familiar with the surrounding neighborhood.

Job Site Conditions

- Wrapped and shutdown
- Parking arranged offsite to mitigate disruption to neighborhood

Timeline

- Tear down existing Tuscany House during late September to mid-October
    - The flattened area will provide additional parking for the Club's 2025's holiday events – gets Membership/staff out of neighborhood
- Minimize timeline

Showing of Conceptual Art of Project 6:22 pm

Re-emphasis on the importance of project creating as minimal of an impact as possible to the neighborhood. Opening the floor to questions.

Q&A 6:31 pm

A. Michejda, 820 Pine Tree Rd

- Heavy use facility on "other side of road" - concern on safety of children and Members utilizing the road
    - Answer: Will install full stop/extreme slow inducing speed bumps; potential for actuated arm

J. Greenberg, 2048 Venetian Way

- Duration of construction project
    - Answer: 9 months from start in January, 13 months inclusive of demolition

R. Rothbard, 2000 Via Tuscany

- Square footage and footprint
    - Answer: 6200 sqft, inclusive of existing backyard and pool

E. Ernest-Jones, 2340 Shadowland Loop (mailing)

- Multi-phase project?
    - Answer: the current project is the only thing that the membership has approved, and the only thing at the table
        - At some point, there may be a need to do a Clubhouse renovation

H. Eisenacher, 1157 Tom Gurney Dr

- Concern regarding the path of construction
    - Answer: Phased - outsourcing staff parking
        - Tom Gurney will not be traversed by dump trucks and other construction vehicles (report to Board and General Manager if an issue occurs)
- Concern about drainage/water sewer
    - Answer: Storm water kept onsite at existing pond; all new HVAC and drainage will be kept onsite and will not affect existing infrastructure

J. Rosario, 801 Pine Tree Rd

- Timing of construction trucks in the neighborhood (noise, light)
    - Answer: Contractors will work around Winter Park's quiet hours

K. Schultz, 2007 Via Tuscany

- Parking of construction vehicles
    - Answer: Cut-offs to avoid light bleed
- Project's drainage to retention pond; drainage of storm water is currently an issue that impacts surrounding neighbor's property due to the current angle of the entrance
    - Answer: Re-grading the property will address the water flow toward the retention pond; additional swells that will tie into the storm system
- Trees to be cut down?
    - Answer: two trees will be removed; one is the one currently in front of the Tuscany House
- Positive feedback on the planned aesthetic of the facility

R. Ahl, 2204 Via Tuscany

- Potential issue with zoning variance as required by the city
    - Answer: Project will not cause zoning issue because it is on "one lot" (part of one property)

C. Peterson, 2150 Via Tuscany

- Provided quick history lesson on the Club's property from the perspective of a neighbor who has been around for 50+ years; "Conditional Change" - permitting concern regarding the specific usage of the property; WPRC is a "Commercial enterprise"
    - Answer from **A. Michejda**: The house was bought to be part of the Club, not as a residential, therefore it does not need to have a zoning change because its purpose was changed during its initial purchase
    - Response by **E. Ernest-Jones**: it is better to see an improved property rather than one that is dilapidated
    - Response by another attendee: "I don't notice the Club"; the facility does not impose on the daily life of the neighborhood

K. Black, P.O. Box 1132 (mailing address)

- The new house looks exactly like the house across the street, perfect for the neighborhood; what about the existing locker rooms?
    - Answer: Aspirational funds, separate from project, will go toward the existing locker rooms on property

C. Greenberg, 2048 Venetian Way

- How many showers will be in the new locker room?
    - Answer: 4 showers in new locker room
- Will the property be required to build up (elevation)?
    - Answer: This project does not require an increase in elevation

Thieler

- Light pollution concerns regarding existing lights on tennis courts
    - Answer: Shades on courts
- Suggestion for Oak trees to increase shade from lights
    - Answer: Will work with Ian (Munroe, General Manager) to address a solution
- *Note: These questions are unrelated to the upcoming project*

E. Ernest-Jones, 2340 Shadowland Loop (mailing)

- "Typically, we are informed and WPRC has done a good job on doing their best to be good neighbors"; positive feedback on responsiveness regarding concerns of neighbors

C. Peterson, 2150 Via Tuscany

- Enjoyed on the whole being neighbors of the WPRC; very much dislikes the "little-by-little" expansion of the Club's property; concern regarding seeing cars at the new parking lot from the street, in front of new Tuscany facility
    - Answer: Hedges will block the view of the cars so that it does not impact the visual aesthetic of the neighborhood from the road

Ho, 780 Pinetree Rd

- If something goes a-wire (flooding, electric, etc.), will the immediate neighbors receive notice?
    - Answer: Please provide Ian your contact information and he will notify you as soon as he catches wind
    - *Note: This question was in regard to an incident unrelated to the upcoming project*

M. Night, 127 Fairbanks Ave #508 (mailing)

- Wonderful that the new house will not be two stories and an additional 40 parking spaces is wonderful
- "Personally and professionally, I'm impressed. You have done an outstanding job."
- To **C. Peterson**: the Club adds value to the neighborhood
- Landscaping is quality - "There's nothing I see that is a negative on this."

L. Starr, 2218 Via Tuscany

- Capacity/activity of new fitness and locker room
    - Answer: Most likely 4-5 persons in fitness center at one time, 2-4 persons in locker rooms at a time

Adjourned 7:10p

July 11th, 2025

To: Planning and Zoning Department
City of Winter Park
401 S. Park Ave.
Winter Park, FL, 32789

From: Winter Park Racquet Club
Ian Munroe: GM/COO
2111 Via Tuscany
Winter Park, FL, 32789
770-361-3541
Ian.munroe@wprc.net

RE: Proof of Community Engagement Meeting Letters

Planning and Zoning Department,

WPRC mailed certified letters on July 9th, 2025 to all homes that fall into the 500 foot radius from the proposed project site at the Winter Park Racquet Club, 2111 Via Tuscany, Winter Park, FL, 32789, inviting them to attend the required Community Engagement Meeting on July 24th, 2025 at 6:00pm at the Club.

Enclosed is a copy of the letter, a list of all addresses that they were sent to, and physical proof of the mailing and date.

Please let me know once this is received and if there is anything further that you need from me.

Best,

Ian Munroe, CCM
General Manager/Chief Operating Officer
Winter Park Racquet Club

NOTICE OF COMMUNITY ENGAGEMENT MEETING

Re: Proposed Development at 2111 Via Tuscany, Winter Park, FL

Dear Property Owner,

You are receiving this notice because you own property within 500 feet of the site of a proposed development project located at 2111 Via Tuscany, Winter Park, FL. In accordance with City of Winter Park Ordinance 3301-24, we are hosting a Community Engagement Meeting to discuss the details of the proposed project and provide you an opportunity to share feedback. This meeting is intended only for those whose property falls within the 500 ft. requirement and is not open for further invitation of others.

Meeting Details:
Date: Thursday, July 24th, 2025
Time: 6:00pm
Location: Winter Park Racquet Club – Main Clubhouse – 2111 Via Tuscany, Winter Park, FL, 32789

SEND RSVP TO COMMUNICATIONS@WPRC.NET NO LATER THAN TUESDAY JULY 22ND, 2025

The proposed project involves the construction of a new Club building on the existing Tuscany House plot that will be used for offices, a small internal fitness area, and pro shop. The new building totals approx. 6,200 sq ft and will blend Spanish Colonial style of the Club and adjacent properties, tying in the neighborhood aesthetic.

A site plan and elevations will be available for review during the meeting.

If you have questions prior to the meeting, please contact:
Rob Carter
561-261-2964

We welcome your participation and look forward to your input.

Sincerely,

The Winter Park Racquet Club, Inc.

(A copy of this notice and evidence of mailing will be submitted to the City's Planning & Zoning Department as required by ordinance.)

TIITF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

GERAMI SOHRAB TR
10 ISLE OF SICILY
WINTER PARK, FL 32789

KILPATRICK BETTIE
2209 PIEDMONT ST
ORLANDO, FL 32805

STARR GAIL
STARR LOREN
2218 VIA TUSCANY
WINTER PARK, FL 32789

MORGAN KATHERINE KELLY
2220 VIA TUSCANY
WINTER PARK, FL 32789

ALLEN DAVID P
ALLEN KATHLEEN S
2134 VENETIAN WAY
WINTER PARK, FL 32789

PETERSON JON CHRISTIAN JR
PETERSON WENDI W
2150 VIA TUSCANY
WINTER PARK, FL 32789

TROCCOLI MATTHEW
TROCCOLI KIMIA
2994 LINCROFT AVE
ORLANDO, FL 32814

COCHRAN DANIEL
COCHRAN JAMIE
2208 VIA LUNA
WINTER PARK, FL 32789

AHL RICHARD A JR
AHL WENDY W
2204 VIA TUSCANY
WINTER PARK, FL 32789

PAPPAS PETER ANASTASIOS
PAPPAS LAURA
955 N ORLANDO AVE | APT 510
MAITLAND, FL 32751

GREENBERG SCOTT A
GREENBERG MARCI K
2050 VIA TUSCANY
WINTER PARK, FL 32789

WALKER WESLEY ROBERT
WALKER SUSANNE THALER
1120 TOM GURNEY DR
WINTER PARK, FL 32789

WILLIAMS JOSEPH F JR
WILLIAMS JULIA B
1140 TOM GURNEY DR
WINTER PARK, FL 32789

NIGHT J MICHAEL
NIGHT VICTORIA J
127 W FAIRBANKS AVE #508
WINTER PARK, FL 32789

AVILUCEA FRANK R
1180 TOM GURNEY DR
WINTER PARK, FL 32789

BARNHART CHRISTINE A
1161 WHITESELL DR
WINTER PARK, FL 32789

LAMBERT WILLIAM A
LAMBERT JANET L
1141 WHITESELL DR
WINTER PARK, FL 32789

RICHARD T MILLER REVOCABLE TRUST
1121 WHITESELL DR
WINTER PARK, FL 32789

OGILVIE CHARLES H JR LIFE ESTATE
OGILVIE IONE C LIFE ESTATE
2002 VIA TUSCANY
WINTER PARK, FL 32789

MELTZ SCOTT I LIFE ESTATE
MELTZ DIANE D LIFE ESTATE
1120 WHITESELL DR
WINTER PARK, FL 32789

MILLSON FAMILY REVOCABLE TRUST
1140 WHITESELL DR
WINTER PARK, FL 32789

DARRAH JIRAPA
250 S PARK AVE STE 410
WINTER PARK, FL 32789

KNIGHT JAMES MATTHEW
KNIGHT MARISSA J W
2100 VIA TUSCANY
WINTER PARK, FL 32789

VERVERIS JOHN JAMES
VERVERIS NATALIE ANN
1137 TOM GURNEY DR
WINTER PARK, FL 32789

EISENACHER LISA M
EISENACHER HAROLD L
1157 TOM GURNEY DR
WINTER PARK, FL 32789

HOEKSEMA SUSAN A TR
1177 TOM GURNEY DR
WINTER PARK, FL 32789

AGRC LLC
521 S PHELPS AVE
WINTER PARK, FL 32789

HELTON RICHARD K
HELTON MICHAEL G
2145 VENETIAN WAY
WINTER PARK, FL 32789

KEIRAN JOSEPH M TR
KIERAN VICTORIA F TR
2113 VENETIAN WAY
WINTER PARK, FL 32789

SERRAO EGBERT JOHN
SERRAO LARISSA REVELLE
2112 VENETIAN WAY
WINTER PARK, FL 32789

KNUDSEN JESPER F
MCCULLOCH CATHERINE E
2064 VENETIAN WAY
WINTER PARK, FL 32789

MATHEW D STEINBERG REVOCABLE TF
2040 VENETIAN WAY
WINTER PARK, FL 32789

VAN DINGENEN DONALD
VAN DINGENEN NADEZHDA A
1800 VIA AMALFI
WINTER PARK, FL 32789

MARQUITTA PALLANDENO AND DONALI
140 KILARNEY BAY CT
WINTER PARK, FL 32789

MICHAEL J HOEKSEMA REVOCABLE TR
761 PINETREE RD
WINTER PARK, FL 32789

DICLEMENTE STEVEN T
DICLEMENTE AMY B
651 PINETREE RD
WINTER PARK, FL 32789

KEENE FAMILY TRUST
2185 VIA TUSCANY
WINTER PARK, FL 32789

PETERSON JON CHRISTIAN JR
PETERSON WENDI W
2150 VIA TUSCANY
WINTER PARK, FL 32789

SHAH NIRMAL
SHAH RACHNA N
785 VIA LOMBARDY
WINTER PARK, FL 32789

COHEN-NEAMIE DANIEL D
KOVACS ESTHER
PO BOX 940867
MAITLAND, FL 32794

JE TAYLOR FAMILY REVOCABLE TRUST
2056 VENETIAN WAY
WINTER PARK, FL 32789

FRAXEDAS JASON
FRAXEDAS ASHLEY
1201 SHARON PL
WINTER PARK, FL 32789

GUZMAN-ARRIETA EDGAR DAVID LIFE E
REM: THE EDGAR DAVID GUZMAN ARRI
650 PINETREE RD
WINTER PARK, FL 32789

GARCIA ESTEBAN F
SOTOROSA ITZEL
1807 VIA AMALFI
WINTER PARK, FL 32789

HEAVENER JAMES W
HEAVENER CHRISTIE C
3300 UNIVERSITY BLVD STE 218
WINTER PARK, FL 32792

OCONNOR JOHN G
OCONNOR LOURDES B
2120 VENETIAN WAY
WINTER PARK, FL 32789

WINTER PARK RACQUET CLUB INC
2111 VIA TUSCANY
WINTER PARK, FL 32789

MARCELO CAVACA MARQUES REVOCA
2225 VIA TUSCANY
WINTER PARK, FL 32789

BLACK WILLIAM H JR
BLACK KATHLEEN A
PO BOX 1132
WINTER PARK, FL 32790

TIGHT THOMAS N II
TIGHT KRISTEN THURBON
2072 VENETIAN WAY
WINTER PARK, FL 32789

GREENBERG JOEL D
GREENBERG CAROLYN
2048 VENETIAN WAY
WINTER PARK, FL 32789

RICHARDSON MATTHEW
RICHARDSON LAUREN
700 PINETREE RD
WINTER PARK, FL 32789

GONZALEZ-PADILLA VIVIAN
PADILLA DANIEL
1620 ONECO AVE
WINTER PARK, FL 32789

CAVANAUGH THOMAS LIFE ESTATE
REM: CAVANAUGH FAMILY TRUST 2001
771 PINETREE RD
WINTER PARK, FL 32789

FIELDS RANDOLPH H
FIELDS SUSAN J
711 PINETREE RD
WINTER PARK, FL 32789

MILLER STEVEN P
MILLER KATHLEEN L
2203 VIA TUSCANY
WINTER PARK, FL 32789

PETERSON JON CHRISTIAN JR
2150 VIA TUSCANY
WINTER PARK, FL 32789

JUAN L GOMEZ M D AND CARMEN BOUI
1790 VIA VENETIA
WINTER PARK, FL 32789

BRIAN WHEELER REVOCABLE TRUST
731 VIA LOMBARDY
WINTER PARK, FL 32789

ABDUL FIRAS S
RODRIGUEZ CARMEN
730 PINETREE RD
WINTER PARK, FL 32789

CAROLINE B MARSHALL TRUST
641 PINETREE RD
WINTER PARK, FL 32789

KHOSRWOZADEH NEDA
KHOSROWZADEH DAVID
1761 PINETREE RD
WINTER PARK, FL 32789

DIVERSIFIED LAND CORP INC
PO BOX 1540
WINTER PARK, FL 32790

RONCSKA ROBERT A
RONCSKA STEPHANIE A
1800 VIA PALERMO
WINTER PARK, FL 32789

CARROLL GEORGE W
CARROLL BARBARA COLETTE
860 VIA LOMBARDY
WINTER PARK, FL 32789

NICHOLAS T CURTIS TRUST 85% INT
PAMELA A GENNARELLI TRUST 15% INT
1783 VIA PALERMO
WINTER PARK, FL 32789

ORANGE COUNTY BCC
PO BOX 1393
ORLANDO, FL 32802

MICA JOHN L
MICA PATRICIA S
2195 VIA TUSCANY
WINTER PARK, FL 32789

WINTER PARK RACQUET CLUB
2111 VIA TUSCANY
WINTER PARK, FL 32789

NISSAN ERIC B
NISSAN WENDY E
750 PINETREE RD
WINTER PARK, FL 32789

JANICE G PARKER QUALIFIED PERSON
1845 PINETREE RD
WINTER PARK, FL 32789

ROSARIO MISAEL
ROSARIO JEAN JAMIESON
801 PINETREE RD
WINTER PARK, FL 32789

PETERSEN BRADLEY H JR LIFE ESTATE
REM: PETERSEN JR FAMILY TRUST
1841 VIA TUSCANY
WINTER PARK, FL 32789

LANZA SALVADOR LIFE ESTATE
LANZA SUSAN LIFE ESTATE
1810 VIA PALERMO
WINTER PARK, FL 32789

DAISY V MANSBACH REVOCABLE TRUS
840 VIA LOMBARDY
WINTER PARK, FL 32789

KANE JON E
501 N ORLANDO AVE STE 313-294
WINTER PARK, FL 32789

THIELER FAMILY TRUST
2175 VIA TUSCANY
WINTER PARK, FL 32789

REBECCA M SHANAHAN TRUST
2223 VIA TUSCANY
WINTER PARK, FL 32789

SCHULTZ KENNETH H
SCHULTZ SANDRA J
2007 VIA TUSCANY
WINTER PARK, FL 32789

HO EDWARD S
HO JENNIFER
780 PINETREE RD
WINTER PARK, FL 32789

DORE ERIC
1821 PINETREE RD
WINTER PARK, FL 32789

JONES ERNEST EMERSON
DHEUREUX-JONES ANN MARIE
2340 SHADOWLAND LOOP
WINTER PARK, FL 32792

REDLING JOSEPH M
HOTARD MARIE T
1811 VIA TUSCANY
WINTER PARK, FL 32789

BILLIE DINGMAN AZARNIA TRUST
1621 VIA TUSCANY
WINTER PARK, FL 32789

SIMAAN MARWAN
SIMAAN RITA
1789 VIA PALERMO
WINTER PARK, FL 32789

VALENTE VINCENT G
WEIBEL CATHERINE A
1200 SHARON PL
WINTER PARK, FL 32789

TALL REGINALD
2128 VENETIAN WAY
WINTER PARK, FL 32789

ROTHBARD ROBERT L
ROTHBARD ELIZABETH D
2000 VIA TUSCANY
WINTER PARK, FL 32789

BENHAM KATHLEEN M
2003 VIA TUSCANY
WINTER PARK, FL 32789

CAMPISI STEVEN
CAMPISI RACHEL
315 E NEW ENGLAND AVE UNIT 25
WINTER PARK, FL 32789

HILL ANDREW G
HILL JENNIFER A
1930 VIA VENETIA
WINTER PARK, FL 32789

CLARKSON CAROLINE ELIZABETH
HOPKINS JOHNSTON COOPER
845 VIA LOMBARDY
WINTER PARK, FL 32789

MICHEJDA ALBERT M
MICHEJDA MAIJA
820 PINETREE RD
WINTER PARK, FL 32789

FAETZ SUSAN J TR
10 VALLEY AVE
SMITHTOWN, NY 11787

ASTARITA ANTHONY
ASTARITA KAREN
790 PINETREE RD
WINTER PARK, FL 32789

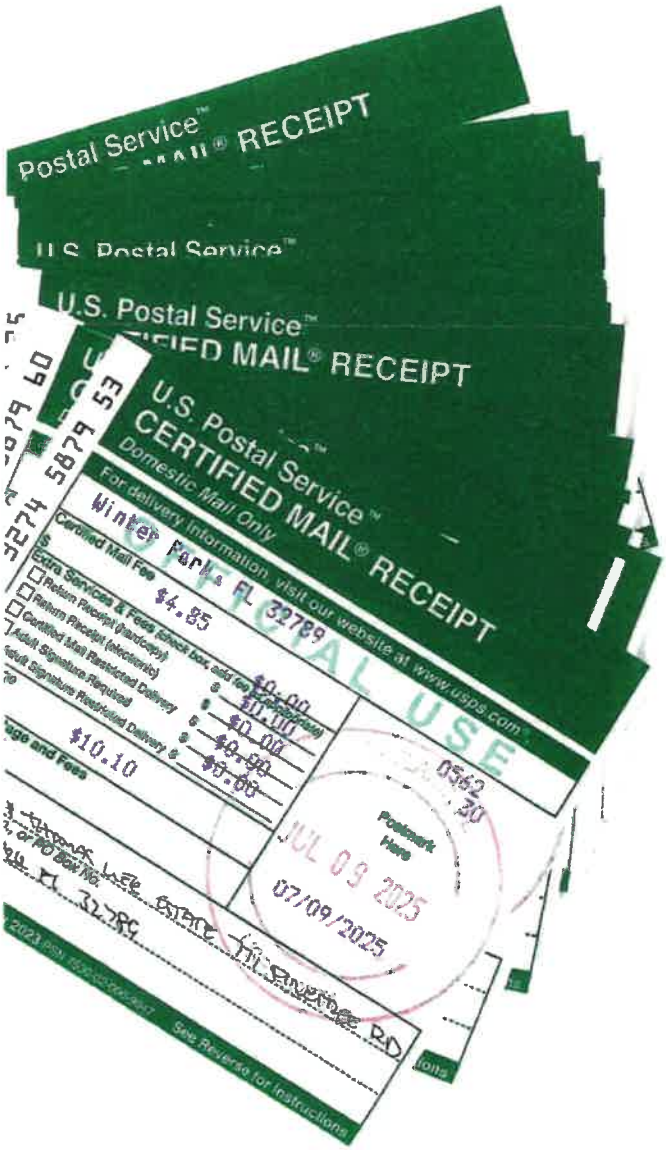
TAZIOLI ROBERT J
TAZIOLI ELIZABETH S
2235 VIA TUSCANY
WINTER PARK, FL 32789

YANG DENNIS
GURNANI TINA
2229 VIA TUSCANY
WINTER PARK, FL 32789

GREENBERG DAVID S
GREENBERG YUDIT K
2144 VENETIAN WAY
WINTER PARK, FL 32789

BOTIC BRYAN
BOTIC KIMBERLY HENDERSON
2200 VENETIAN WAY
WINTER PARK, FL 32789

Expected Delivery Date



UNITED STATES POSTAL SERVICE.

MAITLAND
151 N MAITLAND AVE
MAITLAND, FL 32751-9998
www.usps.com

07/09/2025 05:30 PM

TRACKING NUMBERS

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9589 0710 5270 3274 5884 55

TRACK STATUS OF ITEMS WITH THIS CODE
(UP TO 25 ITEMS)

CITY OF WINTER PARK
APPLICATION FOR CONDITIONAL USE

CU # _____

FEE PAID
ck # _____
amt. $_____
date _____

General Instructions: To request approval of a Conditional Use, complete this application and submit it to the Planning Department along with a fee of $500 for applications with 500 ft notice requirement, $1,000 for applications with 1,500 ft notice requirement, and $6,000 for applications with city-wide notice requirement, and any additional information necessary to be presented for the public hearings before the Planning and Zoning Board and City Commission. **Please submit one (1) electronic copy and one (1) paper copy (11" by 17") of the required documents with this application. Digital copies may be submitted via flash drive, CD-ROM, etc. or through the wpcloud.** Please contact the Planning Department for instructions to upload to the wpcloud. Additional information for Conditional Use requirements can be found in Chapter 58-90 of the City's Land Development Code.

I. APPLICANT

Name: Michael Houseman - Houseman Architecture
Address: 1201 S Orlando Ave, Suite 201
Winter Park, FL 32789
Phone: 321-972-8446
Email Address: mikeh@housemanarchitecture.com

OWNER

Name: Winter Park Racquet Club
Address: 2111 Via Tuscany
Winter Park, FL 32789
Phone: (407)644-2226
Email Address: ian.munroe@wprc.net

Is the property under contract for purchase or lease? ☐ Yes ☒ No

If the applicant is NOT the owner, attach a copy of the purchase or lease contract or option on the property, or a letter signed by the owner of record authorizing the applicant to act as agent for the owner. This information is requested to establish the legal status of the applicant and will be held in confidence, except as the information pertains to the zoning application.

Is the contract for purchase or lease contingent upon this approval? ☐ Yes ☒ No

II. PROPERTY

Street Address: 2011 Via Tuscany Winter Park, FL 32789

Zoning Classification: OS Comprehensive Plan Future Land Use Designation: PR

PARCEL # 32-21-30-0000-00-021 (same as tax ID number of Orange County property tax records)

Legal Description: Provide complete and accurate legal description below including Plat Book and Page Number OR attach a copy of the legal description to this application:

LOTS 1 AND 2, BLOCK C, SICILIAN SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGE(S) 34 AND 35, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO TOGETHER WITH THAT PORTION OF THE ABANDONED RIGHT OF WAY OF VIA LOCARNO LYING NORTH OF AND ABUTTING THE ENTIRE NORTH LINE OF THE AFORESAID LOT 1, BEING FURTHER DESCRIBED AS A STRIP OF LAND 30 FEET NORTH AND SOUTH BY 150 FEET EAST AND WEST, THE ENTIRE SOUTH LINE OF WHICH ABUTS THE ENTIRE NORTH LINE OF SAID LOT 1

III. CONDITIONAL USE REQUESTED: The applicant requests Conditional Use Approval for:

Construction of a new one-story building

IV. CERTIFICATION

I certify that, to the best of my knowledge and belief, all information supplied with this application is true and accurate, and that I am:

☐ the owner of the property described herein
☐ a party to an agreement for purchase or lease of this property
☒ an agent for the owner or purchaser/lessee of this property

If applicable, it is understood and agreed that approval of this application by the Planning and Zoning Commission is contingent upon the recording of restrictive covenants designing the terms and conditions of an approval. These restrictive covenants will be executed by the owner of the property and recorded by the City of Winter Park. Said owner will be responsible for all fees associated with the recording of this document.

SIGNATURE _____ DATE 8/1/25

08/01/25

Appendix B: AGENT AUTHORIZATION FORM

FOR PROJECTS LOCATED IN WINTER PARK, FLORIDA

I/WE, (PRINT PROPERTY OWNER NAME) Winter Park Racquet Club **, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS,** 2111 Via Tuscany Winter Park, FL 32789 **, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME),** Michael Houseman **, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS,** Conditional Use Permit for New 6,200 SF Tuscany House Clubhouse **, AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.**

Date: 8/1/25 — Signature of Property Owner — Ian Munroe GM/COO — Print Name Property Owner

Date: 8/1/25 — Signature of Property Owner — Ian Munroe GM/COO — Print Name Property Owner

STATE OF FLORIDA :
COUNTY OF Orange :

I certify that the foregoing instrument was acknowledged before me this 1st day of August, 2025 by Ian Munroe. He/she is personally known to me or has produced FL DL as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 1st day of August, in the year 2025.

ELIZABETH RYAN
Notary Public
State of Florida
Comm# HH531348
Expires 5/27/2028

(Notary Seal)

Signature of Notary Public
Notary Public for the State of Florida

My Commission Expires: 5/27/28

Legal Description(s) or Parcel Identification Number(s) are required:
PARCEL ID #: 32-21-30-0000-00-021
LEGAL DESCRIPTION:
LOTS 1 AND 2, BLOCK C, SICILIAN SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGE(S) 34 AND 35, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO TOGETHER WITH THAT PORTION OF THE ABANDONED RIGHT OF WAY OF VIA LOCARNO LYING NORTH OF AND ABUTTING THE ENTIRE NORTH LINE OF THE AFORESAID LOT 1, BEING FURTHER DESCRIBED AS A STRIP OF LAND 30 FEET NORTH AND SOUTH BY 150 FEET EAST AND WEST, THE ENTIRE SOUTH LINE OF WHICH ABUTS THE ENTIRE NORTH LINE OF SAID LOT 1.

Project Narrative for Permitting Submission

This proposed project reflects a carefully planned and context-sensitive improvement to the existing property, designed to enhance both the functional use and aesthetic value of the site while remaining respectful to the surrounding neighborhood. The new structure will maintain approximately the same square footage as the current home on the property but will be designed with significantly improved architectural appeal. The style and materials have been thoughtfully selected to complement the existing residential character of the area, blending seamlessly with the neighborhood's visual language. The style will add cohesion to the rest of the Club buildings, including the original clubhouse which was designed by Gamble Rodgers. It will also mimic the aesthetics of neighboring homes, and the intent is for people driving by to assume that it is a residence that has been here all along.

Scope of Improvements and Use

The Winter Park Racquet Club is on a Membership Waitlist and is not accepting new Members. This project is in no way intended to allow us to add more Members, now or in the future. Importantly, this project does not represent an expansion of services or intensity of use. The only new amenity being added is a modest 1,200-square-foot fitness center. All other features are either reuses or repositioning of existing amenities already present on the property. This ensures that the scale and nature of activity remain consistent with current levels. Additionally, the Winter Park Racquet Club remains capped at its current membership. No new memberships will be added as a result of this project, ensuring there will be no increase in volume, traffic, or neighborhood impact stemming from the improvements.

Operating Hours and Community Impact

The facility will operate daily from 7:00 a.m. to 8:00 p.m.**,** limiting all activities to daylight and early evening hours. This schedule ensures the project will not introduce any nighttime disturbance to the surrounding residential properties. Even during peak periods, site activity is expected to remain modest, with a maximum of 15 individuals on-site at any one time, including approximately 7 employees. This ensures a quiet and unobtrusive presence within the neighborhood. The Club held numerous town hall meetings with Members to gather feedback about the proposed plan. Originally the design had soft seating areas on Via Tuscany, but was removed in later renderings out of consideration for the neighbors and membership and the building itself was moved back off Via Tuscany even further to accommodate neighbor concerns.

Parking and Street Relief

The project will add 40 new, 9x18', well-screened parking spaces on site, significantly reducing the need for street parking in the adjacent neighborhood. This addition represents a clear benefit to the community by improving traffic circulation and pedestrian safety. During peak usage, an additional overflow gravel lot, delineated with low-profile wheel stops (but unstriped), will be available and allow us to park additional vehicles on-site and utilize valet services during events.

Landscaping and Visual Buffering

A strong emphasis is being placed on tasteful and effective landscaping to ensure the project enhances the streetscape. An 8- to 10-foot-tall podocarpus hedge and tasteful landscaping will be installed along the front sidewalk, creating a dense, attractive screen that will block views into the parking areas from the street. The current property has a semi-circular driveway with 2 curb cuts that allow visibility into the property from the street. One of these will be removed from the new site, further shading street views. Overall, the landscaping will serve both aesthetic and privacy functions and will align with the upscale character of the surrounding homes. No member activity will take place near the street, further reinforcing the separation between the facility and neighboring residences.

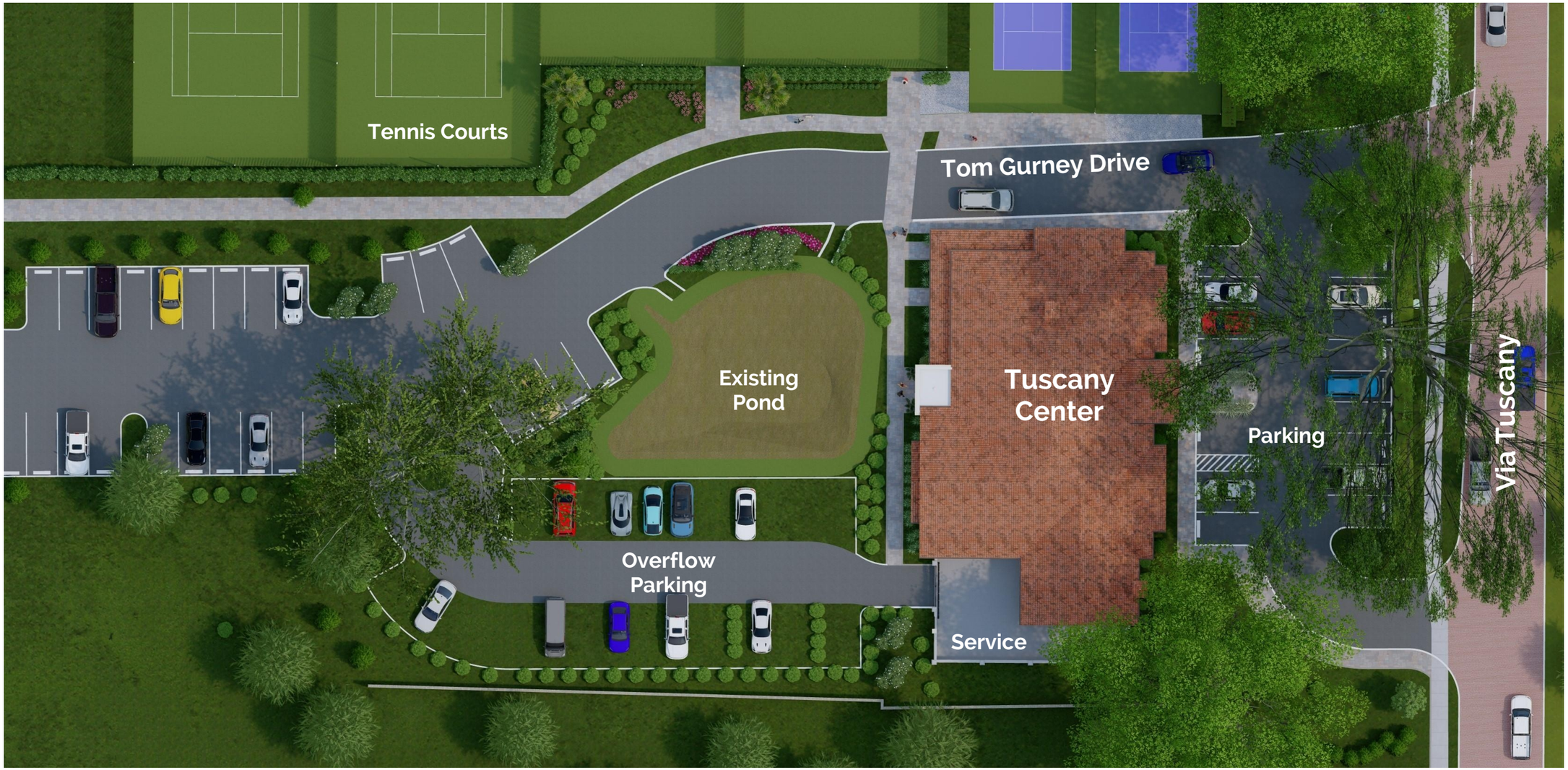
Lighting and Safety Considerations

All new exterior lighting—particularly for the parking areas—will be fully shielded and directed downward**,** preventing light spillage into adjacent properties. We currently have 2 light poles in the area, and any additional lighting will be directed downward and have shades to eliminate any light spillage. The lighting will be sufficient to ensure safe navigation for vehicles and pedestrians, while preserving the nighttime ambiance of the neighborhood.

Final Thoughts

The WPRC has a stellar reputation for being good neighbors and accommodating the neighborhood and retaining the communal feel of the area. We have taken major measures to ensure that the construction phase will be as least disruptive as possible. We have given the key leaders phone numbers to neighbors so they can call immediately with any concerns so that we may solve them quickly. We hired the leading project management firm, PMA, to assist us with this project, both for their professional credentials and for their reputation of managing high-profile projects with minimal community disruption. They are as committed as we are to ensuring this is a positive experience for all that will benefit the Club and the neighborhood at large.

Winter Park Racquet Club Tuscany Center



WINTER PARK RACQUET CLUB

Conceptual Site Plan

Winter Park, FL

HOUSEMAN ARCHITECTURE

Winter Park Racquet Club Tuscany Center

Total Square Footage: 6,300 sf

Conceptual Floor Plan

Winter Park, FL

HOUSEMAN ARCHITECTURE

Winter Park Racquet Club Tuscany Center

WINTER PARK RACQUET CLUB

Elevation Facing Via Tuscany

Winter Park, FL

HOUSEMAN ARCHITECTURE

Winter Park Racquet Club Tuscany Center

WINTER PARK RACQUET CLUB

View from Via Tuscany

Winter Park, FL

HOUSEMAN ARCHITECTURE

Winter Park Racquet Club Tuscany Center

WINTER PARK RACQUET CLUB

View from the West

Winter Park, FL

HOUSEMAN ARCHITECTURE

LEGAL DESCRIPTION (PER ORB. 10961, PG. 3650):

LOTS 1 AND 2, BLOCK C, SICILIAN SHORES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGE(S) 34 AND 35, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO TOGETHER WITH THAT PORTION OF THE ABANDONED RIGHT OF WAY OF VIA LOCARNO LYING NORTH OF AND ABUTTING THE ENTIRE NORTH LINE OF THE AFORESAID LOT 1, BEING FURTHER DESCRIBED AS A STRIP OF LAND 30 FEET NORTH AND SOUTH BY 150 FEET EAST AND WEST, THE ENTIRE SOUTH LINE OF WHICH ABUTS THE ENTIRE NORTH LINE OF SAID LOT 1.

NOTES: PERTAINING TO THE UNDERGROUND UTILITY LOCATION

1. GROUND ELEVATIONS WERE OBSERVED BY DIRECT MEASUREMENT. APPROXIMATE TOP OF UTILITY ELEVATIONS WERE OBSERVED BY ELECTRONIC MEASUREMENT.
2. HORIZONTAL DATA AS SHOWN HEREON IS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA EAST ZONE–NAD83/2011).
3. THE GRAPHICAL REPRESENTATION OF THE UTILITY LINES SHOWN HEREON ARE FOR VISUAL REFERENCE ONLY AND DO NOT REPRESENT ACTUAL PIPE, CONDUIT, OR CABLE DIAMETER DIMENSIONS.
4. THIS DRAWING WAS PREPARED IN CONFORMANCE WITH ASCE/UESI/CI 38–22, STANDARD GUIDELINE FOR INVESTIGATING AND DOCUMENTING EXISTING UTILITIES & ASCE/UESI/CI 75–22, STANDARD GUIDELINE FOR RECORDING AND EXCHANGING UTILITY INFRASTRUCTURE DATA.

GROUND PENETRATING RADAR (GPR):

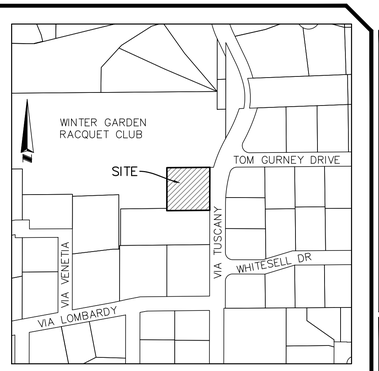
1. (GPR) INVESTIGATIONS ARE HIGHLY SITE SPECIFIC AND CAN BE LIMITED BY ATTENUATION OF (GPR) SIGNALS BY SUBSURFACE MATERIALS.
2. (GPR) INVESTIGATIONS ARE LIMITED BY UNEVEN TERRAIN CONDITIONS:HIGH GRASS (OVER 3"), BUSHES, FENCES, TREES, DEBRIS, ETC.
3. ALL VERTICALLY STACKED UTILITIES/OBJECTS MAY NOT BE DETECTED, SINCE GPR SIGNALS ARE REFLECTED BY THE TOP MOST UTILITY/OBJECT.
4. SOME UTILITIES/OBJECTS MAY NOT RETURN A REFLECTED SIGNAL TO THE GPR RECEIVER.
5. (GPR) SCANS CANNOT BE MADE IMMEDIATELY NEXT TO BUILDING/OBJECTS DUE TO EQUIPMENT RESTRICTIONS.
6. PIPE WITH LITTLE OR NO LIQUID CONTENT AT THE TIME OF LOCATE WORK MAY NOT BE DETECTED BY GPR.
7. LOCATIONS OF EXISTING UTILITIES DESIGNATED BY (GPR) ARE TO BE DEEMED APPROXIMATE IN NATURE AND IN NO WAY ARE TO BE CONSTRUED AS EXACT. ALLEN UNDERGROUND, INC. (AUI) WILL NOT BE HELD RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES LOCATED BY GPR EQUIPMENT.

RADIO FREQUENCY \ ELECTROMAGNETIC LOCATING (RF)/(EM):

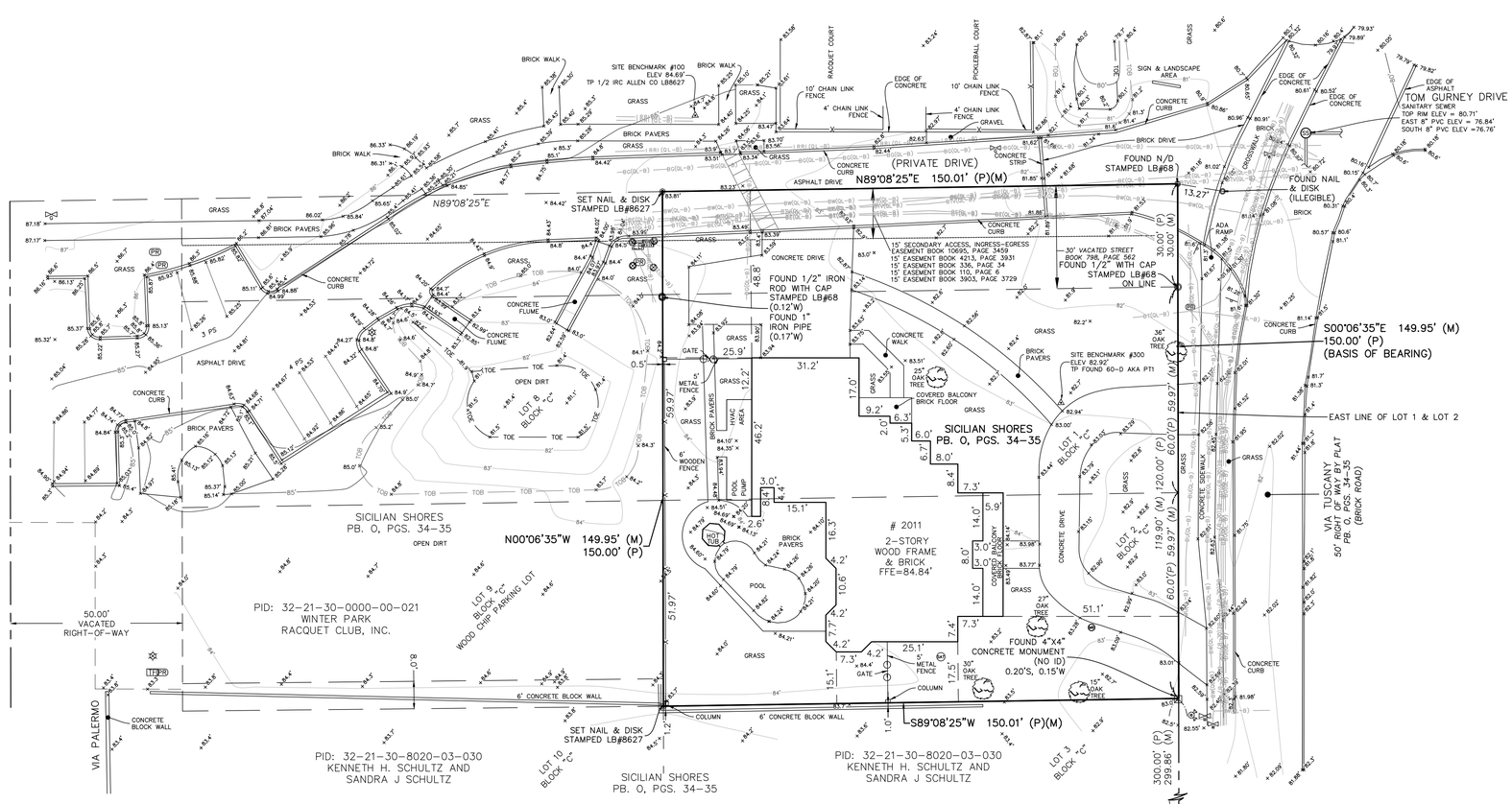
1. THE NUMBER OF ACCESS POINTS WITHIN DESIGNATED LOCATE AREA(S) MAY BE LIMITED OR NON–EXISTENT.
2. UTILITY OR PROPERTY OWNER MAY RESTRICT OR DENY THE USE OF UTILITY ACCESS POINTS.
3. FIBER & OTHER NON–METALLIC LINES WITH NO OR NON–WORKING TRACER WIRE ARE UNTONEABLE WITH ELECTROMAGNETIC LOCATE EQUIPMENT (EM).
4. LOCATIONS OF EXISTING UTILITIES DESIGNATED BY ELECTROMAGNETIC EQUIPMENT (EM) ARE TO BE DEEMED APPROXIMATE IN NATURE AND IN NO WAY ARE TO BE CONSTRUED AS EXACT. ALLEN UNDERGROUND, INC. (AUI) WILL NOT BE HELD RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES LOCATED BY RF/EM EQUIPMENT.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF LOT 1 AND LOT 2, SICILIAN SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK O, PAGES 34 AND 35 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING NORTH 00°01'08" WEST. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)
2. THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
3. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.
5. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
6. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
7. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC WEBSITE.
8. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J–17.062.
9. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED.
10. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND THE PROFESSIONAL PURVIEW OF THE SURVEYOR AND SUBJECT TO LEGAL INTERPRETATION.
11. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12069C0560E, MAP REVISED DECEMBER 18, 2012. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
12. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCHMARK, BENCHMARK NUMBER M 566, ELEVATION BEING 81.57', NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
13. THE DELINEATION OF THE LANDS SHOWN HEREON AS PER THE CLIENT'S REQUEST.



VICINITY MAP: 1"=250'



LEGEND OF SYMBOLS AND ABBREVIATIONS:

EOI	END OF SURFACE GEOPHYSICAL INFORMATION
(M)	MEASURED
(P)	PLAT
FND	FOUND
TP	TRAVERSE POINT
IRC	IRON ROD WITH CAP
ELEV	ELEVATION
ID	IDENTIFICATION
ADA	AMERICANS DISABILITY ACT
PS	PARKING SPACE
LB	LICENSED BUSINESS
FFE	FINISH FLOOR ELEVATION
PB.	PLAT BOOK
PG(S).	PAGES
PSM	PROFESSIONAL SURVEYOR AND MAPPER
	BOLLARD
MB	MAILBOX
	NATURAL GAS VALVE
SAT	SATELLITE
	SINGLE STAND SIGN
	FOUND CONCRETE MONUMENT AS NOTED
	METAL LIGHT POLE
	ELECTRICAL BOX
	SET 1/2" IRON ROD OR NAIL & DISK LB#8627
	SET TRAVERSE POINT OR BENCHMARK
	FOUND IRON ROD OR PIPE AS NOTED
TR	TELECOMMUNICATION RISER
WM	WATER METER
	WATER VALVE
TF	TRANSFORMER
	GATE
MH	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	ELECTRICAL RISER
	IRRIGATION VALVE
TV	CABLE TELEVISION RISER
—BTV(QL–B)—	QUALITY B BURIED CABLE TV
—BE(QL–B)—	QUALITY B BURIED ELECTRICAL
—BT(QL–B)—	QUALITY B BURIED TELECOMMUNICATION
—BG(QL–B)—	QUALITY B BURIED GAS LINE
—BW(QL–B)—	QUALITY B BURIED WATER LINE
—IRR(QL–B)—	QUALITY B BURIED IRRIGATION
—BU(QL–B)—	QUALITY B BURIED UNKNOWN
—x—	ALL FENCE LINE AS NOTED
—TOP—	TOP OF BANK
—TOE—	TOE OF SLOPE
PVC	POLYVINYL CHLORIDE PIPE
25	CONTOUR
+24.1	SPOT ELEVATION

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16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654–5355 LB#8627

BOUNDARY AND TOPOGRAPHIC SURVEY OF WIN TER PARK RACQUET CLUB

SECTION 32, TOWNSHIP 21 SOUTH, RANGE 30 EAST
ORANGE COUNTY, FLORIDA

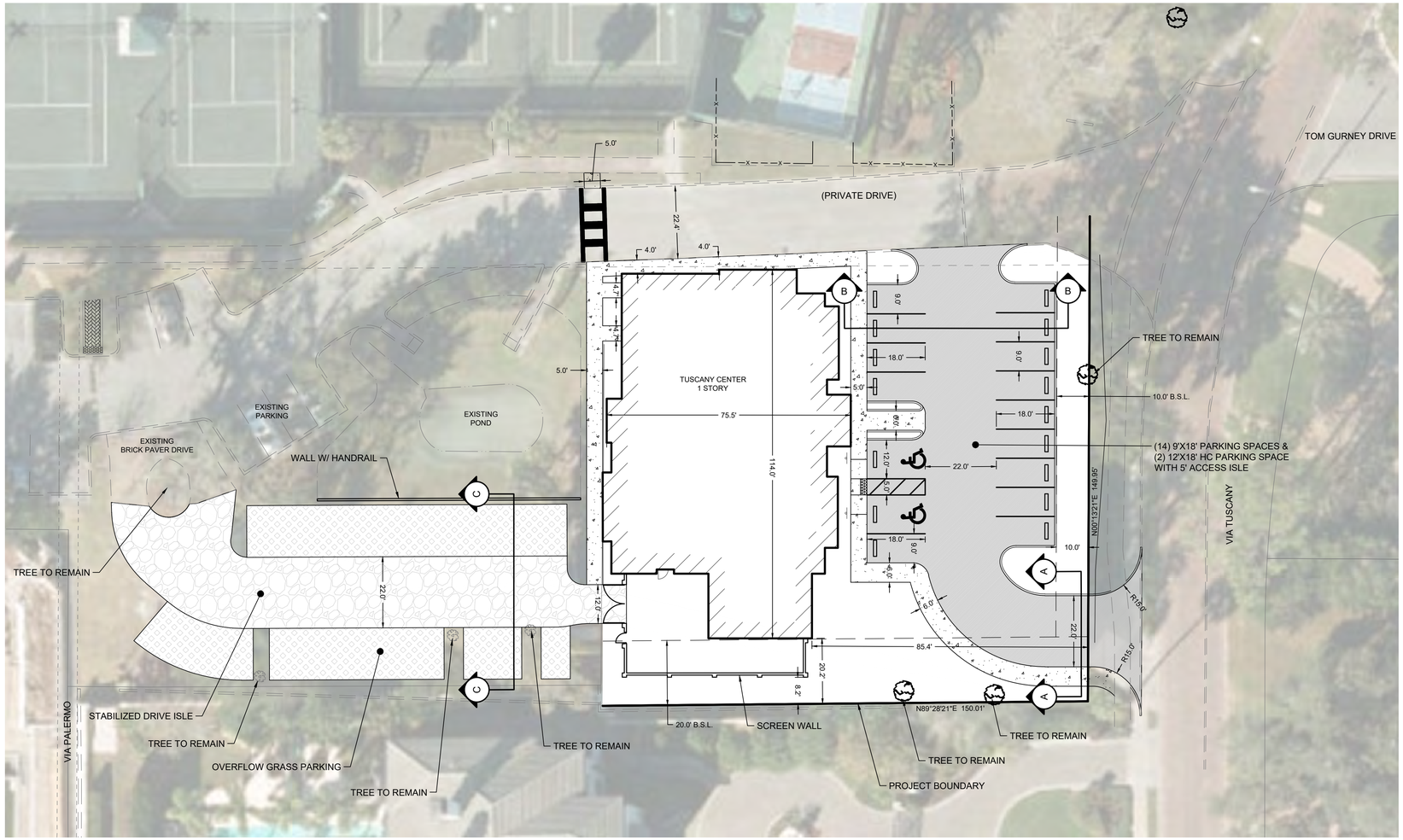
FOR: WINTER PARK RACQUET CLUB

DATE	REVISIONS

JOB #:	20250460
DATE:	06–23–2025
SCALE:	1"=20'
CALC BY:	AR
FIELD BY:	NW
DRAWN BY:	AR/GOS
CHECKED BY:	AR/SEJ

SHEET 1 OF 1

Drawing name: L:\Work\20250460\DWG\20250460-Boundary Topo Survey - 24x36-Body Sheet-2



N

W E

S

0 10' 20' 40'

SCALE: 1"=20'

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK C, SICILIAN SHORES , ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK O, PAGES 34 AND 35, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO TOGETHER WITH THAT PORTION OF THE ABANDONED RIGHT OF WAY OF VIA LOCARNO LYING NORTH OF AND ABUTTING THE ENTIRE NORTH LINE OF THE AFORESAID LOT 1, BEING FURTHER DESCRIBED AS A STRIP OF LAND 30 FEET NORTH AND SOUTH BY 150 FEET EAST AND WEST, THE ENTIRE SOUTH LINE OF WHICH ABUTS THE ENTIRE NORTH LINE OF SAID LOT 1.

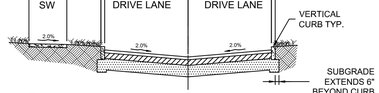
SITE DATA

1. TOTAL PROJECT AREA:
   0.52 AC.
2. PROPOSED USE
   WPRC OFFICE SPACE/FITNESS & TENNIS SHOP
3. EXISTING USE
   OFFICE SPACE
4. ZONING/FUTURE LAND USE:
   PARCEL 32-21-30-8020-03-010: PR - PARKS AND RECREATION / OPEN SPACE RECREATION
   PARCEL 32-21-30-0000-00-021: PR - PARKS AND RECREATION / OPEN SPACE RECREATION
5. BUILDING AREA: 6,300 S.F.
6. MAX BUILDING HEIGHT: 45' (2 STORIES)
   30' PROPOSED
7. SETBACKS:
   EAST 10' PARKING BUFFER
   SOUTH 20' RESIDENTIALLY-ZONED PARCELS
8. ACCORDING TO FIRM MAP PANEL NO. 12069C0560E DATED 12/18/2012, THIS PROPERTY LIES WITHIN FLOOD ZONE 'X' - AND IS NOT LOCATED WITHIN THE 100 YEAR FLOOD HAZARD AREA.
9. WATER & SEWER WILL BE PROVIDED BY THE CITY OF WINTER PARK.
10. STORMWATER RUNOFF TO BE ACCOMODATED IN EXISTING DRY RETENTION POND. DRY RETENTION POND WILL BE MODIFIED TO ACCOMODATE ADDITIONAL DRAINAGE AND TO MEET CITY OF WINTER PARK AND SJRWMD REQUIREMENTS.
11. ALL CONSTRUCTION MATERIALS AND OTHER PROPOSED IMPROVEMENTS SHALL MEET THE APPLICABLE CODES OF THE CITY OF WINTER PARK.
12. EXISTING DUMPSTERS TO BE UTILIZED FOR ON-SITE TRASH PICK UP.
13. SITE LIGHTING WILL BE PROVIDED DURING THE SITE PLAN REVIEW TO COMPLY WITH THE CITY OF WINTER PARK LDC. APPLICANT WILL COORDINATE WITH CITY STAFF TO DETERMINE THE MOST APPROPRIATE SOLUTION TO PROPER SITE LIGHTING USING LIGHT POLES, BOLLARDS, OR BUILDING MOUNTED LIGHTING AS APPROPRIATE.
14. PERVIOUS/IMPERVIOUS

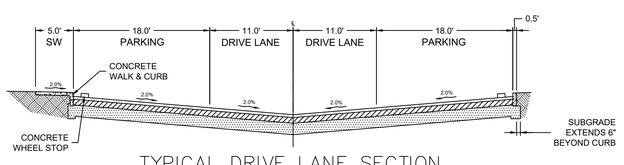
BUILDINGS	0.16 AC	30.8%
SIDEWALKS	0.03 AC	5.8%
PAVEMENT	0.15 AC	28.8%
OPEN SPACE	0.18 AC	34.6%
TOTAL PERVIOUS	0.18 AC	34.6%
TOTAL IMPERVIOUS	0.34 AC	65.4%
TOTALS	0.52 AC	100%

15. PARKING:

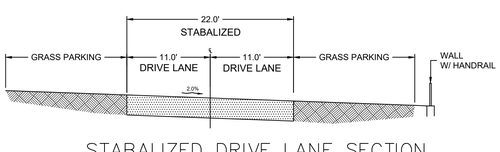
9'X18' STANDARD PARKING:	14 SPACES
12'X18' ACCESSIBLE PARKING:	2 SPACES
OVERFLOW PERVIOUS PARKING:	23 SPACES
TOTAL PARKING SPACES PROVIDED:	39 SPACES



A — TYPICAL DRIVE LANE SECTION
N.T.S.



B — TYPICAL DRIVE LANE SECTION
PARKING BOTH SIDES WITH SIDEWALK
N.T.S.



C — STABALIZED DRIVE LANE SECTION
GRASS PARKING BOTH SIDES
N.T.S.

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

CU SITE PLAN
FOR
WINTER PARK RACQUET CLUB
FLORIDA
WINTER PARK

WINTER PARK RACQUET CLUB
2111 VIA TUSCANY
WINTER PARK, FL 32789

	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

WILLIAM HENRY ZEH
LICENSE
NO. 81427
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by William Henry Zeh, PE on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ENGINEER OF RECORD

JOB # 250024
DATE: 08/04/2025
DATUM: NAVD 88
DESIGNED BY: WHZ
DRAWN BY: PAB
APPROVED BY: WHZ

C100

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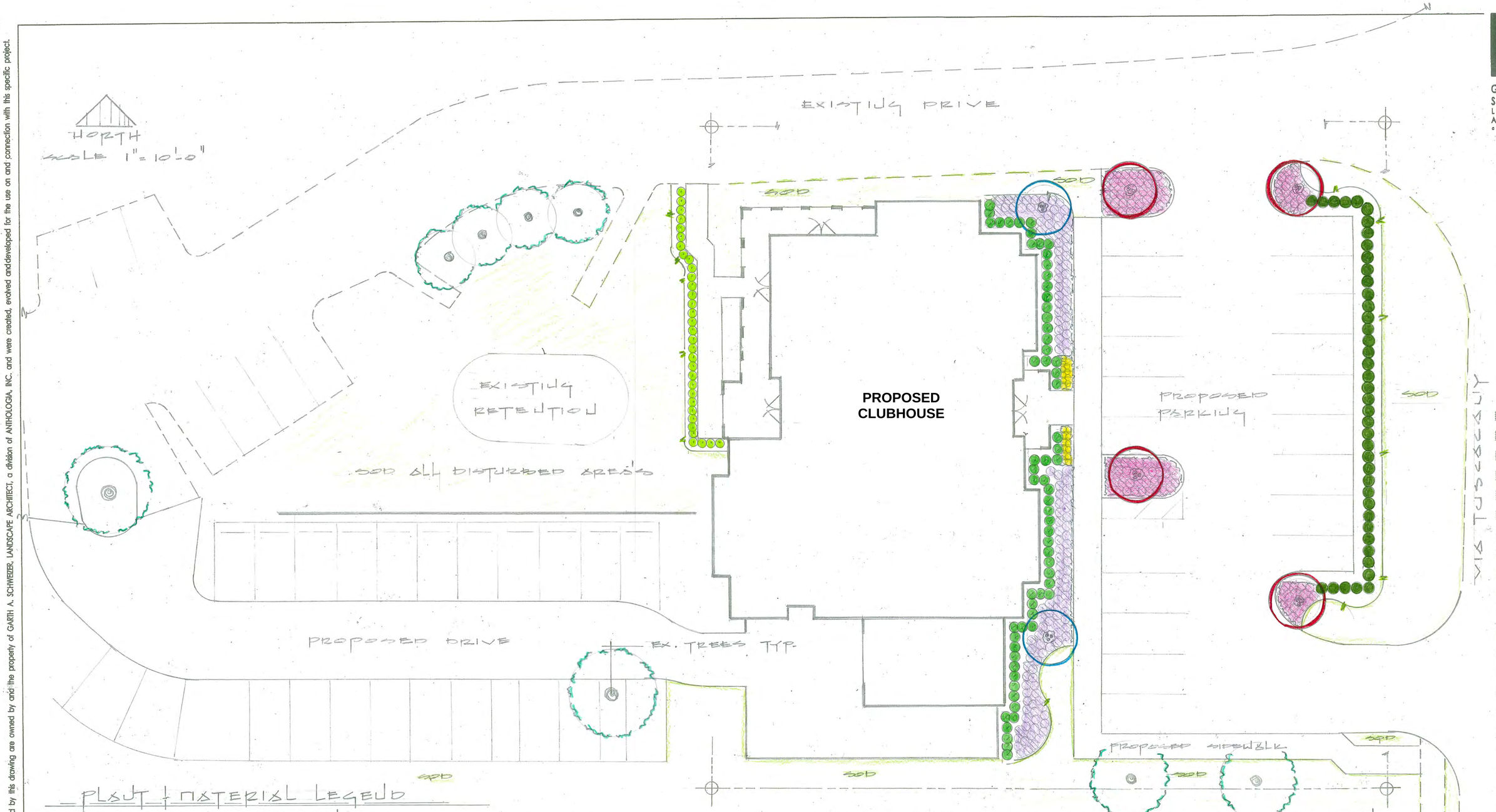
H:\Data\250024\WPRC Tuscany Building\Eng\CU\250324-C100 CONDITIONAL USE PLAN.dwg August 4, 2025 7:19 AM



PLANT & MATERIAL LEGEND

QTY.	KEY	DESCRIPTION	
2		BURFORDII HOLLY TREE	8'-10' HT MULTI TRUNKS
4		CRAPE MYRTLE "NATCHEZ"	6'-8' HT MULTI TRUNKS
42		PODOCARPUS SHRUBS	30 GAL 5'-6' HT 30" O.C.
66		DWARF BURFORDII HOLLY	7 GAL 24"-30" HT. 28" O.C.
33		PODOCARPUS SHRUBS	3 GAL 18"-24" HT. 18"-20" O.C.
135		LOROPETALUM "CHOCOLATE"	3 GAL 14"-16" HT 20-24" O.C.
120		LIRIOPE MUSCARI	1 GAL FULL TO POT 20"-24" O.C.
24		ANNUALS	6" POTS "SEASONAL" 12"-16" O.C.

NOTES: ALL LANDSCAPE AREAS 100 % AUTOMATIC IRRIGATION
ALL SOD AREAS ST. AUGUSTINE SOD "FLORATAM"
ALL PLANTING BEDS TO RECIVE 2"-3" MINI PINE BARK

LANDSCAPE PLAN

GARTH A. SCHWEIZER LANDSCAPE ARCHITECT
anthologia inc.
LANDSCAPE DESIGN / CONTRACTING
PO BOX 471206 • LAKE MONROE, FLORIDA 32747 • (407) 321-2280 • FAX (407) 321-0784
LICENSE NO. LC0000345
EMAIL: gsa@gall.net

SHEET NUMBER

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From: Scott Greenberg
To: Allison McGillis
Subject: [EXTERNAL] Winter Park Racquet Club Development Project
Date: Tuesday, September 30, 2025 5:34:12 PM

Dear Allison,

I am writing to you re the development project to the property located on 2111 Via Tuscany by the Winter Park Racquet Club. My name is Scott Greenberg and I live at 2050 Via Tuscany. I am writing to again voice my concern over this project. My home is directly across the street from this property.

I attended the meeting of the Planning and Zoning Board on September 2 and spoke in opposition to this project at that time. I have also reviewed the preliminary submission of the Racquet Club in response to the recommendations of the P&Z Board at that meeting.

I am extremely concerned that this project continues to seek to convert this house into a commercial multi-use facility. With the new plans, there will still be a significant increase in traffic, parking in front of the building (as the new circular drive is 20 ft wide which is as wide as Via Tuscany) and an increase in noise.

The current house, as such, contributes to the character and ambiance of the neighborhood. The Racquet Club has indicated that it is cost-prohibitive to renovate the current house. I would like to see documentation of the cost analysis of renovating the house vs demolishing it and building a new structure presented to the P&Z Board.

I also remain very concerned how this commercial-use property with street-facing parking will affect the residential property values in this area.

An additional concern is what will happen in the future with this property. If the Club decides to increase membership to pay for this project or decides to extend the hours of use of the gym to earlier in the morning or later at night to accommodate its members, it then becomes the responsibility of the neighborhood to act as police to monitor the use of this facility. Once the project is completed the neighbors have no control on the decisions that the Club may make may make. I should not have to assume the responsibility of making sure the Club abides by its promises. I am just trying to enjoy my home in this neighborhood.

I oppose this project as presented and recommend that the P&Z Board review an option to renovate the house to preserve the character of this historic neighborhood.

Thank you for your consideration.

Scott Greenberg, MD
2050 Via Tuscany
Winter Park, FL 32789
sagmd1@gmail.com

From: Marci Greenberg
To: Allison McGillis
Subject: [EXTERNAL] Winter Park Racquet Club Proposed Project
Date: Tuesday, September 30, 2025 8:04:39 PM

Dear Allison,

I am writing to you re the development project to the property located on 2111 Via Tuscany by the Winter Park Racquet Club. My name is Marci Greenberg and I live at 2050 Via Tuscany, directly across the street from the property. I am writing to again voice my concern over this project. My home is directly across the street from this property.

I attended the meeting of the Planning and Zoning Board on September 2 and I have also reviewed the preliminary submission of the Racquet Club in response to the recommendations of the P&Z Board at that meeting.

I am extremely concerned that this project continues to seek to convert this house into a commercial multi-use facility. With the new plans, there will still be a significant increase in traffic, parking in front of the building (as the new circular drive is 20 ft wide which is as wide as Via Tuscany) and an increase in noise.

The current house, as such, contributes to the character and ambiance of the neighborhood. The proposed building looks commercial and detracts from our residential neighborhood. The Racquet Club has indicated that it is cost-prohibitive to renovate the current house. I would like to see documentation of the cost analysis of renovating the house vs demolishing it and building a new structure presented to the P&Z Board.

I also remain very concerned how this commercial-use property with street-facing parking will affect the residential property values in this area, and specifically my property value as I live directly across the street. Most people do not want to live across the street from a commercial building with parking in front.

An additional concern is what will happen in the future with this property. If the Club decides to increase membership to pay for this project or decides to extend the hours of use of the gym to earlier in the morning or later at night to accommodate its members, it then becomes the responsibility of the neighborhood to act as police to monitor the use of this facility. Once the project is completed the neighbors have no control on the decisions that the Club may make. I should not have to assume the responsibility of making sure the Club abides by its promises. I am just trying to enjoy my home in this neighborhood.

I oppose this project as presented and recommend that the P&Z Board review an option to renovate the house to preserve the character of this historic neighborhood.

Thank you for your consideration.

Marci Greenberg
2050 Via Tuscany

From: Diane McNeill
To: Allison McGillis
Subject: [EXTERNAL] WPRC expansion
Date: Wednesday, October 1, 2025 8:30:18 AM

As a resident who lives on Via Tuscany, I urge you to reconsider the expansion of WPRC. We already deal with speeding and excessive traffic on our beautiful street, you are offering even more opportunity for inconsiderate WPRC members to use our street as an access to their gym. They ignore the 25 mph zone in a rush to make their tennis times or as a cut through to their homes in Maitland or taking their kids to school.

