



City Commission Regular Meeting

Agenda

October 22, 2025 @ 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel: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. Meeting Called to Order**
- 2. Invocation - Pastor Trent Pope, Action Church**
- 3. Pledge of Allegiance**
- 4. Cultural Partner Presentation**
 - a. Full Sail University 10 minutes
- 5. Approval of Agenda**
- 6. Mayor's Report**
 - a. Proclamation - Week of the Family 5 minutes
- 7. City Manager's Report**
 - a. Introduction of "Winter Park Celebrates America 250" 5 minutes
- 8. City Attorney's Report**
- 9. Non-Action Items**
- 10. Public Comments | 5 p.m. or soon thereafter**

(If the meeting ends earlier than 5 p.m., public comments will be at the end of the meeting. Three minutes are allowed for each speaker.)
- 11. Consent Agenda**
 - a. Approve the minutes of the regular meeting, October 8, 2025. 1 minute
 - b. Approve the following piggyback contracts: 1 minute
 1. Cintas Corporation - OMNIA Partners/Prince William County Public Schools #R-BB-19002 - Facilities Management Products and Solutions; For the purchase and rental of mats, uniforms, and various facility maintenance products and services. Contract Term: Through October 31, 2027; Not to Exceed: \$275,000
 2. Stuart C. Irby Company - Orlando Utilities Commission (OUC) #4670 OQ - Padmount Switchgears; Request for additional funding for the purchase of padmount switchgears. Contract Term: Through January 1, 2026; Not to Exceed: \$700,000
 3. Osmose Utilities Services, Inc. - Florida Municipal Power Association (FMPPA) #2020-200 - Inspection & Treatment of Electric Utility Wood Poles; For the inspection and treatment of wood utility poles

- throughout the City's electric distribution system. Contract Term: Through October 31, 2026; Amount: \$200,000
4. Wesco Turf Supply, Inc. - Sourcewell #112624-TTC - Landscape and Grounds Maintenance Equipment; For the purchase of equipment to support landscape and grounds maintenance operations. Contract Term: Through January 31, 2029; Not to Exceed: \$250,000
 5. Deere and Company - Sourcewell #112624-DAC - Ground Maintenance; For the purchase of equipment to support landscape and ground maintenance operations. Contract Term: Through January 31, 2029; Not to Exceed: \$350,000
 6. Alan Jay Fleet Sales - Sourcewell #091521-NAF - Cars, Trucks, Vans, SUVs, Cab Chassis, and Other Vehicles; For the purchase of vehicles to support City operations. Contract Term: Through November 8, 2026; Not to Exceed: \$175,000
- c. Approve the following contracts: 1 minute
1. SS26-1 - Systems With Intelligence, Inc. - Infrared Monitoring for Substation Maintenance; For infrared monitoring services and equipment located at the Canton and Interlachen substations to support preventative maintenance. Sole Source Term: Through September 30, 2026; Not to Exceed: \$150,000
 2. RFQ20-23 - Ovation Construction Company, Inc. - Repair and Construction Services (<\$300k/project); October 29, 2026; Not to Exceed: TBD

12. Action Items Requiring Discussion

- a. Civil Service Board appointment 1 minute
- b. City Manager's Annual Evaluation 10 minutes

13. Public Hearings: Quasi-Judicial Matters

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

- a. Ordinance 3357-25 - Vacating and abandoning a portion of Harmon Avenue between the FDOT Sunrail right-of-way and Palmetto Avenue (2nd reading) 5 minutes
- b. Ordinance - Vacating and abandoning a portion of an unimproved utility easement at 2501 Tuscaloosa Trail (1st reading) 10 minutes
- c. Request of Kimley Horn and Associates, Inc. for: Conditional use approval to construct a 27,000 square foot, two-story building, located 30 minutes

at the combined property of 1419 & 1421 Trovillion Ave, and 1420, 1424, & 1428 Gay Road, for use as a medical office.

- d. 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. 60 minutes

14. Public Hearings: Non Quasi-Judicial Matters

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

- a. Ordinance - Amending adopted FY 25 Budget 1 minute

15. City Commission Reports

16. Summary of Meeting Actions

17. Adjournment



City Commission

agenda item 4.a

item type

Cultural Partner Presentation

meeting date

October 22, 2025

prepared by

Rene Cranis, City Clerk

approved by**subject**

Full Sail University

motion | recommendation**background**

Full Sail President Garry Jones will give a presentation on the university's current activities and projects.

alternatives | other considerations**fiscal impact****attachments**

None



City Commission

agenda item 6.a

item type

Mayor's Report

meeting date

October 22, 2025

prepared by

Rene Cranis, City Clerk

approved by

Rene Cranis, City Clerk

subject

Proclamation - Week of the Family

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

None



City Commission

agenda item 7.a

item type

City Manager's Report

meeting date

October 22, 2025

prepared by

Craig O'Neil, Assistant Director of Communications

approved by

Michelle del Valle, Assistant City Manager

subject

Introduction of "Winter Park Celebrates America 250"

motion | recommendation**background**

City staff has created a "Winter Park Celebrates America 250" committee which has been meeting monthly since May 2025. The goal of the committee is to plan and implement community-wide events and initiatives to occur between January and July 2026, to celebrate the Semiquincentennial of the signing of the Declaration of Independence – America's 250th Birthday. A press release will be distributed this week to announce the initiative and direct residents and visitors to the city's America 250 webpage at cityofwinterpark.org/america-250.

alternatives | other considerations**fiscal impact**

\$15,000 has been allocated for this initiative. Additional expenditures are to be supported by way of in-kind services/products and potential sponsorships.

attachments

None



City Commission

agenda item 11.a

item type

Consent Agenda

meeting date

October 22, 2025

prepared by

Rene Cranis, City Clerk

approved by

Michelle del Valle, Assistant City Manager

subject

Approve the minutes of the regular meeting, October 8, 2025.

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

1. CC minutes 10-08-25



City Commission Regular Meeting Minutes

October 8, 2025 at 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Mayor Sheila DeCiccio, Commissioners Marty Sullivan, Craig Russell, Kris Cruzada and Warren Lindsey; City Manager Randy Knight; Assistant City Manager Michelle del Valle; City Attorney Kurt Ardaman and City Clerk Rene Cranis.

1. Meeting Called to Order

Mayor DeCiccio called the meeting to order at 3:30 p.m.

2. Invocation - Pastor Mark Frenier, Encounter Christian Church

3. Pledge of Allegiance

4. Cultural Partner Presentation

a. Park Avenue District

Park Avenue District President Alan Chambers and Past President Sarah Grafton gave a presentation on the District's purpose and efforts to promote the district.

5. Approval of Agenda

Motion made by Commissioner Russell to approve the agenda, seconded by Commissioner Cruzada. The motion carried unanimously by a 5-0 vote.

6. Mayor's Report

7. City Manager's Report

8. City Attorney's Report

Attorney Ardaman reported the city received TDT grant reimbursement for the city's acquisition of the Winter Park Playhouse property.

9. Non-Action Items

10. Public Comments | Heard after City Commission Reports

Gigi Papa, 1440 Hibiscus Avenue, spoke about recent comments by a Public Art Advisory Board member who, she feels, did not support the America's 250 celebration for personal beliefs and should be removed from the board. She reiterated her opposition to changing Christmas on Park to Holiday on Park.

Ansley Mercier, 627 Dunblane Drive, expressed her concern about the coyote population that are killing neighborhood pets and the risk to residents, particularly children. She asked for assistance to remove them. Mr. Knight noted that control of wildlife is the responsibility of the Florida Fish and Wildlife Commission and that one problem is that coyotes seek food left outside. Discussion followed on solutions and the need to educate residents on securing food waste/trash. Staff will research further.

11. Consent Agenda

- a. Approve the minutes of the regular meeting, September 24, 2025.
- b. Approve the minutes of the executive session, September 25, 2025.
- c. Approve the following piggyback contracts:
 1. Stuart C. Irby Company - City of Gainesville dba Gainesville Regional Utilities (GRU) #2021-005 - Annual Provision of Wire & Cable; For the purchases of wire and cable needed for the Electric Utilities Department. Contract Term: Through April 31, 2026; Not to Exceed: \$1,500,000
- d. Approve the following contracts:
 1. IFB23-22 - Allcrete, Inc. - Continuing Concrete Services; For contracted services to support City staff on projects requiring concrete work. Contract Term: Through October 6, 2026; Not to Exceed: \$300,000

Motion made by Commissioner Sullivan to approve the Consent Agenda, seconded by Commissioner Lindsey. The motion carried unanimously by a 5-0 vote.

12. Action Items Requiring Discussion

13. Public Hearings: Quasi-Judicial Matters

- a. Ordinance - Vacating and abandoning a portion of Harmon Avenue between the FDOT Sunrail right-of-way and Palmetto Avenue (1st reading)

Attorney Ardaman read the ordinance by title. Assistant Director of Public Works Don Marcotte presented the request for abandonment. Applicant Zane Williams stated that the right-of-way is being divided equally between the adjacent property owners. Attorney Ardaman confirmed that state law provides for the equal division of property. Mr. Williams gave a brief presentation on the redevelopment in the area. There were no public comments.

Motion made by Commissioner Russell to approve the ordinance on first reading, seconded by Commissioner Cruzada. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

14. Public Hearings: Non-Quasi-Judicial Matters

- a. RESOLUTION 2307-25 - A RESOLUTION OF THE CITY OF WINTER PARK, FLORIDA, APPROVING LOCALLY FUNDED AGREEMENT BETWEEN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND THE CITY REGARDING

STATE ROAD 426 (FAIRBANKS ROAD) FROM SOUTH PARK AVENUE TO NORTH LAKEMONT AVENUE; PROVIDING FOR CONFLICTS AND AN EFFECTIVE DATE.

Attorney Ardaman read the resolution by title. Director of Public Works and Transportation Charles Ramdatt provided the background leading to the planned improvements of S.R. 426 and explained this resolution approves an agreement with FDOT to fund a portion of the costs and a third-party agreement. Mr. Ramdatt responded to questions about the project components and timeline. There were no public comments.

Motion made by Commissioner Sullivan to approve Resolution 2307-25, seconded by Commissioner Cruzada. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

- b. RESOLUTION 2308-25 - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, APPROVING AND ADOPTING AN UPDATED PROCUREMENT POLICY; PROVIDING FOR REPEAL OF PRIOR POLICIES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Attorney Ardaman read the ordinance by title. Procurement Manager Jennifer Maier highlighted the changes to the policy and responded to questions.

Motion made by Commissioner Cruzada to adopt Resolution 2308-25, seconded by Commissioner Russell. Upon a roll call vote, Commissioners Sullivan, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

15. City Commission Reports

Commissioner Sullivan -

- An Orlando Sentinel article reported Austin's Coffee has a new location. Mr. Knight advised of their planned move to a West Fairbanks location by October 31st.
- WP Land Trust Tree Time at Mead Gardens is November 14th at 5:00 p.m.

Commissioner Russell -

- Thanked staff for their assistance during last week's homecoming events. Encouraged collaboration between Park Avenue District and WPHS on events.
- Offered his assistance in addressing the coyote problem.

Commissioner Cruzada -

- Thanked staff for their work on stormwater improvements on Cady Way.
- Spoke about the different animals in neighborhoods and finding a solution to control the coyote population.

Commissioner Lindsey -

- Winter Park was named the number one small city in Florida and in the top 20 nationwide.
- Thanked staff for the Getting Hooked fishing event last weekend.

- Asked to invite Stephanie Vanos, District VI school board representative, to speak at the next Commission meeting about efforts to maintain a high level of education in the city. Commissioner Russell suggested inviting principals. Approved by consensus.
- Winter Park Historical Association honored Rick Baldwin for his contributions.

Mayor DeCiccio -

- Showed photos of survey flags being left by contractors and damaged conduit boxes. Mr. Ramdatt said staff is addressing those issues.
- Spoke about the city's recognition in several publications as a premier southern city to visit.

16. Summary of Meeting Actions

- Received a presentation from the Park Avenue District.
- Received report that the city received TDT funds for the purchase of WP Playhouse.
- Approved the Consent Agenda.
- Approved ordinance abandoning portion of Harmon Avenue.
- Adopted the resolution approving the local funding agreement and third-party agreement for S.R. 426 improvements.
- Adopted resolution approving the revised procurement policy.
- Receive reports on upcoming events/accolades.
- Staff to research possible solutions regarding the coyote population.
- Approved inviting Orange County School Board member Stephanie Vanos to give a presentation at the next meeting.
- Address clean-up by contractors working in the right-of-way.

17. Adjournment

The meeting adjourned at 5:04 p.m.

Mayor Sheila DeCiccio

ATTEST:

City Clerk Rene Cranis



City Commission

agenda item 11.b

item type

Consent Agenda

meeting date

October 22, 2025

prepared by**approved by****subject**

Approve the following piggyback contracts:

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

None



City Commission

agenda item 11.b.1

item type

Consent Agenda

meeting date

October 22, 2025

prepared by

Rebecca Watt, Contract Agent

approved by

Rene Cranis, City Clerk

subject

1. Cintas Corporation - OMNIA Partners/Prince William County Public Schools #R-BB-19002 - Facilities Management Products and Solutions; For the purchase and rental of mats, uniforms, and various facility maintenance products and services. Contract Term: Through October 31, 2027; Not to Exceed: \$275,000
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3. Osmose Utilities Services, Inc. - Florida Municipal Power Association (FMPA) #2020-200 - Inspection & Treatment of Electric Utility Wood Poles; For the inspection and treatment of wood utility poles throughout the City's electric distribution system. Contract Term: Through October 31, 2026; Amount: \$200,000
4. Wesco Turf Supply, Inc. - Sourcewell #112624-TTC - Landscape and Grounds Maintenance Equipment; For the purchase of equipment to support landscape and grounds maintenance operations. Contract Term: Through January 31, 2029; Not to Exceed: \$250,000
5. Deere and Company - Sourcewell #112624-DAC - Ground Maintenance; For the purchase of equipment to support landscape and ground maintenance operations. Contract Term: Through January 31, 2029; Not to Exceed: \$350,000
6. Alan Jay Fleet Sales - Sourcewell #091521-NAF - Cars, Trucks, Vans, SUVs, Cab Chassis, and Other Vehicles; For the purchase of vehicles to support City operations. Contract Term: Through November 8, 2026; Not to Exceed: \$175,000

motion | recommendation

Commission approve items as presented and authorize Mayor to execute.

background

1. Various City departments utilize this contract to obtain uniform rentals, floor mats, and

other facility maintenance products. Cintas Corporation was selected through the OMNIA Partners cooperative agency, which provides competitively solicited pricing and terms.

2. The Electric Utility Department utilizes this contract for the purchase of padmount switchgears used in the City's electric distribution system. Stuart C. Irby Company was selected through OUC's formal solicitation process, which provides competitive pricing and terms.
3. The Electric Utility Department will utilize this contract for the inspection and treatment of wood utility poles to ensure structural integrity and compliance with State requirements. Osmose Utilities Services, Inc. was selected through FMPA's formal solicitation process, which provides competitive pricing and terms.
4. The Fleet Division will utilize this contract to purchase new equipment supporting landscape and grounds maintenance across City properties. The Toro Company was selected through the Sourcewell cooperative agency, which provides competitively solicited pricing and terms. Wesco Turf Supply, Inc. is an authorized distributor for Toro products under this contract.
5. The Fleet Division will utilize this contract to purchase new equipment supporting landscape and grounds maintenance across City properties. Deere and Company was selected through the Sourcewell cooperative agency, which provides competitively solicited pricing and terms.
6. The Fleet Division will utilize this contract to purchase new vehicles for City operations. National Auto Fleet Group was selected through the Sourcewell cooperative agency, which provides competitively solicited pricing and terms. Alan Jay Fleet Sales is an authorized dealer for vehicles under this contract.

alternatives | other considerations

fiscal impact

1. General Fund
2. Electric Utility Fund
3. Electric Utility Fund
4. Equipment Replacement Fund
5. Equipment Replacement Fund
6. Vehicle Replacement Fund

attachments

None



City Commission

agenda item 11.c

item type

Consent Agenda

meeting date

October 22, 2025

prepared by**approved by****subject**

Approve the following contracts:

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

None

**item type**

Consent Agenda

meeting date

October 22, 2025

prepared by

Rebecca Watt, Contract Agent
Jennifer Maier, Procurement Manager

approved by

Rene Cranis, City Clerk

subject

1. SS26-1 - Systems With Intelligence, Inc. - Infrared Monitoring for Substation Maintenance; For infrared monitoring services and equipment located at the Canton and Interlachen substations to support preventative maintenance. Sole Source Term: Through September 30, 2026; Not to Exceed: \$150,000
2. RFQ20-23 - Ovation Construction Company, Inc. - Repair and Construction Services (<\$300k/project); October 29, 2026; Not to Exceed: TBD

motion | recommendation

Commission approve items as presented and authorize Mayor to execute.

background

1. The infrared camera system from Systems With Intelligence, Inc. is the only solution that meets the City's requirements for utility-grade, real-time thermal monitoring with full SCADA integration. It provides proven reliability in harsh environments, advanced analytics, and seamless compatibility with the City's existing systems. A public Sole Source notice was posted on September 11, 2025, and closed on October 2, 2025, with no alternative products or suppliers submitted during this period, confirming the sole source determination.
2. The City utilizes this contract to perform repair and construction services for small projects under \$300,000. This item represents the third of five allowable renewals under the terms of the original agreement.

alternatives | other considerations

fiscal impact

1. Electric Utility Fund
2. General Fund, Capital Projects Fund

attachments

None



City Commission

agenda item 12.a

item type

Action Items Requiring Discussion

meeting date

October 22, 2025

prepared by

Rene Cranis, City Clerk

approved by

Michelle del Valle, Assistant City Manager

subject

Civil Service Board appointment

motion | recommendation

Approve appointment.

background

Each member of the commission responsible for one civilian appointment to the Civil Service Board. Commissioner Cruzada is recommending the appointment of Matthew Farabaugh to replace Terry Rooth who resigned. Mr. Farabaugh's application and resume are attached.

alternatives | other considerations**fiscal impact****attachments**

1. Farabaugh, Matthew
2. Farabaugh, Matthew Resume

Profile

Matthew

E

Farabaugh

First Name

Middle Initial

Last Name

Suffix

matthewfarabaugh@gmail.com

Email Address

Please note: Physical address only - no P.O. Box.

1621 Oakhurst Ave

Home Address

Suite or Apt

Winter Park

City

FL

State

32789

Postal Code

How long have you lived in Winter Park?

6 years

Mobile: (814) 207-4515

Primary Phone

Alternate Phone

Are you a City resident?

☒ Yes ☐ No

Do you own property in the City?

☒ Yes ☐ No

Are you a registered voter?

☒ Yes ☐ No

Are you employed by the City?

☐ Yes ☒ No

Your Requested Boards (select 3)

Which Boards would you like to apply for?

Civil Service Board: Submitted

This board requires members to file a Financial Disclosure Form annually. Are you willing to comply with this requirement?

☒ Yes ☐ No

Please list all city boards for which you have attended a meeting.

NA

Are you currently serving on a City board?

☐ Yes ☒ No

If so, which one?

Have you previously served on a City board?

☐ Yes ☒ No

If so, which one(s)?

Why are you interested in serving on a City board?

Give back and engage in our community while using my work experience with law enforcement.

Do you have any potential conflicts of interest that may arise while serving on one of these boards?

☒ Yes ☐ No

If yes, please provide details:

I work as a subcontractor to the Centers for Medicare and Medicaid Services in conducting reviews of fraud, waste, and abuse in Medicare programs. I have worked with my contract to create a mitigation plan for ambulance services billed by the City of Winter Park to the Medicare programs.

Education and Work Experience

Education Background

St. Francis University, Bachelor of Science in Mathematics & Minor in Physics, 2003
St. Joseph University, Master of Science in Business Intelligence & Analytics, 2015

Current employment status: *

☒ Employed

Profession

Insurance Compliance

Aridell Associates, LLC

Employer

Analysis & Strategy
Specialist

Job Title

Employer Address

55 WINTER STREET NORTHBOROUGH, MA 01532

Current Professional License/Certification/Registration

Please list any skills or work experience that you feel qualify you for appointment to the board(s) you selected.

Regular collaboration with federal law enforcement agents in the identification and prevention of compliance issues in Medicare

[20190926_Farabaugh.docx](#)

Upload a Resume

Community Involvement

Please provide your community involvement

Volunteer coach in various youth sports and middle school athletic director at St. Margaret Mary.

Please provide any interests or experience that you feel would qualify you for appointment to the board(s) you selected.

Regular collaboration with federal law enforcement agents in the identification and prevention of compliance issues in Medicare

Please provide any additional information about yourself that relates to the board(s) you have selected.

Acknowledgements:

I understand the responsibility associated with being a board member and I have adequate time to serve on a Board.

☒ Yes ☐ No

Disclosures

This application, when submitted, is a Public Record under Chapter 119, Florida Statutes and therefore is open to public inspection by any person. Florida law allows certain persons to request that an agency not publicly disclose specific identification and/or location information contained in any of its agency records. Please contact the City Clerk's office at 407-599-3277 or email CityClerk@cityofwinterpark.org to request more information or the city's Public Records Exemption Request Form.

Matthew Farabaugh

Healthcare Fraud, Waste, and Abuse
Data Analytics & Government Contracting

1621 Oakhurst Ave, Winter Park, FL 32789
matthewfarabaugh@gmail.com
(814) 207 - 4515
www.linkedin.com/in/matt-farabaugh-14379822
www.facebook.com/matt.farabaugh.5



Results driven data analysis with over fifteen years of experience in review of healthcare programs and training teams on the use of healthcare claims data with a specialty in the follow types of review:

- Medicare
- Medicaid
- Health Policy
- Compliance
- CMS Regulations
- Contract Management
- Audit & Investigations
- Fraud Review
- Prescription Drug
- Managed Care
- Home Health
- Database Management

EXPERIENCE

Aridell, LLC (Baltimore, MD)

Data Analysis Strategy Specialist
Investigations MEDIC

2019 - Present

- Support data analysis and proactive work for investigations in the Medicare Parts C and D programs
- Develop program vulnerabilities to address policy and regulation issues
- Collaborate with developers to create user interfaces that aid staff in performance of contract related tasks

General Dynamics / CSRA (Baltimore, MD)

Data Analytics & Metric Advisor

2018 - 2019

Program Integrity Modeling and Analytics Contract

- Perform data mining and develop algorithms, edits, and studies in the detection and prevention of fraud, waste, and abuse to support program integrity and administrative actions in Medicare

HEALTH INTEGRITY, LLC (Easton, MD)

Vice President of Operations

2016 - 2018

Deputy Program Director, NBI MEDIC

- Jointly manage and oversee the administration and operations of the NBI MEDIC federal government contract to combat fraud, waste, and abuse in the Medicare Part C & Part D programs, including over 100 associates and annual budget of \$20 million.
- Collaborate with Center for Medicare & Medicaid Services (CMS) and represent the NBI MEDIC in meetings involving national & regional operational issues related to Medicare Parts C & D.

Data Analysis Manager, NBI MEDIC

2014 - 2016

- Developed five functional teams of over 40 data analysts and managers to perform proactive data analysis, including training on the regulatory aspects of Medicare Parts C & D with plan sponsors

Lead Data Analyst, NBI MEDIC

2012 - 2014

- Lead a team of five analysts to develop new solutions for the financial recovery and to address program vulnerabilities.

EDUCATION

MS Business Intelligence & Analytics (2015)

Saint Joseph University

- Predictive Modeling
- Base SAS

BS Mathematics (2003)

Saint Francis University

REFERENCES

Julio Arias

Former Vice President of Operations at Health Integrity
(805) 277 - 9094

Chris Anghelescu

Data Analysis Manager at SafeGuard Services
(404) 988 - 8855

SKILLS

Business Objects
Cognos / Microstrategy
SAS
MS Excel
MS Access

SAFEGUARD SERVICES (Miramar, FL & Camp Hill, PA)

Data Analyst, Zone 7

2010 - 2012

- Provided data support to external law enforcement and internal investigators in the development of cases in Medicare Parts A programs, specifically in home health and hospice providers.
- Created standardized queries to report on specific issues and trend providers historically.
- Develop proactive referrals to investigation to support Benefit Integrity and law enforcement.

Lead Data Analyst, MEDIC North

2007 - 2008

- Lead a team of five peers in the development a data analysis plan to combat FWA in the newly formed Medicare Part D programs.
- Provided training to investigators, clinical staff, and call center on the use of MS Office products.
- Created standardized queries to accurately report performance metrics each month.
- Performed data analysis related to ad hoc requests from CMS
- Developed and maintained procedures according to ISO requirements, ensuring quality control.
- Provided data support to external law enforcement and internal investigators in the development of cases in Medicare Part D program.

Data Analyst, Pennsylvania Medicare - Medicaid

2005 - 2007

- Provided data support to external law enforcement and internal investigators in the development of cases in Medicare Parts A & B, and Medicaid programs.
- Identified inappropriate payments in the billing of drugs and biologicals which resulted in the recovery of over \$50 million, and annual savings of \$8 million to the Medicaid program.

AVMED HEALTH PLANS (Gainesville, FL)

Senior Data Analyst

2008 - 2010

- Perform proactive data analysis to identify potential FWA in health plan for multiple lines of business including commercial, Medicare, and self-funded plans.
- Provide FWA education and work with internal departments including claims processing, network, marketing, compliance, and actuarial to review potential FWA cases.
- Identify potential vulnerabilities and work with appropriate departments to address.
- Develop case tracking system to report on activities related to FWA case activities.
- Conduct on-site investigations and audits of healthcare providers to identify inappropriate payments

COMMONWEALTH OF PENNSYLVANIA (Harrisburg, PA)

Statistical Analyst

2004 - 2005

- Responsible for the creation and publication of statistics using SAS and MS Office products to report according to government regulations within the Cancer Registry
- Developed automated reporting of statistics from multiple files for reporting on labor and statistics.

THE EADS GROUP (Altoona, PA)

Information Systems Assistant

2003 - 2004

- Provided technical support for over 100 PCs and peripherals.

**item type**

Action Items Requiring Discussion

meeting date

October 22, 2025

prepared by

Pamela Russell, Director of Human Resources

approved by

Rene Cranis, City Clerk

subject

City Manager's Annual Evaluation

motion | recommendation

Determine and approve the amount of a merit increase, if any, for the City Manager.

background

This is the City Manager's Annual Review. The Mayor and Commissioners completed an evaluation of the City Manager for the period from 10/1/2024 to 9/30/2025, a summary of which is attached.

The City Commission has approved a budget that includes up to a 3% merit increase for employees for FY 2026.

alternatives | other considerations**fiscal impact**

The City Manager's salary to which the merit increase would apply is \$274,393.

attachments

1. Summary of Evals 2025
2. Florida City Manager Salaries

City Manager Evaluations

10/1/2025

	<u>Mayor DeCiccio</u>	<u>Comm Sullivan</u>	<u>Comm Lindsey</u>	<u>Comm Russell</u>	<u>Comm Cruzada</u>	<u>Average</u>	<u>Weight</u>
Professional Attributes	4.0	3.7		4.0	3.7	3.85	20%
Leadership	4.0	3.6		4.0	3.8	3.85	25%
Departmental Performance	4.0	3.9		4.0	3.8	3.93	25%
Oversight/Execution on Major Projects, Initiatives and	<u>3.8</u>	<u>3.2</u>	<u></u>	<u>4.0</u>	<u>3.7</u>	<u>3.68</u>	<u>30%</u>
Weighted Average	3.9	3.6	0.0	4.0	3.8	3.8	100%

Scale

4 Exceeds Expectations

2 Minor Improvement Needed

3 Meets Expectations

1 Significant Improvement Needed

FLORIDA CITY MANAGER SALARIES

Entity	Base Salary	Comments
Almonte Springs	\$ 222,310.00	
Apopka	\$ 165,660.00	Interim 156000 and plus \$12,000 annual stipend for acting as City Adm]. TOTAL \$165.660.
Cape Coral	\$ 329,689.00	
Casselberry	\$ 225,470.34	
City of Miami Beach	\$ 297,756.00	
Clermont	\$ 192,004.80	
Daytona Beach	\$ 291,905.00	
DB Shores	\$ 167,710.00	
Debary	\$ 200,492.00	
Deland	\$ 202,000.00	
Deltona	\$ 215,000.00	
Edgewater	\$ 176,363.00	
Eustis	\$ 189,034.00	
Ft Lauderdale	\$ 350,000.00	
Ft Pierce	\$ 235,000.00	
Gainesville	\$ 248,050.00	
Holly Hill	\$ 181,578.00	
Kissimmee	\$ 250,369.50	
Lake Mary	\$ 214,468.80	
Leesburg	\$ 251,640.48	
Longwood	\$ 185,543.49	
Maitland	\$ 252,768.10	
Mascotte	\$ 148,500.00	
Melbourne	\$ 180,650.00	
Mount Dora	\$ 183,185.00	
Naples	\$ 325,000.00	
New Smyrna Beach	\$ 223,000.00	
Ocala	\$ 267,638.89	
Ocoee	\$ 233,200.00	
Orange City	\$ 180,102.00	
Ormond beach	\$ 213,046.00	
Oviedo	\$ 225,797.22	
Palm Bay	\$ 240,000.00	Interim
Ponce Inlet	\$ 154,159.00	
Port Orange	\$ 195,000.00	

Sanford	\$ 243,703.53	
Sebastian	\$ 129,071.00	
South Daytona	\$ 175,361.00	
St. Augustine	\$ 248,845.00	
St. Cloud	\$ 213,123.25	
Tavares	\$ 235,114.00	
The Keys	\$ 225,000.00	
Titusville	\$ 210,000.00	Interim; most recently retired was 268,000
Villages	\$ 324,324.00	
Winter Garden	\$ 267,411.48	
Winter Park	\$ 269,013.08	
Winter Springs	\$ 225,000.00	

**item type**

Public Hearings: Quasi-Judicial Matters

meeting date

October 22, 2025

prepared by

Donald Marcotte, Assistant Director of Public Works/City Engineer

approved by**subject**

Ordinance 3357-25 - Vacating and abandoning a portion of Harmon Avenue between the FDOT Sunrail right-of-way and Palmetto Avenue (2nd reading)

motion | recommendation

Move to adopt ordinance to vacate that portion of Harmon Avenue lying between the FDOT Sunrail right of way and Palmetto Avenue as shown on attached sketch.

background

The City of Winter Park received a request from Z Properties, Inc. to vacate a portion of the Harmon Avenue right-of-way between the FDOT Sunrail right-of-way and Palmetto Avenue. Letters of no objection from Duke Energy, Lumen, Spectrum, TECO, and the City of Winter Park's Electric and Water Wastewater utilities are included. Also included is the Right-of-Way vacation request letter signed by Mary Demetree, the adjacent property owner.

The City does not have the authority to sell a right-of-way as if it were private land. Instead, it holds an easement or public right-of-use, which is dedicated for public access and utility functions. When a right-of-way is lawfully vacated, the underlying ownership (fee title) typically reverts automatically to the adjacent property owners.

alternatives | other considerations

Deny the request.

fiscal impact

None.

attachments

1. ORDINANCE 3357-25 HARMON AVE ABANDONMENT
2. HARMON AVE ABANDONMENT ORDINANCE EXHIBIT A.

3. ROW VACATE REQUEST
4. ROW VACATING REQUEST LETTER EXECUTED Z 14 & MARY DEMETREE
5. TECO
6. SPECTRUM
7. LUMNEN
8. CITY OF WP WATERWASTE WATER
9. CITY OF WP ELECTRIC UTILITY -
10. DUKE-
11. Business Impact Estimate - Harmon Avenue Abandonment

After Recording Return To:
City of Winter Park
City Clerk's Office
401 Park Avenue South
Winter Park, Florida 32789

ORDINANCE 3357-25

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, VACATING AND ABANDONING AN UNIMPROVED 50 FOOT-WIDE PORTION OF THE HARMON AVENUE RIGHT OF WAY DEDICATED BY THE PALMETTO COMPANY'S ADDITION TO WINTER PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "E", PAGE 14, OF THE PUBLIC RECORDS OF ORANGE COUNTY, SAID PORTION TO BE VACATED IS SHOWN HEREON AS EXHIBIT "A" ATTACHED HERETO AND DESCRIBED AS BEING SITUATED BETWEEN ORANGE COUNTY FLORIDA TAX PARCEL IDENTIFICATION NUMBER 12-22-29-0114-01-000 ON THE NORTH AND ORANGE COUNTY, FLORIDA TAX PARCEL IDENTIFICATION NUMBER 12-22-29-6600-02-230 ON THE SOUTH AND DESCRIBED HEREIN; PROVIDING FOR CONFLICTS, RECORDING AND AN EFFECTIVE DATE.

WHEREAS, Z 14 BUILDING, LLC ("Applicant") is the fee simple owner of address 1340 Palmetto Ave and 1132 Harmon Ave DESCRIBED AS BEING SITUATED BETWEEN ORANGE COUNTY FLORIDA TAX PARCEL IDENTIFICATION NUMBER 12-22-29-0114-01-000 ON THE NORTH AND ORANGE COUNTY, FLORIDA TAX PARCEL IDENTIFICATION NUMBER 12-22-29-6600-02-230 ON THE SOUTH.

WHEREAS, the Applicant has petitioned the City of Winter Park ("City") for the partial vacation and abandonment of the 50 feet wide right-of-way as set forth herein; and

WHEREAS, the 50.00 feet wide right-of-way was dedicated to the public by the PALMETTO COMPANY'S ADDITION TO WINTER PARK, as recorded in Plat Book E, Page 14, Public Records of Orange County, Florida; and

WHEREAS, it has been determined that Applicant have caused the publication of the required notice of intent to vacate pursuant to general law and have paid all outstanding ad valorem taxes for ADDRESSES: 1340 Palmetto Avenue, 1132 Harmon Ave, Winter Park, Florida;

WHEREAS, it has been determined that the property owner on the opposite side of Harmon Avenue from the Applicant's property has no objection to the partial vacation and abandonment as set forth herein;

WHEREAS, the City has the authority to adopt this Ordinance by virtue of its home rule powers and Charter with respect to abandoning and vacating rights-of-way no longer needed for public purposes; and

WHEREAS, the City has determined that this portion of Harmon Ave right-of-way being vacated and abandoned by this Ordinance is no longer needed by the City of Winter Park or for any public purpose except for the easement reservation set forth herein.

BE IT ENACTED by the People of the City of Winter Park, Florida as follows:

Section 1. The City Commission of the City of Winter Park, Florida hereby vacates and abandons that certain portion of the 50 feet wide public right-of-way described in **EXHIBIT "A"** attached hereto ("Vacation Area"), subject to a reservation by the City of Winter Park of a perpetual utilities easement over, under and through the Vacation Area for the construction, installation, repair, replacement, reconstruction, maintenance, control, operation, use, and modification of public utilities and facilities, including but not limited to sewer lines, water lines, reclaimed water lines, gas lines, electric lines, cable television lines, telecommunications lines, stormwater drainage lines, fiber optic cables and other public utilities facilities of every type, including without limitation, mains, pipes, inlets, grates, pumps, valves, wires, structures, boxes, manholes, electrical controls, poles, cables and similar appurtenances, including the right of ingress and egress to and from adjacent public rights-of-way for the purposes of the easement. Without further approval from the property owner(s), the City shall have the authority and right to license and permit other utility owners to use the Vacation Area for the purposes of the utilities easement set forth above in the same manner as the City's procedures for public rights-of-way. The City shall only be responsible for the maintenance and repair of utilities within the Vacation Area that it owns or accepts maintenance responsibility.

Section 2. Any error in the legal description or in depiction of the Vacation Area may be corrected by subsequent curative document(s) prepared, executed, and/or recorded by the City Manager and/or his or her designee, if any such error is determined to exist by the City Manager or City Commission.

Section 3. In the event of any conflict between this Ordinance and any other ordinance or portions of ordinances, this Ordinance controls.

Section 4. After adoption, this Ordinance shall be recorded in the public records of Orange County, Florida.

Section 5. This Ordinance shall take effect immediately upon its passage and adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held at City Hall, Winter Park, Florida, on the 22nd day of October, 2025.

Sheila DeCiccio, Mayor

ATTEST:

Rene Cranis, City Clerk

Description of Sketch

Exhibit A Right-of-Way Vacation

Legal Description:

THAT PORTION OF HARMON AVENUE, LYING WESTERLY OF THE RAILROAD RIGHT-OF-WAY AND EASTERLY OF THE SOUTHERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF PALMETTO AVENUE, PALMETTO COMPANY'S ADDITION TO WINTER PARK, AS RECORDED IN PLAT BOOK "E", PAGE 14, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER LOT 1, ALLEN TROVILLION'S ADDITION TO WINTER PARK, AS RECORDED IN PLAT BOOK 118, PAGE 56, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE, ALONG THE SOUTHERLY LINE OF SAID LOT 1, SOUTH 89°37'53" EAST, 173.05 FEET TO THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE RAILROAD RIGHT-OF-WAY; THENCE, DEPARTING THE SOUTHERLY LINE OF LOT 1 AND WITH SAID WESTERLY RAILROAD RIGHT-OF-WAY LINE, SOUTH 45°28'32" WEST, 70.39 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 228 AND BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF HARMON AVENUE, PALMETTO COMPANY'S ADDITION TO WINTER PARK, AS RECORDED IN PLAT BOOK "E", PAGE 14, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LOT HARMON AVENUE, NORTH 89°42'01" WEST, 174.15 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE SOUTHWESTERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF PALMETTO AVENUE; THENCE, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE AND WITH SAID SOUTHWESTERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF PALMETTO AVENUE, NORTH 45°58'37" EAST, 71.32 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 8,637.51 SQ FT OR 0.20 ACRES ±.

This is NOT a Survey.

This is ONLY a Description.

This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

Sheet 1 of 2

Sketch Date: 05/19/25

Drawn By: TCD

Approved By: PKI

Field: N/A

Sketch and Description Certified To:

Z 14 BUILDING LLC
CITY OF WINTER PARK

-Notes-

>Sketch is Based upon Allen Trovillion's Addition to Winter Park, as recorded in Plat Book 118, Page 56, of the public records of Orange County, Florida.

>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.

>Subject to any Easements and/or Restrictions of Record.

>Bearing Basis shown hereon, is Assumed and Based upon the Southeasterly Right-of-Way Line of Palmetto Avenue, being N 45°58'37" E per Plat Book 118, Page 56.

>Use of This Sketch for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

-Legend-

C	- Calculated	PC	- Point of Curvature
CL	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set 1/2" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	-X-	- Chain Link Fence
-□-	- Wood Fence		

Ireland & Associates Surveying, Inc.

800 Currency Circle Suite 1020

Lake Mary, Florida 32746

www.irelandsurveying.com

Office: (407) 678.3366 Fax: (407) 320.8165

I hereby Certify that this Sketch and Description of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K
Ireland

Digitally signed by Patrick K
Ireland

Date: 2025.08.14 11:29:01
-04'00'

FOR
THE
FIRM

Patrick K. Ireland

PSM 6637

LB 7623

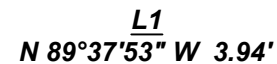
This Sketch is intended ONLY for the use of Said Certified Parties.
This Sketch is NOT VALID UNLESS Signed and Embossed with Surveyor's Seal
or Marked with a Verified Electronic Signature as required by Florida Statutes.

Date Signed: 08/14/25

File No. IS-130004

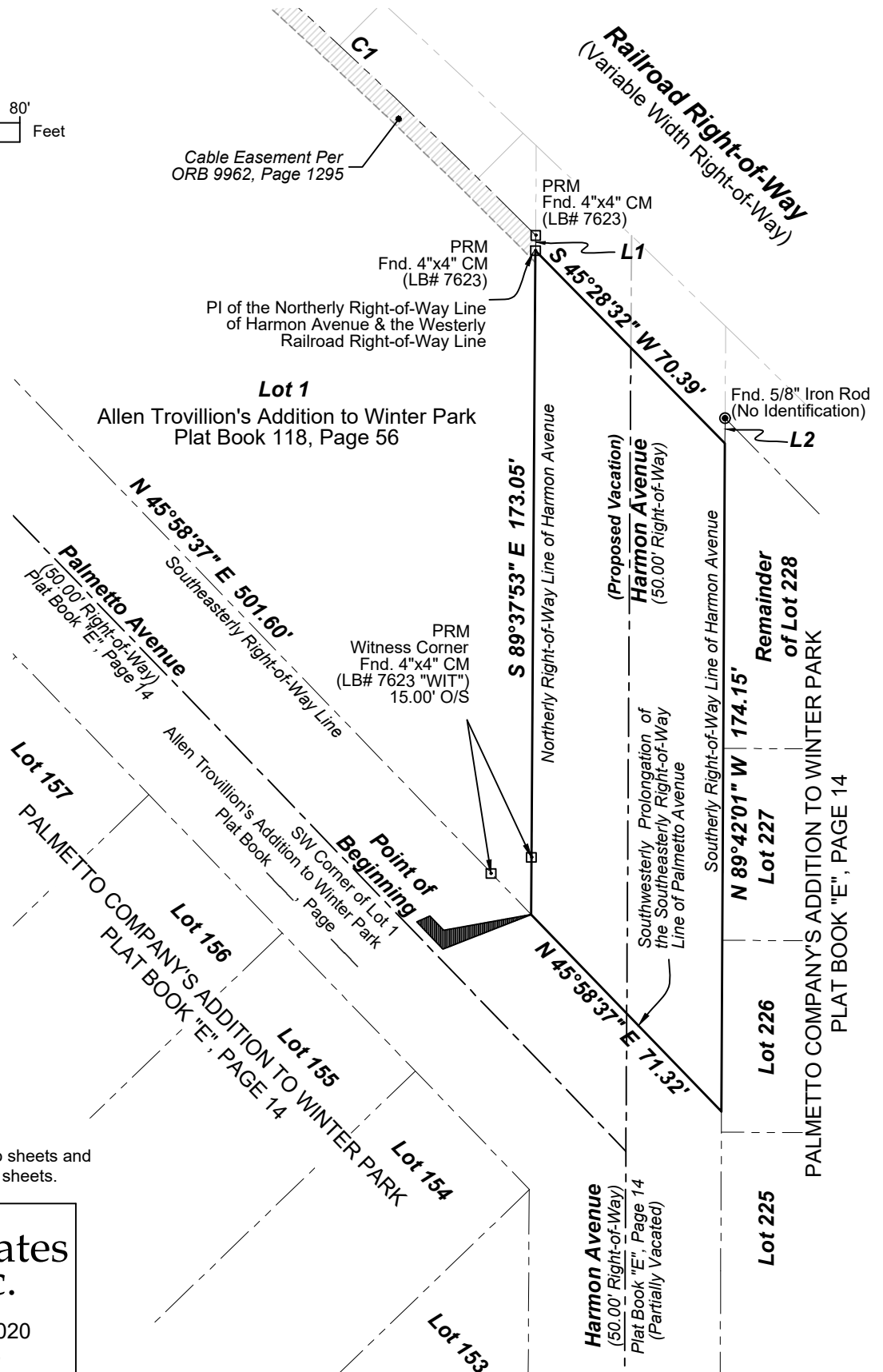
Exhibit A

Right-of-Way Vacation



L2
S 89°42'01" E 6.33'

$\frac{C1}{R = 1945.00'}$
 $L = 258.66'$
 $\Delta = 07^{\circ}37'11''$
Chord
 $N41^{\circ}18'25''E \ 258.47'$



Ireland & Associates
Surveying, Inc.

Office: (407) 678.3366 Fax: (407) 320.8165



July 2, 2025

City of Winter Park
Attn: Don Marcotte
500 N. Virginia Avenue
Winter Park, FL 32789

RE: Vacating Right-of-Way at Harmon Avenue

Dear Don Marcotte,

We respectfully submit this request to vacate the right-of-way located at Harmon Avenue. The subject right-of-way, which currently consists of deteriorated concrete and block, serves no through-access purpose and functions solely as a dead end. It does not provide access to any properties beyond those owned by the adjacent property owners at 1340 Palmetto Avenue and 1132 Harmon Avenue. These adjacent properties have been using this area as parking for their businesses, going back 20 years to 2004. Photos of the existing conditions and previous years included below.

At present, this right-of-way has become an eyesore along Palmetto Avenue. Upon approval of this vacation request, we intend to improve the area and convert it to additional parking for the adjoining properties. This improvement would help alleviate existing parking congestion along Palmetto Avenue, benefiting the surrounding neighborhood.

Additionally, vacating this right-of-way would transfer maintenance responsibility from the City to the adjacent property owners, reducing the City's ongoing obligations. Further, it would allow the area to become taxable property, generating additional revenue for the City.

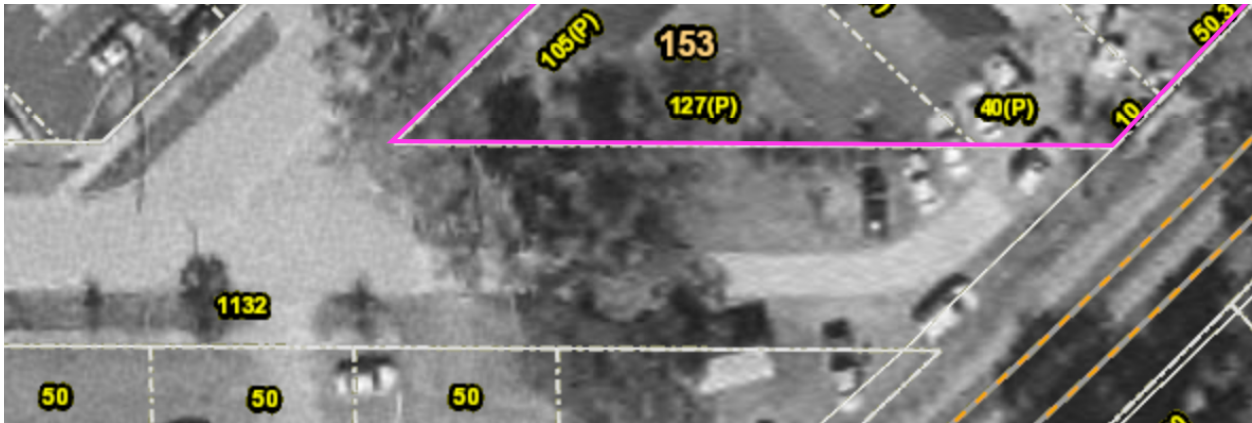
We appreciate your time and consideration of this request. Should you have any questions or require additional information, please do not hesitate to contact Zane Williams at (407) 929-3303 or via email at chanel@zpropertiesinc.com.

Thank you for your attention to this matter.

