City Commission
Regular Meeting

Agenda
September 9, 2026 @ 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.

decorum
As a courtesy to those present, please silence your mobile devices. If you must take a phone call, please excuse yourself and step outside.

Members of the public shall observe the same rules of propriety, decorum and good conduct applicable to members of the Board. Persons making remarks or exhibiting behavior that disrupts the orderly conduct of this meeting will be subject to removal from the meeting.

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

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

please note
Times are projected and subject to change.

1. **Meeting Called to Order**
2. **Invocation - Wes Hamil, Director of Finance**
3. **Pledge of Allegiance**
4. **Community Partner Presentation - Gigi Papa, Winter Park Benefit Shop**
5. **Approval of Agenda**
6. **Mayor's Report**
   a. Drive Electric Month Proclamation — 5 minutes
7. **City Manager's Report**
   a. FY27 Q1 Meeting Schedule — 1 minute
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, August 26, 2026 — 1 minute
    b. Approve the minutes of the work session, August 27, 2026 — 1 minute
    c. Approve the following piggyback contracts: — 1 minute

       1. SSS Down to Earth OPCO, LLC - City of Tarpon Springs #250110-P-PH - Golf Course Grounds Maintenance; Providing ground maintenance services for the WP9 golf course. Contract Term: Through April 30, 2030; Not to Exceed: $560,000
       2. Vortex Services, LLC - TIPS #20110401 - Pipe Bursting; Requesting additional funding for pipe repairs at Lake Killarney and related services on an as-needed basis. Contract Term: Through January 31, 2027; Not to Exceed: $600,000

    d. Approve the following contracts: — 1 minute

1. Paymentus Corporation - Payment Management and Processing Service. Requesting additional funding for continued payment processing services. Contract Term: Through May 1, 2027; Not to Exceed: $750,000

12. Action Items Requiring Discussion

a. Paid Parking Pilot - Dinky Dock and Baldwin Park — 25 minutes

13. Millage Rate and Budget Public Hearing | 5:00 p.m. or soon thereafter

a. Ordinance - Adopting millage rates for FY 2027 budget (1st reading) — 5 minutes

b. Ordinance - Adopting the FY 2027 budget (1st reading) — 15 minutes

14. Public Hearings: Quasi-Judicial Matters

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

a. Request of Summer Time Management, LLC: To Annex the Property at 915 North Wymore Road and establish Commercial Future Land Use and Commercial (C-3) Zoning on the annexed property. (2nd reading) — 5 minutes

b. Request of GAI Consultants, Inc. for: Conditional Use approval for the property located at 210 E. Morse Boulevard (zoned R-4), on behalf of El Cortez, LTD (property owner), in conjunction with Chabad of Greater Orlando, for a project consisting of five townhome units fronting Morse Boulevard, which will be two stories in height plus partially below-level basement garages for parking; and a three-story synagogue building fronting Knowles Avenue, including an underground parking garage, a place of worship with rooftop deck for associated functions, and a daycare facility. **(Note: Based on the number of speakers registered, the time per speaker may be reduced.) (2nd Hearing)** — 120 minutes

15. Public Hearings: Non Quasi-Judicial Matters

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

a. Ordinance - Water and wastewater rate adjustments — 5 minutes

b. Resolution 2312-26 adopting changes to City Fee Schedule other than water and wastewater rates — 5 minutes

c. Resolution 2313-26 Advocating for Expanded Use of Tourist Development Taxes — 5 Minutes

d. Micromobility Ordinance (1st reading) — 10 minutes

16. **City Commission Reports**

17. **Summary of Meeting Actions**

18. **Adjournment**

City Commission

agenda item 6.a

item type
Mayor's Report

meeting date
September 9, 2026

prepared by
Stephanie Silva, Communications Manager

approved by
Randy Knight, City Manager

subject
Drive Electric Month Proclamation

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments
None

City Commission

agenda item 7.a

item type
City Manager's Report

meeting date
September 9, 2026

prepared by

approved by
Kim Breland, City Clerk

subject
FY27 Q1 Meeting Schedule

motion | recommendation

background
FY27 Q1 Meeting Schedule

alternatives | other considerations

fiscal impact

attachments
1. FY 27 Q1 Schedule

FY 27 Q1 Commission Meetings and Work Sessions, October – December 2026

Regular Meetings start at 3:30 p.m. Work Sessions are scheduled for 3:30 - 5:30 p.m.

	Meeting/Topic
Wednesday, October 14	Regular Meeting
Thursday, October 15	Work Session – Mini Parks
Wednesday, October 28	Regular Meeting
Thursday, October 29	Work Session –
Wednesday, November 11 (Time TBD)	CRA (Agency)
Wednesday, November 11	Regular Meeting
Thursday, November 12	Work Session – Parking Garage Discussion
Wednesday, November 25	Regular Meeting – CANCELED (Thanksgiving eve)
Thursday, November 26	Work Session – CANCELED (Thanksgiving Day)
Wednesday, December 9	Regular Meeting
Thursday, December 10	Work Session – Integrated Resource Program
Wednesday, December 23	Regular Meeting – CANCELED (Christmas Eve)
Thursday, December 24	Work Session – CANCELED (Christmas Day)

Future Topics:

Denning/Fairbanks area improvements

Howell Branch Pond

City Commission

agenda item 11.a

item type
Consent Agenda

meeting date
September 9, 2026

prepared by
Kim Breland, City Clerk

approved by
Kim Breland, City Clerk

subject
Approve the minutes of the regular meeting, August 26, 2026

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments
1. CC-min-2026-08-26 DRAFT

City Commission
Regular Meeting Minutes

August 26, 2026 at 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Mayor Sheila DeCiccio, Commissioners Elizabeth Ingram, Craig Russell, Kris Cruzada, and Warren Lindsey; City Manager Randy Knight; Assistant City Manager Michelle del Valle; City Attorney Kurt Ardaman, and City Clerk Kim Breland.

1. Meeting Called to Order

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

2. Invocation - Wes Hamil, Director of Finance

Pastor Tyler Althof from Action Church delivered the invocation.

3. Pledge of Allegiance

4. Community Partner Presentation - Annemarie Cooper, Winter Park Chamber of Commerce

Anne-Marie Cooper, CEO of the Winter Park Chamber of Commerce, highlighted recent collaborations with the City's Arts and Culture Alliance and the Edith Bush Charitable Foundation, including videos showcasing local arts and cultural organizations, and introduced the "Generations in the Workplace" YouTube documentary series.

Upcoming events include the Winter Park Outlook economic forum on September 18, Best of Winter Park competition, the 53rd annual Autumn Art Festival on November 14–15, Winter on the Avenue on December 4, a community pancake breakfast on December 5, and the annual Christmas parade. Ms. Cooper reaffirmed the Chamber's mission to serve the community and maintain strong relationships.

5. Citizen Budget Comments

Hattie Bryant,1240 S. Pennsylvania Avenue emphasized government responsibilities including public safety, protecting trees and lakes, reliable utilities, and clean drinking water. The resident questioned the projected $300,000 savings from reducing garbage pickup and suggested eliminating the approximately $500,000 Sustainability Department as redundant with Parks/Lakes.

Newt Kindlund, 280 Stirling Avenue, urged 5–10% departmental reductions; cited AI tools (ChatGPT, Perplexity) for budget analysis; noted city expenditures have doubled in 7.5 years for a 31,000-person community.

Margaret Kozan, 803 Maryland Avenue, requested that city leaders communicate accurately to the public regarding Amendment 3 and reduce expenditures on special interests.

Bonnie Jackson, 3009 Temple Trail, cited specific spending concerns- Seven Oaks Park, community center renovation, library/event center, Communications Department and lobby harder for TDT money.

6. City Manager's Report

Mr. Knight gave updates on the following:

- The city received approval from the Florida Department of Transportation to add turn lanes at Fairbanks and Denning, with costs covered by FDOT.
- The city collaborated with the developers of the Holler properties to secure the necessary right-of-way on the east side of Denning, also acquired land adjacent to Martin Luther King Park on the west side. The project is scheduled to proceed in fall 2027.
- The Pocket (Mini) Parks work session was rescheduled from September 10th to October 15, 2026.
- Explained that the Florida Department of Insurance (FDI) evaluates the Building Department via the Insurance Office System (IOS). The highest rating is Level 1. The department was recently upgraded to Level 2 for residential construction, reflecting improved inspections and oversight, which is significant since no Florida department has achieved Level 1 status. The department continues to hold a Level 2 rating for commercial properties, which positively impacts insurance rates and property values, illustrating our department's solid performance in construction standards.
- Non-resident parking pilot: Dinky Dock and Baldwin Park pay-parking for non-residents to be discussed at tomorrow's budget work session.
- TDT infrastructure resolution: Drafted; being reviewed by Michael Poole; targeted for the first October commission meeting.
- The work session scheduled for September 24, 2026, regarding Historic Preservation will be a joint session with the Historic Preservation Board.

7. City Attorney's Report

Attorney Ardaman updated on the following:

Mobility ordinance: Attorney Ben Schaefer incorporated commission workshop changes; Commissioner Russell and Police Chief confirm readiness; two readings required; Mayor DeCiccio requested it be placed on the next agenda. The School Board passed mobile device/scooter restrictions, but enforcement begins after Labor Day, pending a new discipline matrix; Commissioner Russell noted a significant reduction in scooter volume at the middle school level. This initiative has prompted other local governments to

pursue similar changes. By taking this leadership role, the Commission has established a commendable standard, ahead of the county in this regard, by a significant margin.

Update regarding the billboards: The title work has been completed, awaiting Clear Channel comments on a fundamental agreement and swap involving I-4 property; it involves a lot split by the city on Clayton's southwest corner. The process is ongoing; however, it is more complex and detailed than initially anticipated. While progress is being made, it has not yet been presented to the Commission. City attorney will urge Clear Channel to provide their comments promptly so we can expedite this process.

8. Non-Action Items

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

10. Consent Agenda

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

a. Approve the minutes of the regular meeting, August 12, 2026.
b. Approve the minutes of the work session, August 13, 2026.
c. Approve the following piggyback contracts:
    1. Fausnight Stripe & Line, Inc. - Amendment 1 - Seminole County #IFB-604562-23/LNF - Roadway Markings, Striping, and Brick Surfacing; To support maintenance and improvements of the City's roadway infrastructure. Contract Term: Through August 28, 2027; Not to Exceed: $275,000
d. Approve the following contracts:
    1. City of Orlando Conserv II Water Reclamation Facility; New agreement for the continued treatment and disposal of wastewater from a portion of the City's sewer service area. Contract Term: 25 Years; Not to Exceed: $700,000 Annually

11. Action Items Requiring Discussion

a. Blue Bamboo Center for the Arts — Request to Extend Code Compliance Deadline

Vice Chairman of the Blue Bamboo Board of Directors, Todd Weaver, requested an additional 33 days to extend the code compliance deadline in order to obtain the Certificate of Occupancy (CO). The application for the CO was submitted today. The delay was primarily attributable to the untimely passing of Director Chris Cortez in October of the previous year, which necessitated that the board members assume operations from the outset.

Motion made by Lindsey to approve a lease amendment extending the two-year deadline for the code compliance established by the August 28, 2024, lease agreement between the City and Blue Bamboo Center for the Arts, Inc. to September 30, 2026, with the following conditions:

1. The City retaining its right to terminate the Lease Agreement with at least thirty days' written notice if the extended Code Compliance deadline is not met by Blue Bamboo and without any requirement to give Blue Bamboo an opportunity to cure the failure to meet such extended deadline;
2. Blue Bamboo reimbursing the City for attorneys' fees incurred regarding the lease amendment within 15 days of invoicing; and
3. No modification to the commencement of the second period under the Lease Agreement that Blue Bamboo shall start paying the higher $276,000 annual rent amount starting September 1, 2026; and;
4. This lease amendment applies only and solely to the code compliance deadline and does not modify or change in any way whatsoever any other terms, conditions or obligations of the existing lease; seconded by Mayor DeCiccio. The motion carried unanimously by a 5-0 vote.

12. Public Hearings: Quasi-Judicial Matters

a. Request of Summer Time Management, LLC: To Annex the Property at 915 North Wymore Road and establish Commercial Future Land Use and Commercial (C-3) Zoning on the annexed property.

Attorney Ardaman read the three ordinances by title. This is a three-part request to annex the property at 915 North Wymore Road and to establish a commercial future land use and C3 zoning.

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

Motion made by Mayor DeCiccio to approve the comprehensive plan; seconded by Commissioner Cruzada. Upon a roll call vote, Commissioners Ingram, Russell, Cruzada and Lindsey and Mayor DeCiccio voted yes. The motion carried unanimously by a 5-0 vote.

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

b. Request of GAI Consultants, Inc. for: Conditional Use approval for the property located at 210 E. Morse Boulevard (zoned R-4), on behalf of El Cortez, LTD (property owner), in conjunction with Chabad of Greater Orlando, for a project consisting of five townhome units fronting Morse Boulevard, which will be two stories in height plus partially below-level basement garages for parking; and a three-story synagogue building fronting Knowles Avenue, including an underground parking garage, a place of worship with rooftop deck for associated functions, and a daycare facility.

Mayor DeCiccio informed that based on the number of speakers registered, the time per speaker will be reduced to two minutes.

Director of Planning & Zoning Allison McGillis presented the conditional use request for the property located at 210 East Morse Boulevard which is zoned R4. on behalf of the property owner El Cortez, LTD, in conjunction with Chabad of Greater Orlando - a project consisting of five townhome units fronting Morse Boulevard, which will be two stories in height plus partially below level basement garages for parking and a three story synagogue building fronting Knowles Avenue including an underground parking garage, a place of worship with rooftop deck for associated functions and a daycare facility.

Project Description:

0.61-acre site (R-4 zoning, Central Business District overlay); currently El Cortez Apartments (35 units, 18 parking spaces — a ~70-space code deficit).

Proposed: 5 fee-simple townhomes fronting Morse Blvd (2 stories front / 3 stories rear with basement garage); synagogue (3 stories + rooftop deck) fronting Knowles Ave; daycare (up to 60 children, infant–5 years); 80-seat worship space; 2,500 sq ft rooftop terrace.

FAR proposed: 100% vs. 200% allowable under R-4 vesting agreement — described as "half of what code allows."

Existing apartments: ~57 units/acre vesting; applicant reduced from 6 to 5 townhomes through Historic Preservation Board (HPB) process.

Site within Interlachen Historic District; HPB approved demolition of existing El Cortez buildings; a historic marker is required on the site prior to any new construction CO.

Proposed site plan - Featuring a right-in, right-out only entrance due to a median.

Landscape plan - Highlights the proposed transformer location, which is the same as the current one. The new transformer will be screened from view on Knowles. They are accommodating stormwater retention on their property for this development rather than opting for the fee-in-lieu exemption, which is a positive for downtown.

Floor plans - A basement garage proposed beneath the synagogue, which will provide 22 parking spaces. The first-floor plan shows the daycare areas and main lobby entrance. Level 2 is primarily designated for synagogue services. Additionally, there is a rooftop deck: half is dedicated to back-of-house rooftop equipment, while the front section towards Knowles frontage is a social roof deck.

Parking plans -Total proposed: 46 spaces (22 basement garage + 3 parallel guest spaces for townhomes + 10 tandem/stacked spaces + 10 townhome garage spaces).

Townhome code requirement: 2.5 spaces × 5 = 13 spaces (10 in-unit garage + 3 parallel surface).

Synagogue/daycare code requirement: 33 spaces (22 basement + 10 surface + 1 ADA exception).

Stacking capacity: ~12 cars at 22 ft/car standard (applicant noted real-world stacking closer together).

Elevations- HPB held several work sessions with the applicant to develop this elevation. The design was influenced by the existing El Cortez apartments, particularly their two-building layout with an upper-floor entryway between them. The goal was to replicate this appearance by featuring an interior unit that is set back. This led to the creation of the current elevation. From the rear view, garages are visible, but they will be basement garages, hidden from street view, accessible only from the back of the townhomes. The side plan view shows how the grades are stepped back to accommodate the rear garages.
The townhome materials and colors were shown, along with the 3D elevation of the initial architectural details proposed for the synagogue, the more contemporary elevation from the Planning & Zoning Board, and the neighboring three- and four-story buildings.

Waivers: Setbacks on E Morse Blvd reduced to 6' instead of 25', and setbacks on S Knowles Ave reduced to 8' instead of 20'. Other properties along Morse and Knowles have setbacks ranging from 0' to 10'. They propose achieving 85% impervious coverage instead of the allowed 75% by installing onsite stormwater retention — specifically, an underground vault with additional parking above it. This method helps meet the impervious coverage requirement by preventing pavement over these parking spaces. However, it decreases total parking capacity, offering a trade-off between increased parking and stricter coverage compliance.

This request comes before you with a recommendation for approval from the Planning and Zoning Board, 5-0, with 12 Conditions of Approval (as presented):

1. No amplified music/speakers on rooftop.
2. Noise limits per CBD ordinance; all events end by 10 PM.
3. Fully shielded, downward exterior/rooftop lighting; dark sky compliant.
4. Back-of-house items screened from right-of-way.
5. Any expansion beyond 80 seats or 60 daycare children requires new conditional use amendment.
6. Daycare queuing must remain on-site; operators must work with city/WPPD on solutions within 20 days of notice; immediate interim measures required.
7. Property must be replatted prior to CO.
8. Historic marker constructed on site prior to any new construction CO.
9. Building permit required before demolition.
10. Daycare pickup/drop-off in basement garage; parents may also park and walk in if spaces available.
11. Proceed with contemporary (not traditional) architectural design for synagogue as recommended by P&Z.

12. Development agreement memorializing all conditions to be recorded against the land.

Attorney Ardaman stated the requirements the Commission must consider; According to Section 58-90, the Commission must have competent, substantial evidence to determine whether these criteria are met. As members of the deciding board, the Commission's responsibility is to listen to all evidence presented, inquire as needed, and review each condition individually. The code also states that if you approve the application, those conditions are considered to be met.

Commissioner Lindsey - raised the concern and Mayor DeCiccio agreed that the 3 parallel surface spaces (required for townhomes) would effectively be taken by synagogue/event users, leaving townhome guests without parking.

Charles Ramdatt (Public Works/Transportation Director, licensed civil engineer, 31 years at City of Orlando): The Kittleson traffic study is sound but theoretical; applicant agreed to monitoring and city-directed mitigation.

Chief Tim Volkerson (Police Chief, 25 years): Recommended park-and-drop-off model over car-line queuing for daycare. Queuing cars is like a car line, with parents lining up in the parking lot to wait for their children to be brought out and put in the car. The 1-hour drop-off window (8–9 AM) and split pickup (12:30 or 3 PM) should spread traffic; existing Methodist Church daycare (209 students) uses off-duty officer and has had ongoing congestion issues on Morse/Interlachen.

Kittleson Associates' traffic study reports a 33-trip increase during the AM peak and a decrease during the PM peak compared to current residential use. The analysis is based on turning movement counts from April 7, 2026, using a methodology that was agreed upon with city staff.

Commissioner Cruzada - questioned the existing apartments~ the current vesting is nearly 57 units per acre, and the FAR under R4 is 200%. Ms. McGillis explained that in the last comp plan update, we lowered the FAR for all R4 properties, but existing ones have vesting agreements allowing 200%. Currently, there are 35 units; the applicant could propose higher density, up to 25 units per acre, possibly causing parking issues. They might need underground parking for the entire parcel at 200 FAR, which could include an underground garage for the whole site.

The overall use of the synagogue will see an increase, but the total effect remains balanced. The trip generation study indicates that the number of daily trips will rise, primarily due to synagogue activities, not including the daycare. These concerns are the reason for the added conditions aimed at managing on-site impacts and preventing spillovers into nearby streets.

Commissioner Russell - the major concern is the scale and frequency of activities and their impact on the neighborhood and city and whether the site can handle the activities in theory.

Commissioner Ingram - inquired about the underground parking facilities, particularly during heavy rainstorms when flooding intensifies rapidly. She was informed that underground garages are susceptible to flooding during such conditions, as water flows downhill. It is essential to implement appropriate stormwater management and drainage systems to mitigate this risk. Several downtown garages currently encounter similar issues; hence, engineers should design these structures to prevent recurrent flooding, potentially through the incorporation of drains or advanced stormwater management solutions about the underground parking especially during heavy rainstorms when flooding escalates quickly and was advised that underground garages can be flooded during heavy rain, as water flows downhill. They need proper stormwater planning and drainage systems to prevent flooding. Many downtown garages already face such issues, so engineers must design them to avoid regular flooding, possibly by adding drains or stormwater management solutions.

Mayor DeCiccio - stated that Winter Park is a challenging environment; the same level of effort from all parties is expected. Questions were raised regarding parking availability during events at the designated venue. Specifically, during synagogue events such as bar mitzvahs, weddings, or parties, there are catering trucks, staff, and numerous wait personnel, in addition to guests. Furthermore, there are concerns about flooding on the lower levels of the city of Winter Park. These issues require careful attention and resolution.

Attorney Ardaman recommended that each Commissioner, Mayor, and Vice Mayor identify any ex parte communications to the extent feasible, including the senders and the content or nature of the questions and exchanges outside of this hearing. This measure is intended to ensure that all parties present—whether the applicant, proponents, or opponents—understand the information you, as elected officials responsible for decision-making, have received, discussed, and been presented with outside of this proceeding. Moving forward, I advise that each of you briefly describe any emails received or conversations held, including the general content and subject matter.

A brief, five-minute recess was taken at 5:43 p.m. before resuming with the applicant.

Applicant Andrew McCown, representing GAI Consultants, 618 East South Street, Orlando, on behalf of the owner, El Cortez Limited, reviewed the proposed site plan, the proposed hours of operation, traffic patterns, parking provisions for residents and daycare/synagogue facilities. It is essential to meet parking goals through the maximum allowable Site Ratio (ISR). Current stormwater management is minimal; however, a fully compliant stormwater system will be installed. The plan includes 18 parking spaces, which are fewer than required if developed today, potentially alleviating congestion along Knowles Street,. The proposed five townhomes are each 24 feet wide, slightly broader than typical, made feasible by reducing the number of units from six to five. These townhomes are designed as two-story front units with a three-story configuration incorporating a partial basement garage at the rear. The synagogue facility will consist of three stories, featuring a partially underground garage spanning

7,600 square feet, and approximately 7,500 square feet on the elevated first floor, accommodating a daycare with capacity for up to 60 children along with ancillary spaces. The second floor will encompass 6,050 square feet for synagogue meetings, without daycare facilities. The third floor will function as an ADC worship center. A rooftop terrace measuring 2,500 square feet will be further discussed. The plan proposes to eliminate the existing under-building parking and replace it with 46 parking spaces, in compliance with city codes: 10 for the townhomes, 17 to 22 for the garage (depending on the number of ADA spaces), three parallel spaces on the south side of the garage, and ten tandem spaces on the southeastern side. On Knowles Street, on-street parking will remain unchanged, with slight reconfiguration due to driveway modifications, but the overall parking count will be maintained. A traffic engineer is available to address any questions. It should be noted that the traffic study is based on typical weekday operations, with peak traffic estimated at 33 trips. The analysis also discusses the reduction of traffic during the PM peak and explains the traffic flow pattern.

The roof deck area is sized to accommodate the same number of people as the worship center. So, there'll be no more than 80 people who will be accommodated on the roof deck. The synagogue is required to have an area that is open to the sky, and that's required for certain religious holidays, along with certain religious practices that need to occur under an open sky. The intention is not to have multiple events going on at the same time.

Commissioner Ingram inquired about the appearance of the townhouse garage, and Commissioner Russell said the main concern is the high volume of cars arriving and departing for pick-up and drop-off, particularly during events. Since it is a religious organization, members often walk instead of driving because they live nearby. The possible net gain of 30 to 70 spaces to help resolve the current parking shortfall could better illustrate the actual situation.

Attorney Rebecca Wilson mentioned that comparison daycares: Methodist 209 students, First Congregational 257, All Saints 149, St. Margaret Mary 520 — Chabad's 60-child cap is significantly smaller. Mayor DeCiccio noted that the comparison schools were built with more land.

Attorney Wilson addressed Commissioner Cruzada's question by stating that the applicant is willing to abide by all conditions. She further noted a subsequent request to include these conditions in a recorded development agreement. The townhomes will be fee simple. There was some misunderstanding at the Planning and Zoning Commission regarding whether these townhomes would be incorporated as part of the synagogue. However, one of the conditions for approval stipulates that they be re-platted as fee simple parcels. Subsequently, the synagogue will be platted as a separate lot. Additionally, inquiries were raised, notably by Commissioner Lindsey, concerning an easement covering all ingress and egress for both the townhomes and the synagogue, as well as an easement over the three parking spaces allocated for the townhomes. The preference is for these parking spaces to be available for use by the synagogue when

the townhomes are unoccupied, and the intention is to collaborate with the synagogue to facilitate this arrangement.

Further discussion was conducted regarding the placement and dimensions of the playground; the quantity and location of the townhomes; and the roof deck serving area. Currently, there are no restrictions limiting the utilization of the roof deck The turn count was calculated based on a single day, April 7, 2026, during the hours of 7-9am and 4-6pm. Commissioner Ingram suggested starting the daycare with a smaller number of students to check safety and traffic.

Mayor DeCiccio mentioned that she received numerous emails both in opposition and support, and 3-4 individuals approached her directly. The issues primarily discussed included traffic and congestion; she also consulted with Attorney Wilson. Commissioner Ingram reported receiving emails and was approached by approximately 7 or 8 people regarding the same concerns, particularly the scale of the event. Commissioner Russell engaged with the Rabbi and nearby residents, and received numerous emails concerning the event's scale, parking, and traffic; these included communications from current congregants. Commissioner Cruzada also spoke with staff and received many emails concerning parking, traffic flow, and congestion. Commissioner Lindsey, akin to the other commissioners, indicated that emails are part of the public record and addressed concerns about noise and traffic; he also spoke with several individuals.

The following speakers spoke in support of the application and shared experiences about the Chabad's role in personal milestones (mourning, bar mitzvahs, community support); and noted no permanent synagogue has ever existed in Winter Park and 47 churches exist.

Michael Soll – 1630 Lakehurst Avenue
Molly Losey – 1301 Grove Terrace
Laura Laboda - 1765 Edwin Blvd
Eric & Sally Nissan – 100 S Interlachen Avenue
Seth Heller – 1630 Temple Drive
Nancy Schwab – 508 Henkel Circle
Nicholas Berger - 1822 Yorkshire Drive
Jeffrey Berger – 1616 Spruce Avenue
Rabbi David Dubov 1790 Alabama Drive
Wayne Wolfson - support
Jason Mendelsohn - support
Seymour Mintzer - support

The following speakers spoke in opposition to the application and cited issues related to daycare traffic, rooftop event noise, and density. Consensus was support for a standalone synagogue but opposition to the combined density of uses and location.

Ted Edwards – 400 N. New York Avenue, representing Mr. Santos
Nikki Seybold – 800 N Interlachen Avenue
Marge Fadool- 100 S. Interlochen, Cloisters

Linda Eriksson - 535 N Interlachen Avenue
Leif Eriksson - 535 N Interlachen Avenue
Janet Robison – 160 Alexandra Place
Gigi Papa – 1440 Hibiscus Avenue

Attorney Wilson emphasized the dedication to ensuring the success of this project, which is why the agreement to numerous approval conditions to address any concerns regarding traffic. Your city recognizes a level of service E, indicating that traffic may reach capacity at this level, as demonstrated in our report, and no evidence has been provided to dispute this. City staff have reviewed and concur with the findings. The roads in this area typically operate at levels A and B, reflecting the high standards of Winter Park. Acknowledgment that congestion may occur. The applicant is providing the necessary parking and remains willing to collaborate with the city to include an additional condition, as suggested by Commissioner Russell, specifying the types of events permissible during specific time periods at the synagogue.

Rabbi David Dubov, the Executive Director of Chabad of Greater Orlando, emphasized the importance of recognizing that Chabad operates as an inclusive community rather than exclusively serving its members, maintaining an open environment that welcomes all individuals. The typical weekday morning service attracts approximately 10 attendees, while Saturday services range from 10 to 30 participants. Bar mitzvah ceremonies are conducted regularly. High holiday services are held off-site at the University Club. The previous location did not have a daycare center; however, the new daycare will be open to everyone. The owner of El Cortez, LTD, Mr. Zimmerman, allowed the Chabad to operate under a twelve-month contract, and given the cost and the advantages of collaborating, this location represents the most viable option.

Commissioner Lindsey suggested making a motion to table the application and noted that the majority would concur if the sole consideration was a standalone synagogue; support for such a development would likely be unanimous. He said other vital issues must be acknowledged and disregarding these concerns would be disrespectful to the community that has legitimate apprehensions. The most prudent course of action is to pause and table this discussion. Mayor DeCiccio agreed.

Attorney Wilson asked to approve this as a first reading. Since this involves a technical third story, it must be returned to the commission accordingly. The impact of a table necessitates this matter to be revisited on two additional occasions. Consequently, all individuals wishing to speak in favor of or against are required to do so twice more. The proposal is that a motion be made to advance this matter from the first to the second reading. A comprehensive list of the issues has been compiled to address during the second reading. If, after the second reading, a consensus has not been reached, then tabling the matter would be appropriate at that time.

Motion made by Commissioner Lindsey to table the application; seconded by Mayor DeCiccio. Motion to table failed 2-3. Upon a roll call vote Mayor

DeCiccio and Commissioner Lindsey voted yes, Commissioners Ingram, Russell, and Cruzada voted no.

Motion made by Commissioner Cruzada to approve the application with the twelve conditions; seconded by Commissioner Russell. The motion carried 3-2. Upon roll call vote, Commissioners Ingram, Russell, and Cruzada voted yes; Commissioner Lindsay and Mayor DeCiccio voted no.

The Commission directed the applicant to address outstanding concerns prior to the second reading and advised the applicant to inform the City Attorney and City Management of any concerns.

The applicant noted prior to second reading, provide written language addressing: (1) clarification/requirement on concurrent uses (no simultaneous daycare + rooftop event + religious service); (2) rooftop commercial rental restrictions (nights per week, event types); (3) resolution of 3 townhome parallel parking spaces — location, ownership, and enforceability of shared vs. exclusive use; (4) consideration of phased daycare enrollment with police reassessment before expansion.

13. Public Hearings: Non Quasi-Judicial Matters

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

a. Request of Tara Tedrow for an Ordinance amending Chapter 58 "Land Development Code" Article, I, "Comprehensive Plan" so as to add a new policy within the text of the Future Land Use Element to permit the subdivision or lot split of lakefront property that meets specific criteria. (2nd Reading) **Per the attached request, the owner's representative has requested that this item be tabled until October 14, 2026.**

Motion made by Mayor DeCiccio to table; seconded by Cruzada. The motion carried unanimously by a 4-0 vote. Commissioner Russell absent.

14. City Commission Reports

- Commissioner Cruzada –

Commended the Electric Utility Department on the undergrounding on Summerfield, Dunblane, and Whitehall.

- Mayor DeCiccio –

Read a letter from a resident regarding the fence across from Waterbridge, thanking Director of Natural Resources Gloria Eby for addressing issues quickly.

15. Summary of Meeting Actions

- The City received a ceremonial presentation of a $500,000 check from Representative Eskamani and Senator Broder for Mead Gardens.
- Community Partner presentation from Winter Park Chamber President & CEO Annemarie Cooper
- Honored the Summer Youth Enrichment Program participants.
- Read an Arbor Day proclamation.

- The Merrywood lot split item was tabled.
- The consent agenda was approved.
- A 33-day extension was granted for the Blue Bamboo requirement to obtain a Certificate of Occupancy.
- The work session on pocket parks was rescheduled to October 14th.
- The North Wymore annexation and related development code were approved.
- The first reading of the Chabad on North Morse Avenue was approved.
- Micromobility ordinance and the TDT resolution added to the next agenda.

16. Adjournment

The meeting adjourned at 8:25 p.m.

_____
Mayor Sheila DeCiccio

ATTEST:

_____
City Clerk Kim Breland

City Commission

agenda item 11.b

item type
Consent Agenda

meeting date
September 9, 2026

prepared by
Kim Breland, City Clerk

approved by
Kim Breland, City Clerk

subject
Approve the minutes of the work session, August 27, 2026

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments
1. CC-min-2026-08-27 ws DRAFT

City Commission Work Session Minutes

August 27, 2026 at 3:30 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Mayor Sheila DeCiccio, Commissioners Elizabeth Ingram, Craig Russell, Kris Cruzada, and Warren Lindsey, City Manager Randy Knight; Assistant City Manager Michelle del Valle and City Clerk Kim Breland.

1. Meeting Called to Order

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

2. Discussion Item (s)

a. FY27 Budget Amendment Recommendations Review

Peter Moore, Director of the Office of Management & Budget, reviewed the FY27 budget adjustments with City Management and the Commission. State revenue estimates and property tax revisions resulted in a $350,000 downward adjustment to projected revenues.

The following cost reductions were approved for Immediate Implementation:

- Library budget: Reduce proposed FY27 allocation by $25,000 (not tied to closing a day); library to determine how to absorb the cut
- Blue Bamboo: Eliminate funding entirely ($13,000) — rationale: city collects rent from them, sending a check back is redundant
- Board appreciation event: Eliminate
- Tree planting (general fund): Remove $210,000 in general fund tree planting; electric utility funding ($210K) continues, so >200 trees/year still planted; vacant tree specialist position ($65,000) removed
- Nonprofit org support: Freeze increases for all nonprofit partners at FY26 levels (Mead Botanical Gardens, Winter Park Historical Association, Winter Park Day Nursery, United Arts, Polasek Museum, Winter Park Library, unallocated)

Cost Reductions — Mid-Year Review ($600K potential):

- Frozen code enforcement officer vacancy ($75,000) — re-evaluate in March
- Legal services tightening — city manager approval required for attorney access; target savings TBD
- Two frozen fire department positions — re-evaluate at mid-year
- Cady Way pool: Reduce hours November–March; community center pool closed October–April; staffing savings $100,000

- Golf course (WP9) contract: $150,000 savings already in process; recognize mid-year
- COLA/Merit — No Change - Consensus to keep 4% total raise (2% COLA + 2% merit); Commissioner Lindsey's proposal to reduce to 3.5% did not achieve consensus. Rationale: hiring freeze increases workload on existing staff; rising benefit costs already reduce effective take-home pay

Revenue Enhancements:
- Red light cameras: Studies underway (crash, pedestrian); targeting 3 new intersections/directions; earliest implementation April–May; revenue proposed to be earmarked for road repairs
- Credit card convenience fees: Already implementing for building/permit fees; utility billing expansion targeted mid-year after software conversion in May
- Paid parking pilot: Non-resident paid parking at Dinky Dock and dog park; full business plan to be presented at first September meeting; free for residents

Men of Integrity: One-time $45,000 grant approved, funded from unallocated designation trust funds (freed up by Blue Bamboo removal)

Items Deferred to November:
- Parks events (Halloween, Easter) — reduce rather than eliminate; specific dollar amount TBD
- Public Art Advisory Board funding ($15K) — wait for November
- Community center seasonal staffing reduction — no consensus; concern over service quality
- Newsletter digitization — residents surveyed as highly valuing print; revisit after November

FY28 Planning Items:
- Transfer streetlight energy costs ($450K) back to the electric fund, offset by convenience fee revenue
- Transfer stormwater/utility mowing costs to respective funds; requires rate-baking

The commission identified approximately $500,000 in immediate reductions — more than covering the $355,000 revenue deficit — with an additional ~$600,000 in mid-year savings contingent on operational results. The session also positioned the city to address the larger potential $3.4M–$6.7M impact of Amendment 3 across FY28–FY29 if it passes.

3. Adjournment

The meeting adjourned at 5:22 p.m.

_____
Mayor Sheila DeCiccio

ATTEST:

_____
City Clerk Kim Breland

City Commission

agenda item 11.c

item type
Consent Agenda

meeting date
September 9, 2026

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.c.1

item type
Consent Agenda

meeting date
September 9, 2026

prepared by
Rebecca Watt, Contract Agent
Jennifer Maier, Procurement Manager

approved by
Michelle del Valle, Assistant City Manager

subject

1. SSS Down to Earth OPCO, LLC - City of Tarpon Springs #250110-P-PH - Golf Course Grounds Maintenance; Providing ground maintenance services for the WP9 golf course. Contract Term: Through April 30, 2030; Not to Exceed: $560,000
2. Vortex Services, LLC - TIPS #20110401 - Pipe Bursting; Requesting additional funding for pipe repairs at Lake Killarney and related services on an as-needed basis. Contract Term: Through January 31, 2027; Not to Exceed: $600,000

motion | recommendation

Commission approve items as presented and authorize Mayor to execute.

background

1. The City initially engaged SSS Down to Earth OPCO, LLC ("DTE") to provide ground maintenance services during the emergency greens grow-in process and has been pleased with the quality and reliability of its performance. Staff recommends continuing with DTE to provide grounds maintenance services at the WP9 golf course. DTE will provide a dedicated team of five (5) to six (6) employees, including a mechanic, compared with the four (4) City staff members previously assigned to these operations. DTE will also furnish and maintain its own equipment, resulting in significant savings in personnel, vehicle, equipment, maintenance, and replacement costs. This transition is projected to generate approximately $150,000 in savings for Fiscal Year 2027.
2. Vortex Services, LLC provides pipe bursting and related repair services through the TIPS cooperative contract. Additional funding is requested to complete pipe repairs at Lake Killarney and support the Wastewater Department's ongoing pipe rehabilitation needs through the remainder of the contract term.

alternatives | other considerations

fiscal impact

1. General Fund
2. Community Redevelopment Fund, Water Repair & Replacement Fund

attachments

None

City Commission

agenda item 11.d

item type
Consent Agenda

meeting date
September 9, 2026

prepared by

approved by

subject
Approve the following contracts:

motion | recommendation

background

alternatives | other considerations

fiscal impact

attachments
None

City Commission

agenda item 11.d.1

item type
Consent Agenda

meeting date
September 9, 2026

prepared by
Rebecca Watt, Contract Agent

approved by
Michelle del Valle, Assistant City Manager

subject

1. Paymentus Corporation - Payment Management and Processing Service. Requesting additional funding for continued payment processing services. Contract Term: Through May 1, 2027; Not to Exceed: $750,000

motion | recommendation

Commission approve item as presented and authorize Mayor to execute.

background

1. Paymentus Corporation provides the City with payment processing services that allow customers to make secure electronic payments. Additional funding is requested to support continued services through the remainder of the current contract term.

alternatives | other considerations

These costs to the City may be reduced over time with consideration of credit card convince fees.

fiscal impact

1. General Fund, Water & Wastewater Fund, Electric Utility Fund

attachments

None

City Commission

agenda item 12.a

item type
Action Items Requiring Discussion

meeting date
September 9, 2026

prepared by
Kyle Dudgeon, Assistant Division Director of Economic Development/CRA
Tim Volkerson, Police Chief

approved by
Michelle del Valle, Assistant City Manager

subject
Paid Parking Pilot - Dinky Dock and Baldwin Park

motion | recommendation
Direct staff to proceed with a six-month paid parking pilot at Dinky Dock and the dog park (Baldwin Park), followed by an evaluation.

background
The City is evaluating implementation of a paid parking pilot program to modernize management, improve operational efficiency, and offset expenditure cost to support municipal services. The program is intended to enhance the parking experience for residents and visitors by using modern, cashless technology while providing the City with flexible tools to manage parking demand across select public facilities.

Based on City Commission direction through their July and August budget workshops, staff would begin a six-month paid parking pilot program at Lake Baldwin Dog Park and Dinky Dock Park (maps attached). The intent is to understand operational performance and assess future feasibility.

The program would utilize a mobile-first parking management platform with multifaceted abilities to charge, waive, change fees, and report. Such features include Interactive Voice Response (IVR), QR code, Text-to-Pay, digital permits, and real-time reporting. These technologies reduce the need for cash handling, streamline enforcement, improved compliance, and provide valuable data to support future parking and transportation planning.

Residents would be free under the program through a registration process. This would require several months of education, eliminates the need for physical permits/onsite devices, and provides a convenient, secure way to verify eligibility. It is anticipated the program would begin in Spring 2027.

As suggested, successful implementation requires a coordinated public communication strategy that includes advance notice, educational materials, clear signage, customer support, and an initial education-focused approach. These efforts are intended to promote voluntary compliance and ensure a smooth transition for residents and visitors. Pending Commission direction, the city will procure a vendor to assist with all items under the platform.

Revenues generated may be appropriated by the City Commission to support municipal operations, capital projects, public infrastructure, or other community priorities through the budget process. In addition to revenue considerations, the program is expected to improve parking turnover, encourage efficient use of public parking resources, reduce congestion in high-demand areas, and provide data-driven insights for program efficiency.

Should the board direct staff to proceed, they will return with an ordinance as part of the process.

alternatives | other considerations

Amend the pilot program
Do not consider the pilot program

fiscal impact

The implementation of a paid parking program is expected to have a net positive fiscal impact by generating a new source of municipal revenue while improving the management of City-owned parking assets. The ultimate fiscal impact of the program will depend on occupancy, utilization, and Commission-approved policies.

Implementing the program requires an initial investment in signage, software configuration, payment processing, system integration, public outreach, and staff training. Ongoing expenses may include vendor licensing fees, payment processing fees, customer support, enforcement services, equipment maintenance, and software subscriptions.

attachments

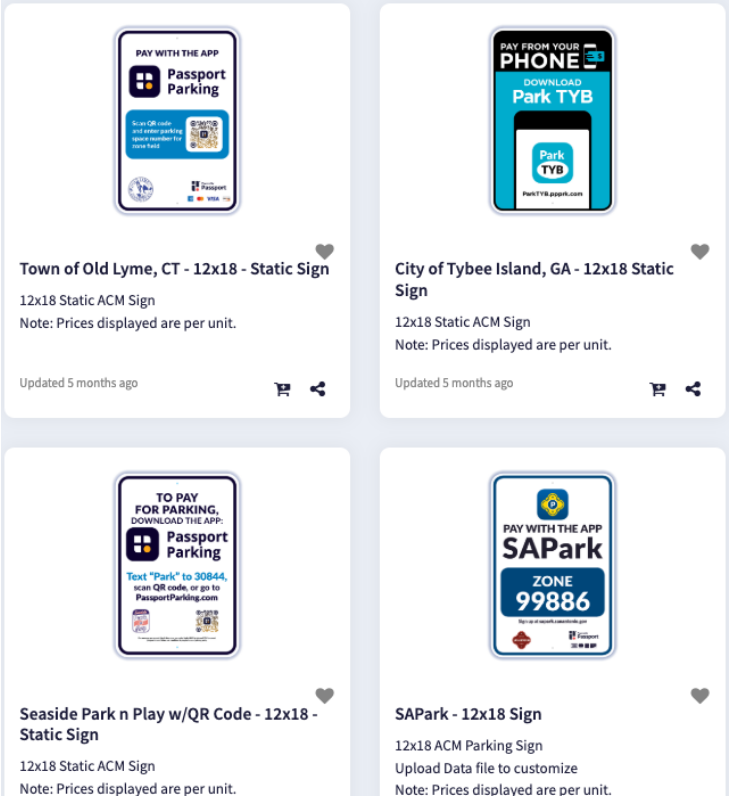
1. Area maps and parking sign examples

Exhibits

Attachment A

Example Signs

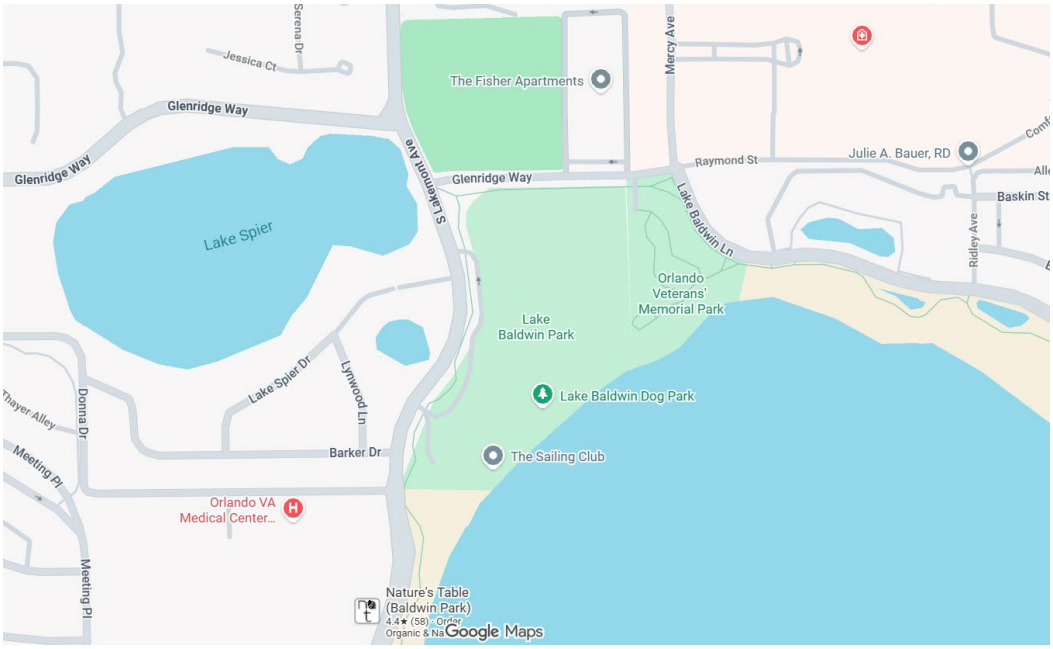




Attachment B

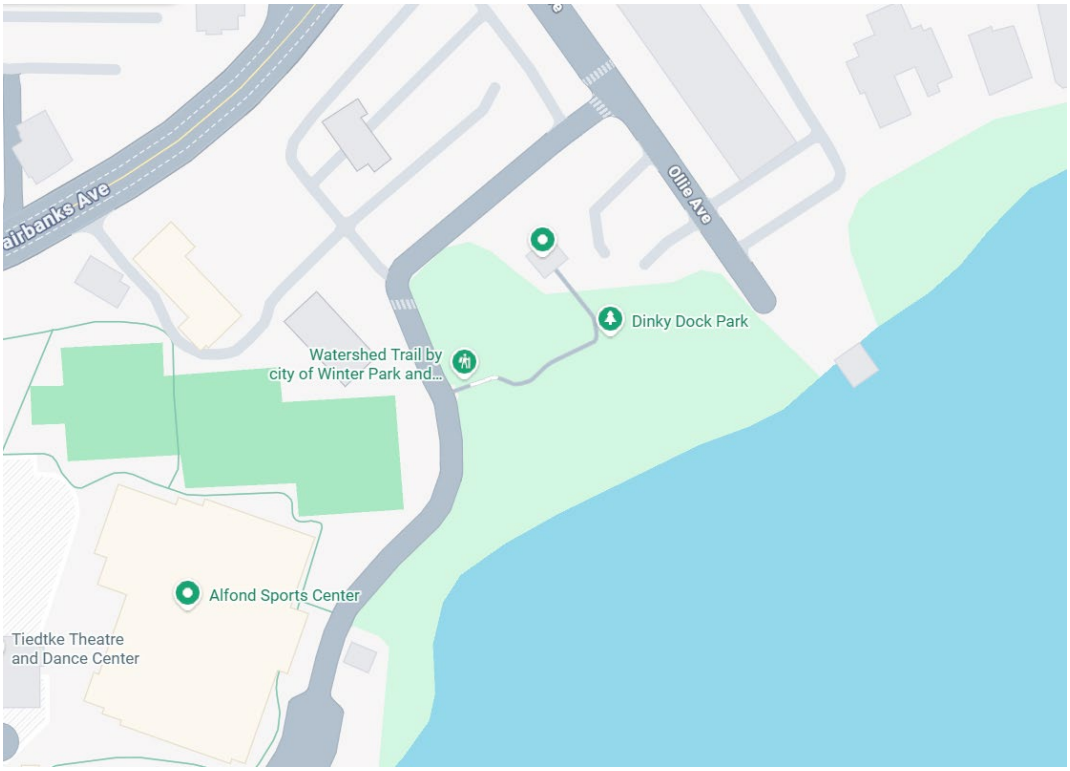
Pilot Location Maps

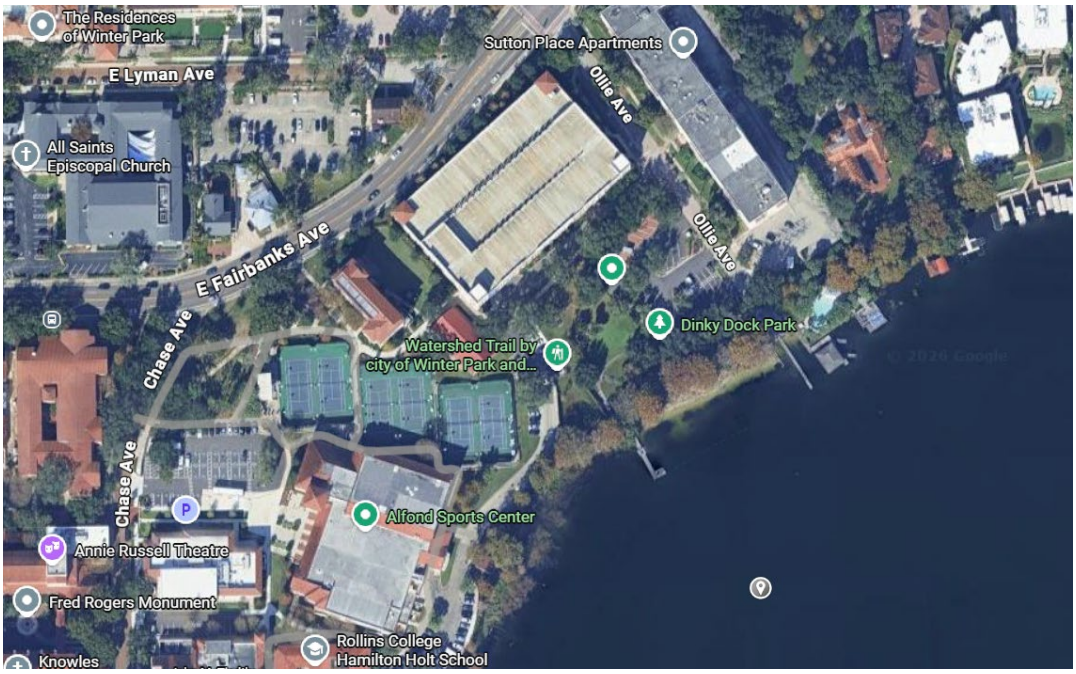
Lake Baldwin Park





Dinky Dock Park





City Commission

agenda item 13.a

item type
Millage Rate and Budget Public Hearing | 5:00 p.m. or soon thereafter

meeting date
September 9, 2026

prepared by
Peter Moore, Director of Office of Management and Budget

approved by
Michelle del Valle, Assistant City Manager

subject
Ordinance - Adopting millage rates for FY 2027 budget (1st reading)

motion | recommendation
Approve operating millage rate at 4.0923 mills and debt service millage rate at 0.1937 for the General Obligation Bonds (Library/Events Center), Series 2017 & 2020.

background
The proposed FY 2027 General Fund budget was prepared assuming the operating millage rate would be kept at its current level of 4.0923 mills. Because property valuations increased, the proposed property tax levy represents a 5.16% increase over the rolled-back rate. The city's tax rate has been held constant for the last 18 years and the overall combined millage rate will decrease due to the reduction in the debt service millage.

A tentative operating millage rate of 4.0923 was approved by the City Commission on July 22. This rate sets the maximum level that the Commission could set the millage rate at during the budget approval process without having to undergo an extensive noticing process. All property owners received a Notice of Proposed Property Taxes from the Orange County Property Appraiser in August that was based on the tentative rate. This notice also advised property owners of this first public hearing on millage rates and the budget.

The rolled-back rate, represents the millage rate that would generate the same level of property tax collection revenue the prior year, excepting growth due to an inflator and new construction. The rolled back rate would be 3.8915 mills and adopting this would reduce property tax revenue by just over $2 million.

Any reduction in projected property tax revenues would require a corresponding reduction in General Fund budget appropriations.

As a reminder, the state has changed the law for the ability of local governments to adjust

their millage rates by requiring increased voting consensus and also removing inflation adjustments. In prior years a simple majority was all that was needed to adjust the rate up to 3 mills due to the fact that the city had never raised their millage rate in almost two decades. This allowed substantial inflation adjusted flexibility in local millage rate setting ability. Now the new law requires a super majority just to keep rates the same. In any budget year, a simple majority would actually reduce the millage rate to the rolled back rate and create the need for a budget amendment to cover the loss of expected revenues. To keep the rate constant, as staff has proposed, will require 4 affirmative votes of the commission.

alternatives | other considerations

As the millage rate was already tentatively set at the current proposed rate of 4.0923, the rate cannot be set higher without new extensive public noticing requirements. However, if a super majority of the commission fails to adopt the proposed current rate, then the rolled-back rate will become the millage rate and then necessitate an immediate discussion on how to cover the funding gap before the budget can be subsequently adopted.

fiscal impact

No fiscal impact unless the Commission chooses to change the operating millage rate from the 4.0923 mills level. Every 0.25 of a mill generates approximately $2.5 million in annual property tax revenue. Property taxes account for 44% of General Fund revenue and any changes or slowdown in this revenue source will have significant impacts on operating service levels.

With the existing property tax rate, the city has a contingency of over $650k This exceeds the budget policy which calls for one-half-of-one-percent of total expenditures. In addition to this contingency the City Commission at its worksession on August 27th, generally agreed to an additional estimated $600k in additional reductions that will be realized at mid-year after further analysis. This could result in a contingency of over $1 million and will be a good first step at preparing for possible passage of Amendment 3. At the end of FY27, the city General Fund is expected to have a record high of over $24 million, or about 27% unencumbered reserves as a percent of operating expenses.

attachments

1. Millage Ordinance FY27

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA ADOPTING A 4.0923 MILL AD VALOREM TAX LEVY UPON ALL REAL AND PERSONAL PROPERTY FOR APPROPRIATION TO THE GENERAL OPERATING EXPENSES OF THE CITY, AND A 0.1937 MILL VOTED DEBT SERVICE LEVY UPON ALL REAL AND PERSONAL PROPERTY FOR APPROPRIATION TO THE CITY OF WINTER PARK, FLORIDA GENERAL OBLIGATION BONDS, SERIES 2017 & 2020.

WHEREAS, the Legislature of the State of Florida mandated a procedure for calculating the taxable value for each taxing authority by the County Property Appraiser and provided for the calculation of rolled back millage rate, and

WHEREAS, the City of Winter Park, Florida has made the necessary rolled back millage calculation as required by law and found it to be 3.8697 mills.

WHEREAS, the citizens of Winter Park approved the issuance of up to $30,000,000 General Obligation Bonds, at the March 15, 2016 bond referendum.

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

SECTION 1. That an ad valorem tax levy upon all real and personal property is hereby levied at a rate of 4.0923 mills, the same to be appropriated for the general operating expenses of the City in accordance with the budget for the fiscal year beginning October 1, 2026 and ending September 30, 2027. In addition, that an ad valorem tax levy upon all real and personal property is hereby levied at a rate of 0.1937 mills, the same to be appropriated for the City of Winter Park, Florida General Obligation Bonds, Series 2017 & 2020.

SECTION 2. The above levy to cover general operating expenses of the City is two thousand and eight thousandths above the rolled back millage of 3.8915 mills. Pursuant to State Statutes this levy represents a 5.16% increase in property taxes above the rolled back rate.

SECTION 3. The City Commission, after full, complete and comprehensive hearings and expressions of parties wishing to be heard, declares the tax levy to be reasonable and necessary for the immediate preservation and benefit of the public health, safety and welfare.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, held in City Hall, Winter Park, Florida this _____ day of _____, 2026.

_____
Sheila DeCiccio, Mayor

Attest:

_____
Kim Breland, City Clerk

City Commission

agenda item 13.b

item type
Millage Rate and Budget Public Hearing | 5:00 p.m. or soon thereafter

meeting date
September 9, 2026

prepared by
Peter Moore, Director of Office of Management and Budget

approved by
Michelle del Valle, Assistant City Manager

subject
Ordinance - Adopting the FY 2027 budget (1st reading)

motion | recommendation
Adopt the attached Ordinance setting forth the FY 2027 Budget and Five-year Capital Plan.

background
This is the first of two public hearings on the budget. A summary of the proposed budget is included as Schedule A.

The City Manager presented his proposed budget to the City Commission at the July 8, 2026 City Commission Meeting. The Commission has discussed the budget at subsequent meetings. Based on those discussions the Commission and CRA Agency has reached consensus, or voted upon, the following changes to the proposed budget:

CRA Budget:
Was accepted as originally presented. No changes.

General Fund Budget:
The following changes were agreed to by consensus at the Commission budget workshop on August 27th:

Budget Change	**Amount**
Property Tax Revenue Adjustment	-88,838
State Revenue Estimates Adjustment	-265,873
Total Reductions to Revenues	**-354,711**

Property tax revenue estimates are initially provided by the Department of Revenue in late May and then finalized as part of the DR420 process in July. This resulted in a minor decrease

to expected revenues. State Revenue Estimates are initially provided by staff for budget planning purposes but when the state estimates are released, the city often adopts those numbers. State estimates were identical to staff estimates for half-cent sales tax but lower for communications services tax and municipal revenue sharing, resulting in a reduction.

Budget Change	Amount
Reduce the $2.15 million Library budget	-$25,000
Cancel the Annual Board Appreciation event	-$12,000
Reduce the scope of Halloween & Easter events	-$20,000
Eliminate the monthly printed utility bill calendars	-$25,938
Remove the watering truck	-$65,000
Reduce tree plantings to 50%	-$210,000
Eliminate vacant Tree Specialist position	-$73,680
Eliminate vacant Tree Permitting position	-$60,000
Reduce mail room postage and operating supplies	-$20,000
Total Reduction to Expenses	**-$511,618**

The combination of these items will result in an additional $157k to contingency, resulting in a total FY27 contingency of $657k.

At the budget workshop on August 27th the City Commission also identified a number of additional General Fund reductions that will be implemented immediately but not quantified and formally amended into the budget until a mid-year review. These, if fully realized, would total an additional $605k in reductions and would raise the year-end contingency to over $1 million.

Proposed Change	Amount
Freeze vacant Code Enforcement position	-$75,000
Reduce legal fees	-$80,000
Freeze two vacant Fire positions	-$200,000
Reduce seasonal hours at pools	-$100,000
Contract golf maintenance services	-$150,000
Pass through of credit card fees	-$336,000

Designations Trust Fund Budget:

This fund houses funding for special purpose items and is where support for non-profit organizational partners is provided. The City Commission at their August 27th worksession agreed to remove Blue Bamboo funding, and add Men of Integrity. The summary of the city's organizational support as amended is shown below.

City Funded Org Support

Recipient	**2026 Budget**	**2027 Budget**	**$ Ch.**
Mead Botanical Gardens	102,000	105,000	3,000
Winter Park Historical Association	97,000	99,900	2,900
Winter Park Day Nursery	42,500	43,800	1,300
United Arts	20,000	20,000	-
Blue Bamboo	12,500	-	(12,500)
Polasek Museum	28,000	28,900	900
Men of Integrity	-	45,000	45,000
Unallocated	140,259	144,415	4,156
Total	**442,259**	**487,015**	**44,756**

The Electric and Water & Wastewater Budgets were accepted as presented and there were no other changes to any other fund.

These changes have been incorporated into the proposed budget and are reflected in Schedule A (attached). Updated CIP is attached. Updated All Funds Summary is attached.

alternatives | other considerations

The budget may be amended by the will of the Commission, but must be adopted per law.

fiscal impact

The city's All Funds Budget will rise by 5.6% compared to the previous fiscal year, to total $246.8 million. The budget is balanced per statute.

attachments

1. Budget Ordinance FY27
2. Schedule A - 1st Reading FY27
3. FY27 Capital Improvement Plan - Opengov format
4. All Funds Summary - Programs Tab

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027 AND ACCOMPANYING FIVE YEAR CAPITAL IMPROVEMENT PLAN; APPROPRIATING FUNDS FOR THE GENERAL FUND, DESIGNATIONS TRUST FUND, STORMWATER UTILITY FUND, COMMUNITY REDEVELOPMENT FUND, AFFORDABLE HOUSING TRUST FUND, MULTI-MODAL TRANSPORTATION IMPACT FUND, FEDERAL FORFEITURE FUND, POLICE GRANT FUND, DEBT SERVICE FUND, WATER AND SEWER FUNDS, ELECTRIC UTILITY FUND, FLEET MAINTENANCE FUND, EQUIPMENT REPLACEMENT FUND, EMPLOYEE INSURANCE FUND, GENERAL INSURANCE FUND, CEMETERY TRUST FUND, GENERAL CAPITAL PROJECTS FUND AND STORMWATER CAPITAL PROJECTS FUND; PROVIDING FOR MODIFICATIONS; PROVIDING FOR AMENDMENTS TO SAID ANNUAL BUDGET TO CARRY FORWARD THE FUNDING OF PURCHASE ORDERS OUTSTANDING AND UNSPENT PROJECT BUDGETS AS OF SEPTEMBER 30, 2026; AND AUTHORIZING TRANSFER OF FUNDS HEREIN APPROPRIATED BETWEEN DEPARTMENTS SO LONG AS THE TOTAL FUND APPROPRIATIONS SHALL NOT BE INCREASED THEREBY.

BE IT ENACTED BY THE PEOPLE OF THE CITY OF WINTER PARK:

SECTION 1. The annual budget of the City of Winter Park for the fiscal year beginning October 1, 2026 and ending September 30, 2027 as set forth on Schedule A attached hereto and by reference made a part hereof, is hereby adopted and approved after full, complete and comprehensive hearings and in consideration of the expressions of all parties concerned. It is hereby declared that said budget represents and presents the judgment and intent of the City Commission as to the needs and fiscal requirements of the various departments of the City government for the next ensuing twelve-month period.

SECTION 2. There are hereby expressly appropriated out of anticipated revenues and funds available for such purposes and not otherwise appropriated, the funds and monies necessary to meet the appropriations set forth in said budget. It is hereby declared that the funds available are those in excess of the amount required by law to be held by the City of Winter Park.

SECTION 3. The budget approved by this ordinance may be reviewed by the City Commission and shall be subject to modification by ordinance if the actual revenues and necessary expenditures are found to differ substantially from the estimates contained in said budget.

SECTION 4. The City Manager is hereby authorized to increase the line-item appropriation in the attached budget to cover those purchase orders which shall have been issued on or prior to September 30, 2026, but not filled as of that date, and is authorized to pay for all goods or services received pursuant to such purchase orders from all the funds so appropriated. All such increases shall be appropriated to the corresponding accounts in the same funds against which they were outstanding as of September 30, 2026. The City Manager shall report to the City Commission all such purchase orders.

SECTION 5. The City Manager is hereby authorized to increase the line-item appropriation in the attached budget to cover the unspent portion of project length budgets as of September 30, 2026.

The City Manager shall report to the City Commission all such project budgets carried forward from fiscal year 2026 to fiscal year 2027.

SECTION 6. The City Manager shall have the authority to transfer appropriations from one line item to another line item within a fund budget so long as the total fund appropriations shall not be increased. Appropriation transfers between funds shall require the approval of the City Commission.

SECTION 7. The accompanying five year capital improvement plan is hereby adopted as part of this ordinance and is made a part of the Comprehensive Plan, Data, Inventory and Analysis document replacing and substituting therefore any previous five year capital improvement plan. Funding for the first year of the plan is included in the annual budget. Funding for projects in years two through five is subject to the annual budgets adopted for each of those years.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, held in City Hall, Winter Park, Florida this _____ day of _____, 2026.

_____
Sheila DeCiccio, Mayor

Attest:

_____
Kim Breland, City Clerk

City of Winter Park, Florida
Annual Budget for Fiscal Year 2027
General Fund Summary

Schedule A

	2027 Proposed	2026 Adopted
Revenues:		
Property Taxes	$ 41,706,799	$ 39,016,142
Franchise Fees & Utility Taxes	9,315,327	8,910,965
Licenses & Permits	3,897,167	3,831,950
Intergovernmental	9,532,423	9,451,057
Charges for Services	18,874,754	18,346,403
Fines and Forfeitures	2,157,000	2,339,711
Miscellaneous	1,784,685	1,434,008
Transfers from Other Funds	6,960,198	6,405,881
Fund Balance	-	-
Total Revenues	$ 94,228,353	$ 89,736,117
Expenditures:		
General Administration	$ 10,291,487	$ 10,132,589
Planning & Development	3,740,801	3,752,901
Public Works	17,650,391	16,649,643
Police	23,284,496	21,874,236
Fire	18,844,108	17,161,406
Parks and Recreation	14,443,520	14,801,574
Organizational Support	2,148,036	2,109,744
Transfers To Other Funds	9,198,200	8,734,707
Non-Departmental	(450,000)	(400,000)
Reimbursements from Other Funds	(5,579,590)	(5,527,821)
Contingency Reserve	656,904	447,138
Total Expenditures	$ 94,228,353	$ 89,736,117
Excess of Revenues Over (Under) Expenditures	$ -	$ -

City of Winter Park, Florida
Annual Budget for Fiscal Year 2027
Designations Trust Fund Summary

	2027 Proposed	2026 Adopted
Revenues:		
Miscellaneous	$ 75,000	$ 75,000
Transfers from other funds	537,015	492,259
Fund Balance	$ -	$ -
Total Revenues	$ 612,015	$ 567,259
Expenditures:		
Transfers to other funds	75,000	75,000
Organizational Support	487,015	442,259
Parks & Recreation/Planning	$ 50,000	$ 50,000
Total Expenditures	$ 612,015	$ 567,259
Excess of Revenues Over (Under) Expenditures	$ -	$ -

City of Winter Park, Florida
Annual Budget for Fiscal Year 2027
Stormwater Utility Fund Summary

	2027 Proposed	2026 Adopted
Revenues:		
Licenses	$ 30,000	$ 30,000
Charges for Services	4,531,234	4,265,058
Intergovernmental	20,000	21,626
Miscellaneous	27,084	14,301
Transfers From Other Funds	-	-
Fund Balance	-	-
Total Revenues	$ 4,608,318	$ 4,330,985
Expenditures:		
Operations	$ 4,444,835	$ 4,183,829
Reimbursements to Other Funds	163,483	147,156
Contingency	-	-
Total Expenditures	$ 4,608,318	$ 4,330,985
Excess of Revenues Over (Under) Expenditures	$ -	$ -

City of Winter Park, Florida
Annual Budget for Fiscal Year 2027
Community Redevelopment (CRA) Fund Summary

	2027 Proposed	2026 Adopted
Revenues:		
Intergovernmental Revenues	$ 4,293,024	$ 4,021,021
Charges for Services	-	-
Miscellaneous	657,026	602,044
Transfers	5,708,429	5,206,424
Fund Balance	499,835	-
Total Revenues	$ 11,158,314	$ 9,829,489
Expenditures:		
Operating Expenses	$ 1,875,844	$ 1,835,145
Capital Projects	8,350,000	5,700,000
Debt Service	-	710,565
Organizational Support/ Community Initiatives	912,710	1,003,300
Reimbursements To Other Funds	19,760	120,299
Transfers To Other Funds	-	-
Contingency Reserve	-	460,180
Total Expenditures	$ 11,158,314	$ 9,829,489
Excess of Revenues Over (Under) Expenditures	$ -	$ -

City of Winter Park, Florida
Annual Budget for Fiscal Year 2027
Police Grant Fund Summary

	2027 Proposed	2026 Adopted
Revenues:		
Intergovernmental	$ 128,097	$ 171,952
Total Revenues	$ 128,097	$ 171,952
Expenditures:		
Police	$ 128,097	$ 171,952
Total Expenditures	$ 128,097	$ 171,952
Excess of Revenues Over (Under) Expenditures	$ -	$ -

City of Winter Park, Florida
Annual Budget for Fiscal Year 2027
Federal Forfeiture Fund Summary

	2027 Proposed	2026 Adopted
Revenues:		
Intergovernmental	$ -	$ -
Fund Balance	-	31,000
Total Revenues	$ -	$ 31,000
Expenditures:		
Operating	$ -	$ 31,000
Capital Outlay	-	-
Total Expenditures	$ -	$ 31,000
Excess of Revenues Over (Under) Expenditures	$ -	$ -

City of Winter Park, Florida
Annual Budget for Fiscal Year 2027
Debt Service Fund Summary

	2027 Proposed	2026 Adopted
Revenues:		
Property Taxes	$ 2,097,333	$ 2,097,802
Special Assessments	-	-
Transfers From Other Funds	518,021	516,784
Fund Balance	-	-
Total Revenues	$ 2,615,354	$ 2,614,586
Expenditures:		
Debt Service	$ 2,615,354	$ 2,614,586
Total Expenditures	$ 2,615,354	$ 2,614,586
Excess of Revenues Over (Under) Expenditures	$ -	$ -

City of Winter Park, Florida
Annual Budget for Fiscal Year 2027
Water and Sewer Fund Summary

	2027 Proposed	2026 Adopted
Revenues:		
Utility Fee	$ 42,983,009	$ 41,807,673
Miscellaneous	928,257	834,407
Fund Balance	-	-
Total Revenues	$ 43,911,266	$ 42,642,080
Expenditures:		
Operations	$ 26,624,142	$ 26,106,044
Debt Service	4,942,099	4,963,404
Capital Projects	4,680,000	4,658,000
Reimbursements to Other Funds	3,327,229	3,172,588
Transfers to Other Funds	3,794,609	3,477,566
Contingency Reserve	543,187	264,478
Total Expenditures	$ 43,911,266	$ 42,642,080
Excess of Revenues Over (Under) Expenditures	$ -	$ -

City of Winter Park, Florida
Annual Budget for Fiscal Year 2027
Electric Utility Fund Summary

	2027 Proposed	2026 Adopted
Revenues:		
Utility Fee	$ 59,557,206	$ 54,568,251
Intergovernmental Revenues	-	-
Miscellaneous	44,262	137,616
Transfers & Reimbursements from Other Funds	203,967	193,221
Fund Balance	2,000,000	1,950,162
Total Revenues	$ 61,805,435	$ 56,849,250
Expenditures:		
Operations	$ 6,620,695	$ 5,950,515
Bulk Power Costs	31,407,015	27,661,899
Debt Service	4,689,306	4,680,983
Capital Projects	13,234,000	12,633,655
Transfers to Other Funds	3,581,334	3,641,199
Reimbursements to Other Funds	2,273,085	2,280,999
Contingency Reserve	-	-
Total Expenditures	$ 61,805,435	$ 56,849,250
Excess of Revenues Over (Under) Expenditures	$ -	$ -

City of Winter Park, Florida
Annual Budget for Fiscal Year 2027
Fleet Maintenance Fund Summary

	2027 Proposed	2026 Adopted
Revenues:		
Charges for Services	$ 2,428,908	$ 2,372,654
Miscellaneous	-	-
Fund Balance	-	-
Total Revenues	$ 2,428,908	$ 2,372,654
Expenditures:		
Operations	$ 2,428,908	$ 2,372,654
Reimbursements to Other Funds	-	-
Contingency Reserve	-	-
Total Expenditures	$ 2,428,908	$ 2,372,654
Excess of Revenues Over (Under) Expenditures	$ -	$ -

City of Winter Park, Florida
Annual Budget for Fiscal Year 2027
Equipment Replacement Fund Summary

	2027 Proposed	2026 Adopted
Revenues:		
Vehicle/Equipment Rentals	$ 3,134,127	$ 2,784,128
Debt Proceeds	-	-
Miscellaneous	91,784	72,953
Fund Balance	-	44,919
Total Revenues	$ 3,225,911	$ 2,902,000
Expenditures:		
Operations	$ -	$ -
Vehicle and Equipment Acquisitions	3,225,911	2,902,000
Debt Service	-	-
Reimbursements to Other Funds	-	-
Transfers to Other Funds	-	-
Contingency Reserve	-	-
Total Expenditures	$ 3,225,911	$ 2,902,000
Excess of Revenues Over (Under) Expenditures	$ -	$ -

City of Winter Park, Florida
Annual Budget for Fiscal Year 2027
Employee Insurance Fund Summary

	2027 Proposed	2026 Adopted
Revenues:		
Charges To Departments	$ 9,478,590	$ 8,969,504
Charges To Employees	2,116,484	1,986,754
Miscellaneous	224,230	212,756
Fund Balance	-	-
Total Revenues	$ 11,819,304	$ 11,169,014
Expenditures:		
Insurance Costs	$ 11,819,304	$ 11,169,014
Reimbursements to Other Funds	-	-
Contingency Reserve	-	-
Total Expenditures	$ 11,819,304	$ 11,169,014
Excess of Revenues Over (Under) Expenditures	$ -	$ -

City of Winter Park, Florida
Annual Budget for Fiscal Year 2027
General Insurance Fund Summary

	2027 Proposed	2026 Adopted
Revenues:		
Charges To Departments	$ 3,527,023	$ 3,659,084
Miscellaneous	63,313	47,372
Fund Balance	-	-
Total Revenues	$ 3,590,336	$ 3,706,456
Expenditures:		
Insurance Costs	$ 3,590,336	$ 3,706,456
Reimbursements to Other Funds	-	-
Transfers to Other Funds	-	-
Contingency	-	-
Total Expenditures	$ 3,590,336	$ 3,706,456
Excess of Revenues Over (Under) Expenditures	$ -	$ -

City of Winter Park, Florida
Annual Budget for Fiscal Year 2027
Cemetery Fund Summary

	2027 Proposed	2026 Adopted
Revenues:		
Lot Sales	$ 690,000	$ 560,000
Miscellaneous	50,145	43,687
Fund Balance	-	-
Total Revenues	$ 740,145	$ 603,687
Expenditures:		
Transfers To Other Funds	$ 374,520	$ 382,876
Reimbursements to Other Funds	-	-
Contingency Reserve	365,625	220,811
Total Expenditures	740,145	603,687
Excess of Revenues Over (Under) Expenditures	$ -	$ -

City of Winter Park, Florida
Annual Budget for Fiscal Year 2027
General Capital Projects Fund Summary

	2027 Proposed	2026 Adopted
Revenues:		
Transfers From Other Funds	$ 3,300,000	$ 3,690,000
Intergovernmental Revenues	-	200,000
Miscellaneous	-	400,000
Fund Balance	-	-
Total Revenues	$ 3,300,000	$ 4,290,000
Expenditures:		
Capital Projects	$ 3,020,000	$ 4,010,000
Debt Service	280,000	280,000
Contingency	-	-
Total Expenditures	$ 3,300,000	$ 4,290,000
Excess of Revenues Over (Under) Expenditures	$ -	$ -

City of Winter Park, Florida
Annual Budget for Fiscal Year 2027
Stormwater Capital Projects Fund Summary

	2027 Proposed	2026 Adopted
Revenues:		
Stormwater Utility Fees	$ 2,334,798	$ 1,875,000
Miscellaneous	65,202	-
Fund Balance	-	-
Total Revenues	$ 2,400,000	$ 1,875,000
Expenditures:		
Capital Projects	$ 2,400,000	$ 1,875,000
Transfers to other funds	-	-
Contingency Reserve	-	-
Total Expenditures	$ 2,400,000	$ 1,875,000
Excess of Revenues Over (Under) Expenditures	$ -	$ -

City of Winter Park, Florida
Annual Budget for Fiscal Year 2027
Affordable Housing Fund Summary

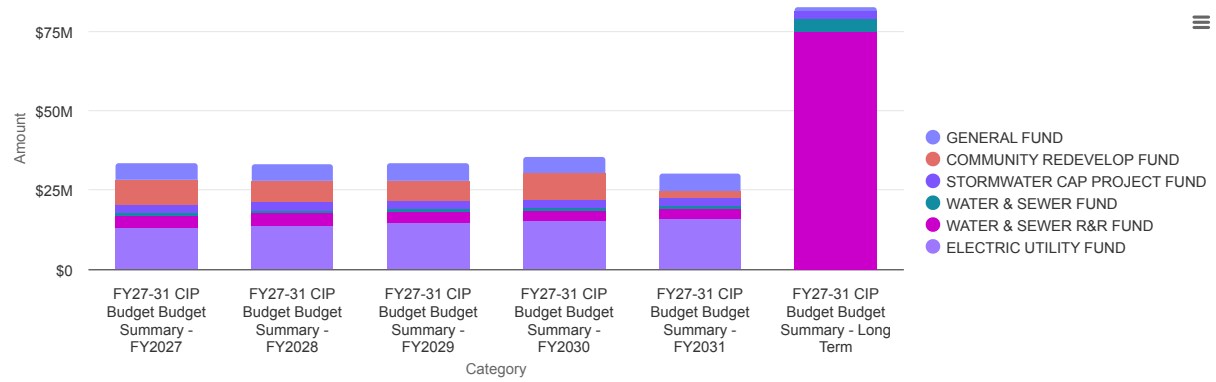
	2027 Proposed	2026 Adopted
Revenues:		
Affordable Housing Fee	$ -	$ -
Miscellaneous	-	-
Fund Balance	-	-
Total Revenues	$ -	$ -
Expenditures:		
Affordable Housing Operations	$ -	$ -
Contingency Reserve	-	-
Total Expenditures	$ -	$ -
Excess of Revenues Over (Under) Expenditures	$ -	$ -

City of Winter Park, Florida
Annual Budget for Fiscal Year 2027
Multi-Modal Transportation Impact Fee Fund Summary

	2027 Proposed	2026 Adopted
Revenues:		
Impact Fees	$ 195,000	$ 150,000
Miscellaneous	48,301	-
Fund Balance	-	-
Total Revenues	$ 243,301	$ 150,000
Expenditures:		
Operating	243,301	-
Capital Outlay	$ -	$ 150,000
Contingency Reserve	-	-
Total Expenditures	$ 243,301	$ 150,000
Excess of Revenues Over (Under) Expenditures	$ -	$ -

All Funds Five Year CIP- FY27 Budget

FY27-31 CIP BUDGET BUDGET SUMMARY						
	FY2027	**FY2028**	**FY2029**	**FY2030**	**FY2031**	**Long Term**
GENERAL FUND	$4,971,617	$5,244,166	$5,654,763	$5,388,830	$5,549,091	$1,175,000
COMMUNITY REDEVELOP FUND	$8,350,000	$6,900,000	$6,400,000	$8,400,000	$2,412,000	$0
STORMWATER CAP PROJECT FUND	$2,400,000	$2,500,000	$2,500,000	$2,500,000	$2,500,000	$2,850,000
WATER & SEWER FUND	$800,000	$800,000	$800,000	$800,000	$800,000	$3,750,000
WATER & SEWER R&R FUND	$3,880,000	$4,167,000	$3,811,200	$3,410,400	$3,314,600	$75,000,000
ELECTRIC UTILITY FUND	$12,941,000	$13,570,150	$14,298,758	$14,989,196	$15,624,905	$0
Totals:	$33,342,617	$33,181,316	$33,464,721	$35,488,426	$30,200,596	$82,775,000

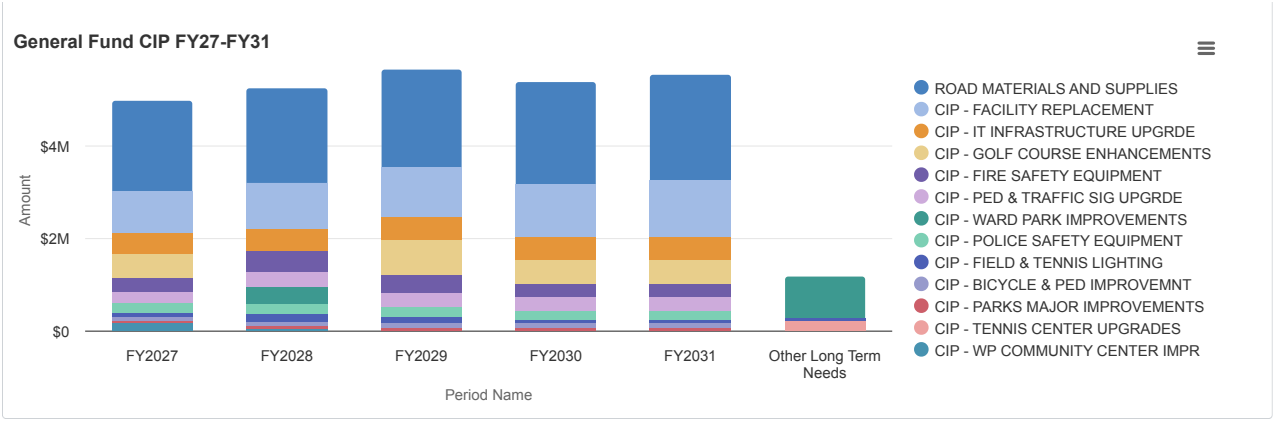


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General Fund CIP FY27-FY31

FY27-31 CIP BUDGET BUDGET SUMMARY						
	2027	**2028**	**2029**	**2030**	**2031**	**Long Term**
Expenses						
EXPENSES						
ROAD MATERIALS AND SUPPLIES	$1,951,617	$2,039,166	$2,127,840	$2,217,676	$2,308,706	$0
CIP - IT INFRASTRUCTURE UPGRDE	$450,000	$500,000	$500,000	$500,000	$500,000	$0
CIP - PED & TRAFFIC SIG UPGRDE	$250,000	$300,000	$300,000	$300,000	$300,000	$0
CIP - BICYCLE & PED IMPROVEMNT	$100,000	$100,000	$100,000	$100,000	$100,000	$0
CIP - FACILITY REPLACEMENT	$895,000	$1,000,000	$1,076,923	$1,146,154	$1,215,385	$0
CIP - POLICE SAFETY EQUIPMENT	$200,000	$200,000	$200,000	$200,000	$200,000	$0
CIP - FIRE SAFETY EQUIPMENT	$300,000	$450,000	$400,000	$300,000	$300,000	$0
CIP - PARKS MAJOR IMPROVEMENTS	$50,000	$50,000	$50,000	$50,000	$50,000	$0
CIP - GOLF COURSE ENHANCEMENTS	$550,000	$0	$750,000	$500,000	$500,000	$0
CIP - FIELD & TENNIS LIGHTING	$75,000	$175,000	$150,000	$75,000	$75,000	$75,000
CIP - TENNIS CENTER UPGRADES	$0	$0	$0	$0	$0	$200,000
CIP - WARD PARK IMPROVEMENTS	$0	$400,000	$0	$0	$0	$900,000
CIP - WP COMMUNITY CENTER IMPR	$150,000	$30,000	$0	$0	$0	$0
EXPENSES TOTAL	**$4,971,617**	**$5,244,166**	**$5,654,763**	**$5,388,830**	**$5,549,091**	**$1,175,000**
EXPENSES TOTAL	**$4,971,617**	**$5,244,166**	**$5,654,763**	**$5,388,830**	**$5,549,091**	**$1,175,000**



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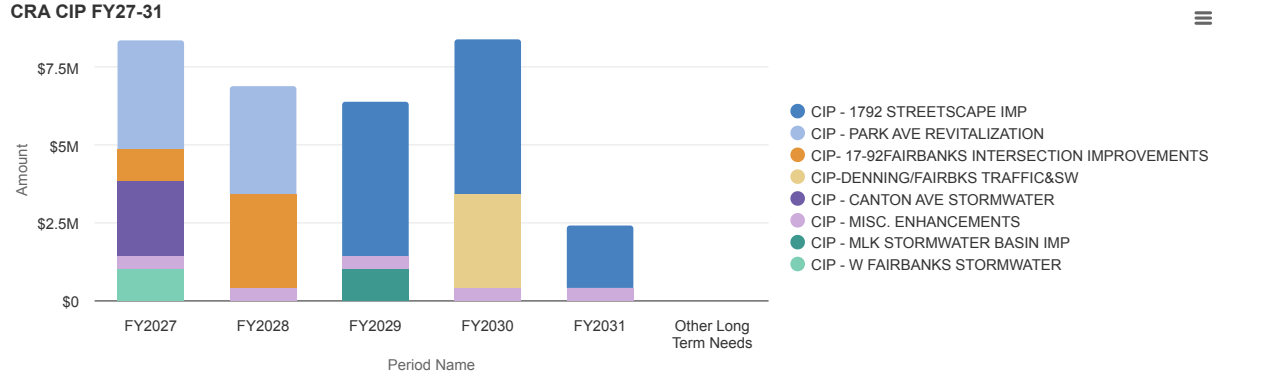
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CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN
Fiscal Year 2026 - 2027

Primary Function	Project	Project Description	Primary Funding Source	Capital Funding Amount	Impact on Operating Budgets	Operating Impact Amount
Public Works	Pavement Resurfacing	The City's pavement resurfacing program calls for the resurfacing of eight to nine miles of streets in the upcoming fiscal year. A pavement condition assessment identifies those streets in most need of resurfacing to prevent degradation of the road base.	Local option gas tax revenues	$ 1,251,617	Investments in routine road repaving reduces the annual costs of road repairs.	-
Public Works	Sidewalk, Bike path & Curb Repairs	Replacement of sidewalks, bike paths and curbing where necessary for public safety.	Local option gas tax revenues	$ 700,000	No additional impact on operating budget	-
Public Works	Facility Replacement Account	This account will accumulate funds for the replacement of roofs, air conditioning, paint and flooring and other major capital expenditures for City's facilities.	General Fund - $581,750, Water & Sewer Fund - $223,750 and Electric Services Fund - $89,500	$ 895,000	Replacing the aging capital reduces the costs of repairs.	-
Information Technology	Information Technology Upgrades	Upgrades to computers, networks, servers and phone systems. Also contains funding to continue the City facilities underground fiber network.	General Fund - $225,000, Water & Sewer Fund - $112,500 and Electric Services Fund - $112,500	$ 450,000	No additional impact on operating budget	-
Parks	General Major Maintenance	This funding is set aside for needed Parks Department capital equipment and facility maintenance and repairs.	General Fund	$ 50,000	No additional impact on operating budget	-
Parks	Community Center Improvements	: Funding provides for the various improvements at the Community Center including resurfacing the pool	General Fund	$ 150,000	No additional impact on operating budget for this phase of work	-
Parks	Golf Course	First of two years of funding to provide ball tracking	General Fund	$ 550,000	No additional impact on operating budget	-
Parks	Tennis Center	Funding for ongoing resurfacing of WPTC hard courts.	Grant Funding	$ -	No additional impact on operating budget	-
Parks	Athletic Field & Tennis Court Lighting	Multi-year lighting enhancement project at the city's athletic venues. Includes replacement of worn poles and fixtures.	Cell Tower Revenues - $75k	$ 75,000	The new technology LED lighting will decrease the energy cost saving money and increase the cities sustainable energy efficiency.	-
Planning & Transportation	Bicycle/Pedestrian Plan Improvements	Funding for this project will be used to create and promote a viable and safe pedestrian and bicycle-friendly infrastructure and promote these modes of transportation throughout the city.	General Fund	$ 100,000	No additional impact on operating budget	-
Planning & Transportation	Pedestrian & Traffic Signal Upgrades	This project is part of a multi year plan to upgrade antiquated traffic signals and improve the safety of pedestrians crossing intersections.	General Fund	$ 250,000	Annual Wifi connection costs	18,000
Fire	Fire Safety Equipment Replacement Fund - Station Alerting	Contributions to the funding pool for the capital replacement of crucial life-saving equipment will go towards station remodels to the floors and kitchen.	General Fund	$ 300,000	No additional impact on operating budget	-
Police	Police Safety & Equipment Fund	This fund will allow the Police Department to create a funding pool for replacement of crucial life-saving equipment. In FY26 this will continue to support the replacement of Motorola radios and will pay for security improvements for access control at the Public Safety building.	General Fund	$ 200,000	No additional impact on operating budget	-
TOTAL FUNDING FY27				**$ 4,971,617**		**$ 18,000**

CRA CIP FY27-FY31

FY27-31 CIP BUDGET BUDGET SUMMARY						
	2027	**2028**	**2029**	**2030**	**2031**	**Long Term**
Expenses						
EXPENSES						
CIP - CANTON AVE STORMWATER	$2,450,000	$0	$0	$0	$0	$0
CIP- 17-92FAIRBANKS INTERSECTION IMPROVEMENTS	$1,000,000	$3,000,000	$0	$0	$0	$0
CIP - MISC. ENHANCEMENTS	$400,000	$400,000	$400,000	$400,000	$412,000	$0
CIP - 1792 STREETSCAPE IMP	$0	$0	$5,000,000	$5,000,000	$2,000,000	$0
CIP - MLK STORMWATER BASIN IMP	$0	$0	$1,000,000	$0	$0	$0
CIP-DENNING/FAIRBKS TRAFFIC&SW	$0	$0	$0	$3,000,000	$0	$0
CIP - W FAIRBANKS STORMWATER	$1,000,000	$0	$0	$0	$0	$0
CIP - PARK AVE REVITALIZATION	$3,500,000	$3,500,000	$0	$0	$0	$0
EXPENSES TOTAL	**$8,350,000**	**$6,900,000**	**$6,400,000**	**$8,400,000**	**$2,412,000**	**$0**
EXPENSES TOTAL	**$8,350,000**	**$6,900,000**	**$6,400,000**	**$8,400,000**	**$2,412,000**	**$0**



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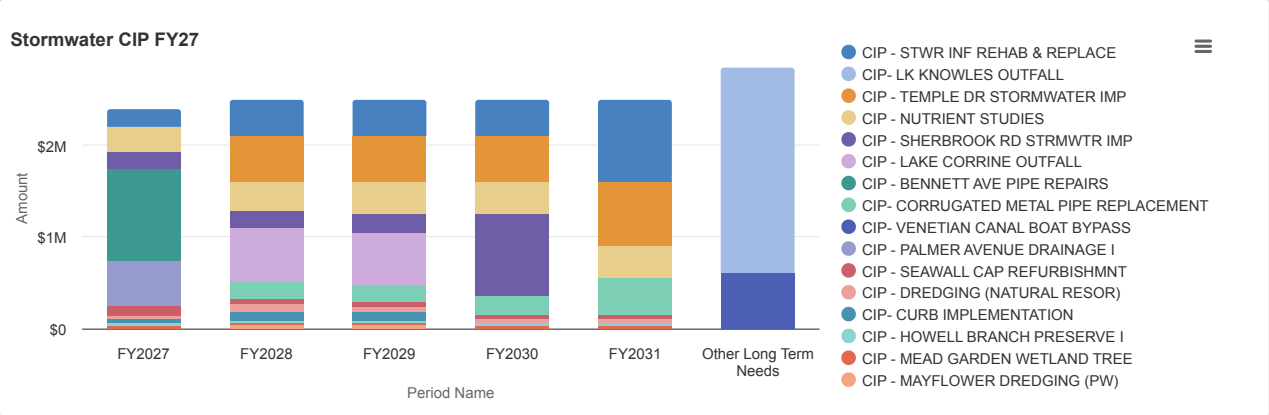
CRA CAPITAL PROJECTS – PROJECT DESCRIPTIONS

Details of FY2027 Capital Projects and Their Operating Impact

PRIMARY FUNCTION	PROJECT	PROJECT DESCRIPTION	PRIMARY FUNDING SOURCE	CAPITAL FUNDING AMOUNT (FY2027)	IMPACT ON OPERATING BUDGETS	OPERATING IMPACT AMOUNT (FY2027)
CRA	CRA Infrastructure & Small Scale Improvements	This fund will provide for infrastructure improvement needs that enhance the CRA district and are in accordance with the adopted plan.	Tax Increment Financing	$400,000	The majority of projects would be one time expenditures and should not impact ongoing operational costs. There may be added maintenance with the kiosks and gateway signs that is expected to be minimal on an annual basis.	-
CRA	West Fairbanks Stormwater/ Infrastructure Improvements	West Fairbanks along Minnesota and other roads has experienced flooding during extreme rainfall events. This multi-year commitment to funding will explore public-private partnership to expand regional stormwater and provide enhanced conveyance.	Tax Increment Financing	$1,000,000	These projects would be one time expenditures and should not impact ongoing operational costs in the CRA.	-
CRA	17-92/Fairbanks Intersection Improvements	This includes elements of PD&E studies and coordination with FDOT, MetroPlan, and private consultants. The final product aims to include mast arm improvements, lighting upgrades, and turn lanes to better utilize right-of-way for domestic and regional traffic. It is anticipated these improvements would be consistent with the overall 17/92 plan, provide additional accessibility at the intersection, and create a model for the entire corridor moving forward.	Tax Increment Financing	$1,000,000	This project will require an additional $3M of funding in FY27.	-
CRA	Canton Ave Stormwater Drainage	This fund will provide for infrastructure improvement needs that enhance the CRA district and are in accordance with the adopted plan.	Tax Increment Financing	$2,450,000	These projects would be one time expenditures and should not impact ongoing operational costs in the CRA.	-
CRA	Park Avenue Refresh	Public infrastructure around Winter Park's main street is roughly 20 years old or older. Improvements would include sidewalk, utilities, landscaping, lighting, and enhanced amenities. This funding will provide for completion of Phase I which is the northern end of Park Avenue.	Tax Increment Financing	$3,500,000	This project will require an additional $3.5M of funding in FY28.	-
TOTAL FUNDING FY2027				**$8,350,000**		**$0**

Stormwater CIP FY27-FY31

FY27-31 CIP BUDGET BUDGET SUMMARY						
	2027	**2028**	**2029**	**2030**	**2031**	**Long Term**
Expenses						
EXPENSES						
CIP- LK KNOWLES OUTFALL	$0	$0	$0	$0	$0	$2,250,000
CIP- CURB IMPLEMENTATION	$50,000	$100,000	$100,000	$0	$0	$0
CIP- CORRUGATED METAL PIPE REPLACEMENT	$0	$200,000	$200,000	$200,000	$400,000	$0
CIP- VENETIAN CANAL BOAT BYPASS	$0	$0	$0	$0	$0	$600,000
CIP - SEAWALL CAP REFURBISHMNT	$100,000	$50,000	$50,000	$50,000	$50,000	$0
CIP - BENNETT AVE PIPE REPAIRS	$1,000,000	$0	$0	$0	$0	$0
CIP - SHERBROOK RD STRMWTR IMP	$200,000	$200,000	$200,000	$900,000	$0	$0
CIP - STWR INF REHAB & REPLACE	$200,000	$400,000	$400,000	$400,000	$900,000	$0
CIP - MEAD GARDEN WETLAND TREE	$25,000	$25,000	$25,000	$25,000	$25,000	$0
CIP - TEMPLE DR STORMWATER IMP	$0	$500,000	$500,000	$500,000	$700,000	$0
CIP - PALMER AVENUE DRAINAGE I	$500,000	$0	$0	$0	$0	$0
CIP - MAYFLOWER DREDGING (PW)	$0	$30,000	$30,000	$0	$0	$0
CIP - NUTRIENT STUDIES	$265,000	$315,000	$350,000	$350,000	$350,000	$0
CIP - HOWELL BRANCH PRESERVE I	$30,000	$30,000	$25,000	$25,000	$25,000	$0
CIP - DREDGING (NATURAL RESOR)	$30,000	$80,000	$50,000	$50,000	$50,000	$0
CIP - LAKE CORRINE OUTFALL	$0	$570,000	$570,000	$0	$0	$0
EXPENSES TOTAL	**$2,400,000**	**$2,500,000**	**$2,500,000**	**$2,500,000**	**$2,500,000**	**$2,850,000**
EXPENSES TOTAL	**$2,400,000**	**$2,500,000**	**$2,500,000**	**$2,500,000**	**$2,500,000**	**$2,850,000**



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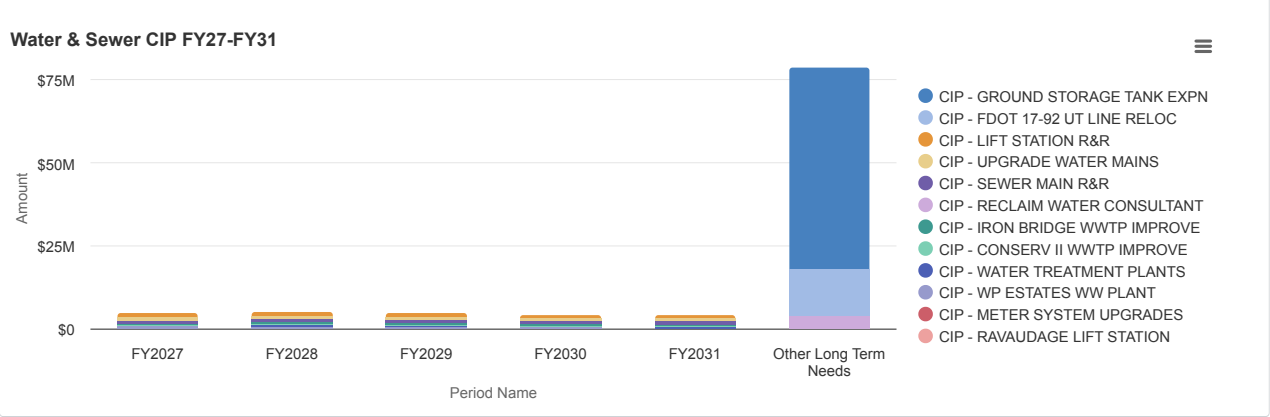
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CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN
Fiscal Year 2026 - 2027

PRIMARY FUNCTION	PROJECT	PROJECT DESCRIPTION	PRIMARY FUNDING SOURCE	CAPITAL FUNDING AMOUNT (FY2027)	IMPACT ON OPERATING BUDGETS	OPERATING IMPACT AMOUNT (FY2027)
Public Works	Stormwater Improvements	Point repairs for existing stormwater pipe, pipe lining, pipe replacement, and other storm sewer repairs as needed.	Stormwater utility fee	$ 200,000	No additional impact on operating budget	-
Public Works	Curb Implementation	Installation of new and replacement curb to support proper stormwater conveyance.	Stormwater utility fee	$ 50,000	No additional impact on operating budget	-
Public Works	Bennet Ave Pipe Replacement & Repair	Repair and rehabilitation of the large storm sewer under Bennett Ave that serves Lee Rd and the Lake Killarney outfall into Lake Gem.	Stormwater utility fee	$ 1,000,000	No additional impact on operating budget	-
Public Works	Palmer Ave at Old England Drainage	cConstruction of new inlets and piping at the intersection of Old England and Palmer Ave to improve stormwater capture and conveyance along Palmer A	Stormwater utility fee	$ 500,000	No additional impact on operating budget	-
Public Works	Construction for Sherbrook Rd	Design of flood storage improvements in the basin that serves the Sherbrooke Rd Neighborhood and Cady Way Ditch.	Stormwater utility fee	$ 200,000	No additional impact on operating budget	-
Natural Resources	Seawall Cap Refurbishment/ Chain of Lakes Canal	Repair and refurbishment of aging seawall caps along the canals connecting the City's Chain of Lakes. FY26 funding will address the most deteriorated sections of seawall in need of immediate attention while an additional $200K will	Stormwater utility fee	$ 100,000	No additional impact on operating budget	-
Natural Resources	Howell Branch Preserve Funds	Restoration improvements including maintenance, and herbicide treatments to protect the ecological health of Howell Branch Preserve	Stormwater utility fee	$ 30,000	No additional impact on operating budget	-
Natural Resources	Nutrient Reduction Techniques	Implementation of nutrient sequestering techlology	Stormwater utility fee	$ 265,000	No additional impact on operating budget	-
Natural Resources	Sediment Removal/Dredging	Ongoing maintenance and restoration of the City's stormwater systems by removing accumulated sediment, debris, and organic material from lakes, ponds, canals, and drainage infrastructure.	Stormwater utility fee	$ 30,000	No additional impact on operating budget	-
Natural Resources	Mead Garden Invasive Mitigation Funds	Dedicated funding for maintenance and herbicide treatments to manage invasive species.	Stormwater utility fee	$ 25,000	No additional impact on operating budget	-
TOTAL FUNDING FY27				**$ 2,400,000**		-

Water & Sewer CIP FY27-FY31

FY27-31 CIP BUDGET BUDGET SUMMARY						
	2027	**2028**	**2029**	**2030**	**2031**	**Long Term**
Expenses						
EXPENSES						
CIP - METER SYSTEM UPGRADES	$75,000	$75,000	$75,000	$75,000	$75,000	$0
CIP - GROUND STORAGE TANK EXPN	$0	$0	$0	$0	$0	$61,000,000
CIP - RECLAIM WATER CONSULTANT	$0	$0	$0	$0	$0	$3,750,000
CIP - IRON BRIDGE WWTP IMPROVE	$500,000	$500,000	$500,000	$500,000	$500,000	$0
CIP - CONSERV II WWTP IMPROVE	$300,000	$300,000	$300,000	$300,000	$300,000	$0
CIP - FDOT 17-92 UT LINE RELOC	$0	$0	$0	$0	$0	$14,000,000
CIP - UPGRADE WATER MAINS	$1,075,000	$1,075,000	$1,050,000	$1,050,000	$1,050,000	$0
CIP - SEWER MAIN R&R	$965,000	$992,000	$996,200	$1,050,400	$1,054,600	$0
CIP - LIFT STATION R&R	$1,315,000	$1,110,000	$1,085,000	$985,000	$985,000	$0
CIP - WATER TREATMENT PLANTS	$0	$635,000	$375,000	$150,000	$150,000	$0
CIP - WP ESTATES WW PLANT	$450,000	$280,000	$230,000	$100,000	$0	$0
EXPENSES TOTAL	**$4,680,000**	**$4,967,000**	**$4,611,200**	**$4,210,400**	**$4,114,600**	**$78,750,000**
EXPENSES TOTAL	**$4,680,000**	**$4,967,000**	**$4,611,200**	**$4,210,400**	**$4,114,600**	**$78,750,000**



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WATER AND WASTEWATER CAPITAL PROJECTS – PROJECT DESCRIPTIONS

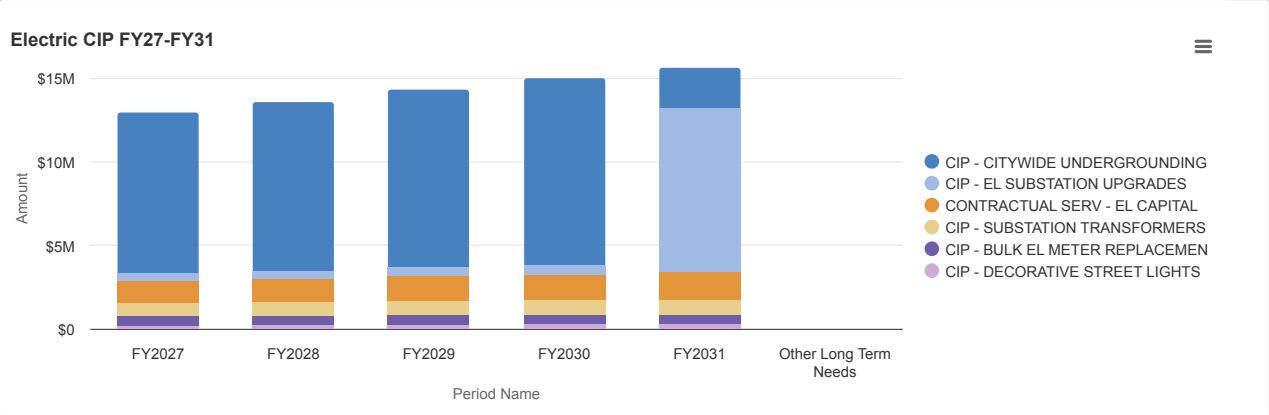
CITY OF WINTER PARK • CAPITAL IMPROVEMENT PLAN • FISCAL YEAR 2026 – 2027

PRIMARY FUNCTION	PROJECT	PROJECT DESCRIPTION	PRIMARY FUNDING SOURCE	CAPITAL FUNDING AMOUNT (FY2027)	IMPACT ON OPERATING BUDGETS	OPERATING IMPACT AMOUNT (FY2027)
Water and Sewer	Upgrade sanitary sewer mains	Defective sanitary sewer mains will be rehabilitated to decrease heavy ground water infiltration, in effect reducing the total flow to waste water facilities.	Water and Sewer Fees	$965,000	This project will reduce wastewater treatment costs by reducing ground water infiltration.	-
Water and Sewer	Upgrade water mains	Water main upgrades consist of construction and upgrade of water mains and service lines to replace sub-standard water mains throughout the water distribution system. This work will improve water quality, flows and fire protection in the impacted areas.	Water and Sewer Fees	$1,075,000	No additional impact on operating budget.	-
Water and Sewer	Lift station upgrades	Replacement of "can" type lift stations close to failure with submersible "rail" type lift stations.	Water and Sewer Fees	$1,315,000	No additional impact on operating budget.	-
Water and Sewer	Upgrade Winter Park Estates Wastewater Treatment Plant	Renewal and replacement of components for the Winter Park Estates Wastewater Reclamation Facility.	Water and Sewer Fees	$450,000	No additional impact on operating budget.	-
Water and Sewer	Large Potable Water Meters	Replacement and upgrade of large potable water meters. Modernized meters improve measurement accuracy, enhance system monitoring capabilities, and help ensure equitable billing and efficient water system management.	Water and Sewer Fees	$75,000	No additional impact on operating budget.	-
Water and Sewer	Iron Bridge Regional Wastewater Treatment Facility	Upgrading/rerating of Iron Bridge Regional Wastewater Treatment Facility (City of Orlando).	Water and Sewer Reserves	$500,000	No additional impact on operating budget.	-
Water and Sewer	CONSERV II	Orange County cooperative water reuse program, which expands the Cities capacity for wastewater treatment service and state requirements to eliminate discharge to surface waters.	Water and Sewer Reserves	$300,000	No additional impact on operating budget.	-
TOTAL FUNDING FY2027*				**$4,680,000**		**-**

*Transfers for utility contributions to IT and Facility Replacement are accounted for in the General Tab.