Additionally, how can your board even consider allowing commercial growth in a very established residential neighborhood? Does this benefit our neighborhood? Does it benefit the residents? No, it benefits WPRC members, most of whom don't live in the Via area.

Concerned Winter Park resident

Diane McNeill

From: Brandon K. Hueber
To: Allison McGillis
Subject: [EXTERNAL] WPRC Project Support
Date: Wednesday, October 1, 2025 11:00:25 AM

Allison,

Yesterday I received a flyer on my door about the upcoming project at the Racquet Club. My wife and I live at 2433 Vía Tuscany with our four children and (full disclosure) are members of the racquet club.

The reason I am writing to you is to express our support for the project and express my disappointment at the tactics being used by opponents of the project. The flyer itself makes many assertions but provides no facts--only appeals to emotion based on half truths or falsehoods. It is my understanding that the project team (of which I am not a part) has gone to great lengths to design a high quality project that not only meets code requirements but also fits within the context of the neighborhood in which we also live and incorporates feedback received from immediate neighbors whose input has been sought regardless of whether this was required.

There are loud voices in our neighborhood that oppose any and everything by attempting to control others with their emotions. My hope is that logic and reason prevail here. Thank you for taking the time to read this.

Regards,

Brandon

October 1, 2025

Dear Allison,

As a WPRC neighbor, I wanted to write to you and express my strong support for the club project currently before the board. My grandparents originally moved to Via Lugano in the early 1960s and the club has been an integral part of my life since childhood. As a third-generation neighborhood resident with children, the WPRC provides an invaluable amenity for our neighborhood and is a cherished resource for many families who walk or bike to the club each week.

I have reviewed the revised P&Z application and believe that the concerns of neighbors have been more than adequately addressed. Along with many other neighbors, we believe that this needed club upgrade will only enhance the neighborhood and keep the WPRC a sought-after neighborhood amenity.

I strongly support approval for my family and the generations to come to maintain WPRC as a walkable neighborhood asset.

Sincerely,

Taylor and Catherine Collison

1215 Via Lugano

Planning & Zoning Board

agenda item 4.d

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

meeting date
October 7, 2025

prepared by
John Harbilas, Assistant Director Planning and Zoning

approved by
Allison McGillis, Director of Planning and Zoning

subject

CU # 25-02. Request of Kimley Horn and Associates, Inc. for: Conditional use approval to construct a 27,000 square foot, two-story building, located at the combined property of 1419 & 1421 Trovillion Ave, and 1420, 1424, & 1428 Gay Road, for use as a medical office.

motion | recommendation

Staff recommendation is for approval, subject to the following conditions:

1. All building and ground signage shall not be internally illuminated.
2. Applicant to replace the existing sidewalk along Gay Road with a new eight (8) foot sidewalk and add a sidewalk along the Trovillion Avenue frontage.
3. Applicant to coordinate with Public Works related to installation of traffic-calming improvements along Executive Dr. and Gay Rd.
4. Perimeter vegetation hedge material to be 15 gal in size upon installation.
5. Maples proposed along Gay Rd frontage to be replaced with Red Cedar of similar size.
6. Three canopy trees and four understory trees to be planted along east building façade.

background

The Applicant is requesting Conditional Use approval to develop a two-story 27,000 square foot medical office building, located at the combined property of 1419 & 1421 Trovillion Ave, and 1420, 1424, & 1428 Gay Road. The property is just west of the Gary Road and 17-92 intersection, and will be a new location for the Orlando Health Jewett Orthopedic Institute, and will no longer operate at the 1285 Orange Ave location. The combined property is zoned Office (O-2), which permits medical office as a use, and carries Office Professional future land use.

In 2019, a conditional use, along with subsequent FLU and rezoning change, was approved on this property for a 25,000 square foot office building. The approved plan included a single driveway entry off Gay Rd., as well as a 6-foot masonry perimeter wall and lush landscape buffer area specifically along the west and south boundaries adjacent to Chateaux du lac and Killarney Bay condominiums. The approval included 5 conditions off approval, some of which will carry forward.

The current Applicant is now looking to put medical office, in the same location. Since the previous approval, the 1420 Gay Rd parcel has been included in the request. The site plan orients the building at the NE corner of the site, with the parking lot to the west and south in the rear. The proposal includes variance request related to landscape islands and signage.

Parking:

In total, 135 spaces are being provided, which satisfies the 135 spaces required by Code for medical office at 1 per 200 square feet of gross floor space. A landscape island is required for every 10 parking spaces in a row. There is one occurrence where 12 spaces are in a row due to a electric pole location, so a variance is being requested.

Landscaping:

The preliminary landscape plan that was provided by the applicant has been reviewed by the City's Urban Forestry department. They have stated that the protected trees that are being removed are not in the best shape, and would like additional shade trees to be planted around the perimeter. The conditions of approval require the addition of canopy trees and diversification of species.

Easement Conflicts:

Along the western property line of the subject property exists two easements. A twenty-foot City wastewater easement straddles the line, with 10ft inside the property. Additionally, Duke has overhead powerlines which run through the site. As a result, they have an easement that starts around 50 feet in width at the NW corner and tapers down as it approaches the SW corner of the property. It appears that the easement was created in 2020, which would have been after the 2019 Conditional use approval. The terms of the easement restrict construction of any structures within its boundary, which would include any masonry walls or fences. City staff has met with Duke representatives and reached a compromise to permit a solid fence and landscaping, in effort to provide some sort of buffering to nearby residential.

Signage:

The proposed building includes two wall signs, one on the west and one on the east. The Code permits a wall sign when facing a road frontage or parking lot. The wall sign on the east façade, meets neither of those criteria, therefore a variance is being requested.

Other Items from Departmental Review:

The Public Works department has requested that the applicant replace the existing sidewalk along Gay Road with a new eight (8) foot sidewalk. With the multiple condominiums and a commercial shopping center surrounding this project, there is considerable pedestrian activity on Gay Road. The current sidewalk is only four feet wide, thus requiring the applicant to implement this upgrade reinforces the city's Comprehensive Plan transportation policies to give pedestrian mobility the priority. Public Works will also look to coordinate with the Applicant during the construction phase, to add some traffic-calming measures along nearby streets.

Summary:

As part of the 12 conditional use criteria, the Board is to review the request to ensure the use, operation, site, and architecture are compatible with the surrounding community. In addition,

the criteria's review can utilize the principals and influence of the City's Architectural Design Guidelines, which was recently approved this year. Given the site's location is along a major thoroughfare and entrance to the City, the appearance of both the building and landscaping should emulate the Winter Park character and standards. Staff worked with the applicant to make adjustments to some material improvements.

alternatives | other considerations

fiscal impact

attachments

1. Gay Road Mob CUP Set
2. Drainage Report 2025-08-04_reduced
3. Signed Traffic Study
4. 2025-09-17 Community Meeting Summary

Drawing name: K:\ORL_Civil\149918023-OH Winter Park MOB\CADD\DP\Plansheets\C0.0-COVER.dwg DP0.0 COVER SHEET Sep 09, 2025 4:12pm by: Artur.TerMartirosyan
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CONDITIONAL USE DEVELOPMENT PLANS

FOR

GAY ROAD MOB

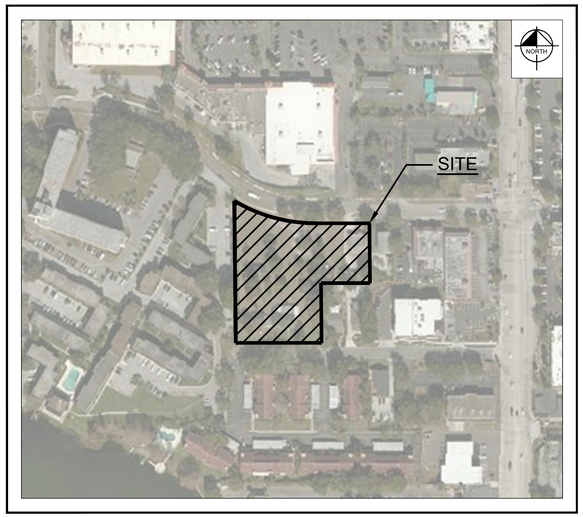
PARCEL I.D. # 01-22-29-4184-02-040
PARCEL I.D. # 01-22-29-4184-02-050
PARCEL I.D. # 01-22-29-4184-02-060
PARCEL I.D. # 01-22-29-4184-02-070
PARCEL I.D. # 01-22-29-4184-02-090

1420 GAY ROAD
1424 GAY ROAD
1428 GAY ROAD
1419 TROVILLION ROAD
1421 TROVILLION ROAD

WINTER PARK, FLORIDA
SEPTEMBER 9, 2025

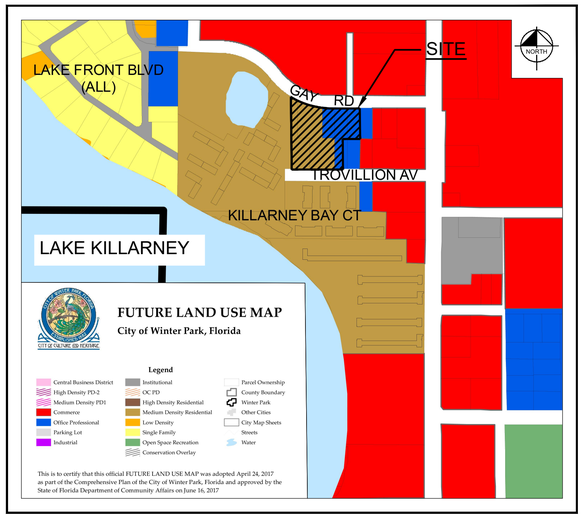
ZONING MAP

N.T.S.



AERIAL PHOTOGRAPH

N.T.S.



FUTURE LAND USE MAP

N.T.S.

LEGAL DESCRIPTION

LOTS 5, 6, 7, 8, 9, 10 AND 11, BLOCK B, KILLARNEY SHORES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK Q, PAGE 135, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

THE EAST 30 FEET OF THE VACATED STREET LYING WEST OF LOT 8, BLOCK B, KILLARNEY SHORES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK Q, PAGE 135, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LAND LYING ON THE NORTH THEREOF EXTENDING TO THE SOUTH RIGHT OF WAY LINE OF GAY ROAD, BEING A PART OF VACATED SOUTH BOULEVARD;

AND

THE EAST 30 FEET OF THE VACATED STREET LYING WEST OF LOT 9, BLOCK B, KILLARNEY SHORES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK Q, PAGE 135, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

KILLARNEY SHORES INC Q/135 LOT 4 BLK B

PROJECT TEAM

OWNER 1
V3 WP OFFICE, LLC.
496 S HUNT CLUB BLVD
APOPKA, FL 32703
CONTACT: TREY VICK
PHONE: (321) 663-0454
EMAIL: TREY@V3CAPGROUP.COM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES
6876 MARWICK LN SUITE 350,
ORLANDO, FL 32827
CONTACT: JEFFREY RIVERA
PHONE: (407)-459-8117
EMAIL: JEFFREY.RIVERA@KIMLEY-HORN.COM

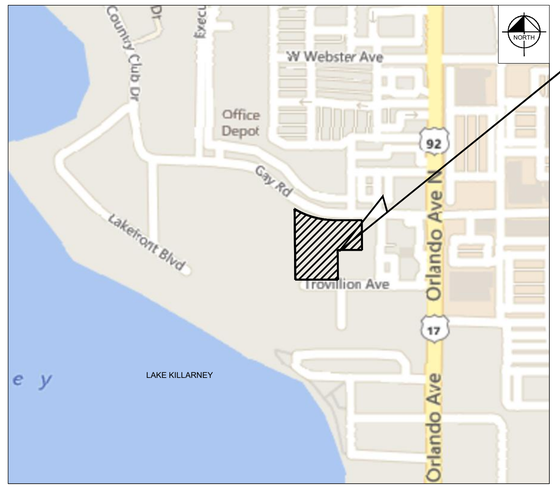
ARCHITECT
SCHENKEL SHULTZ
834 N. ORANGE AVENUE
WINTER PARK, FL 32789
CONTACT: RAFAEL BREA
PHONE: (407)-872-3322
EMAIL: RBREA@SCHENKELSHULTZ.COM

OWNER 2
WHATEVERWHENEVER, LLC.
3 RIDGEVIEW CT.
VOORHEES, NJ 08043-1543

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES
200 SOUTH ORANGE AVE, SUITE 600
ORLANDO, FL 32801
CONTACT: ZACK HALL
PHONE: (407) 768-3222
EMAIL: ZACK.HALL@KIMLEY-HORN.COM

DEVELOPER
ORLANDO HEALTH
1414 KUHL AVE.
ORLANDO, FL 32806
CONTACT: STEVE NOTO
PHONE: (321) 841-4316
EMAIL: STEPHEN.NOTO@ORLANDOHEALTH.COM

SURVEYOR
BENCHMARK SURVEYING & MAPPING, LLC.
3110 RED FOX RUN,
KISSIMMEE, FLORIDA, 34746
CONTACT: BILLY JOE JENKINS, JR.
PHONE: (407) 509-9674
EMAIL: JOE@BENCHMARKSURVEYINGANDMAPPING.COM



SECTION 1, TOWNSHIP 22S, RANGE 29E

LOCATION MAP

N.T.S.

PREPARED BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
6876 MARWICK LN SUITE 350, ORLANDO, FL 32827
Phone: (407)-459-8117
WWW.KIMLEY-HORN.COM CA 00000696

Sheet List Table

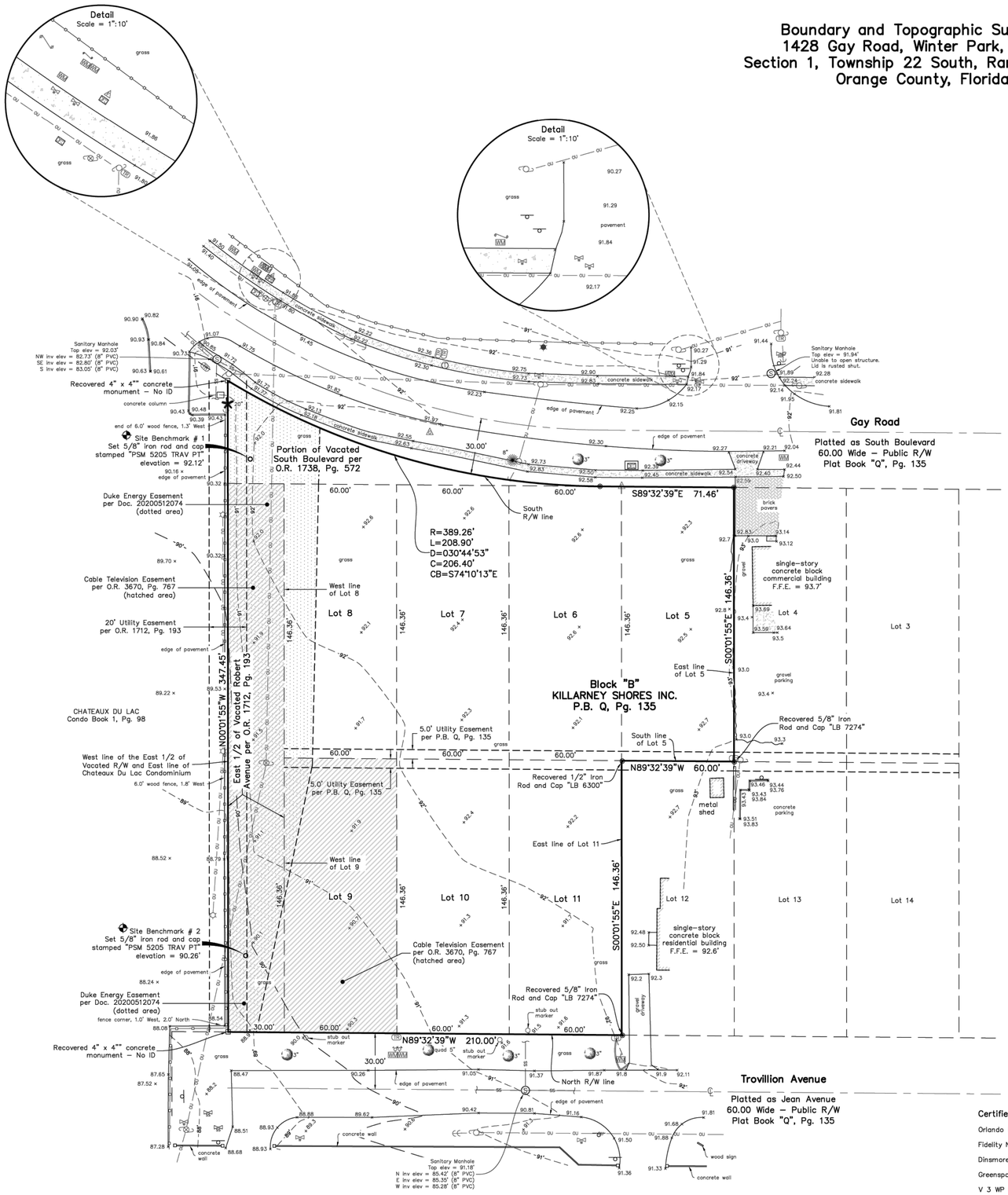
Sheet Number	Sheet Title
DP0.0	COVER SHEET
DP1.0	SURVEY
DP1.1	SURVEY
DP2.0	EXISTING CONDITIONS PLAN
DP3.0	SITE PLAN
DP4.0	GRADING, DRAINAGE & UTILITY PLAN
DP5.0	FIRE TRUCK ROUTING PLAN
L1.00	LANDSCAPE PLAN
L2.00	IRRIGATION PLAN
L4.00	PHOTOMETRICS PLAN
L4.50	PHOTOMETRICS DETAILS
A000	BUILDING/SIGN ELEVATIONS PACKAGE

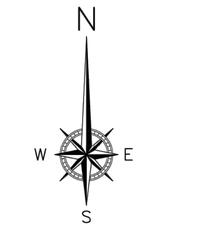
JEFFREY L. RIVERA, P.E.
FL P.E. No. 92754

GAY ROAD MOB
08/04/2025
ENGINEER'S PROJECT No. 149918023
REVISIONS:

No.	DESCRIPTION	DATE	BY

Boundary and Topographic Survey of
1428 Gay Road, Winter Park, Florida
Section 1, Township 22 South, Range 29 East
Orange County, Florida





GRAPHIC SCALE

30' 0 15' 30' 60'

1 INCH = 30 FEET

Property Description

Lots 5, 6, 7, 8, 9, 10, and 11 Block B, Killarney Shores Inc., according to the plat thereof a recorded in Plat Book Q, Page 135, Public Records of Orange County, Florida;

and

Together with that portion of vacated South Boulevard, by Resolution recorded in Official Records Book 1738, Page 572, lying North of Lot 6, 7, and the South 1/2 of vacation South Boulevard North of Lot 8 and lying South of Gay Boulevard;

and

Together with the East 1/2 of vacated Robert Avenue, by Ordinance No. 897 in Official Records Book 1712, Page 193, lying along the west lot line of Lots 8 and 9, Public Records of Orange County, Florida.

Surveyor's Report

1. The bearings shown are based on the South line of Block B of KILLARNEY SHORES INC., as recorded in Plat Book Q, Page 135, Public Records of Orange County, Florida, being assumed as North 89°32'39" West.

2. The elevations shown hereon are based on the Orange County Survey Benchmark Network, more specifically, point 135, being a round monument with disk stamped "GIS–0135 D.J. Lewis–2", having a published elevation of 90.35 feet, relative to the North American Vertical Datum (NAVD) of 1988.

3. This Survey was performed with the benefit of a Title Commitment prepared by Fidelity National Title Insurance Company, bearing Commitment No. 122473341 dated February 12, 2025 and revised February 19, 2025. This firm relied on said title commitment and did not search the public records for easements or restrictions of record. See Title Exception Notes on this sheet for title exceptions as listed in said title commitment.

4. Subject property contains 1.693 acres (73,764 square feet), more or less, and is currently vacant.

5. Subject property lies within Zone X, an area determined to be outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map numbers 12095C0255F, dated September 25, 2009.

6. This Survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.

7. The aboveground observed evidence of underground utilities are shown hereon. There may be underground utilities within the area of this survey that were not located and not shown hereon.

8. Trees that are 6" in diameter at breast height and larger are shown hereon. Only the trees within the subject property are shown, there may be trees within five (5) feet outside of the boundary lines that are not shown. The location of the trees shown hereon are approximate and not intended for design purposes. If trees are to remain due to proposed design, we recommend a more accurate location of the trees trunk and roots.

9. The feature symbols depicted on this survey and in the legend are shown for graphic purposes and may not be drawn to scale.

10. This survey meets the Standards of Practice set forth in Florida Administrative Code Rule 5J–17, pursuant to Florida Statute Chapter 472.

11. A paper original of this Survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper and a Portable Document Format (PDF) file version of this survey is not valid without a digital signature and seal of a Florida licensed surveyor and mapper.

Title Exception Notes

*Items 1 through 3 are not survey related.

4. Matters set forth on the plat of Killarney Shores Inc. recorded in Plat Book Q, Page 135, Public Records of Orange County, Florida. (applies to the subject property and easement areas are shown hereon)

5. Reservations contained in Ordinance No. 897 recorded March 7, 1968 in Official Records Book 1712, Page 193, Public Records of Orange County, Florida. (applies to the subject property and easement area is shown hereon)

6. Ordinance No. 1532 recorded September 18, 1984 in Official Records Book 3555, Page 1571, Public Records of Orange County, Florida. (applies to subject property – no plottable easements)

7. Cable Television Installation Agreement recorded July 31, 1985 in Official Records Book 3670, Page 767, Public Records of Orange County, Florida. (applies to subject property – easement area is shown hereon)

8. Easement in favor of Duke Energy Florida, LLC a/b/a Duke Energy recorded October 1, 2020 in Official Records Instrument No. 20200512074, Public Records of Orange County, Florida. (applies to subject property – easement area is shown hereon)

9. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements. (Not a survey matter)

Certified To

Orlando Health, Inc.

Fidelity National Title Insurance Company

Dinsmore & Shohl LLP

Greenspoon Marder LLP

V 3 WP Office, LLC

Abbreviations and Legend

R/W – denotes right–of–way
P.B. – denotes Plat Book
O.R. – denotes Official Records Book
Pg. – denotes Page
Doc. # – denotes document number
F.F.E. – denotes finished floor elevation
TRAV PT – denotes traverse point (work point)
inv – denotes invert
elev – denotes elevation
LB – denotes Licensed Business
PSM – denotes Professional Surveyor and Mapper
ID – denotes identification
PVC – denotes polyvinyl chloride pipe
RCP – denotes reinforced concrete pipe
℄ – denotes centerline

R – denotes radius
L – denotes length
D – denotes delta angle
C – denotes chord
CB – denotes chord bearing
– denotes backflow preventer
– denotes hose bibb
WM – denotes water meter
– denotes water valve
– denotes concrete light pole
– denotes electric box
– denotes electric pullbox
– denotes guy wire
– denotes wooden light pole
– denotes wooden utility pole

– denotes metal utility pole
– denotes fiber optic line marker
– denotes fiber optic pullbox
– denotes telecommunications manhole
– denotes telecommunications riser
– denotes gas line marker
– denotes traffic or information sign
– denotes irrigation control valve
– denotes over–head utility lines
– denotes maple tree
– denotes oak tree
– denotes palm tree
– denotes contour elevation
– denotes spot elevation
– denotes set 5/8" iron rod and cap stamped "PSM 5205", unless otherwise noted

Benchmark Surveying & Mapping, LLC
Certificate of Authorization Number – LB–7874
Post Office Box 771065, Winter Garden, Florida 34777–1065
3110 Red Fox Run, Kissimmee, Florida 34746
(407) 509–9674
www.benchmarksurveyingandmapping.com

Prepared For: Orlando Health, Inc.

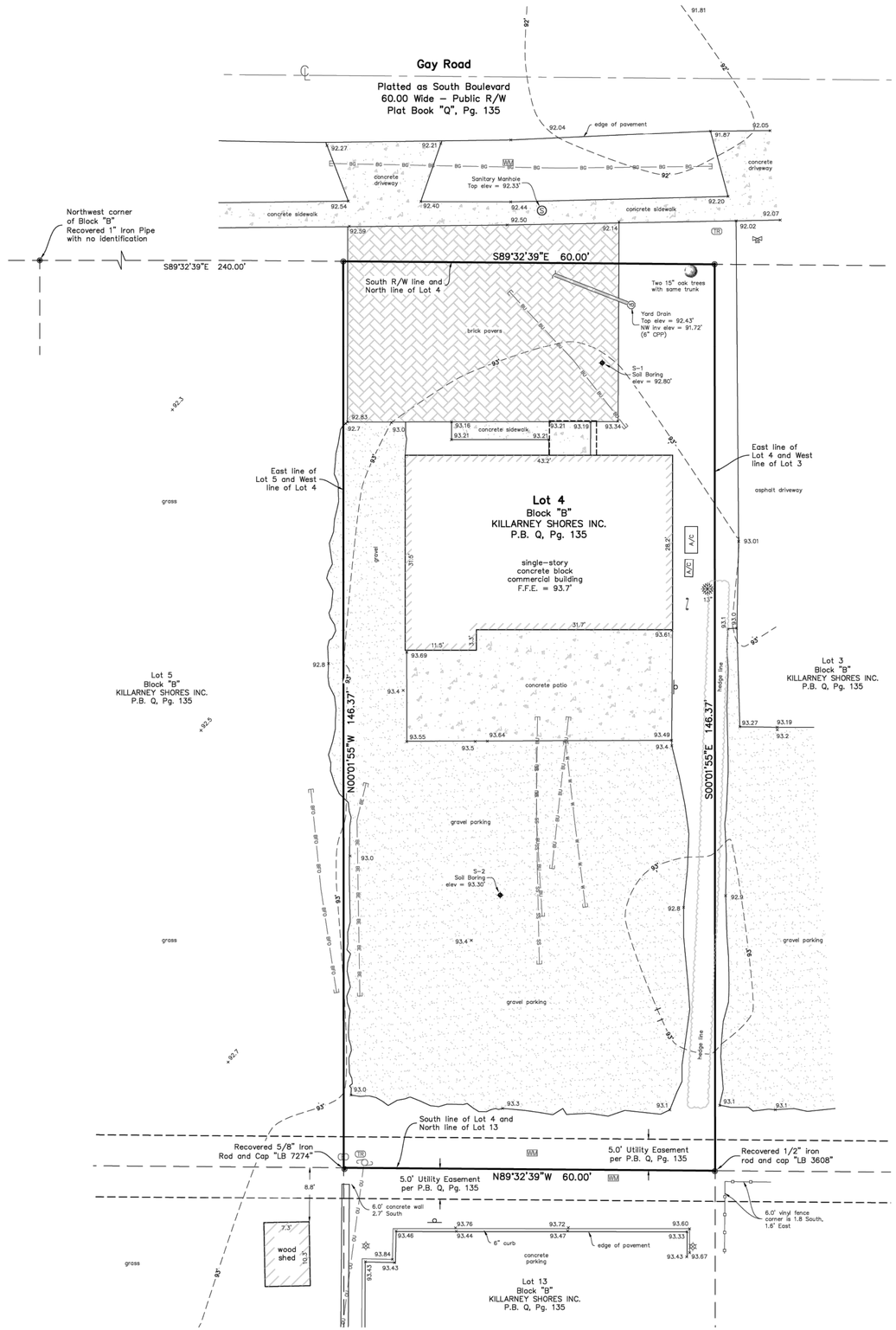
Prepared By:
Billy Joe Jenkins, Jr.
Professional Surveyor and Mapper
Florida Licensed # 5205

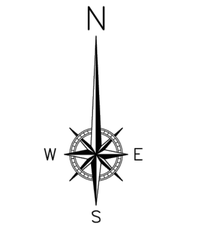
Date	Revision
03/20/25	per Attorney's comments

1035.16 – Project Number
1" = 30' – Scale
March 6, 2025 – Field Date
138/45 – Field Book/Page

Sheet 1 of 1

Boundary and Topographic Survey of
1420 Gay Road, Winter Park, Florida
Section 1, Township 22 South, Range 29 East
Orange County, Florida





GRAPHIC SCALE

10' 0 5' 10' 20'

1 INCH = 10 FEET

Property Description

Lot 4, Block "B", Killarney Shores Inc., a subdivision according to the plat thereof recorded at Plat Book "Q", Page 135, in the Public Records of Orange County, Florida;

Surveyor's Report

1. The bearings shown are based on the South line of Block B of KILLARNEY SHORES INC., as recorded in Plat Book Q, Page 135, Public Records of Orange County, Florida, being assumed as North 89°32'39" West.

2. The elevations shown hereon are based on the Orange County Survey Benchmark Network, more specifically, point 135, being a round monument with disk stamped "GIS–0135 D.J. Lewis–2", having a published elevation of 90.35 feet, relative to the North American Vertical Datum (NAVD) of 1988.

3. This Survey was performed with the benefit of a Title Commitment prepared by First American Title Insurance Company, Commitment No. 110815727 dated July 9, 2025. This firm relied on said title commitment and did not search the public records for easements or restrictions of record. See Title Exception Notes on this sheet for title exceptions as listed in said title commitment.

4. Subject property contains 0.202 acres (8,782 square feet), more or less, and is currently occupied by a commercial building and parking.

5. Subject property lies within Zone X, an area determined to be outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program, Flood Insurance Rate Map numbers 12095C0255F, dated September 25, 2009.

6. This Survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.

7. The aboveground observed evidence of underground utilities are shown hereon. The underground utilities shown hereon were marked on the ground by others at the time of the field work for this survey. This surveyor and firm does not hold responsibility for unmarked or inaccurate markings of the underground utilities. There may be other underground utilities within the area of this survey that were not located and not shown hereon.

8. Trees that are 6" in diameter at breast height and larger are shown hereon. Only the trees within the subject property are shown, there may be trees within five (5) feet outside of the boundary lines that are not shown. The location of the trees shown hereon are approximate and not intended for design purposes. If trees are to remain due to proposed design, we recommend a more accurate location of the trees trunk and roots.

9. The feature symbols depicted on this survey and in the legend are shown for graphic purposes and may not be drawn to scale.

10. This survey meets the Standards of Practice set forth in Florida Administrative Code Rule 5J–17, pursuant to Florida Statute Chapter 472.

11. A paper original of this Survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper and a Portable Document Format (PDF) file version of this survey is not valid without a digital signature and seal of a Florida licensed surveyor and mapper.

Title Exception Notes

*Items 1 through 8 and 10 are not survey related.

9. Provisions of the Plat of KILLARNEY SHORES INC., recorded in Plat Book Q, Page 135 of the Public Records of Orange County, Florida. (Applies to subject property – easements are shown hereon)

Abbreviations and Legend

R/W – denotes right–of–way
P.B. – denotes Plat Book
Pg. – denotes Page
LB – denotes licensed business
PSM – denotes Professional Surveyor and Mapper
F.F.E. – denotes finished floor elevation
A/C – denotes air conditioner unit
Inv – denotes invert
elev – denotes elevation
CPP – denotes corrugated plastic pipe
– denotes backflow preventer
WM – denotes water meter
– denotes yard drain
– denotes sanitary manhole
– denotes sanitary sewer valve
– denotes electric box
– denotes metal light pole
– denotes wooden utility pole
TR – denotes telecommunications riser
S–1 – denotes soil boring
– denotes china berry tree
– denotes oak tree
BE – denotes buried electric line
BG – denotes buried gas line
BFO – denotes buried fiber optic cable
BU – denotes buried utility (unknown type)
W – denotes buried water line
SS – denotes buried sanitary line
OU – denotes over–head utility line
91 – denotes contour elevation
+92.5 – denotes spot elevation
– denotes set 5/8" iron rod and cap stamped "PSM 5205", unless otherwise noted

Benchmark Surveying & Mapping, LLC
Certificate of Authorization Number – LB–7874
Post Office Box 771065, Winter Garden, Florida 34777–1065
3110 Red Fox Run, Kissimmee, Florida 34746
(407) 509–9674
www.benchmarksurveyingandmapping.com

Prepared For: Orlando Health, Inc.

Digitally signed by Billy Joe Jenkins
Date: 2025.08.01 15:43:25 -04'00'

STATE OF FLORIDA BILLY JOE JENKINS JR. NUMBER 5205 PROFESSIONAL SURVEYOR AND MAPPER

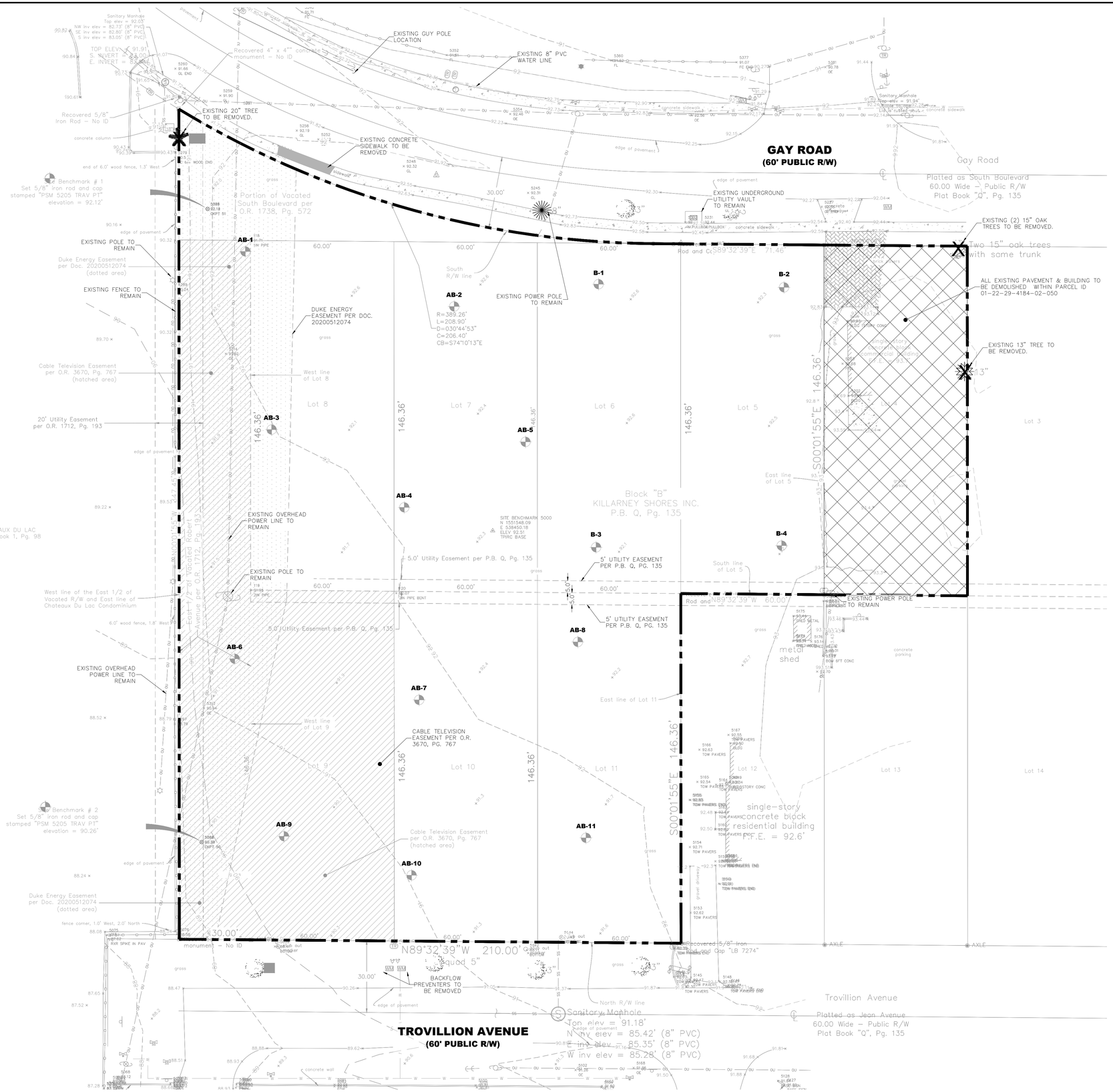
Boundary and Topographic Survey of
1420 Gay Road, Winter Park, Florida
Section 1, Township 22 South, Range 29 East
Orange County, Florida

Date	Revision

1035.16 Lot 4	Project Number
1" = 10'	Scale
July 22, 2025	Field Date
138/45	Field Book/Page

Sheet 1 of 1

Plotted By: TerMortosyan, Artur Sheet Set: Gay Road Mob DP Layout: DP2.0 EXISTING CONDITIONS & DEMO PLAN September 09, 2025 04:12:36pm K:\ORL_Civil\149918023-CH Winter Park MOB\CADD\DP\Plansheets\DP2.0 - EXISTING COND PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc



LEGEND

- EXISTING BUILDING & PAVEMENT TO BE REMOVED
- EXISTING ASPHALT/CONCRETE/CURB TO BE REMOVED
- EXISTING OVERHEAD UTILITIES
- PROPERTY LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING CONTOUR LINE
- EXISTING FENCE
- B-5 GEOTECH BORING
- EXISTING TREES TO BE REMOVED

NOTES:

1. SURVEY INFORMATION PROVIDED BY ACCUMAP SURVEYING, LLC. (**3/26/19**) AND SHANNON SURVEYING, INC. (09/09/2019)
2. FULL DEPTH ASPHALT REMOVAL INCLUDES BASE MATERIAL (LIMEROCK, SOIL, CEMENT, ETC.)
3. CONTRACTOR IS TO VERIFY EXISTING SANITARY, STORM, WATER, ELECTRIC, PHONE, CABLE, AND NATURAL GAS SERVICES TO BUILDINGS SCHEDULED FOR DEMOLITION. SERVICES ARE TO BE ISOLATED FROM THE MAIN UTILITY SERVICE CONNECTIONS, AND CAPPED AND/OR REMOVED AS REQUIRED BY THE UTILITY PROVIDER. UTILITY SERVICES ARE TO BE ISOLATED IN A MANNER THAT WILL INSURE THAT ADJACENT PROPERTIES REMAIN CONNECTED WITHOUT EXPERIENCING AN INTERRUPTION OF SERVICE.
4. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR DEMOLITION REQUIREMENTS OF ELECTRICAL SYSTEMS.
5. ALL UNDERGROUND UTILITIES WITHIN PROJECT LIMITS SHALL BE REMOVED (WHETHER SHOWN OR NOT) CUT AND CAPPED AT PROPERTY LINE.
6. ALL VEGETATION TO BE REMOVED UNLESS NOTED TO REMAIN.
7. SANITARY LATERALS WILL BE PERMANENTLY ABANDONED BY CITY OF WINTER PARK. APPLICABLE FEES WILL BE ASSESSED.
8. ALL SIDEWALK CLOSURES SHALL BE IN COMPLIANCE WITH FDOT INDEX 102–660.
9. CONTRACTOR TO FOLLOW THE GUIDANCE AND RECOMMENDATIONS AS SPECIFIED WITHIN THE SUBSURFACE SOIL EXPLORATION GEOTECHNICAL ENGINEERING REPORT PERFORMED BY TERRACON CONSULTANTS, INC. DATED APRIL 11, 2019.

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
6878 MARWICK LN SUITE 350, ORLANDO, FL 32827
PHONE: 407-536-4440
WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL
JEFFREY L. RIVERA, P.E.
FLORIDA LICENSE NUMBER
92754
DATE: 09/09/2025

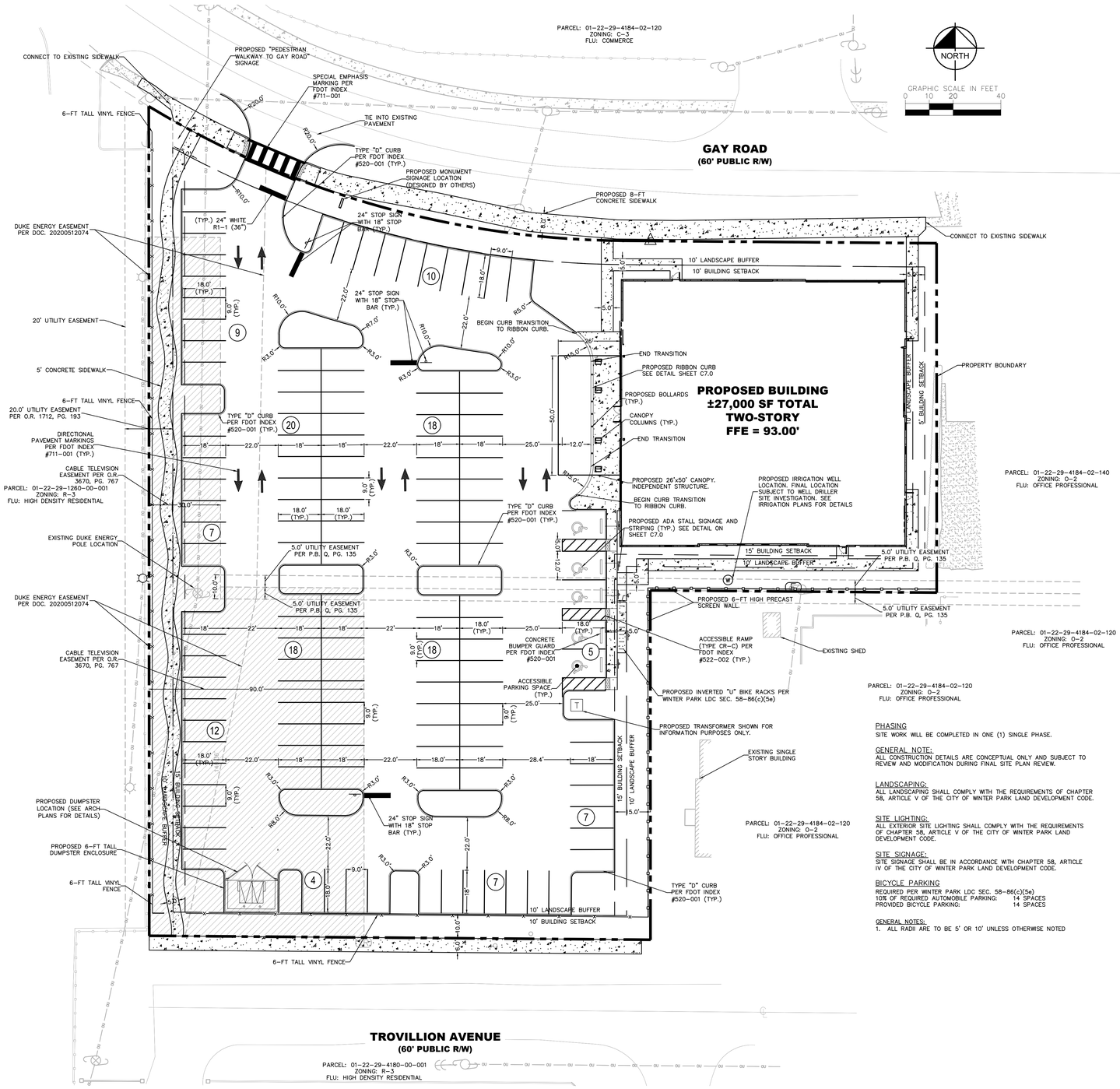
K-H PROJECT	149918023
DATE	09/09/2025
SCALE	AS SHOWN
DESIGNED BY	CSW
DRAWN BY	CSW
CHECKED BY	JLR

EXISTING CONDITIONS PLAN

GAY ROAD MOB

CITY OF WINTER PARK FLORIDA

SHEET NUMBER
DP2.0



SITE DATA

TOTAL SITE AREA:	1.90 AC (82,631.70 SF)
EXISTING ZONING:	O-2 (OFFICE)
FUTURE LAND USE:	MEDIUM DENSITY RESIDENTIAL OFFICE PROFESSIONAL
EXISTING USE:	VACANT COMMERCIAL
PROPOSED USE:	OFFICE PROFESSIONAL
PARCEL I.D.:	01-22-29-4184-02-040 01-22-29-4184-02-050 01-22-29-4184-02-060 01-22-29-4184-02-070 01-22-29-4184-02-090
PROPERTY ADDRESS:	1420 GAY ROAD 1424 GAY ROAD 1428 GAY ROAD 1419 TROVILLION ROAD 1421 TROVILLION ROAD

BUILDING SUMMARY

PROPOSED INTERIOR BUILDING AREA

1ST FLOOR AREA:	13,500 SF
2ND FLOOR AREA:	13,500 SF
TOTAL FLOOR AREA:	27,000 SF

BUILDING F.A.R.

MAX. ALLOWED FAR:	0.45 (O-2 ZONING)
PROPOSED FAR:	0.32

BUILDING HEIGHT

MAX BUILDING HEIGHT:	2 STORIES (30-FT)
PROPOSED BUILDING HEIGHT:	2 STORIES (30-FT)

BUILDING SETBACKS:

	REQUIRED	PROVIDED
FRONT (GAY ROAD)	10 FT	16 FT
SIDE (EAST RESIDENTIAL)	15 FT	19 FT
SIDE (EAST OFFICE)	5 FT	15 FT
SIDE (WEST)	15 FT	32 FT
BACK (SOUTH)	10 FT	10 FT

LANDSCAPE BUFFERS

	REQUIRED	PROVIDED
FRONT (GAY ROAD)	10 FT	10 FT
SIDE (EAST)	10 FT	10 FT
SIDE (WEST)	10 FT	10 FT
BACK (SOUTH)	10 FT	10 FT

IMPERVIOUS AREA SUMMARY

MAXIMUM ALLOWABLE:	85.0% (70,237-SF)
PROPOSED IMPERVIOUS:	75.7% (62,503-SF)

PROPOSED LOT IMPERVIOUS AREA

BUILDING AREA:	13,500-SF
CONCRETE/PAVEMENT:	50,107-SF
TOTAL IMPERVIOUS:	63,607-SF (76.98%)

PROPOSED GREEN AREA

LANDSCAPE AREA:	19,025-SF
TOTAL GREEN AREA:	19,025-SF (23.02%)

BICYCLE PARKING

REQUIRED (10% OF CAR PARKING):	14 SPACES
PROVIDED:	14-SPACES

REQUIRED PARKING (OFFICE BUILDINGS)		
	SQ.FT	SPACES
1 SPACE PER 200 SQ.FT OF GROSS FLOOR SPACE	27,000	135
TOTAL PARKING SPACES REQUIRED		**135**
PROVIDED PARKING		
		SPACES
STANDARD SPACES		130
ACCESSIBLE SPACES		5
TOTAL PARKING SPACES PROVIDED		**135**

PHASING

SITE WORK WILL BE COMPLETED IN ONE (1) SINGLE PHASE.

GENERAL NOTE:

ALL CONSTRUCTION DETAILS ARE CONCEPTUAL ONLY AND SUBJECT TO REVIEW AND MODIFICATION DURING FINAL SITE PLAN REVIEW.

LANDSCAPING:

ALL LANDSCAPING SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 58, ARTICLE V OF THE CITY OF WINTER PARK LAND DEVELOPMENT CODE.

SITE LIGHTING:

ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 58, ARTICLE V OF THE CITY OF WINTER PARK LAND DEVELOPMENT CODE.

SITE SIGNAGE:

SITE SIGNAGE SHALL BE IN ACCORDANCE WITH CHAPTER 58, ARTICLE IV OF THE CITY OF WINTER PARK LAND DEVELOPMENT CODE.

BICYCLE PARKING

REQUIRED PER WINTER PARK LDC SEC. 58-86(c)(5e)
10% OF REQUIRED AUTOMOBILE PARKING: 14 SPACES
PROVIDED BICYCLE PARKING: 14 SPACES

GENERAL NOTES:

1. ALL RADII ARE TO BE 5' OR 10' UNLESS OTHERWISE NOTED

LEGEND

- PROPERTY BOUNDARY
- EXISTING UTILITY EASEMENT
- BUILDING SETBACK
- LANDSCAPE SETBACK
- PROPOSED CONCRETE SIDEWALK
- PROPOSED 6-FT TALL PRECAST SCREEN WALL
- PROPOSED6-FT TALL VINYL FENCE

ORLANDO HEALTH®

Orlando Health | Jewett Orthopaedic
1414 Kuhl Ave | MP 71 | Orlando, FL 32806

ORLANDO HEALTH JEWETT ORTHOPEDIC INSTITUTE (OHJOI)

PROJECT LOCATION:

1428 Gay Road, Winter Park, FL 32789

SCHENKEL SHULTZ

834 N. Orange Avenue
Winter Park, FL 32789
voice 407-872-3322

www.schenkelshultz.com

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LICENSED PROFESSIONAL
JEFFREY LOUIS RIVERA
LICENSE
JEFFREY L. RIVERA, P.E.
No. 92754
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
DATE: 09/15/2025

JEFFREY L. RIVERA, P.E., LICENSE NUMBER 92754

REVISIONS		
MARK	DESCRIPTION	DATE

COMM. NO.: 2025812-OHJOI
ISSUE DATE: 09/15/2025
DRAWN BY: AMT

SITE PLAN

C4.0

NOT RELEASED FOR CONSTRUCTION

CORE & SHELL CONSTRUCTION DOCUMENTS

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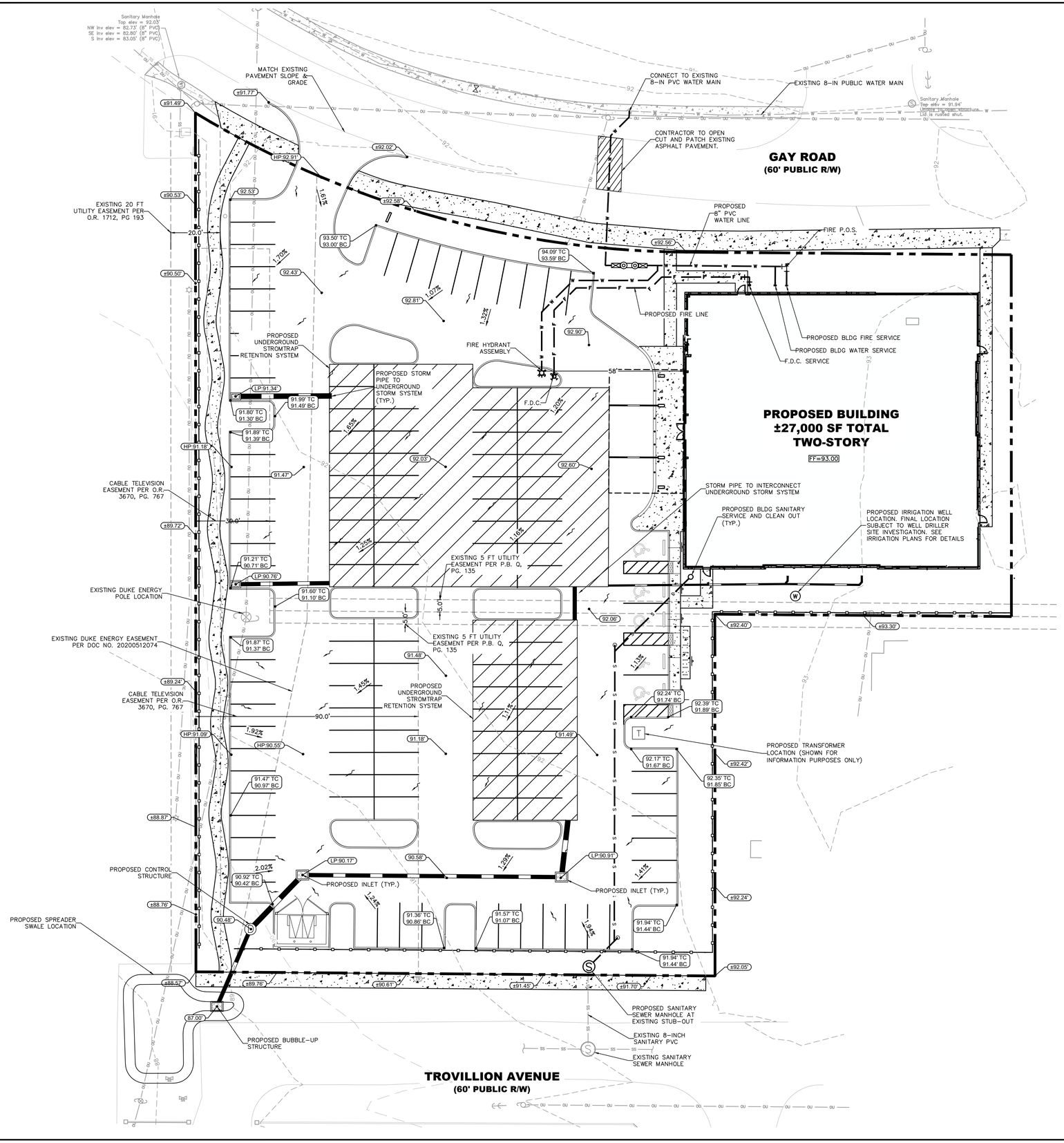

LEGEND

- 73.00 — PROPOSED SPOT ELEVATION
- 78.29 / 77.79 — PROPOSED TOP OF CURB/PAVEMENT ELEVATION
- 92.37 — EXISTING SPOT ELEVATION
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED STORM STRUCTURES
- EXISTING STORM STRUCTURES
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED FIRE LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED FIRE HYDRANT
- PROPOSED F.D.C.
- PROPOSED SANITARY MANHOLE
- PROPERTY LINE

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Sunshine811.com

No.	REVISIONS	DATE	BY

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FLORIDA LICENSE NUMBER
92754
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K-H PROJECT
149918023
DATE
09/09/2025
SCALE AS SHOWN
DESIGNED BY CSW
DRAWN BY CSW
CHECKED BY JLR

GRADING, DRAINAGE & UTILITY PLAN

GAY ROAD MOB

CITY OF WINTER PARK FLORIDA

SHEET NUMBER
DP4.0

Plotted By: TorMartirosyan, Artur Street Set: Gay Road Mob DP Layout: DP4.0 September 09, 2025 04:12:51pm K:\ORL_Civil\149918023-GH Winter Park MOB\CAD\DP\Titlesheets\DP4.0 — PAVING & GRADING.dwg
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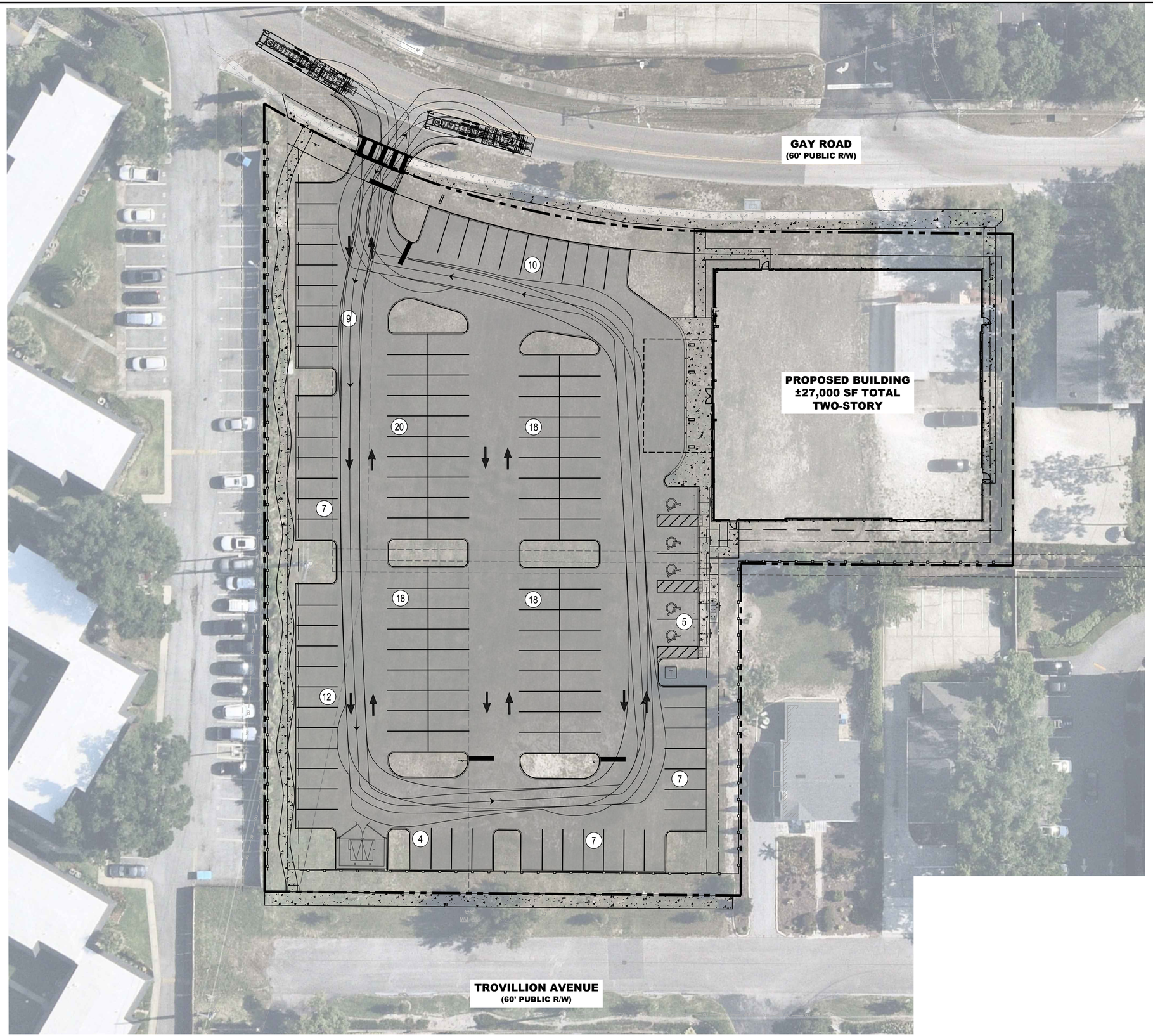

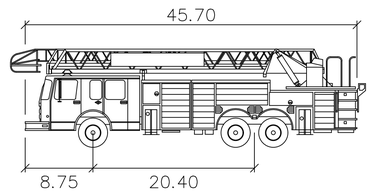

OCFRD Platform

Width	: 8.33'
Track	: 8.33'
Lock to Lock Time	: 6.0
Steering Angle	: 44.2°
Min. Centerline Radius	: 29'

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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CHECKED BY	JLR

FIRE TRUCK ROUTING PLAN

GAY ROAD MOB

CITY OF WINTER PARK FLORIDA

SHEET NUMBER
DP5.0

Plotted By: TerMartirosyan, Artur Sheet Set: Gay Road Mob DP Layout: DP5.0 FIRE TRUCK September 09, 2025 04:13:01pm K:\ORL_Civil\149918023-GH Winter Park MOB\CAD\DP\Plansheets\DP5.0 - FIRE TRUCK ROUTING PLAN.dwg
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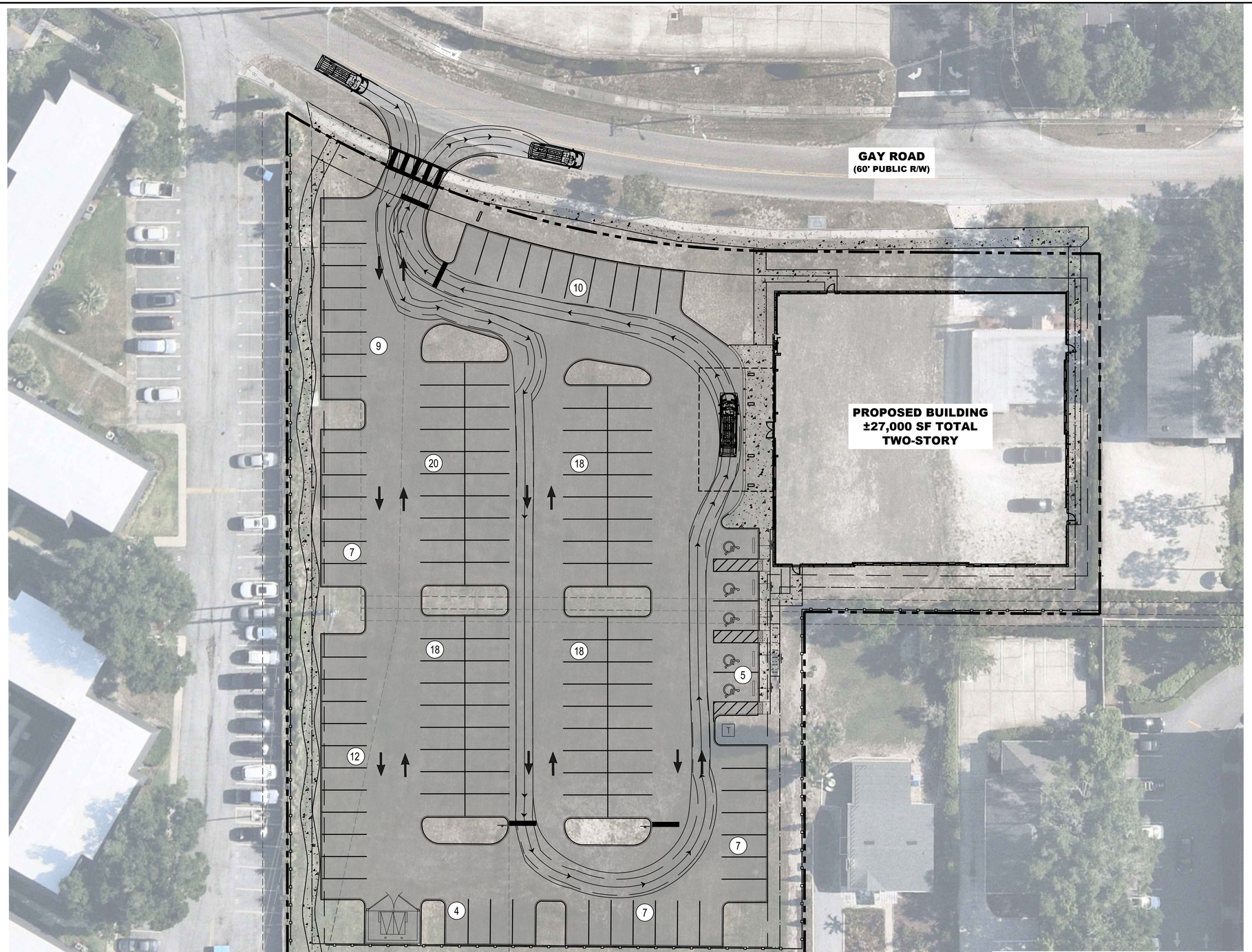

NORTH

GRAPHIC SCALE IN FEET
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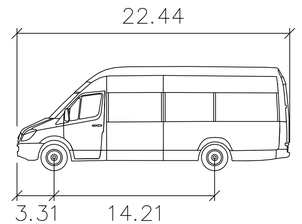

Transporter

	feet
Width	: 6.79
Track	: 6.79
Lock to Lock Time	: 6.0
Steering Angle	: 44.3

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PASSENGER VEHICLE ROUTING PLAN

GAY ROAD MOB

CITY OF WINTER PARK FLORIDA

SHEET NUMBER
DP5.1

Plotted By:TerMartirosyan, Artur Sheet Set:Gay Road Mob DP Layout:DP5.1 FIRE TRUCK September 09, 2025 04:13:05pm K:\ORL_Civil\149918023-GH Winter Park MOB\CAD\DP\Plansheets\DP5.0 - FIRE TRUCK ROUTING PLAN.dwg
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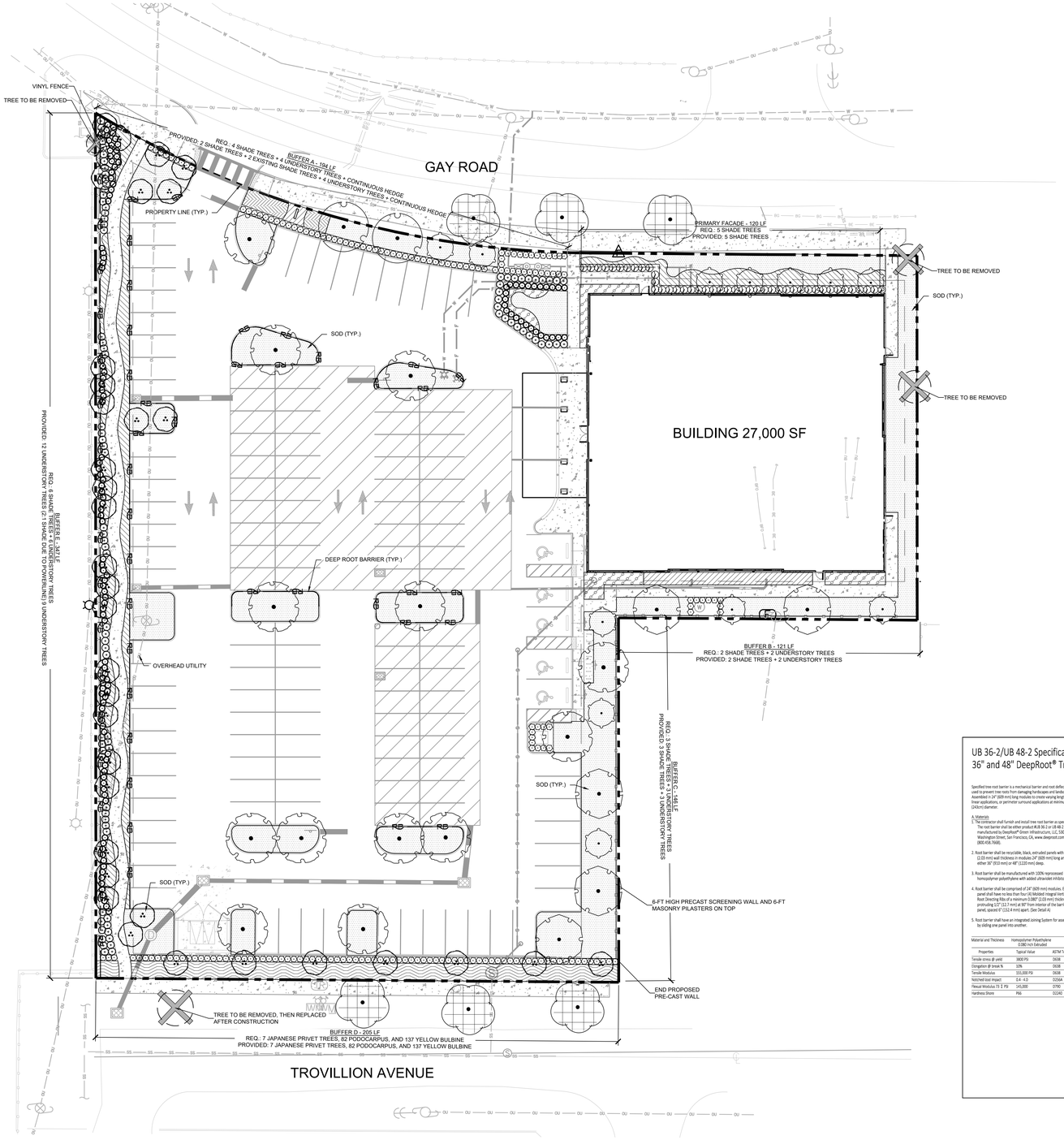


PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
CANOPY TREE							
	AF	2	FLORIDA FLAME RED MAPLE STRAIGHT, SINGLE LEADER, FL #1	ACER RUBRUM `FLORIDA FLAME`	FG	3" CAL MIN	14` HT
	EX	6	TO REMIAN	EXISTING TREE	-	-	-
	QC	5	LIVE OAK STRAIGHT, SINGLE LEADER, FL #1	QUERCUS VIRGINIANA	FG	3" CAL MIN	14` HT
	UD	13	DRAKE ELM STRAIGHT, SINGLE LEADER, FL #1	ULMUS PARVIFOLIA `DRAKE`	FG	4" CAL MIN	12` HT., 6` SPR.
UNDERSTORY TREE							
	EL	12	DWARF JAPANESE BLUEBERRY TREE 3` CT, STRAIGHT, SINGLE LEADER, FL #1	ELAEOCARPUS DECIPIENS `LITTLE EMPEROR`	FG	2.5" CAL MIN	8` HT., 4` SPR. MIN
	LJ	36	JAPANESE PRIVET STRAIGHT, SINGLE LEADER, FL #1	LIGUSTRUM JAPONICUM	FG	5" CAL MIN	8` HT., 5` SPR. MIN

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING
SHRUBS							
	MC	87	PINK MUHLY GRASS FULL	MUHLENBERGIA CAPILLARIS	3 GAL	18" FULL	30" OC
	PM	181	PODOCARPUS FULL	PODOCARPUS MACROPHYLLUS	7 GAL	30" FULL	30" OC
	TF	125	FLORIDA GAMAGRASS FULL	TRIPSACUM FLORIDANUM	3 GAL	18" HT	30" OC
	VO	44	WALTERS VIBURNUM FULL	VIBURNUM OBOVATUM	7 GAL	30" FULL	36" OC
GROUND COVERS							
	BY	1,438 SF	YELLOW BULBINE	BULBINE FRUTESCENS `YELLOW`	1 GAL	12" FULL	18" OC
	EB	185	DWARF MORNING GLORY `BLUE MY MIND` FULL	EVOLVULUS NUTTALLIANUS `BLUE DAZE`	1 GAL	12" SPRD MIN	18" OC
	LL	250	EVERGREEN GIANT LILY TURF FULL	LIRIOPE MUSCARI `EVERGREEN GIANTS`	1 GAL	12" FULL	18" OC
	TM	974	MINIMA JASMINE FULL	TRACHELOSPERMUM ASIATICUM `MINIMA`	1 GAL	12" FULL	18" OC
SOD							
	SA3	10,079 SF	FLORATAM ST. AUGUSTINE SOD ROLLED TIGHT, 100% FREE OF WEEDS, DISEASE, INSECTS, DBERIS	STENOTAPHRUM SECUNDATUM `FLORATAM`	SOD	-	-
	RB		DEEP ROOT BARRIER				

MISC.	QTY	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	DESIGNER BROWN HARDWOOD MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

UB 36-2/UB 48-2 Specifications
36" and 48" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications at minimum Ø (24″) diameter.