Best,

Zane Williams
Z14 Building, LLC





Aerial shot from 2004



Aerial shot from 2009



Aerial shot from 2015

Z

May 7, 2025

City of Winter Park
Attn: Don Marcotte
500 N. Virginia Avenue
Winter Park, FL 32789

RE: Vacating Right-of-Way at Harmon Avenue

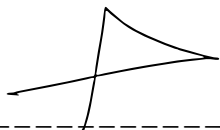
Dear Don Marcotte,

We are the property owners at 1330 Palmetto Avenue and 1132 Harmon Avenue. We are requesting the vacation of the right-of-way at Harmon Avenue between our neighboring properties. Please let us know best next steps to accommodate this request.

Any questions can be directed to Zane Williams at 407-929-3303 or zane@zpropertiesinc.com.

Best,

Z14 BLDG LLC and Winter Park Station LLC



Zane Williams
Manager, Z14 BLDG LLC

DocuSigned by:


Name: **Mary Demetree**
Manager, Winter Park Station LLC

UTILITY COMPANY APPROVAL OF EASEMENT OR RIGHT OF WAY RELEASE

May 9, 2025

TECO PEOPLES GAS

600 W. Robinson

PO BOX 2433

Orlando, FL 32802

Dear Cheyenne Thompson,

I am in the process of requesting the City of Winter Park vacate an (easement /right of way) as shown on the copy of the enclosed tax map. The site is located adjacent to 1330 Palmetto Avenue on Harmon Avenue in Winter Park. In order to have this action heard, I must provide letters of no objection from utility companies serving the neighborhood.

Please review your records, complete the form below and return this letter to me at chanel@zpropertiesinc.com. If you have any questions, please contact me at Chanel Magid 407-949-8639.

Sincerely,

Z 14 BLDG LLC

PO BOX 488, Winter Park, FL 32790

☒ The subject parcel is not within our service area.

_____ The subject parcel is within our service area. We do not have any facilities within the easement / right of way. We have no objection to the vacation.

_____ The subject parcel is within our service area. We object to the vacation.

Additional comments: _____

Signature: Cheyenne Thompson

Print Name: Cheyenne Thompson

Title: Admin Specialist Sr.

Date: May 09, 2025

UTILITY COMPANY APPROVAL OF EASEMENT OR RIGHT OF WAY RELEASE

May 7, 2025

Spectrum

3767 All American BLVD

Orlando, FL 32810

Dear Laszlo Wagner,

I am in the process of requesting the City of Winter Park vacate an (easement /right of way) as shown on the copy of the enclosed tax map. The site is located adjacent to 1330 Palmetto Avenue on Harmon Avenue in Winter Park. To have this action heard, I must provide letters of no objection from utility companies serving the neighborhood.

Please review your records, complete the form below and return this letter to me at chanel@zpropertiesinc.com. If you have any questions, please contact me at Chanel Magid 407-949-8639.

Sincerely,

Z 14 BLDG LLC

PO BOX 488, Winter Park, FL 32790

_____ The subject parcel is not within our service area.

☒ The subject parcel is within our service area. We do not have any facilities within the easement / right of way. We have no objection to the vacation.

_____ The subject parcel is within our service area. We object to the vacation.

Additional comments:

Spectrum has no objection to vacate the highlighted right of way shown on the copy of the enclosed map

Signature: Laszlo Wagner

Digitally signed by Laszlo Wagner
DN: c=US, E=laszlo.wagner@charter.com, O=Charter
Communications, CN=Laszlo Wagner
Date: 2025.07.14 13:13:58 -0400

Print Name: Laszlo Wagner _____

Title: Construction Coordinator _____

Date: 7/14/25 _____



Project No.	Project Number
-------------	----------------

Design:

Name	Z PROPERTIES
Address	219 W Comstock Ave, Winter Park,
Address	FL 32789
Tel:	407.929.3303
Email	Zane@zpropertiesinc.com

Trusses:

Name	
Address	
Address	
Tel:	
Email	

Civil:

Name	UNROE ENGINEERING
Address	Orlando, FL 32869
Address	407.299.0650
Tel:	Darcy@Unroeengineering.com
Email	

Interior Design: NOT PART OF PERMIT SET

Name	
Address	-
Address	-
Tel:	-
Email	

Date 4/07/2025

Scale 3/64" = 1'-0"

SP107

Page 42 of 393



SCALE: N.T.S

7/10/2025

Chanel Vicar
Z Properties INC
Chief Operating Officer
407-949-8639
chanel@ZPropertiesinc.com

P866018
No Reservations/No Objection

SUBJECT: The intent of this request appears to be for the abandonment of platted ROW. The site is located adjacent to 1330 Palmetto Avenue on Harmon Avenue. In Winter Park.

To Whom It May Concern:

CenturyLink of Florida, Inc., ("CenturyLink") has reviewed the request. CenturyLink Engineering has no Reservations with this request. See the attached Exhibit A.

It is the intent and understanding of CenturyLink that this vacation request shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the abandonment area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions, please contact Bill Paul 727-449-3544 or bill.paul@lumen.com.

Sincerely yours,

Network Infrastructure Services
CenturyLink of Florida, Inc.
P866018

EXHIBIT "A"



UTILITY COMPANY APPROVAL OF EASEMENT OR RIGHT OF WAY RELEASE

May 7, 2025

City of Winter Park

Attn: Water/ Wastewater

401 S. Park Avenue

Winter Park, FL 32789

Dear Tara Lamoureux,

I am in the process of requesting the City of Winter Park vacate an (easement /right of way) as shown on the copy of the enclosed tax map. The site is located adjacent to 1330 Palmetto Avenue on Harmon Avenue in Winter Park. In order to have this action heard, I must provide letters of no objection from utility companies serving the neighborhood.

Please review your records, complete the form below and return this letter to me at chanel@zpropertiesinc.com. If you have any questions, please contact me at Chanel Magid 407-949-8639.

Sincerely,

Z 14 BLDG LLC

PO BOX 488, Winter Park, FL 32790

_____ The subject parcel is not within our service area.

☒ The subject parcel is within our service area. We do not have any facilities within the easement / right of way. We have no objection to the vacation.

_____ The subject parcel is within our service area. We object to the vacation.

Additional comments: _____

Signature: 

Print Name: Jason Riegler, P.E.

Title: Deputy Director, Water & Wastewater Utilities Department

Date: 6/3/25



Palmetto Sitework

1242-1260 PALMETTO AVE, WINTER PARK, FL

Project No. Project Number

Developer
Name: Z PROPERTIES
Address: 219 W Comstock Ave, Winter Park, FL 32789
Tel: 407.929.3303
Email: Zane@zpropertiesinc.com

Design:
Name: Z PROPERTIES
Address: 219 W Comstock Ave, Winter Park, FL 32789
Tel: 407.929.3303
Email: Zane@zpropertiesinc.com

Structure:
Name:
Address:
Address:
Tel:
Email:

Trusses:
Name:
Address:
Address:
Tel:
Email:

Landscape Architect:
Name:
Address:
Address:
Tel:
Email:

Civil:
Name:
Address: UNROE ENGINEERING
Address: Orlando, FL 32869
Tel: 407.299.0650
Email: Darcy@Unroeengineering.com

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

Interior Design: NOT PART OF PERMIT SET
Name:
Address:
Address:
Tel:
Email:

Rev.	Date

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Z PROPERTIES INC., AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Z PROPERTIES INC.

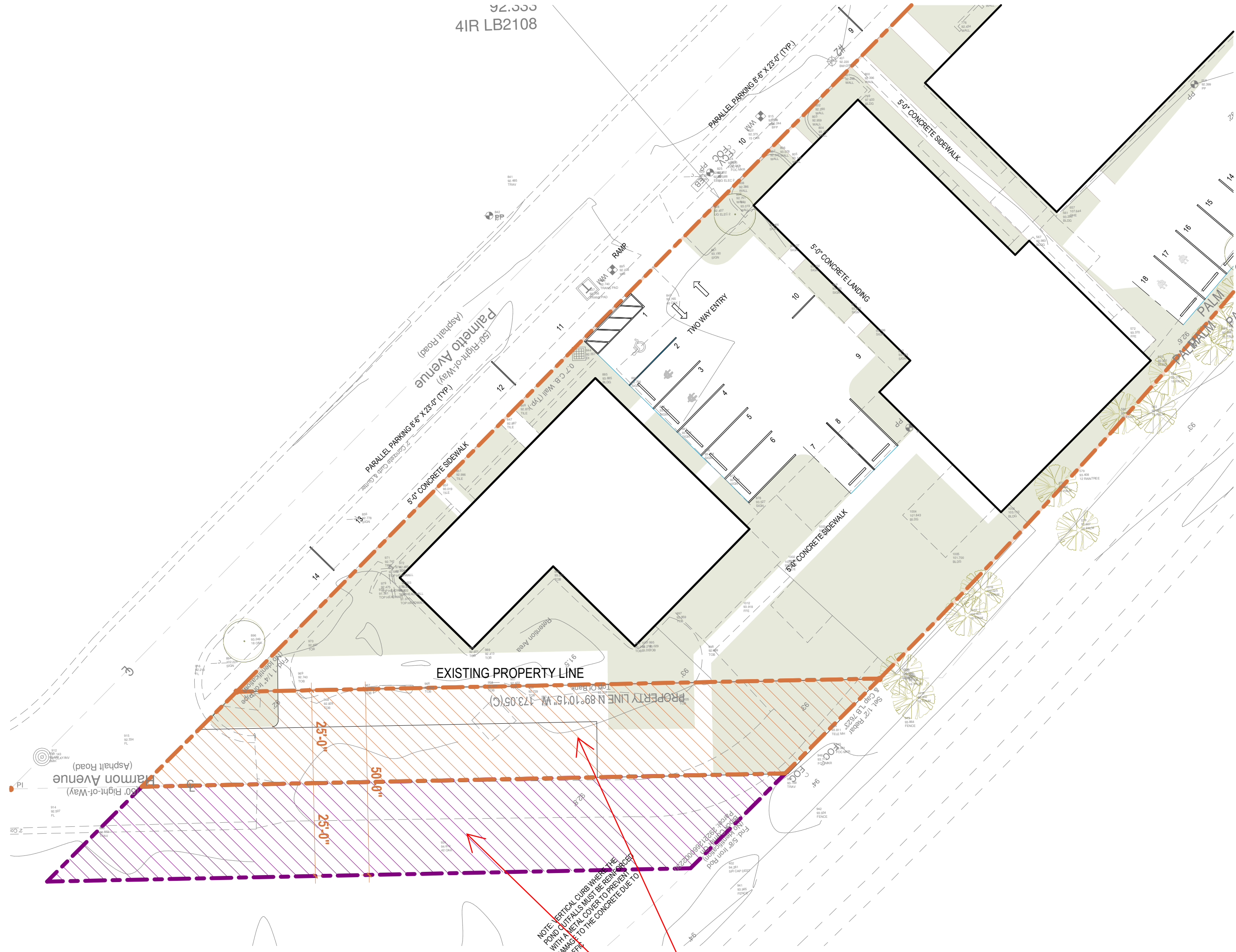
Date 4/07/2025

Scale 3/64" = 1'-0"

Overall Site Plan Copy 2

SP107

Sheet No. Page 46 of 393



UTILITY COMPANY APPROVAL OF EASEMENT OR RIGHT OF WAY RELEASE

May 7, 2025

City of Winter Park

Attn: Electric Utility

1409 Howell Branch Road

Winter Park, FL 32789

Dear Mourad Belfakih,

I am in the process of requesting the City of Winter Park vacate an (easement /right of way) as shown on the copy of the enclosed tax map. The site is located adjacent to 1330 Palmetto Avenue on Harmon Avenue in Winter Park. In order to have this action heard, I must provide letters of no objection from utility companies serving the neighborhood.

Please review your records, complete the form below and return this letter to me at chanel@zpropertiesinc.com. If you have any questions, please contact me at Chanel Magid 407-949-8639.

Sincerely,

Z 14 BLDG LLC

PO BOX 488, Winter Park, FL 32790

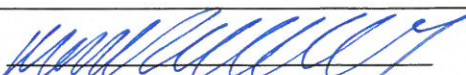


☒ X The subject parcel is not within our service area.

☐ The subject parcel is within our service area. We do not have any facilities within the easement / right of way. We have no objection to the vacation.

☐ The subject parcel is within our service area. We object to the vacation.

Additional comments:

Signature: 

Print Name: Mourad Belfakih

Title: Electrical Engineer Manager

Date: 6-02-2025

UTILITY COMPANY APPROVAL OF EASEMENT OR RIGHT OF WAY RELEASE

May 7, 2025

Duke Energy Inc.

3300 Exchange Place

Lake Mary, FL 32746

Dear Lindsay Olivieri,

I am in the process of requesting the City of Winter Park vacate an (easement /right of way) as shown on the copy of the enclosed tax map. The site is located adjacent to 1330 Palmetto Avenue on Harmon Avenue in Winter Park. In order to have this action heard, I must provide letters of no objection from utility companies serving the neighborhood.

Please review your records, complete the form below and return this letter to me at chanel@zpropertiesinc.com. If you have any questions, please contact me at Chanel Magid 407-949-8639.

Sincerely,

Z 14 BLDG LLC

PO BOX 488, Winter Park, FL 32790

☒ X The subject parcel is not within our service area.

☐ The subject parcel is within our service area. We do not have any facilities within the easement / right of way. We have no objection to the vacation.

☐ The subject parcel is within our service area. We object to the vacation.

Additional comments: _____

Signature: Irma Cuadra

Print Name: Irma Cuadra

Title: Sr. Research Specialist

Date: June 16, 2025

City of Winter Park, Florida Business Impact Estimate

Posted Date: _____

Proposed ordinance's title/reference: VACATING AND ABANDONING AN UNIMPROVED 50 FOOT-WIDE PORTION OF HARMON AVENUE RIGHT OF WAY BETWEEN ORANGE COUNTY PARCEL 12-22-29-0114-01-000 TOGETHER ON THE NORTH PARCEL 12-22-29-6600-02-230 ON THE SOUTH.

This Business Impact Estimate (BIE) is provided in accordance with Section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Winter Park takes the position that a business impact estimate is not required by state law for the proposed ordinance.¹ The City of Winter Park may, at its discretion, complete a Business Impact Estimate even for a proposed ordinance that falls under one of the following exemptions. This Business Impact Estimate may be revised following its initial posting.

If the ordinance is exempt, please check the appropriate box below. Continue to Page 2, if a BIE is required.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and, development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
 - b. Comprehensive Plan Amendments and land development regulation amendments initiated by an application by a private party other than the City of Winter Park;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, the City of Winter Park hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Winter Park, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City of Winter Park regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

If any of the above are applicable, please explain:

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

4. Additional information the governing body deems useful (if any):

[

**item type**

Public Hearings: Quasi-Judicial Matters

meeting date

October 22, 2025

prepared by

Donald Marcotte, Assistant Director of Public Works/City Engineer

approved by

Michelle del Valle, Assistant City Manager

subject

Ordinance - Vacating and abandoning a portion of an unimproved utility easement at 2501 Tuscaloosa Trail (1st reading)

motion | recommendation

Move to adopt ordinance to vacate the easement at 2501 Tuscaloosa Trail as shown on attached sketch.

background

The City of Winter Park received a request from Jennifer Leiva and Dominic Rego to vacate a portion of the utility easement at 2501 Tuscaloosa Trail. The request letter, along with letters of no objection from Duke Energy, Lumen, Spectrum, TECO, and the City of Winter Park's Electric and Water Wastewater, utilities is included. The City is retaining the western four-foot portion of the easement until the power is installed underground at this location.

alternatives | other considerations

Deny the request.

fiscal impact**attachments**

1. 2501 Tuscaloosa Trail-Easement ORDINANCE
2. EXHIBIT A- LEGAL DESCRIPTION
3. Business Impact Estimate - TUSCALOOSA TRL. Abandonment
4. WP ELECTRIC
5. LUMEN
6. SPECTRUM
7. DUKE ENERGY

8. TECO
9. EASEMENT VACATE REQUEST

After Recording Return To:
City of Winter Park
City Clerk's Office
401 Park Avenue South
Winter Park, Florida 32789

ORDINANCE _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, VACATING AND ABANDONING A PORTION OF AN UNIMPROVED 10 FOOT-WIDE UTILITY EASEMENT DEDICATED BY DOMMERICH HILLS FOURTH ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF ORANGE COUNTY, SAID EASEMENT TO BE VACATED IS SHOWN HEREON AS EXHIBIT "A" ATTACHED HERETO AND DESCRIBED AS BEING THE EAST 6.00 FEET OF THE WEST 10 FEET OF LOT 1, BLOCK B, DOMMERICH HILLS FOURTH ADDITION AND DESCRIBED HEREIN; PROVIDING FOR CONFLICTS, RECORDING AND AN EFFECTIVE DATE.

WHEREAS, Jennifer L. Leiva and Rego Dominic ("Applicant") are the fee simple owners of address 2501 Tuscaloosa Trail, Winter Park, Florida and

WHEREAS, the Applicant has petitioned the City of Winter Park ("City") for the vacation and abandonment of the 10 feet wide utility easement as set forth herein; and

WHEREAS, the 10.00 feet wide utility easement was dedicated to the public by the DOMMERICH HILLS FOURTH ADDITION, according to the plat thereof as recorded in Plat Book 1, Page 2, Public Records of Orange County, Florida; and

WHEREAS, it has been determined that Applicant have caused the publication of the required notice of intent to vacate pursuant to general law and have paid all outstanding ad valorem taxes for ADDRESS: 2501 Tuscaloosa Trail, Winter Park, Florida;

WHEREAS, it has been determined that the utility service providers servicing the address have no objection to the partial vacation and abandonment as set forth herein;

WHEREAS, the City has the authority to adopt this Ordinance by virtue of its home rule powers and Charter with respect to abandoning and easements no longer needed for public purposes; and

WHEREAS, the City has determined that this utility easement being vacated and abandoned by this Ordinance is no longer needed by the City of Winter Park or for any public purpose except for the easement reservation set forth herein.

BE IT ENACTED by the People of the City of Winter Park, Florida as follows:

Section 1. The City Commission of the City of Winter Park, Florida hereby vacates and abandons that certain portion of the 10 feet wide utility easement described in **EXHIBIT "A"** attached hereto ("Vacation Area"). The remaining portion of the utility easement not described in EXHIBIT "A" remains.

Section 2. Any error in the legal description or in depiction of the Vacation Area may be corrected by subsequent curative document(s) prepared, executed, and/or recorded by the City Manager and/or his or her designee, if any such error is determined to exist by the City Manager or City Commission.

Section 3. In the event of any conflict between this Ordinance and any other ordinance or portions of ordinances, this Ordinance controls.

Section 4. After adoption, this Ordinance shall be recorded in the public records of Orange County, Florida.

Section 5. This Ordinance shall take effect immediately upon its passage and adoption.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held at City Hall, Winter Park, Florida, on the xxth day of xxx, 202x.

Sheila DeCiccio, Mayor

ATTEST:

Rene Cranis, City Clerk

Sketch of Description

Easement Vacation

Legal Description:

THE EAST 6.00 FEET OF THE WEST 10.00 FEET OF LOT 1, BLOCK B, DOMMERICH HILLS FOURTH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; ALSO BEING THE EAST 6.00 FEET OF THE 10' UTILITY EASEMENT ON SAID LOT 1, BLOCK B; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWING:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK B, DOMMERICH HILLS FOURTH ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK B, NORTH 88°04'18" EAST 4.00 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE NORTH 88°04'18" EAST 6.00 FEET; THENCE, PARALLEL TO THE WEST LINE OF SAID LOT 1, BLOCK B, SOUTH 00°57'34" EAST 153.05 FEET TO THE SOUTH LINE OF SAID LOT 1, BLOCK B; THENCE, ALONG SAID SOUTH LINE, SOUTH 90°00'00" WEST 6.00 FEET; THENCE NORTH 00°57'34" WEST 152.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 917.67 SQUARE FEET MORE OR LESS.

This is NOT a Survey.

This is ONLY a Description.

This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

Sketch Date: 09/22/25
 Drawn By: JW
 Approved By: PKI
 Field: N/A

Sketch and Description Certified To:

JENNIFER LEIVA AND DOMINIC REGO, ORANGE COUNTY

*Ireland & Associates
 Surveying, Inc.*

800 Currency Circle Suite 1020
 Lake Mary, Florida 32746
 www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

-Notes-

- >Sketch is Based upon the Legal Description Supplied by Client.
- >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
- >Subject to any Easements and/or Restrictions of Record.
- >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- >Building Ties are NOT to be used to reconstruct Property Lines.
- >Fence Ownership is NOT determined.
- >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- >Use of This Sketch for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

-Legend-

C	- Calculated	PC	- Point of Curvature
CL	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set 1/2" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	-X-	- Chain Link Fence
-□-	- Wood Fence		

I hereby Certify that this Sketch and Description of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown. Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 53-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
 Patrick K. Ireland, P.S.M. 6637, LB 7623
 Date Signed: 09/22/25
 This Sketch is intended ONLY for the use of Said Certified Parties.
 This Sketch NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.
 File No. IS-45072

Sketch of Description

Easement Vacation

Parcel ID:
29-21-30-0000-00-036

Lot 6
Howell Forest
(Plat Book 1, Page 85)

Plat Limits

Point of Beginning

L1

L2

North Line of Lot 1, Block B

Plat Limits

Point of Commencement

Northwest Corner
of Lot 1, Block B
Dommerich Hills
Fourth Addition

Lot 7
Howell Forest
(Plat Book 1, Page 85)

East 6.00' of the West
10.00' of Lot 1, Block B

10' Utility Easement

N 00°57'34" W 152.84'

Lot 1, Block B
Dommerich Hills Fourth Addition
(Plat Book 1, Page 2)

Lot 2, Block B
Dommerich Hills Fourth Addition
(Plat Book 1, Page 2)

"BB"
N 00°57'34" W 152.71'
West Line of Lot 1, Block B

Lot 8
Howell Forest
(Plat Book 1, Page 85)

Plat Limits

L3

South Line of Lot 1, Block B

L1
N 88°04'18" E 4.00'

L2
N 88°04'18" E 6.00'

L3
S 90°00'00" W 6.00'

(Right-of-Way Width Varies)

Tuscaloosa Trail

*Ireland & Associates
Surveying, Inc.*

800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

File No. IS-45072

NOT to Scale.

This is NOT a Survey.

This is ONLY a Description.

This Sketch and Description consist of two sheets and
is not full and or complete without both sheets.



City of Winter Park, Florida Business Impact Estimate

Posted Date: _____

Proposed ordinance's title/reference: VACATING AND ABANDONING A PORTION OF AN UNIMPROVED 10 FOOT-WIDE UTILITY EASEMENT DEDICATED BY DOMMERICH HILLS FOURTH ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF ORANGE COUNTY

This Business Impact Estimate (BIE) is provided in accordance with Section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Winter Park takes the position that a business impact estimate is not required by state law for the proposed ordinance.¹ The City of Winter Park may, at its discretion, complete a Business Impact Estimate even for a proposed ordinance that falls under one of the following exemptions. This Business Impact Estimate may be revised following its initial posting.

If the ordinance is exempt, please check the appropriate box below. Continue to Page 2, if a BIE is required.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☒ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and, development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
 - b. Comprehensive Plan Amendments and land development regulation amendments initiated by an application by a private party other than the City of Winter Park;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, the City of Winter Park hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Winter Park, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City of Winter Park regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

If any of the above are applicable, please explain:

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

4. Additional information the governing body deems useful (if any):

[

UTILITY COMPANY APPROVAL OF EASEMENT OR RIGHT OF WAY RELEASE

January 6, 2025

City of Winter Park
Tara Lamoureux
Water/Wastewater Asst. Utility Director
401 Park Avenue South
Winter Park, FL 32789-4386
407-599-3355
407-643-1680 FAX

Dear Ms. Lamoureux:

I am in the process of requesting the City of Winter Park vacate a 6-foot portion of the utility easement on the west side of our lot as shown on the enclosed copy of the tax map (On Plat 1, our home is Lot 1 in Group B. On Plat 2, our home is located to the east of Lot 8.). The house was built in the 1960s over the easement. The site is located at **2501 Tuscaloosa Trail in Winter Park**. To have this action heard, I must provide letters of no objection from utility companies serving the neighborhood.

Please review your records, complete the form, below, and return this letter to me at 2501 Tuscaloosa Trail, Winter Park, Florida 32789. If you have any questions, please contact me via telephone at (786) 210-1181 or via email at Jennifer.L.Leiva@gmail.com

Sincerely,



Jennifer L. Leiva
2501 Tuscaloosa Trail
Winter Park, Florida 32789
(786) 210-1181
Jennifer.L.Leiva@gmail.com

_____ The subject parcel is not within our service area.

☒ The subject parcel is within our service area. We do not have any facilities within the easement/right of way. We have no objection to the vacation.

_____ The subject parcel is within our service area. We object to the vacation.

Additional comments:

Signature: _____



Print Name: Jason Riegler, P.E.

Title: Deputy Director, Water & Wastewater Utilities Department

Date: 7/31/2025

UTILITY COMPANY APPROVAL OF EASEMENT OR RIGHT OF WAY RELEASE

June 13, 2025

City of Winter Park

Attn: Electric Utility

1409 Howell Branch Road

Winter Park, FL 32789

Dear Mourad Belfakih:

I am in the process of requesting the City of Winter Park vacate a 6-foot portion of the utility easement on the west side of our lot as shown on the enclosed copy of the tax map (On Plat 1, our home is Lot 1 in Group B. On Plat 2, our home is located to the east of Lot 8.). The house was built in the 1960s over the easement. The site is located at **2501 Tuscaloosa Trail in Winter Park**. To have this action heard, I must provide letters of no objection from utility companies serving the neighborhood.

Please review your records, complete the form, below, and return this letter to me at 2501 Tuscaloosa Trail, Winter Park, Florida 32789. If you have any questions, please contact me via telephone at (786) 210-1181 or via email at Jennifer.L.Leiva@gmail.com

Sincerely,

Jennifer L. Leiva

Jennifer L. Leiva

2501 Tuscaloosa Trail

Winter Park, Florida 32789

(786) 210-1181

Jennifer.L.Leiva@gmail.com



☐ in red ☐ The subject parcel is not within our service area.

☐ The subject parcel is within our service area. We do not have any facilities within the easement / right of way.
We have no objection to the vacation.

☐ The subject parcel is within our service area. We object to the vacation.

Additional comments: ☐ Also, residence can have full easement once we remove existing OH line by/before 12/26

Signature: *Mourad Belfakih*

Print Name: Mourad Belfakih

Title: Electrical Engineer Manager

Date: 6-13-2025

9/15/2025

Jennifer Leiva
2501 Tuscaloosa Trail
Winter Park, Florida 32789
786-210-1181
Jennifer.l.leiva@gmail.com
P867334

No Reservations/No Objection

SUBJECT: The intent of this request appears to be for the vacation of a 6' portion of the utility on the west side of lot 1. 2501 Tuscaloosa Trail, Winter Park, Florida.

To Whom It May Concern:

CenturyLink of Florida, Inc., ("CenturyLink") has reviewed the request. CenturyLink Engineering has no Reservations with this request. See the attached plat.

It is the intent and understanding of CenturyLink that this encroachment request shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This encroachment response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the abandonment area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions, please contact Bill Paul 727-449-3544 or bill.paul@lumen.com.

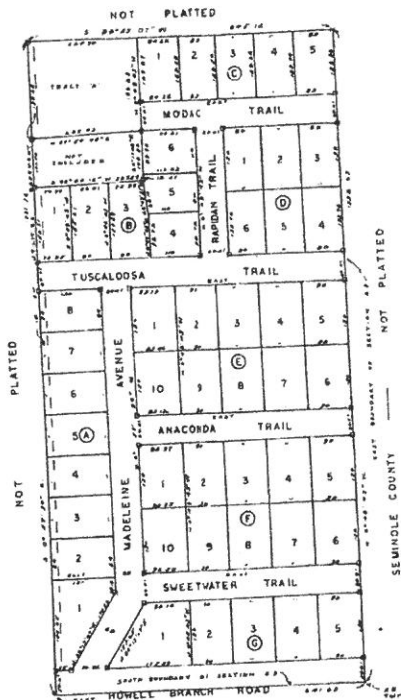
Sincerely yours,

Network Infrastructure Services
CenturyLink of Florida, Inc.
P867334

DOMMERICH HILLS FOURTH ADDITION ORANGE COUNTY, FLORIDA

Plat 1

DESCRIPTION: THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT A TRACT DESCRIBED AS FOLLOWS FROM THE NORTHWEST CORNER OF SAID EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, RUN ALONG THE WESTERLY BOUNDARY THEREOF 50°17'34"E A DISTANCE OF 1972.4 FT TO A POINT OF BEGINNING; RUN THENCE N 87°54'48"E A DISTANCE OF 228.43 FT TO A POINT; RUN THENCE 50°17'42"E A DISTANCE OF 102.36 FT TO A POINT; RUN THENCE S 89°04'18"W A DISTANCE OF 2272.4 FT TO A POINT ON SAID WESTERLY BOUNDARY; RUN THENCE N 0°57'34"W A DISTANCE OF 1017.0 FT TO THE POINT OF BEGINNING CONTAINING 19142.2 ACRES



NOTES

A 6 FT UTILITIES EASEMENT IS RESERVED ALONG THE REAR OF ALL LOTS EXCEPT AS OTHERWISE INDICATED

PERMANENT REFERENCE MONUMENTS ARE 4"x4" CONCRETE, AND ARE INDICATED THUSLY □

SCALE 1" = 100'

PLAT BOOK AND PAGE 1-2

DEDICATION
I HEREBY CERTIFY THAT THE CORPORATION named herein, bearing the name in the title of this plat, has duly executed the same and that the same is a true and correct copy of the original as the same appears to the public, and
WITNESS MY HAND AND SEAL OF OFFICE, this 1st day of October, 1964.
By: *W. H. H. H. H.*
AND: *W. H. H. H. H.*
Signed and sealed in the presence of:
W. H. H. H. H.
W. H. H. H. H.

STATE OF FLORIDA, COUNTY OF ORANGE
THIS IS TO CERTIFY THAT on OCT 1, 1964
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared *W. H. H. H. H.*
and *W. H. H. H. H.*
respectively the President and Secretary
of the above named corporation incorporated under the laws of the State of FLORIDA. It is my duty to see that the individuals and officers described in and who executed the foregoing Declaration and generally acknowledged the same, and that the said plat is a true and correct copy of the original as the same appears to the public, and that the said Declaration is the act and deed of said corporation.
WITNESS MY HAND AND SEAL OF OFFICE, this 1st day of October, 1964.
W. H. H. H. H.
Notary Public
My Commission Expires April 14, 1967

CERTIFICATE OF SURVEYOR
I HEREBY CERTIFY THAT THE UNDERSIGNED, being a licensed and registered land surveyor, does hereby certify that on
SEPT 30, 1964
I completed the survey of the lands as shown in this plat, and that the same is a true and correct copy of the original as the same appears to the public, and that the said plat is a true and correct copy of the original as the same appears to the public, and that the said Declaration is the act and deed of said corporation.
WITNESS MY HAND AND SEAL OF OFFICE, this 1st day of October, 1964.
Orange County, Florida. Dated OCT 1, 1964
W. H. H. H. H.
Surveyor No. 1280

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
THIS IS TO CERTIFY THAT on OCTOBER 15, 1964
the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.
W. H. H. H. H.
Chairman of the Board

CERTIFICATE OF APPROVAL BY ZONING COMMISSION
THIS IS TO CERTIFY THAT on OCTOBER 15, 1964
the Orange County Zoning Commission approved the foregoing plat.
W. H. H. H. H.
Chairman of the Board

CERTIFICATE OF CLERK
I HEREBY CERTIFY THAT I have examined the foregoing plat and that it complies in form with all the requirements of Chapter 177, Florida Statutes, and that the same is a true and correct copy of the original as the same appears to the public, and that the said Declaration is the act and deed of said corporation.
WITNESS MY HAND AND SEAL OF OFFICE, this 15th day of October, 1964.
at 3:30 P.M.
975441
W. H. H. H. H.
Clerk of the Circuit Court
in and for Orange County, Fla.

Approved:
W. H. H. H. H.
Surveyor
Oct 15, 1964

Construction Department
3767 All American Blvd
Orlando FL 32810



8/5/2025

Jennifer L. Leiva
2501 Tuscaloosa Trail

Re: Vacate of 6' Utility Easement

Dear Jennifer L. Leiva

Spectrum has reviewed your request to vacate a 6' utility easement at 2501 Tuscaloosa Trail Winter Park
FL 32789 Parcel Number: 29-21-30-9572-02-010

Spectrum has no objection to the vacation as shown in red on highlight drawing in page #2 as we have no
plant / infrastructure in that shaded area.

If you need and additional information, please contact me at my office 407-215-6187.

Sincerely,
Laszlo Wagner
Construction Coordinator
Charter- Spectrum

Laszlo Wagner

Digitally signed by Laszlo Wagner
DN: C=US,
E=laszlo.wagner@charter.com,
O=Charter Communications,
CN=Laszlo Wagner
Date: 2025.08.05 14:26:27-04'00'

2501
Tuscaloosa Trail
Parcel # 29-21-30-9572-02-010



01/08/2025

6



452 East Crown Point Road
Winter Garden, Florida 34787
Irma.Cuadra@duke-energy.com

407 905 3310

Feb. 10, 2025

Via email: Jennifer.L.Leiva@gmail.com

Ms. Jennifer L. Leiva
2501 Tuscaloosa Trail
Winter Park, Florida 32789

**RE: Vacation of Platted Easement
Orange County, Florida**

Dear Ms. Leiva:

Please be advised that Duke Energy does not serve this area and has “**no objection**” to the vacation and abandonment of the platted easement along the West property line of Lot 1, Block B, Dommerich Hills Fourth Addition as recorded in Plat Book 1, Page 2, Public Records of Orange County, Florida.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Irma Cuadra

Irma Cuadra
Senior Research Specialist

UTILITY COMPANY APPROVAL OF EASEMENT OR RIGHT OF WAY RELEASE

January 6, 2025

TECO/Peoples Gas
600 West Robinson
P.O. Box 2433
Orlando, FL 32802-2433
Attn: Shawn Winsor, Gas Design/Proj. Mgr.
407-420-6663
407-843-6174 FAX
swinsor@tecoenergy.com

Dear Mr. Winsor:

I am in the process of requesting the City of Winter Park vacate a 6-foot portion of the utility easement on the west side of our lot as shown on the enclosed copy of the tax map (On Plat 1, our home is Lot 1 in Group B. On Plat 2, our home is located to the east of Lot 8.). The house was built in the 1960s over the easement. The site is located at **2501 Tuscaloosa Trail in Winter Park**. To have this action heard, I must provide letters of no objection from utility companies serving the neighborhood.

Please review your records, complete the form, below, and return this letter to me at 2501 Tuscaloosa Trail, Winter Park, Florida 32789. If you have any questions, please contact me via telephone at (786) 210-1181 or via email at Jennifer.L.Leiva@gmail.com

Sincerely,



Jennifer L. Leiva
2501 Tuscaloosa Trail
Winter Park, Florida 32789
(786) 210-1181
Jennifer.L.Leiva@gmail.com

☒ The subject parcel is not within our service area.

☐ The subject parcel is within our service area. We do not have any facilities within the easement/right of way. We have no objection to the vacation.

☐ The subject parcel is within our service area. We object to the vacation.

Additional comments:

Signature: Cheyenne Thompson

Print Name: Cheyenne Thompson

Title: Admin Specialist Sr.

Date: February 24, 2025

Jennifer L. Leiva & Dominic N. Rego
2501 Tuscaloosa Trail | Winter Park, Florida 32789
Jennifer.L.Leiva@gmail.com | (786) 210-1181

Sent Via Electronic Mail

September 29, 2025

Mr. Donald J. Marcotte, P.E.
City Engineer
Dmarcotte@cityofwinterpark.org
(407) 599-3424

Re: Easement Vacate Request – 2501 Tuscaloosa Trail, Winter Park, Florida 32789

Dear Mr. Marcotte:

We are the current owners of the property at 2501 Tuscaloosa Trail, Winter Park, Florida 32789. We are writing to request that the City of Winter Park vacate a 6-foot portion of the utility easement on the west side of our lot. It is our understanding that our home was built in the 1960s over the easement. Accordingly, vacating this portion of the easement will allow us to obtain the portion of the easement in which our home was built. To that end, we have complied with the requirements to have this request heard and have provided them herein.

Should you have any questions or concerns, please feel free to contact us by telephone at (786) 210-1181 or via email at Jennifer.L.Leiva@gmail.com.

Thank you in advance.

Respectfully,

Jennifer L. Leiva

Jennifer L. Leiva

Dominic N. Rego

Dominic N. Rego



item type

Public Hearings: Quasi-Judicial Matters

meeting date

October 22, 2025

prepared by

John Harbilas, Assistant Director Planning and Zoning

approved by

Rene Cranis, City Clerk

subject

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, and any other signage illumination be restricted to occur only during business hours.
2. Applicant to replace the existing sidewalk along Gay Road with a new eight (8) foot sidewalk.
3. The Applicant shall coordinate with the Public Works Department to provide traffic calming improvements on Executive Drive and Gay Road during the building permit phase. Such improvements will be required to be completed prior to the CO for the building, and will count towards MMTIF credits.
4. Perimeter vegetation hedge, 15 gal in size, to be planted along the west and south property lines.
5. Perimeter fence material be vinyl or metal panel, six feet in height.

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. There are conditions recommended by staff and P&Z to mitigate some of the concerns with additional signage.

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. Location map
2. Gay Road Mob CUP Set
3. Drainage Report 2025-08-04_reduced
4. Signed Traffic Study
5. Elevation Gay Road
6. Trovillion Perspective Updated
7. 2025-09-17 Community Meeting Summary



Unnamed Lake

Orange County

WILLOW FALLS

TROVILLION AVE

KILLARNEY BAY CT

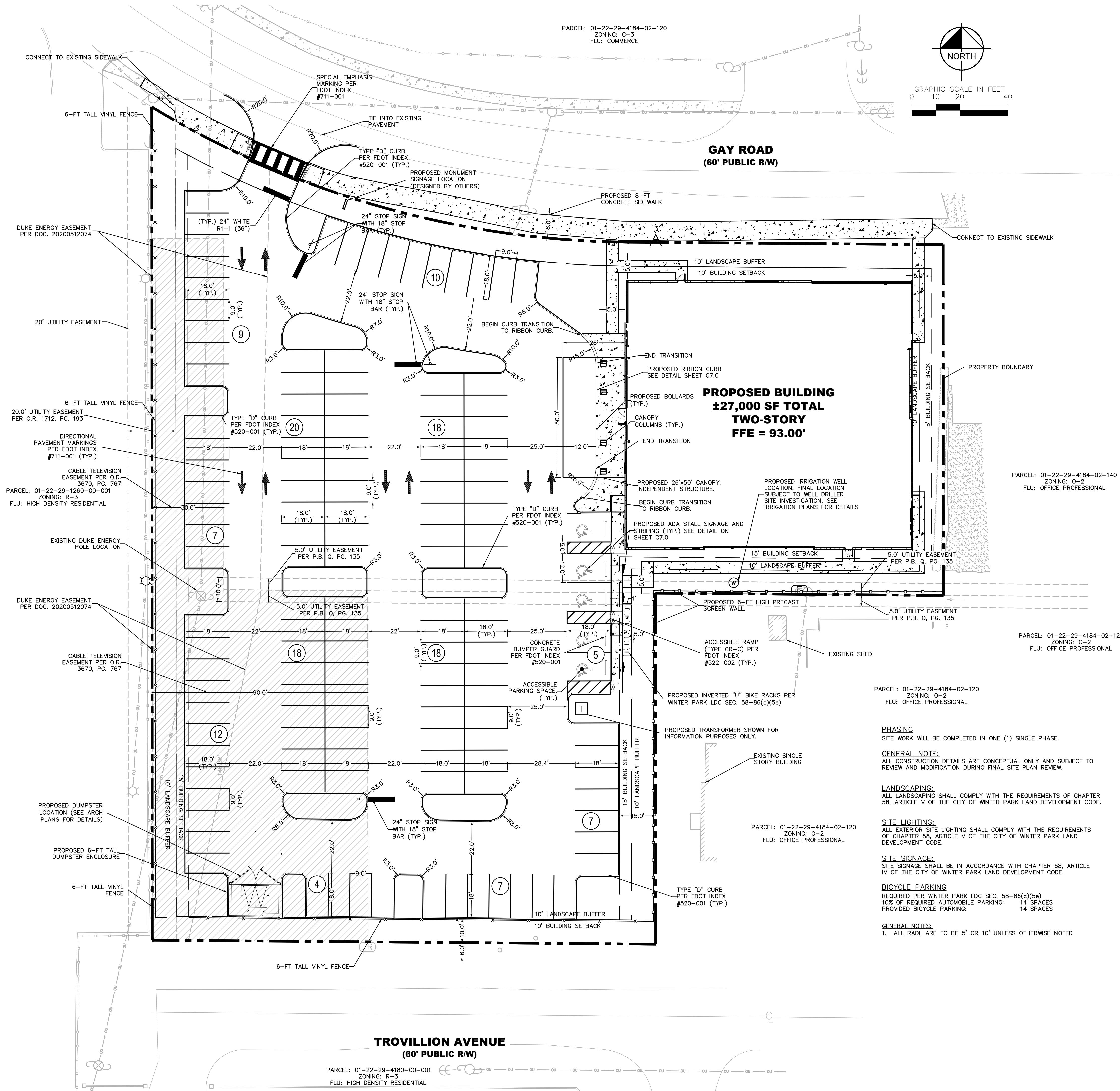
17

92

15

600

NORLANDO AVE



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 TROLLIVAN ROAD
1421 TROLLIVAN 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)

<u>BUILDING SETBACKS:</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
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)

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

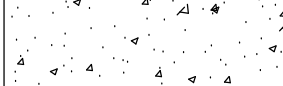
PROPOSED GREEN AREA	
LANDSCAPE AREA:	19,025-SF
TOTAL GREEN AREA:	19,025-SF (23.02%)

BICYCLE PARKING

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

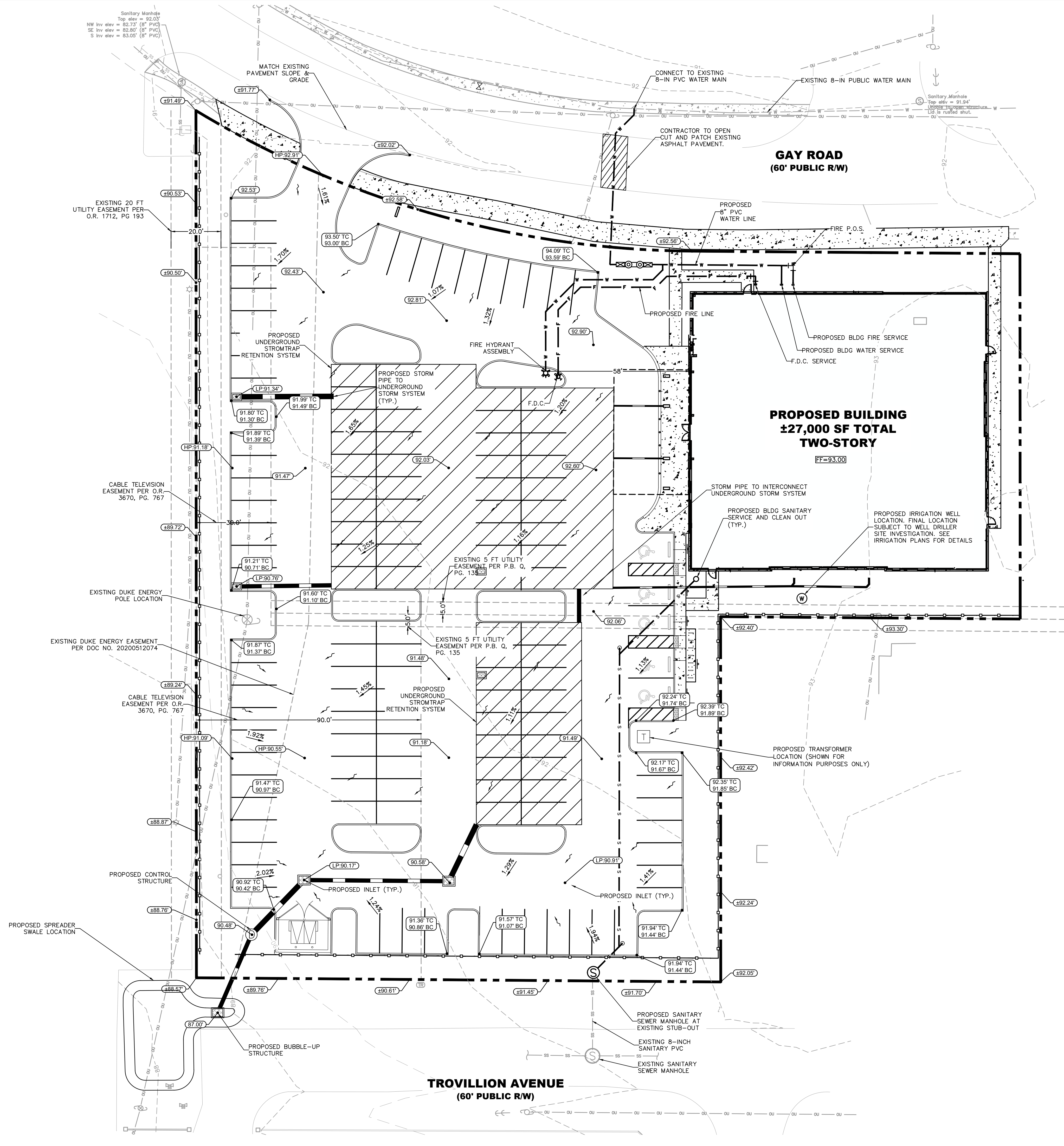
REQUIRED PARKING (OFFICE BUILDINGS)		
	SO.QT	SPACES
1 SPACE PER 200 SQ.FT OF GROSS FLOOR SPACE	27,000	135
TOTAL PARKING SPACES REQUIRED		135
PROVIDED PARKING		
		SPACES
STANDARD SPACES		130
ACCESSIBLE SPACES		5
TOTAL PARKING SPACES PROVIDED		135

LEGEND

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

Plotted By:Pedrini, Nicholas Sheet Set:Gay Road Mob DP Layout:DP4.0 October 14, 2025 02:23:40pm K:\ORL_Civil\149918023-04 Winter Park MOB\CADD\DP\PlanSheets\DP4.0 - PAVING & GRADING.dwg