Electric CIP FY27-FY31

FY27-31 CIP BUDGET BUDGET SUMMARY						
	2027	**2028**	**2029**	**2030**	**2031**	**Long Term**
Expenses						
EXPENSES						
CONTRACTUAL SERV - EL CAPITAL	$1,323,000	$1,389,150	$1,458,608	$1,531,538	$1,608,115	$0
CIP - CITYWIDE UNDERGROUNDING	$9,660,000	$10,143,000	$10,650,150	$11,182,658	$2,400,000	$0
CIP - SUBSTATION TRANSFORMERS	$833,000	$833,000	$900,000	$900,000	$900,000	$0
CIP - EL SUBSTATION UPGRADES	$400,000	$450,000	$500,000	$550,000	$9,891,790	$0
CIP - BULK EL METER REPLACEMEN	$575,000	$580,000	$590,000	$600,000	$600,000	$0
CIP - DECORATIVE STREET LIGHTS	$150,000	$175,000	$200,000	$225,000	$225,000	$0
EXPENSES TOTAL	**$12,941,000**	**$13,570,150**	**$14,298,758**	**$14,989,196**	**$15,624,905**	**$0**
EXPENSES TOTAL	**$12,941,000**	**$13,570,150**	**$14,298,758**	**$14,989,196**	**$15,624,905**	**$0**



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CITY OF WINTER PARK
CAPITAL IMPROVEMENT PLAN
Fiscal Year 2026 - 2027

Function	Project	Project Description	Primary Funding Source	Capital Funding Amount	Impact on Operating Budgets	Operating Impact Amount
Electric Services	Routine Capital: annual electric system improvements	These improvements include repair and replacement of utility infrastructure to increase the reliability of the electric system.	Electric Service Fees	$ 1,323,000	No impact on operating budget	-
Electric Services	Undergrounding Electric Utilities	This is part of an ongoing plan to underground all the overhead electric lines in the city. This is expected to be completed in FY31.	Electric Service Fees	$ 9,660,000	As electric utilities are placed underground there will be less costs for trimming trees around power lines.	-
Electric Services	Decorative Streetlighting	Installation, replacement, and enhancement of decorative streetlighting throughout the City.	Electric Service Fees	$ 150,000	No impact on operating budget	-
Electric Services	Substation Upgrades	Substations around the city will need capital upgrades to maintain exceptional quality of service. This account will serve ongoing capital upgrades to the substations.	Electric Service Fees	$ 400,000	Replacing the aging capital reduces the costs of repairs.	-
Electric Services	Substation Transformer Replacement	Substation transformer replacement. The estimated cost of a 50 megawatt substation transformer is 2.5 million with a 3 year timeline for delivery.	Electric Service Fees	$ 833,000	No impact on operating budget	-
Electric Services	Bulk Meter Replacement	Replace electric meters (commercial/residential) that are at life expectancy and no longer able to accept software updates. There is a total of 6k on system…2026 budget will fund the replace of approximately 40%. An additional $2.3 million is anticipated across FY27 to FY30 to complete the project .	Electric Service Fees	$ 575,000	No impact on operating budget	-
Total Funding FY27 *				**$ 12,941,000**		**$ -**

**Transfers for utility contributions to IT and Facility Replacement are accounted for in the General Tab*

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CITY OF WINTER PARK
ALL FUNDS BUDGET SUMMARY
October 1, 2026 through September 30, 2027

	GENERAL FUND	SPECIAL REVENUE	DEBT SERVICE	CAPITAL PROJECTS	ENTERPRISE	INTERNAL SERVICE	TOTAL
ESTIMATED REVENUES:							
Taxes:							
Property Taxes:							
Operating millage	$ 41,706,799	$ -	$ -	$ -	$ -	$ -	$ 41,706,799
Debt Service - 2020	-	-	147,072	-	-	-	147,072
Debt Service - 2017	-	-	1,804,800	-	-	-	1,804,800
Utility Taxes	8,596,327	-	-	-	-	-	8,596,327
Franchise Fees	719,000	-	-	-	-	-	719,000
Licenses and Permits	3,897,167	30,000	-	-	-	-	3,927,167
Intergovernmental Revenue	9,532,423	4,441,121	-	-	-	-	13,973,544
Charges for Services	18,874,754	4,531,234	-	2,334,798	102,540,215	20,685,132	148,966,133
Fines and Forfeitures	2,157,000	-	-	-	-	-	2,157,000
Other Revenue	1,784,685	1,742,556	145,461	65,202	972,519	379,327	5,089,750
Transfers and Reimbursements	6,960,198	6,245,444	518,021	3,300,000	203,967	-	17,227,630
Fund Balance	-	499,835	-	-	2,000,000	-	2,499,835
Total Estimated Revenues	$ 94,228,353	$ 17,490,190	$ 2,615,354	$ 5,700,000	$ 105,716,701	$ 21,064,459	$ 246,815,057
ESTIMATED APPROPRIATIONS BY PROGRAM:							
General Government	$ 8,933,852	$ -	$ -	$ 450,000	$ -	$ 21,064,459	$ 30,448,311
Financial Services	1,357,635	-	-	-	2,793,812	-	4,151,447
Plan/Community Development	3,740,801	10,469,145	-	-	-	-	14,209,946
Public Works	17,650,391	4,444,835	-	3,645,000	79,772,040	-	105,512,266
Police	23,284,496	128,097	-	200,000	-	-	23,612,593
Fire	18,844,108	-	-	300,000	-	-	19,144,108
Parks & Recreation	14,443,520	50,000	-	825,000	-	-	15,318,520
Organizational Support	2,148,036	1,399,725	-	-	-	-	3,547,761
Debt Service	-	-	2,615,354	280,000	9,631,405	-	12,526,759
Transfers	9,198,200	449,520	-	-	7,375,943	-	17,023,663
Reimbursements	(5,579,590)	183,243	-	-	5,600,314	-	203,967
Non-Departmental	(450,000)	-	-	-	-	-	(450,000)
Contingency	656,904	365,625	-	-	543,187	-	1,565,716
Total Estimated Appropriations	$ 94,228,353	$ 17,490,190	$ 2,615,354	$ 5,700,000	$ 105,716,701	$ 21,064,459	$ 246,815,057
ESTIMATED APPROPRIATIONS BY FUNCTION:							
Personal Services	$ 57,162,448	$ 3,609,064	$ -	$ -	$ 14,268,746	$ 1,429,000	$ 76,469,258
Operating Costs	33,229,391	4,430,238	-	-	50,081,106	16,409,548	104,150,283
Capital Outlay	11,000	102,500	-	-	595,000	3,225,911	3,934,411
Debt Service	-	-	2,615,354	280,000	9,631,405	-	12,526,759
Capital Projects	-	8,350,000	-	5,420,000	17,621,000	-	31,391,000
Transfers	9,198,200	449,520	-	-	7,375,943	-	17,023,663
Reimbursements	(5,579,590)	183,243	-	-	5,600,314	-	203,967
Non-Departmental	(450,000)	-	-	-	-	-	(450,000)
Contingency	656,904	365,625	-	-	543,187	-	1,565,716
Total Estimated Appropriations	$ 94,228,353	$ 17,490,190	$ 2,615,354	$ 5,700,000	$ 105,716,701	$ 21,064,459	$ 246,815,057

City Commission

agenda item 14.a

item type
Public Hearings: Quasi-Judicial Matters

meeting date
September 9, 2026

prepared by
Allison McGillis, Director of Planning and Zoning

approved by
Kim Breland, City Clerk

subject
Request of Summer Time Management, LLC: To Annex the Property at 915 North Wymore Road and establish Commercial Future Land Use and Commercial (C-3) Zoning on the annexed property. (2nd reading)

motion | recommendation
P&Z Board recommendation is for approval.

background
The property owner, Summer Time Management, LLC, has submitted a request for voluntary annexation of the property located at 915 North Wymore Road, from unincorporated Orange County into the City of Winter Park. This property fronts Interstate 4 and is in the northwest corner of 909 North Wymore Road that fronts onto Wymore Road. This property falls within the Joint Planning Area shared by the City and Orange County.

As part of the annexation process, the City is required to assign both a Future Land Use designation and a zoning classification to the property. The property is currently designated Commercial on the Orange County Future Land Use Map and is zoned Commercial (C-1). Upon annexation, the City proposes to assign a Commercial Future Land Use designation and C-3 zoning classification to maintain consistency with the property's existing commercial entitlements.

The property is currently developed with storage sheds that serve the adjacent property at 909 North Wymore Road. The site also plays a key role in the City's ongoing billboard removal initiative, which is intended to reduce the overall number of billboards within the City in exchange for a new billboard at this property fronting Interstate 4.

alternatives | other considerations

fiscal impact

attachments

1. Ordinance 3370-26 Annexation for Portion of 909 N Wymore Rd
2. Ordinance 3371-26 Comp. Plan_FLU Portion of 909 N Wymore Rd
3. Ordinance 3372-26 Zoning _Portion of 909 N Wymore Rd
4. Business Impact Estimate - Annexation
5. Business Impact Estimate - Comp Plan
6. Business Impact Estimate - Zoning
7. Location Map
8. Aerial Map
9. Exhibit A for Annexation Petition (2)
10. Petition for Annexation - 909 N. Wymore Road portion

ORDINANCE 3369-26

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 0.07 ACRES OF REAL PROPERTY LOCATED IN THE NORTHWEST PORTION OF 909 NORTH WYMORE ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN, INTO THE MUNICIPAL BOUNDARIES OF THE CITY OF WINTER PARK; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY OF WINTER PARK JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, SUMMER TIME MANAGEMENT LLC is the fee simple property owner of the northwest corner of 909 North Wymore Road, Winter Park, Florida, having Orange County Tax Parcel ID # 02-22-29-0000-00-086, also described as 915 North Wymore Road, and legally described by metes and bounds in the legal sketch and description attached hereto as **Exhibit "A"** ("Property"); and

WHEREAS, SUMMER TIME MANAGEMENT LLC has filed a voluntary annexation petition with the City of Winter Park requesting that the Property be annexed into the municipal boundaries of the City of Winter Park; and

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

WHEREAS, the Property is developed for urban purposes and is surrounded by an area developed for urban purposes and having an urban character; and

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

WHEREAS, the City Commission of the City of Winter Park finds that said annexation is in accordance with the requirements of Florida law and is in the best interest of the City and its residents to annex the Property into the municipal boundaries of the City.

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

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

SECTION 2: *Property Annexed.* That, after conducting two public hearings and having found that the Owners' petition for voluntary annexation of the Property meets the prerequisites and standards for annexation under general law and is further legally defined as shown on the sketch and legal description attached hereto as Exhibit "A", the Property is hereby annexed into the

municipal boundaries of the City of Winter Park.

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

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

SECTION 5: *Instructions to Clerk.* Within seven (7) days following the adoption of this Ordinance, the City Clerk or her designee is directed to file a copy of this Ordinance with the clerk of the circuit court and the chief administrative officer of Orange County as required by § 171.044(3), Fla. Stat.

SECTION 6: *Severability.* Should any portion of this Ordinance be held invalid, then such portions as are not declared invalid shall remain in full force and effect.

SECTION 7: *Effective Date.* This Ordinance shall become effective after its adoption at its second reading.

ADOPTED this _____ day of _____, 2026, by the City Commission of the City of Winter Park, Florida.

APPROVED:

_____
Sheila DeCiccio, Mayor

ATTEST:

_____
Kim Breland, City Clerk

Exhibit “A”

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land being a portion of Section 2, Township 22 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Lot 3, ORLANDO EXECUTIVE PARK EAST, according to the plat thereof, as recorded in Plat Book 30, Page 105 of the Public Records of Orange County, Florida; thence the following three (3) courses and distances along the West Right of Way line of Wymore Road: thence S03°41'42"W, a distance of 163.77 feet; thence N89°25'52"E, a distance of 20.05 feet; thence S03°41'42"W, a distance of 201.98 feet; thence departing said West Right of Way line, run S88°31'01"W, along the North line of lands described in Official Records Instrument #20210118493 of the Public Records of Orange County, Florida, a distance of 220.10 feet to the Point of Beginning; thence S04°50'58"E, a distance of 50.00 feet; thence S88°31'01"W, a distance of 60.00 feet to a point on the East Right of Way line of Interstate 4/State Road 400 per Florida Department of Transportation Right of Way Map Section No. 75280 F.P. No. 242484 5; thence N04°50'58"W, along said East Right of Way line, a distance of 50.00 feet to a point on the North line of aforesaid Official Records Instrument #20210118493; thence N88°31'01"E, along said North line, a distance of 60.00 feet to the Point of Beginning.

Containing 2,995 square feet or 0.07 acres, more or less.

ABBREVIATIONS/LEGEND

SEC.	SECTION	F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
TWP.	TOWNSHIP	F.P.	FINANCIAL PROJECT
RNG.	RANGE		
S.	SOUTH		
E.	EAST		
O.R.B.	OFFICIAL RECORDS BOOK		
PGS.	PAGES		
TEMP.	TEMPORARY		
NO./#	NUMBER		
●	DESCRIPTIVE POINT		
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER		

NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR INTERSTATE 4/STATE ROAD 400 SECTION NO. 75280 F.P. NO. 242484 5. BEARING BASIS BEING THE WEST RIGHT OF WAY LINE OF WYMORE ROAD BEING S03°41'42"W.
THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS.
THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY.
NO CORNERS WERE SET AS A PART OF THIS SKETCH.

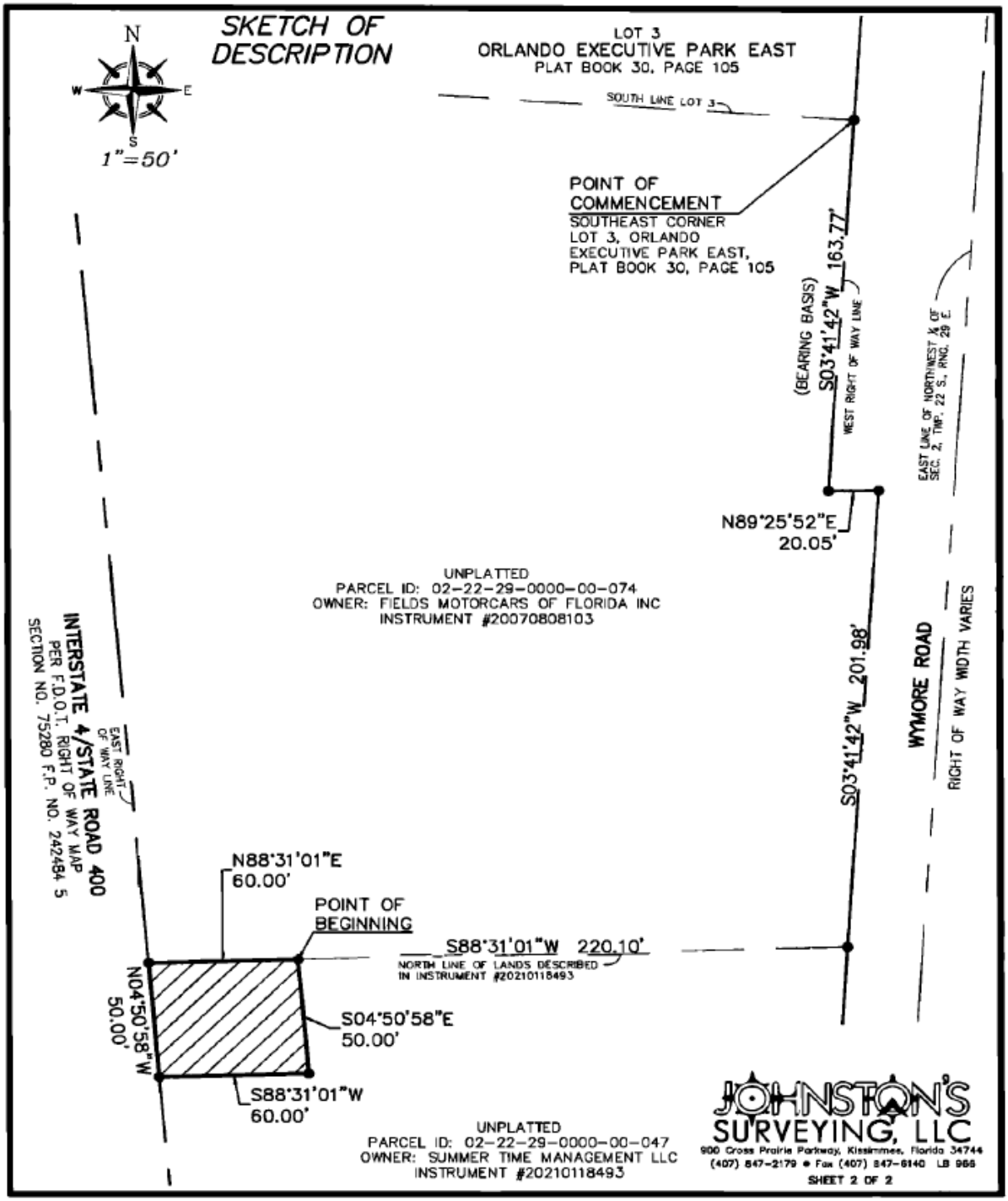
SHEET 1 OF 2

REQUESTED BY: OUTLOOK MEDIA, INC.

DATE OF SKETCH: 5/12/2025	REVISIONS:
SCALE: 1" = 50'	REVISED 5/14/2025
SEC. 2, TWP. 22 S, RNG. 29 E	REVISED 12/1/2025
CAD FILE: BB EXHIBIT	REVISED 12/9/2025
JOB NO.: 25-232 DRAWN BY: ELW	

JOHNSTON'S SURVEYING, LLC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-8140 LB 988

12-11-2025
RICHARD D. BROWN, P.S.M #5700 (DATE)
NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL


SKETCH OF DESCRIPTION
N
W
E
S
1"=50'
LOT 3
ORLANDO EXECUTIVE PARK EAST
PLAT BOOK 30, PAGE 105
SOUTH LINE LOT 3
POINT OF COMMENCEMENT
SOUTHEAST CORNER
LOT 3, ORLANDO
EXECUTIVE PARK EAST,
PLAT BOOK 30, PAGE 105
(BEARING BASIS)
S03°41'42"W 163.77'
WEST RIGHT OF WAY LINE
EAST LINE OF NORTHWEST ¼ OF SEC. 2, TWP. 22 S., RNG. 29 E.
N89°25'52"E
20.05'
UNPLATTED
PARCEL ID: 02-22-29-0000-00-074
OWNER: FIELDS MOTORCARS OF FLORIDA INC
INSTRUMENT #20070808103
S03°41'42"W 201.98'
WYMORE ROAD
RIGHT OF WAY WIDTH VARIES
INTERSTATE 4/STATE ROAD 400
PER F.D.O.T. RIGHT OF WAY MAP
SECTION NO. 75280 F.P. NO. 242484 5
EAST RIGHT OF WAY LINE
N88°31'01"E
60.00'
POINT OF BEGINNING
S88°31'01"W 220.10'
NORTH LINE OF LANDS DESCRIBED IN INSTRUMENT #20210118493
N04°50'58"W
50.00'
S04°50'58"E
50.00'
S88°31'01"W
60.00'
UNPLATTED
PARCEL ID: 02-22-29-0000-00-047
OWNER: SUMMER TIME MANAGEMENT LLC
INSTRUMENT #20210118493
JOHNSTON'S SURVEYING, LLC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966
SHEET 2 OF 2

ORDINANCE XXXX-26

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO ESTABLISH COMMERCIAL FUTURE LAND USE ON THE ANNEXED PROPERTY AT LOCATED AT 915 NORTH WYMORE ROAD AND TO INDICATE THE ANNEXATION ON THE OTHER MAPS WITHIN THE COMPREHENSIVE PLAN, MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS, the City of Winter Park has officially annexed the property more particularly described below in compliance with Chapter 171, Florida Statutes, and

WHEREAS, the City Commission intends to amend its Comprehensive Plan to establish a municipal Comprehensive Plan Future Land Use map designation as a small-scale amendment to the Comprehensive Plan, and

WHEREAS, on August 4, 2026, the Planning and Zoning Board held a public hearing on the proposed Future Land Use map amendment set forth herein and made a recommendation to the City Commission concerning the same, and

WHEREAS, the amendment of the Comprehensive Plan maps and the establishment of a Future Land Use designation meets the criteria established by Chapter 163, Florida Statutes and pursuant to and in compliance with law.

NOW THEREFORE BE IT ENACTED, AS FOLLOWS:

SECTION 1. That, Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" Future Land Use plan map is hereby amended so as to establish a Commercial Future Land Use designation on the annexed property at 915 North Wymore Road, and that all other maps in the Comprehensive Plan reflect the annexation of this property into the City of Winter Park, said property being more particularly described as Orange County Tax Parcel ID: 02-22-29-0000-00-086.

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

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this _____ day of _____, 2026.

_____
Mayor Sheila DeCiccio

Attest:

_____
Kim Breland, City Clerk

ORDINANCE XXXX-26

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH COMMERCIAL (C-3) ZONING ON THE ANNEXED PROPERTY AT 915 NORTH WYMORE ROAD, MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission intends to establish a municipal zoning designation on this property in compliance with the establishment of a similar Comprehensive Plan Future Land Use designation for said property, and

WHEREAS, on August 4, 2026, the Planning and Zoning Board held a public hearing on the proposed zoning map amendment set forth herein and made a recommendation of approval to the City Commission; and

WHEREAS, the establishment of municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held.

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

SECTION 1. That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended so as to establish Commercial (C-3) district zoning on the annexed property at 915 North Wymore Road, more particularly described at Orange County Parcel ID: 02-22-29-0000-00-086.

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

ADOPTED this _____ day of _____, 2026, by the City Commission of the City of Winter Park, Florida.

APPROVED:

_____
Mayor Sheila DeCiccio

ATTEST:

_____
Kim Breland, City Clerk

City of Winter Park, Florida
Business Impact Estimate

Posted Date: _____

Proposed ordinance's title/reference:
AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 0.07 ACRES OF REAL PROPERTY LOCATED IN THE NORTHWEST PORTION OF 909 NORTH WYMORE ROAD, AS MORE SPECIFICALLY DESCRIBED HEREIN, INTO THE MUNICIPAL BOUNDARIES OF THE CITY OF WINTER PARK; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY OF WINTER PARK JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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;

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

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.

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): N/A

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;
(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: N/A

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

4. Additional information the governing body deems useful (if any): This Ordinance does not affect businesses.

City of Winter Park, Florida
Business Impact Estimate

Posted Date: _____

Proposed ordinance's title/reference:
AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO ESTABLISH COMMERCIAL FUTURE LAND USE ON THE ANNEXED PROPERTY AT LOCATED AT 915 NORTH WYMORE ROAD AND TO INDICATE THE ANNEXATION ON THE OTHER MAPS WITHIN THE COMPREHENSIVE PLAN, MORE PARTICULARLY DESCRIBED HEREIN.

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City of Winter Park, Florida
Business Impact Estimate

Posted Date: _____

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Fields Motorcars Of Florida, Inc
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City Of Winter Park
Orlando Orthopedic Center Orc 2699 Lee Road LLC
Summertime Resort Retirement - 100 Beds Summer Time Management LLC
Tire Kingdom 2701 Lee Road LLC
Starbucks Vncorp LLC
Vacant 2445 Lee LLC
N Wymore Rd
Hanover Ave
Gloriosa Ave
Fremont Ave
Albert Lee Pkwy
Atomic Ct
Early Ave
Dupont Ave
Lake Bell Dr
Fairview Shores
Lee Rd
423
FKA Denny's John and Golda Cohen Trust
7-Eleven / Chevron Dsjb VII LLC
Bonnie Brae St
Central Care Adventist Health System/sunbelt Inc
650 Wymore Professional Center Condominium
Dr. Latiff 2306 Lee Rd A LLC
Blossom Ln
Fountain Ln
operty Appraiser
ference only and is not a survey.

Winter Park
Orange County
Unincorporated
I4 EXPRESS
I4
400
N WYMORE RD
532,102.787 1,553,471.340 Feet

EXHIBIT "A"
PARCEL FOR VOLUNTARY ANNEXATION

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land being a portion of Section 2, Township 22 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Lot 3, ORLANDO EXECUTIVE PARK EAST, according to the plat thereof, as recorded in Plat Book 30, Page 105 of the Public Records of Orange County, Florida; thence the following three (3) courses and distances along the West Right of Way line of Wymore Road: thence S03°41'42"W, a distance of 163.77 feet; thence N89°25'52"E, a distance of 20.05 feet; thence S03°41'42"W, a distance of 201.98 feet; thence departing said West Right of Woy line, run S88°31'01"W, along the North line of lands described in Official Records Instrument #20210118493 of the Public Records of Orange County, Florida, a distance of 220.10 feet to the Point of Beginning; thence S04°50'58"E, a distance of 50.00 feet; thence S88°31'01"W, a distance of 60.00 feet to a point on the East Right of Way line of Interstate 4/State Road 400 per Florida Department of Transportation Right of Way Mop Section No. 75280 F.P. No. 242484 5; thence N04°50'58"W, along said East Right of Woy line, a distance of 50.00 feet to a point on the North line of aforesaid Official Records Instrument #20210118493; thence N88°31'01"E, along said North line, a distance of 60.00 feet to the Point of Beginning.

Containing 2,995 square feet or 0.07 acres, more or less.

ABBREVIATIONS/LEGEND

SEC.	SECTION	F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
TWP.	TOWNSHIP	F.P.	FINANCIAL PROJECT
RNG.	RANGE		
S.	SOUTH		
E.	EAST		
O.R.B.	OFFICIAL RECORDS BOOK		
PGS.	PAGES		
TEMP.	TEMPORARY		
NO./#	NUMBER		
●	DESCRIPTIVE POINT		
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER		

NOTES:
BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR INTERSTATE 4/STATE ROAD 400 SECTION NO. 75280 F.P. NO. 242484 5. BEARING BASIS BEING THE WEST RIGHT OF WAY LINE OF WYMORE ROAD BEING S03°41'42"W.
THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS.
THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY.
NO CORNERS WERE SET AS A PART OF THIS SKETCH.

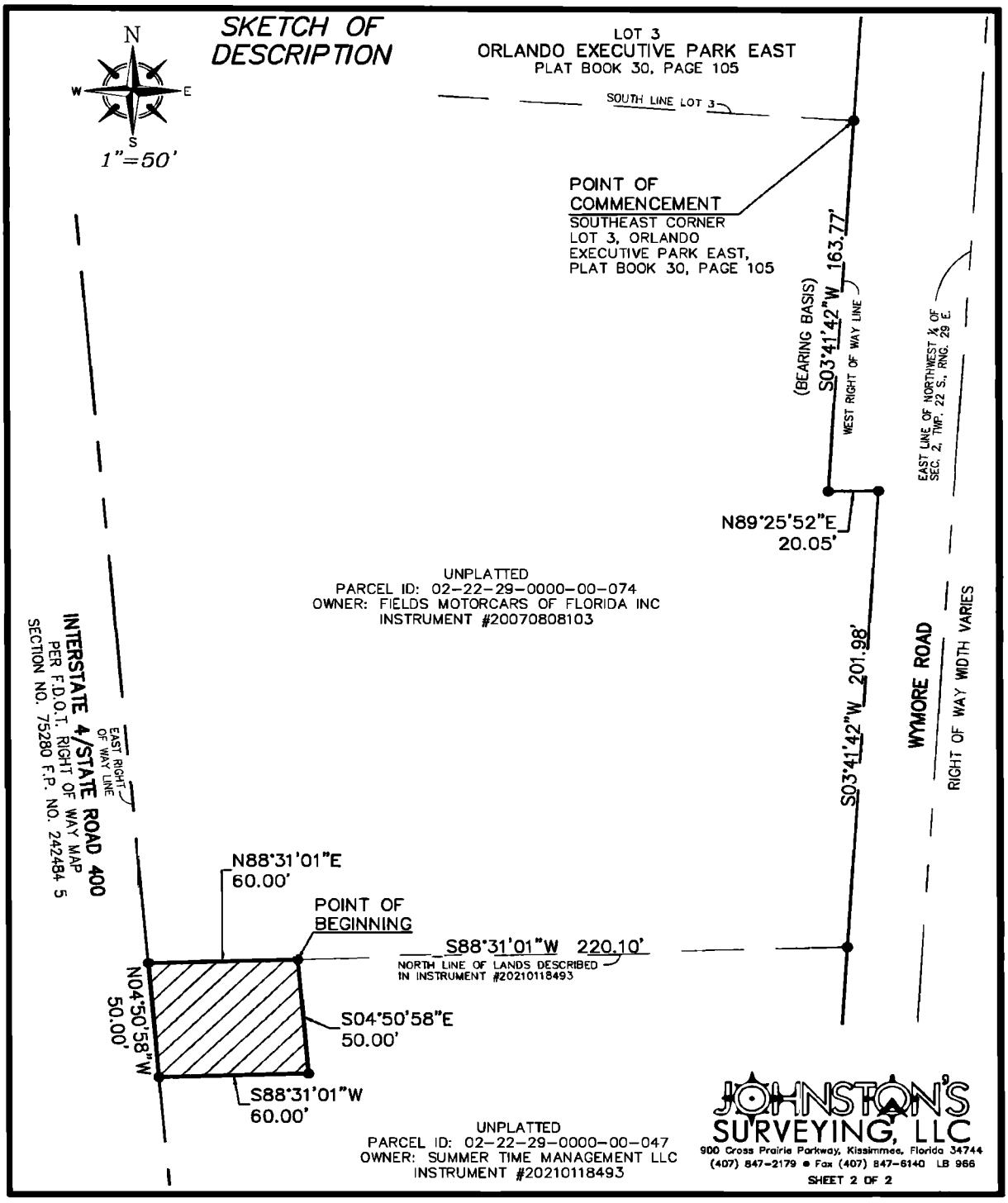
SHEET 1 OF 2

REQUESTED BY: OUTLOOK MEDIA, INC.	
DATE OF SKETCH: 5/12/2025	REVISIONS:
SCALE: 1" = 50'	REVISED 5/14/2025
SEC. 2, TWP. 22 S, RNG. 29 E	REVISED 12/1/2025
CAD FILE: BB EXHIBIT	REVISED 12/9/2025
JOB NO.: 25-232 DRAWN BY: ELW	

JOHNSTON'S SURVEYING, LLC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966

12-11-2025
RICHARD D. BROWN, P.S.M #5700 (DATE)
NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL

EXHIBIT "A"
PARCEL FOR VOLUNTARY ANNEXATION



STATE OF FLORIDA
COUNTY OF ORANGE

PETITION FOR VOLUNTARY ANNEXATION

To the City Commission of the City of Winter Park, Florida:

The undersigned hereby petitions for voluntary annexation by the City of Winter Park, Florida of the property described herein, in accordance with Article VIII, Section 2(c) of the Constitution of the State of Florida and Florida Status 171.044, and represents and states as follows:

I

The Petitioner is the owner of the record of the property which is the subject of this petition.

II

The property which is the subject of the petition lies wholly within the boundaries of Orange County, Florida.

III

No part of the property which is the subject of this petition lies within the corporate limits of any incorporated municipality.

IV

The property which is the subject of this petition is describe as follows:

See Exhibit "A" hereto.

[Signatures on the next page]

By Petitioner:

Summer Time Management, LLC

By: _____
Sherwin Jay Alcordo, Manager

909 N. Wymore Road
Winter Park, FL 32789
407-731-2845

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME appeared Sherwin Jay Alcordo who, Being first duly sworn, deposes and says that he resides at 530 Lakefront Blvd, City of Winter Park, and the County and State above names; that he signed the foregoing petition as petitioner for the voluntary annexation by the City of Winter Park, Florida of the property described therein; and that the representations and statements contained in the foregoing petition are true and correct.

FURTHER AFFIANT SAYETH NAUGHT.

Sworn to and Subscribed before this 14 day of March, 2026.

Witness

Witness

Notary Public Stacy J. Thornton
My Commission Expires:
6/7/2026

Notary Public State of Florida
Stacy J Thornton
My Commission
HH 265623
Exp. 6/7/2026

EXHIBIT "A"
PARCEL FOR VOLUNTARY ANNEXATION

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land being a portion of Section 2, Township 22 South, Range 29 East, Orange County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Lot 3, ORLANDO EXECUTIVE PARK EAST, according to the plat thereof, as recorded in Plat Book 30, Page 105 of the Public Records of Orange County, Florida; thence the following three (3) courses and distances along the West Right of Way line of Wymore Road: thence S03°41'42"W, a distance of 163.77 feet; thence N89°25'52"E, a distance of 20.05 feet; thence S03°41'42"W, a distance of 201.98 feet; thence departing said West Right of Way line, run S88°31'01"W, along the North line of lands described in Official Records Instrument #20210118493 of the Public Records of Orange County, Florida, a distance of 220.10 feet to the Point of Beginning; thence S04°50'58"E, a distance of 50.00 feet; thence S88°31'01"W, a distance of 60.00 feet to a point on the East Right of Way line of Interstate 4/State Road 400 per Florida Department of Transportation Right of Way Map Section No. 75280 F.P. No. 242484 5; thence N04°50'58"W, along said East Right of Woy line, a distance of 50.00 feet to a point on the North line of aforesaid Official Records Instrument #20210118493; thence N88°31'01"E, along said North line, a distance of 60.00 feet to the Point of Beginning.

Containing 2,995 square feet or 0.07 acres, more or less.

ABBREVIATIONS/LEGEND

SEC.	SECTION	F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
TWP.	TOWNSHIP	F.P.	FINANCIAL PROJECT
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S.	SOUTH		
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O.R.B.	OFFICIAL RECORDS BOOK		
PGS.	PAGES		
TEMP.	TEMPORARY		
NO./#	NUMBER		
●	DESCRIPTIVE POINT		
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER		

NOTES:
BEARINGS AS SHOWN HEREON ARE BASED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR INTERSTATE 4/STATE ROAD 400 SECTION NO. 75280 F.P. NO. 242484 5. BEARING BASIS BEING THE WEST RIGHT OF WAY LINE OF WYMORE ROAD BEING S03°41'42"W.
THIS SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHT OF WAYS.
THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY.
NO CORNERS WERE SET AS A PART OF THIS SKETCH.

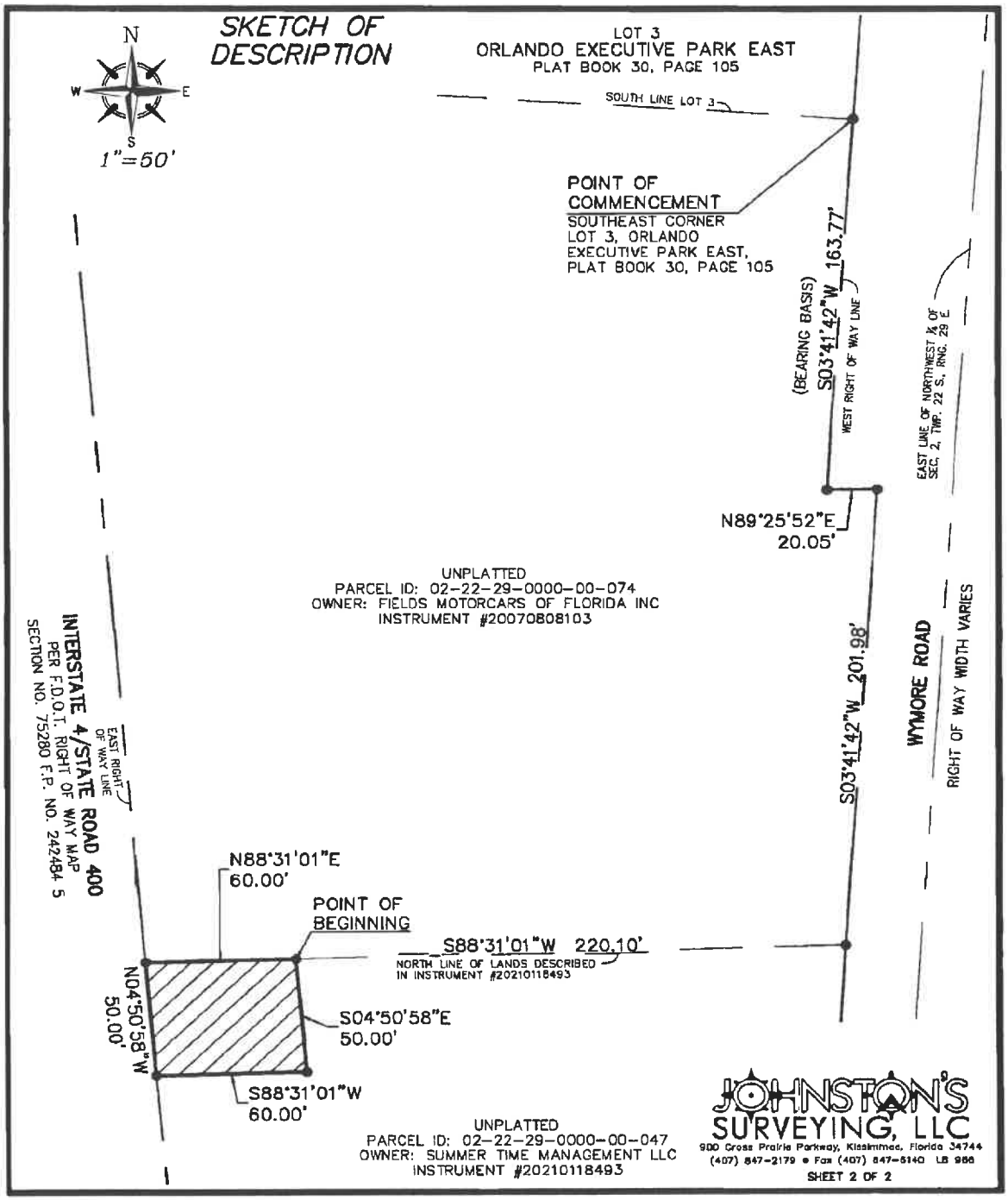
SHEET 1 OF 2

REQUESTED BY: OUTLOOK MEDIA, INC.	
DATE OF SKETCH: 5/12/2025	REVISIONS:
SCALE: 1" = 50'	REVISED 5/14/2025
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JOHNSTON'S SURVEYING, LLC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966

12-11-2025
RICHARD D. BROWN, P.S.M #5700 (DATE)
NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL

EXHIBIT "A"
PARCEL FOR VOLUNTARY ANNEXATION



AGENT AUTHORIZATION FORM

FOR PROJECTS LOCATED IN WINTER PARK, FLORIDA

I/WE, (PRINT PROPERTY OWNER NAME) Summer Time Management LLC **, AS THE OWNER(S) OF THE REAL PROPERTY DESCRIBED AS FOLLOWS,** 909 N Wymore Rd, Winter Park, FL 32789 Parcel: 02-22-29-0000-00-086 **, DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT (PRINT AGENT'S NAME),** J.E. "Trippe" Cheek, III **, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS,** Annexation, Rezone, Land Use, & Billboard **, AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.**

Date: 3-7-26

Signature of Property Owner

Sherwin Jay Alcordo
Print Name Property Owner

Date: _____

Signature of Property Owner

Print Name Property Owner

STATE OF FLORIDA :
COUNTY OF ORANGE :

I certify that the foregoing instrument was acknowledged before me this 7th day of March, 2026 by Sherwin Jay Alcordo. He/she is personally known to me or has produced _____ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 7th day of March, in the year 2026.

Notary Public State of Florida
Stacy J Thornton
My Commission
HH 265623
Exp. 6/7/2026
(Notary Seal)

Stacy J Thornton
Signature of Notary Public
Notary Public for the State of Florida

My Commission Expires: 6/7/2026

Legal Description(s) or Parcel Identification Number(s) are required:
PARCEL ID #:
Property located in northwest corner of 909 N Wymore Rd, Winter Park, FL 32789
Parcel ID Number: 02-22-29-0000-00-086
LEGAL DESCRIPTION:
See Attached

SKETCH OF DESCRIPTION

LEGAL DESCRIPTION:

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THIS SKETCH IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY.
NO CORNERS WERE SET AS A PART OF THIS SKETCH.

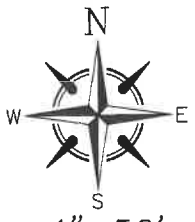
REQUESTED BY: OUTLOOK MEDIA, INC.

DATE OF SKETCH: 5/12/2025	REVISIONS:
SCALE: 1" = 50'	REVISED 5/14/2025
SEC. 2, TWP. 22 S, RNG. 29 E	REVISED 12/1/2025
CAD FILE: BB EXHIBIT	REVISED 12/9/2025
JOB NO.: 25-232 DRAWN BY: ELW	

JOHNSTON'S SURVEYING, LLC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 ● Fax (407) 847-6140 LB 966

12-11-2025
RICHARD D. BROWN, P.S.M #5700 (DATE)
NOTE: NOT VALID WITHOUT RAISED SURVEYOR'S SEAL.

SKETCH OF DESCRIPTION



1"=50'

LOT 3
ORLANDO EXECUTIVE PARK EAST
PLAT BOOK 30, PAGE 105

SOUTH LINE LOT 3

POINT OF COMMENCEMENT
SOUTHEAST CORNER
LOT 3, ORLANDO
EXECUTIVE PARK EAST,
PLAT BOOK 30, PAGE 105

(BEARING BASIS)
S03°41'42"W 163.77'
WEST RIGHT OF WAY LINE

EAST LINE OF NORTHWEST ¼ OF SEC. 2, TWP. 22 S., RNG. 29 E.

N89°25'52"E
20.05'

UNPLATTED
PARCEL ID: 02-22-29-0000-00-074
OWNER: FIELDS MOTORCARS OF FLORIDA INC
INSTRUMENT #20070808103

S03°41'42"W 201.98'

WYMORE ROAD
RIGHT OF WAY WIDTH VARIES

INTERSTATE 4/STATE ROAD 400
PER F.D.O.T. RIGHT OF WAY MAP
SECTION NO. 75280 F.P. NO. 242484 5

EAST RIGHT OF WAY LINE

N88°31'01"E
60.00'

POINT OF BEGINNING

S88°31'01"W 220.10'
NORTH LINE OF LANDS DESCRIBED IN INSTRUMENT #20210118493

N04°50'58"W
50.00'

S04°50'58"E
50.00'

S88°31'01"W
60.00'

UNPLATTED
PARCEL ID: 02-22-29-0000-00-047
OWNER: SUMMER TIME MANAGEMENT LLC
INSTRUMENT #20210118493

JOHNSTON'S SURVEYING, LLC
900 Cross Prairie Parkway, Kissimmee, Florida 34744
(407) 847-2179 • Fax (407) 847-6140 LB 966

SHEET 2 OF 2

City Commission

agenda item 14.b

item type
Public Hearings: Quasi-Judicial Matters

meeting date
September 9, 2026

prepared by
Allison McGillis, Director of Planning and Zoning

approved by
Kim Breland, City Clerk

subject

Request of GAI Consultants, Inc. for: Conditional Use approval for the property located at 210 E. Morse Boulevard (zoned R-4), on behalf of El Cortez, LTD (property owner), in conjunction with Chabad of Greater Orlando, for a project consisting of five townhome units fronting Morse Boulevard, which will be two stories in height plus partially below-level basement garages for parking; and a three-story synagogue building fronting Knowles Avenue, including an underground parking garage, a place of worship with rooftop deck for associated functions, and a daycare facility. **(Note: Based on the number of speakers registered, the time per speaker may be reduced.) (2nd Hearing)**

motion | recommendation

The Commission approved this request at the first hearing with the following conditions:

1. The rooftop deck shall not include amplified music, outdoor speakers, or other amplified sound equipment.
2. Noise generated by activities associated with the rooftop deck, synagogue, or daycare shall not exceed the limits established by the city's noise regulations for the Central Business District contained in Sec. 62-98 of the code, and all noise, events, or lights from the rooftop shall end by 10:00 p.m., daily.
3. All rooftop and exterior site lighting shall be fully shielded and directed downward to prevent light spillover onto adjacent residential properties and public rights-of-way and follow dark sky lighting requirements.
4. Effective screening of all back-of-house elements, including electric meter connections, transformers/switchgear, metering equipment, and similar utilities, from surrounding rights-of-way.
5. Any future expansion of the synagogue above 80 seats and daycare enrollment beyond 60 children shall require an amendment to the Conditional Use approval.
6. The applicant shall implement and maintain operational procedures necessary to ensure that vehicle queues associated with daycare pick up and drop off activities are contained on the subject property and do not extend onto adjacent public streets. If issues arise, the operator of the daycare must work

with the city and the Winter Park Police Department on a solution and comply with the requested operational modifications.

7. Prior to issuance of a Certificate of Occupancy, the property shall be replatted in accordance with City requirements.
8. As recommended by HPB, a historic marker shall be constructed on-site to commemorate the historical significance of the property, to be completed prior to issuance of a Certificate of Occupancy for any new construction on the site.
9. That prior to demolition, the applicant must obtain an approved building permit from the City of Winter Park for the property.
10. That all pick-up and drop-off for the daycare facility be conducted within the basement garage below the synagogue, or parents/guardians must park and walk inside to pick-up or drop-off.
11. That the project proceeds with the alternate, more contemporary architectural design for the synagogue.
12. That Chabad of Greater Orlando enter into a Development Agreement, in a form acceptable to the city, memorializing all conditions of approval, including a maximum daycare enrollment of 60 students and synagogue seating of 80. The synagogue shall not increase the maximum seats of 80, and the daycare shall not increase its enrollment, occupancy, capacity, or intensity of use beyond 60 students or otherwise expand without prior approval by the City Commission, notwithstanding any exemption or authorization that may otherwise be available under state law.

background

Updates for 2nd hearing:

The applicant has agreed to the following additional conditions and modifications, which are underlined below, in response to concerns raised by the Commission and the community during the first hearing:

6. El Cortez (and its successors and assigns) shall implement and maintain operational procedures necessary to ensure that vehicle queues associated with daycare pick up and drop off activities are contained on the Subject Property and do not extend onto adjacent public streets. If issues arise, the operator of the daycare must work with the City and the Winter Park Police Department on a solution and comply with the requested operational traffic modifications <u>within twenty (20) days of informal notice from the City. Pending implementation of such traffic modifications, the operator of the daycare shall take immediate interim measures to prevent vehicle queuing on public streets.</u>

<u>13. That only one event or service will occur at a time and shall not occur during daycare hours.</u>

<u>14. That the roof deck shall not be rented more than four (4) days a week. This limitation includes, but is not limited to, wedding receptions, pre/post-event gatherings for events occurring in the synagogue, and similar activities, regardless of whether the space is rented, donated, provided at no cost, or otherwise made available for such use</u>

<u>15. The maximum daycare capacity shall initially be 50 children. Once the daycare has grown to 50 children, the synagogue may request that the Winter Park Police Department and Public</u>

Works Department confirm compliance with condition (6) herein and increase the capacity to 60 children.
16. That five (5) guest parking spaces are to be located behind the townhomes, these spaces are to be used exclusively for the townhomes.

Staff report from 1st hearing:
The subject property is located at 210 E. Morse Boulevard and consists of approximately 0.61 acres. It is zoned High Density Residential (R-4) and is within Central Business District (CBD) boundaries and the Interlachen Avenue Historic District. The site is currently occupied by three multifamily residential buildings containing a total of 35 apartment units and 18 surface parking spaces. The property is bounded by Morse Boulevard to the north, Knowles Avenue to the west, and commercial/residential properties within the surrounding area.

The applicant is requesting Conditional Use approval to redevelop the property with a mixed-use project consisting of five townhome units and a synagogue/daycare facility. The proposal would remove the existing apartment complex and replace it with two separate principal structures organized around a unified site plan. The project is proposed by Chabad of Greater Orlando and is intended to provide both residential and community-serving institutional uses within walking distance of Downtown Winter Park.

Because the property is located within the Interlachen Avenue Historic District, the project was previously reviewed by the Historic Preservation Board (HPB) in late 2025 for demolition approval and architectural review of the proposed redevelopment. This request was tabled from its originally scheduled public hearing in June due to feedback from the community on the proposed architecture of the synagogue. Attached in the packet are elevations of the originally proposed architecture of the synagogue and an alternate version based on feedback from the community. The Board is tasked with making a recommendation on the architectural style to move forward.

Project Summary

The proposed redevelopment includes five attached townhome units located along the Morse Boulevard frontage and a three-story synagogue building located along Knowles Avenue. The townhomes are designed as two-story residences with partially below-grade garage levels. Each unit contains a two-car garage accessed from the interior of the site. The synagogue building includes worship space, educational and support areas, administrative offices, an underground parking garage, and a rooftop gathering area intended for religious and associated community functions.

Pursuant to the 2024 Vesting Agreement adopted by the City Commission, properties zoned R-4 as of February 14, 2024, were vested with development standards permitting a maximum density of 25 dwelling units per acre (du/ac) and a floor area ratio (FAR) of up to 200%. The proposed project is substantially below those vested entitlements, reducing the development from 35 dwelling units to five (5) dwelling units, which decreases the density from 57 du/ac to eight (8) du/ac. In addition, the proposed development would result in a combined FAR of 100%, which is slightly less than the existing FAR of approximately 103% currently on the

property and well under the vested maximum FAR of 200%.

The synagogue facility is designed to accommodate approximately 80 seats and includes a daycare facility with a maximum enrollment of sixty children. According to the applicant, the daycare is anticipated to initially operate with approximately fifteen to twenty children and expand over time as demand warrants. The townhome project is designed with Mediterranean architectural influences including stucco finishes, arched openings, decorative detailing, and tile roofing intended to complement surrounding development patterns and the historic character of the area.

The subject property is located within the CBD where the city's stormwater regulations recognize the unique challenges associated with urban infill redevelopment. Properties within this area are permitted to satisfy stormwater requirements through a fee-in-lieu program rather than providing all stormwater treatment and retention facilities on-site. In this case, the applicant has elected to provide stormwater facilities on-site via underground exfiltration rather than relying solely on the fee-in-lieu option available to downtown properties. This is positive for the CBD since stormwater facilities also do not exist on the property today.

The applicant is requesting setback waivers along the Morse Boulevard frontage and the Knowles Avenue frontage, and a waiver to the maximum impervious surface ratio for R-4 at 85% in lieu of the required 75%. Strict compliance of the impervious surface could be achieved by reducing parking and circulation areas, however, doing so would worsen the parking and traffic concerns raised during the public review process. The project is also proposed at a 100% FAR, under the R-4 maximum of 110% and the 2024 Vesting Agreement of 200% FAR.

In terms of the setback waiver, the requested setback variances along E. Morse Boulevard and S. Knowles Avenue are consistent with the established development pattern of the surrounding downtown area and will not adversely impact adjacent properties. The proposed 6-foot setback along Morse Boulevard is comparable to the existing El Cortez buildings, which are currently located approximately 10 feet from the right-of-way, while the proposed 8-foot setback along Knowles Avenue is consistent with nearby buildings that are located as close as 0 to 5 feet from the street. Staff finds that the requested setbacks promote a pedestrian-oriented streetscape and urban form that is characteristic of the CBD and comparable to the adjacent properties with CBD zoning to the west.

Community Meeting

On June 2, 2026, the applicant conducted a Community Meeting at the Winter Park Community Center to present the proposed redevelopment and receive feedback from nearby residents and property owners. Approximately 17 community members attended the meeting. The applicant presented the site plan, landscape plan, and architectural renderings, followed by a question-and-answer session and individual discussions regarding the project. The meeting minutes provided by the applicant indicate that parking, traffic circulation, daycare operations, rooftop activities, security, and building visibility were the primary topics of discussion.

Residents expressed concerns regarding parking availability during synagogue services and

special events, daycare pick-up and drop-off operations, and traffic interactions with nearby institutional uses. In response, the applicant explained that the synagogue and daycare are anticipated to operate during different peak periods, thereby reducing concurrent parking demand. The applicant further noted that the site includes dedicated internal circulation and stacking areas designed specifically to accommodate daycare drop-off and pick-up activities without impacting adjacent streets. Regarding traffic circulation, the applicant explained that vehicles associated with the synagogue are designed to exit onto Knowles Avenue rather than Morse Boulevard and that the existing median on Morse Boulevard separates project traffic from nearby institutional traffic associated with the First Methodist Church.

Questions were also raised regarding the rooftop gathering area. The applicant indicated that rooftop events would not occur simultaneously with religious services and explained that the rooftop space is intended to serve as an accessory gathering area rather than a separate event venue. Several attendees requested information regarding daycare operations. The applicant indicated that the daycare is proposed to operate between approximately 8:00 a.m. and 3:00 p.m., with an additional midday pickup period. The applicant further explained that the daycare would operate as a nonprofit organization serving children generally between the ages of one and four years old.

Parking remained one of the primary discussion topics throughout the meeting. The applicant stated that the proposed development satisfies city parking requirements and noted that many synagogue members are expected to walk to services due to the religious practice of walking to worship during Shabbat and certain religious observances.

Site Design and Development Standards

The site plan positions the townhomes along Morse Boulevard to reinforce the residential character of the streetscape while locating the synagogue along Knowles Avenue. Vehicular circulation is organized through a right-in/right-out driveway on Morse Boulevard and an exit-only driveway on Knowles Avenue. Internal circulation connects the residential and institutional components while minimizing conflicts between vehicles and pedestrians. It also provides a large internal area for stacking for pick-up and drop-off for daycare use.

The proposed development includes approximately 12,599 square feet of building coverage. Based upon the gross site area, the resulting lot coverage is 47.4%, which is below the 55% maximum. This calculation excludes stoops, stairs, ramps, architectural overhangs, and similar features. The project utilizes below-grade parking beneath both the townhomes and synagogue building, thereby reducing the visual impact of surface parking that currently exists onsite today.

Parking Analysis

The project includes parking within the townhome garages, underground parking beneath the synagogue, and supplemental surface parking spaces. The applicant has indicated that the synagogue parking garage will contain 22 parking spaces, while 13 additional surface parking spaces are provided throughout the site. The townhomes provide a total of 10 enclosed resident parking spaces through individual two-car garages.

A key consideration for the project is the shared use of parking facilities between the synagogue and daycare functions. The applicant has indicated that these uses are expected to operate at different times of day, thereby reducing peak parking demand. In terms of required parking, the five townhomes are required to have 13 spaces, and 10 are within the garages and three are within the surface spaces near the synagogue. The synagogue with 80 seats and up to six employees is required to provide 26 parking spaces, which are within the basement garage and the surface spaces. The daycare usage, that does not operate when the synagogue is in use, with 60 children at maximum capacity and up to 10 staff members, is required to have one parking space for every employee plus sufficient off-street space for the safe and convenient loading and unloading of students. The daycare will have access to 22 spaces in the garage and the 10 surface spaces that are not used by the townhomes, and there is enough stacking onsite from Morse to Knowles for approximately 16 cars. The applicant also stated that the 60 students are not all picked up and dropped off at the same time.

Traffic Analysis

A Traffic Impact Analysis was prepared to evaluate the impacts associated with removing the existing 35 apartment units and replacing them with five townhomes, a synagogue, and a daycare facility. The analysis reviewed six study intersections within the surrounding roadway network, including intersections along Morse Boulevard, Knowles Avenue, Park Avenue, Interlachen Avenue, New York Avenue, and New England Avenue.

The study concluded that the redevelopment is projected to generate approximately the proposed redevelopment is projected to generate 46 net new external daily trips, including 51 net new trips during the AM peak hour and 12 net new trips during the PM peak hour. The report concluded that all study intersections are projected to continue to operate adequately at LOS A/B and within their capacity for both future no-buildout and buildout scenarios. The addition of project traffic has a de-minimis impact on the delays in the study area, with no approach increasing in delay more than 0.5 seconds per vehicle. Therefore, the report concluded that based on the results of the analysis, the proposed project is not anticipated to impact the operations of the surrounding roadway network.

Conditional Use Analysis

While the proposal introduces a synagogue and daycare use into the site, it also substantially reduces residential density from 35 apartment units to five townhomes. The townhomes provide an appropriate residential edge along Morse Boulevard and create a transition between the downtown core and surrounding neighborhoods.

As previously mentioned, the proposed synagogue includes a rooftop deck intended for associated religious and community functions. While the rooftop area provides additional gathering space without increasing the building footprint, staff believes this component warrants discussion regarding hours of operation, noise generation and lighting. Given the proximity of nearby residential properties, staff is recommending several conditions due to this concern.

alternatives | other considerations

fiscal impact

attachments

1. El Cortez DA CU-26-01(18146458.5)
2. Location Map
3. Rendered Site Plan
4. El Cortez CUP Cover Letter and Narrative
5. El Cortez Combined Plan Set
6. 210 E Morse Blvd Survey
7. 2026.05.06 El Cortez_Render with larger labels
8. Building Renderings
9. Original Synagogue Elevation - 1
10. Original Synagogue Elevation - 2
11. 2026-07-21 Synagogue Progress set showing alternative elevation - Contemporary Design
12. Alternative front elevation - Contemporary Design 12 7.14.26
13. original elevation to proposed elevatin cmparison 7.17.26
14. El Cortez TIA
15. Vesting Determination R-4 Zoning
16. El Cortez Community Meeting Package - 2026.06.02
17. [EXTERNAL] El Cortez development Synagogue and Townhomes
18. Fw_ [EXTERNAL] El Cortez project
19. Fw_ [EXTERNAL] El Cortez Synagogue and townhomes
20. [EXTERNAL] Support for the proposed synagogue development at 210 E. Morse Blvd.
21. Contact for Petition
22. FW EXTERNAL E Morse Blvd rezoning
23. Fw_ [EXTERNAL] Chabad Synagogue and Townhouse request
24. Knowles
25. Letter Received 07.14.26
26. Petition received 07.06.26
27. [EXTERNAL]
28. [EXTERNAL] Proposed building at El Cortez
29. [EXTERNAL] Prosed Synagogue
30. [EXTERNAL] Chabad
31. [EXTERNAL] Chabad's proposed Synagogue at 210 E Morse Blvd. Winter Park FL
32. [EXTERNAL] El Cortez, 210 E Morse Blvd. Winter Park FL
33. [EXTERNAL] Need for a synagogue in Winter Park
34. [EXTERNAL] Support Chabad’s future home in Winter Park
35. [EXTERNAL] Support for Chabad of Greater Orlando at the EL CORTEZ, 210 E. Morse Blvd.
36. Chabad 2026

37. FW [EXTERNAL] CHABAD APPLICATION
38. FW [EXTERNAL] Chabad synagogue
39. FW [EXTERNAL] Chabad Zoning Petition
40. FW [EXTERNAL] Letter in Support of CU #26-01 El Cortez, Ltd
41. FW [EXTERNAL] Planing & Zoning board - possible construction of synagogue
42. Re_ [EXTERNAL] El Cortez
43. [EXTERNAL] 210 E Morse
44. [EXTERNAL] Building a Chabad in Winter Park
45. [EXTERNAL] CHABAD APPLICATION
46. [EXTERNAL] Chabad center
47. [EXTERNAL] Chabad of Greater Orlando
48. [EXTERNAL] Chabad of Winter Park Zoning Petition
49. [EXTERNAL] Chabad Shul in Winter Park

Prepared by and return to:

City of Winter Park
Attn: City Clerk
401 Park Avenue
Winter Park, FL 32789

DEVELOPMENT AGREEMENT

(El Cortez at 210 East Morse Avenue)

This **DEVELOPMENT AGREEMENT** (the "Agreement") is made and entered into the ____ day of _____, 2026, between the **CITY OF WINTER PARK,** a Florida municipality ("**City**"), whose address is 401 Park Avenue South, Winter Park, Florida 32789 and **EL CORTEZ, LTD**, a Florida Limited Partnership ("**El Cortez**"), whose address is 501 N Magnolia Ave, Orlando, FL 32801 (each a "Party" and collectively the "Parties").

WHEREAS, El Cortez owns a parcel comprising approximately .61 acres in the City of Winter Park, consisting of the Orange County Tax Parcel ID: 07-22-30-8776-00-120, as more particularly described on **Exhibit "A"** attached hereto (the "Subject Property");

WHEREAS, the Subject Property currently has a future land use designation of High Density Residential (HDR);

WHEREAS, the Subject Property is currently zoned Multifamily High Density (R-4);

WHEREAS, the Subject Property is currently developed as multifamily housing with surface parking and El Cortez desires to demolish existing structures and redevelop the Subject Property;

WHEREAS, El Cortez has obtained Conditional Use Permit # CU-26-01, pursuant to Winter Park Code of Ordinances Sections 58-68(c)(1), 58-68(c)(1)(2) and 58-90, to allow the following uses on the Subject Property: five (5) townhome units and a three-story synagogue (religious assembly) building with an accessory daycare facility (a/k/a child care facility as defined by Section 402.302, Fla. Stat.);

WHEREAS, the Conditional Use Permit requires that Property shall be replatted in order to create separate lots for each townhome unit ("Townhome Lots") and one lot for the synagogue/day care use parcel as more particularly described on **Exhibit "B"** attached hereto ("Synagogue Lot");

WHEREAS, this Agreement is not a statutory development agreement pursuant to Chapter 163, Florida Statutes (Florida Local Government Development Agreement Act), and is being entered into by the City pursuant to the City's home rule authority as a condition of approval for Conditional Use Permit # CU-26-01 and based on concessions voluntarily agreed upon by El Cortez;

WHEREAS, El Cortez and its successors and assigns shall comply with all conditions of approval of Conditional Use Permit # CU-26-01;

WHEREAS, the City desires to ensure the orderly development and use of the Subject Property;

NOW, THEREFORE, in consideration of the premises thereof, the promises and provisions contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and El Cortez agree as follows:

1. Incorporation of Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Agreement.

2. Conditions of Approval. El Cortez (and its successors and assigns) agrees that it shall comply with and operate the Subject Property in compliance with all conditions of approval of Conditional Use Permit # CU-26-01, including but not limited to the items set forth in this Agreement, those matters in the development order issued by the City, the commitments made by El Cortez (and its representatives) during the public hearing(s) and the following items a-g and k-o shall apply to the Synagogue Lot only:

a. The rooftop deck shall not include or use amplified music, outdoor speakers, or other amplified sound equipment.

b. Noise generated by activities associated with the rooftop deck, synagogue, or daycare shall not exceed the limits established by the city's noise regulations for the Central Business District contained in Sec. 62-98 of the code, and all noise, events, or lights from the rooftop shall end by 10:00 p.m., daily.

c. All rooftop and exterior site lighting shall be fully shielded and directed downward to prevent light spillover onto adjacent residential properties and public rights-of-way and follow dark sky lighting requirements.

d. There shall be installed and maintained effective screening of all back-of-house elements, including electric meter connections, transformers/switchgear, metering equipment, and similar utilities, from surrounding rights-of-way.

e. The daycare center use (a/k/a child care facility as defined by Section 402.302, Fla. Stat.) is limited to a maximum enrollment of 60 children subject to the limitations of subsection o. The age of children attending the daycare center must be infant to

5 years old. Any future expansion of daycare enrollment beyond 60 children shall require a new application for and a City Commission approved amendment to the Conditional Use approval authorizing such, which may be approved, approved with conditions or denied. If a state license is applied for or obtained to authorize a higher number than 60 children to be enrolled in the daycare center, such shall constitute prima facie evidence of a violation of the Conditional Use Permit # CU-26-01 approval. The day center shall only operate Monday to Friday, and not on weekends.

f. The synagogue is limited to 80 seats for all assembly areas. Any future expansion of the synagogue above 80 seats shall require a new application for and a City Commission approved amendment to the Conditional Use approval authorizing such, which may be approved, approved with conditions or denied.

g. El Cortez (and its successors and assigns) shall implement and maintain operational procedures necessary to ensure that vehicle queues associated with daycare pick up and drop off activities are contained on the Subject Property and do not extend onto adjacent public streets. If issues arise, the operator of the daycare must work with the City and the Winter Park Police Department on a solution and comply with the requested operational traffic modifications within twenty (20) days of informal notice from the City. Pending implementation of such traffic modifications, the operator of the daycare shall take immediate interim measures to prevent vehicle queuing on public streets.

h. Prior to issuance of a certificate of occupancy for any new structure, the Subject Property shall be replatted by a final plat approved in accordance with Chapter 177, Florida Statutes and City requirements in order to create separate lots for each townhome unit and one lot for the synagogue/day care use parcel.

i. As recommended by the Historic Preservation Board, a historic marker shall be constructed on-site to commemorate the historical significance of the Subject Property, to be completed prior to issuance of a certificate of occupancy for any new structure on the Subject Property.

j. That prior to demolition of any existing structures on the Subject Property, El Cortez (and its successors and assigns) must obtain an approved building permit from the City of Winter Park for the Subject Property.

k. That all pick-up and drop-off for the daycare facility be conducted within the basement garage below the synagogue, or parents/guardians must park and walk inside to pick-up or drop-off.

l. That the project proceeds with the alternate, more contemporary architectural design for the synagogue as presented to the City Commission during the public hearing(s) for Conditional Use Permit # CU-26-01.

m. That the roof deck shall not be rented more than four (4) days a week. This limitation includes, but is not limited to, wedding receptions, pre/post-event gatherings for events occurring in the synagogue, and similar activities, regardless of whether the space is rented, donated, provided at no cost, or otherwise made available for such use.

n. Only one event or service will occur at a time and shall not occur during daycare hours.

o. The maximum daycare capacity shall initially be 50 children. Once the daycare has grown to 50 children, the synagogue may request that the Winter Park Police Department and Public Works confirm compliance with condition (g) herein and increase the capacity to 60 children.

p. Five (5) guest parking spaces are to be located behind the townhomes, these spaces are to be used exclusively for the townhomes.

3. Notices. Any notice delivered with respect to this Agreement shall be in writing and shall be deemed to be delivered (whether or not actually received) (i) when hand delivered to the person(s) hereinafter designated, or (ii) upon deposit of such notice in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the person at the address set forth opposite the Party's name below, or at such other address or to such other person as the Party shall have specified by written notice to the other Party delivered in accordance herewith.

As to City:	City of Winter Park Attn: City Manager 401 Park Avenue South Winter Park, Florida 32789
	Copy to: City of Winter Park Attn: Planning Director 401 Park Avenue South Winter Park, Florida 32789
As to El Cortez, Ltd:	El Cortez, Ltd Attn: Scott Zimmerman 501 N Magnolia Ave Orlando, FL 32801
And a Copies to:	Chabad Orlando: Office@ChabadOrlando.org
	Lowndes Attn: Rebecca Wilson 215 N. Eola Drive Orlando, Florida 32801

4. Amendment. Except as expressly provided herein, this Agreement contains the entire agreement between the parties and may not be changed, modified, amended, waived, or cancelled except by an amendment in writing and executed by each of the parties hereto.

5. Development Permits. Nothing herein shall limit the City's authority to grant or deny any development permit applications or requests subsequent to the effective date of this Agreement. The failure of this Agreement to address any particular City, County, State and/or Federal permit, condition, term or restriction shall not relieve El Cortez of the necessity of complying with the law governing said permitting requirement, condition, term or restriction. Unless expressly authorized or granted herein, nothing in this Agreement shall constitute or be deemed to constitute or require the City to issue any approval by the City of any rezoning, comprehensive plan amendment, variance, special exception, final site plan, preliminary subdivision plan, final plat or subdivision plan, building permit, grading, stormwater drainage, engineering, or any other land use or development approval. These and any other required City development approvals and permits shall be processed and issued by the City in accordance with procedures with respect to same as otherwise set forth in the City's Code of Ordinances and subject to any conditions of approval thereof. This Agreement is approved under the City's home rule authority and is not a statutory development agreement under Chapter 163, Florida Statutes.

6. Recording. Within fourteen days after its execution, this Agreement shall be recorded in the official records of Orange County, Florida, at the time and expense of El Cortez, and a recorded copy thereof provided by El Cortez to the City.

7. Enforcement. This Agreement may be enforced by specific performance or injunctive relief by the City against El Cortez. El Cortez's sole remedy for any breach by the City shall be injunctive relief. In no event shall the City be liable for monetary damages arising out of or concerning this Agreement. In the event that enforcement of this Agreement by the City becomes necessary, and the City is successful in such enforcement, El Cortez shall be responsible for all costs and expenses, including attorney's fees, whether or not litigation is necessary, and if necessary, both at trial and on appeal, incurred in enforcing or ensuring compliance with the terms and conditions of this Agreement, which costs, expenses and fees shall also be a lien upon the Subject Property superior to all others. El Cortez or its successors and assigns material violation of this Agreement shall constitute a violation of the conditions of approval of Conditional Use Permit # CU-26-01 and may be cited as zoning violations and enforced by code compliance proceedings subject to code enforcement fines and liens under Chapter 162, Florida Statutes. In addition to the foregoing, the City shall be permitted without notice to immediately withhold the issuance of certificates of occupancy and building permits associated with those uses approved by Conditional Use Permit # CU-26-01 in the event El Cortez is in material violation of any provision of this Agreement until such violation is cured to the City's satisfaction. Further, if El Cortez fails to timely pay the City any monies due pursuant to this Agreement, the City may record a written notice of lien (the "Notice of Lien") against the Subject Property in the amount owed to the City. Interest on unpaid overdue sums shall accrue at the rate of twelve percent (12%) compounded annually or at the maximum rate allowed by law if lower than 12%. A copy of such Notice of Lien shall also be delivered to El Cortez in the same manner as required under this Agreement for delivery of written notices. The recorded Notice of Lien shall constitute a lien upon the Subject Property and the lien may be foreclosed upon for the benefit of the City any time after fifteen (15) days after the Notice of Lien has been recorded in the public records. City may foreclose the lien in accordance with the procedures established in Chapter 702, Florida Statutes, or successor or other statute providing for lien foreclosure procedures. El Cortez may obtain a release from the lien by paying the amount stated in the lien, plus accrued interest, plus attorney's fees and costs incurred by the City in filing and collecting upon the lien.

8. Subordination/Joinder. El Cortez represents and warrants to City that it is the fee simple owner of the Subject Property. Unless otherwise agreed to by the City, all liens, mortgages

and other encumbrances not satisfied or released of record, must be subordinated to the terms of this Agreement or the lienholder join in this Agreement. It shall be the responsibility of El Cortez to promptly obtain the said subordination or joinder, if necessary, in form and substance acceptable to the City Attorney, prior to the City's execution of the Agreement.

9. Severability. If any part of this Agreement is found invalid or unenforceable in any court, such invalidity or unenforceability shall not affect the other parts of this Agreement, if the rights and obligations of the parties contained herein are not materially prejudiced and if the intentions of the parties can be affected. To that end, this Agreement is declared severable.

10. Counterparts and Facsimile Signatures. This Agreement may be executed in one or more counterparts each of which shall be deemed an original but all of which together shall constitute one and the same instrument. This Agreement may be executed by facsimile or .pdf electronic signature by any party and such signature will be deemed binding for all purposes hereof without delivery of an original signature being thereafter required.

11. Applicable Law and Jurisdiction. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Each party agrees that any action or proceeding with respect to this Agreement may only be brought in a federal or state court situated in Orange County, Florida, and by execution and delivery of this Agreement, such party irrevocably consents to jurisdiction and venue in each such court.

12. Binding Nature. This Agreement inures to the benefit of and is binding upon the successors or assigns in interest or the legal representatives of the parties hereto and shall run with the land of the Subject Property.

13. Miscellaneous.

a. Nothing contained in this Agreement nor in any instruments executed pursuant to the terms of this Agreement shall be construed as a waiver or attempted waiver by the City of its home rule authority, police power, zoning authority and sovereign immunity under the Constitution and laws of the State of Florida or any other privilege, immunity or defense afforded to the City or the City's officials, officers, employees and agents under the law.

b. This Agreement is entered into voluntarily by El Cortez without duress and after full review, evaluation and consideration by El Cortez. El Cortez is represented by counsel.

c. The captions or section headings of this Agreement are provided for convenience only and shall not be deemed to explain, modify, amplify or aid in the interpretation, or meaning of this Agreement.

d. City and El Cortez are not partners and this Agreement is not a joint venture and nothing in this Agreement shall be construed to authorize El Cortez to represent or bind the City to matters not expressly authorized or provided in this Agreement.

e. None of the parties shall be considered the drafter of all or any portion of this Agreement for the purposes of interpreting all or any portion of this Agreement, it being recognized that all parties have contributed substantially and materially to the preparation of this Agreement.

14. Effective Date. This Agreement shall become effective upon approval of Conditional Use Permit # CU-26-01 and its execution by the parties hereto.

WITNESSES:

CITY OF WINTER PARK, FLORIDA, a Florida municipality

_____
Print Name: _____

By: _____
Name: _____
Title: _____

_____
Print Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026 by _____, as _____ of the City of Winter Park, a Florida municipality, on behalf of the municipality. He (She) ☐ is personally known to me or ☐ has produced _____ as identification.

(NOTARY SEAL)

_____
Notary Public Signature

_____
(Name typed, printed or stamped)

El Cortez, LTD, a Florida limited partnership

WITNESSES:

By: _____
Name: _____
Title: _____

_____
Print Name: _____

_____
Print Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____, 2026, by _____, as _____ of EL CORTEZ, LTD, a Florida limited partnership, on behalf of the company. He (She) ☐ is personally known to me or ☐ has produced _____ as identification.

(NOTARY SEAL)

_____
Notary Public Signature

_____
(Name typed, printed or stamped)

EXHIBIT "A"

Legal Description of Subject Property

Lots 12, 13 and 14, of J.A. TROVILLION'S RESUBDIVISION, according to the Plat thereof, as recorded in Plat Book "F", at Page 70, of the Public Records of Orange County, Florida.

AND

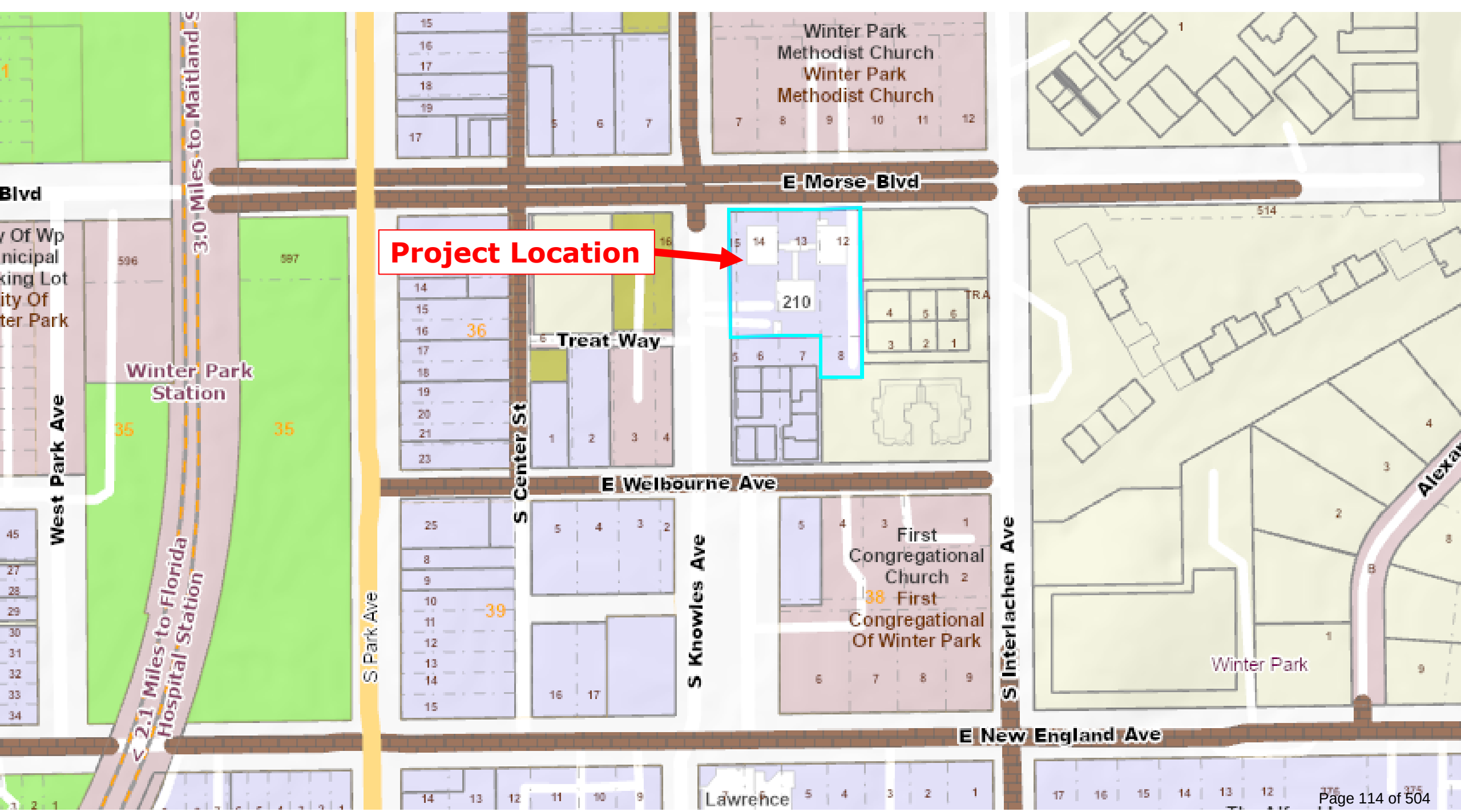
The East 8 feet of Lot 15, of J.A. TROVILLION'S RESUBDIVISION, according to the Plat thereof, as recorded in Plat Book "F", at Page 70, of the Public Records of Orange County, Florida.

AND

The North 50 feet of the West 50 feet of Lot 8, J.A. TROVILLION'S RESUBDIVISION, according to the Plat thereof, as recorded in Plat Book "F", at Page 70, of the Public Records of Orange County, Florida.

EXHIBIT "B"

Legal Description of Synagogue Property


Project Location
E Morse Blvd
E Welbourne Ave
E New England Ave
Treat Way
S Center St
S Park Ave
S Knowles Ave
S Interlachen Ave
West Park Ave
3.0 Miles to Maitland
2.1 Miles to Florida Hospital Station
Winter Park Station
Winter Park Methodist Church
Winter Park Methodist Church
First Congregational Church
38 First Congregational Of Winter Park
210
Winter Park
Lawrence



CANOPY TREE

UNDERSTORY TREE

SHRUBS

GROUNDCOVERS

PARCEL BOUNDARY

0 10' 20'

FULL SCALE: 1"=10'

HALF SCALE: 1"=20'

NO.	DATE	DWN	CHKD	APPVD	DESCRIPTION
					REVISIONS

SCALE: AS SHOWN

DATE: 5/4/2026

DRAWN: CAC

CHECKED: AJS

APPROVED: GNL

LANDSCAPE RENDERING

EL CORTEX DEVELOPMENT
CITY OF WINTER PARK, FLORIDA

SEAL

gai consultants
EB 9951
618 E SOUTH ST, SUITE 700
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

PROJECT NO./DASH NO.
R251293.00

SHEET
L-102

C:\Users\prietp\DC\ACCDocs\GAI\R251293.00 - EL CORTEZ\Project Files\CAD\CSG\PRODUCTION DRAWINGS\L-100 LANDSCAPE PLAN.dwg May 04, 2026 - 4:03pm

gai consultants

Orlando Office
618 East South Street
Suite 700
Orlando, Florida 32801

T 407.423.8398
F 407.843.1070

May 4, 2026

Project R251293.00

Ms. Allison McGillis, AICP
City of Winter Park
401 Park Avenue South
Winter Park, Florida 32789

El Cortez Redevelopment Site - Synagogue and Townhomes
Conditional Use Package

Dear Ms. McGillis:

On behalf of El Cortez, LTD and in conjunction with Chabad of Greater Orlando, Corp., GAI Consultants, Inc. (GAI) is submitting a final CUP submittal for review by the City. We appreciate the City's attention to this project and the guidance from staff to date. Attached you will find our site plan with utilities and landscaping, as well as floor plans, elevations, and 3D renderings of the proposed buildings. The description below provides some critical background on the proposed development. Should you have any questions, don't hesitate to contact me at 321.319.3069.

1.0 Project Location and Context

Address	210 E Morse Blvd
Parcel ID	07-22-30-8776-00-120
Parcel Acreage	0.61
Existing FLU	High Density Residential
Existing Zoning	R-4 | Central Business District Overlay | Interlachen Ave Historic District
Existing Development	Multi-family residential buildings (x3) – 3 stories, with a total of 38 units 18 surface parking spaces

2.0 Project Description

The proposed project will feature a residential component and a non-residential component. The residential component will include five townhome units (minimum 24' wide) fronting on Morse Blvd. The townhomes will be three stories *including* the basement garages for parking. The garages will accommodate 2 cars each.

The non-residential component of the site will feature a synagogue fronting on Knowles Ave, that will function as both a house of worship as well as a daycare. The synagogue will accommodate up to 80 attendees with worship services scheduled throughout the week, supported by 4-6 staff members. A daycare is also proposed to operate within the same facility, with up to 60 children (although it will open with 15-20). The daycare will be supported by 3 staff initially but will expand to 10 at full capacity. The two uses will have hours of operation that do not overlap. A detailed weekly schedule is provided in section 3.0 illustrating the non-overlapping nature of operations.

Program Summary:

Residential Program	
Townhomes	5 units (2,500 min sq ft, not including garage)
Parking	10 spaces (individual garage units) 3 surface spaces on the driveway to be shared with the synagogue
Non-Residential Program	
Place of Worship (synagogue)	80 seats max (includes any employees)
Daycare	Less than 20 children initially 60 children at max capacity
Parking	35 parking spaces total 10 stacked surface spaces 3 surface spaces on the driveway to be shared with the townhomes 22 basement garage spaces (1 ADA)

- See section 3.0 for a detailed description of activities and operation.

FAR Calculations

Per the 2024 Vesting Agreement adopted by the Winter Park City Commission, all sites zoned R-4 as of February 14, 2024 were vested certain development standards, including a 200% FAR. This project site falls under this vesting. Notwithstanding this FAR vesting, the site is still consistent with what would otherwise be an FAR limit of 110%.

Also, per Section 58-84 of the City's code:

> *"Basement areas or other below grade floor areas are excluded from the "gross floor area" when more than one-half of that basement or floor height is below the existing grade or below the established curb level, if the lot grade is lower than the established curb level."*

This condition is consistent with the proposed synagogue building, where the parking garage is more than half below grade. The parking garage floor area is, therefore, not counted towards the gross floor area calculation.

The table below illustrates the FAR calculation for the project site.

Parcel Area		Max	FAR Reference	Max Potential	Building Sq Ft		Total Building	Excluded Sq Ft		Total	Qualifying	Proposed
Acres	Sq Ft	FAR		Sq Ft			Sq Ft			Excluded Sq	Sq Ft	FAR
0.61	26,572	110%	Per Code (R-4)	29,229	Synagogue Townhomes	27,534 15,225	42,759	Synagogue Basement Garage Townhome Basement Garages Synagogue Roof Terrace Balconies/Stoops/Etc	7,466 2,568 2,491 3,686	16,211	26,548	99.9%
		200%	Per Vesting Determination	53,143								

Building Height

Per the R-4 zoning for properties within the Central Business District (CBD), the maximum height is 40'/3-stories, not including parapet walls and other architectural features. The synagogue building will be three stories *including* the basement garage, which is only partially above grade. The roof of the building will not only house the building's mechanical equipment but will also include a social roof deck for synagogue functions. The wall of the roof deck will extend the overall building height up to 40' and only the decorative architectural elements and stairwells will extend above the 40' height. See the project elevations for details.

3.0 Description of Activities and Hours of Operation

The following schedule represents a typical week of daily activities and hours of operation, which is provided in support of the assertion that the worship service use and the daycare use will not overlap as it pertains to the need for parking.

Sunday	9am-12pm – Worship Service and Sunday School
Monday – Thursday	7am-8am – Worship Service 8am-3pm – Children's Daycare First pick up at 12:30pm Second pick up at 3:00pm 6pm~8pm – Small Group Educational Programming
Friday	7am-8am – Worship Service 8am-3pm – Children's Daycare Sunset (time varies) – Shabbat Service
Saturday	Afternoon – Worship Service
Special Events	• Special events vary but will typically be held in the evenings. • Events cannot be held in the building at the same time as worship services. • Weddings may not be held on Saturdays

4.0 Parking

As demonstrated above the operation of the synagogue and daycare ensure that their parking requirements will not be additive; therefore, the higher parking rate of the two uses will be appropriate. In this case, the code defined "churches" use, which is measured at the rate of 1 space per 4 seats, is the higher generator. At 80 seats, the minimum parking requirement for the synagogue is 20 spaces. The basement garage alone contains 22 spaces (including 1 ADA space). Even if the permanent employees are required to have their own permanent space in addition to the 20 required spaces, there are sufficient spaces provided. In addition to the garage spaces, there are 10 stacked spaces in the southeast corner of the property. These are expected to be reserved primarily for staff during synagogue services.

The townhome parking ratio requirement is 2.5 spaces per unit. Each proposed unit has a 2-car garage. In addition, there are three parallel parking spaces on the south side of the synagogue that can be shared with the townhomes to satisfy the remaining requirement.

5.0 Vehicular Access and Circulation

A 22'-wide, two-way, access drive is proposed from Morse Blvd near the east property line. The drive will split off to the west to access the rear garages of the townhomes. This spur will not exit the site. The main drive will continue south as a one way access, curve around the south side of the synagogue, and exit the west side of the site onto Knowles Ave still as a one-way. The synagogue basement garage will be accessed off the east face of the building from the one-way driveway.

Note that an extension of the basement roof slab at the entrance to the garage reaches from the rear of the building, across the one-way drive, and integrates into the retaining wall on the east property line.

6.0 Solid Waste

The dumpster enclosure for the synagogue's solid waste collection is proposed in the southwest corner of the property adjacent to Knowles Avenue. The enclosure will house one 4-cubic yard rollout dumpster that will be collected from the driveway entrance on Knowles Avenue, per our discussion with the City's solid waste contractor Waste Pro. The five townhomes will have individual rollout cans that can be serviced via concierge collection, as was also discussed with Waste Pro.

7.0 Signage

There will be two signs on the property. 1) A historic marker sign will be located within the building setback at the corner of Morse Boulevard and Knowles Avenue. This landmark sign will commemorate the site's prior use. 2) A wall sign with maximum dimensions of 1.28' x 6' will be located on the western face of the synagogue on the wall for the wheelchair ramp.

8.0 Waivers

The following list represents the known waivers proposed for this project as submitted:

City Standard	City Standard	Proposed Waiver
Min Setback (E Morse Blvd)	25'	6'*
Min Setback (S Knowles Ave)	25'	8'*
Max ISR	75%	85%

*The site is located in the CBD, and setback waivers may not be needed

We thank you in advance for your review of this CUP package. Again, if you have any questions or comments, please feel free to contact me at 321.319.3069.

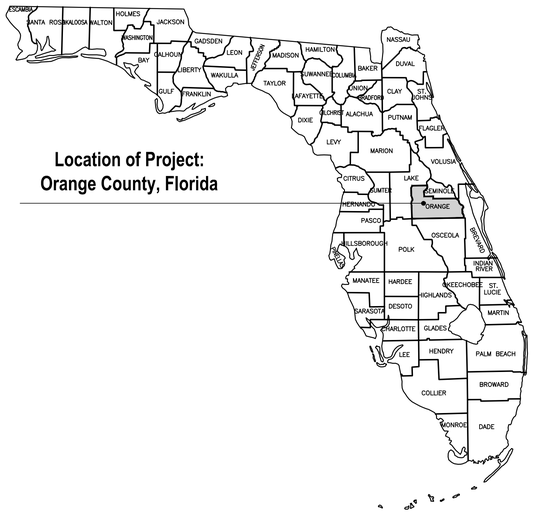
Sincerely,

GAI Consultants, Inc.



Andrew D. McCown, AICP
Director of Planning

EL CORTEZ DEVELOPMENT
CONDITIONAL USE PERMIT
CITY OF WINTER PARK, FLORIDA



Location of Project:
Orange County, Florida

MAP OF FLORIDA

PARCEL ID NO. 07-22-30-8776-00-120

PREPARED FOR:

BANYAN DEVELOPMENT GROUP

PREPARED BY:

gai consultants
EB 9951
618 SOUTH STREET, SUITE 700
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

Sheet List Table	
Sheet Number	Sheet Title
C-000	COVER SHEET
C-002	GENERAL NOTES
C-030	SWPPP NOTES
C-100	DEMOLITION AND SWPP PLAN
C-200	SITE PLAN
C-210	GEOMETRY AND SIGNAGE PLAN
C-300	GRADING AND DRAINAGE PLAN
C-400	UTILITY PLAN
C-500	SITE DETAILS
C-501	SITE DETAILS
C-502	SITE DETAILS
C-510	CITY OF WINTER PARK DETAILS
C-511	CITY OF WINTER PARK DETAILS
C-512	CITY OF WINTER PARK DETAILS
C-600	CROSS SECTIONS
C-610	RETAINING WALL DETAILS
L-100	LANDSCAPE PLAN
L-101	LANDSCAPE DETAILS
L-102	LANDSCAPE RENDER
IR-100	IRRIGATION PLAN
IR-101	IRRIGATION DETAILS
A1	SYNAGOGUE – PARKING GARAGE LEVEL
A2	SYNAGOGUE – GROUND FLOOR PLAN
A3	SYNAGOGUE – LEVEL 2 PLAN
A4	SYNAGOGUE – LEVEL 3 PLAN
A5	SYNAGOGUE – EXTERIOR ELEVATIONS
A6	SYNAGOGUE – BUILDING SECTIONS
T1	UNIT FLOOR PLANS
T2	UNIT FLOOR PLANS
T3	UNIT FLOOR PLANS
T4	BUILDING PLAN
T5	BUILDING PLAN
T6	BUILDING PLAN
T7	EXTERIOR ELEVATION
T8	EXTERIOR ELEVATION
T9	EXTERIOR ELEVATION
M1	EXTERIOR MATERIALS

CONTACT INFORMATION

OWNER

BANYAN-AGPM
501 NORTH MAGNOLIA STREET
ORLANDO, FL. 32801
(407) 447-1780
ATTN: SCOTT ZIMMERMAN

ARCHITECT

FUGLEBERG KOCH, LLC
2701 MAITLAND CENTER PKWY
MAITLAND, FL. 32751
(407) 629-0595
ATTN: BOB KOCH

CIVIL ENGINEER

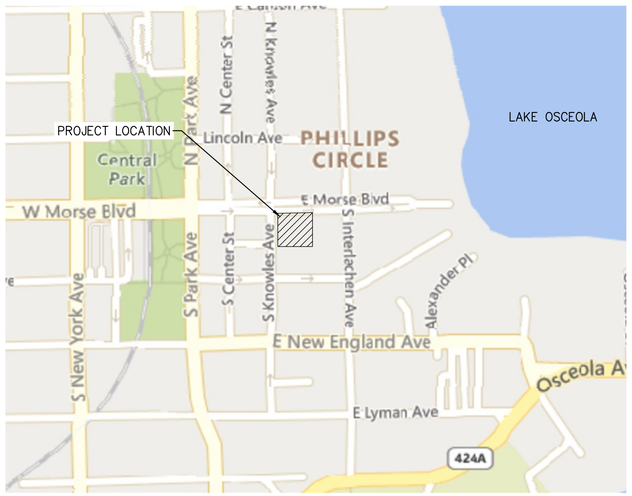
GAI CONSULTANTS, INC.
618 EAST SOUTH STREET, SUITE 700
ORLANDO, FLORIDA 32801
(321) 319-3052
ATTN: G. NICOLAS LEYVA, P.E.

SURVEYOR

BENCHMARK SURVEYING & MAPPING, LLC.
3110 RED FOX RUN
KISSIMMEE, FLORIDA 34746
(407) 509-9674
ATTN: JOE JENKINS JR, PSM

LANDSCAPE ARCHITECTURE

GAI CONSULTANTS, INC.
618 SOUTH STREET
SUITE 700
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398
ATTN: RUTH PERRY, PLA



LOCATION MAP
NTS

LEGAL DESCRIPTION:

LOT 12, 13, AND 14, OF J.A. TROVILLION'S RESUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "F", AT PAGE 70, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

THE EAST 8 FEET OF LOT 15, OF J.A. TROVILLION'S RESUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "F", AT PAGE 70, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

THE NORTH 50 FEET OF THE WEST 50 FEET OF LOT 8, OF J.A. TROVILLION'S RESUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "F", AT PAGE 70, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

REVISIONS

NO.	DATE	DWN	CHKD	APPVD	DESCRIPTION

SCALE: AS SHOWN
DATE: 5/4/2026
DRAWN: CAC
CHECKED: AJS
APPROVED: GNL

COVER SHEET

EL CORTEZ DEVELOPMENT
CITY OF WINTER PARK, FLORIDA

SEAL

gai consultants
EB 9951
618 E SOUTH ST. SUITE 700
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

PROJECT NO./DASH NO.
R251293.00

SHEET
C-000

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GENERAL NOTES:

1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL FIELD LOCATE, VERIFY, AND FURTHER IDENTIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES (IDENTIFIED ON THE PLANS OR NOT) AFFECTING ANY COMPONENT OF WORK HEREIN PRIOR TO THE START OF ANY CONSTRUCTION. DISCREPANCIES, CONFLICTS, OR POTENTIAL DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF ANY CONSTRUCTION.

2. THE CONTRACTOR SHALL CHECK PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO THE START OF ANY CONSTRUCTION. SPECIAL ATTENTION SHALL BE TAKEN WITH THOSE EXISTING UTILITIES, STRUCTURES OR FEATURES (IDENTIFIED ON THE PLANS OR NOT) THAT MAY POTENTIALLY CONFLICT OR CROSS PROPOSED DESIGN COMPONENTS (I.E., STORM SEWERS, SANITARY SEWERS, WATER MAINS, EXFILTRATION, BUILDING FOUNDATIONS, ETC) AND ANY DISCREPANCIES, CONFLICTS, OR POTENTIAL DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF ANY CONSTRUCTION. ANY COST ASSOCIATED WITH THE LOCATION OF EXISTING UTILITIES AS OUTLINED ABOVE IS THE RESPONSIBILITY OF THE CONTRACTOR.

3. ERRORS OR OMISSIONS – DO NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION DISCOVERED IN THE CONTRACT DOCUMENTS, BUT IMMEDIATELY NOTIFY THE ENGINEER OF SUCH DISCOVERY. THE ENGINEER WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS NECESSARY TO REFLECT THE ACTUAL SPIRIT AND INTENT OF THE CONTRACT DOCUMENTS.

4. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48-HOURS NOTICE TO THE UTILITY COMPANIES PRIOR TO CONSTRUCTION TO OBTAIN FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES.

5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION, AND ANY DISTURBED MONUMENTATION SHALL BE RESTORED AT CONTRACTOR'S EXPENSE BY A SURVEYOR SELECTED BY THE OWNER.

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS AND TESTING ACCORDING TO AGENCY REQUIREMENTS.

7. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON OR ADJACENT TO THE SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.

8. SAFETY:
   A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
   B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
   C. THE MAINTENANCE OF TRAFFIC SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY OF ORLANDO TRANSPORTATION ENGINEERING BUREAU AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
   D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
   E. CONTACT THE CITY OF ORLANDO (SCOTT WALKER AT 407-246-2372) FOR MANAGEMENT OF TRAFFIC CONTROL REVIEW PRIOR AND DURING CONSTRUCTION.

9. ALL WORK PERFORMED SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS AND REQUIREMENTS OF THE CITY OF ORLANDO LAND DEVELOPMENT CODE AND ENGINEERING STANDARDS, PLUS THE CURRENT EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND UTILITY CONSTRUCTION, PLUS THE REGULATIONS AND ORDINANCES OF THE VARIOUS OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.

10. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION COULD RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. THE ENGINEER'S REVIEW OF THE SHOP DRAWINGS IS FOR CONFORMITY WITH THE CONTRACT DOCUMENTS AND DOES NOT INCLUDE IN-DEPTH CHECK FOR THE ABILITY OF THE CONTRACTOR TO PERFORM THE WORK IN A SAFE OR EFFICIENT MANNER. THE ENGINEER'S REVIEW OF THE SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR DIMENSIONAL ACCURACY TO ENSURE FIELD FIT AND CONFORMITY OF THE VARIOUS COMPONENTS AND DETAILS.

11. CONTRACTOR SHALL KEEP ENGINEER ADVISED OF CONSTRUCTION SCHEDULE CHANGES SO THAT ENGINEER CAN SCHEDULE PERIODIC SITE VISITS AT APPROPRIATE TIMES IN ORDER TO PROVIDE CONSTRUCTION CERTIFICATIONS TO JURISDICTIONAL AGENCIES.

12. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NECESSARY FOR DEWATERING. DISCHARGE WATER FROM DEWATERING SHALL BE CLEAR WITH NO VISIBLE SOIL PARTICLES. DISCHARGE WATER FROM DEWATERING SHALL BE DISPOSED OF IN SUCH A MANNER THAT IT WILL NOT INTERFERE WITH THE NORMAL DRAINAGE OF THE AREA IN WHICH THE WORK IS BEING PERFORMED, OR CREATE PONDING. THE OPERATION SHALL NOT CAUSE ANY DAMAGE TO ANY PORTION OF THE WORK COMPLETED, OR IN PROGRESS. THE DEWATERING OPERATION SHALL COMPLY WITH THE REQUIREMENTS OF APPLICABLE REGULATORY AGENCIES. A PRE-WORK MEETING WILL BE CONDUCTED WITH THE GEOTECHNICAL FIRM, THE OWNER, THE CONTRACTOR, AND THE ENGINEER PRIOR TO BEGINNING ANY SITE EXCAVATION.

13. PIPE LENGTHS SHOWN ARE APPROXIMATE AND SHOULD BE ORDERED FROM FIELD STAKED QUANTITIES. PLAN PIPE LENGTHS ARE MEASURED FROM CONNECTION POINT TO END OF THE LINES FOR WATER LINES.

14. CONTRACTOR MUST REVIEW "MAINTENANCE OF UTILITY SERVICE PLAN" WITH ENGINEER AND UTILITY COMPANY PRIOR TO START OF UTILITY CONSTRUCTION.

15. CONFORMITY WITH WORK – IN THE EVENT THAT THE ENGINEER FINDS THAT THE CONTRACTOR HAS USED MATERIAL OR PRODUCED A FINISH PRODUCT THAT IS NOT REASONABLY CLOSE IN CONFORMITY WITH THE CONTRACT DOCUMENTS, I.E. UNSATISFACTORY PRODUCT, THE CONTRACTOR SHALL REMOVE AND REPLACE OR OTHERWISE CORRECT THE WORK OR MATERIALS AT NO EXPENSE TO THE OWNER.

16. "AS-BUILT" FOR THE PROPOSED CONSTRUCTION SHALL BE PROVIDED UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION CERTIFIED BY A FLORIDA REGISTERED PROFESSIONAL SURVEYOR. ONCE PROVIDED WITH "AS-BUILTS" AND AFTER OBSERVATION OF THE ENTIRE PROJECT, SHOULD THE ENGINEER DETERMINE THAT THE CONTRACTOR HAS SATISFACTORILY COMPLETED THE WORK, THE ENGINEER WILL GIVE THE CONTRACTOR WRITTEN NOTICE OF FINAL ACCEPTANCE.

GOVERNING SPECIFICATIONS:

1. NO CONSTRUCTION MAY COMMENCE UNTIL APPROPRIATE PERMITS ARE OBTAINED FROM ALL MUNICIPAL, COUNTY, STATE, AND/OR FEDERAL AGENCIES.

2. GRADING, DRAINAGE AND PAVING MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CITY OF WINTER PARK ENGINEERING STANDARDS AND/OR THE CURRENT EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS SUPPLEMENTED BY DETAILS AND NOTES ON THESE PLANS.

3. CONFORM WITH REQUIREMENTS OF THE NOTICE OF INTENT (NOI) TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE PERMIT AS ISSUED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP).

4. CONFORM WITH REQUIREMENTS OF THE ENVIRONMENTAL RESOURCES PERMIT (ERP) AS ISSUED BY THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (SJRWMD).

5. SANITARY SEWER SYSTEM MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH CITY OF WINTER PARK WASTEWATER STANDARD DETAILS AND SPECIFICATIONS AS SUPPLEMENTED BY THESE PLANS AND THE THE PERMIT CONDITIONS LISTED IN THE FDEP SEWER EXTENSION PERMIT.

6. WATER DISTRIBUTION SYSTEM MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH CITY OF WINTER PARK WATER STANDARD DETAILS AND SPECIFICATIONS AS SUPPLEMENTED BY THESE PLANS AND THE PERMIT CONDITIONS LISTED IN THE FDEP WATER MAIN EXTENSION PERMIT.

CLEARING AND GRUBBING NOTES:

1. PRIOR TO CLEARING AND GRUBBING, ALL SILT FENCE EROSION CONTROL DEVICES AND SEDIMENT CONTROL BASINS AND/OR BMP'S SHALL BE INSTALLED AND OPERATIONAL.

2. ALL INDICATED MATERIALS TO BE CLEARED, GRUBBED AND REMOVED FROM THE CONSTRUCTION AREA INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: ALL TREES, STUMPS, ROOTS, BRUSH, TRASH, ORGANIC MATTER WITHIN THE SITE, CURBING, PAVING, MISCELLANEOUS STRUCTURES (IF ANY), AND OTHER DEBRIS.

3. GRUBBING SHALL CONSIST OF COMPLETELY REMOVING ROOTS, STUMPS, TRASH AND OTHER DEBRIS FROM SITE, SO THAT THE TOPSOIL IS FREE OF ROOTS AND DEBRIS. TOPSOIL IS TO BE LEFT SUFFICIENTLY CLEAN SO THAT FURTHER PICKING AND RAKING WILL NOT BE REQUIRED.

4. BURNING OF TREES, ROOTS, OR ANY KIND OF MATERIALS WILL NOT BE ALLOWED ANYWHERE ON THE SITE.

5. THE CONTRACTOR SHALL EXERCISE SPECIAL PRECAUTIONS FOR THE PROTECTION AND PRESERVATION OF TREES, SOD, FENCES, ETC., SITUATED WITHIN THE VICINITY OF THE PROJECT AREA OR TREE SAVE AREAS BUT NOT DIRECTLY WITHIN EXCAVATION AND/OR FILL LIMITS. THE CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE AS A RESULT OF HIS OPERATIONS.

6. TREES WHICH ARE SEVERELY DAMAGED OR DESTROYED BY CLEARING OPERATIONS OUTSIDE THE CLEARING LIMITS WILL BE PAID FOR BY THE CONTRACTOR IN WHOLE. MINOR DAMAGE INFLICTED TO TREE BRANCHES AND TRUNKS WILL BE REPAIRED, AT NO COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TREE PROTECTION FENCING AROUND TREE SAVE AREAS WITHIN THE SITE, AS SHOWN ON PLANS OR DIRECTED BY THE MUNICIPAL AUTHORITY. THE TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND REQUIREMENTS.

EXCAVATION, GRADING, AND PAVING NOTES:

1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY.

3. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

4. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOIL TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.

5. DISPOSAL OF ANY EXCESS EARTHWORK MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

6. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.

7. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE COMPLIANCE WITH A.D.A. STANDARDS.

8. CONTRACTOR SHALL SAW-CUT EXISTING PAVEMENT TO PROVIDE CLEAN JOINT. REMOVE EXISTING PAVEMENT FOR NEW INSTALLATION AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.

9. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND PASS ALL TESTING OR INSPECTION REQUIREMENTS PRIOR TO ROAD BASE AND/OR SURFACE IMPROVEMENT CONSTRUCTION.

10. REFER TO THE CURRENT EDITION OF THE FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL FDOT TYPE CURBING CALLED FOR IN THESE PLANS.

11. REFER TO THE CURRENT EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR SPECIFICATIONS ON PAVING MATERIALS.

12. CONTRACTOR TO PROVIDE A 1/2-IN. BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER WHERE CONCRETE ABUTS BUILDINGS, OTHER CONCRETE, OR OTHER RIGID MATERIALS.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED AT CONTRACTOR'S EXPENSE BY A SURVEYOR SELECTED BY THE OWNER.

14. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE SOILS ENGINEER FOR APPLICABLE TESTING UPON COMPLETION OF THE WORK. THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

15. TESTING AND INSPECTION TO BE PERFORMED BY A QUALIFIED INDEPENDENT TESTING LABORATORY, UNDER THE SUPERVISION OF A REGISTERED ENGINEER, SPECIALIZING IN SOILS ENGINEERING. PERFORM ALL TESTING NECESSARY AS REQUIRED BY THESE PLANS AND THE VARIOUS PERMITTING AGENCIES. THE CONTRACTOR WILL PAY THE COSTS OF ALL INITIAL TESTING. SHOULD RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET SPECIFICATIONS, THE CONTRACTOR SHALL BEAR ALL COSTS OF SAID RETESTING.

UTILITY SYSTEM NOTES:

1. CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY OWNERS AND FLORIDA'S "SUNSHINE ONE-CALL" SYSTEM 72-HRS PRIOR TO STARTING CONSTRUCTION. COST OF REPLACEMENT AND REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE CONTRACTOR'S RESPONSIBILITY.

2. WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH GOVERNING AUTHORITIES. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND PAY REQUIRED FEES, AND COMPLY WITH LOCAL, STATE AND FEDERAL REGULATIONS APPLICABLE TO CONSTRUCTION OF THE PROJECT.

3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS FOR PERFORMING WORK INVOLVED IN CONNECTION WITH THE DISCONTINUANCE OR INTERRUPTION OF ALL UTILITIES UNDER THE JURISDICTION OF THE UTILITY COMPANIES.

4. EXISTING OUT-OF-SERVICE BURIED UTILITIES ENCOUNTERED WITHIN THE PROPOSED PROJECT SHALL BE REMOVED WHEN WITHIN THE EXCAVATED AREA AND SLURRY FILLED BY THE CONTRACTOR ALONG OTHER AREAS WITHIN THE WORK ZONE. DISPOSITION AS DIRECTED BY THE UTILITY'S OWNER. NO ABANDONMENT OF UTILITY LINES ARE ALLOWED UNDER BUILDINGS WITHOUT THE PROJECT'S ENGINEERS APPROVAL.