A. Materials
1. The contractor shall furnish and install tree root barrier as specified. The root barrier shall be either product #UB 36-2 or UB 48-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).

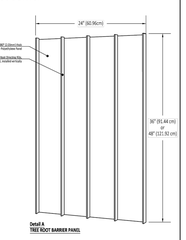
2. Root barrier shall be recyclable, black, extruded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and either 36" (910 mm) or 48" (1220 mm) deep.

3. Root barrier shall be manufactured with 100% reprocessed homopolymer polyethylene with added ultraviolet inhibitors.

4. Root barrier shall be comprised of 24" (609 mm) modules. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.080" (2.03 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 9" (228.4 mm) apart. (See Detail A).

5. Root barrier shall have an integrated Joining System for assembly by sliding one panel into another.

Material and Thickness	Homopolymer Polyethylene 0.080 inch Extruded	
Properties	Typical Value	ASTM Test Method
Tensile stress @ yield	3800 PSI	D638
Elongation @ break %	10%	D638
Tensile Modulus	155,000 PSI	D638
Notched Izod impact	0.4 - 4.0	D256A
Flexual Modulus 73 ∑ PSI	145,000	D790
Hardness Shore	R66	D2240



deeproot

LANDSCAPE CALCULATIONS

PER "WINTER PARK" LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
GENERAL LANDSCAPE REQUIREMENTS THREE TREE SPECIES REQUIRED FOR SITES WITH MORE THAN TEN SHADE TREES *SECTION 58-334*	29 SHADE TREES **= THREE SHADE TREE SPECIES REQUIRED**	**THREE SHADE TREE SPECIES**
LANDSCAPING REQUIREMENTS FOR VEHICULAR USE AREAS AND RIGHT-OF-WAYS 7.5% OF VUA SHALL BE DEVOTED TO INTERIOR LANDSCAPING ONE (1) SHADE TREE SHALL BE PLANTED FOR EACH INTERIOR PARKING ISLAND AND ONE (1) SHADE TREE SHALL BE PLANTED AT THE END OF EACH PARKING ROW *SECTION 58-336.E.3*	44,826 SF OF PROPOSED VUA X .075 **= 3,362 SF OF INTERIOR LANDSCAPING AREA REQUIRED.** 16 PARKING ISLANDS = **16 SHADE TREES REQUIRED**	**4,228 SF OF INTERIOR LANDSCAPING AREA** **13 SHADE TREES AND 6 UNDERSTORY TREES**
BUILDING FOUNDATION PLANTINGS THE TOTAL BUILDINGS FACADE LENGTH SHALL CONTAIN PLANTS AND A MINIMUM OF FIVE UNDERSTORY TREES FOR EVERY 100 LF OF LANDSCAPE AREA. PLANTING AREA SHALL BE 6' WIDE 50% OF PLANTS SHALL BE A MIN HEIGHT OF 12" AT THE TIME OF PLANTING *SECTION 58-336.D*	PRIMARY FACADE 120 LF X 6' = **720 SF PLANTING AREA REQUIRED** 120 LF / 100 = **5 UNDERSTORY TREE REQUIRED**	**774 SF OF PLANTING AREA** **5 UNDERSTORY TREES**
BUFFER REQUIREMENTS V.U.A ADJACENT TO RIGHT OF WAY CONTINUOUS 30 HEDGE REQUIRED WITH ONE (1) SHADE TREE AND ONE (1) UNDERSTORY TREE FOR EVERY 50 LF *SECTION 58-336.E.1*	BUFFER A - (194 LF) V.U.A ADJACENT TO RIGHT OF WAY 194 LF / 50 LF **= 4 SHADE TREES REQUIRED** 194 LF / 50 LF **= 4 UNDERSTORY TREES REQUIRED** **CONTINUOUS HEDGE ALONG R.O.W**	BUFFER A - (194 LF) **2 SHADE TREES** **2 EXISTING SHADE TREES** **4 UNDERSTORY TREES** **CONTINUOUS HEDGE ALONG R.O.W**
BUFFER REQUIREMENTS V.U.A ADJOINING RESIDENTIAL PROPERTIES 10' WIDE BUFFER REQUIRED WITH ONE (1) SHADE TREE AND ONE (1) UNDERSTORY TREE FOR EVERY 60 LF *SECTION 58-336.E.2.A*	BUFFER B - (121 LF) V.U.A ADJOINING RESIDENTIAL PROPERTIES 121 LF / 60 LF **= 2 SHADE TREES REQUIRED** 121 LF / 60 LF **= 2 UNDERSTORY TREES REQUIRED** BUFFER C - (146 LF) V.U.A ADJOINING RESIDENTIAL PROPERTIES 146 LF / 60 LF **= 3 SHADE TREES REQUIRED** 146 LF / 60 LF **= 3 UNDERSTORY TREES REQUIRED** BUFFER E - (347 LF) V.U.A ADJOINING RESIDENTIAL PROPERTIES 347 LF / 60 LF **= 6 SHADE TREES REQUIRED** 347 LF / 60 LF **= 6 UNDERSTORY TREES REQUIRED**	BUFFER B - (121 LF) **2 SHADE TREES** **2 UNDERSTORY TREES** BUFFER C - (146 LF) **3 SHADE TREES** **3 UNDERSTORY TREES** BUFFER E - (347 LF) **12 UNDERSTORY TREES (2:1 SHADE DUE TO POWERLINE) 9 UNDERSTORY TREES**
BUFFER REQUIREMENTS V.U.A ACROSS THE STREET FROM RESIDENTIAL AREAS 10' WIDE BUFFER REQUIRED, THE BUFFER MUST INCLUDE ONE (1) JAPANESE PRIVET PER 30 LF, ONE (1) PODOCARPUS PER 30", AND ONE (1) YELLOW BULBINE PER 18" *SECTION 58-336.E.2.B*	BUFFER D - (205 LF) V.U.A ACROSS THE STREET FROM RESIDENTIAL AREAS 205 LF / 30 LF **= 7 SHADE JAPANESE PRIVET REQUIRED** 205 LF / 30" **= 82 PODOCARPUS REQUIRED** 205 LF / 18" **= 137 YELLOW BULBINE REQUIRED**	BUFFER D - (205 LF) **7 SHADE JAPANESE PRIVET** **82 PODOCARPUS** **137 ASIATIC YELLOW BULBINE**

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

ORLANDO HEALTH®

Orlando Health | Jewett Orthopaedic
1414 Kuhl Ave | MP 71 | Orlando, FL 32806

ORLANDO HEALTH JEWETT ORTHOPEDIC INSTITUTE (OHJOI)

PROJECT LOCATION:

1428 Gay Road, Winter Park, FL 32789

SCHENKEL SHULTZ

834 N. Orange Avenue
Winter Park, FL 32789
voice 407-872-3322

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL

09/15/2025

ZACK L. HALL, P.L.A. , LICENSE NUMBER 6667690

REVISIONS		
MARK	DESCRIPTION	DATE

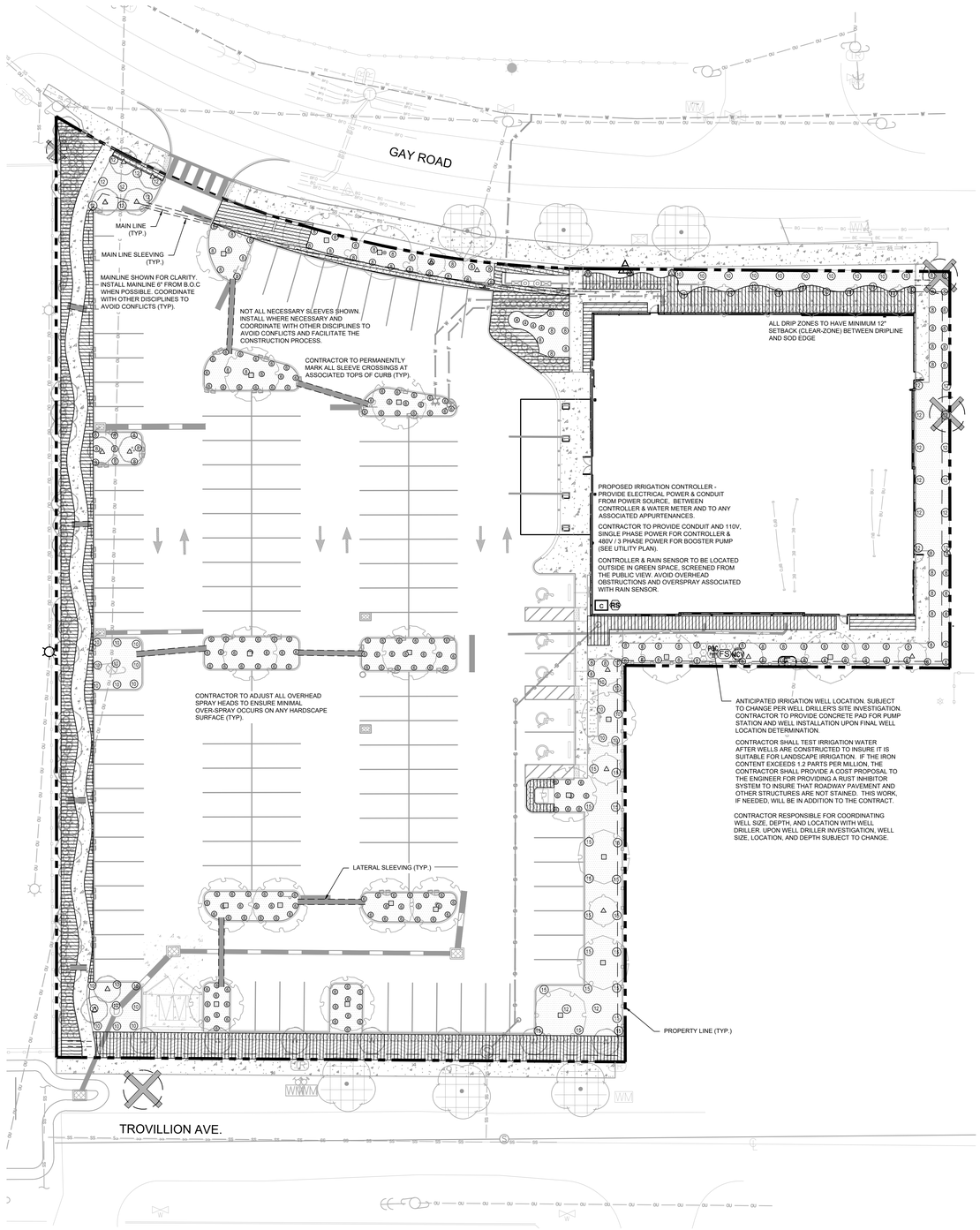
COMM. NO.: 2025812-OHJOI
ISSUE DATE: 09/15/2025
DRAWN BY: AMG

LANDSCAPE PLAN

L1.00

NOT RELEASED FOR CONSTRUCTION

CORE & SHELL CONSTRUCTION DOCUMENTS



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
ES LCS RCS CS SS	HUNTER PROS-04 STRIP SERIES TURF SPRAY, 4IN. POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	3	30
4 6 8 10 12 15 17	HUNTER PROS-04 ADJ SERIES TURF SPRAY, 4IN. POP-UP. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	325	30
25 50 10 30	HUNTER PCB FLOOD BUBBLER, 1/2IN. FIPT.	33	15

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE HUNTER HDL-06-12-COP HDL-06-12-COP: COPPER OXIDE-INFUSED HUNTER DRIPLINE WITH 0.6 GPH FLOW. LIGHT BROWN TUBING WITH GRAY STRIPING. EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	7,430 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MCV	HUNTER ICV-G 1" 1IN., 1-1/2IN., 2IN., AND 3IN. PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1
C	HUNTER PHC-1200 WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN, 12-STATION FIXED CONTROLLER, 120 VAC, OUTDOOR MODEL.	1
RS	HUNTER RFC RAIN AND FREEZE SENSOR, WITH CONDUIT INSTALLATION, MOUNT AS NOTED. NORMALLY CLOSED SWITCH.	1
FS	HUNTER HFS-100 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1IN. SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.	1
POC	POINT OF CONNECTION 1" IRRIGATION WELL - FINAL LOCATION BY WELL DRILLER	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	1,240 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS	182.1 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	49.4 LF

FLOW TOTALS
Area for Dripline: 74.3
Bubbler: 53
Turf Spray: 290.2
Total: 417.5 GPM

IRRIGATION WELL AND PUMP STATION PERFORMANCE SPECIFICATION

IRRIGATION WATER SUPPLY WELL

1.01 PERFORMANCE REQUIREMENTS

A. MINIMUM TESTED IRRIGATION WATER SUPPLY WELL PERFORMANCE CAPACITY:

THE WELL SHALL BE CAPABLE OF A MINIMUM OF 40 GPM AT 60 PSI AT THE WELL HEAD. THE SUBMERSIBLE PUMP AND MOTOR SHALL BE DESIGNED FOR CONTINUOUS SUBMERGED OPERATION. THE PUMP SHALL BE DRIVEN BY A MOTOR ATTACHED BELOW THE PUMP SECTION. ELECTRICAL POWER SHALL BE 480 VOLT, 3 PHASE, 60 HERTZ. THE OWNER SHALL PROVIDE ALL PRIMARY AND SECONDARY ELECTRICAL FOR THE PUMP STATION. THE WELL PUMP SHALL BE CONTROLLED WITH A VARIABLE FREQUENCY DRIVE. THE VFD PANEL SHALL BE MOUNTED AT LEAST 12" FROM FINISHED GRADE INSIDE A PROTECTIVE COVER. THIS DATA SHALL BE THE BASIS FOR DETERMINING ALL VARIABLES SUCH AS THE PUMP, MOTOR, VFD, AND WIRE SIZE. THE DEPTH OF THE WELL SHALL BE DETERMINED AS NEEDED FOR PERFORMANCE REQUIREMENTS.

1.02 QUALITY ASSURANCE

A. WELL DRILLER QUALIFICATIONS: AN EXPERIENCED WATER SUPPLY WELL DRILLER LICENSED IN THE JURISDICTION WHERE THE PROJECT IS LOCATED.

B. TESTING AGENCY QUALIFICATIONS: AN INDEPENDENT TESTING AGENCY, ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, WITH THE EXPERIENCE AND CAPABILITY TO CONDUCT THE TESTING INDICATED, AS DOCUMENTED ACCORDING TO ASTM E 548.

C. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A TESTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, AND MARKED FOR INTENDED USE.

D. AWWA COMPLIANCE: COMPLY WITH AWWA A100 FOR WATER SUPPLY WELLS.

IRRIGATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, ETC. PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
3. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
5. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
6. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE WILL NOT ALLOW SYSTEM MODIFICATION TO BE POSSIBLE.
7. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
8. WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
9. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
10. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES.
11. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
12. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
13. CONTRACTOR TO PROVIDE PERMANENT BENCH-MARKS ON ALL CURB LINES AT RELATED SLEEVE LOCATIONS (TYP).
14. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO MINIMIZE ROOT DISTURBANCE IN EXISTING TREES.
15. IRRIGATION SPRAYS AND ROTORS ARE NOT COMBINED ON THE SAME CONTROL VALVE CIRCUIT - LANDSCAPE BEDS AND TURF ON SEPARATE CIRCUITS.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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ORLANDO HEALTH JEWETT ORTHOPEDIC INSTITUTE (OHJOI)

PROJECT LOCATION:

1428 Gay Road, Winter Park, FL 32789

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09/15/2025

ZACK L. HALL, P.L.A. , LICENSE NUMBER 6667690

REVISIONS		
MARK	DESCRIPTION	DATE

COMM. NO.: 2025812-OHJOI
ISSUE DATE: 09/15/2025
DRAWN BY: AMT

IRRIGATION PLAN

L2.00

NOT RELEASED FOR CONSTRUCTION

CORE & SHELL CONSTRUCTION DOCUMENTS

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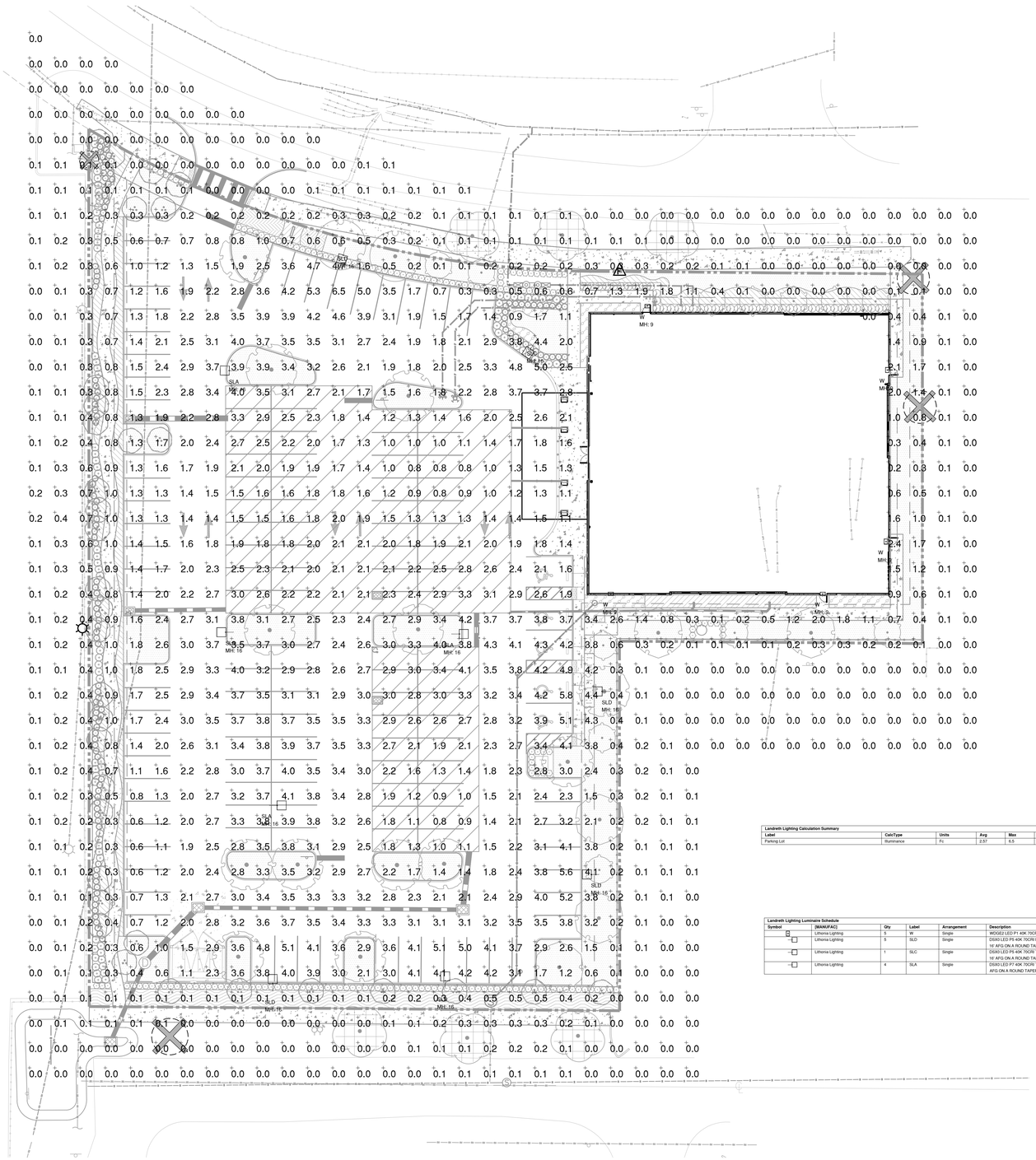
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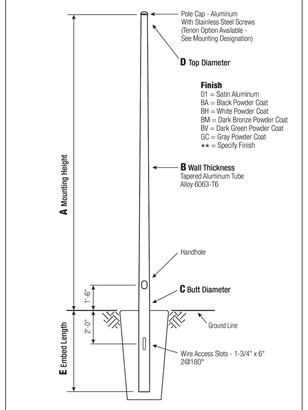
RTA — Round Tapered Aluminum Pole, No Arm — Direct Buried



WARNING: *Do not install light pole without luminaire.*

Satin Aluminum or Powder Coated Finish per Customer Specification.

A Mtg. Ht.	B Wall Thickness	C Butt Diameter	Total Emb. Length	Weight	Maximum EPA 90	100	110	120	130	Old Cat. Number	Catalog Number
16	0.125"	5	60	80	8.0	6.0	5.4	4.2	3.2	87907-0316X	RTA16B5AE-**

C Butt Dia.	D Top Dia.	E Embed
5	3	3'

C and D Dimensions in Inches

Customer Name:		
Project:	Location:	
Notes:		Quantity:

RTA16B5AE - [ ]
CATALOG NUMBER / FINISH

Pole
The pole shaft will be constructed of seamless extruded tube of 6063 Aluminum Alloy per the requirements of ASTM B221. The shaft assembly shall be full-length heat treated to produce a T6 temper.

Handhole
2-1/2" x 5" Handhole with curved Lap Style Aluminum Door and two (2) SS Self-Tapping Attaching Screws. A Grounding Provision is provided as part of the handhole.

Embed Detail
Wire access will be provided 24" below ground line. Soil conditions vary by site. Foundation requirements should be determined by a qualified Structural Engineer with knowledge of jobsite soil conditions.

Vibration Damper
When determined necessary by Hapco, a Vibration Damper will be factory-installed inside the pole shaft. Customer specification of the damper is available.

Mounting Designation

***Side Drill Mount** - For Side Drill Mount applications specify luminaire type, quantity and orientation. A luminaire drilling template must be supplied at time of order.*

***Tenon Mount - Welded or Spun** For Tenon Mount applications specify both Tenon diameter (2.375", 2.875", 3.5", etc.) and length (7", 4", etc.). Tenon style is factory option. Welded Tenon can be specified.*

EPA Notes: *Effective Projected Area (EPA) in square feet. EPA's calculated using wind velocity (mph) indicated in accordance with 2009 AASHTO LTS-5 using a 25 year design life. Maximum EPA is based on the luminaire weight shown. Increased luminaire weight may reduce the maximum EPA. If weight is exceeded, or if other design life or code is required, please consult the factory.*

hapco pole products
26262 Hillman Highway
Abingdon, VA 24210
800.368.7171
www.hapco.com

D-Series Size 0
LED Area Luminaire

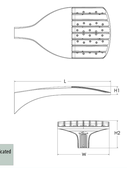
d-series

Catalog Number
Notes
Type

Fill the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.44 ft² (0.04 m²)
Length:	26.18" (66.5 cm)
Width:	14.06" (35.7 cm)
Height H1:	2.26" (5.7 cm)
Height H2:	7.46" (18.9 cm)
Weight:	23 lbs (10.4 kg)



Design Select options indicated by this color background.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications, with typical energy savings of 70% and expected service life of over 100,000 hours.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

Ordering Information

EXAMPLE: DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7 P4 **Rotated optics** P10 [1] P12 [1] P11 [1] P13 [1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare [2] T4M Type IV medium T4LG Type IV low glare [2] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control [3] BLC4 Type IV backlight control [3] LCCO Left corner cutoff [3] RCCO Right corner cutoff [3]	MVOLT (120V-277V) [4] HVOLT (347V-480V) [4] XVOLT (277V-480V) [4] 120 [5,6] 208 [5,6] 240 [5,6] 277 [5,6] 347 [5,6] 480 [5,6]	**Shipped included** SPA Square pole mounting (#8 drilling, 3.5" min. SQ pole) RPA Round pole mounting (#8 drilling, 3" min. RND pole) SPAS Square pole mounting (#5 drilling, 3" min. SQ pole) [7] RPAS Round pole mounting (#5 drilling, 3" min. RND pole) [7] SPABN Square narrow pole mounting (#8 drilling, 3" min. SQ pole) WBA Wall bracket [8] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)	
Shipped installed NLTAIR2 PIRHN nLight AIR generation 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [9,10,11] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc [9,10,11] PER NEMA twist-lock receptacle only (control ordered separate) [12] PERS Five-pin receptacle only (controls ordered separate) [9,10]	PER7 Seven-pin receptacle only (controls ordered separate) [9,10] FAO Field adjustable output [9,10] BL30 Bi-level switched dimming, 30% [9,10] BL50 Bi-level switched dimming, 50% [9,10] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [12]	**Shipped installed** HS Houseside shield (black finish standard) [8] L90 Left rotated optics [1] R90 Right rotated optics [1] CCE Coastal Construction [13] HA 50°C ambient operation [13] BAA Buy America(n) Act and/or Build America Buy America Qualified SF Single fuse (120, 277, 347V) [4] DF Double fuse (208, 240, 480V) [4] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	DSSTXD Textured sandstone

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WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

Catalog Number
Notes
Type

Fill the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1):	7"
Depth (D2):	1.5"
Height:	9"
Width:	11.5"
Weight (without options)	13.5 lbs

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI) P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	--	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information

EXAMPLE: WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0 [1] P1 [1] P2 [1] P3 [1] P4 [1]	27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K AMB [2] Amber	70CRI [3] 80CRI LW [2] Limited Wavelength	T1S Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT [4] 347 [5] 480 [5] ICW [6] Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) [7]	**Shipped included** SRM Surface mounting bracket **Shipped separately** AWS 120inch Architectural wall spacer [7] PBBW Surface-mounted back box (top, left, right conduit entry). Use where there is no junction box available [7]

Options			Finish
E10WH Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 0°C min)	**Standalone Sensors/Controls** PIR Bi-level (100/25%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White
E20WC Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, -20°C min)	PIRH Bi-level (100/25%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching	DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone
PE Photocell, Button Type [8]	PIRFC3V Bi-level (100/25%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	
DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) [9]	PIRHFC3V Bi-level (100/25%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points. [7]	**Networked Sensors/Controls** NLSAIR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.	
CCE Coastal Construction [10]	NLSAIR2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.	
	NLSAIREM2 PIR Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.	
	NLTAIREM2 PIRH Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15-30' mounting heights.	

See page 4 for out of box functionality.

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PROJECT LOCATION:

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09/15/2025

ZACK L. HALL, P.L.A. , LICENSE NUMBER 6667690

REVISIONS		
MARK	DESCRIPTION	DATE

COMM. NO.: 2025812-OHJOI
ISSUE DATE: 09/15/2025
DRAWN BY: AMG

PHOTOMETRICS SPECIFICATIONS

L4.50

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CORE & SHELL CONSTRUCTION DOCUMENTS

Winter Park Medical Office Building

1428 Gay Road, Winter Park, FL 32789
August 7, 2025

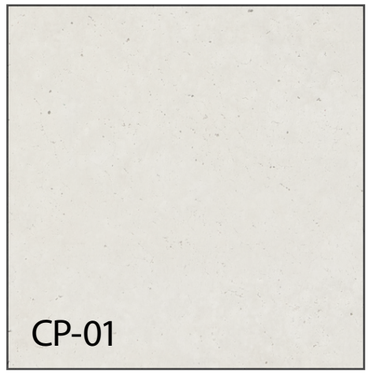
Northwest Perspective

ORLANDO HEALTH® | Jewett Orthopedic Institute

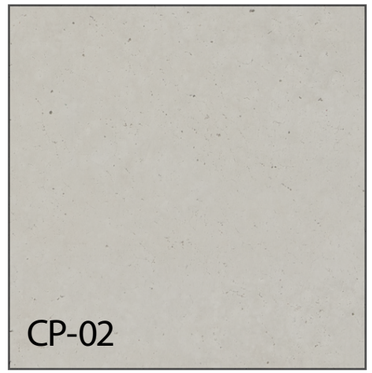
SCHENKEL SHULTZ

Materials & Finishes

Glass & Glazing **(GL)** - Concrete Panels **(CP)** - Aluminum & Metal **(AL)** - Specialty Panels **(SP)** - Film **(FM)**



PAINTED TILT-UP CONCRETE PANEL



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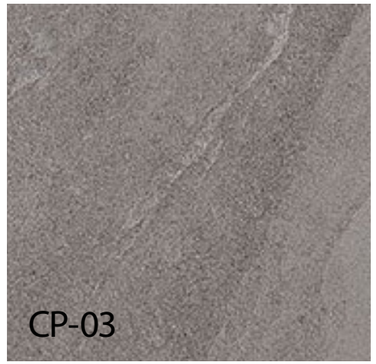

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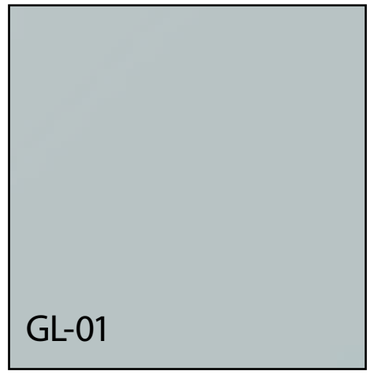
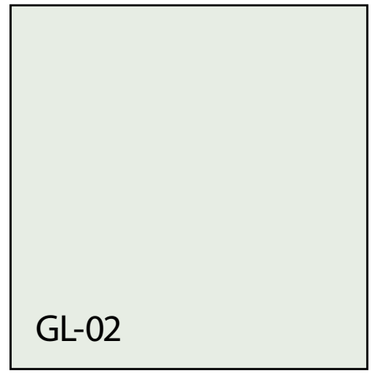
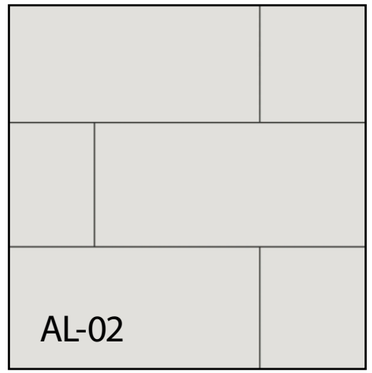


VISION GLASS PANEL



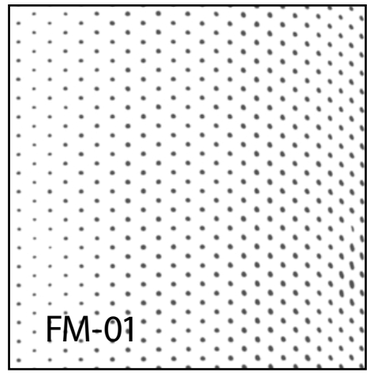
SPANDREL GLASS PANEL

CLEAR ANODIZED ALUMINUM FRAME

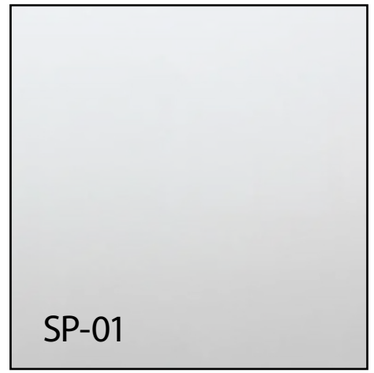


COMPOSITE METAL PANEL

ALUMINUM WOOD LOOK



ARTWORK TRANSLUCENT FILM

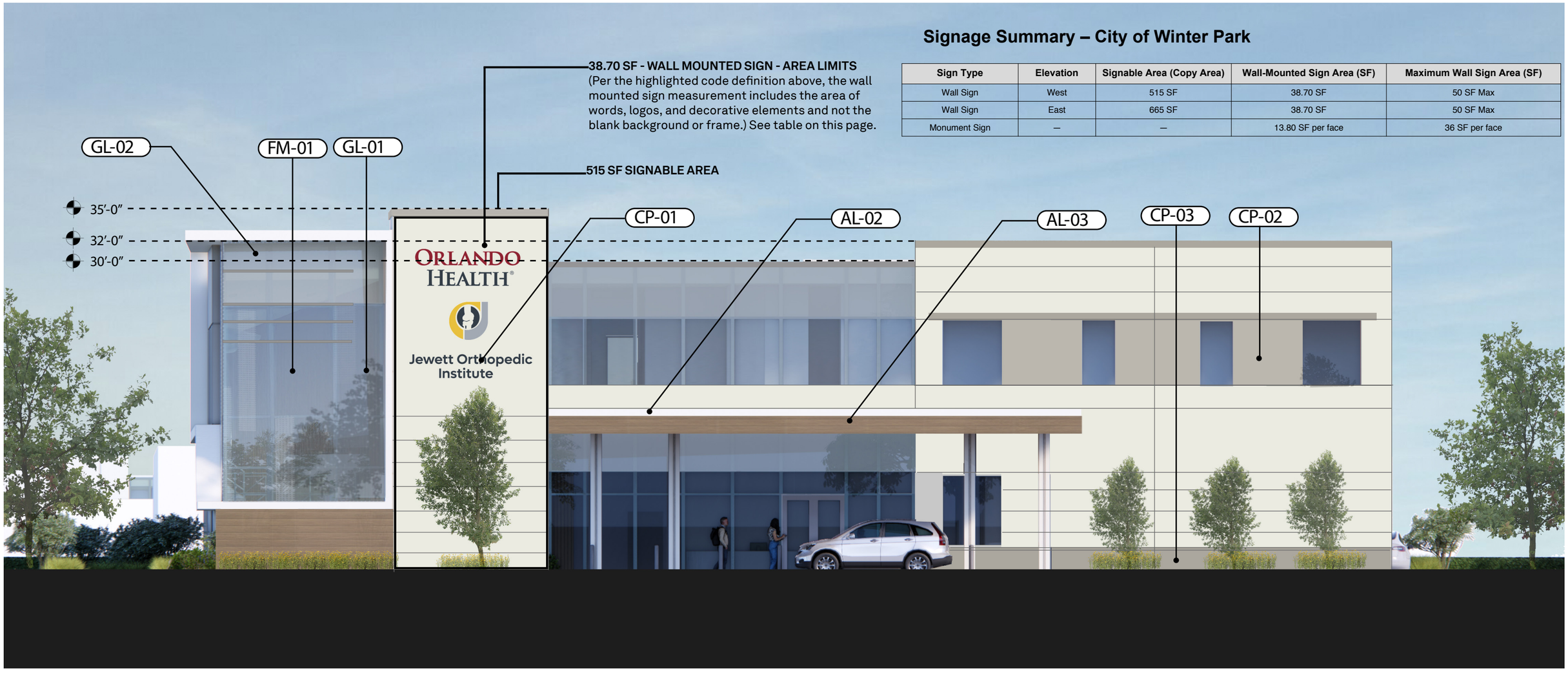


EXTERIOR TRANSLUCENT PANEL

West Elevation

0 3 10 17 23 30

Per CWP Municode Sec. 58-126. - Wall signs:
(a)Signable area determination. The occupancy displaying a wall sign shall with the city's approval, determine the signable area by choosing one such area on the building facade or wall and by then calculating the number of square feet which are enclosed by an imaginary rectangle or square which is drawn around this wall area.(b)Area limits. **In all cases, wall sign areas refer to the area of copy including words, logos and decorative elements rather than the area of the and blank background or frame.**(1)Where an occupancy has no ground, roof or projecting sign on the same premises, 45 percent of the signable area may be used for copy.(2)Where an occupancy has a ground sign but no roof or projecting sign on the same premises, 30 percent of the signable area may be used for copy.(3)Where an advertiser has a projecting sign but no ground sign on the same premises, 15 percent of the signable area may be used for copy.(4)However, in no case shall any wall sign exceed 50 square feet, regardless of the amount of signable area.(c)Interruption of architectural features. A wall sign shall not interrupt any architectural features of the building, and shall not project from the wall by more than 12 inches.



Signage Summary – City of Winter Park

Sign Type	Elevation	Signable Area (Copy Area)	Wall-Mounted Sign Area (SF)	Maximum Wall Sign Area (SF)
Wall Sign	West	515 SF	38.70 SF	50 SF Max
Wall Sign	East	665 SF	38.70 SF	50 SF Max
Monument Sign	—	—	13.80 SF per face	36 SF per face

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North Elevation

10 17 23 30

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SCHENKEL SHULTZ

East Elevation

10 17 23 30

Per CWP Municode Sec. 58-126. - Wall signs:
(a)Signable area determination. The occupancy displaying a wall sign shall with the city's approval, determine the signable area by choosing one such area on the building facade or wall and by then calculating the number of square feet which are enclosed by an imaginary rectangle or square which is drawn around this wall area.(b)Area limits. **In all cases, wall sign areas refer to the area of copy including words, logos and decorative elements rather than the area of the and blank background or frame.**(1)Where an occupancy has no ground, roof or projecting sign on the same premises, 45 percent of the signable area may be used for copy.(2)Where an occupancy has a ground sign but no roof or projecting sign on the same premises, 30 percent of the signable area may be used for copy.(3)Where an advertiser has a projecting sign but no ground sign on the same premises, 15 percent of the signable area may be used for copy.(4)However, in no case shall any wall sign exceed 50 square feet, regardless of the amount of signable area.(c)Interruption of architectural features. A wall sign shall not interrupt any architectural features of the building, and shall not project from the wall by more than 12 inches.

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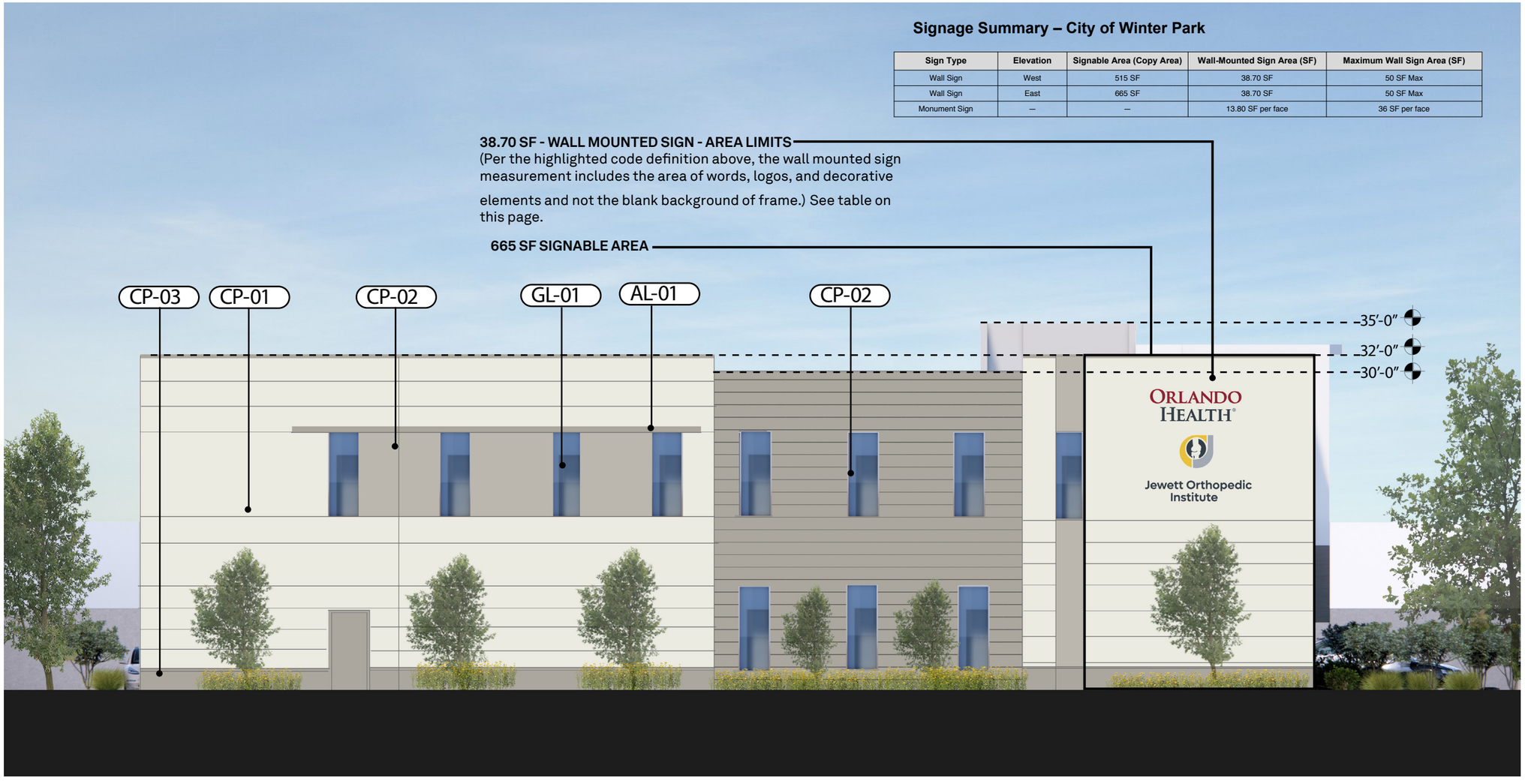

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South Elevation

10 17 23 30

ORLANDO HEALTH® | Jewett Orthopedic Institute

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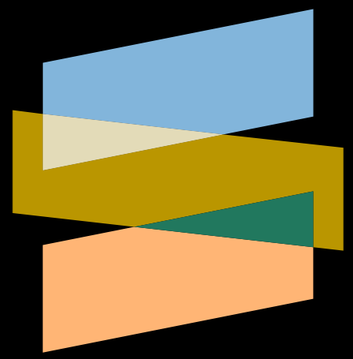
Monument Sign

Signage Summary – City of Winter Park

Sign Type	Elevation	Signable Area (Copy Area)	Wall-Mounted Sign Area (SF)	Maximum Wall Sign Area (SF)
Wall Sign	West	515 SF	38.70 SF	50 SF Max
Wall Sign	East	665 SF	38.70 SF	50 SF Max
Monument Sign	—	—	13.80 SF per face	36 SF per face

Per CWP Municode Sec. 58-125. - Ground signs.
(a)Permitted. Ground signs are permitted for each premises having frontage on a public right-of-way.(b)Height when within 20 feet of curb cut. Ground signs located within 20 feet of a curbcut, or within 20 feet of the point where the curbs or pavement edges of intersecting streets intersect, shall either have a maximum height of three feet, or shall maintain a clear height of eight feet from the adjacent curb or edge of pavement to the bottom of the sign.(c)Setbacks. See the respective zoning district regulations, section 58-124.(d)Height and area. The maximum permitted height and area of signs should be related to the environment in which the sign will be seen and to the type of ground sign utilized either a pylon or pole supported sign or a monument supported ground sign. Therefore, the limits in Table I are based on traffic speed and number of lanes on streets in the city. The maximum height of any pylon or pole supported ground sign other than a monument sign shall not exceed the limits established by Table I, per sign face. The maximum height for a monument supported ground sign shall not exceed 20 feet on the four lane arterial roadways of Orlando Avenue, Aloma Avenue and Lee Road and shall not exceed eight feet in height for all other roadways.

MAXIMUM PERMITTED HEIGHT AND AREA OF PYLON AND POLE SUPPORTED GROUND SIGNS		
Street	Area Each Face (square feet)	Max. Height From Grade (feet)
2-Lane Streets	36	8
Orlando Ave., Aloma Ave.,		
Lee Rd.	100	25
All other 4—6 lanes	50	20



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Drainage Calculations for
SJRWMD & City of Winter Park, FL

Gay Road MOB

Winter Park, FL

Prepared by:

Kimley-Horn and Associates, Inc.
Orlando, Florida
149918023

August 4, 2025

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Drainage Calculations for
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Gay Road MOB

Winter Park, FL

Prepared for:

Orlando Health, Inc.

Prepared by:

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August 4, 2025

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Jeffrey L. Rivera, P.E.
FL P.E. # 92754

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1 SUMMARY

The Gay Road MOB project is a 1.895-acre development located between Gay Road and Trovillion Avenue in Winter Park, Florida (Section 1, Township 22 South, Range 29 East). In **Appendix A**, the limits of the project site have been superimposed on a general location map, an aerial photograph, the USGS Quad map, and Map No. 12095C0255F of the FEMA Flood Insurance Rate Map (FIRM), effective date September 25, 2009.

The proposed development consists of a single 2-story medical office building and associated surface parking. The majority of the site is a vacant grassed lot, and one of the parcels is currently occupied by a single-family residence. The site has not been previously permitted through the St. John's River Water Management District (SJRWMD). Stormwater runoff from the proposed site will be managed by an underground chamber system which will meet or exceed all requirements of SJRWMD and City of Winter Park, FL.

2 EXISTING CONDITIONS

The majority of the property within the project limits is vacant grassed area that was previously occupied by single family residences, and one of the parcels is currently occupied by a single-family residence. Per the FEMA FIRM located in **Appendix A**, the site is considered "Zone X – Area determined to be outside the 0.2% annual chance floodplain." There are no previous St. John's River Water Management District (SJRWMD) permits covering the site area. The existing conditions analysis utilizes survey information and aerial photographs.

2.1 SOILS

Professional Services Industries, Inc. (PSI) has performed a geotechnical report for the proposed site. Please refer to the Geotechnical Exploration Report prepared by PSI, dated March 28, 2025, which has been included in this application submittal, for details. The SCS Soil Survey for the proposed site can be found in **Appendix A** of the Drainage Calculations.

2.2 GROUNDWATER

The groundwater levels were investigated and determined by PSI and were included as part of their Geotechnical Report. Please refer to the Geotechnical Report prepared by PSI (dated March 28, 2025), which has been included with this submittal.

The table below summarizes the groundwater elevations obtained for each boring based on the provided geotechnical report by PSI. Based on these results, PSI estimates the seasonal high groundwater level to be at a depth of about 6 feet below existing grade across the site.

Table 1: Groundwater Elevations for Each Boring Location

Boring Label	Existing Grade (ft) (NAVD 88)	Estimated Seasonal High Water Table Elevation (ft) (NAVD 88)
AB-1	92.10	86.10
AB-2	92.59	86.59
AB-3	91.99	85.99
AB-4	92.14	86.14
AB-5	92.45	86.45
AB-8	92.24	86.24
Average AB-1 – AB-8	92.25	86.25

2.3 WETLANDS

There are no wetland impacts proposed for this project.

2.4 EXISTING DRAINAGE

In the existing condition the project area sheet flows to two locations. Runoff from the majority of the site flows to the southwest corner of the property onto Trovillion Avenue. The remaining portion of the project area sheet flows to the northeast onto Gay Road. Refer to the USGS Quad Map in ***Appendix A***.

2.4.1 BASINS

The existing on-site property consists of two (2) basins. The site drains completely offsite via sheet flow. Refer to Table 2 below for the pre-development basin summary and the Pre-Development Drainage Basin Map located in **Appendix A** for details.

Table 2: Pre-Development Basin Summary Table

	Pre-Dev 1	Pre-Dev 2
Drainage Basin Area (acres)	1.443	0.452
Total Impervious Area (acres)	0.00	0.178
% Impervious	0.00%	39.38%
Time of Conc., TC (min.)	13 min.	19 min.
Composite Curve Number, CN	80.0	85.6
Node	Trovillion Ave	Gay Rd

2.4.2 CN CALCULATIONS

The pre-development CN calculations utilized for the pre-development basins can be found in ***Appendix B***.

2.4.3 TIME OF CONCENTRATION

The time of concentration ('Tc') calculations for the post- development drainage basins were determined based on the topography data collected within the Benchmark Surveying & Mapping, LLC survey dated March 6, 2025. Please refer to the Pre-Development Drainage Basin Map in **Appendix A**.

2.4.4 TAILWATER CONDITION

The existing site was used for residential purposes, and no stormwater management system or treatment was provided on site. All stormwater runoff sheet flows offsite into the right-of-way. The low point at the road at the site's point of discharge was taken as the tailwater conditions.

2.4.5 EXISTING DEVELOPMENT RUNOFF

The stormwater runoff from the pre-development basins was determined using Advanced Interconnected Channel & Pond Routing (ICPR Ver. 4.04.00) by Streamline Technologies, Inc. Please refer to ***Appendix B*** for the input report and basin summary.

3 PROPOSED CONDITIONS

The 1.895-acre Gay Road MOB project consists of a single 2-story medical office building and associated surface parking. The stormwater runoff from the proposed site will be managed by an underground chamber system to provide adequate water treatment (quality) and attenuation (quantity) volumes. The stormwater management system has been designed to meet or exceed all requirements of the City of Winter Park, FL and St. John's River Water Management District (SJRWMD).

3.1 REQUIRED PERMITS AND REVIEWS

- City of Winter Park, FL
- Florida Department of Environmental Protection 10-2 Self Certification

3.2 BASINS

The post-development drainage conditions have been analyzed as two (2) basins. One basin for the majority of the development area that will be treated by the underground chamber system, and a small basin that consists of tie-back grading to Gay road. Table 3 below provides an on-site post-development basin summary. See **Appendix A** for the Post-Development Drainage Basin Map.

Table 3: Proposed Post-Development Basin Summary Table

	POST-DEV TROVILLION AVE	POST-DEV GAY ROAD
Drainage Basin Area (acres)	1.818	0.077
Total Impervious Area (acres)	1.440	0.000
% Impervious	79.2%	0.00%
Time of Conc., TC (min.)	10 min.	10 min.
Composite Curve Number, CN	94.3	80.0
Node	POST-DEV TROVILLION AVE	POST-DEV GAY ROAD

3.2.1 CN CALCULATIONS

The CN calculations for the post-development conditions can be found in ***Appendix C***.

3.2.2 TIME OF CONCENTRATION

The time of concentration ('Tc') calculations for the post-development drainage basins was determined to be the minimum of 10 minutes. Please refer to the Post-Development Drainage Basin Map in **Appendix A**.

3.2.3 SEASONAL HIGH WATER TABLE AND CONTROL ELEVATIONS

Seasonal High Water Table (SHWT) elevations were determined using the Geotechnical Report provided by Professional Services Industries, Inc. (PSI), which has been included with this submittal for details. Based on the provided Geotechnical Report, the estimated seasonal high water table elevation occurs 6-ft below existing grade.

3.3 STORMWATER MANAGEMENT

Stormwater runoff for the proposed Gay Road MOB project will be treated and attenuated through the use of a Advanced Drainage Systems (ADS) Stormtech chamber system under the proposed parking lot. Runoff from the on-site post-development basin will sheet flow to proposed inlets and be routed to the proposed chambers. A weir is proposed in the downstream manhole, structure CS-1, to ensure the system retains the treatment volume before discharging to Trovillion Avenue via a bubble-up structure. See **Appendix C** for the ADS Stormtech calculations.

Runoff that flows over the weir mentioned above will bubble-up into the proposed offsite spreader swale. During large storm events, flows will bubble-up into the swale. Flows beyond the capture capacity of the swale will sheet flow to Trovillion Avenue.

Table 4: Control Structure Design for the Proposed Stormtech System

Post-Development Node	Weir Dimensions (ft.)	Weir Elevation (ft.)	Top Elevation (ft.)	Structure Type
CS-1	2.0'	89.25	92.0	FDOT TYPE P MANHOLE

3.3.1 TAILWATER CONDITIONS

The tailwater conditions for the post-development condition are the same as the pre-development condition. Please refer to Section 2.4.4.

3.3.2 WATER QUALITY (TREATMENT VOLUME)

An offline dry retention chamber system is utilized for the Best Management Practice (BMP) to reduce the discharge of pollutants associated with stormwater runoff. "STORMTECH" is proposed to provide the required treatment. The following standards were utilized for the treatment volume requirements for off-line exfiltration trenches.

The greater of:

0.5 inch of runoff (SJRWMD)

OR

1.25 inches of runoff over the impervious area (SJRWMD)
(This value has been omitted from the table below as the City of Winter Park criteria below will govern for impervious areas)

OR

2 inches of runoff from all contributing impervious area (City of Winter Park)

Table 5: Treatment Volume Required vs. Provided & Recovery Time

Drainage Area	Drainage Area (acres)	Imp. Area (acres)	Required TV				Provided TV
			0.5" Over Site	2" Over Impervious Area	Add'l 0.5" Over Site	Total Required	
POST-DEV TROVILLION AVE	1.818	1.440	0.076 ac-ft.	0.240 ac-ft.	0.076 ac-ft.	0.316 ac-ft.	0.333 ac-ft.

As shown in the Table 5 above, the provided Treatment Volume is greater than the required Treatment Volume per SJRWMD and City of Winter Park criteria. Please see **Appendix C** for treatment volume calculations per SJRWMD.

3.3.3 WATER QUALITY VOLUME RECOVERY (BLEED DOWN)

Per SJRWMD criteria, the pond is required to drawdown the required water treatment volume within 72 hours (3 days) following a storm event. Refer to the tables below for summary of permeability constants used with this analysis which have been reduced by a factor of safety of 2.

Table 6: North and Central Parking Lot Permeability Rates

Borings	K (Horizontal) ft/day	K (Vertical) ft/day
AB-1, AB-2, AB-3, AB-4, AB-5, and AB-8	15.5	10.5

Recovery time was determined utilizing Advanced Interconnected Channel & Pond Routing (ICPR Ver. 4.04.00). As designed, the proposed retention trench will drawdown the required water quality volume in less than 72 hours. See **Appendix A** for an exhibit of the percolation rings. See **Appendix C** for supporting recovery analysis and results.

3.3.4 PROPOSED DEVELOPMENT RUNOFF

The stormwater runoff from the post-development basins was determined using Advanced Interconnected Channel & Pond Routing (ICPR Ver. 4.04.00) by Streamline Technologies, Inc. Please refer to ***Appendix A*** for the nodal exhibit and ***Appendix C*** for the input report and summary of results.

Please refer to the table below for a summary of the pre- vs. post- development peak discharge rates (Q) and the resulting maximum stage within the proposed BMP.

Table 7: Runoff Analysis

Storm Event	Gay Road Q_{max} (CFS)		Trovillion Ave Q_{max} (CFS)	
	Pre	Post	Pre	Post
MEAN ANNUAL	0.77	0.14	2.36	0.33
25yr-24hr	1.84	0.36	6.29	5.22

Table 8: Proposed ADS Stormtech System Max Stages

Storm Event	STORMTECH Max Stage (ft.) (NAVD)
Mean Annual	89.37
25yr-24hr	90.00
100yr-24hr	90.26
Top of Stormtech System	90.58
Lowest Pavement Elevation	92.00

3.3.5 NUTRIENT LOADING AND REMOVAL

The subject site ultimately outfalls to Lake Killarney which has been identified as impaired. Therefore, a net improvement to the nitrogen and phosphorus loads is required per SJRWMD criteria. The subject site will utilize the proposed ADS Stormtech system to meet the nutrient removal requirements. Please see the nutrient removal analysis calculations in **Appendix C**.

Nutrient	Pre-dev Loading (kg/yr)	Post-dev Loading (kg/yr) (NO TREATMENT)	Allowable Loading (Net Improvement)	Required Loading Reduction (%)	Provided Loading Reduction (%)	Post-dev Discharge (kg/yr) (WITH TREATMENT)
Nitrogen	1.79	7.33	1.79	75.54	91.73	0.61
Phosphorus	0.29	1.22	0.29	75.87	91.73	0.10

3.4 CONCLUSION

This Drainage Analysis demonstrates the proposed improvements and design of the proposed stormwater management system(s) meet or exceeds all the requirements of the St. John's River Water Management District (SJRWMD), the City Winter Park.