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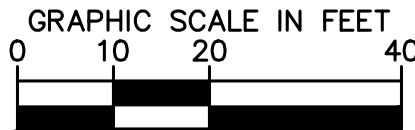
LEGEND

- 73.00 Proposed Spot Elevation
- 78.29 / 77.79 Proposed Top of Curb/Pavement Elevation
- 92.37 Existing Spot Elevation
- 92 Existing Contour
- 78 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

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



K-H PROJECT 149918023		DATE 09/09/2025		SCALE AS SHOWN		DESIGNED BY CSW		DRAWN BY CSW		CHECKED BY JLR		DATE 09/09/2025	
KIMLEY-HORN		JEFFREY L. RIVERA, P.E.		FLORIDA LICENSE NUMBER 92754		DATE 09/09/2025		REVISIONS		BY		DATE	
GRADING, DRAINAGE & UTILITY PLAN		GAY ROAD MOB		FLORIDA		CITY OF WINTER PARK		SHEET NUMBER DP4.0		Page 75 of 393			



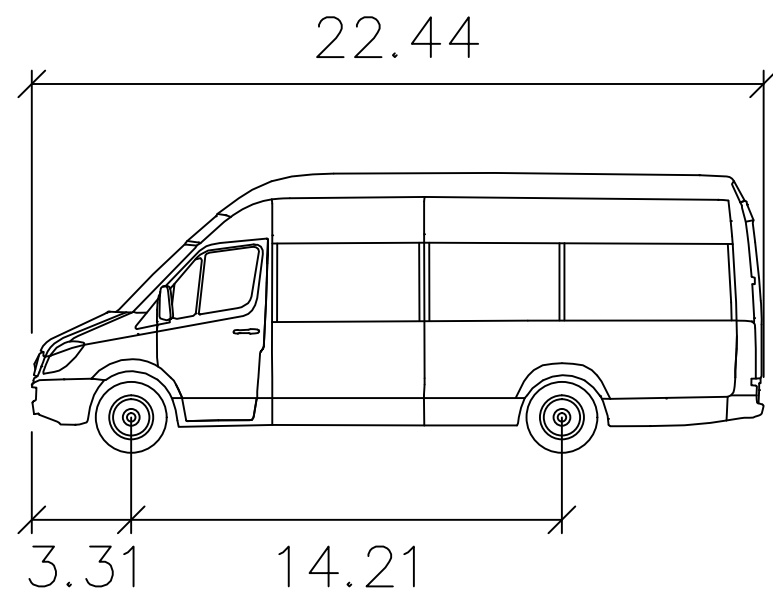
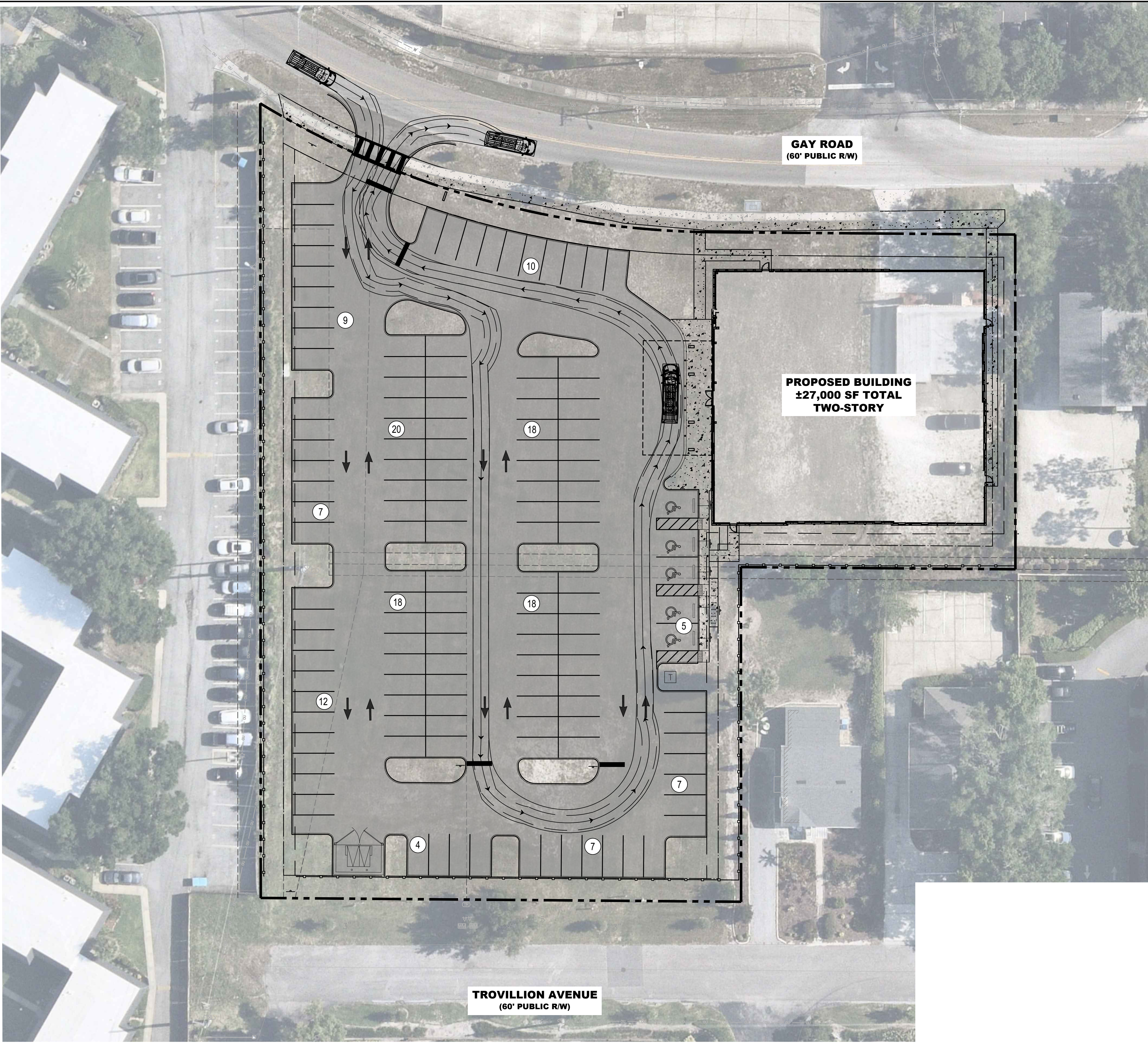
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Track	: 8.33'
Lock to Lock Time	: 6.0
Steering Angle	: 44.2°
Min. Centerline Radius	: 29'

Sunshine811.com

NO	REVISIONS	DATE	BY
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Plotted By:Pedrini, Nicholas Sheet Set:Gay Road Mob DP Layout:DP5.1 FIRE TRUCK October 14, 2025 02:23:55pm K:\ORL_Civil\149918023-Or Winter Park MOB\CADD\DP Plansheets\DP5.0 - FIRE TRUCK ROUTING PLAN.dwg

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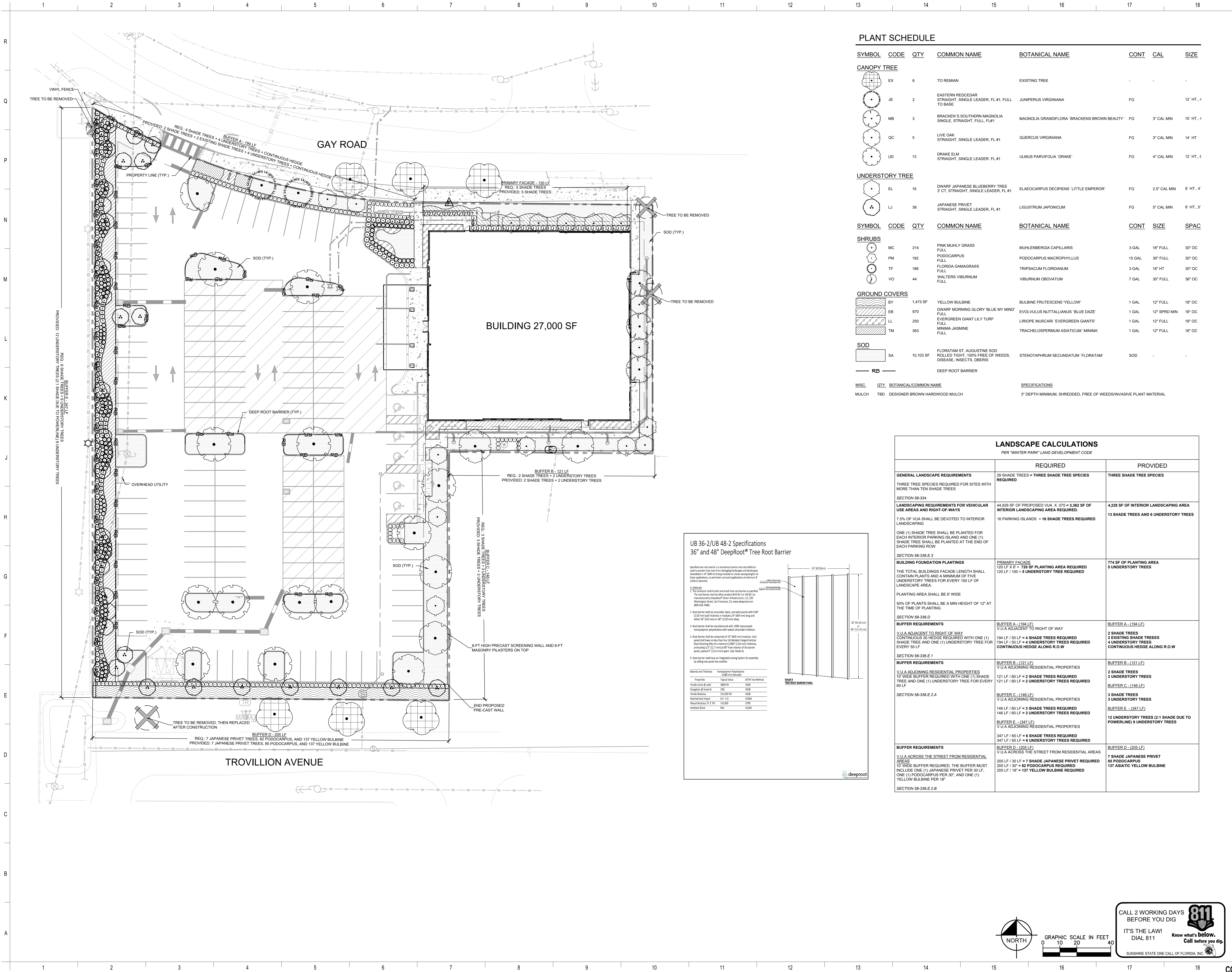
Transporter

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

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

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GAY ROAD MOB	PASSENGER VEHICLE ROUTING PLAN	Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 6876 MARWICK LN SUITE 350, ORLANDO, FL 32827 PHONE: 407-536-4440 WWW.KIMLEY-HORN.COM CA 00000696	REVISIONS		DATE	BY
			No.			
SHEET NUMBER						
DP5.1						



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
CANOPY TREE							
	EX	6	TO REMIAN	EXISTING TREE	-	-	-
	JE	2	EASTERN REDCEDAR STRAIGHT, SINGLE LEADER, FL #1, FULL TO BASE	JUNIPERUS VIRGINIANA	FG		12' HT., 4"
	MB	3	BRACKEN'S SOUTHERN MAGNOLIA SINGLE, STRAIGHT, FULL, FL#1	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	FG	3" CAL MIN	10' HT., 4"
	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., 4"
UNDERSTORY TREE							
	EL	16	DWARF JAPANESE BLUEBERRY TREE 3" CT, STRAIGHT, SINGLE LEADER, FL #1	ELAEOCARPUS DECIPiens 'LITTLE EMPEROR'	FG	2.5" CAL MIN	8' HT., 4"
	LJ	36	JAPANESE PRIVET STRAIGHT, SINGLE LEADER, FL #1	LIGUSTRUM JAPONICUM	FG	5" CAL MIN	8' HT., 5"
SHRUBS							
	MC	214	PINK MUHLY GRASS FULL	MUHLENBERGIA CAPILLARIS	3 GAL	18" FULL	30" OC
	PM	192	PODOCARPUS FULL	PODOCARPUS MACROPHYLLUS	15 GAL	30" FULL	30" OC
	TF	186	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	1,473 SF	YELLOW BULBINE	BULBINE FRUTESCENS 'YELLOW'	1 GAL	12" FULL	18" OC
	EB	970	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	363	MINIMA JASMINE FULL	TRACHELOSPERMUM ASIATICUM 'MINIMA'	1 GAL	12" FULL	18" OC
SOD							
	SA	10,103 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, SHREDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL			

LANDSCAPE CALCULATIONS		
PER "WINTER PARK" LAND DEVELOPMENT CODE		
	REQUIRED	PROVIDED
GENERAL LANDSCAPE REQUIREMENTS	29 SHADE TREES = THREE SHADE TREE SPECIES REQUIRED	THREE SHADE TREE SPECIES
THREE TREE SPECIES REQUIRED FOR SITES WITH MORE THAN TEN SHADE TREES		
SECTION 58-334		
LANDSCAPING REQUIREMENTS FOR VEHICULAR USE AREAS AND RIGHT-OF-WAYS	44,826 SF OF PROPOSED VUA X .075 = 3,362 SF OF INTERIOR LANDSCAPING AREA REQUIRED.	4,228 SF OF INTERIOR LANDSCAPING AREA
7.5% OF VUA SHALL BE DEVOTED TO INTERIOR LANDSCAPING	16 PARKING ISLANDS = 16 SHADE TREES REQUIRED	13 SHADE TREES AND 6 UNDERSTORY TREES
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.2		
BUILDING FOUNDATION PLANTINGS	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
THE TOTAL BUILDING'S 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		
BUFFER REQUIREMENTS	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
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 REQUIREMENTS	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 B - (121 LF) 2 SHADE TREES 2 UNDERSTORY TREES BUFFER C - (146 LF) 3 SHADE TREES 3 UNDERSTORY TREES
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 REQUIREMENTS	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 E - (347 LF) 12 UNDERSTORY TREES (2-1 SHADE DUE TO POWERLINE) 9 UNDERSTORY TREES
V.U.A ACROSS THE STREET FROM RESIDENTIAL AREAS 205 LF / 30 LF = 7 SHADE JAPANESE PRIVET REQUIRED 205 LF / 30' = 68 PODOCARPUS REQUIRED 205 LF / 18' = 137 YELLOW BULBINE REQUIRED		
SECTION 58-336 E.2 B		
BUFFER REQUIREMENTS	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' = 68 PODOCARPUS REQUIRED 205 LF / 18' = 137 YELLOW BULBINE REQUIRED	BUFFER D - (205 LF) 7 SHADE JAPANESE PRIVET 88 PODOCARPUS 137 ASIATIC YELLOW BULBINE



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



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

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SEE FOR POLICY AND INFORMATION

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
6876 MARWICK LANE, SUITE 350, ORLANDO FL 32827
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL

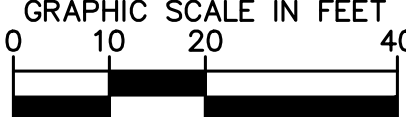
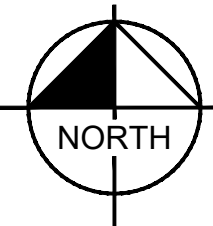
10/15/2025

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

REVISIONS		
MARK	DESCRIPTION	DATE

COMM. NO.: 2025812-OHJOI
ISSUE DATE: 10/15/2025
DRAWN BY: AMG

LANDSCAPE PLAN



CALL 2 WORKING DAYS BEFORE YOU DIG

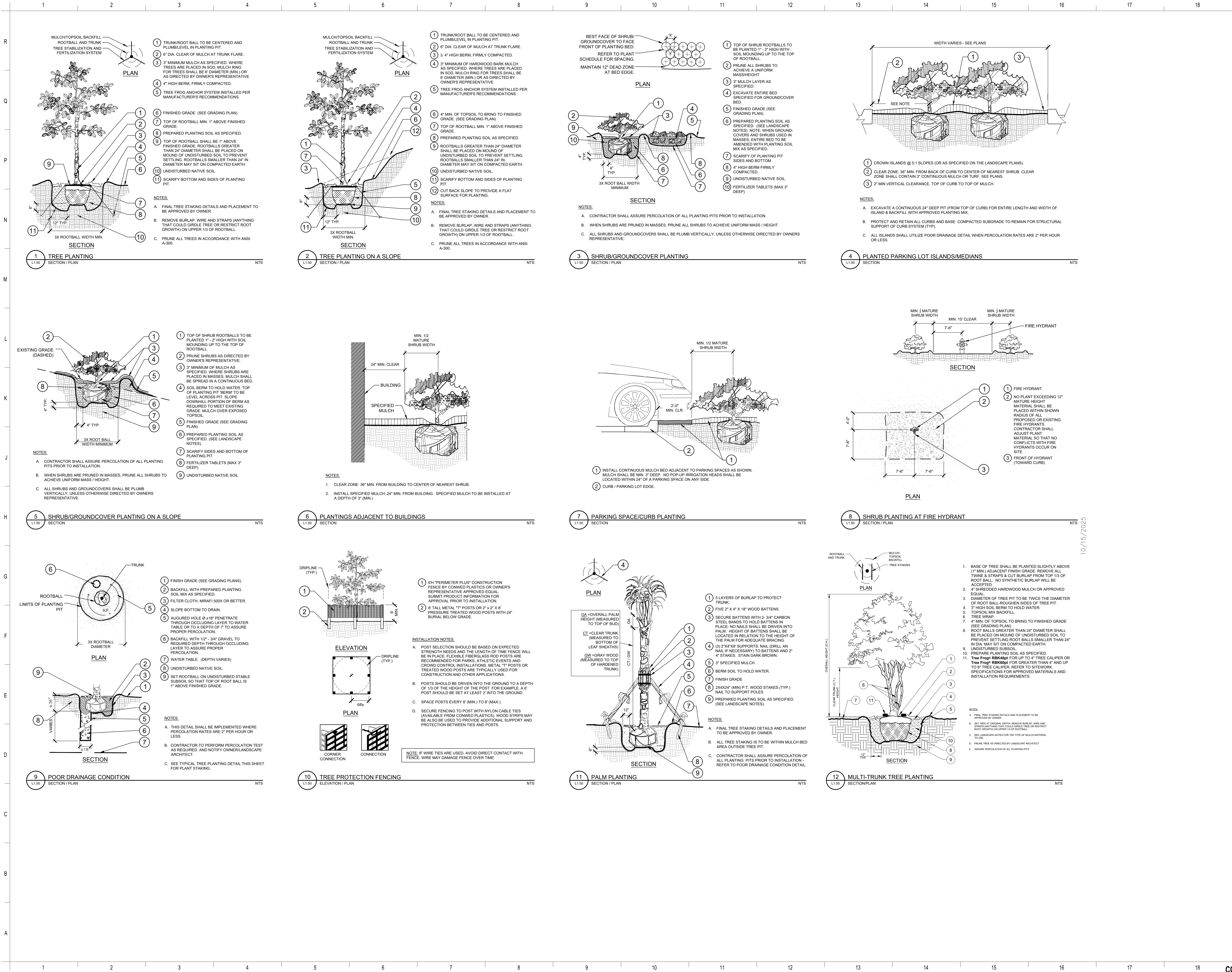
811

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

L1.00



PROJECT LOCATION

1428 Gay Road, Winter Park, FL 32789



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6876 MARWICK LANE, SUITE 350, ORLANDO FL 32827

6876 MARWICK LANE, SUITE 350, ORLANDO FL 32827

PHONE: 407-898-1511

WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL

10/15/2025

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

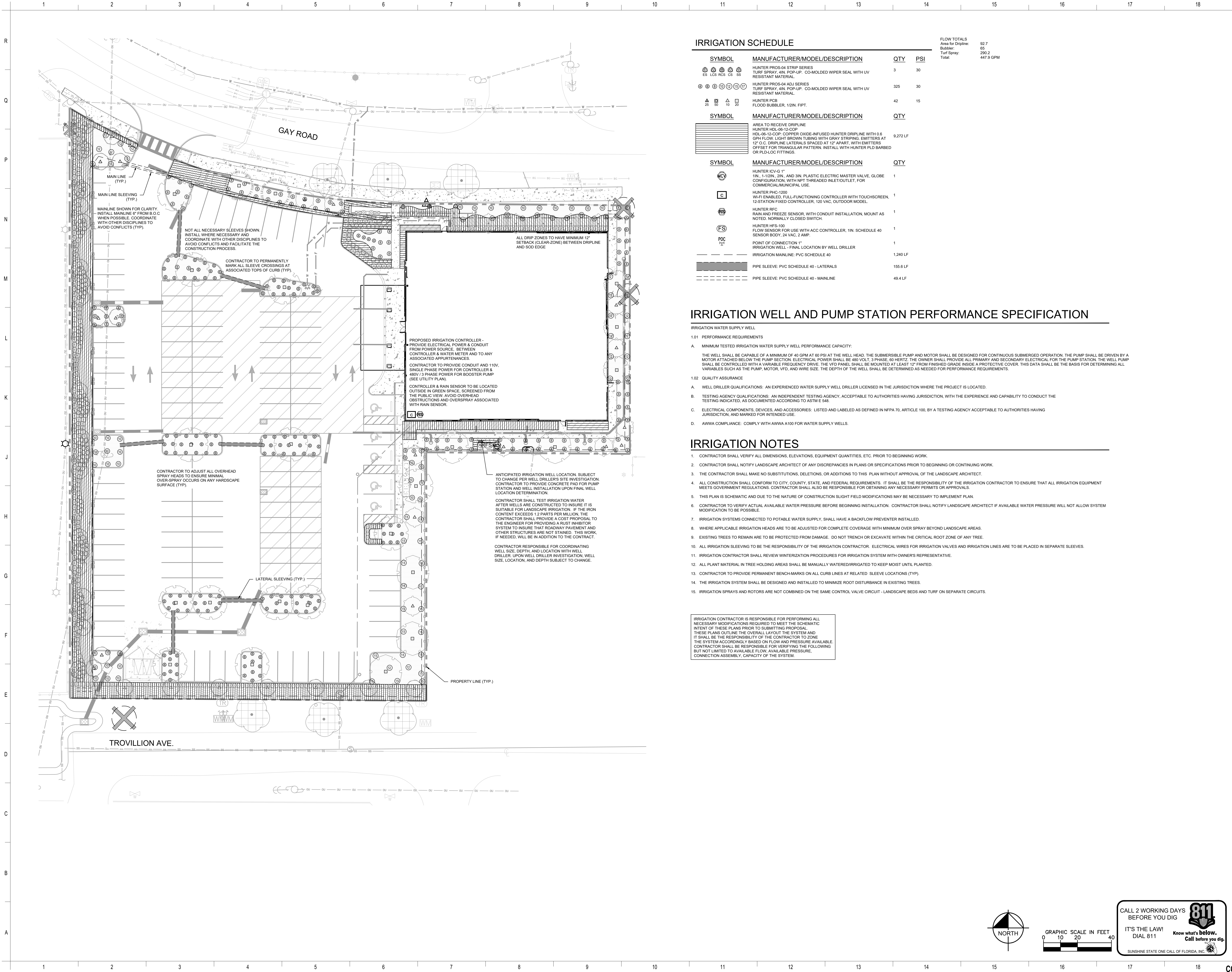
REVISIONS		
MARK	DESCRIPTION	DATE

COMM. NO.: 2025812-OHJO

ISSUE DATE: 10/15/2025

DRAWN BY: AMT

LANDSCAPE NOTES



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	HUNTER PROS-04 STRIP SERIES TURF SPRAY, 4IN. POP-UP, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	3	30
	HUNTER PROS-04 ADJ SERIES TURF SPRAY, 4IN. POP-UP, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	325	30
	HUNTER PCB FLOOD BUBBLER, 1/2IN. FIPT.	42	15

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE HUNTER HDL-06-12-00P HDL-06-12-00P, 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-LUG FITTINGS.	9,272 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	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
	HUNTER PHC-1200 WI-FI ENABLED, FULL-FUNCTIONING CONTROLLER WITH TOUCHSCREEN, 12-STATION FIXED CONTROLLER, 120 VAC, OUTDOOR MODEL.	1
	HUNTER RFD RAIN AND FREEZE SENSOR, WITH CONDUIT INSTALLATION, MOUNT AS NOTED, NORMALLY CLOSED SWITCH.	1
	HUNTER HFS-100 FLOW SENSOR FOR USE WITH ACC CONTROLLER, 1IN. SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP.	1
	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	155.6 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	49.4 LF

FLOW TOTALS
Area for Dripline: 92.7
Bubbler: 65
Turf Spray: 290.2
Total: 447.9 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-546.

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

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, ETC. PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- 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.
- THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- 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.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
- WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
- EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- 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.
- IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
- CONTRACTOR TO PROVIDE PERMANENT BENCH-MARKS ON ALL CURB LINES AT RELATED SLEEVE LOCATIONS (TYP).
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO MINIMIZE ROOT DISTURBANCE IN EXISTING TREES.
- 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 OF 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.

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ORTHOPEDIC INSTITUTE
(OHJOI)

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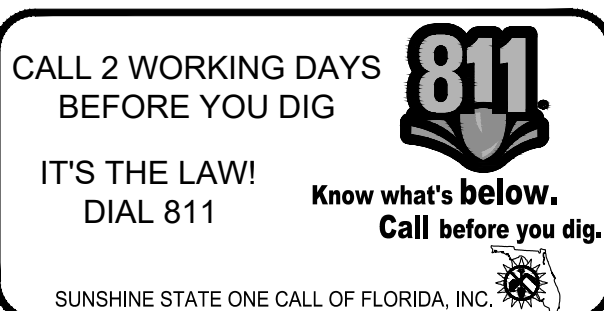
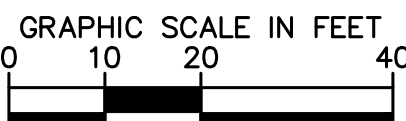
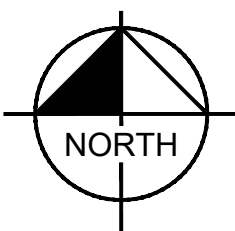
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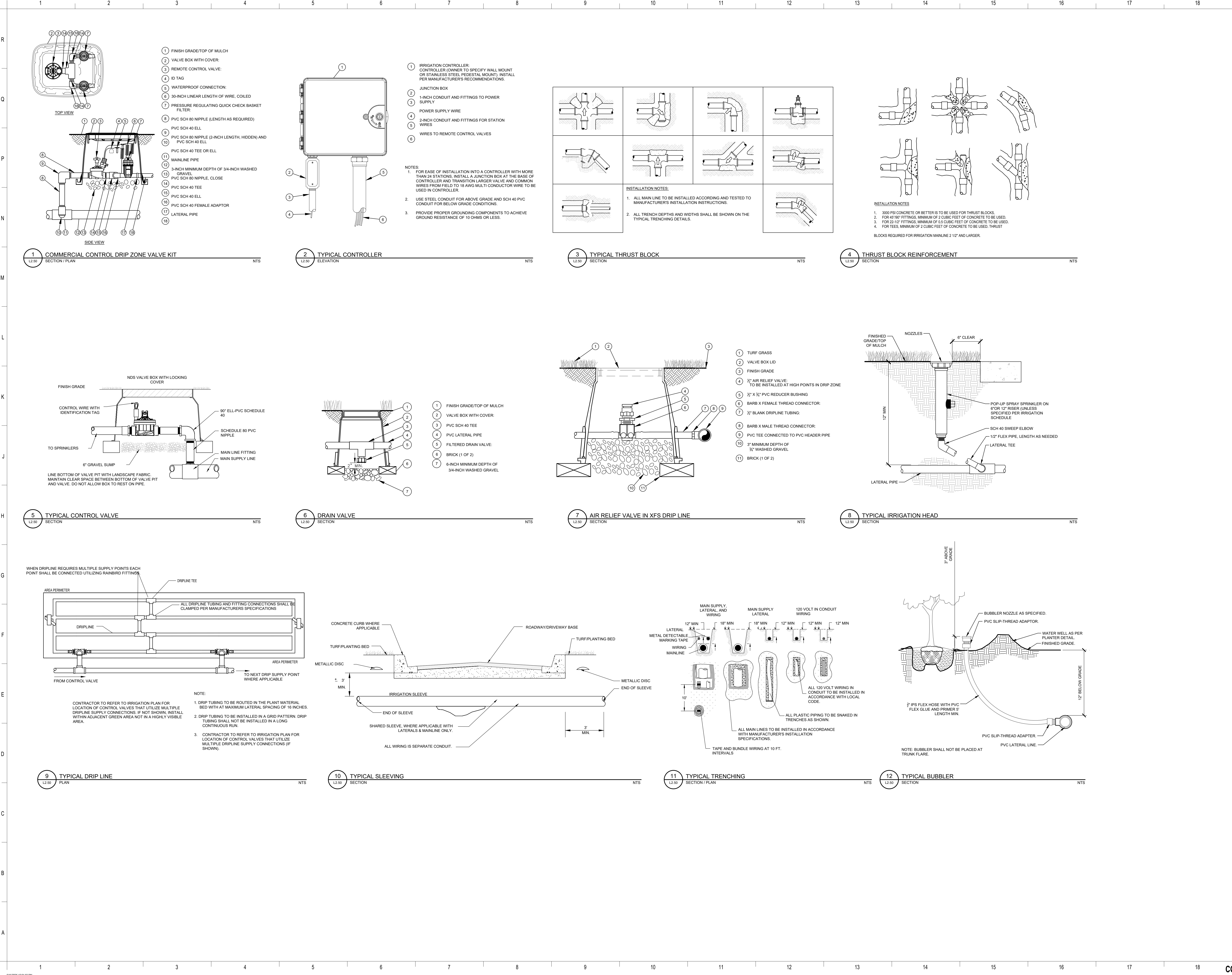
IRRIGATION PLAN



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CORE & SHELL CONSTRUCTION DOCUMENTS

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IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.

14. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED WITHIN SCH. 40 PVC 2x SIZE OF PIPE AND FREE OF STONES/DEBRIS. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS.

15. MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.

16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.

17. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR PLANT PENETRATIONS AND UNDER SIDEWALKS SHALL BE 2" TO TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES.

18. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SCH. 40 PVC SLEEVES. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.

19. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB" LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.

20. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.

21. ELECTRIC SERVICE TO THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.

22. ALL 24 VAC WIRING FROM DECODER TO VALVE SHALL BE OF DIRECT BURIAL COPPER WIRE. MAXIMUM LENGTH OF WIRE FROM DECODER TO VALVE SHALL NOT EXCEED 400 FEET. AS FOLLOWS:
CONTROL WIRES - #14
COMMON WIRES - #14

23. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN NDS VALVE BOXES AS FOLLOWS:
- RECTANGULAR 17X11" HEAVY DUTY BOX. (PURPLE COVER FOR REUSE TO BE PROVIDED WHERE APPROPRIATE).

24. ALL IRRIGATION HEADS/DRIP TUBING SHALL BE LOCATED ONE (1) FOOT FROM BACK OF CURB WHEN NEXT TO A ROADWAY. (THIS SHALL NOT INCLUDE PARKING AREAS OR DRIVE ALLEYS).

25. HEADS, LATERALS, EMITTERS, AND VALVES ARE NOT SHOWN, BUT ARE NECESSARY FOR A FULLY FUNCTIONING IRRIGATION SYSTEM.

26. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.

27. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.

28. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE. DRIPLINE SHALL PROVIDE 0.9 GPH EMITTERS, 12" O.C. WITH 12" LINE SPACING AT A MINIMUM.

29. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS. IF REQUIRED, ALL WIRING FOR ONE MORE PATH SHALL BE WITH RED/BLUE TWISTED PAIR 14 AWG. ELECTRIC CONTROL LINES FROM THE DECODER TO THE SOLENOID VALVES SHALL BE TWISTED PAIR 18 AWG. ALL DECODERS SHALL BE GROUNDED EVERY 1,000 L.F. OR EVERY 10 DEVICES. ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500 REELS AND SPLICING SHALL BE MINIMIZED. BURY SPLICE KIT. ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPLICING SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. IRRIGATION SYSTEM CONTROL SHALL BE TWO WIRE PATH. CONTRACTOR SHALL FOLLOW ALL MANUFACTURERS REQUIREMENTS FOR THIS INSTALLATION. TWO WIRE SYSTEM SHALL HAVE 2-WAY COMMUNICATIONS FIELD PROGRAMMABILITY, STATION SPECIFICATIONS AND INTEGRATED SURGE PROTECTION.

30. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 1/2" ELECTRICAL CONDUIT.

31. SMALLEST DIAMETER LATERAL PIPE SHALL BE 3/4".

32. IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1.05" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.

33. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES. DO NOT TRENCH THROUGH EXISTING ROOT SYSTEMS OF ANY VEGETATION INTENDED TO BE PRESERVED.

34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.

35. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION DENOTED ON THE LANDSCAPE PLAN.

36. IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE. ALL SLEEVING SHALL BE FREE OF STONES AND DEBRIS.

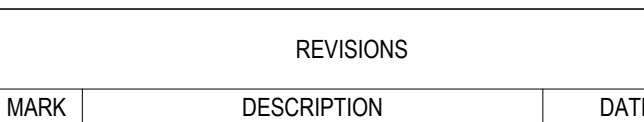
37. IRRIGATION SOURCE TO BE EITHER WELL, POTABLE, OR NON-POTABLE WATER. IRRIGATION CONTRACTOR TO VERIFY SOURCE PRIOR TO DESIGN.

38. POINT OF CONNECTION TO BE DETERMINED BY OWNER. IRRIGATION SYSTEM CONNECTIONS TO THE LOCAL JURISDICTION SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.

39. IRRIGATION CONNECTION MAY REQUIRE BACKFLOW PREVENTION, VERIFY WITH LOCAL JURISDICTION.

40. IRRIGATION SYSTEM SHALL COMPLY WITH THE LOCAL JURISDICTION LAND DEVELOPMENT CODE.

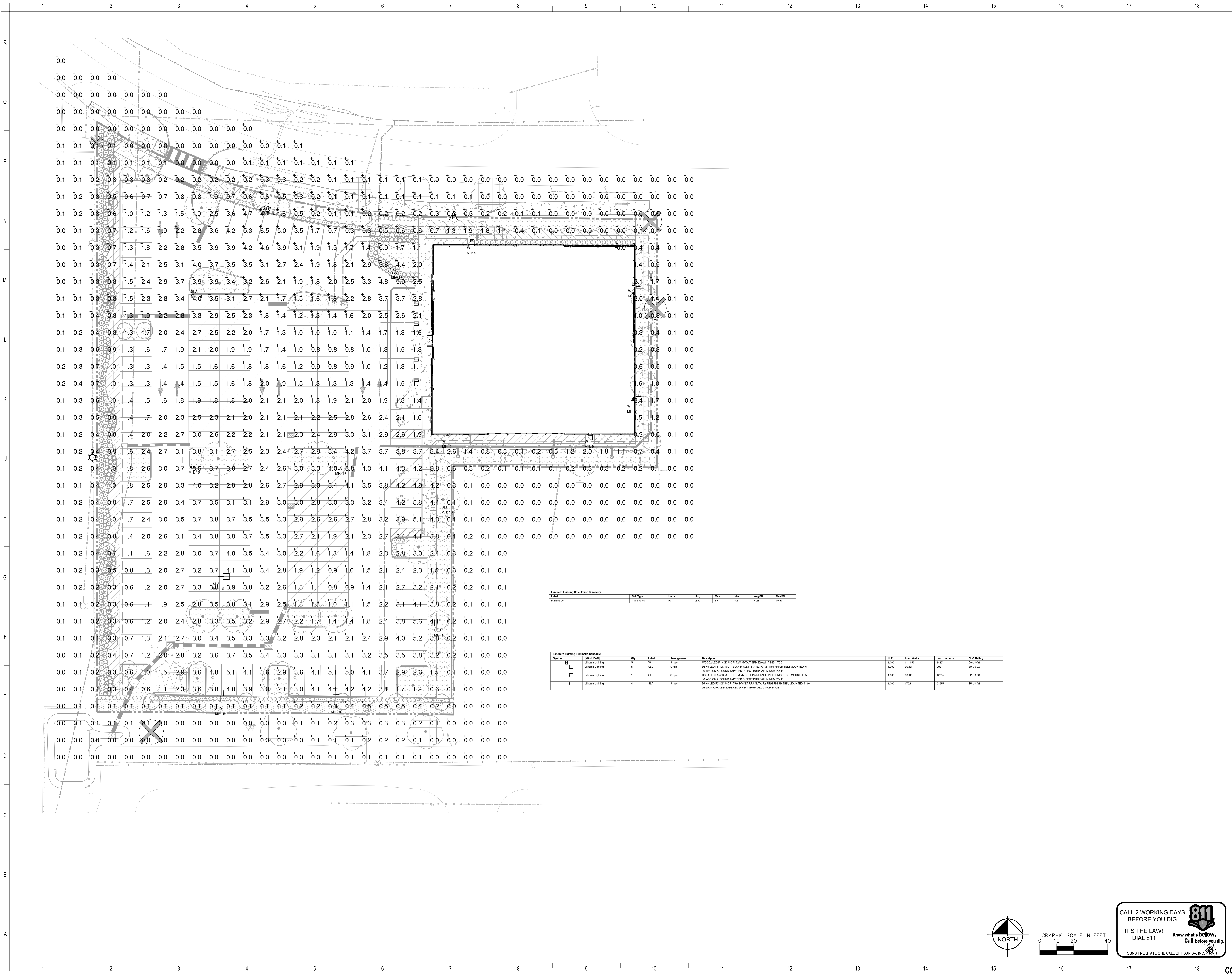
1 TYPICAL SCHEMATIC IRRIGATION NOTES



IRRIGATION NOTES

L2.5

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Landreth Lighting Calculation Summary							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Background	Fc	2.07	4.3	0.9	2.29	10.33

Landreth Lighting Luminaire Schedule							
Symbol	Manufacturer	Qty	Label	Arrangement	Description	LLF	Lum. Watts
	Lithonia Lighting	5	SLD	Single	MODULO LED 11' 40K T20R T2M MVOLT SIPRA NAT FAIRF PRFM FINISH T8CO MOUNTED @ 16' 40K ON A ROUND TAPERED DIRECT BURR ALUMINUM POLE	1.000	11,160W
	Lithonia Lighting	1	SLC	Single	MODULO LED 11' 40K T20R T2M MVOLT SIPRA NAT FAIRF PRFM FINISH T8CO MOUNTED @ 16' 40K ON A ROUND TAPERED DIRECT BURR ALUMINUM POLE	1.000	96.12W
	Lithonia Lighting	4	SLA	Single	MODULO LED 11' 40K T20R T2M MVOLT SIPRA NAT FAIRF PRFM FINISH T8CO MOUNTED @ 16' 40K ON A ROUND TAPERED DIRECT BURR ALUMINUM POLE	1.000	170.81W



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

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ORTHOPEDIC INSTITUTE
(OHJOI)

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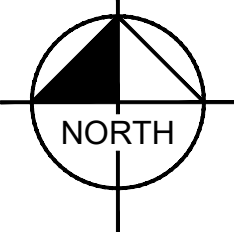
10/15/2025

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

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PHOTOMETRICS PLAN



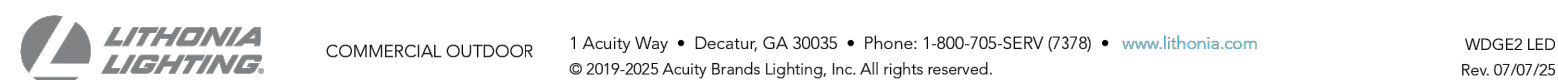
CALL 2 WORKING DAYS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

L4.00



Winter Park Medical Office Building

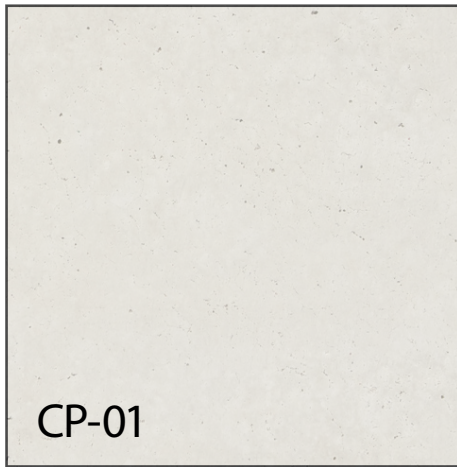
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August 7, 2025

Northwest Perspective

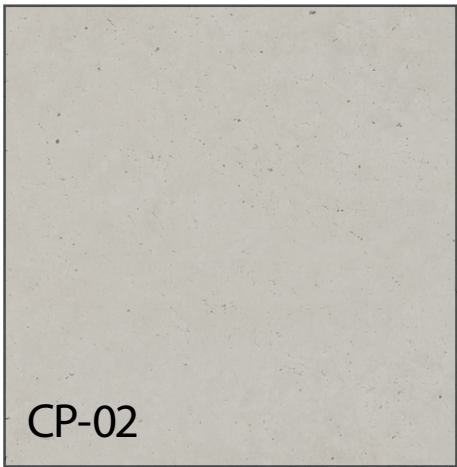


Materials & Finishes

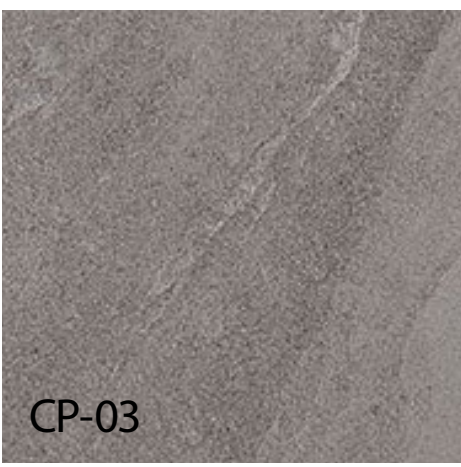
Glass & Glazing (GL) - Concrete Panels (CP) - Aluminum & Metal (AL) - Specialty Panels (SP) - Film (FM)



PAINTED TILT-UP CONCRETE
PANEL



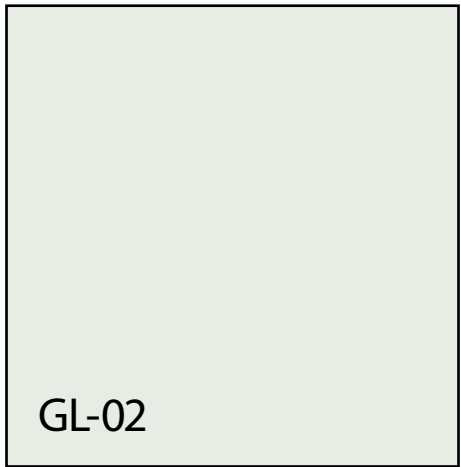
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PANEL



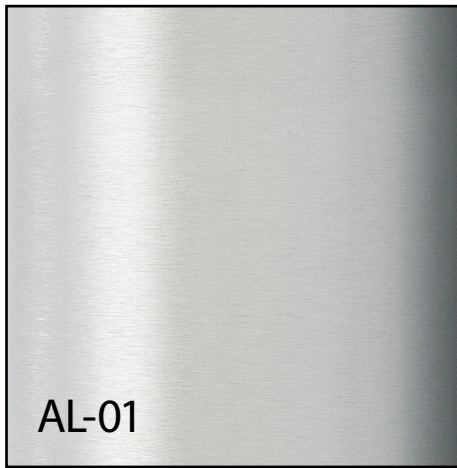
CERAMIC TILE BASE



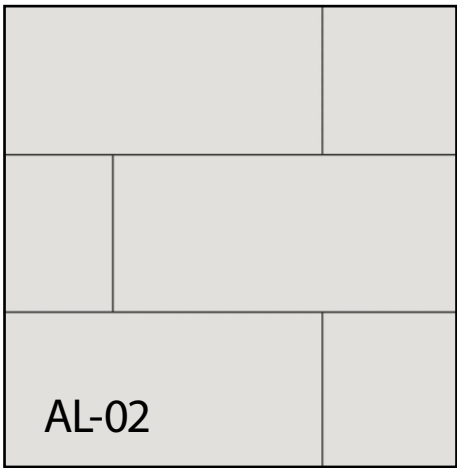
VISION GLASS PANEL



SPANDREL GLASS PANEL



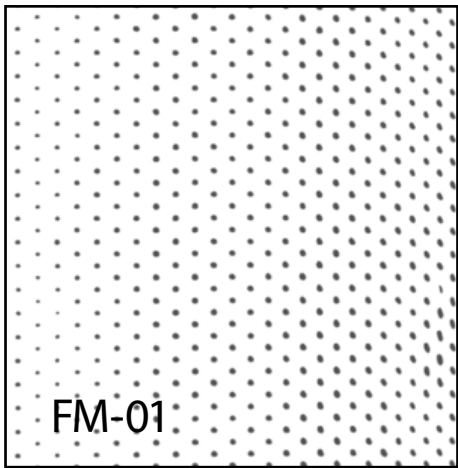
CLEAR ANODIZED ALUMINUM
FRAME



COMPOSITE METAL PANEL



ALUMINUM
WOOD LOOK



ARTWORK TRANSLUCENT
FILM



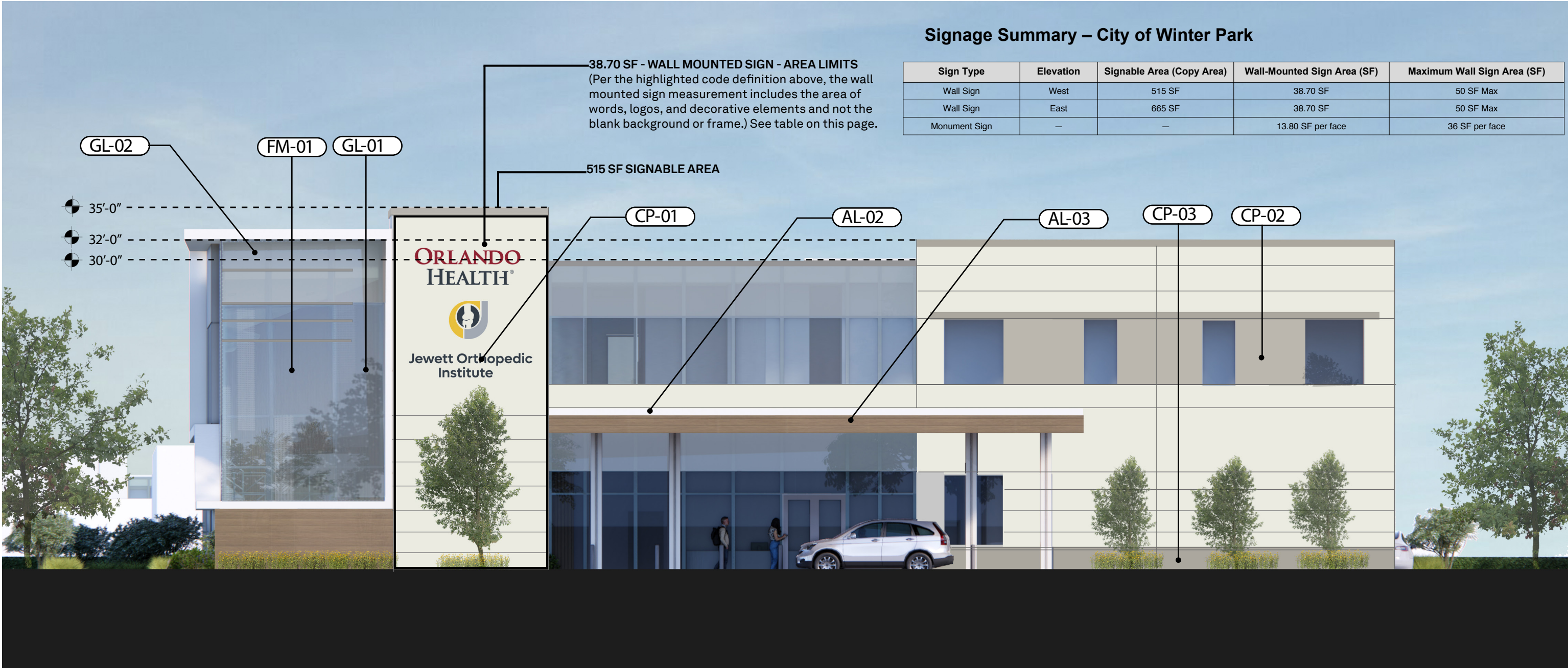
EXTERIOR TRANSLUCENT
PANEL

West Elevation



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.