5. CONFLICTS BETWEEN UNDERGROUND UTILITIES, I.E. WATER, ELECTRICAL, COMMUNICATIONS, GAS, AND STORM OR SANITARY SEWERS SHALL BE RESOLVED BY ADJUSTING THE UNDERGROUND UTILITIES AS NECESSARY, AND IS INCLUSIVE IN CONTRACTORS COST. GRAVITY SEWERS SHALL NOT BE ADJUSTED WITHOUT PRIOR APPROVAL OF THE ENGINEER AND THE CITY OF ORLANDO WASTEWATER DIVISION.

6. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AT ALL INTERSECTIONS OF PROPOSED WORK WITH EXISTING UTILITIES. THE EXPLORATORY EXCAVATIONS SHALL BE MADE A MINIMUM OF 72-HRS IN ADVANCE OF THE PROPOSED WORK, AND PRIOR TO SHOP DRAWINGS SUBMITTALS, WHEN APPLICABLE. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER IF THERE IS A CONFLICT. INFORMATION TO BE FURNISHED BY THE CONTRACTOR SHALL INCLUDE: LOCATION, ELEVATION, UTILITY TYPE, MATERIAL AND SIZE.

7. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY ITEMS THAT ARE TO REMAIN TO PROPOSED FINISH GRADE, INCLUDING BUT NOT LIMITED TO: MANHOLE RING/COVERS, VALVE BOXES, JUNCTION BOXES, CLEANOUTS, ETC.

8. UTILITY APPURTENANCES SHALL MEET THE FOLLOWING REQUIREMENTS: A) BE AESTHETICALLY ACCEPTABLE. B) IN COMPLIANCE WITH INDUSTRY AND MANUFACTURER'S STANDARDS. C) PLACED IN AREA WITH THE MINIMUM INTERFERENCE TO THE OPERATIONAL AND MAINTENANCE OF THE SITE. D) NOT IN CONFLICT WITH OTHER FACILITIES AND AS CLOSE TO THE RIGHT-OF-WAY AS POSSIBLE.

9. CONTRACTOR SHALL PROVIDE FOR THE TEMPORARY SUPPORT AND PROTECTION OF EXISTING UTILITIES WITHIN THE WORK ZONE. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE ADEQUACY OF THESE METHODS I.E. ALL SHEETING, SHORING, AND BRACING SYSTEMS.

10. THE CONTRACTOR SHALL PROVIDE APPLICABLE TEST RESULTS FOR THE PURPOSE OF CERTIFICATIONS REQUIRED BY THE FDEP OR OTHER GOVERNING AGENCY HAVING JURISDICTION. TESTING AND CERTIFICATION SHALL INCLUDE BUT ARE NOT LIMITED TO: WATER LINE, SANITARY SEWERS, TRENCH BACKFILL AND COMPACTION, PAVING MATERIALS.

11. SANITARY SEWERS AND WATER MAINS SHALL NOT BE PLACED INTO SERVICE UNTIL A CLEARANCE LETTER/CERTIFICATION OF COMPLETION IS RECEIVED FROM FDEP FOR THE PROJECT.

STORMWATER SYSTEM NOTES:

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY INVERTS AND LOCATIONS OF THE EXISTING STORM SEWER SYSTEM PRIOR TO SUBMITTAL OF SHOP DRAWINGS AND CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY DISCREPANCY IN INVERTS AND LOCATIONS EXIST.

2. UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL CONSTRUCTION MATERIALS, METHODS, AND TESTING ARE TO CONFORM TO THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, AND ITS CURRENT SUPPLEMENTS AND STANDARD DRAWING INDEX, PLUS THE MUNICIPAL AUTHORITY'S ENGINEERING STANDARDS AND SPECIFICATIONS, AS APPLICABLE.

3. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND PAY REQUIRED FEES AND COMPLY WITH LOCAL REGULATIONS APPLICABLE TO CONSTRUCTION OF STORM SEWER SYSTEM.

4. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, PRODUCT INFORMATION/CUT SHEETS, AND/OR CERTIFICATIONS FOR ALL STORM WATER STRUCTURES, STORM SEWER PIPES, AND CONCRETE DESIGN MIX.

5. THE CONTRACTOR SHALL MAKE ALL NECESSARY PROVISIONS TO MAINTAIN EXISTING STORM SEWER SYSTEM IN SERVICE.

6. SURFACE DRAINAGE SHALL BE DIVERTED FROM EXCAVATIONS, AND STOCKPILE AREAS SUCH THAT PROPER SITE CONDITIONS ARE MAINTAINED AND EROSION DUE TO RAIN RUN-OFF OR SEEPAGE IS PREVENTED OR MINIMIZED.

7. CONTRACTOR SHALL ADJUST THE EXISTING STORM MANHOLES AS REQUIRED TO MEET PROPOSED FINISHED GRADES. THE MANHOLES MAY BE LOWERED OR EXTENDED.

8. POINTS OF CONNECTION TO BUILDING STORM DRAINAGE SYSTEM SHOWN ARE APPROXIMATE. REFER TO MEP PLANS FOR LOCATION AND CONNECTION REQUIREMENTS AND THE COST OF ADJUSTMENTS IS INCLUSIVE TO THE CONTRACTOR.

9. ALL STORM SEWER SYSTEM COMPONENTS SHALL BE IN ACCORDANCE WITH FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS SERIES 200. UNLESS OTHERWISE NOTED ON PLANS.

10. ALL STORM DRAINAGE STRUCTURE GRATES AND COVERS WITHIN VEHICLE TRAFFIC AREA SHALL BE TRAFFIC RATED FOR H-20 LOADINGS, UNLESS OTHERWISE NOTED ON PLANS. ALL STORM DRAINAGE STRUCTURES WITHIN NON-TRAFFIC AREAS SHALL BE CONSTRUCTED WITH PEDESTRIAN TRAFFIC BEARING GRATES.

11. ALL DISTURBED SODDED AREAS IN THE VICINITY OF THE WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITION.

12. CONTRACTOR TO NOTIFY THE ENGINEER 48-HOURS IN ADVANCE TO SCHEDULE INSPECTIONS. THE STORM DRAINAGE PIPING STRUCTURES SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL.

13. THE STORM SYSTEM WILL BE RE-INSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. ALL STORM PIPES NEED TO BE VIDEO TAPED (CCTV) AND LASER PROFILED IN ACCORDANCE WITH MUNICIPAL AND FDOT STANDARDS AND REGULATIONS.

14. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT PLANS SIGNED AND SEALED BY A REGISTERED SURVEYOR UPON COMPLETION OF THE PROJECT. THE CONTRACTOR NEEDS TO PROVIDE CCTV VIDEO AND LASER PROFILE REPORT TO THE ENGINEER.

WATER MAIN SYSTEM NOTES:

1. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, PRODUCT CUT SHEET AND/OR SPECIFICATIONS AND/OR CERTIFICATIONS FOR THE WATER LINE SYSTEM AND APPURTENANCES, I.E. GATE VALVES, FIRE HYDRANTS, FDC, PIV AND CHECK VALVES, PLUS CONCRETE DESIGN MIX, WHEN APPLICABLE.

2. CONFLICTS BETWEEN UNDERGROUND UTILITIES, I.E. WATER, ELECTRICAL, COMMUNICATIONS, GAS, AND STORM OR SANITARY SEWERS SHALL BE RESOLVED BY ADJUSTING THE UNDERGROUND UTILITIES AS NECESSARY, AND IS INCLUSIVE IN CONTRACTORS COST. GRAVITY SEWERS SHALL NOT BE ADJUSTED WITHOUT PRIOR APPROVAL OF THE PROJECT'S ENGINEER.

3. WATER MAINS SHALL HAVE A MINIMUM 36" OF COVER AND MAINTAIN SEPARATIONS IN CONFORMANCE TO THE FDEP PERMIT REQUIREMENTS (FAC 62-604-400). REFER TO THE WATER MAIN SEPARATION DETAIL. WATER MAINS SHALL BE CONSTRUCTED ABOVE SEWER LINES, UNLESS OTHERWISE SHOWN ON THE PLANS.

4. DUCTILE IRON PIPE (DIP) MANUFACTURED TO ANSI/AWWA C151/A21.51, SUPPLIED WITH RUBBER GASKET PUSH-ON JOINTS IN ACCORDANCE WITH ANSI/AWWA C111/A21.11 WITH MINIMUM PRESSURE CLASS 350, AND CLASS 250 FOR PIPE LARGER THAN 12-INCHES, UNLESS OTHERWISE NOTED IN THE PLANS. ALL DIP SHALL BE CEMENT-MORTAR LINED PER ANSI/AWWA C104/A21.4 AND RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI/AWWA C151/A21.51. THE FINAL EXTERIOR COLOR SHALL BE BLUE FOR POTABLE WATER.

5. POLYVINYL CHLORIDE (PVC) WATER MAIN PIPING SIZES 4" THROUGH 12" DIAMETER SHALL BE PRESSURE CLASS 150 (DR-18) CONFORMING TO ANSI/AWWA C900, UNLESS OTHERWISE SHOWN ON THE PLANS.

6. POLYETHYLENE (PE) PIPE AND TUBING SIZES 1/2" THROUGH 3" DIAMETER SHALL BE PRESSURE CLASS 200 (DR-9) CONFORMING TO ANSI/AWWA C901-08, UNLESS OTHERWISE SHOWN ON THE PLANS.

7. ALL WATER LINES SHALL BEAR THE "NSF" LOGO AND SHALL CONFORM TO THE UTILITY COMPANY'S (OUC) LIST OF APPROVED PRODUCTS.

8. DIP AND FITTINGS PLACED WITHIN 50-FT OF EXISTING GAS MAINS SHALL BE POLYETHYLENE ENCASED.

9. ALL NON-METALLIC WATER MAIN PIPES INSTALLED SHALL HAVE PROVISIONS FOR ELECTROMAGNETIC DETECTION CONFORMING TO THE REQUIREMENTS OF THE UTILITY COMPANY.

10. NO PVC PIPES FOR WATER MAINS ARE ALLOWED BY OUC WITHIN RIGHT-OF-WAY OR OUC JURISDICTION.

11. DUCTILE IRON FITTINGS SHALL CONFORM TO ANSI/AWWA C110/A21.10, WITH 250 PSI WORKING PRESSURE RATING. FITTINGS SHALL BE CEMENT MORTAR LINED AND BITUMINOUS COATED EXTERIOR IN ACCORDANCE WITH ANSI/AWWA C104/A21.4. UNLESS OTHERWISE DIRECTED BY THE ENGINEER, THESE FITTINGS SHALL INCORPORATE RESTRAINED RINGS, SUCH AS "MEGA-LUGS" OR OTHER APPROVED EQUIVALENT MECHANICAL DEVICE.

12. THE TYPE OF VALVE BOXES/VALVE COVERS, SHALL BE IN ACCORDANCE WITH THE MUNICIPAL AND UTILITY COMPANY STANDARDS, UNLESS INDICATED OTHERWISE ON THE DRAWINGS OR SPECIFICATIONS. ALL FASTENERS MUST BE MANUFACTURED OF NON-CORROSIVE MATERIALS.

13. THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS AS REQUIRED. CONCRETE ENCASEMENT OF PIPES IS NOT PERMITTED.

14. POINTS OF CONNECTION OF THE SITE WATER SERVICE, I.E. POTABLE, FIRE AND IRRIGATION, SHALL COINCIDE WITH BUILDING PLUMBING AND/OR FIRE PROTECTION PLANS AND/OR IRRIGATION PLANS, AS APPLICABLE. CONNECTION LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE.

15. FIRE LINES TO BUILDINGS WITH FIRE SPRINKLER SYSTEMS SHALL BE INSTALLED BY A CONTRACTOR DULY LICENSED BY THE STATE FIRE MARSHAL'S OFFICE. THE PRIVATE SERVICE FIRE MAIN SYSTEM MUST COMPLY WITH NFPA 24 "INSTALLATION OF PRIVATE SERVICE FIRE MAINS AND THEIR APPURTENANCES, EDITION 2010". WHEN USING PVC PIPES LINES MUST BE A MIN. PRESSURE CLASS 200 (DR-14) AND FULLY RESTRAINED.

16. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS AT THE END OF WATER SERVICE LATERALS TO BUILDINGS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.

17. THE CONTRACTOR SHALL PROVIDE APPLICABLE TEST RESULTS AND AS-BUILT PLANS CERTIFIED BY A REGISTERED SURVEYOR FOR THE PURPOSE OF CERTIFICATIONS REQUIRED BY THE FDEP OR ANY OTHER GOVERNING AGENCY HAVING JURISDICTION.

18. TESTING AND CERTIFICATION SHALL INCLUDE BUT ARE NOT LIMITED TO THE WATER LINE INSTALLATION BACKFILL AND COMPACTION, HYDROSTACTIC AND BACTERIOLOGICAL TESTING, PLUS FLUSHING AND CHLORINATION OF WATER MAIN. CONTRACTOR SHALL PROVIDE ALL TEMPORARY DEVICES, I.E. RESTRAINS, BRACING, PLUGS, ETC., NECESSARY TO SUCCESSFULLY COMPLETE REQUIRED TESTING.

19. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY TESTED AND VISUALLY INSPECTED AND ACCEPTED BY THE OWNER'S ENGINEER. COPIES OF ALL BACTERIOLOGICAL TESTING, HYDROSTATIC TESTING AND AS-BUILT PLANS SHALL BE SUBMITTED TO OWNER'S ENGINEER.

20. WATER MAIN SHALL NOT BE PLACED IN SERVICE UNTIL A CLEARANCE LETTER/CERTIFICATION OF COMPLETION IS RECEIVED FROM FDEP FOR THE PROJECT.

MAINTENANCE AND OPERATION INSTRUCTIONS

1. AT LEAST TWICE A YEAR PERFORM THE FOLLOWING: A) INSPECT INLETS, DRAINAGE PIPES AND STORM MANHOLES FOR ACCUMULATED SILT, SAND, OR DEBRIS, AND REMOVE EXCESSIVE BUILD-UP OF DEBRIS. B) INSPECT ALL DRAINAGE STRUCTURES FOR DAMAGE, AND REPAIR ANY DAMAGE. C) INSPECT POND OR EXFILTRATION SYSTEM AND REMOVE ACCUMULATED DEBRIS. IT IS RECOMMENDED THAT THE OWNER KEEP A LOG OF INSPECTION AND MAINTENANCE ACTIVITES.

2. IF EXCESS STORM WATER PONDING IS OBSERVED FO

CONSTRUCTION ACTIVITIES AND CONTRACTOR RESPONSIBILITIES

1. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND ABIDE BY ALL PERMIT CONDITIONS, INSPECTIONS, SCHEDULES, AND OTHER RELEVANT REGULATORY AGENCY RULES AND REGULATIONS.

2. BMPs: SYNTHETIC BALES OR SEDIMENT FILTER LOGS. HAY BALES NOT ALLOWED.

3. INLET PROTECTION: PERFORATED PIPE WRAPPED IN FILTER FABRIC (FILTER LOGS).

4. TEMPORARY SLOPE STABILIZATION: CONTRACTOR SHALL PROVIDE FOR THE SAFETY OF TEMPORARY SOIL EMBANKMENT AND SHORING REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER.

5. POTENTIAL POLLUTANTS DURING CONSTRUCTION: DELETERIOUS, TOXIC, OR CONTAMINATED MATERIAL, IF ENCOUNTERED, IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER AND DISPOSED OF IN APPROVED LANDFILL. CONTACT LOCAL EMERGENCY OFFICIALS REPRESENTATIVES IN CASE OF ANY SPILLS OR CONTAMINATION OF A CHEMICAL NATURE (CALL FDEP 407-894-7555) PRIOR TO ANY OTHER ACTION.

6. INSPECTIONS: CONTRACTOR TO INSPECT CONSTRUCTION SITE FOR EROSION PROBLEMS ONCE A WEEK AND AFTER EACH RAINFALL GREATER THAN 0.5 INCHES. CONTRACTOR TO PROVIDE AND MONITOR A RAIN GAUGE ON SITE AND RECORD DAILY RAINFALL AMOUNTS.

7. PERMANENT STORMWATER MANAGEMENT CONTROLS: RETENTION AND DETENTION/EXFILTRATION SYSTEMS, STORMWATER SEWER SYSTEM, PLUS STORMWATER CONTROL STRUCTURE IS TO PREVENT TRASH FROM GOING TO CITY'S DRAINAGE SYSTEM.

8. DEWATERING: IN GENERAL, WATER FROM CONTAMINATED AREAS ARE TO BE DISCHARGED TO SANITARY SEWER SYSTEM AND WATER FROM NON-CONTAMINATED AREAS ARE TO BE DISCHARGED INTO STORM SEWER SYSTEM. ALL DEWATERING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS THE NPDES/FDEP PERMIT(S), CITY OF ORLANDO DEWATERING PERMIT, AND THE GEOTECHNICAL REPORT RECOMMENDATIONS.

9. DEWATERING: DEWATRERING ACTIVITIES SHALL NOT RESULT IN THE DISCHARGE OF ANY WATER WITH TURBIDITY GREATER THAN 29 NTUS FROM THE SITE PER SECTION 6.14.01 (H) OF THE ESM.

10. CONTRACTOR SHALL MAKE AN EFFORT TO MINIMIZE THE AREA OF DISTURBANCE AND WILL BE RESPONSIBLE FOR ALL DAMAGES. ALL EXISTING SODDED AREAS DISTURBED DURING THE CONSTRUCTION SHALL BE REPLACED WITH THE SAME TYPE OF SOD IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS WITHIN 7 DAYS OF FINAL GRADING.

11. SURFACE DRAINAGE SHALL BE DIVERTED FROM EXCAVATIONS AND STOCKPILE AREAS SUCH THAT PROPER SITE CONDITIONS ARE MAINTAINED AND EROSION DUE TO RAIN RUN-OFF OR SEEPAGE IS PREVENTED OR MINIMIZED.

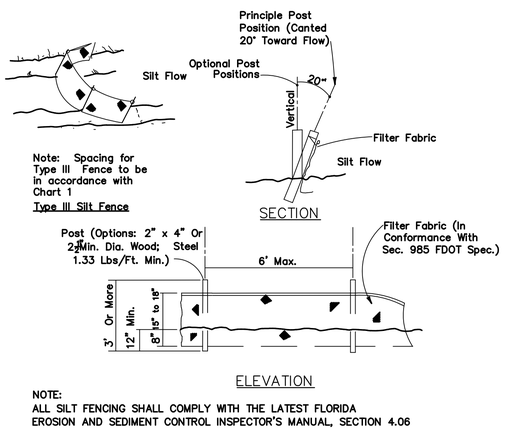
12. INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS.

13. NO FERTILIZERS, HERBICIDES, OR PESTICIDES ARE TO BE USED ON-SITE WITHOUT PRIOR APPROVAL OF CITY OR COUNTY STAFF.

14. AFTER ALL CONSTRUCTION IS COMPLETE, ALL STRUCTURES AND STORM SEWER PIPES IN THE SYSTEM SHALL BE CLEANED AND TEMPORARY PLUGS IN STRUCTURES SHALL BE REMOVED.

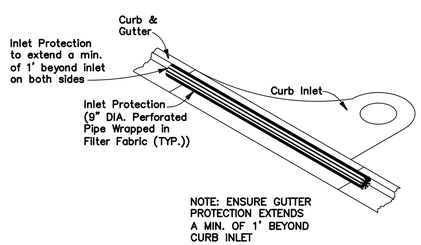
15. ADDITIONAL NOTES: IF NECESSARY, CONTRACTOR SHALL INSTALL TURBIDITY BARRIER, AND USE STREET SWEEPER TO CLEAN ANY OFF-SITE TRACKING OF SOIL. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL IF IT BECOMES NECESSARY TO MEET STATE AND LOCAL STANDARDS AND TO COMPLY WITH THIS PLAN.

16. WASTE DISPOSAL: ALL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTE SHALL BE PROPERLY CONTROLLED IN ACCORDANCE WITH ALL APPLICABLE STATE, LOCAL, AND FEDERAL REGULATIONS. THERE SHOULD BE NO DISCHARGE OF SOLID MATERIALS, INCLUDING BUILDING MATERIALS, TO SURFACE WATERS OF THE STATE OR AN MS4.



NOTE:
ALL SILT FENCING SHALL COMPLY WITH THE LATEST FLORIDA EROSION AND SEDIMENT CONTROL INSPECTOR'S MANUAL, SECTION 4.06

SILT FENCE (TYPE-II) DETAIL
N.T.S.



INLET PROTECTION DETAIL
N.T.S.

TREE PROTECTION NOTES

PROTECT EXISTING TREES TO REMAIN AGAINST: UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN DRIPLINE, EXCESS FOOT OR VEHICULAR TRAFFIC, AND PARKING OF VEHICLES WITHIN DRIPLINE.

ERECT TEMPORARY WOODEN BARRICADES AS SHOWN ON DETAIL ON THIS SHEET BEFORE COMMENCEMENT OF ANY SITE CLEARING OR GRADING. FENCE TO BE MIN. OF 4' HIGH WITH 4X4 POSTS AND 2-2X4 RAILS AT 2' AND 4' ABOVE GRADE AND SHALL BE SET DEEP ENOUGH IN THE GROUND TO BE STABLE WITHOUT ADDITIONAL SUPPORT. ALL FENCING SHOULD BE A MIN. OF 10' CLEAR DISTANCE FROM THE FACE OF TREES AND SHALL FULLY ENCLOSE ALL TREES SCHEDULED TO REMAIN. NO MECHANICAL GRADING SHALL TAKE PLACE WITHIN THE LIMITS, HANG GRADING WILL BE REQUIRED IF TREE PROTECTION IS WITHIN THE LIMITS. NOTHING SHALL BE PLACED INSIDE OF PROTECTIVE BARRICADES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, MACHINERY, CHEMICALS, OR TEMPORARY SOIL DEPOSITS.

PROVIDE WATER TO TREES AS REQUIRED TO MAINTAIN THEIR HEALTH DURING CONSTRUCTION WORK.

WHEN NECESSARY TO CUT ROOTS OVER 1-1/2" DIA. OF TREES TO REMAIN, CUT MUST BE A CLEAN CUT. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT DRYING AND COVER WITH EARTH AS SOON AS POSSIBLE.

NO GRADE CHANGES ARE TO BE MADE WITHIN THE BARRICADES WITHOUT PRIOR APPROVAL FROM PARKS BUREAU REPRESENTATIVE.

INTERFERING BRANCHES MAY BE REMOVED AT THE DIRECTION OF THE PARKS BUREAU REPRESENTATIVE, BY A QUALIFIED TREE SURGEON.

REPAIR OR REPLACE, THE TREES TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION. EMPLOY A QUALIFIED TREE SURGEON TO REPAIR MAJOR DAMAGE TO TREES PROMPTLY TO PREVENT PROGRESSIVE DETERIORATION CAUSED BY THE DAMAGE.

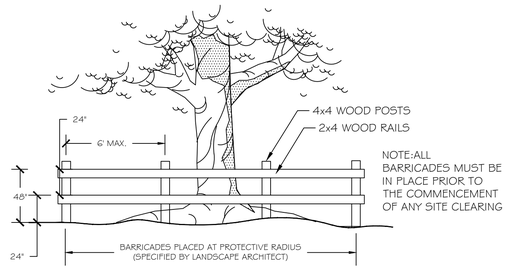
GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF TREES DAMAGED BEYOND REPAIR WITH 3 TREES OF SIMILAR QUALITY AND SPECIES SIZED AT THE DIRECTION OF THE OWNER'S REPRESENTATIVE. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE OF ANY PARTY, THAT PARTY SHALL BEAR THE COST OF REPAIR OR REPLACEMENT.

LEAVE ALL EXISTING VEGETATION UNDER TREE GROUPINGS TO REMAIN. CLEAN OUT ANY DEBRIS, DEAD MATERIAL AND OTHER ITEMS WHICH MAY POSE A HAZARD TO CHILDREN PLAYING IN AREA. CLEAN ALL MATERIAL BY HAND FROM UNDER SINGLE TREES TO REMAIN, USING EXTREME CARE TO AVOID DAMAGE TO TREE.

ALL TREES AND OTHER VEGETATION TO BE REMOVED SHALL HAVE ALL ABOVE-GRADE MATERIALS REMOVED, ALONG WITH TRUNK AND ROOT MATERIAL BELOW GRADE TO LEVEL TO ALLOW CONSTRUCTION WORK, SODDING, AND SAFETY ZONES FOR PLAY AREAS TO BE ACCOMMODATED.

ALL TREES AND UNDERGROWTH TO BE REMOVED SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY REMOVAL WORK COMMENCING.

CONTRACTOR SHALL EMPLOY A QUALIFIED TREE SURGEON TO SELECTIVELY PRUNE THE TREES TO REMAIN TO REMOVE DEAD OR DISEASED BRANCHES OR OTHER TREE PARTS.



TREE PROTECTION DETAIL
N.T.S.

NO.	DATE	DWN	CHKD	APPVD	DESCRIPTION

REVISIONS

SCALE: AS SHOWN
DATE: 4/22/2026
DRAWN: CAC
CHECKED: AJS
APPROVED: GNL

SWPPP NOTES

EL CORTEZ DEVELOPMENT
CITY OF WINTER PARK, FLORIDA

SEAL

gai consultants
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PROJECT NO./DASH NO.
R251293.00

SHEET
C-030

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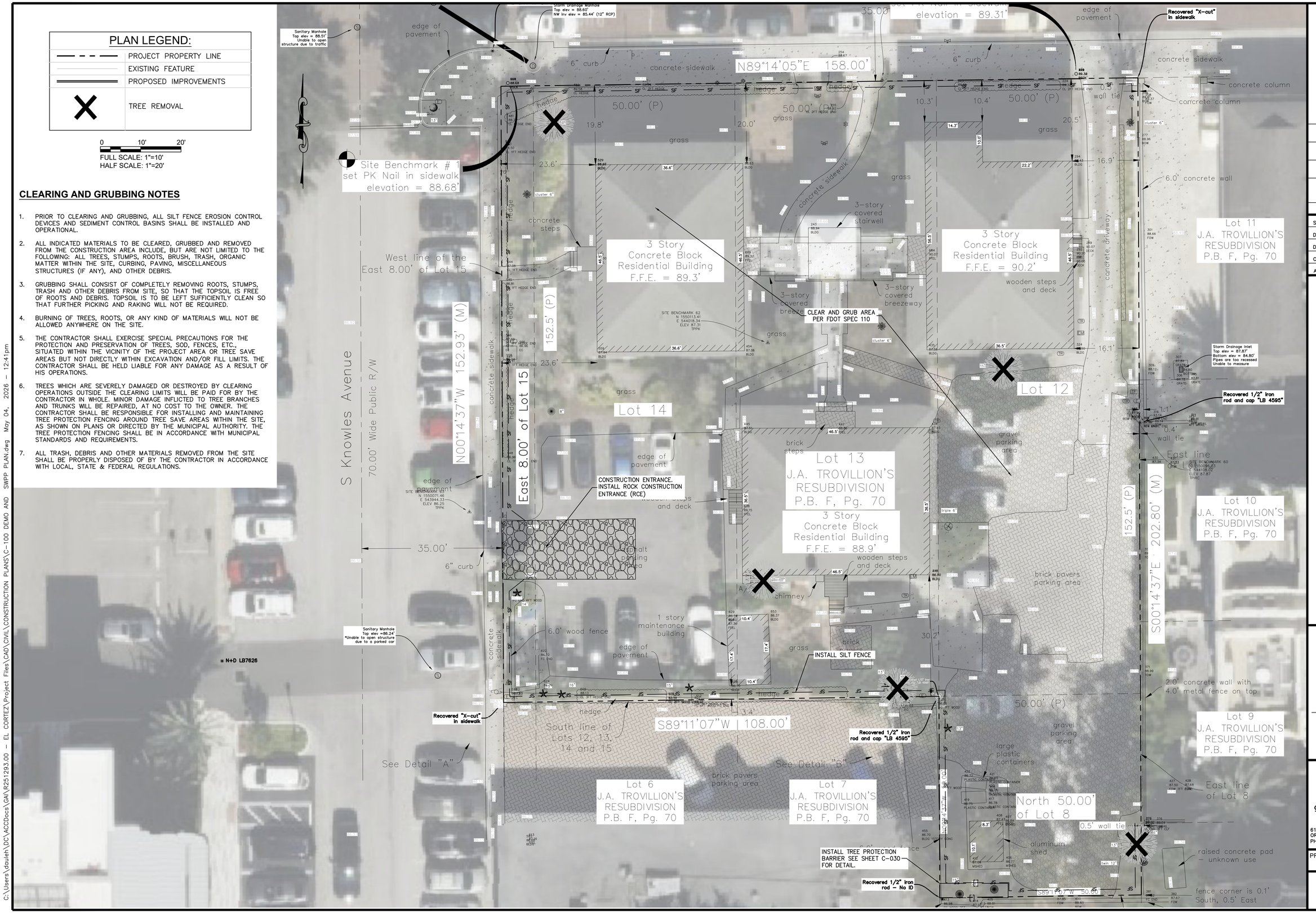
— — — —	PROJECT PROPERTY LINE
———	EXISTING FEATURE
═══	PROPOSED IMPROVEMENTS
X	TREE REMOVAL

0 10' 20'

FULL SCALE: 1"=10'
HALF SCALE: 1"=20'

CLEARING AND GRUBBING NOTES

1. PRIOR TO CLEARING AND GRUBBING, ALL SILT FENCE EROSION CONTROL DEVICES AND SEDIMENT CONTROL BASINS SHALL BE INSTALLED AND OPERATIONAL.
2. ALL INDICATED MATERIALS TO BE CLEARED, GRUBBED AND REMOVED FROM THE CONSTRUCTION AREA INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: ALL TREES, STUMPS, ROOTS, BRUSH, TRASH, ORGANIC MATTER WITHIN THE SITE, CURBING, PAVING, MISCELLANEOUS STRUCTURES (IF ANY), AND OTHER DEBRIS.
3. GRUBBING SHALL CONSIST OF COMPLETELY REMOVING ROOTS, STUMPS, TRASH AND OTHER DEBRIS FROM SITE, SO THAT THE TOPSOIL IS FREE OF ROOTS AND DEBRIS. TOPSOIL IS TO BE LEFT SUFFICIENTLY CLEAN SO THAT FURTHER PICKING AND RAKING WILL NOT BE REQUIRED.
4. BURNING OF TREES, ROOTS, OR ANY KIND OF MATERIALS WILL NOT BE ALLOWED ANYWHERE ON THE SITE.
5. THE CONTRACTOR SHALL EXERCISE SPECIAL PRECAUTIONS FOR THE PROTECTION AND PRESERVATION OF TREES, SOD, FENCES, ETC., SITUATED WITHIN THE VICINITY OF THE PROJECT AREA OR TREE SAVE AREAS BUT NOT DIRECTLY WITHIN EXCAVATION AND/OR FILL LIMITS. THE CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE AS A RESULT OF HIS OPERATIONS.
6. TREES WHICH ARE SEVERELY DAMAGED OR DESTROYED BY CLEARING OPERATIONS OUTSIDE THE CLEARING LIMITS WILL BE PAID FOR BY THE CONTRACTOR IN WHOLE. MINOR DAMAGE INFLICTED TO TREE BRANCHES AND TRUNKS WILL BE REPAIRED, AT NO COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TREE PROTECTION FENCING AROUND TREE SAVE AREAS WITHIN THE SITE, AS SHOWN ON PLANS OR DIRECTED BY THE MUNICIPAL AUTHORITY. THE TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS AND REQUIREMENTS.
7. ALL TRASH, DEBRIS AND OTHER MATERIALS REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS.



NO.	DESCRIPTION	DATE	DWN	CHKD	APPVD
	REVISIONS				

SCALE: AS SHOWN
DATE: 5/4/2026
DRAWN: CAC
CHECKED: AJS
APPROVED: GNL

DEMOLITION AND SWPP PLAN

EL CORTEZ DEVELOPMENT
CITY OF WINTER PARK, FLORIDA

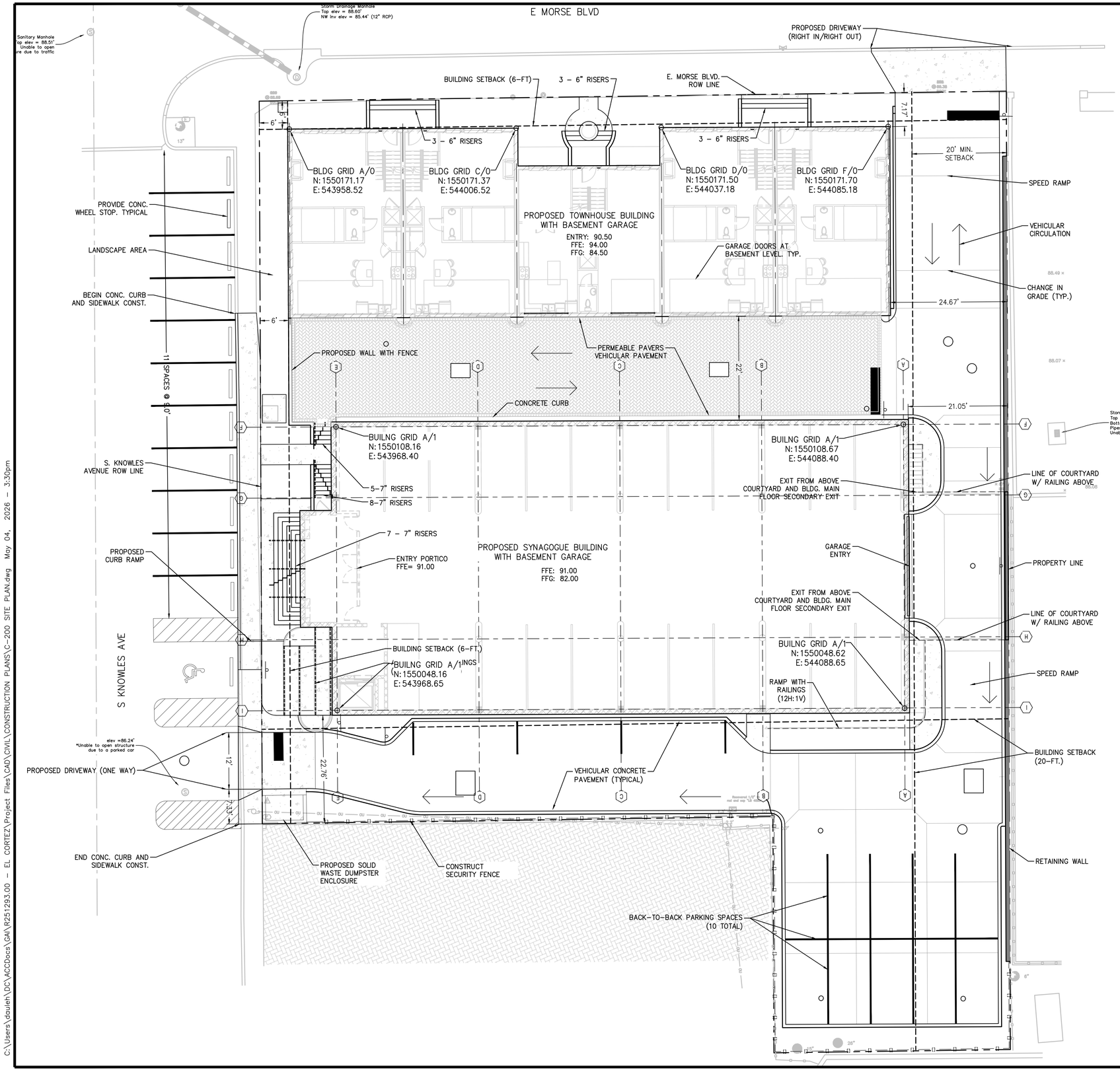
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PLAN LEGEND:

- PROJECT PROPERTY LINE
- EXISTING FEATURE
- PROPOSED IMPROVEMENTS

0 10' 20'

FULL SCALE: 1"=10'
HALF SCALE: 1"=20'

SITE DATA TABLE			
	REQUIRED/ ALLOWED/EXISTING	PROVIDED	Exception or Waiver
PARCEL ID	07-22-30-8776-00-120		
PARCEL ACREAGE	0.61		
IMPERVIOUS AREA (AC)	0.46	0.52	
IMPERVIOUS SURFACE RATIO (ISR)	75% MAX	85%	X
FLOOR AREA RATIO (FAR)	200% MAX	99.9% PROPOSED	
UNIT COUNT	38 UNITS (EXISTING) MAX 17 UNIT / ACRE (10 UNITS)	5 UNITS	
BUILDING HEIGHT	40' (PER R4 DISTRICTS WITHIN THE CBD)	40' PLUS ARCHITECTURAL FEATURES	
FUTURE LAND USE DESIGNATION	HIGH DENSITY RESIDENTIAL		
ZONING DESIGNATION	R4 AND THE CENTRAL BUSINESS DISTRICT OVERLAY		
ON-SITE SOILS	URBAN LAND, 0 TO 2 PERCENT SLOPES		
FLOOD PLAIN	NOT WITHIN 100 YEAR FLOODPLAIN #12095C0255F EFFECTIVE SEPT 25,2009. (ZONE X)		
ON-SITE VEGETATION	GRASS PARKING ISLANDS	BUILDING LANDSCAPING	
PEDESTRIAN/ BIKE FACILITITES	MULTIFAMILY 1 PER 3 UNITS (2 REQUIRED)	WITHIN INDIVIDUAL GARAGES	
ON STREET PARKING SPACES	18 EXISTING	18	
ADA PARKING SPACES	1 (ON STREET) REQUIRED 1 (OFF STREET) REQUIRED	1 (ON STREET) PROVIDED 1 (OFF STREET) PROVIDED IN GARAGE	
OFF STREET PARKING SPACES	2.5 PER UNIT (PER R-3) REQUIRED: 13 SPACES SYNAGOGUE 80-SEATS, RATIO IS 4:1, REQUIRED: 20 SPACES TOTAL REQUIRED: 33 SPACES	PROVIDED 2 PER TOWNHOME IN INDIVIDUAL GARAGES PROVIDED: 10 SPACES SURFACE SPACES PROVIDED: 13 SPACES 10 STACKED SPACES 3 PARALLEL SPACES (TO BE SHARED WITH TOWNHOMES) GARAGE SPACES PROVIDED: 22 SPACES (1 ADA) TOTAL PROVIDED 45 SPACES	
BUILDING SETBACKS	E MORSE BLVD: 25' MIN. S KNOWLES AVE: 25' MIN. SIDE YARD: 5' MIN. REAR YARD: 5' MIN.	E MORSE BLVD: 6' S KNOWLES AVE: 6' SIDE YARD: 20' REAR YARD: 22'	X

NOTES:

1. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
   1.1. RAMPS MAXIMUM SLOPE 1:12 (8.33%).
   1.2. SIDEWALK / CROSSWALK MAXIMUM CROSS SLOPE 2.0%.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. PROPER SIGNAGE SHALL BE INSTALLED BY CONTRACTOR AT ALL INTERSECTING AND TERMINATED ROADS WITHIN THE PROJECT BOUNDARIES PER LOCAL GOVERNING REQUIREMENTS.
4. SIDEWALK REQUIREMENTS:
   - THE SIDEWALK CROSS SLOPE MUST NOT EXCEED 2%
   - IF THE LONGITUDINAL SLOPE OF THE SIDEWALK PATH EXCEEDS 1:20 IS CONSIDERED A RAMP AND A LEVEL LANDING MUST BE PROVIDED FOR EVERY 30-INCH CHANGE IN ELEVATION AND IN SUCH CASES HANDRAILS MAY BE REQUIRED.
9. SIDEWALK CURB RAMP REQUIREMENTS:
   - A LANDING MUST BE PROVED AT THE TOP OF RAMP WITH SLOPE THAT DOES NOT EXCEED 2% IN ANY DIRECTION.
   - THE CROSS SLOPE MUST NOT EXCEED 2%
   - THE LONGITUDINAL SLOPE MUST NOT EXCEED 1:12.
   - THE RAMP SHALL HAVE A DETECTABLE WARNING SURFACE THAT SPANS THE FULL WIDTH OF THE DROP CURB/FLUSH CURB.

REVISIONS					
NO.	DATE	DWN	CHKD	APPVD	DESCRIPTION

SCALE: AS SHOWN
DATE: 5/4/2026
DRAWN: CAC
CHECKED: AJS
APPROVED: GNL

SITE PLAN

EL CORTEZ DEVELOPMENT
CITY OF WINTER PARK, FLORIDA

SEAL

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PROJECT NO./DASH NO.
R251293.00

SHEET
C-200

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E. MORSE BLVD

200'

Storm Drainage Manhole
Top elev = 85.60'
NW Inv elev = 85.44' (12" RCP)

Sanitary Manhole
Top elev = 88.51'
Unable to open structure due to traffic

E. MORSE BLVD. ROW LINE

EXISTING CONCRETE SIDEWALK

24" STOP BAR AND STOP SIGN

BEGIN CONCRETE RETAINING WALL (TOP OF WALL ELEV. 94.00)

RIGHT TURN ARROW (THERMO)

BLDG GRID A/0
N: 1550171.17
E: 543958.52

BLDG GRID C/0
N: 1550171.37
E: 544006.52

BLDG GRID D/0
N: 1550171.50
E: 544037.18

BLDG GRID F/0
N: 1550171.70
E: 544085.18

PROPOSED TOWNHOUSE BUILDING
WITH BASEMENT GARAGE

ENTRY: 90.50
FFE: 94.00
FFG: 84.50

24" STOP BAR AND STOP SIGN. ATTACH SIGN TO BLDG.

S. KNOWLES AVENUE ROW LINE

BUILING GRID A/1
N: 1550108.16
E: 543968.40

BUILNG GRID A/1
N: 1550108.67
E: 544088.40

Storm Drainage Inlet
Top elev = 87.87'
Bottom elev = 84.80'
Pipes are too recessed
Unable to measure

PROPOSED SYNAGOGUE BUILDING
WITH BASEMENT GARAGE

FFE: 91.00
FFG: 82.00

S KNOWLES AVE

PROPOSED ADA PARKING WITH SIGN

BUILNG GRID A/1
N: 1550048.16
E: 543968.65

BUILNG GRID A/1
N: 1550048.62
E: 544088.65

24" STOP BAR AND STOP SIGN

DO NOTE ENTER (POSTED SIGN)

PROVIDE 4" WHITE PARKING STRIPING

PROVIDE 4" WHITE PARKING STRIPING

END CONCRETE RETAINING WALL (TOP OF WALL ELEV. 94.00)

elev =86.24'
*Unable to open structure due to impeded flow

MATCHLINE: A

MATCHLINE: A

PLAN LEGEND:

	PROJECT PROPERTY LINE
	EXISTING FEATURE
	PROPOSED IMPROVEMENTS

0 20' 40'

FULL SCALE: 1"=20'
HALF SCALE: 1"=40'

SITE TRIANGLE DATA
FDOT DESIGN MANUAL
SECTION 212.11
EXHIBIT 212-5
POSTED SPEED LIMIT = 25 MPH
DESIGN SPEED = 25 MPH
REQ. DISTANCE= 200 FT (LEFT)
REQ. DISTANCE= 130 FT (RIGHT)

REVISIONS					
NO.	DATE	DWN	CHKD	APPVD	DESCRIPTION

SCALE: AS SHOWN
DATE: 5/4/2026
DRAWN: CAC
CHECKED: AJS
APPROVED: GNL

GEOMETRY AND SIGNAGE PLAN

EL CORTEZ DEVELOPMENT
CITY OF WINTER PARK, FLORIDA

SEAL

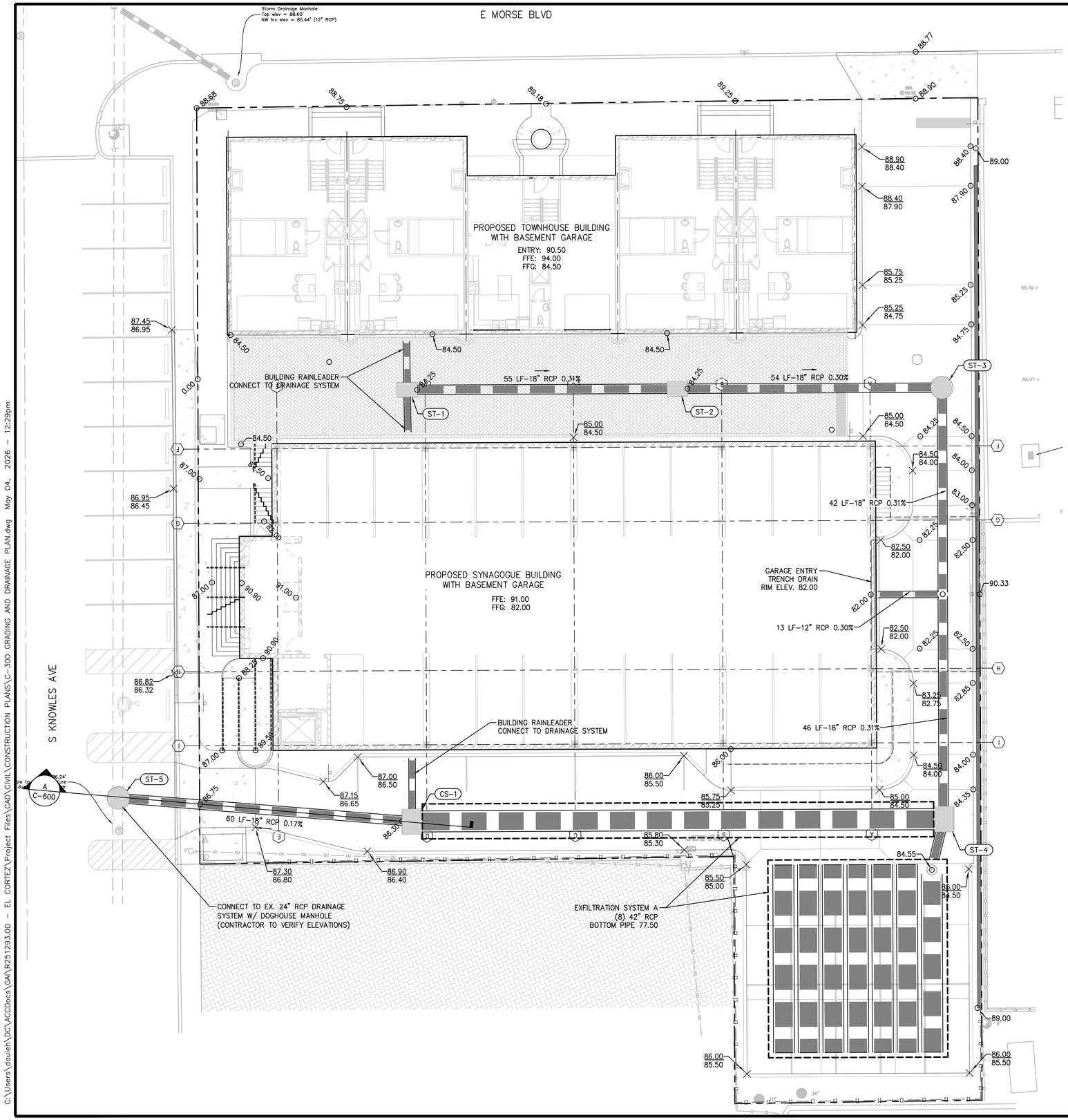
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PLAN LEGEND:

- PROJECT PROPERTY LINE
- EXISTING FEATURE
- PROPOSED IMPROVEMENTS

0 10' 20'

FULL SCALE: 1"=10'
HALF SCALE: 1"=20'

DRAINAGE STRUCTURE TABLE				
STRUCTURE NAME	STRUCTURE DESCRIPTION	NORTHING EASTING	TOP ELEVATION	PIPE INVERT
CS-1	TYPE D CONTROL STRUCTURE	N:1550032.77 E:543995.7709	86.30	INV IN=77.50 E 42" RCP INV IN=79.50 N 12" HDPE INV OUT=79.00 W 18" RCP
ST-1	TYPE C INLET	N:1550120.07 E:543994.7313	84.25	INV IN=78.60 N 12" HDPE INV IN=78.60 S 12" HDPE INV OUT=78.10 E 18" RCP
ST-2	TYPE C INLET	N:1550120.30 E:544049.3975	84.25	INV IN=77.93 W 18" RCP INV OUT=77.93 E 18" RCP
ST-3	STORM MANHOLE	N:1550120.53 E:544102.8990	84.50	INV IN=77.77 W 18" RCP INV OUT=77.77 S 18" RCP
ST-4	TYPE D INLET	N:1550033.23 E:544103.2707	84.50	INV IN=77.50 S 18" RCP INV IN=77.50 N 18" RCP INV OUT=77.50 W 42" RCP
ST-5	DOGHOUSE MANHOLE	N:1550037.50 E:543936.3198	86.25	INV IN=78.90 E 18" RCP

Pipe Table				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
EX DP	24"	184.37'	0.04%	RCP
Pipe – (273)	18"	54.67'	0.31%	RCP
Pipe – (274)	18"	53.50'	0.30%	RCP
Pipe – (275)	18"	41.80'	0.31%	RCP
Pipe – (275) (1)	18"	45.50'	0.31%	RCP
Pipe – (278)	18"	59.64'	0.17%	RCP
Pipe – (279)	12"	10.17'	1.08%	HDPE
Pipe – (282)	12"	13.39'	0.30%	RCP
Pipe – (289)	42"	36.93'	0.00%	PERF. CMP
Pipe – (290)	18"	10.49'	0.00%	RCP
Pipe – (291)	42"	38.00'	0.00%	PERF. CMP
Pipe – (292)	42"	107.50'	0.00%	RCP
Pipe – (293)	42"	38.00'	0.00%	PERF. CMP
Pipe – (294)	42"	38.00'	0.00%	PERF. CMP
Pipe – (295)	42"	38.00'	0.00%	PERF. CMP
Pipe – (296)	42"	38.00'	0.00%	PERF. CMP
Pipe – (300)	42"	38.00'	0.00%	PERF. CMP
Pipe – (312)	12"	13.06'	1.00%	HDPE
Pipe – (313)	12"	8.84'	1.02%	HDPE

REVISIONS				
NO.	DATE	DWN	CHKD	APPVD

SCALE:	AS SHOWN
DATE:	5/4/2026
DRAWN:	CAC
CHECKED:	AJS
APPROVED:	GNL

GRADING AND DRAINAGE PLAN

EL CORTEZ DEVELOPMENT
CITY OF WINTER PARK, FLORIDA

SEAL
GABRIEL N. LEYVA
LICENSE No. 66991
STATE OF FLORIDA
PROFESSIONAL ENGINEER

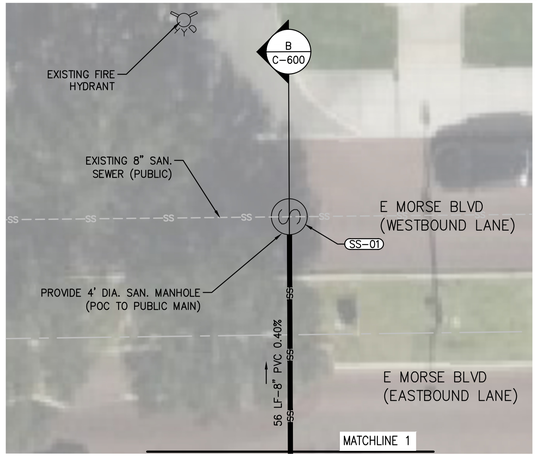
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PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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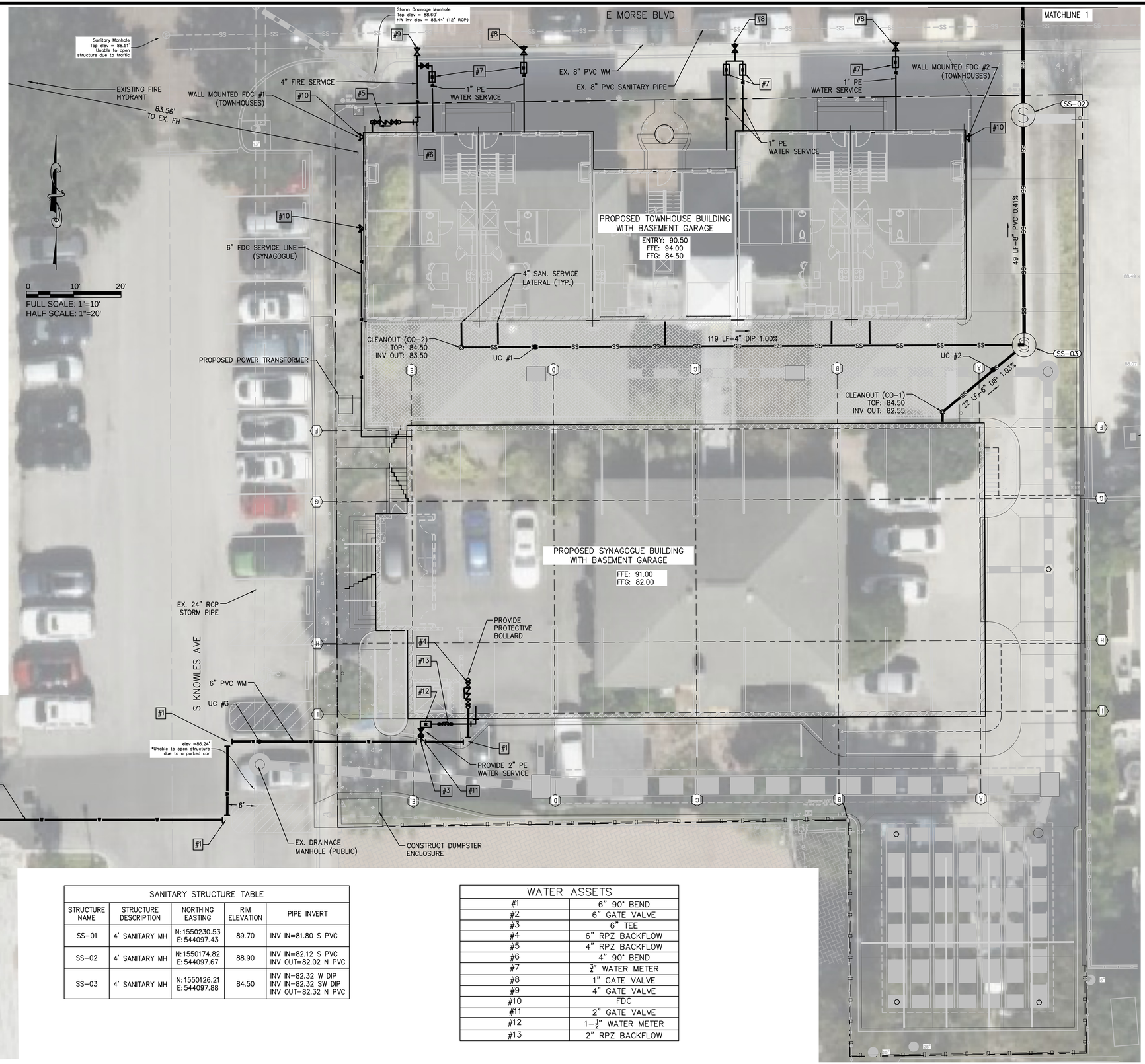


PLAN LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- BUILDING SETBACK
- EASEMENT
- RW — RECLAIM MAIN
- WATER MAIN
- SS — SEWER PIPE

NOTES:

1. ALL GRAVITY SEWER MAINS SHALL BE PVC SDR26 (COLORED GREEN) UNLESS OTHERWISE NOTED.
2. ALL WATER MAINS SHALL BE PVC DR18 (COLORED BLUE) UNLESS OTHERWISE NOTED.
3. SEE DETAIL SHEET FOR EXACT LOCATION OF METERS BOXES AND SERVICES WITH RESPECT TO LOT LINES.
4. CONSTRUCT FDC (FIRE DEPT. CONNECTION) PER DETAILS ON SHEET C-501



SANITARY STRUCTURE TABLE				
STRUCTURE NAME	STRUCTURE DESCRIPTION	NORTHING EASTING	RIM ELEVATION	PIPE INVERT
SS-01	4' SANITARY MH	N: 1550230.53 E: 544097.43	89.70	INV IN=81.80 S PVC
SS-02	4' SANITARY MH	N: 1550174.82 E: 544097.67	88.90	INV IN=82.12 S PVC INV OUT=82.02 N PVC
SS-03	4' SANITARY MH	N: 1550126.21 E: 544097.88	84.50	INV IN=82.32 W DIP INV IN=82.32 SW DIP INV OUT=82.32 N PVC

WATER ASSETS	
#1	6" 90° BEND
#2	6" GATE VALVE
#3	6" TEE
#4	6" RPZ BACKFLOW
#5	4" RPZ BACKFLOW
#6	4" 90° BEND
#7	¾" WATER METER
#8	1" GATE VALVE
#9	4" GATE VALVE
#10	FDC
#11	2" GATE VALVE
#12	1–½" WATER METER
#13	2" RPZ BACKFLOW

REVISIONS					
NO.	DATE	DWN	CHKD	APPVD	DESCRIPTION

SCALE:	AS SHOWN
DATE:	4/21/2026
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APPROVED:	GNL

UTILITY PLAN

EL CORTEZ DEVELOPMENT
CITY OF WINTER PARK, FLORIDA

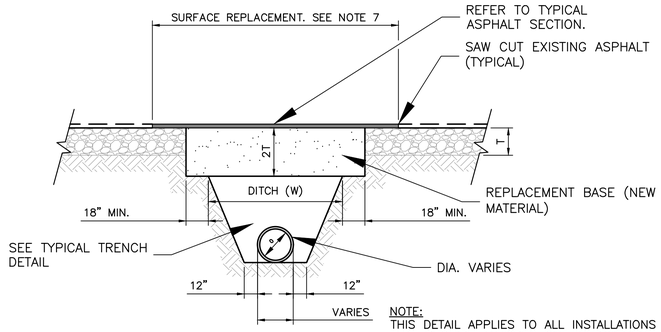
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C-400

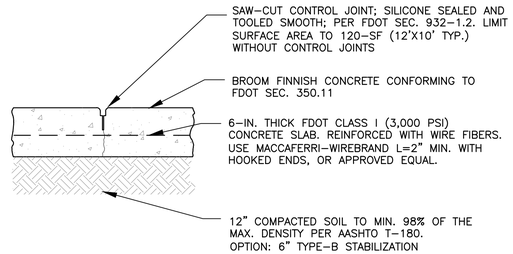
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NOTE:
THIS DETAIL APPLIES TO ALL INSTALLATIONS THAT REQUIRE AN OPEN CUT IN PAVEMENT.

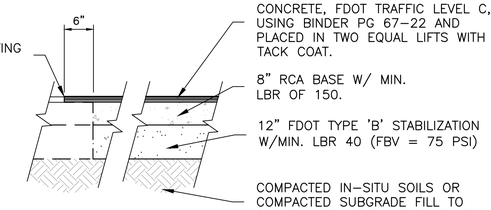
TRENCH RESTORATION NOTES:
1. ROAD BASE MATERIAL OVER DITCH SHALL BE TWICE THE THICKNESS OF THE ORIGINAL.
2. BASE MATERIAL SHALL BE LIMEROCK CONFORMING CITY OF ORLANDO ESM, W/ MINIMUM LBR OF 100.
3. BASE MATERIAL SHALL BE PLACED IN 6" MAXIMUM LAYERS (LOOSE MEASUREMENT) AND EACH LAYER THOROUGHLY ROLLED OR TAMPED TO 98% MIN. OF MAXIMUM DENSITY, PER AASHTO T-180,
4. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE MECHANICALLY SAW CUT.
5. TRENCH WALL SHALL BE SHEETED IN AREAS WHERE SIDE SLOPES WOULD INTERFERE WITH EXISTING UTILITIES, OR EXTEND BEYOND THE TIGHT-OF-WAY OR EASEMENT LIMITS.
6. IF THE DITCH IS FILLED TEMPORARILY, IT SHALL BE COVERED WITH A 2" THICK ASPHALT CONCRETE PATCH TO KEEP THE FILL MATERIAL FROM RAVELING, UNTIL REPLACED WITH A PERMANENT PATCH.
7. PAVEMENT AREAS SHALL BE RESTORED AND SHALL MATCH EXISTING GRADE. THE ENTIRE ROADWAY SECTION SHALL BE RESURFACED IF THE LONGITUDINAL EXCEEDS 50% OF THE WIDTH OF THE ROADWAY. CONFORM WITH CITY OF ORLANDO E.S.M. STANDARDS. IF THE CROSSING DISPLACES THE SURFACE OF THE ROADWAY BY ANY MEASURABLE AMOUNT, THAT SECTION OF ROADWAY PLUS 25-FEET ON EITHER SIDE OF THE CROSSING WILL BE REMOVED AND RECONSTRUCTED TO CITY SPECIFICATIONS BY THE CONTRACTOR.

1 ASPHALT PAVEMENT TRENCH RESTORATION DETAIL
N.T.S.



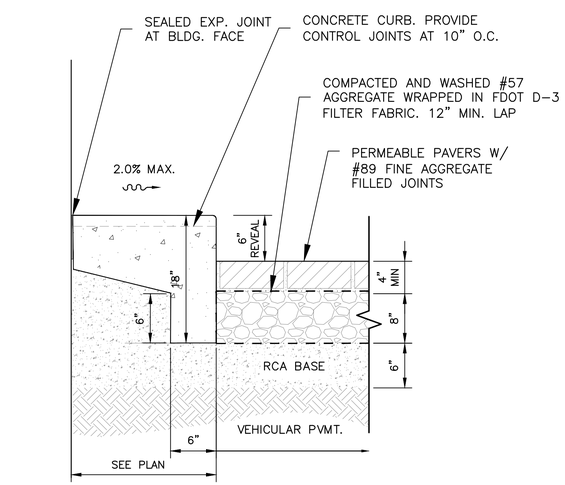
NOTES:
1. PROVIDE FDOT CLASS I CONCRETE (3,000 PSI AT 28-DAYS) CONFORMING TO FDOT STDR. SPEC. SECTION 346 AND 350
2. PROVIDE SEALED EXP. JOINTS. AS REQUIRED PER PLANS
3. PROVIDE CONCRETE BROOM FINISH IN STANDARD COLOR, UNLESS OTHERWISE INDICATED IN THE PLANS

2 VEHICULAR CONCRETE PAVEMENT DETAIL
N.T.S.



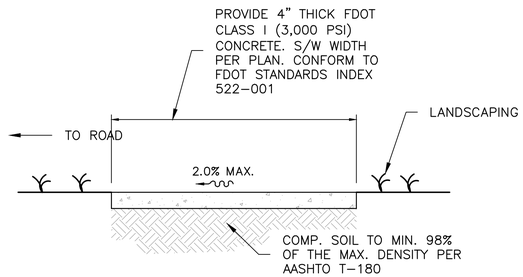
PAVING NOTES.
1. ASPHALT CONFORMING TO FDOT INDEX 334 "SUPERPAVE"
2. MILLING AND OVERLAY REQUIREMENTS: LOCAL ROAD, ALLEY WAYS AND PARKING AREAS = 1.0-IN. USE RESPECTIVE FRICTION COURSE FOR OVERLAY W/ FDOT APPROVED TACKING AND BINDER MATERIALS. CONFORM TO FDOT STANDARD SPECIFICATION SECTION 327.

3 TYPICAL ASPHALT PAVEMENT DETAIL
N.T.S.



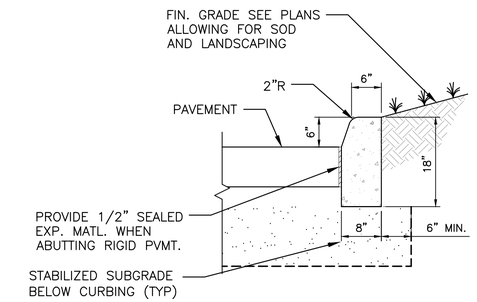
NOTES:
1. USE F.D.O.T. CLASS I CONCRETE (3,000 PSI).
2. SAW CUT CONTROL JOINTS IN NEW CURB AT 10' C/C WITHIN 24-HOURS OF POUR. REFER TO F.D.O.T. INDEX 520-001

4 MODIFIED CONCRETE CURB DETAIL
N.T.S.



NOTES:
1. PROVIDE SEALED EXP. JOINTS. AS REQUIRED PER PLANS, OTHERWISE CONFORM TO FDOT INDEX 522-001.
2. CONSTRUCT SIDEWALK CONFORMING TO FDOT SPEC. SECTION 522
3. PROVIDE CONCRETE BROOM FINISH IN STANDARD COLOR, UNLESS OTHERWISE INDICATED IN THE LANDSCAPE ARCHITECT DOCUMENTS.
4. SIDEWALK REQUIREMENTS: THE SIDEWALK CROSS SLOPE MUST NOT EXCEED 2%. IF THE LONGITUDINAL SLOPE OF THE SIDEWALK EXCEEDS 1:20 IT IS CONSIDERED A RAMP AND A LEVEL LANDING MUST BE PROVIDED FOR EVERY 30-INCH CHANGE IN ELEVATION AND IN SUCH CASES HANDRAILS MAY BE REQUIRED.

5 TYPICAL SIDEWALK DETAIL
N.T.S.



NOTES:
1. USE F.D.O.T. CLASS I CONCRETE (3,000 PSI).
2. SAW CUT CONTROL JOINTS IN NEW CURB AT 10' C/C WITHIN 24-HOURS OF POUR. REFER TO F.D.O.T. INDEX 300.
3. CONFORM WITH F.D.O.T. INDEX 300.

6 FDOT TYPE "D" CURB DETAIL
N.T.S.

NO.	DATE	DWN	CHKD	APPVD	DESCRIPTION
					REVISIONS

SCALE: AS SHOWN
DATE: 4/22/2026
DRAWN: CAC
CHECKED: AJS
APPROVED: GNL

SITE DETAILS

EL CORTEZ DEVELOPMENT
CITY OF WINTER PARK, FLORIDA

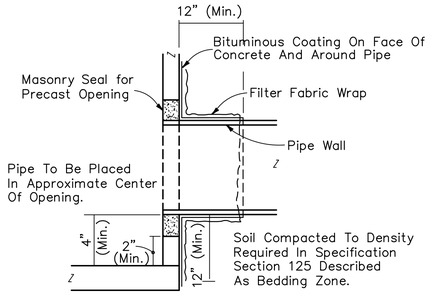
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ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

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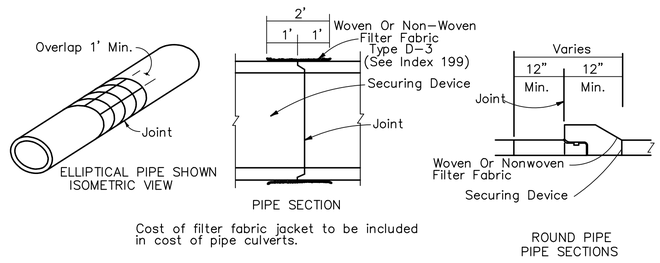
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REFER TO FDOT INDEX 425-001

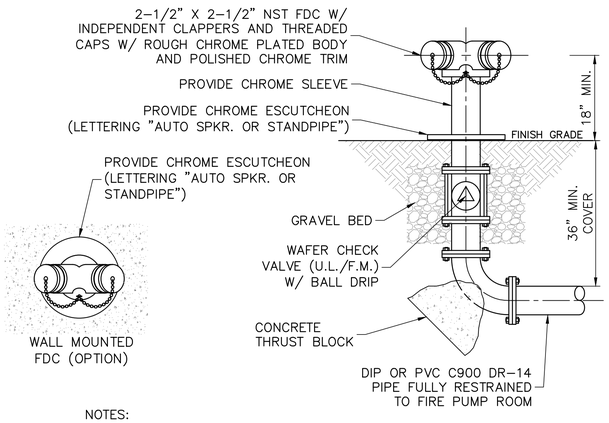
1 STORM PIPE TO STRUCTURE JOINT DETAIL
N.T.S.



Cost of filter fabric jacket to be included in cost of pipe culverts.

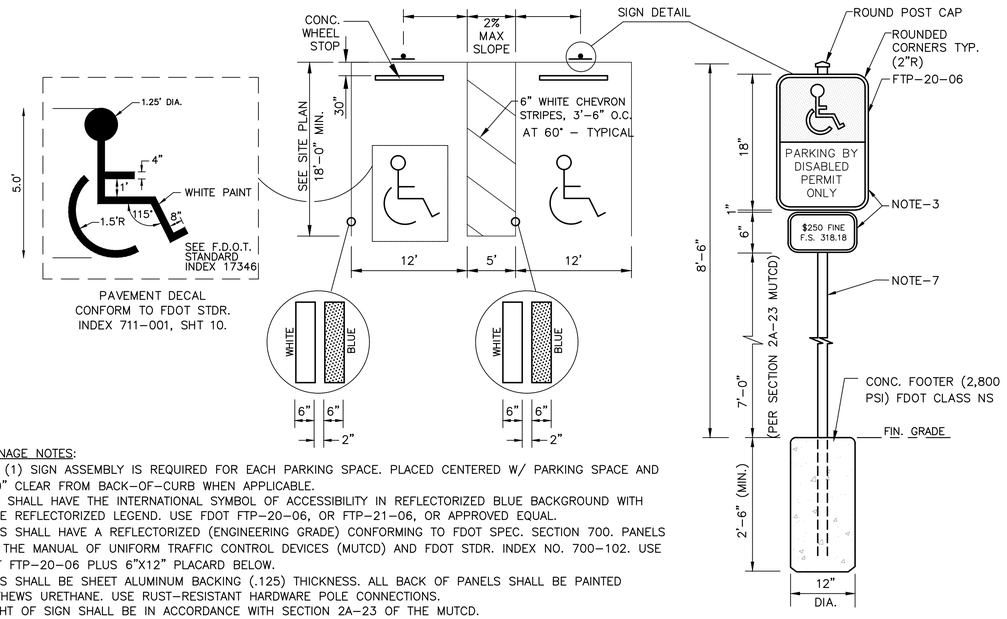
FOR ALL PIPE – CONCRETE PIPE SHOWN

2 FILTER FABRIC JACKET DETAIL
N.T.S.



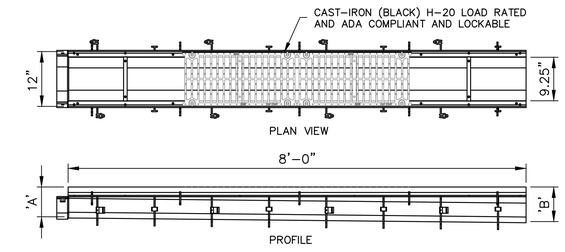
NOTES:
1. REFER TO UTILITY SITE PLAN FOR LOCATION.
2. DIRECT FDC CONNECTION TO FACE FIRE LANE.
3. LOCATION TO CONFORM WITH NFPA 1, CHAPTER 18.
4. PROVIDE FDC SIGNAGE CONFORMING TO LOCAL AHJ (FDC 6" MIN. FONT SIZE)

3 FIRE DEPARTMENT CONNECTION (FDC) DETAIL
N.T.S.

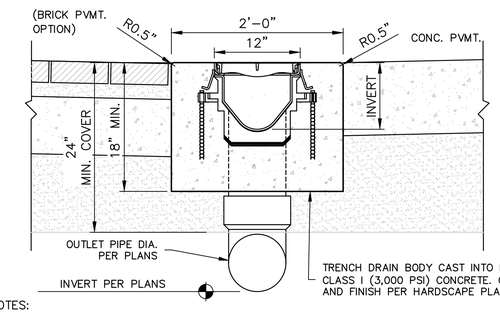


ADA SIGNAGE NOTES:
1. ONE (1) SIGN ASSEMBLY IS REQUIRED FOR EACH PARKING SPACE. PLACED CENTERED W/ PARKING SPACE AND 2'-0" CLEAR FROM BACK-OF-CURB WHEN APPLICABLE.
2. SIGN SHALL HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IN REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND. USE FDOT FTP-20-06, OR FTP-21-06, OR APPROVED EQUAL.
3. SIGNS SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) CONFORMING TO FDOT SPEC. SECTION 700. PANELS PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STDR. INDEX NO. 700-102. USE FDOT FTP-20-06 PLUS 6"X12" PLACARD BELOW.
4. SIGNS SHALL BE SHEET ALUMINUM BACKING (.125) THICKNESS. ALL BACK OF PANELS SHALL BE PAINTED MATTHEWS URETHANE. USE RUST-RESISTANT HARDWARE POLE CONNECTIONS.
5. HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 2A-23 OF THE MUTCD.
6. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH F.D.O.T. AND THE MUTCD.
7. POLES SHALL BE 2-1/2"ø ALUM. CONFORMING TO FDOT INDEX 700-010 AND 18"ø X36" DEEP CONCRETE FOOTING. PROVIDE MATCHING ROUND TOP CAPS ATTACHED WITH 3M EPOXY
8. ALL SIGNS AND POSTS MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PRODUCTION

4 ADA COMPLIANT PARKING SIGNAGE DETAIL
N.T.S.



TYPICAL CHANNEL
BASIS OF DESIGN: ZURN Z882 (TRENCH 8203N) OR APPROVED EQUAL



NOTES:
1. INSTALL FLUSH W/FIN. GRADE. INSTALL LEVEL AND ADJUST FOR TRANSVERSE GRADES
2. PROVIDE H-20 LOAD RATED, ADA COMPLIANT, LOCKABLE IRON GRATES
3. PROVIDE POLYMER DRAIN CAST CHANNEL INTO CEMENT CONCRETE (3,000-PSI) WITH COLOR AND FINISH PER HARDSCAPE PLANS
4. PROVIDE ANCHORING, LEVELING FEET, OTHER, AS REQUIRED BY MFG'S INSTALLATION GUIDE
5. PROVIDE FITTINGS AND COUPLINGS AS REQUIRED TO COMPLETE DRAINAGE ASSEMBLY.
6. USE A BOTTOM OUTLET AT THE ONE END OF THE TRENCH

5 TRENCH DRAIN DETAIL
N.T.S

REVISIONS

NO.	DATE	DWN	CHKD	APPVD	DESCRIPTION

SCALE: AS SHOWN
DATE: 4/22/2026
DRAWN: CAC
CHECKED: AJS
APPROVED: GNL

SITE DETAILS

EL CORTEZ DEVELOPMENT
CITY OF WINTER PARK, FLORIDA

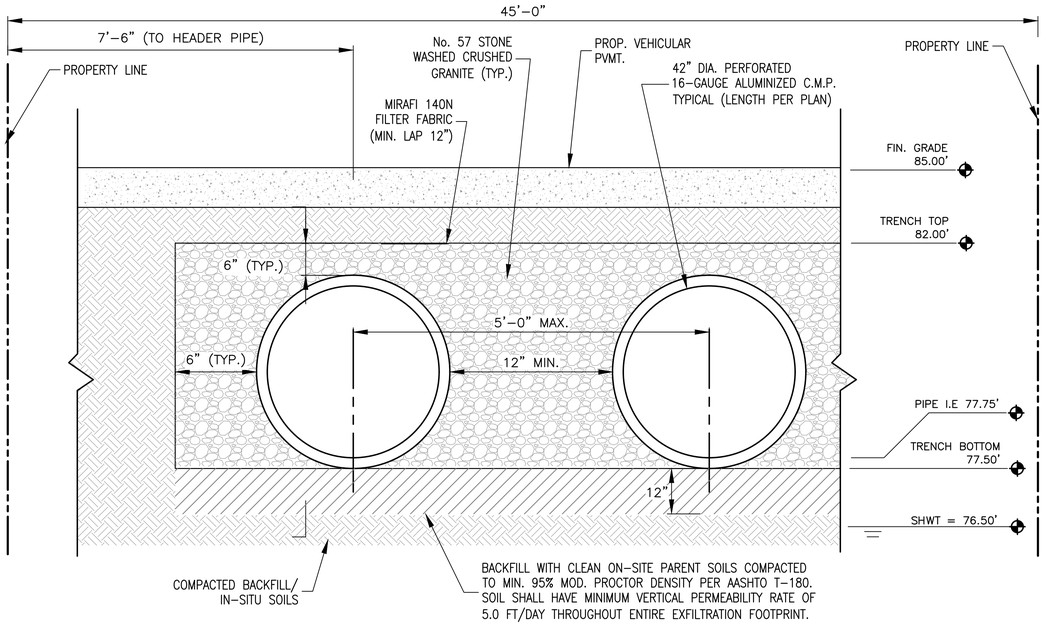
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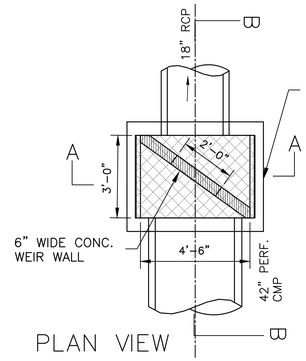
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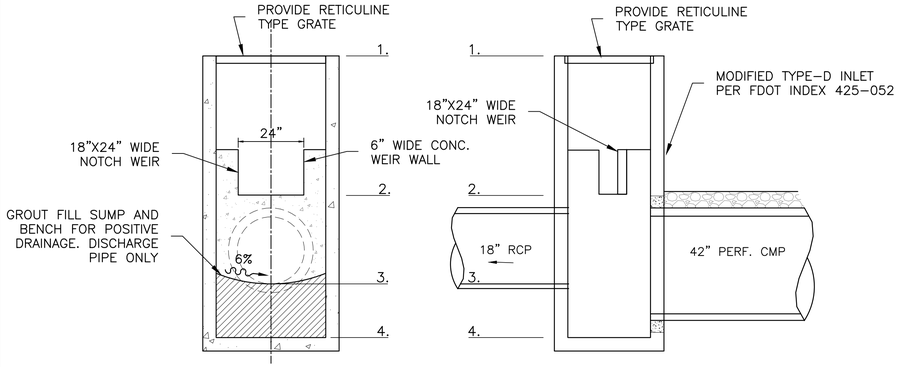


B EXFILTRATION TRENCH SECTION
N.T.S



PLAN VIEW

CONTROL STRUCTURE DATA		
POINT NUMBER	ELEVATION	DESCRIPTION
1	86.50	TOP OF STRUCTURE
2	80.90	WEIR NOTCH INVERT
3	79.00	PIPE INVERT (DISCHARGE)
4	77.00	SUMP OF STRUCTURE



SECTION A-A SECTION B-B

2 CS-1 CONTROL STRUCTURE DETAIL
N.T.S

NO.	DESCRIPTION	DATE	DWN	CHKD	APPVD
	REVISIONS				

SCALE:	AS SHOWN
DATE:	4/22/2026
DRAWN:	CAC
CHECKED:	AJS
APPROVED:	GNL

SITE DETAILS

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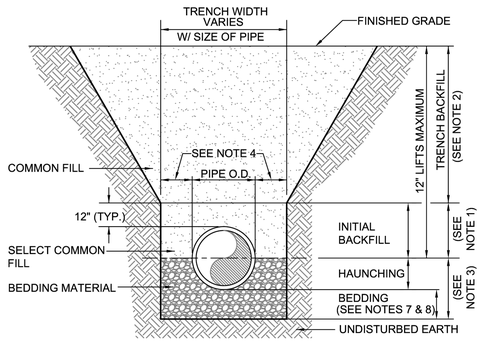
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CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

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



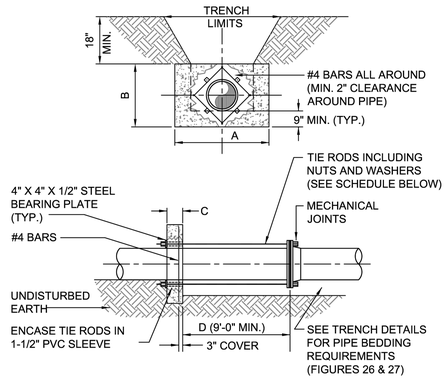
NOTES:
1. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY, PER AASHTO T-180. DENSITY TEST SHALL BE PROVIDED TO THE CITY BY AN APPROVED LAB.
2. TYPE "A" BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
3. 15" MAXIMUM/12" MINIMUM FOR PIPE DIAMETER LESS THAN 24".
4. 24" MAXIMUM/12"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

FIGURE 26

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

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

(PRIOR APPROVAL REQUIRED)



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

SCHEDULE OF DIMENSIONS AND MATERIALS

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

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

FIGURE 32

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

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

* MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

TYPE	PIPE SIZE								
	4"	6"	8"	10"	12"	14"	16"	18"	20"
90° BEND	27	37	49	59	69	79	89	97	107
45° BEND	12	16	21	25	29	33	37	41	45
22-1/2° BEND	6	8	10	12	14	16	18	20	22
11-1/4° BEND	3	4	5	6	7	8	9	10	11
PLUG OR BRANCH OF TEE	34	49	54	78	92	106	120	134	148

* TO BE COMPLETED BY THE ENGINEER.

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

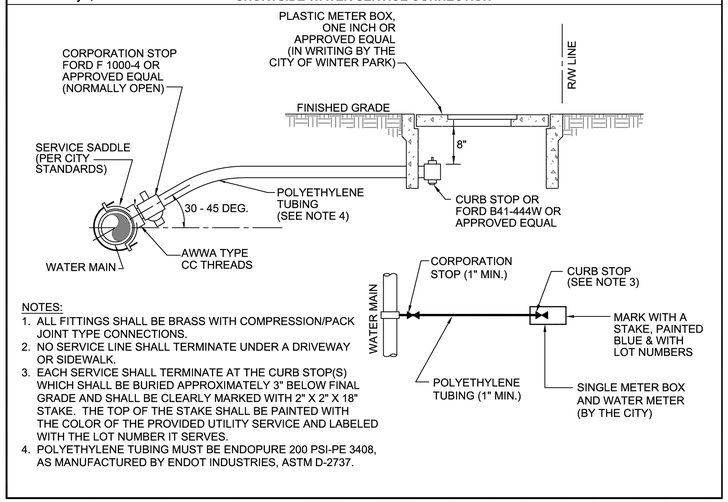
   WORK PRESSURE: 150 PSI
   SOIL DESIGNATION: COHESIVE GRANULAR
   LAYING CONDITIONS: TYPE 5

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

FIGURE 34

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

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



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

FIGURE 31

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1) (5) (6)	JOINT SPACING AT CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORM FORCE MAIN, RECLAIMED WATER (3)	Water Main — 3 FT. MINIMUM	Water Main — 6-INCHES MINIMUM, EXCEPT FOR STORM SEWER, THEN 6-INCHES IS THE MIN. BUT 12-INCHES IS PREFERRED	ALTERNATE 3 FT. MINIMUM — Water Main
VACUUM SANITARY SEWER	Water Main — 10 FT. PREFERRED, 3 FT. MINIMUM	Water Main — 12 INCHES PREFERRED, 6 INCHES MINIMUM	ALTERNATE 3 FT. MINIMUM — Water Main
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY FORCE MAIN, RECLAIMED WATER (4)	Water Main — 10 FT. PREFERRED, 6 FT. MINIMUM (2)	Water Main — 6-INCHES MINIMUM, EXCEPT FOR GRAVITY SEWER, THEN 6-INCHES IS THE MIN. BUT 12-INCHES IS PREFERRED	ALTERNATE 6 FT. MINIMUM — Water Main
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM	10 FT. MINIMUM	—	—

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12-IN. AND NO PIPE JOINTS ALLOWED WITHIN 8-FT EITHER SIDE OF THE OTHER PIPE.
(2) 3-FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6-IN. ABOVE THE TOP OF THE GRAVITY SANITARY SEWER, SUBJECT TO LOCAL MUNICIPAL APPROVAL.
(3) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(5) 18"-MIN. SEPARATION REQUIRED BY THE CITY OF ORLANDO, UNLESS OTHERWISE APPROVED.
(6) ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED.

1 WATER MAIN SEPARATION TABLE
N.T.S.

REVISIONS

NO.	DATE	DWN	CHKD	APPVD	DESCRIPTION

SCALE: AS SHOWN
DATE: 4/22/2026
DRAWN: CAC
CHECKED: AJS
APPROVED: GNL

CITY OF WINTER PARK DETAILS

EL CORTEZ DEVELOPMENT
CITY OF WINTER PARK, FLORIDA

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PROJECT NO./DASH NO.
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SHEET
C-510

C:\Users\jdauleh\DC\ACCDocs\GAI\R251293.00 - EL CORTEZ\Project Files\CAD\CIVIL\CONSTRUCTION PLANS\C-500 DETAILS.dwg May 04, 2026 — 2:41pm

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

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

COMMERCIAL & RESIDENTIAL

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

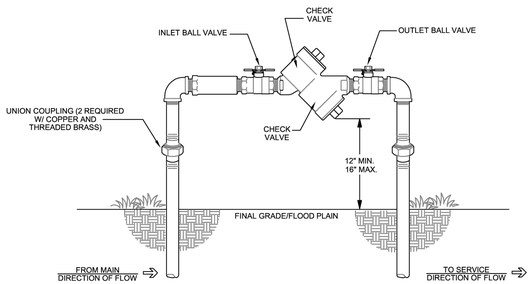
RESIDENTIAL: ALL SINGLE FAMILY STRUCTURES AND PRIVATELY OWNED CONDOMINIUMS

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

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

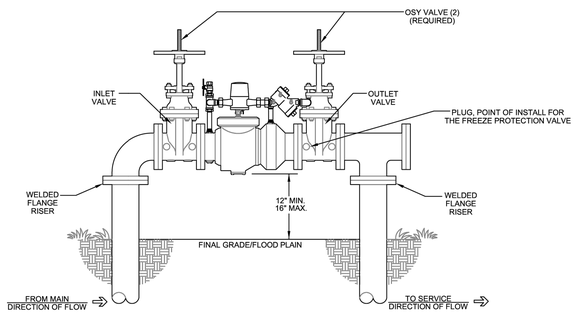
3/4" - 2 1/2" ASSEMBLY
DOUBLE CHECK (DC) BACKFLOW PREVENTER (BFP)

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



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

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

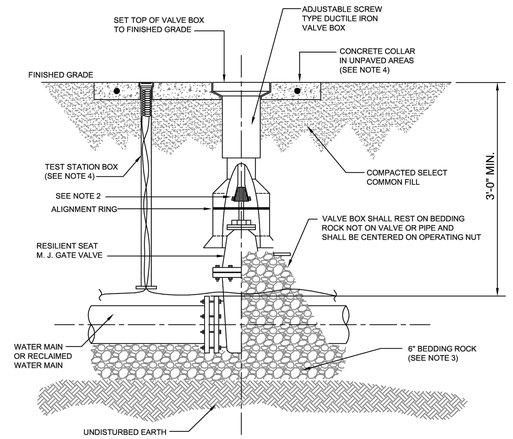


ALL PROPOSED UNDERGROUND FITTINGS MUST BE IN ACCORDANCE WITH THE CITY'S JOINT RESTRAINT REQUIREMENTS (SEE FIGURE 34).
ALL BFP'S SHALL BE IN ACCORDANCE WITH APPROVED PLANS BY THE CITY OF WINTER PARK.

FIGURE 17

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

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



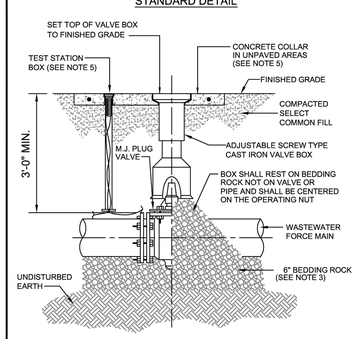
NOTES:
1. C900 PVC OR DUCTILE IRON PIPE SHALL BE USED ON VALVE BOX INSTALLATION.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3' BELOW FINISHED GRADE.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. SEE FIGURE 10 AND 42 FOR DETAILED SPECIFICATIONS.
5. THE VALVE COVER BOX SHALL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

FIGURE 6

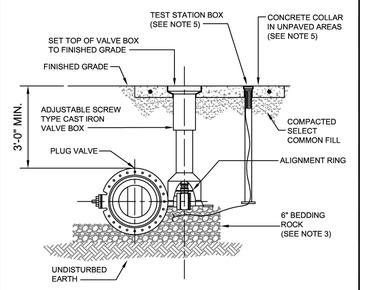
CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

DATE: January 2, 2008 — **PLUG VALVE & BOX-WASTEWATER** — **SCALE: N.T.S.**

STANDARD DETAIL



DETAIL FOR VALVES >12"



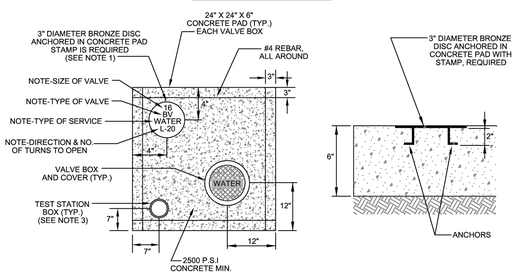
NOTES:
1. C900 PVC OR DUCTILE IRON PIPE EXTENSIONS SHALL BE USED ON VALVE BOX INSTALLATION.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3' OF FINISHED GRADE.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE
4. VALVE BOX SHALL REST ON BEDDING ROCK NOT ON VALVE OR PIPE AND SHALL BE CENTERED ON OPERATING NUT.
5. SEE FIGURE 10 AND 42 FOR DETAILED SPECIFICATIONS.
6. THE VALVE BOX COVER SHALL BE MARKED "SEWER".

FIGURE 5

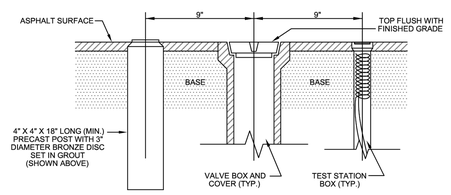
CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

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

UNIMPROVED CONDITION



IMPROVED CONDITION



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

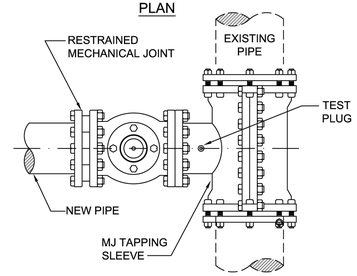
FIGURE 10

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

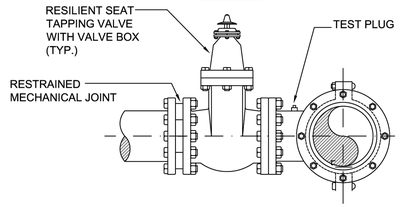
DATE: January 2, 2008 — **MJ TAPPING SLEEVE & TAPPING VALVE** — **SCALE: N.T.S**

(APPROVED FOR UNIVERSAL CAST IRON PIPE)

PLAN



PROFILE



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

FIGURE 9

NO.	DESCRIPTION	DATE	DWN	CHKD	APPVD

REVISIONS

SCALE: AS SHOWN
DATE: 4/22/2026
DRAWN: CAC
CHECKED: AJS
APPROVED: GNL

CITY OF WINTER PARK DETAILS

EL CORTEZ DEVELOPMENT
CITY OF WINTER PARK, FLORIDA

SEAL

gai consultants
EB 9951
618 E SOUTH ST. SUITE 700
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

PROJECT NO./DASH NO.
R251293.00

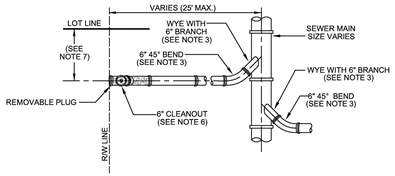
SHEET
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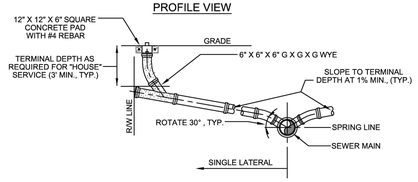
CITY OF WINTER PARK
WATER & WASTEWATER UTILITY DEPARTMENT
REFERENCE THE "WATER & WASTEWATER UTILITY STANDARDS, SPECIFICATIONS & DETAILS MANUAL"

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

PLAN VIEW



PROFILE VIEW

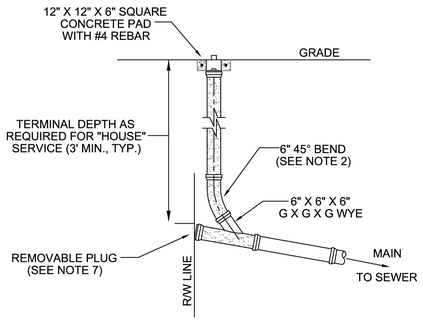


NOTES:
1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. SERVICE LATERAL SHALL BE CAPPED BY DEVELOPER'S CONTRACTOR.
3. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
4. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY CUTTING AN "S" INTO THE CURB DIRECTLY OVER THE LATERAL.
5. BUILDER'S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

FIGURE 4

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

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

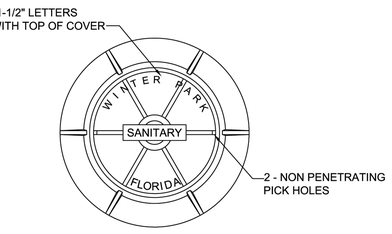


NOTES:
1. SERVICE LATERAL SHALL BE CAPPED BY DEVELOPER'S CONTRACTOR.
2. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
3. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY CUTTING AN "S" INTO THE CURB DIRECTLY OVER THE LATERAL.
4. BUILDER'S PLUMBER WILL REMOVE PLUG, INSTALL CLEANOUT AND CONNECT LATERAL TO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

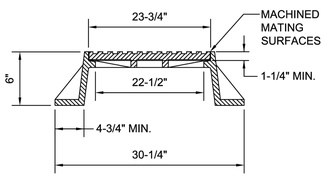
FIGURE 43

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

DATE: January 2, 2008 | **USF 170 CE MANHOLE FRAME & COVER** | **SCALE: N.T.S**



PLAN



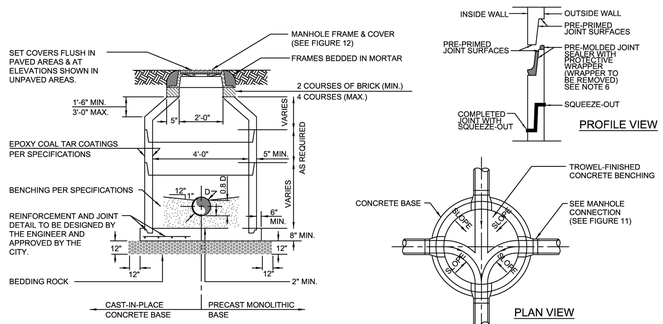
ELEVATION

NOTES:
1. ONLY APPLIES TO THE CITY OF WINTER PARK UTILITIES OWNED AND MAINTAINED MANHOLES. "WINTER PARK" SHALL NOT APPEAR ON PRIVATE MANHOLES.
2. DEPENDENT UPON SITE LOCATION DECORATIVE LOGO MANHOLE COVERS MAY BE REQURIED; USF 170 FRAME W/ EI. STANDARD MANHOLE COVER; USF 170 FRAME W/ CE.

FIGURE 12

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

DATE: January 2, 2008 | **PRECAST CONCRETE MANHOLE** | **SCALE: N.T.S.**

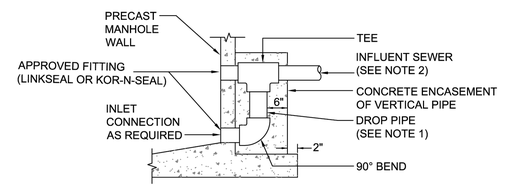


NOTES:
1. MANHOLE (SHOWN) IS FOR SEWER SIZE 8" THROUGH 24". COMPLY WITH CITY REQUIREMENTS FOR MANHOLES HAVING SEWER SIZES GREATER THAN 24".
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE, SEE MANHOLE CONNECTION SPECIFICATIONS, FIGURE 11.
3. ECCENTRIC CONE DESIGN MAY BE USED AS AN ALTERNATIVE ONLY WITH PRIOR APPROVAL FROM THE UTILITY DEPARTMENT.
4. CONTRACTOR MUST PERFORM TWO COMPACTION TEST (1' LIFTS) IN THE MANHOLE EXCAVATION AREA. SOIL MUST BE COMPACTED TO 95% MAXIMUM DENSITY OF THE MODIFIED PROCTOR. DENSITY TEST RESULTS ARE TO BE FORWARDED TO THE CITY ENGINEER.
5. SPECIALIZED LINING MAY BE REQUIRED UNDER SPECIAL CONDITIONS.
6. CASTING SECTIONS MUST BE ADEQUATELY SEALED WITH APPROVED MATERIAL, RAM NECK OR EQUAL. MUST BE WATER TIGHT.

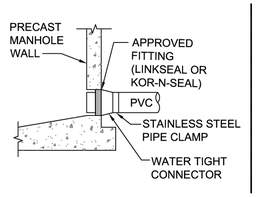
FIGURE 13

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

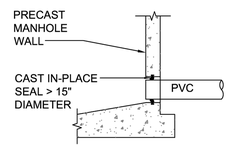
DATE: January 2, 2008 | **MANHOLE CONNECTION** | **SCALE: N.T.S**



MANHOLE STANDARD DROP DETAIL



STANDARD PRECAST MANHOLE PIPE CONNECTION



RESILIENT CAST IN-PLACE SEAL

NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT MAIN.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT.
3. ALTERNATE WATER-TIGHT CONNECTION DETAILS FOR CONNECTION WITH 24" DIAMETER PIPES AND LARGER MUST BE APPROVED BY UTILITIES.
4. INSIDE SERVICE DROP CONNECTIONS ARE PERMITTED ON EXISTING MANHOLES, FOLLOWING REVIEW AND ACCEPTANCE BY THE UTILITY DEPARTMENT.

FIGURE 11

NO.	DATE	DWN	CHKD	APPVD	DESCRIPTION
					REVISIONS

SCALE: AS SHOWN
DATE: 4/22/2026
DRAWN: CAC
CHECKED: AJS
APPROVED: GNL

CITY OF WINTER PARK DETAILS

EL CORTEZ DEVELOPMENT
CITY OF WINTER PARK, FLORIDA

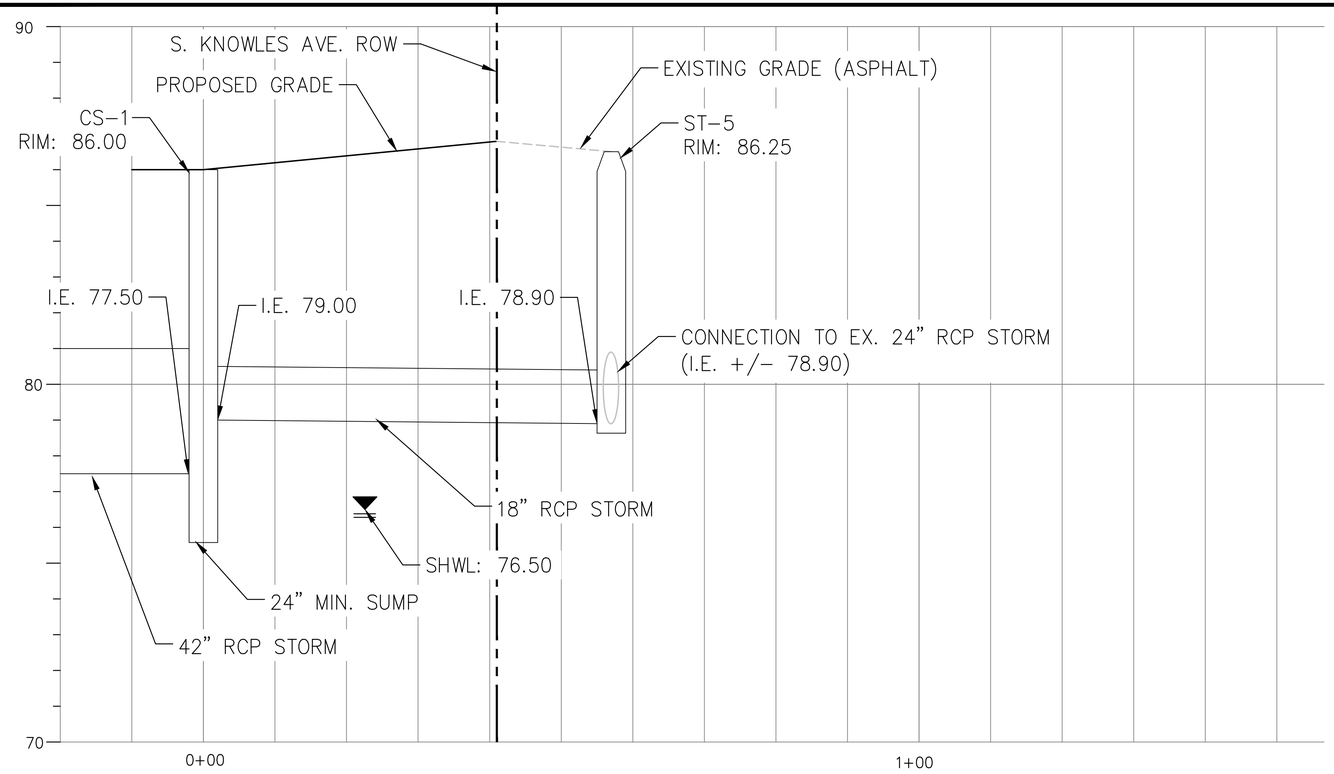
SEAL

gai consultants
EB 9951
618 E SOUTH ST, SUITE 700
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

PROJECT NO./DASH NO.
R251293.00

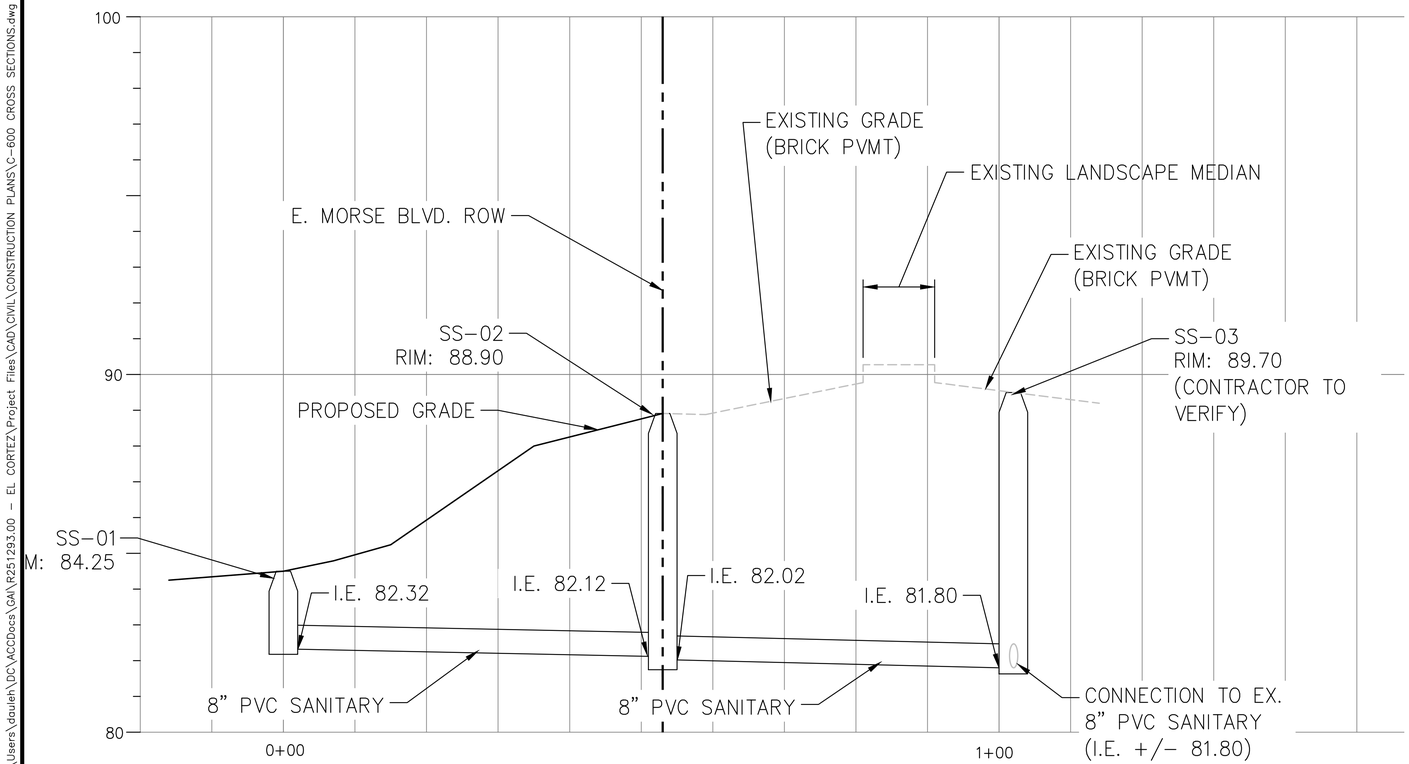
SHEET
C-512

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SECTION A (REFER TO SHEET C-300)

SCALE: 1"=10' HORZ
1"=2' VERT



SECTION A (REFER TO SHEET C-400)

SCALE: 1"=10' HORZ
1"=2' VERT

NO.	DESCRIPTION	DATE	DWN	CHKD	APPVD
	REVISIONS				

SCALE:	AS SHOWN
DATE:	4/30/2026
DRAWN:	CAC
CHECKED:	AJS
APPROVED:	GNL

CROSS SECTIONS

EL CORTEZ DEVELOPMENT
CITY OF WINTER PARK, FLORIDA

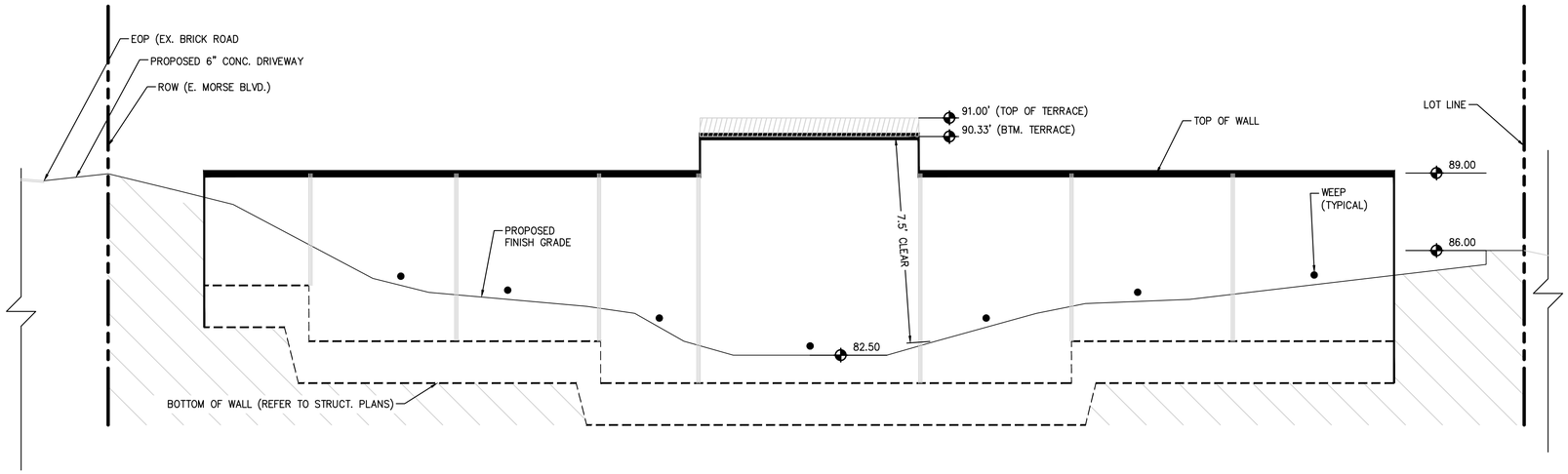
SEAL

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618 E SOUTH ST. SUITE 700
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

PROJECT NO./DASH NO.
R251293.00

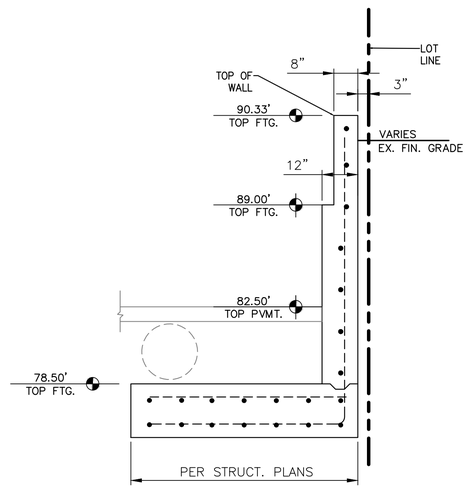
SHEET
C-600

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A / C-610 CAST IN PLACE CONCRETE RETAINING WALL ELEVATION

N.T.S.