APPENDICES

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POST-DEVELOPMENT ICPR ANALYSIS..... APPENDIX D

PAVEDRAIN (RECOVERY) ANALYSIS..... APPENDIX E

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Aerial Photograph
General Location Map
SCS soil survey
USGS Quad Map
FEMA F.I.R.M.
Pre-Development Drainage Basin Map
Post-Development Drainage Basin Map
Post-Development Nodal Diagram

EX-1

OH WINTER PARK

WINTER PARK, FLORIDA

AERIAL MAP

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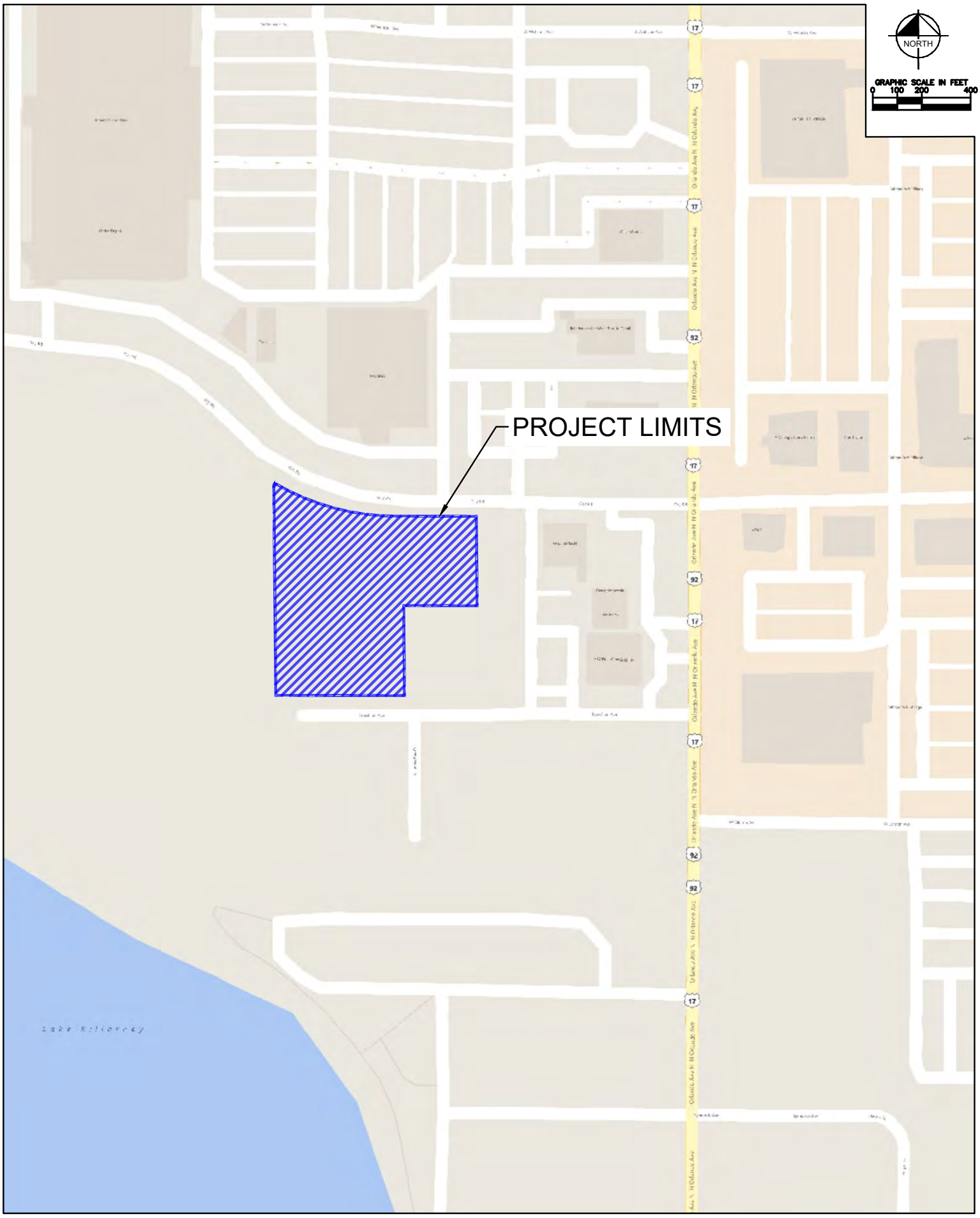

EX-2

OH WINTER PARK

WINTER PARK, FLORIDA

LOCATION MAP

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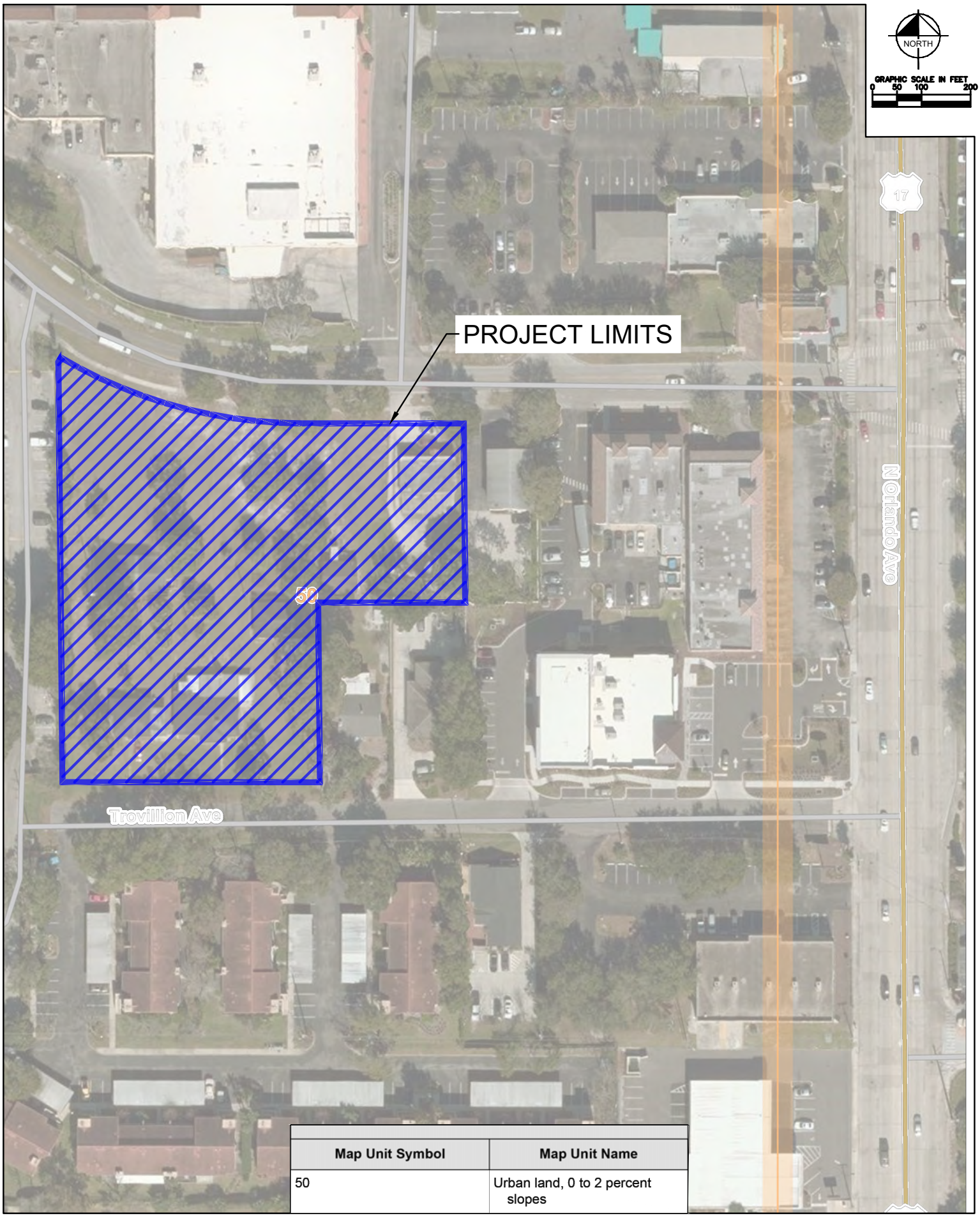

Map Unit Symbol	Map Unit Name
50	Urban land, 0 to 2 percent slopes

EX-3

OH WINTER PARK

WINTER PARK, FLORIDA

SCS SOIL SURVEY

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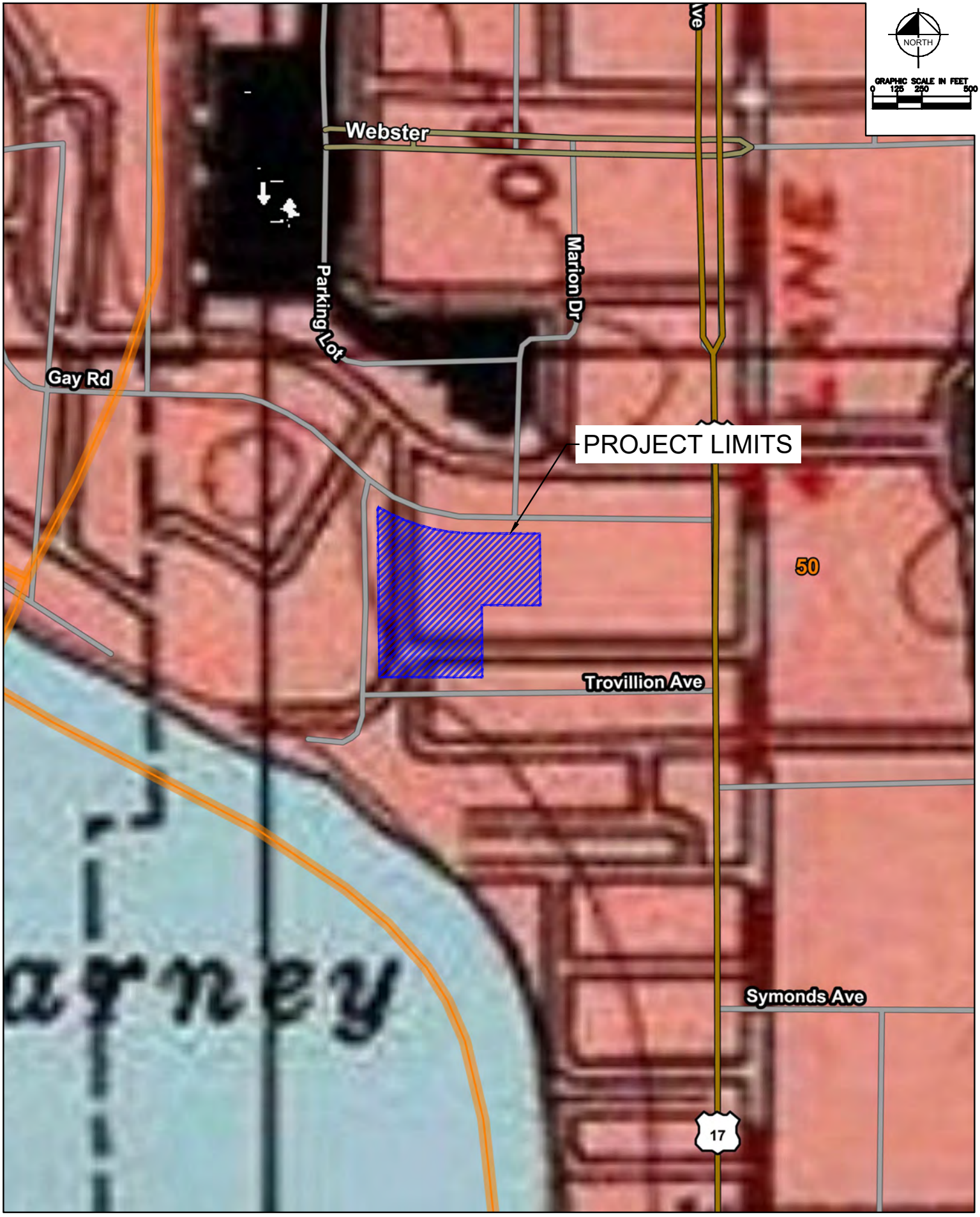

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EX-4

OH WINTER PARK

WINTER PARK, FLORIDA

USGS QUAD MAP

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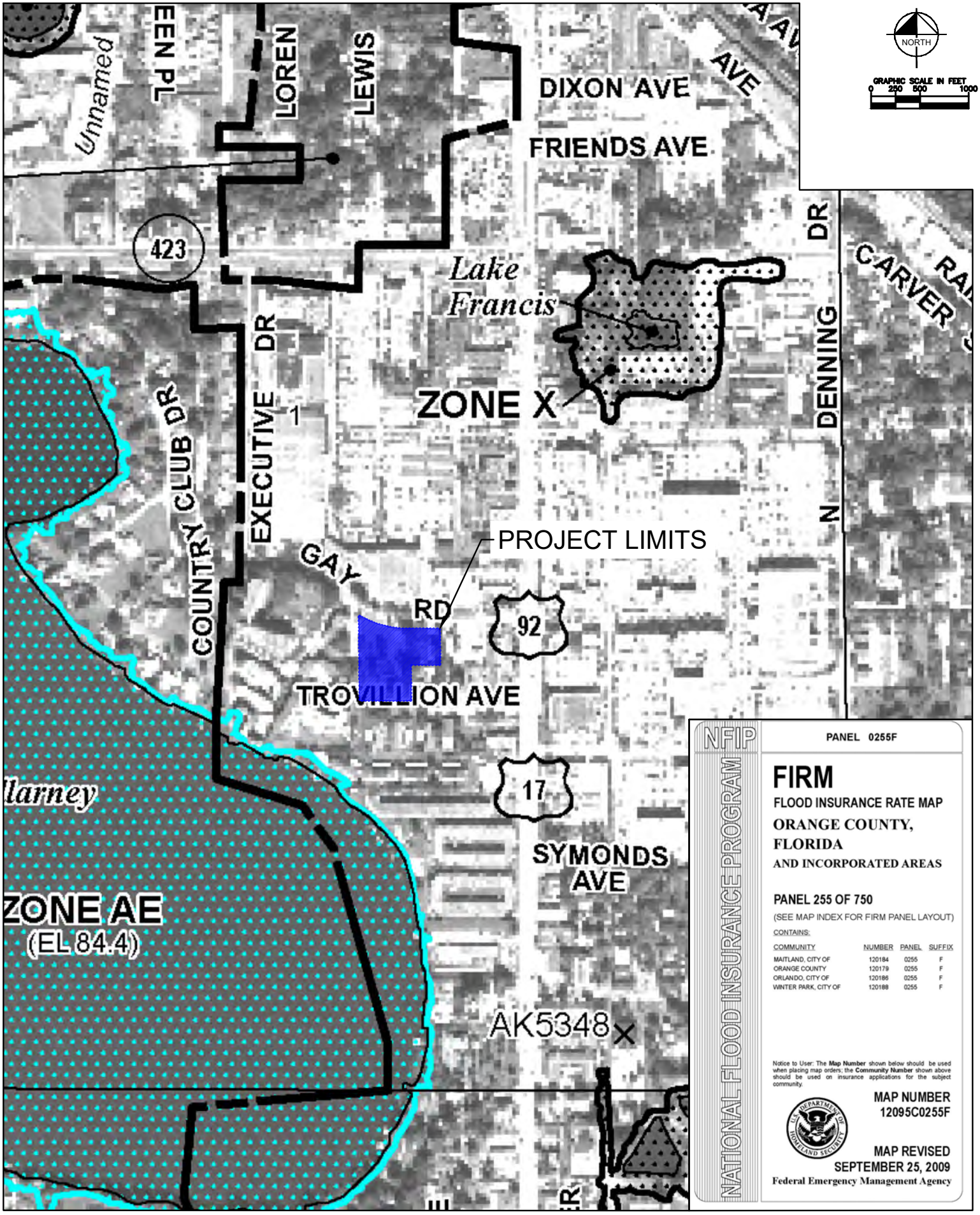

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EX-5	OH WINTER PARK WINTER PARK, FLORIDA	FEMA F.I.R.M. MAP

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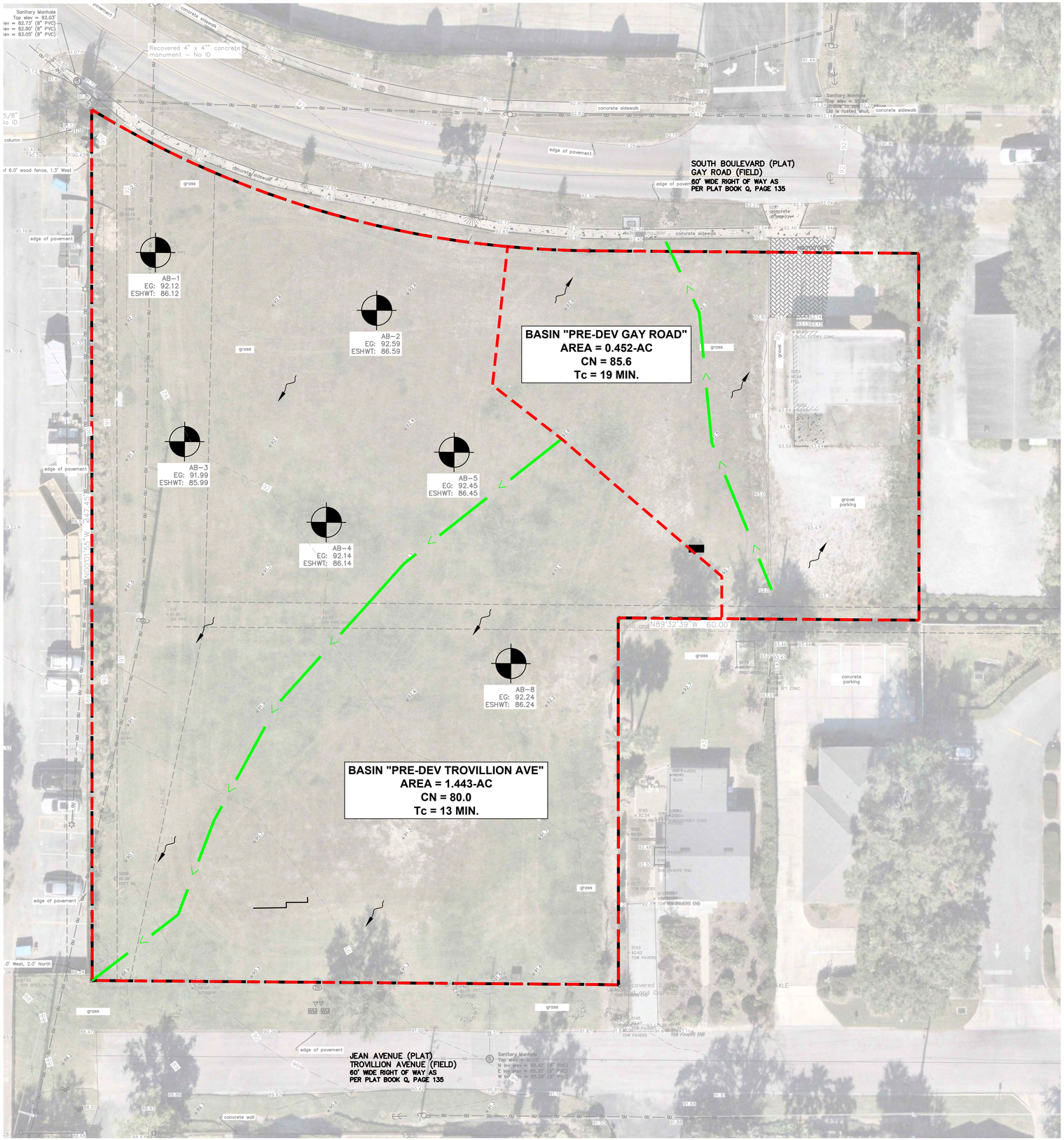
PRE-DEV TROVILLION AVE
PRE-DEV TROVILLION AVE
PRE-DEV GAY ROAD
PRE-DEV GAY ROAD



LEGEND

- PROPERTY BOUNDARY
- 20 — EXISTING CONTOUR (1' CONTOURS, NAVD88)
- DRAINAGE DIVIDE
- TIME OF CONCENTRATION FLOW PATH
- PRE-DEV — BASIN ID
- AB-# EG:XX.X ESHWT:XX.X — BORING LOCATION AND NUMBER
- DIRECTION OF RUNOFF FLOW

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LICENSED PROFESSIONAL
JEFFREY L. RIVERA, P.E.
FLORIDA LICENSE NUMBER
92754
DATE:

K-H PROJECT
149973000
DATE
07/01/2025
SCALE AS SHOWN
DESIGNED BY —
DRAWN BY CSW
CHECKED BY JLR

PRE-DEVELOPMENT BASIN MAP

GAY ROAD OFFICE COMPLEX

CITY OF WINTER PARK, FLORIDA

SHEET NUMBER
EX-1

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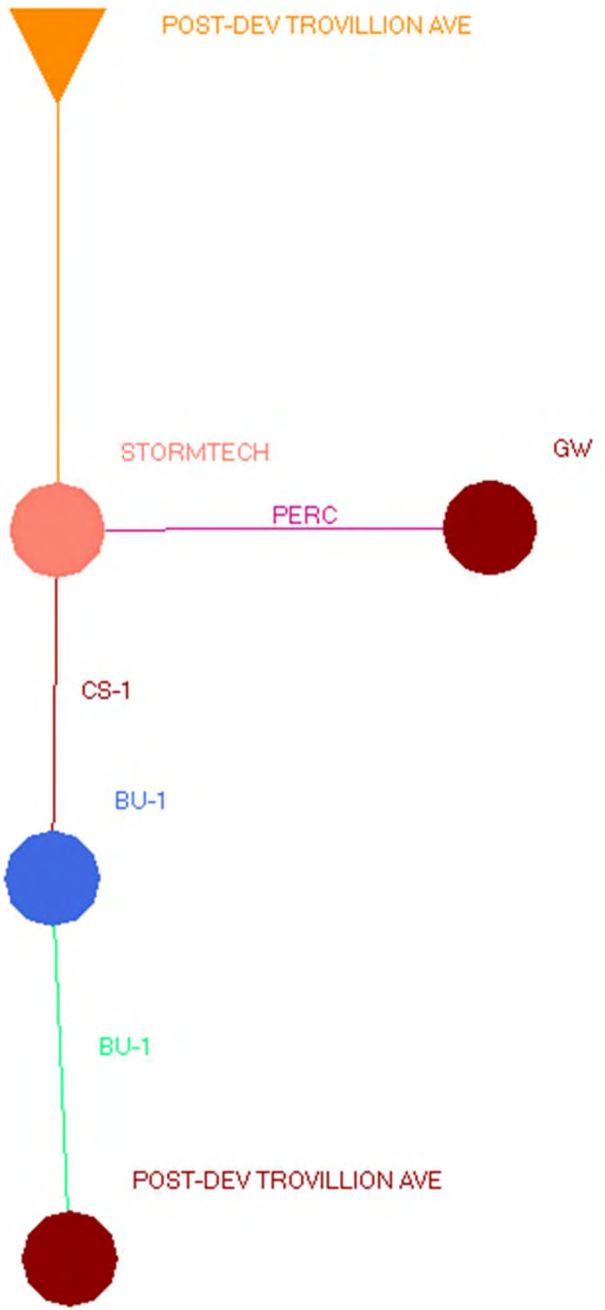
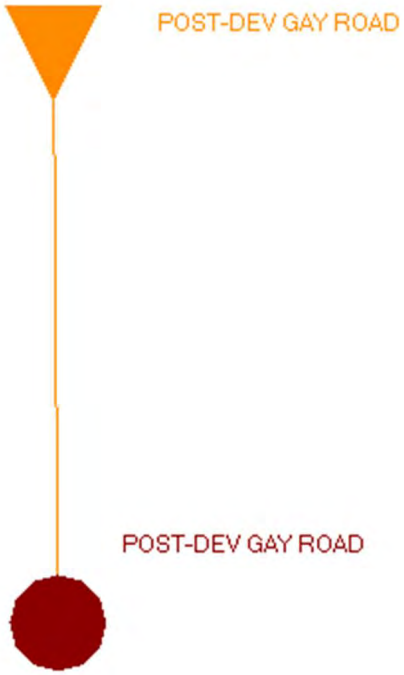

POST-DEV TROVILLION AVE
STORMTECH
GW
PERC
CS-1
BU-1
BU-1
POST-DEV TROVILLION AVE


POST-DEV GAY ROAD
POST-DEV GAY ROAD

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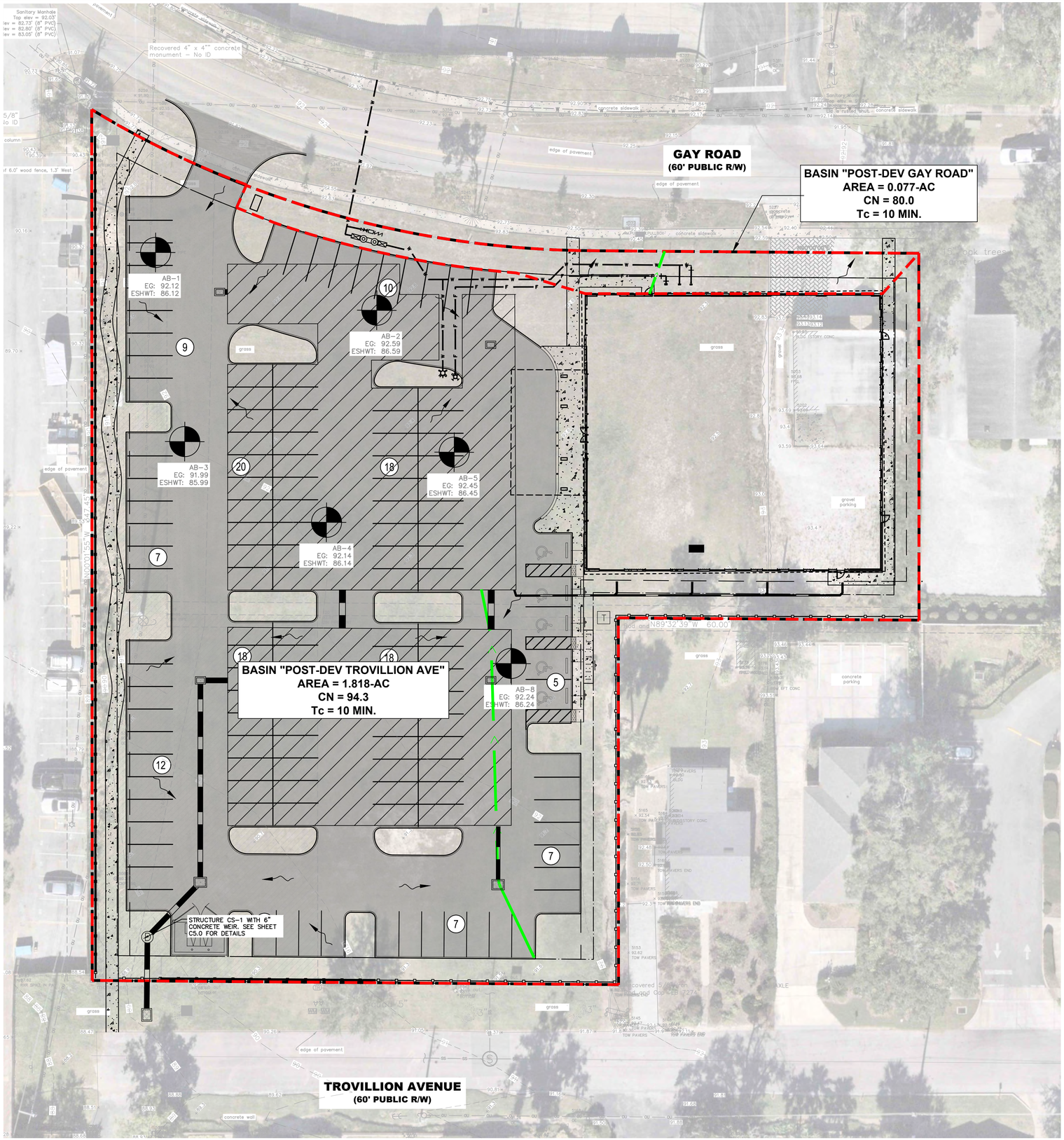

LEGEND

- PROPERTY BOUNDARY
- 92 EXISTING CONTOUR (1' CONTOURS, NAVD88)
- 92 PROPOSED CONTOUR (1' CONTOURS, NAVD88)
- DRAINAGE DIVIDE
- TIME OF CONCENTRATION FLOW PATH
- POST-DEV BASIN ID
- AB-# EG:XX.X ESHWT:XX.X BORING LOCATION AND NUMBER
- DIRECTION OF RUNOFF FLOW

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
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K-H PROJECT
149918023
DATE
08/04/2025
SCALE AS SHOWN
DESIGNED BY CSW
DRAWN BY CSW
CHECKED BY JLR

POST-DEVELOPMENT BASIN MAP

GAY ROAD MOB

CITY OF WINTER PARK FLORIDA

SHEET NUMBER
EX-2

APPENDIX B

Pre- Development Drainage Calculations and ICPR Analysis

Pre-Development Curve Number and Time of Concentration Calculations

CURVE NUMBER WORKSHEET

PRE-DEVELOPMENT BASIN "PRE-DEV TROVILLION AVE"

Basin Area = 1.443 acres

AREA	SCS SOIL TYPE	COVER TYPE AND CONDITIONS	CURVE NUMBER	SUB TOTAL
		Grass (Lawns, Parks, Golf Courses, etc.)		
	A	Cover < 50%	68	0.0
	A	Cover 50% to 75%	49	0.0
	A	Cover > 75%	39	0.0
		Grass (Lawns, Parks, Golf Courses, etc.)		
	B	Cover < 50%	79	0.0
	B	Cover 50% to 75%	69	0.0
	B	Cover > 75%	61	0.0
		Grass (Lawns, Parks, Golf Courses, etc.)		
	C	Cover < 50%	86	0.0
	C	Cover 50% to 75%	79	0.0
	C	Cover > 75%	74	0.0
		Grass (Lawns, Parks, Golf Courses, etc.)		
	D	Cover < 50%	89	0.0
	D	Cover 50% to 75%	84	0.0
1.443	D	Cover > 75%	80	115.4
		Woods(Forest, Orchard)		
	A	Cover < 50%	45	0.0
	A	Cover 50% to 75%	35	0.0
	A	Cover > 75%	25	0.0
		Woods(Forest, Orchard)		
	B	Cover < 50%	66	0.0
	B	Cover 50% to 75%	60	0.0
	B	Cover > 75%	55	0.0
		Woods(Forest, Orchard)		
	C	Cover < 50%	77	0.0
	C	Cover 50% to 75%	74	0.0
	C	Cover > 75%	70	0.0
		Woods(Forest, Orchard)		
	D	Cover < 50%	83	0.0
	D	Cover 50% to 75%	80	0.0
	D	Cover > 75%	77	0.0
	A,B,C,D	Impervious (Pond)	98	0.0
	A,B,C,D	Impervious (Pavement, Concrete, Roofs)	98	0.0
			WEIGHTED CURVE NUMBER =	**80.0**

WEIGHTED CURVE NUMBER = SUM (CN*AREA) / TOTAL AREA

CURVE NUMBER WORKSHEET

PRE-DEVELOPMENT BASIN "PRE-DEV GAY ROAD"

Basin Area = 0.452 acres

AREA	SCS SOIL TYPE	COVER TYPE AND CONDITIONS	CURVE NUMBER	SUB TOTAL
		Grass (Lawns, Parks, Golf Courses, etc.)		
	A	Cover < 50%	68	0.0
	A	Cover 50% to 75%	49	0.0
	A	Cover > 75%	39	0.0
		Grass (Lawns, Parks, Golf Courses, etc.)		
	B	Cover < 50%	79	0.0
	B	Cover 50% to 75%	69	0.0
	B	Cover > 75%	61	0.0
		Grass (Lawns, Parks, Golf Courses, etc.)		
	C	Cover < 50%	86	0.0
	C	Cover 50% to 75%	79	0.0
	C	Cover > 75%	74	0.0
		Grass (Lawns, Parks, Golf Courses, etc.)		
	D	Cover < 50%	89	0.0
	D	Cover 50% to 75%	84	0.0
0.274	D	Cover > 75%	80	21.9
		Woods(Forest, Orchard)		
	A	Cover < 50%	45	0.0
	A	Cover 50% to 75%	35	0.0
	A	Cover > 75%	25	0.0
		Woods(Forest, Orchard)		
	B	Cover < 50%	66	0.0
	B	Cover 50% to 75%	60	0.0
	B	Cover > 75%	55	0.0
		Woods(Forest, Orchard)		
	C	Cover < 50%	77	0.0
	C	Cover 50% to 75%	74	0.0
	C	Cover > 75%	70	0.0
		Woods(Forest, Orchard)		
	D	Cover < 50%	83	0.0
	D	Cover 50% to 75%	80	0.0
	D	Cover > 75%	77	0.0
0.097	A,B,C,D	Impervious (Gravel)	91	8.8
0.081	A,B,C,D	Impervious (Pavement, Concrete, Roofs)	98	7.9
			WEIGHTED CURVE NUMBER =	**85.6**

WEIGHTED CURVE NUMBER = SUM (CN*AREA) / TOTAL AREA

Worksheet 3 : Time of Concentration (T_c) or travel time (T_t)

Project	OH WINTER PARK	By	CJW	Date	7/16/2025
Location	WINTER PARK, FL	Checked		Date	
		Pre	X	Post	
		T_c	X	T_t	

			Basin	PRE-DEV GAY ROAD	PRE-DEV TROVILLION AVE	
Sheet flow (Applicable to Tc only)						
		Segment ID		AB	AB	
1.	Surface Description (Table 3-1)			GRASS	GRASS	
2.	Manning's Roughness coeff., n (Table 3-1)			0.150	0.15	
3.	Flow Length, L (total L ≤ 300 ft)		ft	192	147	
4.	2-Yr 24-Hr rainfall, P_2		in	5	5	
5.	Land slope, s		ft/ft	0.021	0.005	
6.	$T_t = 0.007(nL)^{0.8} / P_2^{0.5} s^{0.4}$		hr	0.22	0.32	
Shallow Concentrated Flow						
		Segment ID				
7.	Surface Description (Paved or Unpaved)					
8.	Flow Length, L		ft			
9.	Watercourse slope, s		ft/ft			
10.	Average Velocity, V (figure 3-1)		ft/s			
11.	$T_t = L / 3600V$		hr	0.00	0.00	
Channel Flow						
		Segment ID				
12.	Cross sectional flow area, a		ft^2			
13.	Wetted perimeter, p_w		ft			
14.	Hydraulic Radius, $r = a / p_w$		ft			
15.	Channel Slope, s		ft/ft			
16.	Manning's Roughness coeff., n					
17.	$V = 1.49 r^{2/3} s^{1/2} / n$		ft/s			
18.	Flow Length, L		ft			
19.	$T_t = L / 3600V$		hr	0.00	0.00	
20.	Watershed or subarea T_c or T_t (Adding T_t in Steps 6,11,and 19)		hr	0.22	0.32	
		or				
			min	13	19	

(210-VI-TR-55, Second Ed., June 1986)

Pre-Development ICPR Input Report

Simple Basin: PRE-DEV GAY ROAD

Scenario:	Scenario1
Node:	PRE-DEV GAY ROAD
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	19.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	0.4520 ac
Curve Number:	85.6
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: PRE-DEV TROVILLION AVE

Scenario:	Scenario1
Node:	PRE-DEV TROVILLION AVE
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	13.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	1.4430 ac
Curve Number:	80.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: PRE-DEV GAY ROAD

Scenario:	Scenario1
Type:	Time/Stage
Base Flow:	0.00 cfs
Initial Stage:	92.30 ft
Warning Stage:	92.30 ft
Boundary Stage:	

Comment:

Node: PRE-DEV TROVILLION AVE

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 88.57 ft
Warning Stage: 88.57 ft
Boundary Stage:

Comment:

Simulation: 100YR-24HR

Scenario: Scenario1
Run Date/Time: 7/16/2025 3:50:33 PM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	10.60 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25YR-24HR

Scenario: Scenario1
Run Date/Time: 7/16/2025 3:54:27 PM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	8.60 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: MEAN ANNUAL

Scenario: Scenario1
Run Date/Time: 7/16/2025 3:55:41 PM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	4.30 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Pre-Development ICPR Node Min/Max Report

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
PRE-DEV GAY ROAD	100YR-24HR	92.30	92.30	0.0000	2.34	0.00	0
PRE-DEV TROVILLION AVE	100YR-24HR	88.57	88.57	0.0000	8.13	0.00	0
PRE-DEV GAY ROAD	25YR-24HR	92.30	92.30	0.0000	1.84	0.00	0
PRE-DEV TROVILLION AVE	25YR-24HR	88.57	88.57	0.0000	6.29	0.00	0
PRE-DEV GAY ROAD	MEAN ANNUAL	92.30	92.30	0.0000	0.77	0.00	0
PRE-DEV TROVILLION AVE	MEAN ANNUAL	88.57	88.57	0.0000	2.36	0.00	0

Pre-Development ICPR Simple Basin Runoff Summary

Simple Basin Runoff Summary [Scenario1]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
PRE-DEV GAY ROAD	100YR-24 HR	2.34	12.1167	10.60	8.84	0.4520	85.6	0.00	0.00
PRE-DEV TROVILLI ON AVE	100YR-24 HR	8.13	12.0667	10.60	8.12	1.4430	80.0	0.00	0.00
PRE-DEV GAY ROAD	25YR-24H R	1.84	12.1167	8.60	6.88	0.4520	85.6	0.00	0.00
PRE-DEV TROVILLI ON AVE	25YR-24H R	6.29	12.0667	8.60	6.21	1.4430	80.0	0.00	0.00
PRE-DEV GAY ROAD	MEAN ANNUAL	0.77	12.1333	4.30	2.79	0.4520	85.6	0.00	0.00
PRE-DEV TROVILLI ON AVE	MEAN ANNUAL	2.36	12.0667	4.30	2.30	1.4430	80.0	0.00	0.00

APPENDIX C

Post- Development Drainage Calculations

Post-Development Curve Number and Time of Concentration Calculations

CURVE NUMBER WORKSHEET

POST-DEVELOPMENT BASIN "POST-DEV TROVILLION AVE"

Basin Area = 1.818 acres

AREA	SCS SOIL TYPE	COVER TYPE AND CONDITIONS	CURVE NUMBER	SUB TOTAL
		Grass (Lawns, Parks, Golf Courses, etc.)		
	A	Cover < 50%	68	0.0
	A	Cover 50% to 75%	49	0.0
	A	Cover > 75%	39	0.0
		Grass (Lawns, Parks, Golf Courses, etc.)		
	B	Cover < 50%	79	0.0
	B	Cover 50% to 75%	69	0.0
	B	Cover > 75%	61	0.0
		Grass (Lawns, Parks, Golf Courses, etc.)		
	C	Cover < 50%	86	0.0
	C	Cover 50% to 75%	79	0.0
	C	Cover > 75%	74	0.0
		Grass (Lawns, Parks, Golf Courses, etc.)		
	D	Cover < 50%	89	0.0
	D	Cover 50% to 75%	84	0.0
0.378	D	Cover > 75%	80	30.2
		Woods(Forest, Orchard)		
	A	Cover < 50%	45	0.0
	A	Cover 50% to 75%	35	0.0
	A	Cover > 75%	25	0.0
		Woods(Forest, Orchard)		
	B	Cover < 50%	66	0.0
	B	Cover 50% to 75%	60	0.0
	B	Cover > 75%	55	0.0
		Woods(Forest, Orchard)		
	C	Cover < 50%	77	0.0
	C	Cover 50% to 75%	74	0.0
	C	Cover > 75%	70	0.0
		Woods(Forest, Orchard)		
	D	Cover < 50%	83	0.0
	D	Cover 50% to 75%	80	0.0
	D	Cover > 75%	77	0.0
	A,B,C,D	Impervious (Pond)	98	0.0
1.44	A,B,C,D	Impervious (Pavement, Concrete, Roofs)	98	141.1
			WEIGHTED CURVE NUMBER =	**94.3**

WEIGHTED CURVE NUMBER = SUM (CN*AREA) / TOTAL AREA

CURVE NUMBER WORKSHEET

POST-DEVELOPMENT BASIN "POST-DEV GAY ROAD"

Basin Area = 0.077 acres

AREA	SCS SOIL TYPE	COVER TYPE AND CONDITIONS	CURVE NUMBER	SUB TOTAL
		Grass (Lawns, Parks, Golf Courses, etc.)		
	A	Cover < 50%	68	0.0
	A	Cover 50% to 75%	49	0.0
	A	Cover > 75%	39	0.0
		Grass (Lawns, Parks, Golf Courses, etc.)		
	B	Cover < 50%	79	0.0
	B	Cover 50% to 75%	69	0.0
	B	Cover > 75%	61	0.0
		Grass (Lawns, Parks, Golf Courses, etc.)		
	C	Cover < 50%	86	0.0
	C	Cover 50% to 75%	79	0.0
	C	Cover > 75%	74	0.0
		Grass (Lawns, Parks, Golf Courses, etc.)		
	D	Cover < 50%	89	0.0
	D	Cover 50% to 75%	84	0.0
0.077	D	Cover > 75%	80	6.2
		Woods(Forest, Orchard)		
	A	Cover < 50%	45	0.0
	A	Cover 50% to 75%	35	0.0
	A	Cover > 75%	25	0.0
		Woods(Forest, Orchard)		
	B	Cover < 50%	66	0.0
	B	Cover 50% to 75%	60	0.0
	B	Cover > 75%	55	0.0
		Woods(Forest, Orchard)		
	C	Cover < 50%	77	0.0
	C	Cover 50% to 75%	74	0.0
	C	Cover > 75%	70	0.0
		Woods(Forest, Orchard)		
	D	Cover < 50%	83	0.0
	D	Cover 50% to 75%	80	0.0
	D	Cover > 75%	77	0.0
	A,B,C,D	Impervious (Pond)	98	0.0
	A,B,C,D	Impervious (Pavement, Concrete, Roofs)	98	0.0
			WEIGHTED CURVE NUMBER =	**80.0**

WEIGHTED CURVE NUMBER = SUM (CN*AREA) / TOTAL AREA

Worksheet 3 : Time of Concentration (T_c) or travel time (T_t)

Project	OH WINTER PARK	By	CJW	Date	7/16/2025
Location	WINTER PARK, FL	Checked		Date	
		Pre		Post	X
		T_c		T_t	X

			Basin	POST-DEV TROVILLION AVE	POST-DEV GAY ROAD	
Sheet flow (Applicable to Tc only)						
			Segment ID	AB	AB	
1.	Surface Description (Table 3-1)			Pavement	GRASS	
2.	Manning's Roughness coeff., n (Table 3-1)			0.011	0.15	
3.	Flow Length, L (total L ≤ 300 ft)		ft	33	15	
4.	2-Yr 24-Hr rainfall, P_2		in	5	5	
5.	Land slope, s		ft/ft	0.0088	0.033	
6.	$T_t = 0.007(nL)^{0.8} / P_2^{0.5} s^{0.4}$		hr	0.009	0.02	
Shallow Concentrated Flow						
			Segment ID			
7.	Surface Description (Paved or Unpaved)					
8.	Flow Length, L		ft			
9.	Watercourse slope, s		ft/ft			
10.	Average Velocity, V (figure 3-1)		ft/s			
11.	$T_t = L / 3600V$		hr	0.00	0.00	
Channel Flow						
			Segment ID	BC		
12.	Cross sectional flow area, a		ft^2	3.14		
13.	Wetted perimeter, p_w		ft	6.28		
14.	Hydraulic Radius, $r = a / p_w$		ft	0.50		
15.	Channel Slope, s		ft/ft	0.005		
16.	Manning's Roughness coeff., n			0.012		
17.	$V = 1.49 r^{2/3} s^{1/2} / n$		ft/s	5.53		
18.	Flow Length, L		ft	117		
19.	$T_t = L / 3600V$		hr	0.04	0.00	
20.	Watershed or subarea T_c or T_t (Adding T_t in Steps 6,11,and 19)		hr	0.05	0.02	
		or				
			min	3	1	

(210-VI-TR-55, Second Ed., June 1986)

Post-Development Treatment Volume and Stage Storage Calculation

REQUIRED TREATMENT VOLUME & STAGE/STORAGE

STORAGE PROVIDED BY UNDERGROUND ADS STORMTECH SYSTEM

Littoral Zone Provided?	**NO**
Discharge Directly to Class I, II, III or OFW?	**NO**
Offline or Online?	**Online**

Basin Area =	1.818	acres
Impervious Area =	1.440	acres
TV = 0.5" of runoff over site = [(Basin Area)(0.5")]/12" =	0.076	acre-ft.
OR		
*TV = 2.00" of runoff from imp. area = [(Imp Area)(2.00")]/12" =	0.240	acre-ft.
PLUS		
Online TV = 0.5" of runoff from drainage area = [(Basin Area)(0.5")]/12" =	0.076	acre-ft.
TOTAL REQUIRED TREATMENT VOLUME =	**0.316**	**acre-ft.**
	13,754	**CF**
Required Treatment Volume at Elevation =	89.22	ft
Provided Treatment Volume =	**0.327**	**acre-ft.**
	14,244	**CF**
Provided Treatment Volume at Elevation =	89.25	ft

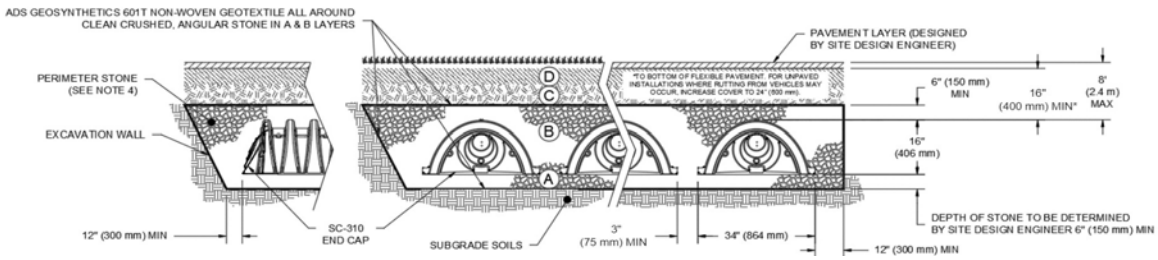
Project: **OH Winter Park**

Area of System	23000	*sf*
Stone Porosity	40	*%*
Bottom of System EL	88.25	*ft*
Top of Storage EL		*ft*
Bottom of Storage EL		*ft*
Chamber Height	16	*in*
Chamber Length	85.4	*in*
Chamber Width	34	*in*
Row Space	3	*in*
Chamber Installed Footprint	21.9	*sf*
Stone Above Chambers	6	*in*
Stone Below Chambers	6	*in*
Chamber Total in System Area	1048	*qty*

Total Volume	
30744.40	
Vol. Below Top EL	
30744.40	
Vol. Below Bot EL	
0.00	
Design Volume	
30744.40	

StormTech SC-310 Cumulative Storage Volumes

Height of System *(inches)*	Incremental Chamber Storage *(cubic feet)*	Incremental Stone Storage *(cubic feet)*	Incremental Chamber & Stone *(cubic feet)*	Cumulative Total *(cubic feet)*	Elevation *(feet)*
28	0.00	766.54	766.54	30744.40	90.58
27	0.00	766.54	766.54	29977.85	90.50
26	0.00	766.54	766.54	29211.31	90.42
25	0.00	766.54	766.54	28444.76	90.33
24	0.00	766.54	766.54	27678.22	90.25
23	0.00	766.54	766.54	26911.68	90.17
22	61.62	741.89	803.52	26145.13	90.08
21	162.14	701.69	863.83	25341.61	90.00
20	278.62	655.09	933.72	24477.78	89.92
19	570.94	538.17	1109.11	23544.07	89.83
18	737.84	471.41	1209.25	22434.96	89.75
17	864.11	420.90	1285.01	21225.71	89.67
16	968.94	378.97	1347.91	19940.70	89.58
15	1063.72	341.06	1404.77	18592.80	89.50
14	1147.09	307.71	1454.80	17188.02	89.42
13	1209.69	282.67	1492.36	15733.22	89.33
12	1273.26	257.24	1530.50	14240.87	89.25
11	1336.08	232.11	1568.19	12710.37	89.17
10	1388.14	211.29	1599.43	11142.18	89.08
9	1430.50	194.34	1624.85	9542.75	89.00
8	1472.44	177.57	1650.01	7917.90	88.92
7	1503.48	165.15	1668.63	6267.90	88.83
6	0.00	766.54	766.54	4599.26	88.75
5	0.00	766.54	766.54	3832.72	88.67
4	0.00	766.54	766.54	3066.18	88.58
3	0.00	766.54	766.54	2299.63	88.50
2	0.00	766.54	766.54	1533.09	88.42
1	0.00	766.54	766.54	766.54	88.33



NOTE: If the software program being used allows for Stage Volume data, it is recommended to use the stage volume data from this spreadsheet. Software programs typically use linear interpolation to take stage area data and estimate stage volume data. Due to rounding differences over the total number of stages provided in this spreadsheet, the accuracy of the estimated volume could be off as much as 1%. It is recommended that the user check the software estimated volume and compare it to the volume listed in this spreadsheet to ensure the accuracy is within acceptable levels.

Stage Area Data

Height of System *(inches)*	Depth *(feet)*	Elevation *(feet)*	Area *(ft^2)*	Area *(acres)*
28	2.33	90.58	9198.53	0.2112
27	2.25	90.50	9198.53	0.2112
26	2.17	90.42	9198.53	0.2112
25	2.08	90.33	9198.53	0.2112
24	2.00	90.25	9198.53	0.2112
23	1.92	90.17	9198.53	0.2112
22	1.83	90.08	9642.22	0.2214
21	1.75	90.00	10365.93	0.2380
20	1.67	89.92	11204.62	0.2572
19	1.58	89.83	13309.31	0.3055
18	1.50	89.75	14510.96	0.3331
17	1.42	89.67	15420.11	0.3540
16	1.33	89.58	16174.86	0.3713
15	1.25	89.50	16857.29	0.3870
14	1.17	89.42	17457.59	0.4008
13	1.08	89.33	17908.28	0.4111
12	1.00	89.25	18365.98	0.4216
11	0.92	89.17	18818.27	0.4320
10	0.83	89.08	19193.17	0.4406
9	0.75	89.00	19498.16	0.4476
8	0.67	88.92	19800.08	0.4545
7	0.58	88.83	20023.58	0.4597
6	0.50	88.75	9198.53	0.2112
5	0.42	88.67	9198.53	0.2112
4	0.33	88.58	9198.53	0.2112
3	0.25	88.50	9198.53	0.2112
2	0.17	88.42	9198.53	0.2112
1	0.08	88.33	9198.53	0.2112
0	0.00	88.25	9198.53	0.2112

Post-Development ICPR Input Report

Simple Basin: POST-DEV GAY ROAD

Scenario:	Scenario1
Node:	POST-DEV GAY ROAD
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	0.0770 ac
Curve Number:	80.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: POST-DEV TROVILLION AVE

Scenario:	Scenario1
Node:	STORMTECH
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	1.8180 ac
Curve Number:	94.3
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: BU-1

Scenario:	Scenario1
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	87.00 ft
Warning Stage:	92.00 ft

Stage [ft]	Area [ac]	Area [ft2]
87.00	0.0010	44
92.00	0.0010	44

Comment:

Node: GW

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 86.25 ft
Warning Stage: 86.25 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	86.25
0	0	0	72.0000	86.25
0	0	0	144.0000	86.25

Comment:

Node: POST-DEV GAY ROAD

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 92.30 ft
Warning Stage: 92.30 ft
Boundary Stage:

Comment:

Node: POST-DEV TROVILLION AVE

Scenario: Scenario1
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 88.57 ft
Warning Stage: 88.57 ft
Boundary Stage:

Comment:

Node: STORMTECH

Scenario: Scenario1
Type: Stage/Volume
Base Flow: 0.00 cfs
Initial Stage: 88.25 ft
Warning Stage: 91.00 ft

Stage [ft]	Volume [ac-ft]	Volume [ft3]
88.25	0.00	44
88.33	0.02	784
88.75	0.11	4617
88.83	0.14	6273
89.00	0.22	9540
89.25	0.33	14244
89.50	0.43	18600
89.75	0.52	22433
90.00	0.58	25352
90.25	0.64	27661
90.50	0.69	29969
90.58	0.71	30753

Comment:

Weir Link: BU-1

Scenario: Scenario1
From Node: BU-1
To Node: POST-DEV TROVILLION AVE
Link Count: 1
Flow Direction: Both
Damping: 0.0000 ft
Weir Type: Horizontal
Geometry Type: Rectangular
Invert: 88.60 ft
Control Elevation: 88.60 ft
Max Depth: 3.08 ft
Max Width: 4.08 ft
Fillet: 0.00 ft

Bottom Clip
Default: 0.00 ft
Op Table:
Ref Node:

Top Clip
Default: 0.00 ft
Op Table:
Ref Node:

Discharge Coefficients
Weir Default: 2.800
Weir Table:
Orifice Default: 0.600
Orifice Table:

Comment:

Drop Structure Link: CS-1

Scenario: Scenario1
From Node: STORMTECH
To Node: BU-1
Link Count: 1
Flow Direction: Both

Upstream Pipe
Invert: 83.00 ft
Manning's N: 0.0120

Geometry: Circular
Max Depth: 2.00 ft

Bottom Clip

Downstream Pipe
Invert: 82.89 ft
Manning's N: 0.0120

Geometry: Circular
Max Depth: 2.00 ft

Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	25.00 ft	Top Clip			
FHWA Code:	0	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.00	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component

Weir:	1	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	Rectangular	Default:	0.00 ft
Invert:	89.25 ft	Op Table:	
Control Elevation:	89.25 ft	Ref Node:	
Max Depth:	2.75 ft	Discharge Coefficients	
Max Width:	2.50 ft	Weir Default:	3.200
Fillet:	0.00 ft	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Percolation Link: PERC

Scenario:	Scenario1	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	STORMTECH		
To Node:	GW	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	590.00 ft
Flow Direction:	None	Perimeter 2:	981.00 ft
Aquifer Base Elevation:	78.75 ft	Perimeter 3:	3930.00 ft
Water Table Elevation:	86.25 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	450.00 ft
Horizontal Conductivity:	15.500 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	10.500 fpd	# of Cells P2 to P3:	45
Fillable Porosity:	0.250		
Layer Thickness:	0.00 ft		

Comment:

Simulation: 100YR-24HR

Scenario: Scenario1
Run Date/Time: 7/16/2025 3:50:33 PM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	10.60 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 25YR-24HR

Scenario:	Scenario1
Run Date/Time:	7/16/2025 3:54:27 PM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	8.60 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: MEAN ANNUAL

Scenario: Scenario1
Run Date/Time: 7/16/2025 3:55:41 PM
Program Version: ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	30.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:

Conductivity Set:	
Leakage Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	4.30 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: RECOVERY

Scenario:	Scenario1
Run Date/Time:	7/16/2025 3:47:57 PM
Program Version:	ICPR4 4.07.04

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	60.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	0.00 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Post-Development ICPR Node Min/Max Report

Node Max Conditions [Scenario1]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
BU-1	100YR-24HR	92.00	88.95	0.0010	8.16	8.16	100
GW	100YR-24HR	86.25	86.25	0.0000	0.00	0.00	0
POST-DEV GAY ROAD	100YR-24HR	92.30	92.30	0.0000	0.47	0.00	0
POST-DEV TROVILLION AVE	100YR-24HR	88.57	88.57	0.0000	8.16	0.00	0
STORMTECH	100YR-24HR	91.00	90.26	0.0010	12.51	8.16	19951
BU-1	25YR-24HR	92.00	88.86	0.0010	5.22	5.22	100
GW	25YR-24HR	86.25	86.25	0.0000	0.00	0.00	0
POST-DEV GAY ROAD	25YR-24HR	92.30	92.30	0.0000	0.36	0.00	0
POST-DEV TROVILLION AVE	25YR-24HR	88.57	88.57	0.0000	5.22	0.00	0
STORMTECH	25YR-24HR	91.00	90.00	-0.0010	10.09	5.22	19951
BU-1	MEAN ANNUAL	92.00	88.64	0.0010	0.33	0.33	100
GW	MEAN ANNUAL	86.25	86.25	0.0000	0.00	0.00	0
POST-DEV GAY ROAD	MEAN ANNUAL	92.30	92.30	0.0000	0.14	0.00	0
POST-DEV TROVILLION AVE	MEAN ANNUAL	88.57	88.57	0.0000	0.33	0.00	0
STORMTECH	MEAN ANNUAL	91.00	89.37	0.0010	4.85	0.33	19950

Post-Development ICPR Simple Basin Runoff Summary

Simple Basin Runoff Summary [Scenario1]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
POST-DEV GAY ROAD	100YR-24 HR	0.47	12.0333	10.60	8.11	0.0770	80.0	0.00	0.00
POST-DEV TROVILLI ON AVE	100YR-24 HR	12.51	12.0333	10.60	9.93	1.8180	94.3	0.00	0.00
POST-DEV GAY ROAD	25YR-24H R	0.36	12.0333	8.60	6.20	0.0770	80.0	0.00	0.00
POST-DEV TROVILLI ON AVE	25YR-24H R	10.09	12.0333	8.60	7.93	1.8180	94.3	0.00	0.00
POST-DEV GAY ROAD	MEAN ANNUAL	0.14	12.0500	4.30	2.30	0.0770	80.0	0.00	0.00
POST-DEV TROVILLI ON AVE	MEAN ANNUAL	4.85	12.0333	4.30	3.66	1.8180	94.3	0.00	0.00

Post-Development ICPR Link Min/Max Report

Link Min/Max Conditions [Scenario1]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
BU-1	100YR-24HR	8.16	0.00	-0.06	1.65	1.65	1.65
CS-1 - Pipe	100YR-24HR	8.16	0.00	-0.02	0.00	0.00	0.00
CS-1 - Weir: 1	100YR-24HR	8.16	0.00	-0.01	3.22	3.22	3.22
BU-1	25YR-24HR	5.22	0.00	-0.05	1.42	1.42	1.42
CS-1 - Pipe	25YR-24HR	5.22	0.00	-0.01	0.00	0.00	0.00
CS-1 - Weir: 1	25YR-24HR	5.22	0.00	-0.01	2.78	2.78	2.78
BU-1	MEAN ANNUAL	0.33	0.00	0.01	0.00	0.00	0.00
CS-1 - Pipe	MEAN ANNUAL	0.33	0.00	0.00	0.00	0.00	0.00
CS-1 - Weir: 1	MEAN ANNUAL	0.33	0.00	0.00	1.10	1.10	1.10

ADS Stormtech System Recovery Analysis

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
Scenario1	RECOVERY	STORMTECH	0.0000	89.25
Scenario1	RECOVERY	STORMTECH	0.2511	89.20
Scenario1	RECOVERY	STORMTECH	0.5050	89.16
Scenario1	RECOVERY	STORMTECH	0.7527	89.14
Scenario1	RECOVERY	STORMTECH	1.0027	89.12
Scenario1	RECOVERY	STORMTECH	1.2527	89.11
Scenario1	RECOVERY	STORMTECH	1.5027	89.09
Scenario1	RECOVERY	STORMTECH	1.7527	89.08
Scenario1	RECOVERY	STORMTECH	2.0027	89.07
Scenario1	RECOVERY	STORMTECH	2.2527	89.05
Scenario1	RECOVERY	STORMTECH	2.5027	89.04
Scenario1	RECOVERY	STORMTECH	2.7527	89.03
Scenario1	RECOVERY	STORMTECH	3.0027	89.02
Scenario1	RECOVERY	STORMTECH	3.2527	89.02
Scenario1	RECOVERY	STORMTECH	3.5027	89.01
Scenario1	RECOVERY	STORMTECH	3.7527	89.00
Scenario1	RECOVERY	STORMTECH	4.0027	88.99
Scenario1	RECOVERY	STORMTECH	4.2527	88.98
Scenario1	RECOVERY	STORMTECH	4.5027	88.98
Scenario1	RECOVERY	STORMTECH	4.7527	88.97
Scenario1	RECOVERY	STORMTECH	5.0027	88.96
Scenario1	RECOVERY	STORMTECH	5.2527	88.96
Scenario1	RECOVERY	STORMTECH	5.5027	88.95
Scenario1	RECOVERY	STORMTECH	5.7527	88.94
Scenario1	RECOVERY	STORMTECH	6.0027	88.94
Scenario1	RECOVERY	STORMTECH	6.2527	88.93
Scenario1	RECOVERY	STORMTECH	6.5027	88.92
Scenario1	RECOVERY	STORMTECH	6.7527	88.92
Scenario1	RECOVERY	STORMTECH	7.0027	88.91

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
Scenario1	RECOVERY	STORMTECH	7.2527	88.91
Scenario1	RECOVERY	STORMTECH	7.5027	88.90
Scenario1	RECOVERY	STORMTECH	7.7527	88.90
Scenario1	RECOVERY	STORMTECH	8.0027	88.89
Scenario1	RECOVERY	STORMTECH	8.2527	88.89
Scenario1	RECOVERY	STORMTECH	8.5027	88.88
Scenario1	RECOVERY	STORMTECH	8.7527	88.88
Scenario1	RECOVERY	STORMTECH	9.0027	88.87
Scenario1	RECOVERY	STORMTECH	9.2527	88.87
Scenario1	RECOVERY	STORMTECH	9.5027	88.86
Scenario1	RECOVERY	STORMTECH	9.7527	88.86
Scenario1	RECOVERY	STORMTECH	10.0027	88.85
Scenario1	RECOVERY	STORMTECH	10.2527	88.85
Scenario1	RECOVERY	STORMTECH	10.5027	88.84
Scenario1	RECOVERY	STORMTECH	10.7527	88.84
Scenario1	RECOVERY	STORMTECH	11.0027	88.84
Scenario1	RECOVERY	STORMTECH	11.2527	88.83
Scenario1	RECOVERY	STORMTECH	11.5027	88.83
Scenario1	RECOVERY	STORMTECH	11.7527	88.82
Scenario1	RECOVERY	STORMTECH	12.0027	88.82
Scenario1	RECOVERY	STORMTECH	12.2527	88.81
Scenario1	RECOVERY	STORMTECH	12.5027	88.81
Scenario1	RECOVERY	STORMTECH	12.7527	88.81
Scenario1	RECOVERY	STORMTECH	13.0027	88.80
Scenario1	RECOVERY	STORMTECH	13.2527	88.80
Scenario1	RECOVERY	STORMTECH	13.5027	88.79
Scenario1	RECOVERY	STORMTECH	13.7527	88.79
Scenario1	RECOVERY	STORMTECH	14.0027	88.78
Scenario1	RECOVERY	STORMTECH	14.2527	88.78

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
Scenario1	RECOVERY	STORMTECH	14.5027	88.78
Scenario1	RECOVERY	STORMTECH	14.7527	88.77
Scenario1	RECOVERY	STORMTECH	15.0027	88.77
Scenario1	RECOVERY	STORMTECH	15.2527	88.76
Scenario1	RECOVERY	STORMTECH	15.5027	88.76
Scenario1	RECOVERY	STORMTECH	15.7527	88.75
Scenario1	RECOVERY	STORMTECH	16.0027	88.75
Scenario1	RECOVERY	STORMTECH	16.2527	88.74
Scenario1	RECOVERY	STORMTECH	16.5027	88.74
Scenario1	RECOVERY	STORMTECH	16.7527	88.74
Scenario1	RECOVERY	STORMTECH	17.0027	88.73
Scenario1	RECOVERY	STORMTECH	17.2527	88.73
Scenario1	RECOVERY	STORMTECH	17.5027	88.72
Scenario1	RECOVERY	STORMTECH	17.7527	88.72
Scenario1	RECOVERY	STORMTECH	18.0027	88.71
Scenario1	RECOVERY	STORMTECH	18.2527	88.71
Scenario1	RECOVERY	STORMTECH	18.5027	88.70
Scenario1	RECOVERY	STORMTECH	18.7527	88.70
Scenario1	RECOVERY	STORMTECH	19.0027	88.70
Scenario1	RECOVERY	STORMTECH	19.2527	88.69
Scenario1	RECOVERY	STORMTECH	19.5027	88.69
Scenario1	RECOVERY	STORMTECH	19.7527	88.68
Scenario1	RECOVERY	STORMTECH	20.0027	88.68
Scenario1	RECOVERY	STORMTECH	20.2527	88.68
Scenario1	RECOVERY	STORMTECH	20.5027	88.67
Scenario1	RECOVERY	STORMTECH	20.7527	88.67
Scenario1	RECOVERY	STORMTECH	21.0027	88.66
Scenario1	RECOVERY	STORMTECH	21.2527	88.66
Scenario1	RECOVERY	STORMTECH	21.5027	88.65

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
Scenario1	RECOVERY	STORMTECH	21.7527	88.65
Scenario1	RECOVERY	STORMTECH	22.0027	88.65
Scenario1	RECOVERY	STORMTECH	22.2527	88.64
Scenario1	RECOVERY	STORMTECH	22.5027	88.64
Scenario1	RECOVERY	STORMTECH	22.7527	88.63
Scenario1	RECOVERY	STORMTECH	23.0027	88.63
Scenario1	RECOVERY	STORMTECH	23.2527	88.63
Scenario1	RECOVERY	STORMTECH	23.5027	88.62
Scenario1	RECOVERY	STORMTECH	23.7527	88.62
Scenario1	RECOVERY	STORMTECH	24.0027	88.61
Scenario1	RECOVERY	STORMTECH	24.2527	88.61
Scenario1	RECOVERY	STORMTECH	24.5027	88.61
Scenario1	RECOVERY	STORMTECH	24.7527	88.60
Scenario1	RECOVERY	STORMTECH	25.0027	88.60
Scenario1	RECOVERY	STORMTECH	25.2527	88.60
Scenario1	RECOVERY	STORMTECH	25.5027	88.59
Scenario1	RECOVERY	STORMTECH	25.7527	88.59
Scenario1	RECOVERY	STORMTECH	26.0027	88.58
Scenario1	RECOVERY	STORMTECH	26.2527	88.58
Scenario1	RECOVERY	STORMTECH	26.5027	88.58
Scenario1	RECOVERY	STORMTECH	26.7527	88.57
Scenario1	RECOVERY	STORMTECH	27.0027	88.57
Scenario1	RECOVERY	STORMTECH	27.2527	88.57
Scenario1	RECOVERY	STORMTECH	27.5027	88.56
Scenario1	RECOVERY	STORMTECH	27.7527	88.56
Scenario1	RECOVERY	STORMTECH	28.0027	88.55
Scenario1	RECOVERY	STORMTECH	28.2527	88.55
Scenario1	RECOVERY	STORMTECH	28.5027	88.55
Scenario1	RECOVERY	STORMTECH	28.7527	88.54

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
Scenario1	RECOVERY	STORMTECH	29.0027	88.54
Scenario1	RECOVERY	STORMTECH	29.2527	88.54
Scenario1	RECOVERY	STORMTECH	29.5027	88.53
Scenario1	RECOVERY	STORMTECH	29.7527	88.53
Scenario1	RECOVERY	STORMTECH	30.0027	88.52
Scenario1	RECOVERY	STORMTECH	30.2527	88.52
Scenario1	RECOVERY	STORMTECH	30.5027	88.52
Scenario1	RECOVERY	STORMTECH	30.7527	88.51
Scenario1	RECOVERY	STORMTECH	31.0027	88.51
Scenario1	RECOVERY	STORMTECH	31.2527	88.51
Scenario1	RECOVERY	STORMTECH	31.5027	88.50
Scenario1	RECOVERY	STORMTECH	31.7527	88.50
Scenario1	RECOVERY	STORMTECH	32.0027	88.50
Scenario1	RECOVERY	STORMTECH	32.2527	88.49
Scenario1	RECOVERY	STORMTECH	32.5027	88.49
Scenario1	RECOVERY	STORMTECH	32.7527	88.48
Scenario1	RECOVERY	STORMTECH	33.0027	88.48
Scenario1	RECOVERY	STORMTECH	33.2527	88.48
Scenario1	RECOVERY	STORMTECH	33.5027	88.47
Scenario1	RECOVERY	STORMTECH	33.7527	88.47
Scenario1	RECOVERY	STORMTECH	34.0027	88.47
Scenario1	RECOVERY	STORMTECH	34.2527	88.46
Scenario1	RECOVERY	STORMTECH	34.5027	88.46
Scenario1	RECOVERY	STORMTECH	34.7527	88.46
Scenario1	RECOVERY	STORMTECH	35.0027	88.45
Scenario1	RECOVERY	STORMTECH	35.2527	88.45
Scenario1	RECOVERY	STORMTECH	35.5027	88.45
Scenario1	RECOVERY	STORMTECH	35.7527	88.44
Scenario1	RECOVERY	STORMTECH	36.0027	88.44

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
Scenario1	RECOVERY	STORMTECH	36.2527	88.44
Scenario1	RECOVERY	STORMTECH	36.5027	88.43
Scenario1	RECOVERY	STORMTECH	36.7527	88.43
Scenario1	RECOVERY	STORMTECH	37.0027	88.42
Scenario1	RECOVERY	STORMTECH	37.2527	88.42
Scenario1	RECOVERY	STORMTECH	37.5027	88.42
Scenario1	RECOVERY	STORMTECH	37.7527	88.41
Scenario1	RECOVERY	STORMTECH	38.0027	88.41
Scenario1	RECOVERY	STORMTECH	38.2527	88.41
Scenario1	RECOVERY	STORMTECH	38.5027	88.40
Scenario1	RECOVERY	STORMTECH	38.7527	88.40
Scenario1	RECOVERY	STORMTECH	39.0027	88.40
Scenario1	RECOVERY	STORMTECH	39.2527	88.39
Scenario1	RECOVERY	STORMTECH	39.5027	88.39
Scenario1	RECOVERY	STORMTECH	39.7527	88.39
Scenario1	RECOVERY	STORMTECH	40.0027	88.38
Scenario1	RECOVERY	STORMTECH	40.2527	88.38
Scenario1	RECOVERY	STORMTECH	40.5027	88.38
Scenario1	RECOVERY	STORMTECH	40.7527	88.37
Scenario1	RECOVERY	STORMTECH	41.0027	88.37
Scenario1	RECOVERY	STORMTECH	41.2527	88.37
Scenario1	RECOVERY	STORMTECH	41.5027	88.36
Scenario1	RECOVERY	STORMTECH	41.7527	88.36
Scenario1	RECOVERY	STORMTECH	42.0027	88.36
Scenario1	RECOVERY	STORMTECH	42.2527	88.35
Scenario1	RECOVERY	STORMTECH	42.5027	88.35
Scenario1	RECOVERY	STORMTECH	42.7527	88.35
Scenario1	RECOVERY	STORMTECH	43.0027	88.34
Scenario1	RECOVERY	STORMTECH	43.2527	88.34

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
Scenario1	RECOVERY	STORMTECH	43.5027	88.34
Scenario1	RECOVERY	STORMTECH	43.7527	88.33
Scenario1	RECOVERY	STORMTECH	44.0027	88.33
Scenario1	RECOVERY	STORMTECH	44.2527	88.33
Scenario1	RECOVERY	STORMTECH	44.5027	88.32
Scenario1	RECOVERY	STORMTECH	44.7527	88.32
Scenario1	RECOVERY	STORMTECH	45.0027	88.32
Scenario1	RECOVERY	STORMTECH	45.2527	88.31
Scenario1	RECOVERY	STORMTECH	45.5027	88.31
Scenario1	RECOVERY	STORMTECH	45.7527	88.31
Scenario1	RECOVERY	STORMTECH	46.0027	88.30
Scenario1	RECOVERY	STORMTECH	46.2527	88.30
Scenario1	RECOVERY	STORMTECH	46.5027	88.30
Scenario1	RECOVERY	STORMTECH	46.7527	88.29
Scenario1	RECOVERY	STORMTECH	47.0027	88.29
Scenario1	RECOVERY	STORMTECH	47.2527	88.29
Scenario1	RECOVERY	STORMTECH	47.5027	88.28
Scenario1	RECOVERY	STORMTECH	47.7527	88.28
Scenario1	RECOVERY	STORMTECH	48.0027	88.28
Scenario1	RECOVERY	STORMTECH	48.2527	88.28
Scenario1	RECOVERY	STORMTECH	48.5027	88.27
Scenario1	RECOVERY	STORMTECH	48.7527	88.27
Scenario1	RECOVERY	STORMTECH	49.0027	88.27
Scenario1	RECOVERY	STORMTECH	49.2527	88.26
Scenario1	RECOVERY	STORMTECH	49.5027	88.26
Scenario1	RECOVERY	STORMTECH	49.7527	88.26
Scenario1	RECOVERY	STORMTECH	50.0027	88.26
Scenario1	RECOVERY	STORMTECH	50.2527	88.25
Scenario1	RECOVERY	STORMTECH	50.5027	88.25

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
Scenario1	RECOVERY	STORMTECH	50.7527	88.25
Scenario1	RECOVERY	STORMTECH	51.0027	88.25
Scenario1	RECOVERY	STORMTECH	51.2527	88.25
Scenario1	RECOVERY	STORMTECH	51.5027	88.25
Scenario1	RECOVERY	STORMTECH	51.7527	88.25
Scenario1	RECOVERY	STORMTECH	52.0027	88.25
Scenario1	RECOVERY	STORMTECH	52.2527	88.25
Scenario1	RECOVERY	STORMTECH	52.5027	88.25
Scenario1	RECOVERY	STORMTECH	52.7527	88.25
Scenario1	RECOVERY	STORMTECH	53.0027	88.25
Scenario1	RECOVERY	STORMTECH	53.2527	88.25
Scenario1	RECOVERY	STORMTECH	53.5027	88.25
Scenario1	RECOVERY	STORMTECH	53.7527	88.25
Scenario1	RECOVERY	STORMTECH	54.0027	88.25
Scenario1	RECOVERY	STORMTECH	54.2527	88.25
Scenario1	RECOVERY	STORMTECH	54.5027	88.25
Scenario1	RECOVERY	STORMTECH	54.7527	88.25
Scenario1	RECOVERY	STORMTECH	55.0027	88.25
Scenario1	RECOVERY	STORMTECH	55.2527	88.25
Scenario1	RECOVERY	STORMTECH	55.5027	88.25
Scenario1	RECOVERY	STORMTECH	55.7527	88.25
Scenario1	RECOVERY	STORMTECH	56.0027	88.25
Scenario1	RECOVERY	STORMTECH	56.2527	88.25
Scenario1	RECOVERY	STORMTECH	56.5027	88.25
Scenario1	RECOVERY	STORMTECH	56.7527	88.25
Scenario1	RECOVERY	STORMTECH	57.0027	88.25
Scenario1	RECOVERY	STORMTECH	57.2527	88.25
Scenario1	RECOVERY	STORMTECH	57.5027	88.25
Scenario1	RECOVERY	STORMTECH	57.7527	88.25