North Elevation



East Elevation



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

38.70 SF - WALL MOUNTED SIGN - AREA LIMITS
(Per the highlighted code definition above, the wall mounted sign measurement includes the area of words, logos, and decorative elements and not the blank background of frame.) See table on this page.

665 SF SIGNABLE AREA



South Elevation



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



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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Kimley»Horn

Drainage Calculations for
SJRWMD & City of Winter Park, FL

Gay Road MOB

Winter Park, FL

Prepared for:

Orlando Health, Inc.

Prepared by:

Kimley-Horn and Associates, Inc.

6876 Marwick Lane, Suite 350

Orlando, Florida

CA 35106

149918023

August 4, 2025

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GEOTECHNICAL REPORT..... APPENDIX D

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 Improvem ent)	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**FIGURES..... APPENDIX A**

Figure 1	Aerial Photograph
Figure 2	General Location Map
Figure 3	SCS soil survey
Figure 4	USGS Quad Map
Figure 5	FEMA F.I.R.M.
Figure 6	Pre-Development Drainage Basin Map
Figure 7	Post-Development Drainage Basin Map
Figure 8	Post-Development Nodal Diagram
Figure 9	Post Development Percolation Rings

**PRE-DEVELOPMENT DRAINAGE CALCULATIONS
AND ICPR ANALYSIS..... APPENDIX B****POST-DEVELOPMENT DRAINAGE CALCULATIONS APPENDIX C****POST-DEVELOPMENT ICPR ANALYSIS..... APPENDIX D****PAVEDRAIN (RECOVERY) ANALYSIS..... APPENDIX E**

APPENDIX A

FIGURES

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



GRAPHIC SCALE IN FEET
0 50 100 200



PROJECT LIMITS

EX-1

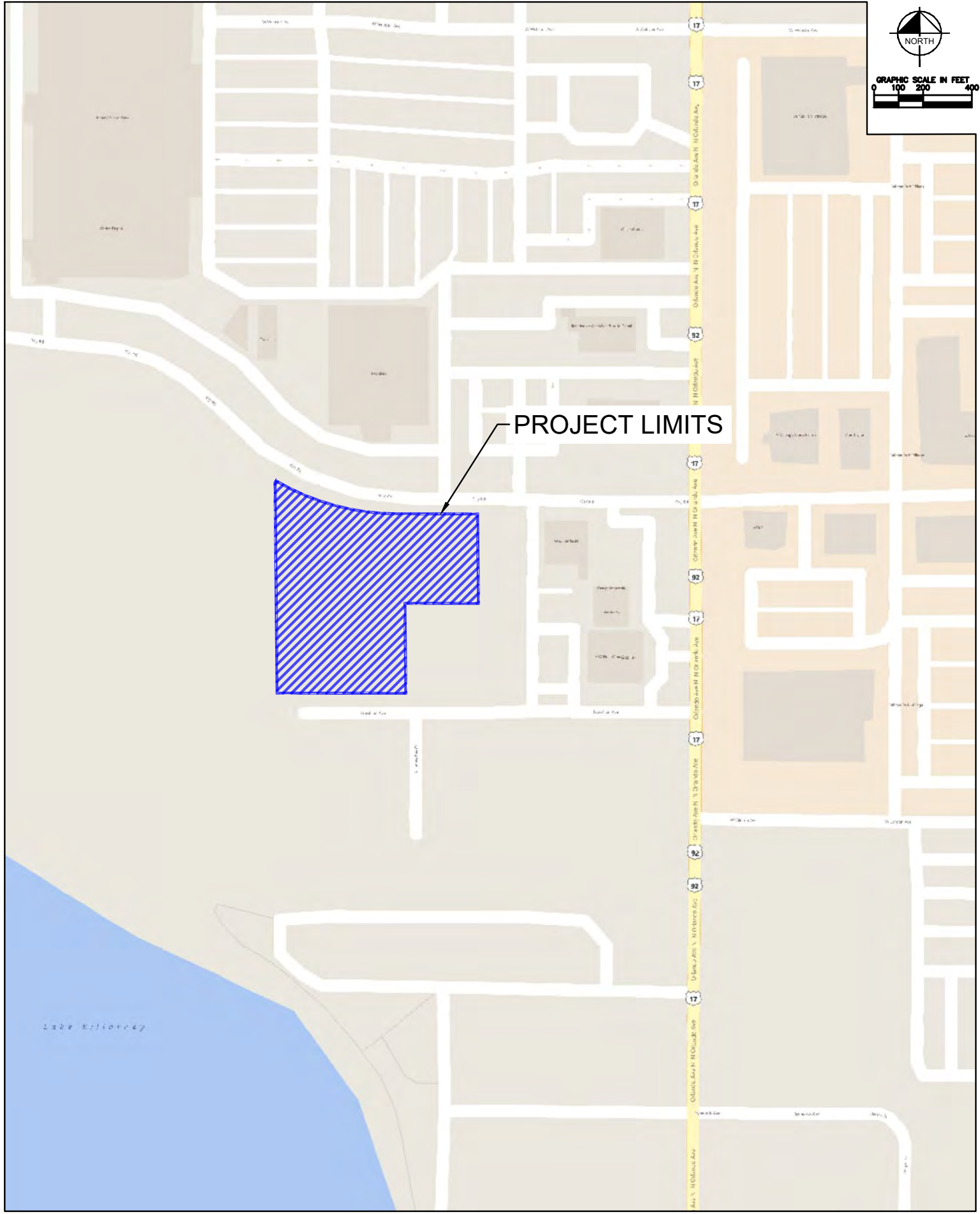
OH WINTER PARK
WINTER PARK, FLORIDA

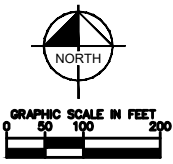
AERIAL MAP

Kimley»Horn

Page 108 of 393

K:\ORL_Civil\149973000-Gay Road\CADD\EXHIBITS\Map Exhibits.dwg





Norlando Ave

PROJECT LIMITS

Trovillion Ave

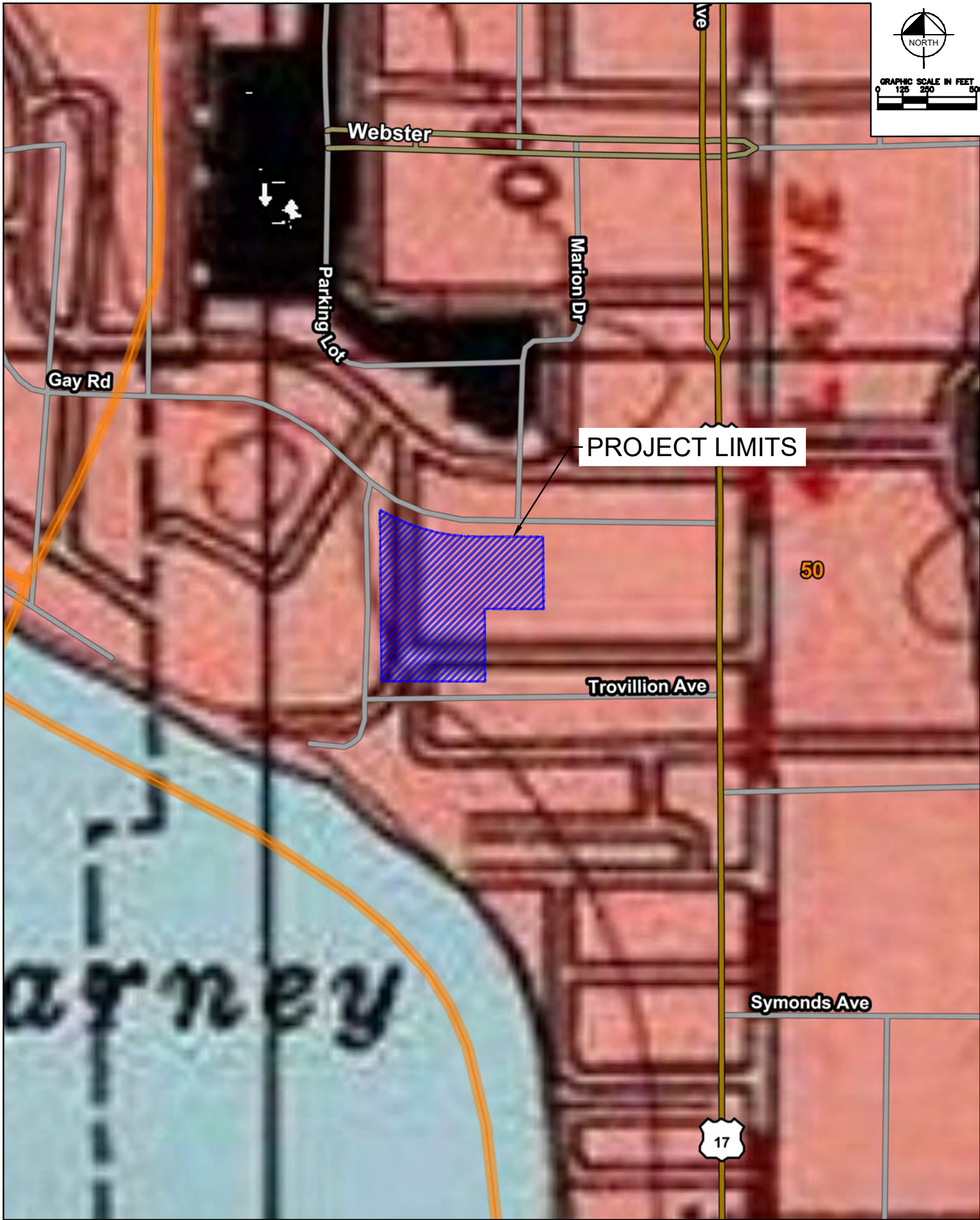
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50	Urban land, 0 to 2 percent slopes

EX-3

OH WINTER PARK
WINTER PARK, FLORIDA

SCS SOIL SURVEY

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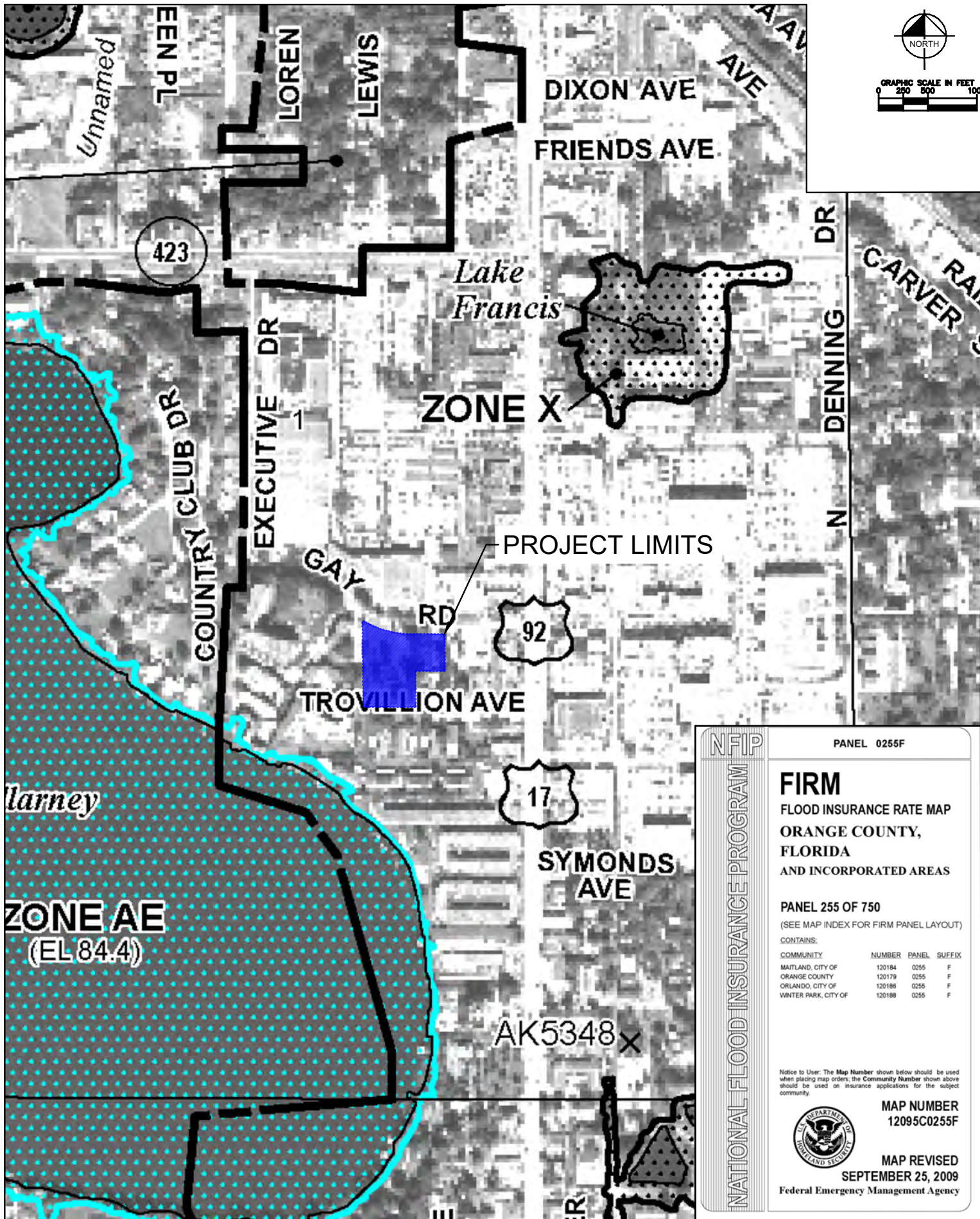


EX-4

OH WINTER PARK
WINTER PARK, FLORIDA

USGS QUAD MAP

Kimley»Horn



NATIONAL FLOOD INSURANCE PROGRAM

NFIP

PANEL 0255F

FIRM

FLOOD INSURANCE RATE MAP

ORANGE COUNTY, FLORIDA

AND INCORPORATED AREAS

PANEL 255 OF 750

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MAITLAND, CITY OF	120184	0255	F
ORANGE COUNTY	120179	0255	F
ORLANDO, CITY OF	120186	0255	F
WINTER PARK, CITY OF	120188	0255	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
12095C0255F

MAP REVISED
SEPTEMBER 25, 2009

Federal Emergency Management Agency

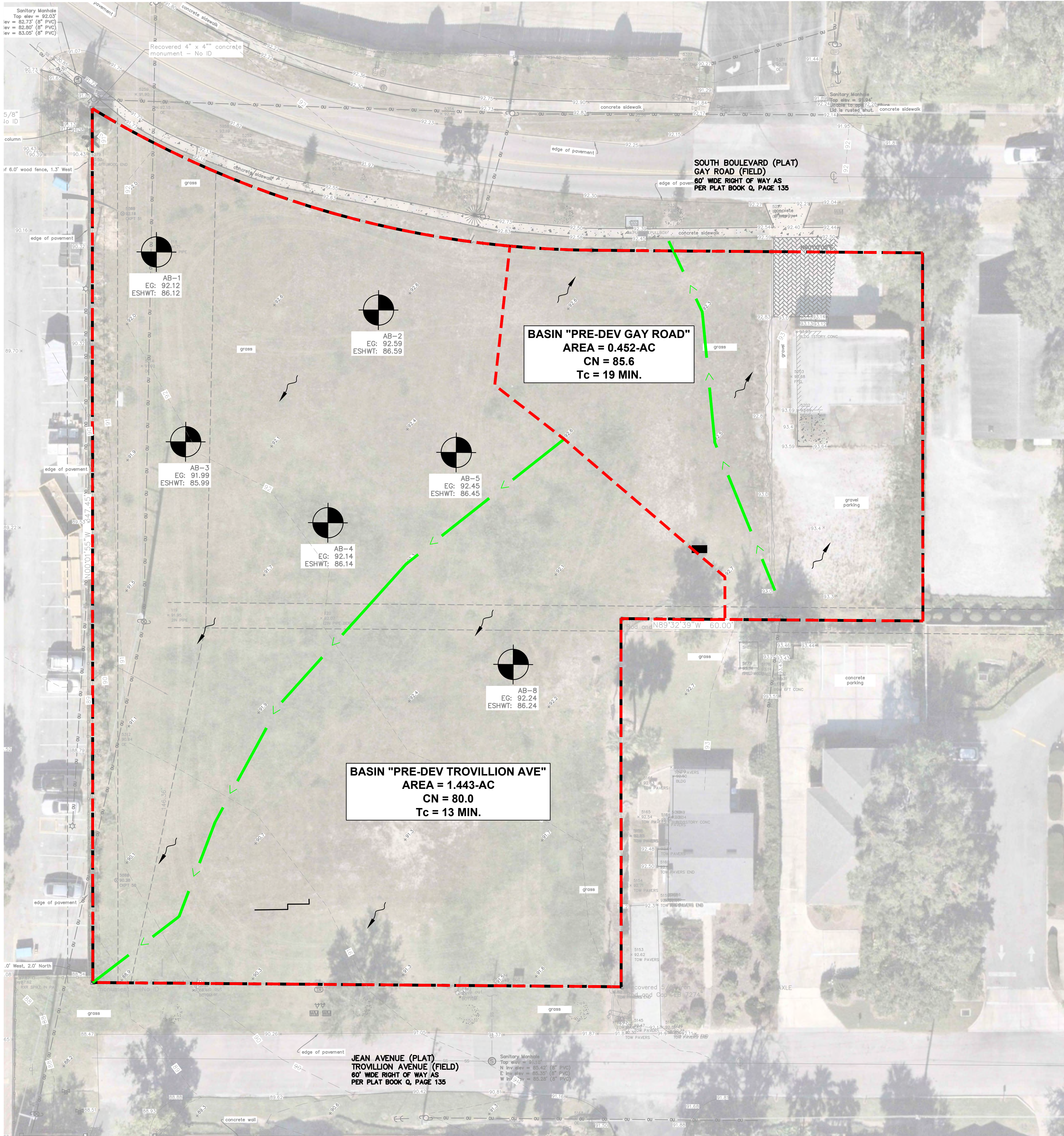
EX-5

OH WINTER PARK
WINTER PARK, FLORIDA

FEMA F.I.R.M. MAP

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LEGEND



PROPERTY BOUNDAR



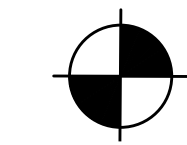
EXISTING CONTOUR (1' CONTOURS, NAVD88)



DRAINAGE DIVIDING LINE



BASIN I



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

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 6876 MARWICK LN SUITE 350, ORLANDO, FL 32827
 PHONE: 407-536-4440
 WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL

JEFFREY L. RIVERA, P.E.

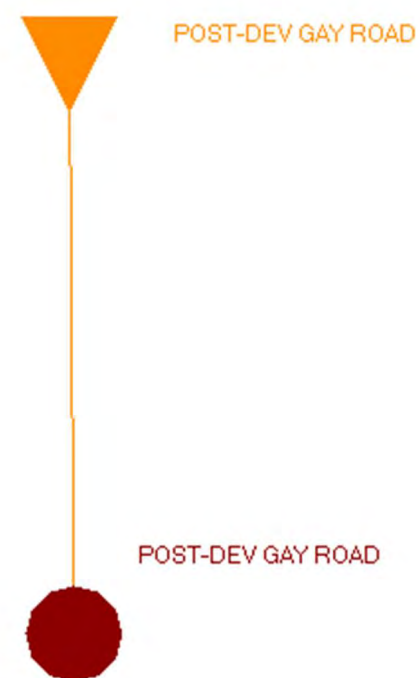
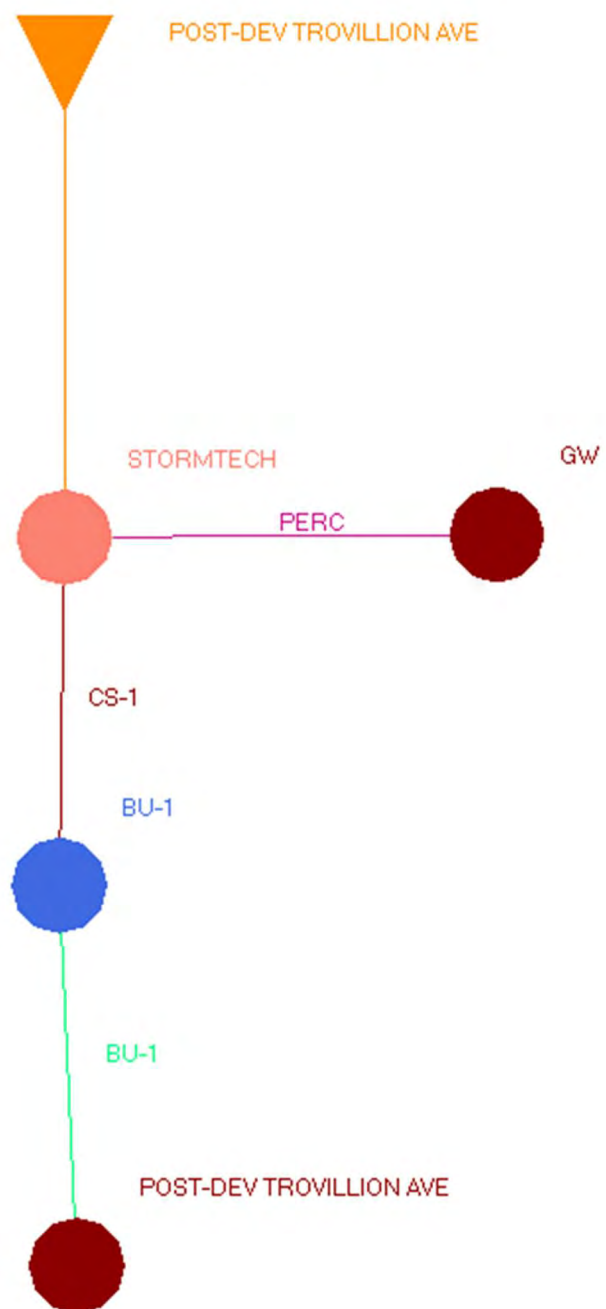
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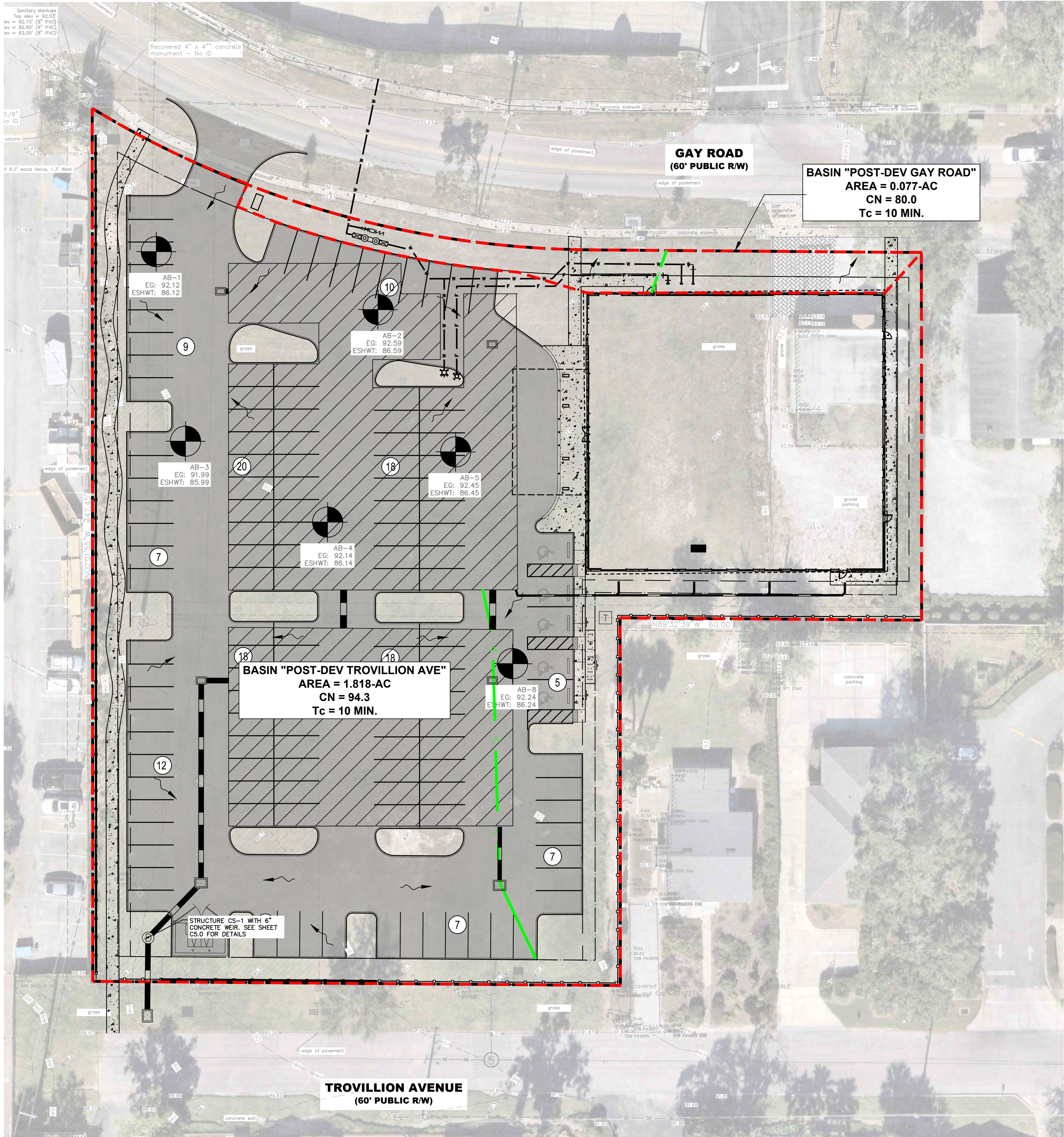
K-H PROJECT	DATE	SCALE	AS SHOWN
149973000	07/01/2025	DESIGNED BY	CSW
		DRAWN BY	

PRE-DEVELOPMENT BASIN MAP

GAY ROAD OFFICE
COMPLEX

SHEET NUMBER
EX-1





LEGEND

— — 92 — — E

———— 92 ——— PROPOSED CONTOUR (1' CONTOURS, NAVD88)

— — — — — DRAINAGE DIVIDE

TIME OF CONCENTRATION FLOW PATH

POST-DEV BASIN ID

AP # BORING LOCATION AND NUMBER

EG:XX.X
ESHW:XX.X

DIRECTION OF RUNOFF FLOW

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

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[illegible]

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6876 MARWICK LN SUITE 350, ORLANDO, FL 32827
PHONE: 407-536-4440
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K-H PROJECT 149918023	DATE 08/04/2025	SCALE AS SHOWN	DESIGNED BY CSW	DRAWN BY CSW	CHECKED BY JLR
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POST-DEVELOPMENT BASIN MAP

SHEET NUMBER EX-2	GAY ROAD MOB	CITY OF WINTER PARK FLORIDA
-----------------------------	---------------------	--------------------------------

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.)		
1.443	D	Cover < 50%	89	0.0
	D	Cover 50% to 75%	84	0.0
	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.)		
0.274	D	Cover < 50%	89	0.0
	D	Cover 50% to 75%	84	0.0
	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 Pre X Date Post
 T_c X T_t

Basin

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

Sheet flow (Applicable to T_c 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 $\leq$ 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	0.5 dec		
Fact:			
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain	Global
		Opt:	
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	100 ft2	Min Node Srf Area	100 ft2
(2D):		(1D):	
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 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
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 100 ft2	Min Node Srf Area 100 ft2
(2D):	(1D):
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
Max Iterations: 6
Over-Relax Weight 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

Dflt Damping (2D): 0.0050 ft
Min Node Srf Area 100 ft2
(2D):
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False

Smp/Man Basin Rain Global
Opt:
OF Region Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 4.30 in
Storm Duration: 24.0000 hr

Dflt Damping (1D): 0.0050 ft
Min Node Srf Area 100 ft2
(1D):
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.)		
0.378	D	Cover < 50%	89	0.0
	D	Cover 50% to 75%	84	0.0
	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
1.44	A,B,C,D	Impervious (Pond)	98	0.0
	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.)		
0.077	D	Cover < 50%	89	0.0
	D	Cover 50% to 75%	84	0.0
	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 T_c 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 $L \leq 300$ 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 = $[(\text{Basin Area})(0.5")]/12" = 0.076$ acre-ft.

OR

*TV = 2.00" of runoff from imp. area = $[(\text{Imp Area})(2.00")]/12" = 0.240$ acre-ft.

PLUS

Online TV = 0.5" of runoff from drainage area = $[(\text{Basin Area})(0.5")]/12" = 0.076$ 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



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

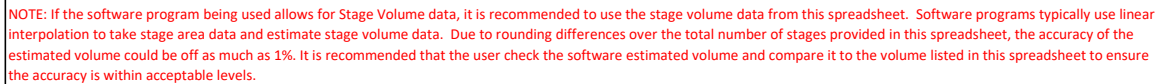
Design Volume

30744.40

StormTech



[illegible]

[illegible]

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	Bottom Clip
From Node:	BU-1	Default: 0.00 ft
To Node:	POST-DEV TROVILLION AVE	Op Table:
Link Count:	1	Ref Node:
Flow Direction:	Both	Top Clip
Damping:	0.0000 ft	Default: 0.00 ft
Weir Type:	Horizontal	Op Table:
Geometry Type:	Rectangular	Ref Node:
Invert:	88.60 ft	Discharge Coefficients
Control Elevation:	88.60 ft	Weir Default: 2.800
Max Depth:	3.08 ft	Weir Table:
Max Width:	4.08 ft	Orifice Default: 0.600
Fillet:	0.00 ft	Orifice Table:

Comment:

Drop Structure Link: CS-1

	Upstream Pipe	Downstream Pipe
Scenario:	Scenario1	Invert: 83.00 ft
From Node:	STORMTECH	Invert: 82.89 ft
To Node:	BU-1	Manning's N: 0.0120
Link Count:	1	Geometry: Circular
Flow Direction:	Both	Geometry: Circular
	Max Depth: 2.00 ft	Max Depth: 2.00 ft
	Bottom Clip	

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
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Rectangular
Invert:	89.25 ft
Control Elevation:	89.25 ft
Max Depth:	2.75 ft
Max Width:	2.50 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:	3.200
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	0.5 dec		
Fact:			
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain	Global
		Opt:	
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	100 ft2	Min Node Srf Area	100 ft2
(2D):		(1D):	
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
Max Iterations: 6
Over-Relax Weight: 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

Dflt Damping (2D): 0.0050 ft
Min Node Srf Area: 100 ft2
(2D):
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False

Smp/Man Basin Rain: Global
Opt:
OF Region Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 8.60 in
Storm Duration: 24.0000 hr

Dflt Damping (1D): 0.0050 ft
Min Node Srf Area: 100 ft2
(1D):
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 0.5 dec	
Fact:	
dZ Tolerance: 0.0010 ft	Smp/Man Basin Rain Global
	Opt:
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 100 ft2	Min Node Srf Area 100 ft2
(2D):	(1D):
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
Max Iterations: 6
Over-Relax Weight: 0.5 dec
Fact:
dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

Dflt Damping (2D): 0.0050 ft
Min Node Srf Area: 100 ft2
(2D):
Energy Switch (2D): Energy

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False

Smp/Man Basin Rain: Global
Opt:
OF Region Rain Opt: Global
Rainfall Name: ~FLMOD
Rainfall Amount: 0.00 in
Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft
Min Node Srf Area: 100 ft2
(1D):
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

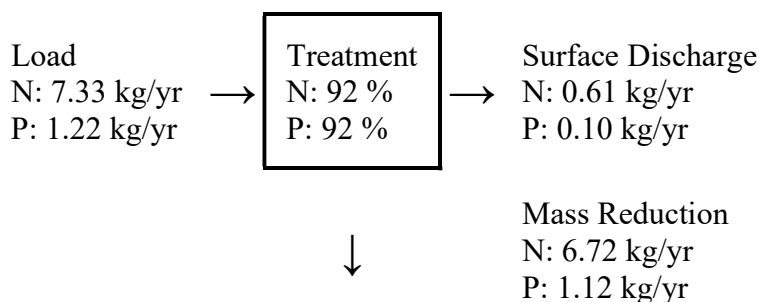
Media N Reduction (%)

Media P Reduction (%)

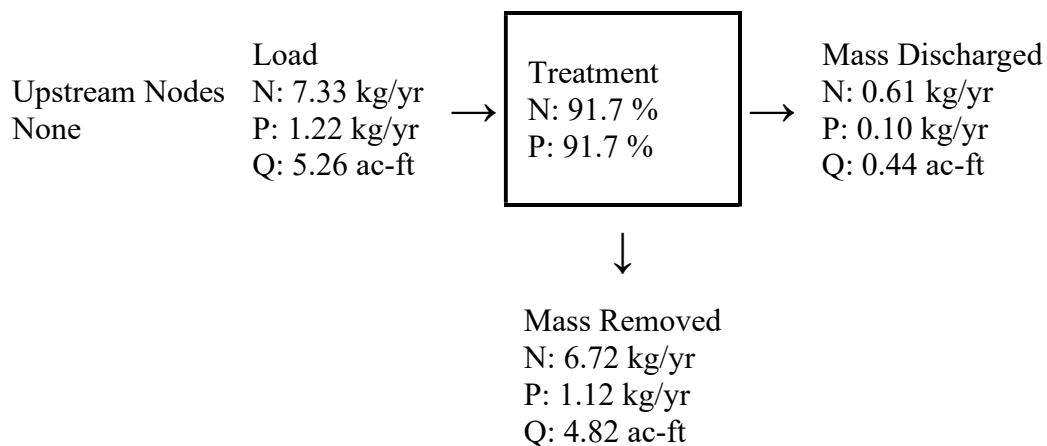
Groundwater Discharge (Stand-Alone)

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 nature 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 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 POND5 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

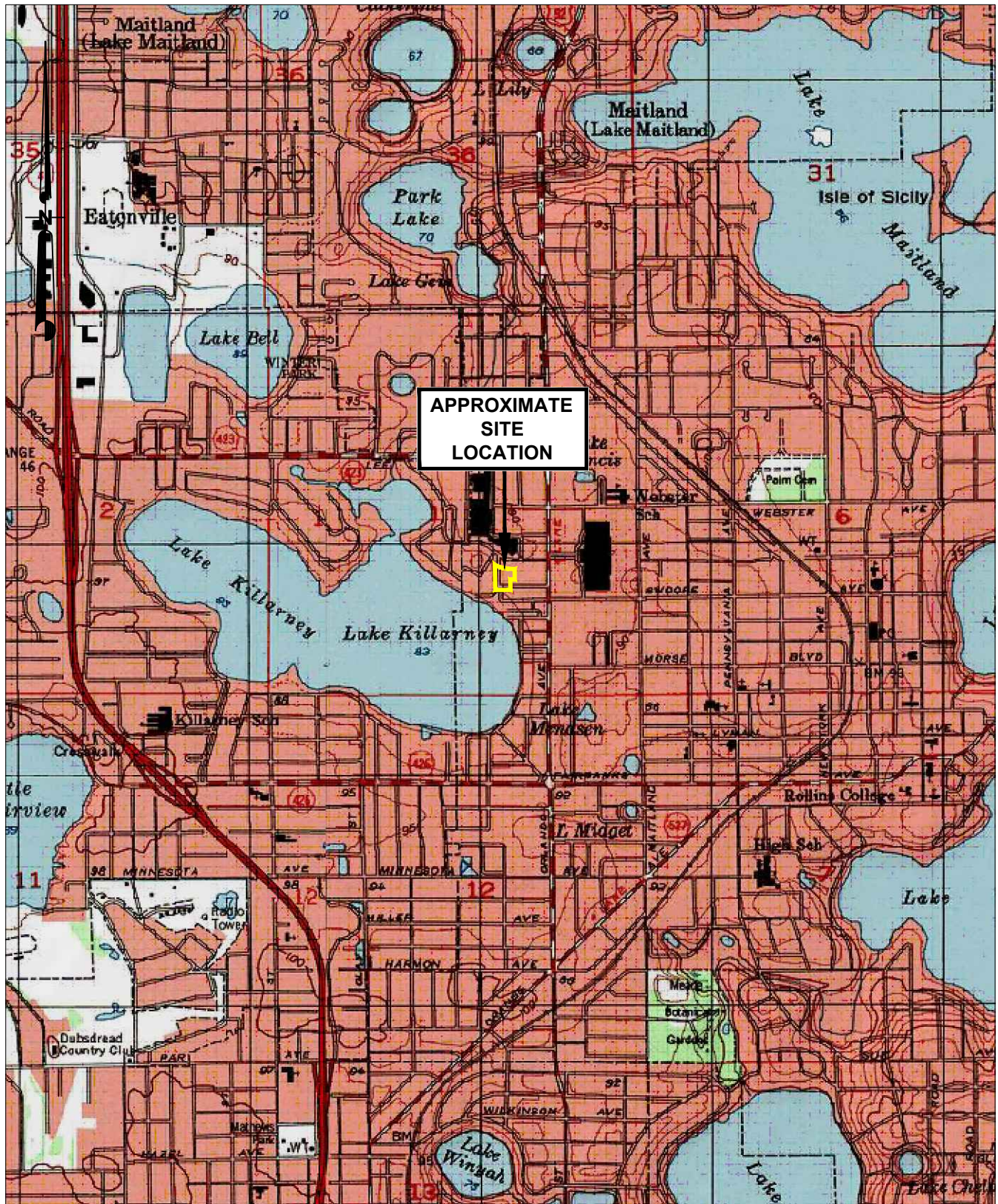
07573423 (Orlando Health MOB - 1428 Gay Rd Winter Park)

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.
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PROJ. NO:
07573423

SCALE:
1"=2000'

DATE CREATED:
3-11-25



1748 33rd Street
Orlando, FL 32839
(407)304-5560
(407)304-5561 fax

TOPOGRAPHIC MAP

PROPOSED MEDICAL OFFICE BUILDING (MOB) - CONFIDENTIAL

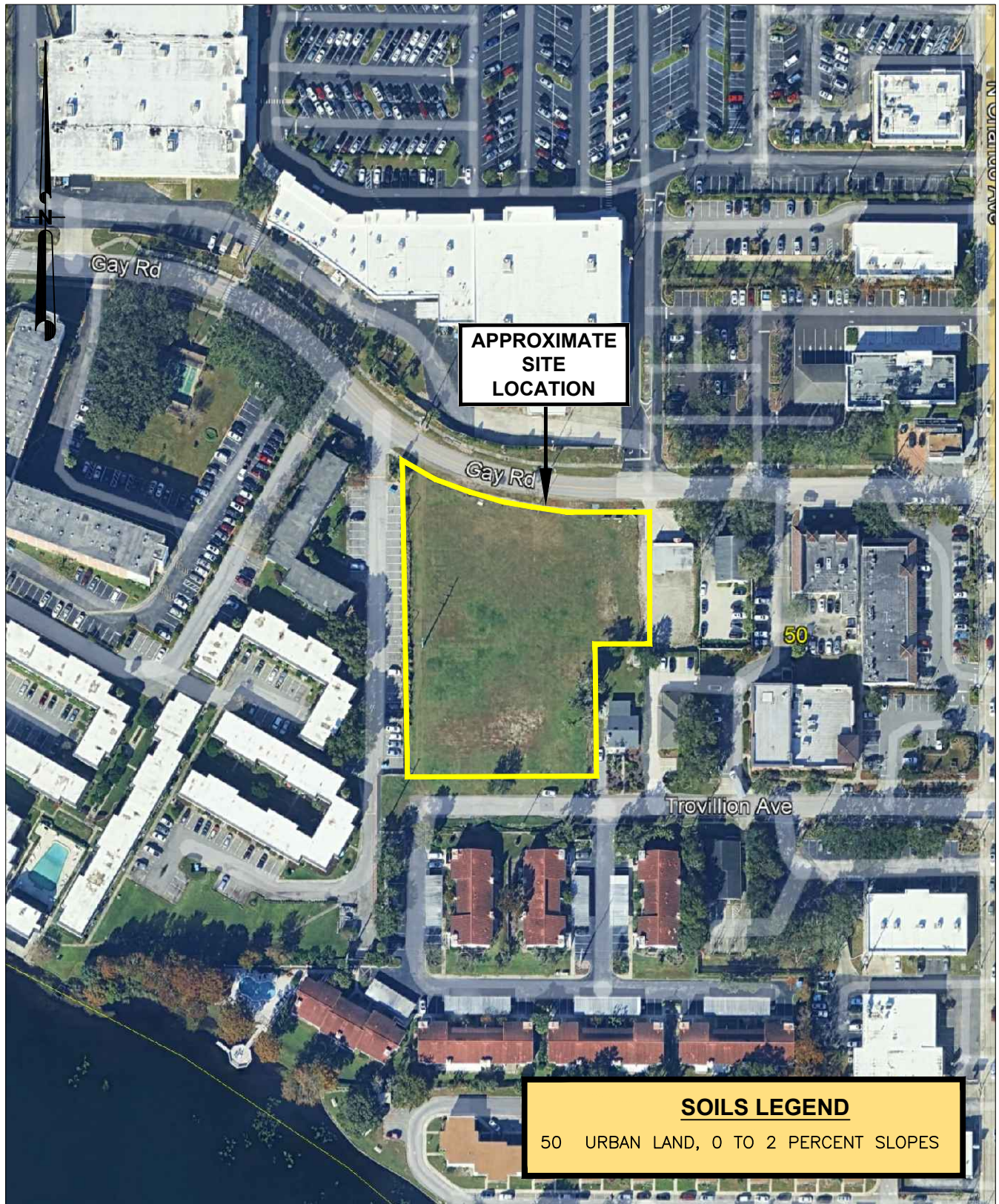
1428 GAY ROAD

WINTER PARK, ORANGE COUNTY, FLORIDA

FIGURE:
1

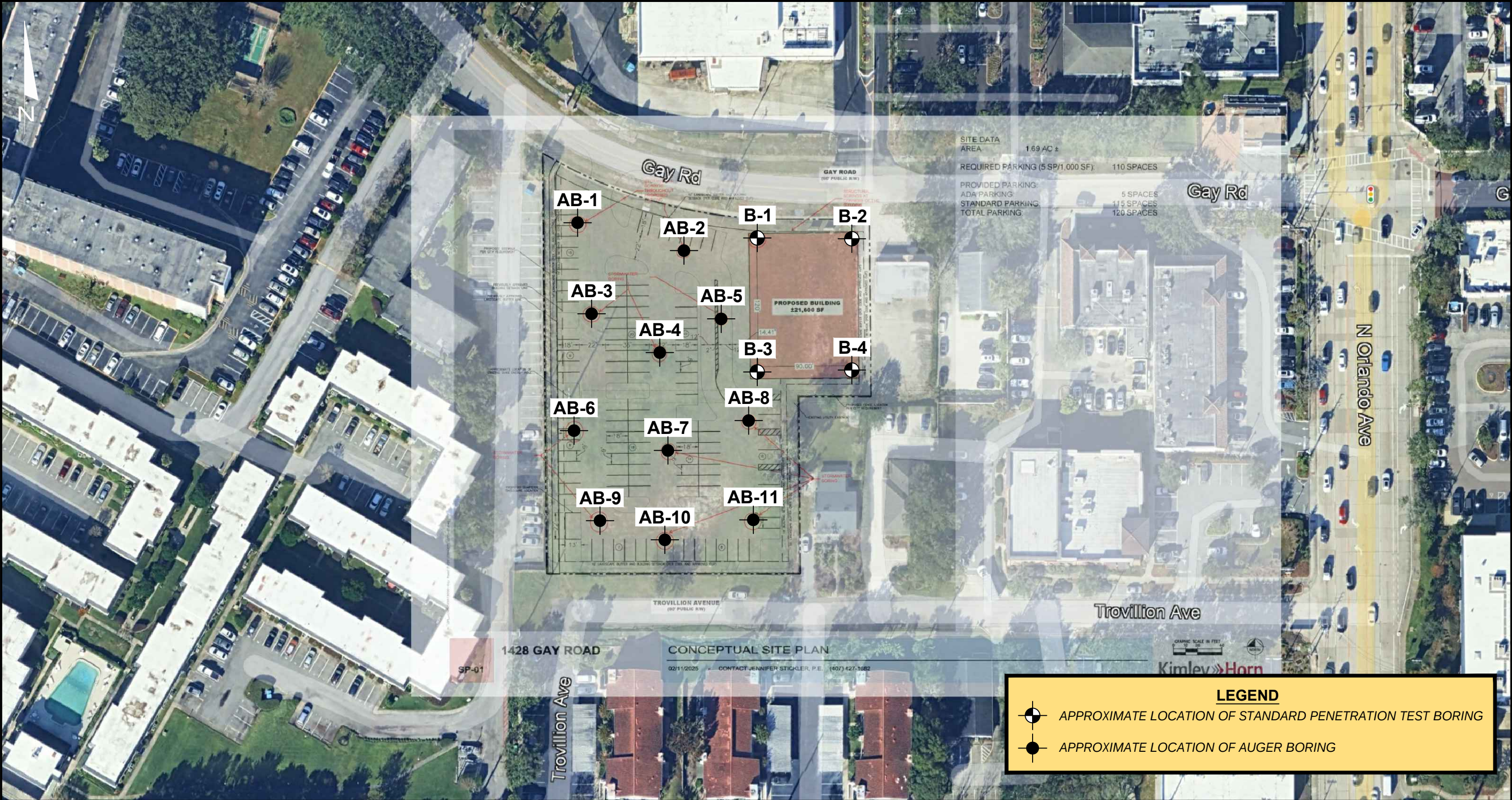
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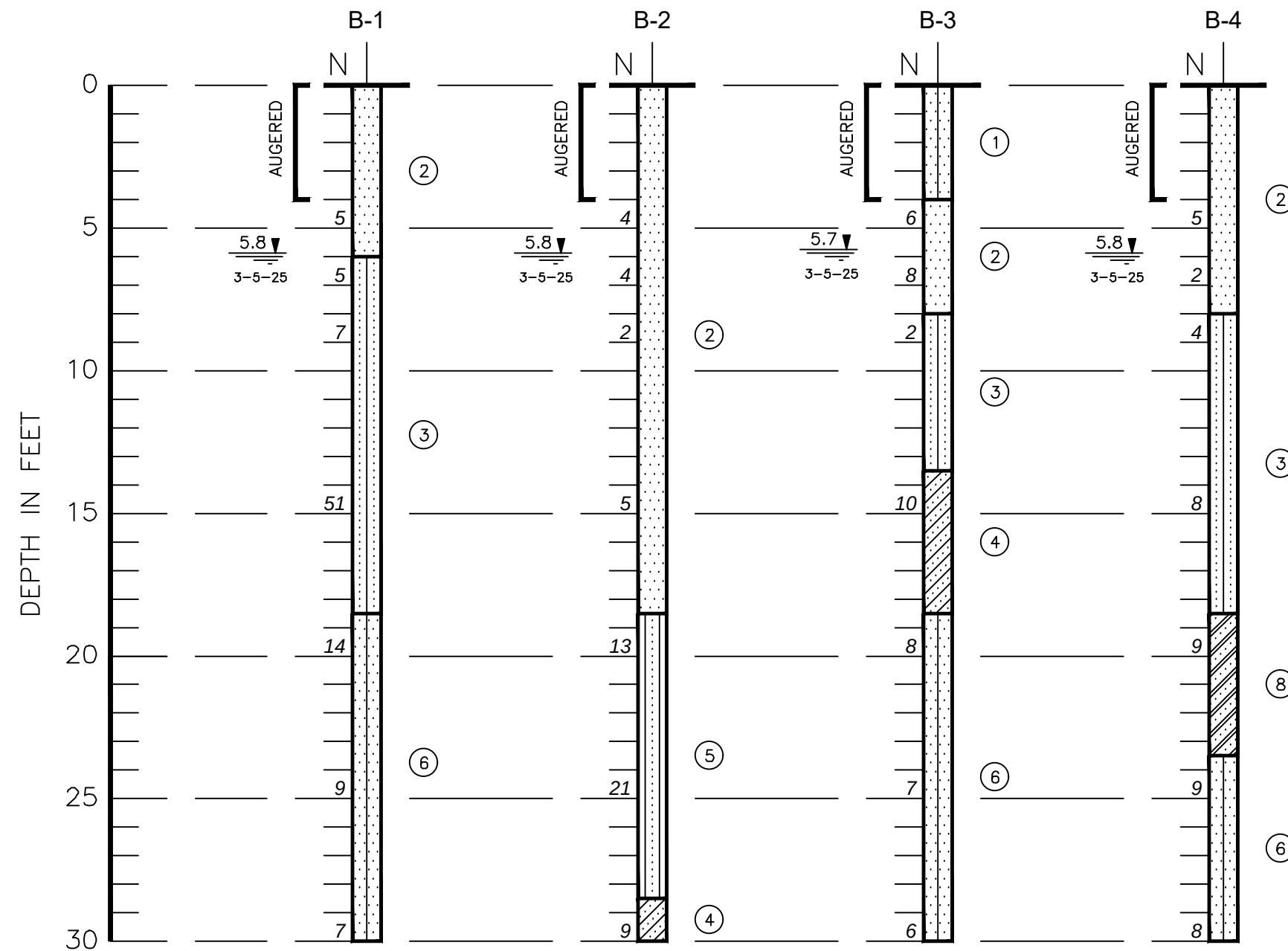
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PROJ. NO: 07573423	intertek psi 1748 33rd Street Orlando, FL 32839 (407)304-5560 (407)304-5561 fax	SOILS MAP PROPOSED MEDICAL OFFICE BUILDING (MOB) - CONFIDENTIAL 1428 GAY ROAD WINTER PARK, ORANGE COUNTY, FLORIDA	FIGURE: 2
SCALE: 1"=160'			DRAWN: DJW
DATE CREATED: 3-11-25			CHECKED: RT