B / C-610 CAST IN PLACE CONCRETE RETAINING WALL SECTION

N.T.S.

NO.	DESCRIPTION	DATE	DWN	CHKD	APPVD
	REVISIONS				

SCALE:	AS SHOWN
DATE:	4/30/2026
DRAWN:	CAC
CHECKED:	AJS
APPROVED:	GNL

RETAINING WALL DETAILS

EL CORTEZ DEVELOPMENT
CITY OF WINTER PARK, FLORIDA

SEAL
GABRIEL N. LEYVA
LICENSE
No. 66991
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY GABRIEL N. LEYVA, P.E. ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

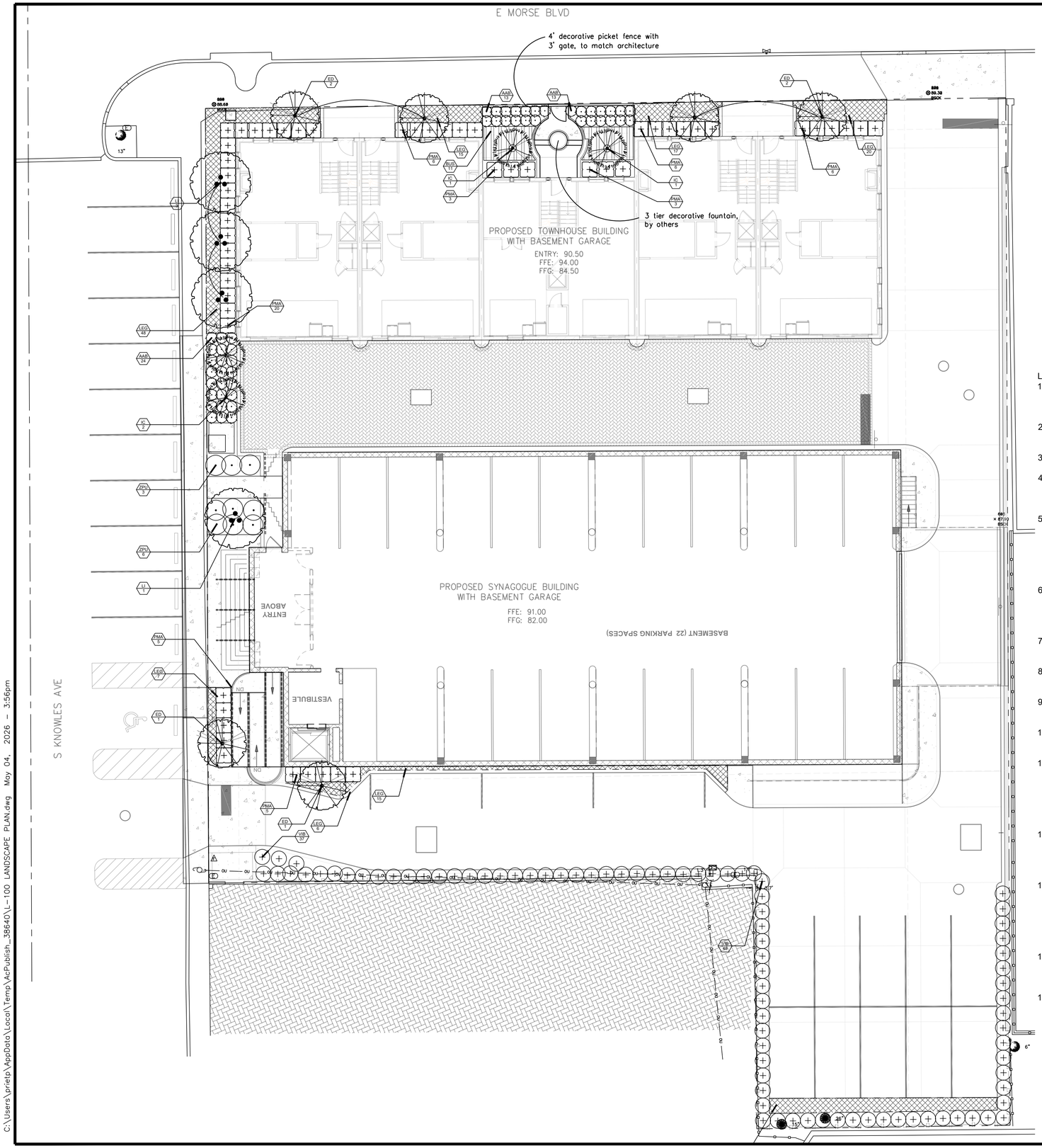
gai consultants
EB 9951

618 E SOUTH ST. SUITE 700
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

PROJECT NO./DASH NO.
R251293.00

SHEET
C-610

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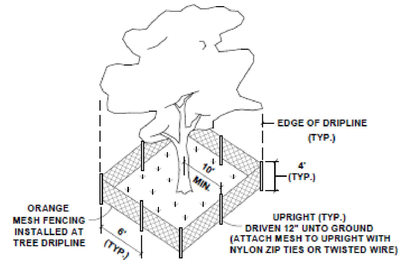


PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER			REMARKS
TREES							
	ED	6	ELAEOCARPUS DECIPIENS / JAPANESE BLUEBERRY	2 1/2" CAL. MIN.			SINGLE STRAIGHT TRUNK, 4' C.T. 14'-16' HT X 6'-8' SPRD
	IC	4	ILEX X 'EAGLESTON' / EAGLESTON HOLLY	2" CAL. MIN.			FULL TO GROUND, 10' HT X 4'-5' SPRD
	LI	4	LAGERSTROEMIA INDICA / CRAPE MYRTLE	2 1/2" CAL. MIN.			MULTI-TRUNK, 14' HT X 6'-8' SPRD
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE		REMARKS
SHRUBS							
	AAB	50	AGAPANTHUS AFRICANUS 'BLUE' / BLUE AFRICAN LILY	3 GAL	15" - 18" OA		FULL & THICK, 30" OC
	PMA	54	PODOCARPUS MACROPHYLLA / PODOCARPUS	3 GAL	24" X 15"-18"		FULL TO BASE, 36" O.C.
	VIB	85	VIBURNUM SUSPENSUM / VIBURNUM	7 GAL	30" X 15"-18"		FULL. 36" O.C.
	ZPU	9	ZAMIA PUMILA / COONTIE	7 GAL	18"-24" OA		FULL & THICK
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE	SPACING	REMARKS
SHRUB AREAS							
	BUS	21	BUXUS SEMPERVIRENS / BOXWOOD	3 GAL	NON-NATIVE	30" o.c.	FULL & THICK, 30" O.C.
	LEG	162	LIRIOPE MUSCARI 'BIG BLUE' / LIRIOPE	1 GAL.	NON-NATIVE	24" o.c.	6-8 PPP, FULL & THICK, 24" O.C.

LANDSCAPE NOTES:

1. In the event of variation between the quantities shown on the plant list and the plans, the plans shall control. Sod & Mulch quantity take-offs are the responsibility of the landscape contractor.
2. No plant material substitutions shall be permitted or will be accepted without the written consent of the Landscape Architect.
3. All plantings shall be backfilled with the best of the on-site soil.
4. The landscape contractor is responsible for the immediate repair, at his/her own expense, to any on-site utilities damaged by these landscape construction operations.
5. It is the responsibility of the landscape contractor to prevent plants from falling or being blown over. The landscape contractor shall straighten, repair, and/or replace any plants damaged by a failure to properly stake or guy any trees on-site, at his/her own expense. The landscape contractor shall not be responsible for any trees blown over or damaged by winds in excess of 50 miles per hour.
6. Unless otherwise stated on these plans, the landscape contractor shall only be responsible for fine grading of the planting and sodding areas. Fine grading is described as the final .10 of grade to be achieved.
7. The landscape contractor shall assure that this work does not interrupt existing or projected drainage patterns.
8. All sod must be placed with staggered joints, tightly butted, with no gaps or overlapping pieces. All sod shall be rolled.
9. All planting beds shall be top dressed with 3" of pine bark nugget mulch.
10. The landscape contractor shall remove his/her excess waste material from the project site on a daily basis.
11. Maintenance shall be the responsibility of the landscape contractor until such time as final acceptance of the project has been granted by the Landscape Architect. Maintenance shall include watering, mulching, weeding, pruning, replacement of dead and dying plants, cutting sod and any other operation necessary for the proper care of these plants.
12. All trees, shrubs, ground covers and sod shall be guaranteed for one year from date of substantial completion of this project. Replacement of material shall be guaranteed for an additional one year.
13. The landscape contractor shall not be responsible to honor any warranty for the loss of any trees, shrubs, ground covers, or sod caused by flooding, fire, freezing temperatures, winds over 50 miles per hour, lightning or any other natural disaster. The landscape contractor is also not responsible for any damage caused by vandalism or negligence on the part of the owner.
14. All plant material shall be Florida Number 1 or better in quality as described in Florida Grades and Standards for Nursery Plants, Florida Department of Agriculture.
15. The Landscape Architect shall have the right, at any time during these operations to reject any and all plant material and workmanship which in his/her opinion does not meet the requirements of these specifications.



TYP. CITY TREE PROTECTION DETAIL

N.T.S.

TREE BARRICADES ARE REQUIRED AROUND ALL TREES WHICH HAVE BEEN DESIGNATED ON THE SITE PLAN TO BE RETAINED AND PROTECTED. PRIOR TO ANY CLEARING OR CONSTRUCTION ACTIVITY OCCURING ON THE SITE, TREE BARRICADES SHALL BE CONSTRUCTED BY THE CONTRACTOR AND APPROVED BY BY THE CITY. TREE BARRICADES SHALL BE PLACED AT THE EDGE OF THE DRIPLINE OR A MINIMUM OF 10' FROM THE TRUNK OF THE TREE, WHICH EVER IS GREATER.

FOR THE BARRIER THE CITY RECOMMENDS SAFETY BARRICADE FENCING.

NOTE: EXISTING TREES IN LANDSCAPE BUFFER SHALL ALSO BE PROTECTED.

TREE REMOVAL NOTE:

1. TREE BARRICADES ARE REQUIRED AROUND ALL TREES WHICH HAVE BEEN DESIGNATED ON THE SITE PLAN TO BE RETAINED AND PROTECTED. PRIOR TO ANY CLEARING OR CONSTRUCTION ACTIVITY OCCURRING ON THE SITE, TREE BARRICADES SHALL BE CONSTRUCTED BY THE CONTRACTOR AND APPROVED BY THE CITY.

0 10' 20'
FULL SCALE: 1"=10'
HALF SCALE: 1"=20'

NO.	DATE	DWN	CHKD	APPVD	DESCRIPTION
					REVISIONS

SCALE: AS SHOWN
DATE: 5/4/2026
DRAWN: CAC
CHECKED: AJS
APPROVED: GNL

LANDSCAPE PLAN

EL CORTEX DEVELOPMENT
CITY OF WINTER PARK, FLORIDA

SEAL

gai consultants
EB 9951
618 E SOUTH ST, SUITE 700
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

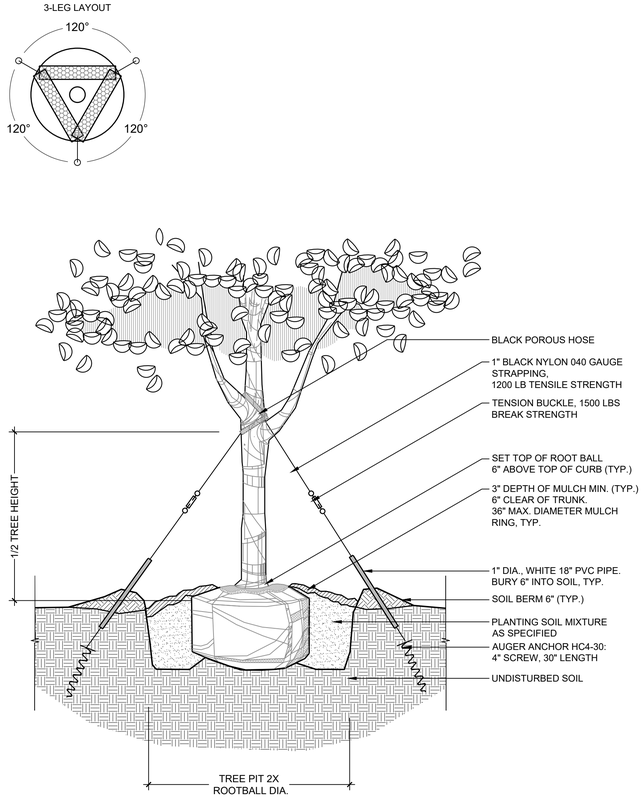
PROJECT NO./DASH NO.
R251293.00

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NOTE:

1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

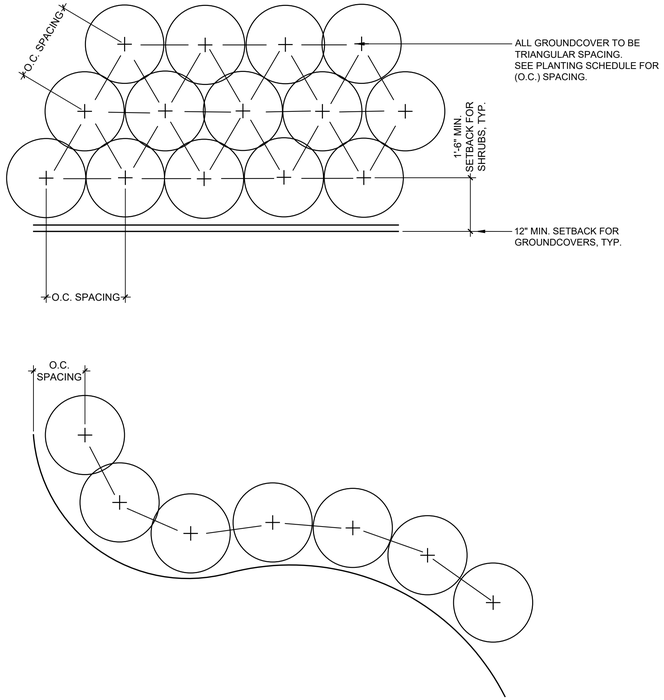


1 TREE PLANTING (65-300 GAL)

SCALE: NTS

NOTES:

1. THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF GROUNDCOVER AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL.

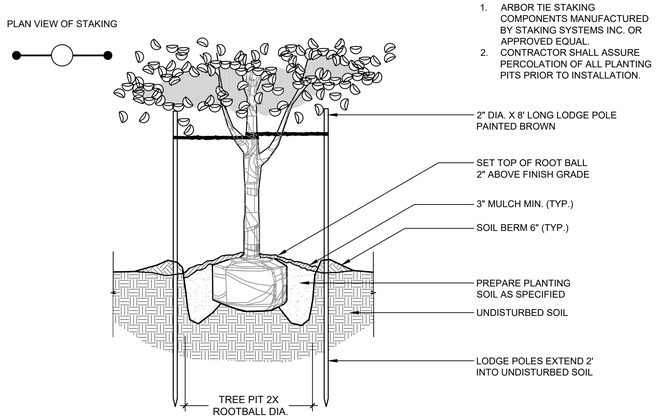


2 SHRUB PLANTING

SCALE: NTS

NOTES:

1. ARBOR TIE STAKING COMPONENTS MANUFACTURED BY STAKING SYSTEMS INC. OR APPROVED EQUAL.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

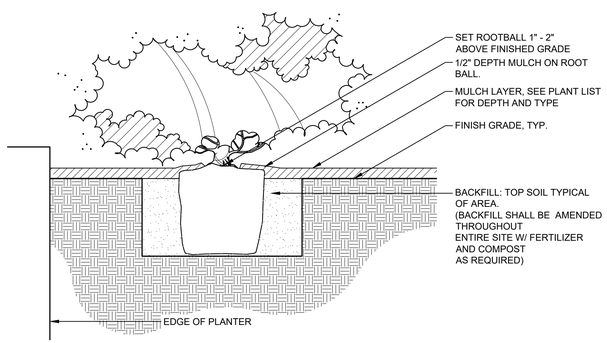


3 TREE PLANTING (15-30 GAL)

SCALE: NTS

NOTES:

1. PRUNE ANY BROKEN BRANCHES



4 SHRUB PLANTING

SCALE: NTS

NO.	DATE	DWN	CHKD	APPVD	DESCRIPTION
					REVISIONS

SCALE: AS SHOWN
DATE: 5/4/2026
DRAWN: CAC
CHECKED: AJS
APPROVED: GNL

LANDSCAPE DETAILS

EL CORTEX DEVELOPMENT
CITY OF WINTER PARK, FLORIDA

SEAL

gai consultants
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CANOPY TREE

UNDERSTORY TREE

SHRUBS

GROUNDCOVERS

PARCEL BOUNDARY

0 10' 20'

FULL SCALE: 1"=10'

HALF SCALE: 1"=20'

NO.	DATE	DWN	CHKD	APPVD	DESCRIPTION
					REVISIONS

SCALE: AS SHOWN

DATE: 5/4/2026

DRAWN: CAC

CHECKED: AJS

APPROVED: GNL

LANDSCAPE RENDER

EL CORTEX DEVELOPMENT
CITY OF WINTER PARK, FLORIDA

SEAL

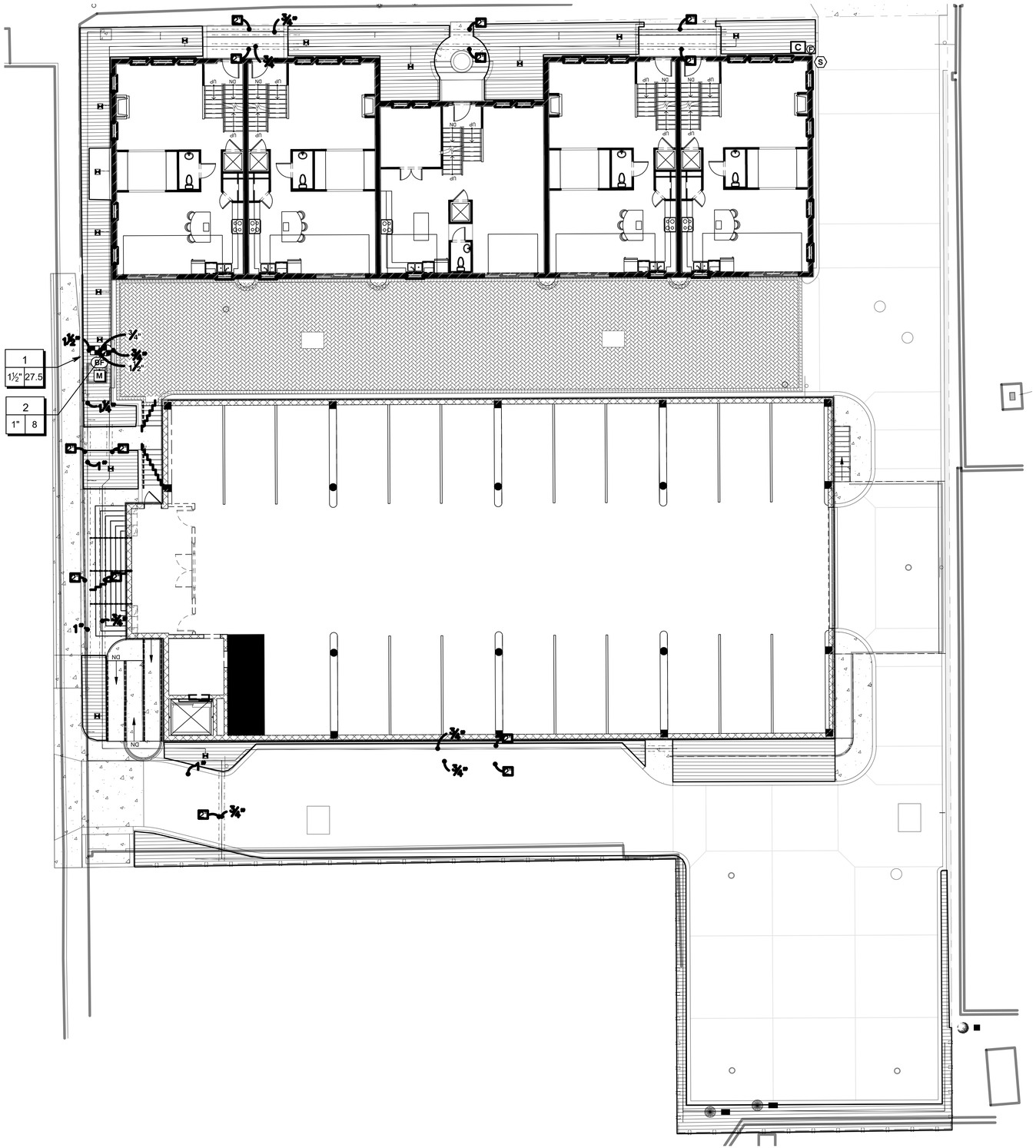
gai consultants
EB 9951

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
1401 1402 1404	Rain Bird 1800-1400 Flood Fixed flow rate 0.25 GPM - 2.0 GPM, full circle bubbler, 1/2in. FIPT.	16

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-151-XL-40 Drip Control Zone Kit. 1-1/2in. ICV Globe Valve with 1in. HY100 filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM, with single station decoder in each valve box.	1
F	Netafim TLFV-1 Automatic Flush Valve, with Insert Inlet	2
	Area to Receive Dripline Rain Bird XFCV-09-12 XFCV On-Surface Landscape Dripline with a Heavy-Duty 3.5 psi Check Valve. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 16" apart, with emitters offset for triangular pattern. Great for elevation change. Specify XF insert fittings.	1,832 lf

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird DVF-SS Electric Remote Control Valve, Slip x Slip. 1in. Plastic Residential Valve. With Flow Control.	1
BF	Febco 825Y 1-1/2" Reduced Pressure Backflow Preventer	1
C	Rain Bird ESPLXME2 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Plastic Wall-Mount Enclosure.	1
S	Rain Bird WR2-RFS Wireless Rain/Freeze Sensor.	1
M	Water Meter 1" 1" Potable meter	1
	Irrigation Lateral Line: PVC Class 200 SDR 21	1,148 lf
	Irrigation Mainline: PVC Schedule 40	6.8 lf
	Pipe Sleeve: PVC Schedule 40	380.4 lf

Valve Callout



CRITICAL ANALYSIS

Generated:	2026-04-21 15:05
P.O.C. NUMBER: 01	
Water Source Information:	1" Potable meter
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available	37.5 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	50 PSI
Elevation Change:	5.00 ft
Service Line Size:	2"
Length of Service Line:	20 ft
Pressure Available:	48 PSI
DESIGN ANALYSIS	
Maximum Station Flow:	27.48 GPM
Flow Available at POC:	37.5 GPM
Residual Flow Available:	10.02 GPM
Design Pressure:	20 PSI
Friction Loss:	4.75 PSI
Fittings Loss:	0.48 PSI
Elevation Loss:	0 PSI
Loss through Valve:	2.37 PSI
Pressure Req. at Critical Station:	27.6 PSI
Loss for Fittings:	0.01 PSI
Loss for Main Line:	0.11 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	12.2 PSI
Loss for Water Meter:	4.49 PSI
Critical Station Pressure at POC:	44.4 PSI
Pressure Available:	48 PSI
Residual Pressure Available:	3.62 PSI

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	27.48	140.4	27.6	44.4	1.08 in/h
2	Rain Bird PEB	1"	Bubbler	8	139.5	22.6	35.5	1.7 in/h
	Common Wire				6.8			

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Hunter ICZ-151-XL-40	Area for Dripline	1.08 in/h	1	56	1,539	
2	Rain Bird PEB	Bubbler	1.7 in/h	1	36	288	
		TOTALS:			92	1,827	

NO.	DATE	DWN	CHKD	APPVD	DESCRIPTION

REVISIONS

SCALE: AS SHOWN
DATE: 5/4/2026
DRAWN: CAC
CHECKED: AJS
APPROVED: GNL

IRRIGATION PLAN

EI CORTEZ

SEAL

gai consultants
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618 E SOUTH ST. SUITE 700
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

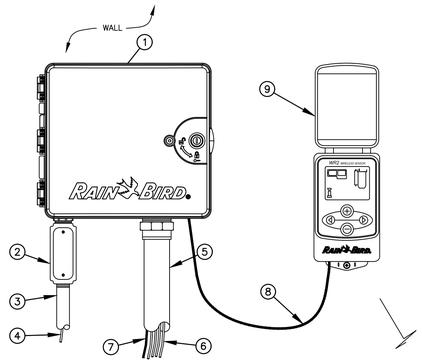
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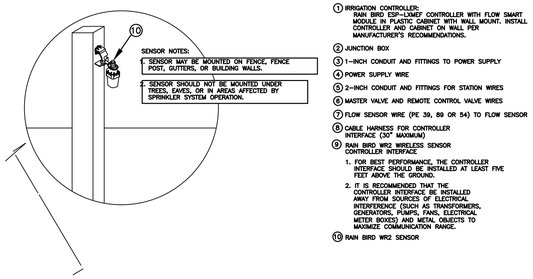
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GENERAL NOTES:

1. Irrigation system design requirements: See critical analysis. The irrigation Contractor shall verify the available GPM and PSI prior to installation of the system.
2. Do not willfully install the irrigation as shown on the drawings when it is obvious in the field that conditions exist that might not have been considered in the design process. For example: obstructions, grade differences, water levels dimensional differences, etc. Refer to the landscape plan to avoid conflicts with proposed trees or shrubs.
3. Piping may sometimes be indicated as being located in unlikely areas: i.e., under buildings, outside property lines, under pavement, in lakes or ditches, etc. This is done for graphic clarity only. Whenever possible, piping is to be installed in open, green areas.
4. Pipe sizes shall conform to those on the drawing. Substituting with smaller pipe sizes will not be permitted.
5. If required the Irrigation Contractor shall provide the necessary Right of Way use permits.
6. Mainline to be installed with a minimum of 24" depth of cover, lateral lines are to be installed with a minimum of 12" depth of cover.
7. Unless otherwise indicated all sleeves are to be PVC Sch 40 and at least two (2) nominal sizes larger than the pipe to be sleeved.
8. Wherever practical, install valves out of high traffic areas. all valves, flush valves and wire splices shall be installed in Carson valve boxes as follows: Remote control valves in 12" standard rectangular box, wire splices in 10" round valve box, Drip valve kits in Jumbo valve boxes and flush valves in 6" round valve box.
9. All wire connections to be King sealed wire connectors.
10. All grounding as per Manufacturer's recommended standards.
11. Mount all heads and bubblers on 18" of flexible PVC.
12. Install drip tubing at grade and cover with mulch. Typical spacing for drip tubing is 12"-18" on center. Spacing to be determined by plant layout. Refer to the landscape plan. Anchor tubing every 5' with 12" long plastic tubing stakes. Install flush valves at all tubing dead ends. install air/vacuum relief valves at high points of every section.
13. The rain sensors shall be installed to meet local codes.
14. Main line piping larger than 2" shall have thrust blocks sized and placed in accordance with the manufacturer's recommendations. Thrust blocks shall be standard poured concrete mix. Thrust blocks shall be installed at all changes in directions, reducers, valves and end caps of main line.
15. **The irrigation contractor shall prepare an AS-BUILT drawing on reproducible paper showing all main line piping, control wires and valves by showing exact measurements from hard surfaces.**
16. The owner will supply power to the irrigation controller.
17. Any other equipment required that is not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
18. Velocity not to exceed 5' per second.



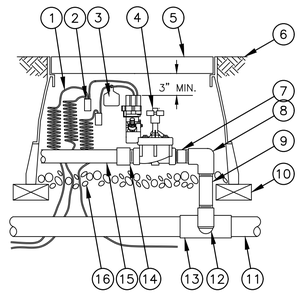


1. IRRIGATION CONTROLLER: RAIN BIRD ESP-LXME CONTROLLER WITH FLOW SMART MODULE IN PLASTIC CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
6. MASTER VALVE AND REMOTE CONTROL VALVE WIRES
7. FLOW SENSOR WIRE (PE 39, 89 OR 54) TO FLOW SENSOR
8. CABLE HARNESS FOR CONTROLLER INTERFACE (30' MAXIMUM)
9. RAIN BIRD WR2 WIRELESS SENSOR CONTROLLER INTERFACE
   1. FOR BEST PERFORMANCE, THE CONTROLLER INTERFACE SHOULD BE INSTALLED AT LEAST FIVE FEET ABOVE THE GROUND.
   2. IT IS RECOMMENDED THAT THE CONTROLLER INTERFACE BE INSTALLED AWAY FROM SOURCES OF ELECTRICAL INTERFERENCE (SUCH AS TRANSFORMERS, GENERATORS, PUMPS, FANS, ELECTRICAL METER BOXES) AND METAL OBJECTS TO MAXIMIZE COMMUNICATION RANGE.
10. RAIN BIRD WR2 SENSOR

1 RAINBIRD ESP WITH WIRELESS SENSOR

1" = 1'

01 -11

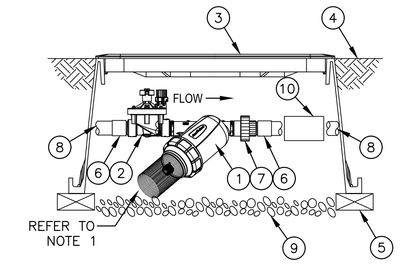


1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PESB-PRS-D WITH NP-HAN
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

2 RAINBIRD PEB

NTS

01 -07



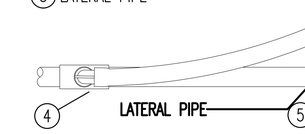
1. 1.5" RAIN BIRD LARGE CAPACITY FILTER WITH DISC: LCRBY150D SCREEN: LCRBY150S
2. 1.5" RAIN BIRD REMOTE CONTROL VALVE
3. VALVE BOX WITH COVER: RAIN BIRD VB-SPR-H
4. FINISH GRADE/TOP OF MULCH
5. BRICK (1 OF 4)
6. PVC SCH 40 MALE ADAPTER
7. PVC SCH 40 THREADED UNION
8. PVC LATERAL PIPE
9. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
10. INLINE PRESSURE REGULATOR

NOTE:
1. FILTER ASSEMBLY TO BE INSTALLED WITH SCREEN DIRECTION FACING A 45° DOWNWARD ANGLE WITH ENOUGH SPACE TO REMOVE SCREEN FOR MAINTENANCE. SOME APPLICATIONS MAY REQUIRE RAIN BIRD VALVE BOX EXTENSIONS TO ACHIEVE ACCEPTABLE SCREEN CLEARANCE.

3 DRIP KIT 1 1//2"

1" = 1'

01 -05

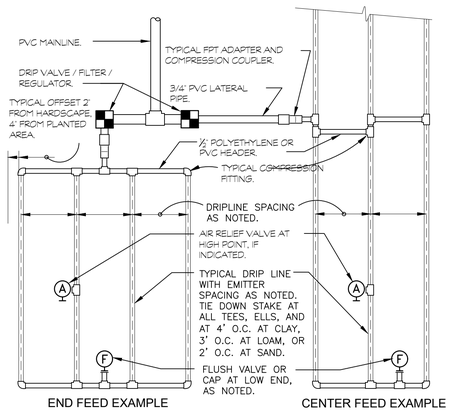


1. 1" MODEL 1400 BUBBLER
2. FINISH GRADE
3. 1/ 2" FLEXIBLE PVC
4. LATERAL TEE OR ELL
5. LATERAL PIPE

4 RAINBIRD 1400 BUBBLER

NTS

01 -12



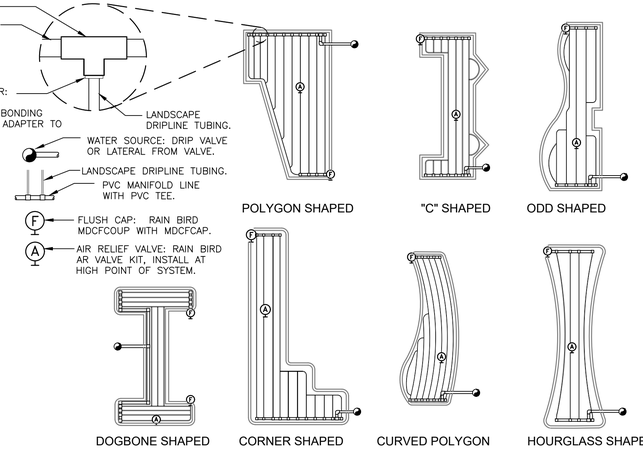
MAXIMUM LATERAL LENGTH (FEET)						
	EMITTER FLOW RATE GPH					
PSI	12" SPACING 0.6	0.9	18" SPACING 0.6	0.9	24" SPACING 0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

GRID PRECIPITATION RATES (IN/HR)			
		EMITTER FLOW RATE	
EMITTER SPACING	LATERAL SPACING	0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

LATERAL FLOW PER 100 FT (GPM)			
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

MAXIMUM FLOW PER ZONE		
	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

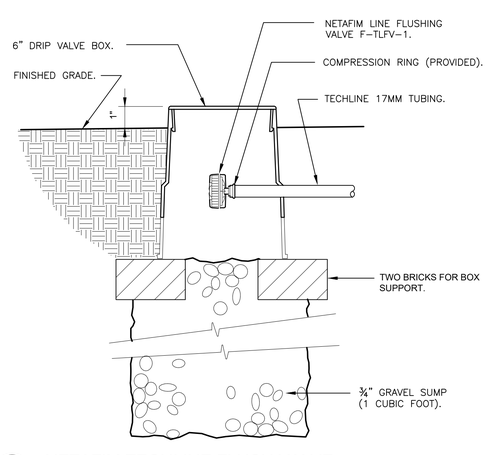
SLOPED CONDITION NOTE:
1. DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
2. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
3. NORMAL SPACING WITHIN THE TOP ⅔ OF SLOPE,
4. INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM ⅓ OF THE SLOPE.
5. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM ⅓ ON A SEPARATE VALVE.



5 TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS

3" = 1'-0"

01 -23



6 NETAFIM TECHLINE FLUSH VALVE

3" = 1'-0"

01 04-01

NO.	DATE	DWN	CHKD	APPVD	DESCRIPTION
					REVISIONS

SCALE: AS SHOWN
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IRRIGATION DETAILS

EI CORTEZ

SEAL

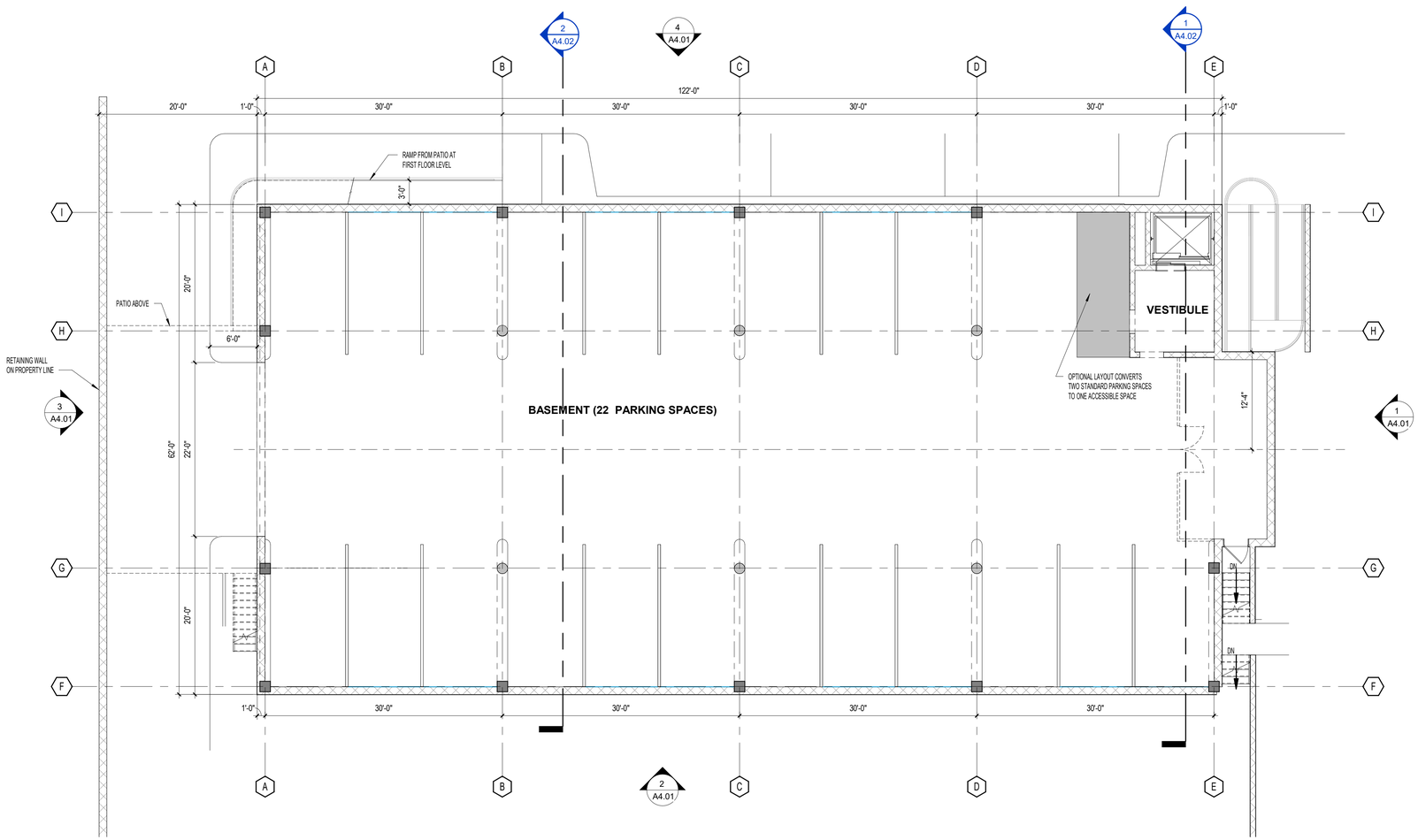
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PROJECT NO./DASH NO.

SHEET

IR-2

C:\Users\prietp\DC\ACCDocs\GAI\R251293.00 - EL CORTEZ\Project Files\CAD\CSG\PRODUCTION DRAWINGS\IR-100 IRRIGATION PLAN.dwg May 04, 2026 - 10:50am



1 SYNAGOGUE - PARKING GARAGE LEVEL
1/8" = 1'-0"

5/4/2026 11:12:32 AM

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GROUP ONE

SYNAGOGUE - PARKING GARAGE LEVEL

EL CORTEZ

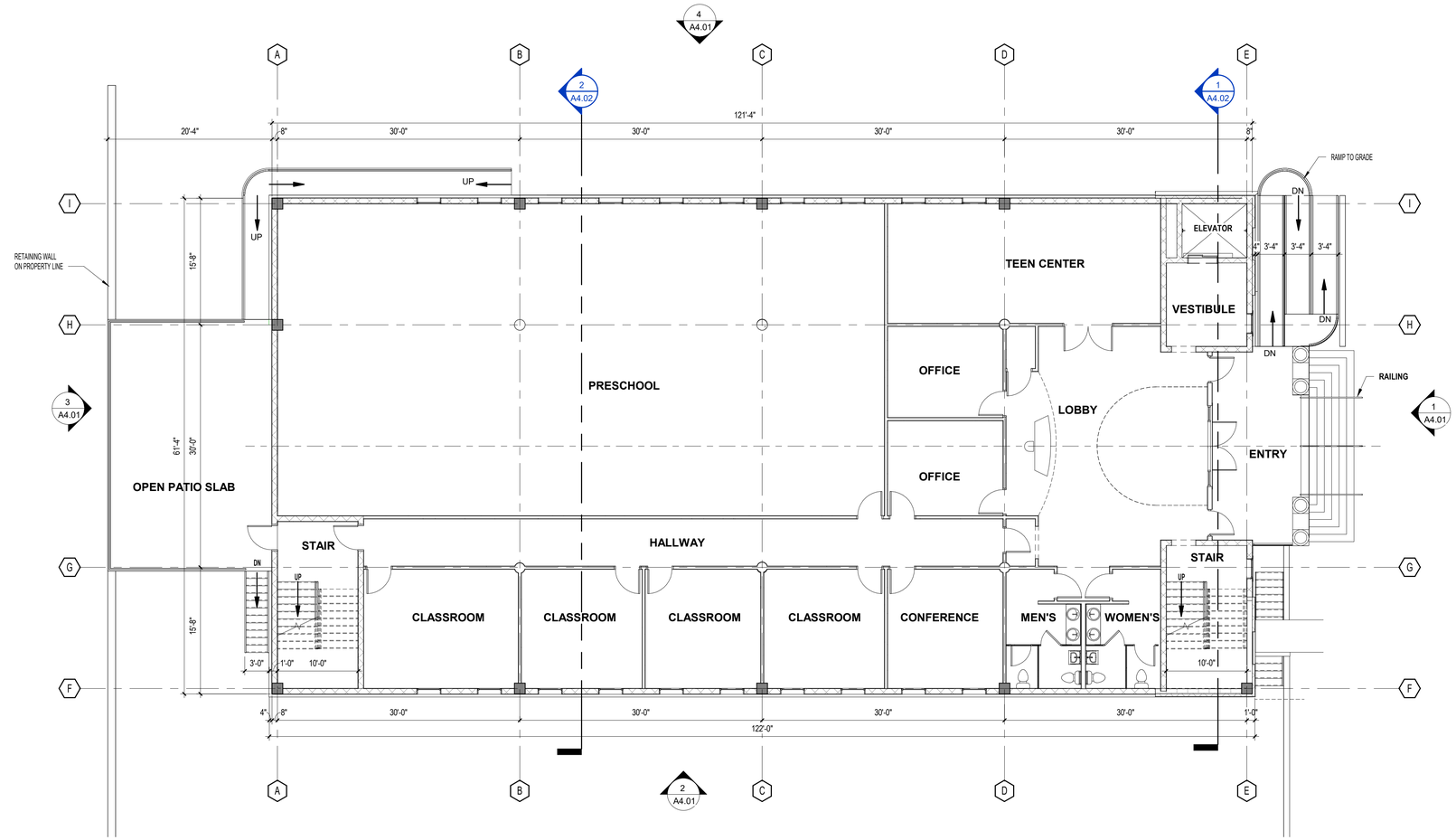
Orlando, Florida

PROJECT No: ###

DATE: 01-16-2026

A1

GROUP ONE 924 N. MAGNOLIA AVENUE SUITE #334 ORLANDO , FLORIDA 32803 W W W . GROUPONE . C O M



1 SYNAGOGUE - FIRST FLOOR PLAN

1/8" = 1'-0"

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5/4/2026 11:12:33 AM

GROUP ONE

SYNAGOGUE - GROUND FLOOR PLAN

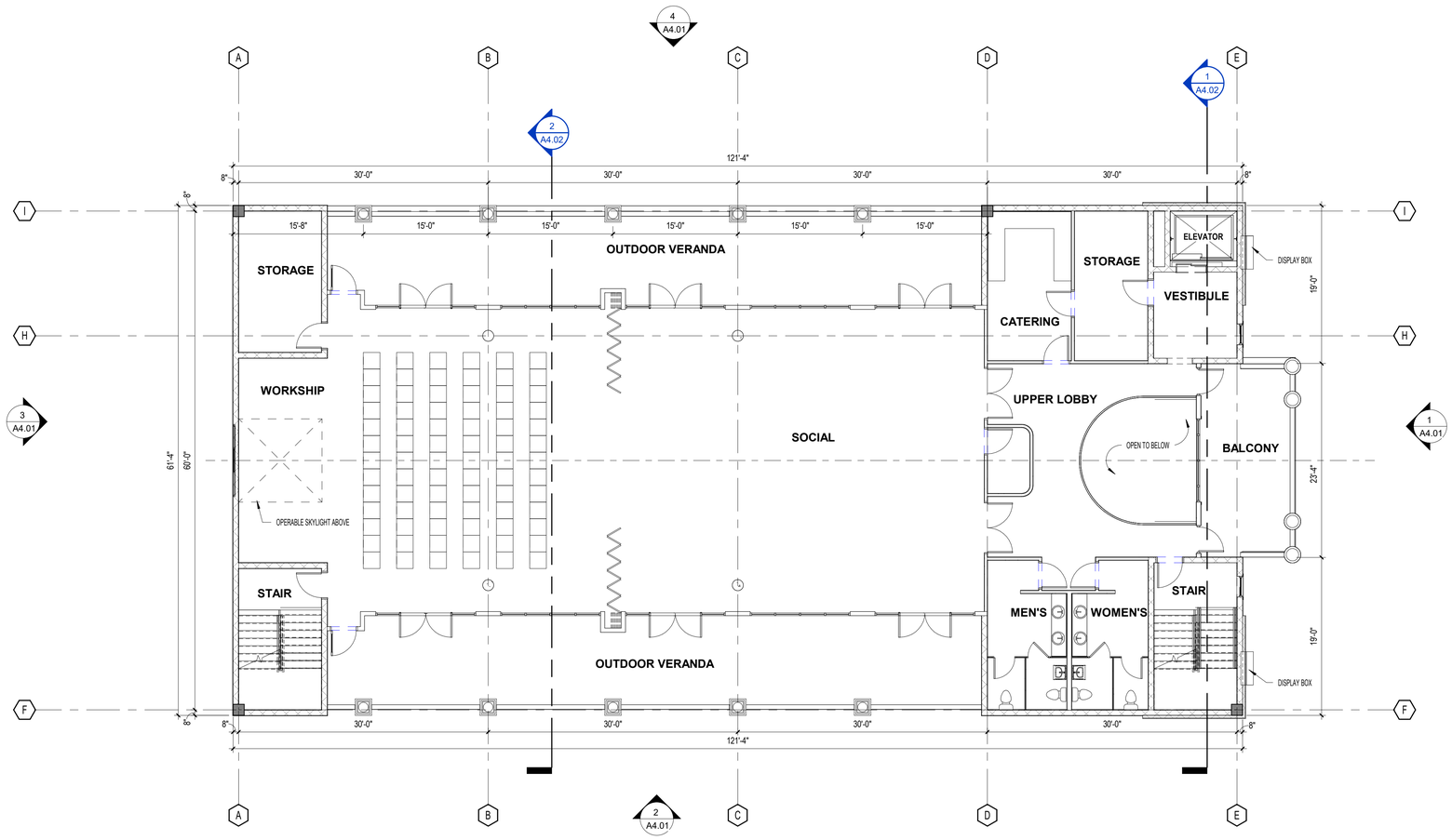
PROJECT No: ### DATE: 03/23/18

EL CORTEZ

Orlando, Florida

A2

GROUP ONE 924 N. MAGNOLIA AVENUE SUITE #334 ORLANDO , FLORIDA 32803 W W W . GROUPONE . C O M



1 SYNAGOGUE - 2ND FLOOR PLAN
1/8" = 1'-0"

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5/4/2026 11:12:33 AM

GROUP ONE

SYNAGOGUE - LEVEL 2 PLAN

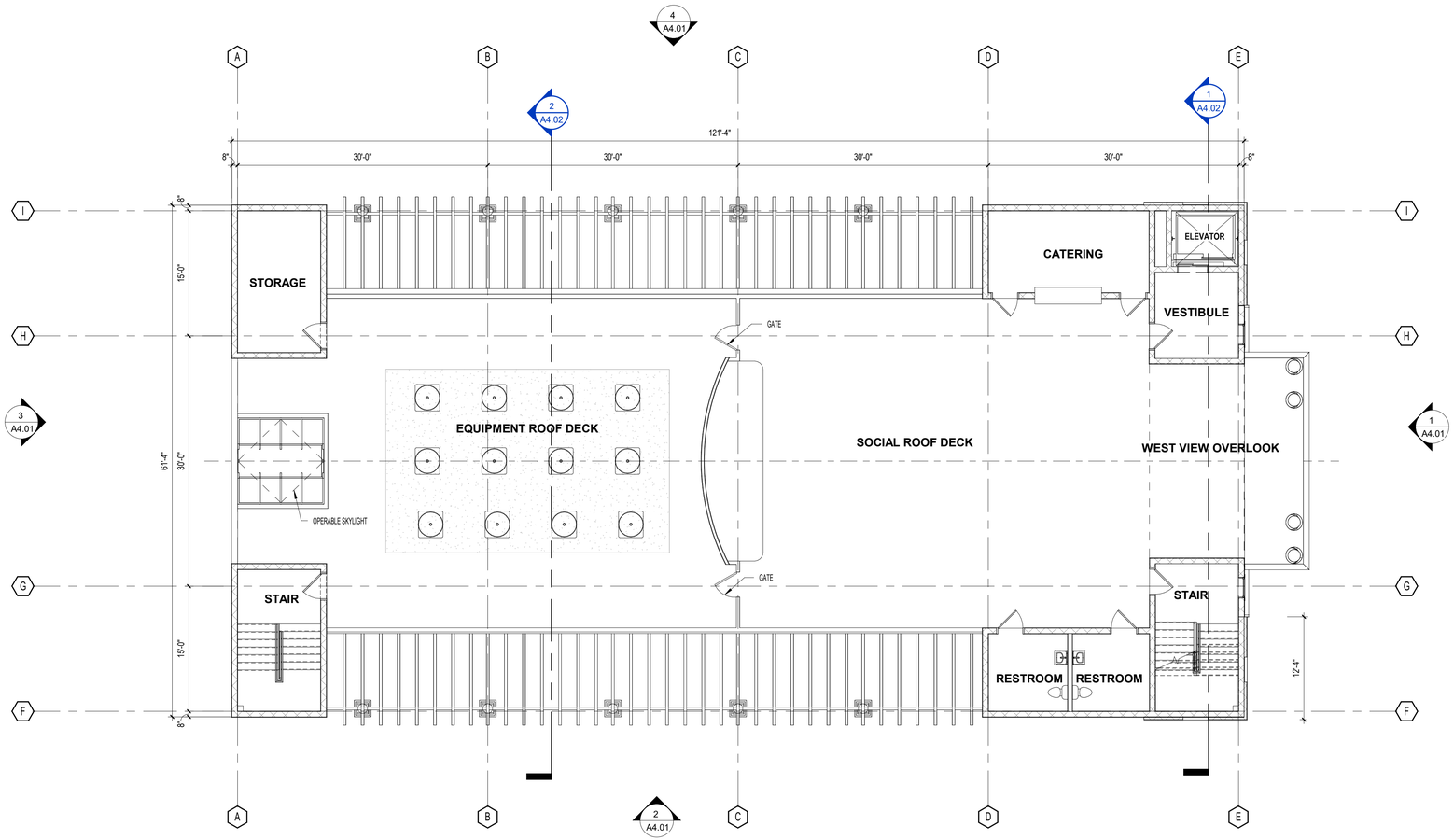
PROJECT No: ### DATE: 03/23/18

EL CORTEZ

Orlando, Florida

A3

GROUP ONE 924 N. MAGNOLIA AVENUE SUITE #334 ORLANDO , FLORIDA 32803 W W W . GROUPONE . C O M



1 SYNAGOGUE - MAIN ROOF DECK
1/8" = 1'-0"

5/4/2026 11:12:34 AM

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GROUP ONE

SYNAGOGUE - LEVEL 3 PLAN

PROJECT No: ### DATE: 03/23/18

EL CORTEZ

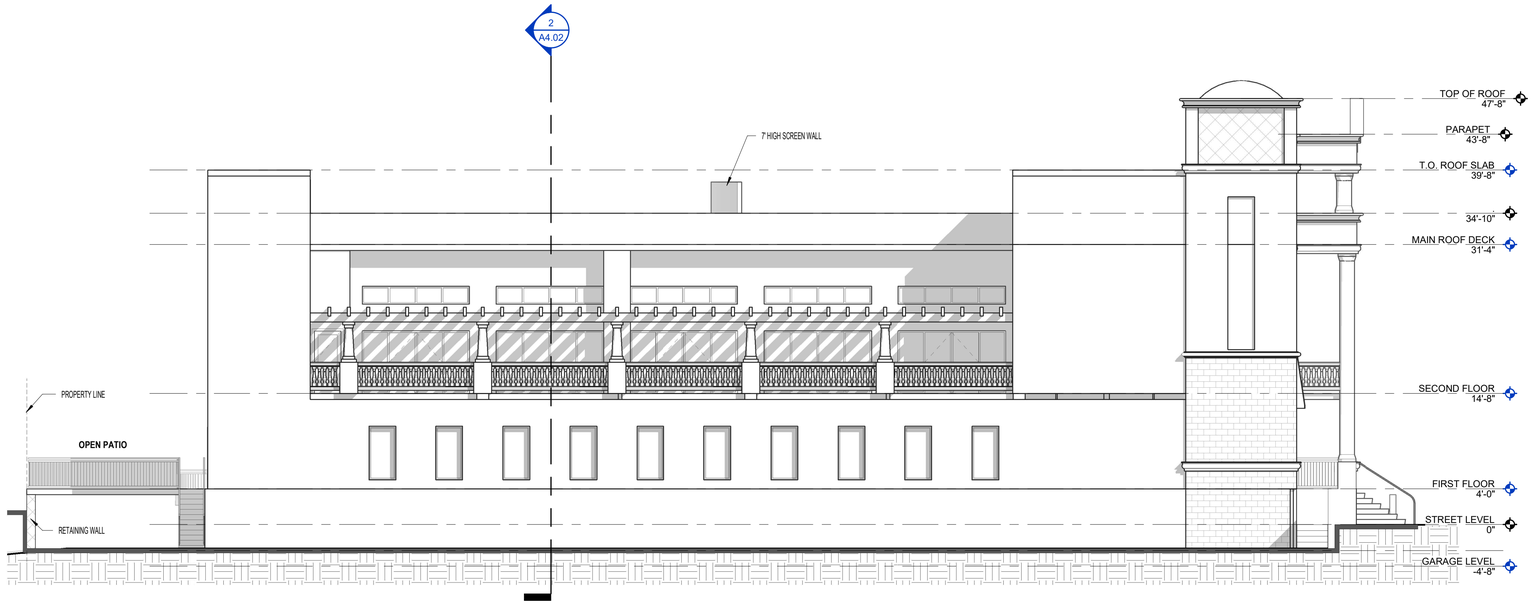
Orlando, Florida

A4

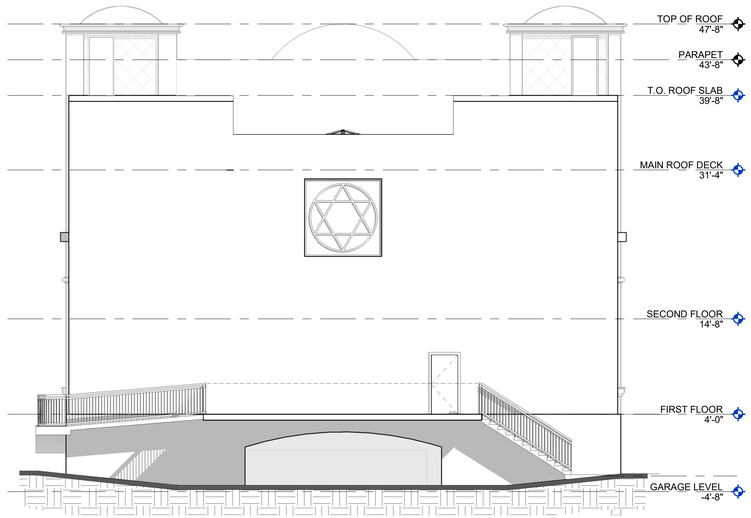
GROUP ONE 924 N. MAGNOLIA AVENUE SUITE #334 ORLANDO , FLORIDA 32803 W W W . GROUPONE . C O M



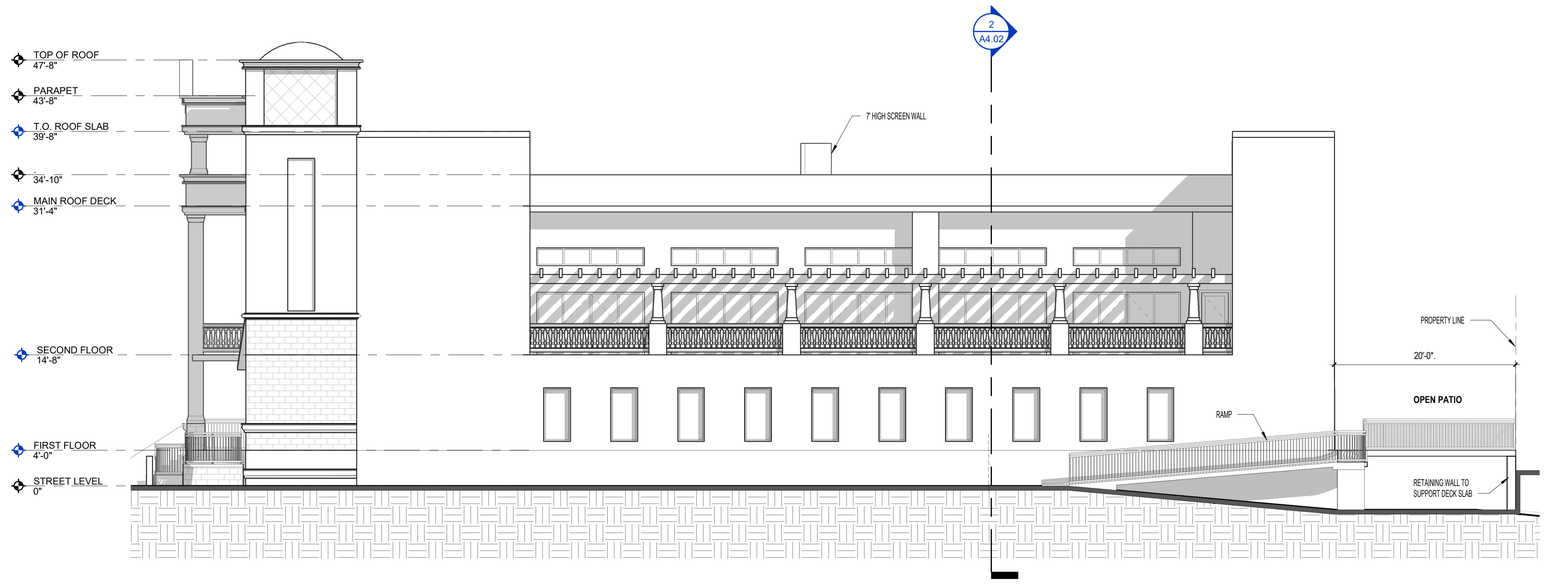
1 FRONT SIDE EXTERIOR ELEVATION
1/8" = 1'-0"



2 RIGHT SIDE EXTERIOR ELEVATION
1/8" = 1'-0"



3 REAR SIDE EXTERIOR ELEVATION1
1/8" = 1'-0"



4 LEFT SIDE EXTERIOR ELEVATION
1/8" = 1'-0"

5/4/2026 11:12:40 AM

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GROUP ONE

SYNAGOGUE - EXTERIOR ELEVATIONS

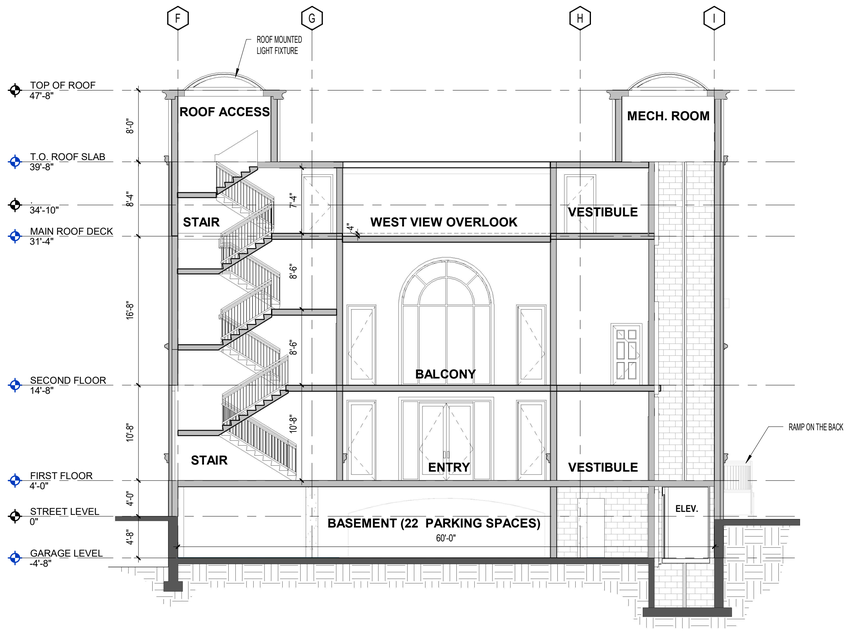
PROJECT No: ### DATE: 03/23/18

EL CORTEZ

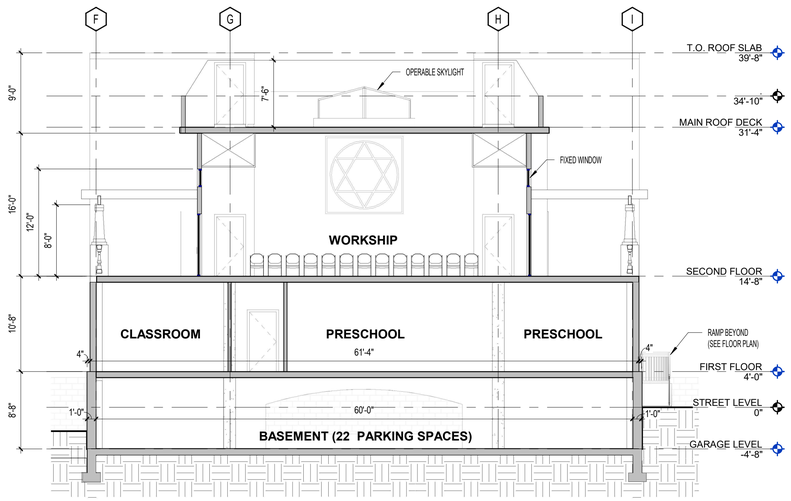
Orlando, Florida

A5

GROUP ONE 924 N. MAGNOLIA AVENUE SUITE #334 ORLANDO , FLORIDA 32803 W W W . GROUPONE . C O M



1 BUILDING SECTION
1/8" = 1'-0"



2 BUILDING SECTION
1/8" = 1'-0"

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5/4/2026 11:12:43 AM

GROUP ONE

SYNAGOGUE - BUILDING SECTIONS

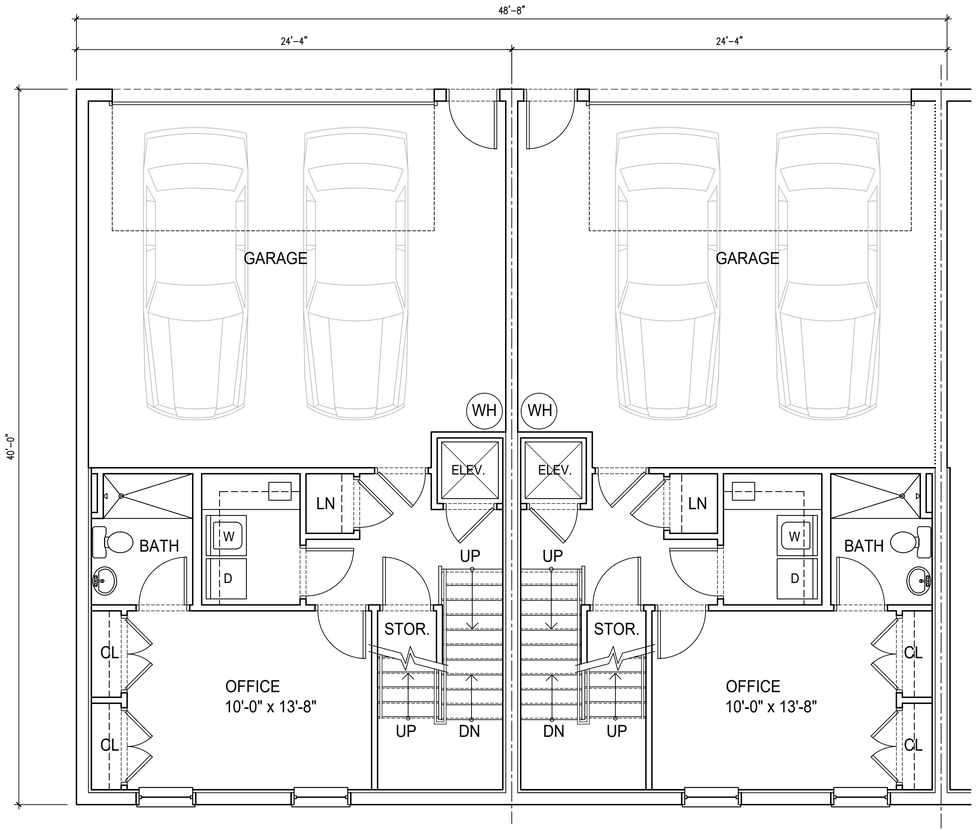
PROJECT No: ### DATE: 03/23/18

EL CORTEZ

Orlando, Florida

A6

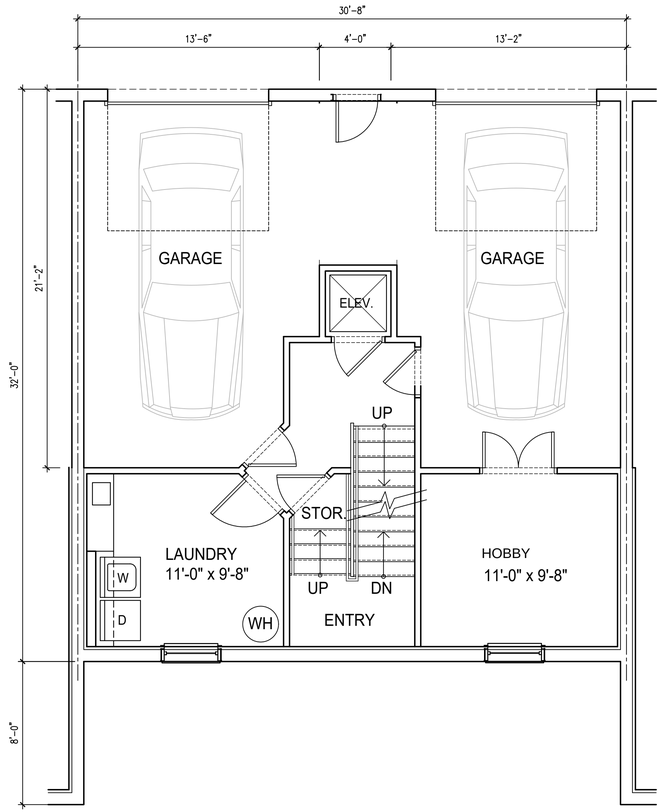
GROUP ONE 924 N. MAGNOLIA AVENUE SUITE #334 ORLANDO , FLORIDA 32803 W W W . GROUPONE . C O M



ENDCAP TOWNHOUSE GARAGE LEVEL

SCALE 1/4" = 1'-0"

ENDCAP TOWNHOUSE UNIT	
GARAGE LEVEL/ HVAC :	461 sq. ft.
MAIN LEVEL/ HVAC:	960 sq. ft.
UPPER LEVEL HVAC:	1,089 sq. ft.
TOTAL ALL FLOORS LIVING/ HVAC :	2,510 sq. ft.
GARAGE:	499 sq. ft.



CENTER TOWNHOUSE GARAGE LEVEL

SCALE 1/4" = 1'-0"

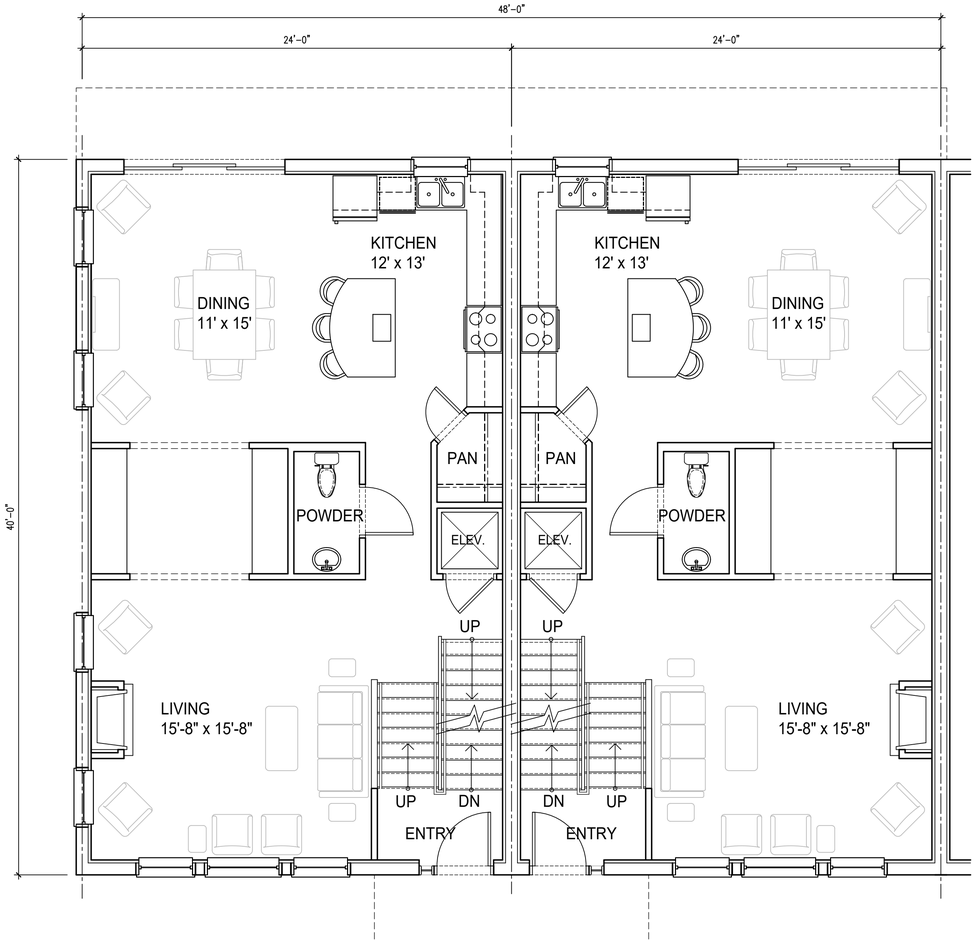
CENTER TOWNHOUSE UNIT	
GARAGE LEVEL/ HVAC :	409 sq. ft.
MAIN LEVEL/ HVAC:	981 sq. ft.
UPPER LEVEL HVAC:	1,139 sq. ft.
TOTAL ALL FLOORS LIVING/ HVAC :	2,529 sq. ft.
GARAGE:	572 sq. ft.
BALCONIES:	88 sq. ft.

GROUP ONE

UNIT FLOOR PLANS | EL CORTEZ TOWNHOUSE T1

PROJECT No: 01/30/2026

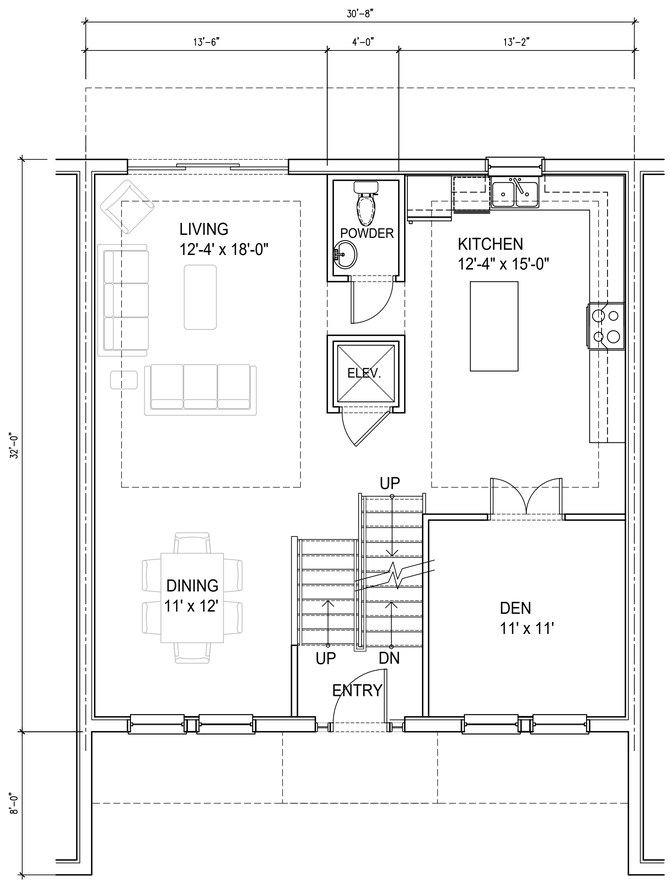
WINTER PARK, FLORIDA



ENDCAP TOWNHOUSE MAIN LEVEL

SCALE 1/4" = 1'-0"

ENDCAP TOWNHOUSE UNIT	
GARAGE LEVEL/ HVAC :	461 sq. ft.
MAIN LEVEL/ HVAC:	960 sq. ft.
UPPER LEVEL HVAC:	1,089 sq. ft.
TOTAL ALL FLOORS LIVING/ HVAC :	2,510 sq. ft.
GARAGE:	499 sq. ft.



CENTER TOWNHOUSE MAIN LEVEL

SCALE 1/4" = 1'-0"

CENTER TOWNHOUSE UNIT	
GARAGE LEVEL/ HVAC :	410 sq. ft.
MAIN LEVEL/ HVAC:	981 sq. ft.
UPPER LEVEL HVAC:	1,139 sq. ft.
TOTAL ALL FLOORS LIVING/ GROSS :	2,530 sq. ft.
GARAGE:	571 sq. ft.
BALCONIES:	88 sq. ft.

GROUP ONE

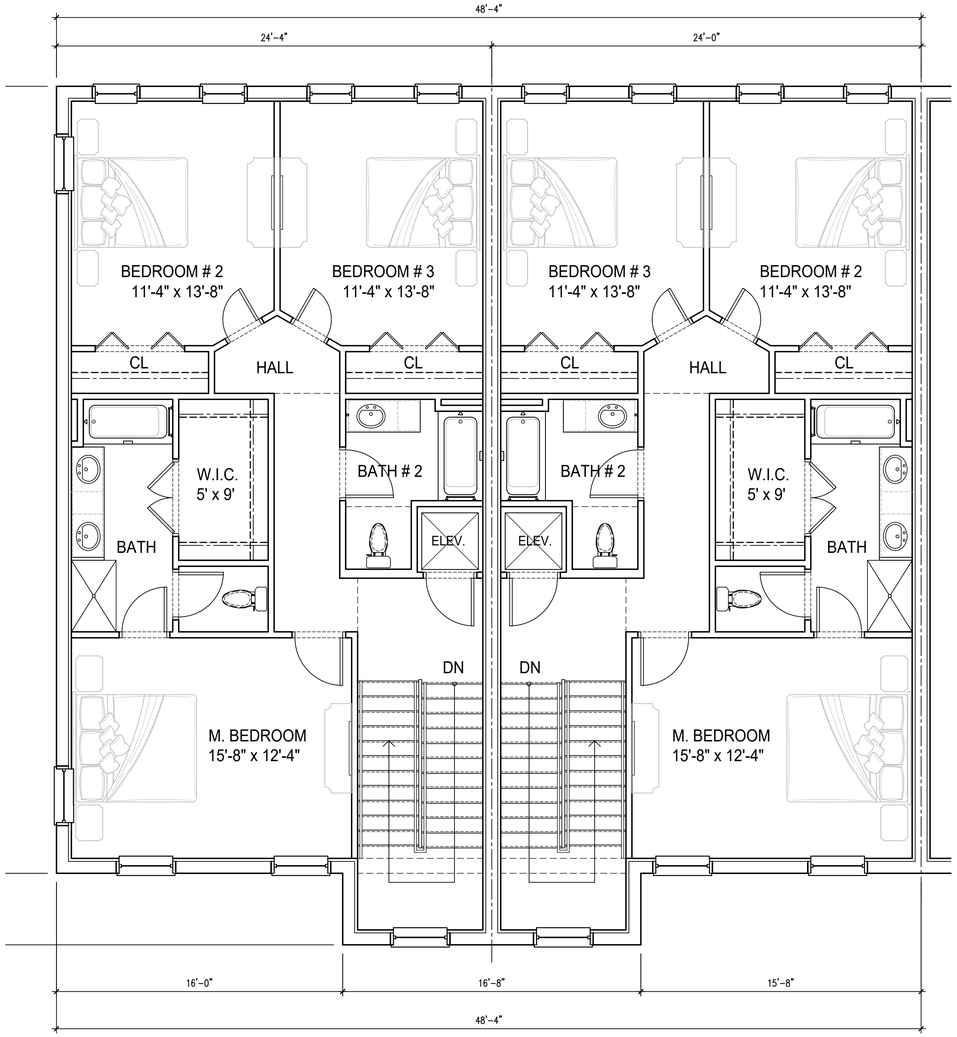
UNIT FLOOR PLANS | EL CORTEZ TOWNHOUSE

T2

PROJECT No: 01/30/2026

WINTER PARK, FLORIDA

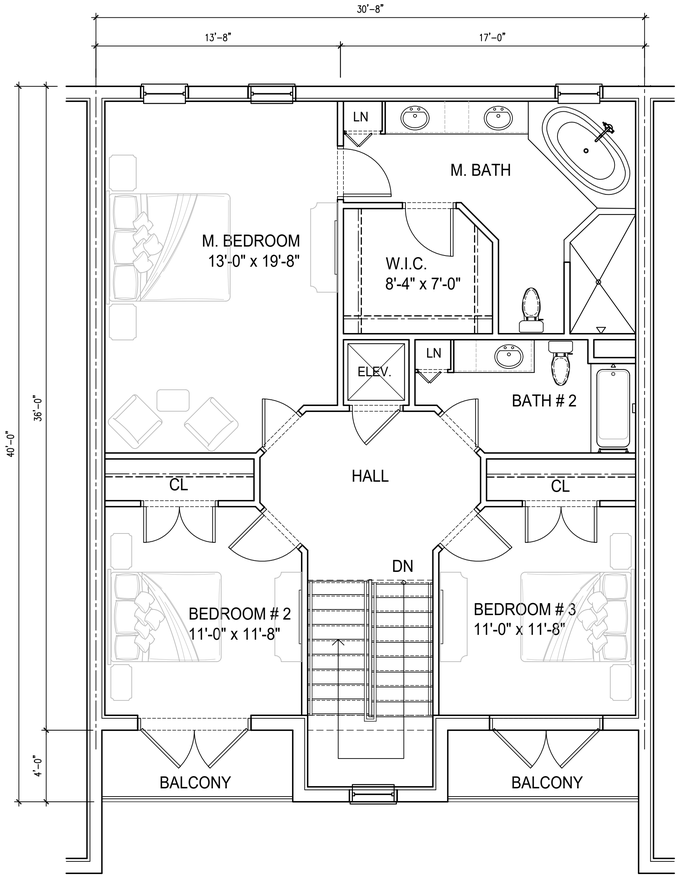
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ENDCAP TOWNHOUSE UPPER LEVEL

SCALE 1/4" = 1'-0"

ENDCAP TOWNHOUSE UNIT	
GARAGE LEVEL/ HVAC :	461 sq. ft.
MAIN LEVEL/ HVAC:	960 sq. ft.
UPPER LEVEL HVAC:	1,089 sq. ft.
TOTAL ALL FLOORS LIVING/ HVAC :	2,510 sq. ft.
GARAGE:	499 sq. ft.



CENTER TOWNHOUSE UPPER LEVEL

SCALE 1/4" = 1'-0"

CENTER TOWNHOUSE UNIT	
GARAGE LEVEL/ HVAC :	410 sq. ft.
MAIN LEVEL/ HVAC:	981 sq. ft.
UPPER LEVEL HVAC:	1,139 sq. ft.
TOTAL ALL FLOORS LIVING/ GROSS :	2,530 sq. ft.
GARAGE:	571 sq. ft.
BALCONIES:	88 sq. ft.

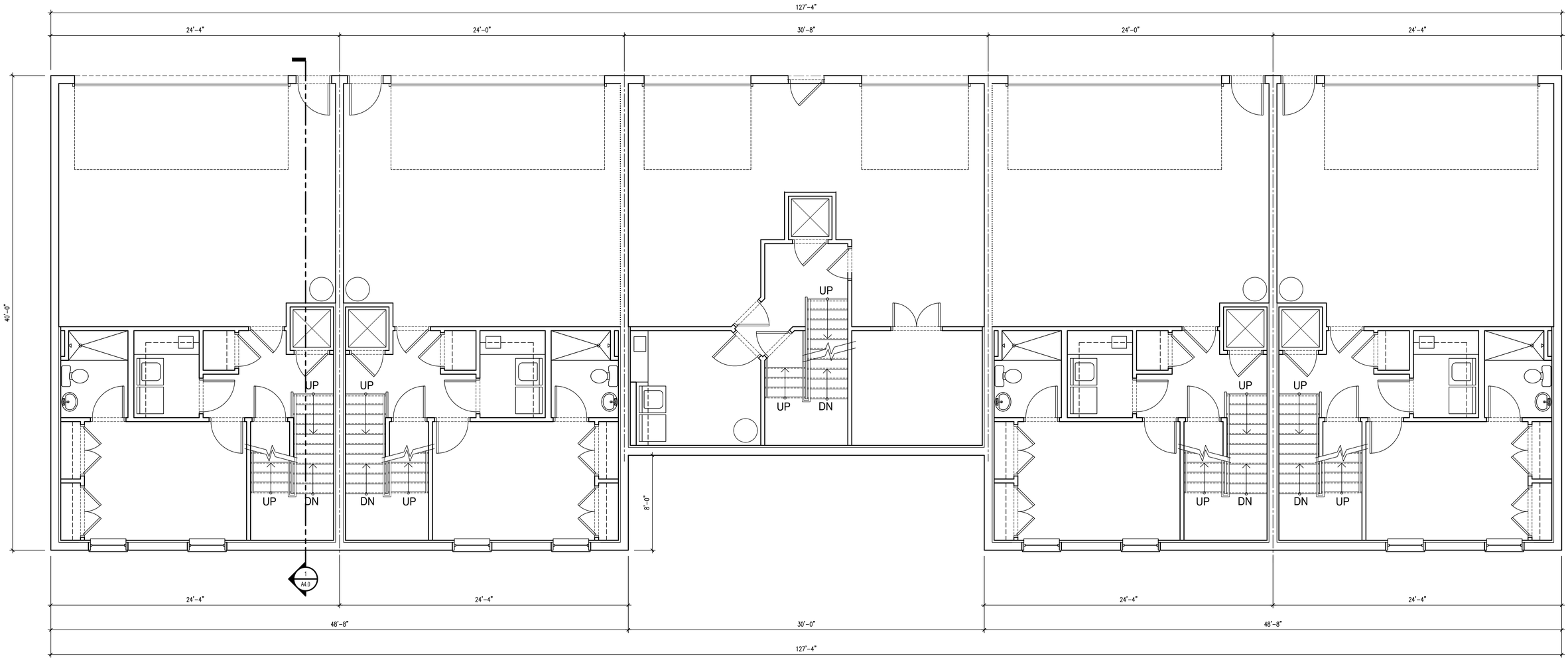
GROUP ONE

UNIT FLOOR PLANS | EL CORTEZ TOWNHOUSE T3

PROJECT No: 01/30/2026

WINTER PARK, FLORIDA

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TOWNHOUSE GARAGE LEVEL

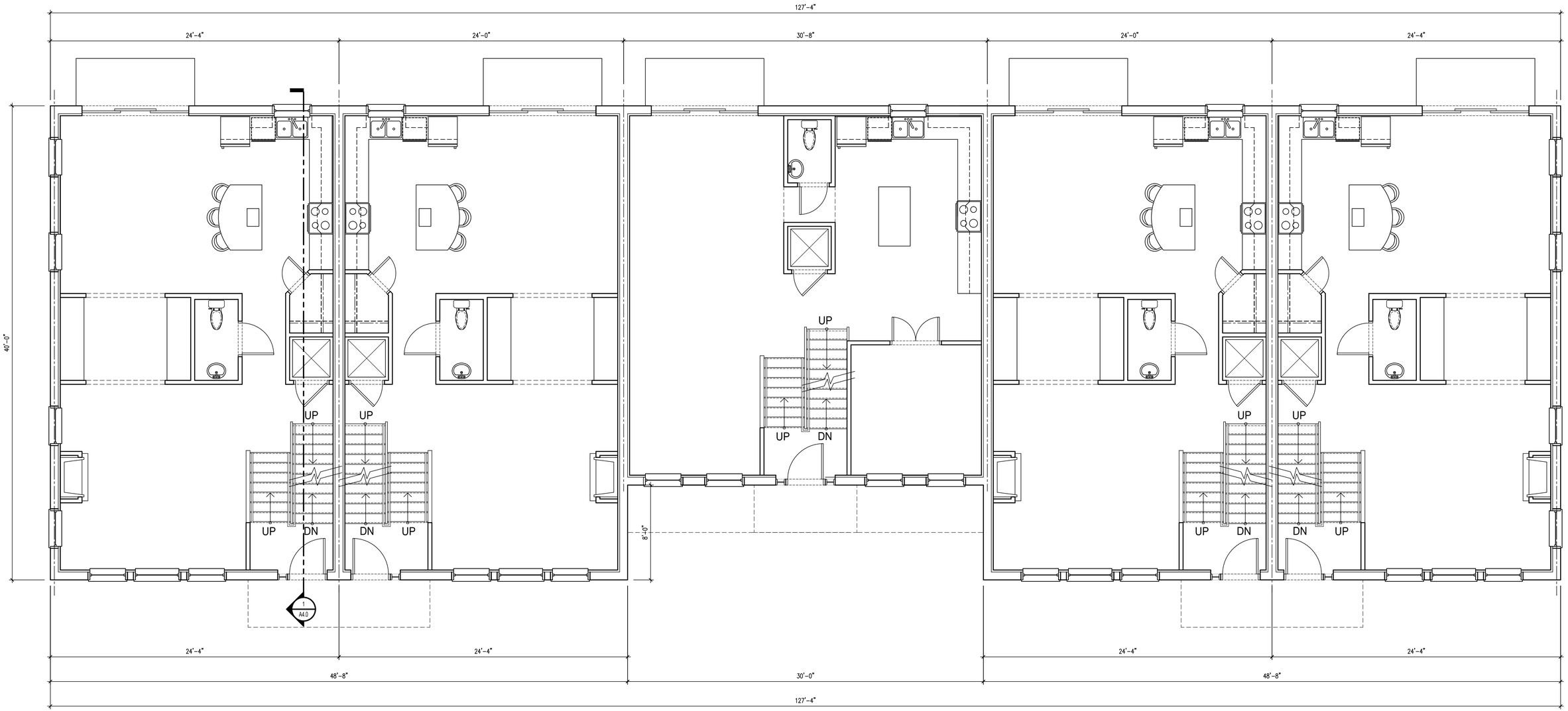
SCALE 1/4" = 1'-0"

GROUP ONE

BUILDING PLAN | EL CORTEZ TOWNHOUSE T4

PROJECT No: 01/30/2026

WINTER PARK, FLORIDA



TOWNHOUSE MAIN LEVEL

SCALE 1/4" = 1'-0"

GROUP ONE

BUILDING PLAN | EL CORTEZ TOWNHOUSE T5

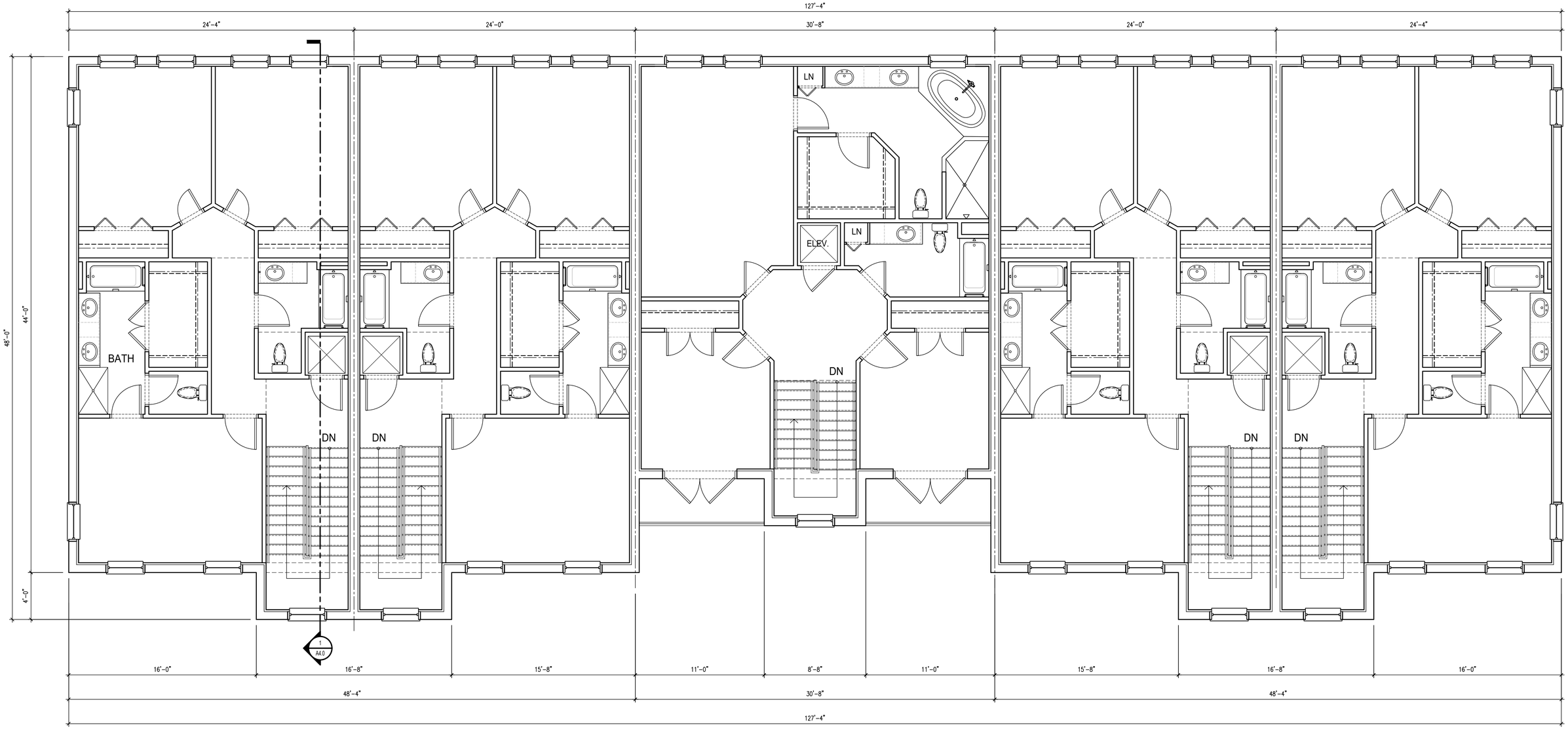
PROJECT No: 01/30/2026

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TOWNHOUSE UPPER LEVEL

SCALE 1/4" = 1'-0"

GROUP ONE

BUILDING PLAN | EL CORTEZ TOWNHOUSE

T6

PROJECT No: 01/30/2026

WINTER PARK, FLORIDA

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FRONT EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

GROUP ONE

EXTERIOR ELEVATION | EL CORTEZ TOWNHOUSE T7

PROJECT No: 01/30/2026

WINTER PARK, FLORIDA



REAR EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

GROUP ONE

EXTERIOR ELEVATION | EL CORTEZ TOWNHOUSE

T8

PROJECT No: 01/30/2026

WINTER PARK, FLORIDA

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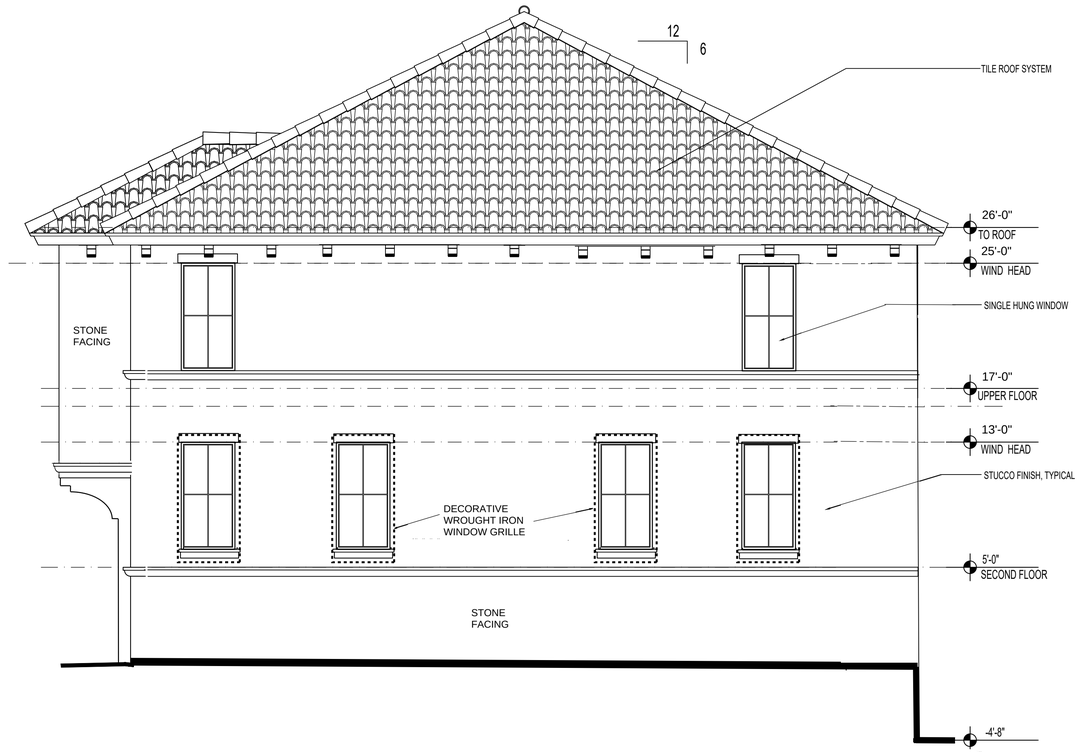
924 N. MAGNOLIA AVENUE SUITE 344 ORLANDO, FLORIDA 32803

WWW.GROUPONE.COM



LEFT SIDE EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"



RIGHT SIDE EXTERIOR ELEVATION

SCALE 1/4" = 1'-0"

GROUP ONE

EXTERIOR ELEVATION | EL CORTEZ TOWNHOUSE

T9

PROJECT No: 01/30/2026

WINTER PARK, FLORIDA

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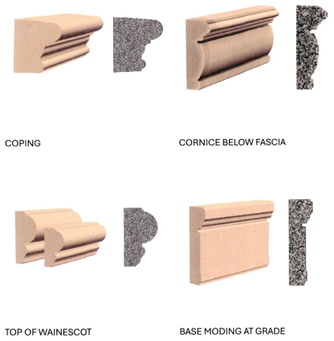
UPPER STONE VENEER APPLICATIONS WITH SAND FINISH





BASE STONE VENEER APPLICATION WITH HEAVY CHISELED FINISH

STONE VENEER FORMAT 16" X 32" IN REGULAR ASHLAR BOND

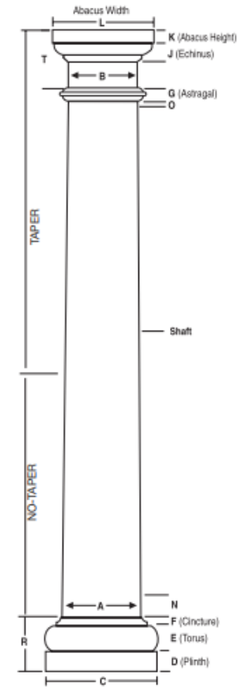


CAST STONE TRIM AND MOLDINGS

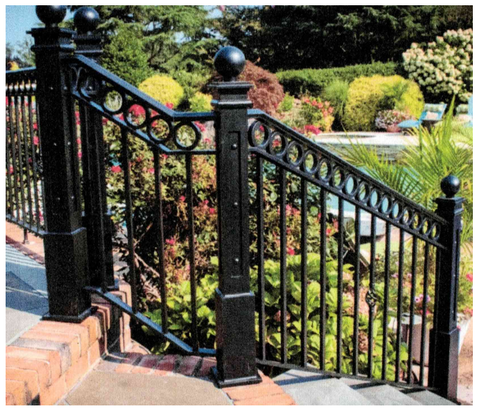
WINDOW SILLS, COPINGS AND BASE TRIMS WHERE EMPLOYED SHALL MATCH STONE VENEER



PRECAST CONCRETE RAILINGS FOR SYNAGOGUE BALCONY AND VERANDAL



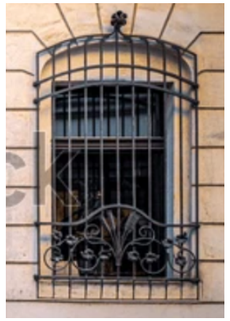
PRECAST TAPERED TUSCAN COLUMNS ON SYNAGOGUE



MATAL RAILING WITH METAL NEWELL AT CORNERS AT BALCONIES, STEPS AND RAMP



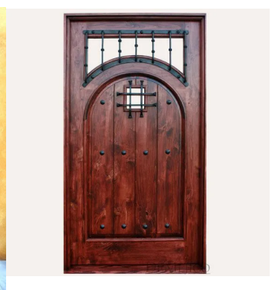
METAL GARDEN FENCING WITH METAL NEWELL AT CORNERS AND FINIALS FOR EACH PICKET



WINDOW GRILLS FOR WEST WALL







FRONT DOORS SHALL BE INDIVIDUAL CUSTOMIZED PER DESIGN STYLING OF BUILDING



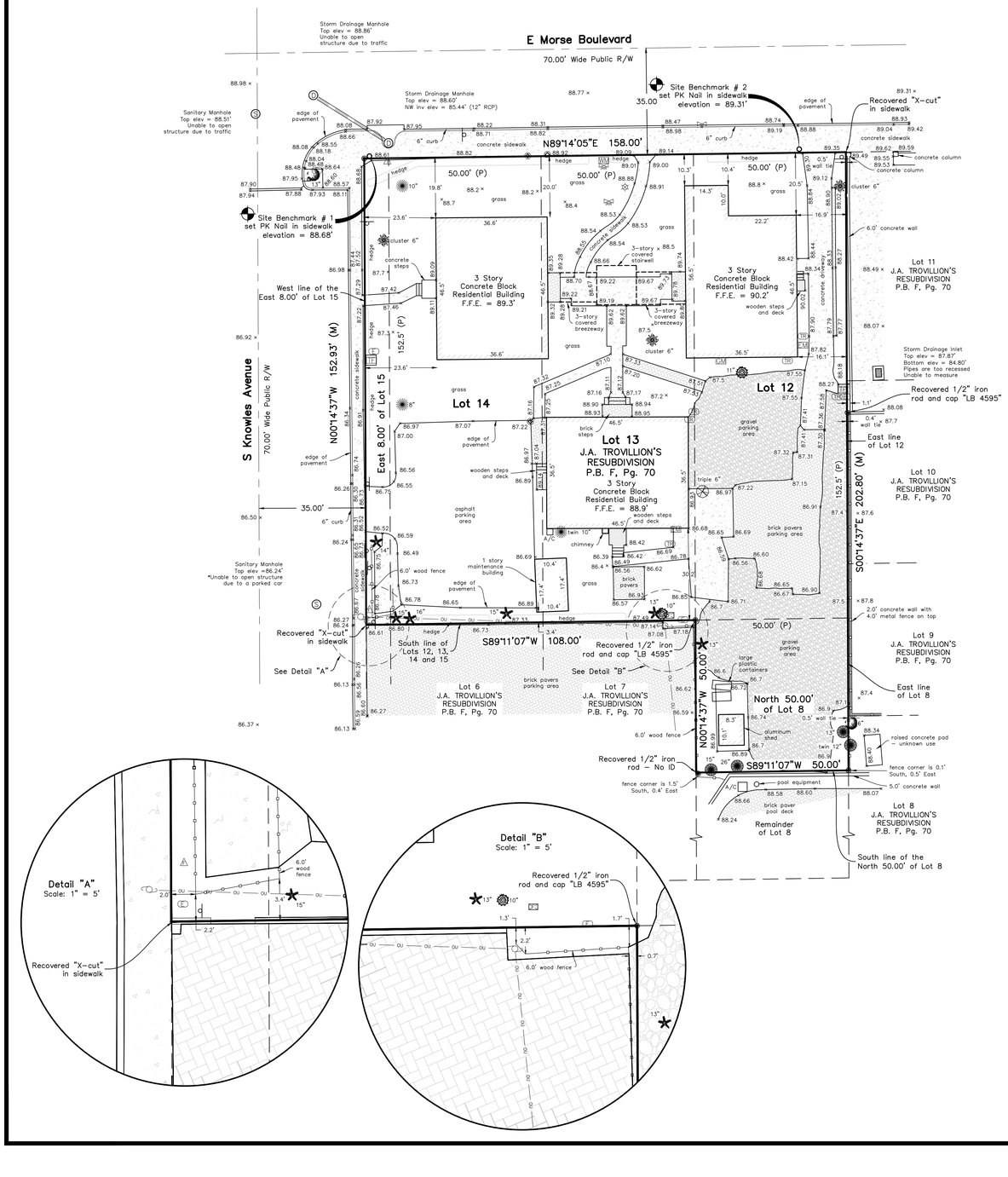


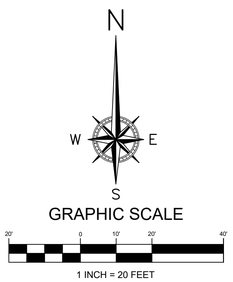
STONE CASING AND OVERHEAD WALL TREATMENT AT MAIN TOWNHOUSE GATEWAY.

MATERIAL SAMPLES, COLORS AND FINISHES ARE OFFERED AS INTENDED DIRECTION - FINAL SELECTIONS MAY VARY BASED UPON SOURCE AND MANUFACTURER.

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Boundary and Topographic Survey of
210 E Morse Boulevard, Winter Park, Florida
Section 6, Township 22 South, Range 30 East
City of Winter Park, Orange County, Florida





Property Description

Lots 12, 13 and 14, of J.A. TROVILLION'S RESUBDMSION, according to the Plat thereof, as recorded in Plat Book F, at Page 70, of the Public Records of Orange County, Florida.

and

The East 8 feet of Lot 15, of J.A. TROVILLION'S RESUBDMSION, according to the Plat thereof, as recorded in Plat Book F, at Page 70, of the Public Records of Orange County, Florida.

and

The North 50 feet of the West 50 feet of Lot 8, of J.A. TROVILLION'S RESUBDMSION, according to the Plat thereof, as recorded in Plat Book F, at Page 70, of the Public Records of Orange County, Florida.

Surveyor's Report

1. The bearings shown are based on the South Right of Way line of E Morse Boulevard, being assumed as North 89°14'05" East.