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
Scenario1	RECOVERY	STORMTECH	58.0027	88.25
Scenario1	RECOVERY	STORMTECH	58.2527	88.25
Scenario1	RECOVERY	STORMTECH	58.5027	88.25
Scenario1	RECOVERY	STORMTECH	58.7527	88.25
Scenario1	RECOVERY	STORMTECH	59.0027	88.25
Scenario1	RECOVERY	STORMTECH	59.2527	88.25
Scenario1	RECOVERY	STORMTECH	59.5027	88.25
Scenario1	RECOVERY	STORMTECH	59.7527	88.25
Scenario1	RECOVERY	STORMTECH	60.0027	88.25
Scenario1	RECOVERY	STORMTECH	60.2527	88.25
Scenario1	RECOVERY	STORMTECH	60.5027	88.25
Scenario1	RECOVERY	STORMTECH	60.7527	88.25
Scenario1	RECOVERY	STORMTECH	61.0027	88.25
Scenario1	RECOVERY	STORMTECH	61.2527	88.25
Scenario1	RECOVERY	STORMTECH	61.5027	88.25
Scenario1	RECOVERY	STORMTECH	61.7527	88.25
Scenario1	RECOVERY	STORMTECH	62.0027	88.25
Scenario1	RECOVERY	STORMTECH	62.2527	88.25
Scenario1	RECOVERY	STORMTECH	62.5027	88.25
Scenario1	RECOVERY	STORMTECH	62.7527	88.25
Scenario1	RECOVERY	STORMTECH	63.0027	88.25
Scenario1	RECOVERY	STORMTECH	63.2527	88.25
Scenario1	RECOVERY	STORMTECH	63.5027	88.25
Scenario1	RECOVERY	STORMTECH	63.7527	88.25
Scenario1	RECOVERY	STORMTECH	64.0027	88.25
Scenario1	RECOVERY	STORMTECH	64.2527	88.25
Scenario1	RECOVERY	STORMTECH	64.5027	88.25
Scenario1	RECOVERY	STORMTECH	64.7527	88.25
Scenario1	RECOVERY	STORMTECH	65.0027	88.25

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]
Scenario1	RECOVERY	STORMTECH	65.2527	88.25
Scenario1	RECOVERY	STORMTECH	65.5027	88.25
Scenario1	RECOVERY	STORMTECH	65.7527	88.25
Scenario1	RECOVERY	STORMTECH	66.0027	88.25
Scenario1	RECOVERY	STORMTECH	66.2527	88.25
Scenario1	RECOVERY	STORMTECH	66.5027	88.25
Scenario1	RECOVERY	STORMTECH	66.7527	88.25
Scenario1	RECOVERY	STORMTECH	67.0027	88.25
Scenario1	RECOVERY	STORMTECH	67.2527	88.25
Scenario1	RECOVERY	STORMTECH	67.5027	88.25
Scenario1	RECOVERY	STORMTECH	67.7527	88.25
Scenario1	RECOVERY	STORMTECH	68.0027	88.25
Scenario1	RECOVERY	STORMTECH	68.2527	88.25
Scenario1	RECOVERY	STORMTECH	68.5027	88.25
Scenario1	RECOVERY	STORMTECH	68.7527	88.25
Scenario1	RECOVERY	STORMTECH	69.0027	88.25
Scenario1	RECOVERY	STORMTECH	69.2527	88.25
Scenario1	RECOVERY	STORMTECH	69.5027	88.25
Scenario1	RECOVERY	STORMTECH	69.7527	88.25
Scenario1	RECOVERY	STORMTECH	70.0027	88.25
Scenario1	RECOVERY	STORMTECH	70.2527	88.25
Scenario1	RECOVERY	STORMTECH	70.5027	88.25
Scenario1	RECOVERY	STORMTECH	70.7527	88.25
Scenario1	RECOVERY	STORMTECH	71.0027	88.25
Scenario1	RECOVERY	STORMTECH	71.2527	88.25
Scenario1	RECOVERY	STORMTECH	71.5027	88.25
Scenario1	RECOVERY	STORMTECH	71.7527	88.25
Scenario1	RECOVERY	STORMTECH	72.0027	88.25

BMPTrains Nutrient Loading Analysis

Complete Report (not including cost) Ver 5.3.2

Project: OH Winter Park
Date: 7/16/2025 1:31:16 PM

Site and Catchment Information

Analysis: Net Improvement

Catchment Name	OH Winter Park
Rainfall Zone	Florida Zone 2
Annual Mean Rainfall	50.00

Pre-Condition Landuse Information

Landuse	Low-Density Residential: TN=1.645 TP= 0.27
Area (acres)	1.90
Rational Coefficient (0-1)	0.11
Non DCIA Curve Number	80.00
DCIA Percent (0-100)	0.09
Nitrogen EMC (mg/l)	1.645
Phosphorus EMC (mg/l)	0.270
Runoff Volume (ac-ft/yr)	0.884
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	1.792
Phosphorus Loading (kg/yr)	0.294

Post-Condition Landuse Information

Landuse	Low-Intensity Commercial: TN=1.13 TP=0.188
Area (acres)	1.90
Rational Coefficient (0-1)	0.66
Non DCIA Curve Number	80.00
DCIA Percent (0-100)	79.20

Wet Pond Area (ac)	0.00
Nitrogen EMC (mg/l)	1.130
Phosphorus EMC (mg/l)	0.188
Runoff Volume (ac-ft/yr)	5.260
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	7.328
Phosphorus Loading (kg/yr)	1.219

Catchment Number: 1 Name: OH Winter Park

Project: OH Winter Park
Date: 7/16/2025

Retention Design

Retention Depth (in)	2.100
Retention Volume (ac-ft)	0.333

Watershed Characteristics

Catchment Area (acres)	1.90
Contributing Area (acres)	1.900
Non-DCIA Curve Number	80.00
DCIA Percent	79.20
Rainfall Zone	Florida Zone 2
Rainfall (in)	50.00

Surface Water Discharge

Required TN Treatment Efficiency (%)	76
Provided TN Treatment Efficiency (%)	92
Required TP Treatment Efficiency (%)	76
Provided TP Treatment Efficiency (%)	92

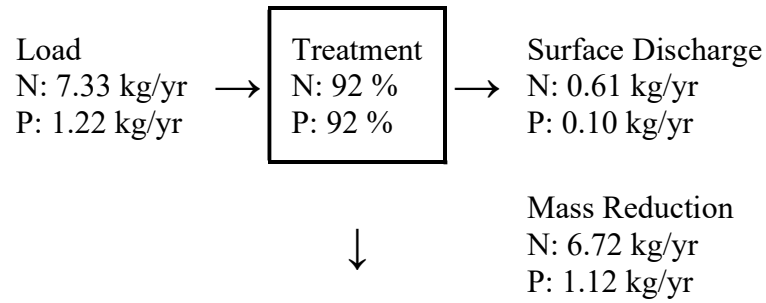
Media Mix Information

Type of Media Mix	Not Specified
Media N Reduction (%)	
Media P Reduction (%)	

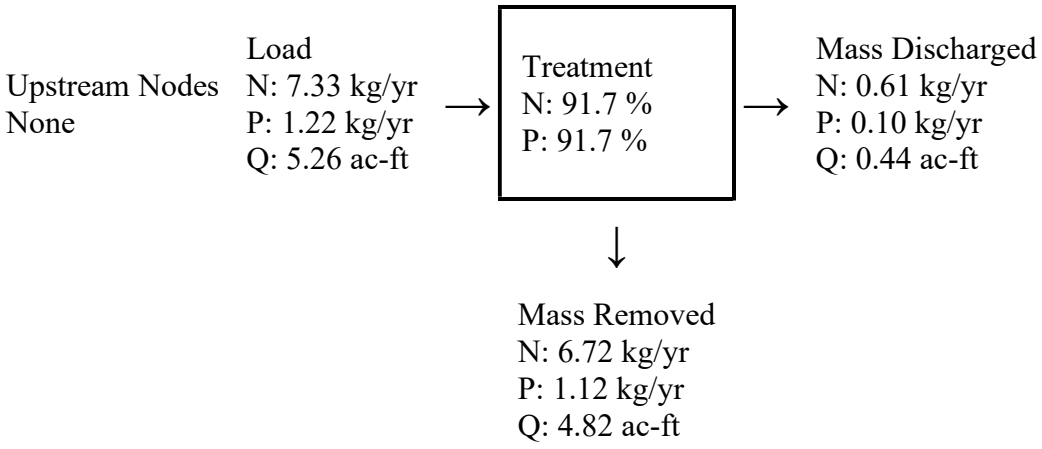
Groundwater Discharge (Stand-Alone)

Treatment Rate (MG/yr)	0.000
TN Mass Load (kg/yr)	6.722
TN Concentration (mg/L)	0.000
TP Mass Load (kg/yr)	1.118
TP Concentration (mg/L)	0.000

Load Diagram for Retention (stand-alone)



Load Diagram for Retention (As Used In Routing)



Summary Treatment Report Version: 5.3.2

Project: OH Winter Park

Analysis Type: Net Improvement

Date:7/16/2025

BMP Types:

Catchment 1 - (OH Winter Park) Retention

Based on discharge load to 2 decimal places

Routing Summary
Catchment 1 Routed to Outlet

Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	1.79 kg/yr	
Total N post load	7.33 kg/yr	
Target N load reduction	75.54 %	
Target N discharge load	1.79 kg/yr	
Percent N load reduction	91.73 %	
Provided N discharge load	.61 kg/yr	1.34 lb/yr
Provided N load removed	6.72 kg/yr	14.82 lb/yr

Phosphorus

Surface Water Discharge

Total P pre load	.294 kg/yr	
Total P post load	1.219 kg/yr	
Target P load reduction	75.87 %	
Target P discharge load	.294 kg/yr	
Percent P load reduction	91.73 %	
Provided P discharge load	.101 kg/yr	.22 lb/yr
Provided P load removed	1.118 kg/yr	2.466 lb/yr

APPENDIX D
Geotechnical Report

Report
Geotechnical Engineering Services
Proposed Medical Office Building (MOB) - Confidential
1428 Gay Road
Winter Park, Orange County, Florida
PSI Project No. 07573423

Professional Service Industries, Inc.
1748 33rd Street, Orlando, FL 32839
Phone: (407) 304-5560

Sharon Subryan
Planning & Development Manager – Asset Strategy
Orlando Health
1414 Kuhl Avenue, MP 71
Orlando, Florida 32806

RE: Report
Geotechnical Engineering Services
Proposed Medical Office Building (MOB) - Confidential
1428 Gay Road
Winter Park, Orange County, Florida

Dear Ms. Subryan:

In accordance with PSI Proposal No. 0757-445602 and your authorization, **Professional Service Industries, Inc. (PSI), an Intertek Company,** has completed geotechnical engineering services in connection with the proposed Medical Office Building (MOB) project in Winter Park, Florida. Presented herein are the results of PSI's field exploration and laboratory testing, along with our geotechnical engineering recommendations for site preparation, foundation design, stormwater planning and pavement construction.

PROJECT INFORMATION

The subject site is located on the south side of Gay Road, approximately 375 feet west of the intersection of Gay Road and U.S. Highway 17-92 (N. Orlando Avenue) in Winter Park, Florida. More specifically, the 1.69± acre project site is undeveloped, grass-covered parcel with Gay Road to the north, Commercial development to the east, and residential townhomes/condominiums to the south and east. The site formerly contained residential homes, which were demolished some time in 2020 according to historical aerial photographs.

Based on the site development plan provided to PSI, the Orlando Health project will consist of the construction of a new 2-story medical office building (MOB) with an approximately 11,000 square foot footprint providing 21,600 square feet of office space in total. Construction will also include paved parking/driveways and below-pavement exfiltration systems.

We were not provided with structural loading information for the proposed building. Based on past experience with similar structures, we assume the maximum column and wall foundation loads for the building will be on the order of 250 to 400 kips and 5 to 7 kips per linear foot (psf), respectively. On this basis, we expect support for the new building will be provided by shallow spread foundations. A grade supported floor slab is expected for the building.

The listed information/assumptions have been used for the purpose of preparing this report. Adjustments to our evaluations and recommendations may be necessary if the planned development differs from the noted information/assumptions.

SCOPE OF GEOTECHNICAL SERVICES

The purpose of this evaluation was to obtain information on the general subsurface soil and groundwater conditions at the proposed site. The subsurface conditions encountered were then evaluated with respect to the available project characteristics. In this regard, design-level geotechnical engineering evaluations for the following issues were addressed.

1. Feasibility of utilizing a shallow foundation system for support of the proposed building, with a slab-on-grade floor system.

2. Design parameters required for the foundation system, including allowable soil bearing capacity, foundation level and expected settlements.

3. Soil subgrade preparation, including stripping, grubbing and compaction. Engineering criteria for placement and compaction of approved structural fill materials.

4. General location and description of potentially deleterious materials encountered in the borings which may interfere with construction progress or structure performance, including existing fills or surficial organics, if encountered.

5. Identification of groundwater levels encountered in the borings and the estimated normal seasonal high groundwater levels for the project.

6. Recommendations for light-duty, medium-duty and heavy-duty pavement design and construction, including flexible asphalt and rigid concrete sections (as needed).

7. Recommendations for the planned stormwater improvements, including estimated normal seasonal high groundwater levels, base of aquifer, soil permeability (vertical and horizontal rates), and soil fillable porosity.

The following services were provided in order to achieve the preceding objectives:

1. Reviewed readily available published geologic and topographic information. This published information was obtained from the appropriate quadrangle map published by the United States Geological Survey (USGS) and the "Soil Survey of Orange County, Florida" published by the United States Department of Agriculture (USDA) Soil Conservation Service (SCS).

2. Executed a program of subsurface sampling and field testing. As requested, PSI performed four (4) Standard Penetration Test (SPT) borings to a depth of 30 feet in the proposed building area. Additionally, PSI performed eleven (11) auger borings to a depth of 15 feet in the proposed pavement areas/exfiltration system. In the SPT borings, the upper 4 feet were augered by hand to confirm utility clearance. Below 4 feet, samples were collected and Standard Penetration Test resistances (N-values) were measured continuously to ten feet and on intervals of five feet thereafter to boring termination. As part of the field exploration, PSI collected four (4) Shelby tube soil samples in the proposed stormwater exfiltration areas for laboratory permeability testing. The borings were performed using a truck-mounted drill rig with an automatic SPT hammer.

Upon completion of drilling operations, the boreholes were backfilled with soil cuttings and hole plug. The boring locations were established in the field using a hand-held GPS device and the provided site/boring plan.

3. Visually classified and stratified representative soil samples in the laboratory using the Unified Soil Classification System. Conducted a limited laboratory testing program, including permeability testing of the native soils within the planned exfiltration system areas. Identified soil conditions at each boring location and formed an opinion of the site soil stratigraphy.

4. Collected groundwater level measurements in the boreholes at the time the borings were performed and estimated normal seasonal high groundwater levels.

5. The results of the field exploration and laboratory tests were used in PSI's engineering analysis and in the formulation of our design-level geotechnical engineering recommendations for the project. The results of the subsurface exploration, including the geotechnical recommendations and the data on which they are based, are presented in this engineering report.

REVIEW OF PUBLISHED DATA

USGS Topographic Map

The topographic survey map published by the USGS was reviewed for ground surface features in the area of the proposed development. Based on this review, the natural ground surface elevation is on the order of +90 feet National Geodetic Vertical Datum (NGVD) of 1929. Lake killarney, located approximately 350 feet southwest of the site, is shown to have a normal water level of +83 feet NGVD. No site-specific topographic data was provided to PSI to compare with the quadrangle map.

An excerpt of the noted USGS map is included in **Figure 1** in the **Appendix**.

SCS Soil Survey

The "Soil Survey of Orange County, Florida," published by the USDA SCS, was reviewed for general near-surface soil information within the project vicinity. The SCS indicates one soil mapping unit in the project area Soil Series 50 (Urban land). The typical characteristics of the mapped soil unit are not provided by the SCS due to the altered natural of urban land from past land development and associated earthwork activities.

Refer to **Figure 2** in the **Appendix** for the Soil Survey map for the project site.

FIELD EXPLORATION

General

The SPT borings were drilled using rotary wash procedures and sampled following Standard Penetration Test (SPT) techniques in general accordance with ASTM D-1586. An automatic hammer was used to obtain the SPT samples. The SPT borings were advanced to a depth of 30 feet below existing grades. In addition to the SPT borings, PSI drilled 15-foot deep auger borings in accordance with ASTM D-1452 in the pavement/exfiltration system areas. The borings were drilled at the approximate locations shown on **Sheet 1**.

The soil samples recovered from the borings were returned to our Orlando laboratory for visual stratification. Subsoils were visually stratified following the guidelines contained in the Unified Soil Classification System (USCS). Records of the materials encountered in the borings are presented as soil profiles on **Sheets 2** and **3** in the **Appendix**. **Sheets 2** and **3** include a legend describing the subsoils in USCS format, measured groundwater levels and laboratory test results.

The stratification presented is based on visual observation of the recovered soil samples and interpretation of field logs by a geotechnical engineer. It should be noted that variations in the subsurface conditions are expected and may be encountered between and away from the borings. Also, whereas the individual boring logs indicate distinct strata breaks, the actual transition between the soil layers may be more gradual than shown on the soil profiles.

Soil Conditions

Based on the borings PSI completed for the project, subsurface conditions at the site have some variability in the depth intervals explored. In general, the borings encountered a varying sequence of fine sands grading relatively clean to slightly silty, silty and clayey in composition (i.e., SP, SP-SM, SM and SC materials). In a few of the borings (borings B-4, AB-6, AB-7 and AB-9), a layer of sandy clay (CL material) was encountered at depths ranging from 11 to 13.5 feet below existing grade.

Recorded SPT blow counts indicate the sands are generally in a loose to medium-dense condition, with isolated zones of very loose and very dense sands. The sandy clay was in a stiff condition. Detailed descriptions of the individual borings are shown as soil profiles on **Sheets 2** and **3** in the **Appendix**.

Groundwater Conditions

At the time of our field evaluation (March 5, 2025), groundwater was encountered at depths of 5.7 to 6 feet. Based on our review of the soil conditions observed at the site, published SCS Soil Survey information, and our experience in the project vicinity, we estimate the normal seasonal high groundwater table will occur at depths of about 6 feet below existing grades. More detailed information regarding groundwater levels can be provided once site-specific topographic survey information is made available to PSI.

In general, the normal seasonal high groundwater level is not intended to define a limit or ensure that future seasonal fluctuations in groundwater levels will not exceed the estimated levels. Groundwater conditions will vary with environmental changes and seasonal conditions, such as the frequency and magnitude of rainfall patterns, as well as man-made influences, such as swales, drainage ponds, underdrains and areas of covered soil (buildings, paved parking lots, sidewalks, etc.).

SITE SUITABILITY

Based on the results of PSI's borings, it is our opinion that the site is generally suitable for the proposed development from a geotechnical engineering perspective. Following completion of site preparation as recommended herein, shallow spread foundations can be used for support of the MOB building. Such foundations can be designed for a net allowable bearing pressure of 3,000 pounds per square foot (psf). Pavements can be constructed using conventional asphalt or concrete sections provided at least 18 inches of separation between the bottom of the pavement base and seasonal high groundwater table. If adequate separation can be provided between the seasonal high groundwater table and the exfiltration system bottom, the stormwater system should be suitable for dry bottom design. More detailed recommendations regarding site preparation, foundation design, stormwater planning and pavement construction for the project are provided in the following sections of this report.

SITE PREPARATION CONSIDERATIONS

General

The following recommendations have been developed on the basis of the previously described project characteristics and subsurface conditions encountered. If there is any change in the project criteria, including the location or orientation of the development, a review must be made by PSI to determine if additional fieldwork and/or any modifications to our recommendations will be required.

Once final design plans and specifications are available, a general review by PSI is strongly recommended as a means to check that the evaluations made in preparation of this report are correct and that earthwork and foundation recommendations are properly interpreted and implemented.

Site Clearing/Stripping

Clearing and grubbing including root raking and removal of any organic-laden topsoil should be completed. This normally includes removing the surface vegetation, stripping topsoil, grubbing major root systems, and removing any miscellaneous debris and/or other deleterious materials. At a minimum, it is recommended that the clearing/stripping operations extend at least ten feet beyond the proposed pavement and structure perimeters, where possible. Material generated during stripping operations should be disposed of off-site in a proper manner as directed by the Owner or used in non-building/pavement areas. Initial site clearing and preparation work should be carried out under the observation of a representative of PSI's Geotechnical Engineer.

Demolition

The project may require the demolition of remnant utilities, foundations or other improvements associated with the homes that were previously removed from the site. Demolition work should be carried out in accordance with Federal, State and municipal requirements, especially as they relate to handling and disposal of hazardous materials (i.e. asbestos, lead-based paint, chemicals, etc.). Elements to be demolished should be removed in their entirety, including subsurface utilities, building foundations and associated slabs, sidewalks, curbs and pavements. Any buried utilities/conduits that are to be abandoned in place should be grout filled. If pipes/conduits are not filled, they may serve as catalysts to subsurface erosion that could result in excess settlement. Demolition work should be carried out with care so as not to adversely affect facilities that are to remain.

Fill Placement and Subgrade Preparation

Following the clearing and stripping operations, as well as removal of any remaining unwanted underground improvements, the exposed subgrade should be evaluated as directed by representatives of PSI to confirm that all unsuitable materials have been removed. Building and pavement areas should then be proof rolled to provide a stable/unyielding subgrade prior to placing fill. Proof rolling should consist of compaction with a large-diameter, vibratory drum roller. The roller should have a drum weight of at least ten tons. Proof rolling should consist of a minimum of ten overlapping coverages of the roller in a crisscross pattern with a maximum travel speed of 2 feet per second.

Compaction can be completed in the vibratory or static mode in order to meet the minimum density requirements stated below. Based on past experience, the roller should be operated in the static mode when within 75 feet of existing structures to reduce transmission of vibrations that could cause structure damage or disturb building occupants. Careful observations should be made during proof rolling to help identify any areas of soft/yielding soils that may require over-excavation and replacement filling.

For the building and pavement areas, we recommend that the existing soils, to a minimum depth of one foot below stripped grade, be compacted to at least 95 percent of the material's modified Proctor (ASTM D-1557) maximum dry density. Following satisfactory completion of initial compaction of the stripped subgrade, the proposed development areas may be brought up to finished grades with Engineered Fill as required.

Engineered Fill

Fill for the project should consist of clean fine sand with less than 12 percent by dry weight passing the U.S. Standard No. 200 sieve and be free of rubble, organics, clay, debris and other deleterious material. Fill used in and around exfiltration systems should contain less than 5 percent fines passing the No. 200 sieve to promote drainage. Fill should be tested and approved prior to import and placement. Each lift should have a loose thickness not exceeding 12 inches. Density tests should be performed to confirm the required compaction is being achieved prior to placing the next lift.

Prior to beginning compaction, soil moisture conditioning may be required. Soil moisture contents should be controlled in order to facilitate proper compaction. A moisture content within two percentage points of the material's optimum indicated by the modified Proctor test (ASTM D-1557) is recommended prior to compaction of the natural ground and fill. All engineered fill should be compacted to at least 95 percent of the material's modified Proctor (ASTM D-1557) maximum dry density.

On-Site Soil Suitability

Materials to be used for backfill or compacted fill for construction should be evaluated and, if necessary, tested by PSI prior to placement to determine if they are suitable for the intended use. In general, based on the results of the borings, the on-site relatively clean to slightly silty sands (Strata 1, 2, 3, 6 and 7) appear to be suitable for use as engineered fill, provided the material is free of debris, rubble, clay, roots, and organics.

Soils in Strata 4, 5 and 8 comprise silty sands, clayey sands and sandy clay. These strata should not be used as fill due to the their poor drainage characteristics and their difficulty in compacting due to moisture sensitivity.

DESIGN RECOMMENDATIONS

Foundations

Based on the anticipated construction and recommended site preparation, shallow foundations can be used for building support. Such foundations may be designed for a net allowable bearing pressure of 3,000 pounds per square foot (psf). The foundations and floor slabs should bear on properly placed and compacted cohesionless (sand) fills or on compacted native soils. All footings should be embedded so that the bottom of the foundation is a minimum of 18 inches below adjacent finished grades on all sides. Strip, wall and turndown foundations for the FSED building should be a minimum of 18 inches wide, while column footings should be at least 30 inches square.

The subgrade soils should be compacted to a minimum density requirement of 95 percent of the material's modified Proctor (ASTM D-1557) maximum dry density for a minimum depth of two feet below the bottom of footings, as determined by field density compaction tests.

All foundation excavations should be observed by PSI's Geotechnical Engineer or his representative to explore the extent of any fill, excessively loose, soft, or otherwise undesirable materials. If soft or undesirable materials are encountered in the footing excavations, then such materials should be removed and the subgrade re-established by backfilling. This backfilling may be done with a well-compacted, suitable fill such as clean sand (Engineered Fill), gravel, or crushed FDOT No. 57 or FDOT No. 67 stone. Sand backfill should be compacted to at least 95 percent of the material's modified Proctor maximum dry density (ASTM D-1557), as previously described. Gravel/stone should be compacted to a firm/unyielding condition.

Immediately prior to placement of reinforcing steel, it is suggested that the bearing surfaces of all footing and floor slab areas be re-compacted using hand operated mechanical tampers. In this manner, any localized areas that have been loosened by excavation operations should be adequately recompacted.

Provided the recommended subgrade preparation operations presented herein are properly performed, total foundation settlement should be less than one inch. Differential settlements should be approximately 50 percent of the total movements. These estimates are based on foundation loads being on the order of magnitude discussed herein. The settlement of shallow foundations supported primarily on sandy soils should occur relatively quickly after initial loading. Thus, the majority of expected settlement should occur during construction as dead loads are imposed.

Lateral loads that are applied to the foundations may be resisted by earth pressure mobilized on the buried vertical faces of the footings and by shearing forces acting along the footing-subgrade interface. Earth pressure resistance may be determined using an equivalent fluid density of 360 pounds per cubic foot for moist soil and 180 pounds per cubic foot for submerged soil below the water table. A friction factor of 0.4 should be used to determine base shearing resistance. The noted values are based on the assumption that the footings are surrounded by compacted sand fill.

To develop passive resistances, the foundations must be able to tolerate some lateral movement. We estimate lateral movements in the range of one-quarter to three-eighths of an inch to fully develop the passive resistance. In order to minimize the movement required to develop resistance, the pressure values presented above can be halved. A factor of safety of at least 1.5 is recommended for design.

Floor Slabs

Floor slabs can be safely supported as slab-on-grade systems provided the final subgrade elevation is densified and prepared as recommended herein. We further recommend that the upper one foot of the subgrade soils within the building pad be compacted to at least 95 percent of the maximum dry density of the soil's modified Proctor (ASTM D-1557). We recommend the floor slab bearing soils be covered by lapped polyethylene sheeting in order to reduce the potential for floor dampness which can affect the performance of floor coverings. This membrane should consist of a minimum 6 mil thick, single layer of non-corroding, non-deteriorating sheeting material placed to minimize seams and to cover all of the soil below the building floor slabs. Seams should be overlapped at least 12 inches.

For slab design, we recommend a subgrade modulus of 120 pounds per cubic inch (pci) for subgrade prepared as noted herein.

Pavements

Provided a minimum separation of 18 inches is maintained between the bottom of the pavement base course and the estimated normal seasonal high groundwater table, asphalt pavement base materials can consist of limerock or crushed concrete. Based on experience, we recommend the following minimum pavement sections for light-duty uses such as in the parking lots and medium-duty pavements for driveway areas.

Light-Duty (Car Parking Areas)

1.5 inches	Type SP Asphaltic Concrete (min. PG 67-22)
6.0 inches	Limerock (LBR = 100) or crushed concrete (LBR = 150) base course
12.0 inches	Stabilized subgrade (LBR = 40) compacted to 98 percent of the material's ASTM D-1557 maximum dry density.

Medium-Duty (Driveways and Entrance/Exit Areas)

2.0 inches	Type SP Asphaltic Concrete (min. PG 67-22)
8.0 inches	Limerock (LBR = 100) or crushed concrete (LBR = 150) base course
12.0 inches	Stabilized subgrade (LBR = 40) compacted to 98 percent of the material's ASTM D-1557 maximum dry density.

For heavy-duty uses, such as in dumpster pads/approach areas and loading dock, we recommend the following minimum pavement section.

Heavy-Duty (Rigid Pavement)

7.0 inches	Portland cement concrete, minimum 28-day compressive strength of 4000 psi.
12.0 inches	Well-draining granular subgrade (clean sand containing less than 7 percent fines) compacted to at least 98 percent of the material's ASTM D-1557 maximum dry density.

Pavement joints and reinforcing for concrete pavement should be in accordance with American Concrete Institute (ACI) standards. The recommended pavement sections are based on experience with similar projects and the encountered subsurface conditions at the site. All pavement materials and construction should meet the more stringent of the Florida Department of Transportation (FDOT) and local city/county requirements. The noted pavement sections should be considered recommended minimums based on anticipated traffic loadings and our experience. The project civil engineer should provide the pavement design using actual traffic loads, design criteria provided by the Owner, and the soil and groundwater conditions noted herein.

Stormwater Exfiltration System

Eleven (11) auger borings (borings AB-1 through AB-11) were drilled in the proposed exfiltration system/pavement areas. In addition, PSI carried out laboratory permeability testing using the falling-head method on four soil samples collected from within the proposed exfiltration areas. The permeability tests results in the following.

Boring No.	Sample Depth (feet)	Percent Passing No. 200 Sieve (%)	Measured Vertical Permeability Rate, Kv (feet/day)
AB-1	3	3	24
AB-5	3	3	18
AB-6	3.5	6	9
AB-11	3	4	25

Based on PSI's borings and laboratory testing, the following parameters are recommended for modeling of the exfiltration system.

North and Central Parking Lot (borings AB-1, AB-2, AB-3, AB-4, AB-5 & AB-8)

Parameter	Value	Unit
Depth to Estimated Normal Seasonal High Groundwater Table	6	feet
Recommended Vertical Permeability, K_v	21	feet/day
Recommended Horizontal Permeability, K_h	31	feet/day
Depth to Confining Layer	13.5	feet
Fillable Porosity of Shallow Aquifer	25	percent

South Parking Lot (borings AB-6, AB-7, AB-9, AB-10 & AB-11)

Parameter	Value	Unit
Depth to Estimated Normal Seasonal High Groundwater Table	6	feet
Recommended Vertical Permeability, K_v	17	feet/day
Recommended Horizontal Permeability, K_h	25	feet/day
Depth to Confining Layer	6.5	feet
Fillable Porosity of Shallow Aquifer	25	percent

The recovery of a given stormwater system is dependent on the soil permeability as well as the groundwater table, system bottom elevation, system geometry, confining layer and water level in the system. We recommend a commercially available computer program such as PONDS or MODRET be used by an engineer experienced in groundwater modeling to evaluate the proposed stormwater system. The system should be designed and constructed in accordance with Water Management District requirements. We recommend an appropriate safety factor (SF = 2) be applied to the stormwater model to meet Water Management District requirements.

OTHER CONSIDERATIONS

Earth Pressures

Below grade walls and retaining walls for the project should be designed to resist pressures exerted by the adjacent soils and hydrostatic head. For walls that are not restrained during backfilling but are free to rotate at the top, active earth pressure should be used in design. Walls that are restrained should be designed assuming at-rest pressures. Recommended soil parameters for the near-surface granular soils encountered at the site are presented in the following.

Total Unit Weight, γ_b	=	115 lb/ft^3
Angle of Internal Friction, ϕ	=	30°
Coeff. of Sliding Friction	=	0.40
Active Soil Pressure coeff., K_a	=	0.33
At-rest Soil Pressure coeff., K_o	=	0.50
Passive Soil Pressure coeff., K_p	=	3.00

The recommended parameters assume that adequate drainage is provided behind the walls to prevent the buildup of excess hydrostatic pressures. In order to avoid wall damage due to excessive compaction, hand operated mechanical tampers should be used to densify backfill soils; heavy compaction equipment should not be allowed within five feet of walls. The soils behind walls should be compacted to approximately 95 percent of the material's modified Proctor (ASTM D-1557) maximum dry density.

Site Dewatering

Groundwater is not anticipated to be encountered for most shallow excavations. Where groundwater is encountered, excavations that are only a few feet below the water table can likely be dewatered with a sump pump. Deeper excavations will most likely require well-pointing or sock drains to achieve adequate drawdown. In either case, the dewatering system should be designed and operated to lower the groundwater table to a depth at least 2 feet below the bottom of surfaces to be compacted in any given area. The design and discharge of the dewatering system should be in accordance with current regulatory criteria.

Excavations

In Federal Register, Volume 54, No. 209 (October 1989) the United States Department of Labor, Occupational Safety and Health Administration (OSHA) amended its "Construction Standards for Excavations, 29 CFR, part 1926, Subpart P". This document was issued to better ensure the safety of workmen entering trenches or excavations. It is mandated by this federal regulation that excavations, whether they be utility trenches, general construction excavations or footing excavations, be constructed in accordance with the new OSHA guidelines. It is our understanding that these regulations are being strictly enforced and if they are not closely followed the Owner and the contractor could be liable for substantial penalties.

The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain stability of both the excavation sides and bottom. The contractor's "responsible person", as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations.

PSI is providing this information solely as a service to our client. PSI does not assume responsibility for construction site safety or the contractor's or other parties' compliance with local, state, and federal safety or other regulations.

LIMITATIONS

Our professional services have been performed, our findings obtained, and our recommendations prepared in accordance with generally accepted geotechnical engineering principles and practices. This company is not responsible for the conclusions, opinions or recommendations made by others based on these data.

The scope of our exploration was intended to evaluate soil conditions within the influence of the proposed structure foundations and does not include an evaluation of potential deep soil problems such as sinkholes. The analysis and recommendations submitted in this report are based upon the data obtained from the soil borings performed at the locations indicated. If any subsoil variations become evident during the course of this project, a re-evaluation of the recommendations contained in this report will be necessary after we have had an opportunity to observe the characteristics of the conditions encountered. The applicability of the report should also be reviewed in the event significant changes occur in the design, nature or location of the proposed development.

The scope of our services provided herein does not include any environmental assessment or investigation for the presence or absence of hazardous or toxic materials in the soil, groundwater, or surface water within or beyond the site studied. Any statements in this report regarding odors, staining of soils, or other unusual conditions observed are strictly for the information of our client.

CLOSURE

PSI appreciates the opportunity to provide our services to Orlando Health on this project. If you have any questions regarding the contents of this report, or if we may be of further service, please contact the undersigned.

Sincerely,

PROFESSIONAL SERVICE INDUSTRIES, INC.
Certificate of Authorization No. 3684

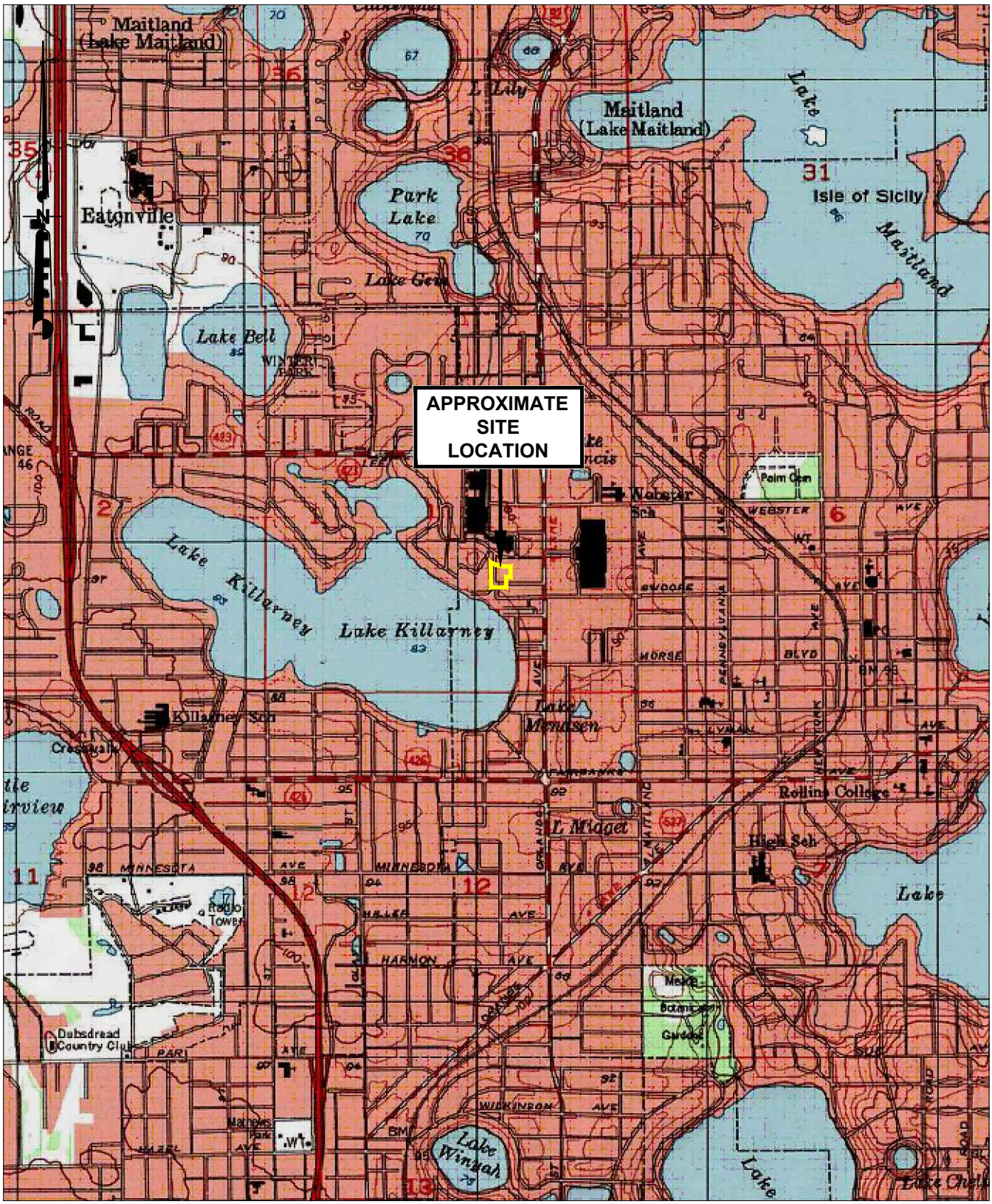
Robert A. Trompke, P.E.
Chief Engineer/Florida Geotechnical Practice Leader
Florida License No. 55456

07573423 (Orlando Health MOB - 1428 Gay Rd Winter Park)

Appendix:

- Figure 1 – USGS Vicinity Map
- Figure 2 – USDA Soils Map
- Sheet 1 – Boring Location Plan
- Sheets 2 and 3 – Boring Profiles

Appendix

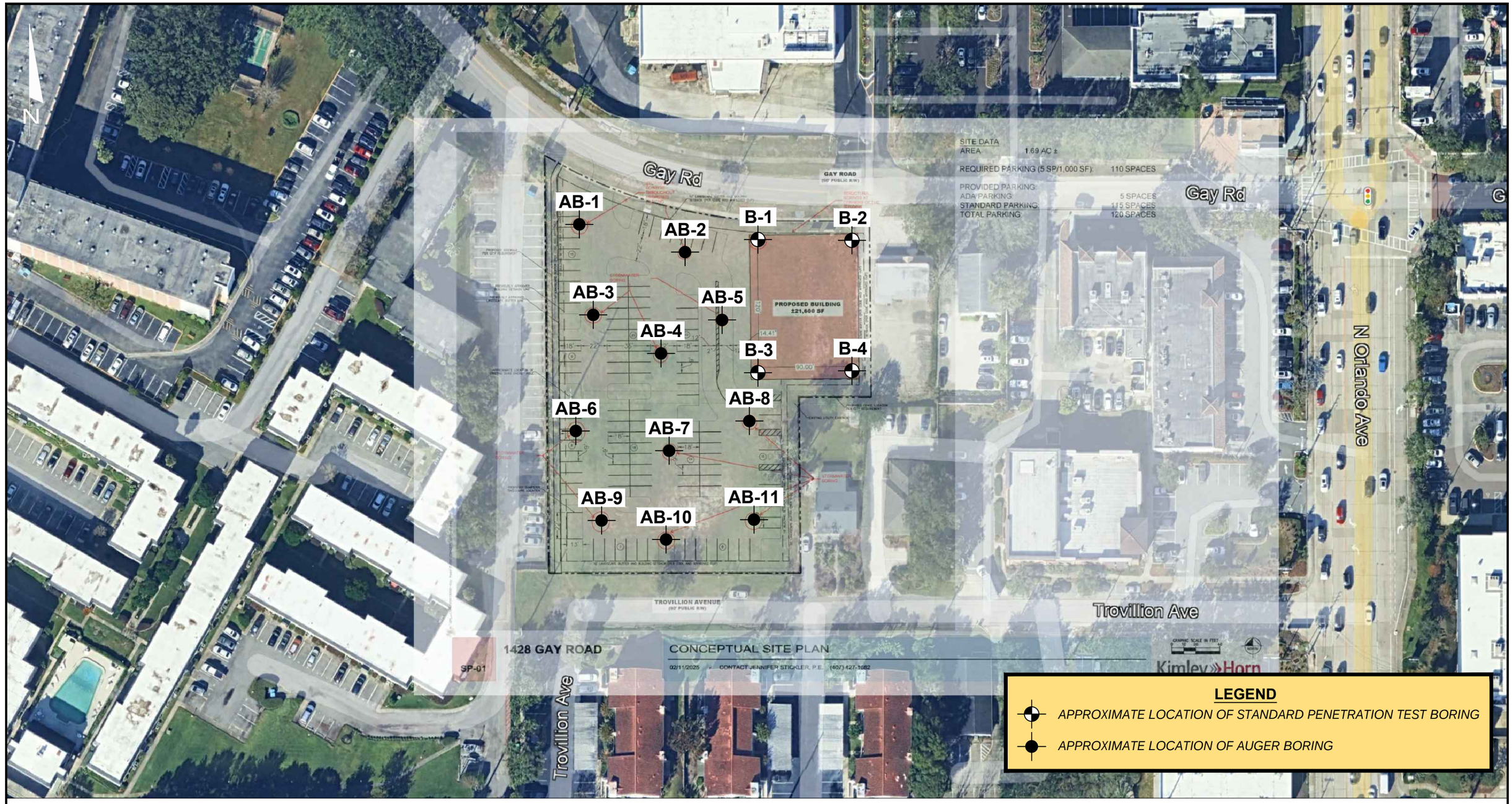


REFERENCE: U.S.G.S. QUADRANGLE MAP. THE REPRESENTED DATA IS FOR INFORMATION PURPOSES ONLY. IT IS NOT MEANT FOR DESIGN, LEGAL, OR ANY OTHER USES. INTERTEK-PSI ASSUMES NO RESPONSIBILITY FOR ANY DECISIONS MADE OR ANY ACTIONS TAKEN BY THE USER BASED UPON INFORMATION OBTAINED FROM THE ABOVE DATA.

PROJ. NO: 07573423	intertek psi 1748 33rd Street Orlando, FL 32839 (407)304-5560 (407)304-5561 fax	TOPOGRAPHIC MAP	FIGURE: 1
SCALE: 1"=2000'		**PROPOSED MEDICAL OFFICE BUILDING (MOB) - CONFIDENTIAL 1428 GAY ROAD**	DRAWN: DJW
DATE CREATED: 3-11-25		WINTER PARK, ORANGE COUNTY, FLORIDA	CHECKED: RT

REFERENCE: THE AERIAL PHOTOGRAPH WAS OBTAINED FROM GOOGLE EARTH. THE REPRESENTED DATA IS FOR INFORMATION PURPOSES ONLY. IT IS NOT MEANT FOR DESIGN, LEGAL, OR ANY OTHER USES. INTERTEK-PSI ASSUMES NO RESPONSIBILITY FOR ANY DECISIONS MADE OR ANY ACTIONS TAKEN BY THE USER BASED UPON INFORMATION OBTAINED FROM THE ABOVE DATA.

PROJ. NO: 07573423	intertek psi 1748 33rd Street Orlando, FL 32839 (407)304-5560 (407)304-5561 fax	SOILS MAP	FIGURE: 2
SCALE: 1"=160'		**PROPOSED MEDICAL OFFICE BUILDING (MOB) - CONFIDENTIAL 1428 GAY ROAD**	DRAWN: DJW
DATE CREATED: 3-11-25		WINTER PARK, ORANGE COUNTY, FLORIDA	CHECKED: RT



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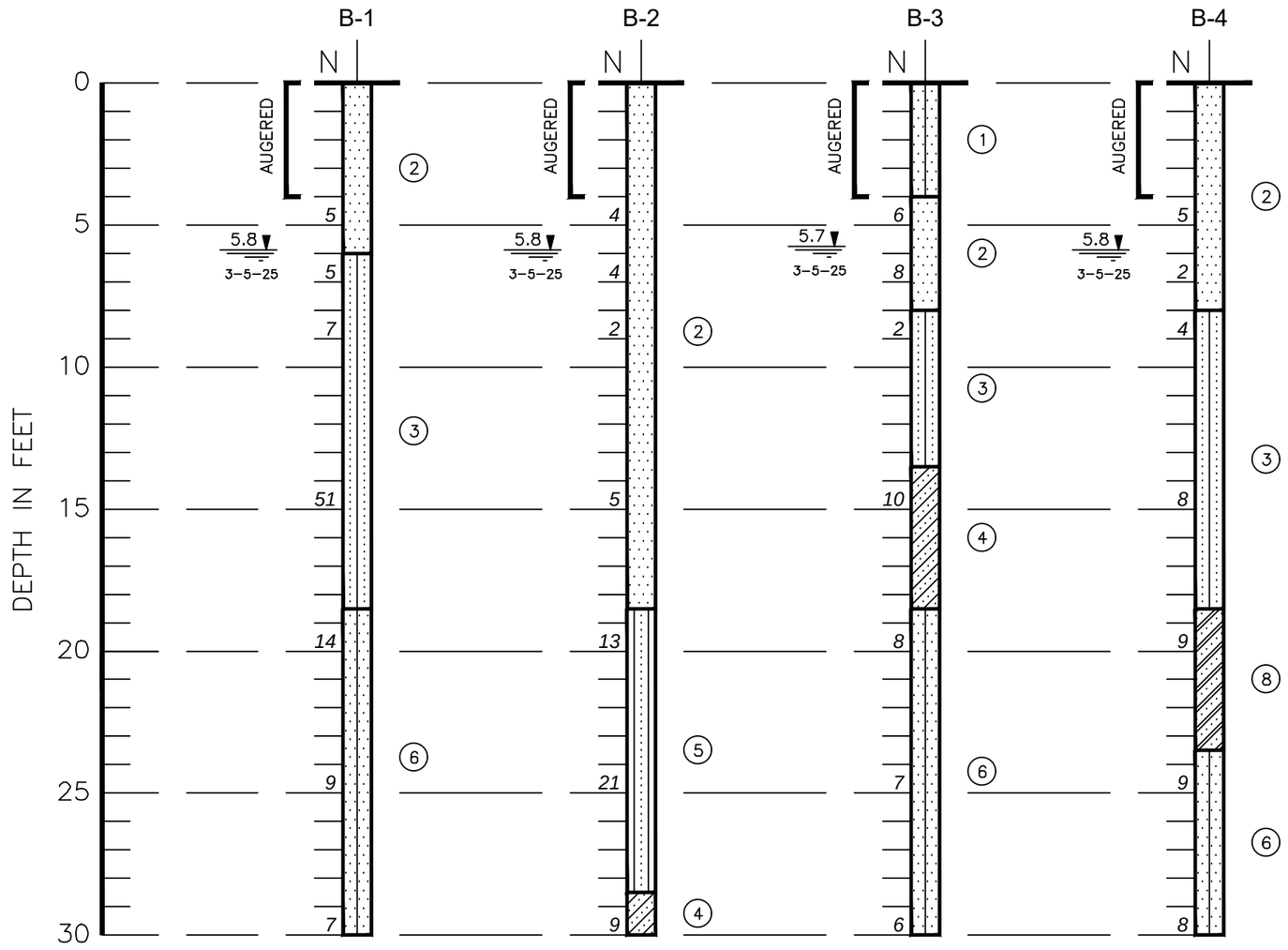
PROJECT NO. 07573423 SCALE: 1"=80' DATE CREATED: 3-11-25	intertek psi 1748 33rd Street Orlando, FL 32839 (407)304-5560 (407)304-5561 fax	GEOTECHNICAL ENGINEERING SERVICES **PROPOSED MEDICAL OFFICE BUILDING (MOB) - CONFIDENTIAL** **1428 GAY ROAD** WINTER PARK, ORANGE COUNTY, FLORIDA	SHEET: 1 DRAWN: DJW CHECKED: RT



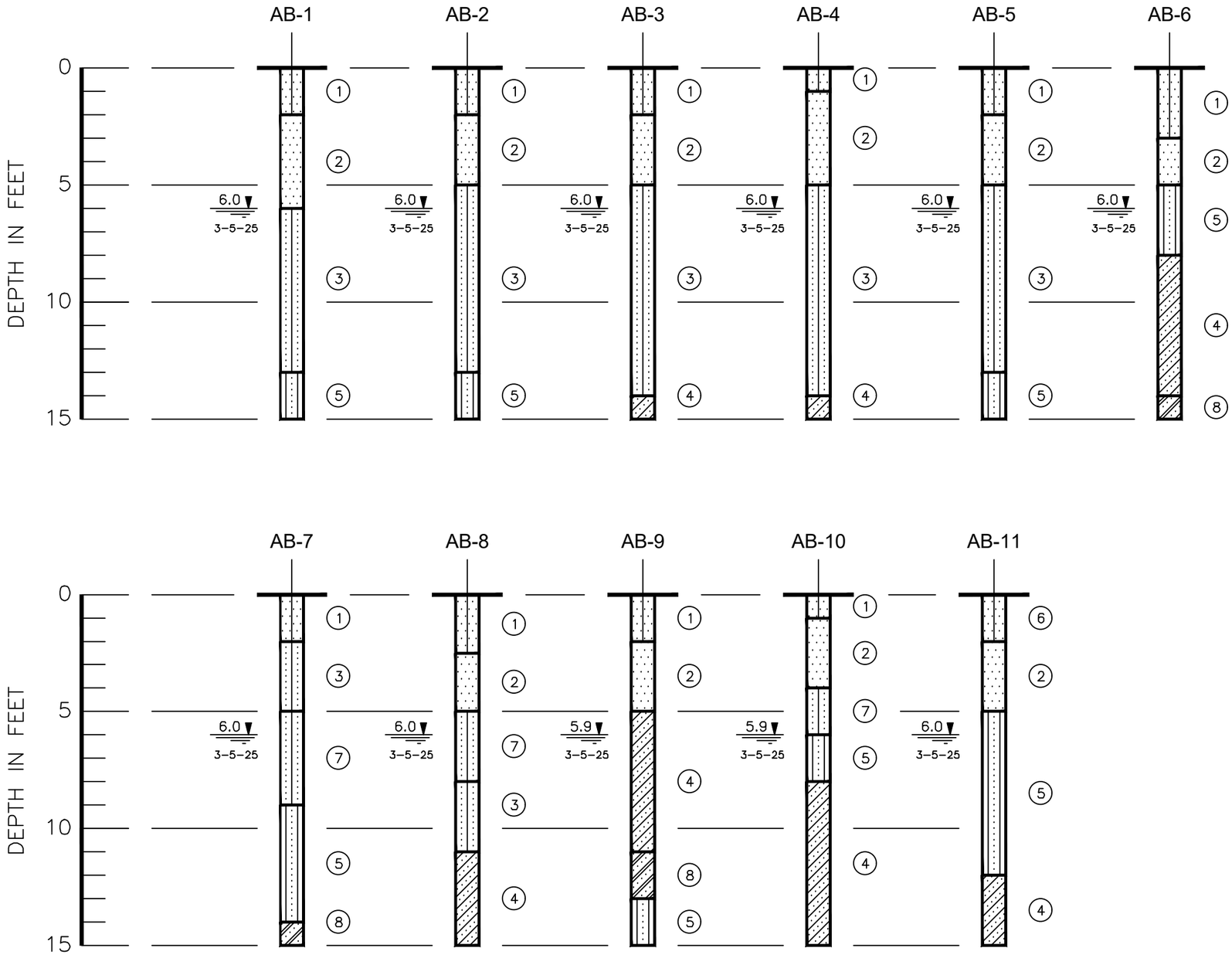
SOIL PROFILES

SCALE: 1"=5'

LEGEND

①	*BROWN FINE SAND TO SLIGHTLY SILTY FINE SAND, (SP), (SP-SM)*
②	*LIGHT GRAY-BROWN FINE SAND, (SP)*
③	*BROWN SLIGHTLY SILTY FINE SAND, (SP-SM)*
④	*GRAY-BROWN CLAYEY FINE SAND, (SC)*
⑤	*GRAY-BROWN SILTY FINE SAND, (SM)*
⑥	*GRAY FINE SAND TO SLIGHTLY SILTY FINE SAND, (SP), (SP-SM)*
⑦	*RED-BROWN SLIGHTLY SILTY FINE SAND, (SP-SM)*
⑧	*LIGHT GRAY SANDY CLAY, (CL)*
(SP)	*UNIFIED SOIL CLASSIFICATION GROUP SYMBOL*
N	*STANDARD PENETRATION RESISTANCE IN BLOWS PER FOOT USING AN AUTOMATIC HAMMER*
5.8 ▼ 3-5-25	*DEPTH TO GROUNDWATER LEVEL IN FEET WITH DATE OF READING*
W	*NATURAL MOISTURE CONTENT IN PERCENT*
-200	*FINES PASSING #200 SIEVE IN PERCENT*

PROJECT NO. 07573423	intertek psi	1748 33rd Street Orlando, FL 32839 (407)304-5560 (407)304-5561 fax	GEOTECHNICAL ENGINEERING SERVICES **PROPOSED MEDICAL OFFICE BUILDING (MOB) - CONFIDENTIAL** **1428 GAY ROAD** WINTER PARK, ORANGE COUNTY, FLORIDA	SHEET: 2
SCALE: NOTED				DRAWN: DJW
DATE CREATED: 3-11-25				CHECKED: RT



SOIL PROFILES

SCALE: 1"=5'

LEGEND

1	*BROWN FINE SAND TO SLIGHTLY SILTY FINE SAND, (SP), (SP-SM)*
2	*LIGHT GRAY-BROWN FINE SAND, (SP)*
3	*BROWN SLIGHTLY SILTY FINE SAND, (SP-SM)*
4	*GRAY-BROWN CLAYEY FINE SAND, (SC)*
5	*GRAY-BROWN SILTY FINE SAND, (SM)*
6	*GRAY FINE SAND TO SLIGHTLY SILTY FINE SAND, (SP), (SP-SM)*
7	*RED-BROWN SLIGHTLY SILTY FINE SAND, (SP-SM)*
8	*LIGHT GRAY SANDY CLAY, (CL)*
(SP)	*UNIFIED SOIL CLASSIFICATION GROUP SYMBOL*
6.0 ▼ 3-5-25	*DEPTH TO GROUNDWATER LEVEL IN FEET WITH DATE OF READING*
W	*NATURAL MOISTURE CONTENT IN PERCENT*
-200	*FINES PASSING #200 SIEVE IN PERCENT*

PROJECT NO. 07573423
SCALE: NOTED
DATE CREATED: 3-11-25

intertek psi
1748 33rd Street
Orlando, FL 32839
(407)304-5560
(407)304-5561 fax

GEOTECHNICAL ENGINEERING SERVICES

PROPOSED MEDICAL OFFICE BUILDING (MOB) - CONFIDENTIAL
1428 GAY ROAD
WINTER PARK, ORANGE COUNTY, FLORIDA

SHEET: 3
DRAWN: DJW
CHECKED: RT

Gay Road Medical Office Building

Transportation Impact Analysis

City of Winter Park, FL

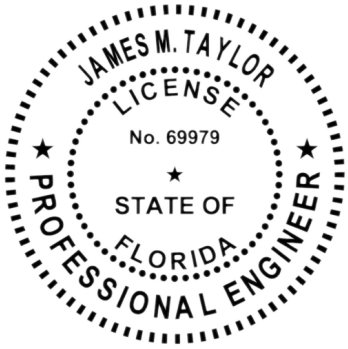
July 2025

Kimley»Horn

Gay Road Medical Office Building

Transportation Impact Analysis

City of Winter Park, FL



This document has been digitally signed and sealed by James M. Taylor, P.E. on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by James M Taylor
Date: 2025.08.01 09:39:30 -04'00'

Prepared by:

Kimley-Horn and Associates, Inc.

July 2025

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Kimley»Horn

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1.0 INTRODUCTION

Kimley-Horn has been retained by Orlando Health to analyze and document the traffic operational impact associated with the development of a proposed medical office building (MOB) to be generally located on the south side of Gay Road and west of Orlando Avenue (US 17-92) in the City of Winter Park, Florida. This traffic impact analysis (TIA) conforms to the methodology, policies, and guidelines set forth by the City of Winter Park, Florida. The approved TIA methodology documentation and related correspondence is provided in **Appendix A.**

The project site is composed of four (4) separate parcels (Parcel IDs: 01-22-29-4184-02-050, 01-22-29-4184-02-060, 01-22-29-4184-02-070, and 01-22-29-4184-02-090). Current zoning of the parcels to be developed are Multiple-Family Residential (R-3) and Office (O-2). Proposed zoning is O-2 on all parcels.

Based on 2025 property records from the Orange County Property Appraiser, the site is currently vacant. The project will be developed on the vacant ±1.9-acre site and is proposed to consist of a ±27,000 square foot (SF) MOB. Buildout is anticipated by Year 2027. The site plan is provided in **Appendix B**.

Access to the development is proposed via a full access driveway along Gay Road. The project location and site access are shown in **Figure 1**.

1.1 STUDY AREA

As agreed upon in the TIA methodology, the study area will include one (1) project access point and the following offsite intersections as shown in **Figure 1**:

- Gay Road & Center of Winter Park Driveway (At Michaels) *(two-way stop-controlled)*
- Gay Road & Orlando Avenue (US 17-92) *(signalized)*

Figure 1: Project Location and Study Intersections

Gay Road Medical Office Building
Traffic Impact Analysis
July 2025

Kimley»Horn

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2.0 EXISTING CONDITIONS ANALYSIS – YEAR 2025

2.1 EXISTING TRAFFIC COUNTS

Turning movement counts (TMCs) were collected on a standard mid-weekday (Tuesday, July 8, 2025) during the AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak periods and are provided in **Appendix C**.

Existing TMCs were adjusted using the appropriate seasonal factor (SF) retrieved from FDOT's Florida Traffic Online (FTO) database for Orange County, corresponding to the week of data collection. Relevant SF data is included in **Appendix D**. Adjusted turning movement volume worksheets for all intersections can be found in **Appendix E**. Signal timing data obtained from FDOT is provided in **Appendix F**.

2.2 EXISTING INTERSECTION CONDITIONS

An intersection operational analysis was performed for the Year 2025 existing conditions during the AM and PM peak hours using procedures outlined in the *Highway Capacity Manual, 7th Edition* with Synchro (v12) software. A summary of intersection level of service (LOS) and maximum volume to capacity (v/c) ratios by approach for existing conditions are provided in **Tables 1 and 2**. Synchro outputs are provided in **Appendix G**.

Table 1: Existing (2025) Intersection Conditions (AM Peak Hour)

Intersection		Control Type	Approach	AM Peak Hour		
				Level of Service	Max V/C Movement	Max V/C Ratio
1	Gay Road (E/W) & Center of Winter Park Driveway (N/S)	Unsignalized (TWSC)	EB	A	EBL	0.00
			WB	A	WBL	0.00
			NB	A	NBL/R	0.00
			SB	A	SBL	0.02
			Overall	**-**	**SBL**	**0.02**
2	Gay Road (E/W) & Orlando Avenue (US 17-92) (N/S)	Signalized	EB	F	EBR	0.80
			WB	F	WBL	0.79
			NB	A	NBT	0.27
			SB	A	SBT/R	0.50
			Overall	**B (12.6 s)**	**EBR**	**0.80**

Table 2: Existing (2025) Intersection Conditions (PM Peak Hour)

Intersection		Control Type	Approach	PM Peak Hour		
				Level of Service	Max V/C Movement	Max V/C Ratio
1	Gay Road (E/W) & Center of Winter Park Driveway (N/S)	Unsignalized (TWSC)	EB	A	EBL	0.01
			WB	A	WBL	0.00
			NB	A	NBL/R	0.00
			SB	B	SBL	0.15
			Overall	**-**	**SBL**	**0.15**
2	Gay Road (E/W) & Orlando Avenue (US 17-92) (N/S)	Signalized	EB	F	EBR	0.90
			WB	F	WBL	0.84
			NB	B	NBT	0.54
			SB	B	SBL	0.54
			Overall	**C (26.9 s)**	**EBR**	**0.90**

As shown in **Tables 1 and 2**, all study intersection approaches operate with acceptable LOS and with v/c ratios less than one (1.0) under existing AM and PM peak hour conditions with the exception of the following:

- Gay Road & Orlando Avenue (#2)
    - EB and WB approaches operate with LOS F (AM and PM)

The eastbound and westbound minor approaches at Intersection #2 are expected to operate with LOS F under background peak hour conditions, however, all movements at this intersection are projected to operate within capacity. The high delay experienced by the minor approaches is common when crossing high-volume coordinated major street approaches during peak periods. As this is a coordinated signal, no improvements are recommended at this intersection.

Figures 4 and 5 illustrate existing turning movement volumes at the study intersections.

3.0 BACKGROUND CONDITIONS ANALYSIS – YEAR 2027

3.1 BACKGROUND TRAFFIC

Traffic conditions were evaluated for Year 2027 background conditions. Background volumes on study area intersections were derived by applying 2% annual growth to existing traffic counts. Adjusted turning movement volume worksheets for all intersections can be found in **Appendix E.**

3.2 BACKGROUND INTERSECTION ANALYSIS

Intersection operational analyses were performed for Year 2027 AM and PM peak hour background conditions using procedures outlined in the *Highway Capacity Manual, 7th Edition* with Synchro (v12) software. Synchro outputs are provided in **Appendix G**. A summary of intersection level of service (LOS) and maximum volume-to-capacity (v/c) ratios by approach for background conditions are provided in **Tables 3 and 4**.

Table 3: Background (2027) Intersection Conditions (AM Peak Hour)

Intersection		Control Type	Approach	AM Peak Hour		
				Level of Service	Max V/C Movement	Max V/C Ratio
1	Gay Road (E/W) & Center of Winter Park Driveway (N/S)	Unsignalized (TWSC)	EB	A	EBL	0.00
			WB	A	WBL	0.00
			NB	A	NBL/R	0.00
			SB	A	SBL	0.02
			Overall	**-**	**SBL**	**0.02**
2	Gay Road (E/W) & Orlando Avenue (US 17-92) (N/S)	Signalized	EB	F	EBR	0.81
			WB	F	WBL	0.79
			NB	A	NBT	0.28
			SB	A	SBT/R	0.52
			Overall	**B (13.0 s)**	**EBR**	**0.81**

Table 4: Background (2027) Intersection Conditions (PM Peak Hour)

Intersection		Control Type	Approach	PM Peak Hour		
				Level of Service	Max V/C Movement	Max V/C Ratio
1	Gay Road (E/W) & Center of Winter Park Driveway (N/S)	Unsignalized (TWSC)	EB	A	EBL	0.01
			WB	A	WBL	0.00
			NB	A	NBL/R	0.00
			SB	B	SBL	0.16
			Overall	**-**	**SBL**	**0.16**
2	Gay Road (E/W) & Orlando Avenue (US 17-92) (N/S)	Signalized	EB	F	EBR	0.91
			WB	F	WBL	0.84
			NB	B	NBT	0.57
			SB	B	SBL	0.59
			Overall	**C (28.1 s)**	**EBR**	**0.91**

Other than the previously acknowledged existing deficiencies, all study area intersections are expected to operate at an acceptable LOS with v/c ratios less than 1.0 under background AM and PM peak hour conditions.

As with existing conditions, the eastbound and westbound minor approaches experience a high delay, causing a LOS F; however, all movements at this intersection are projected to operate within capacity. As this is a coordinated signal, no improvements are recommended at this intersection.

Figures 4 and 5 illustrate existing turning movement volumes and background growth at the study intersections.

4.0 DEVELOPMENT TRAFFIC

The proposed development is a 27,000 SF MOB. Buildout of the project is anticipated in Year 2027. The latest industry standards were referenced to evaluate the amount of new external trips to be generated by the site at buildout. Existing traffic counts at the study intersections were used to forecast the distribution of trips throughout the study area during the midday peak period.

4.1 TRIP GENERATION

Trip generation rates for the proposed development were obtained using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual 11th Edition*. Land Use Code (LUC) 720 (Medical-Dental Office Building - Stand-Alone) was used to determine the trips generated by the proposed development. Excerpts from ITE's *Trip Generation Manual* are provided in **Appendix H**.

The proposed development is anticipated to generate approximately 1,052 daily trips, 74 AM peak hour trips (58 inbound and 16 outbound), and 107 PM peak hour trips (32 inbound and 75 outbound). **Table 5** provides the Daily, AM peak hour, and PM peak hour trip generation summaries for the project.

Table 5: Trip Generation Summary

	ITE LUC	Land Use	Size	Units	ITE Trip Rate[1]	Daily [1]				
						Total	In		Out	
Daily	720	Medical-Dental Office Building - Stand-Alone	**27.0**	KSF	38.97	1,052	*50%*	526	*50%*	526
	Total Generated Trips					**1,052**	**526**		**526**	
	ITE LUC	**Land Use**	**Size**	**Units**	**ITE Trip Rate[1]**	**AM Peak Hour [1]**				
						Total	**In**		**Out**	
AM Peak Hour	720	Medical-Dental Office Building - Stand-Alone	**27.0**	KSF	2.75	74	*79%*	58	*21%*	16
	Total Generated Trips					**74**	**58**		**16**	
	ITE LUC	**Land Use**	**Size**	**Units**	**ITE Trip Rate[1]**	**PM Peak Hour [1]**				
						Total	**In**		**Out**	
PM Peak Hour	720	Medical-Dental Office Building - Stand-Alone	**27.0**	KSF	3.95	107	*30%*	32	*70%*	75
	Total Generated Trips					**107**	**32**		**75**	

Notes: [1] Vehicle trip rates and directional splits per ITE Trip Generation Manual, 11th Edition

4.2 TRIP DISTRIBUTION AND ASSIGNMENT

The distribution of project trips within the study area was derived and approved in the TIA Methodology (provided in **Appendix A**).The resulting, anticipated project distribution is shown on **Figure 2**.

Project trips were assigned to study area intersections based on project trip distribution percentages. **Figure 3** shows the anticipated AM and PM peak hour project trips generated by the proposed development at the study area intersections.