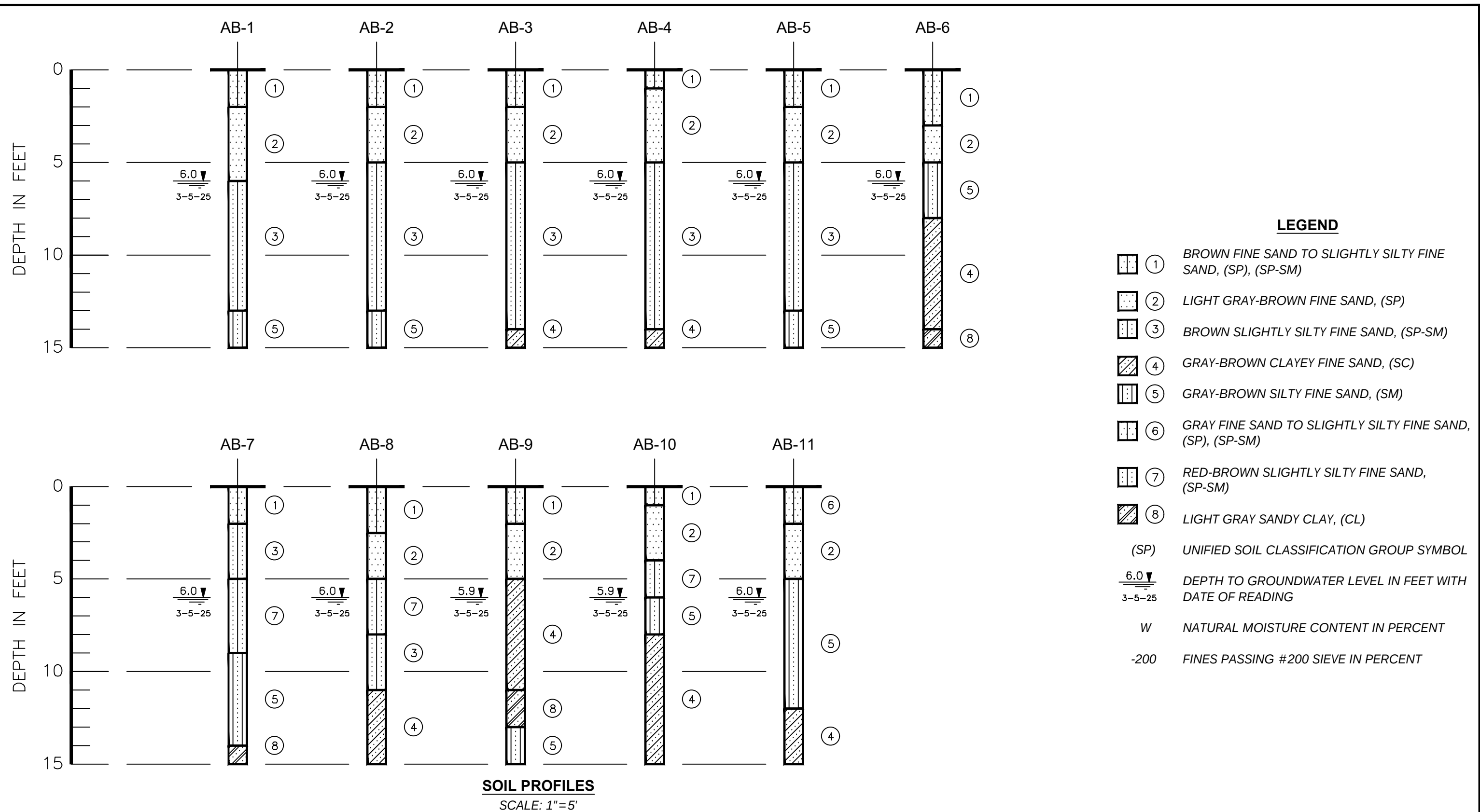
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PROJECT NO. 07573423 SCALE: 1"=80' DATE CREATED: 3-11-25	intertek psi 1748 33rd Street Orlando, FL 32839 (407)304-5560 (407)304-5561 fax	GEOTECHNICAL ENGINEERING SERVICES PROPOSED MEDICAL OFFICE BUILDING (MOB) - CONFIDENTIAL 1428 GAY ROAD WINTER PARK, ORANGE COUNTY, FLORIDA	SHEET: 1 DRAWN: DJW CHECKED: RT
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- 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

SOIL PROFILES
SCALE: 1"=5'



PROJECT NO. 07573423	 1748 33rd Street Orlando, FL 32839 (407)304-5560 (407)304-5561 fax	GEOTECHNICAL ENGINEERING SERVICES		SHEET: 3
SCALE: NOTED		PROPOSED MEDICAL OFFICE BUILDING (MOB) - CONFIDENTIAL		DRAWN: DJW
DATE CREATED: 3-11-25		1428 GAY ROAD		CHECKED:
		WINTER PARK, ORANGE COUNTY, FLORIDA		RT

Gay Road Medical Office Building

Transportation Impact Analysis

City of Winter Park, FL

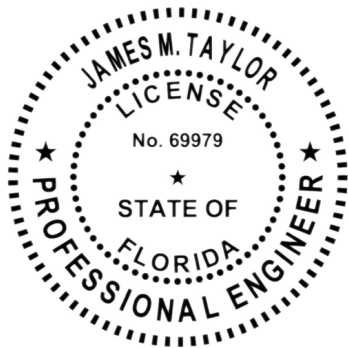
July 2025

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.

Digitally signed by James M Taylor
Date: 2025.08.01 09:39:30 -04'00'

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

Prepared by:

Kimley-Horn and Associates, Inc.

July 2025

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Appendix A: Methodology Statement and Correspondence

Appendix B: Conceptual Site Plan

Appendix C: Turning Movement Counts

Appendix D: FDOT's Florida Traffic Online (FTO) Data

Appendix E: Turning Movement Volume Worksheets

Appendix F: Signal Timing Data

Appendix G: Synchro Outputs

Appendix H: Excerpts from ITE's *Trip Generation Manual*, 11th Edition

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

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)
 - o 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

Daily	ITE LUC	Land Use	Size	Units	ITE Trip Rate ¹	Daily ¹				
						Total	In		Out	
	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	
AM Peak Hour	ITE LUC	Land Use	Size	Units	ITE Trip Rate ¹	AM Peak Hour ¹				
						Total	In		Out	
	720	Medical-Dental Office Building - Stand-Alone	27.0	KSF	2.75	74	79%	58	21%	16
	Total Generated Trips					74	58		16	
PM Peak Hour	ITE LUC	Land Use	Size	Units	ITE Trip Rate ¹	PM Peak Hour ¹				
						Total	In		Out	
	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.

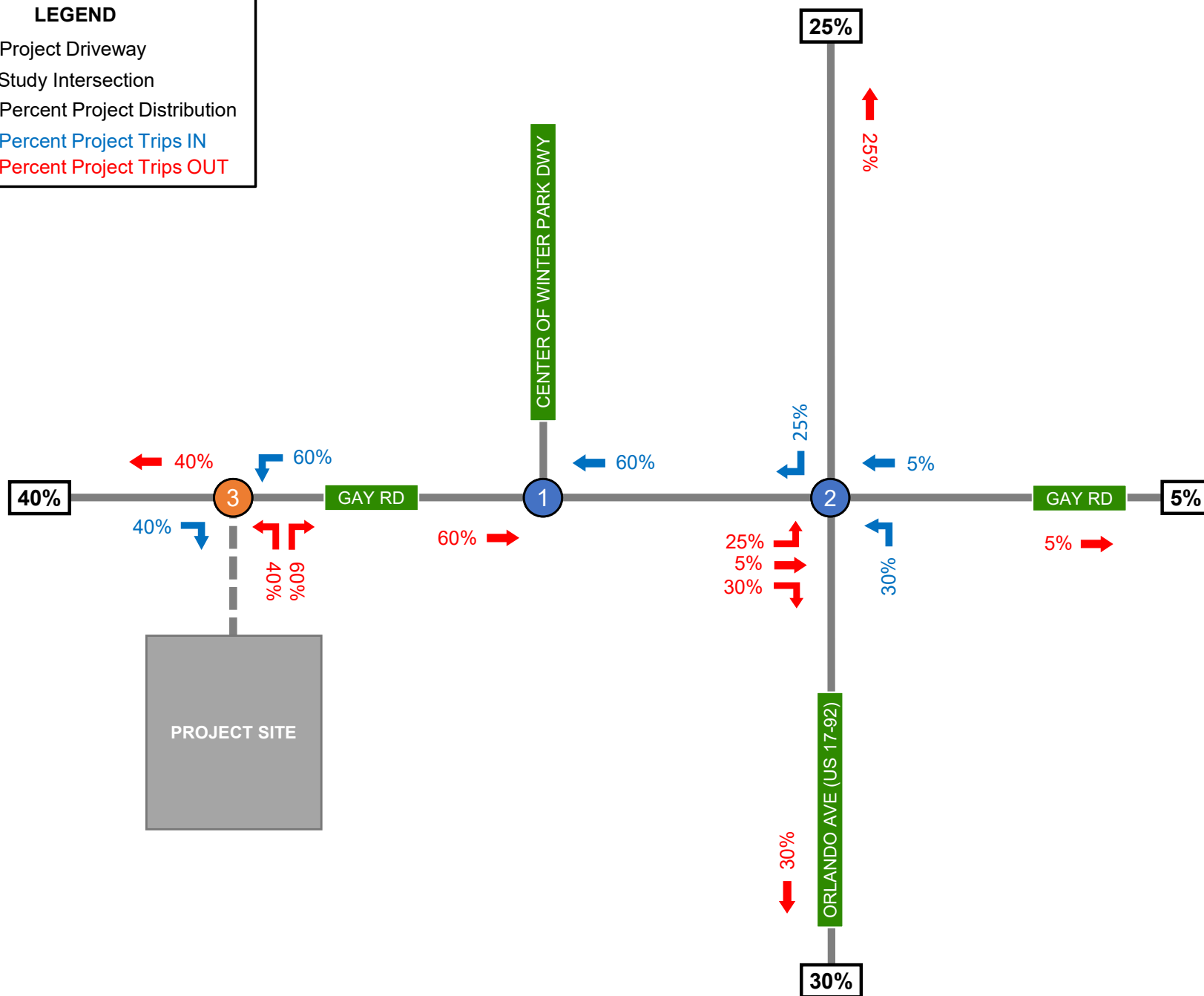
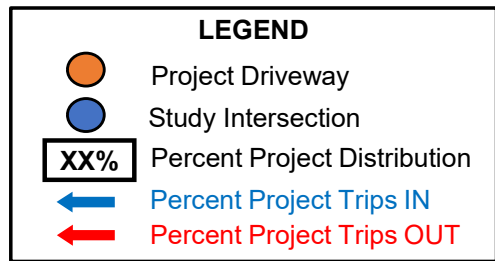


Figure 2: Project Trip Distribution

LEGEND

- Project Driveway
- Study Intersection
- AM (PM) Project Trips IN
- AM (PM) Project Trips OUT

TRIP GENERATION

AM	PM
58 IN	32 IN
16 OUT	75 OUT

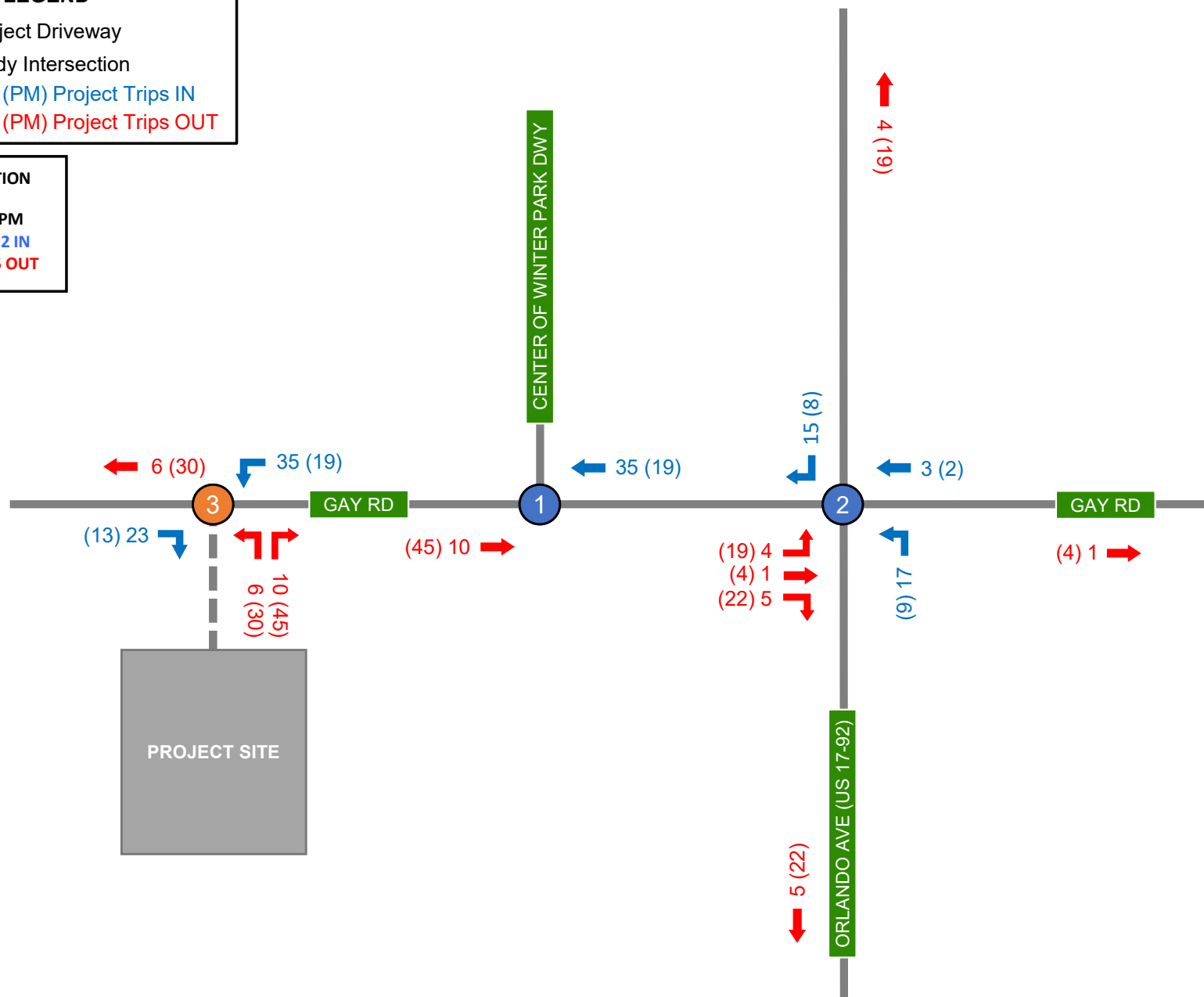


Figure 3: Project Trip Assignment

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.

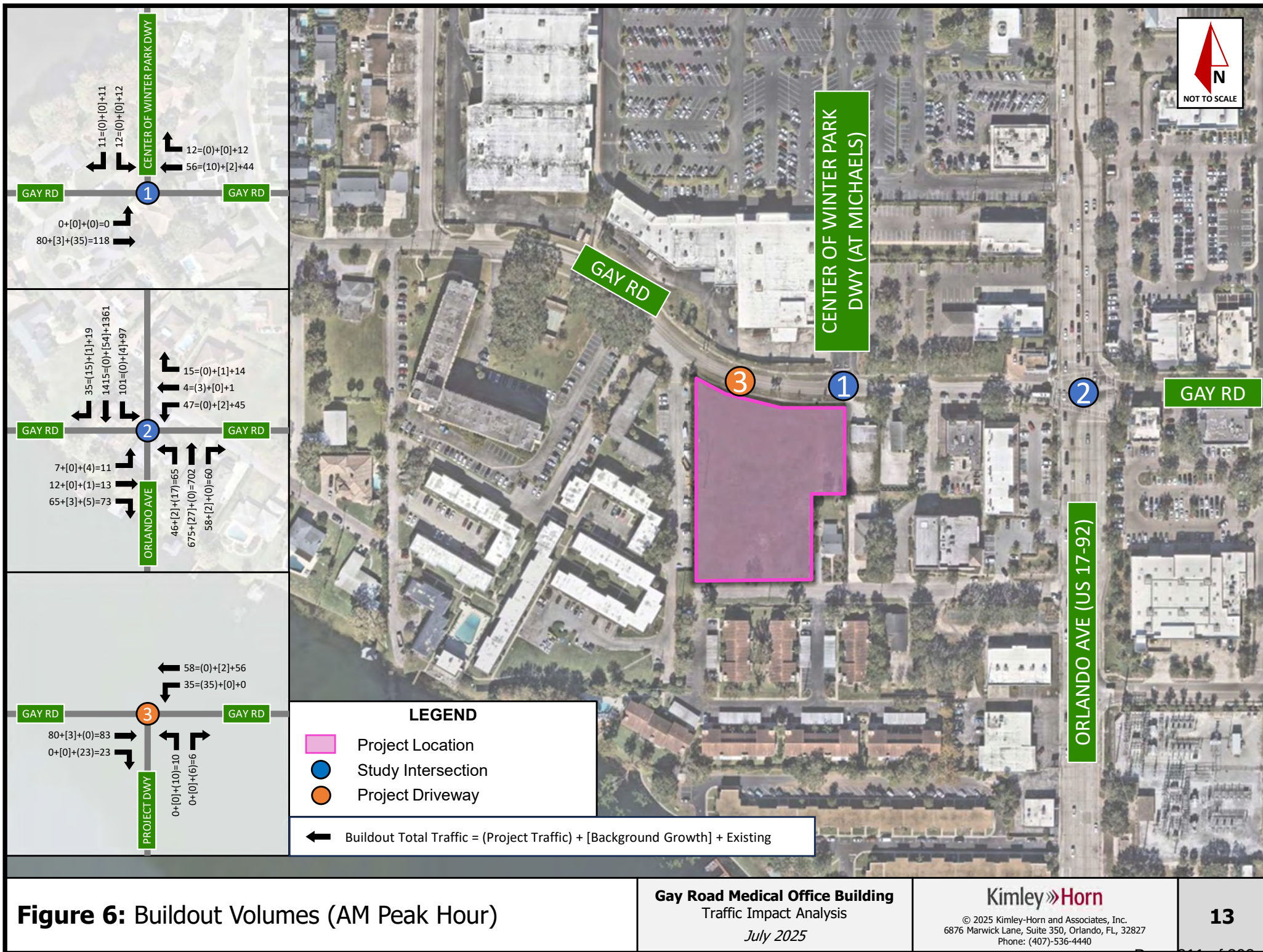


Figure 6: Buildout Volumes (AM Peak Hour)

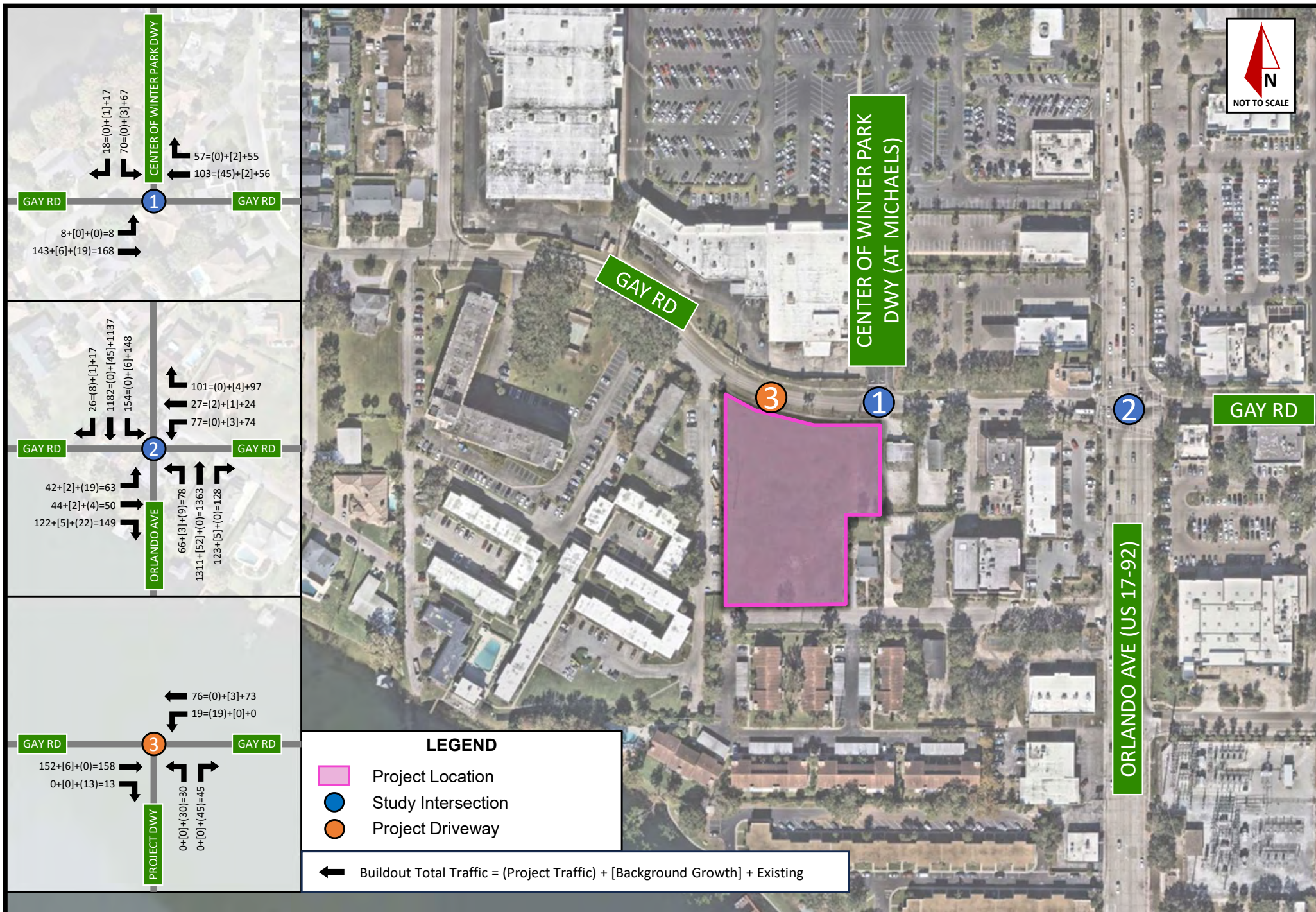


Figure 5: Buildout Volumes (PM Peak Hour)

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

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

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

Gay Road Medical Office Building
TIA Methodology
July 2025

Kimley»Horn
© 2025 Kimley-Horn and Associates, Inc.
6876 Marwick Lane, Suite 350, Orlando, FL, 32827
Phone: (407)-536-4440

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

Daily	ITE LUC	Land Use	Size	Units	ITE Trip Rate ¹	Daily ¹				
						Total	In		Out	
	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	
AM Peak Hour	ITE LUC	Land Use	Size	Units	ITE Trip Rate ¹	AM Peak Hour ¹				
						Total	In		Out	
	720	Medical-Dental Office Building - Stand-Alone	27.0	KSF	2.75	74	79%	58	21%	16
	Total Generated Trips					74	58		16	
PM Peak Hour	ITE LUC	Land Use	Size	Units	ITE Trip Rate ¹	PM Peak Hour ¹				
						Total	In		Out	
	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

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**.

LEGEND

← Existing Volumes AM (PM)

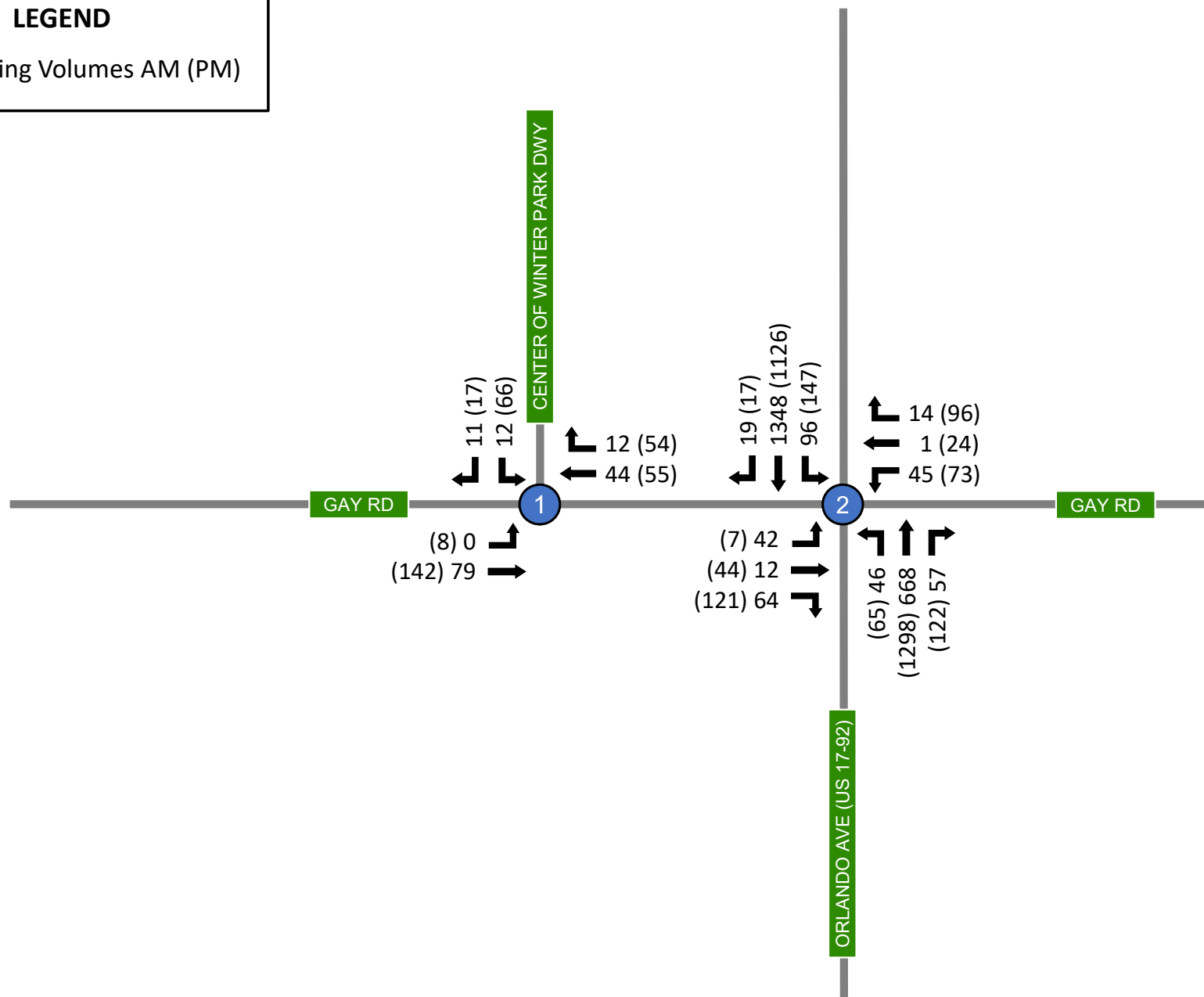


Figure 2: Existing Raw Turning Movement Volumes

LEGEND

← Percent of Existing Traffic AM (PM)

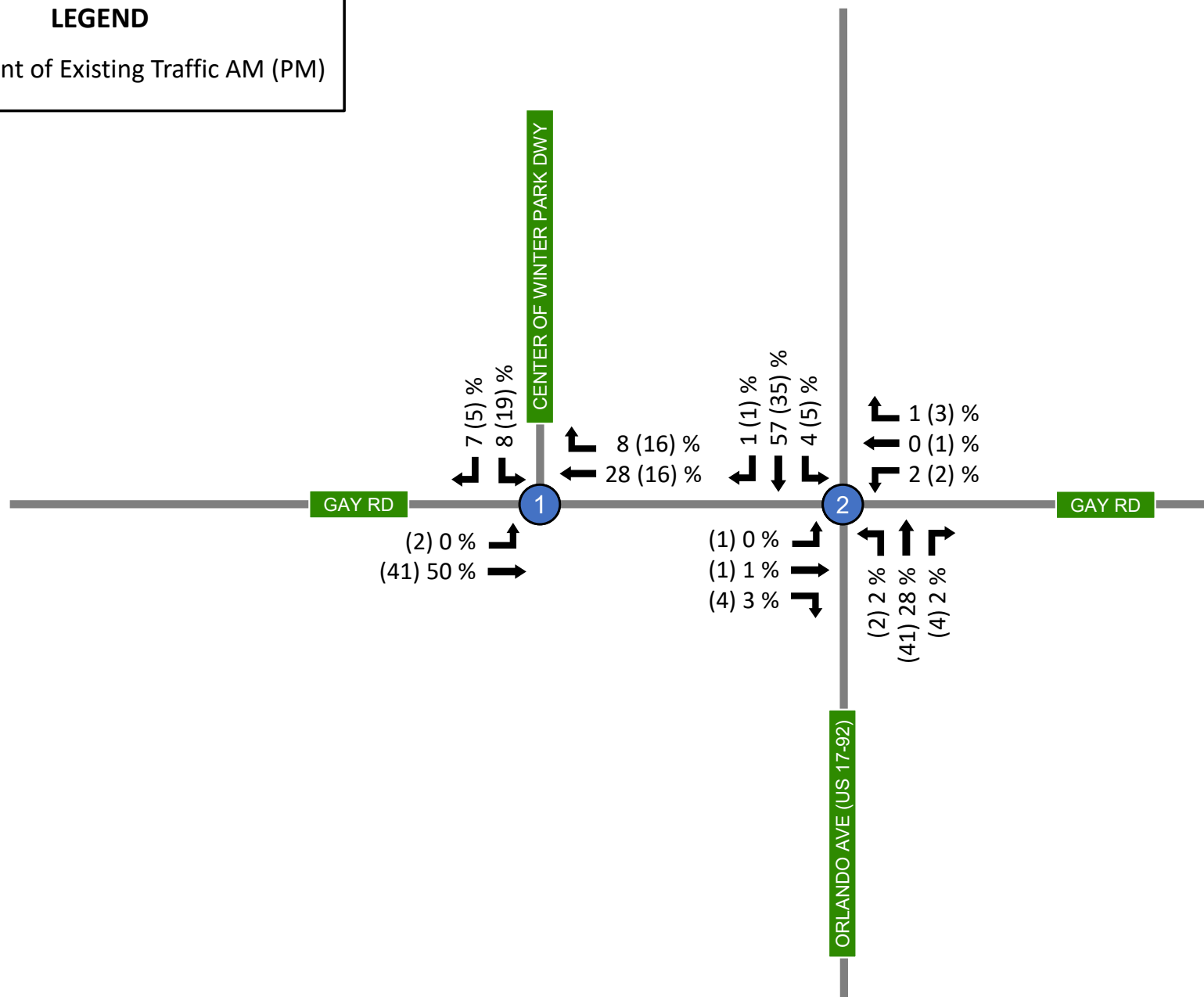
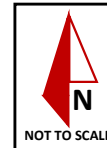


Figure 3: Existing Traffic Distribution

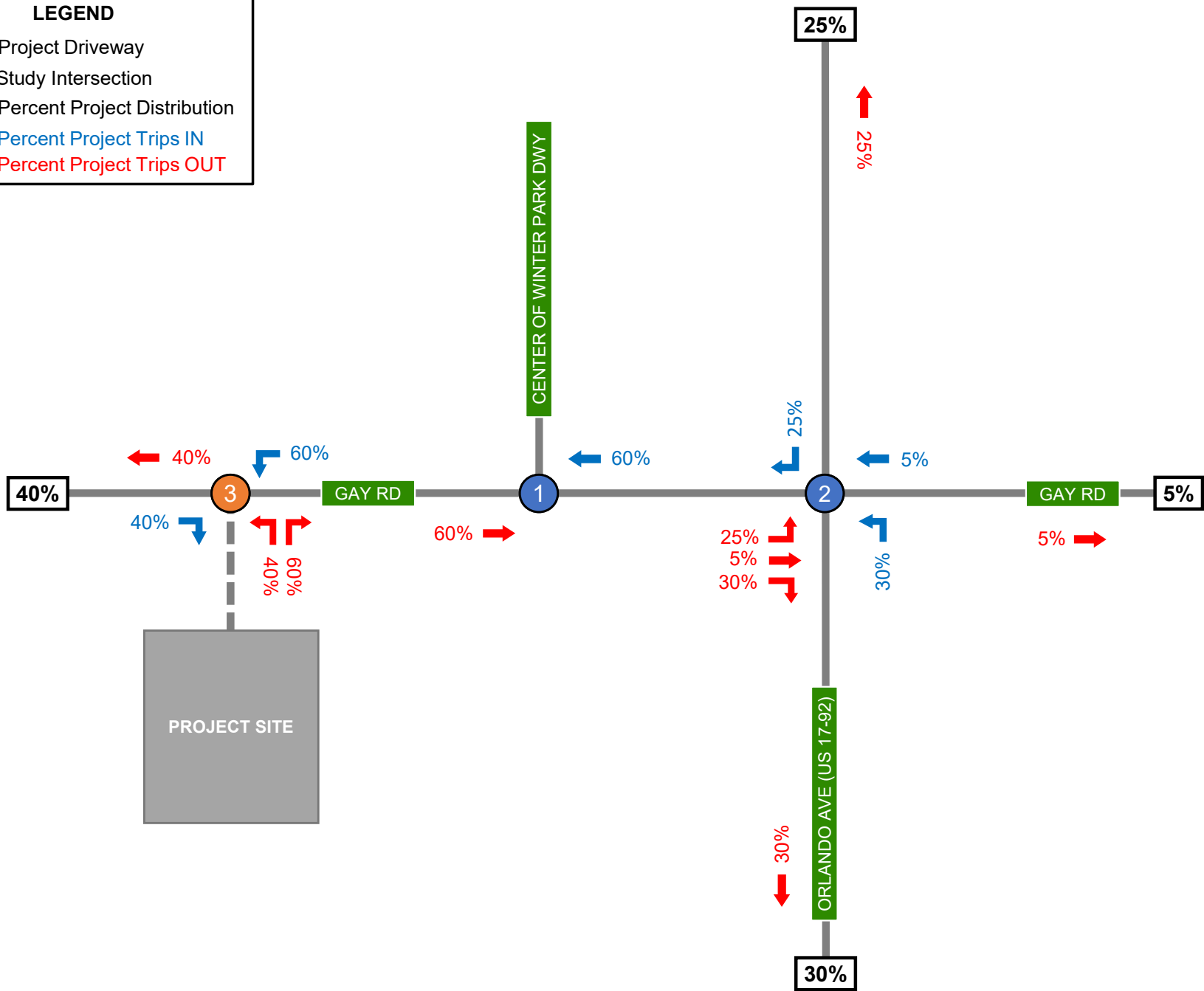
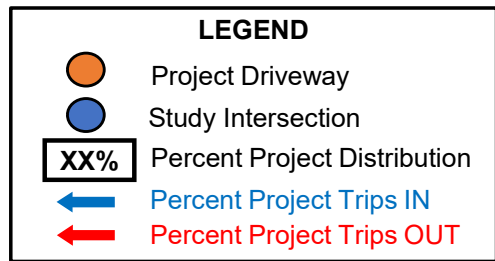


Figure 4: Proposed Project Trip Distribution

LEGEND

- Project Driveway
- Study Intersection
- AM (PM) Project Trips IN
- AM (PM) Project Trips OUT

TRIP GENERATION

AM	PM
58 IN	32 IN
16 OUT	75 OUT

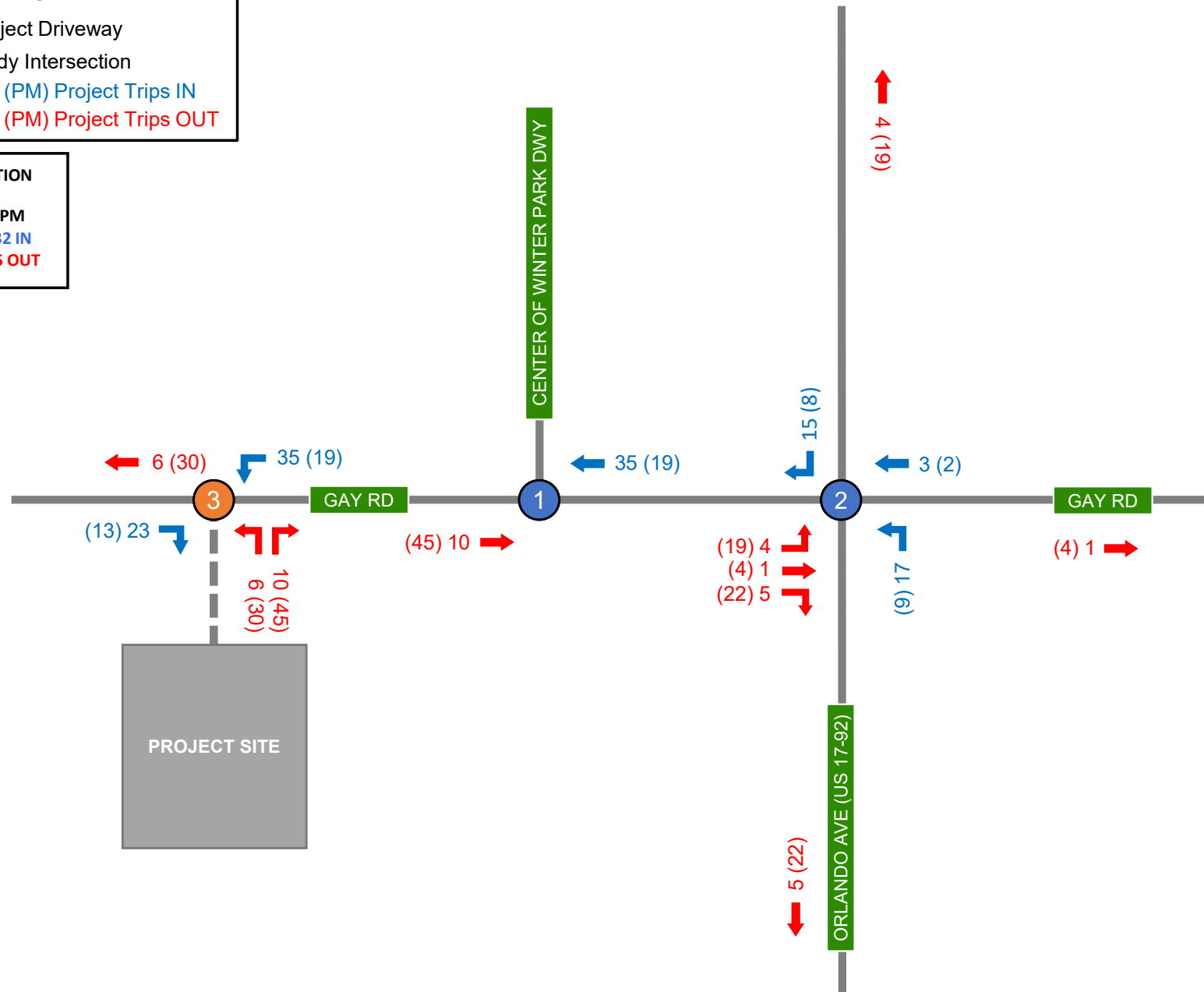


Figure 5: Proposed Project Trip Assignment



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:

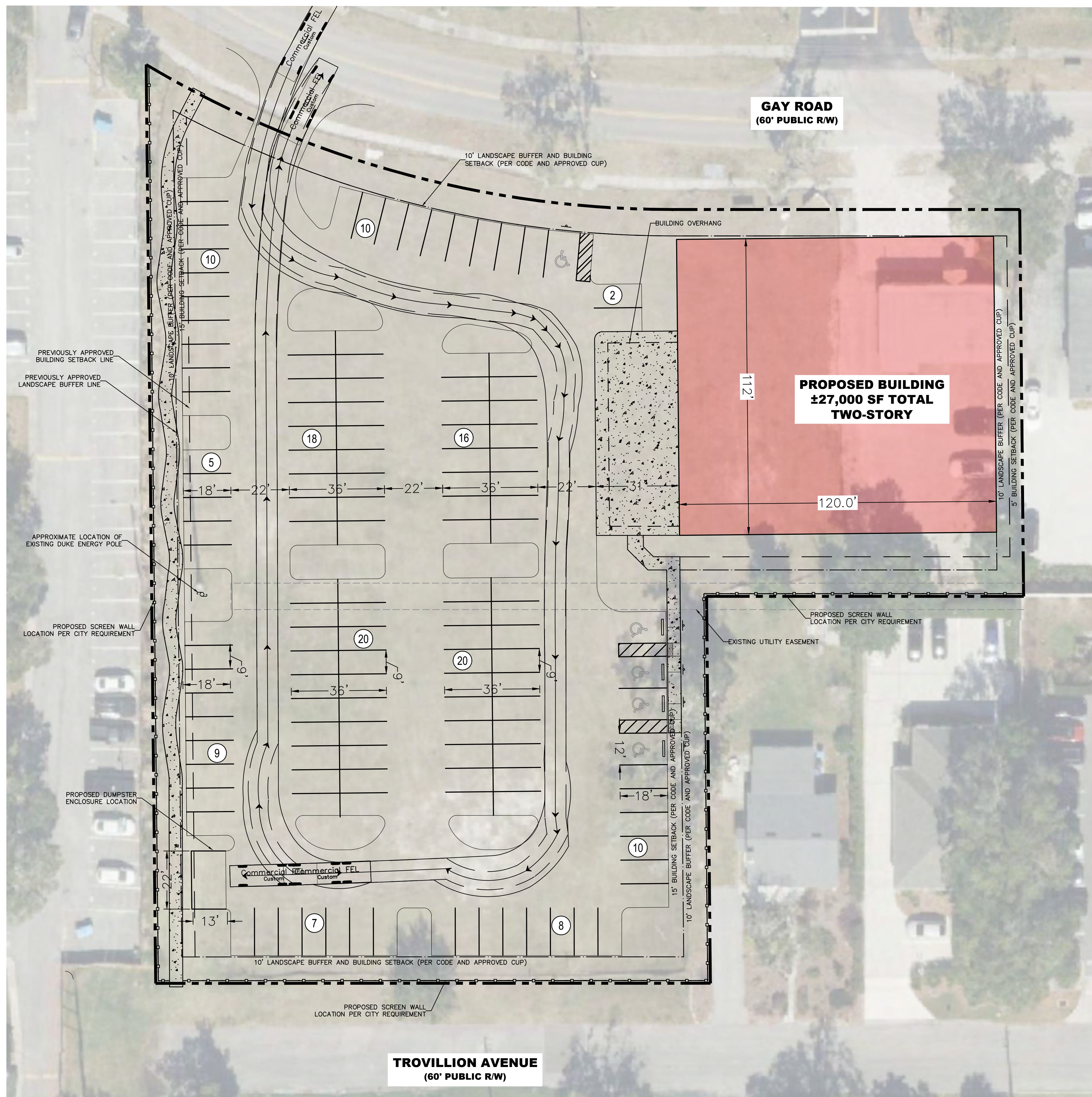
- Aloma Avenue, from Lyman Avenue to Phelps Avenue, which operates at LOS F
- Aloma Avenue, from Phelps Avenue to Lakemont Avenue, which operates at LOS F
- Aloma Avenue, from Lakemont Avenue to SR 436, which operates at LOS F
- Fairbanks Avenue, from I-4 to Formosa Avenue, which operates at LOS F
- 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