2. The horizontal datum is based on the Florida Department of Transportation Permanent Reference Network, and is relative to the North American Datum of 1983 (NAD83). The vertical datum is based on Orange County Survey Control Network, more specifically, Point ID# 2927, being a 2.5" brass disk stamped 2927, having a published elevation of 90.27 feet, relative to the North American Vertical Datum of 1988 (NAVD88). The equipment used to make all site observations are as follows: Carlson BRX6 GNSS base + rover, and Geomax Zoom 80 Robotic Total Station.

3. This Survey was performed without the benefit of a title commitment. This firm did not search the public records for easements or restrictions of record.

4. Subject property contains 0.612 acres (26,653 square feet), more or less, and is currently occupied by an assisted living facility, which includes 3 residential buildings, a maintenance building, shed and parking.

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

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

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

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

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

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

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

Symbol and Abbreviation Legend

R/W – denotes right of way
P.B. – denotes Plat Book
O.R. – denotes Official Records Book
Pg. – denotes page
LB – denotes licensed business
ID – denotes identification
PSM – denotes Professional Surveyor & Mapper
(P) – denotes Plat distance
(M) – denotes field measured distance
PK – denotes Parker–Kaelon
elev – denotes elevation
inv – denotes invert
RCP – denotes reinforce concrete pipe
A/C – denotes air conditioner unit
F.F.E. – denotes finished floor elevation
– denotes electric box
– denotes electric meter
– denotes electric transformer
– denotes wooden utility pole
– denotes water meter
– denotes water valve
– denotes sanitary clean out
– denotes fiber optic line marker
– denotes fiber optic pullbox
– denotes telecommunications line marker
– denotes telecommunications riser
– denotes gas meter
– denotes irrigation control valve
– denotes traffic or information sign
– denotes overhead utility line
– denotes camphor tree
– denotes crape myrtle tree
– denotes fern tree
– denotes magnolia tree
– denotes maple tree
– denotes oak tree
– denotes palm tree
– denotes set 5/8" iron rod & cap, or nail and disk stamped "PSM 5205", unless otherwise noted

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

Prepared For: AGPM Banyan

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

Boundary and Topographic Survey of
210 E Morse Boulevard, Winter Park, Florida
Section 6, Township 22 South, Range 30 East
City of Winter Park, Orange County, Florida

Date	Revision

1208.01	1" = 20'
Project Number	Scale
October 14, 2025	140/55
Field Date	Field Book/Page

Sheet 1 of 1



CANOPY TREE

UNDERSTORY TREE

SHRUBS

GROUNDCOVERS

PARCEL BOUNDARY

0 10' 20'

FULL SCALE: 1"=10'

HALF SCALE: 1"=20'

REVISIONS

NO.	DATE	DWN	CHKD	APPVD	DESCRIPTION

SCALE: AS SHOWN

DATE: 5/4/2026

DRAWN: CAC

CHECKED: AJS

APPROVED: GNL

LANDSCAPE RENDER

EL CORTEX DEVELOPMENT
CITY OF WINTER PARK, FLORIDA

SEAL

gai consultants
EB 9951
618 E SOUTH ST. SUITE 700
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

PROJECT NO./DASH NO.
R251293.00

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L-102

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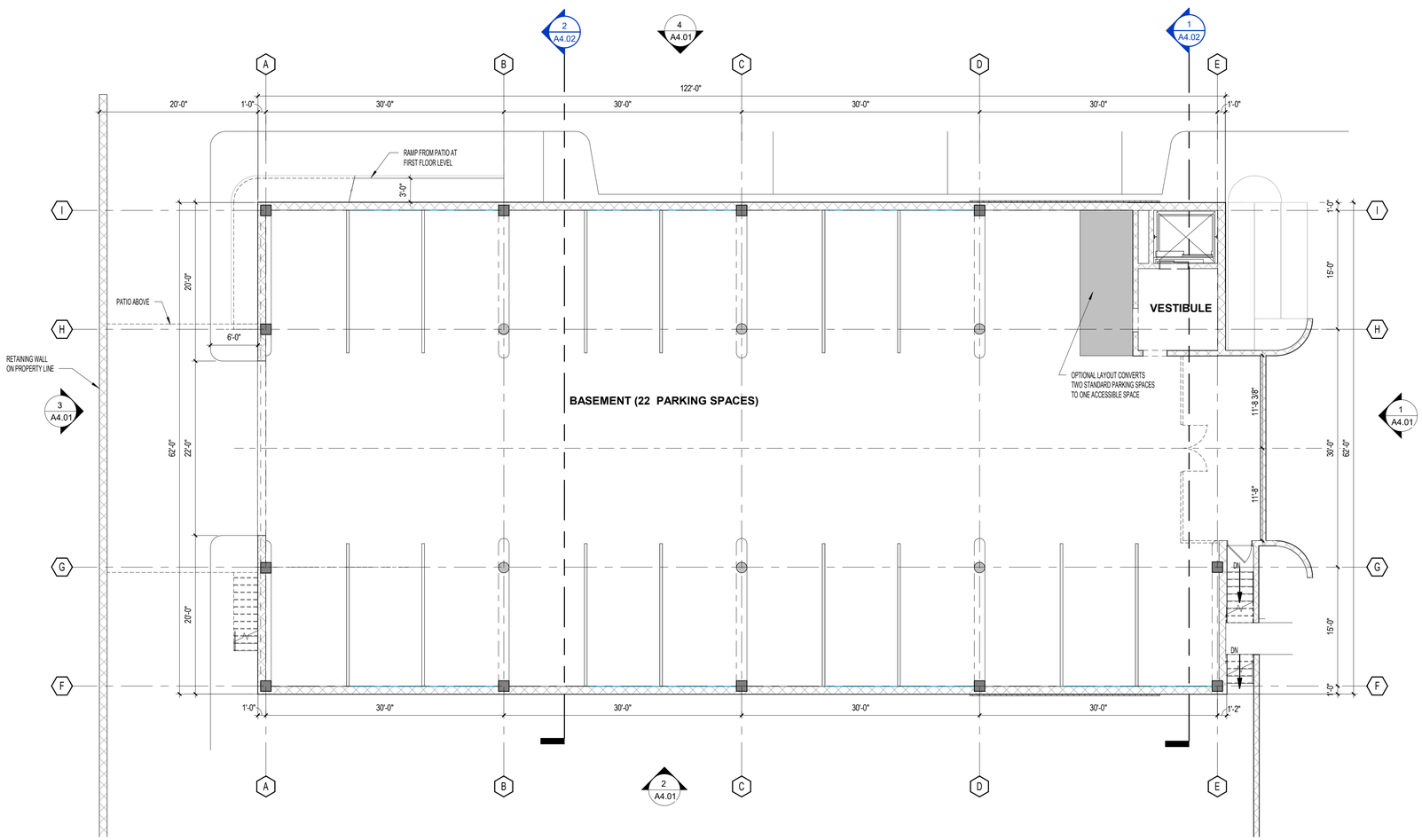



CENTRAL PARK
DOWNTOWN HISTORIC DISTRICT
GENESIS STUDIOS MG


CHABAD OF WINTER PARK
GENESIS STUDIOS • MG


Chabad
Chabad


Chabad
Chabad



1 SYNAGOGUE - PARKING GARAGE LEVEL
1/8" = 1'-0"

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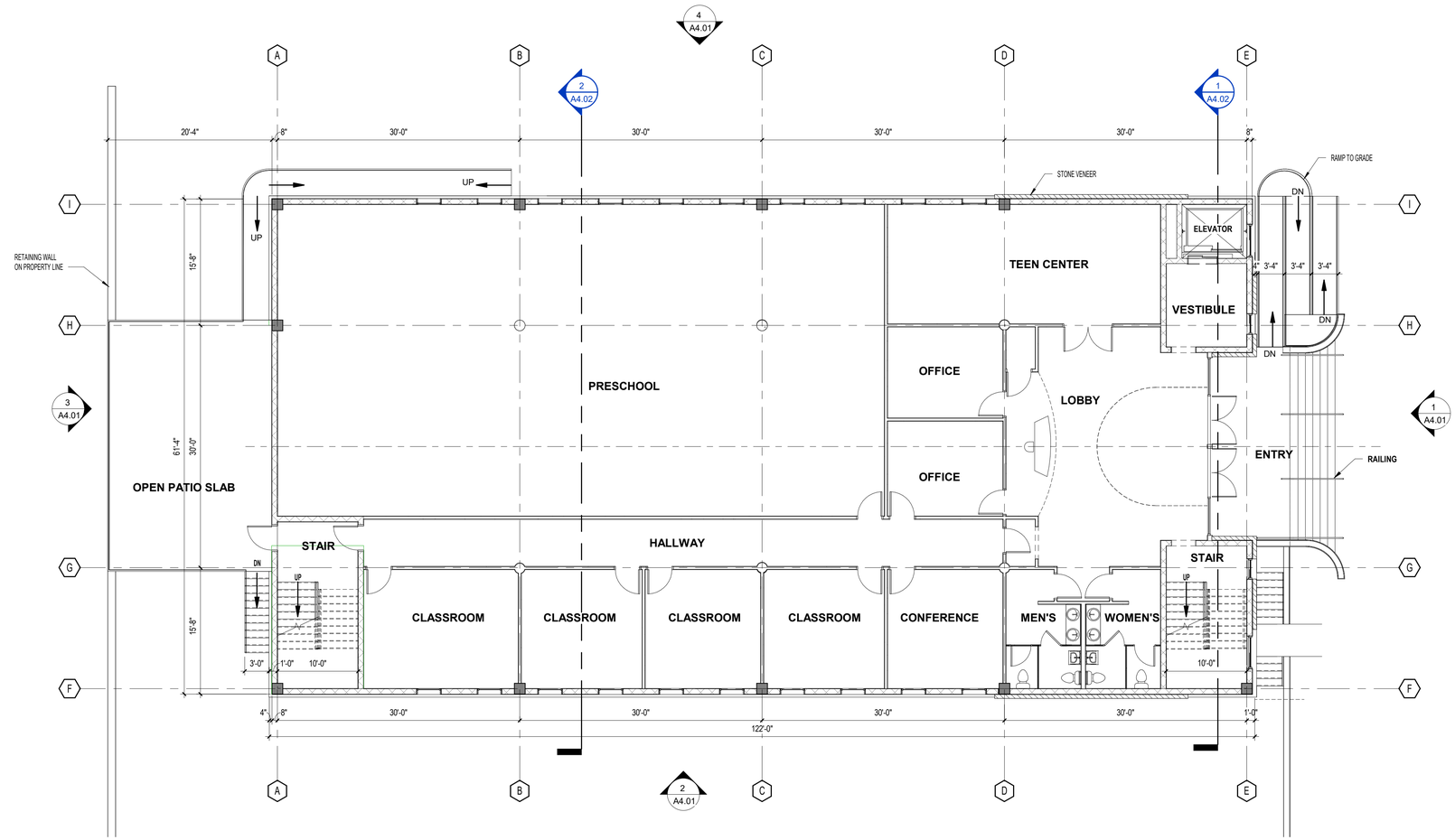
EL CORTEZ

Orlando, Florida

PROJECT No: ### DATE: 01-16-2026

A1

GROUP ONE 924 N. MAGNOLIA AVENUE SUITE #334 ORLANDO , FLORIDA 32803 W W W . GROUPONE . C O M



1 SYNAGOGUE - FIRST FLOOR PLAN

1/8" = 1'-0"

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SYNAGOGUE - GROUND FLOOR PLAN

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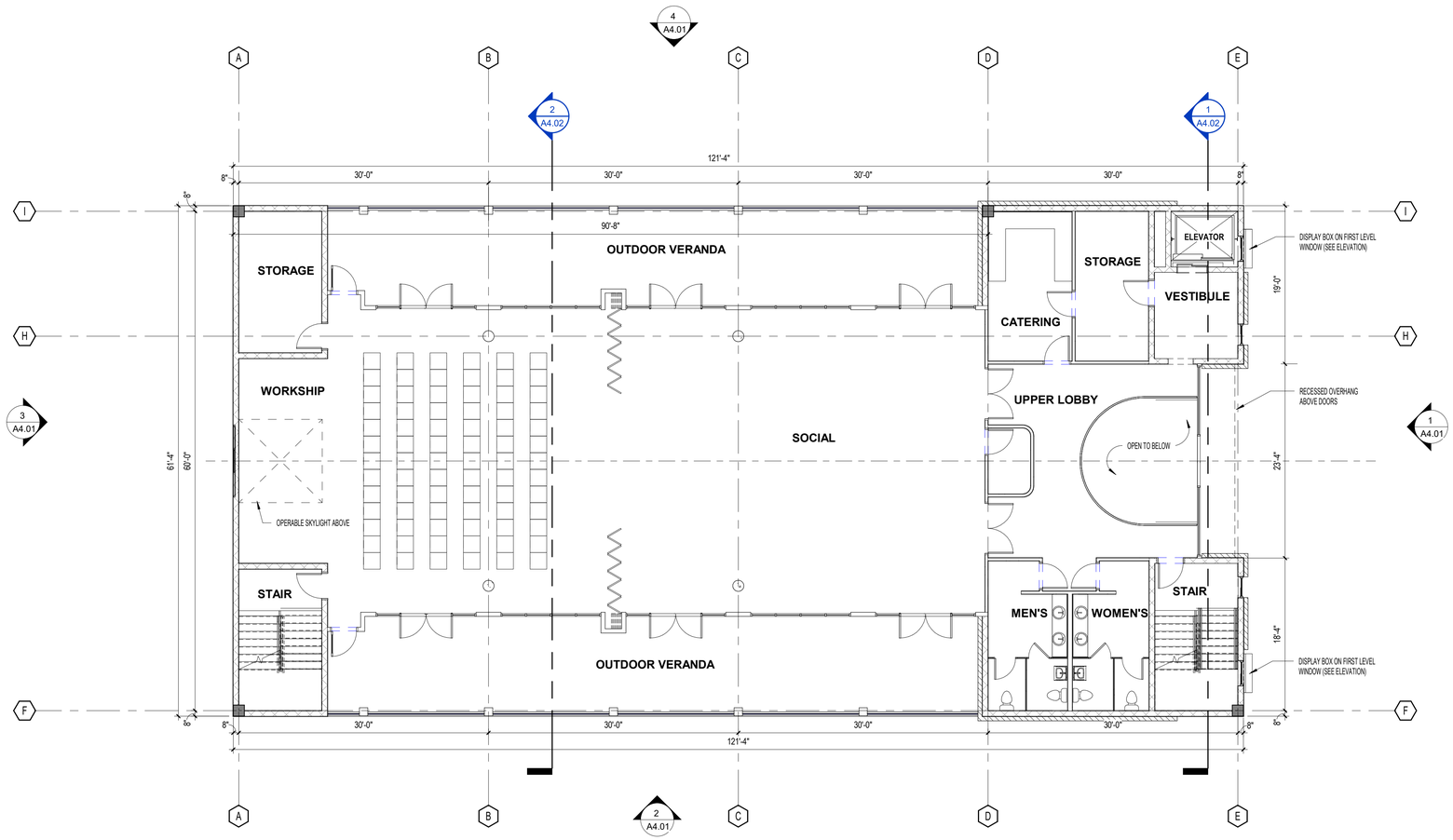
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PROJECT No: ###

DATE: 03/23/18

A2

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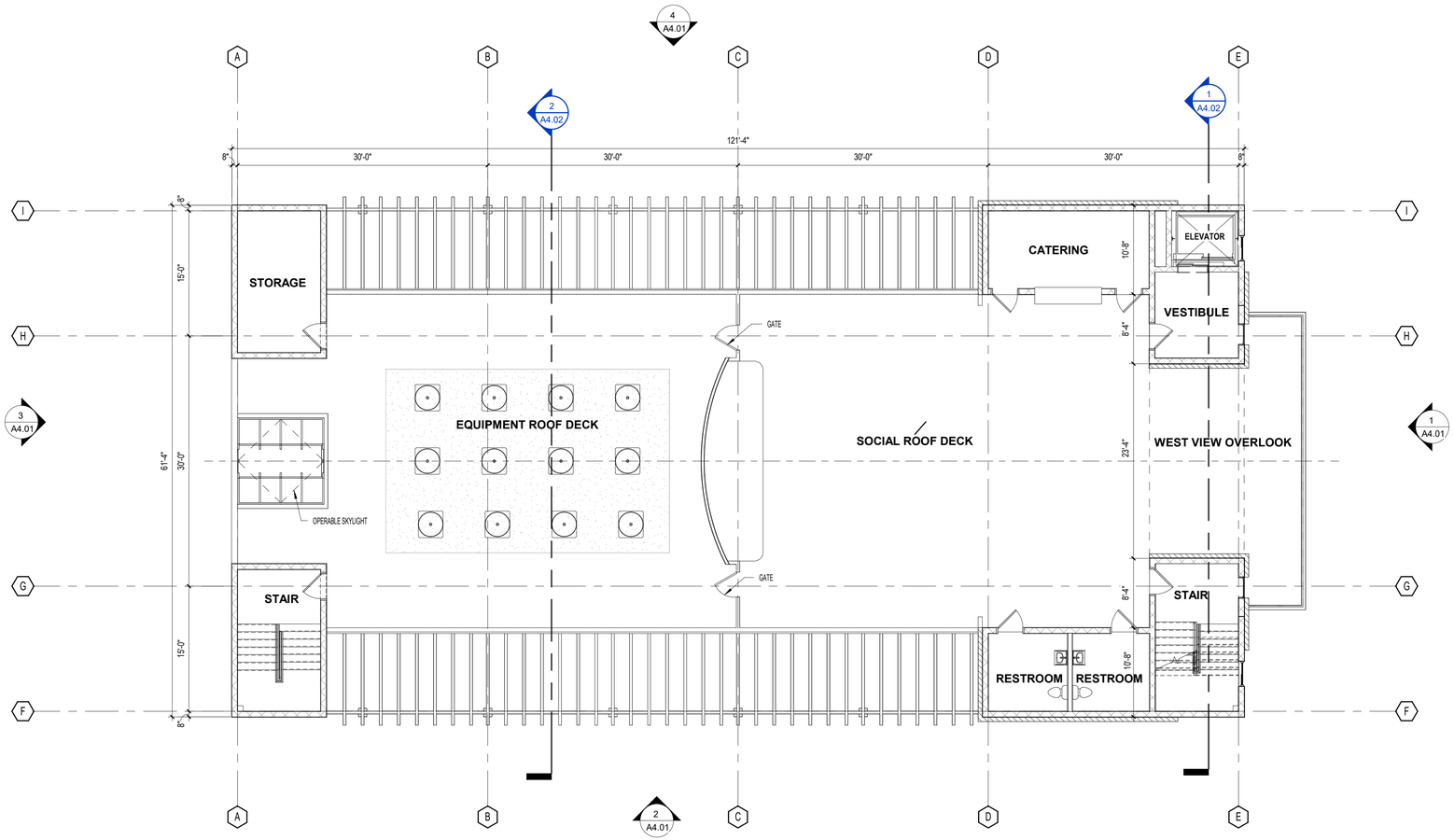
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PROJECT No: ### DATE: 03/23/18

A3

GROUP ONE 924 N. MAGNOLIA AVENUE SUITE #334 ORLANDO , FLORIDA 32803 W W W . GROUPONE . C O M



1 SYNAGOGUE - MAIN ROOF DECK
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GROUP ONE

SYNAGOGUE - LEVEL 3 PLAN

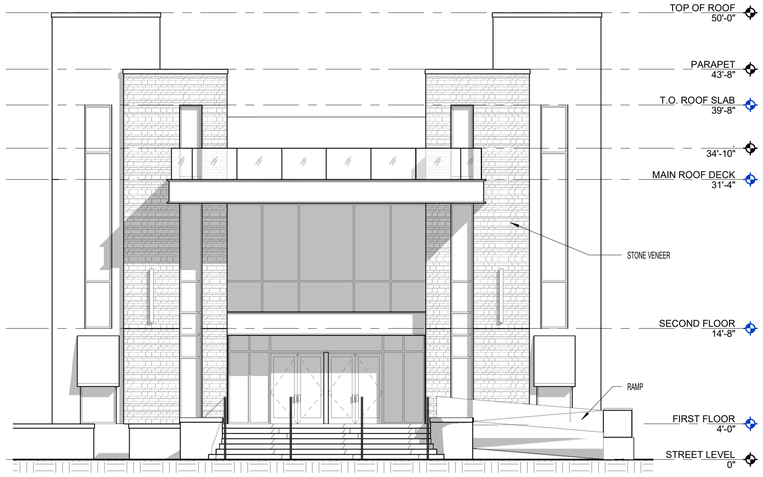
EL CORTEZ

Orlando, Florida

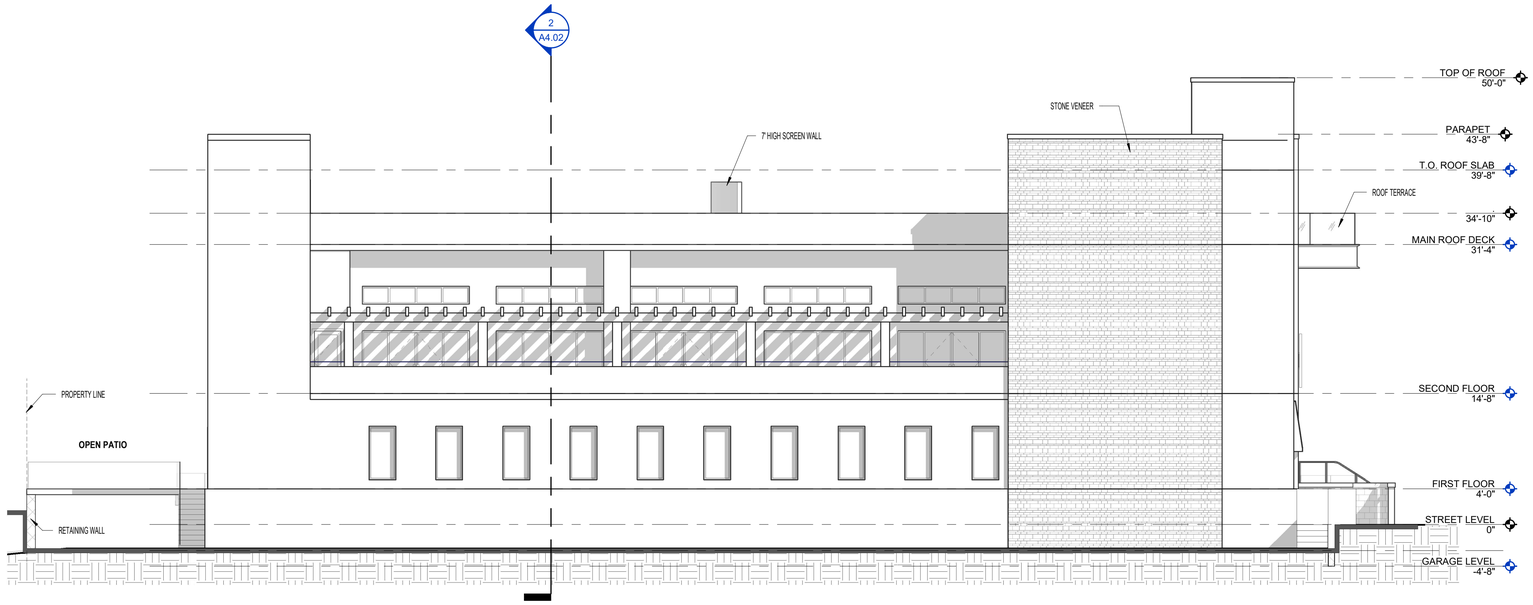
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A4

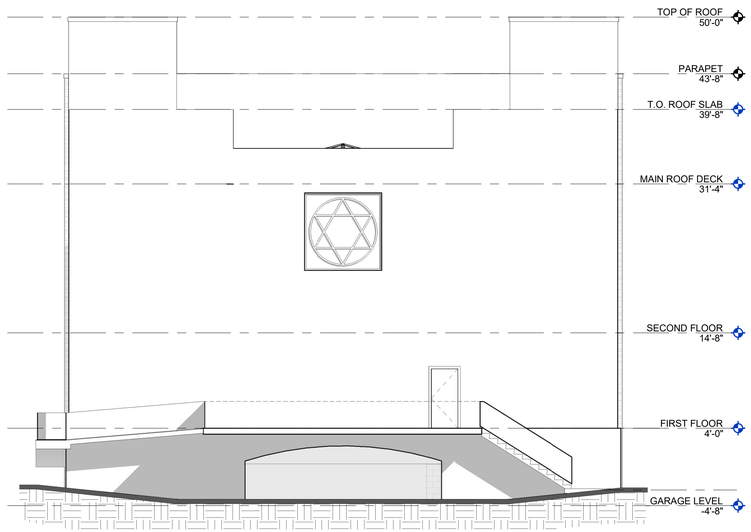
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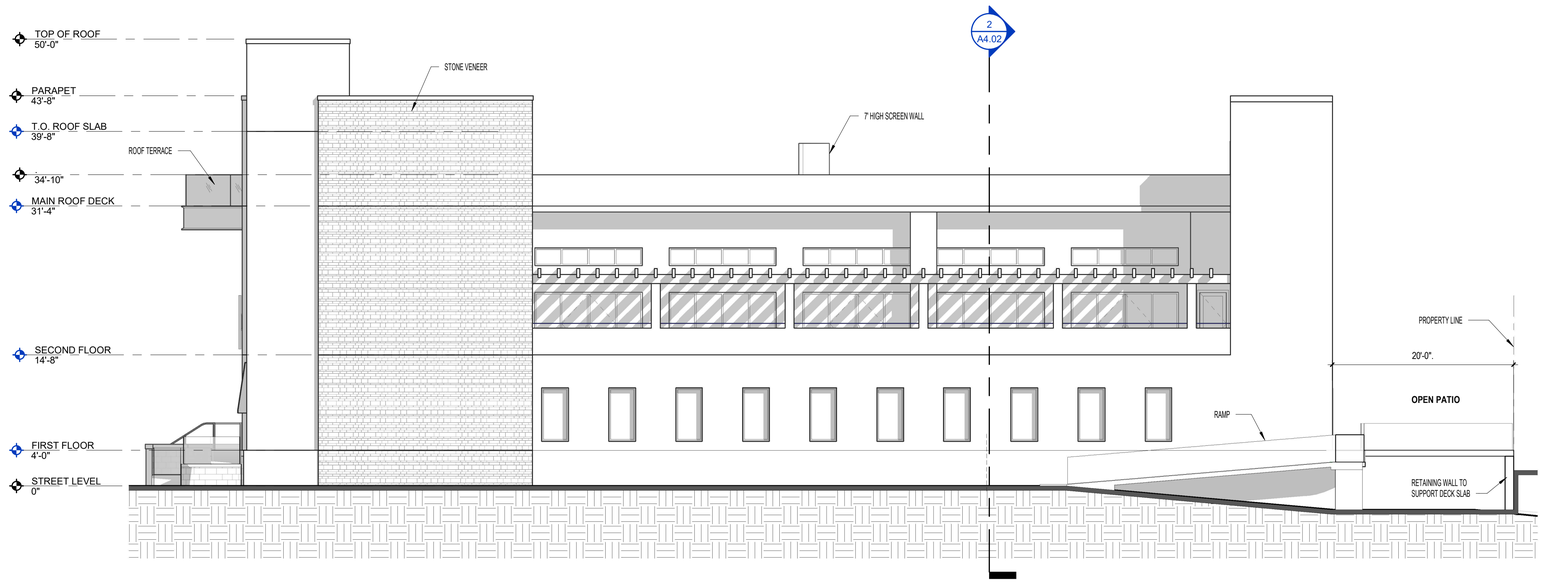
1 FRONT SIDE EXTERIOR ELEVATION
1/8" = 1'-0"



2 RIGHT SIDE EXTERIOR ELEVATION
1/8" = 1'-0"



3 REAR SIDE EXTERIOR ELEVATION1
1/8" = 1'-0"



4 LEFT SIDE EXTERIOR ELEVATION
1/8" = 1'-0"

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GROUP ONE

SYNAGOGUE - EXTERIOR ELEVATIONS

PROJECT No: ### DATE: 03/23/18

EL CORTEZ

Orlando, Florida

A5

GROUP ONE 924 N. MAGNOLIA AVENUE SUITE #334 ORLANDO , FLORIDA 32803 W W W . GROUPONE . C O M



KITTELSON & ASSOCIATES

EL CORTEZ REDEVELOPMENT TRAFFIC IMPACT ANALYSIS

CITY OF WINTER PARK, FLORIDA

July 2026

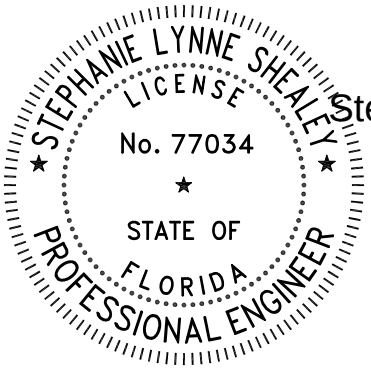
PROFESSIONAL ENGINEER CERTIFICATE

I hearby certify that I am a registered professional engineer in the State of Florida practicing with Kittelson & Associates, a corporation authorized to operate as an engineering business by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluation, findings, opinions, conclusions, or technical advice hereby for:

PROJECT:	El Cortez
LOCATION:	Winter Park, Florida
CLIENT:	Banyan-AGPM
STUDY DATE:	July 2026

I acknowledge that the procedures and references used to develop the results contained in this report are standard to the professional practice of transportation engineering as applied through professional judgement and experience.

NAME:	Stephanie Shealey
PE NUMBER:	77034
DATE:	7/14/2026



Stephanie Shealey

Digitally signed by Stephanie Shealey
Date: 2026.07.14 09:21:39-04'00'

The item has been digitally signed and sealed by Stephanie Shealey on the date adjacent to the seal.

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

El Cortez Redevelopment TIA

City of Winter Park, Florida

Prepared for:
Banyan-AGPM
501 N Magnolia Avenue
Winter Park, FL 32801

Prepared by:
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225 East Robinson Street, Suite 355
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Project Number 33321

July 2026

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Appendix C: Raw Turning Movement Counts
Appendix D: 2026 Existing Condition HCM Reports
Appendix E: Trip Generation Resources
Appendix F: Raw Model Output
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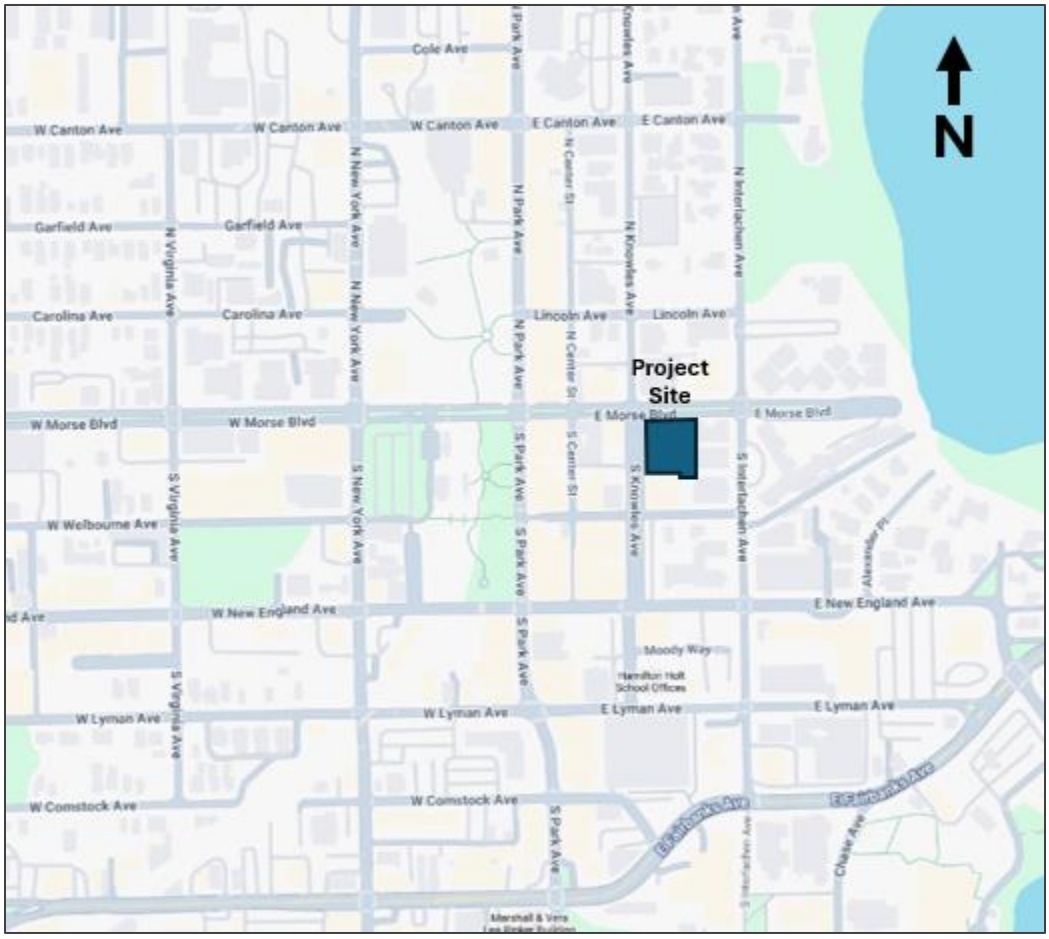
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Section 1
Introduction

INTRODUCTION

Kittelson & Associates, Inc. conducted a Traffic Impact Analysis (TIA) for the proposed El Cortez redevelopment in the City of Winter Park, Florida. The approximately 0.61-acre site includes Parcel 07-22-30-8776-00-120 and is located on the east side of S Knowles Avenue, south of E Morse Boulevard in Winter Park, Florida. The project location is depicted in **Figure 1**.

Figure 1: Project Location Map



The proposed redevelopment will remove the existing 35 multi-family residential units and construct five townhomes and a synagogue on the existing site. The synagogue will be used for religious services and will also include a daycare. The site is currently accessed via two separate access points – a full access onto Knowles Avenue and a right-in/right-out access onto Morse Boulevard that are not connected within the site. The proposed access will maintain the right-in/right-out access on Morse Boulevard and shifts the access on Knowles Avenue to the southern property boundary as an exit-only driveway. The Morse Boulevard right-in/right-out access will serve all inbound project traffic and outbound townhome traffic only. A detailed site plan is provided in **Appendix A**.

The project is anticipated to be constructed in a single phase, with a buildout year in 2028.

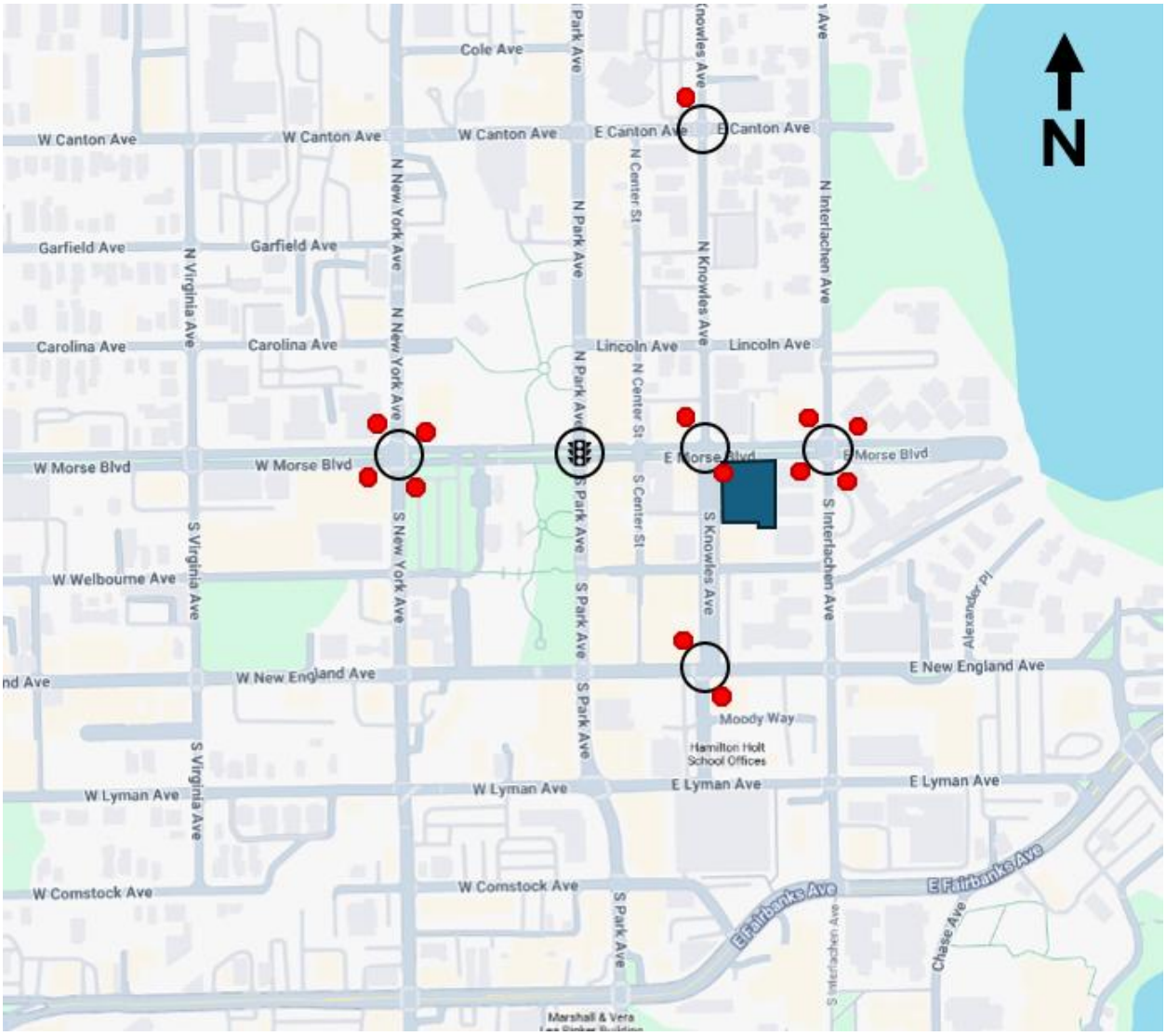
Based on the projected project traffic, a Level 2 Transportation Impact Assessment is required per the City of Winter Park Code of Ordinances, Chapter 58, Article III, Section 58-90 (Conditional Uses). In addition, a traffic study provided

in **Appendix B** documents the study methodology and defines the study area. Based on this methodology, the intersections included in the analysis are shown in **Figure 2**.

Study Intersections:

- Knowles Avenue & Canton Avenue (unsignalized)
- Morse Boulevard & Interlachen Avenue (unsignalized)
- Morse Boulevard & Knowles Avenue(unsignalized)
- Morse Boulevard & Park Avenue (signalized)
- Morse Boulevard & New York Avenue (unsignalized)
- Knowles Avenue & New England Avenue (unsignalized)

Figure 2: Project Study Area





Section 2
Existing Conditions

EXISTING CONDITIONS

Existing roadway facilities were reviewed to establish a benchmark for the potential future impact due to background traffic growth and the proposed development. The analysis includes a review of study intersections to document the existing capacity, lane configuration, traffic volume and operations.

EXISTING INTERSECTION CAPACITY ANALYSIS

The existing intersection capacity analysis was performed using Synchro software in accordance with the methodologies outlined in the *Highway Capacity Manual (HCM)*. The analysis accounts for intersection geometry, traffic control, and observed traffic volumes to evaluate operational performance.

Turning-movement counts were collected at the study area intersections during the AM peak period (7:00 AM–9:00 AM) and PM peak period (4:00 PM–6:00 PM) on April 7, 2026. Seasonal adjustment factors were not applied to the raw counts because the counts were collected during peak season. A review of applicable seasonal adjustment factors were obtained from FDOT Traffic Online.

The complete turning-movement count data are provided in **Appendix C**. **Figure 3** illustrates the existing AM and PM peak-hour turning-movement volumes.

The results of the existing intersection capacity analysis are summarized in **Table 1** and the output HCM worksheets are included in **Appendix D**. All study intersections are currently operating at LOS B or better and with a volume-to-capacity (v/c) ratio of less than 1.00.

Figure 3: Existing Intersection Traffic Volumes

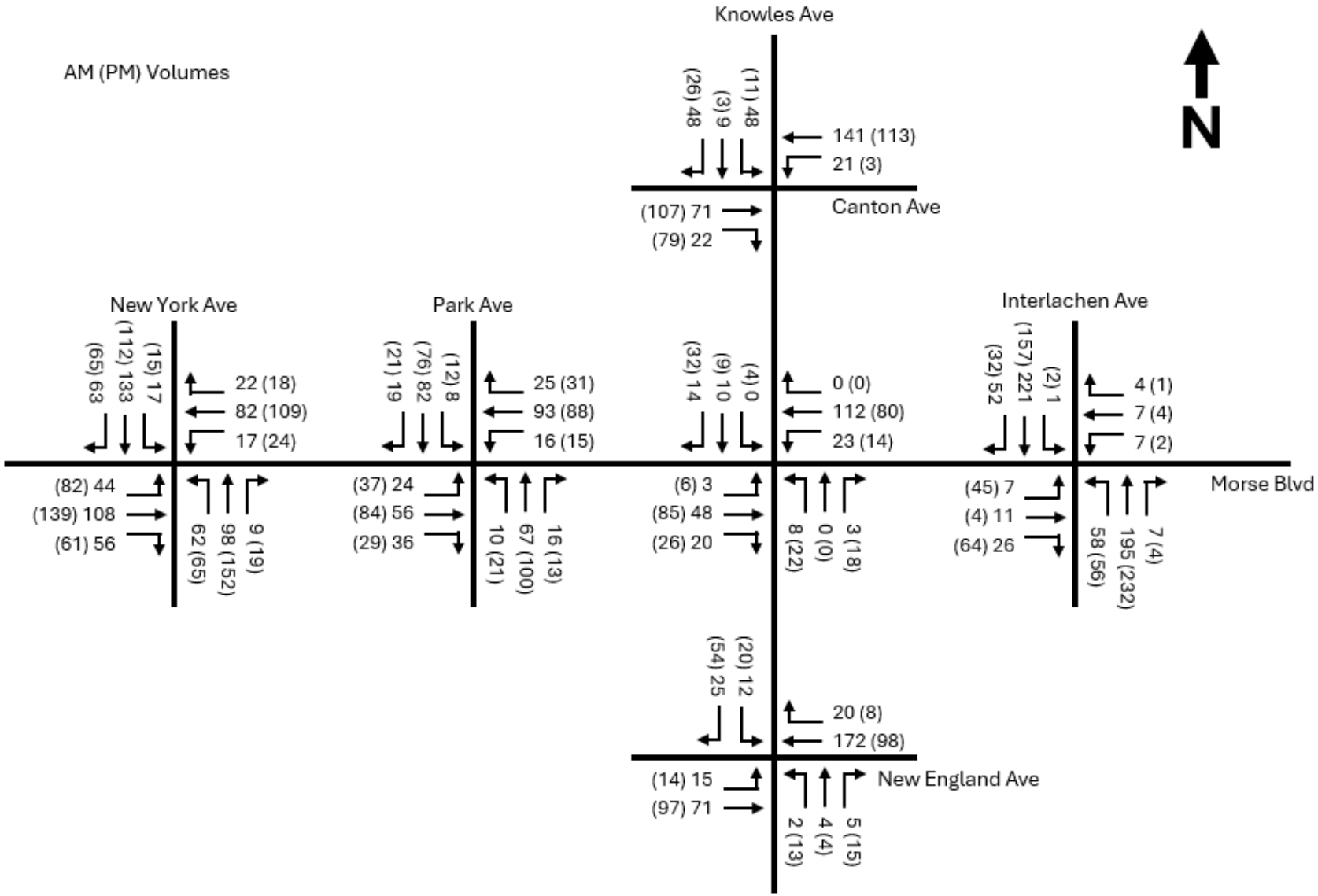


Table 1 Existing Intersection Capacity Analysis

Intersection	Traffic Control	All Movements	AM			PM		
			V/C Ratio	Delay (sec)	LOS	V/C Ratio	Delay (sec)	LOS
N Knowles Ave / E Canton Ave	Two-way Stop	EBT	-	-	-	-	-	-
		WBL	0.02	7.6	A	0.00	7.5	A
		SBT	0.26	12.7	B	0.06	9.8	A
N Interlachen Ave / E Morse Blvd	All-way Stop	EBT	0.07	8.4	A	0.21	9.4	A
		WBT	0.03	8.5	A	0.01	8.7	A
		NBT	0.37	10.1	B	0.49	12.0	B
		SBT	0.38	9.9	A	0.32	9.9	A
		Overall	-	9.8	A	-	10.8	B
N Knowles Ave / E Morse Blvd	Two-way Stop	EBL	0.00	7.6	A	0.01	7.5	A
		WBL	0.02	7.5	A	0.01	7.6	A
		NBT	0.03	11.1	B	0.07	10.7	B
		SBT	0.05	10.6	B	0.07	10.1	B
N Park Ave / E Morse Blvd	Signalized	EBT	0.18	11.8	B	0.19	12.0	B
		WBT	0.22	12.3	B	0.18	11.9	B
		NBT	0.15	11.6	B	0.18	11.8	B
		SBT	0.17	11.8	B	0.13	11.5	B
		Overall	-	11.9	B	-	11.8	B
N New York Ave / W Morse Blvd	All-way Stop	EBT	0.35	10.9	B	0.45	12.8	B
		WBT	0.21	9.8	A	0.25	10.6	B
		NBT	0.30	10.9	B	0.40	12.4	B
		SBT	0.35	10.8	B	0.31	10.9	B
		Overall	-	10.7	B	-	11.9	B
S Knowles Ave / E New England Ave	Two-way Stop	EBL	0.01	7.8	A	0.01	7.6	A
		WBT	-	-	-	-	-	-
		NBT	0.02	10.4	B	0.05	10.2	B
		SBT	0.06	10.4	B	0.11	10.3	B



Section 3

Future Volume Development

Future Volume Development

TRIP GENERATION

The trip generation analysis was conducted using information published by the Institute of Transportation Engineers (ITE) *Trip Generation (12th Edition)*. Based strictly on the *ITE Trip Generation Manual, 12th Edition* rates, the proposed redevelopment is projected to generate 46 net new external daily trips, including 51 net new trips during the AM peak hour and 12 net new trips during the PM peak hour. **Table 2** summarizes the resulting trip generation analysis. Trip generation resources are included in the **Appendix E**.

Table 2: Project Trip Generation

Land Use Type	ITE Code	Intensity	Daily	AM Peak-Hour Trips			PM Peak-Hour Trips		
				In	Out	Total	In	Out	Total
Multi-Family Residential	**220**	35 DU	217	6	19	25	15	9	24
Sub Total - Vested Trips			**217**	**6**	**19**	**25**	**15**	**9**	**24**
Single Family Residential- Attached	215	5 DU	36	1	1	2	2	1	3
Day Care Center	565	60 STU	227	25	22	47	--	--	--
Synagogue	561	11.32 KSF	NA*	17	10	27	19	14	33
Sub Total – New Development Trips			**263**	**43**	**33**	**76**	**21**	**15**	**36**
Net New Trips			46	37	14	51	6	6	12

Source: *ITE Trip Generation, 12th Edition*

Per the *ITE Trip Generation Manual, 12th Edition*, the data collection for the Synagogue land use was collected during Yom Kippur, which is a Jewish holiday that includes special services and additional activities at a Synagogue over the normal day-to-day operations of the Synagogue. On a normal day-to-day basis, the Synagogue has a lightly-attended morning service (~10 persons in attendance) and 3-4 staff members throughout the day with no evening activities. Thus, on a day-to-day basis, the AM peak hour would most likely include up to 5 vehicles leaving the morning service with 4 staff members arriving (for a total of 9 AM trips) and the PM peak hour would most likely include 4 staff members leaving (for a total of 4 PM trips).

Table 3 summarizes the trip generation estimate based on the synagogue's expected day-to-day operations. Under this operating condition, the AM peak-hour net new trips would be reduced from 51 to 33 trips, and the PM peak hour would result in a net reduction of 17 trips. For a conservative analysis, the traffic operations analysis presented in this report is based on the ITE trip generation rates shown in **Table 2**.

Table 3: Project Trip Generation – Adjusted for Typical Synagogue Operation

Land Use Type	ITE Code	Intensity	Daily	AM Peak-Hour Trips			PM Peak-Hour Trips		
				In	Out	Total	In	Out	Total
Multi-Family Residential	**220**	35 DU	217	6	19	25	15	9	24
Sub Total - Vested Trips			**217**	**6**	**19**	**25**	**15**	**9**	**24**
Single Family Residential- Attached	215	5 DU	36	1	1	2	2	1	3
Day Care Center	565	60 STU	227	25	22	47	--	--	--
Synagogue	561	11.32 KSF	NA*	4	5	9	4	0	4
Sub Total – New Development Trips			**263**	**30**	**28**	**58**	**6**	**1**	**7**
Net New Trips			46	24	9	33	-9	-8	-17

TRIP DISTRIBUTION AND ASSIGNMENT

The project trip distribution was determined using the Central Florida Regional Planning Model (CFRPM), and local traffic patterns. **Figure 4** shows the projected distribution of project trips throughout the roadway network and project trip distribution at the driveways, with raw model output in **Appendix F**.

PROJECTED TRAFFIC VOLUMES

The project is anticipated to be completed in 2028. Total project traffic volumes at the intersections were calculated by projecting the 2026 existing volume to 2028 background traffic using a 5.0% annual growth rate, which was estimated after reviewing historical AADT within the study area, as documented in the study methodology. Projected development-generated trips were added to the projected background traffic to determine future build traffic volume. As trips to and from the existing apartment use cannot be easily identified due to street parking, no reduction to the background traffic was assumed for the existing traffic that would be removed by the replacement of the apartments with the proposed development, which provides a conservatively high estimate of future volumes at the study intersections.

Figure 5 illustrates the projected volumes for the AM peak hour and PM peak hour in the background conditions and **Figure 6** illustrates the projected volumes for the AM peak hour and PM peak hour in the build conditions. A detailed intersection volume projection worksheet is included in **Appendix G**.

Figure 4: Project Trip Distribution

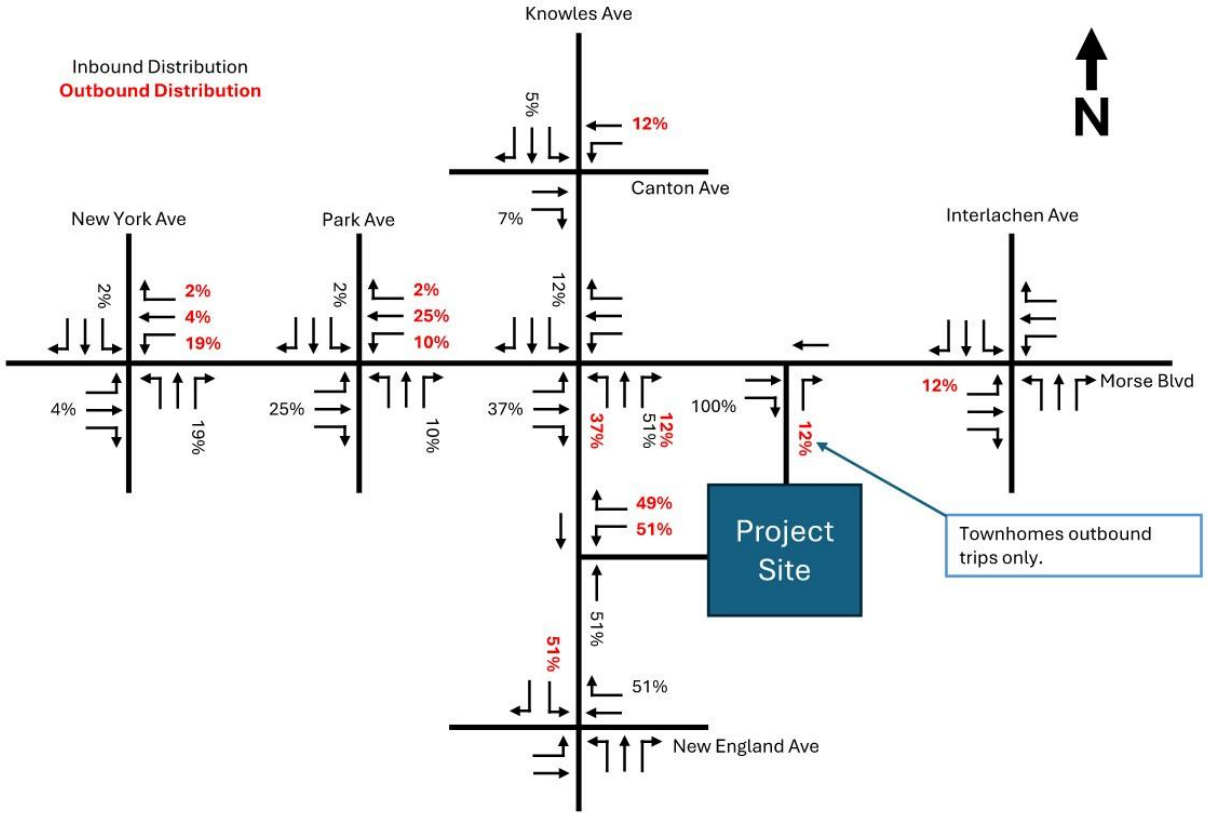


Figure 5: 2028 Background Peak Hour Intersection Volumes

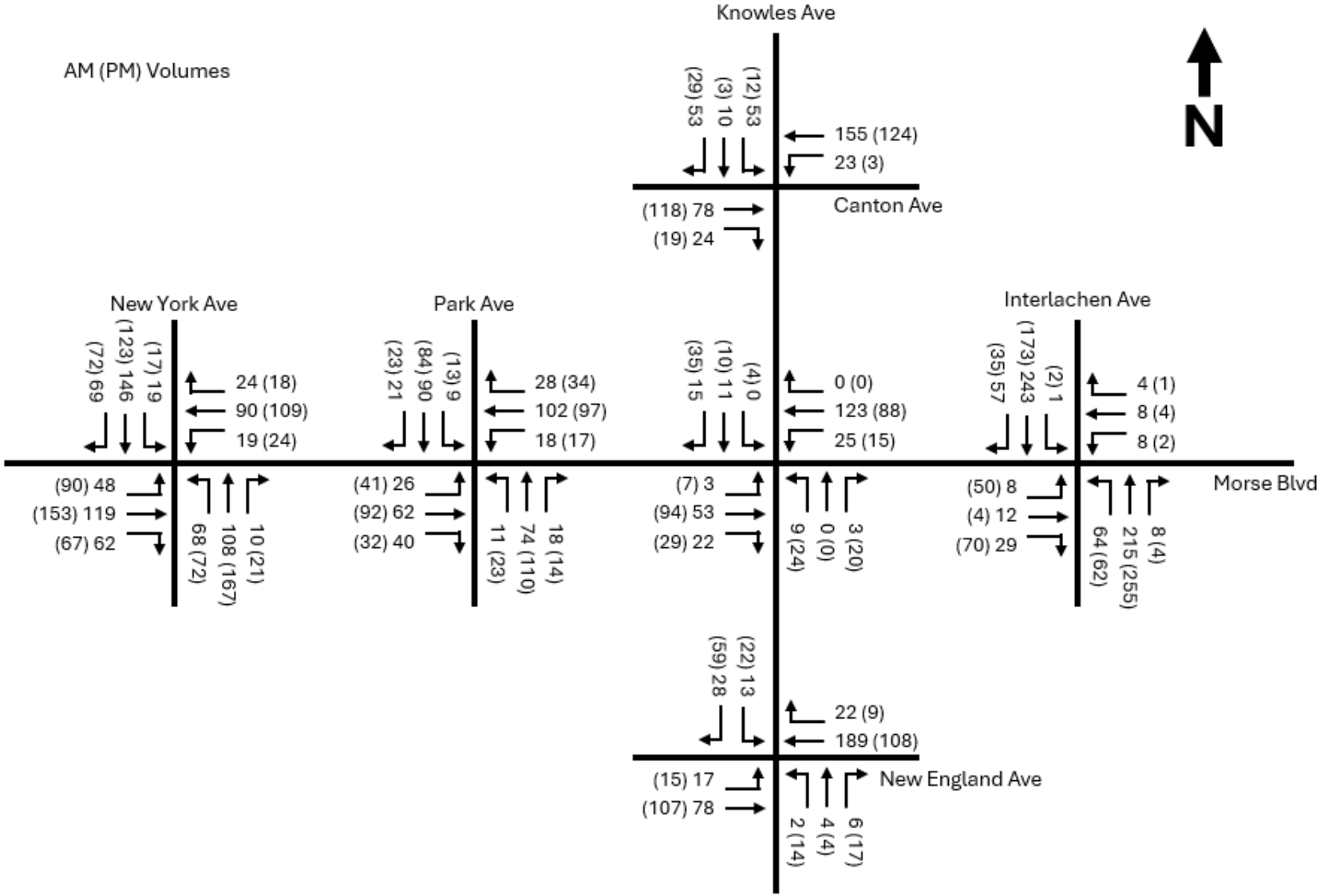
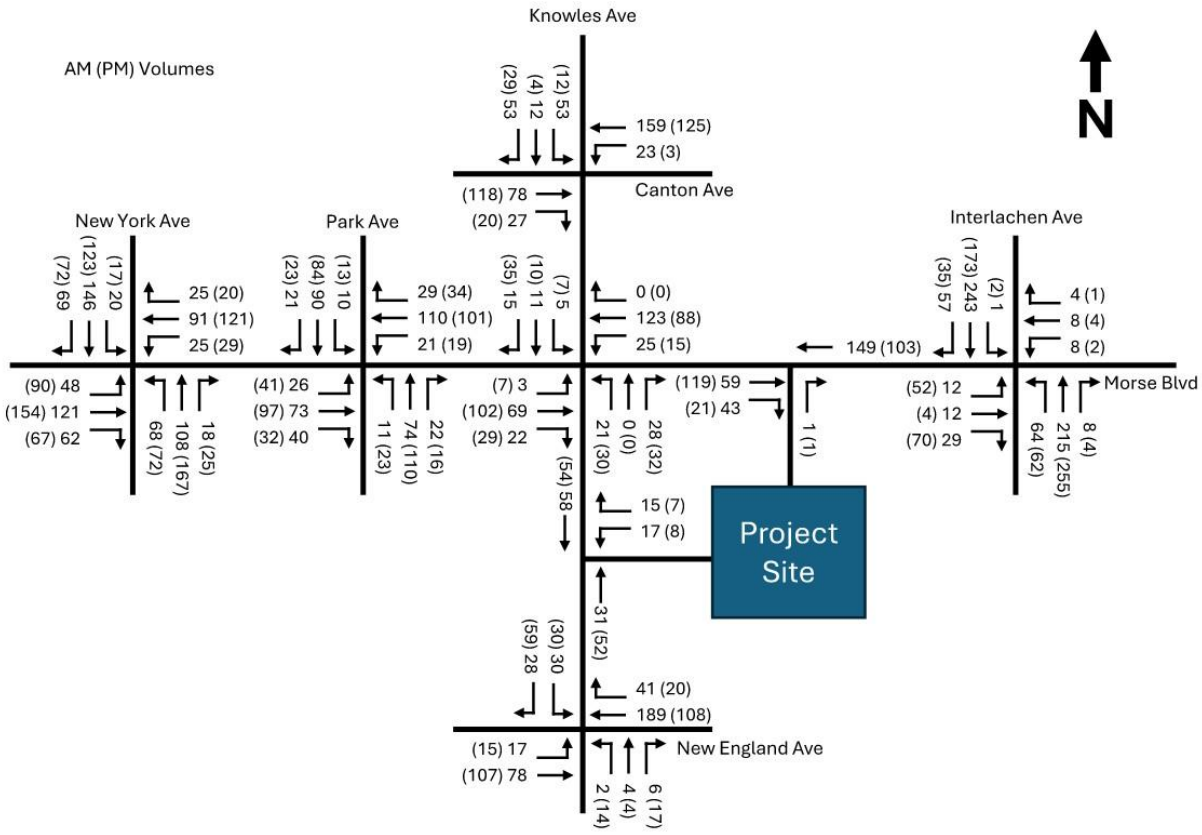


Figure 6: 2028 Build Peak Hour Intersection Volumes





Section 4
Future Conditions

FUTURE CONDITIONS

BUILDOUT INTERSECTION CAPACITY ANALYSIS

Future intersection capacity analysis was performed using the projected buildout traffic volumes presented in the previous section (**Figure 5** and **Figure 6**). The analysis was completed with Synchro software in accordance with the methodologies of the Highway Capacity Manual (HCM). Evaluations were conducted for the 2028 Buildout scenario, with the results summarized in **Table 4** and **Table 5**, respectively.

All study intersections are projected to continue to operate adequately at LOS A/B and within their capacity for both future no-buildout and buildout scenarios. The addition of project traffic has a de minimis impact on the delays in the study area, with no approach increasing in delay more than 0.5 seconds per vehicle.

The detailed HCM worksheets for 2028 No-Build and 2028 Buildout results are included in **Appendix H** and **Appendix I**, respectively.

Table 4: 2028 No-Build Intersection Capacity Analysis

Intersection	Traffic Control	All Movements	AM			PM		
			V/C Ratio	Delay (sec)	LOS	V/C Ratio	Delay (sec)	LOS
N Knowles Ave / E Canton Ave	Two-way Stop	EBT	-	-	-	-	-	-
		WBL	0.00	7.6	A	0.00	7.6	A
		SBT	0.31	13.6	B	0.07	10.0	B
N Interlachen Ave / E Morse Blvd	All-way Stop	EBT	0.08	8.6	A	0.24	9.9	A
		WBT	0.04	8.7	A	0.02	8.9	A
		NBT	0.42	10.7	B	0.55	13.3	B
		SBT	0.42	10.6	B	0.36	10.4	B
		Overall	-	10.4	B	-	11.7	B
N Knowles Ave / E Morse Blvd	Two-way Stop	EBL	0.00	7.6	A	0.01	7.5	A
		WBL	0.03	7.5	A	0.01	7.6	A
		NBT	0.03	11.6	B	0.08	11.0	B
		SBT	0.06	10.9	B	0.08	10.3	B
N Park Ave / E Morse Blvd	Signalized	EBT	0.19	12.0	B	0.21	12.2	B
		WBT	0.25	12.5	B	0.20	12.0	B
		NBT	0.16	11.8	B	0.19	12.0	B
		SBT	0.19	12.0	B	0.15	11.6	B
		Overall	-	12.1	B	-	12.0	B
N New York Ave / W Morse Blvd	All-way Stop	EBT	0.39	11.9	B	0.52	14.6	B
		WBT	0.24	10.4	B	0.30	11.5	B
		NBT	0.34	11.7	B	0.46	13.9	B
		SBT	0.40	11.7	B	0.36	12.0	B
		Overall	-	11.5	B	-	13.3	B
S Knowles Ave / E New England Ave	Two-way Stop	EBL	0.02	7.9	A	0.01	7.6	A
		WBT	-	-	-	-	-	-
		NBT	0.02	10.5	B	0.06	10.4	B
		SBT	0.07	10.6	B	0.13	10.5	B

Table 5: 2028 Build-out Intersection Capacity Analysis

Intersection	Traffic Control	All Movements	AM			PM		
			V/C Ratio	Delay (sec)	LOS	V/C Ratio	Delay (sec)	LOS
N Knowles Ave / E Canton Ave	Two-way Stop	EBT	-	-	-	-	-	-
		WBL	0.03	7.7	A	0.00	7.6	A
		SBT	0.32	13.8	B	0.07	10.1	B
N Interlachen Ave / E Morse Blvd	All-way Stop	EBT	0.09	8.7	A	0.24	9.9	A
		WBT	0.04	8.7	A	0.02	8.9	A
		NBT	0.42	10.8	B	0.55	13.3	B
		SBT	0.43	10.6	B	0.36	10.5	B
		Overall	-	10.5	B	-	11.7	B
N Knowles Ave / E Morse Blvd	Two-way Stop	EBL	0.00	7.6	A	0.01	7.4	A
		WBL	0.03	7.6	A	0.01	7.5	A
		NBT	0.11	11.2	B	0.10	10.5	B
		SBT	0.08	11.3	B	0.08	9.9	B
N Park Ave / E Morse Blvd	Signalized	EBT	0.21	12.1	B	0.22	12.2	B
		WBT	0.29	12.7	B	0.21	12.1	B
		NBT	0.17	11.8	B	0.20	12.0	B
		SBT	0.19	12.0	B	0.15	11.6	B
		Overall	-	12.2	B	-	12.0	B
N New York Ave / W Morse Blvd	All-way Stop	EBT	0.40	12.1	B	0.52	14.7	B
		WBT	0.26	10.7	B	0.30	11.6	B
		NBT	0.36	11.9	B	0.47	14.1	B
		SBT	0.40	11.9	B	0.37	12.1	B
		Overall	-	11.7	B	-	13.4	B
S Knowles Ave / E New England Ave	Two-way Stop	EBL	0.02	7.9	A	0.01	7.7	A
		WBT	-	-	-	-	-	-
		NBT	0.02	10.6	B	0.06	10.4	B
		SBT	0.10	11.4	B	0.14	10.8	B
Morse Blvd / Access 1	Two-way Stop	EBT	-	-	-	-	-	-
		WBT	-	-	-	-	-	-
		NBR	0.01	9.9	A	0.01	11.4	B
Knowles Ave / Access 2	Two-way Stop	WBL	0.17	10.9	B	0.09	10.9	B
		NBT	-	-	-	-	-	-
		SBT	-	-	-	-	-	-



Section 5
Conclusions

CONCLUSIONS

Kittelson & Associates, Inc. completed a Traffic Impact Study for the proposed El Cortez redevelopment in the City of Winter Park, Florida. The project site is located at the southeast corner of Morse Boulevard and Knowles Avenue. The study evaluated potential traffic impacts to the surrounding transportation network based on a projected 2028 buildout year.

Trip Generation

- Based on the ITE Trip Generation Manual, 12th Edition, the proposed redevelopment is projected to generate 263 total daily trips, including 76 AM peak-hour trips and 36 PM peak-hour trips. Compared with the vested residential use, this represents a net increase of 46 daily trips, 51 AM peak-hour trips, and 12 PM peak-hour trips.

- The ITE Synagogue rates are based on Yom Kippur conditions, a Jewish holiday, which represent a higher-attendance scenario than typical day-to-day operations. Under typical operations, the redevelopment is expected to generate fewer peak-hour trips, the AM peak-hour net new trips would be reduced from 51 to 33 trips, and the PM peak hour would result zero additional trips when compared to the vested residential trips.

Proposed Access

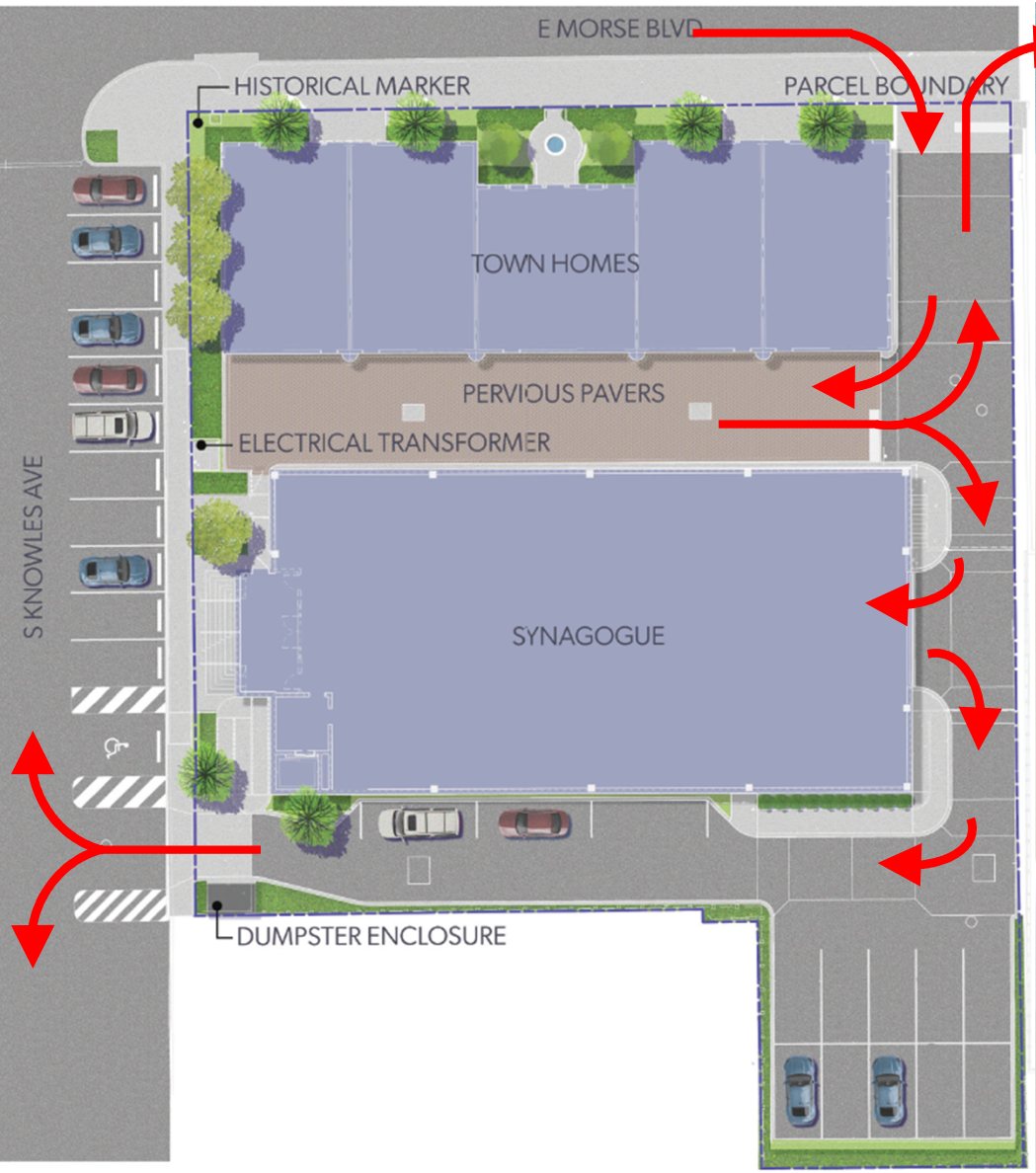
- The proposed site will have a right-in, right-out driveway on Morse Boulevard and an outbound-only driveway on Knowles Avenue.

Intersection Capacity Analysis

- The intersections in the study area all operate at LOS B or better in the existing, background, and build conditions.
- The proposed development has a de minimis impact on the intersections in the study area, with the average delay per vehicle increasing by no more than 0.5 seconds/vehicle on any approach.

Based on the results of the analysis, the proposed project is not anticipated to impact the operations of the surroudning roadway network.

Appendix A: Preliminary Site Plan



El Cortez Redevelopment
Proposed Site Plan

Access

- Morse Blvd – Right in Right Out
  - Median blocking left turns
- One Way around internal drive
- Synagogue parking garage on east side
- Knowles Ave – Exit Only

Appendix B: TIA Methodology

KITTELSON & ASSOCIATES

225 East Robinson Street, Suite 355
Orlando, FL 32801
P 813.540.0555

MEMORANDUM

Date: April 18, 2026 Project #: 33321

To: Development Review
Winter Park
412 SE 25th Avenue
Ocala, FL 34471

From: Stephanie Shealey, P.E., Emmanuel Masindoki, P.E., Dario Gonzalez
225 E Robinson Street, Suite 355
Orlando, FL 32801

CC: Kok Wan Mah, P.E.

Project: El Cortez Redevelopment Project

Subject: Proposed Methodology for El Cortez TIA

PURPOSE AND PROJECT DESCRIPTION

This technical memorandum provides a recommended Transportation Impact Assessment (TIA) methodology for the proposed El Cortez Redevelopment Project. The approximately 0.61-acre site consists of parcel 07-22-30-8776-00-120 and is located on the east side of S Knowles Avenue, south of E Morse Boulevard in Winter Park, Florida. The project location is shown in **Figure 1**.

Update 35 units reflected in TIA report

The proposed redevelopment will remove the existing 38 multi-family residential units and construct five townhomes and a synagogue on the existing site. The synagogue will be used for religious services and will host a daycare. Based upon the generated project trips, a Level 2 Transportation Impact Assessment (TIA) will be conducted per City of Winter Park Code of Ordinances, Chapter 58, Article III, Section 58-90-Conditional Uses.

The development will be constructed in a single phase with an anticipated buildout year of 2028. Access to the development will be provided via two access driveways: one right-in/right-out access on E Morse Boulevard and one outbound access on S Knowles Avenue. These access points are depicted in the site plan included in **Figure 2**.

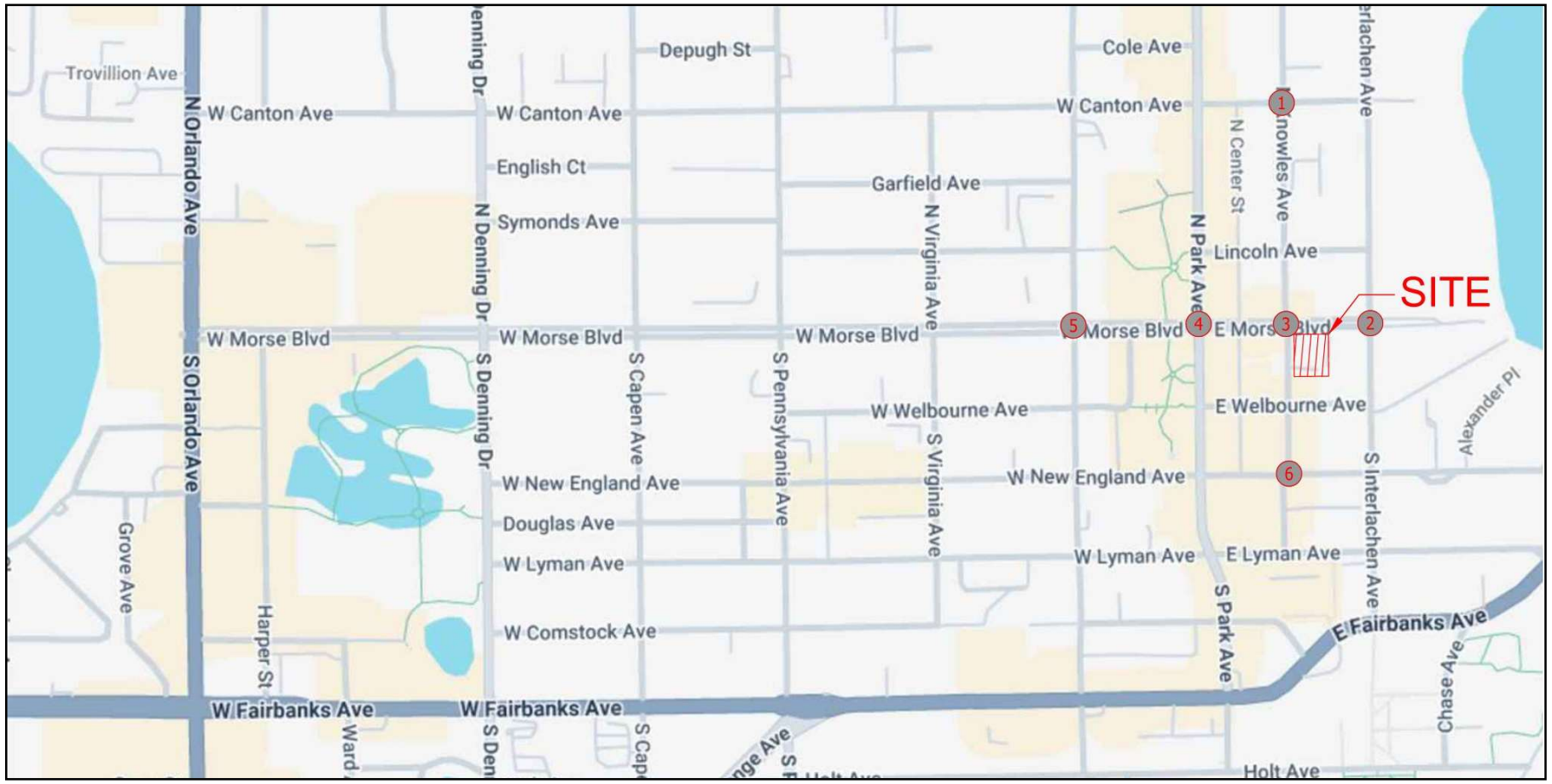
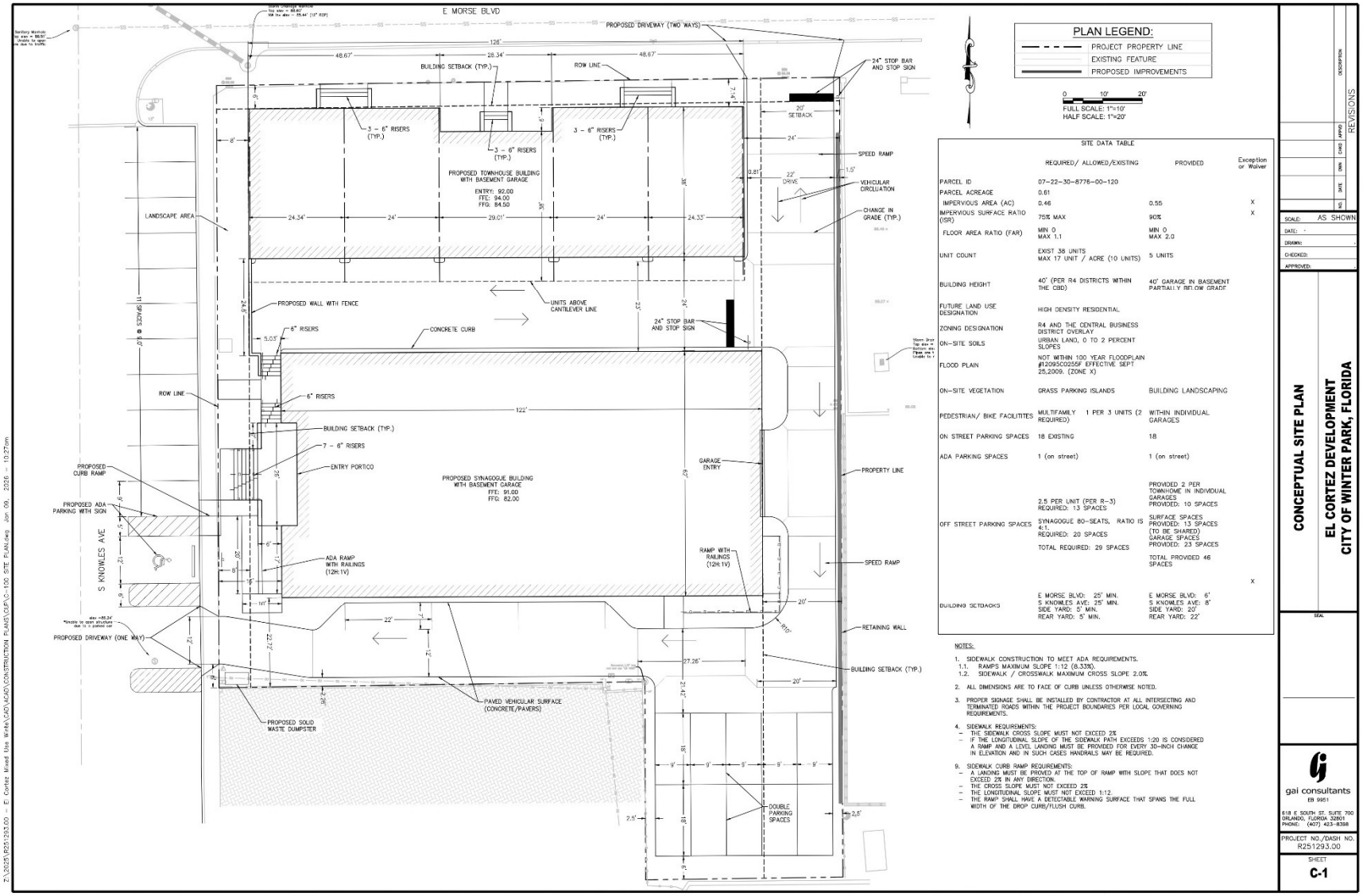


Figure 1. Project Location



SITE DATA TABLE

	REQUIRED/ ALLOWED/EXISTING	PROVIDED	Exception or Waiver
PARCEL ID	07-22-30-8776-00-120		
PARCEL ACREAGE	0.61		
IMPERVIOUS AREA (AC)	0.46	0.55	X
IMPERVIOUS SURFACE RATIO (ISR)	75% MAX	90%	X
FLOOR AREA RATIO (FAR)	MIN 0 MAX 1.1	MIN 0 MAX 2.0	
UNIT COUNT	EXIST 36 UNITS MAX 17 UNIT / ACRE (10 UNITS)	5 UNITS	
BUILDING HEIGHT	40' (PER R4 DISTRICTS WITHIN THE CBD)	40' GARAGE IN BASEMENT PARTIALLY BELOW GRADE	
FUTURE LAND USE DESIGNATION	HIGH DENSITY RESIDENTIAL		
ZONING DESIGNATION	R4 AND THE CENTRAL BUSINESS DISTRICT OVERLAY		
ON-SITE SOILS	URBAN LAND, 0 TO 2 PERCENT SLOPES		
FLOOD PLAIN	NOT WITHIN 100 YEAR FLOODPLAIN #12095C0255F EFFECTIVE SEPT 25,2009. (ZONE X)		
ON-SITE VEGETATION	GRASS PARKING ISLANDS	BUILDING LANDSCAPING	
PEDESTRIAN/ BIKE FACILITIES	MULTIFAMILY 1 PER 3 UNITS (2 REQUIRED)	WITHIN INDIVIDUAL GARAGES	
ON STREET PARKING SPACES	18 EXISTING	18	
ADA PARKING SPACES	1 (on street)	1 (on street)	
OFF STREET PARKING SPACES	2.5 PER UNIT (PER R-3) REQUIRED: 13 SPACES SYNAGOGUE 80-SEATS, RATIO IS 4:1, REQUIRED: 20 SPACES TOTAL REQUIRED: 29 SPACES	PROVIDED 2 PER TOWNHOME IN INDIVIDUAL GARAGES PROVIDED: 10 SPACES SURFACE SPACES PROVIDED: 13 SPACES (TO BE SHARED) GARAGE SPACES PROVIDED: 23 SPACES TOTAL PROVIDED 46 SPACES	X
BUILDING SETBACKS	E MORSE BLVD: 25' MIN. S KNOWLES AVE: 25' MIN. SIDE YARD: 5' MIN. REAR YARD: 5' MIN.	E MORSE BLVD: 6' S KNOWLES AVE: 8' SIDE YARD: 20' REAR YARD: 22'	

NOTES:

1. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
   1.1. RAMPS MAXIMUM SLOPE 1:12 (8.33%).
   1.2. SIDEWALK / CROSSWALK MAXIMUM CROSS SLOPE 2.0%
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. PROPER SIGNAGE SHALL BE INSTALLED BY CONTRACTOR AT ALL INTERSECTING AND TERMINATED ROADS WITHIN THE PROJECT BOUNDARIES PER LOCAL GOVERNING REQUIREMENTS.
4. SIDEWALK REQUIREMENTS:
   - THE SIDEWALK CROSS SLOPE MUST NOT EXCEED 2%
   - IF THE LONGITUDINAL SLOPE OF THE SIDEWALK PATH EXCEEDS 1:20 IS CONSIDERED A RAMP AND A LEVEL LANDING MUST BE PROVIDED FOR EVERY 30-INCH CHANGE IN ELEVATION AND IN SUCH CASES HANDRAILS MAY BE REQUIRED.
9. SIDEWALK CURB RAMP REQUIREMENTS:
   - A LANDING MUST BE PROVED AT THE TOP OF RAMP WITH SLOPE THAT DOES NOT EXCEED 2% IN ANY DIRECTION.
   - THE CROSS SLOPE MUST NOT EXCEED 2%
   - THE LONGITUDINAL SLOPE MUST NOT EXCEED 1:12.
   - THE RAMP SHALL HAVE A DETECTABLE WARNING SURFACE THAT SPANS THE FULL WIDTH OF THE DROP CURB/FLUSH CURB.

REVISIONS

NO.	DATE	DRN	CHKD	APPVD	DESCRIPTION

SCALE: AS SHOWN
DATE:
DRAWN:
CHECKED:
APPROVED:

CONCEPTUAL SITE PLAN
EL CORTEZ DEVELOPMENT
CITY OF WINTER PARK, FLORIDA

SEAL

gai consultants
EB 9951
618 E SOUTH ST, SUITE 700
ORLANDO, FLORIDA 32801
PHONE: (407) 423-8398

PROJECT NO./DASH NO.
R251293.00

SHEET
C-1

Z:\2025\R251293.00 - E. Cortez Mixed Use W-H\CAD\ACAD\CONSTRUCTION PLANS\CUP\C-100 SITE PLAN.dwg Jan 09, 2026 - 10:27am

Figure 2: Site Plan

TRIP GENERATION

The trip generation analysis was conducted using information published by the Institute of Transportation Engineers (ITE) *Trip Generation (12th Edition)*. **Table 1** summarizes the resulting trip generation analysis. The ITE trip generation information sheets are included in the **Attachments**.

Table 1: Trip Generation

Land Use Type	ITE Code	Intensity	Daily	AM Peak-Hour Trips			PM Peak-Hour Trips		
				In	Out	Total	In	Out	Total
Multi-Family Residential	**220**	38 DU	236	6	20	26	16	10	26
Sub Total - Vested Trips			**236**	**6**	**20**	**26**	**16**	**10**	**26**
Single Family Residential- Attached	215	5 DU	36	1	1	2	2	1	3
Day Care Center	565	60 STU	227	25	22	47	--	--	--
Synagogue	561	23.2 KSF	NA*	35	21	56	39	29	68
Sub Total – New Development Trips			**263**	**84**	**46**	**105**	**41**	**30**	**71**
Net New External Trips			27	78	26	79	25	20	45

Source: *ITE Trip Generation, 12th Edition; Fitted curves were used when r-squared > 0.75*
** = Daily trips not reported for Synagogue – ITE Code 561*

In *ITE Trip Generation 12*, Synagogue (ITE Code 561) reports the most likely trip generation for synagogues during Friday services at sunset. At this time, the day care is not expected to generate additional trips as per *Description of Activities and Hours of Operation* in the Appendix. Vested trips were subtracted from the proposed development to produce net new external trips. The redevelopment will generate 27 new net external daily trips of which 79 trips occur during the AM peak hour and 45 trips occur during the PM peak hour. This study will follow City guidelines defining a Level 2 traffic study appropriate for proposed developments generating between 26 and 100 peak hour trips.

STUDY AREA DETERMINATION

The study intersections depicted in Figure 3 were identified by City staff. Project trips were calculated using trips generated by the proposed development and net new external trips will be assigned to the roadway network according to trip distribution nearest the study intersections.

Counts from the intersection turning movements will be used to develop existing baseline volumes and will be used to adjust traffic distributions wherever necessary.

Study Intersections:

1. Knowles Avenue & Canton Avenue (unsignalized)
2. Morse Boulevard & Interlachen Avenue (unsignalized)
3. Morse Boulevard & Knowles Avenue(unsignalized)
4. Morse Boulevard & Park Avenue (signalized)
5. Morse Boulevard & New York Avenue (unsignalized)
6. Knowles Avenue & New England Avenue (unsignalized)

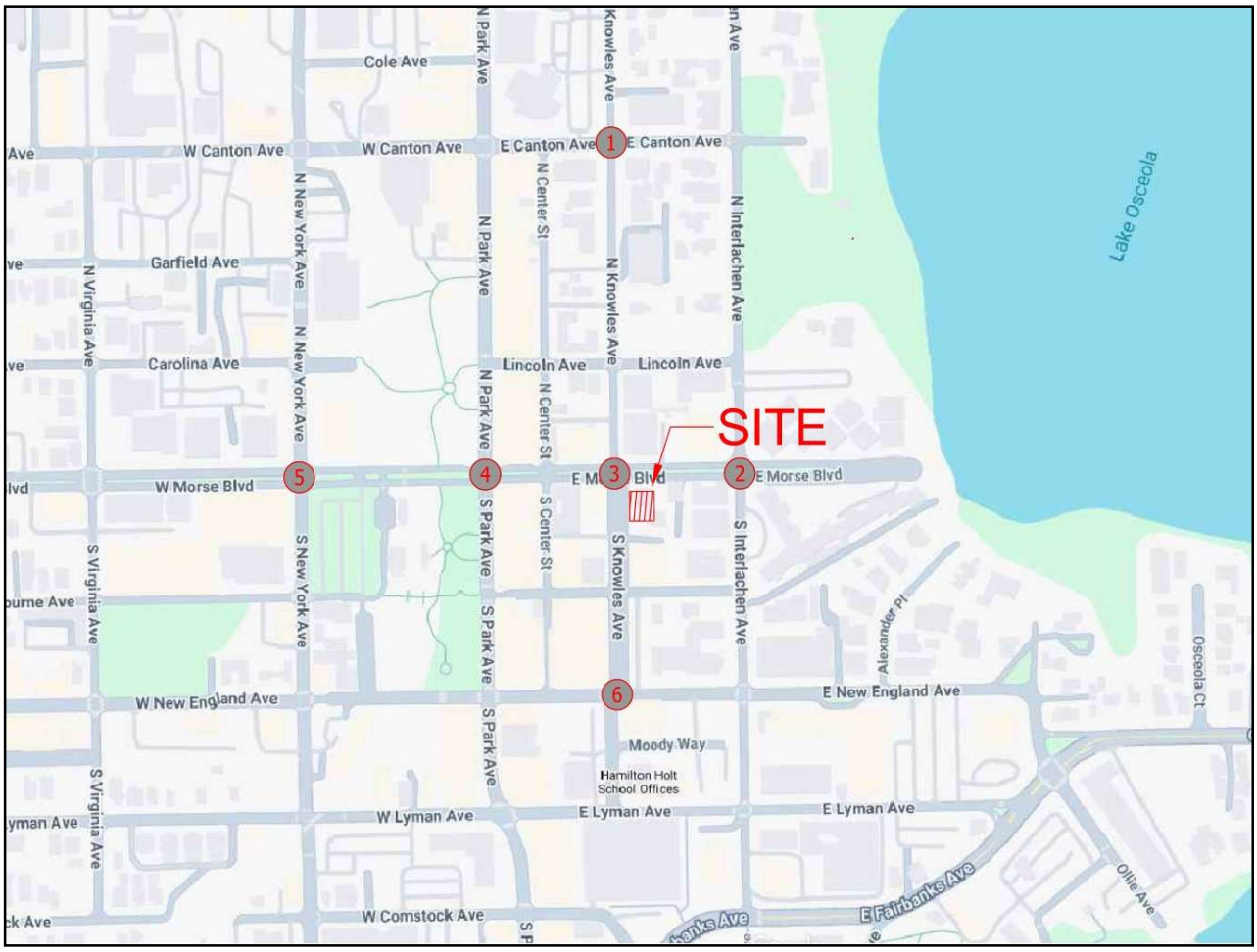


Figure 3: Study Intersections

TRIP DISTRIBUTION AND ASSIGNMENT

The project trip distribution and assignment were estimated based on a select zone analysis using the Central Florida Regional Planning Model, Version 7, project driveway distribution, and collected counts at study intersections to define local traffic patterns. Model distributions for the future year are included in Figure 4 **.** These may be modified to reflect collected counts. The detailed model plots are included in **Attachments.**



Figure 4: Trip Distribution and Assignment

PLANNED AND PROGRAMMED IMPROVEMENTS

The City of Winter Park Transportation Master Plan lists a roadway Complete Streets reconfiguration/streetscape project planned along Morse Blvd from US 17/92 to New York Avenue. Dedicated construction funding for this project was not found in the Strategic Capital Plan (FY 2026-2023). No capacity improvements will be assumed for this transportation study.

FUTURE VOLUMES BUILDOUT (2028)

Traffic counts will be collected at the study intersections, including heavy vehicle percentages. The countywide seasonal factor for counts collected between April 7, 2024 and April 13, 2024 is 0.97. The collected counts will not be seasonally adjusted for seasonal factors below 1.0.

Future background traffic volumes will be calculated by using a weighted average annual growth of 5.0%. Orange County Traffic Count data from stations near the study area inform the growth rate determination in **Table 2** . These provide annual average daily traffic (AADT) data from 2020 to 2024, the annual growth, averaged annual growth and the weighted average annual growth. All stations show substantial growth occurring between 2020, and 2021 but the reason for this increase is unknown. The recommended annual growth rate for this study is 5.0%.

Table 2: Growth Rate Determination

Year / Count Station	7131 - Park Ave North of Webster	396 - Fairbanks Ave East of Orange Ave	5077- Fairbanks Ave West of Aloma Ave
2020	3,554	33,215	32,060
2021	4,701	38,636	39,459
2022	4,702	35,466	36,747
2023	4,556	36,824	38,826
2024	4,796	37,764	40,608
Annual Growth	8.74%	3.42%	6.67%
		Average	6.28%
		Weighted Average	5.28%
		Annual Growth Rate Used	**5.00%**

FUTURE CONDITIONS OPERATIONAL ANALYSIS

The Traffic Impact Study will provide an analysis of weekday AM and PM peak hour traffic operations at study intersections for Future Background and Buildout conditions. HCM 7th Edition methodology included in Synchro 12 software will be used for intersection operational analyses. The intersection operational analyses will include an assessment of overall intersection delay and level of service (LOS), as well as queues, delays, and LOS by movement, for the study intersections.

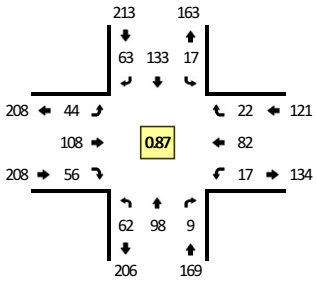
For intersections found to be operating deficiently due to the addition of project trips, recommendations will be provided to mitigate deficiencies.