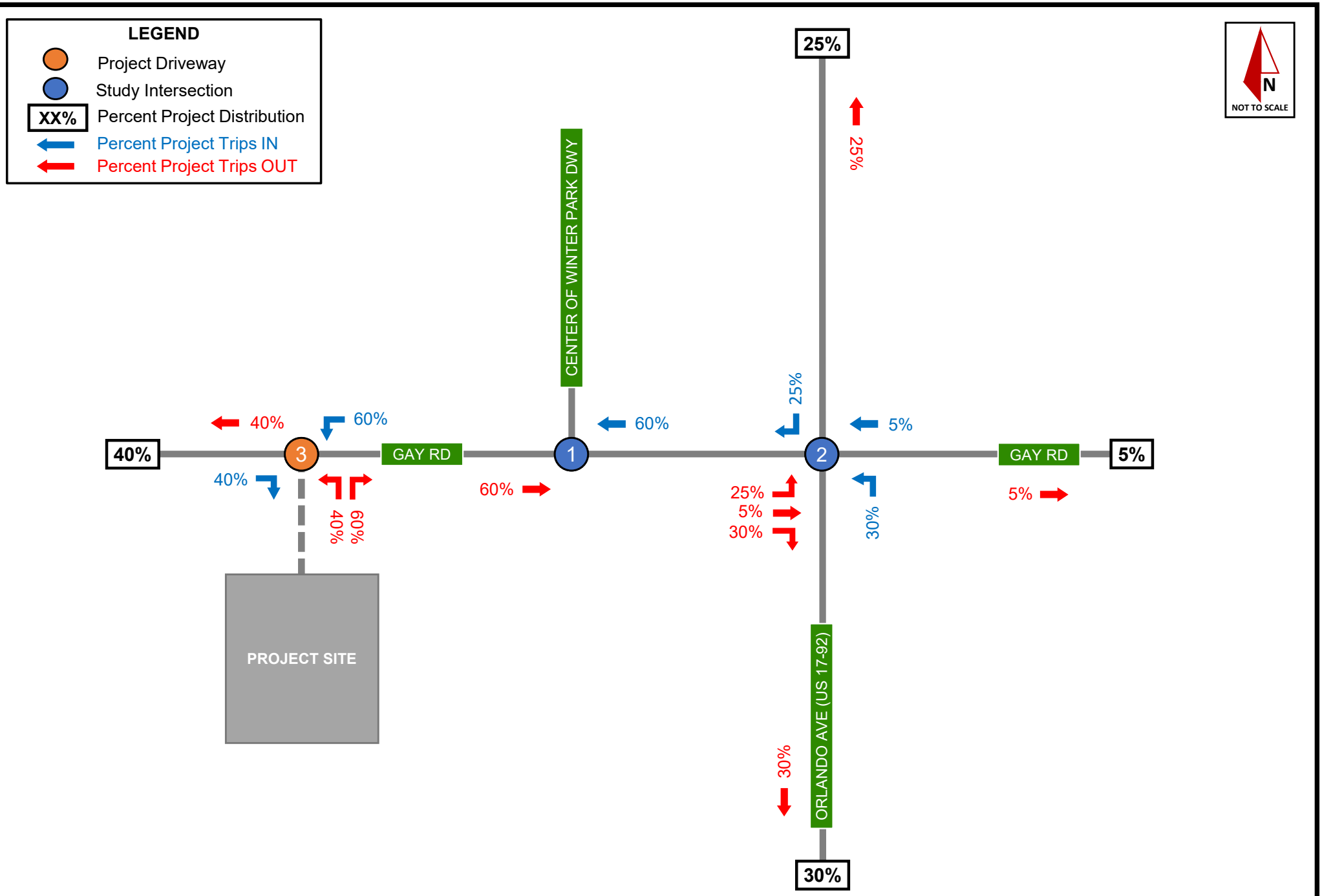

Figure 2: Project Trip Distribution

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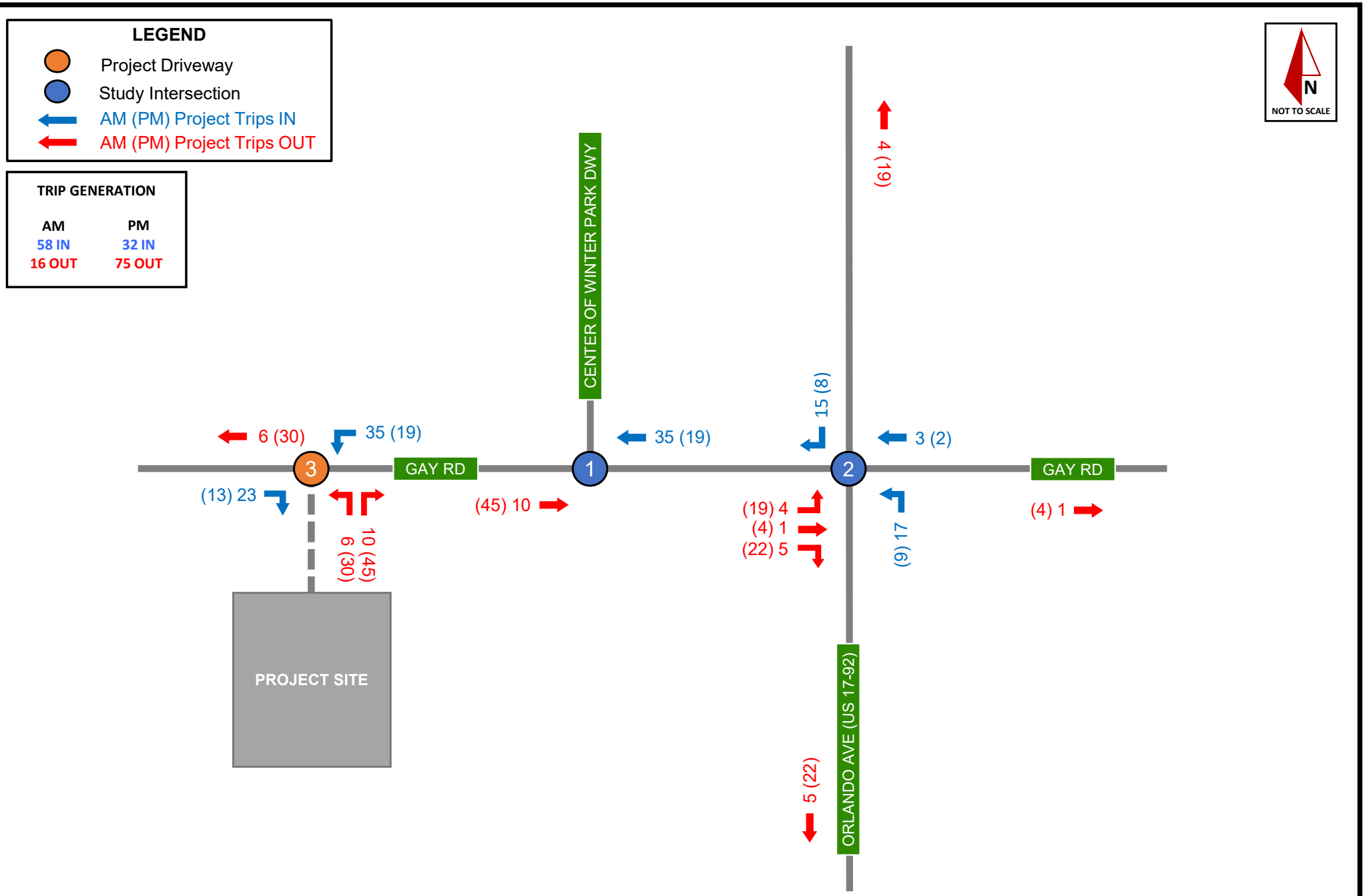

Figure 3: Project Trip Assignment

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Traffic Impact Analysis
July 2025

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5.0 BUILDOUT CONDITIONS ANALYSIS – YEAR 2027

5.1 BUILDOUT TRAFFIC

Future traffic conditions for the proposed development were evaluated for year 2027 conditions. Buildout volumes were developed by adding anticipated project trips to background volumes. A determination of the impact of project traffic on the roadway network was made, including LOS conditions for the intersections and roadway segments within the study area. Adjusted turning movement volume worksheets for all intersections can be found in **Appendix E.**

5.2 BUILDOUT INTERSECTION ANALYSIS

Intersection operational analyses were performed for Year 2027 AM and PM peak hour buildout conditions using procedures outlined in the *Highway Capacity Manual, 7th Edition* with Synchro (v12) software. Synchro outputs are provided in **Appendix G**. A summary of intersection level of service (LOS) and maximum volume-to-capacity (v/c) ratios by approach for background conditions are provided in **Tables 4 and 5**.

Table 6: Buildout (2027) Intersection Conditions (AM Peak Hour)

Intersection		Control Type	Approach	AM Peak Hour		
				Level of Service	Max V/C Movement	Max V/C Ratio
1	Gay Road (E/W) & Center of Winter Park Driveway (N/S)	Unsignalized (TWSC)	EB	A	EBL	0.00
			WB	A	WBL	0.00
			NB	A	NBL/R	0.00
			SB	B	SBL	0.02
			Overall	**-**	**SBL**	**0.02**
2	Gay Road (E/W) & Orlando Avenue (US 17-92) (N/S)	Signalized	EB	F	EBR	0.81
			WB	F	WBL	0.79
			NB	A	NBT	0.29
			SB	A	SBT/R	0.53
			Overall	**B (13.8 s)**	**EBR**	**0.81**
3	Gay Road (E/W) & Project Driveway (N/S)	Unsignalized (TWSC)	EB	-	-	-
			WB	A	WBL	0.03
			NB	A	NBL/R	0.02
			SB	-	-	-
			Overall	**-**	**WBL**	**0.03**

Table 7: Buildout (2027) Intersection Conditions (PM Peak Hour)

Intersection		Control Type	Approach	PM Peak Hour		
				Level of Service	Max V/C Movement	Max V/C Ratio
1	Gay Road (E/W) & Center of Winter Park Driveway (N/S)	Unsignalized (TWSC)	EB	A	EBL	0.01
			WB	A	WBL	0.00
			NB	A	NBL/R	0.00
			SB	B	SBL	0.18
			Overall	**-**	**SBL**	**0.18**
2	Gay Road (E/W) & Orlando Avenue (US 17-92) (N/S)	Signalized	EB	F	EBR	0.92
			WB	F	WBL	0.84
			NB	C	NBT	0.59
			SB	B	SBL	0.61
			Overall	**C (31.1 s)**	**EBR**	**0.92**
3	Gay Road (E/W) & Project Driveway (N/S)	Unsignalized (TWSC)	EB	-	-	-
			WB	A	WBL	0.02
			NB	B	NBL/R	0.11
			SB	-	-	-
			Overall	**-**	**NBL/R**	**0.11**

As shown in **Tables 6 and 7,** with the addition of project trips, all study intersections are expected to operate similarly to background peak hour conditions. No new deficiencies were identified as a result of project traffic, therefore no improvements are recommended at the study intersections.

Figures 4 and 5 illustrate turning movement volumes for buildout conditions at the study intersections.

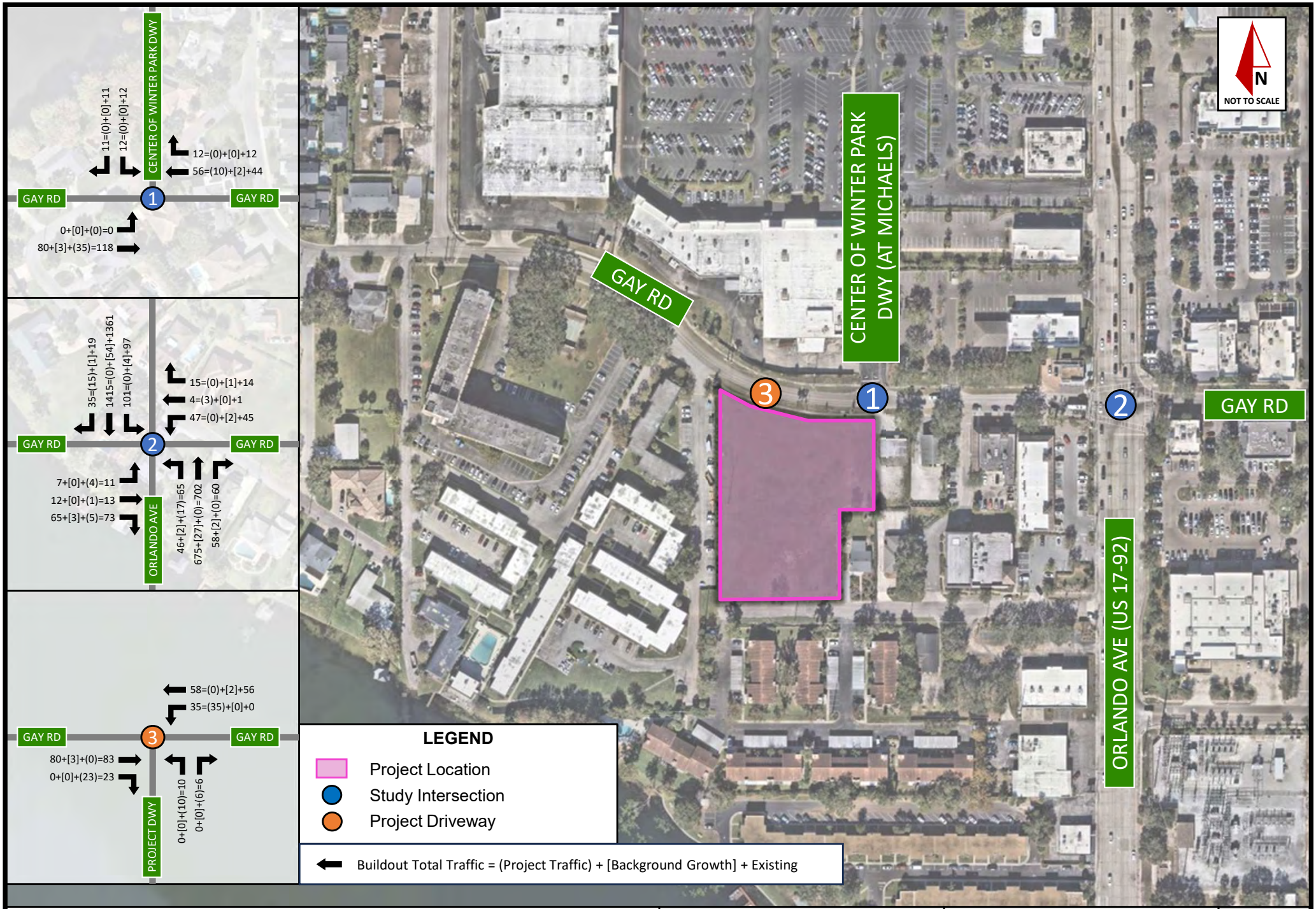

Figure 6: Buildout Volumes (AM Peak Hour)

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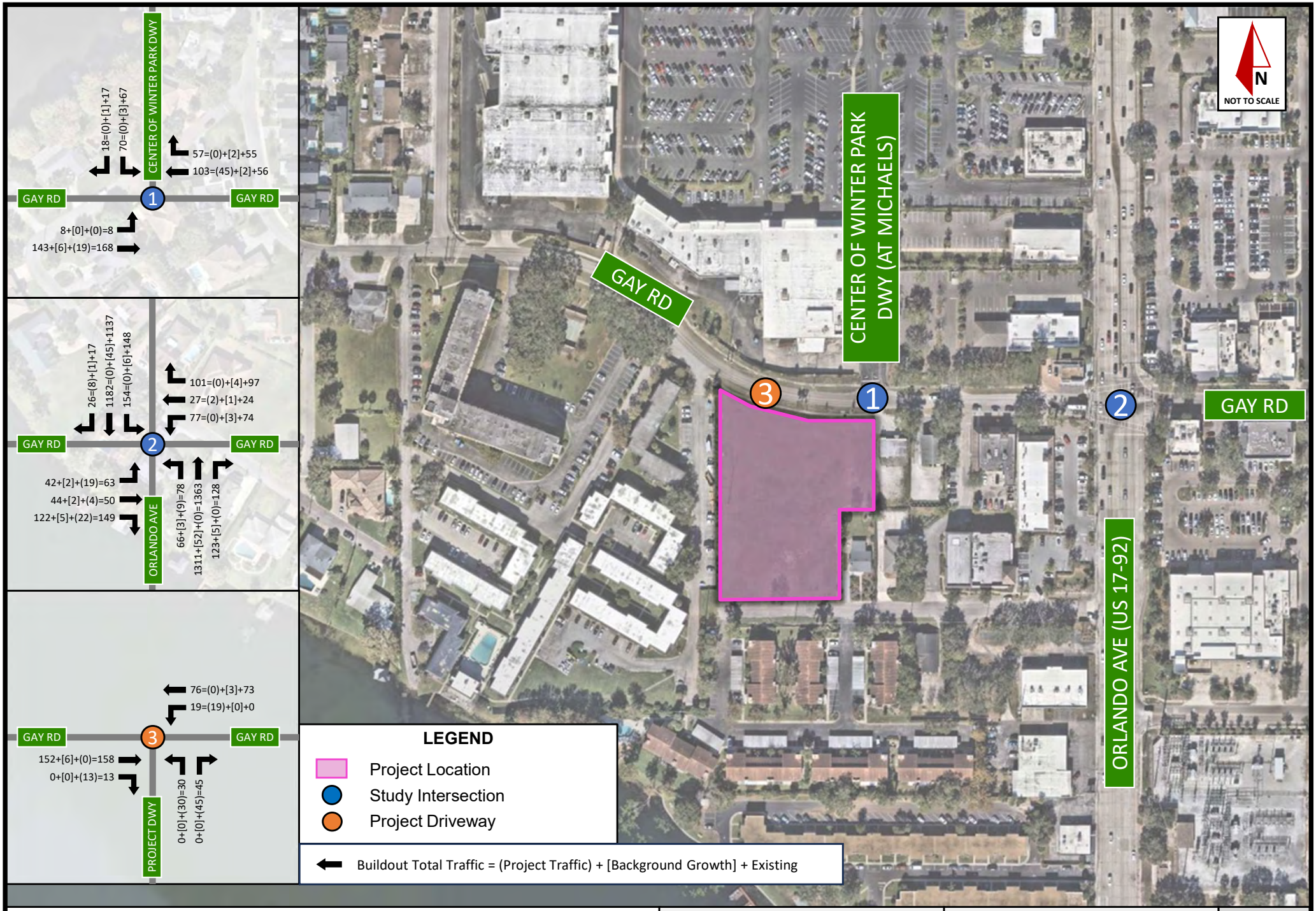

Figure 5: Buildout Volumes (PM Peak Hour)

Gay Road Medical Office Building
Traffic Impact Analysis
July 2025

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6.0 CONCLUSION

This TIA was performed to assess the transportation impacts of Gay Road MOB, a proposed development generally located on the south side of Gay Road and west of Orlando Avenue (US 17-92) in the City of Winter Park, Florida. The project will be developed on a vacant ±1.9-acre site and is proposed to consist of a ±27,000 SF medical office building. Access to the development will be provided via a full access driveway along Gay Road. Buildout is anticipated by Year 2027.

The proposed development is anticipated to generate 1,052 new daily trips, 74 new AM peak hour trips (58 inbound and 16 outbound), and 107 new PM peak hour trips (32 inbound and 75 outbound).

An operational analysis was performed for existing, background, and buildout conditions at the study intersections and project driveway. Under existing conditions a high delay (LOS F) exists for the eastbound and westbound minor approaches at the intersection of Gay Road and Orlando Avenue. The high delay experienced by the minor approaches is common where high volumes exist at major street approaches during peak periods. As all movements at Gay Road and Orlando Avenue (US 17-92) are projected to operate within capacity under existing, background, and buildout conditions, no improvements have been recommended at this intersection.

No new deficiencies were identified as a result of project traffic. No turn lanes are recommended at the project driveway based on acceptable operational conditions in the buildout condition and based on the low speeds and context classification of the corridor.

APPENDIX A
Methodology Statement

Kimley»Horn

MEMORANDUM

To: Allison McGillis, AICP
Director of Planning and Zoning
City of Winter Park, FL

From: James M. Taylor, P.E.
Kimley-Horn and Associates, Inc.

Date: July 21, 2025

Subject: Traffic Impact Analysis (TIA) Methodology Comment Response
Gay Road Medical Office Building – City of Winter Park, FL

Mrs. McGillis,

Kimley-Horn and Associates, Inc. has reviewed the City of Winter Park's comments dated July 18, 2025 for the Gay Road Medical Office Building Traffic Impact Analysis (TIA) Methodology. Please find below the response to the comment accompanying the attached TIA Methodology (revised July 2025) which has been revised to address the City's comment:

1. Methodology Comment Summary:
   a. The proposed trip distributions may be misleading without context regarding existing volumes. Please provide project trip assignment reflecting the proposed project trip distribution for a more complete picture.

KH Response: The TIA Methodology has been revised to include a figure detailing the proposed project trip assignment to reflect the proposed project trip distribution percentages. No conclusions have changed as a result of this minor Methodology revision.

We trust that the comment and revised Methodology address all of the City of Winter Park's concerns. Please reach out for any additional clarifications.

Regards,
James M. Taylor, P.E.
Kimley-Horn | 6876 Marwick Lane, Suite 350, Orlando, FL, 32827
Direct: 407 409 7006 | Mobile: 813 994 9198 | www.kimley-horn.com

Kimley»Horn

MEMORANDUM

To: Allison McGillis, AICP
Director of Planning and Zoning
City of Winter Park, FL

From: James M. Taylor, P.E.
Kimley-Horn and Associates, Inc.

Date: July 21, 2025

Subject: Traffic Impact Analysis (TIA) Methodology
Gay Road Medical Office Building – City of Winter Park, FL

PURPOSE

The following is a Traffic Impact Analysis (TIA) methodology outline for the above referenced project. The forthcoming TIA will generally conform to the methodology herein and the policies and guidelines of the City of Winter Park, Florida.

PROJECT DESCRIPTION

The proposed development is a 27,000 square foot (SF) medical office building (MOB) generally located on the south side of Gay Road, west of Orlando Avenue (US 17-92) in the City of Winter Park, Florida. The subject property is approximately 1.90 acres and is composed of the following Parcel IDs: 01-22-29-4184-02-050, 01-22-29-4184-02-060, 01-22-29-4184-02-070, and 01-22-29-4184-02-090. Based on 2025 property records from the Orange County Property Appraiser, the site is currently vacant. Current zoning of the property is Multiple-Family Residential (R-3) and Office (O-2). Proposed zoning is O-2 on all parcels. A conceptual site plan is provided in **Attachment A**. The project is anticipated for buildout in Year 2027.

Access to the site is proposed via one (1) full access driveway along Gay Road.

STUDY AREA

The study area will include one (1) project access point and the following offsite intersections as shown in **Figure 1**:

- Gay Road & Center of Winter Park Driveway (At Michael's) *(two-way stop-controlled)*
- Gay Road & Orlando Avenue (US 17-92) *(signalized)*

Figure 1: Project Location and Study Intersections

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TRIP GENERATION

Trip generation rates for the proposed development were obtained using the Institute of Transportation Engineers' (ITE) *Trip Generation Manual 11th Edition*. Land Use Code (LUC) 720 (Medical-Dental Office Building - Stand-Alone) was used to determine the trips generated by the proposed development. Excerpts from ITE's *Trip Generation Manual* are provided in **Attachment B**.

The proposed development is anticipated to generate approximately 1,052 daily trips, 74 AM peak hour trips (58 inbound and 16 outbound), and 107 PM peak hour trips (32 inbound and 75 outbound). **Table 1** provides the Daily, AM peak hour, and PM peak hour trip generation summaries for the project.

As shown below in **Table 1**, the proposed development is expected to generate over 100 PM peak hour trips. Therefore, this will be classified as a Level 3 TIA per Section 58-90.(k).(1).c of the City of Winter Park *Land Development Code*.

Table 1: Trip Generation Summary

	ITE LUC	Land Use	Size	Units	ITE Trip Rate[1]	Daily [1]				
						Total	In		Out	
Daily	720	Medical-Dental Office Building - Stand-Alone	**27.0**	KSF	38.97	1,052	*50%*	526	*50%*	526
	Total Generated Trips					**1,052**	**526**		**526**	
	ITE LUC	**Land Use**	**Size**	**Units**	**ITE Trip Rate[1]**	**AM Peak Hour [1]**				
						Total	**In**		**Out**	
AM Peak Hour	720	Medical-Dental Office Building - Stand-Alone	**27.0**	KSF	2.75	74	*79%*	58	*21%*	16
	Total Generated Trips					**74**	**58**		**16**	
	ITE LUC	**Land Use**	**Size**	**Units**	**ITE Trip Rate[1]**	**PM Peak Hour [1]**				
						Total	**In**		**Out**	
PM Peak Hour	720	Medical-Dental Office Building - Stand-Alone	**27.0**	KSF	3.95	107	*30%*	32	*70%*	75
	Total Generated Trips					**107**	**32**		**75**	

Notes: [1] Vehicle trip rates and directional splits per ITE Trip Generation Manual, 11th Edition

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TRIP DISTRIBUTION AND TRIP ASSIGNMENT

The proposed distribution of project trips within the study area was derived by using raw, existing peak hour turning movement count (TMC) data collected at the study intersections (provided in **Attachment C**) along with roadway level of service data obtained from the City of Winter Park's *Comprehensive Plan: Data, Inventory, & Analysis* (provided in **Attachment D**).

The TMC data were collected on a standard mid-weekday (Tuesday, July 8, 2025) during the AM (7:00 AM to 9:00 AM) and PM (4:00 PM to 6:00 PM) peak periods. The raw, existing TMC data is shown on **Figure 2.** This TMC data was then referenced to calculate the existing distribution of traffic at the study intersections as shown on **Figure 3**. Then, *Table 2-6: 2023 Roadway Level of Service* from the City's *Comprehensive Plan: Data, Inventory, & Analysis* was referenced to calculate the general percent of trips at the study area's cordon line based on AADT volumes on Orlando Avenue (US 17-92), Lee Road (SR 423), and Fairbanks Avenue (SR 426) near the project site. The resulting, anticipated project distribution is shown on **Figure 4**.

The project distribution percentages were then used to assign project trips to the study area intersections and driveway. The proposed project trip assignment is shown on **Figure 5**.

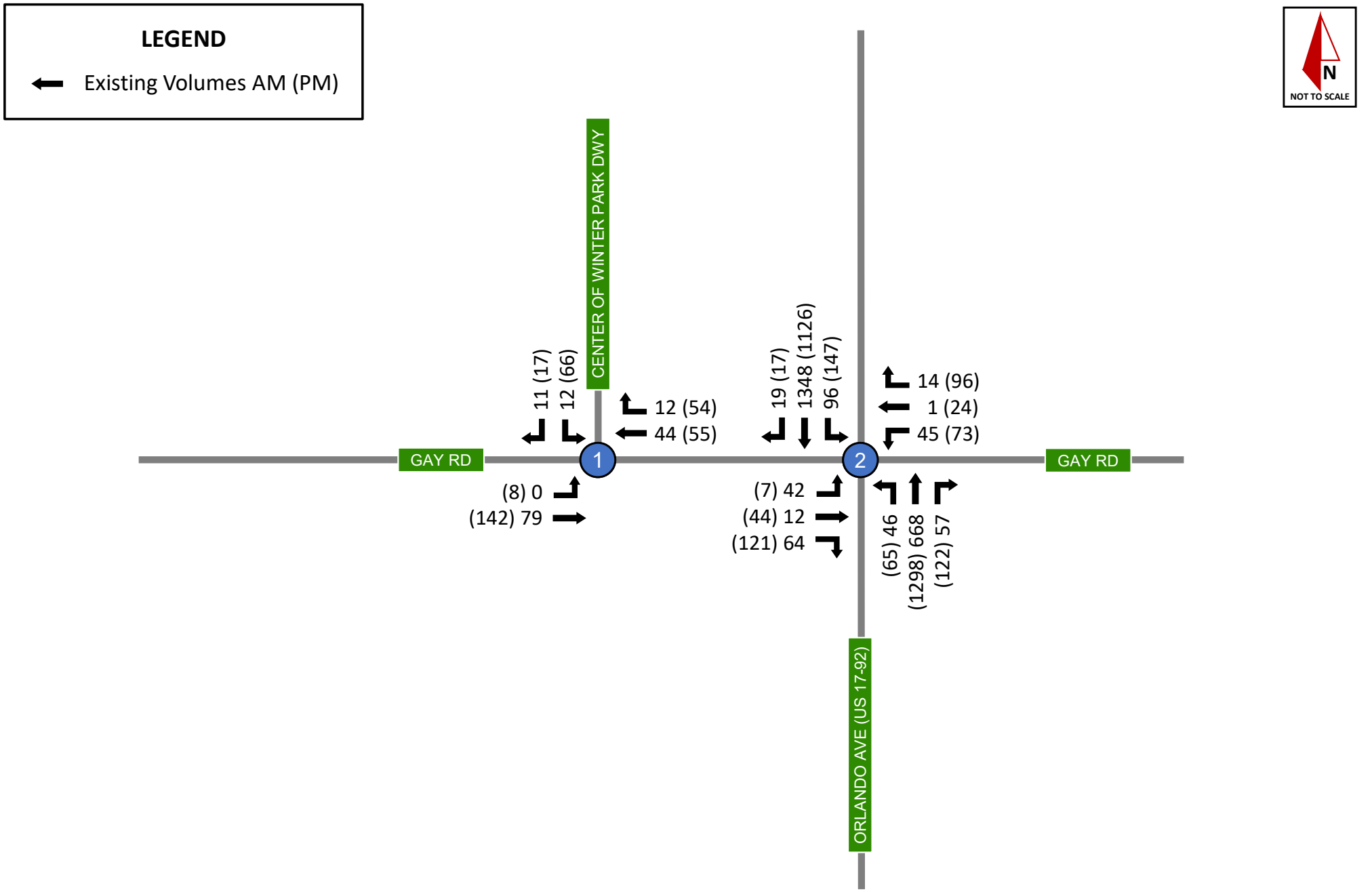

Figure 2: Existing Raw Turning Movement Volumes

Gay Road Medical Office Building
TIA Methodology
July 2025

Kimley»Horn
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6876 Marwick Lane, Suite 350, Orlando, FL, 32827
Phone: (407)-536-4440

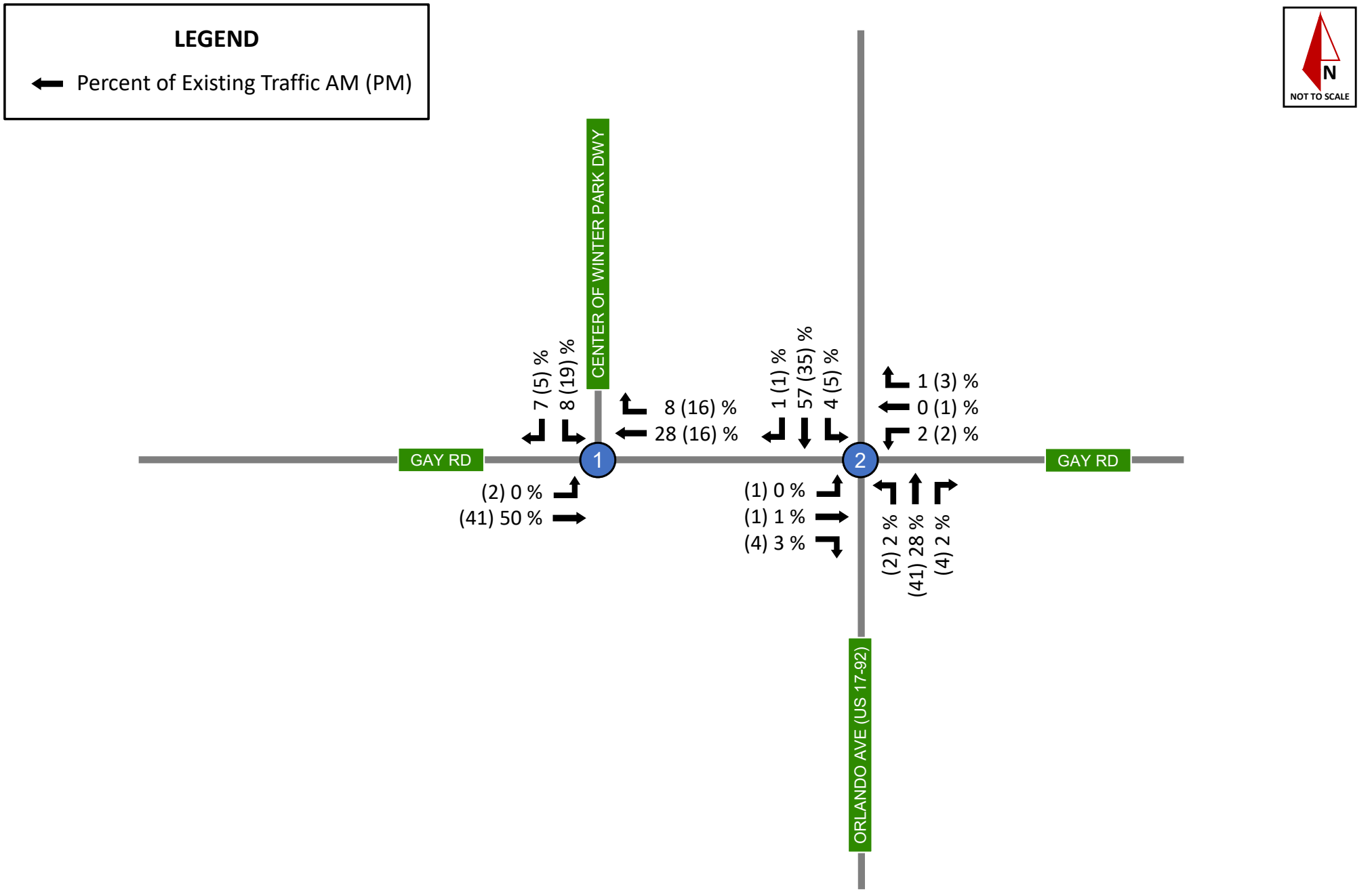

Figure 3: Existing Traffic Distribution

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Phone: (407)-536-4440

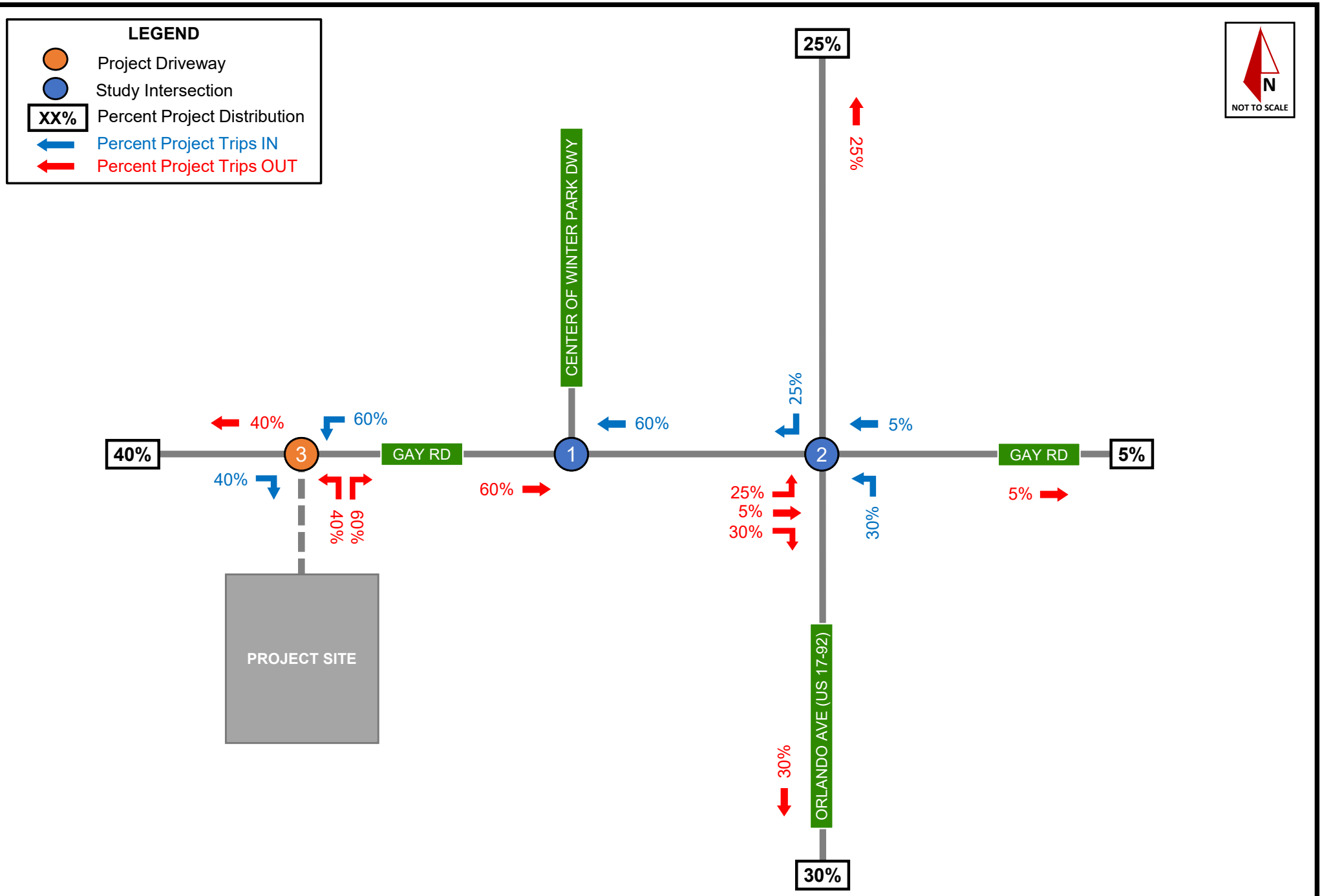

Figure 4: Proposed Project Trip Distribution

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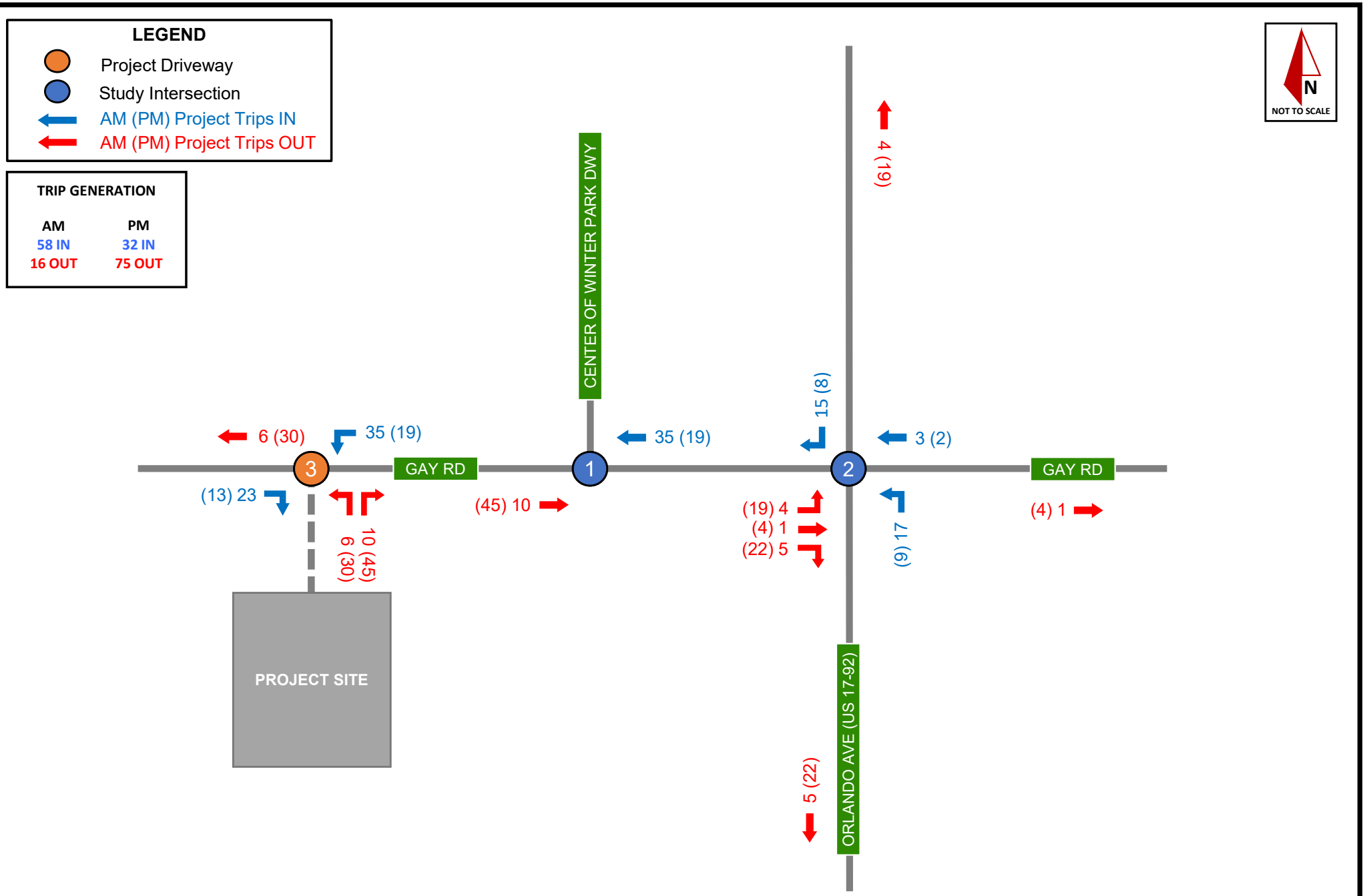

Figure 5: Proposed Project Trip Assignment

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VOLUMES DEVELOPMENT

Year 2024 existing volumes will be developed by adjusting the raw TMCs by a seasonal factor based on the latest data from the Florida Department of Transportation (FDOT) Florida Traffic Online (FTO) Web Application.

Year 2024 existing volumes will be forecasted to Year 2027 background volumes using a 2.0% annual growth rate. Year 2027 buildout traffic volumes will be derived by adding project volumes to background volumes.

INTERSECTION OPERATIONAL ANALYSIS

An intersection capacity analysis will be performed using the operational analysis procedures outlined in the *Highway Capacity Manual* 7th Edition. Synchro (v12) software will be used to evaluate existing, background, and buildout AM and PM peak hour conditions at the study area intersections by reporting volume to capacity (v/c) ratios, level of service, and queue length demands. If necessary, mitigation measures for any operational deficiencies identified due to project traffics impact will be recommended in the TIA.

REPORT

All analyses and findings will be documented in a TIA report to be provided to the City of Winter Park for review.

ATTACHMENT D

Excerpts from Winter Park's *Comprehensive Plan: Data, Inventory, & Analysis*

Currently, the City has established a LOS Standard of E for all roads within the City. As part of the City's update to the Transportation Element, the City intends to establish at a LOS Standard of E or better for all roads within the City.

It should be noted that FDOT does not identify service volumes for LOS A. ***Table 2-5*** identifies the generalize volumes by LOS for freeways (i.e., Interstate 4).

Table 2-5: Generalized Peak Hour Directional Volumes for Freeways

Lanes	LOS B	LOS C	LOS D	LOS E
2	2,400	3,170	3,970	4,150
3	3,390	4,600	5,810	6,130
4	4,340	6,060	7,700	8,170
5	5,480	7,450	9,680	10,390
6	6,630	9,220	11,520	12,760

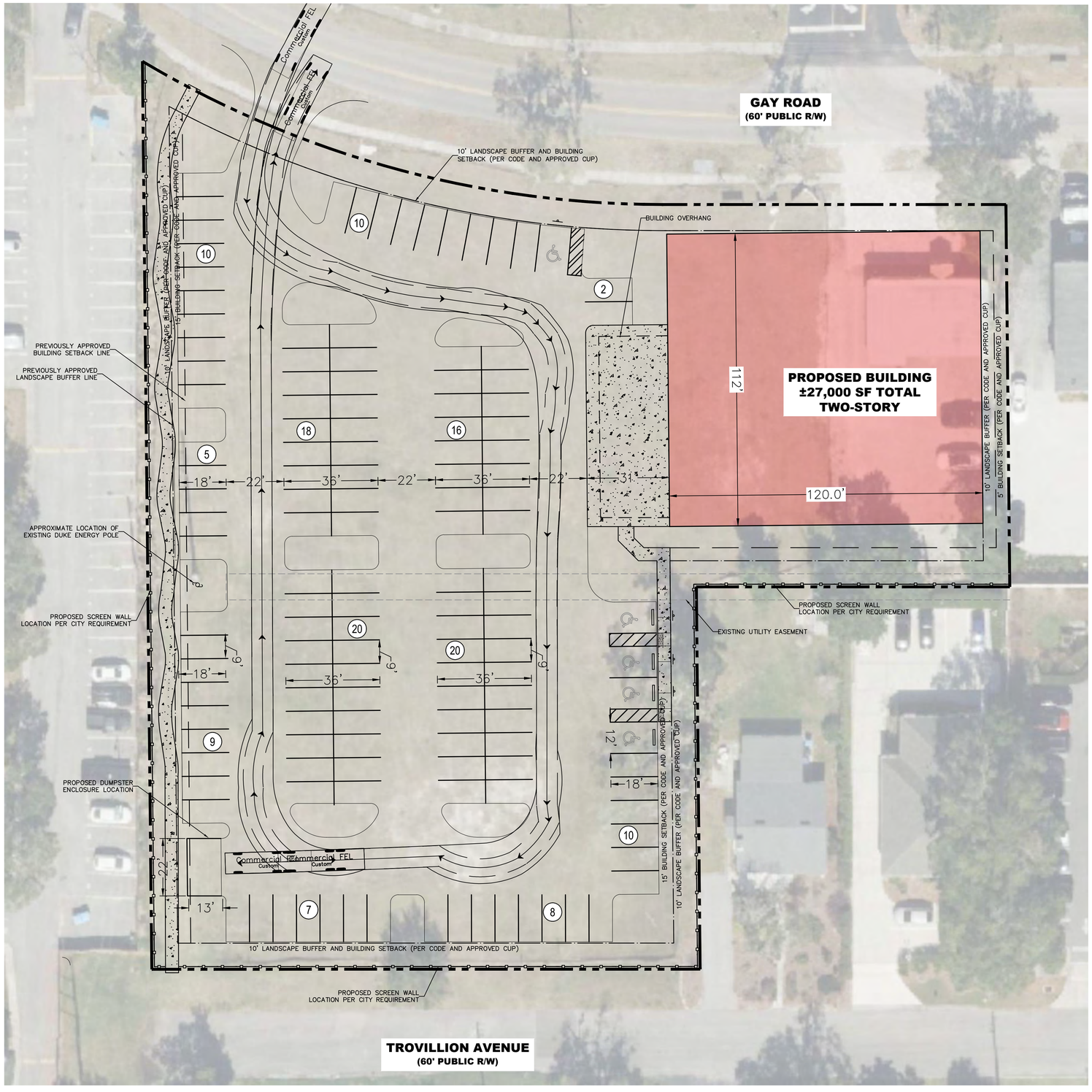
The existing levels of service for roadways within Winter Park are identified in ***Table 2-5.*** All roadways currently operate at LOS D or better, except for the following:

- Aloma Avenue, from Lyman Avenue to Phelps Avenue, which operates at LOS F
- Aloma Avenue, from Phelps Avenue to Lakemont Avenue, which operates at LOS F
- Aloma Avenue, from Lakemont Avenue to SR 436, which operates at LOS F
- Fairbanks Avenue, from I-4 to Formosa Avenue, which operates at LOS F
- Fairbanks Avenue, from Formosa Ave. to US Highway 17-92/Orlando Avenue, which operates at LOS F
- Fairbanks Avenue, from SR-527/Orange Avenue to Park Avenue, which operates at LOS E
- Fairbanks Avenue, from Park Avenue to Lyman Avenue, which operates at LOS E
- Lee Road, from I-4 to US 17-92/Orlando Avenue, which operates at LOS E
- Glenridge Way, from Winter Park Road to General Reese Avenue, which operates at LOS E
- Glenridge Way, from General Reese Avenue to Lakemont Avenue, which operates at LOS E
- Lakemont Avenue, from Goodrich Avenue to SR 426, which operates at LOS E
- Lakemont Avenue, from Glenridge Way to Goodrich Avenue, which operates at LOS E
- Orange Avenue, from US Highway 17-92/Orlando Avenue to SR-426/Fairbanks Avenue, which operates at LOS E

Table 2-6: 2023 Roadway Level of Service

Roadway	From	To	No. Lanes	AADT	PHPD	Road LOS
STATE ROADS						
I-4	Lee Road	Maitland Blvd.	3+2 Express	178,500	7,625	D
I-4	Fairbanks Ave.	Lee Road	4+2 Express	160,500	6,958	C
I-4	Par Street	Fairbanks Ave.	5+2 Express	174,000	7,333	B
US 17-92/Orlando Ave.	SR-423/Lee Road	Park Ave.	3	37,496	1,733	C
US 17-92/Orlando Ave.	SR-426/Fairbanks Ave.	SR-423/Lee Road	2	39,333	1,642	D
US 17-92/Orlando Ave.	SR-527/Orange Ave.	SR-426/Fairbanks Ave.	2	34,328	1,467	D
US 17-92/Orlando Ave.	Princeton St.	SR-527/Orange Ave.	2	38,375	2,005	D
Lee Road (SR 423)	I-4	US 17-92/Orlando Ave.	2	39,905	1,821	E
Fairbanks Ave. (SR 426)	I-4	Formosa Ave.	2	33,149	1,260	F
Fairbanks Ave. (SR 426)	Formosa Ave.	US 17-92/Orlando Ave.	2	33,149	1,260	F
Fairbanks Ave. (SR 426)	US 17-92/Orlando Ave.	Denning Dr.	2	24,319	956	D
Fairbanks Ave. (SR 426)	Denning Dr.	SR-527/Orange Ave.	2	24,319	956	D
Fairbanks Ave. (SR 426)	SR-527/Orange Ave.	Park Ave.	2	35,466	1,332	E
Fairbanks Ave. (SR 426)	Park Ave.	Lyman Ave.	2	35,466	1,332	E
Aloma (SR 426)	Lyman Ave.	Phelps Ave.	2	36,747	1,743	F
Aloma (SR 426)	Phelps Ave.	Lakemont Ave.	2	40,387	1,893	F
Aloma (SR 426)	Lakemont Ave.	SR 436	2	45,203	1,692	F
Orange Ave. (SR 527)	Clay Ave.	US 17-92/Orlando Ave.	2	14,142	681	C
NON-STATE ROADS						
Canton Ave.	US 17-92/Orlando Ave.	Park Ave.	1	2,900	123	C
Clay Street	SR 527/Orange Ave.	Fairbanks Ave.	1	10,294	605	C
Denning Dr.	Minnesota Ave.	Park Ave.	1	4,200	207	C
Greene Dr.	Whitehall Circle	Brookshire Ave.	1	2,434	195	C
Glenridge Way	Winter Park Road	General Reese Ave.	1	7,001	298	E
Glenridge Way	General Reese Ave.	Lakemont Ave.	1	19,000	809	E
Howell Branch Road	Maitland City Line	Seminole Co. Line	2	27,702	1,367	D
Lake Sue Ave/Penn Ave.	Winter Park Road	Orange Ave.	1	6,600	293	C
Lakemont Ave.	SR 426	Lake Howell Road	2	17,369	845	C
Lakemont Ave.	Goodrich Ave.	SR 426	2	21,339	975	E
Lakemont Ave.	Glenridge Way	Goodrich Ave.	1	21,339	975	E
Loch Berry/Brookshire	Phelps Ave.	Greene Dr.	1	900	45	C
Minnesota Ave.	Clay St.	Pennsylvania Ave.	1	6,000	207	C
Morse Blvd	US 17-92/Orlando Ave.	Park Ave.	2	6,000	293	C
New York Ave.	SR 426/Fairbanks Ave.	Park Ave.	1	5,000	431	D
Orange Ave.	US 17-92/Orlando Ave.	SR-426/Fairbanks Ave.	2	14,873	600	E
Palmer Ave.	Park Ave.	Lakemont Ave.	1	12,473	774	C
Park Avenue	US 17-92	Palmer Ave.	1	5,555	328	C
Park Avenue	SR 426/Fairbanks Ave.	Palmer Ave.	1	4,702	351	C
Pennsylvania Ave.	SR 426/Fairbanks Ave.	Park Ave.	1	3,600	153	C
Phelps Avenue	Loch Berry Road	Palmer Ave.	1	1,350	65	C
Temple Drive	Palmer Ave.	Horatio Ave.	1	5,529	338	C
Temple Trail	Horatio Ave.	City Limits	1	4,500	196	C
Webster Avenue	US 17-92/Orlando Ave.	Park Ave.	1	8,900	396	C
Whitehall Drive	Lakemont Ave.	Greene Dr.	1	5,200	232	C
Winter Park Road	Corrine Dr.	Lake Sue Ave.	1	6,033	355	C
Wymore Road	Fairbanks Ave.	Lee Rd.	1	5,527	434	C

APPENDIX B
Conceptual Site Plan



SITE DATA

AREA	1.90 AC ±
REQUIRED PARKING (5 SP/1,000 SF):	135 SPACES
PROVIDED PARKING:	
ADA PARKING:	5 SPACES
STANDARD PARKING:	130 SPACES
TOTAL PARKING:	135 SPACES

ADA PARKING REQUIRED: 5 SPACES
ADA PARKING PROVIDED: 5 SPACES

K:\ORL_Civil\149973000-Gay Road\CADD\CONCEPT\CSP-08.dwg

SP-08

1428 GAY ROAD

CITY OF WINTER PARK, FLORIDA

CONCEPTUAL SITE PLAN

05/29/2025 - CONTACT JENNIFER STICKLER, P.E. (407) 427-1682

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

Kimley»Horn

APPENDIX C
Turning Movement Counts

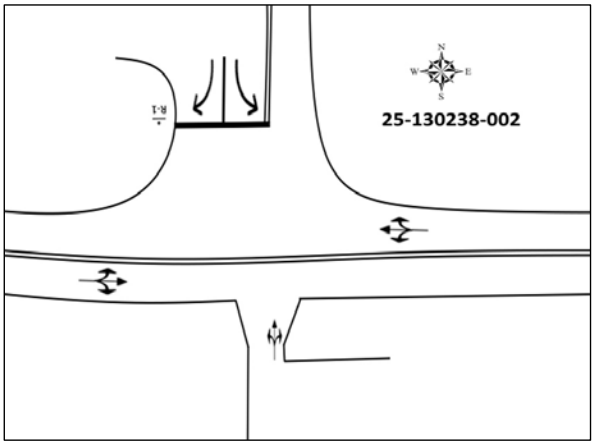
LOCATION: Michaels Dwy/Formah Brazilian Beauty Center - Orlando Dwy & Gay Rd
CITY/STATE: Winter Park, FL

PROJECT ID: 25-130238-002
DATE: Tue, Jul 08, 2025

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:15 AM - 08:30 AM

Peak Hour Factor: **0.83**

National Data & Surveying Services



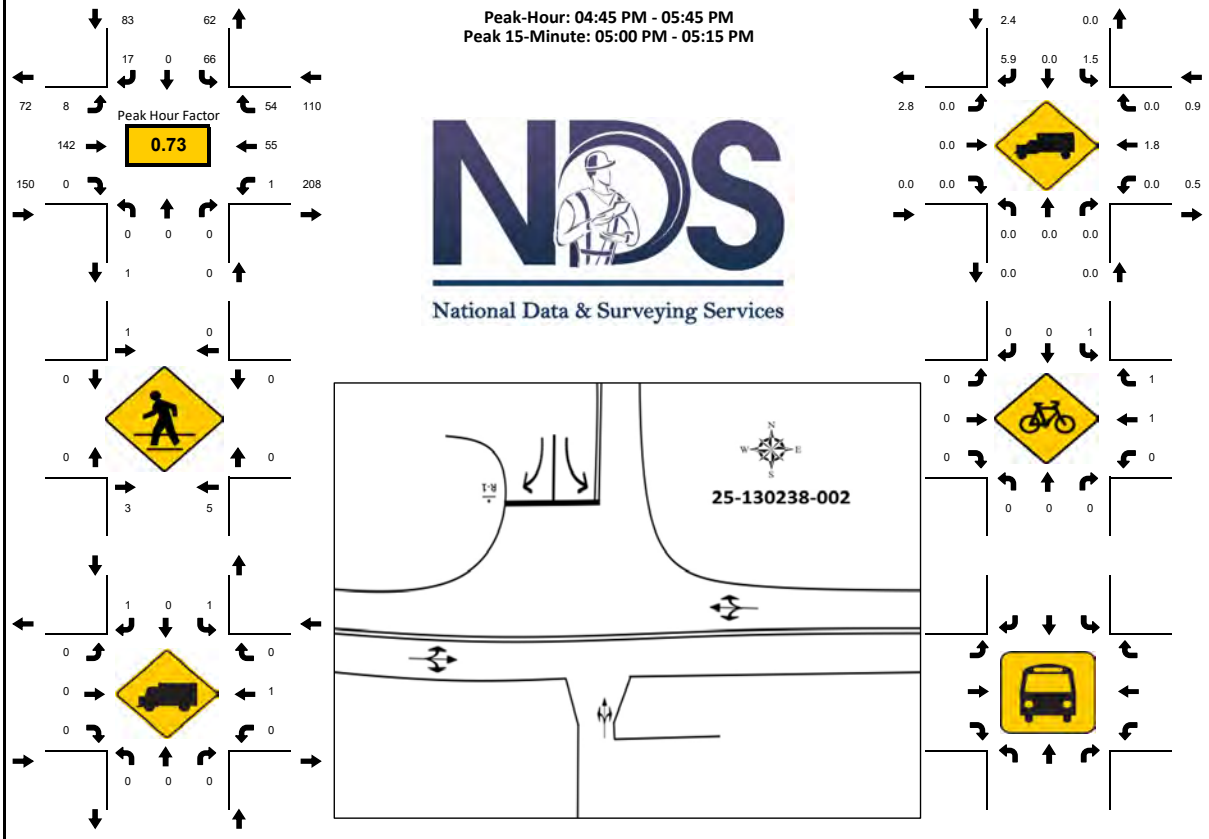
15-Min Count Period Beginning At	Formah Brazilian Beauty Center Northbound					Formah Brazilian Beauty Center Southbound					Gay Rd Eastbound					Gay Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	0	0	0		1	0	1	0		1	10	0	0		0	6	1	0		20	96
7:15 AM	0	0	0	0		1	0	1	0		0	10	0	0		0	5	2	0		19	107
7:30 AM	0	0	0	0		0	0	2	0		1	10	0	0		0	10	2	0		25	136
7:45 AM	0	0	0	0		0	0	0	0		2	9	0	0		0	19	2	0		32	151
8:00 AM	0	0	0	0		2	0	2	0		0	10	0	0		0	16	1	0		31	159
8:15 AM	0	0	0	0		3	0	4	0		0	27	0	0		0	8	6	0		48	128
8:30 AM	0	0	0	0		4	0	2	0		0	21	0	0		0	11	2	0		40	80
8:45 AM	0	0	0	0		3	0	3	0		0	21	0	0		1	9	3	0		40	40
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	0	0		16	0	16	0		0	108	0	0		4	64	24	0		**232**	
Heavy Trucks	0	0	0	0		4	0	0	0		0	4	0	0		0	0	4	0		**12**	
Pedestrians		4					0					0					0				**4**	
Bicycles	0	0	0	0		0	0	0	0		0	8	0	0		0	4	0	0		**12**	
Buses																						
Stopped Buses																						

LOCATION: Michaels Dwy/Formah Brazilian Beauty Center - Orlando Dwy & Gay Rd
CITY/STATE: Winter Park, FL

PROJECT ID: 25-130238-002
DATE: Tue, Jul 08, 2025

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 05:00 PM - 05:15 PM

Peak Hour Factor: **0.73**

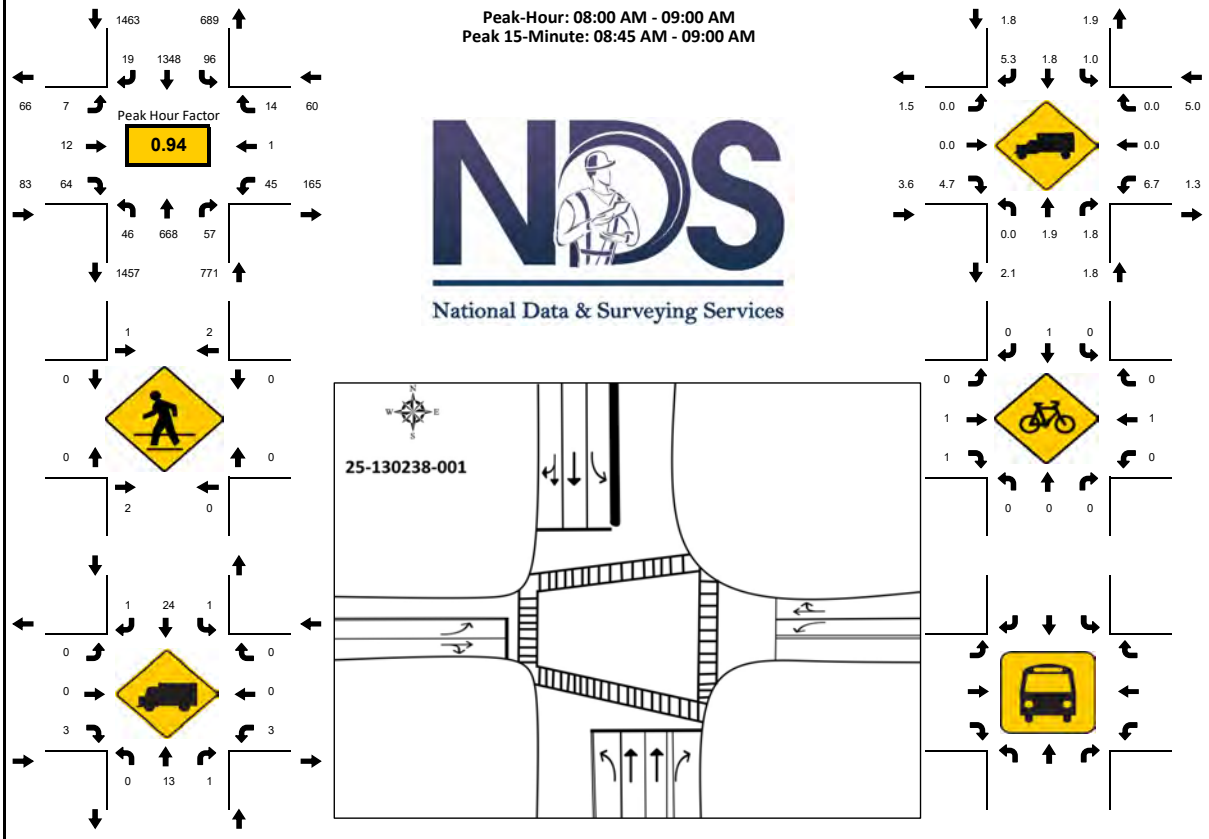


15-Min Count Period Beginning At	Formah Brazilian Beauty Center Northbound					Formah Brazilian Beauty Center Southbound					Gay Rd Eastbound					Gay Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	0	0	0		20	0	8	0		2	22	0	0		0	12	8	0		72	296
4:15 PM	0	0	0	0		18	0	2	0		2	29	0	0		0	10	13	0		74	341
4:30 PM	0	0	1	0		17	0	3	0		5	19	0	0		0	8	15	0		68	343
4:45 PM	0	0	0	0		18	0	2	0		1	30	0	0		1	13	17	0		82	343
5:00 PM	0	0	0	0		18	0	8	0		4	54	0	0		0	15	18	0		117	335
5:15 PM	0	0	0	0		18	0	4	0		3	31	0	0		0	11	9	0		76	218
5:30 PM	0	0	0	0		12	0	3	0		0	27	0	0		0	16	10	0		68	142
5:45 PM	0	0	0	0		10	0	1	0		1	38	0	0		0	10	14	0		74	74
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	0	0	0	0		72	0	32	0		16	216	0	0		4	64	72	0		**476**	
Heavy Trucks	0	0	0	0		4	0	4	0		0	0	0	0		0	4	0	0		**12**	
Pedestrians		16					4					0					0				**20**	
Bicycles	0	0	0	0		4	0	0	0		0	0	0	0		0	4	4	0		**12**	
Buses																						
Stopped Buses																						

LOCATION: N Orlando Ave/Orlando Ave/SR 600/SR 15/US 17/US 92 & Gay Rd
CITY/STATE: Winter Park, FL

PROJECT ID: 25-130238-001
DATE: Tue, Jul 08, 2025

Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:45 AM - 09:00 AM

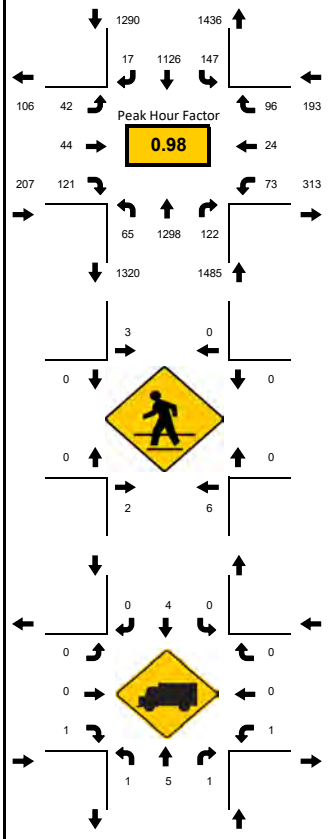


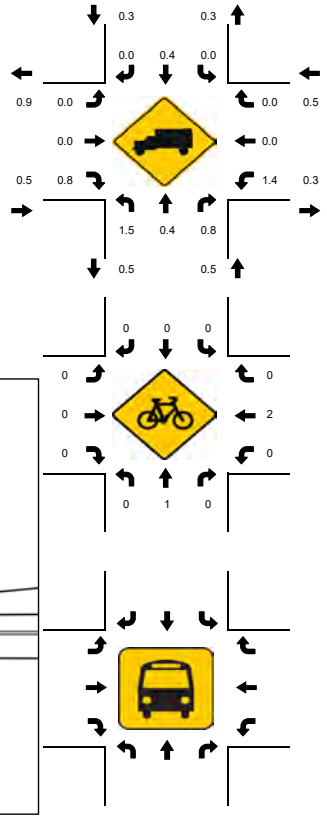
15-Min Count Period Beginning At	Ave/Orlando Ave/SR 600/SR 15/U Northbound					Ave/Orlando Ave/SR 600/SR 15/U Southbound					Gay Rd Eastbound					Gay Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	4	79	4	0		11	243	1	0		0	2	9	0		5	0	1	0		359	1940
7:15 AM	5	99	10	0		11	279	4	3		0	1	9	0		3	0	5	0		429	2122
7:30 AM	9	125	7	0		18	346	3	0		0	1	10	0		8	0	4	0		531	2273
7:45 AM	12	182	10	0		24	364	7	2		0	1	7	0		6	1	5	0		621	2366
8:00 AM	12	148	15	0		18	318	6	2		0	1	10	0		10	0	1	0		541	2377
8:15 AM	11	168	14	0		15	330	3	2		1	2	19	0		9	1	5	0		580	1836
8:30 AM	12	162	12	0		31	359	3	2		3	5	15	0		15	0	5	0		624	1256
8:45 AM	11	190	16	0		24	341	7	2		3	4	20	0		11	0	3	0		632	632
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	48	760	64	0		124	1436	28	8		12	20	80	0		60	4	20	0		**2664**	
Heavy Trucks	0	16	4	0		4	32	4	0		0	0	4	0		8	0	0	0		**72**	
Pedestrians		4					4					0					0				**8**	
Bicycles	0	0	0	0		0	4	0	0		0	4	4	0		0	4	0	0		**16**	
Buses																						
Stopped Buses																						