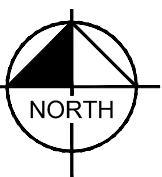
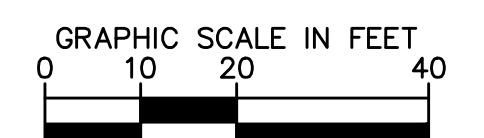
1428 GAY ROAD

SP-08

CITY OF WINTER PARK, FLORIDA

CONCEPTUAL SITE PLAN

05/29/2025 - CONTACT JENNIFER STICKLER, P.E. (407) 427-1682



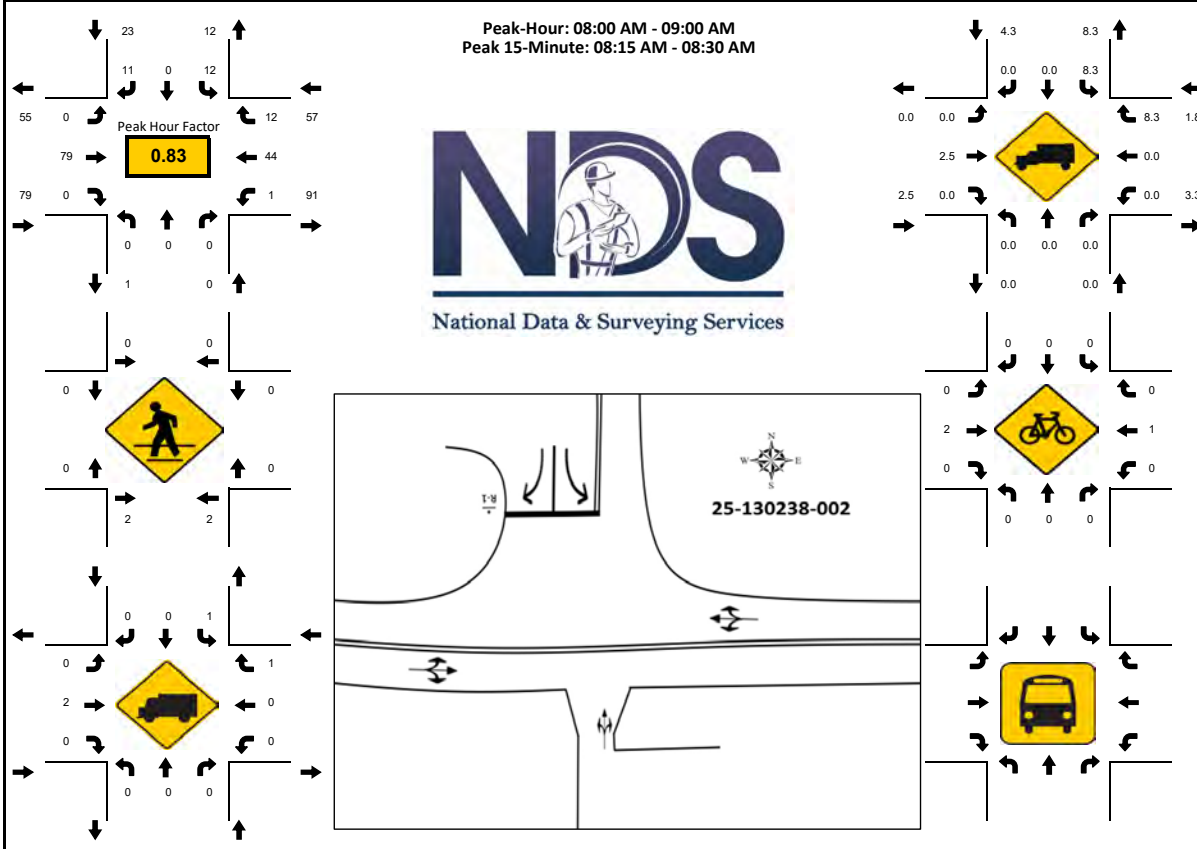
Kimley»Horn

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

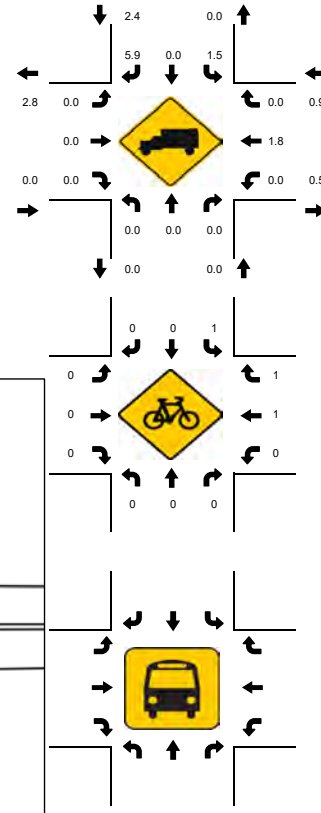
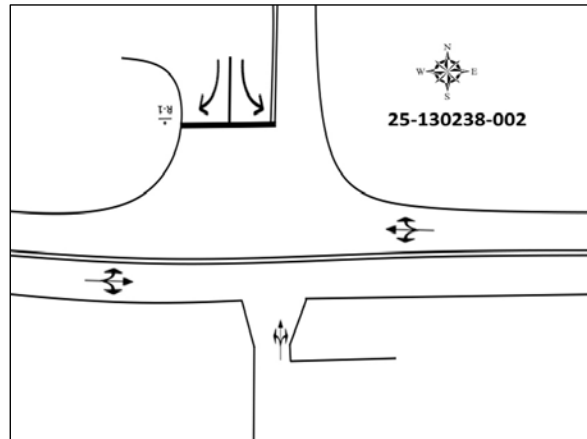
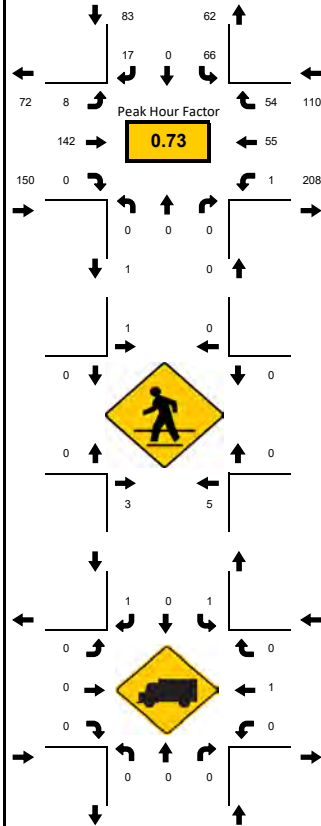


15-Min Count Period Beginning At	Formah Brazilian Beauty Center Northbound					Formah Brazilian Beauty Center Southbound					Gay Rd Eastbound					Gay Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
7:00 AM	0	0	0	0	0	1	0	1	0	0	1	10	0	0	0	0	6	1	0	0	20	96
7:15 AM	0	0	0	0	0	1	0	1	0	0	0	10	0	0	0	0	5	2	0	0	19	107
7:30 AM	0	0	0	0	0	0	0	2	0	0	1	10	0	0	0	0	10	2	0	0	25	136
7:45 AM	0	0	0	0	0	0	0	0	0	0	2	9	0	0	0	0	19	2	0	0	32	151
8:00 AM	0	0	0	0	0	2	0	2	0	0	0	10	0	0	0	0	16	1	0	0	31	159
8:15 AM	0	0	0	0	0	3	0	4	0	0	0	27	0	0	0	0	8	6	0	0	48	128
8:30 AM	0	0	0	0	0	4	0	2	0	0	0	21	0	0	0	0	11	2	0	0	40	80
8:45 AM	0	0	0	0	0	3	0	3	0	0	0	21	0	0	0	1	9	3	0	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	0	16	0	16	0	0	0	108	0	0	0	4	64	24	0	0	232	
Heavy Trucks	0	0	0	0	0	4	0	0	0	0	0	4	0	0	0	0	0	4	0	0	12	
Pedestrians	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0	4	0	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

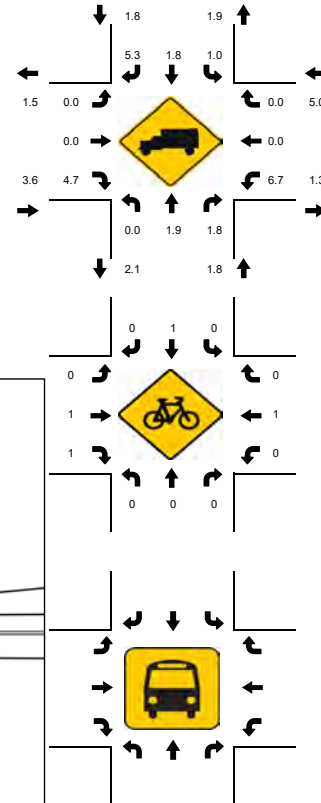
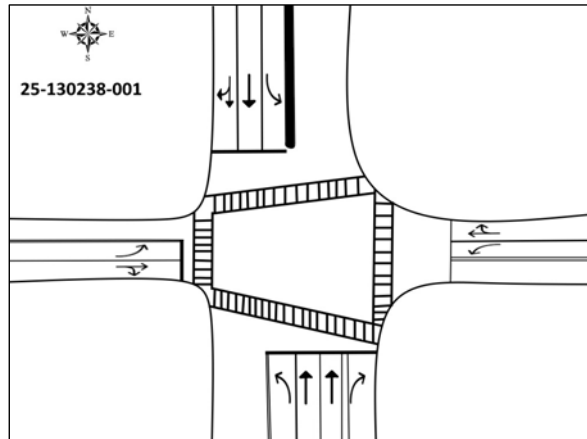
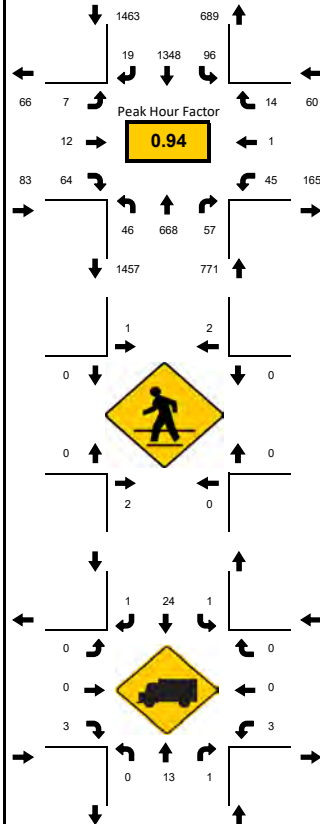


15-Min Count Period Beginning At	Formah Brazilian Beauty Center Northbound					Formah Brazilian Beauty Center Southbound					Gay Rd Eastbound					Gay Rd Westbound					Total	Hourly Total
	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*	Left	Thru	Rgt	U	R*		
4:00 PM	0	0	0	0	0	20	0	8	0	0	2	22	0	0	0	0	12	8	0	0	72	296
4:15 PM	0	0	0	0	0	18	0	2	0	0	2	29	0	0	0	0	10	13	0	0	74	341
4:30 PM	0	0	1	0	0	17	0	3	0	0	5	19	0	0	0	0	8	15	0	0	68	343
4:45 PM	0	0	0	0	0	18	0	2	0	0	1	30	0	0	0	1	13	17	0	0	82	343
5:00 PM	0	0	0	0	0	18	0	8	0	0	4	54	0	0	0	0	15	18	0	0	117	335
5:15 PM	0	0	0	0	0	18	0	4	0	0	3	31	0	0	0	0	11	9	0	0	76	218
5:30 PM	0	0	0	0	0	12	0	3	0	0	0	27	0	0	0	0	16	10	0	0	68	142
5:45 PM	0	0	0	0	0	10	0	1	0	0	1	38	0	0	0	0	10	14	0	0	74	74
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
All Vehicles	0	0	0	0	0	72	0	32	0	0	16	216	0	0	0	4	64	72	0	0	476	
Heavy Trucks	0	0	0	0	0	4	0	4	0	0	0	0	0	0	0	0	4	0	0	0	12	
Pedestrians		16						4				0					0				20	
Bicycles	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	4	4	0	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

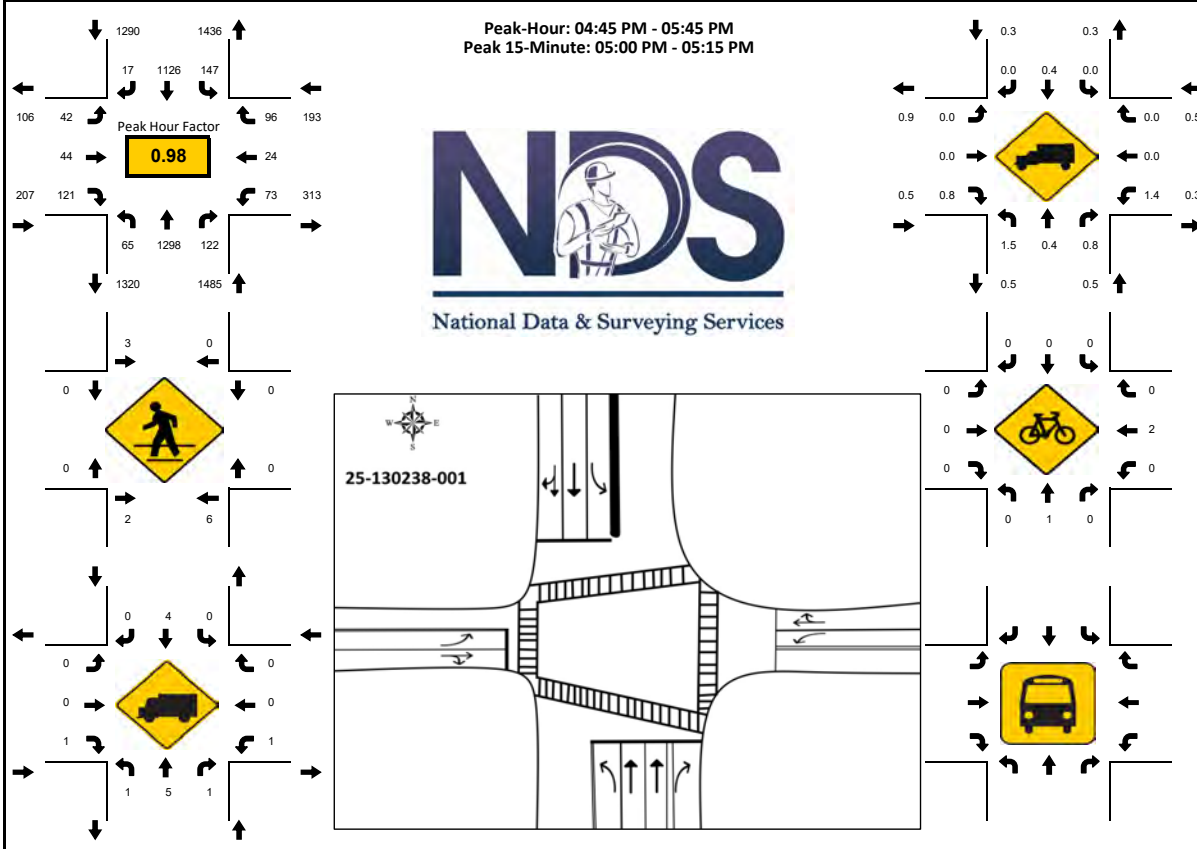
Peak-Hour: 08:00 AM - 09:00 AM
Peak 15-Minute: 08:45 AM - 09:00 AM



15-Min Count Period Beginning At	Ave/Orlando Ave/SR 600/SR 15/US 17/US 92 & Gay Rd Northbound					Ave/Orlando Ave/SR 600/SR 15/US 17/US 92 & Gay Rd 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



15-Min Count Period Beginning At	Ave/O Orlando Ave/SR 600/SR 15/U					Ave/O Orlando Ave/SR 600/SR 15/U					Gay Rd Eastbound					Gay Rd Westbound					Total	Hourly Total
	Northbound					Southbound																
	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

WEEK	DATES	SF	MOCF: 0.98 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 08:00 AM - 09:00 AM	Michaels Dwy/Formah Brazilian Beauty Center - Orlando Dwy						Gay Rd					
	Northbound			Southbound			Eastbound			Westbound		
	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 04:45 PM - 05:45 PM	Michaels Dwy/Formah Brazilian Beauty Center - Orlando Dwy						Gay Rd					
	Northbound			Southbound			Eastbound			Westbound		
	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 08:00 AM - 09:00 AM	N Orlando Ave/Orlando Ave/SR 600/SR 15/US 17/US 92						Gay Rd					
	Northbound			Southbound			Eastbound			Westbound		
	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 04:45 PM - 05:45 PM	N Orlando Ave/Orlando Ave/SR 600/SR 15/US 17/US 92						Gay Rd					
	Northbound			Southbound			Eastbound			Westbound		
	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

Notes:

1) Use 'Max I' and 'Seq 1' during FREE Operation.

SEQ 1				
Ring - 1	1	2	3	4
Ring - 2	5	6	7	8

Signal ID:	2050
Major Street:	US 17-92
Minor Street:	Gay Rd

Day Plans

Sunday Day Plan 1 <table> <tr><th>Hr</th><th>Min</th><th>Patt</th><th>Cycl</th></tr> <tr><td>00</td><td>00</td><td>99</td><td>FREE</td></tr> <tr><td>9</td><td>00</td><td>6</td><td>180</td></tr> <tr><td>20</td><td>00</td><td>99</td><td>FREE</td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	Hr	Min	Patt	Cycl	00	00	99	FREE	9	00	6	180	20	00	99	FREE																																																	Monday Day Plan 2 <table> <tr><th>Hr</th><th>Min</th><th>Patt</th><th>Cycl</th></tr> <tr><td>00</td><td>00</td><td>99</td><td>FREE</td></tr> <tr><td>6</td><td>30</td><td>1</td><td>180</td></tr> <tr><td>10</td><td>00</td><td>3</td><td>200</td></tr> <tr><td>14</td><td>30</td><td>4</td><td>220</td></tr> <tr><td>19</td><td>00</td><td>5</td><td>140</td></tr> <tr><td>21</td><td>30</td><td>99</td><td>FREE</td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	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 <table> <tr><th>Hr</th><th>Min</th><th>Patt</th><th>Cycl</th></tr> <tr><td>00</td><td>00</td><td>99</td><td>FREE</td></tr> <tr><td>6</td><td>30</td><td>1</td><td>180</td></tr> <tr><td>10</td><td>00</td><td>3</td><td>200</td></tr> <tr><td>14</td><td>30</td><td>4</td><td>220</td></tr> <tr><td>19</td><td>00</td><td>5</td><td>140</td></tr> <tr><td>21</td><td>30</td><td>99</td><td>FREE</td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	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 <table> <tr><th>Hr</th><th>Min</th><th>Patt</th><th>Cycl</th></tr> <tr><td>00</td><td>00</td><td>99</td><td>FREE</td></tr> <tr><td>6</td><td>30</td><td>1</td><td>180</td></tr> <tr><td>10</td><td>00</td><td>3</td><td>200</td></tr> <tr><td>14</td><td>30</td><td>4</td><td>220</td></tr> <tr><td>19</td><td>00</td><td>5</td><td>140</td></tr> <tr><td>21</td><td>30</td><td>99</td><td>FREE</td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </table>	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																																								
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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			

Timings 2: Orlando Avenue & Gay Road

Existing Conditions, AM Peak Hour

Gay Road Medical Office Building

									
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 Effect 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



HCM 7th Signalized Intersection Summary

2: Orlando Avenue & Gay Road

Existing Conditions, AM Peak Hour
Gay Road Medical Office Building

												
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

Timings 2: Orlando Avenue & Gay Road

Existing Conditions, PM Peak Hour

Gay Road Medical Office Building

									
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 Effect 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



HCM 7th Signalized Intersection Summary 2: Orlando Avenue & Gay Road

Existing Conditions, PM Peak Hour
Gay Road Medical Office Building

												
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

Timings 2: Orlando Avenue & Gay Road

Background Conditions, AM Peak Hour

Gay Road Medical Office Building

									
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 Effect 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



HCM 7th Signalized Intersection Summary

2: Orlando Avenue & Gay Road

Background Conditions, AM Peak Hour

Gay Road Medical Office Building

												
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

Timings 2: Orlando Avenue & Gay Road

Background Conditions, PM Peak Hour

Gay Road Medical Office Building

									
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 Effect 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



HCM 7th Signalized Intersection Summary

2: Orlando Avenue & Gay Road

Background Conditions, PM Peak Hour

Gay Road Medical Office Building

												
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

Timings 2: Orlando Avenue & Gay Road

Buildout Conditions, AM Peak Hour

Gay Road Medical Office Building

									
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 Effect 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



HCM 7th Signalized Intersection Summary

2: Orlando Avenue & Gay Road

Buildout Conditions, AM Peak Hour
Gay Road Medical Office Building

												
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								

HCM 7th TWSC
3: Project Driveway & Gay Road

Buildout Conditions, AM Peak Hour
Gay Road Medical Office Building

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

Timings

2: Orlando Avenue & Gay Road

Buildout Conditions, PM Peak Hour
Gay Road Medical Office Building

									
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 Effect 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



HCM 7th Signalized Intersection Summary

2: Orlando Avenue & Gay Road

Buildout Conditions, PM Peak Hour
Gay Road Medical Office Building

												
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								

HCM 7th TWSC
3: Project Driveway & Gay Road

Buildout Conditions, PM Peak Hour
Gay Road Medical Office Building

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

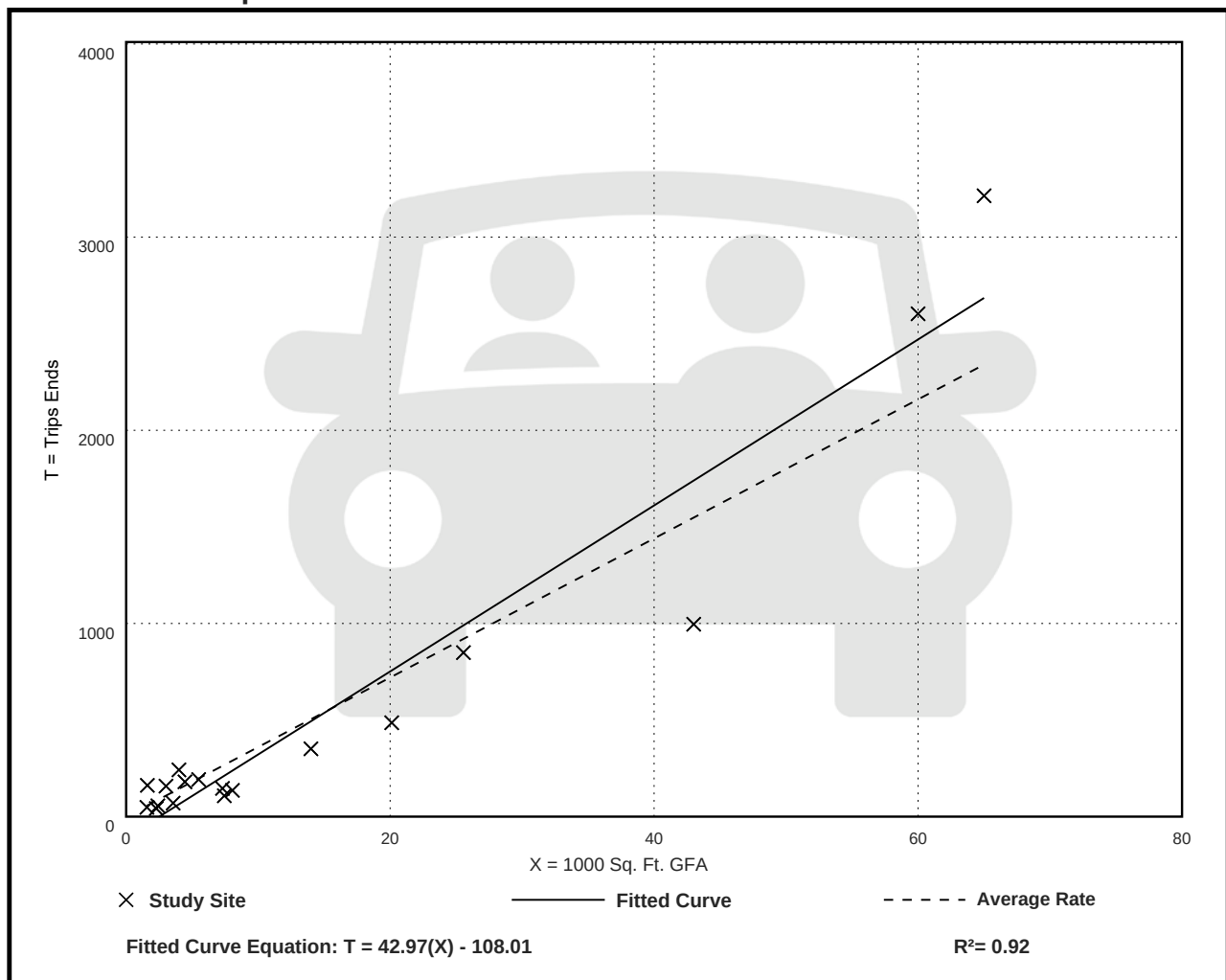
Avg. 1000 Sq. Ft. GFA: 15

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



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

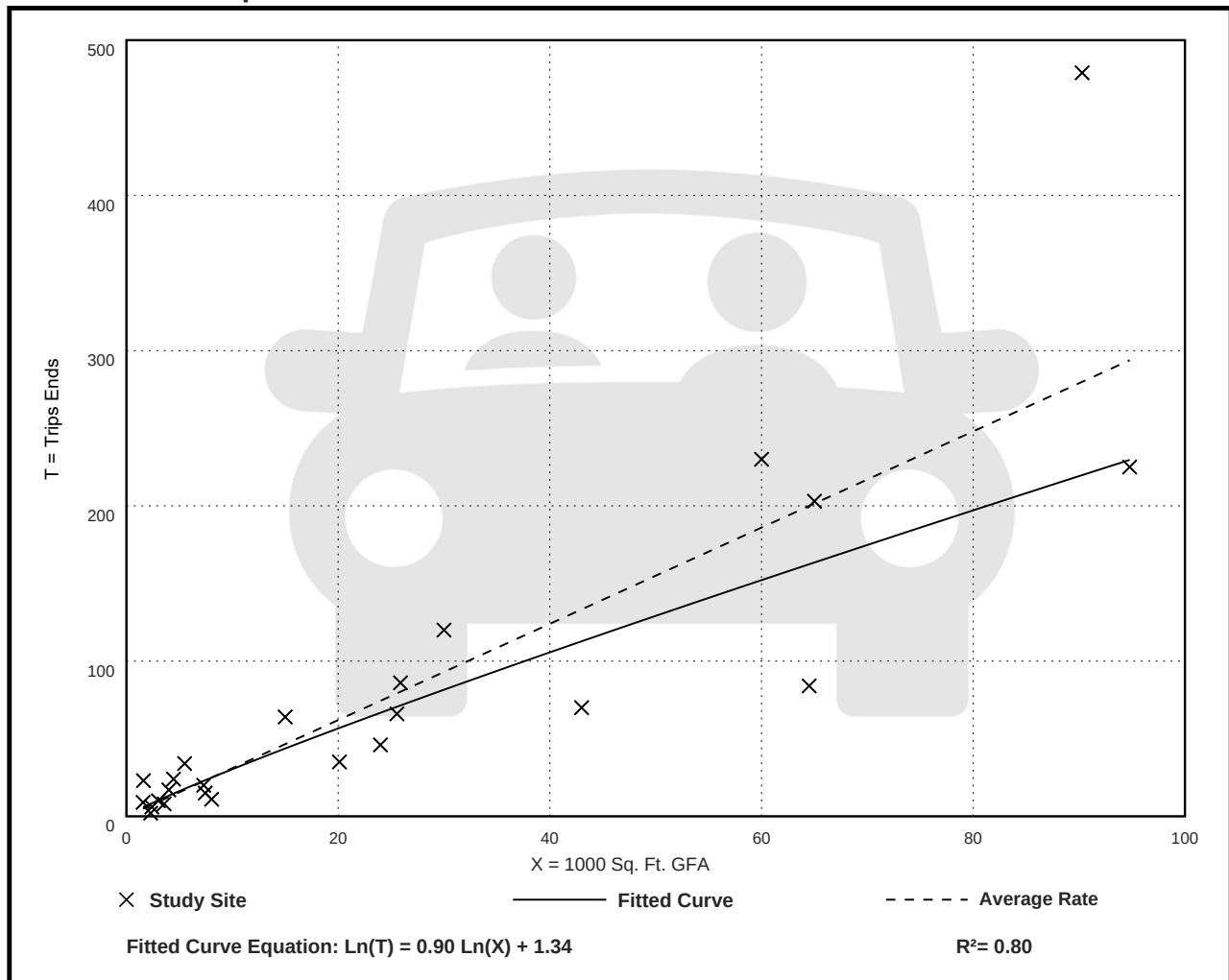
Avg. 1000 Sq. Ft. GFA: 25

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

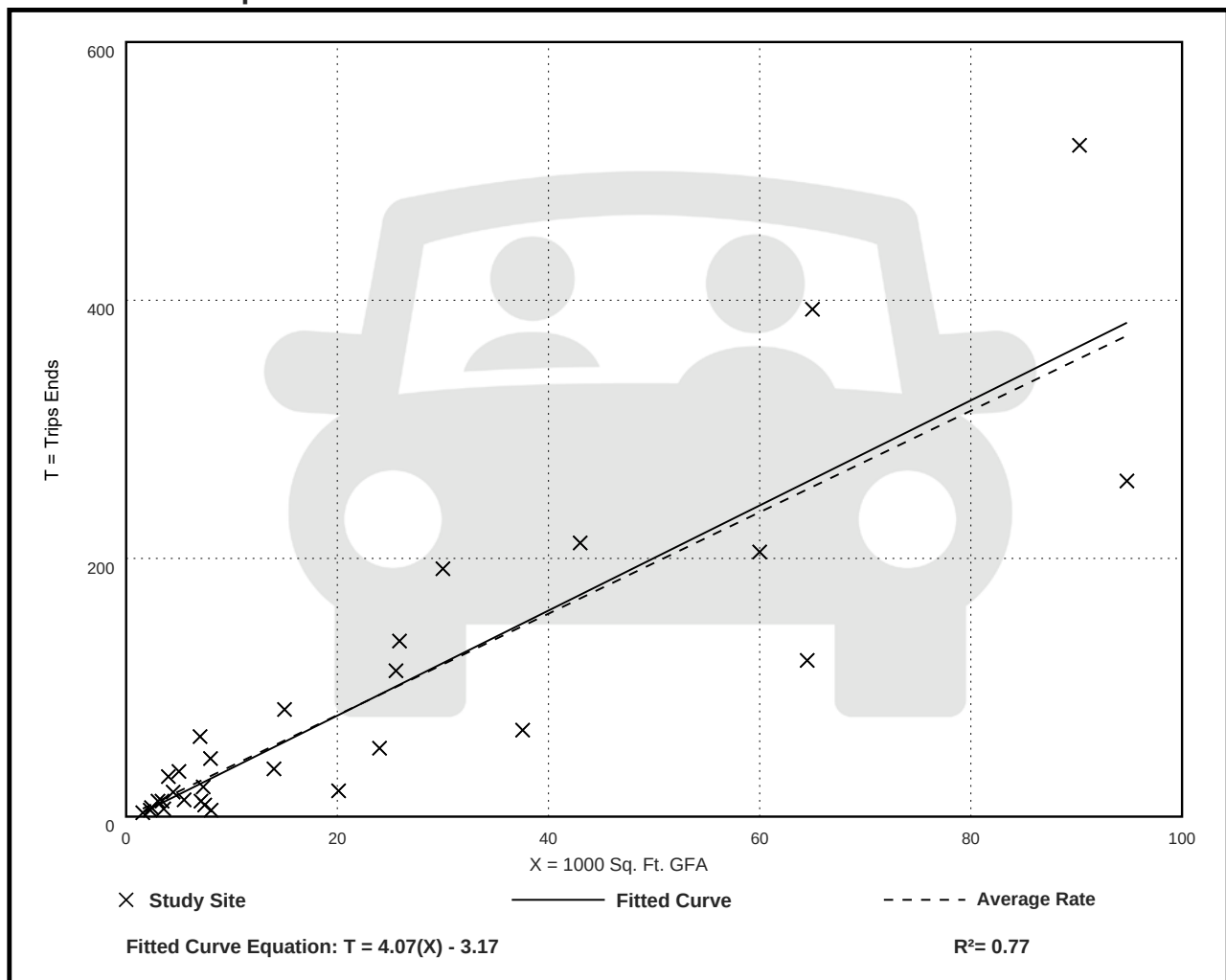
Avg. 1000 Sq. Ft. GFA: 23

Directional Distribution: 30% entering, 70% exiting

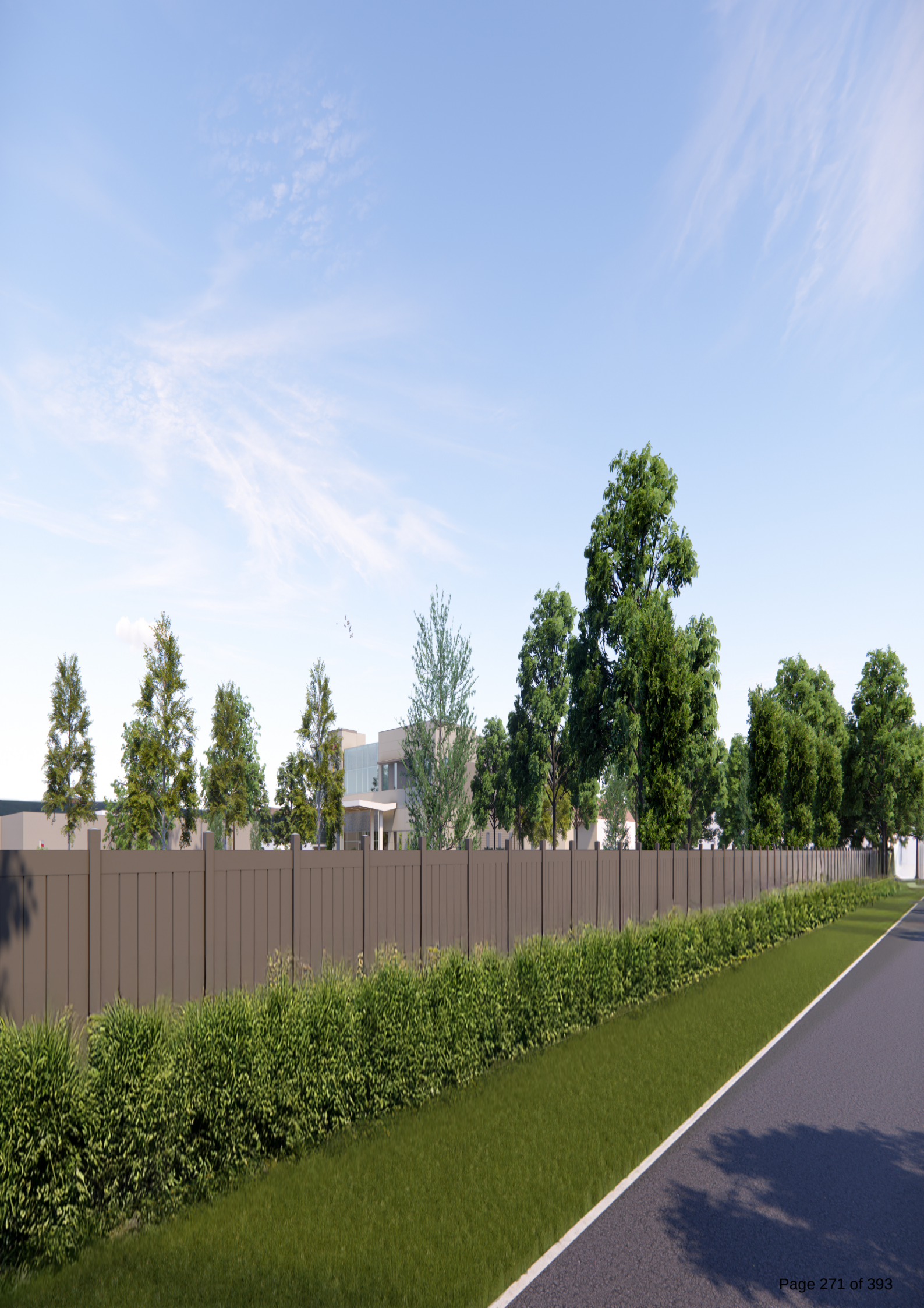
Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.93	0.62 - 8.86	1.86

Data Plot and Equation









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



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

PROJECT MAP





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1.

**City of Winter Park Planning and
Zoning Department**
401 South Park Ave
Winter Park, FL 32789

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 SADAHO H &
ANDERSON JOSEPH L**
1500 Gay Rd Unit 2A
Winter Park, FL 32789

8.

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PS Form **3877**, January 2017 (Page 1 of 2)
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WILKERSON ALLIE LAUREN

1500 Gay Rd Apt 2B
Winter Park, FL 32789

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

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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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NOBLE HOWARD
1500 GAY RD APT 6C
WINTER PARK, FL 32789

KING MARIE HERRAN
1500 GAY RD APT 6D
WINTER PARK, FL 32789

CAMP JEREMY W
2203 MONTANA ST
ORLANDO, FL 32803

FULLER WILLIAM THOMAS
1500 GAY RD APT 7B
WINTER PARK, FL 32789

FRANK JAMES DAVID
FRANK CHARLOTTE
1500 GAY RD APT 7C
WINTER PARK, FL 32789

MCMINN STEVE A
1500 GAY RD APT 7D
WINTER PARK, FL 32789

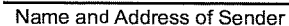
WATSON KIM GARY
REASONER JULIE NAJJAR
1500 GAY RD APT 10C
WINTER PARK, FL 32789

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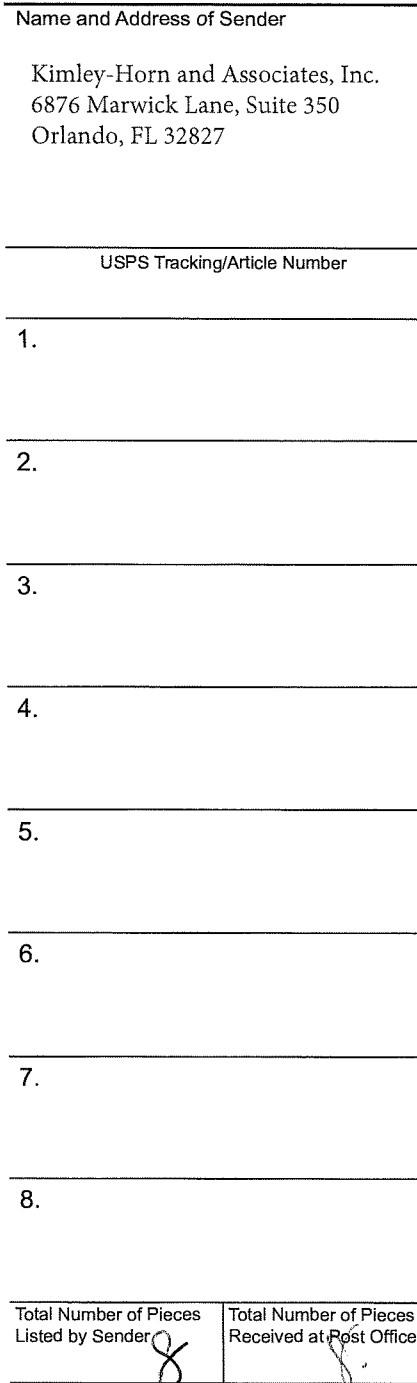
BRAUN JUSTIN STUART
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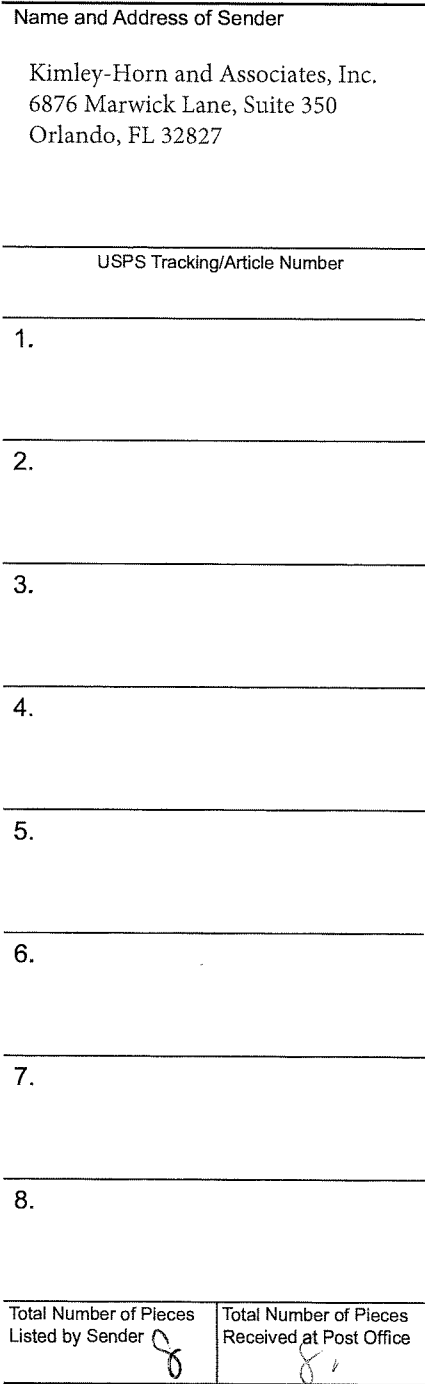
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2.	ERICKSON JANICE E ERICKSON J LIEF 1500 GAY RD UNIT 16-A WINTER PARK, FL 32789											
3.	KRICK THERESA M LIFE ESTATE REM: THERESA M KRICK TRUST 254 SUNRISE BLVD DEBARY, FL 32713											
4.	ROBERT ANDREW ZAYAC SR TRUST LINDA MARIE ZAYAZ TRUST 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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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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1.	STEVENS MICHAEL & STEVENS NENA R 1500 Gay Rd Apt 20A Winter Park, FL 32789													
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													
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)												



Name and Address of Sender

Kimley-Horn and Associates, Inc.
6876 Marwick Lane, Suite 350
Orlando, FL 32827

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| ☐ Adult Signature Required | ☐ Priority Mail Express |
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| ☐ Certified Mail | ☐ Return Receipt for Merchandise |
| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation |
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| ☐ Priority Mail | |

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AUG 19, 25
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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.	EVA MURPHY REVOCABLE LIVING TRUST 1500 Gay Rd Unit 22-A Winter Park, FL 32789													
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.														
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)												



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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 ☐ Priority Mail Express ☐ Adult Signature Restricted Delivery ☐ Registered Mail ☐ Certified Mail ☐ Return Receipt for Merchandise ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation ☐ Collect on Delivery (COD) ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Priority Mail

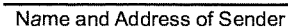


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USPS Tracking/Article Number	FERRO BRUNO LIFE ESTATE & FERRO LYNNE J LIFE ESTATE 1500 Gay Rd Unit 24B Winter Park, FL 32789	Package	(Extra Service) Fee	Handling Charge	Actual value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.														
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													

Total Number of Pieces Listed by Sender 8	Total Number of Pieces Received at Post Office 8
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☐ Adult Signature Restricted Delivery	☐ Registered Mail
☐ Certified Mail	☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation
☐ Collect on Delivery (COD)	☐ Signature Confirmation Restricted Delivery
☐ Insured Mail	
☐ Priority Mail	



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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
		Handling Charge - if Registered and over \$50.00 in value										
						Adult Signature Required						
						Adult Signature Restricted Delivery						
						Restricted Delivery						
						Return Receipt						
						Signature Confirmation						
						Signature Confirmation Restricted Delivery						
						Special Handling						

Postmaster, Per (Name of receiving employee)



Name and Address of Sender

Kimley-Horn and Associates, Inc.
6876 Marwick Lane, Suite 350
Orlando, FL 32827

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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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Name and Address of Sender

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6876 Marwick Lane, Suite 350
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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
CRUMLY SALLY LIFE ESTATE
Rem: Sally Crumly Living Trust
450 Killarney Bay Ct Unit 3-5
Winter Park, FL 32789

8.