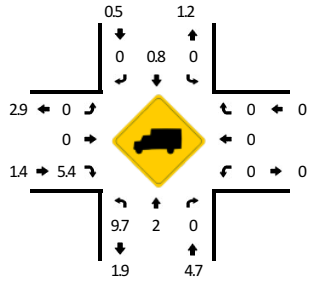
Appendix C: Raw Turning Movement Counts

Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

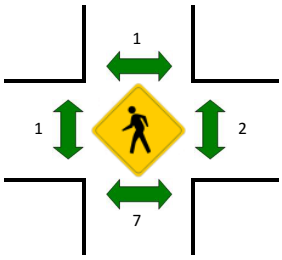
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CITY/STATE: Winter Park, FL | **DATE:** Tue, Apr 7 2026

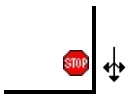
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Peak 15-Min: 8:45 AM -- 9:00 AM

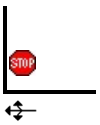


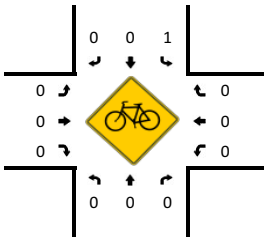


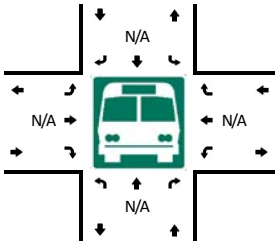
TRUE DATA TO IMPROVE MOBILITY

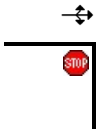


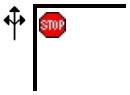


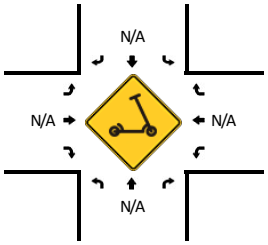












R* = RTOR

15-Min Count Period Beginning At	N New York Ave (Northbound)					N New York Ave (Southbound)					W Morse Blvd (Eastbound)					W Morse Blvd (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
7:00 AM	1	18	0	0	0	3	10	8	0	0	3	6	8	0	0	0	6	1	0	0	64	
7:15 AM	8	16	1	0	0	1	15	4	0	0	7	13	4	0	0	2	9	2	0	0	82	
7:30 AM	9	17	1	0	0	3	23	10	0	0	6	15	7	0	0	0	7	3	0	0	101	
7:45 AM	11	26	2	0	0	1	28	15	0	0	16	32	15	0	0	3	17	2	0	0	168	415
8:00 AM	11	17	1	0	0	5	29	20	0	0	8	24	14	0	0	4	22	6	0	0	161	512
8:15 AM	22	24	3	0	0	4	30	11	0	0	13	21	12	1	0	3	20	8	0	0	172	602
8:30 AM	15	29	2	0	0	4	41	14	0	0	8	26	16	0	0	0	18	1	0	0	174	675
8:45 AM	14	28	3	0	0	4	33	18	0	0	14	37	14	0	0	10	22	7	0	0	204	711

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	56	112	12	0	0	16	132	72	0	0	56	148	56	0	0	40	88	28	0	0	816
Heavy Trucks	8	0	0			0	0	0			0	0	0			0	0	0			8
Buses																					
Pedestrians		4					0					4					4				12
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

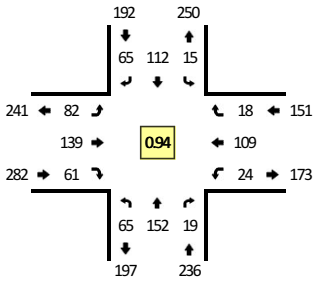
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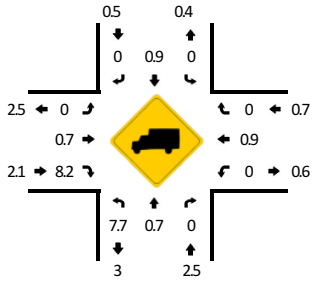
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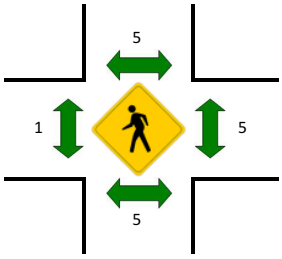
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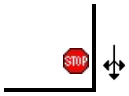
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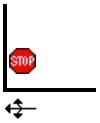
Peak-Hour: 4:30 PM -- 5:30 PM
Peak 15-Min: 5:00 PM -- 5:15 PM

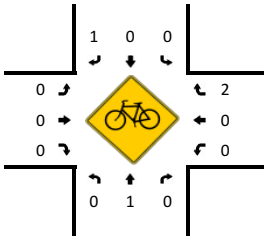


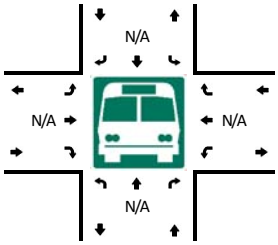


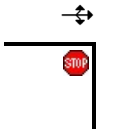


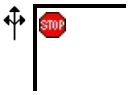


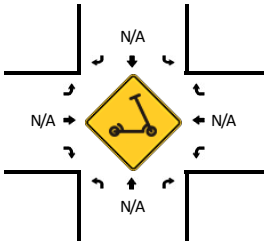












R* = RTOR

15-Min Count Period Beginning At	N New York Ave (Northbound)					N New York Ave (Southbound)					W Morse Blvd (Eastbound)					W Morse Blvd (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	13	52	7	0	0	0	27	21	0	0	10	32	19	1	0	5	25	9	0	0	221	
4:15 PM	7	43	5	0	0	3	28	12	0	0	16	25	20	0	0	3	29	4	0	0	195	
4:30 PM	17	36	7	0	0	3	22	9	0	0	17	37	12	1	0	3	21	7	0	0	192	
4:45 PM	12	37	4	0	0	3	32	25	0	0	18	34	21	0	0	6	30	5	0	0	227	835
5:00 PM	13	47	3	0	0	3	35	15	0	0	20	33	9	0	0	8	39	4	0	0	229	843
5:15 PM	23	32	5	0	0	6	23	16	0	0	25	35	19	1	0	7	19	2	0	0	213	861
5:30 PM	13	36	12	0	0	1	29	14	0	0	13	28	14	0	0	0	20	8	0	0	188	857
5:45 PM	9	28	3	0	0	1	24	7	0	0	15	36	7	0	0	1	22	2	0	0	155	785

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	52	188	12	0	0	12	140	60	0	0	80	132	36	0	0	32	156	16	0	0	916
Heavy Trucks	0	4	0			0	0	0			0	0	4			0	0	0			8
Buses																					
Pedestrians		4					4					0					0				8
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

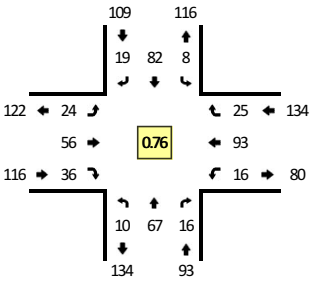
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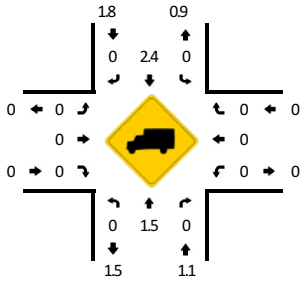
Report generated on 4/10/2026 6:27 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

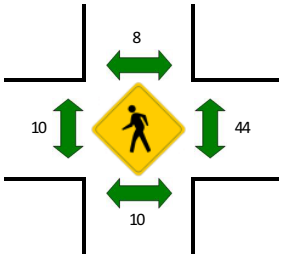
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

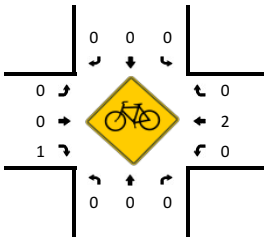
LOCATION: N Park Ave -- E Morse Blvd | **QC JOB #:** 17545003
CITY/STATE: Winter Park, FL | **DATE:** Tue, Apr 7 2026

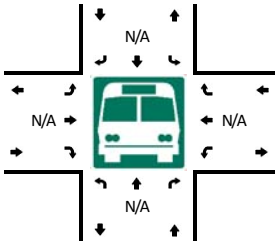
Peak-Hour: 8:00 AM -- 9:00 AM
Peak 15-Min: 8:45 AM -- 9:00 AM

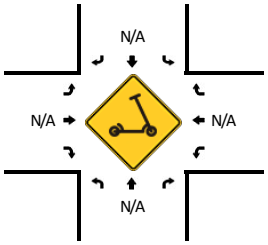












R* = RTOR

15-Min Count Period Beginning At	N Park Ave (Northbound)					N Park Ave (Southbound)					E Morse Blvd (Eastbound)					E Morse Blvd (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
7:00 AM	1	10	2	0	0	4	1	0	0	0	3	4	1	0	0	1	6	1	0	1	35	
7:15 AM	2	10	2	0	0	0	4	0	0	2	2	5	5	0	1	2	10	3	0	0	48	
7:30 AM	0	11	2	0	1	1	7	2	0	1	6	9	2	0	1	3	9	2	0	0	57	
7:45 AM	6	23	2	0	1	0	19	1	0	2	9	11	7	0	2	5	12	4	0	0	104	244
8:00 AM	2	16	0	0	1	2	29	4	0	1	6	12	5	0	1	4	22	6	0	0	111	320
8:15 AM	1	12	1	0	0	1	14	4	0	3	8	9	7	0	2	2	24	3	0	0	91	363
8:30 AM	4	22	3	0	1	4	19	2	0	1	6	18	1	0	1	1	16	2	0	0	101	407
8:45 AM	3	17	8	0	2	1	20	3	0	1	4	17	8	0	11	9	31	13	0	1	149	452

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	12	68	40	0	8	4	80	16	0	4	16	68	76	0	44	36	124	56	0	4	656
Heavy Trucks	0	0	0			0	4	0			0	0	0			0	0	0			4
Buses																					
Pedestrians		12					12					16					36				76
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments:

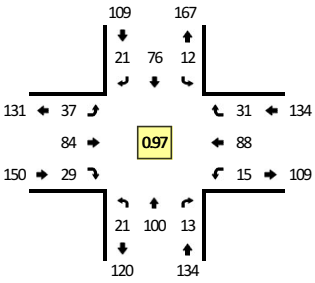
Report generated on 4/10/2026 6:27 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

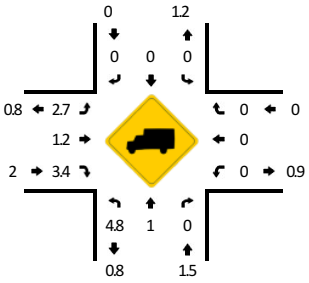
LOCATION: N Park Ave -- E Morse Blvd
CITY/STATE: Winter Park, FL

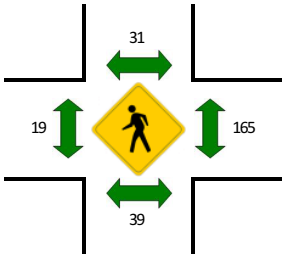
QC JOB #: 17545004
DATE: Tue, Apr 7 2026

Peak-Hour: 4:15 PM -- 5:15 PM
Peak 15-Min: 5:00 PM -- 5:15 PM

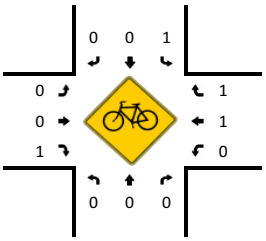


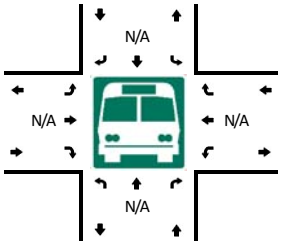
TRUE DATA TO IMPROVE MOBILITY



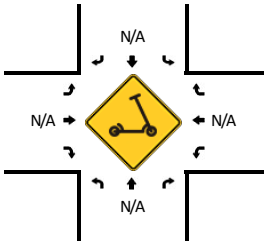












R* = RTOR

15-Min Count Period Beginning At	N Park Ave (Northbound)					N Park Ave (Southbound)					E Morse Blvd (Eastbound)					E Morse Blvd (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	3	25	1	0	0	1	10	3	0	1	13	18	5	0	1	3	22	8	0	3	117	
4:15 PM	4	37	1	0	0	3	22	1	0	3	7	19	5	0	0	3	20	9	0	0	134	
4:30 PM	4	23	3	0	0	3	15	3	0	3	11	26	6	0	2	2	15	6	0	0	122	
4:45 PM	7	16	2	0	2	2	22	5	0	4	12	22	5	0	5	4	22	5	0	0	135	508
5:00 PM	6	24	4	0	1	4	17	2	0	0	6	17	4	1	2	6	31	11	0	0	136	527
5:15 PM	4	17	2	1	1	1	18	1	0	1	7	27	7	1	5	3	20	6	0	4	126	519
5:30 PM	5	24	4	0	0	3	15	6	0	1	13	16	3	0	5	1	14	7	0	0	117	514
5:45 PM	5	23	4	0	1	1	20	5	0	4	8	26	4	0	3	4	14	4	0	2	128	507

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	24	96	20	0	4	16	68	8	0	0	24	68	24	4	8	24	124	44	0	0	556
Heavy Trucks	0	4	0			0	0	0			0	0	0			0	0	0			4
Buses																					
Pedestrians		76					36					12					156				280
Bicycles	0	0	0			0	0	0			0	0	4			0	0	0			4
Scooters																					

Comments:

Report generated on 4/10/2026 6:27 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

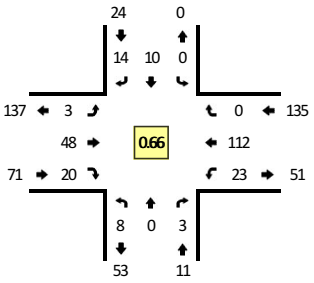
Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

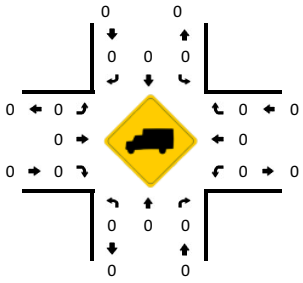
LOCATION: N Knowles Ave -- E Morse Blvd
CITY/STATE: Winter Park, FL

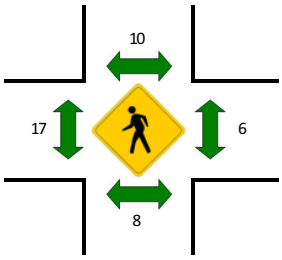
QC JOB #: 17545005
DATE: Tue, Apr 7 2026

Peak-Hour: 8:00 AM -- 9:00 AM
Peak 15-Min: 8:45 AM -- 9:00 AM

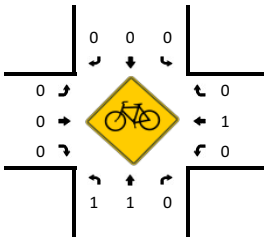


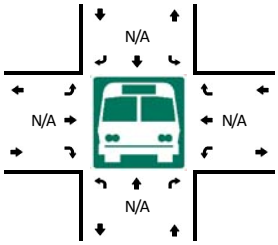




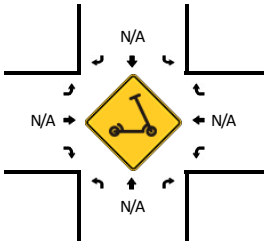












R* = RTOR

15-Min Count Period Beginning At	N Knowles Ave (Northbound)					N Knowles Ave (Southbound)					E Morse Blvd (Eastbound)					E Morse Blvd (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
7:00 AM	0	0	1	0	0	0	0	2	0	0	0	7	0	0	0	2	7	0	0	0	19	
7:15 AM	2	0	0	0	0	0	1	2	0	0	0	5	0	0	0	2	13	0	0	0	25	
7:30 AM	1	0	1	0	0	0	2	1	0	0	0	7	3	0	0	3	8	0	0	0	26	
7:45 AM	1	0	1	0	0	1	6	8	0	0	0	8	3	0	0	1	16	0	0	0	45	115
8:00 AM	0	0	0	0	0	0	2	2	0	0	0	9	5	0	0	2	27	0	0	0	47	143
8:15 AM	3	0	0	0	0	0	3	3	0	0	0	9	2	0	0	4	26	0	0	0	50	168
8:30 AM	2	0	1	0	0	0	2	8	0	0	0	14	7	1	0	7	11	0	0	0	53	195
8:45 AM	3	0	2	0	0	0	3	1	0	0	0	16	6	2	0	10	48	0	0	0	91	241

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	12	0	8	0	0	0	12	4	0	0	0	64	24	8	0	40	192	0	0	0	364
Heavy Trucks	0	0	0			0	0	0			0	0	0			0	0	0			0
Buses																					
Pedestrians		4					4					12					12				32
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments:

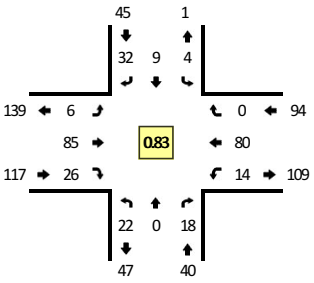
Report generated on 4/10/2026 6:27 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

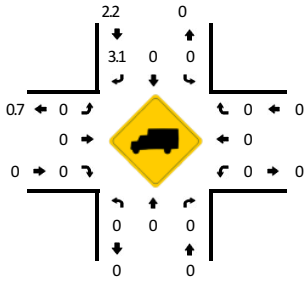
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

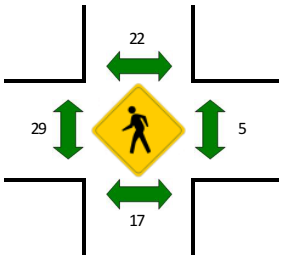
LOCATION: N Knowles Ave -- E Morse Blvd | **QC JOB #:** 17545006
CITY/STATE: Winter Park, FL | **DATE:** Tue, Apr 7 2026

Peak-Hour: 4:30 PM -- 5:30 PM
Peak 15-Min: 5:15 PM -- 5:30 PM

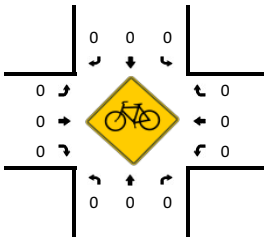


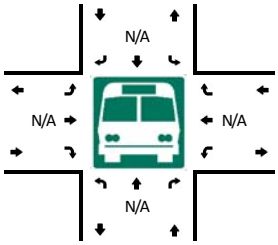




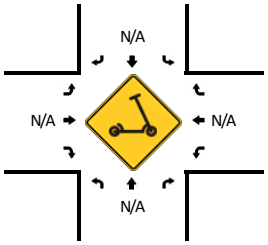












R* = RTOR

15-Min Count Period Beginning At	N Knowles Ave (Northbound)					N Knowles Ave (Southbound)					E Morse Blvd (Eastbound)					E Morse Blvd (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	6	0	4	0	0	0	4	7	0	0	0	10	5	0	0	2	20	0	1	0	59	
4:15 PM	8	0	2	0	0	2	2	7	0	0	0	17	3	2	0	3	17	0	1	0	64	
4:30 PM	3	0	3	0	0	0	3	6	0	0	0	26	5	1	0	2	15	0	0	0	64	
4:45 PM	5	0	1	0	0	0	3	6	0	0	1	18	8	1	0	0	19	0	1	0	63	250
5:00 PM	8	0	8	0	0	2	2	11	0	0	0	14	5	2	0	3	24	0	1	0	80	271
5:15 PM	6	0	6	0	0	2	1	9	0	0	0	27	8	1	0	7	22	0	0	0	89	296
5:30 PM	3	0	4	0	0	1	1	8	0	0	0	23	1	0	0	2	12	0	1	0	56	288
5:45 PM	2	0	4	0	0	1	3	3	0	0	0	22	2	5	0	5	17	0	3	0	67	292

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	24	0	24	0	0	8	4	36	0	0	0	108	32	4	0	28	88	0	0	0	356
Heavy Trucks	0	0	0			0	0	0			0	0	0			0	0	0			0
Buses																					
Pedestrians		52					28					48					16				144
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

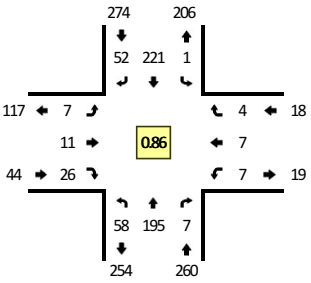
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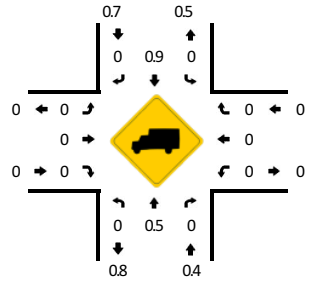
Report generated on 4/10/2026 6:27 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

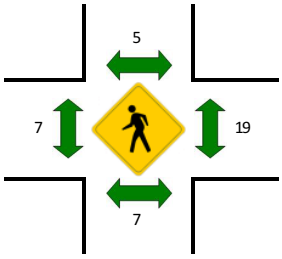
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

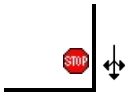
LOCATION: N Interlachen Ave -- E Morse Blvd | **QC JOB #:** 17545007
CITY/STATE: Winter Park, FL | **DATE:** Tue, Apr 7 2026

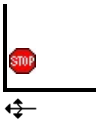
Peak-Hour: 7:45 AM -- 8:45 AM
Peak 15-Min: 7:45 AM -- 8:00 AM

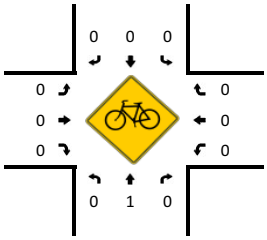


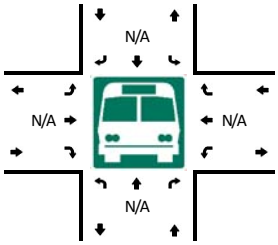


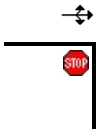


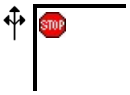


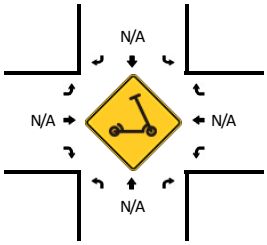












R* = RTOR

15-Min Count Period Beginning At	N Interlachen Ave (Northbound)					N Interlachen Ave (Southbound)					E Morse Blvd (Eastbound)					E Morse Blvd (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
7:00 AM	2	29	1	0	0	1	23	5	0	0	2	0	6	0	0	1	2	0	0	0	72	
7:15 AM	9	39	1	0	0	1	40	5	0	0	2	2	1	0	0	1	1	1	0	0	103	
7:30 AM	5	47	1	0	0	1	30	5	0	0	4	0	4	0	0	0	1	0	0	0	98	
7:45 AM	11	77	0	0	0	0	61	8	0	0	6	1	5	0	0	1	1	2	0	0	173	446
8:00 AM	16	37	1	0	0	0	61	15	0	0	0	2	8	0	0	3	2	1	0	0	146	520
8:15 AM	13	38	1	0	0	0	44	10	0	0	0	1	5	0	0	1	0	1	0	0	114	531
8:30 AM	18	43	5	0	0	1	55	19	0	0	1	7	8	0	0	2	4	0	0	0	163	596
8:45 AM	17	34	4	0	0	2	44	26	0	0	9	4	4	0	0	1	7	1	0	0	153	576

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	44	308	0	0	0	0	244	32	0	0	24	4	20	0	0	4	4	8	0	0	692
Heavy Trucks	0	4	0			0	4	0			0	0	0			0	0	0			8
Buses																					
Pedestrians		4					0					8					40				52
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

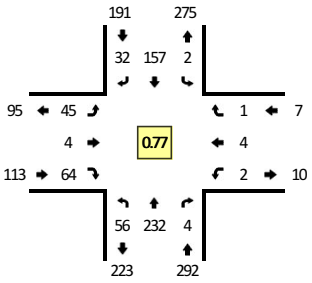
Comments:

Report generated on 4/10/2026 6:27 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

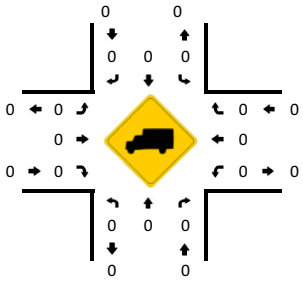
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

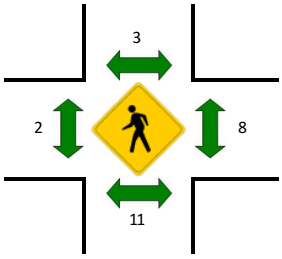
LOCATION: N Interlachen Ave -- E Morse Blvd | **QC JOB #:** 17545008
CITY/STATE: Winter Park, FL | **DATE:** Tue, Apr 7 2026

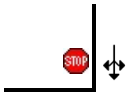
Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:15 PM -- 5:30 PM

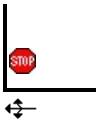


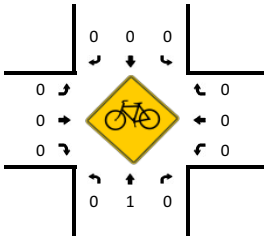
TRUE DATA TO IMPROVE MOBILITY

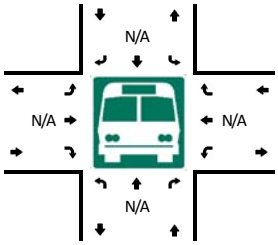


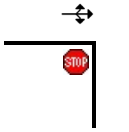


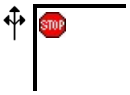


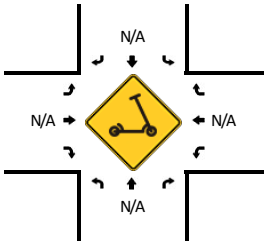












R* = RTOR

15-Min Count Period Beginning At	N Interlachen Ave (Northbound)					N Interlachen Ave (Southbound)					E Morse Blvd (Eastbound)					E Morse Blvd (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	18	54	0	0	0	0	38	7	0	0	9	1	2	1	0	3	2	0	0	0	135	
4:15 PM	12	51	2	0	0	0	35	7	0	0	7	0	12	0	0	2	0	0	0	0	128	
4:30 PM	13	40	1	0	0	1	37	6	0	0	13	1	14	0	0	1	0	0	0	0	127	
4:45 PM	12	60	0	0	0	0	26	5	0	0	5	1	13	1	0	1	1	1	0	0	126	516
5:00 PM	17	59	2	0	0	1	38	7	0	0	12	0	11	1	0	1	1	0	0	0	150	531
5:15 PM	17	79	0	0	0	0	53	14	0	0	12	0	19	1	0	1	0	0	0	0	196	599
5:30 PM	10	44	2	0	0	1	30	5	0	0	7	2	19	0	0	0	1	0	0	0	121	593
5:45 PM	12	50	0	0	0	0	36	6	0	0	11	2	15	1	0	0	2	1	0	0	136	603

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	68	316	0	0	0	0	212	56	0	0	48	0	76	4	0	4	0	0	0	0	784
Heavy Trucks	0	0	0			0	0	0			0	0	0			0	0	0			0
Buses																					
Pedestrians		8					0					4					12				24
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments:

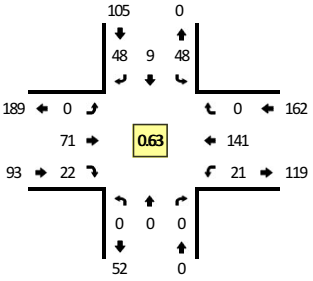
Report generated on 4/10/2026 6:27 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

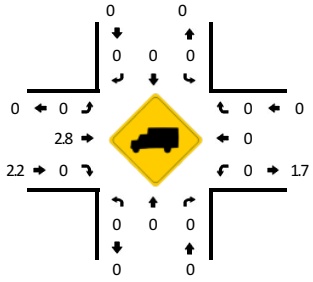
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

LOCATION: N Knowles Ave -- E Canton Ave
CITY/STATE: Winter Park, FL

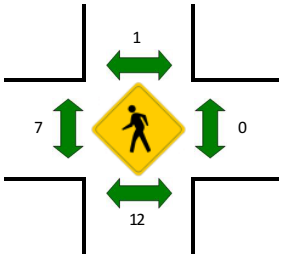
QC JOB #: 17545009
DATE: Tue, Apr 7 2026

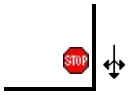
Peak-Hour: 7:45 AM -- 8:45 AM
Peak 15-Min: 7:45 AM -- 8:00 AM

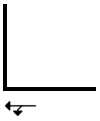


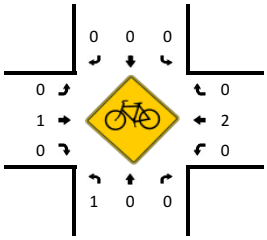


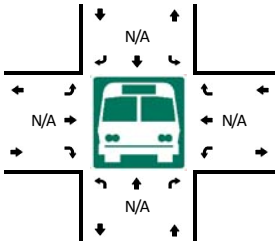
TRUE DATA TO IMPROVE MOBILITY

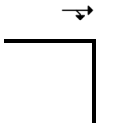




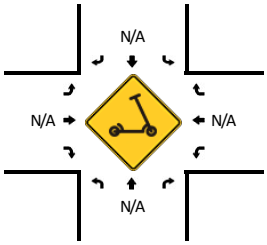












R* = RTOR

15-Min Count Period Beginning At	N Knowles Ave (Northbound)					N Knowles Ave (Southbound)					E Canton Ave (Eastbound)					E Canton Ave (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
7:00 AM	0	0	0	0	0	1	0	0	0	0	0	6	0	0	0	5	16	0	0	0	28	
7:15 AM	0	0	0	0	0	2	0	3	0	0	0	9	2	0	0	2	22	1	0	0	41	
7:30 AM	0	0	0	0	0	4	2	9	0	0	0	11	4	0	0	3	28	0	0	0	61	
7:45 AM	0	0	0	0	0	21	6	30	0	0	0	23	5	0	0	2	55	0	0	0	142	272
8:00 AM	0	0	0	0	0	13	3	13	0	0	0	13	4	0	0	6	40	0	0	0	92	336
8:15 AM	0	0	0	0	0	2	0	2	0	0	0	8	8	0	0	8	21	0	0	0	49	344
8:30 AM	0	0	0	0	0	12	0	3	0	0	0	27	5	0	0	5	25	0	0	0	77	360
8:45 AM	0	0	0	0	0	1	1	4	0	0	0	13	5	0	0	9	30	0	0	0	63	281

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	0	0	0	0	0	84	24	120	0	0	0	92	20	0	0	8	220	0	0	0	568
Heavy Trucks	0	0	0			0	0	0			0	8	0			0	0	0			8
Buses																					
Pedestrians		32					0					24					0				56
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments:

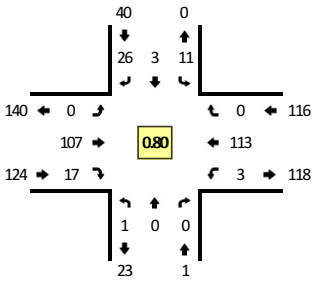
Report generated on 4/10/2026 6:27 AM

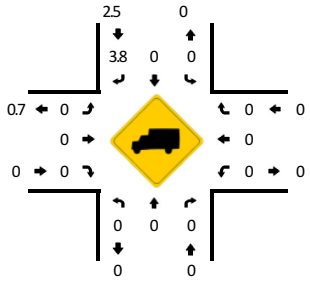
SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

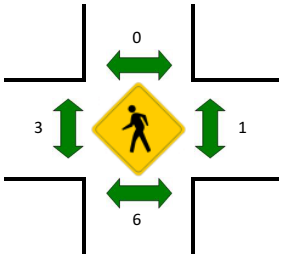
LOCATION: N Knowles Ave -- E Canton Ave | **QC JOB #:** 17545010
CITY/STATE: Winter Park, FL | **DATE:** Tue, Apr 7 2026

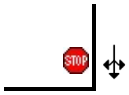
Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:15 PM -- 5:30 PM

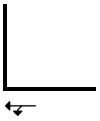


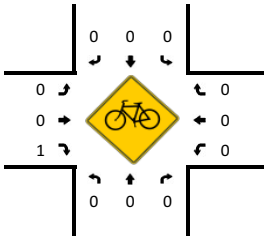


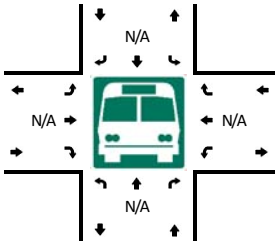
TRUE DATA TO IMPROVE MOBILITY

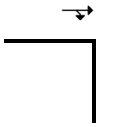




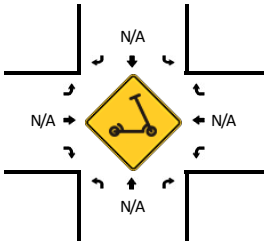












R* = RTOR

15-Min Count Period Beginning At	N Knowles Ave (Northbound)					N Knowles Ave (Southbound)					E Canton Ave (Eastbound)					E Canton Ave (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	0	0	0	0	0	6	2	2	0	0	0	23	4	1	0	5	14	0	0	0	57	
4:15 PM	0	0	0	0	0	7	0	11	0	0	0	22	6	1	0	5	16	0	0	0	68	
4:30 PM	0	0	0	0	0	4	0	3	0	0	0	32	3	0	0	0	11	0	0	0	53	
4:45 PM	0	0	0	0	0	1	0	6	0	0	0	19	6	0	0	4	21	0	0	0	57	235
5:00 PM	0	0	0	0	0	1	0	3	0	0	0	24	7	0	0	0	28	0	0	0	63	241
5:15 PM	0	0	0	0	0	3	1	5	0	0	0	35	4	0	0	0	40	0	0	0	88	261
5:30 PM	0	0	0	0	0	3	1	10	0	0	0	25	3	0	0	1	21	0	0	0	64	272
5:45 PM	1	0	0	0	0	4	1	8	0	0	0	23	3	0	0	2	24	0	0	0	66	281

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	0	0	0	0	0	12	4	20	0	0	0	140	16	0	0	0	160	0	0	0	352
Heavy Trucks	0	0	0			0	0	0			0	0	0			0	0	0			0
Buses																					
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

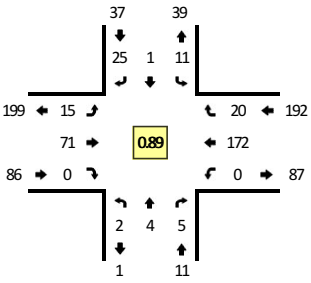
Comments:

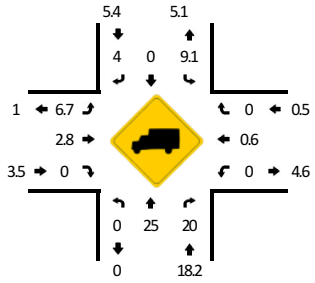
Report generated on 4/10/2026 6:27 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

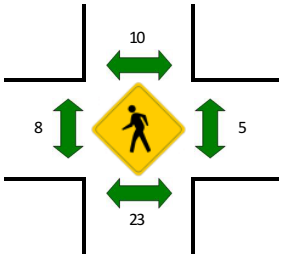
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

LOCATION: S Knowles Ave -- E New England Ave | **QC JOB #:** 17545011
CITY/STATE: Winter Park, FL | **DATE:** Tue, Apr 7 2026

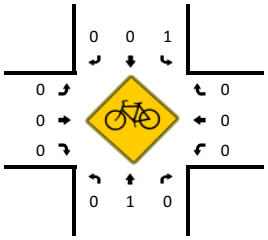
Peak-Hour: 8:00 AM -- 9:00 AM
Peak 15-Min: 8:15 AM -- 8:30 AM

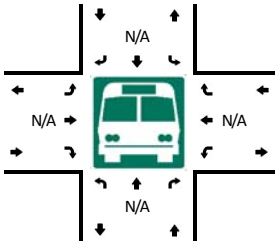




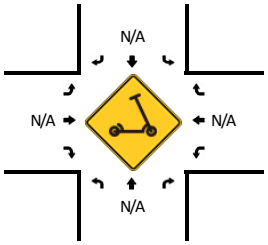












R* = RTOR

15-Min Count Period Beginning At	S Knowles Ave (Northbound)					S Knowles Ave (Southbound)					E New England Ave (Eastbound)					E New England Ave (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
7:00 AM	1	1	0	0	0	0	0	1	0	0	2	4	0	0	0	0	9	1	0	0	19	
7:15 AM	4	1	0	0	0	2	0	1	0	0	0	7	0	0	0	0	23	2	0	0	40	
7:30 AM	1	0	0	0	0	0	0	3	0	0	2	12	1	0	0	0	26	1	0	0	46	
7:45 AM	3	0	0	0	0	3	0	1	0	0	1	8	0	0	0	0	40	3	0	0	59	164
8:00 AM	1	0	0	0	0	2	0	7	0	0	2	20	0	0	0	0	36	3	0	0	71	216
8:15 AM	0	0	3	0	0	7	0	6	0	0	5	16	0	0	0	0	50	5	0	0	92	268
8:30 AM	1	2	1	0	0	0	0	3	0	0	1	22	0	0	0	0	36	5	0	0	71	293
8:45 AM	0	2	1	0	0	2	1	9	0	0	7	13	0	0	0	0	50	7	0	0	92	326

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	0	0	12	0	0	28	0	24	0	0	20	64	0	0	0	0	200	20	0	0	368
Heavy Trucks	0	0	4			0	0	0			4	0	0			0	4	0			12
Buses																					
Pedestrians		12					4					12					8				36
Bicycles	0	4	0			4	0	0			0	0	0			0	0	0			8
Scooters																					

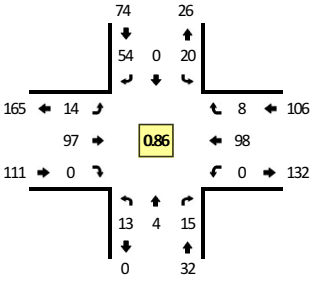
Comments:

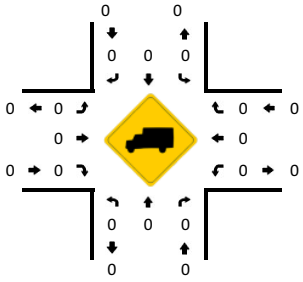
Report generated on 4/10/2026 6:27 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

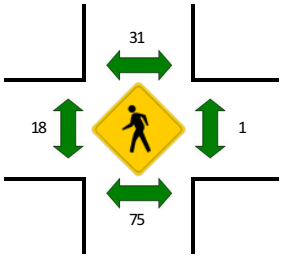
LOCATION: S Knowles Ave -- E New England Ave | **QC JOB #:** 17545012
CITY/STATE: Winter Park, FL | **DATE:** Tue, Apr 7 2026

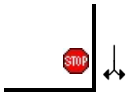
Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:45 PM -- 6:00 PM

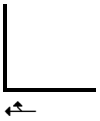


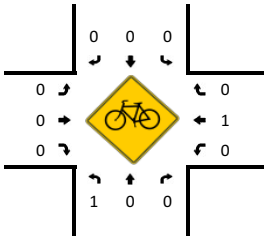


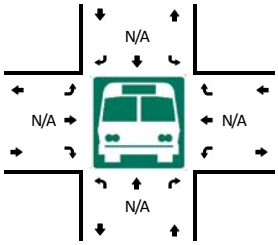
TRUE DATA TO IMPROVE MOBILITY

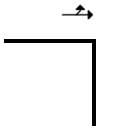


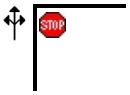


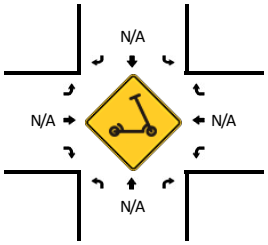












R* = RTOR

15-Min Count Period Beginning At	S Knowles Ave (Northbound)					S Knowles Ave (Southbound)					E New England Ave (Eastbound)					E New England Ave (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	4	0	3	0	0	8	0	12	0	0	1	22	0	0	0	0	27	1	0	0	78	
4:15 PM	4	0	2	0	0	4	0	10	0	0	2	15	0	0	0	0	40	2	0	0	79	
4:30 PM	2	0	2	0	0	10	0	9	0	0	2	20	0	0	0	0	21	1	0	0	67	
4:45 PM	1	1	3	0	0	7	0	10	0	0	3	23	0	0	0	0	23	3	0	0	74	298
5:00 PM	4	0	5	0	0	9	0	19	0	0	1	23	0	0	0	0	27	3	0	0	91	311
5:15 PM	3	3	3	0	0	3	0	17	0	0	4	23	0	0	0	0	29	2	0	0	87	319
5:30 PM	2	1	2	0	0	2	0	9	0	0	1	23	0	0	0	0	10	1	0	0	51	303
5:45 PM	4	0	5	0	0	6	0	9	0	0	8	28	0	0	0	0	32	2	0	0	94	323

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	16	0	20	0	0	24	0	36	0	0	32	112	0	0	0	0	128	8	0	0	376
Heavy Trucks	0	0	0			0	0	0			0	0	0			0	0	0			0
Buses																					
Pedestrians		76					20					12					0				108
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments:

Report generated on 4/10/2026 6:27 AM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

CITY OF WINTER PARK
Traffic Signal Timings

Designed By:	
Date:	JH
Checked By:	
Date:	4/20/2026

Agency	City of Winter Park	**Mile Post**		**Node**	
Sig ID		**Controller**	Siemens M60	**System ID**	
Maj. Street	Park Ave	**Orientation**	N/S	**SOP**	
Min. Street	Lyman Ave, New England Ave, Morse Blvd, and Canton Ave	**Orientation**	E/W		

Controller Timings (seconds)

Movement # (Controller Phase Ø)	1	2	3	4	5	6	7	8	9	Notes
Intersection	**Park Ave**	**Lyman Ave**	**Park Ave**	**New England Ave**	**Park Ave**	**Morse Blvd**	**Park Ave**	**Canton Ave**		
Direction	NB/SB	EB/WB	NB/SB	EB/WB	NB/SB	EB/WB	NB/SB	EB/WB		
Turn Type	Permissive	Permissive	Permissive	Permissive	Permissive	Permissive	Permissive	Permissive		
Min Green	15	15	15	15	15	15	15	15		
Ext	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0		
Yellow	3.5	3.5	3.5	3.5	3.5	3.5	3.5	3.5		
All Red	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0		
Max I	30	30	30	30	30	30	30	30		
Max II	30	30	30	30	30	30	30	30		
Walk		7		7		7		7		
Flashing Don't Walk		7		7		7		7		
Min Splits (Calculated)	20.5	20.5	20.5	20.5	20.5	20.5	20.5	20.5		
Min Splits (Calculated)	20.5	19.5	20.5	20.5	20.5	19.5	20.5	19.5		Including Pedestrian Times
Detector Memory										
Det. Cross Switch.										
Recall	Max	Max	Max	Max	Max	Max	Max	Max		
Delay										
Rest in Walk										
Stop in Walk										
CNA										
Coord Phase										

Posted Speed Limit (mph)										**Notes**
All Red Distance (ft)										
Grade Slope (%)										
Ped Walk (sec)										
Ped Crossing (ft)										

Time of Day Plan(s)

Plan	Pattern	C-O-S	Splits								Cycle Length	Offset
AM	Split 1										0	
MIDDAY	Split 3										0	
PM	Split 4										0	
Off Peak	Split 7										0	
Special 1	Split 8										0	
WEEKEND	Split 6										0	

Equate Day										Equate Da	Notes
Day Plan 1 (Sunday)	**Hour**										
	Minute										
	Action										Action
Day Plan 2 (Monday)	**Hour**										
	Minute										
	Action										Action
Day Plan 4 (Wednesday)	**Hour**										
	Minute										
	Action										Action
Day Plan 7 (Saturday)	**Hour**										
	Minute										
	Action										Action

Notes: Pretimed

SIGNAL PHASING SEQUENCE #

1. Coordination Mode =
2. Force Off Mode =
3. Max Mode =
4. Coordinated Phases =
5. Offset Refence Point =

Appendix D: 2026 Existing Condition HCM Reports

Intersection	
Int Delay, s/veh	4.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	71	22	21	141	0	0	0	0	48	9	48
Future Vol, veh/h	0	71	22	21	141	0	0	0	0	48	9	48
Conflicting Peds, #/hr	1	0	12	12	0	1	7	0	0	0	0	7
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	63	63	63	63	63	63	63	63	63	63	63	63
Heavy Vehicles, %	0	3	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	113	35	33	224	0	0	0	0	76	14	76

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	160	0	0	-	433	-	403	450	231
Stage 1	-	-	-	-	-	-	-	142	-	290	290	-
Stage 2	-	-	-	-	-	-	-	290	-	113	160	-
Critical Hdwy	-	-	-	4.1	-	-	-	6.5	-	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	-	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	5.5	-	6.1	5.5	-
Follow-up Hdwy	-	-	-	2.2	-	-	-	4	-	3.5	4	3.3
Pot Cap-1 Maneuver	0	-	-	1432	-	0	0	519	0	561	507	813
Stage 1	0	-	-	-	-	0	0	783	0	722	676	-
Stage 2	0	-	-	-	-	0	0	676	0	897	770	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	1416	-	-	-	499	-	546	488	808
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	499	-	546	488	-
Stage 1	-	-	-	-	-	-	-	774	-	702	657	-
Stage 2	-	-	-	-	-	-	-	657	-	897	761	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	0.99	0	12.7
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	SBLn1
Capacity (veh/h)	-	-	-	233	-	634
HCM Lane V/C Ratio	-	-	-	0.024	-	0.263
HCM Ctrl Dly (s/v)	0	-	-	7.6	0	12.7
HCM Lane LOS	A	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	-	0.1	-	1.1

Intersection	
Intersection Delay, s/veh	9.8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	7	11	26	7	7	4	58	195	7	1	221	52
Future Vol, veh/h	7	11	26	7	7	4	58	195	7	1	221	52
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	0	1	0
Mvmt Flow	8	13	30	8	8	5	67	227	8	1	257	60
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	8.4	8.5	10.1	9.9
HCM LOS	A	A	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	22%	16%	39%	0%
Vol Thru, %	75%	25%	39%	81%
Vol Right, %	3%	59%	22%	19%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	260	44	18	274
LT Vol	58	7	7	1
Through Vol	195	11	7	221
RT Vol	7	26	4	52
Lane Flow Rate	302	51	21	319
Geometry Grp	1	1	1	1
Degree of Util (X)	0.372	0.07	0.031	0.379
Departure Headway (Hd)	4.435	4.946	5.263	4.287
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	813	722	678	841
Service Time	2.458	2.988	3.309	2.31
HCM Lane V/C Ratio	0.371	0.071	0.031	0.379
HCM Control Delay, s/veh	10.1	8.4	8.5	9.9
HCM Lane LOS	B	A	A	A
HCM 95th-tile Q	1.7	0.2	0.1	1.8

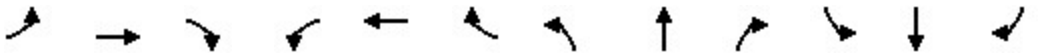
Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	3	48	20	23	112	0	8	0	3	0	10	14
Future Vol, veh/h	3	48	20	23	112	0	8	0	3	0	10	14
Conflicting Peds, #/hr	10	0	8	8	0	10	17	0	6	6	0	17
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	66	66	66	66	66	66	66	66	66	66	66	66
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	5	73	30	35	170	0	12	0	5	0	15	21

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	180	0	0	111	0	0	369	354	102	337	370	197
Stage 1	-	-	-	-	-	-	105	105	-	249	249	-
Stage 2	-	-	-	-	-	-	264	249	-	88	120	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1408	-	-	1491	-	-	591	574	959	620	563	850
Stage 1	-	-	-	-	-	-	906	812	-	759	704	-
Stage 2	-	-	-	-	-	-	746	704	-	925	800	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1395	-	-	1480	-	-	531	548	946	590	537	828
Mov Cap-2 Maneuver	-	-	-	-	-	-	531	548	-	590	537	-
Stage 1	-	-	-	-	-	-	896	803	-	732	679	-
Stage 2	-	-	-	-	-	-	681	679	-	912	791	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.32	1.28	11.14	10.63
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	603	72	-	-	307	-	-	676
HCM Lane V/C Ratio	0.028	0.003	-	-	0.024	-	-	0.054
HCM Ctrl Dly (s/v)	11.1	7.6	0	-	7.5	0	-	10.6
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0	-	-	0.1	-	-	0.2



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	24	56	36	16	93	25	10	67	16	8	82	19
Future Volume (veh/h)	24	56	36	16	93	25	10	67	16	8	82	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)	0.99		0.99	0.99		0.97	0.96		0.95	0.96		0.95
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	1900	1900	1900	1900	1900	1900	1900	1885	1900	1900	1870	1900
Adj Flow Rate, veh/h	32	74	27	21	122	32	13	88	16	11	108	17
Peak Hour Factor	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76
Percent Heavy Veh, %	0	0	0	0	0	0	0	1	0	0	2	0
Cap, veh/h	195	426	139	112	548	133	106	586	99	88	615	91
Arrive On Green	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41
Sat Flow, veh/h	294	1043	341	110	1343	325	96	1435	243	57	1506	223
Grp Volume(v), veh/h	133	0	0	175	0	0	117	0	0	136	0	0
Grp Sat Flow(s),veh/h/ln	1678	0	0	1778	0	0	1774	0	0	1786	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	2.8	0.0	0.0	3.8	0.0	0.0	2.4	0.0	0.0	2.9	0.0	0.0
Prop In Lane	0.24		0.20	0.12		0.18	0.11		0.14	0.08		0.12
Lane Grp Cap(c), veh/h	760	0	0	793	0	0	791	0	0	794	0	0
V/C Ratio(X)	0.18	0.00	0.00	0.22	0.00	0.00	0.15	0.00	0.00	0.17	0.00	0.00
Avail Cap(c_a), veh/h	760	0	0	793	0	0	791	0	0	794	0	0
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	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.3	0.0	0.0	11.6	0.0	0.0	11.2	0.0	0.0	11.4	0.0	0.0
Incr Delay (d2), s/veh	0.5	0.0	0.0	0.6	0.0	0.0	0.4	0.0	0.0	0.5	0.0	0.0
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	1.1	0.0	0.0	1.5	0.0	0.0	1.0	0.0	0.0	1.2	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	11.8	0.0	0.0	12.3	0.0	0.0	11.6	0.0	0.0	11.8	0.0	0.0
LnGrp LOS	B			B			B			B		
Approach Vol, veh/h		133			175			117			136	
Approach Delay, s/veh		11.8			12.3			11.6			11.8	
Approach LOS		B			B			B			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		30.0		30.0		30.0		30.0				
Change Period (Y+Rc), s		5.5		5.5		5.5		5.5				
Max Green Setting (Gmax), s		24.5		24.5		24.5		24.5				
Max Q Clear Time (g_c+I1), s		4.4		4.8		4.9		5.8				
Green Ext Time (p_c), s		0.8		0.9		0.9		1.3				

Intersection Summary												
HCM 7th Control Delay, s/veh			11.9									
HCM 7th LOS			B									

Intersection	
Intersection Delay, s/veh	10.7
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	44	108	56	17	82	22	62	98	9	17	133	63
Future Vol, veh/h	44	108	56	17	82	22	62	98	9	17	133	63
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Heavy Vehicles, %	0	0	5	0	0	0	10	2	0	0	1	0
Mvmt Flow	51	124	64	20	94	25	71	113	10	20	153	72
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	10.9	9.8	10.9	10.8
HCM LOS	B	A	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	37%	21%	14%	8%
Vol Thru, %	58%	52%	68%	62%
Vol Right, %	5%	27%	18%	30%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	169	208	121	213
LT Vol	62	44	17	17
Through Vol	98	108	82	133
RT Vol	9	56	22	63
Lane Flow Rate	194	239	139	245
Geometry Grp	1	1	1	1
Degree of Util (X)	0.297	0.344	0.208	0.345
Departure Headway (Hd)	5.508	5.186	5.386	5.078
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	653	693	666	708
Service Time	3.541	3.219	3.422	3.108
HCM Lane V/C Ratio	0.297	0.345	0.209	0.346
HCM Control Delay, s/veh	10.9	10.9	9.8	10.8
HCM Lane LOS	B	B	A	B
HCM 95th-tile Q	1.2	1.5	0.8	1.5

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	15	71	0	0	172	20	2	4	5	12	0	25
Future Vol, veh/h	15	71	0	0	172	20	2	4	5	12	0	25
Conflicting Peds, #/hr	10	0	23	23	0	10	8	0	5	5	0	8
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	7	3	0	0	1	0	0	25	20	9	0	4
Mvmt Flow	17	80	0	0	193	22	2	4	6	13	0	28

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	226	0	-	-	-	0	315	339	85	335	328	222
Stage 1	-	-	-	-	-	-	113	113	-	214	214	-
Stage 2	-	-	-	-	-	-	201	226	-	121	113	-
Critical Hdwy	4.17	-	-	-	-	-	7.1	6.75	6.4	7.19	6.5	6.24
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.75	-	6.19	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.75	-	6.19	5.5	-
Follow-up Hdwy	2.263	-	-	-	-	-	3.5	4.225	3.48	3.581	4	3.336
Pot Cap-1 Maneuver	1314	-	0	0	-	-	642	547	927	605	594	812
Stage 1	-	-	0	0	-	-	896	759	-	772	729	-
Stage 2	-	-	0	0	-	-	805	676	-	867	805	-
Platoon blocked, %		-			-	-						
Mov Cap-1 Maneuver	1301	-	-	-	-	-	606	534	922	580	580	798
Mov Cap-2 Maneuver	-	-	-	-	-	-	606	534	-	580	580	-
Stage 1	-	-	-	-	-	-	884	749	-	765	722	-
Stage 2	-	-	-	-	-	-	771	670	-	841	795	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	1.36	0	10.4	10.37
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	679	314	-	-	-	711
HCM Lane V/C Ratio	0.018	0.013	-	-	-	0.058
HCM Ctrl Dly (s/v)	10.4	7.8	0	-	-	10.4
HCM Lane LOS	B	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	107	17	3	113	0	0	0	0	11	3	26
Future Vol, veh/h	0	107	17	3	113	0	0	0	0	11	3	26
Conflicting Peds, #/hr	0	0	6	6	0	0	3	0	1	1	0	3
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	4
Mvmt Flow	0	134	21	4	141	0	0	0	0	14	4	33

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	161	0	0	-	299	-	284	310	144
Stage 1	-	-	-	-	-	-	-	150	-	149	149	-
Stage 2	-	-	-	-	-	-	-	149	-	135	161	-
Critical Hdwy	-	-	-	4.1	-	-	-	6.5	-	7.1	6.5	6.24
Critical Hdwy Stg 1	-	-	-	-	-	-	-	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	5.5	-	6.1	5.5	-
Follow-up Hdwy	-	-	-	2.2	-	-	-	4	-	3.5	4	3.336
Pot Cap-1 Maneuver	0	-	-	1430	-	0	0	616	0	673	608	898
Stage 1	0	-	-	-	-	0	0	777	0	859	778	-
Stage 2	0	-	-	-	-	0	0	778	0	873	769	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	1422	-	-	-	611	-	670	603	895
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	611	-	670	603	-
Stage 1	-	-	-	-	-	-	-	772	-	856	776	-
Stage 2	-	-	-	-	-	-	-	776	-	873	764	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	0.19	0	9.84
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	SBLn1
Capacity (veh/h)	-	-	-	47	-	793
HCM Lane V/C Ratio	-	-	-	0.003	-	0.063
HCM Ctrl Dly (s/v)	0	-	-	7.5	0	9.8
HCM Lane LOS	A	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	-	0	-	0.2

Intersection	
Intersection Delay, s/veh	10.8
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	45	4	64	2	4	1	56	232	4	2	157	32
Future Vol, veh/h	45	4	64	2	4	1	56	232	4	2	157	32
Peak Hour Factor	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	58	5	83	3	5	1	73	301	5	3	204	42
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	9.4	8.7	12	9.9
HCM LOS	A	A	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	19%	40%	29%	1%
Vol Thru, %	79%	4%	57%	82%
Vol Right, %	1%	57%	14%	17%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	292	113	7	191
LT Vol	56	45	2	2
Through Vol	232	4	4	157
RT Vol	4	64	1	32
Lane Flow Rate	379	147	9	248
Geometry Grp	1	1	1	1
Degree of Util (X)	0.485	0.206	0.014	0.319
Departure Headway (Hd)	4.607	5.055	5.52	4.627
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	777	704	641	771
Service Time	2.657	3.124	3.614	2.682
HCM Lane V/C Ratio	0.488	0.209	0.014	0.322
HCM Control Delay, s/veh	12	9.4	8.7	9.9
HCM Lane LOS	B	A	A	A
HCM 95th-tile Q	2.7	0.8	0	1.4

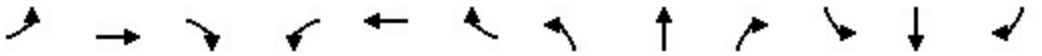
Intersection	
Int Delay, s/veh	3.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	6	85	26	14	80	0	22	0	18	4	9	32
Future Vol, veh/h	6	85	26	14	80	0	22	0	18	4	9	32
Conflicting Peds, #/hr	22	0	17	17	0	22	29	0	5	5	0	29
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
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, %	0	0	0	0	0	0	0	0	0	0	0	3
Mvmt Flow	7	102	31	17	96	0	27	0	22	5	11	39

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	118	0	0	151	0	0	314	302	140	274	317	147
Stage 1	-	-	-	-	-	-	150	150	-	152	152	-
Stage 2	-	-	-	-	-	-	165	152	-	122	165	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.23
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.327
Pot Cap-1 Maneuver	1482	-	-	1443	-	-	642	614	913	683	602	897
Stage 1	-	-	-	-	-	-	858	777	-	855	775	-
Stage 2	-	-	-	-	-	-	842	775	-	887	765	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1451	-	-	1419	-	-	566	581	894	637	570	854
Mov Cap-2 Maneuver	-	-	-	-	-	-	566	581	-	637	570	-
Stage 1	-	-	-	-	-	-	839	761	-	827	750	-
Stage 2	-	-	-	-	-	-	761	750	-	857	749	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.38	1.13	10.72	10.13
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	678	88	-	-	268	-	-	756
HCM Lane V/C Ratio	0.071	0.005	-	-	0.012	-	-	0.072
HCM Ctrl Dly (s/v)	10.7	7.5	0	-	7.6	0	-	10.1
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	0.2



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	37	84	29	15	88	31	21	100	13	12	76	21
Future Volume (veh/h)	37	84	29	15	88	31	21	100	13	12	76	21
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)	0.97		0.95	0.97		0.93	0.85		0.80	0.86		0.80
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	1856	1885	1856	1900	1900	1900	1826	1885	1900	1900	1900	1900
Adj Flow Rate, veh/h	38	87	21	15	91	32	22	103	10	12	78	12
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	3	1	3	0	0	0	5	1	0	0	0	0
Cap, veh/h	208	447	97	104	510	165	138	577	52	109	582	83
Arrive On Green	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41
Sat Flow, veh/h	324	1095	239	91	1250	405	168	1414	127	102	1425	204
Grp Volume(v), veh/h	146	0	0	138	0	0	135	0	0	102	0	0
Grp Sat Flow(s),veh/h/ln	1658	0	0	1746	0	0	1709	0	0	1731	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	3.1	0.0	0.0	3.0	0.0	0.0	2.8	0.0	0.0	2.1	0.0	0.0
Prop In Lane	0.26		0.14	0.11		0.23	0.16		0.07	0.12		0.12
Lane Grp Cap(c), veh/h	753	0	0	780	0	0	767	0	0	774	0	0
V/C Ratio(X)	0.19	0.00	0.00	0.18	0.00	0.00	0.18	0.00	0.00	0.13	0.00	0.00
Avail Cap(c_a), veh/h	753	0	0	780	0	0	767	0	0	774	0	0
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	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.4	0.0	0.0	11.4	0.0	0.0	11.3	0.0	0.0	11.1	0.0	0.0
Incr Delay (d2), s/veh	0.6	0.0	0.0	0.5	0.0	0.0	0.5	0.0	0.0	0.4	0.0	0.0
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	1.3	0.0	0.0	1.2	0.0	0.0	1.2	0.0	0.0	0.9	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	12.0	0.0	0.0	11.9	0.0	0.0	11.8	0.0	0.0	11.5	0.0	0.0
LnGrp LOS	B			B			B			B		
Approach Vol, veh/h		146			138			135			102	
Approach Delay, s/veh		12.0			11.9			11.8			11.5	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	30.0	30.0	30.0	30.0
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5
Max Green Setting (Gmax), s	24.5	24.5	24.5	24.5
Max Q Clear Time (g_c+I1), s	4.8	5.1	4.1	5.0
Green Ext Time (p_c), s	1.0	1.1	0.7	1.0

Intersection Summary	
HCM 7th Control Delay, s/veh	11.8
HCM 7th LOS	B

Intersection	
Intersection Delay, s/veh	11.9
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	82	139	61	24	109	18	65	152	19	15	112	65
Future Vol, veh/h	82	139	61	24	109	18	65	152	19	15	112	65
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
Heavy Vehicles, %	0	1	8	0	1	0	8	1	0	0	1	0
Mvmt Flow	87	148	65	26	116	19	69	162	20	16	119	69
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	12.8	10.6	12.4	10.9
HCM LOS	B	B	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	28%	29%	16%	8%
Vol Thru, %	64%	49%	72%	58%
Vol Right, %	8%	22%	12%	34%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	236	282	151	192
LT Vol	65	82	24	15
Through Vol	152	139	109	112
RT Vol	19	61	18	65
Lane Flow Rate	251	300	161	204
Geometry Grp	1	1	1	1
Degree of Util (X)	0.396	0.449	0.253	0.309
Departure Headway (Hd)	5.673	5.389	5.66	5.442
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	633	666	631	658
Service Time	3.728	3.443	3.722	3.501
HCM Lane V/C Ratio	0.397	0.45	0.255	0.31
HCM Control Delay, s/veh	12.4	12.8	10.6	10.9
HCM Lane LOS	B	B	B	B
HCM 95th-tile Q	1.9	2.3	1	1.3

Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	14	97	0	0	98	8	13	4	15	20	0	54
Future Vol, veh/h	14	97	0	0	98	8	13	4	15	20	0	54
Conflicting Peds, #/hr	31	0	75	75	0	31	18	0	1	1	0	18
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	16	113	0	0	114	9	15	5	17	23	0	63

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	154	0	-	-	-	0	277	300	114	298	295	168
Stage 1	-	-	-	-	-	-	145	145	-	150	150	-
Stage 2	-	-	-	-	-	-	132	154	-	149	145	-
Critical Hdwy	4.1	-	-	-	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	-	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1438	-	0	0	-	-	679	616	944	658	620	882
Stage 1	-	-	0	0	-	-	862	781	-	858	777	-
Stage 2	-	-	0	0	-	-	876	774	-	859	781	-
Platoon blocked, %		-			-	-						
Mov Cap-1 Maneuver	1396	-	-	-	-	-	610	590	943	614	594	841
Mov Cap-2 Maneuver	-	-	-	-	-	-	610	590	-	614	594	-
Stage 1	-	-	-	-	-	-	851	771	-	832	754	-
Stage 2	-	-	-	-	-	-	797	751	-	827	771	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.96	0	10.22	10.31
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	727	227	-	-	-	764
HCM Lane V/C Ratio	0.051	0.012	-	-	-	0.113
HCM Ctrl Dly (s/v)	10.2	7.6	0	-	-	10.3
HCM Lane LOS	B	A	A	-	-	B
HCM 95th %tile Q(veh)	0.2	0	-	-	-	0.4

Appendix E: Trip Generation Resources

Land Use: 215
Single-Family Attached Housing

Description

Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space. This land use includes duplexes (defined as a single structure with two distinct dwelling units, typically joined side-by-side and each with at least one outside entrance) and townhouses/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance).

Additional Data

The sites were surveyed in the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Georgia, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Utah, and Wisconsin.

Source Numbers

357, 390, 418, 525, 571, 583, 638, 868, 869, 870, 896, 912, 959, 1009, 1046, 1056, 1058, 1077

Single-Family Attached Housing
(215)

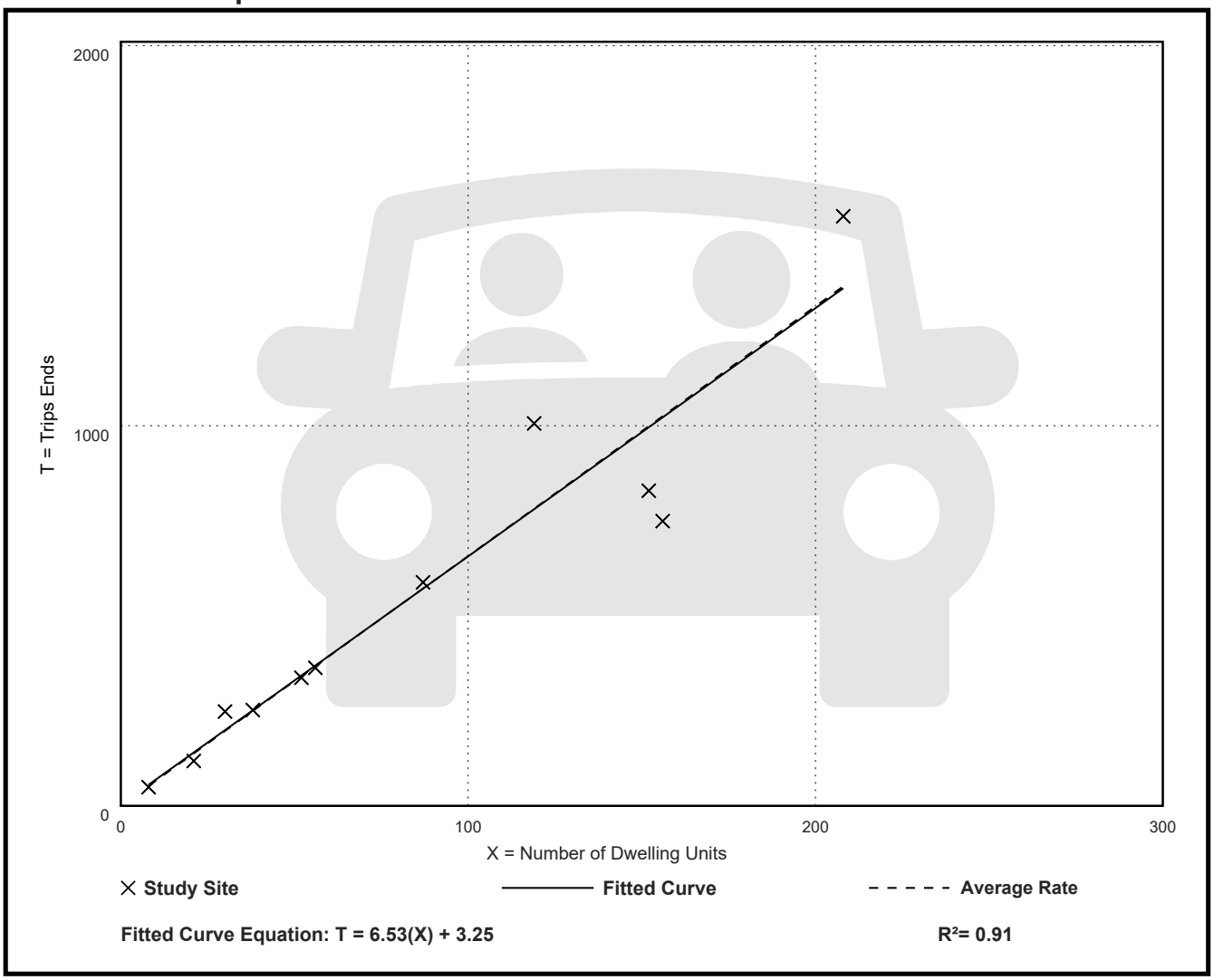
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 11
Avg. Num. of Dwelling Units: 84
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.57	4.80 - 8.45	1.28

Data Plot and Equation



Fitted Curve Equation: T = 6.53(X) + 3.25

R^2= 0.91

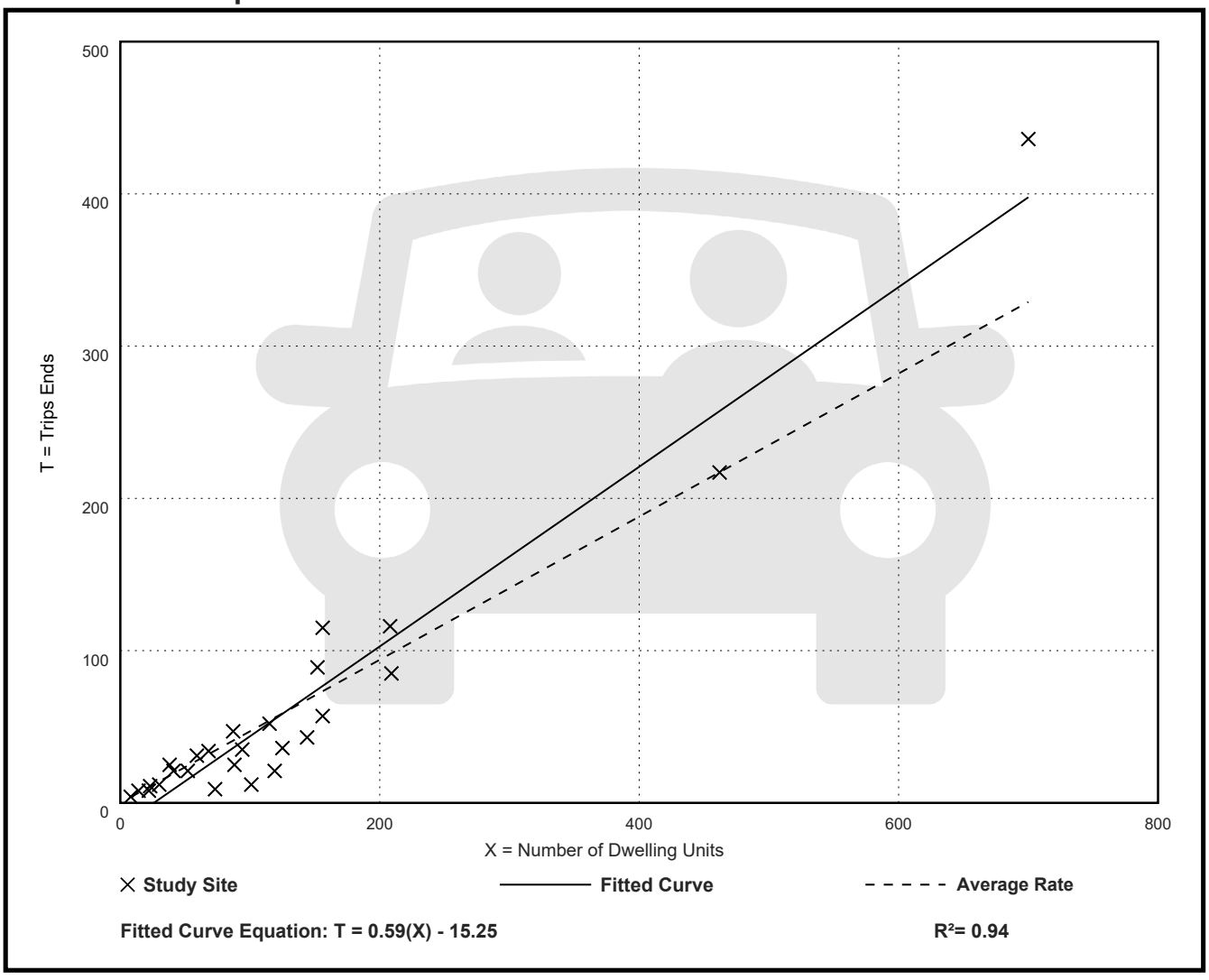
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs:	**Dwelling Units**
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:	26
Avg. Num. of Dwelling Units:	129
Directional Distribution:	25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.47	0.12 - 0.74	0.16

Data Plot and Equation



Fitted Curve Equation: T = 0.59(X) - 15.25

R^2= 0.94

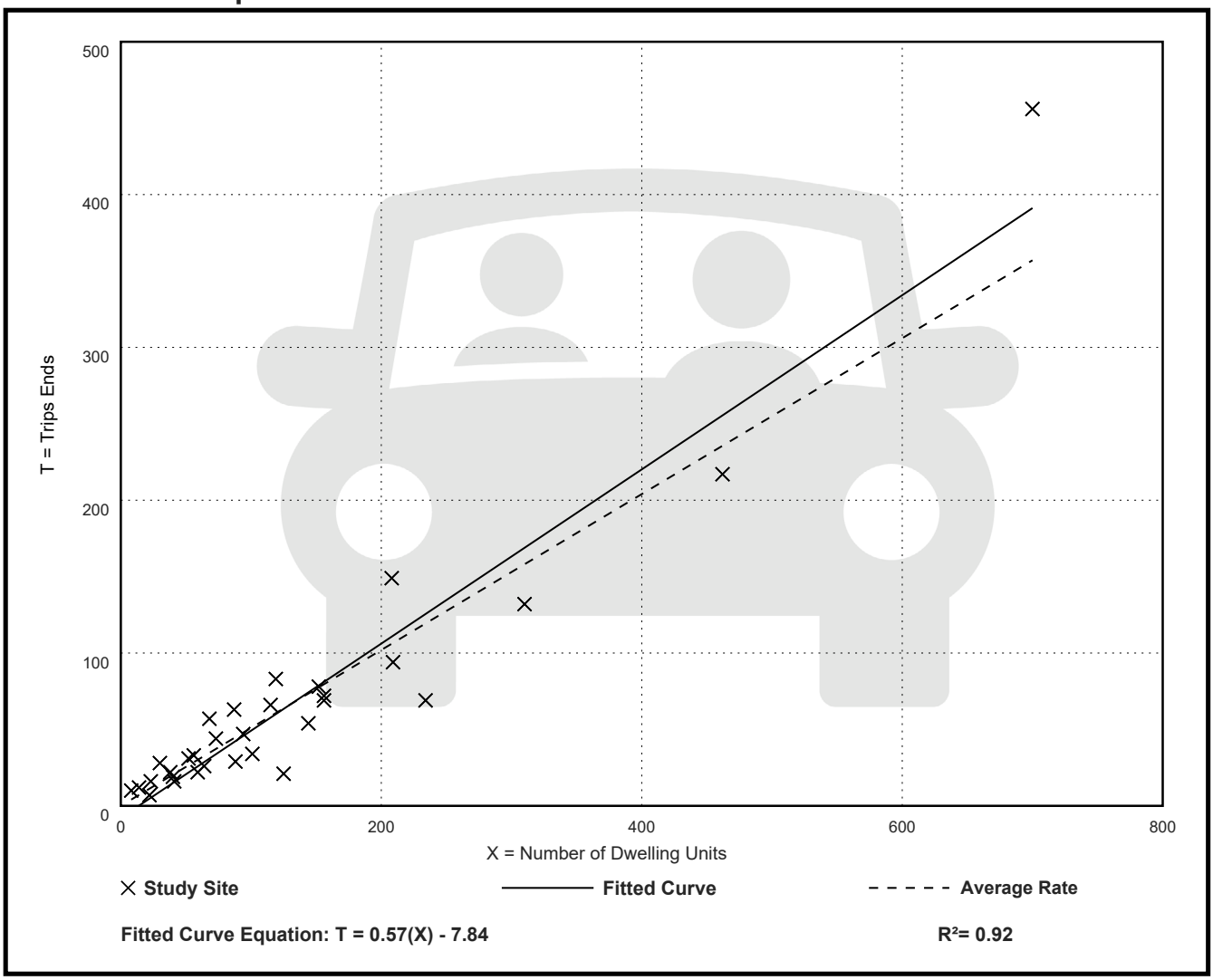
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs:	**Dwelling Units**
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:	31
Avg. Num. of Dwelling Units:	131
Directional Distribution:	57% entering, 43% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.17 - 1.25	0.16

Data Plot and Equation



Fitted Curve Equation: T = 0.57(X) - 7.84

R^2= 0.92

Single-Family Attached Housing
(215)

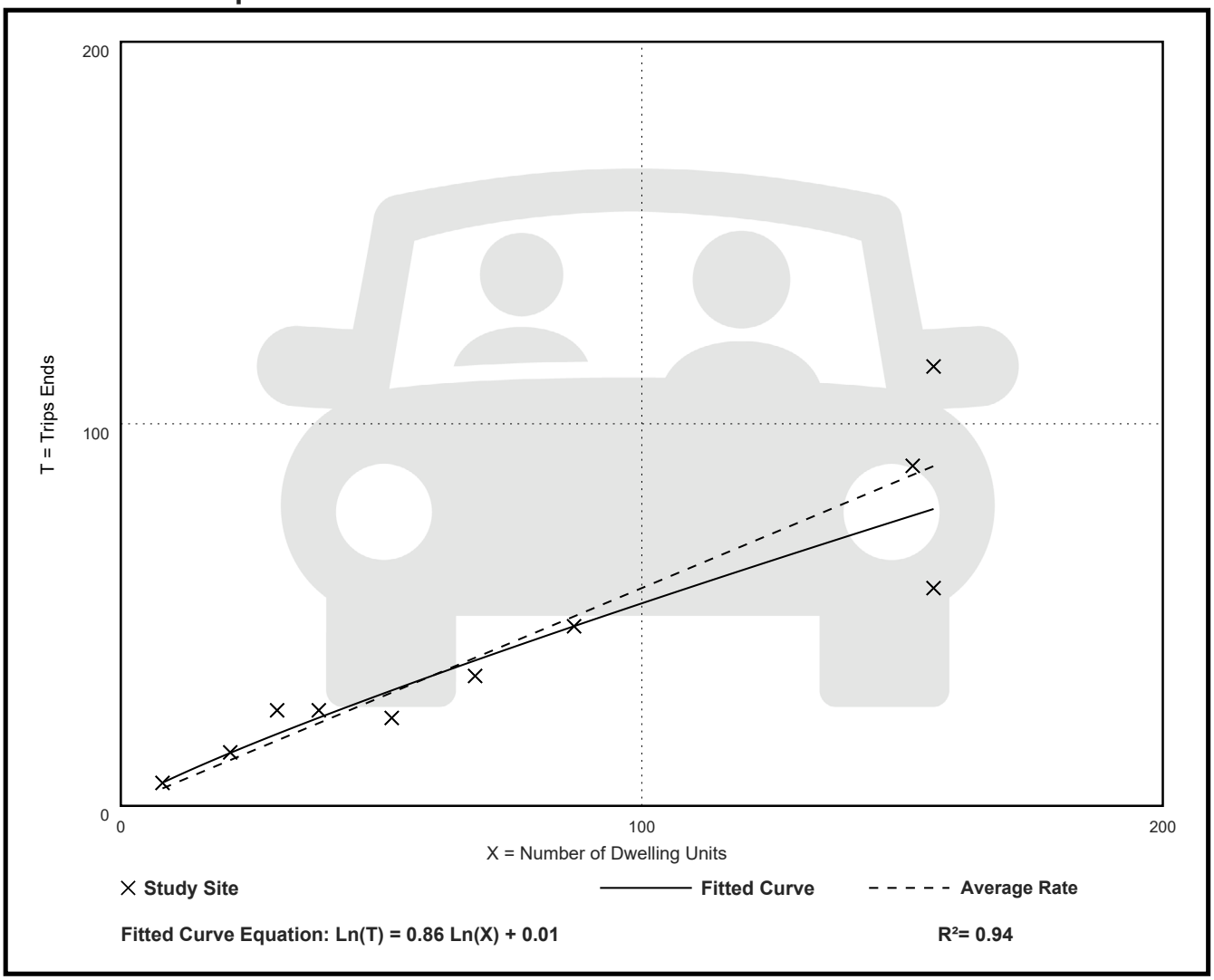
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 10
Avg. Num. of Dwelling Units: 77
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.37 - 0.83	0.15

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.86 Ln(X) + 0.01

R^2= 0.94

Single-Family Attached Housing
(215)

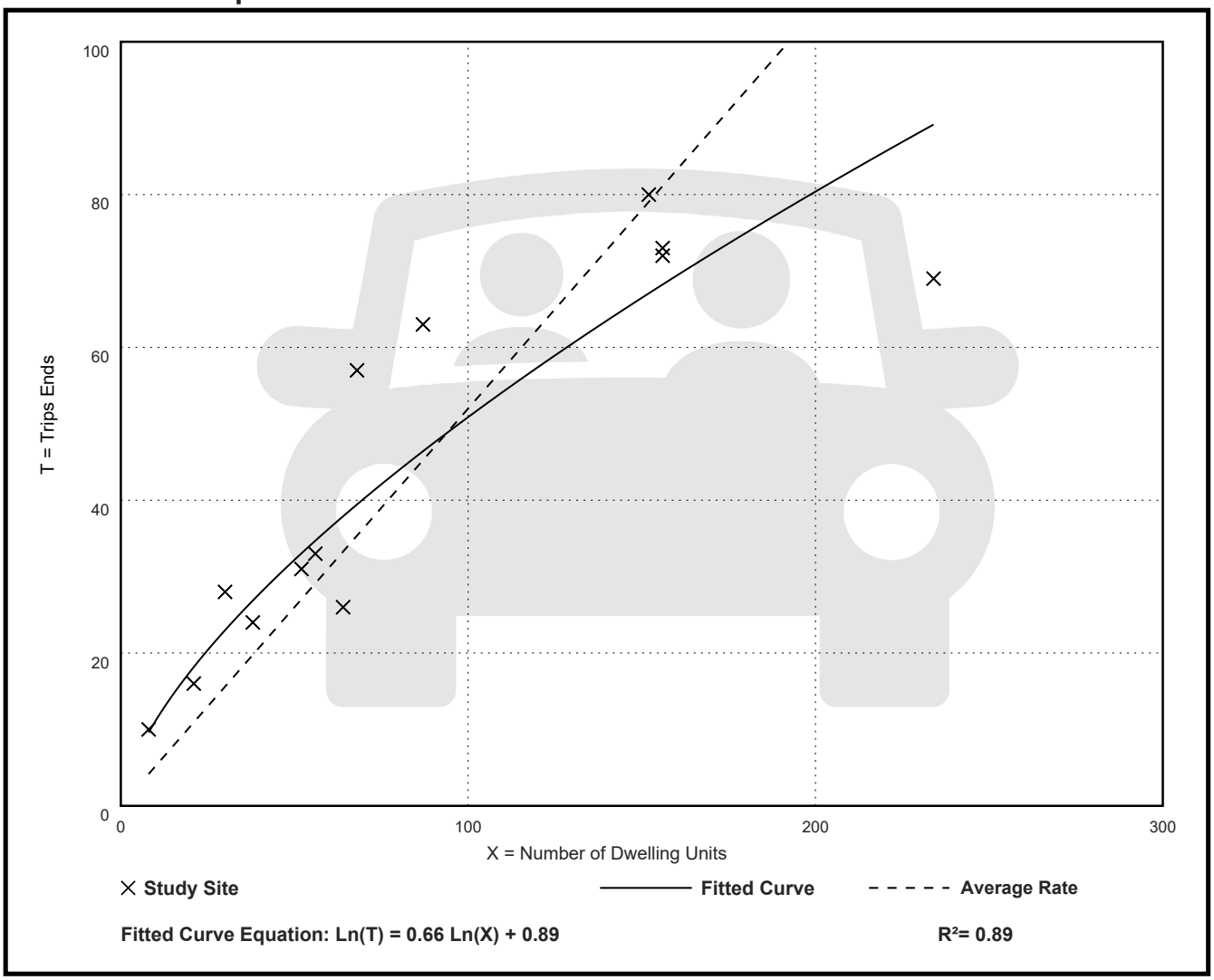
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 13
Avg. Num. of Dwelling Units: 86
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.52	0.29 - 1.25	0.19

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 0.89

R^2= 0.89

Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Saturday, Peak Hour of Generator**

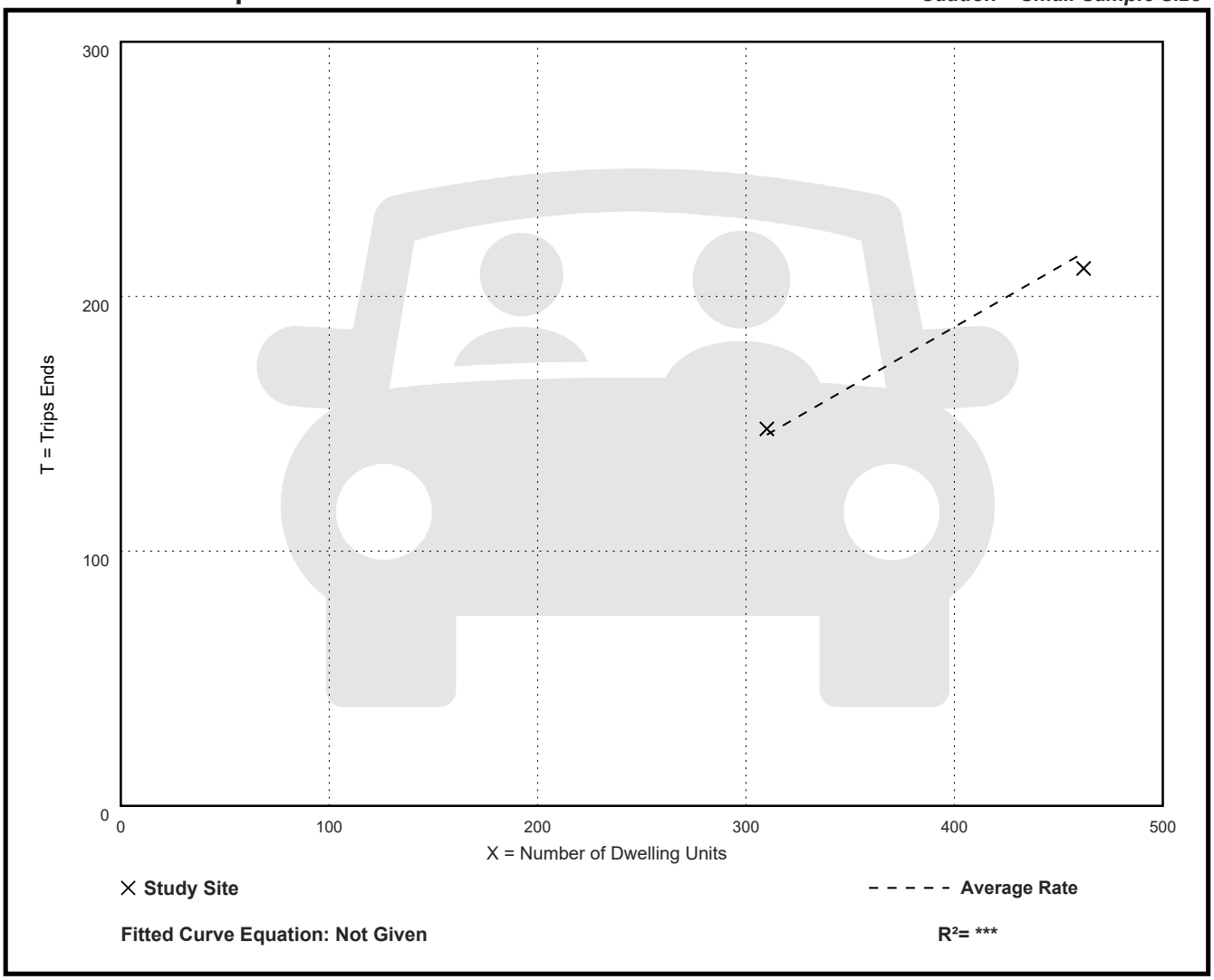
Setting/Location: **General Urban/Suburban**
Number of Studies: 2
Avg. Num. of Dwelling Units: 386
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.47	0.46 - 0.48	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: **Residents**
On a: **Weekday**

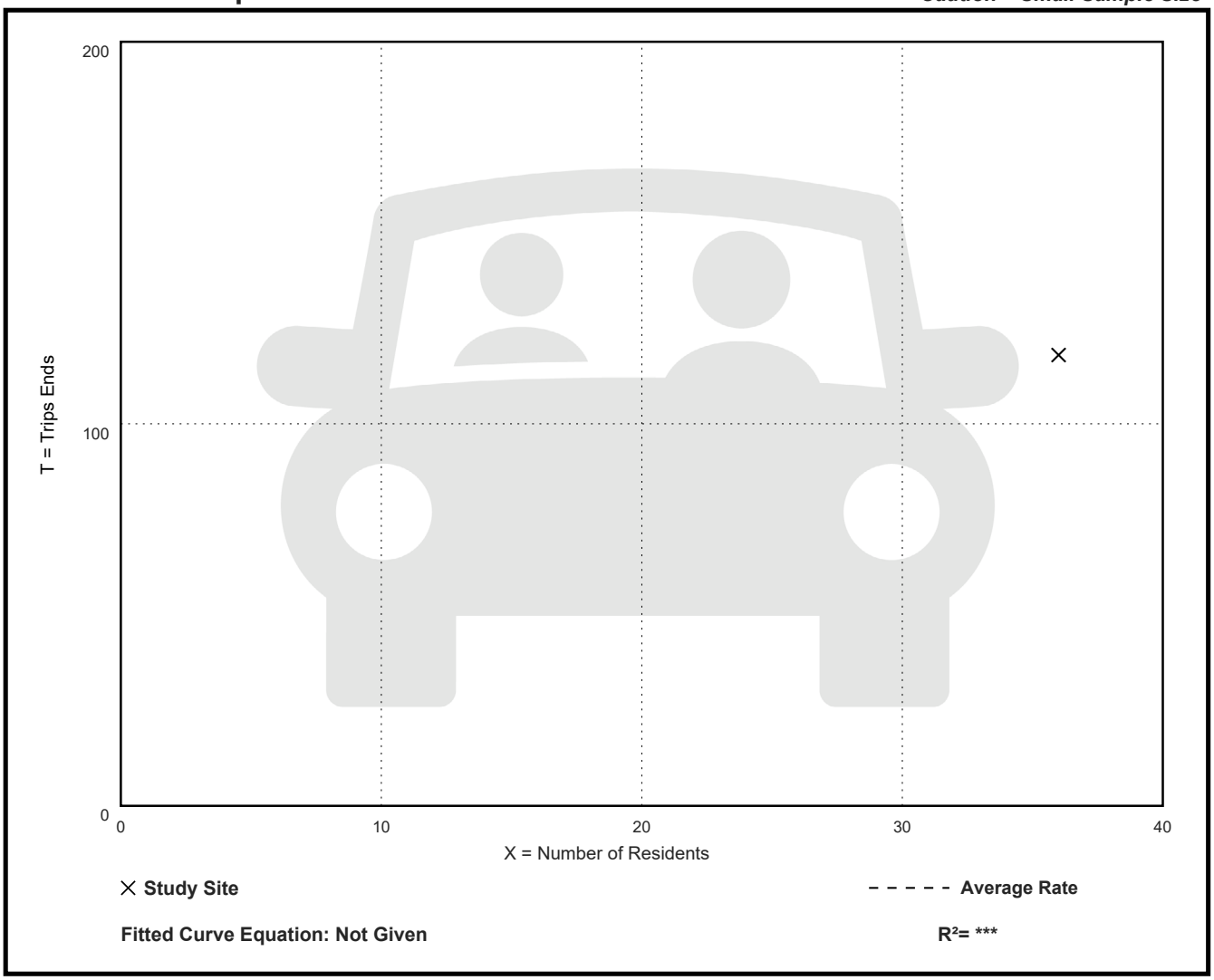
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. Num. of Residents: 36
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
3.28	3.28 - 3.28	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: **Residents**
On a: **Weekday,**
AM Peak Hour of Generator

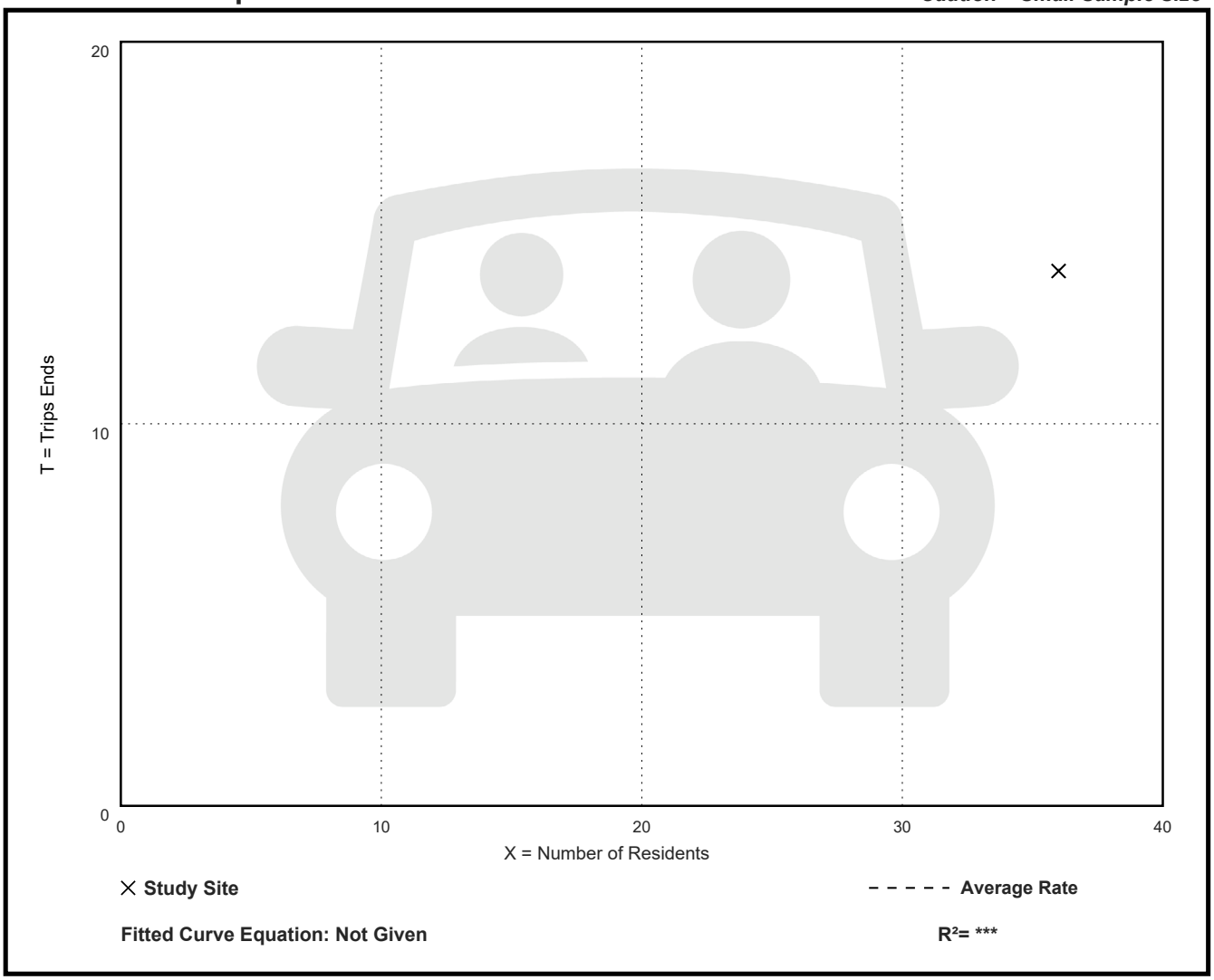
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. Num. of Residents: 36
Directional Distribution: Not Available

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.39	0.39 - 0.39	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: **Residents**
On a: **Weekday,**
PM Peak Hour of Generator

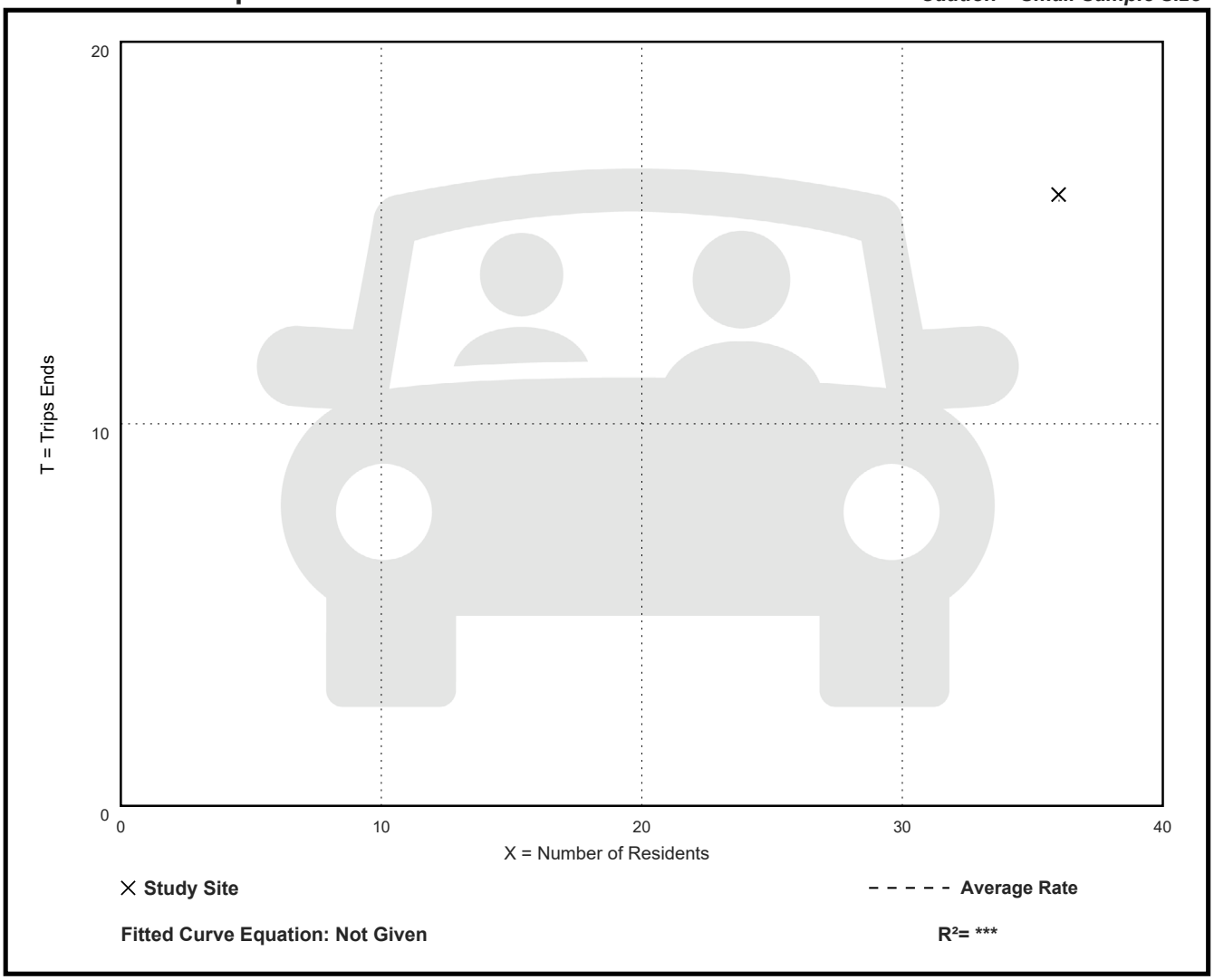
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. Num. of Residents: 36
Directional Distribution: Not Available

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.44	0.44 - 0.44	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

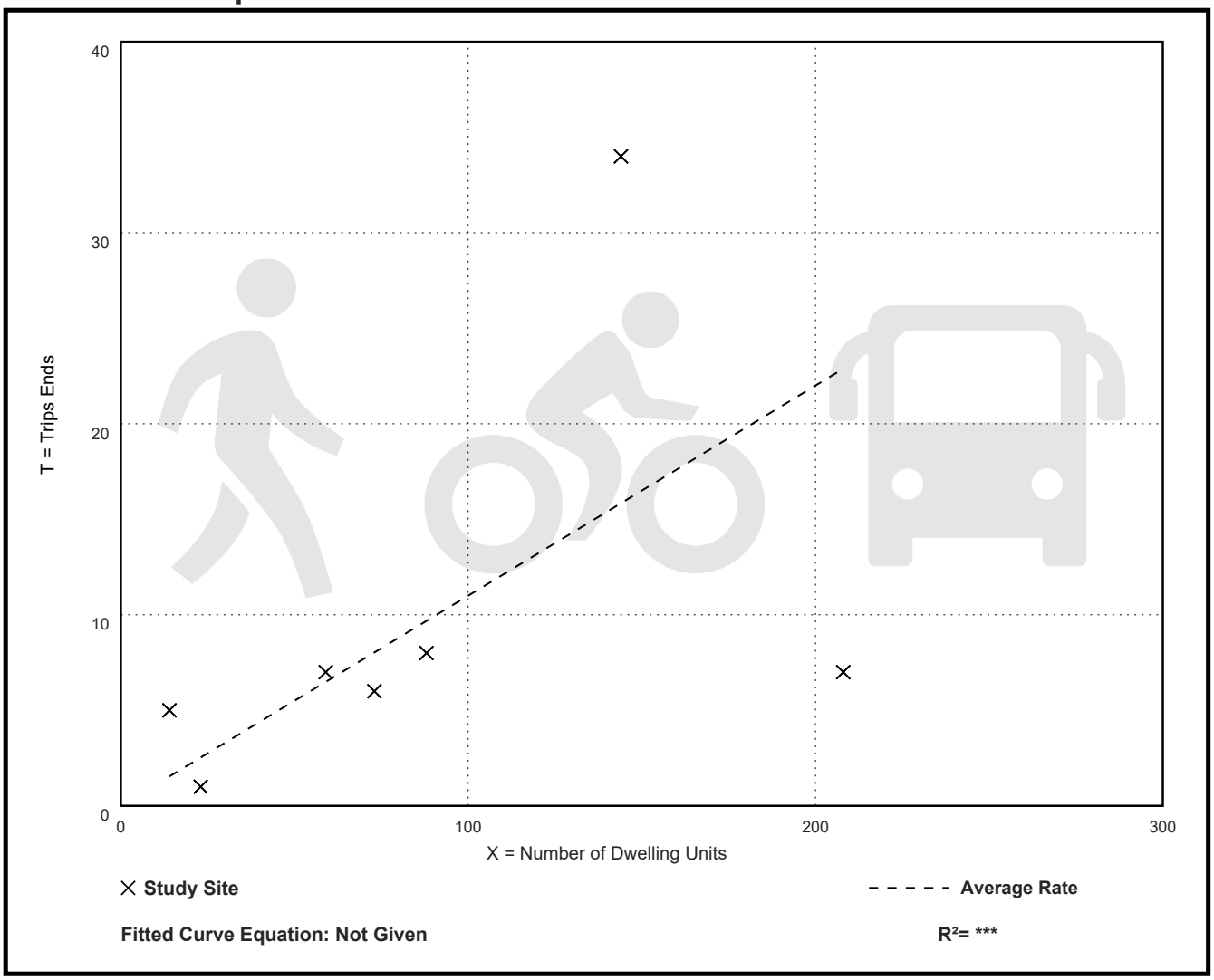
Single-Family Attached Housing
(215)

Walk+Bike+Transit Trip Ends vs:	**Dwelling Units**
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:	7
Avg. Num. of Dwelling Units:	87
Directional Distribution:	25% entering, 75% exiting

Walk+Bike+Transit Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.11	0.03 - 0.36	0.09

Data Plot and Equation



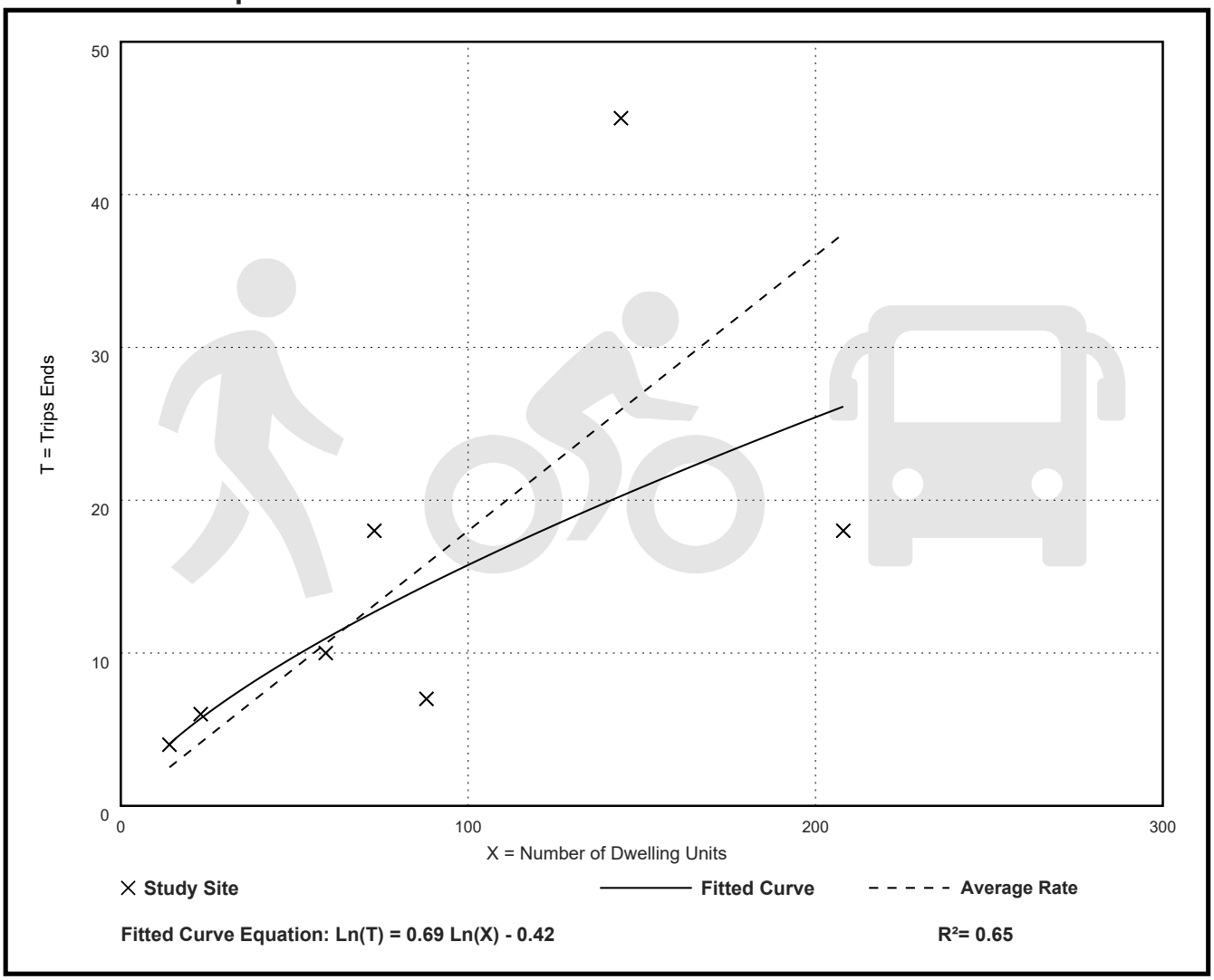
Single-Family Attached Housing
(215)

Walk+Bike+Transit Trip Ends vs:	**Dwelling Units**
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:	7
Avg. Num. of Dwelling Units:	87
Directional Distribution:	62% entering, 38% exiting

Walk+Bike+Transit Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.18	0.08 - 0.31	0.11

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.69 Ln(X) - 0.42

R^2= 0.65

Land Use: 561
Synagogue

Description

A synagogue is a building in which public worship services are held. A synagogue may also house a sanctuary, meeting rooms, classrooms, and, occasionally, dining, catering, or event facilities.

Additional Data

One study reported trip counts taken during the Yom Kippur holiday (source 571). The 30,000-square foot site had 20 employees and 1,040 family members. The numbers of vehicle trips are presented below and are excluded from the data plots:

- 446 during the weekday, AM peak hour of adjacent street traffic
- 308 during the weekday, PM peak hour of adjacent street traffic
- 871 during the weekday, AM peak hour of the generator
- 772 during the weekday, PM peak hour of the generator

The sites were surveyed in the 2000s and the 2010s in New York and Pennsylvania.