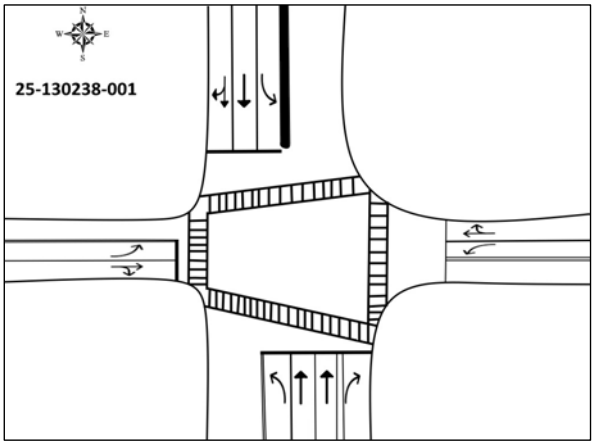
LOCATION: N Orlando Ave/Orlando Ave/SR 600/SR 15/US 17/US 92 & Gay Rd
CITY/STATE: Winter Park, FL

PROJECT ID: 25-130238-001
DATE: Tue, Jul 08, 2025

Peak-Hour: 04:45 PM - 05:45 PM
Peak 15-Minute: 05:00 PM - 05:15 PM







15-Min Count Period Beginning At	Ave/Orlando Ave/SR 600/SR 15/U Northbound					Ave/Orlando Ave/SR 600/SR 15/U Southbound					Gay Rd Eastbound					Gay Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	16	310	33	1		31	220	7	4		10	7	28	0		19	1	22	0		709	2926
4:15 PM	23	319	18	0		26	224	3	5		10	7	30	0		22	2	17	0		706	3031
4:30 PM	17	329	21	0		16	251	2	5		9	5	27	0		17	5	23	0		727	3103
4:45 PM	17	313	28	0		37	285	7	5		6	12	23	0		20	4	27	0		784	3175
5:00 PM	19	334	31	0		36	280	1	4		13	6	41	0		14	11	24	0		814	3132
5:15 PM	12	330	25	0		26	287	3	0		12	12	27	0		21	5	18	0		778	2318
5:30 PM	17	321	38	0		37	274	6	2		11	14	30	0		18	4	27	0		799	1540
5:45 PM	12	274	31	1		47	280	6	5		6	12	26	0		19	5	17	0		741	741
Peak 15-Min Flowrates	**Northbound**					**Southbound**					**Eastbound**					**Westbound**					**Total**	
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
All Vehicles	76	1336	152	0		148	1148	28	20		52	56	164	0		84	44	108	0		**3416**	
Heavy Trucks	4	12	4	0		0	12	0	0		0	0	4	0		4	0	0	0		**40**	
Pedestrians		16					8					0					0				**24**	
Bicycles	0	4	0	0		0	0	0	0		0	0	0	0		0	8	0	0		**12**	
Buses																						
Stopped Buses																						

APPENDIX D

FDOT’s Florida Traffic Online (FTO) Data

2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 7500 ORANGE COUNTYWIDE

MOCF: 0.98

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	1.01	1.03
2	01/07/2024 - 01/13/2024	1.01	1.03
3	01/14/2024 - 01/20/2024	1.02	1.04
4	01/21/2024 - 01/27/2024	1.01	1.03
5	01/28/2024 - 02/03/2024	1.00	1.02
6	02/04/2024 - 02/10/2024	0.99	1.01
7	02/11/2024 - 02/17/2024	0.99	1.01
8	02/18/2024 - 02/24/2024	0.99	1.01
9	02/25/2024 - 03/02/2024	0.99	1.01
10	03/03/2024 - 03/09/2024	0.99	1.01
*11	03/10/2024 - 03/16/2024	0.99	1.01
*12	03/17/2024 - 03/23/2024	0.98	1.00
*13	03/24/2024 - 03/30/2024	0.98	1.00
*14	03/31/2024 - 04/06/2024	0.97	0.99
*15	04/07/2024 - 04/13/2024	0.97	0.99
*16	04/14/2024 - 04/20/2024	0.97	0.99
*17	04/21/2024 - 04/27/2024	0.97	0.99
*18	04/28/2024 - 05/04/2024	0.97	0.99
*19	05/05/2024 - 05/11/2024	0.97	0.99
*20	05/12/2024 - 05/18/2024	0.98	1.00
*21	05/19/2024 - 05/25/2024	0.98	1.00
*22	05/26/2024 - 06/01/2024	0.99	1.01
*23	06/02/2024 - 06/08/2024	0.99	1.01
24	06/09/2024 - 06/15/2024	1.00	1.02
25	06/16/2024 - 06/22/2024	1.00	1.02
26	06/23/2024 - 06/29/2024	1.00	1.02
27	06/30/2024 - 07/06/2024	1.01	1.03
28	07/07/2024 - 07/13/2024	1.01	1.03
29	07/14/2024 - 07/20/2024	1.02	1.04
30	07/21/2024 - 07/27/2024	1.01	1.03
31	07/28/2024 - 08/03/2024	1.01	1.03
32	08/04/2024 - 08/10/2024	1.00	1.02
33	08/11/2024 - 08/17/2024	1.00	1.02
34	08/18/2024 - 08/24/2024	1.00	1.02
35	08/25/2024 - 08/31/2024	1.00	1.02
36	09/01/2024 - 09/07/2024	1.00	1.02
37	09/08/2024 - 09/14/2024	1.00	1.02
38	09/15/2024 - 09/21/2024	1.01	1.03
39	09/22/2024 - 09/28/2024	1.02	1.04
40	09/29/2024 - 10/05/2024	1.03	1.05
41	10/06/2024 - 10/12/2024	1.04	1.06
42	10/13/2024 - 10/19/2024	1.06	1.08
43	10/20/2024 - 10/26/2024	1.05	1.07
44	10/27/2024 - 11/02/2024	1.04	1.06
45	11/03/2024 - 11/09/2024	1.04	1.06
46	11/10/2024 - 11/16/2024	1.03	1.05
47	11/17/2024 - 11/23/2024	1.03	1.05
48	11/24/2024 - 11/30/2024	1.02	1.04
49	12/01/2024 - 12/07/2024	1.02	1.04
50	12/08/2024 - 12/14/2024	1.01	1.03
51	12/15/2024 - 12/21/2024	1.01	1.03
52	12/22/2024 - 12/28/2024	1.01	1.03
53	12/29/2024 - 12/31/2024	1.02	1.04

* PEAK SEASON

04-MAR-2025 16:32:53 830UPD 5_7500_PKSEASON.TXT

APPENDIX E
Turning Movement Volume Worksheets

Kimley»Horn

INTERSECTION VOLUME DEVELOPMENT SHEET

INTERSECTION #1

Michaels Dwy/Formah Brazilian Beauty Center - Orlando Dwy

&

Gay Rd

AM Peak Hour Factor: 0.83

AM Peak Hour Trip Generation: 58 IN 16 OUT

Weekday AM Peak Hour	Michaels Dwy/Formah Brazilian Beauty Center - Orlando Dwy						Gay Rd					
	Northbound			Southbound			Eastbound			Westbound		
08:00 AM - 09:00 AM	L	T	R	L	T	R	L	T	R	L	T	R
Raw TMC (collected 7/8/2025)	0	0	0	12	0	11	0	79	0	1	44	12
Seasonal Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Heavy Vehicles (%)	0%	0%	0%	8%	0%	0%	0%	3%	0%	0%	0%	8%
Existing Volume (2025)	**0**	**0**	**0**	**12**	**0**	**11**	**0**	**80**	**0**	**1**	**44**	**12**
Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Number of Years	2	2	2	2	2	2	2	2	2	2	2	2
Ambient Background Trips	0	0	0	0	0	0	0	3	0	0	2	0
Vested Trips												
Background Volume (2027)	**0**	**0**	**0**	**12**	**0**	**11**	**0**	**83**	**0**	**1**	**46**	**12**
PROJECT TRIPS												
Net New External Trips												
Project Distribution (%)								*60%*			*60%*	
Direction	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	**IN**	*N/A*	*N/A*	**OUT**	*N/A*
Project Trips	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*35*	*0*	*0*	*10*	*0*
Total Project Trips	0	0	0	0	0	0	0	35	0	0	10	0
Buildout Volume (2027)	**0**	**0**	**0**	**12**	**0**	**11**	**0**	**118**	**0**	**1**	**56**	**12**

PM Peak Hour Factor: 0.73

PM Peak Hour Trip Generation: 32 IN 75 OUT

Weekday PM Peak Hour	Michaels Dwy/Formah Brazilian Beauty Center - Orlando Dwy						Gay Rd					
	Northbound			Southbound			Eastbound			Westbound		
04:45 PM - 05:45 PM	L	T	R	L	T	R	L	T	R	L	T	R
Raw TMC (collected 7/8/2025)	0	0	0	66	0	17	8	142	0	1	55	54
Seasonal Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Heavy Vehicles (%)	0%	0%	0%	2%	0%	0%	0%	0%	0%	0%	2%	0%
Existing Volume (2025)	**0**	**0**	**0**	**67**	**0**	**17**	**8**	**143**	**0**	**1**	**56**	**55**
Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Number of Years	2	2	2	2	2	2	2	2	2	2	2	2
Ambient Background Trips	0	0	0	3	0	1	0	6	0	0	2	2
Vested Trips												
Background Volume (2027)	**0**	**0**	**0**	**70**	**0**	**18**	**8**	**149**	**0**	**1**	**58**	**57**
PROJECT TRIPS												
Net New External Trips												
Project Distribution (%)								*60%*			*60%*	
Direction	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	**IN**	*N/A*	*N/A*	**OUT**	*N/A*
Project Trips	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*19*	*0*	*0*	*45*	*0*
Total Project Trips	0	0	0	0	0	0	0	19	0	0	45	0
Buildout Volume (2027)	**0**	**0**	**0**	**70**	**0**	**18**	**8**	**168**	**0**	**1**	**103**	**57**

Kimley»Horn

INTERSECTION VOLUME DEVELOPMENT SHEET

INTERSECTION #2

N Orlando Ave/Orlando Ave/SR 600/SR 15/US 17/US 92

&

Gay Rd

AM Peak Hour Factor: 0.94

AM Peak Hour Trip Generation: 58 IN 16 OUT

Weekday AM Peak Hour	N Orlando Ave/Orlando Ave/SR 600/SR 15/US 17/US 92						Gay Rd					
	Northbound			Southbound			Eastbound			Westbound		
08:00 AM - 09:00 AM	L	T	R	L	T	R	L	T	R	L	T	R
Raw TMC (collected 7/8/2025)	46	668	57	96	1,348	19	7	12	64	45	1	14
Seasonal Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Heavy Vehicles (%)	0%	2%	2%	1%	2%	5%	0%	0%	5%	7%	0%	0%
Existing Volume (2025)	**46**	**675**	**58**	**97**	**1,361**	**19**	**7**	**12**	**65**	**45**	**1**	**14**
Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Number of Years	2	2	2	2	2	2	2	2	2	2	2	2
Ambient Background Trips	2	27	2	4	54	1	0	0	3	2	0	1
Vested Trips												
Background Volume (2027)	**48**	**702**	**60**	**101**	**1,415**	**20**	**7**	**12**	**68**	**47**	**1**	**15**
PROJECT TRIPS												
Net New External Trips												
Project Distribution (%)	*30%*					*25%*	*25%*	*5%*	*30%*		*5%*	
Direction	IN	*N/A*	*N/A*	*N/A*	*N/A*	IN	OUT	OUT	OUT	*N/A*	IN	*N/A*
Project Trips	*17*	*0*	*0*	*0*	*0*	*15*	*4*	*1*	*5*	*0*	*3*	*0*
Total Project Trips	17	0	0	0	0	15	4	1	5	0	3	0
Buildout Volume (2027)	**65**	**702**	**60**	**101**	**1,415**	**35**	**11**	**13**	**73**	**47**	**4**	**15**

PM Peak Hour Factor: 0.98

PM Peak Hour Trip Generation: 32 IN 75 OUT

Weekday PM Peak Hour	N Orlando Ave/Orlando Ave/SR 600/SR 15/US 17/US 92						Gay Rd					
	Northbound			Southbound			Eastbound			Westbound		
04:45 PM - 05:45 PM	L	T	R	L	T	R	L	T	R	L	T	R
Raw TMC (collected 7/8/2025)	65	1,298	122	147	1,126	17	42	44	121	73	24	96
Seasonal Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Heavy Vehicles (%)	2%	0%	1%	0%	0%	0%	0%	0%	1%	1%	0%	0%
Existing Volume (2025)	**66**	**1,311**	**123**	**148**	**1,137**	**17**	**42**	**44**	**122**	**74**	**24**	**97**
Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Number of Years	2	2	2	2	2	2	2	2	2	2	2	2
Ambient Background Trips	3	52	5	6	45	1	2	2	5	3	1	4
Vested Trips												
Background Volume (2027)	**69**	**1,363**	**128**	**154**	**1,182**	**18**	**44**	**46**	**127**	**77**	**25**	**101**
PROJECT TRIPS												
Net New External Trips												
Project Distribution (%)	*30%*					*25%*	*25%*	*5%*	*30%*		*5%*	
Direction	IN	*N/A*	*N/A*	*N/A*	*N/A*	IN	OUT	OUT	OUT	*N/A*	IN	*N/A*
Project Trips	*9*	*0*	*0*	*0*	*0*	*8*	*19*	*4*	*22*	*0*	*2*	*0*
Total Project Trips	9	0	0	0	0	8	19	4	22	0	2	0
Buildout Volume (2027)	**78**	**1,363**	**128**	**154**	**1,182**	**26**	**63**	**50**	**149**	**77**	**27**	**101**

Kimley»Horn

INTERSECTION VOLUME DEVELOPMENT SHEET

INTERSECTION #3

Project Access

&

Gay Road

AM Peak Hour Trip Generation: 58 IN 16 OUT

Weekday AM Peak Hour	Project Access						Gay Road					
	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Raw TMC (collected 7/8/2025)								79			55	
Seasonal Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Heavy Vehicles (%)												
Existing Volume (2025)	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**80**	**0**	**0**	**56**	**0**
Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Number of Years	2	2	2	2	2	2	2	2	2	2	2	2
Ambient Background Trips	0	0	0	0	0	0	0	3	0	0	2	0
Vested Trips												
Background Volume (2027)	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**83**	**0**	**0**	**58**	**0**
PROJECT TRIPS												
Net New External Trips												
Project Distribution (%)	*40%*		*60%*						*40%*	*60%*		
Direction	**OUT**	*N/A*	**OUT**	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	**IN**	**IN**	*N/A*	*N/A*
Project Trips	*6*	*0*	*10*	*0*	*0*	*0*	*0*	*0*	*23*	*35*	*0*	*0*
Total Project Trips	6	0	10	0	0	0	0	0	23	35	0	0
Buildout Volume (2027)	**6**	**0**	**10**	**0**	**0**	**0**	**0**	**83**	**23**	**35**	**58**	**0**

PM Peak Hour Trip Generation: 32 IN 75 OUT

Weekday PM Peak Hour	Project Access						Gay Road					
	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Raw TMC (collected 7/8/2025)								150			72	
Seasonal Factor	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Existing Volume (2025)	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**152**	**0**	**0**	**73**	**0**
Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
Number of Years	2	2	2	2	2	2	2	2	2	2	2	2
Ambient Background Trips	0	0	0	0	0	0	0	6	0	0	3	0
Vested Trips												
Background Volume (2027)	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**158**	**0**	**0**	**76**	**0**
PROJECT TRIPS												
Net New External Trips												
Project Distribution (%)	*40%*		*60%*						*40%*	*60%*		
Direction	**OUT**	*N/A*	**OUT**	*N/A*	*N/A*	*N/A*	*N/A*	*N/A*	**IN**	**IN**	*N/A*	*N/A*
Project Trips	*30*	*0*	*45*	*0*	*0*	*0*	*0*	*0*	*13*	*19*	*0*	*0*
Total Project Trips	30	0	45	0	0	0	0	0	13	19	0	0
Buildout Volume (2027)	**30**	**0**	**45**	**0**	**0**	**0**	**0**	**158**	**13**	**19**	**76**	**0**

APPENDIX F
Signal Timings

Location Details			
Signal ID:	**2050**	Date:	**February 29, 2024**
Major Street:	**US 17-92**	Orientation:	**N-S**
Minor Street:	**Gay Rd**	Orientation:	**E-W**

Controller Timings (seconds)

Movement # (Controller Phase Ø)	Ø1	Ø2	Ø3	Ø4	Ø5	Ø6	Ø7	Ø8	Ø9	Ø10	Ø11	Ø12	Ø13	Ø14	Ø15	Ø16	Notes
Direction	SBLT	NB	WBLT	EB	NBLT	SB	EBLT	WB									
Turn Type	Prot Perm		Prot		Prot Perm		Prot										
Min Green	4	15	4	8	4	15	4	8									
Ext	2	3	2	2	2	3	2	2									
Yellow	4.1	4.1	3.4	3.4	4.1	4.1	3.4	3.4									
All Red	2	2	2.4	2.4	2	2	2.4	2.4									
Max I	25	65	35	25	25	65	25	35									
Max II	20	100	25	20	20	100	25	20									
Walk		7		7		7		7									
Flashing Don't Walk		22		28		13		26									
Detector Memory		ON				ON											
Det. Switching to:	6				2												
Recall		MIN				MIN											
CNA																	

Coordination Timings (seconds)

Pattern	C-S-O	Cycle Length	Splits																Offset	Seq	Coord Ø
			Ø1	Ø2	Ø3	Ø4	Ø5	Ø6	Ø7	Ø8	Ø9	Ø10	Ø11	Ø12	Ø13	Ø14	Ø15	Ø16			
1		180	18	101 MAX	18	43	16	103 MAX	19	42									58	1	2, 6
3		200	36	97 MAX	24	43	22	111 MAX	24	43									7	1	2, 6
4		220	37	120 MAX	20	43	27	130 MAX	20	43									116	1	2, 6
5		140	24	75 MAX	20	21	17	82 MAX	15	26									39	1	2, 6
6		180	30	80 MAX	25	45	30	80 MAX	25	45									133	1	2, 6

Offset Reference Point	Phase Mode
End of Green of the last through movement	STD8

SEQ 1

Ring - 1	1	2	3	4
Ring - 2	5	6	7	8

Notes:
1) Use 'Max I' and 'Seq 1' during FREE Operation.

Signal ID:	**2050**
Major Street:	**US 17-92**
Minor Street:	**Gay Rd**

Day Plans

Sunday			
Day Plan 1			
Hr	Min	Patt	Cycl
00	00	99	FREE
9	00	6	180
20	00	99	FREE

Monday			
Day Plan 2			
Hr	Min	Patt	Cycl
00	00	99	FREE
6	30	1	180
10	00	3	200
14	30	4	220
19	00	5	140
21	30	99	FREE

Tuesday			
Day Plan 3			
Hr	Min	Patt	Cycl
00	00	99	FREE
6	30	1	180
10	00	3	200
14	30	4	220
19	00	5	140
21	30	99	FREE

Wednesday			
Day Plan 4			
Hr	Min	Patt	Cycl
00	00	99	FREE
6	30	1	180
10	00	3	200
14	30	4	220
19	00	5	140
21	30	99	FREE

Thursday			
Day Plan 5			
Hr	Min	Patt	Cycl
00	00	99	FREE
6	30	1	180
10	00	3	200
14	30	4	220
19	00	5	140
21	30	99	FREE

Friday			
Day Plan 6			
Hr	Min	Patt	Cycl
00	00	99	FREE
6	30	1	180
10	00	3	200
14	30	4	220
19	00	5	140
21	30	99	FREE

Saturday			
Day Plan 7			
Hr	Min	Patt	Cycl
00	00	99	FREE
9	00	6	180
20	00	99	FREE

Hr	Min	Patt	Cycl

Patt	Force Mode	Alt Opt Table	Alt Time Table	Coord Max Plan	Alt Time Table Max Values (Seconds)															
					Ø1	Ø2	Ø3	Ø4	Ø5	Ø6	Ø7	Ø8	Ø9	Ø10	Ø11	Ø12	Ø13	Ø14	Ø15	Ø16
1	Float			Max Inh																
3	Float			Max Inh																
4	Float			Max Inh																
5	Float			Max Inh																
6	Float			Max Inh																

APPENDIX G
Synchro Outputs

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	80	0	1	44	12	0	0	0	12	0	11
Future Vol, veh/h	0	80	0	1	44	12	0	0	0	12	0	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	67	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	83	83	83	83	83	83	83	83	83
Heavy Vehicles, %	2	3	2	2	2	8	2	2	2	8	2	2
Mvmt Flow	0	96	0	1	53	14	0	0	0	14	0	13

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	67	0	0	96	0	0	152	166	96	159	-	60
Stage 1	-	-	-	-	-	-	96	96	-	63	-	-
Stage 2	-	-	-	-	-	-	55	70	-	96	-	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.18	-	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.18	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.18	-	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.572	-	3.318
Pot Cap-1 Maneuver	1534	-	-	1497	-	-	816	726	960	793	0	1005
Stage 1	-	-	-	-	-	-	910	815	-	933	0	-
Stage 2	-	-	-	-	-	-	957	837	-	896	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1534	-	-	1497	-	-	804	726	960	793	-	1005
Mov Cap-2 Maneuver	-	-	-	-	-	-	804	726	-	793	-	-
Stage 1	-	-	-	-	-	-	910	815	-	933	-	-
Stage 2	-	-	-	-	-	-	943	836	-	896	-	-

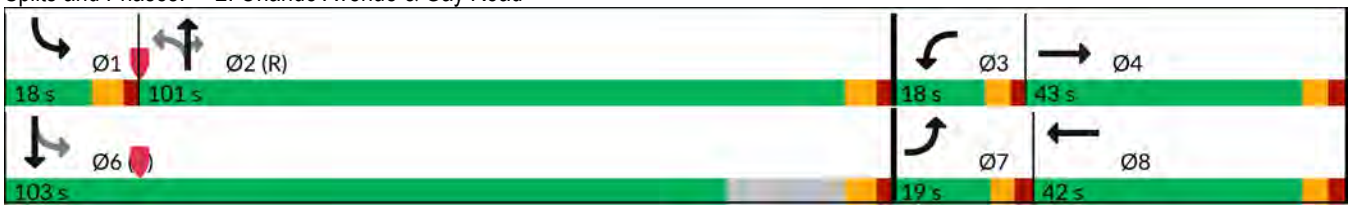
Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0.13	0	9.15
HCM LOS			A	A

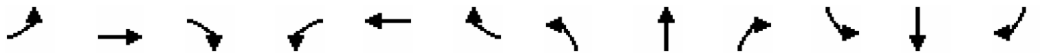
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	-	1534	-	-	30	-	-	793	1005
HCM Lane V/C Ratio	-	-	-	-	0.001	-	-	0.018	0.013
HCM Control Delay (s/veh)	0	0	-	-	7.4	0	-	9.6	8.6
HCM Lane LOS	A	A	-	-	A	A	-	A	A
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0.1	0

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	7	12	45	1	46	675	58	97	1361
Future Volume (vph)	7	12	45	1	46	675	58	97	1361
Turn Type	Prot	NA	Prot	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases	7	4	3	8		2		1	6
Permitted Phases					2		2	6	
Detector Phase	7	4	3	8	2	2	2	1	6
Switch Phase									
Minimum Initial (s)	4.0	8.0	4.0	8.0	15.0	15.0	15.0	4.0	15.0
Minimum Split (s)	9.8	40.8	9.4	38.8	35.1	35.1	35.1	11.1	26.1
Total Split (s)	19.0	43.0	18.0	42.0	101.0	101.0	101.0	18.0	103.0
Total Split (%)	10.6%	23.9%	10.0%	23.3%	56.1%	56.1%	56.1%	10.0%	57.2%
Yellow Time (s)	3.4	3.4	3.4	3.4	4.1	4.1	4.1	4.1	4.1
All-Red Time (s)	2.4	2.4	2.0	2.4	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.8	5.8	5.4	5.8	6.1	6.1	6.1	6.1	6.1
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lag	Lag	Lead	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	None	C-Max
Act Effct Green (s)	6.4	9.3	10.1	19.7	131.8	131.8	131.8	145.7	145.7
Actuated g/C Ratio	0.04	0.05	0.06	0.11	0.73	0.73	0.73	0.81	0.81
v/c Ratio	0.11	0.56	0.51	0.09	0.22	0.28	0.05	0.18	0.51
Control Delay (s/veh)	87.4	36.7	100.4	29.7	12.4	9.2	0.7	5.0	7.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	87.4	36.7	100.4	29.7	12.4	9.2	0.7	5.0	7.0
LOS	F	D	F	C	B	A	A	A	A
Approach Delay (s/veh)		40.7		82.7		8.8			6.9
Approach LOS		D		F		A			A

Intersection Summary	
Cycle Length: 180	
Actuated Cycle Length: 180	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.56	
Intersection Signal Delay (s/veh): 10.6	Intersection LOS: B
Intersection Capacity Utilization 74.9%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 2: Orlando Avenue & Gay Road





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	7	12	65	45	1	14	46	675	58	97	1361	19
Future Volume (veh/h)	7	12	65	45	1	14	46	675	58	97	1361	19
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1826	1796	1870	1870	1870	1870	1870	1870	1870	1826
Adj Flow Rate, veh/h	7	13	69	48	1	15	49	718	62	103	1448	20
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	5	7	2	2	2	2	2	2	2	5
Cap, veh/h	12	16	86	61	9	135	283	2653	1183	557	2890	40
Arrive On Green	0.01	0.06	0.06	0.04	0.09	0.09	0.75	0.75	0.75	0.02	0.81	0.81
Sat Flow, veh/h	1781	258	1367	1711	100	1500	361	3554	1585	1781	3589	50
Grp Volume(v), veh/h	7	0	82	48	0	16	49	718	62	103	716	752
Grp Sat Flow(s),veh/h/ln	1781	0	1624	1711	0	1600	361	1777	1585	1781	1777	1861
Q Serve(g_s), s	0.7	0.0	9.0	5.0	0.0	1.7	9.2	11.6	1.9	2.4	23.7	23.7
Cycle Q Clear(g_c), s	0.7	0.0	9.0	5.0	0.0	1.7	22.4	11.6	1.9	2.4	23.7	23.7
Prop In Lane	1.00		0.84	1.00		0.94	1.00		1.00	1.00		0.03
Lane Grp Cap(c), veh/h	12	0	102	61	0	144	283	2653	1183	557	1431	1499
V/C Ratio(X)	0.60	0.00	0.80	0.79	0.00	0.11	0.17	0.27	0.05	0.18	0.50	0.50
Avail Cap(c_a), veh/h	131	0	336	120	0	322	283	2653	1183	630	1431	1499
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	89.2	0.0	83.2	86.1	0.0	75.3	11.1	7.3	6.0	5.1	5.7	5.7
Incr Delay (d2), s/veh	40.5	0.0	13.3	19.8	0.0	0.3	1.3	0.3	0.1	0.2	1.3	1.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	0.0	4.2	2.6	0.0	0.7	0.9	4.4	0.7	0.9	8.5	8.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	129.7	0.0	96.5	105.9	0.0	75.7	12.4	7.5	6.1	5.3	7.0	6.9
LnGrp LOS	F		F	F		E	B	A	A	A	A	A
Approach Vol, veh/h		89			64			829			1571	
Approach Delay, s/veh		99.1			98.3			7.7			6.8	
Approach LOS		F			F			A			A	

Timer - Assigned Phs	1	2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s	10.6	140.5	11.8	17.1		151.1	7.0	22.0				
Change Period (Y+Rc), s	6.1	6.1	5.4	5.8		6.1	5.8	5.8				
Max Green Setting (Gmax), s	11.9	94.9	12.6	37.2		96.9	13.2	36.2				
Max Q Clear Time (g_c+I1), s	4.4	24.4	7.0	11.0		25.7	2.7	3.7				
Green Ext Time (p_c), s	0.1	7.4	0.0	0.4		15.7	0.0	0.0				

Intersection Summary	
HCM 7th Control Delay, s/veh	12.6
HCM 7th LOS	B

Intersection	
Int Delay, s/veh	2.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	8	143	0	1	56	55	0	0	0	67	0	17
Future Vol, veh/h	8	143	0	1	56	55	0	0	0	67	0	17
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	67	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	73	73	73	73	73	73	73	73	73	73	73	73
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	196	0	1	77	75	0	0	0	92	0	23

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	152	0	0	196	0	0	297	373	196	335	-	114
Stage 1	-	-	-	-	-	-	218	218	-	117	-	-
Stage 2	-	-	-	-	-	-	79	155	-	218	-	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	-	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	-	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	-	3.318
Pot Cap-1 Maneuver	1429	-	-	1377	-	-	655	558	845	619	0	938
Stage 1	-	-	-	-	-	-	785	723	-	887	0	-
Stage 2	-	-	-	-	-	-	929	769	-	785	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1429	-	-	1377	-	-	633	552	845	613	-	938
Mov Cap-2 Maneuver	-	-	-	-	-	-	633	552	-	613	-	-
Stage 1	-	-	-	-	-	-	778	716	-	886	-	-
Stage 2	-	-	-	-	-	-	905	769	-	778	-	-

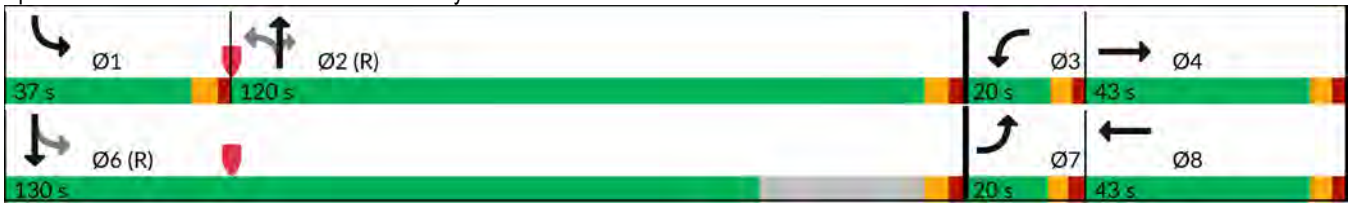
Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.4	0.07	0	11.31
HCM LOS			A	B

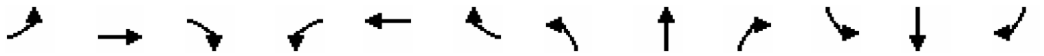
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	-	95	-	-	15	-	-	613	938
HCM Lane V/C Ratio	-	0.008	-	-	0.001	-	-	0.15	0.025
HCM Control Delay (s/veh)	0	7.5	0	-	7.6	0	-	11.9	8.9
HCM Lane LOS	A	A	A	-	A	A	-	B	A
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0.5	0.1

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	42	44	74	24	66	1311	123	148	1137
Future Volume (vph)	42	44	74	24	66	1311	123	148	1137
Turn Type	Prot	NA	Prot	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases	7	4	3	8		2		1	6
Permitted Phases					2		2	6	
Detector Phase	7	4	3	8	2	2	2	1	6
Switch Phase									
Minimum Initial (s)	4.0	8.0	4.0	8.0	15.0	15.0	15.0	4.0	15.0
Minimum Split (s)	9.8	40.8	9.4	38.8	35.1	35.1	35.1	10.1	26.1
Total Split (s)	20.0	43.0	20.0	43.0	120.0	120.0	120.0	37.0	130.0
Total Split (%)	9.1%	19.5%	9.1%	19.5%	54.5%	54.5%	54.5%	16.8%	59.1%
Yellow Time (s)	3.4	3.4	3.4	3.4	4.1	4.1	4.1	4.1	4.1
All-Red Time (s)	2.4	2.4	2.0	2.4	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.8	5.8	5.4	5.8	6.1	6.1	6.1	6.1	6.1
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lag	Lag	Lead	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	None	C-Max
Act Effct Green (s)	10.6	21.1	13.2	25.8	150.6	150.6	150.6	168.4	168.4
Actuated g/C Ratio	0.05	0.10	0.06	0.12	0.68	0.68	0.68	0.77	0.77
v/c Ratio	0.51	0.82	0.72	0.47	0.22	0.55	0.11	0.53	0.44
Control Delay (s/veh)	121.5	93.5	135.7	38.4	17.8	20.1	5.6	14.2	10.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	121.5	93.5	135.7	38.4	17.8	20.1	5.6	14.2	10.3
LOS	F	F	F	D	B	C	A	B	B
Approach Delay (s/veh)		99.2		75.6		18.8			10.7
Approach LOS		F		E		B			B

Intersection Summary	
Cycle Length: 220	
Actuated Cycle Length: 220	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 110	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.82	
Intersection Signal Delay (s/veh): 24.2	Intersection LOS: C
Intersection Capacity Utilization 77.9%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 2: Orlando Avenue & Gay Road





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	42	44	122	74	24	97	66	1311	123	148	1137	17
Future Volume (veh/h)	42	44	122	74	24	97	66	1311	123	148	1137	17
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	43	45	124	76	24	99	67	1338	126	151	1160	17
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	55	50	138	91	42	174	338	2466	1100	280	2713	40
Arrive On Green	0.03	0.11	0.11	0.05	0.13	0.13	0.69	0.69	0.69	0.04	0.76	0.76
Sat Flow, veh/h	1781	440	1212	1781	319	1315	476	3554	1585	1781	3585	53
Grp Volume(v), veh/h	43	0	169	76	0	123	67	1338	126	151	575	602
Grp Sat Flow(s),veh/h/ln	1781	0	1652	1781	0	1634	476	1777	1585	1781	1777	1861
Q Serve(g_s), s	5.3	0.0	22.2	9.3	0.0	15.5	12.9	40.7	5.8	5.3	25.6	25.6
Cycle Q Clear(g_c), s	5.3	0.0	22.2	9.3	0.0	15.5	24.7	40.7	5.8	5.3	25.6	25.6
Prop In Lane	1.00		0.73	1.00		0.80	1.00		1.00	1.00		0.03
Lane Grp Cap(c), veh/h	55	0	188	91	0	216	338	2466	1100	280	1345	1408
V/C Ratio(X)	0.78	0.00	0.90	0.84	0.00	0.57	0.20	0.54	0.11	0.54	0.43	0.43
Avail Cap(c_a), veh/h	115	0	279	118	0	276	338	2466	1100	467	1345	1408
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	105.9	0.0	96.3	103.5	0.0	89.6	16.6	16.5	11.2	15.3	9.6	9.6
Incr Delay (d2), s/veh	21.1	0.0	22.1	31.1	0.0	2.4	1.3	0.9	0.2	1.6	1.0	1.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.8	0.0	10.9	5.2	0.0	6.8	1.6	17.0	2.3	2.4	10.4	10.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	127.0	0.0	118.4	134.6	0.0	92.0	17.9	17.4	11.4	17.0	10.6	10.6
LnGrp LOS	F		F	F		F	B	B	B	B	B	B
Approach Vol, veh/h		212			199			1531			1328	
Approach Delay, s/veh		120.2			108.3			16.9			11.3	
Approach LOS		F			F			B			B	

Timer - Assigned Phs	1	2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s	13.8	158.8	16.6	30.8		172.6	12.6	34.8				
Change Period (Y+Rc), s	6.1	6.1	5.4	5.8		6.1	5.8	5.8				
Max Green Setting (Gmax), s	30.9	113.9	14.6	37.2		123.9	14.2	37.2				
Max Q Clear Time (g_c+I1), s	7.3	42.7	11.3	24.2		27.6	7.3	17.5				
Green Ext Time (p_c), s	0.4	18.0	0.0	0.8		10.4	0.0	0.6				

Intersection Summary	
HCM 7th Control Delay, s/veh	26.9
HCM 7th LOS	C

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	83	0	1	46	12	0	0	0	12	0	11
Future Vol, veh/h	0	83	0	1	46	12	0	0	0	12	0	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	67	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	83	83	83	83	83	83	83	83	83
Heavy Vehicles, %	2	3	2	2	2	8	2	2	2	8	2	2
Mvmt Flow	0	100	0	1	55	14	0	0	0	14	0	13

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	70	0	0	100	0	0	158	172	100	165	-	63
Stage 1	-	-	-	-	-	-	100	100	-	65	-	-
Stage 2	-	-	-	-	-	-	58	72	-	100	-	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.18	-	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.18	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.18	-	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.572	-	3.318
Pot Cap-1 Maneuver	1531	-	-	1493	-	-	808	721	956	786	0	1002
Stage 1	-	-	-	-	-	-	906	812	-	931	0	-
Stage 2	-	-	-	-	-	-	954	835	-	892	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1531	-	-	1493	-	-	797	720	956	785	-	1002
Mov Cap-2 Maneuver	-	-	-	-	-	-	797	720	-	785	-	-
Stage 1	-	-	-	-	-	-	906	812	-	930	-	-
Stage 2	-	-	-	-	-	-	941	834	-	892	-	-

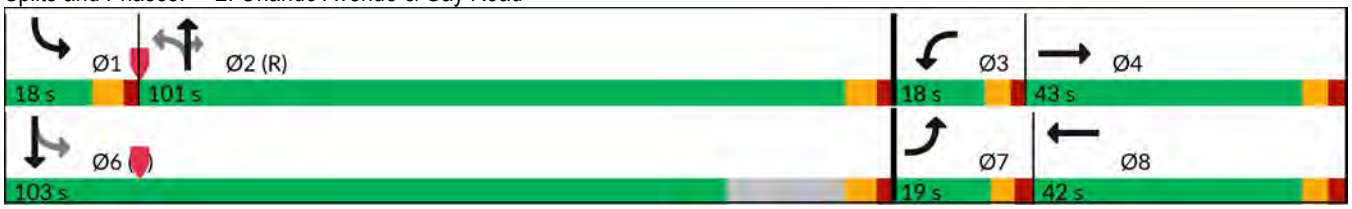
Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0.13	0	9.18
HCM LOS			A	A

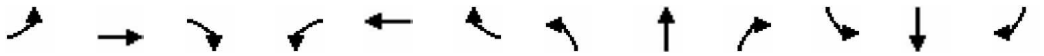
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	-	1531	-	-	29	-	-	785	1002
HCM Lane V/C Ratio	-	-	-	-	0.001	-	-	0.018	0.013
HCM Control Delay (s/veh)	0	0	-	-	7.4	0	-	9.7	8.6
HCM Lane LOS	A	A	-	-	A	A	-	A	A
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0.1	0

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	7	12	47	1	48	702	60	101	1415
Future Volume (vph)	7	12	47	1	48	702	60	101	1415
Turn Type	Prot	NA	Prot	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases	7	4	3	8		2		1	6
Permitted Phases					2		2	6	
Detector Phase	7	4	3	8	2	2	2	1	6
Switch Phase									
Minimum Initial (s)	4.0	8.0	4.0	8.0	15.0	15.0	15.0	4.0	15.0
Minimum Split (s)	9.8	40.8	9.4	38.8	35.1	35.1	35.1	11.1	26.1
Total Split (s)	19.0	43.0	18.0	42.0	101.0	101.0	101.0	18.0	103.0
Total Split (%)	10.6%	23.9%	10.0%	23.3%	56.1%	56.1%	56.1%	10.0%	57.2%
Yellow Time (s)	3.4	3.4	3.4	3.4	4.1	4.1	4.1	4.1	4.1
All-Red Time (s)	2.4	2.4	2.0	2.4	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.8	5.8	5.4	5.8	6.1	6.1	6.1	6.1	6.1
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lag	Lag	Lead	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	None	C-Max
Act Effct Green (s)	6.4	9.4	10.2	19.9	131.5	131.5	131.5	145.5	145.5
Actuated g/C Ratio	0.04	0.05	0.06	0.11	0.73	0.73	0.73	0.81	0.81
v/c Ratio	0.11	0.57	0.53	0.09	0.24	0.29	0.05	0.20	0.53
Control Delay (s/veh)	87.4	36.4	101.1	29.6	13.5	9.4	0.8	5.1	7.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	87.4	36.4	101.1	29.6	13.5	9.4	0.8	5.1	7.3
LOS	F	D	F	C	B	A	A	A	A
Approach Delay (s/veh)		40.2		83.0		9.0			7.2
Approach LOS		D		F		A			A

Intersection Summary	
Cycle Length: 180	
Actuated Cycle Length: 180	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 100	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.57	
Intersection Signal Delay (s/veh): 10.8	Intersection LOS: B
Intersection Capacity Utilization 76.5%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 2: Orlando Avenue & Gay Road





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	7	12	68	47	1	15	48	702	60	101	1415	20
Future Volume (veh/h)	7	12	68	47	1	15	48	702	60	101	1415	20
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1826	1796	1870	1870	1870	1870	1870	1870	1870	1826
Adj Flow Rate, veh/h	7	13	72	50	1	16	51	747	64	107	1505	21
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	5	7	2	2	2	2	2	2	2	5
Cap, veh/h	12	16	89	63	9	140	265	2637	1176	539	2877	40
Arrive On Green	0.01	0.07	0.07	0.04	0.09	0.09	0.74	0.74	0.74	0.03	0.80	0.80
Sat Flow, veh/h	1781	248	1375	1711	94	1505	341	3554	1585	1781	3588	50
Grp Volume(v), veh/h	7	0	85	50	0	17	51	747	64	107	745	781
Grp Sat Flow(s),veh/h/ln	1781	0	1623	1711	0	1599	341	1777	1585	1781	1777	1861
Q Serve(g_s), s	0.7	0.0	9.3	5.2	0.0	1.8	10.8	12.4	2.0	2.5	25.7	25.8
Cycle Q Clear(g_c), s	0.7	0.0	9.3	5.2	0.0	1.8	25.9	12.4	2.0	2.5	25.7	25.8
Prop In Lane	1.00		0.85	1.00		0.94	1.00		1.00	1.00		0.03
Lane Grp Cap(c), veh/h	12	0	106	63	0	149	265	2637	1176	539	1425	1493
V/C Ratio(X)	0.60	0.00	0.81	0.79	0.00	0.11	0.19	0.28	0.05	0.20	0.52	0.52
Avail Cap(c_a), veh/h	131	0	335	120	0	322	265	2637	1176	611	1425	1493
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	89.2	0.0	83.0	86.0	0.0	74.8	12.3	7.6	6.2	5.4	6.1	6.1
Incr Delay (d2), s/veh	40.5	0.0	13.2	19.3	0.0	0.3	1.6	0.3	0.1	0.2	1.4	1.3
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	0.0	4.3	2.7	0.0	0.7	1.0	4.7	0.7	0.9	9.3	9.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	129.7	0.0	96.3	105.2	0.0	75.1	14.0	7.8	6.3	5.5	7.5	7.4
LnGrp LOS	F		F	F		E	B	A	A	A	A	A
Approach Vol, veh/h		92			67			862			1633	
Approach Delay, s/veh		98.8			97.6			8.1			7.3	
Approach LOS		F			F			A			A	

Timer - Assigned Phs	1	2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s	10.7	139.7	12.1	17.5		150.4	7.0	22.6				
Change Period (Y+Rc), s	6.1	6.1	5.4	5.8		6.1	5.8	5.8				
Max Green Setting (Gmax), s	11.9	94.9	12.6	37.2		96.9	13.2	36.2				
Max Q Clear Time (g_c+I1), s	4.5	27.9	7.2	11.3		27.8	2.7	3.8				
Green Ext Time (p_c), s	0.1	7.9	0.0	0.5		17.1	0.0	0.1				

Intersection Summary	
HCM 7th Control Delay, s/veh	13.0
HCM 7th LOS	B

Intersection	
Int Delay, s/veh	3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	8	149	0	1	58	57	0	0	0	70	0	18
Future Vol, veh/h	8	149	0	1	58	57	0	0	0	70	0	18
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	67	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	73	73	73	73	73	73	73	73	73	73	73	73
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	204	0	1	79	78	0	0	0	96	0	25

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	158	0	0	204	0	0	308	386	204	347	-	118
Stage 1	-	-	-	-	-	-	226	226	-	121	-	-
Stage 2	-	-	-	-	-	-	82	160	-	226	-	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	-	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	-	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	-	3.318
Pot Cap-1 Maneuver	1422	-	-	1367	-	-	644	548	837	607	0	933
Stage 1	-	-	-	-	-	-	777	717	-	883	0	-
Stage 2	-	-	-	-	-	-	926	765	-	777	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1422	-	-	1367	-	-	621	543	837	601	-	933
Mov Cap-2 Maneuver	-	-	-	-	-	-	621	543	-	601	-	-
Stage 1	-	-	-	-	-	-	770	711	-	882	-	-
Stage 2	-	-	-	-	-	-	901	764	-	770	-	-

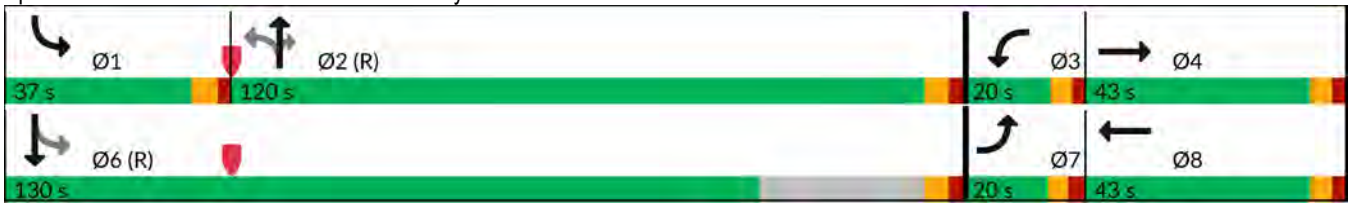
Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.38	0.07	0	11.47
HCM LOS			A	B

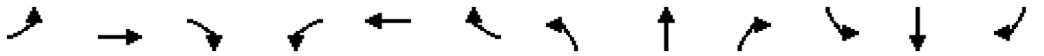
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	-	92	-	-	14	-	-	601	933
HCM Lane V/C Ratio	-	0.008	-	-	0.001	-	-	0.159	0.026
HCM Control Delay (s/veh)	0	7.6	0	-	7.6	0	-	12.1	9
HCM Lane LOS	A	A	A	-	A	A	-	B	A
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0.6	0.1

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	44	46	77	25	69	1363	128	154	1182
Future Volume (vph)	44	46	77	25	69	1363	128	154	1182
Turn Type	Prot	NA	Prot	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases	7	4	3	8		2		1	6
Permitted Phases					2		2	6	
Detector Phase	7	4	3	8	2	2	2	1	6
Switch Phase									
Minimum Initial (s)	4.0	8.0	4.0	8.0	15.0	15.0	15.0	4.0	15.0
Minimum Split (s)	9.8	40.8	9.4	38.8	35.1	35.1	35.1	10.1	26.1
Total Split (s)	20.0	43.0	20.0	43.0	120.0	120.0	120.0	37.0	130.0
Total Split (%)	9.1%	19.5%	9.1%	19.5%	54.5%	54.5%	54.5%	16.8%	59.1%
Yellow Time (s)	3.4	3.4	3.4	3.4	4.1	4.1	4.1	4.1	4.1
All-Red Time (s)	2.4	2.4	2.0	2.4	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.8	5.8	5.4	5.8	6.1	6.1	6.1	6.1	6.1
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lag	Lag	Lead	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	None	C-Max
Act Effct Green (s)	10.8	22.2	13.3	26.8	147.6	147.6	147.6	167.2	167.2
Actuated g/C Ratio	0.05	0.10	0.06	0.12	0.67	0.67	0.67	0.76	0.76
v/c Ratio	0.52	0.82	0.74	0.48	0.25	0.59	0.12	0.57	0.46
Control Delay (s/veh)	122.3	94.6	137.2	42.0	20.3	22.6	6.4	16.0	11.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	122.3	94.6	137.2	42.0	20.3	22.6	6.4	16.0	11.0
LOS	F	F	F	D	C	C	A	B	B
Approach Delay (s/veh)		100.2		78.2		21.2			11.6
Approach LOS		F		E		C			B

Intersection Summary	
Cycle Length: 220	
Actuated Cycle Length: 220	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 120	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.82	
Intersection Signal Delay (s/veh): 25.9	Intersection LOS: C
Intersection Capacity Utilization 80.2%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 2: Orlando Avenue & Gay Road





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	44	46	127	77	25	101	69	1363	128	154	1182	18
Future Volume (veh/h)	44	46	127	77	25	101	69	1363	128	154	1182	18
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	45	47	130	79	26	103	70	1391	131	157	1206	18
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	57	52	144	94	45	179	317	2436	1087	264	2689	40
Arrive On Green	0.03	0.12	0.12	0.05	0.14	0.14	0.69	0.69	0.69	0.04	0.75	0.75
Sat Flow, veh/h	1781	439	1213	1781	330	1306	456	3554	1585	1781	3584	53
Grp Volume(v), veh/h	45	0	177	79	0	129	70	1391	131	157	598	626
Grp Sat Flow(s),veh/h/ln	1781	0	1652	1781	0	1635	456	1777	1585	1781	1777	1861
Q Serve(g_s), s	5.5	0.0	23.3	9.7	0.0	16.3	15.0	44.5	6.2	5.7	27.9	27.9
Cycle Q Clear(g_c), s	5.5	0.0	23.3	9.7	0.0	16.3	28.7	44.5	6.2	5.7	27.9	27.9
Prop In Lane	1.00		0.73	1.00		0.80	1.00		1.00	1.00		0.03
Lane Grp Cap(c), veh/h	57	0	196	94	0	224	317	2436	1087	264	1333	1396
V/C Ratio(X)	0.79	0.00	0.91	0.84	0.00	0.57	0.22	0.57	0.12	0.59	0.45	0.45
Avail Cap(c_a), veh/h	115	0	279	118	0	277	317	2436	1087	449	1333	1396
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	105.7	0.0	95.8	103.3	0.0	88.9	18.4	17.9	11.9	17.8	10.3	10.3
Incr Delay (d2), s/veh	20.6	0.0	23.9	33.1	0.0	2.3	1.6	1.0	0.2	2.1	1.1	1.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.9	0.0	11.5	5.4	0.0	7.2	1.8	18.7	2.4	3.0	11.4	11.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	126.3	0.0	119.7	136.3	0.0	91.2	20.0	18.8	12.1	19.9	11.4	11.4
LnGrp LOS	F		F	F		F	C	B	B	B	B	B
Approach Vol, veh/h		222			208			1592			1381	
Approach Delay, s/veh		121.0			108.3			18.3			12.4	
Approach LOS		F			F			B			B	

Timer - Assigned Phs	1	2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s	14.2	156.9	17.0	31.8		171.1	12.9	36.0				
Change Period (Y+Rc), s	6.1	6.1	5.4	5.8		6.1	5.8	5.8				
Max Green Setting (Gmax), s	30.9	113.9	14.6	37.2		123.9	14.2	37.2				
Max Q Clear Time (g_c+I1), s	7.7	46.5	11.7	25.3		29.9	7.5	18.3				
Green Ext Time (p_c), s	0.4	19.3	0.0	0.8		11.1	0.0	0.7				

Intersection Summary	
HCM 7th Control Delay, s/veh	28.1
HCM 7th LOS	C

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	118	0	1	56	12	0	0	0	12	0	11
Future Vol, veh/h	0	118	0	1	56	12	0	0	0	12	0	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	67	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	83	83	83	83	83	83	83	83	83	83	83	83
Heavy Vehicles, %	2	3	2	2	2	8	2	2	2	8	2	2
Mvmt Flow	0	142	0	1	67	14	0	0	0	14	0	13

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	82	0	0	142	0	0	212	227	142	219	-	75
Stage 1	-	-	-	-	-	-	142	142	-	77	-	-
Stage 2	-	-	-	-	-	-	70	84	-	142	-	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.18	-	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.18	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.18	-	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.572	-	3.318
Pot Cap-1 Maneuver	1515	-	-	1441	-	-	745	673	906	724	0	987
Stage 1	-	-	-	-	-	-	861	779	-	917	0	-
Stage 2	-	-	-	-	-	-	940	825	-	847	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1515	-	-	1441	-	-	734	672	906	724	-	987
Mov Cap-2 Maneuver	-	-	-	-	-	-	734	672	-	724	-	-
Stage 1	-	-	-	-	-	-	861	779	-	916	-	-
Stage 2	-	-	-	-	-	-	927	824	-	847	-	-

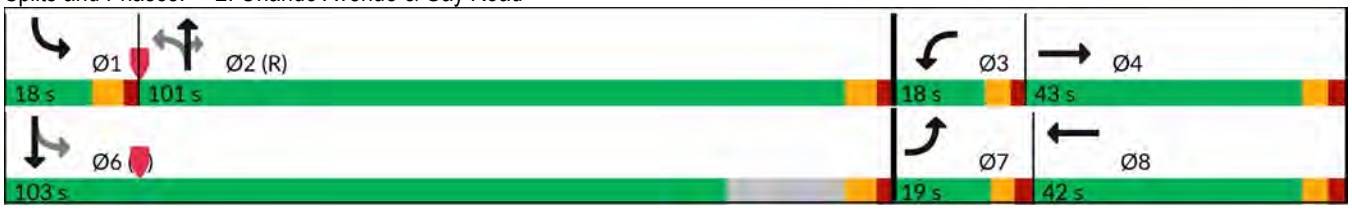
Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0	0.11	0	9.42
HCM LOS			A	A

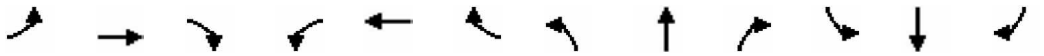
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	-	1515	-	-	25	-	-	724	987
HCM Lane V/C Ratio	-	-	-	-	0.001	-	-	0.02	0.013
HCM Control Delay (s/veh)	0	0	-	-	7.5	0	-	10.1	8.7
HCM Lane LOS	A	A	-	-	A	A	-	B	A
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0.1	0

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	11	13	47	4	65	702	60	101	1415
Future Volume (vph)	11	13	47	4	65	702	60	101	1415
Turn Type	Prot	NA	Prot	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases	7	4	3	8		2		1	6
Permitted Phases					2		2	6	
Detector Phase	7	4	3	8	2	2	2	1	6
Switch Phase									
Minimum Initial (s)	4.0	8.0	4.0	8.0	15.0	15.0	15.0	4.0	15.0
Minimum Split (s)	9.8	40.8	9.4	38.8	35.1	35.1	35.1	11.1	26.1
Total Split (s)	19.0	43.0	18.0	42.0	101.0	101.0	101.0	18.0	103.0
Total Split (%)	10.6%	23.9%	10.0%	23.3%	56.1%	56.1%	56.1%	10.0%	57.2%
Yellow Time (s)	3.4	3.4	3.4	3.4	4.1	4.1	4.1	4.1	4.1
All-Red Time (s)	2.4	2.4	2.0	2.4	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.8	5.8	5.4	5.8	6.1	6.1	6.1	6.1	6.1
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lag	Lag	Lead	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	None	C-Max
Act Effct Green (s)	6.9	9.5	10.2	17.2	131.4	131.4	131.4	145.4	145.4
Actuated g/C Ratio	0.04	0.05	0.06	0.10	0.73	0.73	0.73	0.81	0.81
v/c Ratio	0.18	0.59	0.53	0.12	0.33	0.29	0.05	0.20	0.54
Control Delay (s/veh)	89.2	36.1	101.1	35.3	16.2	9.5	0.8	5.1	7.5
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	89.2	36.1	101.1	35.3	16.2	9.5	0.8	5.1	7.5
LOS	F	D	F	D	B	A	A	A	A
Approach Delay (s/veh)		42.3		82.3		9.4			7.3
Approach LOS		D		F		A			A

Intersection Summary	
Cycle Length: 180	
Actuated Cycle Length: 180	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 120	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.59	
Intersection Signal Delay (s/veh): 11.3	Intersection LOS: B
Intersection Capacity Utilization 77.0%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 2: Orlando Avenue & Gay Road





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	11	13	73	47	4	15	65	702	60	101	1415	35
Future Volume (veh/h)	11	13	73	47	4	15	65	702	60	101	1415	35
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1826	1796	1870	1870	1870	1870	1870	1870	1870	1826
Adj Flow Rate, veh/h	12	14	78	50	4	16	69	747	64	107	1505	37
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	5	7	2	2	2	2	2	2	2	5
Cap, veh/h	18	17	96	63	31	123	258	2620	1169	535	2826	69
Arrive On Green	0.01	0.07	0.07	0.04	0.09	0.09	0.74	0.74	0.74	0.03	0.80	0.80
Sat Flow, veh/h	1781	247	1376	1711	327	1308	336	3554	1585	1781	3545	87
Grp Volume(v), veh/h	12	0	92	50	0	20	69	747	64	107	753	789
Grp Sat Flow(s),veh/h/ln	1781	0	1623	1711	0	1635	336	1777	1585	1781	1777	1855
Q Serve(g_s), s	1.2	0.0	10.1	5.2	0.0	2.0	16.4	12.6	2.0	2.6	26.9	27.0
Cycle Q Clear(g_c), s	1.2	0.0	10.1	5.2	0.0	2.0	32.6	12.6	2.0	2.6	26.9	27.0
Prop In Lane	1.00		0.85	1.00		0.80	1.00		1.00	1.00		0.05
Lane Grp Cap(c), veh/h	18	0	113	63	0	154	258	2620	1169	535	1417	1479
V/C Ratio(X)	0.67	0.00	0.81	0.79	0.00	0.13	0.27	0.29	0.05	0.20	0.53	0.53
Avail Cap(c_a), veh/h	131	0	335	120	0	329	258	2620	1169	607	1417	1479
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	88.8	0.0	82.6	86.0	0.0	74.7	14.1	7.9	6.5	5.6	6.4	6.4
Incr Delay (d2), s/veh	35.9	0.0	13.0	19.3	0.0	0.4	2.5	0.3	0.1	0.2	1.4	1.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	0.0	4.7	2.7	0.0	0.9	1.4	4.8	0.7	1.0	9.8	10.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	124.7	0.0	95.6	105.2	0.0	75.1	16.6	8.1	6.6	5.8	7.9	7.8
LnGrp LOS	F		F	F		E	B	A	A	A	A	A
Approach Vol, veh/h		104			70			880			1649	
Approach Delay, s/veh		99.0			96.6			8.7			7.7	
Approach LOS		F			F			A			A	

Timer - Assigned Phs	1	2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s	10.8	138.8	12.1	18.3		149.6	7.6	22.8				
Change Period (Y+Rc), s	6.1	6.1	5.4	5.8		6.1	5.8	5.8				
Max Green Setting (Gmax), s	11.9	94.9	12.6	37.2		96.9	13.2	36.2				
Max Q Clear Time (g_c+I1), s	4.6	34.6	7.2	12.1		29.0	3.2	4.0				
Green Ext Time (p_c), s	0.1	8.5	0.0	0.5		17.4	0.0	0.1				

Intersection Summary	
HCM 7th Control Delay, s/veh	13.8
HCM 7th LOS	B

Intersection	
Int Delay, s/veh	1.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	83	23	35	58	6	10
Future Vol, veh/h	83	23	35	58	6	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	90	25	38	63	7	11

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	115	0	242	103
Stage 1	-	-	-	-	103	-
Stage 2	-	-	-	-	139	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1474	-	746	952
Stage 1	-	-	-	-	921	-
Stage 2	-	-	-	-	888	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1474	-	726	952
Mov Cap-2 Maneuver	-	-	-	-	726	-
Stage 1	-	-	-	-	921	-
Stage 2	-	-	-	-	864	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	2.83	9.31
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	853	-	-	1474	-
HCM Lane V/C Ratio	0.02	-	-	0.026	-
HCM Control Delay (s/veh)	9.3	-	-	7.5	-
HCM Lane LOS	A	-	-	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.1	-

Intersection	
Int Delay, s/veh	2.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	8	168	0	1	103	57	0	0	0	70	0	18
Future Vol, veh/h	8	168	0	1	103	57	0	0	0	70	0	18
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	67	-	0
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	73	73	73	73	73	73	73	73	73	73	73	73
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	11	230	0	1	141	78	0	0	0	96	0	25

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	219	0	0	230	0	0	396	474	230	435	-	180
Stage 1	-	-	-	-	-	-	252	252	-	183	-	-
Stage 2	-	-	-	-	-	-	144	222	-	252	-	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	-	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	-	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	-	3.318
Pot Cap-1 Maneuver	1350	-	-	1338	-	-	564	489	809	531	0	863
Stage 1	-	-	-	-	-	-	752	698	-	819	0	-
Stage 2	-	-	-	-	-	-	859	720	-	752	0	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1350	-	-	1338	-	-	542	484	809	526	-	863
Mov Cap-2 Maneuver	-	-	-	-	-	-	542	484	-	526	-	-
Stage 1	-	-	-	-	-	-	745	692	-	818	-	-
Stage 2	-	-	-	-	-	-	833	719	-	745	-	-

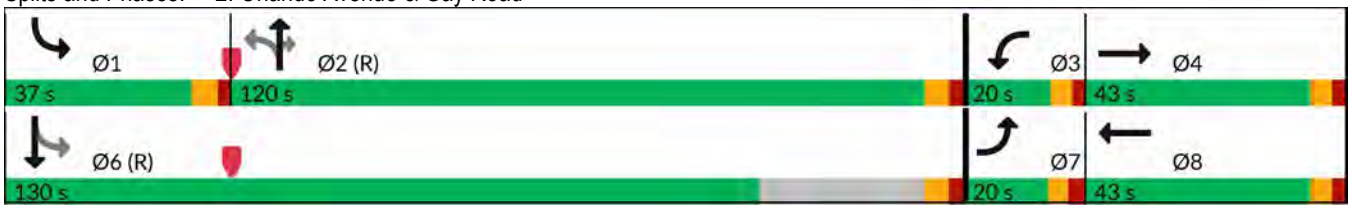
Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.35	0.05	0	12.53
HCM LOS			A	B

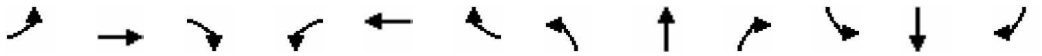
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	-	82	-	-	10	-	-	526	863
HCM Lane V/C Ratio	-	0.008	-	-	0.001	-	-	0.182	0.029
HCM Control Delay (s/veh)	0	7.7	0	-	7.7	0	-	13.4	9.3
HCM Lane LOS	A	A	A	-	A	A	-	B	A
HCM 95th %tile Q(veh)	-	0	-	-	0	-	-	0.7	0.1

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	NBR	SBL	SBT
Lane Configurations									
Traffic Volume (vph)	63	50	77	27	78	1363	128	154	1182
Future Volume (vph)	63	50	77	27	78	1363	128	154	1182
Turn Type	Prot	NA	Prot	NA	Perm	NA	Perm	pm+pt	NA
Protected Phases	7	4	3	8		2		1	6
Permitted Phases					2		2	6	
Detector Phase	7	4	3	8	2	2	2	1	6
Switch Phase									
Minimum Initial (s)	4.0	8.0	4.0	8.0	15.0	15.0	15.0	4.0	15.0
Minimum Split (s)	9.8	40.8	9.4	38.8	35.1	35.1	35.1	10.1	26.1
Total Split (s)	20.0	43.0	20.0	43.0	120.0	120.0	120.0	37.0	130.0
Total Split (%)	9.1%	19.5%	9.1%	19.5%	54.5%	54.5%	54.5%	16.8%	59.1%
Yellow Time (s)	3.4	3.4	3.4	3.4	4.1	4.1	4.1	4.1	4.1
All-Red Time (s)	2.4	2.4	2.0	2.4	2.0	2.0	2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.8	5.8	5.4	5.8	6.1	6.1	6.1	6.1	6.1
Lead/Lag	Lead	Lag	Lead	Lag	Lag	Lag	Lag	Lead	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	None	None	None	C-Max	C-Max	C-Max	None	C-Max
Act Effct Green (s)	12.2	25.2	13.3	25.8	144.5	144.5	144.5	164.2	164.2
Actuated g/C Ratio	0.06	0.11	0.06	0.12	0.66	0.66	0.66	0.75	0.75
v/c Ratio	0.65	0.84	0.74	0.51	0.30	0.60	0.12	0.58	0.47
Control Delay (s/veh)	130.5	95.0	137.2	46.1	23.2	24.6	7.0	17.4	12.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	130.5	95.0	137.2	46.1	23.2	24.6	7.0	17.4	12.3
LOS	F	F	F	D	C	C	A	B	B
Approach Delay (s/veh)		103.5		80.4		23.1			12.9
Approach LOS		F		F		C			B

Intersection Summary	
Cycle Length: 220	
Actuated Cycle Length: 220	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 120	
Control Type: Actuated-Coordinated	
Maximum v/c Ratio: 0.84	
Intersection Signal Delay (s/veh): 28.7	Intersection LOS: C
Intersection Capacity Utilization 81.8%	ICU Level of Service D
Analysis Period (min) 15	

Splits and Phases: 2: Orlando Avenue & Gay Road





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	63	50	149	77	27	101	78	1363	128	154	1182	26
Future Volume (veh/h)	63	50	149	77	27	101	78	1363	128	154	1182	26
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	64	51	152	79	28	103	80	1391	131	157	1206	27
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	78	56	165	94	49	182	303	2375	1059	257	2610	58
Arrive On Green	0.04	0.13	0.13	0.05	0.14	0.14	0.67	0.67	0.67	0.04	0.73	0.73
Sat Flow, veh/h	1781	414	1234	1781	350	1288	452	3554	1585	1781	3553	80
Grp Volume(v), veh/h	64	0	203	79	0	131	80	1391	131	157	603	630
Grp Sat Flow(s),veh/h/ln	1781	0	1648	1781	0	1638	452	1777	1585	1781	1777	1856
Q Serve(g_s), s	7.8	0.0	26.8	9.7	0.0	16.4	19.0	46.9	6.6	6.0	30.0	30.0
Cycle Q Clear(g_c), s	7.8	0.0	26.8	9.7	0.0	16.4	34.5	46.9	6.6	6.0	30.0	30.0
Prop In Lane	1.00		0.75	1.00		0.79	1.00		1.00	1.00		0.04
Lane Grp Cap(c), veh/h	78	0	221	94	0	231	303	2375	1059	257	1305	1363
V/C Ratio(X)	0.82	0.00	0.92	0.84	0.00	0.57	0.26	0.59	0.12	0.61	0.46	0.46
Avail Cap(c_a), veh/h	115	0	279	118	0	277	303	2375	1059	439	1305	1363
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	104.3	0.0	94.1	103.3	0.0	88.2	21.6	19.9	13.2	19.8	11.7	11.7
Incr Delay (d2), s/veh	24.1	0.0	29.3	33.1	0.0	2.2	2.1	1.1	0.2	2.3	1.2	1.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.2	0.0	13.4	5.4	0.0	7.2	2.3	20.0	2.6	3.2	12.4	13.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	128.4	0.0	123.4	136.3	0.0	90.4	23.7	20.9	13.4	22.1	12.9	12.9
LnGrp LOS	F		F	F		F	C	C	B	C	B	B
Approach Vol, veh/h		267			210			1602			1390	
Approach Delay, s/veh		124.6			107.7			20.5			13.9	
Approach LOS		F			F			C			B	

Timer - Assigned Phs	1	2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s	14.5	153.2	17.0	35.3		167.7	15.5	36.8				
Change Period (Y+Rc), s	6.1	6.1	5.4	5.8		6.1	5.8	5.8				
Max Green Setting (Gmax), s	30.9	113.9	14.6	37.2		123.9	14.2	37.2				
Max Q Clear Time (g_c+I1), s	8.0	48.9	11.7	28.8		32.0	9.8	18.4				
Green Ext Time (p_c), s	0.4	19.6	0.0	0.7		11.3	0.0	0.7				

Intersection Summary	
HCM 7th Control Delay, s/veh	31.1
HCM 7th LOS	C

Intersection	
Int Delay, s/veh	2.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	158	13	19	76	30	50
Future Vol, veh/h	158	13	19	76	30	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	172	14	21	83	33	54

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	186	0	303	179
Stage 1	-	-	-	-	179	-
Stage 2	-	-	-	-	124	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1389	-	689	864
Stage 1	-	-	-	-	852	-
Stage 2	-	-	-	-	902	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1389	-	678	864
Mov Cap-2 Maneuver	-	-	-	-	678	-
Stage 1	-	-	-	-	852	-
Stage 2	-	-	-	-	888	-

Approach	EB	WB	NB
HCM Control Delay, s/v	0	1.53	10.17
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	784	-	-	360	-
HCM Lane V/C Ratio	0.111	-	-	0.015	-
HCM Control Delay (s/veh)	10.2	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.4	-	-	0	-

APPENDIX H

Excerpts from ITE's
Trip Generation Manual, 11th Edition

Land Use: 720
Medical-Dental Office Building

Description

A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility. General office building (Land Use 710) and clinic (Land Use 630) are related uses.