Total Number of Pieces
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Total Number of Pieces
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PS Form 3877, January 2017 (Page 1 of 2)

PSN 7530-02-000-9098

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**SILLER THEODORE W JR & SILLER
KATHERINE A**

**460 Killarney Bay Ct
Winter Park, FL 32789**

BASSIL CHRIS & BASSIL LEIDA M
**470 Killarney Bay Ct Unit 7
Winter Park, FL 32789**

DRAY MARK T
**310 Killarney Bay Ct Unit 4-1
Winter Park, FL 32789**

TALO YLLSON W
**320 Killarney Bay Ct Unit 4-2
Winter Park, FL 32789**

WILLIAMS NICHOLAS MICHAEL
**330 Killarney Bay Ct
Winter Park, FL 32789**

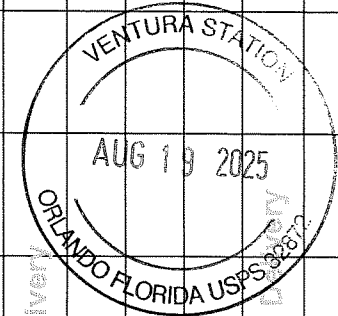
RUSLING REBECCA G
**340 Killarney Bay Ct
Winter Park, FL 32789**
**WHITE MARTIN PETER & WHITE
ANNE CAROLINE**

**350 Killarney Bay Ct Unit 4-5
Winter Park, FL 32789**
**JANSZEN MARY CLAIRE LIFE
ESTATE**

Rem: Karolee Ann J Stauduhar
**360 Killarney Bay Ct
Winter Park, FL 32789**

Postmaster, Per (Name of receiving employee)

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
		Handling Charge - If Registered and over \$50.00 in value										
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						Special Handling						



Total Number of Pieces Listed by Sender

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Check type of mail or service

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| ☐ Certified Mail | ☐ Return Receipt for Merchandise |
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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

Total Number of Pieces
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Total Number of Pieces
Received at Post Office

Signature of sender (name of receiving employee)



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WEBB G & WEBB VICKIE E
2160 Tudor Mountain Rd
Gatlinburg, TN 37738

HAGEN KELSEY M
230 Killarney Bay Ct Unit 6-3
Winter Park, FL 32789

TATICH ELLEN C LIFE ESTATE
Rem: Morgan F Williams
240 Killarney Bay Ct
Winter Park, FL 32789

ATEN MARY LOUISE
250 Killarney Bay Ct Unit 6-5
Winter Park, FL 32789

ONEILL SHANE EDWARD
260 Killarney Bay Ct
Winter Park, FL 32789

BEHRENS BRYAN & BEHRENS
IRINA

750 Killarney Bay Ct
Winter Park, FL 32789

ELLIS WELLINGTON R & RENGIFO-
ELLIS GLADYS
760 Killarney Bay Ct
Winter Park, FL 32789

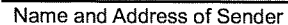
BINDER QUINLAN
740 Killarney Bay Ct Unit 7-3
Winter Park, FL 32789

Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRSD Fee	RD Fee	RR Fee	SC Fee	SCR Fee	SR Fee
		Handling Charge - If Registered and over \$50.00 in value										
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						Restricted Delivery						
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						Special Handling						

Total Number of Pieces
Listed by Sender ☒

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☐ Certified Mail	☐ Return Receipt for Merchandise
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation
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☐ Priority Mail	



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Total Number of Pieces
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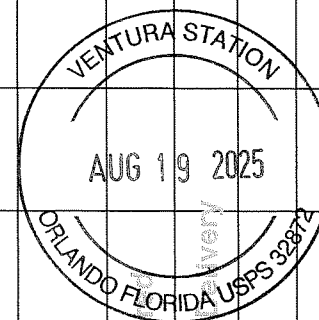
Name and Address of Sender	Check type of mail or service
Kimley-Horn and Associates, Inc. 6876 Marwick Lane, Suite 350 Orlando, FL 32827	☐ Adult Signature Required ☐ Priority Mail Express ☐ Adult Signature Restricted Delivery ☐ Registered Mail ☐ Certified Mail ☐ Return Receipt for Merchandise ☐ Certified Mail Restricted Delivery ☐ Signature Confirmation ☐ Collect on Delivery (COD) ☐ Signature Confirmation Restricted Delivery ☐ Insured Mail ☐ Priority Mail



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USPS Tracking/Article Number	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Sender if COD	Fee	Fee	Fee	Fee	SC Fee	SCRD Fee	SH Fee
1.	OLSON MARJEAN L 1415 Trovillion Ave Winter Park, FL 32789												
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												
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)											





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| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation |
| ☐ Collect on Delivery (COD) | ☐ Signature Confirmation Restricted Delivery |
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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 Peninsula Ave
New Smyrna Beach, FL 32169

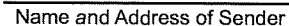
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Received at Post Office

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☐ Adult Signature Restricted Delivery	☐ Registered Mail
☐ Certified Mail	☐ Return Receipt for Merchandise
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☐ Collect on Delivery (COD)	☐ Signature Confirmation Restricted Delivery
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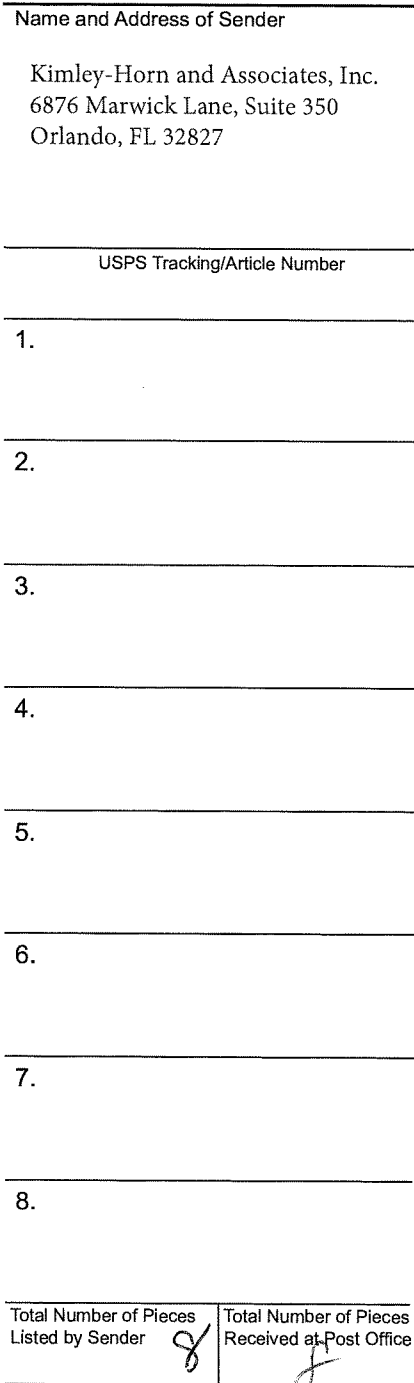
U.S. POSTAGE PAID
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AMOUNT
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USPS Tracking/Article Number

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
		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

Item	Quantity	Value	Remarks
Total Number of Pieces Received at Post Office			

Postmaster, Per (Name of receiving employee)



Check type of mail or service	
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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.	PELLA HOLDINGS LLC 2100 N Atlantic Ave Cocoa Beach, FL 32931													
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													
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office												

Handling Charge - If Registered and over \$50.000 in value

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Restricted Delivery

Return Receipt

Signature Confirmation

Signature Confirmation Restricted Delivery

Special Handling

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Name and Address of Sender

Kimley-Horn and Associates, Inc.
6876 Marwick Lane, Suite 350
Orlando, FL 32827

Check type of mail or service

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| ☐ Adult Signature Required | ☐ Priority Mail Express |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail |
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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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Name and Address of Sender

Kimley-Horn and Associates, Inc.
6876 Marwick Lane, Suite 350
Orlando, FL 32827

Check type of mail or service

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| ☐ Adult Signature Required | ☐ Priority Mail Express |
| ☐ Adult Signature Restricted Delivery | ☐ Registered Mail |
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| ☐ Certified Mail Restricted Delivery | ☐ Signature Confirmation |
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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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Name and Address of Sender

Kimley-Horn and Associates, Inc.
6876 Marwick Lane, Suite 350
Orlando, FL 32827

Check type of mail or service

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☐ Adult Signature Restricted Delivery ☐ Registered Mail
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USPS Tracking/Article Number	Address (Name, Street, City, State, ZIP+4)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	Adult Signature Required	Adult Signature Restricted Delivery	Pesticide Delivery	Return Receipt	Signature Confirmation	Signature Confirmation Restricted Delivery	Special Handling
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													

Total Number of Pieces Listed by Sender **8**

Total Number of Pieces Received at Post Office **8**

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[Signature]

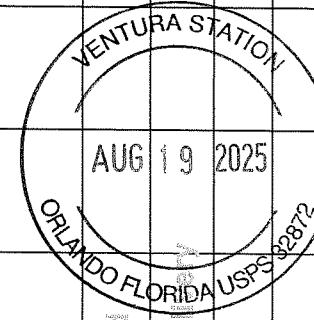
Name and Address of Sender Kimley-Horn and Associates, Inc. 6876 Marwick Lane, Suite 350 Orlando, FL 32827	Check type of mail or service	Affirmation (for use by the sender) Postage
	☐ Adult Signature Required ☐ Adult Signature Restricted Delivery ☐ Certified Mail ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery (COD) ☐ Insured Mail ☐ Priority Mail	



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1.	MUNOZ NIKAURY 8242 LE MESA ST ORLANDO, FL 32827													
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.														



Total Number of Pieces Listed by Sender 3	Total Number of Pieces Received at Post Office 3	Postmaster, Per (Name of receiving employee) 7-77
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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	bsmoris91@gmail.com 407-949-4881	✓
Adrienne & Jeff Altomari	1500 Gay Rd. #4B	978-595-4999 adriennealtomari@yahoo.com	
Andrea Taine	1500 Gay Rd #23C	emhrmima@gmail.com	
Nancy Ponting	570 Killarney Bay Ct	NTPONTING@AOL.com	
Mitzi Jauszen	360 Killarney Bay Ct.	mitzi.jauszen@gmail.com	✓
Sylvia Gounn	151 Norlands Ave		✓
Barb Scherer	540 Killarney Bay Ct. 32789	barbscherer@me.com 321-299-5185	✓
Anne M Biero	560 Killarney Bay 32789	anne.biero@charter.com	✓
Julie Reesner & Lan Watson	1500 Gay Rd #4B 32789	juemaj@aol.com hotmail.com	NO

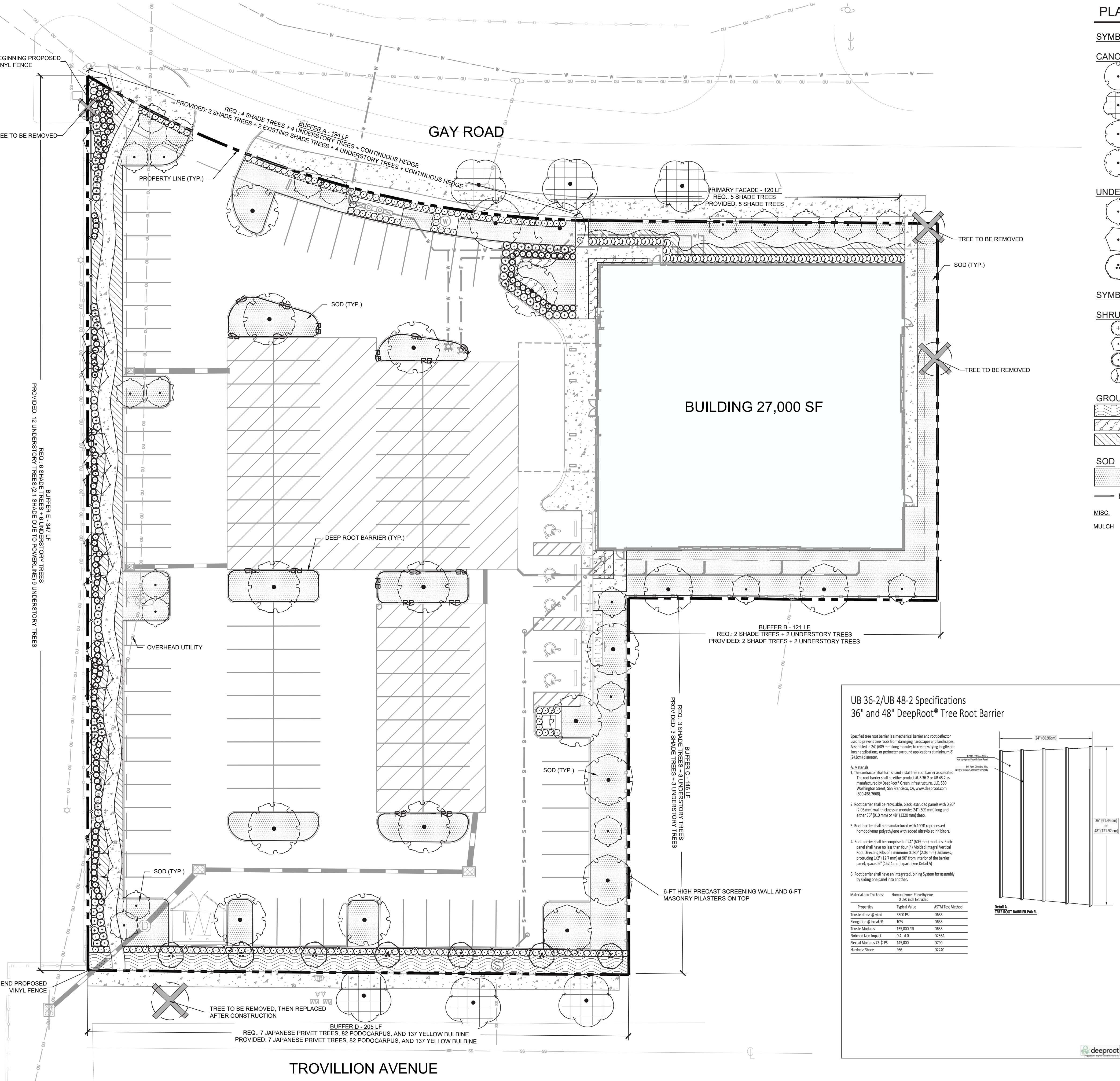
Note: This is public record.

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Name (PLEASE PRINT)	Mailing Address (PLEASE PRINT)	Email or Phone # (PLEASE PRINT)	Elected Official?
GILLIAN JONES	1500 GAY RD -	813-323-2415	
Jean Wellington	1500 Gay Rd #12D	jean.wellington@uc.edu	
Duke Glady Ellis	center Park FL D. O. Box 131 32790	@y7hou animal2keeper com	
EVA MURPHY	W.P. P.O. Box 194, 32790	Abmurphy@rocketmail.com	

Note: This is public record.



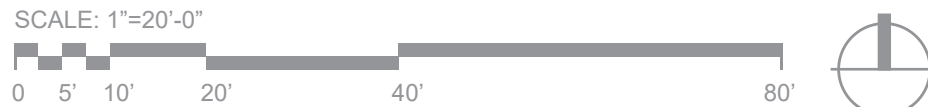
PLANT SCHEDULE

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 DECIPENS '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
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	-	-
DEEP ROOT BARRIER							
	RB						
MISC.							
MULCH	TBD	DESIGNER BROWN HARDWOOD MULCH					3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

LANDSCAPE CALCULATIONS

PER "WINTER PARK" LAND DEVELOPMENT CODE

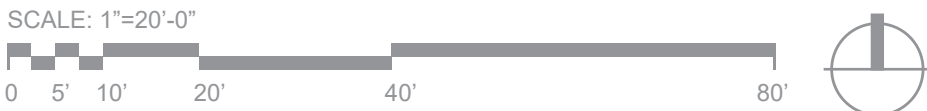
	REQUIRED	PROVIDED
GENERAL LANDSCAPE REQUIREMENTS	71 TREES = THREE SHADE TREE SPECIES REQUIRED	THREE SHADE TREE SPECIES
THREE TREE SPECIES REQUIRED OFR SITES WITH MORE THAN TEN SHADE TREES		
SECTION 58-334		
LANDSCAPING REQUIREMENTS FOR VEHICULAR USE AREAS AND RIGHT-OF-WAYS	44,826 SF OF PROPOSED VUA X 0.75 = 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)
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		
BUILDING FOUNDATION PLANTINGS	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
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		
BUFFER REQUIREMENTS	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
V.U.A ADJACENT TO RIGHT OF WAY		
SECTION 58-336 E.1		
BUFFER REQUIREMENTS	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 B - (121 LF) 2 SHADE TREES 2 UNDERSTORY TREES
V.U.A ADJOINING RESIDENTIAL PROPERTIES		
SECTION 58-336 E.2 A		
BUFFER REQUIREMENTS	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 C - (146 LF) 3 SHADE TREES 3 UNDERSTORY TREES
V.U.A ADJOINING RESIDENTIAL PROPERTIES		
SECTION 58-336 E.2 B		
BUFFER REQUIREMENTS	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
V.U.A ACROSS THE STREET FROM RESIDENTIAL AREAS		





RENDERED SITE PLAN

September 2025





NORTHEAST PERSPECTIVE



EAST ELEVATION



NORTH ELEVATION

ORLANDO HEALTH JEWETT ORTHOPEDIC INSTITUTE

Winter Park, Florida





NORTHEAST PERSPECTIVE

ORLANDO HEALTH JEWETT ORTHOPEDIC INSTITUTE

Winter Park, Florida





ORLANDO HEALTH JEWETT ORTHOPEDIC INSTITUTE

Winter Park, Florida





Figure 1: Project Location and Study Intersections



item type

Public Hearings: Quasi-Judicial Matters

meeting date

October 22, 2025

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Michelle del Valle, Assistant City Manager

subject

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.

motion | recommendation

The Planning & Zoning Board recommended approval (5-1) of the request subject to the following conditions:

1. The curb-cut on Via Tuscany shall 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 behind the new building.
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.
7. Narrow the proposed driveway to 12 feet in width at the entrance on Via Tuscany and the exit onto Tom Gurney Drive for a depth of 20 feet, then the width of the middle portion of the driveway may be a maximum of 14 feet.
8. Conduct a comprehensive photometric analysis of the entire WPRC campus to confirm that all lighting is fully shielded at the property boundaries and implement any necessary measures to eliminate light spillover onto adjacent properties.
9. Shut off all pickleball lights by 8:00 p.m. daily.

background

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. 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 and setback 73 feet from Via Tuscany versus the minimum 10 required. The larger setback helps reduce the massing impact of the building on the street.

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. The WPRC held a community meeting per the city requirements and the notes from that meeting are attached.

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 WPRC removed the front parking and introduced a circular driveway consistent with the existing layout, 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. P&Z added additional conditions at the meeting to address additional neighborhood concerns.

Lighting:

In terms of lighting, the P&Z Board added a condition that the WPRC must conduct a comprehensive photometric analysis of the entire campus to confirm that all lighting is fully shielded at the property boundaries and implement any necessary measures to eliminate light spillover onto adjacent properties.

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:

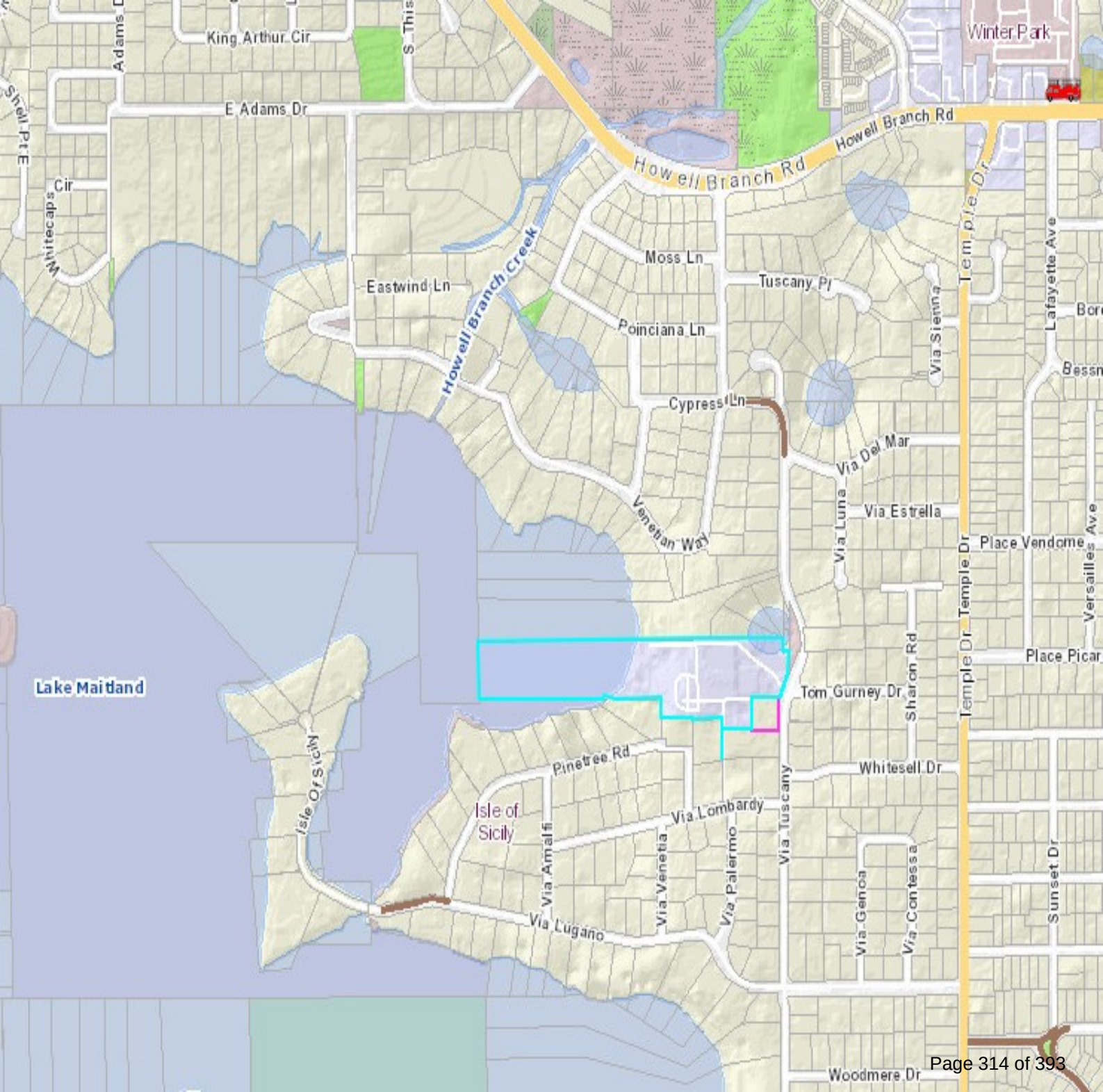
Overall, this request is consistent with the intent of the PR zoning district, and with the proposed conditions, aims at maintaining the character of the neighborhood without expanding membership or use intensity than what exists today.

alternatives | other considerations

fiscal impact

attachments

1. Location Map
2. Aerial Map
3. WPRC P&Z Civil 092225
4. Winter Park Racquet Club Landscape 092225s
5. WPRC P&Z Submission - Architecture 092225s
6. WPRC Community Meeting Minutes.72425
7. Comm Meeting Notice
8. Existing conditions aerial
9. Existing conditions 4
10. Existing conditions 3 -
11. Existing conditions 2 -
12. Existing conditions -
13. Existing conditions 6
14. Existing conditions 5
15. Combined Emails
16. Combined Emails2





CONDITIONAL USE PLAN

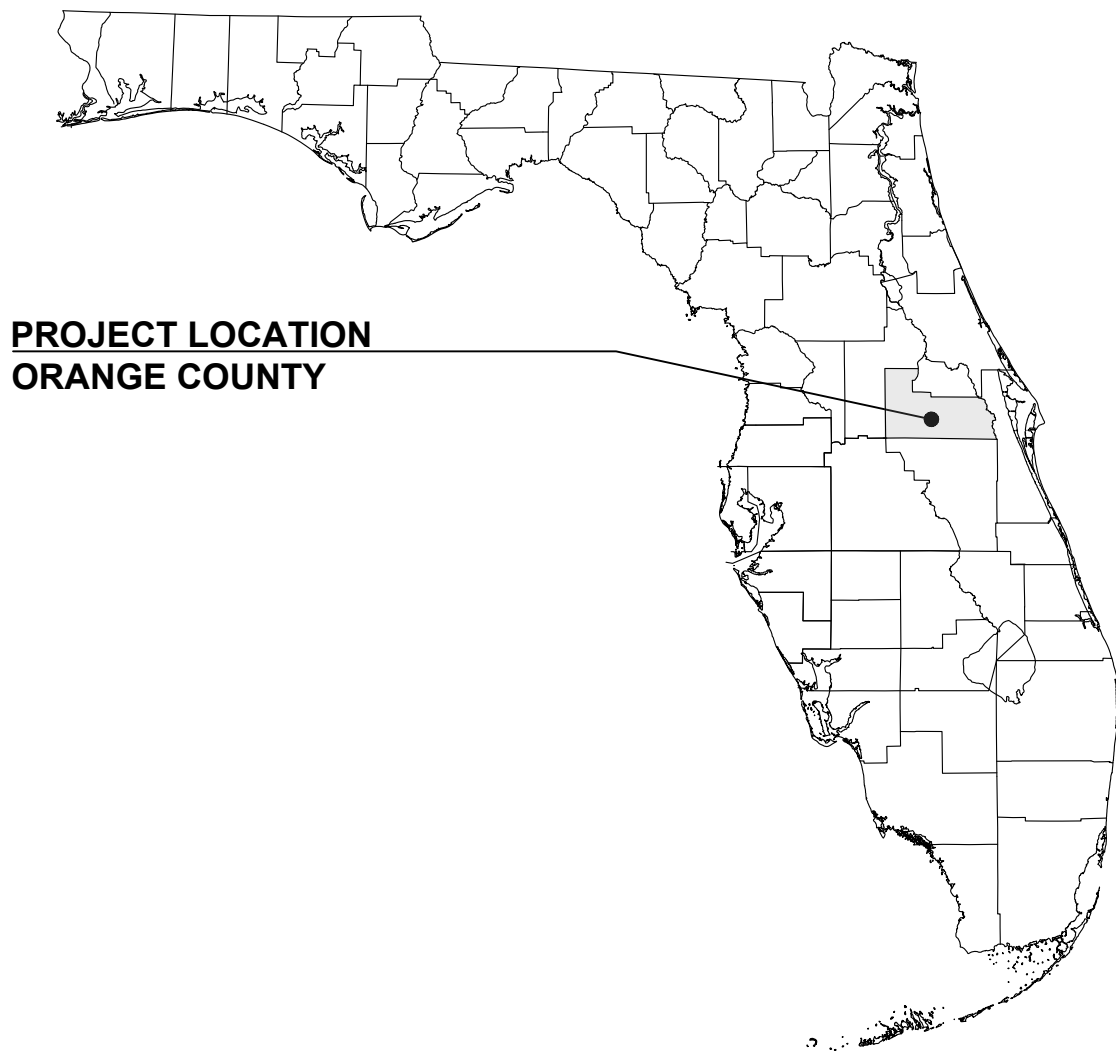
FOR:

WPRC TUSCANY BUILDING

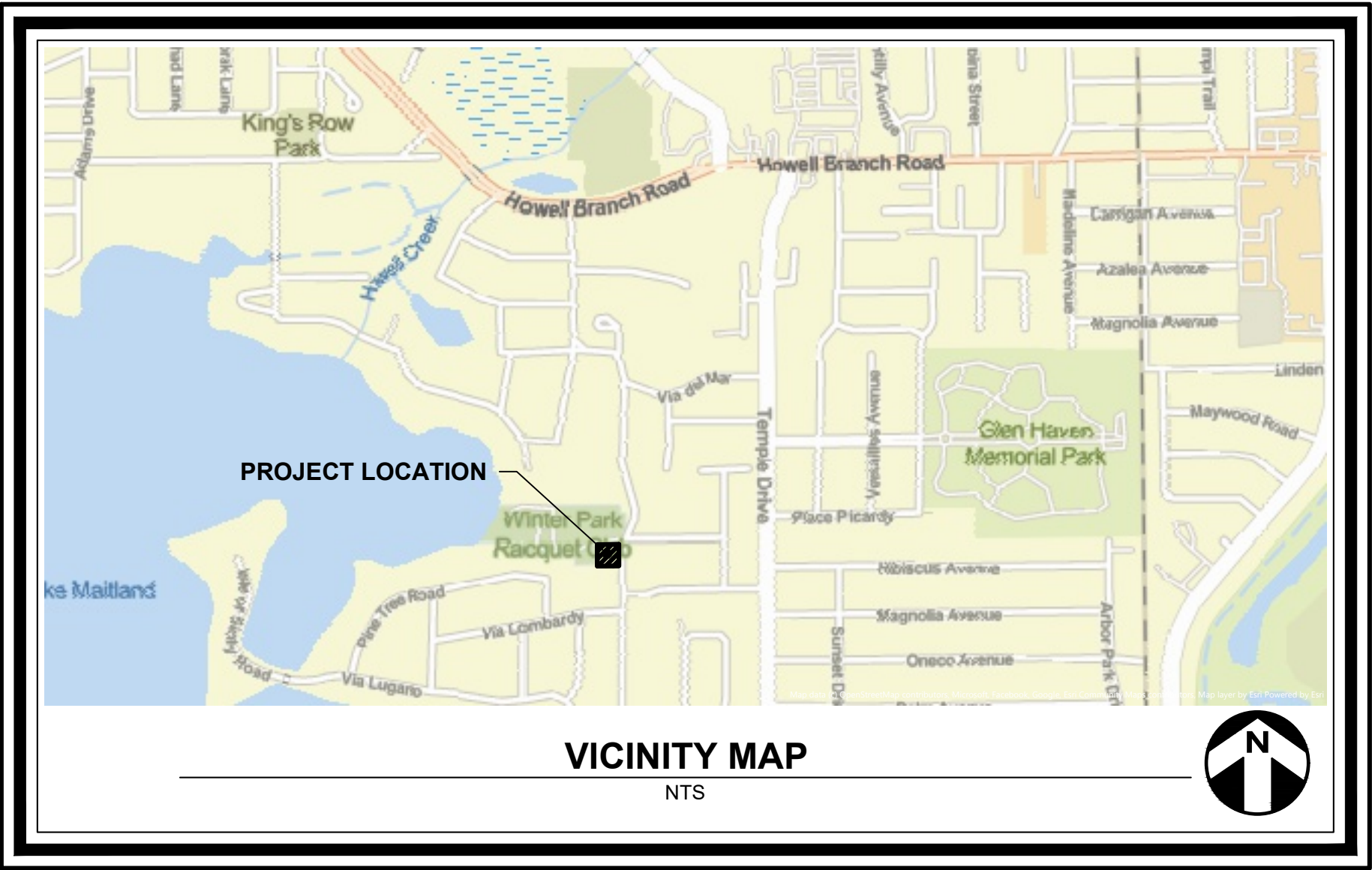
CITY OF WINTER PARK, ORANGE COUNTY, FLORIDA 32789

SECTION 32, TOWNSHIP 21S, RANGE 30E

SEPTEMBER 2025



PROJECT LOCATION
ORANGE COUNTY



VICINITY MAP
NTS

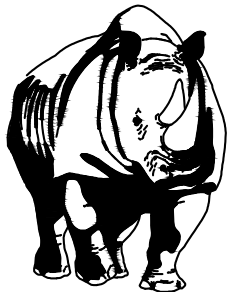
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Number	Title
C001	COVER
C011	TREE REMOVAL PLAN
C100	MASTER PLAN
C101	CU SITE PLAN

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

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

WILLIAM HENRY ZEH

NO. 81427

STATE OF FLORIDA

PROFESSIONAL ENGINEER

Digitally signed by William H Zeh

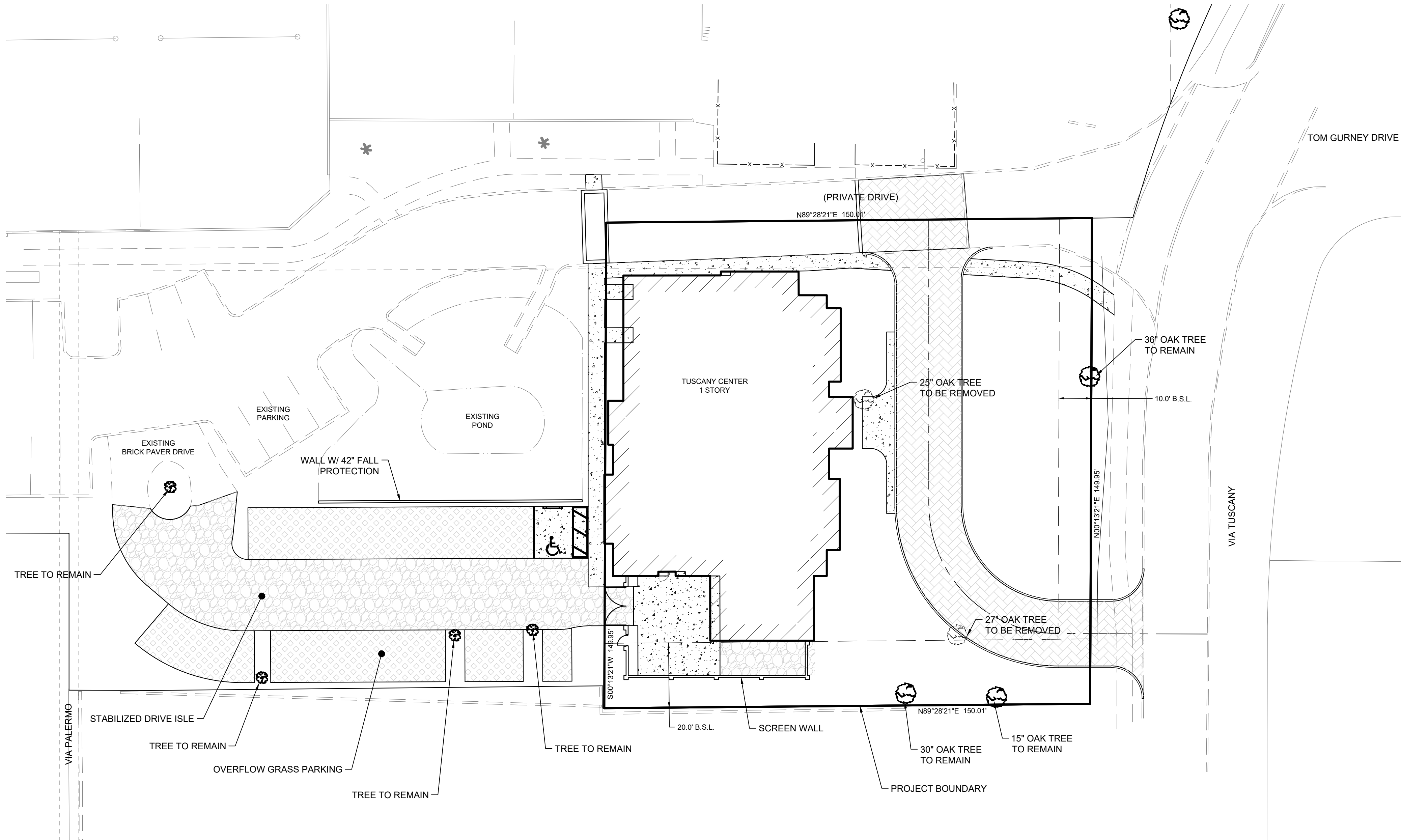
Date: 2025.09.19 17:42:12 -04'00'

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.

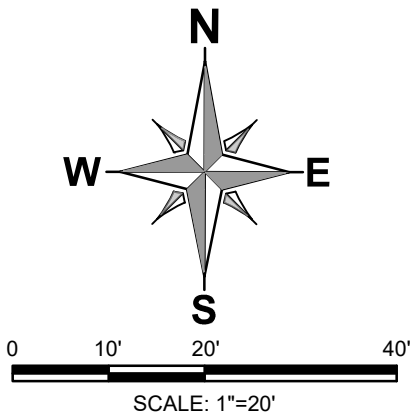
SUBMITTAL LOG		
DATE	SUBMITTAL	BY

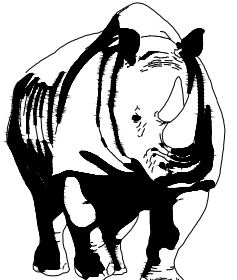
H:\Data\2500024\2500024.MXD Tuscany Building\Eng\025004.C011 TREE REMOVAL PLAN.dwg September 19, 2025 3:07 PM



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.



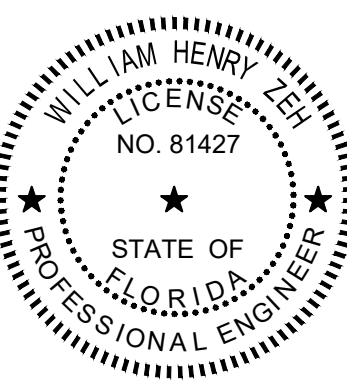


MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

TREE REMOVAL PLAN
FOR
WINTER PARK RACQUET CLUB
FLORIDA

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

NO.	DATE	REVISIONS
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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

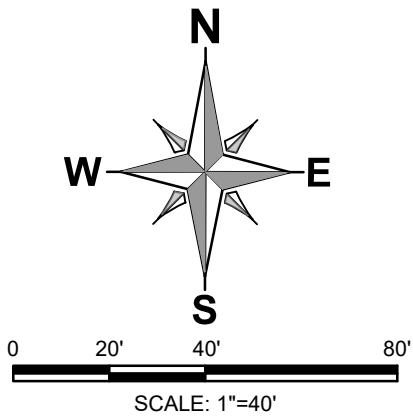
JOB # 250024
DATE: 08/04/2025
DATUM: NAVD 88
DESIGNED BY: WHZ
DRAWN BY: PAB
APPROVED BY: WHZ

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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%

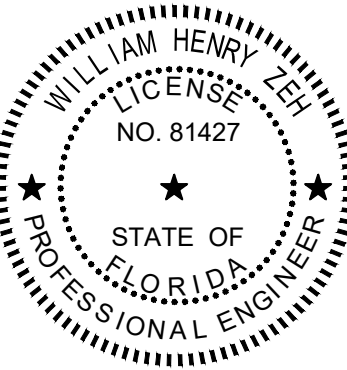


MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330
CA# 0007723

MASTER PLAN
FOR
WINTER PARK RACQUET CLUB
FLORIDA

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

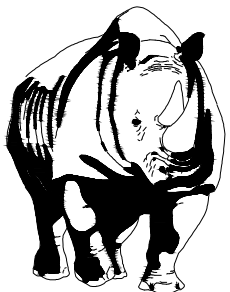
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JOB # 250024
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DATUM: NAVD 88
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DRAWN BY: PAB
APPROVED BY: WHZ

C100



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 RACQUET CLUB

2111 VIA TUSCANY
WINTER PARK, FL 32789

1 08/04/2025 1 REVISED PER CITY COMMENTS

2 09/19/2025 2 REVISED PER CITY COMMENTS

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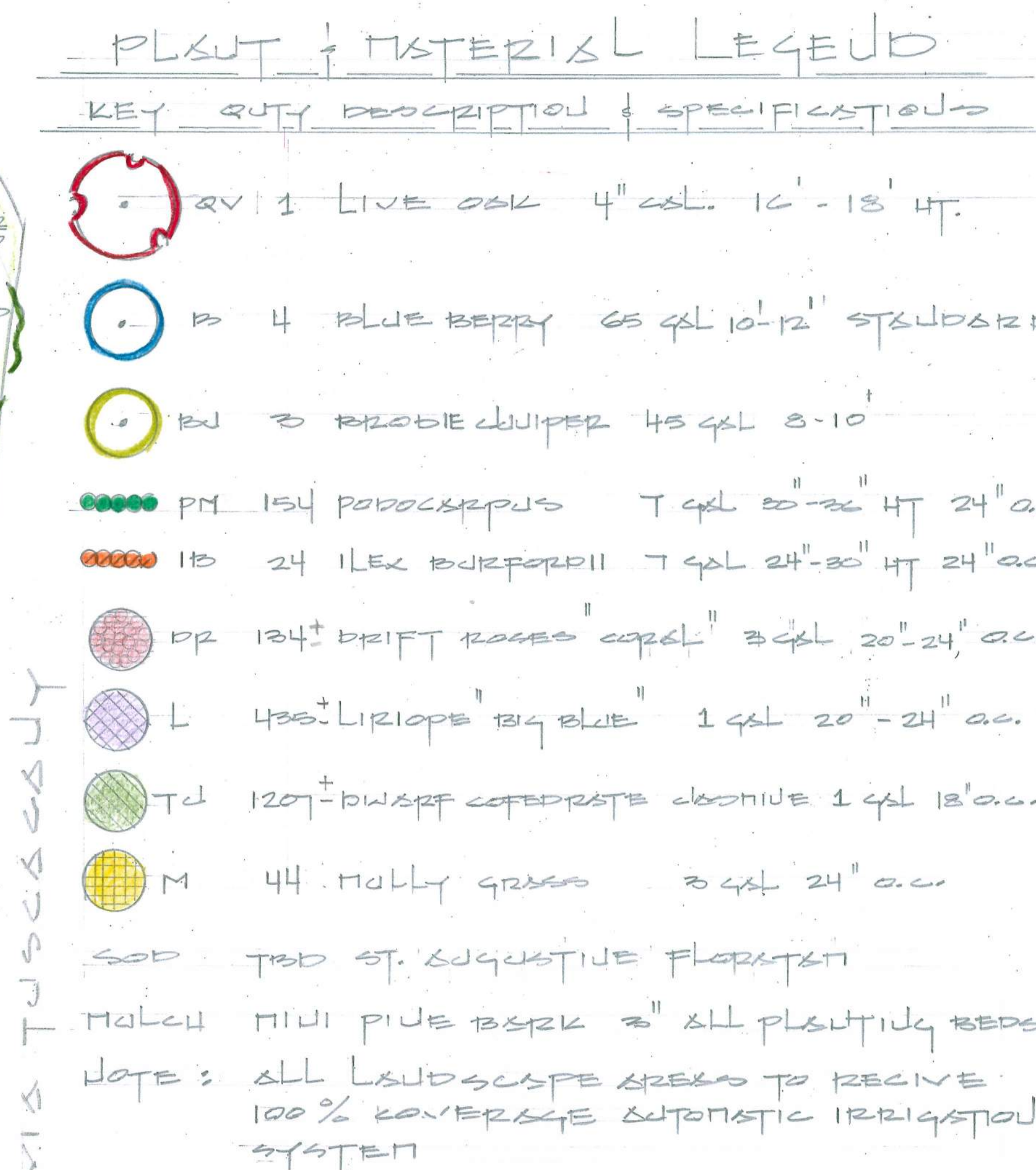
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LANDSCAPE PLANT

Winter Park Racquet Club Tuscany Center



Conceptual Site Plan

Winter Park, FL



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



Winter Park Racquet Club Tuscany Center



Front Elevation

Winter Park, FL



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:
 - o Parking
 - o 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
 - o 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 Tuscan House during late September to mid-October
 - o 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
 - o Answer: Will install full stop/extreme slow inducing speed bumps; potential for actuated arm

J. Greenberg, 2048 Venetian Way

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

R. Rothbard, 2000 Via Tuscany

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

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

- Multi-phase project?
 - o 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
 - o 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
 - o 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)
 - o Answer: Contractors will work around Winter Park’s quiet hours

K. Schultz, 2007 Via Tuscany

- Parking of construction vehicles
 - o 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
 - o 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?
 - o 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
 - o 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"
 - o 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
 - o Response by **E. Ernest-Jones**: it is better to see an improved property rather than one that is dilapidated
 - o 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?
 - o 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?
 - o Answer: 4 showers in new locker room
- Will the property be required to build up (elevation)?
 - o Answer: This project does not require an increase in elevation

Thieler

- Light pollution concerns regarding existing lights on tennis courts
 - o Answer: Shades on courts
- Suggestion for Oak trees to increase shade from lights
 - o 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
 - o 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?
 - o Answer: Please provide Ian your contact information and he will notify you as soon as he catches wind
 - o *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
 - o 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.

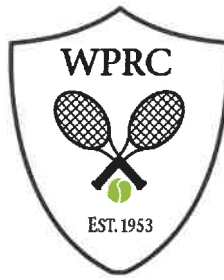
Enclosed is a copy of the letter, a list of all addresses that they were sent to, and physical proof of the mailing and date.

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

Winter Park Racquet Club | 2111 Via Tuscany, Winter Park, FL, 32789



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.)

Winter Park Racquet Club | 2111 Via Tuscany, Winter Park, FL, 32789

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

KEENE FAMILY TRUST
2185 VIA TUSCANY
WINTER PARK, FL 32789

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

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

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

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

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

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

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

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

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

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

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

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

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

DORE ERIC
1821 PINETREE RD
WINTER PARK, FL 32789

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ORANGE COUNTY BCC
PO BOX 1393
ORLANDO, FL 32802

THIELER FAMILY TRUST
2175 VIA TUSCANY
WINTER PARK, FL 32789

TALL REGINALD
2128 VENETIAN WAY
WINTER PARK, FL 32789

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

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

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

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

SCHULTZ KENNETH H
SCHULTZ SANDRA J
2007 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

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05-020

00-020

03-010

00-021

00-022

00-017













[EXTERNAL] Concerns About Winter Park Racquet Club Expansion Toward Via Tuscany

From Susanne Walker <susannewalker99@gmail.com>

Date Wed 10/1/2025 8:53 PM

To Allison McGillis <amcgillis@cityofwinterpark.org>

Dear Winter Park Planning & Zoning Commission,

I hope this message finds you well. We're writing to share my concerns about the proposed expansion of the Winter Park Racquet Club at 2011 Via Tuscany and how it may affect our neighborhood.

As you know, the Racquet Club already operates at a very high level of activity, and those impacts, including traffic, noise, lighting, and parking, are already strongly felt in the surrounding community. For many of us who live nearby, this is the maximum level of intensity we can reasonably manage while still enjoying our homes and neighborhood.

Winter Park is celebrated as the "City of Homes," and that identity is important to preserve. Allowing additional expansion in this residential area could begin to tip the balance away from protecting neighborhoods and toward commercial creep. We know the City's land use and zoning processes were created specifically to prevent this kind of incremental encroachment, and hope they will continue to safeguard property owners and residents.

From what we understand, the current proposal is not simply a small update but would substantially increase the scale of operations. That means more activity, more traffic, and more strain on the surrounding residential streets. These changes would be difficult to reconcile with the quiet character and residential feel of the Via Tuscany area.

Neighbors should be able to count on the protections of existing zoning without worrying that those boundaries will keep shifting. If this proposal moves forward, it risks undermining that trust and setting a precedent for further commercialization of residential areas.

For these reasons, we respectfully urge the City to deny the Racquet Club's request to expand toward Via Tuscany. Winter Park's neighborhoods are its heart, and protecting their stability and livability should remain the City's highest priority.

Thank you for your time and consideration.

Susanne and Wes Walker

1120 Tom Gurney Dr.

[EXTERNAL] In support of WPRC redesign

From Julie Williams <julie@fanniehillman.com>

Date Wed 10/1/2025 9:33 PM

To Allison McGillis <amcgillis@cityofwinterpark.org>

Hi Allison!