Source Numbers

571, 902

Synagogue
(561)

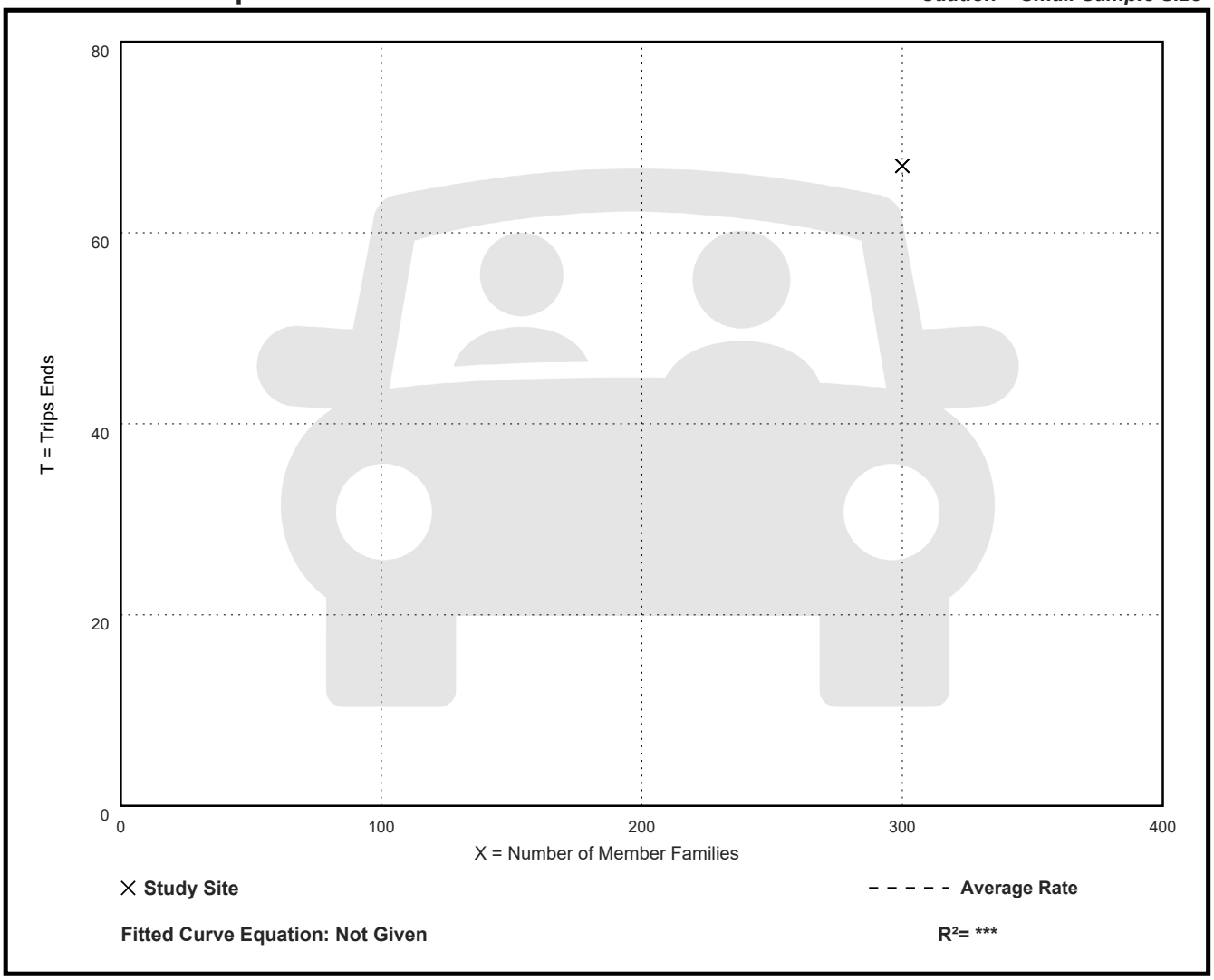
Vehicle Trip Ends vs: **Member Families**
On a: **Friday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. Num. of Member Families: 300
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Member Family

Average Rate	Range of Rates	Standard Deviation
0.22	0.22 - 0.22	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Synagogue
(561)

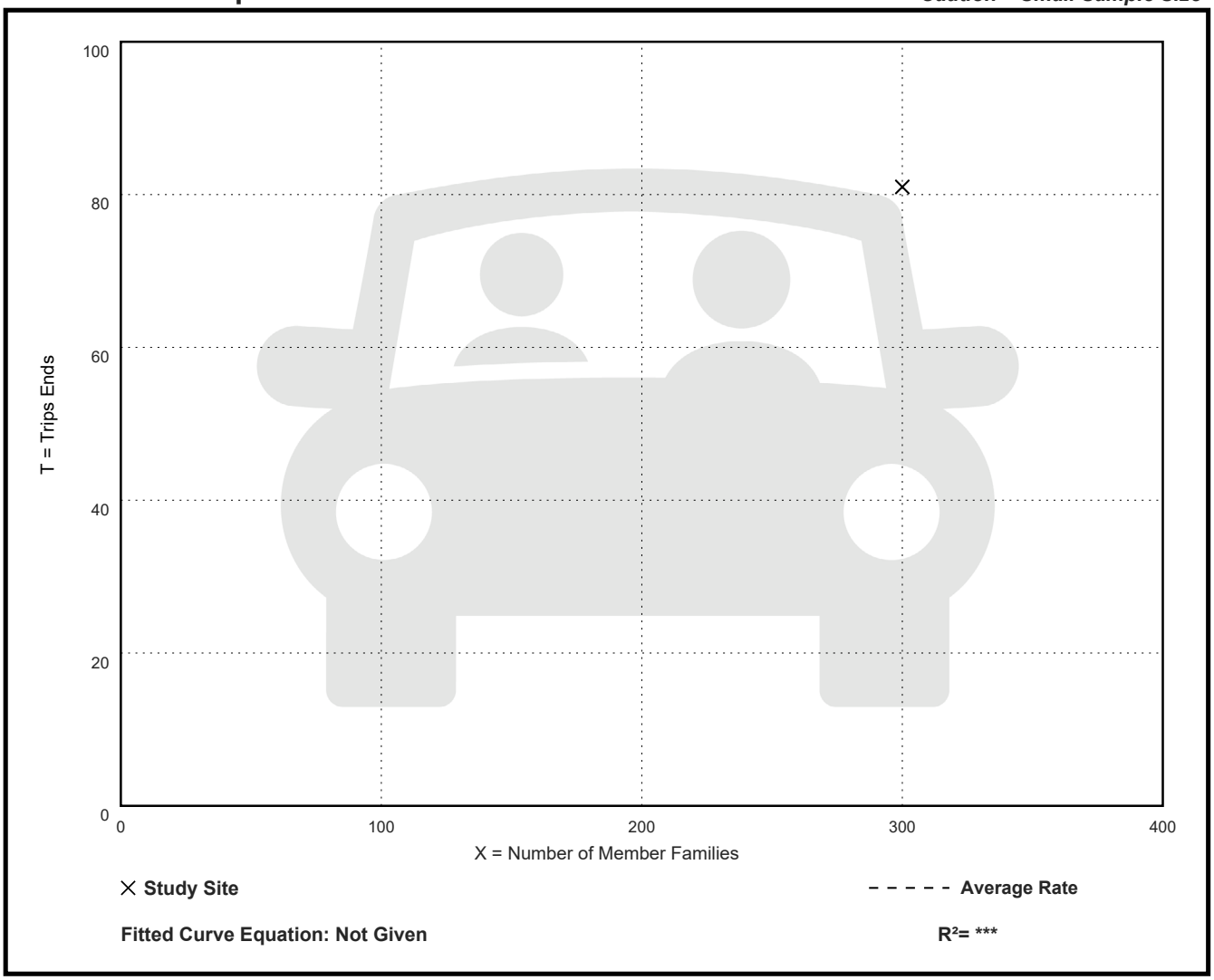
Vehicle Trip Ends vs: **Member Families**
On a: **Friday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. Num. of Member Families: 300
Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per Member Family

Average Rate	Range of Rates	Standard Deviation
0.27	0.27 - 0.27	***

Data Plot and Equation

Caution – Small Sample Size



Synagogue
(561)

Vehicle Trip Ends vs: **Family Members**
On a: **Saturday, Peak Hour of Generator**

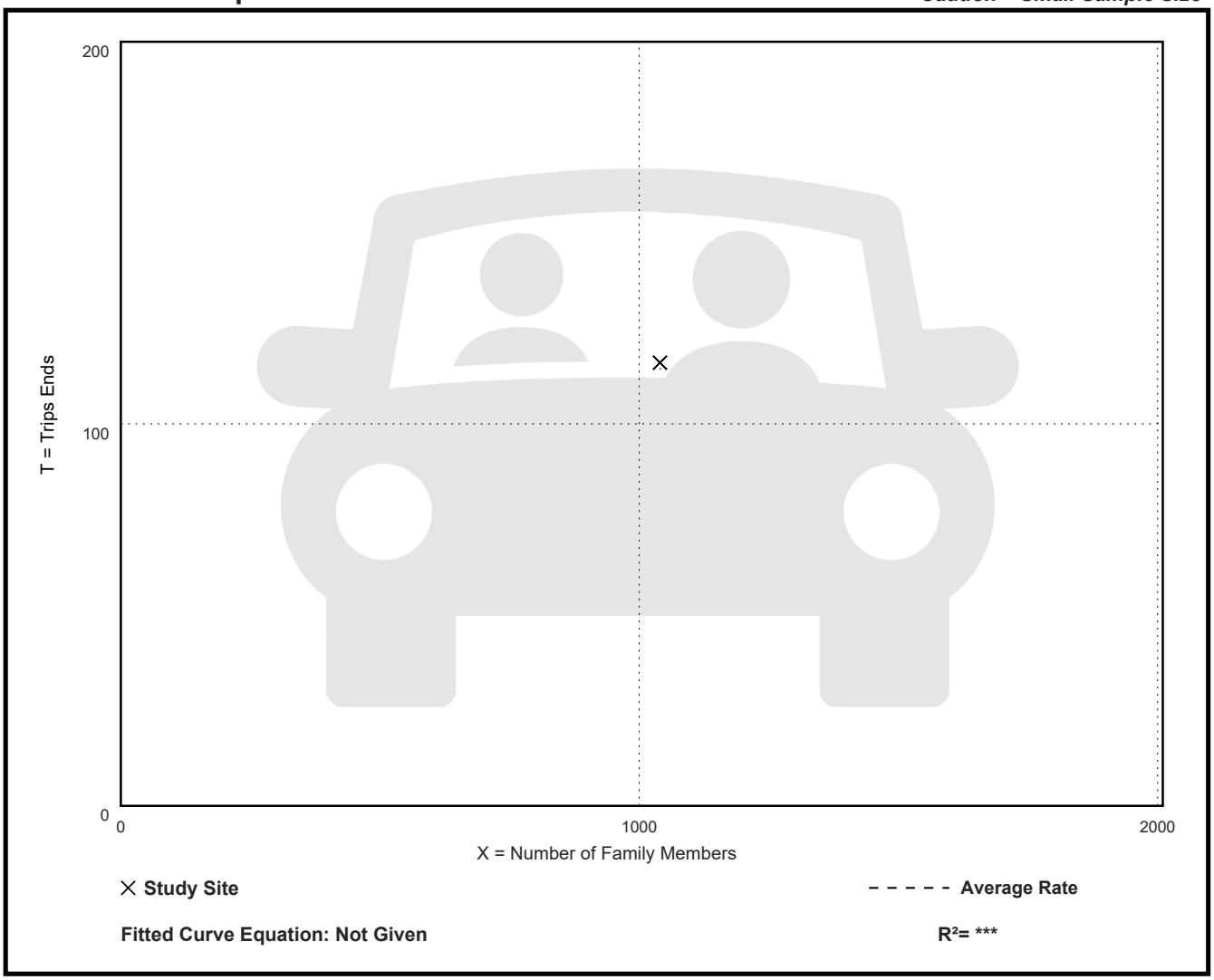
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. Num. of Family Members: 1040
Directional Distribution: 42% entering, 58% exiting

Vehicle Trip Generation per Family Member

Average Rate	Range of Rates	Standard Deviation
0.11	0.11 - 0.11	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Synagogue
(561)

Vehicle Trip Ends vs: **Family Members**
On a: **Sunday, Peak Hour of Generator**

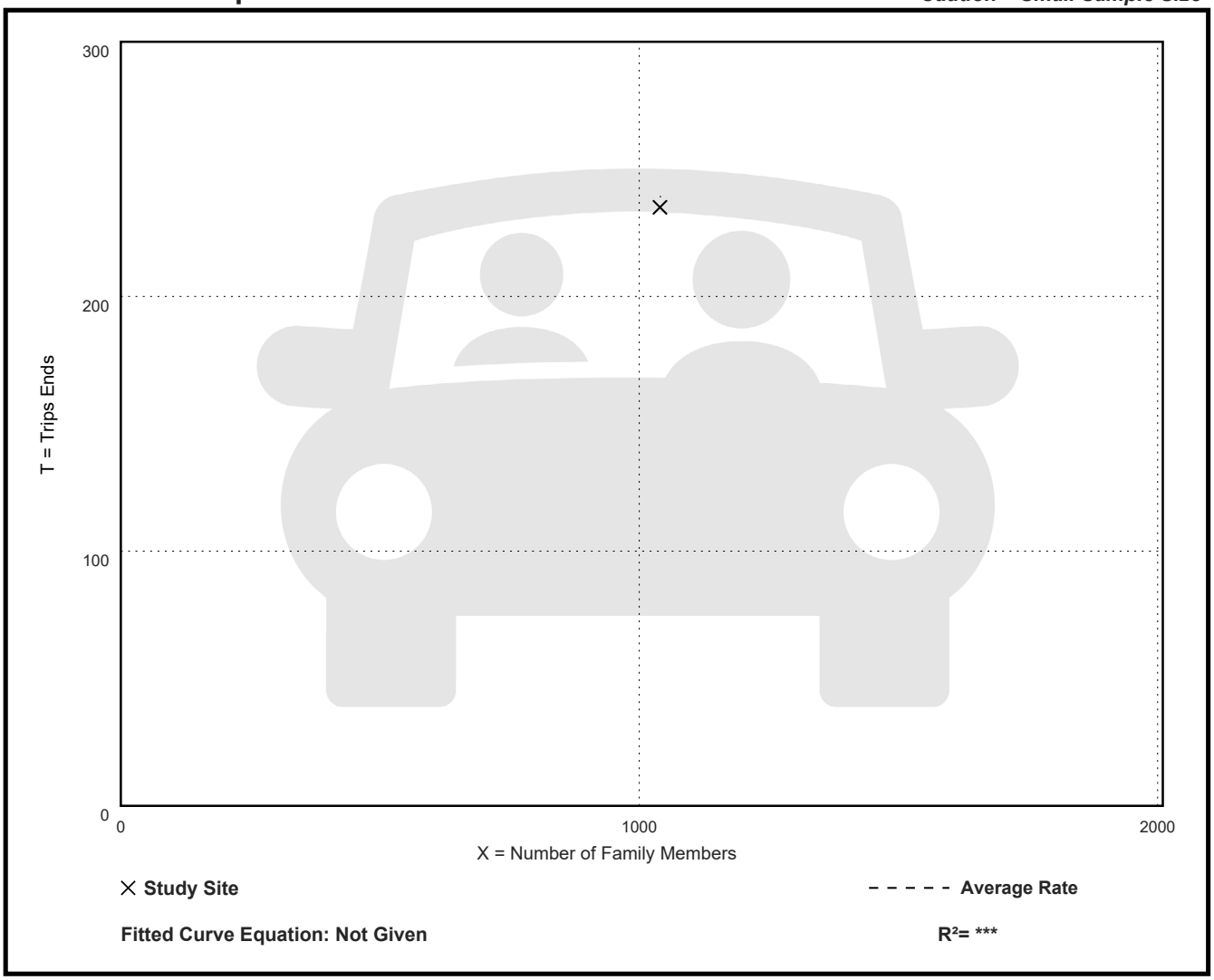
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. Num. of Family Members: 1040
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per Family Member

Average Rate	Range of Rates	Standard Deviation
0.23	0.23 - 0.23	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= *

Synagogue
(561)

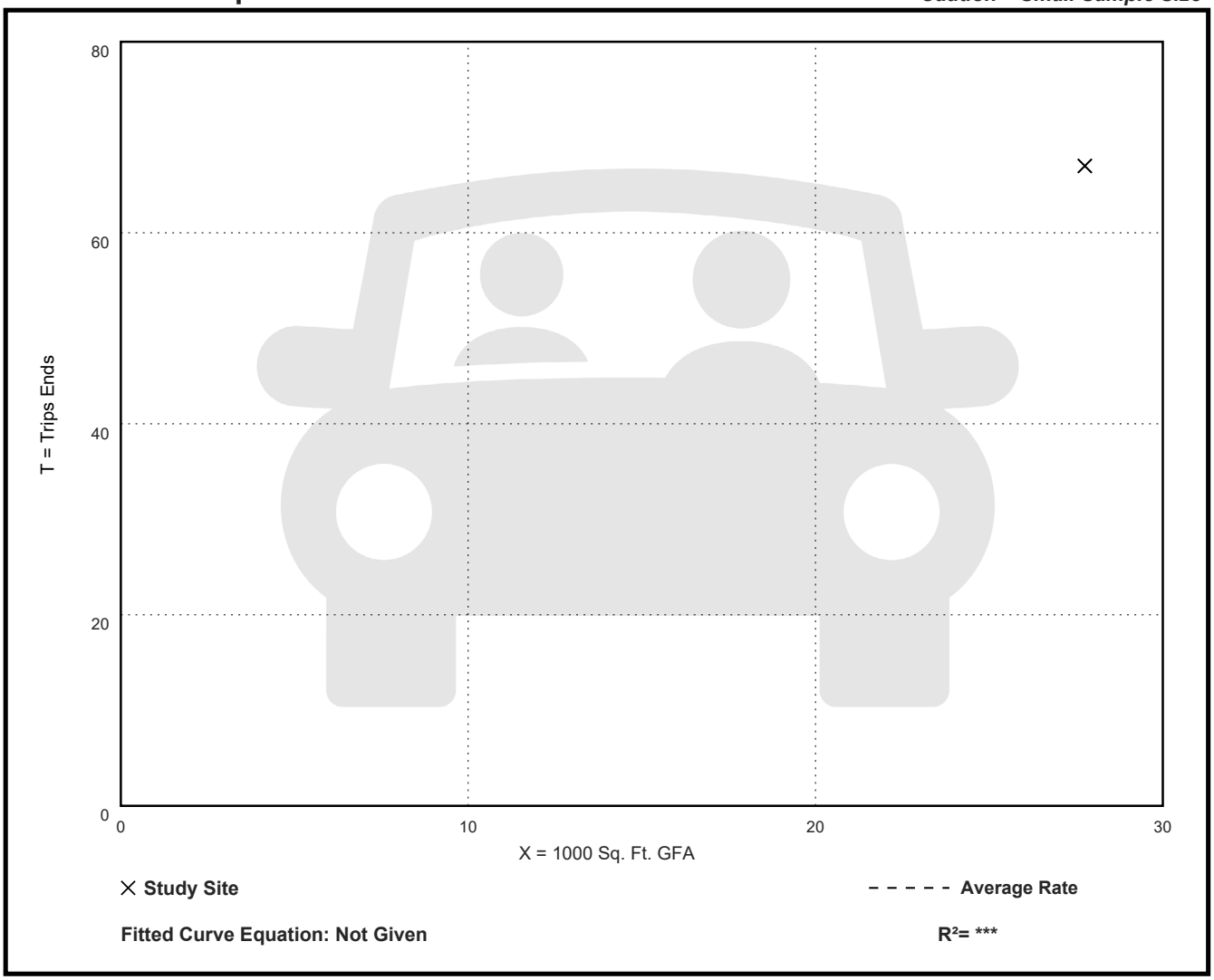
Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Friday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	1
Avg. 1000 Sq. Ft. GFA:	28
Directional Distribution:	63% entering, 37% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.41	2.41 - 2.41	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= *

Synagogue
(561)

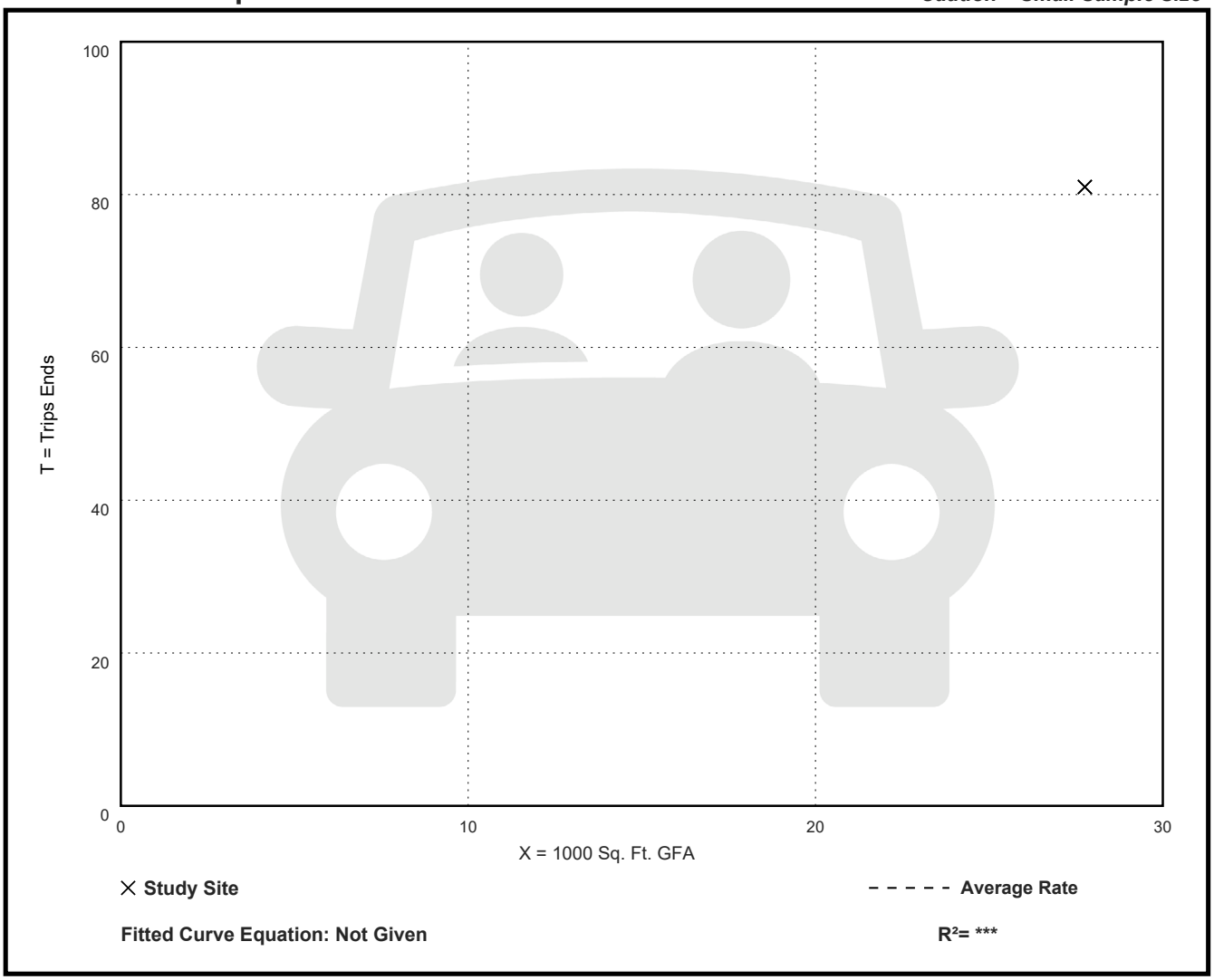
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Friday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. 1000 Sq. Ft. GFA: 28
Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.92	2.92 - 2.92	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Synagogue
(561)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Saturday, Peak Hour of Generator**

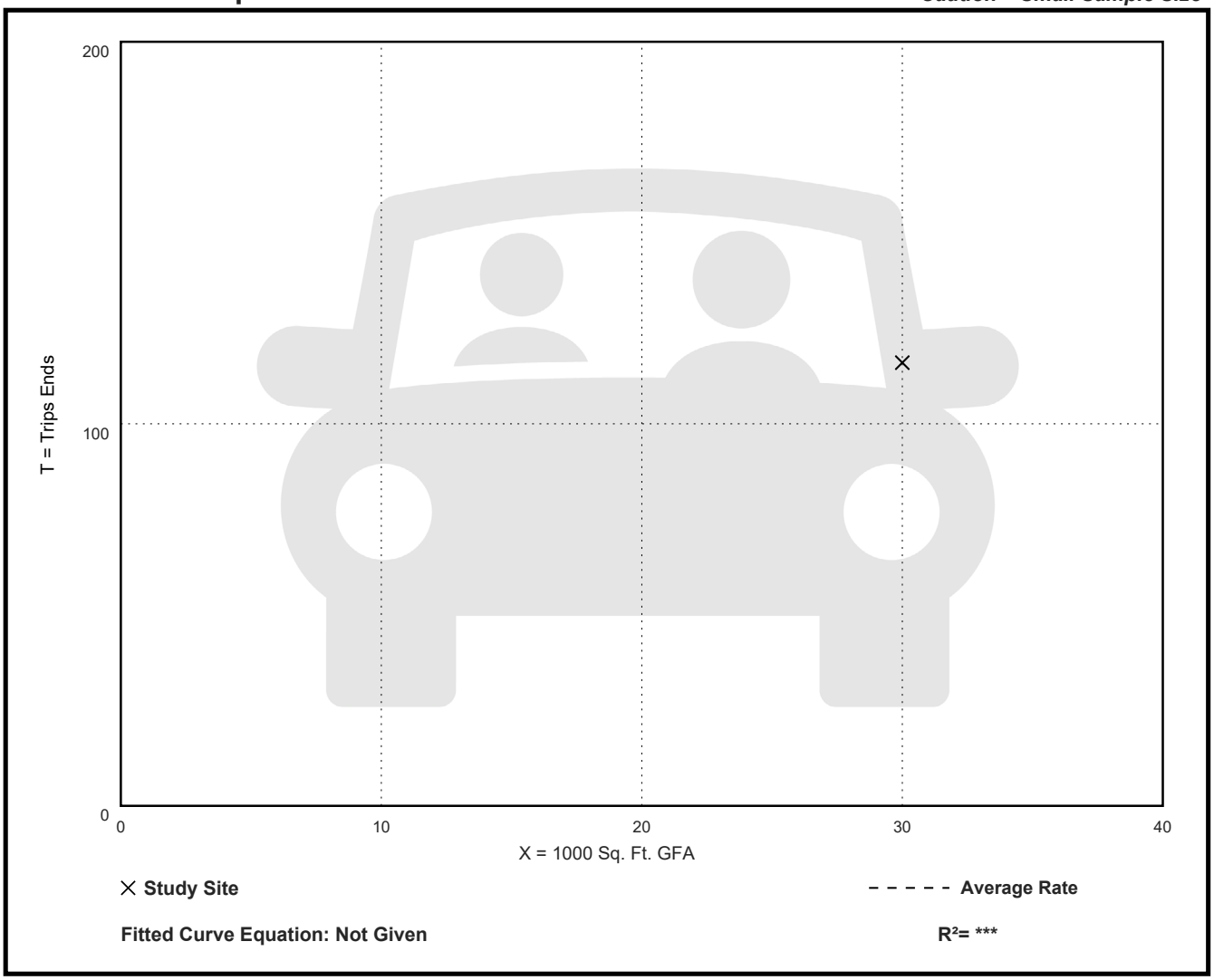
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. 1000 Sq. Ft. GFA: 30
Directional Distribution: 42% entering, 58% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.87	3.87 - 3.87	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Synagogue
(561)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Sunday, Peak Hour of Generator**

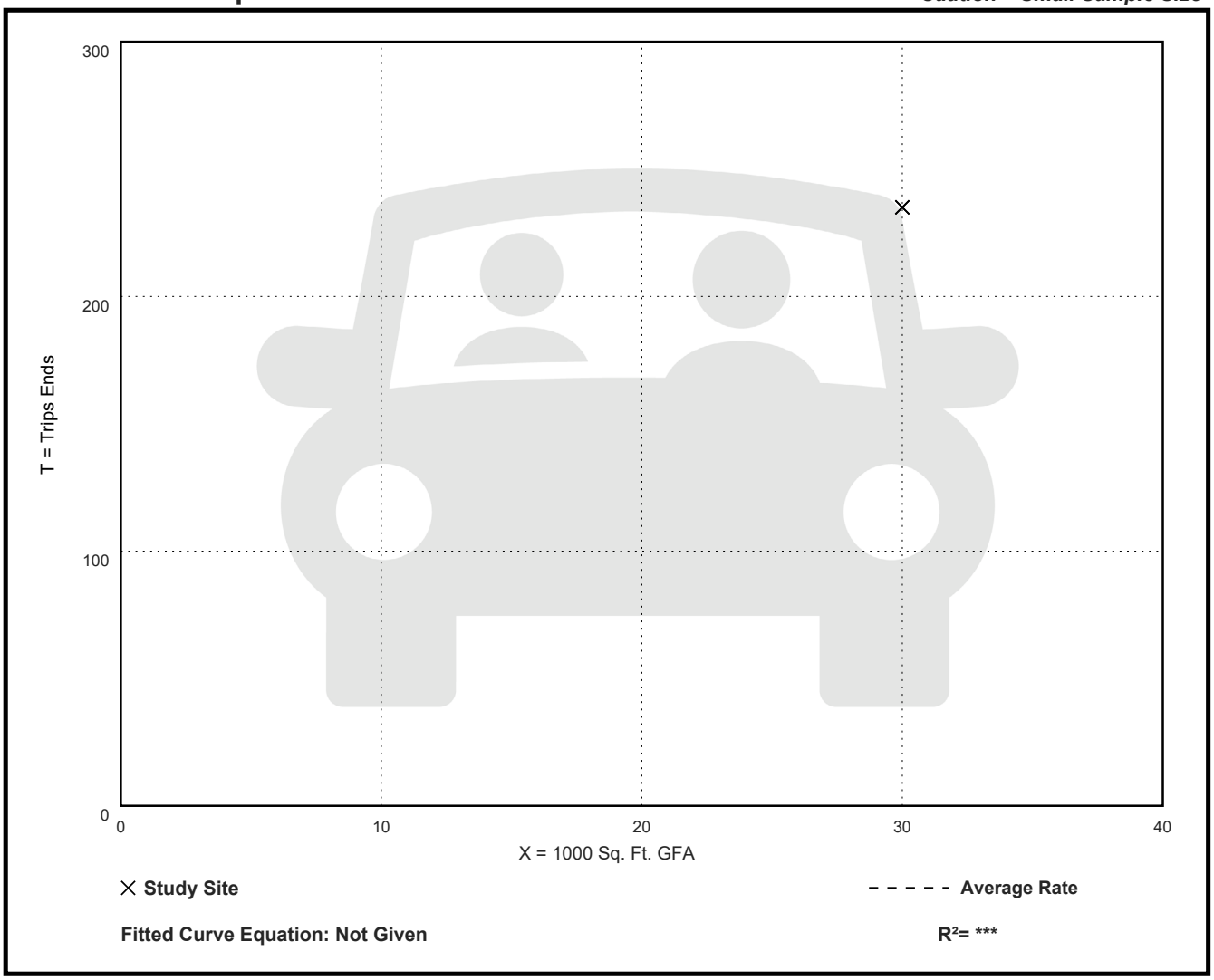
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. 1000 Sq. Ft. GFA: 30
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.83	7.83 - 7.83	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Synagogue
(561)

Vehicle Trip Ends vs: **Employees**
On a: **Saturday, Peak Hour of Generator**

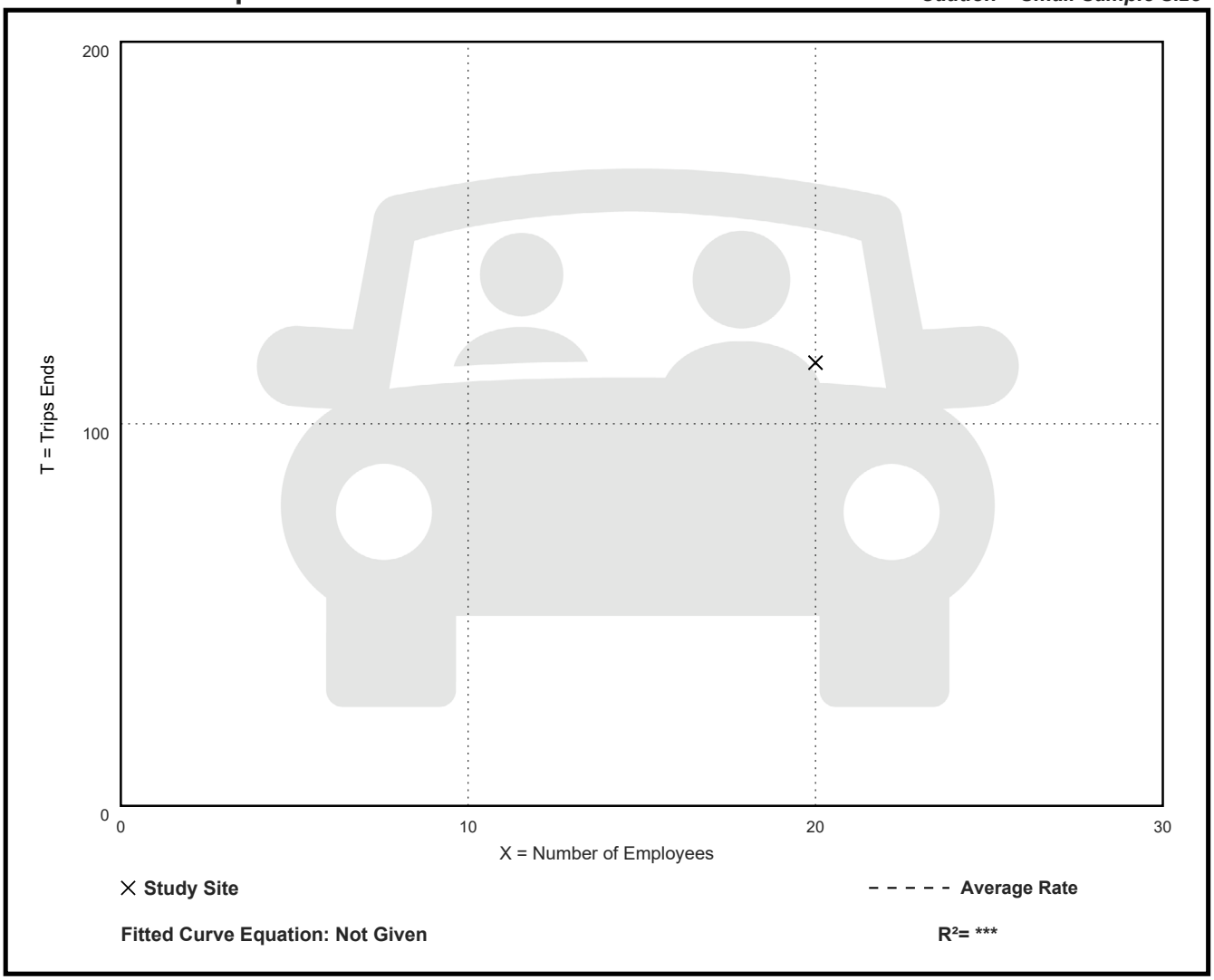
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. Num. of Employees: 20
Directional Distribution: 42% entering, 58% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
5.80	5.80 - 5.80	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Synagogue
(561)

Vehicle Trip Ends vs: **Employees**
On a: **Sunday, Peak Hour of Generator**

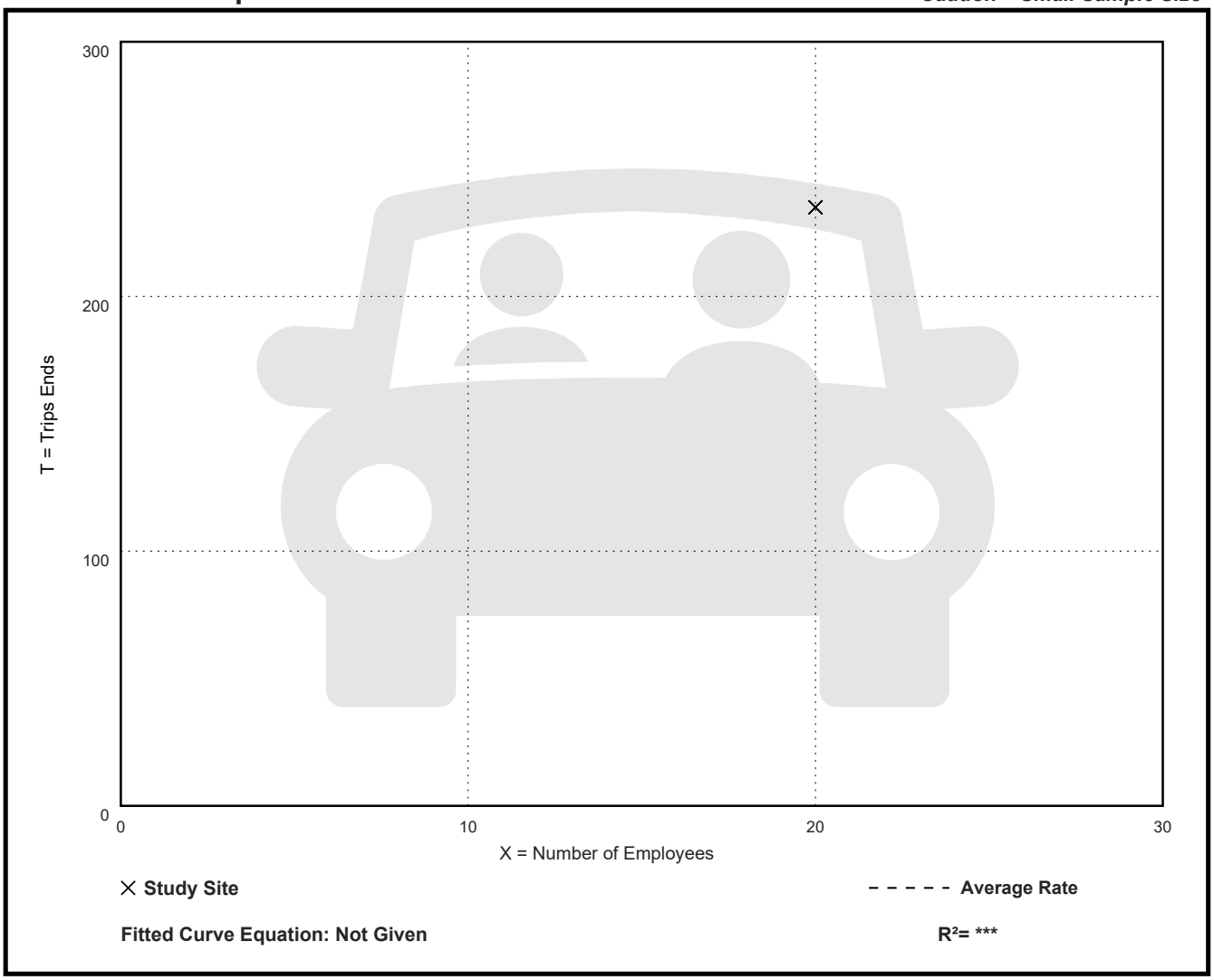
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. Num. of Employees: 20
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
11.75	11.75 - 11.75	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Land Use: 565
Day Care Center

Description

A day care center is a facility where care for preschool children is provided, normally during daytime hours. A day care facility generally includes classrooms, offices, eating areas, and playgrounds. A center may also provide after-school care for school-age children.

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in California, Florida, Maryland, Minnesota, New Hampshire, New Jersey, New York, North Carolina, Oregon, Tennessee, Texas, and Wisconsin.

Source Numbers

335, 336, 337, 355, 418, 536, 550, 562, 583, 633, 734, 866, 869, 877, 878, 954, 959, 981, 1236

Day Care Center
(565)

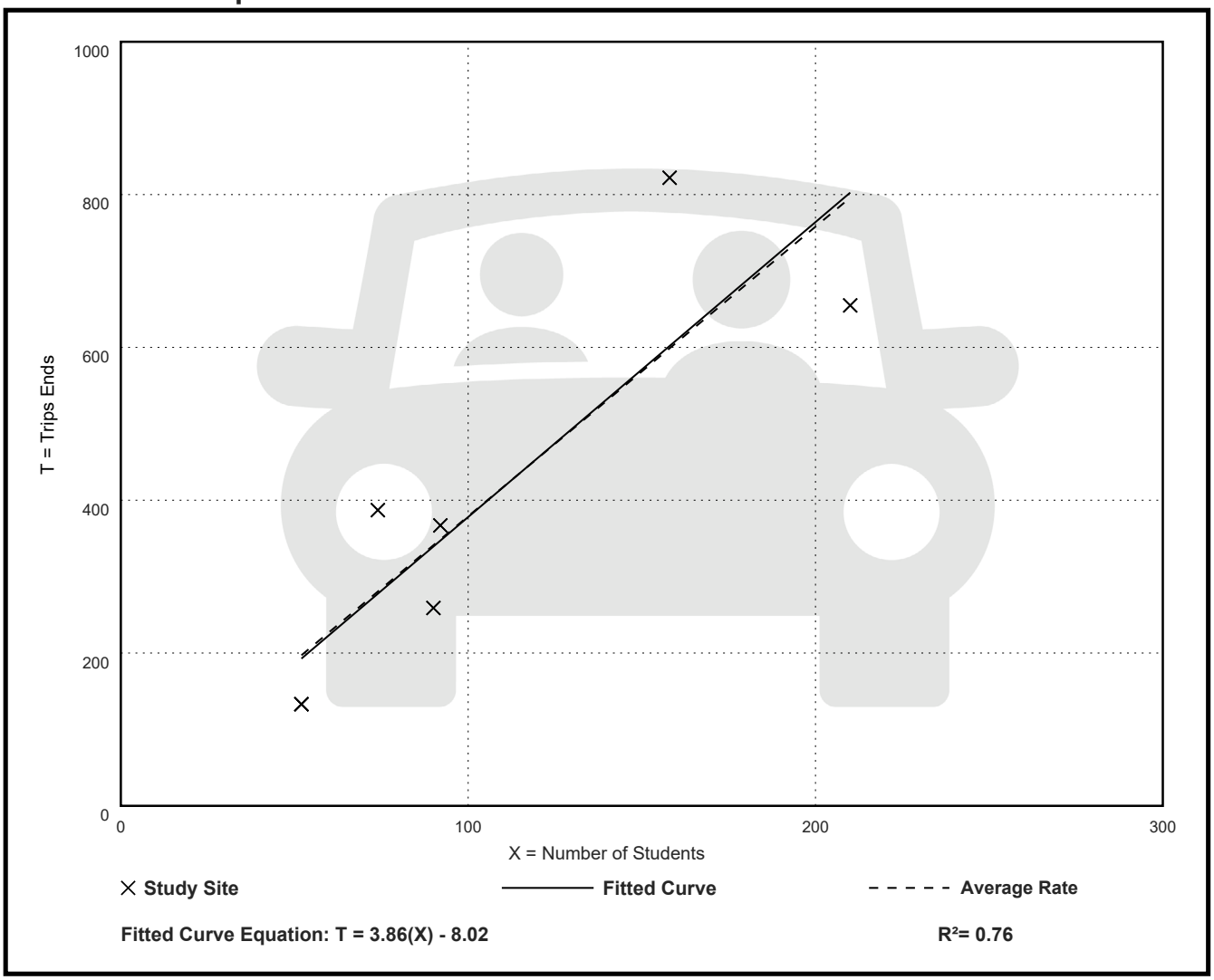
Vehicle Trip Ends vs: Students
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Students: 104
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
3.79	2.56 - 5.23	1.13

Data Plot and Equation



Fitted Curve Equation: T = 3.86(X) - 8.02

R^2= 0.76

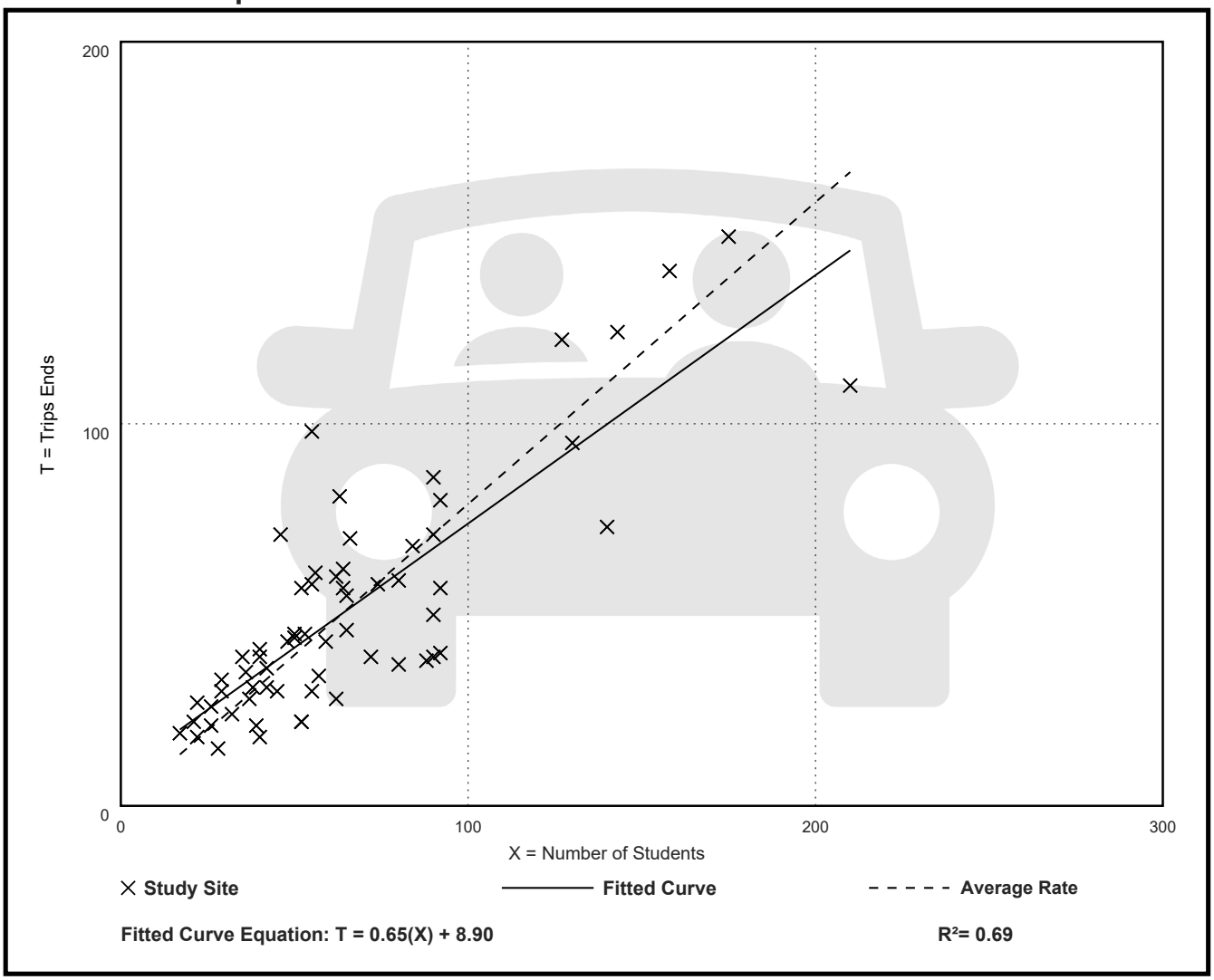
Day Care Center
(565)

Vehicle Trip Ends vs:	**Students**
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:	63
Avg. Num. of Students:	66
Directional Distribution:	53% entering, 47% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.42 - 1.78	0.26

Data Plot and Equation



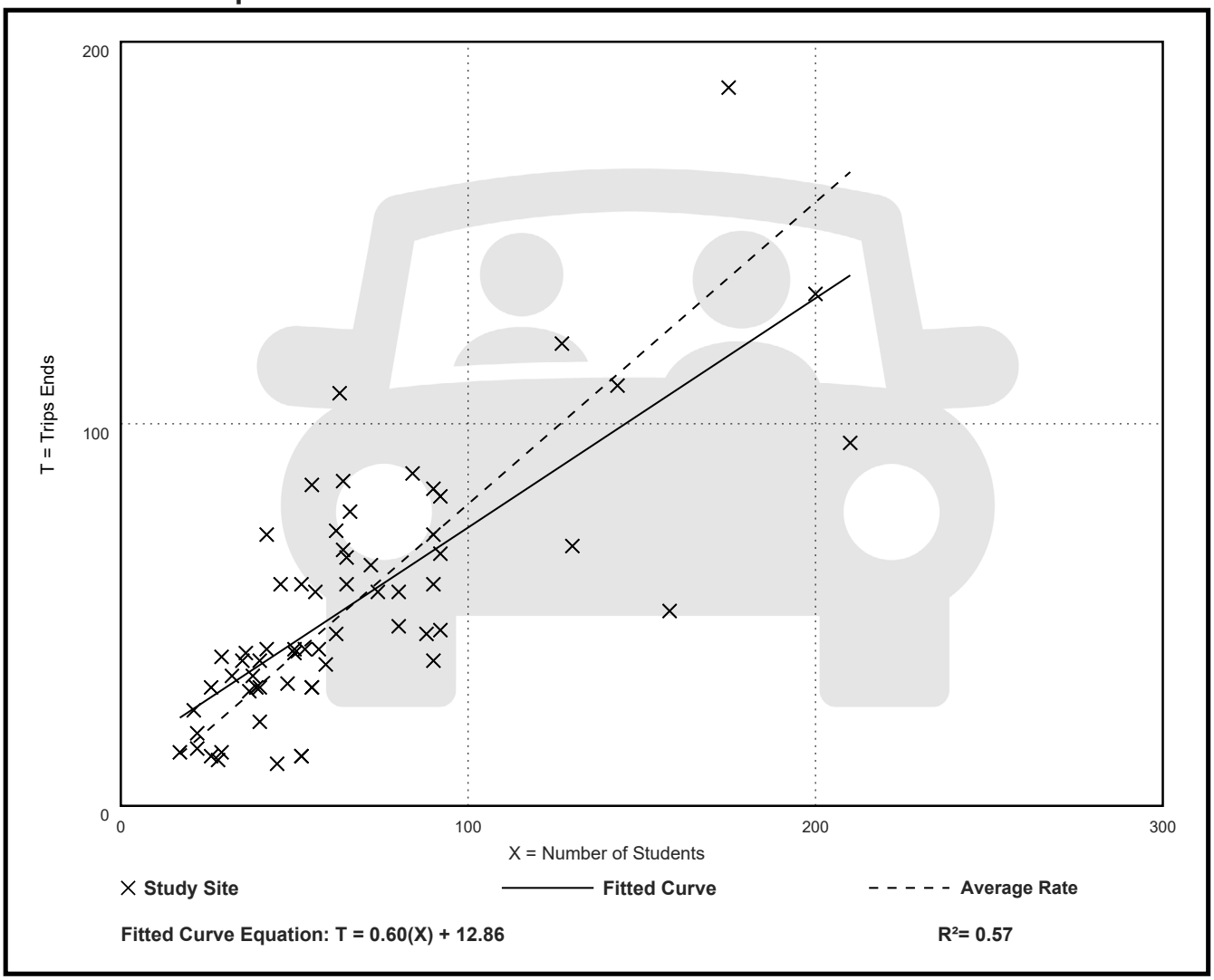
Day Care Center
(565)

Vehicle Trip Ends vs:	**Students**
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:	63
Avg. Num. of Students:	67
Directional Distribution:	47% entering, 53% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.24 - 1.71	0.31

Data Plot and Equation



Fitted Curve Equation: T = 0.60(X) + 12.86

R^2= 0.57

Day Care Center
(565)

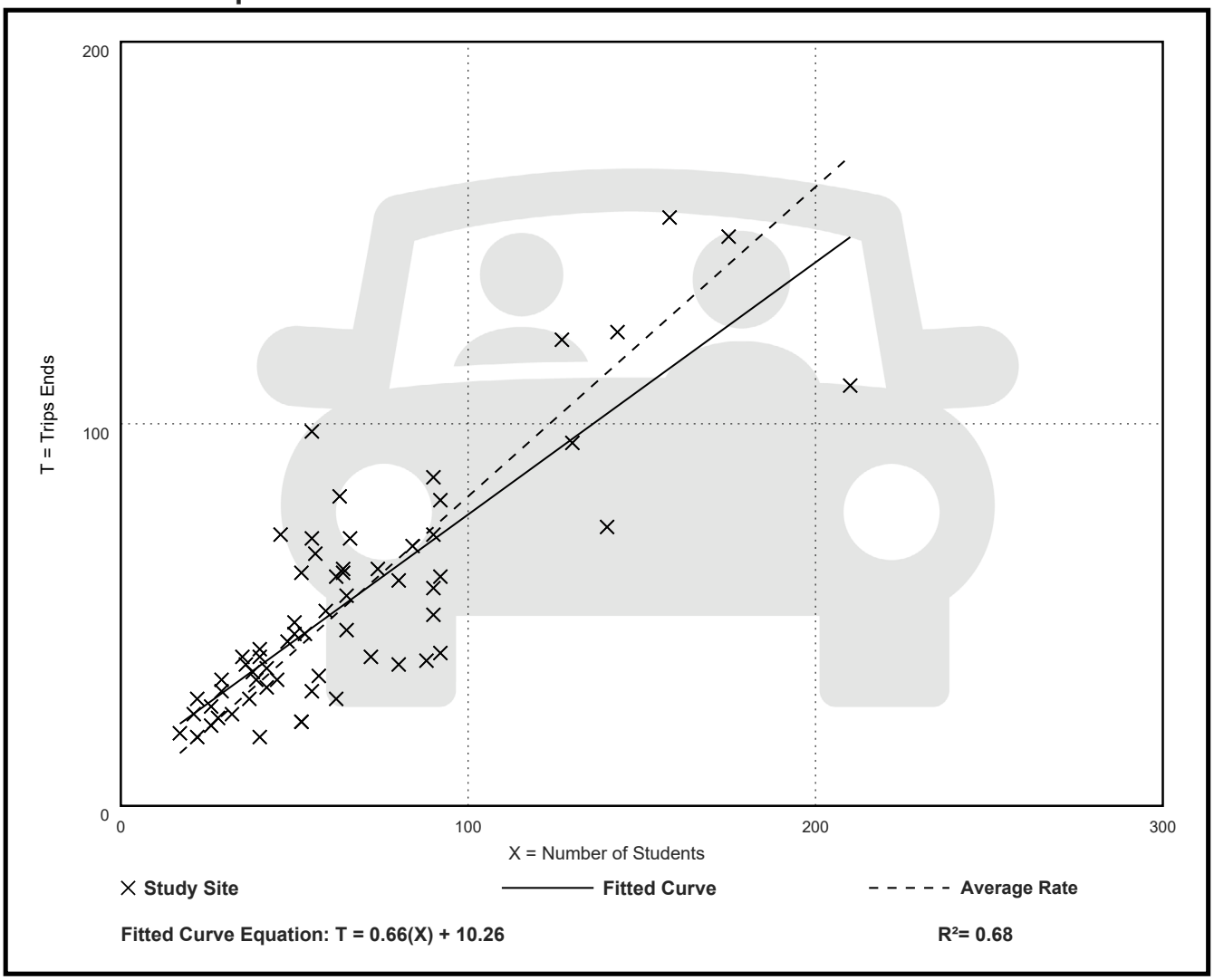
Vehicle Trip Ends vs: **Students**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 63
Avg. Num. of Students: 66
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.81	0.42 - 1.78	0.26

Data Plot and Equation



Fitted Curve Equation: T = 0.66(X) + 10.26

R^2= 0.68

Day Care Center
(565)

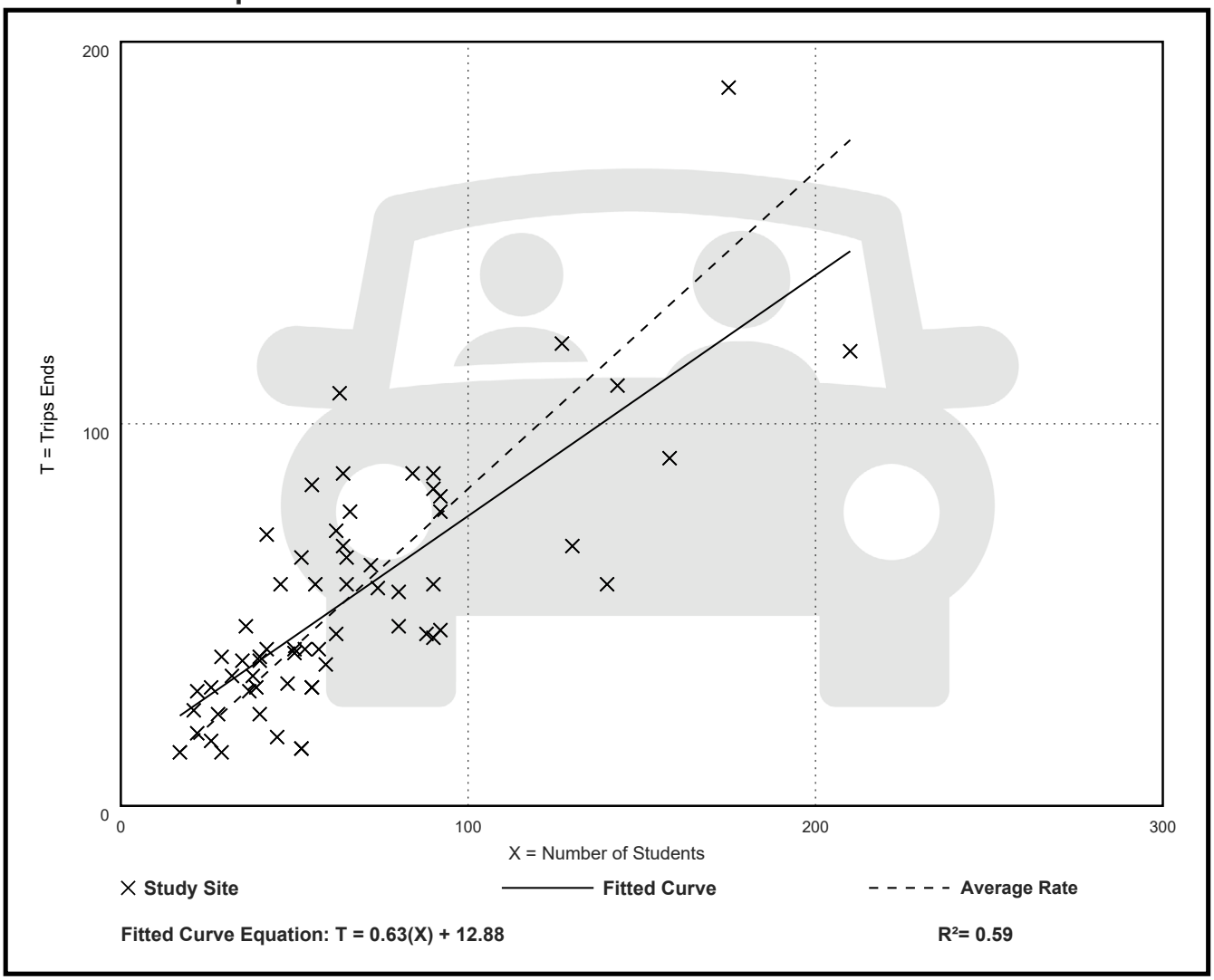
Vehicle Trip Ends vs: **Students**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 63
Avg. Num. of Students: 66
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.83	0.29 - 1.71	0.30

Data Plot and Equation



Fitted Curve Equation: T = 0.63(X) + 12.88

R^2= 0.59

Day Care Center
(565)

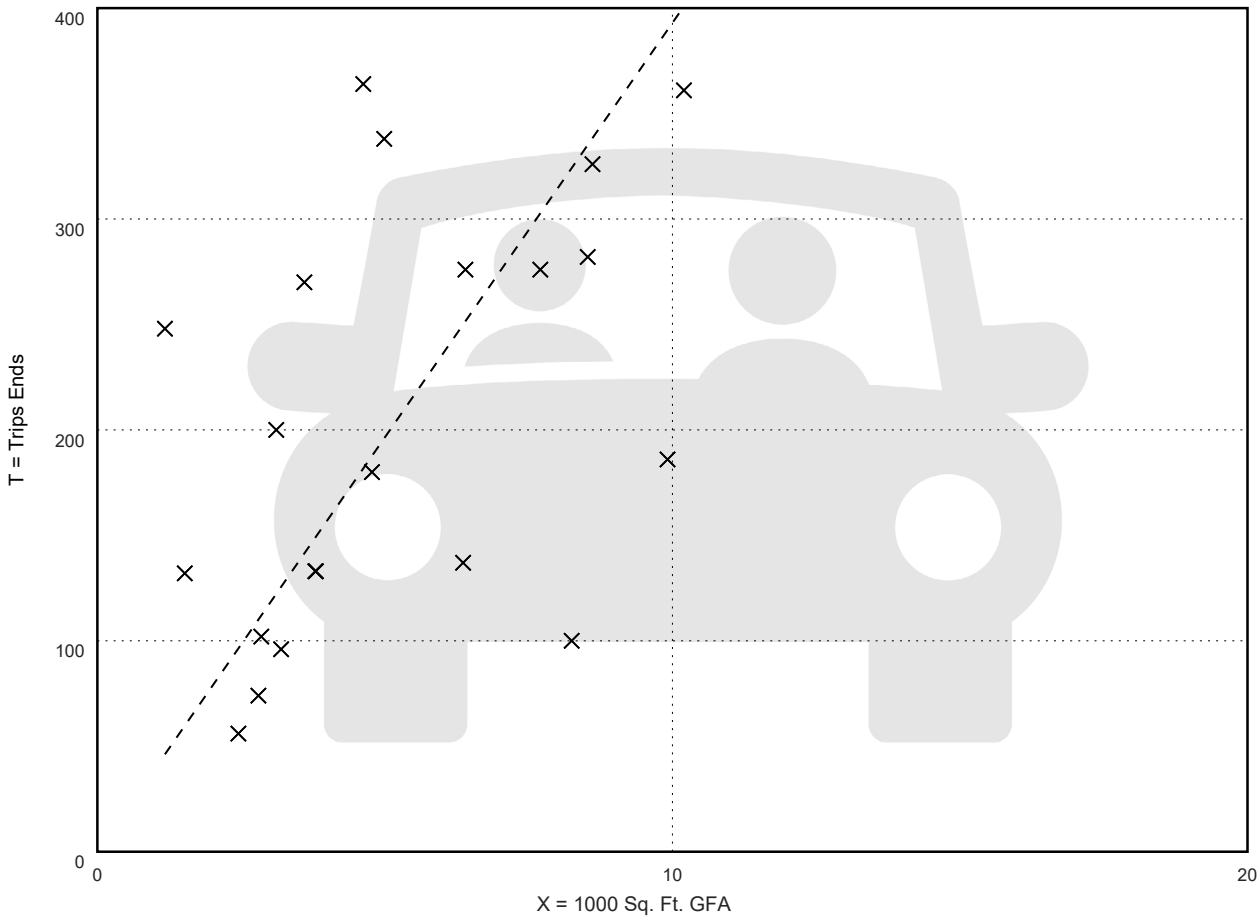
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
39.30	12.12 - 211.06	26.09

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= *

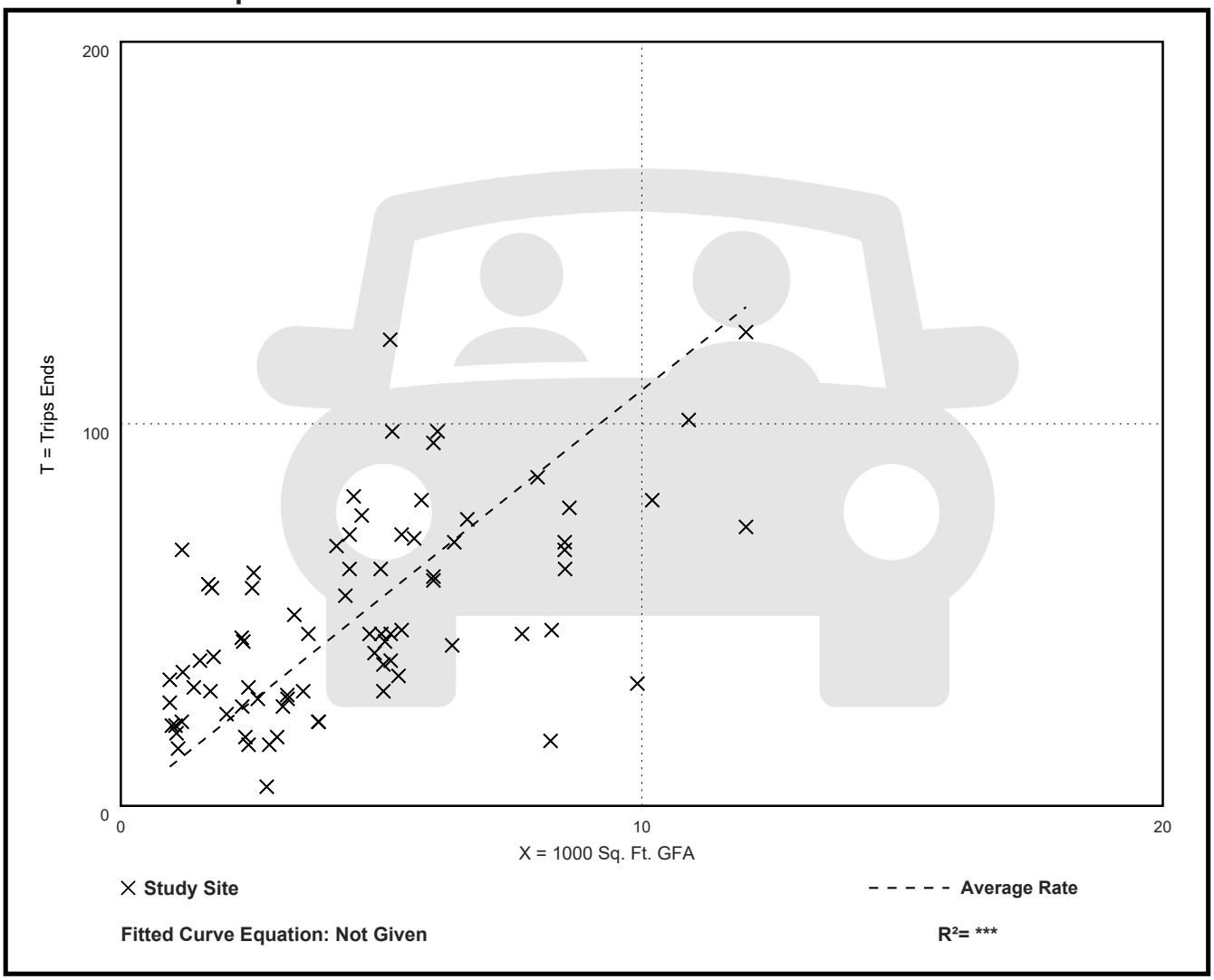
Day Care Center
(565)

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: 78
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.88	1.79 - 57.02	6.27

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= *

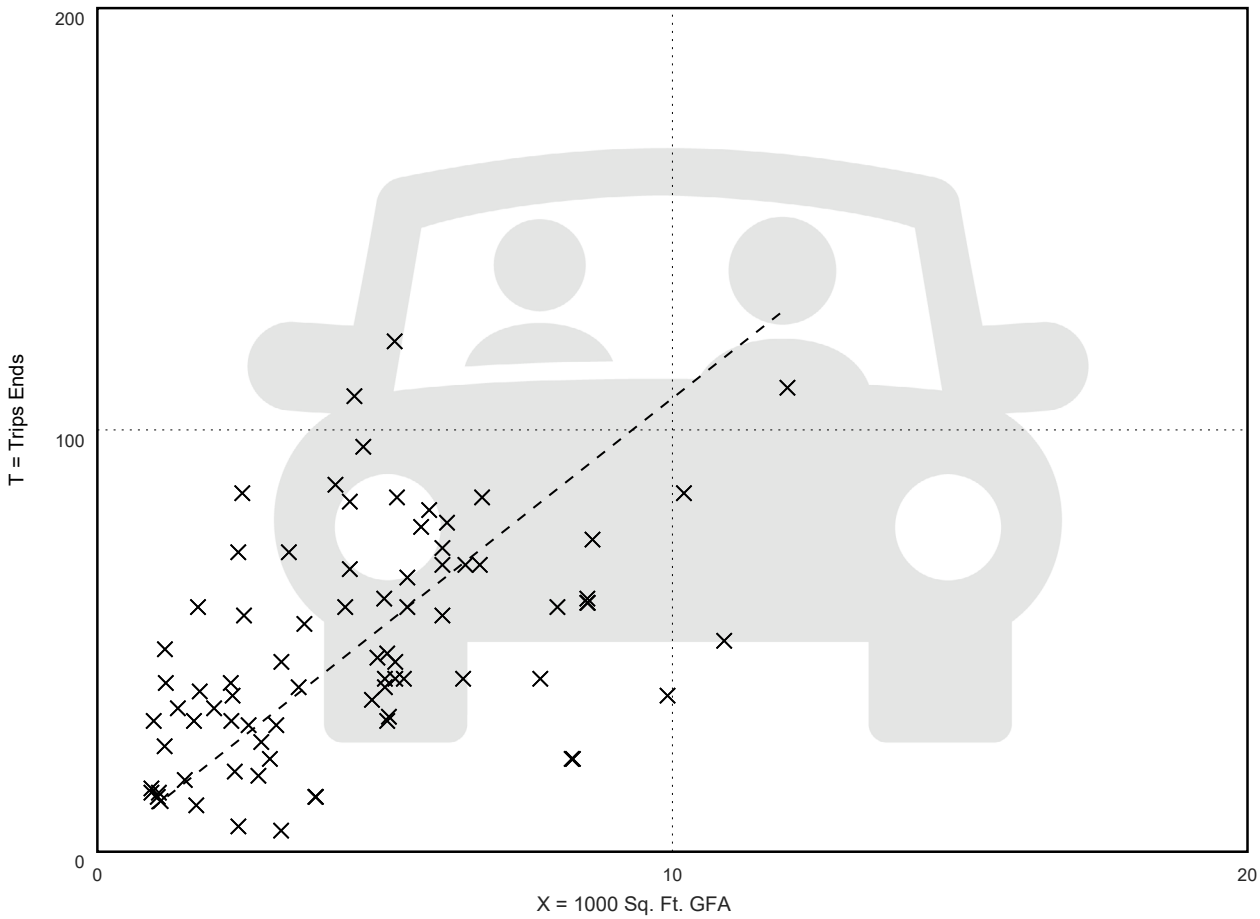
Day Care Center
(565)

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: 79
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.75	1.56 - 40.85	6.46

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

Day Care Center
(565)

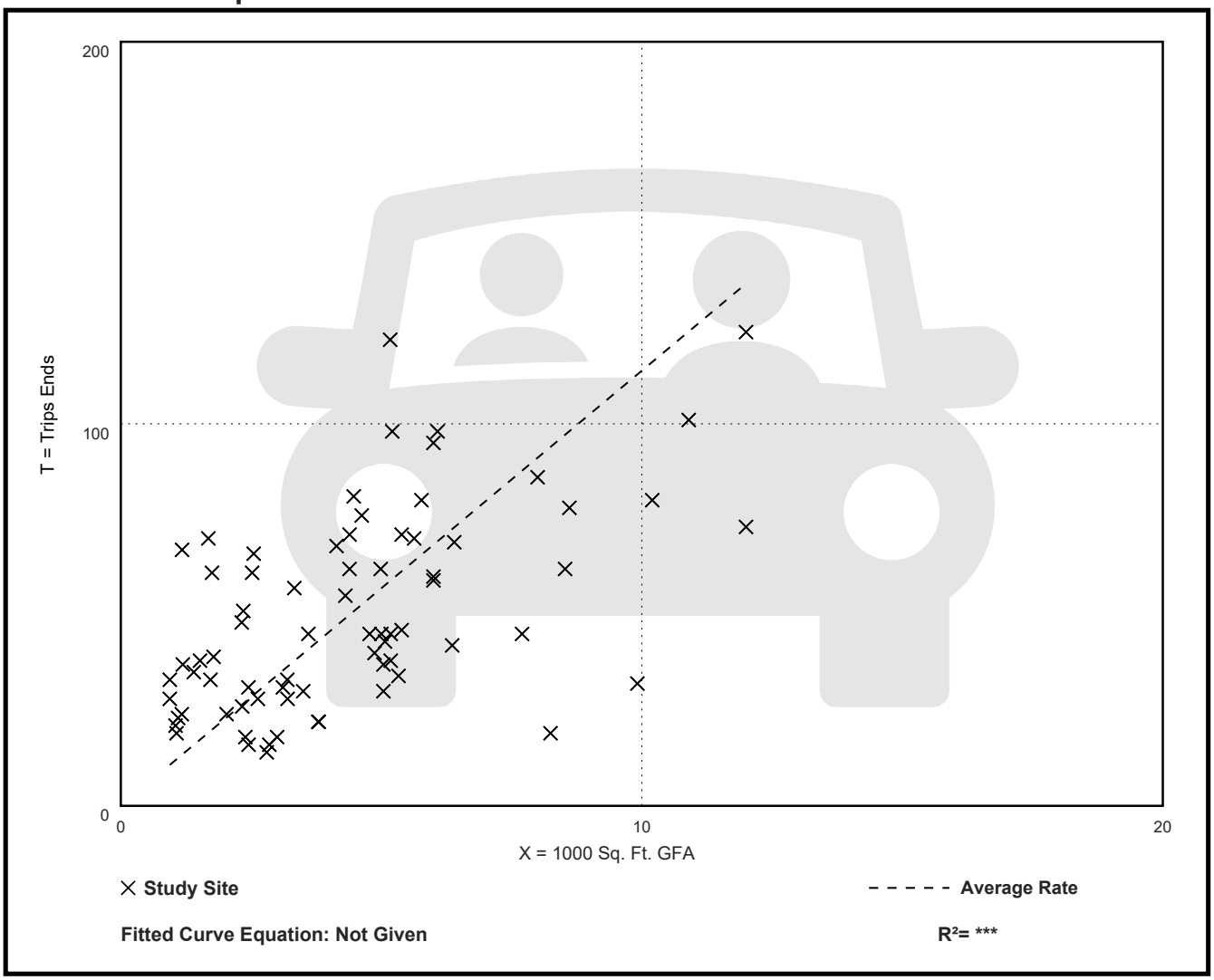
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 73
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
11.39	2.30 - 57.02	6.82

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= *

Day Care Center
(565)

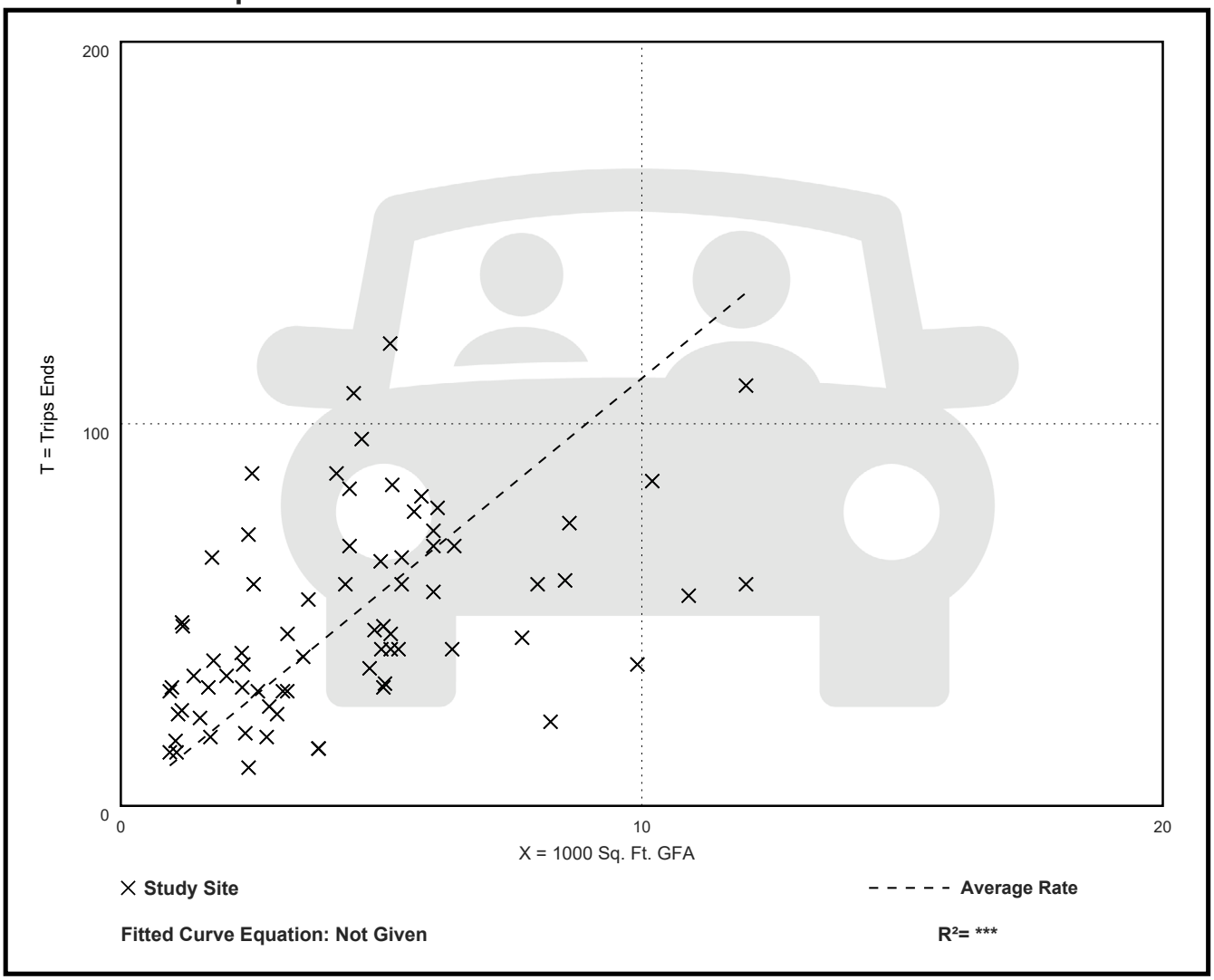
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 73
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
11.19	2.67 - 40.85	6.83

Data Plot and Equation



Day Care Center
(565)

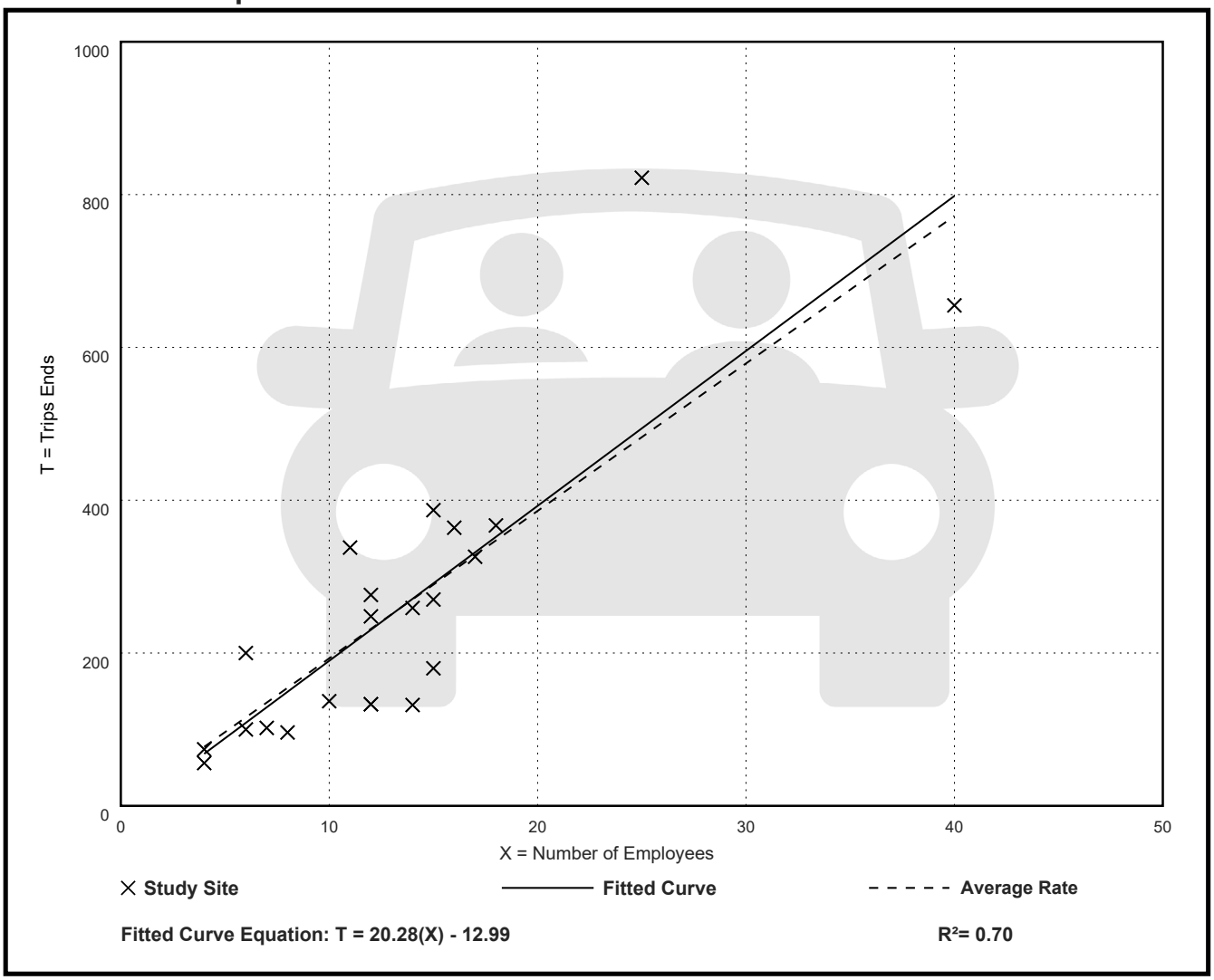
Vehicle Trip Ends vs: Employees
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Employees: 13
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
19.30	9.43 - 33.33	6.94

Data Plot and Equation



Fitted Curve Equation: T = 20.28(X) - 12.99

R^2= 0.70

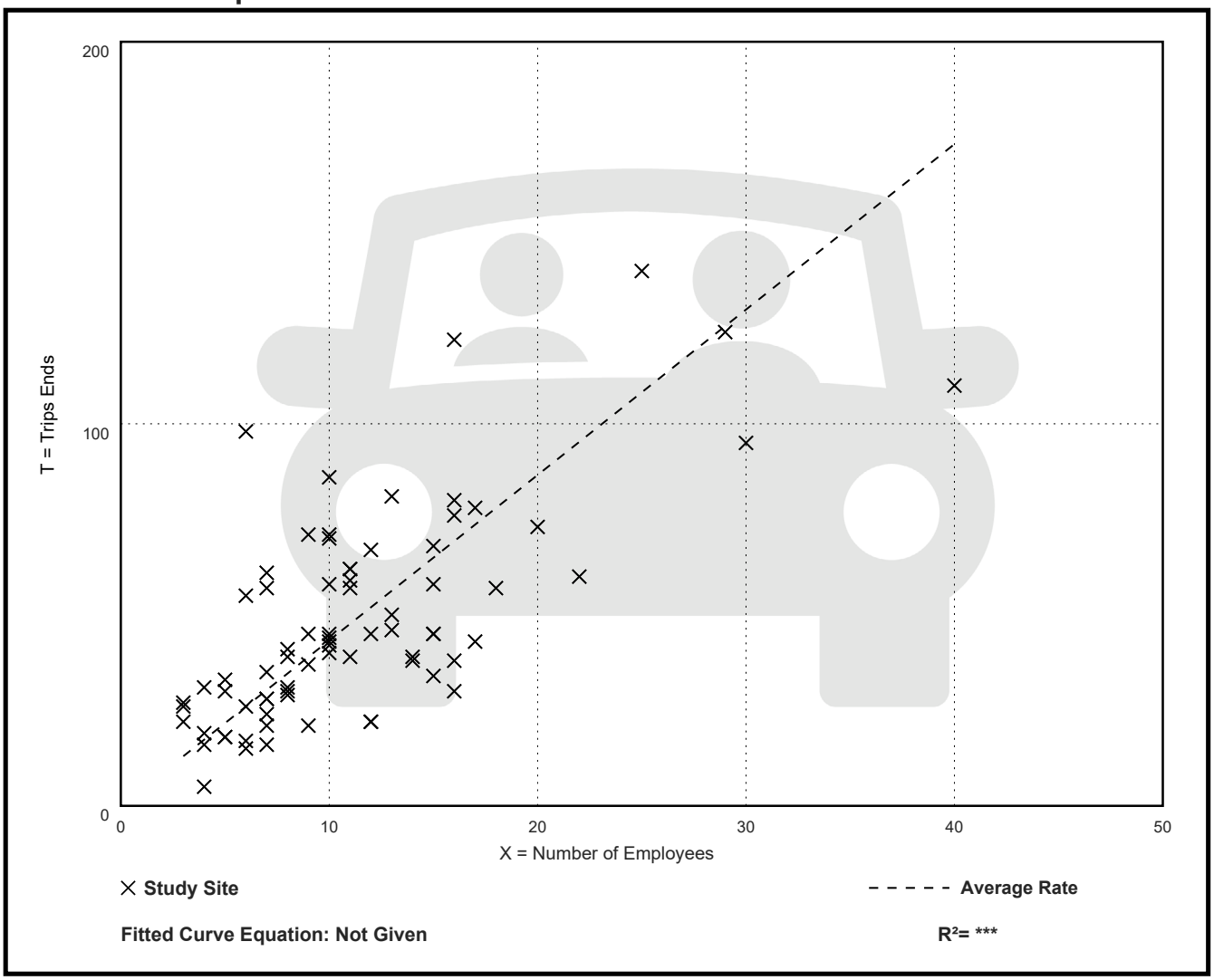
Day Care Center
(565)

Vehicle Trip Ends vs:	**Employees**
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:	75
Avg. Num. of Employees:	11
Directional Distribution:	53% entering, 47% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
4.33	1.25 - 16.33	1.99

Data Plot and Equation



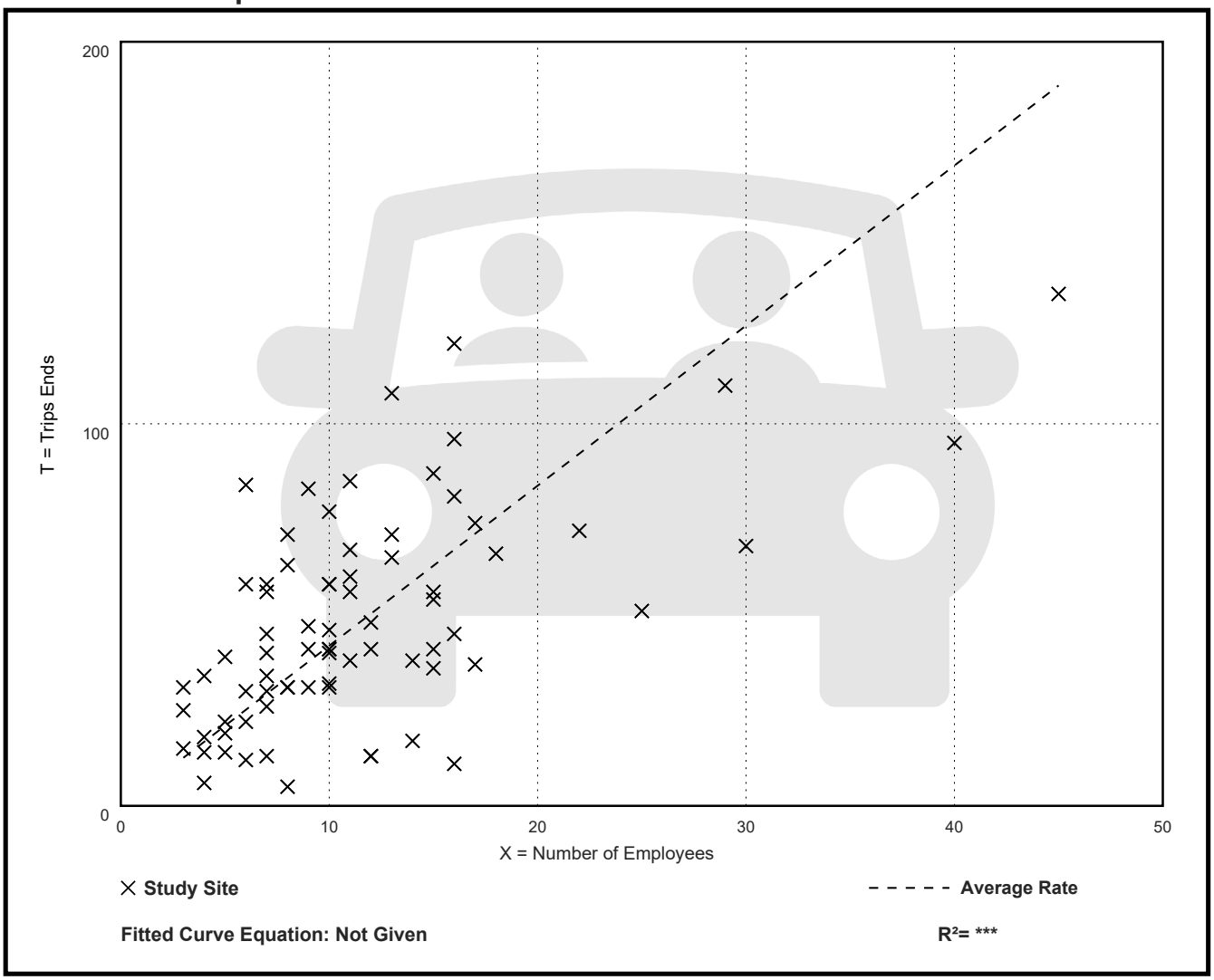
Day Care Center
(565)

Vehicle Trip Ends vs: **Employees**
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: 75
Avg. Num. of Employees: 12
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
4.19	0.63 - 14.00	2.23

Data Plot and Equation



Day Care Center
(565)

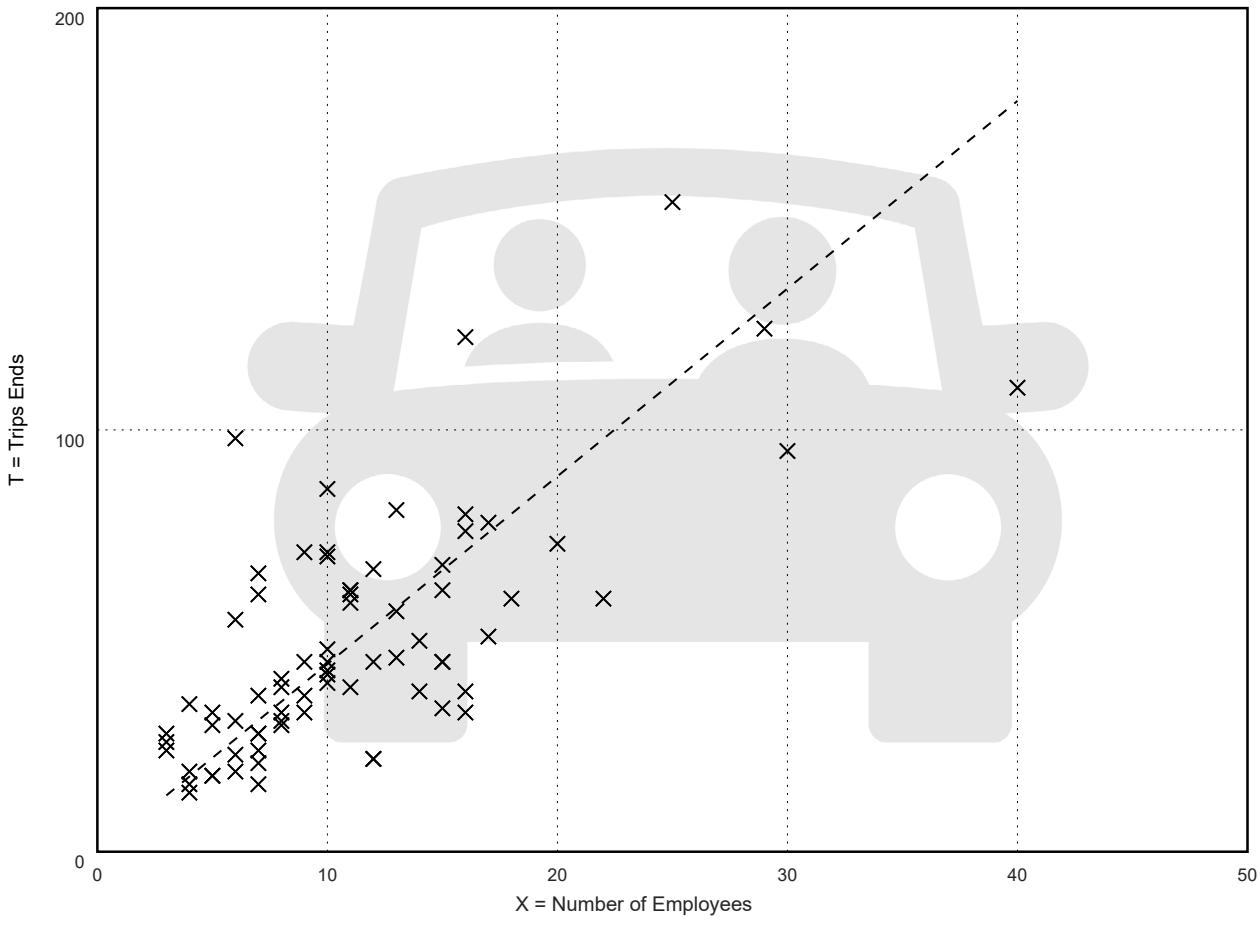
Vehicle Trip Ends vs: **Employees**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 74
Avg. Num. of Employees: 11
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
4.45	1.83 - 16.33	2.00

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

Day Care Center
(565)

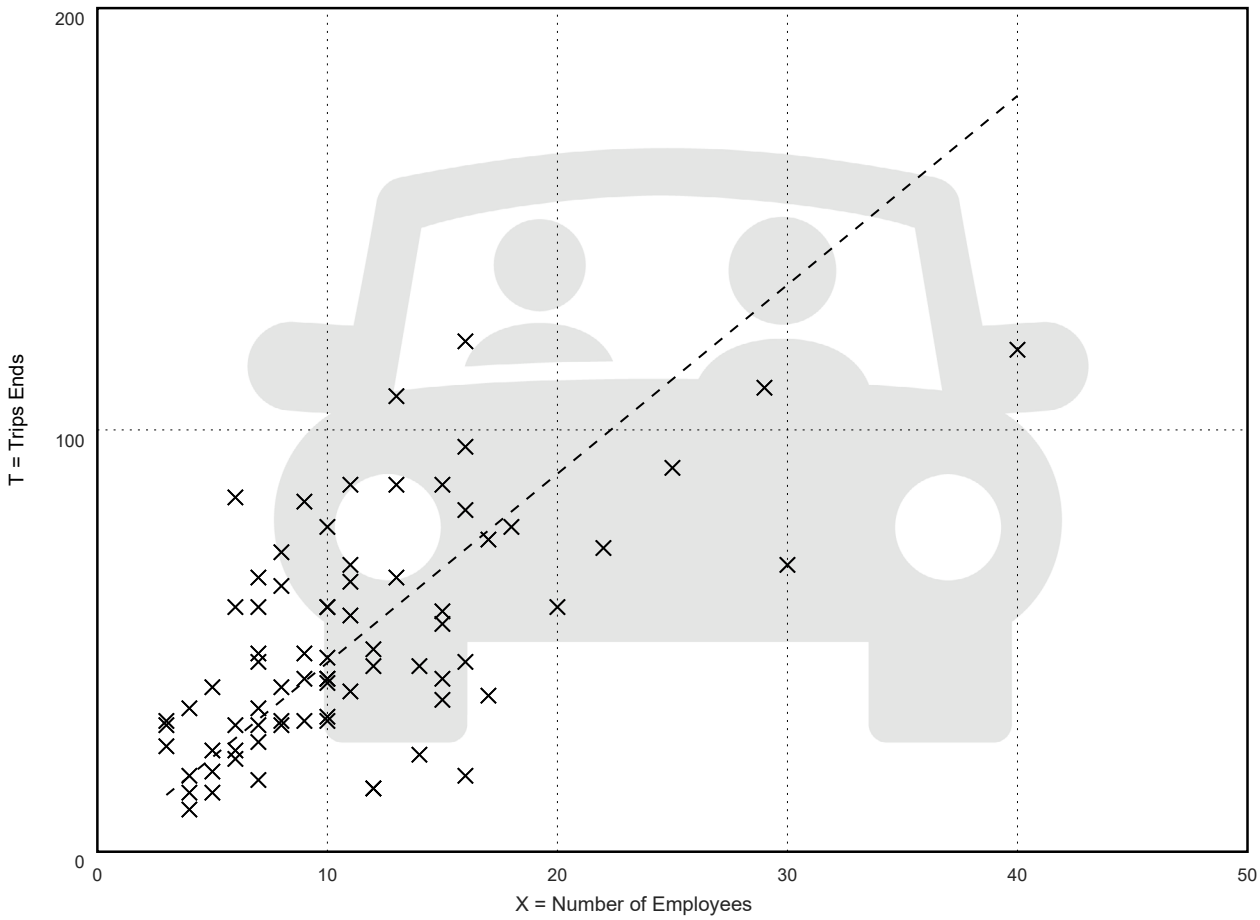
Vehicle Trip Ends vs: **Employees**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 75
Avg. Num. of Employees: 11
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
4.48	1.13 - 14.00	2.19

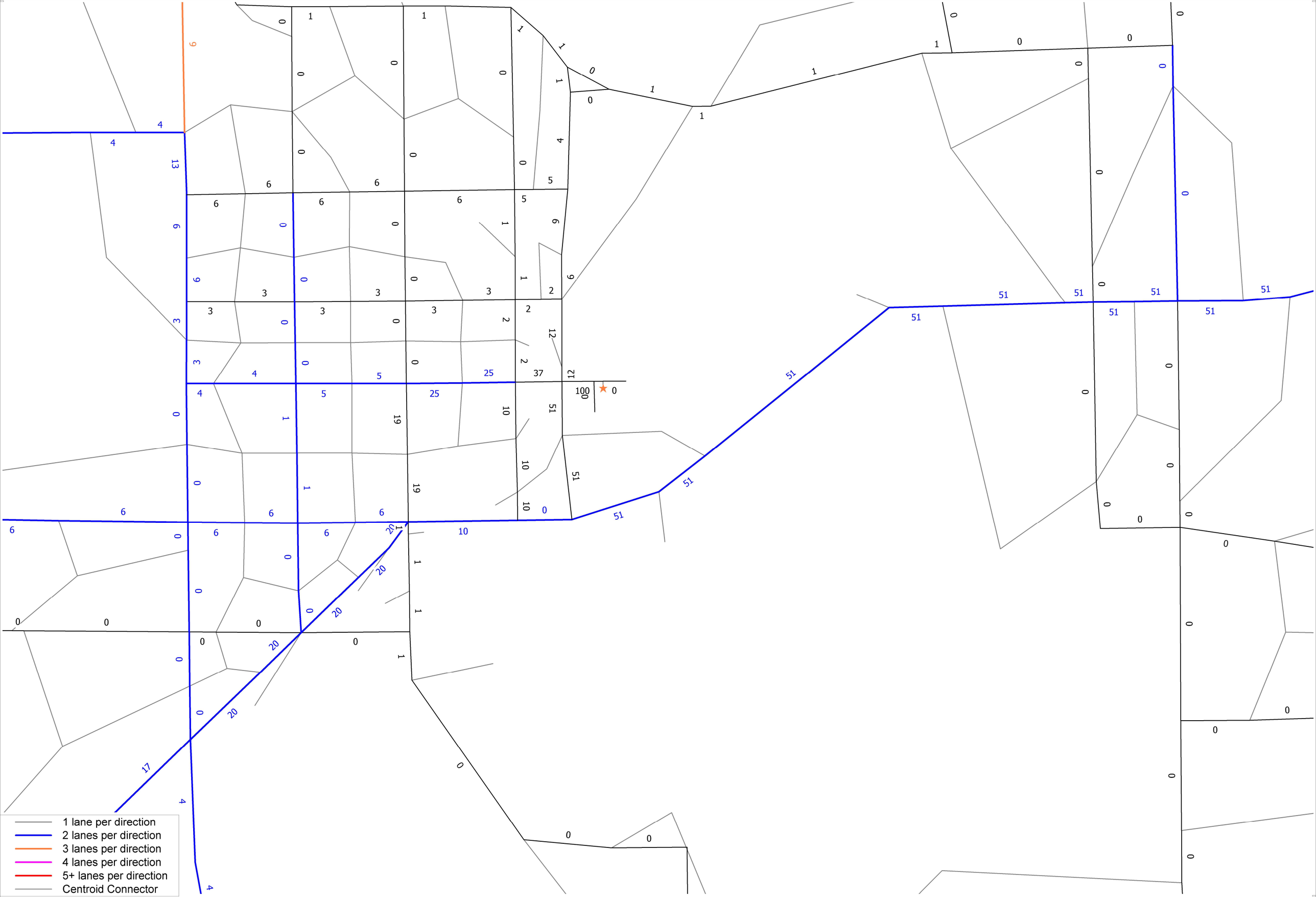
Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

Appendix F: Raw Model Output



(Licensed to Kittelson and Associates Inc)

Appendix G: Intersection Volumes Projection Worksheet

Intersection		AM Peak Hour											
		Northbound			Southbound			Eastbound			Westbound		
		L	T	R	L	T	R	L	T	R	L	T	R
Knowles Ave & Canton Ave	Existing				48	9	48		71	22	21	141	
	Background				53	10	53		78	24	23	155	
	Distribution				-	5%	-		-	7%	-	12%	
	Direction				-	in	-		-	in	-	out	
	Project Trips				-	2	-		-	3	-	4	
	Build Trips				53	12	53		78	27	23	159	
Interlachen Ave & Morse Blvd	Existing	58	195	7	1	221	52	7	11	26	7	7	4
	Background	64	215	8	1	243	57	8	12	29	8	8	4
	Distribution	-	-	-	-	-	-	12%	-	-	-	-	-
	Direction	-	-	-	-	-	-	out	-	-	-	-	-
	Project Trips	-	-	-	-	-	-	4	-	-	-	-	-
	Build Trips	64	215	8	1	243	57	12	12	29	8	8	4
Knowles Ave & Morse Blvd	Existing	8	0	3	0	10	14	3	48	20	23	112	0
	Background	9	0	3	0	11	15	3	53	22	25	123	0
	Distribution	37%	-	51%	12%	-	-	-	37%	-	-	-	-
	Direction	out	-	in	in	-	-	-	in	-	-	-	-
	Project Trips	12	-	22	5	-	-	-	16	-	-	-	-
	Build Trips	21	0	25	5	11	15	3	69	22	25	123	0
Park Ave & Morse Blvd	Existing	10	67	16	8	82	19	24	56	36	16	93	25
	Background	11	74	18	9	90	21	26	62	40	18	102	28
	Distribution	-	-	10%	2%	-	-	-	25%	-	10%	25%	2%
	Direction	-	-	in	in	-	-	-	in	-	out	out	out
	Project Trips	-	-	4	1	-	-	-	11	-	3	8	1
	Build Trips	11	74	22	10	90	21	26	73	40	21	110	29
New York Ave & Morse Blvd	Existing	62	98	9	17	133	63	44	108	56	17	82	22
	Background	68	108	10	19	146	69	48	119	62	19	90	24
	Distribution	-	-	19%	2%	-	-	-	4%	-	19%	4%	2%
	Direction	-	-	in	in	-	-	-	in	-	out	out	out
	Project Trips	-	-	8	1	-	-	-	2	-	6	1	1
	Build Trips	68	108	18	20	146	69	48	121	62	25	91	25
Knowles Ave & New England Ave	Existing	2	4	5	12		25	15	71			172	20
	Background	2	4	6	13		28	17	78			189	22
	Distribution	-	-	-	51%		-	-	-			-	51%
	Direction	-	-	-	out		-	-	-			-	in
	Project Trips	-	-	-	17		-	-	-			-	22
	Build Trips	2	4	6	30		28	17	78			189	44
Morse Blvd & Access 1	Existing			-					51	-		135	
	Background			-					56	-		149	
	Distribution			12%					-	100%		-	
	Direction			out					-	in		-	
	Project Trips			4					-	43		-	
	Build Trips			4					56	43		149	
Knowles Ave & Access 2	Existing		11			53					-		-
	Background		12			58					-		-
	Distribution		51%			-					51%		37%
	Direction		in			-					out		out
	Project Trips		22			-					17		12
	Build Trips		34			58					17		12

Intersection		PM Peak Hour											
		Northbound			Southbound			Eastbound			Westbound		
		L	T	R	L	T	R	L	T	R	L	T	R
Knowles Ave & Canton Ave	Existing				11	3	26		107	17	3	113	
	Background				12	3	29		118	19	3	124	
	Distribution				-	5%	-		-	7%	-	12%	
	Direction				-	in	-		-	in	-	out	
	Project Trips				-	1	-		-	1	-	2	
	Build Trips				12	4	29		118	20	3	126	
Interlachen Ave & Morse Blvd	Existing	56	232	4	2	157	32	45	4	64	2	4	1
	Background	62	255	4	2	173	35	50	4	70	2	4	1
	Distribution	-	-	-	-	-	-	12%	-	-	-	-	-
	Direction	-	-	-	-	-	-	out	-	-	-	-	-
	Project Trips	-	-	-	-	-	-	2	-	-	-	-	-
	Build Trips	62	255	4	2	173	35	52	4	70	2	4	1
Knowles Ave & Morse Blvd	Existing	22	0	18	4	9	32	6	85	26	14	80	0
	Background	24	0	20	4	10	35	7	94	29	15	88	0
	Distribution	37%	-	51%	12%	-	-	-	37%	-	-	-	-
	Direction	out	-	in	in	-	-	-	in	-	-	-	-
	Project Trips	6	-	11	3	-	-	-	8	-	-	-	-
	Build Trips	30	0	31	7	10	35	7	102	29	15	88	0
Park Ave & Morse Blvd	Existing	21	100	13	12	76	21	37	84	29	15	88	31
	Background	23	110	14	13	84	23	41	92	32	17	97	34
	Distribution	-	-	10%	2%	-	-	-	25%	-	10%	25%	2%
	Direction	-	-	in	in	-	-	-	in	-	out	out	out
	Project Trips	-	-	2	0	-	-	-	5	-	2	4	0
	Build Trips	23	110	16	13	84	23	41	97	32	19	101	34
New York Ave & Morse Blvd	Existing	65	152	19	15	112	65	82	139	61	24	109	18
	Background	72	167	21	17	123	72	90	153	67	26	120	20
	Distribution	-	-	19%	2%	-	-	-	4%	-	19%	4%	2%
	Direction	-	-	in	in	-	-	-	in	-	out	out	out
	Project Trips	-	-	4	0	-	-	-	1	-	3	1	0
	Build Trips	72	167	25	17	123	72	90	154	67	29	121	20
Knowles Ave & New England Ave	Existing	13	4	15	20		54	14	97			98	8
	Background	14	4	17	22		59	15	107			108	9
	Distribution	-	-	-	51%		-	-	-			-	51%
	Direction	-	-	-	out		-	-	-			-	in
	Project Trips	-	-	-	8		-	-	-			-	11
	Build Trips	14	4	17	30		59	15	107			108	20
Morse Blvd & Access 1	Existing			-					107	-		94	
	Background			-					118	-		103	
	Distribution			12%					-	100%		-	
	Direction			out					-	in		-	
	Project Trips			2					-	21		-	
	Build Trips			2					118	21		103	
Knowles Ave & Access 2	Existing		40			49					-		-
	Background		44			54					-		-
	Distribution		51%			-					51%		37%
	Direction		in			-					out		out
	Project Trips		11			-					8		6
	Build Trips		55			54					8		6

Appendix H: 2028 No-Build Condition HCM Reports

Intersection	
Int Delay, s/veh	4.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	78	24	23	155	0	0	0	0	53	10	53
Future Vol, veh/h	0	78	24	23	155	0	0	0	0	53	10	53
Conflicting Peds, #/hr	1	0	12	12	0	1	7	0	0	0	0	7
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	63	63	63	63	63	63	63	63	63	63	63	63
Heavy Vehicles, %	0	3	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	124	38	37	246	0	0	0	0	84	16	84

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	174	0	0	-	474	-	443	493	253
Stage 1	-	-	-	-	-	-	-	155	-	319	319	-
Stage 2	-	-	-	-	-	-	-	319	-	124	174	-
Critical Hdwy	-	-	-	4.1	-	-	-	6.5	-	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	-	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	5.5	-	6.1	5.5	-
Follow-up Hdwy	-	-	-	2.2	-	-	-	4	-	3.5	4	3.3
Pot Cap-1 Maneuver	0	-	-	1415	-	0	0	492	0	529	480	791
Stage 1	0	-	-	-	-	0	0	773	0	697	657	-
Stage 2	0	-	-	-	-	0	0	657	0	885	759	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	1399	-	-	-	472	-	513	460	785
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	472	-	513	460	-
Stage 1	-	-	-	-	-	-	-	764	-	676	637	-
Stage 2	-	-	-	-	-	-	-	637	-	885	750	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	0.99	0	13.59
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	SBLn1
Capacity (veh/h)	-	-	-	233	-	602
HCM Lane V/C Ratio	-	-	-	0.026	-	0.306
HCM Ctrl Dly (s/v)	0	-	-	7.6	0	13.6
HCM Lane LOS	A	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	-	0.1	-	1.3

Intersection	
Intersection Delay, s/veh	10.4
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	8	12	29	8	8	4	64	215	8	1	243	57
Future Vol, veh/h	8	12	29	8	8	4	64	215	8	1	243	57
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	0	1	0
Mvmt Flow	9	14	34	9	9	5	74	250	9	1	283	66
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	8.6	8.7	10.7	10.6
HCM LOS	A	A	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	22%	16%	40%	0%
Vol Thru, %	75%	24%	40%	81%
Vol Right, %	3%	59%	20%	19%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	287	49	20	301
LT Vol	64	8	8	1
Through Vol	215	12	8	243
RT Vol	8	29	4	57
Lane Flow Rate	334	57	23	350
Geometry Grp	1	1	1	1
Degree of Util (X)	0.417	0.081	0.035	0.423
Departure Headway (Hd)	4.497	5.09	5.433	4.351
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	801	701	656	826
Service Time	2.528	3.145	3.495	2.381
HCM Lane V/C Ratio	0.417	0.081	0.035	0.424
HCM Control Delay, s/veh	10.7	8.6	8.7	10.6
HCM Lane LOS	B	A	A	B
HCM 95th-tile Q	2.1	0.3	0.1	2.1

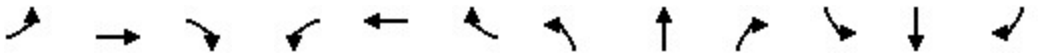
Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	3	53	22	25	123	0	9	0	3	0	11	15
Future Vol, veh/h	3	53	22	25	123	0	9	0	3	0	11	15
Conflicting Peds, #/hr	10	0	8	8	0	10	17	0	6	6	0	17
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	66	66	66	66	66	66	66	66	66	66	66	66
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	5	80	33	38	186	0	14	0	5	0	17	23

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	196	0	0	122	0	0	402	386	111	368	403	213
Stage 1	-	-	-	-	-	-	114	114	-	272	272	-
Stage 2	-	-	-	-	-	-	287	272	-	95	131	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1389	-	-	1478	-	-	563	551	948	593	539	832
Stage 1	-	-	-	-	-	-	896	805	-	738	688	-
Stage 2	-	-	-	-	-	-	724	688	-	916	792	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1375	-	-	1467	-	-	501	524	935	562	513	810
Mov Cap-2 Maneuver	-	-	-	-	-	-	501	524	-	562	513	-
Stage 1	-	-	-	-	-	-	886	796	-	710	662	-
Stage 2	-	-	-	-	-	-	656	662	-	903	783	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.29	1.27	11.57	10.89
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	566	65	-	-	304	-	-	651
HCM Lane V/C Ratio	0.032	0.003	-	-	0.026	-	-	0.061
HCM Ctrl Dly (s/v)	11.6	7.6	0	-	7.5	0	-	10.9
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.1	0	-	-	0.1	-	-	0.2



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	26	62	40	18	102	28	11	74	18	9	90	21
Future Volume (veh/h)	26	62	40	18	102	28	11	74	18	9	90	21
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)	0.99		0.99	0.99		0.97	0.96		0.95	0.96		0.95
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	1900	1900	1900	1900	1900	1900	1900	1885	1900	1900	1870	1900
Adj Flow Rate, veh/h	34	82	31	24	134	36	14	97	19	12	118	19
Peak Hour Factor	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76
Percent Heavy Veh, %	0	0	0	0	0	0	0	1	0	0	2	0
Cap, veh/h	187	427	145	114	543	134	104	580	106	88	613	93
Arrive On Green	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41
Sat Flow, veh/h	278	1046	354	115	1329	329	91	1421	259	56	1501	228
Grp Volume(v), veh/h	147	0	0	194	0	0	130	0	0	149	0	0
Grp Sat Flow(s),veh/h/ln	1678	0	0	1773	0	0	1771	0	0	1785	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	3.1	0.0	0.0	4.2	0.0	0.0	2.7	0.0	0.0	3.2	0.0	0.0
Prop In Lane	0.23		0.21	0.12		0.19	0.11		0.15	0.08		0.13
Lane Grp Cap(c), veh/h	759	0	0	791	0	0	790	0	0	794	0	0
V/C Ratio(X)	0.19	0.00	0.00	0.25	0.00	0.00	0.16	0.00	0.00	0.19	0.00	0.00
Avail Cap(c_a), veh/h	759	0	0	791	0	0	790	0	0	794	0	0
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	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.4	0.0	0.0	11.8	0.0	0.0	11.3	0.0	0.0	11.4	0.0	0.0
Incr Delay (d2), s/veh	0.6	0.0	0.0	0.7	0.0	0.0	0.4	0.0	0.0	0.5	0.0	0.0
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	1.3	0.0	0.0	1.7	0.0	0.0	1.1	0.0	0.0	1.3	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	12.0	0.0	0.0	12.5	0.0	0.0	11.8	0.0	0.0	12.0	0.0	0.0
LnGrp LOS	B			B			B			B		
Approach Vol, veh/h		147			194			130			149	
Approach Delay, s/veh		12.0			12.5			11.8			12.0	
Approach LOS		B			B			B			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		30.0		30.0		30.0		30.0				
Change Period (Y+Rc), s		5.5		5.5		5.5		5.5				
Max Green Setting (Gmax), s		24.5		24.5		24.5		24.5				
Max Q Clear Time (g_c+I1), s		4.7		5.1		5.2		6.2				
Green Ext Time (p_c), s		0.9		1.1		1.1		1.4				