Land Use Subcategory

Analysis of medical-dental office building data found that trip generation rates are measurably different for sites located within or adjacent to a hospital campus and sites that are stand-alone. Data plots are presented for these two land use subcategories.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Connecticut, Kentucky, Maryland, Minnesota, New Jersey, New York, Ohio, Oregon, Pennsylvania, South Dakota, Texas, Virginia, Washington, and Wisconsin.

Source Numbers

104, 109, 120, 157, 184, 209, 211, 253, 287, 294, 295, 304, 357, 384, 404, 407, 423, 444, 509, 601, 715, 867, 879, 901, 902, 908, 959, 972

Medical-Dental Office Building - Stand-Alone (720)

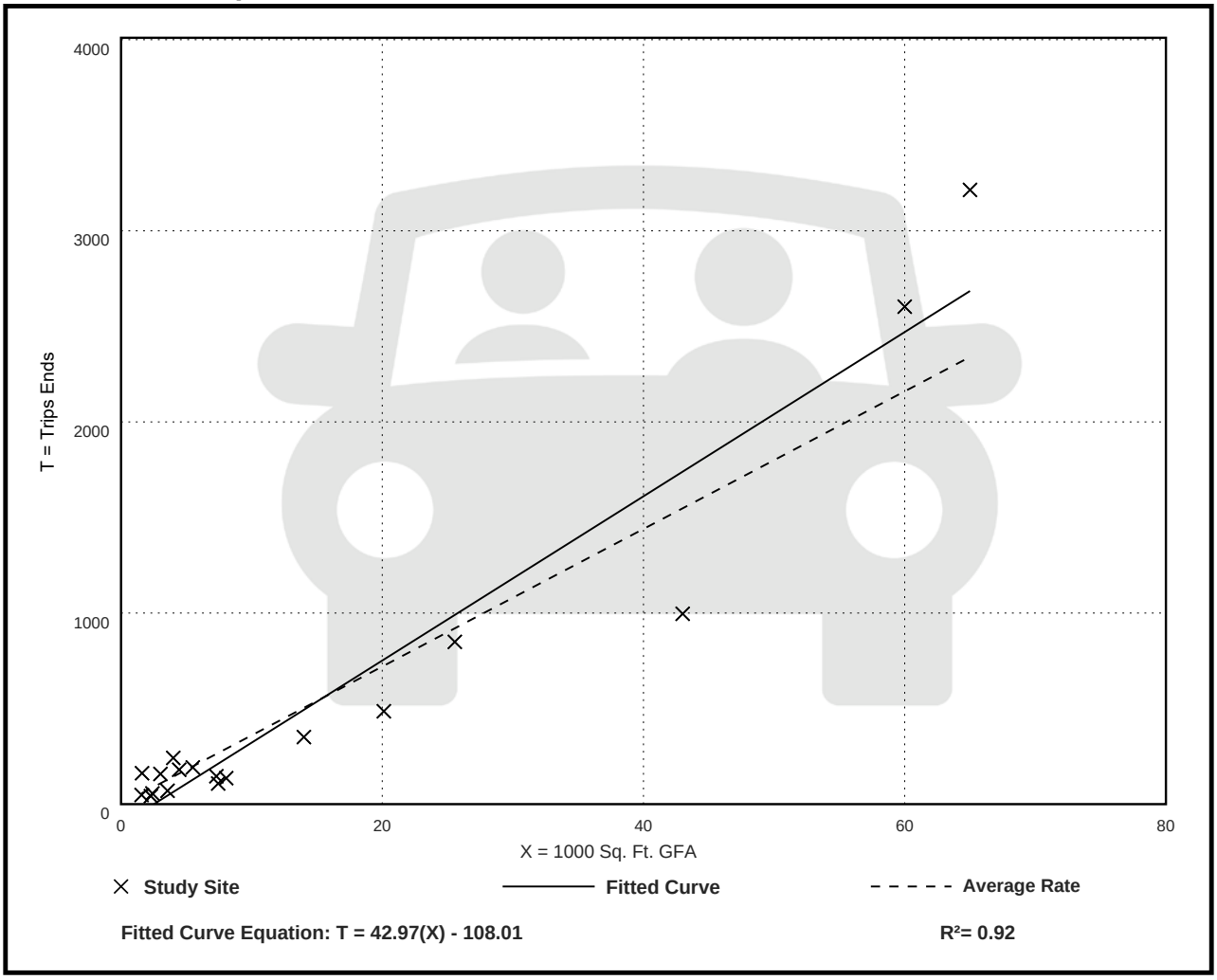
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 15
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
36.00	14.52 - 100.75	13.38

Data Plot and Equation



Fitted Curve Equation: T = 42.97(X) - 108.01

R^2= 0.92

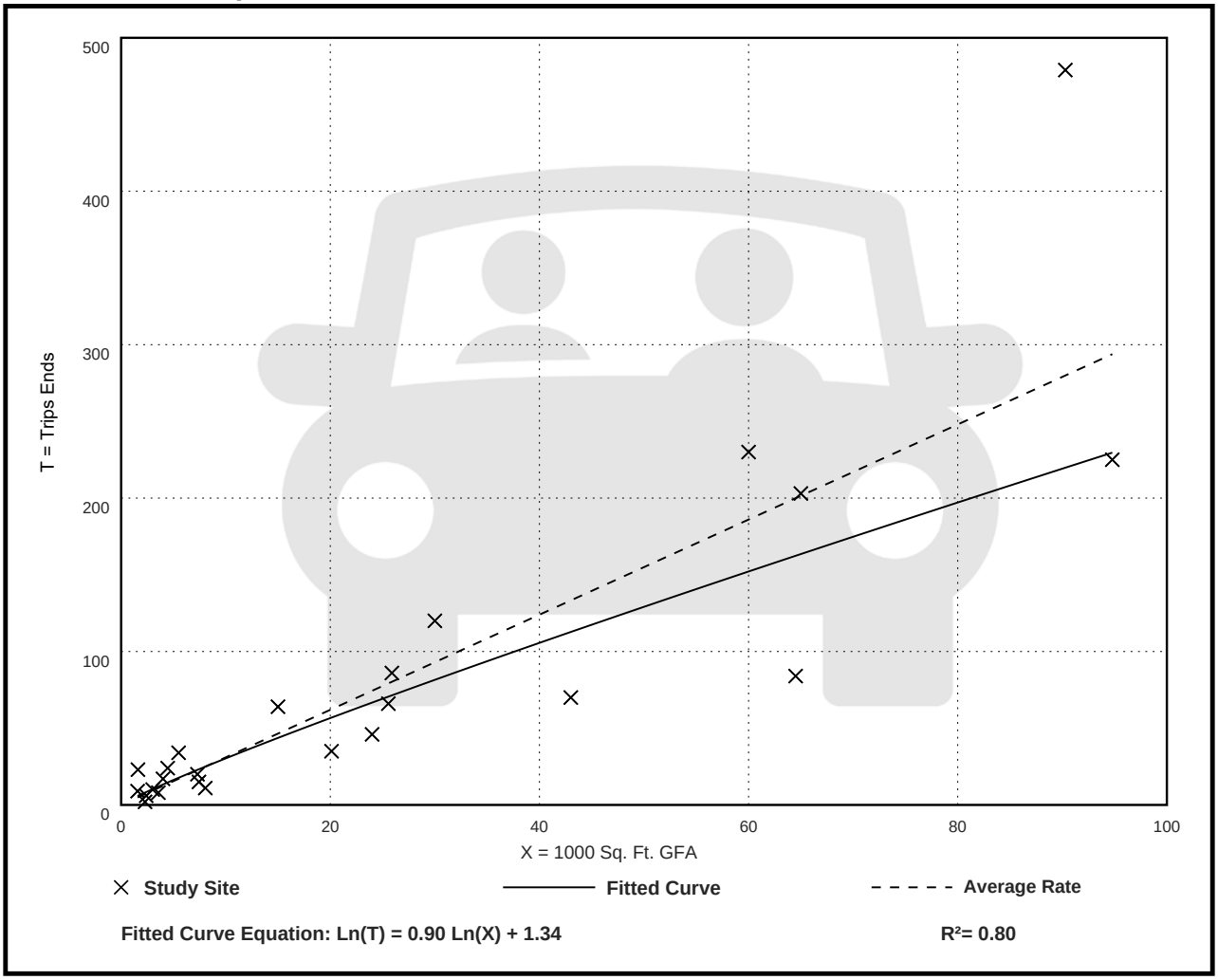
Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 24
Avg. 1000 Sq. Ft. GFA: 25
Directional Distribution: 79% entering, 21% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.10	0.87 - 14.30	1.49

Data Plot and Equation



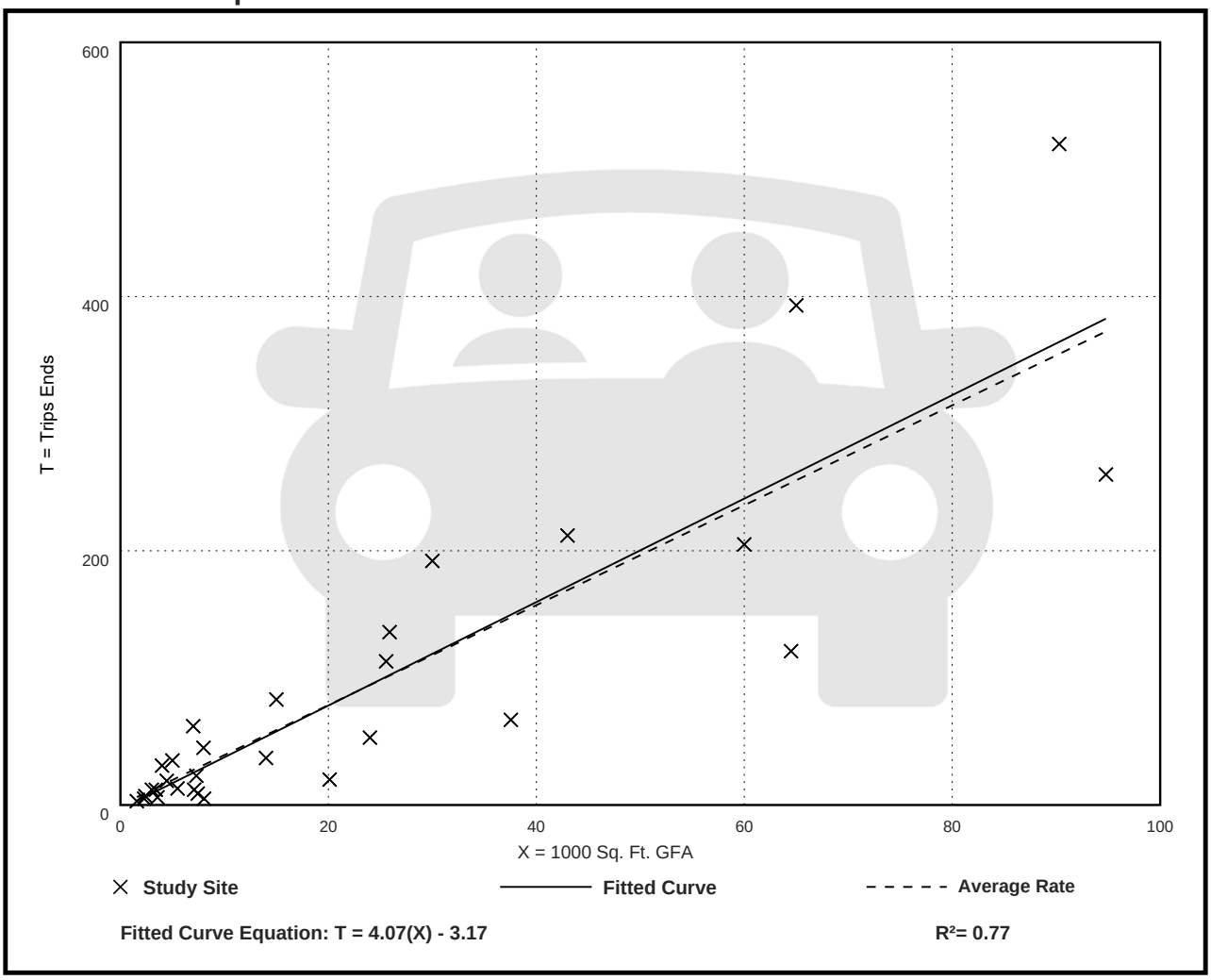
Medical-Dental Office Building - Stand-Alone (720)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 30
Avg. 1000 Sq. Ft. GFA: 23
Directional Distribution: 30% entering, 70% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.93	0.62 - 8.86	1.86

Data Plot and Equation



Fitted Curve Equation: T = 4.07(X) - 3.17

R^2= 0.77

Kimley»Horn

September 17, 2025

City of Winter Park Planning and Zoning Department
401 Park Avenue South
Winter Park, FL 32789

Re: **Community Meeting Summary for Conditional Use Request for 1419/1421 Trovillion Avenue, 1420/1424/1428 Gay Road**

Overview:

A community meeting for the conditional use request for the properties mentioned in the subject line was held as part of the conditional use request requirement. A copy of the notice that was sent to the owners within 500 feet of the project is provided in **Appendix A.** The notice designates the party sending the notice to the Community, and states the date and time of the community meeting. The notice also introduces the application and describes the impact the project may have to the surrounding properties. The notice included a contact name, phone number, and address for parties to address questions to, and the location of the community meeting. The certificate of postage copy is included in **Appendix A**, demonstrating the notices were mailed at least 15 days prior to the community meeting. Scanned copies of the sign-in-sheet may also be found in **Appendix A,** showing that thirteen (13) people that attended signed-in. In addition to the multiple project posters located around the room for community members to see, the community meeting also hosted project team members of the project from Schenkel Shultz, Kimley-Horn, and Lamm Company. Members from Orlando Health were also in attendance to describe the proposed facility. Below is a summary of the feedback received during the meeting.

Overall Summary
The atmosphere of the community meeting was collaborative, with residents expressing thoughtful questions and feedback, as further detailed below, about the project's design, operations, and integration into the neighborhood. The project team provided detailed responses and clarified how the development aligns with City of Winter Park codes and community expectations.

Lighting and Signage / Visual Impact
Lighting was a key topic of discussion, with residents asking about both building-mounted and parking lot lighting. The project team explained that a full photometric lighting plan has been submitted, demonstrating that all exterior lighting will be fully shielded and directed downward and inward to prevent spillover into adjacent properties. Parking lot lighting will not extend beyond the property line, and wall-mounted fixtures will use "full cut-off" designs to create a soft halo effect — enhancing visibility and safety without contributing to light pollution.

Wall signage lighting will be designed to emit a subtle glow, preserving the nighttime ambiance. Additionally, the project will be restricted to non-internally illuminated building and monument signs, further reducing visual impact.

Buffering and Screening
Residents expressed interest in the types of buffers planned, particularly along the western and southern edges of the site. While initial renderings showed a fence treatment, the community voiced support for a wall along the western buffer to help mitigate noise and enhance privacy. The project team confirmed that a 6-foot tall precast screen wall is proposed, along with a 10-foot landscape buffer and a 6-foot sidewalk. Although utility easements present some constraints, the wall is being designed to fit within those limitations, and residents responded positively to this effort.

Traffic and Access
Traffic flow and site access were discussed in detail, especially at the Gay Road and Orlando Avenue intersection. Residents noted existing delays and expressed interest in how the project might affect traffic patterns. A traffic impact study was conducted and found that the project would result in minimal increases in delay — approximately 0.8 seconds per vehicle during the morning peak and 2.8 seconds in the afternoon — with no new deficiencies or required improvements.

Access to the site will be exclusively from Gay Road, and the patient drop-off and pick-up areas are designed to maintain smooth internal circulation without causing congestion on adjacent residential streets.

The project team explained that there are current FDOT improvements in process along 17-92, that are occurring in a phased approach and explained that the City has indicated that they would install traffic calming measures (likely speed tables) along Executive Drive and Country Club Drive.

Stormwater and Environmental Design
Residents asked about stormwater management, with some expressing concern about existing conditions in the general area. The project will exceed local requirements by treating 2.5 inches of runoff — above the City's 2-inch standard — using an underground retention system. This approach ensures that stormwater is responsibly managed without requiring visible surface infrastructure, preserving the site's aesthetics and functionality.

Construction Timeline and Mitigation
If approved, construction is anticipated to begin in early 2026 and will last approximately 18 months. All activities will comply with City of Winter Park construction hours (typically 7:00 AM to 7:00 PM on weekdays and 8:00 AM to 5:00 PM on Saturdays). Orlando Health will implement proactive measures to minimize dust, noise, and vibration, including water spraying, dust barriers, sound-dampening equipment, and frequent cleaning of adjacent streets and sidewalks. Vibration will be monitored during excavation and heavy equipment use to ensure safety.

No full road closures are planned, and any utility work or access changes will be communicated in advance. Construction staging will occur within the project site or in City-approved off-site areas.

Building Design and Neighborhood Character
The project team explained that the proposed building will be two stories (30 feet tall) and approximately 27,000 square feet. As shown on the submittal, the design incorporates warm wood tones, textured concrete, and transparent glass — materials chosen to reflect Orlando Health's brand and promote a calming, healing environment. The site will maintain 23% green space, and the building's massing and setbacks are designed to preserve neighborhood sightlines and complement the surrounding residential character. Residents appreciated the design and did not react negatively to the concepts that were presented.

Safety, Security, and Privacy
Security measures will include exterior lighting and surveillance cameras during both construction and operation. Sidewalks will be widened (including an 8-foot sidewalk on Gay Road and a 6-foot sidewalk along Trovillion Avenue) to improve pedestrian safety. A pedestrian access path along the western perimeter is also included, as required by previous conditional use approvals.

Second-floor windows will be strategically placed to minimize direct views into neighboring homes. Where necessary, frosted or high windows and landscaping buffers will be used to preserve privacy. The internal floorplan also limits visibility from patient rooms or offices into residential areas.

Services and Operations
The facility will offer orthopedic care, imaging services (including X-ray and MRI), and rehabilitation. It will not include an emergency room or ambulance bay, and patients will visit by appointment. Business hours will be:
Monday–Friday: 8:00 AM – 7:00 PM (appointments may begin at 7:15 AM; walk-ins accepted until 8:00 PM)
Saturday: 9:00 AM – 3:00 PM
Sunday & Holidays: Closed
Average patient volume is expected to be 250–300 per weekday and 60 on Saturdays. No 24/7 services or pharmacy operations are planned.

Community Impact and Engagement
Residents asked about property values and long-term neighborhood impact. Research from sources like the Urban Land Institute and Zillow suggests that proximity to high-quality healthcare facilities can stabilize or increase property values. Clinics like Orlando Health Jewett Orthopedic Institute are viewed as community assets, especially when designed sensitively near residential areas.

Orlando Health is committed to ongoing communication. A dedicated project liaison will be available during construction, and a property manager will serve as the point of contact once the facility is operational.

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Jeffrey L. Rivera, P.E.
Associate / Project Manager

APPENDIX A

COMMUNITY NOTICE COPY
CERTIFICATE OF POSTAGE
SIGN IN SHEET
PLANS/RENDER FROM COMMUNITY MEETING

Kimley»Horn

August 20, 2025

RE: Community Engagement Meeting on September 4, 2025 - Notification Letter

Dear Current Property Owner:

Kimley-Horn & Associates, Inc. (the "Applicant") would like to invite you to attend a community engagement meeting to discuss a proposed medical office development of the property with parcel identification numbers: 01-22-29-4184-02-090 (1421 Trovillion Avenue), 01-22-29-4184-02-070 (1419 Trovillion Avenue), 01-22-29-4184-02-060 (1428 Gay Road), 01-22-29-4184-02-050 (1424 Gay Road), 01-22-29-4184-02-040 (1420 Gay Road) (collectively, the "Property), project map enclosed. The meeting will be held at the following place and time:

Winter Park Community Center – Oak Room
721 W. New England Ave.
Winter Park, FL 32789
September 4, 2025, from 6:30 – 7:30 PM

The Applicant seeks conditional use approval to construct a new two-story, 27,000 square foot, medical office building on the combined properties mentioned above. The project proposes one (1) driveway access off of Gay Road for vehicular ingress/egress and will provide surface parking on-site. Monument signage will be proposed along the Gay Road frontage for property visibility. A copy of the proposed site plan and building elevations will be made available at the community engagement meeting.

We would like to address any comments and concerns you may have regarding this application. You may contact the applicant via phone number, written letter or email to Jeffrey Rivera, contact information is below. While not required, we would appreciate you sending Jeffrey Rivera your RSVP if you plan to attend so we can ensure enough seats have been set up. We look forward to meeting you!

Update: Please note, this is the same letter that was sent previously however the project map was inadvertently not included in the notice. The project map has now been included, showing the location of the project correlating with the addresses listed above. The proposed site plan will be shared at the community meeting.

Sincerely,

Jeffrey Rivera, P.E.
Kimley-Horn and Associates, Inc.
Project Manager/ Associate
(407) 459-8117
6876 Marwick Lane, Suite 350, Orlando FL 32827
Email: Jeffrey.Rivera@kimley-horn.com

Kimley»Horn

PROJECT MAP

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Firm Mailing Book For Accountable Mail

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Kimley-Horn and Associates, Inc.
6876 Marwick Lane, Suite 350
Orlando, FL 32827

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- ☐ Adult Signature Restricted Delivery
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- ☐ Certified Mail Restricted Delivery
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- ☐ Insured Mail
- ☐ Priority Mail
- ☐ Priority Mail Express
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1.	**City of Winter Park Planning and Zoning Department** 401 South Park Ave Winter Park, FL 32789			Handling Charge - If Registered and over $50, shown value				Adult Signature Required	Adult Signature Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling	
2.	**FL MEDICAL DEVELOPMENT LLC** 6007 Froggatt St Orlando, FL 32835													
3.	**CHATEAUX DU LAC CONDOMINIUM ASSN INC** 760 Florida Central Pkwy Ste 200 Longwood, FL 32750													
4.	**SADAKO H ANDERSON REVOCABLE TRUST** PO Box 950983 Lake Mary, FL 32795													
5.	**PATTON YARBROUGH LIVING TRUST** 1359 Corte Alveo Oceanside, CA 92057													
6.	**ERICKSON JON A** 1121 Dove Ln Winter Springs, FL 32708													
7.	**ANDERSON SADAKO H & ANDERSON JOSEPH L** 1500 Gay Rd Unit 2A Winter Park, FL 32789													
8.														

VENTURA STATION
AUG 19 2025
ORLANDO FLORIDA USPS 32872

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- ☐ Adult Signature Restricted Delivery
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- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery (COD)
- ☐ Insured Mail
- ☐ Priority Mail
- ☐ Priority Mail Express
- ☐ Registered Mail
- ☐ Retum Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

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1.	**WILKERSON ALLIE LAUREN** 1500 Gay Rd Apt 2B Winter Park, FL 32789			Handling Charge - Registered and over $50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
2.	**SEGHAIR SANA ALAYA** 1500 Gay Rd Apt 2C Winter Park, FL 32789													
3.	**FORTE NINETTE M** 1500 GAY RD APT 2D WINTER PARK, FL 32789													
4.	**DRD HOLDINGS L L C** 415 LAKE SEMINARY CIR MAITLAND, FL 32751													
5.	**PANCZA JED** 1500 GAY RD APT 3B WINTER PARK, FL 32789													
6.	**NOURIAN JONATHAN** 1500 GAY RD UNIT 3C WINTER PARK, FL 32789													
7.	**YANKOVICH DARLEAN** 1500 GAY RD APT 3D WINTER PARK, FL 32789													
8.	**BRUND JACQUE** 1500 GAY RD APT 4A WINTER PARK, FL 32789													

VENTURA STATION
AUG 19 2025
ORLANDO FLORIDA USPS 32872

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PS Form **3877**, January 2017 *(Page 1 of 2)*
PSN 7530-02-000-9098

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Orlando, FL 32827

Check type of mail or service

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- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery (COD)
- ☐ Insured Mail
- ☐ Priority Mail
- ☐ Priority Mail Express
- ☐ Registered Mail
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
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1.	**ALTOMARI JERRY LIFE ESTATE** ALTOMARI ADRIENNE LIFE ESTATE 1500 GAY RD APT 4B WINTER PARK, FL 32789			Handling Charge - If Registered over $50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
2.	**KOUBEK EDWARD SR LIFE ESTATE** REM: EDWARD KOUBEK JR 1915 BALTIMORE ANNAPOLIS BLVD ANNAPOLIS, MD 21409													
3.	**SPOTZ KRISTEN R** 13815 JEFFERSON PARK DR APT 4407 HERNDON, VA 20171													
4.	**DECOSTA JOYCE LIFE ESTATE** REM: SCOTT UNDERWOOD 1500 GAY RD APT 5A WINTER PARK, FL 32789													
5.	**BRUCE ROBERT L III** 1500 GAY RD APT 5B WINTER PARK, FL 32789													
6.	**LI ZHANCHONG** **MA LI** 77 KNOLLWOOD RD ROSLYN, NY 11576													
7.	**BEJARANO THAMARA V** 1500 GAY RD WINTER PARK, FL 32789													
8.	**SANTANA ADALBERTO** **BERLIN SANTANA MARISOL E** 190 BELLINGHAM AVE REVERE, MA 02151													

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1.	**WIMBERLY JOHN S** **WIMBERLY LISA** 507 BARCLAY AVE ALTAMONTE SPRINGS, FL 32701			Handling Charge - If Registered and over $50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
2.	**NOBLE HOWARD** 1500 GAY RD APT 6C WINTER PARK, FL 32789													
3.	**KING MARIE HERRAN** 1500 GAY RD APT 6D WINTER PARK, FL 32789													
4.	**CAMP JEREMY W** 2203 MONTANA ST ORLANDO, FL 32803													
5.	**FULLER WILLIAM THOMAS** 1500 GAY RD APT 7B WINTER PARK, FL 32789													
6.	**FRANK JAMES DAVID** **FRANK CHARLOTTE** 1500 GAY RD APT 7C WINTER PARK, FL 32789													
7.	**MCMINN STEVE A** 1500 GAY RD APT 7D WINTER PARK, FL 32789													
8.	**WATSON KIM GARY** **REASONER JULIE NAJJAR** **1500 GAY RD APT 10C** **WINTER PARK, FL 32789**													

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- ☐ Certified Mail Restricted Delivery
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1.	BRAUN JUSTIN STUART 1500 GAY RD APT 10D WINTER PARK, FL 32789
2.	SIMS MARVIN W SR SIMS LYNDA Z 775 TANGLEWOOD DR PENSACOLA, FL 32503
3.	PATRICIA G SHANOWER DECLARATION TRUST 4 CAROLINA MDWS APT 304 CHAPEL HILL, NC 27517
4.	GRADY KELLI A (50% INT) PAINE SEAN (50% INT) 162 JUDSON RD FAIRFIELD, CT 06824
5.	POTTERS LAND LLC 8575 FALLGOLD LN WESTERVILLE, OH 43082
6.	BRUNO PATRICIA CAROLINE 1500 GAY RD UNIT 12A WINTER PARK, FL 32789
7.	EKINS GILLIAN 1500 GAY RD UNIT 12-B WINTER PARK, FL 32789
8.	CLOUD DORA C LIFE ESTATE REM: DENISE A HAMMON 1500 GAY RD UNIT 12C WINTER PARK, FL 32789

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1.	WELLINGTON FAMILY TRUST 1500 GAY RD APT 12D WINTER PARK, FL 32789			Handling Charge - If Registered and over $50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
2.	ERICKSON JANICE E ERICKSON J LIEF 1500 GAY RD UNIT 16-A WINTER PARK, FL 32789													
3.	KRICK THERESA M LIFE ESTATE REM: THERESA M KRICK TRUST 254 SUNRISE BLVD DEBARY, FL 32713													
4.	ROBERT ANDREW ZAYAC SR TRUST LINDA MARIE ZAYAZ TRUST 1500 GAY RD APT 16C WINTER PARK, FL 32789													
5.	WEBER JAMES M 1500 Gay Rd Apt 22C Winter Park, FL 32789													
6.	MONTAGUE-DEVAUD ADRIANNA 800 Avenue H Apt 3D Brooklyn, NY 11230													
7.	SADOWSKI CHERYL ANNE 1500 Gay Rd Unit 17C Winter Park, FL 32789													
8.	ERICKSON JOHN L & ERICKSON JANICE E PO Box 124 Winter Park, FL 32790													

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1.	SORIA JOSE J & STRANGE DE SORIA LUISE E 2529 Greenglade Rd NE Atlanta, GA 30345
2.	ADKISSON LAVERN 1500 Gay Rd Unit 18-B Winter Park. FL 32789
3.	DIZON CLARIBELLE A 916 W Charing Cross Cir Lake Mary, FL 32746
4.	ROBERT GABRIEL REED JR IRREVOCABLE LIVING TRUST 1500 Gay Rd Apt 18D Winter Park, FL 32789
5.	HAMMOND CASSANDRA K 1500 Gay Rd Apt 19A Winter Park, FL 32789
6.	ALLEN TERESA MILLER 1500 Gay Rd Apt 19B Winter Park, FL 32789
7.	COOPER EDWARD D 1500 Gay Rd Unit 19C Winter Park, FL 32789
8.	WOJTKIEWICZ ZBIGNIEW K 1500 Gay Rd Apt 19D Winter Park, FL 32789

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		Handling Charge - If Registered and over $50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling

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1.	STEVENS MICHAEL & STEVENS NENA R 1500 Gay Rd Apt 20A Winter Park, FL 32789			Handling Charge - If Registered and over $50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
2.	FREDA MAY RIESER TRUST 5507 Loch More Ct E Dublin. OH 43017													
3.	TEEMINGVR PROPERTIES 3 LLC 4400 Tuscany Island Ct Winter Park, FL 32792													
4.	VASCONCELOS HEIDERICH FERNANDO & PIANCASTELLI HEIDERICH PATRICIA FERNANDA 1500 Gay Rd Unit 20-D Winter Park, FL 32789													
5.	STRICKLER NANCY E 1500 Gay Rd Apt 21A Winter Park, FL 32789													
6.	LENARD KATHRYN MARSH 1500 Gay Rd Apt 21-B Winter Park, FL 32789													
7.	GEORGES CHARLES J 1500 Gay Rd Apt 21C Winter Park, FL 32789													
8.	WENDRZYK BARBARA & BLEDSOE BARBARA D 1500 Gay Rd Apt 21D Winter Park, FL 32789													

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1.	EVA MURPHY REVOCABLE LIVING TRUST 1500 Gay Rd Unit 22-A Winter Park, FL 32789			Handling Charge - for Registered and over $50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature confirmation Restricted Delivery	Special Handling
2.	BAKOWSKI KIERSTEN LIDA & DAUS CATHLEEN ANN 1500 Gay Rd Apt 22D Winter Park, FL 32789													
3.	WENDRZYK BARBARA JEAN LIFE ESTATE Rem: Vincent Anthony Wendrzyk 1500 Gay Rd Apt 23A Winter Park, FL 32789													
4.	WENDRZYK VINCENT 1500 Gay Rd Apt 23B Winter Park, FL 32789													
5.	ANDREA PAINE TRUST 1500 Gay Rd Apt 23C Winter Park, FL 32789													
6.	TAYLOR THOMAS G LIFE ESTATE Rem: Christine Taylor Westover 1500 Gay Rd Unit 23D Winter Park, FL 32789													
7.	KINGZETT WILLIAM LIFE ESTATE & KINGZETT GWENDOLYN E LIFE ESTATE 1500 Gay Rd Apt 24A Winter Park, FL 32789													
8.														

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1.	FERRO BRUNO LIFE ESTATE & FERRO LYNNE J LIFE ESTATE 1500 Gay Rd Unit 24B Winter Park, FL 32789			Handling Charge - If Registered and over $50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
2.	SHIDI SHAMSAH 1500 Gay Rd Unit 24C Winter Park, FL 32789													
3.	LAESSIG MARY E 1500 Gay Rd Apt 24D Winter Park, FL 32789													
4.	SALIBA MOLLY 1500 Gay Rd Unit 25-A Winter Park, FL 32789													
5.	WEBER TODD M & WEBER EILEEN C 1230 N Dunton Ave Arlington Heights, IL 60004													
6.	BERLIN HAROLD I & BERLIN JENNY 8 Madison Ave Garnerville, NY 10923													
7.	YEMAN ANDREW JOSEPH & YEMAN ROBIN JEAN 1070 Kenwood Ave Winter Park, FL 32789													
8.	GRUNWALD CRAIG B LIFE ESTATE Rem: Lindsay Rae Grunwald PO Box 3119 Oshkosh, WI 54903													

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1.	EDWARDS ANTHONY & EDWARDS STEPHANIE 4049 Evander Dr Orlando, FL 32812													
2.	PAPADAKIS XANTHIPPE 1500 Gay Rd Unit 26-C Winter Park, FL 32789													
3.	SHIDI SHAMSAH 1500 Gay Rd Apt 26D Winter Park, FL 32789													
4.	WINTER PARK TOWN CENTER LTD 250 Civic Center Dr Ste 500 Columbus, OH 43215													
5.	S2M6 LLC 519 Dartmouth St Orlando, FL 32804													
6.	CITY OF WINTER PARK 401 South Park Ave Winter Park, FL 32789													
7.	DAMICO TRUST 3663 S Atlantic Ave #220 New Smyrna Beach, FL 32169													
8.	KUSKE JEFF 620 Killarney Bay Ct Winter Park, FL 32789													

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1.	PETRAVICH JESSICA 630 Killarney Bay Ct Unit 1-3 Winter Park, FL 32789													
2.	SERAGO DOMINICK J JR & SERAGO CHRISTINA 120 Green Point Cir Palm Beach Gardens, FL 33418													
3.	DUKE THERESA M 650 Killarney Bay Ct Winter Park, FL 32789													
4.	JAMES D SAVKO REVOCABLE TRUST 660 Killarney Bay Ct Unit 1-6 Winter Park, FL 32789													
5.	CROWE JOANNE 510 Killarney Bay Ct Winter Park, FL 32789													
6.	FIGUEROA CHRISTIAN 520 Killarney Bay Ct Unit 2 Winter Park. FL 32789													
7.	CHASE THOR ROBERT TR & CHASE LEIF GORDON TR 530 Killarney Bay Ct Winter Park, FL 32789													
8.	SCHERER FAMILY TRUST 540 Killarney Bay Ct Unit 2-4 Winter Park, FL 32789													

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1.	ALLAN MATTHEW & GEERS BRANDON 550 Killarney Bay Ct Unit 5 Winter Park, FL 32789													
2.	BURNS FAMILY TRUST 560 Killarney Bay Ct Unit 6 Winter Park, FL 32789													
3.	NANCY PONTING REVOCABLE TRUST 570 Killarney Bay Ct Winter Park, FL 32789													
4.	RIZZO SANDRA L 410 Killarney Bay Ct Winter Park, FL 32789													
5.	DAVID ROTH LAMM TRUST & LAMM NATALIE 420 Killarney Bay Ct Unit 3-2 Winter Park, FL 32789													
6.	SWANN CARTER 430 Killarney Bay Ct Unit 3-3 Winter Park, FL 32789													
7.	MEESE JOHN F JR LIFE ESTATE Rem: Judith Anne Meese 440 Killarney Bay Ct Winter Park, FL 32789													
8.	CRUMLY SALLY LIFE ESTATE Rem: Sally Crumly Living Trust 450 Killarney Bay Ct Unit 3-5 Winter Park, FL 32789													

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- ☐ Collect on Delivery (COD)
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- ☐ Priority Mail
- ☐ Priority Mail Express
- ☐ Registered Mail
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

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USPS Tracking/Article Number		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	SILLER THEODORE W JR & SILLER KATHERINE A 460 Killarney Bay Ct Winter Park, FL 32789													
2.	BASSIL CHRIS & BASSIL LEIDA M 470 Killarney Bay Ct Unit 7 Winter Park, FL 32789													
3.	DRAY MARK T 310 Killarney Bay Ct Unit 4-1 Winter Park, FL 32789													
4.	TALO YLLSON W 320 Killarney Bay Ct Unit 4-2 Winter Park, FL 32789													
5.	WILLIAMS NICHOLAS MICHAEL 330 Killarney Bay Ct Winter Park, FL 32789													
6.	RUSLING REBECCA G 340 Killarney Bay Ct Winter Park, FL 32789													
7.	WHITE MARTIN PETER & WHITE ANNE CAROLINE 350 Killarney Bay Ct Unit 4-5 Winter Park, FL 32789													
8.	JANSZEN MARY CLAIRE LIFE ESTATE Rem: Karolee Ann J Stauduhar 360 Killarney Bay Ct Winter Park, FL 32789													

Handling Charge - if Registered and over $50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

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Name and Address of Sender

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- ☐ Certified Mail
- ☐ Certified Mail Restricted Delivery
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- ☐ Insured Mail
- ☐ Priority Mail
- ☐ Priority Mail Express
- ☐ Registered Mail
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1.	SCHWARTZ BLAZE 370 Killarney Bay Ct Unit 7 Winter Park, FL 32789													
2.	DECRAENE CIERRA 110 Killarney Bay Ct Unit 5-1 Winter Park, FL 32789													
3.	ALESI GABRIELLE J 120 Killarney Bay Ct Winter Park, FL 32789													
4.	ANDREYEV NICOLAS E & ANDREYEV CAROL C 130 Killarney Bay Ct Unit 5-3 Winter Park, FL 32789													
5.	JAMES CARLTON HUCKEBA REVOCABLE LIVING TRUST 140 Killarney Bay Ct Unit 5-4 Winter Park, FL 32789													
6.	REIDY BETH 150 Killarney Bay Ct Winter Park, FL 32789													
7.	WILKINS BRADLEY E 160 Killarney Bay Ct Winter Park, FL 32789													
8.	KAREN SUSAN DIEBEL REVOCABLE TRUST 127 W Fairbanks Ave Unit 482 Winter Park, FL 32789													

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- ☐ Priority Mail
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- ☐ Registered Mail
- ☐ Return Receipt for Merchandise
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1.	WEBB G & WEBB VICKIE E 2160 Tudor Mountain Rd Gatlinburg, TN 37738			Handling Charge - If Registered and over $50, pick in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
2.	HAGEN KELSEY M 230 Killarney Bay Ct Unit 6-3 Winter Park, FL 32789													
3.	TATICH ELLEN C LIFE ESTATE Rem: Morgan F Williams 240 Killarney Bay Ct Winter Park, FL 32789													
4.	ATEN MARY LOUISE 250 Killarney Bay Ct Unit 6-5 Winter Park, FL 32789													
5.	ONEILL SHANE EDWARD 260 Killarney Bay Ct Winter Park, FL 32789													
6.	BEHRENS BRYAN & BEHRENS IRINA 750 Killarney Bay Ct Winter Park, FL 32789													
7.	ELLIS WELLINGTON R & RENGIFO-ELLIS GLADYS 760 Killarney Bay Ct Winter Park, FL 32789													
8.	BINDER QUINLAN 740 Killarney Bay Ct Unit 7-3 Winter Park, FL 32789													

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Name and Address of Sender	Check type of mail or service		
Kimley-Horn and Associates, Inc. 6876 Marwick Lane, Suite 350 Orlando, FL 32827	☐ Adult Signature Required ☐ Adult Signature Restricted Delivery ☐ Certified Mail ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery (COD) ☐ Insured Mail ☐ Priority Mail	☐ Priority Mail Express ☐ Registered Mail ☐ Return Receipt for Merchandise ☐ Signature Confirmation ☐ Signature Confirmation Restricted Delivery	Affix Stamp Here *(for additional copies c* ***Postmark with Date c***

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1.	HARVEY JONI DEE & HARCUS DESTIN D 341 Sandspur Rd Maitland, FL 32751			Handling Charge - If Registered and over $50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
2.	TATUM ALAN R & TATUM CALLEEN E 710 Killarney Bay Ct Winter Park, FL 32789													
3.	GOULD CECIL GARLAND & GOULD LISA O 720 Killarney Bay Ct Unit 7-6 Winter Park, FL 32789													
4.	CH RETAIL FUND I/ORLANDO WINTER PARK L L C 3819 Maple Ave Dallas, TX 75219													
5.	JHB-1 PROPERTY MANAGEMENT LLLP 8989 S Orange Ave Orlando, FL 32824													
6.	SEE BUSINESS SOLUTIONS LLC 1414 Gay Rd Winter Park, FL 32789													
7.	WHATEVERWHENEVER LLC 3 Ridgeview Ct Voorhees, NJ 08043													
8.	V 3 WP OFFICE LLC 496 S Hunt Club Blvd Apopka, FL 32703													

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- ☐ Certified Mail
- ☐ Certified Mail Restricted Delivery
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1.	OLSON MARJEAN L 1415 Trovillion Ave Winter Park, FL 32789			Handling Charge - If Registered and over $50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
2.	C AND N LUDIN LLC 1413 Trovillion Ave Winter Park, FL 32789													
3.	LLPT LLC 2401 University Pkwy Ste 104 Sarasota, FL 34243													
4.	HOUSING AUTHORITY OF THE CITY OF WINTER PARK 718 Margaret Sq Winter Park, FL 32789													
5.	DUKE ENERGY FLORIDA INC PO Box 37996 Charlotte, NC 28237													
6.	LAKE KILLARNEY CONDOMINIUM ASSN INC 151 N Orlando Ave Winter Park, FL 32789													
7.	CASWELL JOHN & CASWELL JOANNA 1104 N Peninsula Ave New Smyrna Beach, FL 32169													
8.	151 N ORLANDO AVE LLC 2000 S Colorado Blvd Bldg 1-10000 Denver, CO 80222													

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- ☐ Certified Mail
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1.	GOULD JAY R 2745 1st St Apt 2705 Fort Myers, FL 33916													
2.	MARCIA D CALDWELL REVOCABLE TRUST 2390 Northland Rd Mount Dora, FL 32757													
3.	HILINSKI RACHEL 917 Versailles Cir Maitland, FL 32751													
4.	HILL WILLIAM D PO Box 1016 Cornelius, NC 28031													
5.	ANDREW POLASEK TRUST 1/2 INT & POLASEK ANDREW 1207 Golfview St Orlando, FL 32804													
6.	ENTRUST SERVICES INC FBO 280 S Ronald Reagan Blvd Ste 200 Longwood, FL 32750													
7.	BLEEN SUSAN MILLER 2371 Salisbury Blvd Winter Park, FL 32789													
8.	JOANNA LYNN CASWELL TRUST & JOHN CRAIG CASWELL TRUST 1104 N Penninsula Ave New Smyrna Beach, FL 32169													

Handling Charge - if Registered and over $50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

Restricted Delivery

Return Receipt

Signature Confirmation

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Orlando, FL 32827

Check type of mail or service

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- ☐ Certified Mail
- ☐ Certified Mail Restricted Delivery
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USPS Tracking/Article Number		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	DANGELO GEORGE A & DANGELO LIANNA E 151 N Orlando Ave Apt 151 Winter Park, FL 32789													
2.	SCHRECK WILLIAM CARL LIFE ESTATE & LORETERO FRANCINE B LIFE ESTATE 422 Old Trail Rd Daytona Beach, FL 32118													
3.	JJTE HOLDINGS LLC 118 W Comstock Ave Winter Park, FL 32789													
4.	SCHWEIZER BRUCE N & SCHWEIZER HEIDI B 1002 Silver Palm Ln Maitland, FL 32751													
5.	BEATRICE S EPLEY TRUST 151 N Orlando Ave Apt 156 Winter Park, FL 32789													
6.	MORRISEY MARENA GRANT TR 1301 Suffolk Rd Winter Park, FL 32789													
7.	KUHL CAREY L 2040 Sussex Rd Winter Park, FL 32792													
8.	MUNOZ FERNANDO & TRIBE DIANA 505 N Tampa Ave Orlando, FL 32805													

Handling Charge - if Registered and over $50,000 in value

Adult Signature Required

Adult Signature Restricted Delivery

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Return Receipt

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1.	FELLA HOLDINGS LLC 2100 N Atlantic Ave Cocoa Beach, FL 32931			Handling Charge - If Registered and over $50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
2.	LINARES MANUELA & LINARES MARIO ARIEL 2101 Staunton Ave Winter Park, FL 32789													
3.	PETKOV TIFFANY 151 N Orlando Ave Apt 254 Winter Park, FL 32789													
4.	151 NORTH ORLANDO AVE 255 LAND TRUST 288 Springside Rd Longwood. FL 32779													
5.	ROGERS MARGARET W PO Box 948261 Maitland, FL 32794													
6.	C AND N LUDIN LLC 1413 Trovillion Ave Winter Park, FL 32789													
7.	LLPT LLC 2401 University Pkwy Ste 104 Sarasota, FL 34243													
8.	HOUSING AUTHORITY OF THE CITY OF WINTER PARK 718 Margaret Sq Winter Park, FL 32789													

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1.	PRIBELL KEVIN JON 430 N Mills Ave Ste 1 Orlando, FL 32803			Handling Charge - If Registered and over $50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
2.	DUKE ENERGY FLORIDA INC PO Box 37996 Charlotte, NC 28237													
3.	LAKE KILLARNEY CONDOMINIUM ASSN INC 151 N Orlando Ave Winter Park, FL 32789													
4.	CASWELL JOHN & CASWELL JOANNA 1104 N Peninsula Ave New Smyrna Beach, FL 32169													
5.	151 N ORLANDO AVE LLC 2000 S Colorado Blvd Bldg 1-10000 Denver, CO 80222													
6.	ROGERS MARGARET W PO Box 948261 Maitland, FL 32794													
7.	UNIT 257 ORLANDO AVENUE LLC 2349 Langholm Dr Colorado Springs, CO 80920													
8.	KNAPE JOSEPH 1218 Nebraska St Orlando, FL 32803													

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1.	GONNER SYLVIA 151 N Orlando Ave Apt 263 Winter Park, FL 32789													
2.	GRIFFIN RUTH H 2661 Madeline Ave Winter Park, FL 32789													
3.	WHITAKER SARAH M LIFE ESTATE Rem: Sarah Whitaker Trust 1028 W New Hampshire St Orlando, FL 32804													
4.	NP WINTER PARK LLC 2 Seaport Ln Ste 1600 Boston, MA 02210													
5.	WINTER PARK TERRACE II LLC 7940 Via Dellagio Way Ste 200 Orlando, FL 32819													
6.	VYSTAR CREDIT UNION 605 N Orlando Ave Winter Park, FL 32789													
7.	DEX CORPORATION PO Box 630890 Littleton, CO 80163													
8.	FAIRWINDS CREDIT UNION 135 W Central Blvd Ste 1220 Orlando, FL 32801													

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Adult Signature Restricted Delivery

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1.	KRISTON DENNIS 1500 GAY RD APT 8A WINTER PARK, FL 32789													
2.	TEKURIO MAPUHI TUKO JR 1500 GAY RD APT 8B WINTER PARK, FL 32789													
3.	FASNACHT LINDA ROSE ALDERMAN DERRICK B 1500 GAY RD APT 8C WINTER PARK, FL 32789													
4.	MORRIS BRADLEY STERLING CASTRO SARAH MARIE 1500 GAY RD APT 8D WINTER PARK, FL 32789													
5.	EKBATANI NAZILA T 1691 PALM AVE WINTER PARK, FL 32789													
6.	SCOZZARI GLADYS 1500 GAY RD UNIT 9-B WINTER PARK, FL 32789													
7.	HAVENS COVINGTON BRETT 1500 GAY RD APT 9C WINTER PARK, FL 32789													
8.	PORTOGHESE ROCCO 202 FRIAR RD WINTER PARK, FL 32792													

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Adult Signature Required
Adult Signature Restricted Delivery
Restricted Delivery
Return Receipt
Signature Confirmation
Signature Confirmation Restricted Delivery
Special Handling

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per *(Name of receiving employee)*
8	8	

PS Form **3877**, January 2017 *(Page 1 of 2)*
PSN 7530-02-000-9098

Complete in Ink

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UNITED STATES POSTAL SERVICE®

able Mail

Name and Address of Sender

Kimley-Horn and Associates, Inc.
6876 Marwick Lane, Suite 350
Orlando, FL 32827

Check type of mail or service

- ☐ Adult Signature Required
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery (COD)
- ☐ Insured Mail
- ☐ Priority Mail
- ☐ Priority Mail Express
- ☐ Registered Mail
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation
- ☐ Signature Confirmation Restricted Delivery

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32822
AUG 19, 25
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S2322S502192-4

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code™)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	MUNOZ NIKAURY 8242 LE MESA ST ORLANDO, FL 32827			Handling Charge - Registered and over $50,000 in value				Adult Signature Required	Adult Signature Restricted Delivery	Restricted Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
2.	GBL LAND TRUST 151 N Orlando Ave Apt 129 Winter Park, FL 32789													
3.	YEMAN LIVING TRUST 85 E 8th St Oneida, NY 13421													
4.														
5.														
6.														
7.														
8.														

VENTURA STATION
AUG 19 2025
ORLANDO FLORIDA USPS 32872

Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per *(Name of receiving employee)*
3	3	

SIGN-IN SHEET

Community Meeting – Gay Road Medical Office Building
(Conditional Use - City of Winter Park, Florida)
Winter Park Community Center – Oak Room
721 W. New England Ave.
Winter Park, FL 32789
September 4, 2025, from 6:30 – 7:30 PM

Name (PLEASE PRINT)	Mailing Address (PLEASE PRINT)	Email or Phone # (PLEASE PRINT)	Elected Official?
Bradley Morris	1500 Gay Road Unit 8D Winter Park FL 32789	bsmorris91@gmail.com 407-949-4881	NO
Adrienne & Jerry Altomari	1500 Gay Rd. #4B	978-595-4999 adriennealtoma@yahoo.com	
Andrea Paine	1500 Gay Rd #23C	emhrmima@gmail.com	
Nancy Ponting	570 Killarney Bay Ct	NNPONTING@AOL.COM	
Mitzie Janszen	360 Killarney Bay Ct.	mitzie.janszen@gmail.com	N
Sylvia Gonnu	151 Norlando Ave		N
Barb Scherer	540 Killarney Bay Ct. 32789	barbscherer@me.com 321-299-5185	N
Anne M Burns	560 Killarney Bay 32789	anne.burnsnchester.com	N
Jule Reasoner & Kim Watson	1500 Gay Rd #10C 32789	juemaj01@hotmail.com	NO

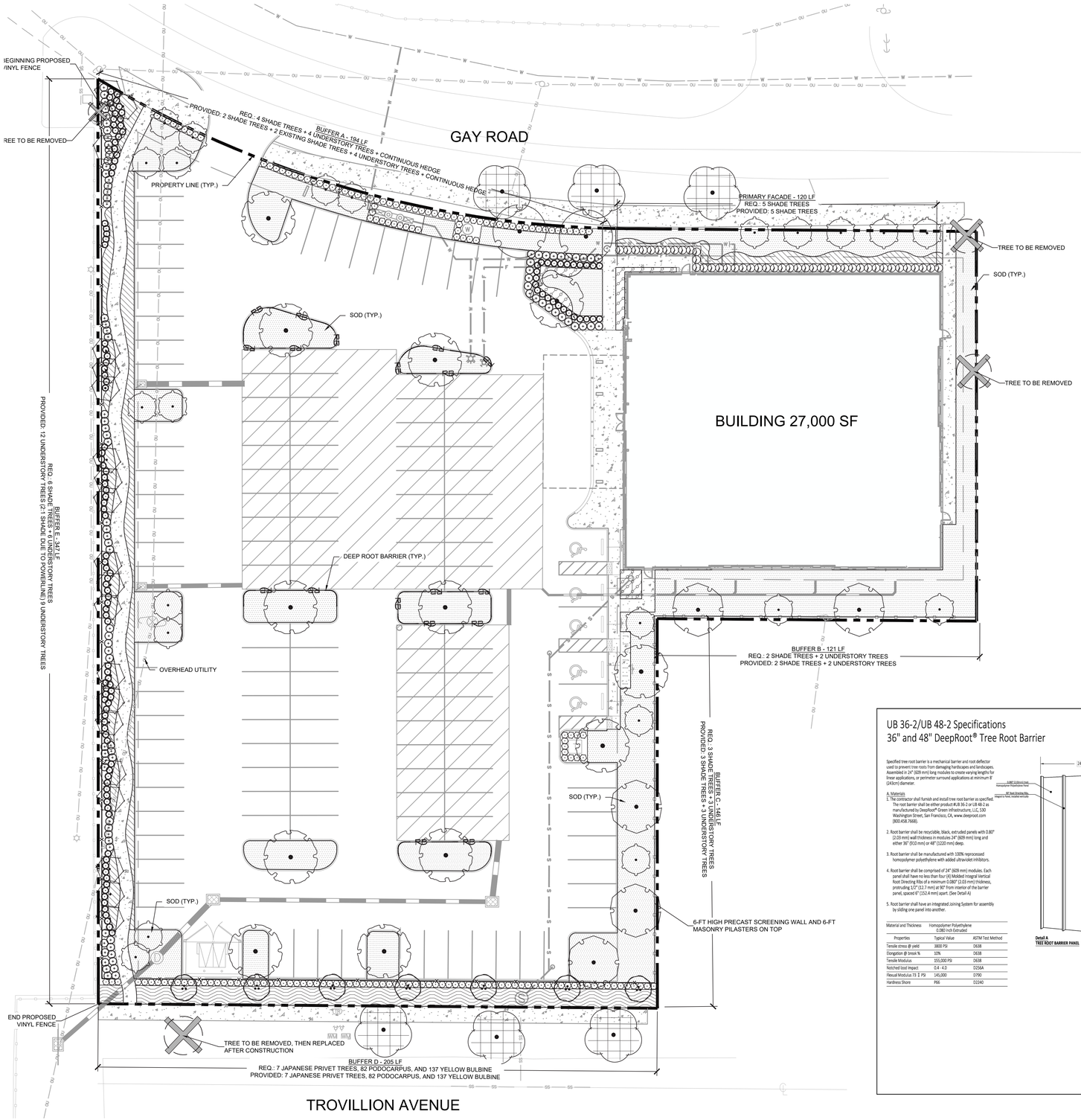
Note: This is public record.

SIGN-IN SHEET

Community Meeting – Gay Road Medical Office Building
(Conditional Use - City of Winter Park, Florida)
Winter Park Community Center – Oak Room
721 W. New England Ave.
Winter Park, FL 32789
September 4, 2025, from 6:30 – 7:30 PM

Name (PLEASE PRINT)	Mailing Address (PLEASE PRINT)	Email or Phone # (PLEASE PRINT)	Elected Official?
Jillian Jones	1500 Gay Rd -	813-323-2415	
Jean Wellington	1500 Gay Rd #12D	jean.wellington@ucf.edu	
Debra Gladys Ellis	P. O. Box 131 Winter Park, FL 32790	animalzkeeper@yahoo.com	
EVA MURPHY	P.O. Box 194, W.P. 32790	Ebmurphy@rocketmail.com	

Note: This is public record.



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
CANOPY TREE							
	AF	2	FLORIDA FLAME RED MAPLE STRAIGHT, SINGLE LEADER, FL #1	ACER RUBRUM `FLORIDA FLAME`	FG	3" CAL MIN	14` HT
	EX	6	TO REMIAN	EXISTING TREE	-	-	-
	QC	5	LIVE OAK STRAIGHT, SINGLE LEADER, FL #1	QUERCUS VIRGINIANA	FG	3" CAL MIN	14` HT
	UD	12	DRAKE ELM STRAIGHT, SINGLE LEADER. FL #1	ULMUS PARVIFOLIA `DRAKE`	FG	4" CAL MIN	12` HT., 6` SPR.
UNDERSTORY TREE							
	EL	22	DWARF JAPANESE BLUEBERRY TREE 3` CT, STRAIGHT, SINGLE LEADER, FL #1	ELAEOCARPUS DECIPIENS `LITTLE EMPEROR`	FG	2.5" CAL MIN	8` HT., 4` SPR. MIN
	IC	21	DAHOON HOLLY 3` CT, STANDARD, STRAIGHT, SINGLE LEADER, FL#1, FULL	ILEX CASSINE	FG	2" CAL MIN	8` HT., 4` SPR. MIN
	LJ	7	JAPANESE PRIVET STRAIGHT, SINGLE LEADER, FL #1	LIGUSTRUM JAPONICUM	FG	5" CAL MIN	8` HT., 5` SPR. MIN

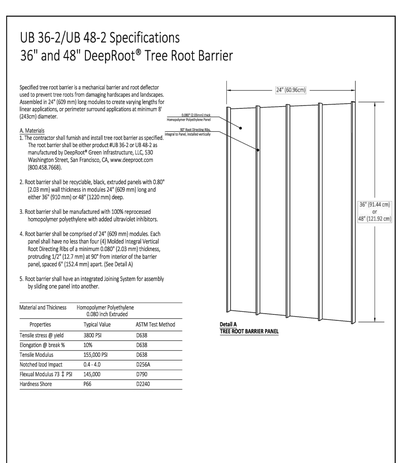
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING
SHRUBS							
	MC	87	PINK MUHLY GRASS FULL	MUHLENBERGIA CAPILLARIS	3 GAL	18" FULL	30" OC
	PM	171	PODOCARPUS FULL	PODOCARPUS MACROPHYLLUS	7 GAL	30" FULL	30" OC
	TF	125	FLORIDA GAMAGRASS FULL	TRIPSACUM FLORIDANUM	3 GAL	18" HT	30" OC
	VO	44	WALTERS VIBURNUM FULL	VIBURNUM OBOVATUM	7 GAL	30" FULL	36" OC
GROUND COVERS							
	BY	1,438 SF	YELLOW BULBINE	BULBINE FRUTESCENS 'YELLOW'	1 GAL	12" FULL	18" OC
	LL	133	EVERGREEN GIANT LILY TURF FULL	LIRIOPE MUSCARI `EVERGREEN GIANTS`	1 GAL	12" FULL	18" OC
	TM	800	MINIMA JASMINE FULL	TRACHELOSPERMUM ASIATICUM `MINIMA`	1 GAL	12" FULL	18" OC
SOD							
	SA3	11,676 SF	FLORATAM ST. AUGUSTINE SOD ROLLED TIGHT, 100% FREE OF WEEDS, DISEASE, INSECTS, DBERIS	STENOTAPHRUM SECUNDATUM `FLORATAM`	SOD	-	-
RB			DEEP ROOT BARRIER				

MISC.	QTY.	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	DESIGNER BROWN HARDWOOD MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

LANDSCAPE CALCULATIONS

PER "WINTER PARK" LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
GENERAL LANDSCAPE REQUIREMENTS THREE TREE SPECIES REQUIRED OFR SITES WITH MORE THAN TEN SHADE TREES *SECTION 58-334*	71 TREES **= THREE SHADE TREE SPECIES REQUIRED**	**THREE SHADE TREE SPECIES**
LANDSCAPING REQUIREMENTS FOR VEHICULAR USE AREAS AND RIGHT-OF-WAYS 7.5% OF VUA SHALL BE DEVOTED TO INTERIOR LANDSCAPING ONE (1) SHADE TREE SHALL BE PLANTED FOR EACH INTERIOR PARKING ISLAND AND ONE (1) SHADE TREE SHALL BE PLANTED AT THE END OF EACH PARKING ROW *SECTION 58-336.E.3*	44,826 SF OF PROPOSED VUA X .075 **= 3,362 SF OF INTERIOR LANDSCAPING AREA REQUIRED.** 16 PARKING ISLANDS **= 16 SHADE TREES REQUIRED**	**4,228 SF OF INTERIOR LANDSCAPING AREA** **12 SHADE TREES + 8 UNDERSTORY TREES (2:1 SHADE TREE DUE TO OVERHEAD POWERLINES AND UTILITIES)**
BUILDING FOUNDATION PLANTINGS THE TOTAL BUILDINGS FACADE LENGTH SHALL CONTAIN PLANTS AND A MINIMUM OF FIVE UNDERSTORY TREES FOR EVERY 100 LF OF LANDSCAPE AREA PLANTING AREA SHALL BE 6' WIDE 50% OF PLANTS SHALL BE A MIN HEIGHT OF 12" AT THE TIME OF PLANTING *SECTION 58-336.D*	PRIMARY FACADE 120 LF X 6' = **720 SF PLANTING AREA REQUIRED** 120 LF / 100 = **5 UNDERSTORY TREE REQUIRED**	**774 SF OF PLANTING AREA** **5 UNDERSTORY TREES**
BUFFER REQUIREMENTS V.U.A ADJACENT TO RIGHT OF WAY CONTINUOUS 30 HEDGE REQUIRED WITH ONE (1) SHADE TREE AND ONE (1) UNDERSTORY TREE FOR EVERY 50 LF *SECTION 58-336.E.1*	BUFFER A - (194 LF) V.U.A ADJACENT TO RIGHT OF WAY 194 LF / 50 LF **= 4 SHADE TREES REQUIRED** 194 LF / 50 LF **= 4 UNDERSTORY TREES REQUIRED** **CONTINUOUS HEDGE ALONG R.O.W**	BUFFER A - (194 LF) **2 SHADE TREES** **2 EXISTING SHADE TREEES** **4 UNDERSTORY TREES** **CONTINUOUS HEDGE ALONG R.O.W**
BUFFER REQUIREMENTS V.U.A ADJOINING RESIDENTIAL PROPERTIES 10' WIDE BUFFER REQUIRED WITH ONE (1) SHADE TREE AND ONE (1) UNDERSTORY TREE FOR EVERY 60 LF *SECTION 58-336.E.2.A*	BUFFER B - (121 LF) V.U.A ADJOINING RESIDENTIAL PROPERTIES 121 LF / 60 LF **= 2 SHADE TREES REQUIRED** 121 LF / 60 LF **= 2 UNDERSTORY TREES REQUIRED** BUFFER C - (146 LF) V.U.A ADJOINING RESIDENTIAL PROPERTIES 146 LF / 60 LF **= 3 SHADE TREES REQUIRED** 146 LF / 60 LF **= 3 UNDERSTORY TREES REQUIRED** BUFFER E - (347 LF) V.U.A ADJOINING RESIDENTIAL PROPERTIES 347 LF / 60 LF **= 6 SHADE TREES REQUIRED** 347 LF / 60 LF **= 6 UNDERSTORY TREES REQUIRED**	BUFFER B - (121 LF) **2 SHADE TREES** **2 UNDERSTORY TREES** BUFFER C - (146 LF) **3 SHADE TREES** **3 UNDERSTORY TREES** BUFFER E - (347 LF) **12 UNDERSTORY TREES (2:1 SHADE TREE DUE TO OVERHEAD POWERLINES)** **9 UNDERSTORY TREES**
BUFFER REQUIREMENTS V.U.A ACROSS THE STREET FROM RESIDENTIAL AREAS 10' WIDE BUFFER REQUIRED, THE BUFFER MUST INCLUDE ONE (1) JAPANESE PRIVET PER 30 LF, ONE (1) PODOCARPUS PER 30", AND ONE (1) YELLOW BULBINE PER 18" *SECTION 58-336.E.2.B*	BUFFER D - (205 LF) V.U.A ACROSS THE STREET FROM RESIDENTIAL AREAS 205 LF / 30 LF **= 7 SHADE JAPANESE PRIVET REQUIRED** 205 LF / 30" **= 82 PODOCARPUS REQUIRED** 205 LF / 18" **= 137 YELLOW BULBINE REQUIRED**	BUFFER D - (205 LF) **7 SHADE JAPANESE PRIVET** **82 PODOCARPUS** **137 ASIATIC YELLOW BULBINE**



LANDSCAPE PLAN

September 2025

SCALE: 1"=20'-0"

0 5' 10' 20' 40' 80'

RENDERED SITE PLAN

September 2025

SCALE: 1"=20'-0"
0 5' 10' 20' 40' 80'

ORLANDO HEALTH®

Kimley»Horn

NORTHEAST PERSPECTIVE

EAST ELEVATION

NORTH ELEVATION

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Figure 1: Project Location and Study Intersections

Gay Road Medical Office Building
Traffic Impact Analysis
July 2025

Kimley»Horn

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