You and I have spoken several times in the past regarding different buyers and sellers that my team (The Bagby Team) at Fannie Hillman + Associates has dealt with. You have always been so helpful and provided excellent guidance to us. Most recently, you helped with our listing on Harding that had gotten historic designation. That house did sell a few months ago and the buyers and seller were so happy!

I am writing in support of the WPRC redesign project. My family lives at 1140 Tom Gurney Drive, Winter Park, and we are about 3 doors down from the WPRC. I grew up at the Club, and have watched it evolve over time. We moved into our home 8 years ago, and have enjoyed being neighbors with the Club. There are a few reasons that my husband and I are in support of the new proposed design:

- I am fully aware that the current white house needs to come down - from a real estate perspective, I know the conditions there are not great, and from a value standpoint, it is better to tear the house down and rebuild vs. trying to renovate and make it more functional and safer.
- The Racquet Club also has also listened when we explain that a few times a year, there are cars parked on our street from overflow at big events. It is not a nuisance, but it will be really nice when they provide a little more parking behind the new building to accommodate the overflow traffic.
- The new design is a nice aesthetic that blends in well with many houses in the neighborhood.
- Finally, the Club itself is a value-add. I sell homes primarily in 32789, that are \$1m+, and for anything that is in close proximity to WPRC, it is a huge selling point. Most of our clients want to join the Club - it is part of our Winter Park driving tour, and it is such a gem in our neighborhood that people are drawn to it.
- The last thing I will say is that I am part of the membership committee, and there is no desire to increase club membership. We are very focused on keeping it the same size it has always been, so that the members can enjoy the amenities. None of us want the size to increase, which is why we now have a waiting list. We will only new members if a spot opens when someone retires from the club.

I hope this information is helpful and thank you for listening.

Best regards to you,
Julie



The Bagby Team

Julie Bagby Williams

5 Star Agent
Hot 100 Realtor

Fannie Hillman + ASSOCIATES

Julie Bagby Williams | cell 407.620.8868 |
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205 W. Fairbanks Ave. | Winter Park, FL 32789

[EXTERNAL] Opposition to Further Encroachment of the Winter Park Racquet Club Toward Via Tuscany

From Chris Peterson <chris@hellsbayboatworks.com>

Date Wed 10/1/2025 5:31 PM

To Allison McGillis <amcgillis@cityofwinterpark.org>

The proposed expansion and further encroachment of the Winter Park Racquet Club at 2111 Via Tuscany is incompatible with the surrounding residential neighborhood and should be denied. The current restrictions on use already represent the maximum intensity of activity that the surrounding community can reasonably bear. The club's operations generate traffic, noise, lighting, and parking pressures that directly impact nearby residents' quality of life. To allow further expansion would tip the balance even further against the rights of the neighborhood. Winter Park is proudly known as the "City of Homes"—not the city of clubs, private resorts or creeping commercialization. The City's reputation, and the trust of its residents, depend on protecting neighborhoods and preserving the residential character that defines Winter Park. The conditional use permitting process and Parks and Recreation zoning classification were established to safeguard property owners from exactly this kind of incremental encroachment. The City has a duty to ensure that commercial or quasi-commercial activities within these zoning classifications do not overwhelm adjacent homeowners. The current proposal by the Racquet Club represents not just modest improvements but a substantial intensification of use. Such intensification would create greater activity levels, increase traffic on residential streets, and further erode the quiet enjoyment of nearby properties. These effects are plainly incompatible with the character of the Via Tuscany neighborhood. Residents should be able to rely on existing land-use protections without fear of a creeping expansion of non-residential uses. To accommodate further encroachment would undermine confidence in the City's zoning framework and set a troubling precedent for allowing incremental commercial creep into established neighborhoods. For these reasons, the Winter Park Racquet Club should not be allowed to further expand its footprint or intensity of operations toward Via Tuscany. The City's obligation lies with protecting the stability, and livability of its neighborhoods—not in accommodating an ever-growing demand from one club. All my best, Chris Peterson 2150 Via Tuscany Winter Park, FL

[EXTERNAL] Opposition to Winter Park Racquet Club Expansion

From Carolyn Branner <carolynbranner@yahoo.com>

Date Wed 10/1/2025 8:25 PM

To Allison McGillis <amcgillis@cityofwinterpark.org>

Subject:

Dear Ms. McGillis,

Any further expansion of commercial activity by the Winter Park Racquet Club is deeply concerning. Having lived next to the club for 30 years, I witnessed firsthand the repeated attempts to enlarge its facilities, often pushed by board members seeking to leave a legacy rather than respecting the surrounding community.

The club must remember that it is located within a residential neighborhood, and historically was a residence itself. Each expansion brings greater noise, traffic, and disruptive activity, all of which negatively impact the quality of life for nearby homeowners.

I urge you and the Planning and Zoning Board to protect the character of the Vias and preserve this beautiful neighborhood as the pleasant and desirable place to live that it has always been.

Lynn Branner, Resident

[EXTERNAL] Support for Winter Park Racquet Club Tuscany House Project

From ERNEST E JONES <ernestejones@bellsouth.net>

Date Fri 10/3/2025 1:17 AM

To Allison McGillis <amcgillis@cityofwinterpark.org>

Dear Ms. McGillis,

My name is Ernest Jones, and I reside at 797 Pinetree Road, directly adjoining the Winter Park Racquet Club. While I am not a member of the Club, I am writing to express my support for the proposed Tuscany House Project.

As the closest neighbor to the club, I am also writing to affirm the positive engagement we have had since moving into our home. The Club has been authentic and considerate as related to all matters between us, and I am in regular communication with the General Manager, Ian Munroe, as well as members of the Board, and again, they consistently demonstrate exceptional responsiveness, courtesy, and care for my home and the neighborhood.

I have attended the recent meetings pertaining to their zoning requests for club development as well. They continually demonstrate a sincere and empathetic approach to the plethora of residents concerns and have been proactive and conscientious when dealing with any mutual interests we have related to our property.

In my view and personal opinion, any reinvestment in the Club enhances not only its facilities, but also enhances the character and value of our community. The Winter Park Racquet Club is a critical asset and cornerstone to our neighborhood, and the Tuscany House Project will ensure it remains both aesthetically appealing and a continual positive influence on the immediate and surrounding areas.

For these reasons, I respectfully support and encourage adoption of the club's application to the Winter park zoning and planning commission for future expansion considerations.

With my kindest and warmest regards, I am

Respectfully,

Ernest Jones
Resident
797 Pinetree Road
Winter Park, FL 32789

[EXTERNAL] We support the WPRC update !

From John Butz <John@resellcnc.com>

Date Thu 10/2/2025 10:51 AM

To Allison McGillis <amcgillis@cityofwinterpark.org>

Best Regards,

John Butz

(o) [844.478.8181 x226](tel:844.478.8181) | (f) [407.478.1149](tel:407.478.1149)
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John Butz

CEO

☎ (407) 478-8181 x226

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[EXTERNAL] Winter Park Racquet Club Development

From Amy Alvarez <amytalvarez@yahoo.com>

Date Wed 10/1/2025 7:08 PM

To Allison McGillis <amcgillis@cityofwinterpark.org>

Dear Allison McGillis, Good evening. I am a Winter Park resident and live off of Via Tuscany. I am extremely concerned at the potential issues that the redevelopment of the Winter Park Racquet Club would impart on our neighborhood. Not only would it be more commercial development in the neighborhood, it would create more congestion on Via Tuscany. Via Tuscany is already a busy street and quite congested with lawn care trucks and other services. People will inevitably park in the street as most entitled folks do when they cannot find parking. The look of a commercial gym and parking on the beautiful street of Via Tuscany will take away charm and decrease property values. Please understand I am against this project. Please listen to the residents of the Vias who are opposed to this project. Sincerely, Amy Alvarez

[EXTERNAL] Winter Park Racquet Club Expansion Project

From Nancy Freeman <nfreeman1954@gmail.com>

Date Thu 10/2/2025 3:46 PM

To Allison McGillis <amcgillis@cityofwinterpark.org>

Cc Scott A. Greenberg <sagmd1@gmail.com>; Barry Render <profrender@gmail.com>; Mark Medei <barna@aol.com>; Wendi Peterson <Taxi45kids@aol.com>; Susanne Walker <susannewalker99@gmail.com>

 2 attachments (90 KB)

IMPORTANT PROJECT UPDATE.docx; IMPORTANT PROJECT UPDATE.pdf;

Dear Allison,

I'm writing to express my concerns about this project and to clarify some misconceptions about the neighborhood opposition. An email to the Racquet Club membership was forwarded to me; this letter was in response to flyers that we have been distributing in the neighborhood to notify residents about the details of the WPRC expansion. I've attached a copy of the body of the email and would like to address some of the points made:

1. Neighborhood meetings: notification was made to residents within 500 ft. in compliance with city code. But as we have said before, this only reached a handful of homes in this area. Many, many nearby residents had no idea about what was planned, let alone the scope of the project.
2. After the Sept. 2 P & Z meeting, Mr. Carter reached out to Scott Greenberg by phone; we know of no other residents who met with him and/or gave positive feedback. We have continued to express our concern over compatibility and parking.
3. "Commercial Facility": We do know that the zoning for this property is Parks & Rec., not commercial - we have not said anything about a zoning change in our flyer. What we object to is the commercial USE of the new building (gym, pro shop, offices, etc) which is replacing a structure obviously built as a single family residence and therefore compatible with the neighborhood.
4. Traffic and Membership: again we know membership is capped, but due to the new services in this building, more members will be using this facility which will therefore create higher traffic flow in and out of the front area of the club.
5. Parking: While we appreciate taking out the striped lot in front of the building, we note that the new circular driveway will be 20 ft. wide, which is equivalent to the width of Via Tuscany. Again, with the increased use of the new building as gym, pro shop, etc., we are afraid that driveway will be filled with cars most of the time which would give the appearance of a parking lot.
6. Noise/Activity: We are basing our concerns in this area on current and past experience with the club, specifically the pickle ball courts. As an example, the lights there are often left on until as late as 10:00

p.m. and noise/activity level lasts well after 9:00 p.m.

In summary, we do not believe this project is compatible and within the overall character of our neighborhood. I wanted to be able to address what we feel to be misinformation in Mr. Carter's email to WPRC members.

Thank you,
Nancy Freeman

Nancy Freeman
1055 Tuscany Place
Winter Park, FL 32789
321-277-2176
nfreeman1954@gmail.com

[EXTERNAL] Winter Park Racquet Club

From Gene Harris <gharris12@cfl.rr.com>

Date Fri 10/3/2025 8:48 AM

To Allison McGillis <amcgillis@cityofwinterpark.org>

Allison:

My name is Julie Harris. I live at 1800 Via Tuscany. First of all we never received any official city notice regarding this development by the Winter Park Racquet Club. I live 5 - yes FIVE houses away from the Racquet Club. Why do we need to find out about this when the signs in neighbor's yard started appearing??? Hiding something??

My husband & I are against anymore development by the Racquet club. When they bought Paula Shives & Dave Sutton's house we thought it made sense. They used the house as an office & storage. We are a neighborhood. But now they want to tear it down & put a very commercial looking building _ reminds us of a funeral home or bank..it obviously does not fit in. Don't even bring up the potential parking lot along Via Tuscany. Several Winter Park builders could renovate the Sutton residence & make it more useable for their purpose.

This is a neighborhood. The Racquet Club keeps trying to become something bigger. Maybe they need to move elsewhere. I'd invite you over to sit on my front porch & talk about it. But we might have to go inside due to all the pickleball noise from the Club.

Julie & Gene Harris
1800 Via Tuscany

[EXTERNAL] Winter park racquet club

From Bill Burke <bill@firedex.com>

Date Thu 10/2/2025 9:27 AM

To Allison McGillis <amcgillis@cityofwinterpark.org>

I am in support of our planned remodel. Thanks
Sent from my iPad



Bill Burke | Chairman

780 South Progress Drive, Medina, Ohio 44256

Direct: 330-723-0000 | Office: 330-723-0000

bill@firedex.com | www.firedex.com

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[EXTERNAL] Winter Park Racquet Club

From Erica Bates <ericabates@gmail.com>

Date Wed 10/1/2025 6:20 PM

To Allison McGillis <amcgillis@cityofwinterpark.org>

Good Evening Ms. McGillis,

I am a member of the Winter Park Racquet Club and have been for the past 12 years. It has been a great place to raise my children and for me to learn a new sport.

I am writing in support of the proposed renovation project planned for The Winter Park Racquet Club. After reviewing the plans and considering the impact on the surrounding community, I believe that this project will be a positive enhancement to the area.

The current building/house no longer aligns with the overall aesthetics of the neighborhood or with the updated homes that surround it. The proposed renovations will bring the building in line with the character and appearance of both the club and the community, creating a more cohesive and welcoming environment. Rather than detracting from the neighborhood, I believe the improvements will strengthen its appeal and value.

I also understand that a great deal of work and thoughtful planning has gone into ensuring that this project respects the needs of the neighborhood. Considerations around safety, traffic flow and noise have been addressed, which reflects the club's commitment to being a good neighbor and partner in the community.

For these reasons, I strongly support the approval of the renovation plans. I am confident that this project will benefit both the club and the surrounding neighbor for years to come.

Thank you for your time and consideration.

Erica Bates

2503 Versailles Ave Winter Park

704-743-8012

[EXTERNAL] Winter Park Raquet Club

From Lenee Harrell <leneeharrell@gmail.com>

Date Wed 10/1/2025 7:23 PM

To Allison McGillis <amcgillis@cityofwinterpark.org>

Hi ,

As members of the Winter Park community and residents of 1068 McKean Circle, we would like to express our full support for the planned refurbishment and improvements at the Winter Park Racquet Club.

We believe these enhancements will not only strengthen the club as an asset to its members but will also contribute positively to the value and character of our neighborhood and the broader Winter Park community.

Thank you for your time

Lenee Harrell Freeman

Sent from my iPhone

[EXTERNAL] WP Racquet Club Renovation

From Place, Alex <alex.place@hubinternational.com>
Date Thu 10/2/2025 7:37 AM
To Allison McGillis <amcgillis@cityofwinterpark.org>

Hello Amanda, we live approximately 1 block SE of the Club and are supportive of the renovation. My wife and I believe the addition will be a significant upgrade to the existing Tuscany House and the Club facilities.

Daryl and Alex Place
1160 Whitesell Drive, 32789

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From: [Elaine Clark](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] Good morning/support for RC project
Date: Friday, October 3, 2025 10:27:38 AM

Good morning, Ms. McGillis,

Please know that as a member of and a resident one street away from the WPRC —770 Via Lombardy, I have no reservations about the integrity of the club rehab. The steering committee and staff have worked tirelessly to inform club members and neighbors and make adjustments as needed to meet concerns. The current residential structure does nothing to enhance the value of the club or the neighborhood. We look forward to a new structure and the proposed changes.

Sincerely,
Elaine Clark

From: [Catharine Coward](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] In favor of approval for WP Racquet Club Tuscany House
Date: Friday, October 3, 2025 11:25:20 AM

Dear Ms. McGillis: my name is Clay Coward, and my wife Catharine and I have lived at 1960 Via Contessa for over 20 years. I write this brief e-mail to voice my support for Planning and Zoning's approval of the WP Racquet Club's request for approval to rebuild the Tuscany House. We are long time members of the WPRC.

The WPRC plays a significant role in my life, especially now that I've retired in the last year, allowing me to spend more time there. It appears that the points raised by the neighbors have all been addressed from an objective perspective. I am fortunate to live about 3 blocks from the WPRC and I rode my bike over there yesterday to look at the Tuscany House and surrounding houses in light of the objections. The current Tuscany House is two stories, and the new one will be one story. The revised design is professional and certainly in character with the neighborhood when compared to the current Tuscany House, surrounding houses, and new construction that is going on with a new large, two story house only 3 lots away at the corner of Via Tuscany and Whitesell (where the stop sign is). That house is much taller than the Tuscany House will be, and reflects a very modern type design.

The current Tuscany House is quite old and dated and needs to be replaced. The revised proposal is very reasonable and addresses the neighbors' concerns. When I retired, some people asked me, "Are you going to move?"

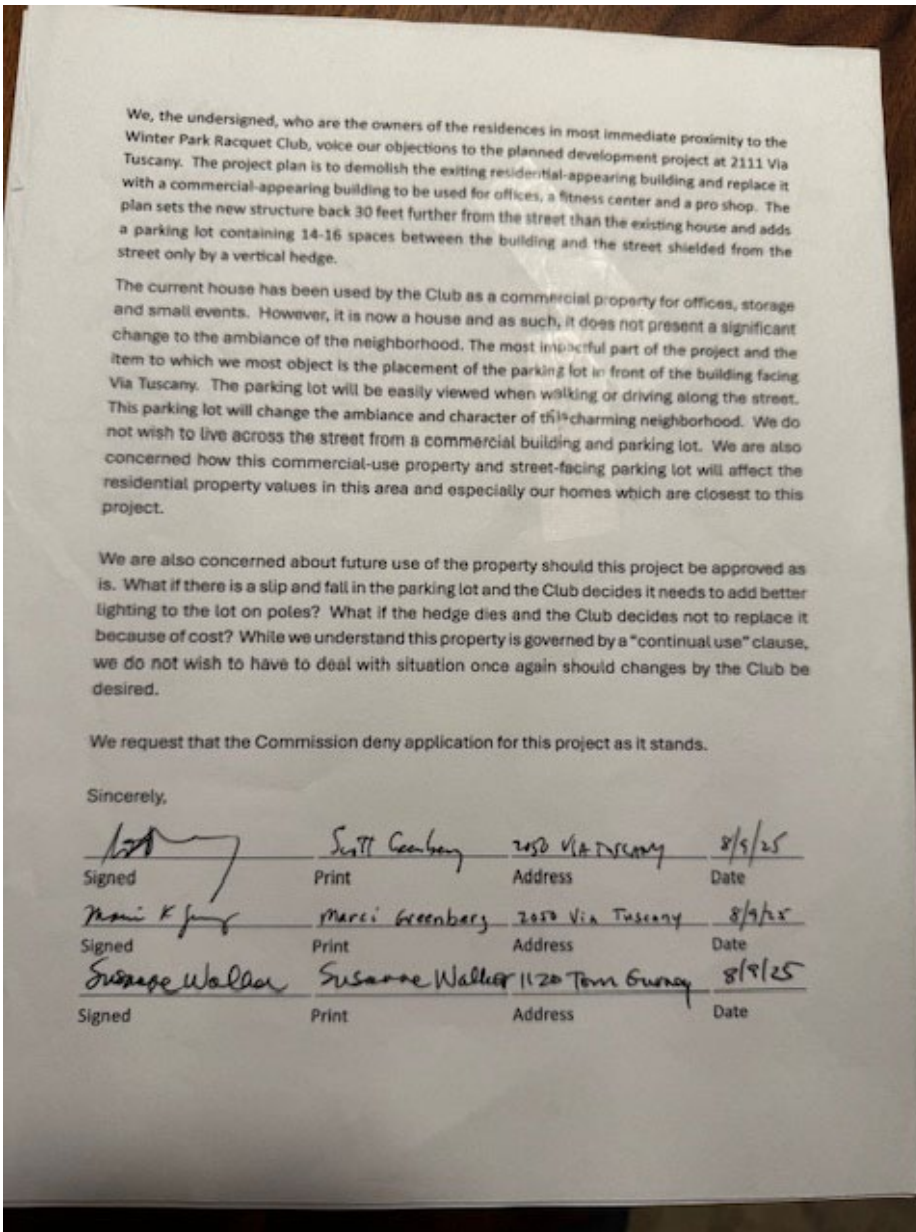
My answer was, "Why would I ever do that? I live in one of the US's best cities, large or small, and I live 3 blocks from the WPRC, where I can ride my bike in the morning to go swimming, look at the lake, and play tennis." I hope to have the opportunity to use the new Tuscany House over the coming years.

Thank you for your time and consideration.

All the best,
Clay and Catharine Coward

From: [Scott Greenberg](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] Racquet Club Project
Date: Monday, October 6, 2025 8:48:16 PM

Hi Allison,
Here are more petition signers who oppose the project. They all live in the Via Tuscany neighborhood



Signed	Wes Walker	1120 Tom Curney	8/9/25
Print	WENDI PETERSON	2150 VIA TUSCANY	8/11/25
Address	CHRIS PATTERSON	2150 VIA TUSCANY	8/12/25
Date	J. Matthews Knight	2100 Via Tuscan	8/12/25
Signed	Mark Knight	2100 Via Tuscan	8/12/25
Print	John Mica	2195 Via Tuscan	8/16/25
Address	MARK MEDEI	2036 VIA TUSCANY	08-17-25
Date			

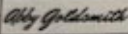
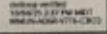
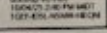
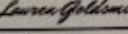
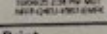
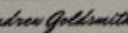
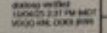
We, the undersigned, who are residents of the Via Tuscany neighborhood, voice our objections to the planned development project at 2111 Via Tuscany by the Winter Park Racquet Club. The project plan is to demolish the existing house and replace it with a commercial-appearing building to be used for offices, a fitness center, locker rooms and a pro shop. The plan adds parking in front of and behind the new building.

The current house has been used by the Club for offices, storage and small events. However, it is now a house and as such, it does not present a significant change to the ambience of the neighborhood. We do not wish to live in a neighborhood with a commercial building causing increased traffic, noise and unsightly street-facing parking. We are also concerned how this commercial-use property will affect the residential property values in this area and especially the homes which are closest to this project.

We also raise questions about the additional potential future use of this property if this project is approved.

We request that the Winter Park Planning and Zoning Board and the City Commission deny application for this project as it stands.

Sincerely,

		1200 Tom Furney	10/4/25
Signed	Print	Address	Date
		1200 Tom Furney	10/4/25
Signed	Print	Address	Date
		1200 Tom Furney	10/4/25
Signed	Print	Address	Date
		1200 Tom Furney	10/4/25
Signed	Print	Address	Date
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Signed	Print	Address	Date

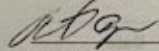
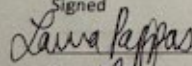
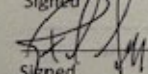
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The current house has been used by the Club for offices, storage and small events. However, it is now a house and as such, it does not present a significant change to the ambience of the neighborhood. We do not wish to live in a neighborhood with a commercial building causing increased traffic, noise and unsightly street-facing parking. We are also concerned how this commercial-use property will affect the residential property values in this area and especially the homes which are closest to this project.

We also raise questions about the additional potential future use of this property if this project is approved.

We request that the Winter Park Planning and Zoning Board and the City Commission deny application for this project as it stands.

Sincerely,

	Rita A. Pappas	MD FACS	2020 Via Tuscany	10/1/25
Signed	Print	Address	Date	
	Laura M. Pappas		2020 Via Tuscany	10/1/25
Signed	Print	Address	Date	
	Robert D. Senas	Jr	1233 S. ...	12/5/25
Signed	Print	Address	Date	

Signed	Print	Address	Date
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Signed	Print	Address	Date
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Signed	Print	Address	Date
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Signed	Print	Address	Date
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From: Diane McNeill dlilm@cfl.rr.com
Subject: Resident against commercial expansion on Via Tuscany
Date: October 1, 2025 at 8:31 AM
To: sagmd1@gmail.com

Diane McNeill

Thank you

Debra and Rob Hodgson

Division A Hodgson

Granny McNeill 25 of North America

1912 South West 20th St.

Fort Lauderdale, FL 33305

Phone: 954-582-1788 Fax: 954-582-1789

www.hodgsonmcmill.com

From: kirsten.grannynannies.com kirsten@grannynannies.com
Subject: Via Tuscany - no commercial building
Date: October 1, 2025 at 2:48 PM
To: sagmd1@gmail.com

KG

Hi I am emailing about the flyer we received in our door. Please add us to the petition - we
DO NOT want WPRC being able to build a commercial facility
Thank you

Kirsten and Rob Hodgson

Kirsten A Hodgson
Granny NANNIES of North America, LLC
1912 Booth Circle Suite 300
Longwood, FL 32750
Phone(407)682-7758 *Fax (407) 682-4569
www.GrannyNANNIES.com

From: Gwyn Clark gclark116@icloud.com
Subject: Winter Park Racquet Club Development Project
Date: October 2, 2025 at 6:00 PM
To: sagmd1@gmail.com



Thank you for taking the lead in organizing opposition to this project. Could you let me know how I can sign the petition? I also plan to attend the meeting on the 7th.

Sincerely, Gwyn Clark

Gwyn Clark
Realtor
Fannie Hillman + Associates
5 Star Professional
C: 407.616.9051

From: [Md Doctor](#)
To: [Allison McGillis](#)
Cc: sagmd1@gmail.com
Subject: [EXTERNAL] regarding project via tuscanly raquet club developement
Date: Friday, October 3, 2025 10:54:57 AM

We reside and own 1238 Vía Estrella, Winter Park, FL 32789 and we are not happy to make our neighbourhood commercial zone

Saied and Samaneh Shemiranei

From: [Marcheta Schroeder](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] Support for WPRC Renewal
Date: Friday, October 3, 2025 8:44:44 PM

I am writing to give my heartfelt support for the Winter Park Racquet Club renovation. I have read all of the details of the project and believe the work will only improve the neighborhood experience (better traffic flow, more updated front building, etc).

Thank you,
Marcheta

Marcheta Marshall Schroeder
(415) 419-9758

From: [magruder kathy](#)
To: [Allison McGillis](#)
Cc: [Magruder Brock Jr](#)
Subject: [EXTERNAL] Support for WPRC renovation project
Date: Saturday, October 4, 2025 5:19:28 PM

Ms McGillis,

I am writing you in support of the Winter Park Racquet Club's renovation project.

Although we do not live in the immediate neighborhood we have always felt the Club was a hidden gem, tucked away and out of sight.

The renovation of the old house that faces via Tuscany will add value to the neighborhood. It does not do the neighborhood justice in its present state.

In short, this project is about renewal, not expansion. It replaces an outdated structure with a safer, more attractive building, modernizes circulation and parking, and enhances the overall character of the neighborhood; all without adding Members or new impacts.

Thank you for your consideration.

Respectfully,

Kathy and Brock Magruder

From: [Hilary Turner](#)
To: [Allison McGillis](#)
Cc: [Hilary Turner](#)
Subject: [EXTERNAL] Winter Park Racquet Club Development Project
Date: Friday, October 3, 2025 10:24:10 AM
Attachments: [image994381.png](#)

Dear Allison –

My name is Hilary Thielier Turner. My address is 1214 Via Estrella. My parents, Bill and Lynn Thielier, have a home at 2175 Via Tuscany. We moved to Winter Park in 1979 when I was 10 years old. They purchased their land in 1981. The property is next door to the WPRC, on the pond. My parents were members of the WPRC in the past, but are not now. My husband and I are also past members. My sister, Ingrid, and her husband are current members.

My family is against the currently proposed development. When we moved to 2175 Via Tuscany, we knew the WPRC was there, but reasoned that the size of the property would naturally limit its growth. Afterall, in our residential neighborhood, the club was once a house itself; its members were limited to people who lived in the neighborhood and therefore would have the neighborhood's interests in mind if any change were considered.

When The Tuscany House was purchased, my husband and I were members. As I recall, the reason the land was needed was so that the WPRC could make the entrance drive two ways. The members and the neighbors were advised that the club planned to leave the structure the same on the outside, thereby maintaining the façade of a residence to comport with the aesthetic of the neighborhood.

In the formula of many developers, the current board of the WPRC has allowed the home to reach a relatively dilapidated state and are well on their way to the new structure. No one on the board has ever contacted my parents to advise them of the plans.

The club has had many expansions over the years. This is different. A 6,300sf commercial facility with parking in front has no place in the neighborhood. I realize that the architects attempted to create a Mediterranean feel to the façade and cut the 20 parking spaces by half, but that doesn't change the fact that there is still parking in front, the building is commercial, is too close to the road, will attract too many cars, and is huge. Any house that even approaches that size on Via Tuscany is on a lot at least three times the size of that one.

I understand that time marches on. But, the plans as they stand are so incompatible with the rest of the neighborhood that they are unacceptable. I also understand that the majority of the members probably are not residents of the neighborhood and don't really have an interest in this expansion's effect on it. I hope that the City of WP will listen to those of us who do.

Thank you for your time. Please let me know if there is anyone else I should write or anything I should do that will help my voice be heard. Please let me know that you received this email.



Hilary Turner

JD, Paralegal

D 407.571.7358 O 407.571.7400 F 407.571.7401

hturner@hrlawflorida.com

Street Address:

2807 Edgewater Drive

Orlando, Florida 32804

hrlawflorida.com

From: [Sean Moro](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] Winter Park Racquet Club Project support
Date: Friday, October 3, 2025 1:12:18 PM

Dear Ms. McGillis,

Happy Friday! I hope you have had a nice week.

I am writing to express my strong support for the Tuscany House Project at the Winter Park Racquet Club.

As a member of the Club and a resident who values thoughtful development, I appreciate the extensive efforts made by the Club leadership to engage with both neighbors and members throughout this process. The project has undergone meaningful revisions in response to community feedback — including enhanced landscaping, a more residential architectural design, and a reduction of the visual impact from Via Tuscany road.

Importantly, the project does **not** involve an expansion of membership or operating hours, and it maintains the Club's longstanding use as a private, members-only facility. The improvements proposed will replace an aging and outdated building with a more attractive, functional, and safer facility that blends better with the neighborhood while remaining consistent with the property's zoning and long-standing use.

I believe this project strikes the right balance between neighborhood preservation and facility renewal. I hope the Planning and Zoning Board will continue to support this well-planned and community-responsive initiative.

Thank you for your time and consideration, and have a great weekend!

--

Respectfully,
Sean Moro

From: ealdencpa@aol.com
To: [Allison McGillis](#)
Subject: [EXTERNAL] Winter Park Racquet Club Tuscany House Project
Date: Tuesday, October 7, 2025 2:31:22 PM

I would like to address my support of the project.

The Club has been around for 72 years and I believe it has been a good neighbor in the past and I believe it will be in the future.

I believe the current project will enhance the neighborhood.
By not having any adverse impact on surrounding property values.
Plus the original building and parking designs were altered to facilitate recommendations.

No parking spaces in front of the building and design changes to the landscaping and the front of the building to make it appear to be more residential.

The Club is not a commercial facility. This is a set membership entity. One flyer I reviewed that disagreed with the project talked about "shoppers" at the Club.

The "shoppers" have been the same for 72 years, they are the capped members. As a member of the Club, I don't think I have ever seen someone "shopping" at the Club.

With the completed project, I doubt I will in the future either.

I have been a Winter Park resident since 1998, who lives right around the corner from the Club on Via del Mar. I am a Club member, since I moved to this wonderful City.

From: [J Redling](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] Winter Park Raquet Club planned expansion
Date: Friday, October 3, 2025 2:10:50 PM

Ms McGillis,

I am writing to formalize my opposition to the pending development at 2111 Via Tuscany by the WPRC. I currently reside just a few houses away at 1811 Via Tuscany. I purchased my home in 2021 and made significant capital investments in upgrades and updates to the home. I know I paid a premium due to the address and the location and was more than willing to do so given the beauty and neighborhood feel of the location. Also critical to the decision was the strict traffic and parking restrictions on Via Tuscany that are stringently enforced.

As many of my neighbors would agree, adding a commercial operation that includes a full operational gym and locker room as well as office and a retail operation facing Via Tuscany would result in severely impacting the overall resident experience.

WPRC has close to 500 families within the membership and this addition will definitely create more traffic and be disruptive to the current residents and have a very negative impact on the overall feel and look of the neighborhood and could have a negative impact on the home values for those of us with homes within one or two blocks from the planned expansion.

Bottom line, this expansion is a street facing commercial facility with parking that does not belong in our beautiful, quiet and serene residential neighborhood.

The Via's are a very special place and the city should continue to be a steward of maintaining the beauty and feel of one of Winter Park's most unique neighborhoods.

Thank you for your consideration and your support.

Sincerely,

Joseph M. Redling

From: ninda1620@aol.com
To: [Allison McGillis](#)
Subject: [EXTERNAL] WPRC demolition/rebuild
Date: Monday, October 6, 2025 5:22:05 PM

I strongly disapprove of the WP Racquet Club's plan to demolish the house fronting Via Tuscany and build a new gym with increased parking. I grew up on Via Lugano, since 1958, and my parents were long time members of the Club. I currently live on Chestnut Avenue and walk every morning down Via Tuscany past the site. This project is not in keeping with the character of the lovely immediate neighborhood and would be a terrible precedent for the city. It surely would increase traffic, diminish the charm of the neighborhood, and worsen drainage issues. I strongly urge the city to disallow the plan to demolish and build as currently outlined.

Thanks for your consideration.

Sincerely,

Alan Musante

1620 Chestnut Avenue

From: [John Demola](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] WPRC Development Project
Date: Friday, October 3, 2025 4:14:43 PM

Dear Ms. McGillis

We are sending this e-mail to join our voice in objection to the WPRC plans to demolish the home at 2111 Via Tuscany and build a street facing commercial facility . We CHOSE this neighborhood for its quiet residential atmosphere . IWe cannot state strongly enough our complete "Horror" of having such a project come into this wonderful Vias Neighborhood. We add our name to the list of those concerned at this "intrusive" and unacceptable project . I am appalled that something like this could be considered. The Vias is a beautiful and peaceful neighborhood - not to be tampered with for the unnecessary expansion of the WPRC. Sincerely, Lydia and John Demola - 1122 Via Del Mar. Thank you for listening.

From: [Jennifer McGaffic](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] WPRC Development Project
Date: Saturday, October 4, 2025 2:47:37 PM

Dear Ms. McGillis,

I am writing to express my concerns regarding the proposed development project by the Winter Park Racquet Club on Via Tuscany. While I am not opposed to the expansion or renovation of the facility itself, I have significant concerns about key elements of the current proposal—specifically, the placement of the parking lot at the front of the building and the overall architectural design.

Via Tuscany is a historically residential street, and the placement of a large parking lot at the front of this development would significantly alter the character and visual harmony of the neighborhood. It would bring increased noise, light pollution, and traffic congestion to an area that has long maintained a peaceful, residential atmosphere. Allowing such a feature so prominently on the street sets a precedent that could gradually erode the integrity of this unique community.

Additionally, the proposed building design, as it stands, does not reflect the aesthetic or scale of the surrounding homes. To preserve the neighborhood's charm and character, it is crucial that the Racquet Club's structure maintain the appearance of a residential home. A building of commercial scale or appearance would be incongruent with the fabric of Via Tuscany and the expectations of the residents who call this street home.

I urge you and the Planning and Zoning Board to require revisions to the project that relocate the parking lot away from the street front and ensure the building's design is consistent with the residential character of the neighborhood.

Thank you for your time and for your ongoing efforts to protect the integrity of our community.

Sincerely,

Jennifer McGaffic

Sent from my iPhone

From: [Michael Hoeksema](#)
To: [Allison McGillis](#)
Subject: [EXTERNAL] WPRC
Date: Wednesday, October 8, 2025 10:28:59 AM

Hi Allison,

I wasn't able to attend the Winter Park Racquet Club meeting last night, but I wanted to share my concerns as a long-time resident of the neighborhood.

I've lived here my entire life and have watched WPRC change from a quiet club into more of a party venue. Over the years, the music has become noticeably louder and continues well past the 10 p.m. cutoff. This has become especially difficult now that I have young children — the noise frequently wakes up my 2- and 3-year-old at night.

My concern with the proposed renovations is that expanding the facilities will lead to increased membership, which will likely mean more events, more traffic, and more noise. I'd honestly have no issue with them adding a gym if the membership capacity was capped to help control those impacts.

As a developer, it's a bit ironic to find myself on the other side of the table, but I also understand how important it is to listen to neighbors' concerns — something we're quite used to

Thank you

Kind Regards,

Michael Jakob Hoeksema
Development Partner
Douglas Partners LLC
101 S. New York Ave,
Suite 201
Winter Park, FL 32789
(407)415-3293
www.douglaspartnersllc.com

Regarding the Winter Park Raquet Club Proposal for 2111 Via Tuscany

We, as residents of Winter Park and neighbors of the Winter Park Racquet Club, object to the construction and installation of a building for commercial use and an oversized parking driveway in the front at 2111 Via Tuscany. The use of the building for a gym, locker rooms, pro shop and offices, along with increased number of cars facing the street are commercial in nature and not in keeping with the character of the surrounding residential neighborhood.

Total	Names	Address
2	Morgan, Dee and Paul	1056 Tuscany Place
2	Schmid, Marty and Paul	1000 Tuscany Place
2	Freeman, Nancy and Mark	1055 Tuscany Place
2	Veurink, Mary and Charles	1040 Tuscany Place
2	Polak, Alina and John	2207 Venetian Way
2	Halback, Karen and Bob	1160 Howell Branch Rd.
2	Diaz, Barbara and Manny	1048 Tuscany Place
2	Woodruff, Sheryle and Michael	2436 Chantilly Ave.
2	Render, Donna and Barry	2630 Via Tuscany
1	Blake, Patty	914 Poinciana Ln.
2	McGaffic, Jennifer and Tom	901 Poinciana Ln.
1	Williams, Charley	Temple Dr. P.O. Box 2126 WP
1	Engleman, Cathy	2228 Azalea Ln.
1	Green, Quentin	2228 Azalea Ln.
2	Esparaz, Tiffany and Joseph	914 Moss Ln.

2	Greenberg, Marci and Scott	2050 Via Tuscany
2	Walker, Suzanne and Wes	1120 Tom Gurney Rd.
2	Peterson, Wendy and Chris	2150 Via Tuscany
2	Knight, Marissa and J. Matthew	2100 Via Tuscany
1	Mica, John	2195 Via Tuscany
1	Medei, Mark	2036 Via Tuscany
1	Parker, Laurie	908 Moss Ln.
2	Hodgson, Kristen and Rob	1008 Via Tuscany Oaks Way
1	McNeill, Diane	2299 Via Tuscany
2	Pappas, Laura and Pete	2020 Via Tuscany
1	Clark, Gwen	1246 Via Estrella
4	Goldsmith, Abby and Paul	1200 Tom Gurney
1	Sellers, Dan	1223 Sharon Rd.
1	Turner, Hilary	1214 Via Estrella
2	Thieler, William and Lynn	2175 Via Tuscany
1	Hoeksema, Susan	1177 Tom Gurney
1	Weibel, Catherine	1200 Sharon Pl.
1	Shanahan, Rebecca	2223 Via Tuscany
54	Total	



item type

Public Hearings: Non Quasi-Judicial Matters

meeting date

October 22, 2025

prepared by

Peter Moore, Director of Office of Management and Budget

approved by

Michelle del Valle, Assistant City Manager

subject

Ordinance - Amending adopted FY 25 Budget

motion | recommendation

As required by statute, approve the ordinance adopting amendments made to the FY25 budget over the course of the last fiscal year (2024 - 2025).

background

The City Commission is required by Statute to approve any budget amendments that alter the total amount budgeted in any fund or when funds are transferred between different fund types. The City has adopted the practice of bringing budget amendments to the City Commission as they arise and then bringing a year-end ordinance adopting all the amendments formally to comply with Statute. Through the receipt of grants or due to a need to revise original revenue estimates the city periodically needs to make changes to stated account revenues and expenditures. This is primarily a housekeeping process and it properly provides departments and divisions with an accurate picture of the funds available to undertake programs and projects. The following attachment highlights the budget amendments (Exhibit A of the Ordinance) that have already been approved by the Commission at prior meetings and now need to be formally adopted through public hearing.

alternatives | other considerations

Not approving this would require staff to remove the amendments in the accounting system. It would not affect actual revenues received or expenditures incurred.

fiscal impact

None. All the amendments have been previously approved by the Commission.

attachments

1. Budget_Amendment_Ord_FY25_year_end

2. Exhibit A - FY 25 Budget Amendments Sheet
3. Business Impact Estimate FY 25 Budget Amendment

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING THE ADOPTED BUDGET AND ACCOMPANYING FIVE YEAR CAPITAL IMPROVEMENT PLAN FOR FISCAL YEAR 2024 – 2025 BY PROVIDING FOR CHANGES IDENTIFIED IN EXHIBIT A; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance No. 3314-24, the City of Winter Park, Florida has adopted the Budget and Capital Improvement Program for the fiscal year 2024 – 2025; and

WHEREAS, the City of Winter Park, Florida desires to amend the Budget and Capital Improvement Program for supplemental appropriations in the amounts identified in Exhibit A; and

WHEREAS, Section 166.241(4)(c) Florida Statutes require such a budget amendment be adopted in the same manner as the original budget.

BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA THAT:

SECTION 1. The Budget and Capital Improvement Program for fiscal year 2024 – 2025 is hereby amended by providing for changes identified in Exhibit A.

SECTION 2. If any section, subsection, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 3. In the event of any conflict between the provisions of this Ordinance and any other ordinance, resolution, or portions thereof, the provisions of this Ordinance shall prevail to the extent of such conflict.

SECTION 4. The provisions of this Ordinance shall become effective immediately upon passage.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, held in City Hall, Winter Park, Florida this 12th day of November, 2025.

Sheila DeCiccio, Mayor

Attest:

Rene S. Cranis, City Clerk

Exhibit A Exhibit A

Item	Amount	Source Account	Source Acct. Name	Exp. Account	Exp. Acct. Name	Note	Approval Date
COPS Grant	\$282,000 \$130,000	0019200 599410 0010331 331100	General Fund Contingency Federal Grants	0014104 ***** (See listing attached)	Uniform Patrol Division (Various Accounts, See attached)	Funding to add two new police officer positions with a portion paid from the Department of Justice COPS grant.	10/23/2024
Thrift Shop Office Conversion	\$470,000	0010383 383100 3010381 381010	Fund Balance Carryforward Transfer from General Fund	0018502 591301 3013101 565302	Transfer to Capital Projects Fund Facility Replacement Account	The General Fund had previously contributed \$470k towards land acquisition at 1401 Howell Branch to provide for expanded office space. With that project reconsidered, the proceeds are being redirected to expand office space at City Hall and allow the Human Resources Department to relocate. The funding will be contributed toward converting the old thrift shop and storage areas into offices as well as HVAC duct work.	2/12/2025
Directional Boring Rig Replacement - W&WW	\$600,000	4030383 383100 5020383 383100 5020341 341226	W&WW Fund Balance Carryforward ERF Fund Balance Carryforward W&WW ERF Contribution	4032844 544060 5023210 564020	ERF Rental W&WW ERF Capital Outlay - Veh & Equip	Replacement of 10-yr-old directional boring rig with larger new one. Will be funded by \$187k from the ERF and \$413k from W&WW reserves.	6/4/2025
Millings to Road Improvement Fund	\$ 53,000	0010365 365001	Sale of Surplus Materials	0013115 553040	Road Materials and Supplies	The Public Works department sold millings leftover from projects and the money is being credited to the road materials account.	7/23/2025
Building Dept. Credit Card Fees	\$ 260,000	0010322 322001	Building Permits - BLDG Code	0012401 534045	Credit Card Fees - Bld Dept	The volume of dollars in permitting revenue has been significant due to a few large projects. These revenues being paid on credit cards raise the city's processing fees and increase cost in the Building Dept. Increased revenues in permitting fees will cover this increased cost.	7/23/2025
City Hall Plumbing	\$ 168,000	0019200 599410 3010381 381010	General Fund Contingency Transfer from General Fund	0018502 591301 3013101 565302	Transfer to Capital Projects Fund Facility Replacement Account	The west wing of City Hall is currently undergoing renovations and inspections have revealed aging water and sewer pipe infrastructure that needs to be replaced. The city has about \$168k in remaining contingency funds that staff is recommending for this use.	7/23/2025
Public Safety Special Detail	\$155,000 \$7,500	0010342 342101 0010342 342201	Police Special Detail Fire Special Detail	0014104 515020 0015103 515020	Special Pay - Detail Police Special Pay - Detail Fire	Public safety personnel are routinely hired to assist with 3rd party events and services. Demand for services has been higher than originally budgeted and this amendment reflects the increase in revenue received to offset the additional costs.	7/23/2025
Golf - WP 9	\$ 80,000	0010347 347231	Golf Membership Fee - WP9	0016301 552012 0016302 552050 0016302 546030	Operating Supplies - Merchandise (\$30k) Operating Supplies - Chemicals (\$35k) Repair & Maintenance - Grounds (\$15k)	Revenues and expenditures at the WP9 are slightly higher than initially estimated. This accounts for that change.	9/24/2025
Tennis Center	\$ 250,000	0010347 347306	Tennis Contracted Services	0016201 534040	Tennis Division Contractual Services	Play at the tennis courts has been higher than originally estimated. Increased costs in providing contracted tennis services are offset by revenue increases.	9/24/2025

COPS Grant Budget Amendment

Org	Object	Description	Additional Funding
0014104	512010	REGULAR SALARIES AND WAGES	112,000
0014104	521010	FICA TAXES	8,600
0014104	523010	EMPLOYEE INS - HEALTH & DENTAL	27,600
0014104	522011	RETIREMENT CONTRIBUTIONS - PD	45,800
0014104	544060	RENTALS - EQUIP REPLACEMENT FD	154,000
0014104	552090	OPERATING EQUIP UNDER \$5000	64,000
Totals			412,000.00

Funding Sources

0019200	599410	OTHER USES - CONTINGENCY RES	282,000
0010331	331100	FED GRANT-GENERAL GOVERNMENT	130,000
Totals			412,000.00

City of Winter Park, Florida Business Impact Estimate

Posted Date: _____

Proposed ordinance's title/reference: AMENDING THE ADOPTED BUDGET AND ACCOMPANYING FIVE YEAR CAPITAL IMPROVEMENT PLAN FOR FISCAL YEAR 2024 – 2025

This Business Impact Estimate (BIE) is provided in accordance with Section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City of Winter Park takes the position that a business impact estimate is not required by state law for the proposed ordinance.¹ The City of Winter Park may, at its discretion, complete a Business Impact Estimate even for a proposed ordinance that falls under one of the following exemptions. This Business Impact Estimate may be revised following its initial posting.

If the ordinance is exempt, please check the appropriate box below. Continue to Page 2, if a BIE is required.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☒ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Development orders and development permits, as those terms are defined in s. 163.3164, and, development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
 - b. Comprehensive Plan Amendments and land development regulation amendments initiated by an application by a private party other than the City of Winter Park;
 - c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, the City of Winter Park hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City of Winter Park, if any:

- (a) An estimate of direct compliance costs that businesses may reasonably incur;
- (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
- (c) An estimate of the City of Winter Park regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

If any of the above are applicable, please explain:

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

4. Additional information the governing body deems useful (if any):