Intersection Summary												
HCM 7th Control Delay, s/veh			12.1									
HCM 7th LOS			B									

Intersection	
Intersection Delay, s/veh	11.5
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	48	119	62	19	90	24	68	108	10	19	146	69
Future Vol, veh/h	48	119	62	19	90	24	68	108	10	19	146	69
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Heavy Vehicles, %	0	0	5	0	0	0	10	2	0	0	1	0
Mvmt Flow	55	137	71	22	103	28	78	124	11	22	168	79
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	11.9	10.4	11.7	11.7
HCM LOS	B	B	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	37%	21%	14%	8%
Vol Thru, %	58%	52%	68%	62%
Vol Right, %	5%	27%	18%	29%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	186	229	133	234
LT Vol	68	48	19	19
Through Vol	108	119	90	146
RT Vol	10	62	24	69
Lane Flow Rate	214	263	153	269
Geometry Grp	1	1	1	1
Degree of Util (X)	0.339	0.393	0.238	0.394
Departure Headway (Hd)	5.707	5.376	5.608	5.267
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	629	669	637	680
Service Time	3.758	3.427	3.667	3.315
HCM Lane V/C Ratio	0.34	0.393	0.24	0.396
HCM Control Delay, s/veh	11.7	11.9	10.4	11.7
HCM Lane LOS	B	B	B	B
HCM 95th-tile Q	1.5	1.9	0.9	1.9

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	17	78	0	0	189	22	2	4	6	13	0	28
Future Vol, veh/h	17	78	0	0	189	22	2	4	6	13	0	28
Conflicting Peds, #/hr	10	0	23	23	0	10	8	0	5	5	0	8
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	7	3	0	0	1	0	0	25	20	9	0	4
Mvmt Flow	19	88	0	0	212	25	2	4	7	15	0	31

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	247	0	-	-	-	0	346	373	93	368	361	243
Stage 1	-	-	-	-	-	-	126	126	-	235	235	-
Stage 2	-	-	-	-	-	-	220	247	-	133	126	-
Critical Hdwy	4.17	-	-	-	-	-	7.1	6.75	6.4	7.19	6.5	6.24
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.75	-	6.19	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.75	-	6.19	5.5	-
Follow-up Hdwy	2.263	-	-	-	-	-	3.5	4.225	3.48	3.581	4	3.336
Pot Cap-1 Maneuver	1290	-	0	0	-	-	612	523	917	576	570	791
Stage 1	-	-	0	0	-	-	883	750	-	753	714	-
Stage 2	-	-	0	0	-	-	787	662	-	854	796	-
Platoon blocked, %		-			-	-						
Mov Cap-1 Maneuver	1278	-	-	-	-	-	574	510	913	550	555	778
Mov Cap-2 Maneuver	-	-	-	-	-	-	574	510	-	550	555	-
Stage 1	-	-	-	-	-	-	869	738	-	746	708	-
Stage 2	-	-	-	-	-	-	749	655	-	825	783	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	1.41	0	10.48	10.61
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	670	322	-	-	-	687
HCM Lane V/C Ratio	0.02	0.015	-	-	-	0.067
HCM Ctrl Dly (s/v)	10.5	7.9	0	-	-	10.6
HCM Lane LOS	B	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	118	19	3	124	0	0	0	0	12	3	29
Future Vol, veh/h	0	118	19	3	124	0	0	0	0	12	3	29
Conflicting Peds, #/hr	0	0	6	6	0	0	3	0	1	1	0	3
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	4
Mvmt Flow	0	148	24	4	155	0	0	0	0	15	4	36

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	177	0	0	-	328	-	311	340	158
Stage 1	-	-	-	-	-	-	-	165	-	163	163	-
Stage 2	-	-	-	-	-	-	-	163	-	149	177	-
Critical Hdwy	-	-	-	4.1	-	-	-	6.5	-	7.1	6.5	6.24
Critical Hdwy Stg 1	-	-	-	-	-	-	-	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	5.5	-	6.1	5.5	-
Follow-up Hdwy	-	-	-	2.2	-	-	-	4	-	3.5	4	3.336
Pot Cap-1 Maneuver	0	-	-	1411	-	0	0	594	0	645	585	882
Stage 1	0	-	-	-	-	0	0	765	0	844	767	-
Stage 2	0	-	-	-	-	0	0	767	0	859	756	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	1403	-	-	-	589	-	643	580	880
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	589	-	643	580	-
Stage 1	-	-	-	-	-	-	-	761	-	842	765	-
Stage 2	-	-	-	-	-	-	-	765	-	858	752	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	0.18	0	10
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	SBLn1
Capacity (veh/h)	-	-	-	43	-	775
HCM Lane V/C Ratio	-	-	-	0.003	-	0.071
HCM Ctrl Dly (s/v)	0	-	-	7.6	0	10
HCM Lane LOS	A	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	-	0	-	0.2

Intersection	
Intersection Delay, s/veh	11.7
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	50	4	70	2	4	1	62	255	4	2	173	35
Future Vol, veh/h	50	4	70	2	4	1	62	255	4	2	173	35
Peak Hour Factor	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	65	5	91	3	5	1	81	331	5	3	225	45
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	9.9	8.9	13.3	10.4
HCM LOS	A	A	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	19%	40%	29%	1%
Vol Thru, %	79%	3%	57%	82%
Vol Right, %	1%	56%	14%	17%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	321	124	7	210
LT Vol	62	50	2	2
Through Vol	255	4	4	173
RT Vol	4	70	1	35
Lane Flow Rate	417	161	9	273
Geometry Grp	1	1	1	1
Degree of Util (X)	0.543	0.233	0.015	0.358
Departure Headway (Hd)	4.688	5.205	5.832	4.725
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	763	683	617	755
Service Time	2.753	3.291	3.832	2.797
HCM Lane V/C Ratio	0.547	0.236	0.015	0.362
HCM Control Delay, s/veh	13.3	9.9	8.9	10.4
HCM Lane LOS	B	A	A	B
HCM 95th-tile Q	3.3	0.9	0	1.6

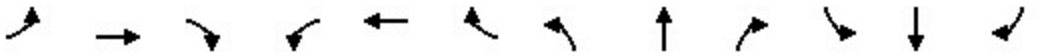
Intersection	
Int Delay, s/veh	3.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	7	94	29	15	88	0	24	0	20	4	10	35
Future Vol, veh/h	7	94	29	15	88	0	24	0	20	4	10	35
Conflicting Peds, #/hr	22	0	17	17	0	22	29	0	5	5	0	29
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
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, %	0	0	0	0	0	0	0	0	0	0	0	3
Mvmt Flow	8	113	35	18	106	0	29	0	24	5	12	42

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	128	0	0	165	0	0	342	329	153	299	346	157
Stage 1	-	-	-	-	-	-	165	165	-	164	164	-
Stage 2	-	-	-	-	-	-	177	164	-	135	182	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.23
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.327
Pot Cap-1 Maneuver	1470	-	-	1425	-	-	616	593	899	657	580	886
Stage 1	-	-	-	-	-	-	842	766	-	843	766	-
Stage 2	-	-	-	-	-	-	829	766	-	873	753	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1440	-	-	1402	-	-	537	560	880	610	548	843
Mov Cap-2 Maneuver	-	-	-	-	-	-	537	560	-	610	548	-
Stage 1	-	-	-	-	-	-	823	749	-	814	740	-
Stage 2	-	-	-	-	-	-	743	740	-	840	736	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.4	1.11	11	10.29
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	652	93	-	-	262	-	-	739
HCM Lane V/C Ratio	0.081	0.006	-	-	0.013	-	-	0.08
HCM Ctrl Dly (s/v)	11	7.5	0	-	7.6	0	-	10.3
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.3	0	-	-	0	-	-	0.3



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	41	92	32	17	97	34	23	110	14	13	84	23
Future Volume (veh/h)	41	92	32	17	97	34	23	110	14	13	84	23
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)	0.97		0.95	0.97		0.93	0.85		0.80	0.87		0.80
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	1856	1885	1856	1900	1900	1900	1826	1885	1900	1900	1900	1900
Adj Flow Rate, veh/h	42	95	23	18	100	35	24	113	11	13	87	13
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	3	1	3	0	0	0	5	1	0	0	0	0
Cap, veh/h	209	444	97	109	506	163	138	578	52	107	587	81
Arrive On Green	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41
Sat Flow, veh/h	327	1088	238	104	1239	398	167	1415	127	99	1437	200
Grp Volume(v), veh/h	160	0	0	153	0	0	148	0	0	113	0	0
Grp Sat Flow(s),veh/h/ln	1652	0	0	1741	0	0	1708	0	0	1735	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	3.4	0.0	0.0	3.3	0.0	0.0	3.1	0.0	0.0	2.4	0.0	0.0
Prop In Lane	0.26		0.14	0.12		0.23	0.16		0.07	0.12		0.12
Lane Grp Cap(c), veh/h	751	0	0	778	0	0	767	0	0	775	0	0
V/C Ratio(X)	0.21	0.00	0.00	0.20	0.00	0.00	0.19	0.00	0.00	0.15	0.00	0.00
Avail Cap(c_a), veh/h	751	0	0	778	0	0	767	0	0	775	0	0
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	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.5	0.0	0.0	11.5	0.0	0.0	11.4	0.0	0.0	11.2	0.0	0.0
Incr Delay (d2), s/veh	0.6	0.0	0.0	0.6	0.0	0.0	0.6	0.0	0.0	0.4	0.0	0.0
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	1.4	0.0	0.0	1.3	0.0	0.0	1.3	0.0	0.0	1.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	12.2	0.0	0.0	12.0	0.0	0.0	12.0	0.0	0.0	11.6	0.0	0.0
LnGrp LOS	B			B			B			B		
Approach Vol, veh/h		160			153			148			113	
Approach Delay, s/veh		12.2			12.0			12.0			11.6	
Approach LOS		B			B			B			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		30.0		30.0		30.0		30.0				
Change Period (Y+Rc), s		5.5		5.5		5.5		5.5				
Max Green Setting (Gmax), s		24.5		24.5		24.5		24.5				
Max Q Clear Time (g_c+I1), s		5.1		5.4		4.4		5.3				
Green Ext Time (p_c), s		1.1		1.2		0.8		1.1				

Intersection Summary	
HCM 7th Control Delay, s/veh	12.0
HCM 7th LOS	B

Intersection	
Intersection Delay, s/veh	13.3
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	90	153	67	26	120	20	72	167	21	17	123	72
Future Vol, veh/h	90	153	67	26	120	20	72	167	21	17	123	72
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
Heavy Vehicles, %	0	1	8	0	1	0	8	1	0	0	1	0
Mvmt Flow	96	163	71	28	128	21	77	178	22	18	131	77
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	14.6	11.5	13.9	12
HCM LOS	B	B	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	28%	29%	16%	8%
Vol Thru, %	64%	49%	72%	58%
Vol Right, %	8%	22%	12%	34%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	260	310	166	212
LT Vol	72	90	26	17
Through Vol	167	153	120	123
RT Vol	21	67	20	72
Lane Flow Rate	277	330	177	226
Geometry Grp	1	1	1	1
Degree of Util (X)	0.455	0.515	0.291	0.357
Departure Headway (Hd)	5.916	5.62	5.937	5.702
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	606	636	600	625
Service Time	3.996	3.697	4.029	3.789
HCM Lane V/C Ratio	0.457	0.519	0.295	0.362
HCM Control Delay, s/veh	13.9	14.6	11.5	12
HCM Lane LOS	B	B	B	B
HCM 95th-tile Q	2.4	3	1.2	1.6

Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	15	107	0	0	108	9	14	4	17	22	0	59
Future Vol, veh/h	15	107	0	0	108	9	14	4	17	22	0	59
Conflicting Peds, #/hr	31	0	75	75	0	31	18	0	1	1	0	18
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	17	124	0	0	126	10	16	5	20	26	0	69

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	167	0	-	-	-	0	303	326	125	324	321	180
Stage 1	-	-	-	-	-	-	159	159	-	162	162	-
Stage 2	-	-	-	-	-	-	144	167	-	163	159	-
Critical Hdwy	4.1	-	-	-	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	-	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1423	-	0	0	-	-	653	595	930	632	599	868
Stage 1	-	-	0	0	-	-	848	770	-	845	768	-
Stage 2	-	-	0	0	-	-	864	764	-	844	770	-
Platoon blocked, %		-			-	-						
Mov Cap-1 Maneuver	1381	-	-	-	-	-	581	570	930	587	574	828
Mov Cap-2 Maneuver	-	-	-	-	-	-	581	570	-	587	574	-
Stage 1	-	-	-	-	-	-	836	759	-	820	745	-
Stage 2	-	-	-	-	-	-	779	741	-	809	759	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.94	0	10.39	10.53
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	708	221	-	-	-	745
HCM Lane V/C Ratio	0.057	0.013	-	-	-	0.126
HCM Ctrl Dly (s/v)	10.4	7.6	0	-	-	10.5
HCM Lane LOS	B	A	A	-	-	B
HCM 95th %tile Q(veh)	0.2	0	-	-	-	0.4

Appendix I: 2028 Build Condition HCM Reports

Intersection	
Int Delay, s/veh	4.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	78	27	23	159	0	0	0	0	53	12	53
Future Vol, veh/h	0	78	27	23	159	0	0	0	0	53	12	53
Conflicting Peds, #/hr	1	0	12	12	0	1	7	0	0	0	0	7
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	63	63	63	63	63	63	63	63	63	63	63	63
Heavy Vehicles, %	0	3	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	124	43	37	252	0	0	0	0	84	19	84

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	179	0	0	-	483	-	449	504	259
Stage 1	-	-	-	-	-	-	-	157	-	325	325	-
Stage 2	-	-	-	-	-	-	-	325	-	124	179	-
Critical Hdwy	-	-	-	4.1	-	-	-	6.5	-	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	-	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	5.5	-	6.1	5.5	-
Follow-up Hdwy	-	-	-	2.2	-	-	-	4	-	3.5	4	3.3
Pot Cap-1 Maneuver	0	-	-	1409	-	0	0	486	0	523	473	784
Stage 1	0	-	-	-	-	0	0	771	0	691	652	-
Stage 2	0	-	-	-	-	0	0	652	0	885	755	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	1393	-	-	-	466	-	507	453	779
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	466	-	507	453	-
Stage 1	-	-	-	-	-	-	-	763	-	670	632	-
Stage 2	-	-	-	-	-	-	-	632	-	885	747	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	0.97	0	13.85
HCM LOS			A	B

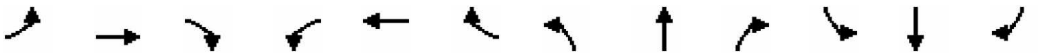
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	SBLn1
Capacity (veh/h)	-	-	-	227	-	593
HCM Lane V/C Ratio	-	-	-	0.026	-	0.316
HCM Ctrl Dly (s/v)	0	-	-	7.7	0	13.8
HCM Lane LOS	A	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	-	0.1	-	1.3

Intersection	
Intersection Delay, s/veh	10.5
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	12	12	29	8	8	4	64	215	8	1	243	57
Future Vol, veh/h	12	12	29	8	8	4	64	215	8	1	243	57
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	0	1	0
Mvmt Flow	14	14	34	9	9	5	74	250	9	1	283	66
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	8.7	8.7	10.8	10.6
HCM LOS	A	A	B	B

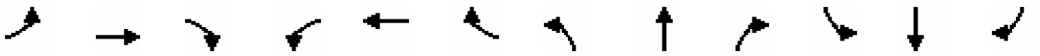
Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	22%	23%	40%	0%
Vol Thru, %	75%	23%	40%	81%
Vol Right, %	3%	55%	20%	19%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	287	53	20	301
LT Vol	64	12	8	1
Through Vol	215	12	8	243
RT Vol	8	29	4	57
Lane Flow Rate	334	62	23	350
Geometry Grp	1	1	1	1
Degree of Util (X)	0.418	0.088	0.035	0.425
Departure Headway (Hd)	4.513	5.133	5.446	4.367
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	798	695	654	823
Service Time	2.545	3.19	3.51	2.397
HCM Lane V/C Ratio	0.419	0.089	0.035	0.425
HCM Control Delay, s/veh	10.8	8.7	8.7	10.6
HCM Lane LOS	B	A	A	B
HCM 95th-tile Q	2.1	0.3	0.1	2.1



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	26	73	40	21	110	29	11	74	22	10	90	21
Future Volume (veh/h)	26	73	40	21	110	29	11	74	22	10	90	21
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)	0.99		0.99	0.99		0.97	0.96		0.95	0.96		0.95
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	1900	1900	1900	1900	1900	1900	1900	1885	1900	1900	1870	1900
Adj Flow Rate, veh/h	34	96	31	28	145	37	14	97	24	13	118	19
Peak Hour Factor	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76
Percent Heavy Veh, %	0	0	0	0	0	0	0	1	0	0	2	0
Cap, veh/h	173	459	133	121	542	127	101	557	128	91	609	92
Arrive On Green	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41
Sat Flow, veh/h	247	1123	327	129	1328	311	85	1363	313	64	1492	226
Grp Volume(v), veh/h	161	0	0	210	0	0	135	0	0	150	0	0
Grp Sat Flow(s),veh/h/ln	1697	0	0	1768	0	0	1761	0	0	1781	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	3.4	0.0	0.0	4.6	0.0	0.0	2.9	0.0	0.0	3.2	0.0	0.0
Prop In Lane	0.21		0.19	0.13		0.18	0.10		0.18	0.09		0.13
Lane Grp Cap(c), veh/h	765	0	0	790	0	0	785	0	0	792	0	0
V/C Ratio(X)	0.21	0.00	0.00	0.27	0.00	0.00	0.17	0.00	0.00	0.19	0.00	0.00
Avail Cap(c_a), veh/h	765	0	0	790	0	0	785	0	0	792	0	0
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	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.5	0.0	0.0	11.9	0.0	0.0	11.4	0.0	0.0	11.4	0.0	0.0
Incr Delay (d2), s/veh	0.6	0.0	0.0	0.8	0.0	0.0	0.5	0.0	0.0	0.5	0.0	0.0
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	1.4	0.0	0.0	1.9	0.0	0.0	1.1	0.0	0.0	1.3	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	12.1	0.0	0.0	12.7	0.0	0.0	11.8	0.0	0.0	12.0	0.0	0.0
LnGrp LOS	B			B			B			B		
Approach Vol, veh/h		161			210			135			150	
Approach Delay, s/veh		12.1			12.7			11.8			12.0	
Approach LOS		B			B			B			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		30.0		30.0		30.0		30.0				
Change Period (Y+Rc), s		5.5		5.5		5.5		5.5				
Max Green Setting (Gmax), s		24.5		24.5		24.5		24.5				
Max Q Clear Time (g_c+I1), s		4.9		5.4		5.2		6.6				
Green Ext Time (p_c), s		0.9		1.2		1.1		1.6				

Intersection Summary												
HCM 7th Control Delay, s/veh			12.2									
HCM 7th LOS			B									



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	26	73	40	21	110	29	11	74	22	10	90	21
Future Volume (veh/h)	26	73	40	21	110	29	11	74	22	10	90	21
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)	0.99		0.99	0.99		0.97	0.96		0.95	0.96		0.95
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	1900	1900	1900	1900	1900	1900	1900	1885	1900	1900	1870	1900
Adj Flow Rate, veh/h	34	96	31	28	145	37	14	97	24	13	118	19
Peak Hour Factor	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76
Percent Heavy Veh, %	0	0	0	0	0	0	0	1	0	0	2	0
Cap, veh/h	173	459	133	121	542	127	101	557	128	91	609	92
Arrive On Green	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41
Sat Flow, veh/h	247	1123	327	129	1328	311	85	1363	313	64	1492	226
Grp Volume(v), veh/h	161	0	0	210	0	0	135	0	0	150	0	0
Grp Sat Flow(s),veh/h/ln	1697	0	0	1768	0	0	1761	0	0	1781	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	3.4	0.0	0.0	4.6	0.0	0.0	2.9	0.0	0.0	3.2	0.0	0.0
Prop In Lane	0.21		0.19	0.13		0.18	0.10		0.18	0.09		0.13
Lane Grp Cap(c), veh/h	765	0	0	790	0	0	785	0	0	792	0	0
V/C Ratio(X)	0.21	0.00	0.00	0.27	0.00	0.00	0.17	0.00	0.00	0.19	0.00	0.00
Avail Cap(c_a), veh/h	765	0	0	790	0	0	785	0	0	792	0	0
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	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.5	0.0	0.0	11.9	0.0	0.0	11.4	0.0	0.0	11.4	0.0	0.0
Incr Delay (d2), s/veh	0.6	0.0	0.0	0.8	0.0	0.0	0.5	0.0	0.0	0.5	0.0	0.0
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	1.4	0.0	0.0	1.9	0.0	0.0	1.1	0.0	0.0	1.3	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	12.1	0.0	0.0	12.7	0.0	0.0	11.8	0.0	0.0	12.0	0.0	0.0
LnGrp LOS	B			B			B			B		
Approach Vol, veh/h		161			210			135			150	
Approach Delay, s/veh		12.1			12.7			11.8			12.0	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	30.0	30.0	30.0	30.0
Change Period (Y+Rc), s	5.5	5.5	5.5	5.5
Max Green Setting (Gmax), s	24.5	24.5	24.5	24.5
Max Q Clear Time (g_c+I1), s	4.9	5.4	5.2	6.6
Green Ext Time (p_c), s	0.9	1.2	1.1	1.6

Intersection Summary	
HCM 7th Control Delay, s/veh	12.2
HCM 7th LOS	B

Intersection	
Intersection Delay, s/veh	11.7
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	48	121	62	25	91	25	68	108	18	20	146	69
Future Vol, veh/h	48	121	62	25	91	25	68	108	18	20	146	69
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87
Heavy Vehicles, %	0	0	5	0	0	0	10	2	0	0	1	0
Mvmt Flow	55	139	71	29	105	29	78	124	21	23	168	79
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	12.1	10.7	11.9	11.9
HCM LOS	B	B	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	35%	21%	18%	9%
Vol Thru, %	56%	52%	65%	62%
Vol Right, %	9%	27%	18%	29%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	194	231	141	235
LT Vol	68	48	25	20
Through Vol	108	121	91	146
RT Vol	18	62	25	69
Lane Flow Rate	223	266	162	270
Geometry Grp	1	1	1	1
Degree of Util (X)	0.355	0.401	0.255	0.4
Departure Headway (Hd)	5.734	5.437	5.668	5.332
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	624	658	630	673
Service Time	3.789	3.491	3.73	3.386
HCM Lane V/C Ratio	0.357	0.404	0.257	0.401
HCM Control Delay, s/veh	11.9	12.1	10.7	11.9
HCM Lane LOS	B	B	B	B
HCM 95th-tile Q	1.6	1.9	1	1.9

Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	17	78	0	0	189	44	2	4	6	30	0	28
Future Vol, veh/h	17	78	0	0	189	44	2	4	6	30	0	28
Conflicting Peds, #/hr	10	0	23	23	0	10	8	0	5	5	0	8
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	7	3	0	0	1	0	0	25	20	9	0	4
Mvmt Flow	19	88	0	0	212	49	2	4	7	34	0	31

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	272	0	-	-	-	0	346	398	93	380	373	255
Stage 1	-	-	-	-	-	-	126	126	-	247	247	-
Stage 2	-	-	-	-	-	-	220	272	-	133	126	-
Critical Hdwy	4.17	-	-	-	-	-	7.1	6.75	6.4	7.19	6.5	6.24
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.75	-	6.19	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.75	-	6.19	5.5	-
Follow-up Hdwy	2.263	-	-	-	-	-	3.5	4.225	3.48	3.581	4	3.336
Pot Cap-1 Maneuver	1263	-	0	0	-	-	612	506	917	565	561	779
Stage 1	-	-	0	0	-	-	883	750	-	741	706	-
Stage 2	-	-	0	0	-	-	787	645	-	854	796	-
Platoon blocked, %		-			-	-						
Mov Cap-1 Maneuver	1251	-	-	-	-	-	573	493	913	539	546	765
Mov Cap-2 Maneuver	-	-	-	-	-	-	573	493	-	539	546	-
Stage 1	-	-	-	-	-	-	869	738	-	734	699	-
Stage 2	-	-	-	-	-	-	749	639	-	825	783	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	1.42	0	10.57	11.39
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	660	322	-	-	-	629
HCM Lane V/C Ratio	0.02	0.015	-	-	-	0.104
HCM Ctrl Dly (s/v)	10.6	7.9	0	-	-	11.4
HCM Lane LOS	B	A	A	-	-	B
HCM 95th %tile Q(veh)	0.1	0	-	-	-	0.3

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	56	43	0	149	0	1
Future Vol, veh/h	56	43	0	149	0	1
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	25	25	25	25	25	25
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	224	172	0	596	0	4

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	310
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.3
Pot Cap-1 Maneuver	-	-	0	-	0	735
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	735
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	9.93
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	735	-	-	-
HCM Lane V/C Ratio	0.005	-	-	-
HCM Ctrl Dly (s/v)	9.9	-	-	-
HCM Lane LOS	A	-	-	-
HCM 95th %tile Q(veh)	0	-	-	-

Intersection	
Int Delay, s/veh	2.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	17	15	34	0	0	58
Future Vol, veh/h	17	15	34	0	0	58
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	25	25	25	25	25	25
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	68	60	136	0	0	232

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	368	136	0	-	-	-
Stage 1	136	-	-	-	-	-
Stage 2	232	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	-	-
Pot Cap-1 Maneuver	636	918	-	0	0	-
Stage 1	895	-	-	0	0	-
Stage 2	811	-	-	0	0	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	636	918	-	-	-	-
Mov Cap-2 Maneuver	636	-	-	-	-	-
Stage 1	895	-	-	-	-	-
Stage 2	811	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	10.85	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	WBLn1	SBT
Capacity (veh/h)	-	743	-
HCM Lane V/C Ratio	-	0.172	-
HCM Ctrl Dly (s/v)	-	10.9	-
HCM Lane LOS	-	B	-
HCM 95th %tile Q(veh)	-	0.6	-

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	118	20	3	126	0	0	0	0	12	4	29
Future Vol, veh/h	0	118	20	3	126	0	0	0	0	12	4	29
Conflicting Peds, #/hr	0	0	6	6	0	0	3	0	1	1	0	3
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	4
Mvmt Flow	0	148	25	4	158	0	0	0	0	15	5	36

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	-	0	0	179	0	0	-	331	-	314	344	161
Stage 1	-	-	-	-	-	-	-	166	-	165	165	-
Stage 2	-	-	-	-	-	-	-	165	-	149	179	-
Critical Hdwy	-	-	-	4.1	-	-	-	6.5	-	7.1	6.5	6.24
Critical Hdwy Stg 1	-	-	-	-	-	-	-	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	-	5.5	-	6.1	5.5	-
Follow-up Hdwy	-	-	-	2.2	-	-	-	4	-	3.5	4	3.336
Pot Cap-1 Maneuver	0	-	-	1409	-	0	0	592	0	643	582	879
Stage 1	0	-	-	-	-	0	0	765	0	842	766	-
Stage 2	0	-	-	-	-	0	0	766	0	859	755	-
Platoon blocked, %		-	-		-							
Mov Cap-1 Maneuver	-	-	-	1401	-	-	-	587	-	641	577	877
Mov Cap-2 Maneuver	-	-	-	-	-	-	-	587	-	641	577	-
Stage 1	-	-	-	-	-	-	-	760	-	839	763	-
Stage 2	-	-	-	-	-	-	-	763	-	858	751	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0	0.18	0	10.07
HCM LOS			A	B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	SBLn1
Capacity (veh/h)	-	-	-	42	-	766
HCM Lane V/C Ratio	-	-	-	0.003	-	0.073
HCM Ctrl Dly (s/v)	0	-	-	7.6	0	10.1
HCM Lane LOS	A	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	-	0	-	0.2

Intersection	
Intersection Delay, s/veh	11.7
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	52	4	70	2	4	1	62	255	4	2	173	35
Future Vol, veh/h	52	4	70	2	4	1	62	255	4	2	173	35
Peak Hour Factor	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	68	5	91	3	5	1	81	331	5	3	225	45
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	9.9	8.9	13.3	10.5
HCM LOS	A	A	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	19%	41%	29%	1%
Vol Thru, %	79%	3%	57%	82%
Vol Right, %	1%	56%	14%	17%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	321	126	7	210
LT Vol	62	52	2	2
Through Vol	255	4	4	173
RT Vol	4	70	1	35
Lane Flow Rate	417	164	9	273
Geometry Grp	1	1	1	1
Degree of Util (X)	0.544	0.237	0.015	0.359
Departure Headway (Hd)	4.697	5.212	5.841	4.734
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	763	681	616	753
Service Time	2.762	3.302	3.841	2.807
HCM Lane V/C Ratio	0.547	0.241	0.015	0.363
HCM Control Delay, s/veh	13.3	9.9	8.9	10.5
HCM Lane LOS	B	A	A	B
HCM 95th-tile Q	3.3	0.9	0	1.6

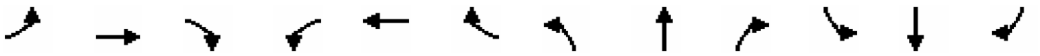
Intersection	
Int Delay, s/veh	3.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	7	102	29	15	88	0	30	0	32	7	10	35
Future Vol, veh/h	7	102	29	15	88	0	30	0	32	7	10	35
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	-	-	-	-	-	-	-	-	-	-	-	-
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, %	0	0	0	0	0	0	0	0	0	0	0	3
Mvmt Flow	8	123	35	18	106	0	36	0	39	8	12	42

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	106	0	0	158	0	0	305	299	140	282	317	106
Stage 1	-	-	-	-	-	-	157	157	-	142	142	-
Stage 2	-	-	-	-	-	-	148	142	-	140	175	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.1	6.5	6.2	7.1	6.5	6.23
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.327
Pot Cap-1 Maneuver	1498	-	-	1434	-	-	651	616	913	674	603	946
Stage 1	-	-	-	-	-	-	850	771	-	866	783	-
Stage 2	-	-	-	-	-	-	859	783	-	868	758	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1498	-	-	1434	-	-	598	604	913	633	591	946
Mov Cap-2 Maneuver	-	-	-	-	-	-	598	604	-	633	591	-
Stage 1	-	-	-	-	-	-	845	767	-	854	773	-
Stage 2	-	-	-	-	-	-	797	773	-	826	754	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.38	1.1	10.52	9.88
HCM LOS			B	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	727	87	-	-	262	-	-	800
HCM Lane V/C Ratio	0.103	0.006	-	-	0.013	-	-	0.078
HCM Ctrl Dly (s/v)	10.5	7.4	0	-	7.5	0	-	9.9
HCM Lane LOS	B	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.3	0	-	-	0	-	-	0.3



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	41	97	32	19	101	34	23	110	16	13	84	23
Future Volume (veh/h)	41	97	32	19	101	34	23	110	16	13	84	23
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)	0.97		0.95	0.97		0.93	0.85		0.80	0.87		0.80
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	1856	1885	1856	1900	1900	1900	1826	1885	1900	1900	1900	1900
Adj Flow Rate, veh/h	42	100	23	20	104	35	24	113	13	13	87	13
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	3	1	3	0	0	0	5	1	0	0	0	0
Cap, veh/h	204	455	94	115	506	156	136	568	60	107	587	81
Arrive On Green	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41
Sat Flow, veh/h	314	1114	231	115	1240	383	163	1391	147	99	1437	200
Grp Volume(v), veh/h	165	0	0	159	0	0	150	0	0	113	0	0
Grp Sat Flow(s),veh/h/ln	1659	0	0	1738	0	0	1701	0	0	1735	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	3.5	0.0	0.0	3.5	0.0	0.0	3.2	0.0	0.0	2.4	0.0	0.0
Prop In Lane	0.25		0.14	0.13		0.22	0.16		0.09	0.12		0.12
Lane Grp Cap(c), veh/h	753	0	0	777	0	0	764	0	0	775	0	0
V/C Ratio(X)	0.22	0.00	0.00	0.20	0.00	0.00	0.20	0.00	0.00	0.15	0.00	0.00
Avail Cap(c_a), veh/h	753	0	0	777	0	0	764	0	0	775	0	0
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	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.5	0.0	0.0	11.5	0.0	0.0	11.5	0.0	0.0	11.2	0.0	0.0
Incr Delay (d2), s/veh	0.7	0.0	0.0	0.6	0.0	0.0	0.6	0.0	0.0	0.4	0.0	0.0
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	1.4	0.0	0.0	1.4	0.0	0.0	1.3	0.0	0.0	1.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	12.2	0.0	0.0	12.1	0.0	0.0	12.0	0.0	0.0	11.6	0.0	0.0
LnGrp LOS	B			B			B			B		
Approach Vol, veh/h		165			159			150			113	
Approach Delay, s/veh		12.2			12.1			12.0			11.6	
Approach LOS		B			B			B			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		30.0		30.0		30.0		30.0				
Change Period (Y+Rc), s		5.5		5.5		5.5		5.5				
Max Green Setting (Gmax), s		24.5		24.5		24.5		24.5				
Max Q Clear Time (g_c+I1), s		5.2		5.5		4.4		5.5				
Green Ext Time (p_c), s		1.1		1.2		0.8		1.2				

Intersection Summary												
HCM 7th Control Delay, s/veh			12.0									
HCM 7th LOS			B									

Intersection	
Intersection Delay, s/veh	13.4
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	90	154	67	29	121	20	72	167	25	17	123	72
Future Vol, veh/h	90	154	67	29	121	20	72	167	25	17	123	72
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
Heavy Vehicles, %	0	1	8	0	1	0	8	1	0	0	1	0
Mvmt Flow	96	164	71	31	129	21	77	178	27	18	131	77
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	14.7	11.6	14.1	12.1
HCM LOS	B	B	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	27%	29%	17%	8%
Vol Thru, %	63%	50%	71%	58%
Vol Right, %	9%	22%	12%	34%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	264	311	170	212
LT Vol	72	90	29	17
Through Vol	167	154	121	123
RT Vol	25	67	20	72
Lane Flow Rate	281	331	181	226
Geometry Grp	1	1	1	1
Degree of Util (X)	0.463	0.519	0.3	0.359
Departure Headway (Hd)	5.931	5.648	5.965	5.737
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	604	632	597	620
Service Time	4.015	3.729	4.06	3.826
HCM Lane V/C Ratio	0.465	0.524	0.303	0.365
HCM Control Delay, s/veh	14.1	14.7	11.6	12.1
HCM Lane LOS	B	B	B	B
HCM 95th-tile Q	2.4	3	1.3	1.6

Intersection	
Int Delay, s/veh	3.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	15	107	0	0	108	20	14	4	17	30	0	59
Future Vol, veh/h	15	107	0	0	108	20	14	4	17	30	0	59
Conflicting Peds, #/hr	31	0	75	75	0	31	18	0	1	1	0	18
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	86	86	86	86
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	17	124	0	0	126	23	16	5	20	35	0	69

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	180	0	-	-	-	0	303	339	125	331	328	186
Stage 1	-	-	-	-	-	-	159	159	-	168	168	-
Stage 2	-	-	-	-	-	-	144	180	-	163	159	-
Critical Hdwy	4.1	-	-	-	-	-	7.1	6.5	6.2	7.1	6.5	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.1	5.5	-	6.1	5.5	-
Follow-up Hdwy	2.2	-	-	-	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1408	-	0	0	-	-	653	586	930	626	594	861
Stage 1	-	-	0	0	-	-	848	770	-	838	763	-
Stage 2	-	-	0	0	-	-	864	754	-	844	770	-
Platoon blocked, %		-			-	-						
Mov Cap-1 Maneuver	1366	-	-	-	-	-	580	560	930	581	569	821
Mov Cap-2 Maneuver	-	-	-	-	-	-	580	560	-	581	569	-
Stage 1	-	-	-	-	-	-	836	759	-	814	741	-
Stage 2	-	-	-	-	-	-	778	732	-	809	759	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	0.94	0	10.41	10.83
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	706	221	-	-	-	721
HCM Lane V/C Ratio	0.058	0.013	-	-	-	0.144
HCM Ctrl Dly (s/v)	10.4	7.7	0	-	-	10.8
HCM Lane LOS	B	A	A	-	-	B
HCM 95th %tile Q(veh)	0.2	0	-	-	-	0.5

Intersection	
Int Delay, s/veh	0

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	118	21	0	103	0	1
Future Vol, veh/h	118	21	0	103	0	1
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	25	25	25	25	25	25
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	472	84	0	412	0	4

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	-	-	-	514
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.2
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.3
Pot Cap-1 Maneuver	-	-	0	-	0	564
Stage 1	-	-	0	-	0	-
Stage 2	-	-	0	-	0	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	-	-	-	564
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	NB
HCM Ctrl Dly, s/v	0	0	11.42
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBT
Capacity (veh/h)	564	-	-	-
HCM Lane V/C Ratio	0.007	-	-	-
HCM Ctrl Dly (s/v)	11.4	-	-	-
HCM Lane LOS	B	-	-	-
HCM 95th %tile Q(veh)	0	-	-	-

Intersection	
Int Delay, s/veh	1.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	8	7	55	0	0	54
Future Vol, veh/h	8	7	55	0	0	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	25	25	25	25	25	25
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	32	28	220	0	0	216

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	436	220	0	-	-	-
Stage 1	220	-	-	-	-	-
Stage 2	216	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	-	-
Pot Cap-1 Maneuver	581	825	-	0	0	-
Stage 1	821	-	-	0	0	-
Stage 2	825	-	-	0	0	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	581	825	-	-	-	-
Mov Cap-2 Maneuver	581	-	-	-	-	-
Stage 1	821	-	-	-	-	-
Stage 2	825	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	10.86	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	WBLn1	SBT
Capacity (veh/h)	-	674	-
HCM Lane V/C Ratio	-	0.089	-
HCM Ctrl Dly (s/v)	-	10.9	-
HCM Lane LOS	-	B	-
HCM 95th %tile Q(veh)	-	0.3	-

Return to:
City of Winter Park
City Manager
401 Park Avenue South
Winter Park, Florida 32789

VESTING DETERMINATION
(R-4 Zoning)

THIS VESTING DETERMINATION (the "Determination") is made and entered into this 25th day of September 2024, by the **City of Winter Park, Florida**, a political subdivision of the State of Florida (the "City"), 401 Park Avenue South, Winter Park, Florida 32789 for all **R-4 Property Owners**, ("Owners") of record on February 14, 2024, as identified below.

WITNESSETH:

WHEREAS, the City of Winter Park adopted a revised Comprehensive Plan on February 14, 2024 which implements the termination and elimination of any Comprehensive future land use designation compatible with R-4 zoning; and

WHEREAS, the City of Winter Park had previously in 2017 repealed the R-4 Zoning District from the Zoning Regulations within Chapter 58 Land Development Code; and

WHEREAS, in order not to negatively affect the property rights of the small number of properties that were zoned R-4 and had a compatible future land use designation, this Determination is intended to preserve and memorialize those property rights; and

NOW, THEREFORE, based on the above recitals and for other good and proper considerations, the City provides to the Owners vesting of previous entitlements as follows:

1. Subject Properties: The Owners of the following real properties ("Subject Properties") shall be the sole beneficiaries of this Determination:

401 E. Fairbanks Avenue	05-22-30-9400-64-162
421 E. Fairbanks Avenue	05-22-30-9400-64-161
338 E. Lyman Avenue	05-22-30-9400-64-020
388 E. Lyman Avenue	05-22-30-9400-64-011
418 E. Lyman Avenue	07-22-30-4988-00-011
300 E. New England Avenue	05-22-30-9400-60-120
300 E. New England Avenue	05-22-30-9400-60-010

315 E. New England Avenue	07-22-30-8769-00-001
300 S. Interlachen Avenue	07-22-30-7371-00-001
225 S. Interlachen Avenue	05-22-30-9400-38-010
200 S. Interlachen Avenue	07-22-30-8877-00-001
100 S. Interlachen Avenue	06-22-30-1417-00-001
147 S. Interlachen Avenue	06-22-30-3845-00-001
125 S. Interlachen Avenue	06-22-30-8150-00-001
101 S. Interlachen Avenue	06-22-30-4230-00-010/030/040
125 N. Interlachen Avenue	05-22-30-9400-27-010
301 E. Morse Blvd.	06-22-30-6868-00-001
210 E. Morse Blvd.	07-22-30-8776-00-120
940 W. Canton Avenue	01-22-30-3604-01-000
700 N. Denning Drive	06-22-30-2042-00-001
1111 S. Lakemont Avenue	08-22-30-0000-00-012
1776 Mayflower Court	04-22-30-0000-00-122
200/250/250/300 Carolina Avenue	05-22-30-6654-00-001

2. Vesting Provisions: In conformance with this Determination, those properties with a High-Density future land use designation and an R-4 zoning district designation prior to January 1, 2017 that permitted multi-family residential use as was in existence prior to January 1, 2017 as identified in this Determination are permitted to develop and redevelop based upon those previously established use and development standards in the R-4 zoning district. This provision is also to the benefit of all condominium owners within the aforementioned parcels.

3. This Determination shall be governed by and construed in accordance with the laws of the State of Florida.

4. This Determination and the terms and conditions hereof shall be binding upon and inure to the benefit of the aforementioned Owners and their respective successors in interests, and the terms and conditions shall be binding upon and inure to the benefit of each of the Subject Properties, and shall run with title to the same.

5. This Determination may be recorded by the City, at the City's expense, among the Public Records of Orange County, Florida. Notwithstanding the foregoing, the same shall not

constitute any lien or encumbrance on title to any of the Subject Properties and shall instead constitute record notice of government regulations which may regulate the use and enjoyment of the Subject Properties. The City shall, upon written request by any of the Owners, provide written confirmation of the status of this Determination and performance or non-performance of obligations hereunder as may be reasonably requested by the Owners or any lender with respect to any of the Subject Properties.

6. If any provisions of this Determination are held to be illegal or invalid, the other provisions of this Determination shall remain in full force and effect.

7. Development Permits. Nothing herein shall limit the City's authority to grant or deny any development permit application or request subsequent to the effective date of this Agreement. The failure of this Determination to address any particular City, County, State and/or Federal permit, condition, term or restriction shall not relive Owners or the City of the necessity of complying with the law governing said permitting requirements, condition, terms and restrictions. Nothing in this Determination relieves any of the Owners from complying with all other applicable City, County, State and Federal Laws, regulations and policies.

IN WITNESS WHEREOF, the party hereto have caused these presents to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

CITY OF WINTER PARK, FLORIDA, a political subdivision of the State of Florida

By: _____
Name: Sheila DeCiccio, Mayor

ATTEST:
By: _____
Renee Cranis, City Clerk

Date: 10/1/2024

COMMUNITY OPEN HOUSE

Tuesday June 2nd, 2026

5:30 p.m. – 7:00 p.m.

Winter Park Community Center, Cypress Room

721 W New England Ave, Winter Park, FL 32789

Contact:
Andrew McCown,
GAI Consultants, Inc.
(321)319.3069
a.mccown@gaiconsultants.com
618 E. South Street, Ste 700,
Orlando, FL 32801

You are cordially invited to attend an Open House to learn more about the proposed El Cortez townhome and synagogue development.

The Open House, scheduled for **June 2, 2026 at 5:30 p.m.**, will provide an opportunity to review concept plans, ask questions, and share feedback with the project team prior to the City's public review process.

The proposed project includes both a residential and a non-residential component. The residential component would consist of five three-story townhome units fronting Morse Boulevard. The non-residential component would include a synagogue fronting Knowles Avenue, which would function as both a house of worship and a daycare.

The synagogue is proposed to accommodate up to 80 attendees, supported by four to six staff members. The daycare would operate within the same facility and would serve up to 60 children (15-20 at time of opening).



Please note: This Open House is an informal, informational meeting and is not a public hearing; no formal decisions will be made. The dates listed below for the City's Planning & Zoning Board and City Commission meetings are separate from the Open House and are anticipated to be conducted by the City at the following times.

Anticipated Public Hearing Dates:

Planning & Zoning Board

Tuesday 07.07.26* @ 5 p.m.

City Commission

Wednesday 07.22.26* @ 3:30 p.m.

*Dates are subject to change. For updates, please access cityofwinterpark.org/meetings.

Parcel	FullName	FullName2	Address	CityZip		
302205940036120.00	120 RPP LLC		547 N VIRGINIA AVE	WINTER PARK	FL 32789	
302206384500001.00	147 INTERLACHEN PLACE CONDOMINIUM ASSN INC		1000 PINE HOLLOW PT	ALTAMONTE SPRINGS	FL 32714	
302205940029090.00	152 LINCOLN AVENUE PARTNERS LLC		152 LINCOLN AVE	WINTER PARK	FL 32789	
302206384503020.00	AIMEE F MCBRIDE REVOCABLE TUST		147 S INTERLACHEN AVE APT 350	WINTER PARK	FL 32789	
302206384504020.00	AIMEE RUSINKO KAKOS REVOCABLE TRUST		147 S INTERLACHEN AVE APT 450	WINTER PARK	FL 32789	
302206141704010.00	ALICE MARY MCMAHON TRUST		1620 MAYFLOWER CT APT A316	WINTER PARK	FL 32792	
302206686807006.00	ANDERSON EHRY JANE		311 E MORSE BLVD APT 7-6	WINTER PARK	FL 32789	
302206686806021.00	ANNE P MYERS REVOCABLE LIVING TRUST		311 E MORSE BLVD UNIT 6-21	WINTER PARK	FL 32789	
302205940029080.00	ANONYME LLC		716 KIWI CIR	WINTER PARK	FL 32789	
302206141703140.00	AVELLINO FLORIDA LLC		315 E NEW ENGLAND AVE UNIT 29	WINTER PARK	FL 32789	
302206141705030.00	BAIN GAIL BENEDICT		10700 NE 4TH ST UNIT 706	BELLEVUE	WA 98004	
302207590500402.00	BANCREDIT OF AMERICA INC		157 E NEW ENGLAND AVE STE 402	WINTER PARK	FL 32789	
302207876900080.00	BANG JI YOUNG		315 E NEW ENGLAND AVE UNIT 8	WINTER PARK	FL 32789	
302207876900190.00	BARBARA A MCCULLOCH REVOCABLE TRUST		25 N DOWNING ST UNIT 2-502	DENVER	CO 80218	
302206815000060.00	BARBARA L GRODIN REVOCABLE TRUST		125 S INTERLACHEN AVE UNIT 6	WINTER PARK	FL 32789	
302206141702090.00	BARNARD KATHERINE	GERARD CORINNE DYER	102 S INTERLACHEN AVE UNIT 209	WINTER PARK	FL 32789	
302206141703100.00	BARR THOMAS L	BARR ELIZABETH M	102 S INTERLACHEN AVE UNIT 310	WINTER PARK	FL 32789	
302206384502010.00	BEVERLY B ELLARS TRUST		224 FAIRWAY VILLAS	HIGHLANDS	NC 28741	
302206686807016.00	BEVERLY R EMSLEY REVOCABLE LIVING TRUST		PO BOX 302	WINTER PARK	FL 32790	
302205940039021.00	BFC PARK AVENUE LLC		PO BOX 3010	WINTER PARK	FL 32790	
302206686806003.00	BOEHM REINHILD	RODRIGUES PHILIPPA	22 640 PARK AVE N	WINTER PARK	FL 32789	
302206141704030.00	BOVIS JENELL M		100 S INTERLACHEN AVE APT 403	WINTER PARK	FL 32789	
302206686805001.00	BREMER SHERRY T		311 E MORSE BLVD UNIT 5-1	WINTER PARK	FL 32789	
302205940039251.00	BROOKS WELBOURNE LLC		124 E WELBOURNE AVE STE 1	WINTER PARK	FL 32789	
302206686804001.00	BROWN KAREN E		311 E MORSE BLVD APT 4-1	WINTER PARK	FL 32789	
302206686806007.00	BURKE KATHLEEN		9016 BALCONES CLUB DR	AUSTIN	TX 78750	
302207876900010.00	BUTLER JEFFREY	REINECKE SARAH	315 E NEW ENGLAND AVE UNIT 1	WINTER PARK	FL 32789	
302207876900230.00	CALIGIURI DANIEL A	CALIGIURI MELISSA	315 E NEW ENGLAND AVE UNIT 23	WINTER PARK	FL 32789	
302207876900290.00	CAMPISI JAMES M	CAMPISI ANNMARIE	315 E NEW ENGLAND AVE UNIT 29	WINTER PARK	FL 32789	
302206686807004.00	CARPENTER PAMELA G		311 E MORSE BLVD APT B7-4	WINTER PARK	FL 32789	
302206384503010.00	CASIANO KIMBERLY	WOODROFFE JUAN	147 S INTERLACHEN AVE #301	WINTER PARK	FL 32789	
302205940018130.00	CHARLES HOSMER MORSE FOUNDATION INC		PO BOX 40	WINTER PARK	FL 32790	
302206141701060.00	CHRIST JEANNE G		100 S INTERLACHEN AVE UNIT 106	WINTER PARK	FL 32789	
302205940030002.00	CITY OF WINTER PARK		401 SOUTH PARK AVE	WINTER PARK	FL 32789	
302206141705040.00	CLARK DARRYLL L	KELLER BARRETT J	1912 GERDA TER	ORLANDO	FL 32804	
302206141705050.00	CLARK ELIZABETH S LIFE ESTATE	REM: DARRYLL L CLARK	100 S INTERLACHEN AVE APT 505D	WINTER PARK	FL 32789	
302207876900050.00	CLARKE CARTER W	ATHANS IRENE G	315 E NEW ENGLAND AVE UNIT 5	WINTER PARK	FL 32789	
302206141700001.00	CLOISTERS COND ASSN		100 S INTERLACHEN AVE | MANAGEMENT OFFICE	WINTER PARK	FL 32789	
302207876900160.00	COATES LARRY	COATES JENNIFER	315 E NEW ENGLAND AVE UNIT 16	WINTER PARK	FL 32789	
302207887700500.00	COSTA MICHAEL D	COSTA LINDA C	200 S INTERLACHEN AVE APT 500	WINTER PARK	FL 32789	
302206141704080.00	COSTIN JOSEPH LAURENCE JR TR		102 S INTERLACHEN AVE UNIT 409	WINTER PARK	FL 32789	
302206141705140.00	DAILY FRANK JEROME TR		4614 N LAKE DR	MILWAUKEE	WI 53211	
302206686804004.00	DAVID CHRISTOPHER F	DAVID HOPE E	6809 LEMON RD	MCLEAN	VA 22101	
302207876900280.00	DAVIDSON TIMOTHY C	HESSER JANA L	200 OCEAN TER	PALM BEACH	FL 33480	
302206141704110.00	DAVIS CLAIRE		102 S INTERLACHEN AVE APT 411	WINTER PARK	FL 32789	
302206141702070.00	DAVIS LINNEA M		PO BOX 528	ANNA MARIA	FL 34216	
302206141701010.00	DAYTON HOWARD LAPE JR	DAYTON LYNN JOSSELSON	100 S INTERLACHEN AVE UNIT 101C	WINTER PARK	FL 32789	
302206141704070.00	DENTON JUDITH A		102 S INTERLACHEN AVE APT 407	WINTER PARK	FL 32789	
302206686805003.00	DONNELLY JEROME J LIFE ESTATE	REM: MATTHEW DONNELLY	311 E MORSE BLVD APT 5-3	WINTER PARK	FL 32789	
302206686806017.00	DOUGLAS STEWART MCREYNOLDS REVOCABLE TRUST	ANNE EBY MCREYNOLDS REVOCABLE TRUST	311 E MORSE BLVD APT 6-17	WINTER PARK	FL 32789	
302206141705130.00	DOWDELL KRYSTINA		906 LOGGERHEAD ISLAND DR	SATELLITE BEACH	FL 32937	
302207590500101.00	DRSK2 LLC		3227 W HORATIO ST	TAMPA	FL 33609	
302207877600031.00	EDYTH BUSH CHARITABLE FOUNDATION INC		PO BOX 1967	WINTER PARK	FL 32790	
302207877600120.00	EL CORTEZ LTD		501 N MAGNOLIA AVE	ORLANDO	FL 32801	
302206384501010.00	ELEAZARS SWORD LLC		6803 DEAN DR	MCLEAN	VA 22101	
302205940036131.00	ELIZABETH MORSE GENIUS FOUNDATION		PO BOX 40	WINTER PARK	FL 32790	
302206141703030.00	EMILY B RIZZA REVOCABLE TRUST		100 S INTERLACHEN AVE	WINTER PARK	FL 32789	
302206686805004.00	EMSLEY JOSEPH W JR TR		PO BOX 302	WINTER PARK	FL 32790	
302206686807003.00	ESPINOSA ORDONEZ FRANCISCO JAVIER	ESPINOSA LOMBANA MARIA PAULINA	9107 REFLECTION POINTE DR	WINDERMERE	FL 34786	
302205940036211.00	ETHERIDGE-PIONEER LLC		641 N PARK AVE	WINTER PARK	FL 32789	
302206141705010.00	FADOOL JOHN J LIFE ESTATE	FADOOL MARGARET L LIFE ESTATE	100 S INTERLACHEN AVE APT 501	WINTER PARK	FL 32789	
302207876900150.00	FECHNER ROBERT	FECHNER SIHAM	315 E NEW ENGLAND AVE UNIT 315	WINTER PARK	FL 32789	
302207876900200.00	FECHNER SIHAM	FECHNER ROBERT J	315 E NEW ENGLAND AVE UNIT 20	WINTER PARK	FL 32789	
302206686806015.00	FERGER RICHARD		1230 MINNESOTA ST	ORLANDO	FL 32803	
302207877600061.00	FERRERO ALESSANDRO	FERRERO JULIE W	3333 LAKE SHORE DR	ORLANDO	FL 32803	
302206141705060.00	FERSHKO HELENA GRACE	FERSHKO ADAM AVIGDOR	1465 WOODBURY AVE STE 215	PORTSMOUTH	NH 03801	
302205940038010.00	FIRST CONGREGATIONAL OF WINTER PARK		225 S INTERLACHEN AVE	WINTER PARK	FL 32789	
302206815000030.00	FRANK A SANTOS REVOCABLE TRUST		1180 N NEW YORK AVE	WINTER PARK	FL 32789	
302206141703020.00	FRAZEE NORMA	FRAZEE CHARLES	100 S INTERLACHEN AVE APT 302D	WINTER PARK	FL 32789	
302206686806018.00	GEORG DIETMAR		311 E MORSE BLVD UNIT 6-18	WINTER PARK	FL 32789	
302206423001030.00	GERI L RYBACKI REVOCABLE TRUST		45 MONUMENT VALLEY RD	GREAT BARRINGTON	MA 01230	
302206496100100.00	GIERKE ROBERT T	GIERKE JENNIFER C	140 E MORSE BLVD UNIT J	WINTER PARK	FL 32789	
302206496100070.00	GOINGS SUSAN PORCARO	GOINGS EVERETT V	5163 FAIRWAY OAKS DR	WINDERMERE	FL 34786	
302207876900040.00	GOLL STEPHEN R LIFE ESTATE	GOLL DIANE B LIFE ESTATE	315 E NEW ENGLAND AVE UNIT 4	WINTER PARK	FL 32789	
302206496100060.00	GOOD FLORIDA HOLDINGS COMSTOCK LLC		1667 LASBURY AVE	WINTER PARK	FL 32789	
302206496100010.00	GORDON S NUTT II REVOCABLE TRUST		PO BOX 940006	MAITLAND	FL 32794	
302206141704060.00	GRAFF KENNETH S	GRAFF SHARON F	102 S INTERLACHEN AVE APT 406	WINTER PARK	FL 32789	
302206141703120.00	GRAY AARON WILLIAM		104 S INTERLACHEN AVE APT 312D	WINTER PARK	FL 32789	
302206141701090.00	HARD JEANNE TAYLOR		102 S INTERLACHEN AVE UNIT 109	WINTER PARK	FL 32789	
302206686806001.00	HARRIS LISA MARIE		311 E MORSE BLVD APT 6-1	WINTER PARK	FL 32789	
302207876900120.00	HAUGHEY ALAN CHRISTOPHER	HAUGHEY JOAN CAROL	315 E NEW ENGLAND AVE UNIT 12	WINTER PARK	FL 32789	
302206141704100.00	HAYES JENNIFER E		100 S INTERLACHEN AVE UNIT 410	WINTER PARK	FL 32789	
302206686807017.00	HEDGE PATRICK F JR	HEDGE CYNTHIA	311 E MORSE BLVD	WINTER PARK	FL 32789	
302206141704050.00	HEEN AND WEEZY IRREVOCABLE TRUST		100 S INTERLACHEN AVE UNIT 405	WINTER PARK	FL 32789	
302205940029150.00	HERBERT KUNSTADT IRA ROLLOVER 60% INT	DOROTHY KUNSTADT IRA ROLLOVER CR 40% INT	870 5TH AVE APT 14A	NEW YORK	NY 10065	
302205939829171.00	HERNANDEZ VICTOR DAVID	HERNANDEZ MILDRED M	121 E MORSE BLVD	WINTER PARK	FL 32789	
302206141702030.00	HOAG ERIK DEAN	HOAG ALLISON MARIE	508 PONTE VEDRA BLVD	PONTE VEDRA BEACH	FL 32082	
302207590500302.00	HOBBY LINDA H		4032 SHORECREST DR	ORLANDO	FL 32804	
302206141702110.00	HOFFMAN JAMES R	HOFFMAN DEBORAH LYNN	102 S INTERLACHEN AVE UNIT 211	WINTER PARK	FL 32789	
302206141701070.00	HOLLIFIELD TRAVIS R		100 S INTERLACHEN AVE UNIT 107F	WINTER PARK	FL 32789	
302206141703060.00	HOLLINGSWORTH LINDA LIFE ESTATE	REM: JENNIFER HOLLINGSWORTH	100 S INTERLACHEN AVE UNIT 306	WINTER PARK	FL 32789	
302206141702060.00	HOLLINGSWORTH VICKI LIFE ESTATE	REM: JOHN M HOLLINGSWORTH JR	4800 PELICAN COLONY BLVD UNIT 1102	BONITA SPRINGS	FL 34134	
302205940059051.00	HOLT PROPERTIES LLC		1000 HOLT AVE STE 2717	WINTER PARK	FL 32789	
302206141702020.00	HUGHES APRIL W		100 S INTERLACHEN AVE APT 202D	WINTER PARK	FL 32789	
302206686806005.00	HUMPHREY JOHN G	HUMPHREY MELANIE F	311 E MORSE BLVD UNIT 6-5	WINTER PARK	FL 32789	
302206141701080.00	HUNT ADAM R		100 S INTERLACHEN AVE	UNIT 108	WINTER PARK	FL 32789
302206686804002.00	HUNT CAROL C	HUNT KEVIN J	311 E MORSE BLVD APT 4-2	WINTER PARK	FL 32789	
302207590500403.00	INTERNATIONAL GOLD BROKERS LLC		157 E NEW ENGLAND AVE STE 202	WINTER PARK	FL 32789	
302206496100080.00	IRA US REALTY LLC		670 AVE PONCE DE LEON STE 17	SAN JUAN	PR 00907	
302206141702080.00	JACOBS SAMUEL J LIFE ESTATE	JACOBS ELISA D LIFE ESTATE	102 S INTERLACHEN AVE UNIT 208	WINTER PARK	FL 32789	
302206141705120.00	JAFFE RICHARD	JAFFE JEANNE	2665 N ATLANTIC AVE #415	DAYTONA BEACH	FL 32118	
302207876900260.00	JAMES AND ANNA MEYER LIVING TRUST		315 E NEW ENGLAND AVE UNIT 26	WINTER PARK	FL 32789	
302206686806006.00	JAMES ANNETTE		311 E MORSE BLVD UNIT 6-6	WINTER PARK	FL 32789	
302206141701110.00	JANET BAILES LARUE REVOCABLE TRUST		4207 S ATLANTIC AVE UNIT 5S	NEW SMYRNA BEACH	FL 32169	
302205940028509.00	JASMUND DAVID J	JASMUND ELIZABETH D	208 N INTERLACHEN AVE	WINTER PARK	FL 32789	
302206141705110.00	JOANNA M WANZENBERG LEATHERS TRUST		2550 NW 13TH AVE	GAINESVILLE	FL 32605	
302206686807011.00	JONES JAMES		611 FAIRMONT AVE APT C	SAFETY HARBOR	FL 34695	
302206141702100.00	JOY DOROTHY FERRAN REVOCABLE TRUST		102 S INTERLACHEN AVE APT 210	WINTER PARK	FL 32789	
302206686807018.00	KAHN STEVEN G LIFE ESTATE	KAHN SUSAN H LIFE ESTATE	311 E MORSE BLVD APT 7-18	WINTER PARK	FL 32789	
302207877600011.00	KARENS GARAGE LLC		329 N PARK AVE FL 2	WINTER PARK	FL 32789	

3022078877003000.00	KATHRYN B GRAMMER TRUST		200 S INTERLACHEN AVE APT 300	WINTER PARK	FL 32789	
3022078769000900.00	KATHRYN M SUTTON REVOCABLE TRUST		315 E NEW ENGLAND AVE	UNIT 9	WINTER PARK	FL 32789
3022063845040010.00	KATZEN HENRIETTA		147 S INTERLACHEN AVE APT 400	WINTER PARK	FL 32789	
3022064961001100.00	KEEN ALLAN E	KEEN LINDA S	140 E MORSE BLVD APT K	WINTER PARK	FL 32789	
3022066868070080.00	KENNEY SUSAN	KENNEY EDWARD	85 BANK ST	HARWICH PORT	MA 02646	
3022066868060190.00	KEY PATRICIA J	CRESSEY PETER M	311 E MORSE BLVD APT 6-19	WINTER PARK	FL 32789	
3022070100000210.00	KHOURY MARTA		219 ALEXANDER PL	WINTER PARK	FL 32789	
3022078769000700.00	KIRWIN KARYN	KIRWIN BRIAN P	315 E NEW ENGLAND AVE UNIT 7	WINTER PARK	FL 32789	
3022059400380500.00	KNOWLES GROUP LLC		200 S KNOWLES AVE	WINTER PARK	FL 32789	
3022066868070050.00	KUBASTA BRENT		600 GARDEN CLUB DR	DELAND	FL 32724	
3022064230020400.00	LACHEN HOUSE LLC		200 S KNOWLES AVE	WINTER PARK	FL 32789	
3022061417041200.00	LAGADE MARIA JOSEFINA G ESTATE	MARIA JOSEFINA G LAGADE FAMILY TRUST	100 S INTERLACHEN AVE UNIT 412D	WINTER PARK	FL 32789	
3022059400291010.00	LANDS END INVESTMENTS LLC		180 N PARK AVE STE 2A	WINTER PARK	FL 32789	
3022078769001000.00	LANTZ ROYAL E JR	LANTZ WENDELYN E	315 E NEW ENGLAND AVE UNIT 10	WINTER PARK	FL 32789	
3022068150000100.00	LEDDEN JONATHAN L	LEDDEN KRISTA S	1020 N PENNSYLVANIA AVE	WINTER PARK	FL 32789	
3022061417021200.00	LEE AND MARSHA ADLER FAMILY TRUST		104 S INTERLACHEN AVE UNIT 212	WINTER PARK	FL 32789	
3022068150000200.00	LEGLER ROBERT C JR	LEGLER ERIN M	125 S INTERLACHEN AVE APT 2	WINTER PARK	FL 32789	
3022064230010100.00	LH LIVING LLC		1765 E HUBBARD AVE	SALT LAKE CITY	UT 84108	
3022061417030100.00	LIGHTSEY KATHLEEN F	LIGHTSEY ALTON L	100 S INTERLACHEN AVE APT 301	WINTER PARK	FL 32789	
3022059400190920.00	LINCOLN AND KNOWLES LLC		225 W CANTON AVE STE 600	WINTER PARK	FL 32789	
3022061417041400.00	LIVINGSTON MELINDA JUDITH		104 S INTERLACHEN AVE APT 414	WINTER PARK	FL 32789	
3022059400291800.00	LULU I LLC		300 N PARK AVE STE 200	WINTER PARK	FL 32789	
3022068150000400.00	LYDEN SCOTT A	LYDEN EUGENIA B	985 LINCOLN CIR	WINTER PARK	FL 32789	
3022078877002500.00	LYNN K FESSLER REVOCABLE TRUST		200 S INTERLACHEN AVE APT 250	WINTER PARK	FL 32789	
3022059400390800.00	M D P PARK AVENUE FAMILY LDT		829 LOWELL BLVD OFC	ORLANDO	FL 32803	
3022064961000900.00	MACEDONIAN LEGACY LLC		4455 MILITARY TRL STE 201	JUPITER	FL 33458	
3022061417010300.00	MACKIERNAN STUART		100 S INTERLACHEN AVE APT 103	WINTER PARK	FL 32789	
3022078769001300.00	MADAN REALTY TRUST		315 E NEW ENGLAND AVE UNIT 13	WINTER PARK	FL 32789	
3022066868040030.00	MARCH SUSAN A LIFE ESTATE	REM: SUSAN ANN MARCH REVOCABLE TRUST	311 E MORSE BLVD APT 4-3	WINTER PARK	FL 32789	
3022061417011200.00	MARIA A SCHIAVI QUALIFIED PERSONAL RESIDENCE TRUST		482 LAKEWOOD DR	WINTER PARK	FL 32789	
3022066868070150.00	MARY W COLLISON FAMILY TRUST		180 S KNOWLES AVE STE 3	WINTER PARK	FL 32789	
3022066868060140.00	MASCIANTONI PATRICIA M LIFE ESTATE	REM: JARROD M LOPATKA	311 E MORSE BLVD APT 6-14	WINTER PARK	FL 32789	
3022078769001100.00	MASSIMIANO PAUL STEPHEN	MASSIMIANO SUE ALLISON	315 E NEW ENGLAND AVE UNIT 11	WINTER PARK	FL 32789	
3022061417011400.00	MCALEER BRIAN THOMAS	SUAREZ YADIA	104 S INTERLACHEN AVE APT 114	WINTER PARK	FL 32789	
3022066868060160.00	MCAP HOLDINGS INC		311 E MORSE BLVD APT 6-17	WINTER PARK	FL 32789	
3022075905003040.00	MCKEEVER JOSEPH D	MCKEEVER SUZANNE	157 E NEW ENGLAND AVE STE 304	WINTER PARK	FL 32789	
3022078769002400.00	MCNAMARA THOMAS B	COOK TONY G	315 E NEW ENGLAND AVE UNIT 24	WINTER PARK	FL 32789	
3022063845010200.00	MEEHAN JEFFREY B	MEEHAN PATRICIA H	147 S INTERLACHEN AVE UNIT 150	WINTER PARK	FL 32789	
3022064961001200.00	MELODY S ROADMAN TRUST		140 E MORSE BLVD APT L	WINTER PARK	FL 32789	
3022059400290530.00	MENNELLO PROPERTIES LLC		2035 SUMMERLAND AVE	WINTER PARK	FL 32789	
3022078769003100.00	MEYER CHARLES A III	MEYER DIANNE S	315 E NEW ENGLAND AVE UNIT 31	WINTER PARK	FL 32789	
3022061417031100.00	MEYER MARY ANN LIFE ESTATE	REM: GREGORY P ENGELMAN	102 S INTERLACHEN AVE APT 311	WINTER PARK	FL 32789	
3022066868070010.00	MILAS EUGENE	MILAS NANCY CAROL	476 SYLVANIA DR	CANONSBURG	PA 15317	
3022068150000500.00	MITNIK KEITH	MITNIK GWEN	125 S INTERLACHEN AVE APT 5	WINTER PARK	FL 32789	
3022078769001800.00	MK FAMILY TRUST		315 E NEW ENGLAND AVE UNIT 18	WINTER PARK	FL 32789	
3022066868060220.00	MONROE SANDRA M		311 E MORSE BLVD APT 6-22	WINTER PARK	FL 32789	
3022061417020400.00	MOSHIRI FAMILY TRUST		100 S INTERLACHEN AVE UNIT 204D	WINTER PARK	FL 32789	
3022066868070070.00	MURPHY STUART BLAIR	MURPHY DIANE	311 E MORSE BLVD APT 7-7	WINTER PARK	FL 32789	
3022066868050050.00	NANCI S YURONIS REVOCABLE TRUST		311 E MORSE BLVD APT 5-5	WINTER PARK	FL 32789	
3022075905002040.00	NEB 204 WINTER PARK LLC		1411 HIBISCUS AVE	WINTER PARK	FL 32789	
3022075905003010.00	NEW ENGLAND ASSETS LLC		157 E NEW ENGLAND AVE STE 302	WINTER PARK	FL 32789	
3022061417011300.00	NICOLA J WISE REVOCABLE TRUST		104 S INTERLACHEN AVE UNIT 113	WINTER PARK	FL 32789	
3022066868060090.00	NICOLE HIERS SEYBOLD REVOCABLE TRUST		PO BOX 473	WINTER PARK	FL 32790	
3022061417040400.00	NISSAN SALLY		100 S INTERLACHEN AVE UNIT 404D	WINTER PARK	FL 32789	
3022066868060200.00	NORRIS BRUCE A		15 W CHURCH ST STE 301	ORLANDO	FL 32801	
3022075905003000.00	NORTHSTAR REALTY CAPITAL I LLC		157 E NEW ENGLAND AVE STE 370	WINTER PARK	FL 32789	
3022059400290710.00	OFF PARK LLC		829 LOWELL BLVD OFC	ORLANDO	FL 32803	
3022059398291720.00	OSHAUGHNESSY THOMAS MICHAEL TR	OSHAUGHNESSY LESLIE WINDRAM TR	PO BOX 190	WINTER PARK	FL 32790	
3022066868060020.00	PAGAMA311 LLC		402 FLAGLER AVE	NEW SMYRNA BEACH	FL 32169	
3022059400291020.00	PARK AVE LOFTS LLC		1760 ELIZABETHS WALK	WINTER PARK	FL 32789	
3022066868040050.00	PARKER JESSICA N		311 E MORSE BLVD UNIT 4-5	WINTER PARK	FL 32789	
3022064230010400.00	PASSALACQUA LIMITED PARTNERSHIP		PO BOX 2104	WINTER PARK	FL 32790	
3022078769001700.00	PATRICIA D SIGMON REVOCABLE TRUST		315 E NEW ENGLAND AVE UNIT 17	WINTER PARK	FL 32789	
3022059398291730.00	PATRICK WILLIAM J TR	PATRICK JENIFER D TR	502 BALMORAL RD	WINTER PARK	FL 32789	
3022066868060040.00	PATTI CHRISTINE S		PO BOX 620537	OVIEDO	FL 32762	
3022078769000600.00	PAUL ALAN LEVINSON AND PATRICIA KEMP LEVINSON LIVING TRUST		315 E NEW ENGLAND AVE UNIT 6	WINTER PARK	FL 32789	
3022059400390900.00	PELLI FAMILY INVESTMENT LLC		475 LAKEWOOD DR	WINTER PARK	FL 32789	
3022059400290510.00	PERIVALE PARTNERS LLC		133 E MORSE BLVD	WINTER PARK	FL 32789	
3022064961000200.00	PHELPS JONATHAN D	PHELPS ESTHER M	140 E MORSE BLVD APT B	WINTER PARK	FL 32789	
3022061417051000.00	POWELL ANDREW		102 S INTERLACHEN AVE APT 510	WINTER PARK	FL 32789	
3022061417020500.00	PROCTOR RICHARD H III		100 S INTERLACHEN AVE APT 205	WINTER PARK	FL 32789	
3022078769002500.00	PROTEGGERE LLC		315 E NEW ENGLAND AVE UNIT 29	WINTER PARK	FL 32789	
3022059400291910.00	RCJ OF WINTER PARK NO 3 LLLP		1011 N WYMORE RD STE 100	WINTER PARK	FL 32789	
3022059400392520.00	RCJ OF WINTER PARK NO 3 LLLP		PO BOX 1720	WINTER PARK	FL 32790	
3022075905002010.00	REPUBLIC SHINGLE CREEK LLC		157 E NEW ENGLAND AVE STE 402	WINTER PARK	FL 32789	
3022075905004010.00	RHODES INVESTMENTS L L C		157 E NEW ENGLAND AVE STE 440	WINTER PARK	FL 32789	
3022066868060100.00	ROBERT S THORNTON AND DIANE D THORNTON REVOCABLE FAMILY TRUST		311 E MORSE BLVD APT 6-10	WINTER PARK	FL 32789	
3022078877004000.00	ROBERT T HATTAWAY 1996 TRUST		500 SKIDDER CT	LONGWOOD	FL 32750	
3022061417050700.00	ROMANCE DAWN MARIE		100 S INTERLACHEN AVE UNIT 507	WINTER PARK	FL 32789	
3022061417010200.00	RUBY FAMILY IRREVOCABLE TRUST		100 S INTERLACHEN AVE UNIT 102	WINTER PARK	FL 32789	
3022061417030400.00	RUSSELL T CARR REVOCABLE TRUST	INGA K CARR REVOCABLE TRUST	4426 N ORANGE BLOSSOM TRL	ORLANDO	FL 32804	
3022061417041300.00	RUTH V STOKES REVOCABLE TRUST		100 S INTERLACHEN AVE APT 413	WINTER PARK	FL 32789	
3022066868060120.00	SAENZ FORTEZA MARIA ISABEL		311 E MORSE BLVD APT 6-12	WINTER PARK	FL 32789	
3022078769000200.00	SALLY P LOVERN FLORIDA RESIDENCE TRUST 50% INT	ROBERT W LOVERN FLORIDA RESIDENCE TRUST 50% INT	315 E NEW ENGLAND AVE UNIT 2	WINTER PARK	FL 32789	
3022070100000300.00	SALTSMAN ROBERT P	POLLAK HEATHER	201 ALEXANDER PL	WINTER PARK	FL 32789	
3022078877003500.00	SANCHEZ-MASI LUIS A LIFE ESTATE	SANCHEZ-MASI GIANNINA P LIFE ESTATE	200 S INTERLACHEN AVE APT 350	WINTER PARK	FL 32789	
3022064230020100.00	SANGSTER DOUGLAS S LIFE ESTATE	SANGSTER CHRIS ANNE LIFE ESTATE	220 E MORSE BLVD UNIT 202	WINTER PARK	FL 32789	
3022061417021400.00	SCHOETTELKOTTE J WALLACE	SCHOETTELKOTTE WILLIAM WALLACE	PO BOX 3029	WINTER PARK	FL 32790	
3022078769002200.00	SCHULTE DAVID	SCHULTE PAMELA	315 E NEW ENGLAND AVE UNIT 22	WINTER PARK	FL 32789	
3022078769003000.00	SCHWARTZ RICHARD	VARTIKAR JASMINE	94 BABCOCK ST	BROOKLINE	MA 02446	
3022061417031300.00	SEELINGER GARY F		104 S INTERLACHEN AVE APT 313	WINTER PARK	FL 32789	
3022078877002000.00	SHAPIRO BERTA M TR		200 S INTERLACHEN AVE APT 200	WINTER PARK	FL 32789	
3022066868060080.00	SHEAFFER WILLIAM		311 E MORSE BLVD UNIT 6-8	WINTER PARK	FL 32789	
3022078877004500.00	SHEEHAN KAREN M		200 S INTERLACHEN AVE APT 450	WINTER PARK	FL 32789	
3022066868050060.00	SHEILA S SHEEHAN REVOCABLE TRUST		311 E MORSE BLVD APT 5-6	WINTER PARK	FL 32789	
3022061417030800.00	SHERRY PAMELA LIFE ESTATE	REM: PAMELA M SHERRY REVOCABLE TRUST	102 S INTERLACHEN AVE APT 309	WINTER PARK	FL 32789	
3022066868060230.00	SMITH EDITH H		311 E MORSE BLVD APT 6-23	WINTER PARK	FL 32789	
3022078769000300.00	SMUCKLER DAVID	TABAS MAXINE	315 E NEW ENGLAND AVE UNIT 3	WINTER PARK	FL 32789	
3022068150000010.00	SOUTH INTERLACHEN PLACE HOMEOWNERS ASSN INC		760 FLORIDA CENTRAL PKWY STE 200	LONGWOOD	FL 32750	
3022063845020200.00	SOUTH PENN AVE LLC		127 W FAIRBANKS AVE STE 492	WINTER PARK	FL 32789	
3022078776001700.00	SPEEDLEMION LLC		3300 UNIVERSITY BLVD STE 218	WINTER PARK	FL 32792	
3022066868060110.00	SPIEGEL DAVID LIFE ESTATE	SPIEGEL CAROL LIFE ESTATE	311 E MORSE BLVD APT 6-11	WINTER PARK	FL 32789	
3022075905002020.00	SPIRE DEVELOPMENT INC		157 E NEW ENGLAND AVE STE 202	WINTER PARK	FL 32789	
3022075905002030.00	STAEDA HEALTH LLC		11645 MONUMENT DR UNIT 1415	BRADENTON	FL 34211	
3022066868040060.00	STANDRIDGE GEORGE	STANDRIDGE MARY	311 E MORSE BLVD APT 4-6	WINTER PARK	FL 32789	
3022066868070020.00	SWANSON JOHN A	SWANSON SUZANNE T	1528 N DEVONWOOD LN	CLOVIS	CA 93619	
3022061417050200.00	TAYLOR DEBORAH OKELLEY	CLEMENTS ROBERT F	100 S INTERLACHEN AVE UNIT 502D	WINTER PARK	FL 32789	
3022064230020500.00	TEDROW TYLER		1252 VIA DEL MAR	WINTER PARK	FL 32789	
3022061417010400.00	THEOBALD JOHN	THEOBALD GEORGINA	100 S INTERLACHEN AVE UNIT 104	WINTER PARK	FL 32789	
3022061417020100.00	THOMAS PHILIP D	THOMAS DANA S	100 S INTERLACHEN AVE APT 201	WINTER PARK	FL 32789	
3022078776000740.00	TULANELAW LLC		PO BOX 30	WINTER PARK	FL 32790	

302206496100130.00	UNANUE MARI		140 E MORSE BLVD UNIT M	WINTER PARK	FL 32789
302207876900001.00	VILLA SIENA WP CONDOMINIUM ASSN INC		315 E NEW ENGLAND AVE	WINTER PARK	FL 32789
302206141701100.00	VILLA VIEW PROPERTIES LLC		680 PANSY AVE	WINTER PARK	FL 32789
302207590500205.00	WAGERS PROPERTIES LLC		2932 WESTCHESTER AVE	ORLANDO	FL 32803
302206141704020.00	WATTS JULIAN	WATTS PAMELA	100 S INTERLACHEN AVE UNIT 402D	WINTER PARK	FL 32789
302207876900270.00	WAYNE J VON DREELE REVOCABLE TRUST		315 E NEW ENGLAND AVE UNIT 27	WINTER PARK	FL 32789
302206686807019.00	WEST ELON JR	WEST RAYMOND ANDREW	1115 FAIRWAY DR	WINTER PARK	FL 32792
302206686800001.00	WHISPERING WATERS APARTMENTS CONDO ASSN INC		2180 W STATE ROAD 434 STE 5000	LONGWOOD	FL 32779
302206141705080.00	WHITE MICHAEL W LIFE ESTATE	WHITE DIANE M LIFE ESTATE	102 S INTERLACHEN AVE APT 509	WINTER PARK	FL 32789
302206496100050.00	WILDING ERNEST L	WILDING MARY T	140 E MORSE BLVD APT E	WINTER PARK	FL 32789
302205940019111.00	WILLIAMS LARRY E	WILLIAMS JOYCE M	PO BOX 3347	WINTER PARK	FL 32790
302205940029160.00	WINDFALL PROPERTIES LLP		59851 OLIVER HEIGHTS LN	SAINT HELENS	OR 97051
302206686805002.00	WINN DANA P LIFE ESTATE	REM: THOMAS SCOTT BROWNING 50% INT	311 E MORSE BLVD APT 5-2	WINTER PARK	FL 32789
302205940027010.00	WINTER PARK METHODIST CHURCH		125 N INTERLACHEN AVE	WINTER PARK	FL 32789
302206141702130.00	YARBROUGH MARY S LIFE ESTATE	REM: MARY SUZANN YARBOURH TRUST	104 S INTERLACHEN AVE APT 213D	WINTER PARK	FL 32789
302207876900140.00	ZAMORA MARTIN R		315 E NEW ENGLAND AVE UNIT 14	WINTER PARK	FL 32789
302206496100030.00	ZANE AND EMILY WILLIAMS TRUST		140 E MORSE BLVD UNIT C	WINTER PARK	FL 32789

COMMUNITY OPEN HOUSE

EL CORTEZ REDEVELOPMENT

SYNAGOGUE AND TOWNHOMES

CYPRESS ROOM

JUNE 2, 2026
5:30 P.M. – 7:00 P.M.

PLEASE SIGN IN UPON ENTRY



HOSTED BY GAI CONSULTANTS, EL CORTEZ, LTD, AND CHABAD OF GREATER ORLANDO

gai consultants
COMMUNITY SOLUTIONS GROUP

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618 East South Street
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Sign-In Sheet

Project Name: EL CORTEZ

Date/Time: JUNE 2, 2026

	Name	Address	E-Mail
1	Lisa Harris	311 E. Morse #6-1	Lmharris2018@gmail.com
2			
3	PATRICIA MASCIANTONI	311 E. MORSE BLVD #6-14	pmascianton@gmail.com
4	Melody Roadman	140 E Morse Blvd #L	melody.roadman@hotmail.com
5	Cindy Carson	140 E " " #F	cindcarson@aol.com
6	Mary Himes	237 E Canton ave	
7	Heather Pollak	201 Alexander Pl	Hpollakstere@gmail
8	Bob Saltsman	201 Alexander Pl	BobSaltsmanpe.com
9	Debbie Blaine	100 S. Virginia Ave 401	dblaire27@gmail.com
10	Harry Collison	180 S. Knowles Ave Suite 3	Harry@Collisoncap.com

By adding your name to this list, you authorize the City and the Consultant Team to take photographs, audio, and video of you and other members of your party and use the photograph/video in educational, news, or promotional materials, whether in print, electronic, or other forms of media, including on our website. To ensure the privacy of individuals, images will not be identified using full names or personal identifying information without written approval from the photographed subject. By participating in this City event, you are agreeing to release, defend, hold harmless, and indemnify the City and Consultant from any and all claims involving the use of your picture or likeness.

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Sign-In Sheet

Project Name: EL CORTEZ

Date/Time: JUNE 2, 2026

	Name	Address	E-Mail
1	Ellen Wolfson	1266 Via Salerno	ELRWolfson@gmail.com
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3	DAVID OSAHOWSKI	199 S. Knowles Ave	dosakowski@cadythbush.org
4	Janet Robaser	160 Alexander Pl	
5	Lynne Moore		LMoore1056@gmail.com
6	FRANK SANTOS	1150 N. NEW YORK	FSANTOS@ROSENWATERS.COM
7	Nikki Seybold	300 N Interlachen	
8	Ted Edwards	800 N Interlachen	Tedwards@Tedwardslaw.com
9			
10			

By adding your name to this list, you authorize the City and the Consultant Team to take photographs, audio, and video of you and other members of your party and use the photograph/video in educational, news, or promotional materials, whether in print, electronic, or other forms of media, including on our website. To ensure the privacy of individuals, images will not be identified using full names or personal identifying information without written approval from the photographed subject. By participating in this City event, you are agreeing to release, defend, hold harmless, and indemnify the City and Consultant from any and all claims involving the use of your picture or likeness.

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Planning | Urban Design
Landscape Architecture
Economics | Real Estate

Meeting Minutes

Subject	El Cortez Community Meeting
Meeting Date	June 2, 2026 5:30-7:00pm
Project	El Cortez Townhomes and Synagogue Redevelopment
Attendees	Andrew McCown; Jordan Kowalchik; Aimee Shields; Becky Wilson; Rabbi Dovid Dubov; Scott Zimmerman
Prepared by	Andrew McCown; Jordan Kowalchik;
Distribution	June 9, 2026

Notes

An informational public meeting was held June 2, 2026 to provide an opportunity for community discussion regarding the El Cortez Townhomes and Synagogue redevelopment at 210 E Morse Blvd. The meeting took place at the Winter Park Community Center. 17 community members signed in and were present at the meeting.

An overview of the planned project was provided with the site plan, landscape plan, and renderings available for reference. After the overview, a Q&A was held followed by an open-house style discussion.

The following items were addressed during the Q&A:

- There were general inquiries into whether the parking garage was shared with the townhome units. The townhome units have their own garage and there is additional parking shared between the synagogue and townhomes on the surface.
- The square footage of the synagogue was discussed and details about the breakdown between the daycare use.
- Concerns were raised about how the daycare pickup and drop-off procedure would work. Discussion then ensued regarding the garage and non-parked drop-off and circulation in and around the site.
- A question was asked regarding the number of seats the synagogue will have. The Rabbi noted there will be 80 seats and highlighted that the synagogue and daycare operate at different times. The parking ratios are driven by the synagogue use, as it is the greatest generator of parking need.

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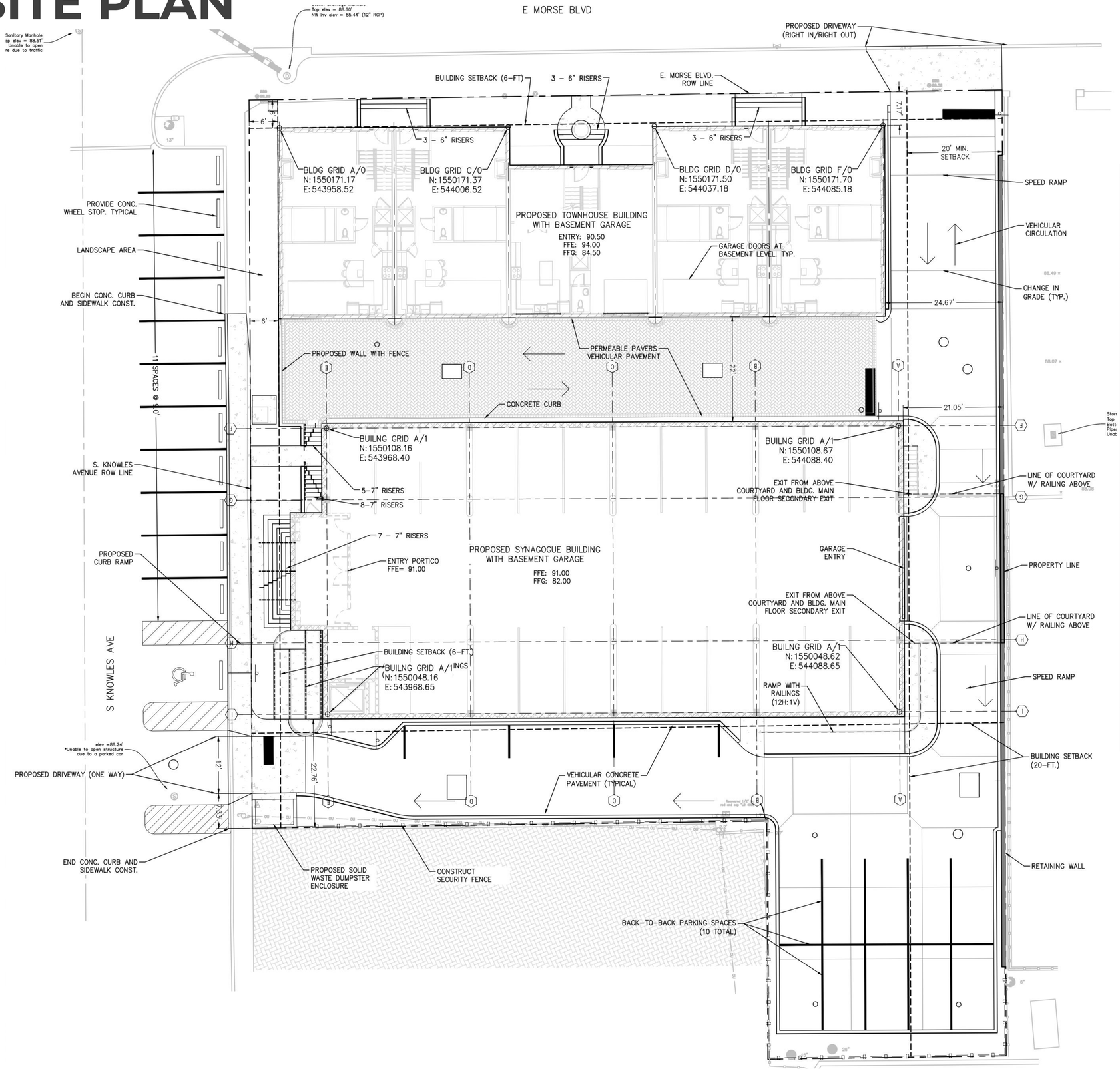
- It was inquired whether there will be rooftop events? It was noted that events utilizing the rooftop would not occur at the same time as service.
- Community members asked whether the daycare was daytime only. This was confirmed to be 8 a.m. through 3 p.m. with an additional pickup slot at 12:30 p.m.
- Clarification was sought regarding the days of service. Services begin Friday at sundown and end between 1 and 2 p.m. on Saturday.
- A community member asked for comment about the removal of 36 existing dwelling units in the current El Cortez apartments. Discussion ensued about the measures that can be taken city-wide and individual property rights. It would later be clarified that the community member was excited about the development, but wanted to emphasize the importance of housing during an affordability crisis. Further discussion ensued regarding the measures taken over the past 15+ years to create affordable and attainable housing in the city.
- It was asked who runs the daycare (non-profit, for-profit, etc.), the age of the children, and whether they had programs for families who cannot afford it. The Rabbi responded that it is a non-profit, the children are generally 1-4 years old, and there is a program to help families who cannot afford the service.
- Community members asked about the required open/play space for the daycare? The location of a play area above the garage underpass was shown and discussed.
- It was asked whether the synagogue or townhomes will be built first and where the parcel lines will be? It was explained the synagogue parcel will be approximately 2/3 of the site, but the exact line has not been determined yet. There was no definitive decision of which will be built first as it depends on funding, but the synagogue is more likely to be first.
- An attendee enquired about the potential asking price for the townhomes. It will be market driven, but similar projects are well over a million per unit.
- A concern for security was raised. The Rabbi explained there is a grant the synagogue pursues towards security improvements. There is security during services, and the garage has only one access point.
- Several members of the community were concerned about the traffic on Morse from the nearby Methodist Church, as pickup and drop off schedule will be similar to the synagogue's. Per the site plan, the synagogue exits onto Knowles, not Morse. Furthermore, there is a median on Morse that will separate traffic between the Methodist traffic and the synagogue traffic.

- More discussion ensued about adequate parking. It was explained the site plan meets Code and further that many members of the community will be walking to services.
- A community member asked if this project will impact the bus space at Morse and Knowles for the scenic boat tour. This project does not impact the existing right-of-way, including the bus space.
- Would there be adequate parking when accounting for staff? Yes, when factoring in the surface parking.
- How will the synagogue handle holiday attendance? The larger holidays are celebrated off-site.
- When discussing difficulty of parking, it was asked why the development had to be in the "heart of the city?" It was explained that civic uses, like places of worship, are traditionally in the Central Business District or other widely accessible locations that encourage walking.
- A community member inquired whether the existing membership of the synagogue would be moving to this location. This is correct, many members live in Winter Park.
- There was discussion with several community members immediately adjacent to the project regarding what will be visible from their homes or offices. Project team members helped visualize where specific buildings were in relation to the project and what will be visible (landscape buffers, specific architectural features, landscape buffer wall, etc.).
- Longtime Winter Park residents discussed the historic examples of parking issues and difficulties parking downtown. In response, the owner noted that the existing apartment site is extremely under-parked for the number of units, so this project potentially reduces the demand for off-site parking. Further discussion followed regarding the synagogue having a different a.m./p.m. peak travel times than surrounding residential or office development.

After the Q&A, the open-house portion began and community members had the chance to discuss individual concerns and examine the plan documents in greater detail.

End Notes

SITE PLAN



PLAN LEGEND:

- PROJECT PROPERTY LINE
- EXISTING FEATURE
- PROPOSED IMPROVEMENTS

0 10' 20'

FULL SCALE: 1"=10'
HALF SCALE: 1"=20'

SITE DATA TABLE			
	REQUIRED/ ALLOWED/EXISTING	PROVIDED	Exception or Waiver
PARCEL ID	07–22–30–8776–00–120		
PARCEL ACREAGE	0.61		
IMPERVIOUS AREA (AC)	0.46	0.52	
IMPERVIOUS SURFACE RATIO (ISR)	75% MAX	85%	X
FLOOR AREA RATIO (FAR)	200% MAX	99.9% PROPOSED	
UNIT COUNT	38 UNITS (EXISTING) MAX 17 UNIT / ACRE (10 UNITS)	5 UNITS	
BUILDING HEIGHT	40' (PER R4 DISTRICTS WITHIN THE CBD)	40' PLUS ARCHITECTURAL FEATURES	
FUTURE LAND USE DESIGNATION	HIGH DENSITY RESIDENTIAL		
ZONING DESIGNATION	R4 AND THE CENTRAL BUSINESS DISTRICT OVERLAY		
ON–SITE SOILS	URBAN LAND, 0 TO 2 PERCENT SLOPES		
FLOOD PLAIN	NOT WITHIN 100 YEAR FLOODPLAIN #12095C0255F EFFECTIVE SEPT 25,2009. (ZONE X)		
ON–SITE VEGETATION	GRASS PARKING ISLANDS	BUILDING LANDSCAPING	
PEDESTRIAN/ BIKE FACILITITES	MULTIFAMILY 1 PER 3 UNITS (2 REQUIRED)	WITHIN INDIVIDUAL GARAGES	
ON STREET PARKING SPACES	18 EXISTING	18	
ADA PARKING SPACES	1 (ON STREET) REQUIRED 1 (OFF STREET) REQUIRED	1 (ON STREET) PROVIDED 1 (OFF STREET) PROVIDED IN GARAGE	
OFF STREET PARKING SPACES	2.5 PER UNIT (PER R–3) REQUIRED: 13 SPACES SYNAGOGUE 80–SEATS, RATIO IS 4:1. REQUIRED: 20 SPACES TOTAL REQUIRED: 33 SPACES	PROVIDED 2 PER TOWNHOME IN INDIVIDUAL GARAGES PROVIDED: 10 SPACES SURFACE SPACES PROVIDED: 13 SPACES 10 STACKED SPACES 3 PARALLEL SPACES (TO BE SHARED WITH TOWNHOMES) GARAGE SPACES PROVIDED: 22 SPACES (1 ADA) TOTAL PROVIDED 45 SPACES	
BUILDING SETBACKS	E MORSE BLVD: 25' MIN. S KNOWLES AVE: 25' MIN. SIDE YARD: 5' MIN. REAR YARD: 5' MIN.	E MORSE BLVD: 6' S KNOWLES AVE: 6' SIDE YARD: 20' REAR YARD: 22'	X

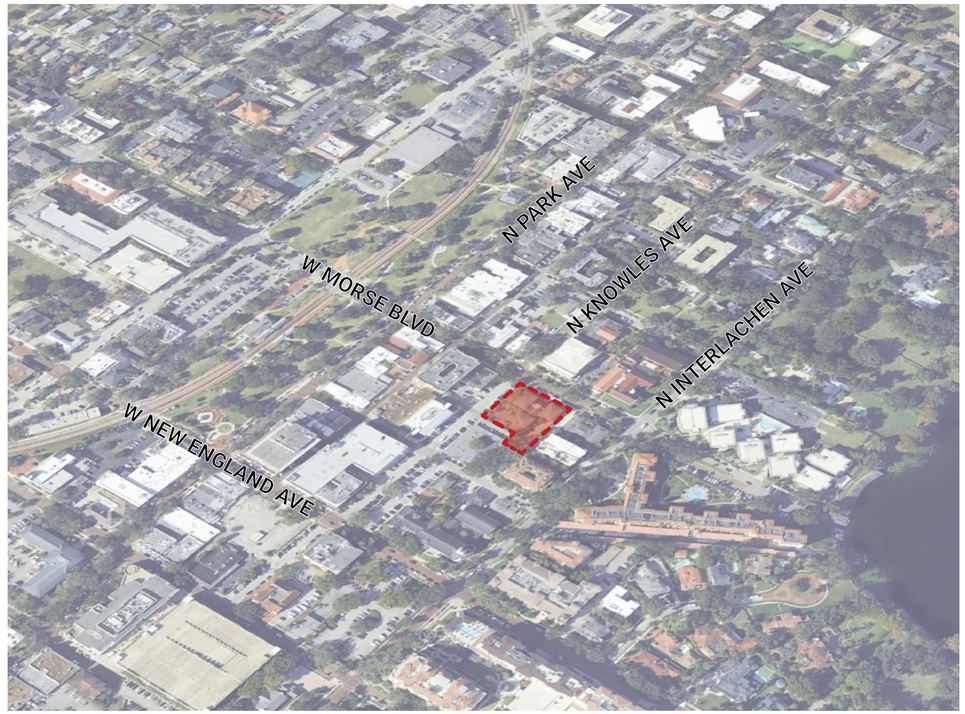
NOTES:

1. SIDEWALK CONSTRUCTION TO MEET ADA REQUIREMENTS.
   1.1. RAMPS MAXIMUM SLOPE 1:12 (8.33%).
   1.2. SIDEWALK / CROSSWALK MAXIMUM CROSS SLOPE 2.0%.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. PROPER SIGNAGE SHALL BE INSTALLED BY CONTRACTOR AT ALL INTERSECTING AND TERMINATED ROADS WITHIN THE PROJECT BOUNDARIES PER LOCAL GOVERNING REQUIREMENTS.
4. SIDEWALK REQUIREMENTS:
   - THE SIDEWALK CROSS SLOPE MUST NOT EXCEED 2%
   - IF THE LONGITUDINAL SLOPE OF THE SIDEWALK PATH EXCEEDS 1:20 IS CONSIDERED A RAMP AND A LEVEL LANDING MUST BE PROVIDED FOR EVERY 30–INCH CHANGE IN ELEVATION AND IN SUCH CASES HANDRAILS MAY BE REQUIRED.
9. SIDEWALK CURB RAMP REQUIREMENTS:
   - A LANDING MUST BE PROVED AT THE TOP OF RAMP WITH SLOPE THAT DOES NOT EXCEED 2% IN ANY DIRECTION.
   - THE CROSS SLOPE MUST NOT EXCEED 2%
   - THE LONGITUDINAL SLOPE MUST NOT EXCEED 1:12.
   - THE RAMP SHALL HAVE A DETECTABLE WARNING SURFACE THAT SPANS THE FULL WIDTH OF THE DROP CURB/FLUSH CURB.

ILLUSTRATIVE SITE PLAN



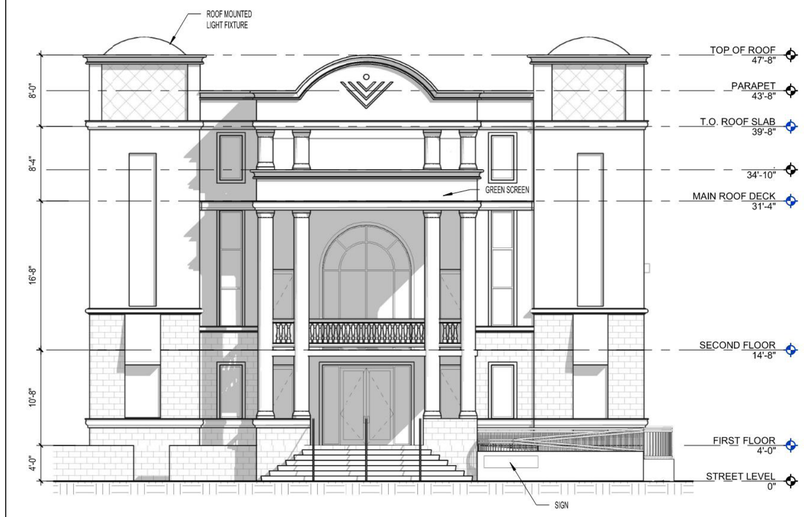
PROJECT LOCATION



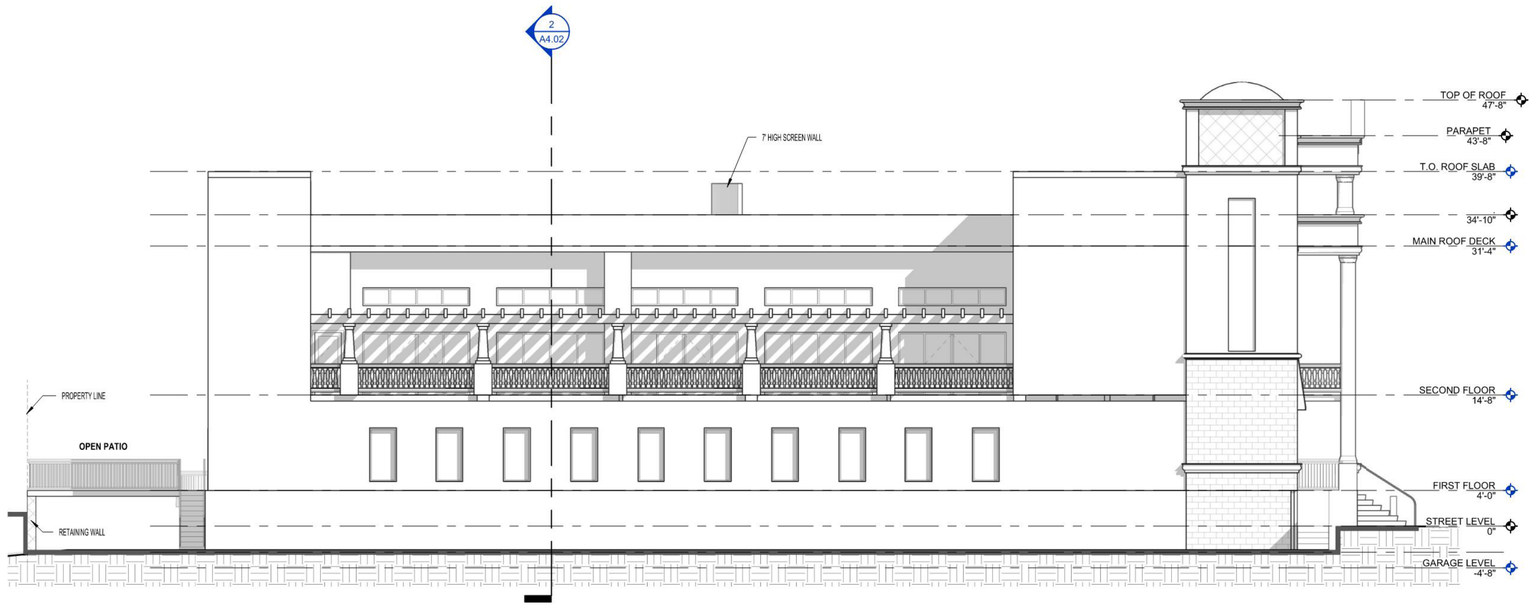
ZONING MAP



SYNAGOGUE



1 FRONT SIDE EXTERIOR ELEVATION
1/8" = 1'-0"



2 RIGHT SIDE EXTERIOR ELEVATION
1/8" = 1'-0"

TOWNHOMES






CENTRAL PARK
DOWNTOWN CULTURAL DISTRICT


Chabad
Chabad


Chabad
Chabad

From: GABI Waite
To: Planning
Subject: [EXTERNAL] El Cortez development Synagogue and Townhomes
Date: Saturday, May 30, 2026 4:15:17 PM

Good afternoon,
As a resident of the El Cortez Apartments I am completely and utterly against the use of the location proposed for the Synagogue development. Forcing people out of their homes is unacceptable and I believe another location should be found that is not already occupied by families and students. The suggestion of destroying a historic building for a synagogue is absolutely ridiculous as this building has stood here for over 100 years and I plan to continue living in Winter Park in my apartment for a very long time and will not be forced against my will to relocate for a religious building being built that I do not even follow.

-Gabrielle Waite 210 East Morse Boulevard

From: Warren Lindsey
To: hpollakster@gmail.com
Cc: Allison McGillis
Subject: Fw: [EXTERNAL] El Cortez project
Date: Saturday, June 6, 2026 7:05:12 AM

Ms. Saltsman,

I apologize. I addressed you as the name on your email address.

Thank you very much for providing us with your comments on this proposed project.

Warren Lindsey

From: Warren Lindsey <wlindsey@cityofwinterpark.org>
Sent: Saturday, June 6, 2026 6:59 AM
To: Heather pollak <hpollakster@gmail.com>; Warren Lindsey <warren@warrenlindseylaw.com>
Subject: Re: [EXTERNAL] El Cortez project

Ms. Pollak,

Thank you very much for sharing your comments on this issue.

Warren Lindsey

From: Heather pollak <hpollakster@gmail.com>
Sent: Thursday, June 4, 2026 12:20 PM
To: Warren Lindsey <wlindsey@cityofwinterpark.org>
Subject: [EXTERNAL] El Cortez project

To the Members of Planning & Zoning Board and City Commission

I am a resident of downtown Winter Park and am writing to express concerns regarding the proposed synagogue and daycare facility planned near our already heavily impacted downtown area.

Downtown Winter Park is already experiencing significant parking shortages and traffic congestion. The area's narrow brick streets were designed decades ago and cannot realistically be widened to accommodate increasing demand. Residents, visitors, employees, and patrons of existing businesses already compete for limited parking throughout much of the day.

At the same time, the city has moved forward with an art and event center that will bring substantial additional traffic and visitors to the same area. This project was approved with no increase in public parking capacity.

The proposed synagogue and daycare would add another destination that generates daily vehicle trips, employee parking demand. Parent drop off and pick up traffic, deliveries, and event related attendance. While the applicant has stated that many congregants may walk to services, this

assumption may not fully reflect the realities of Florida's climate,including extreme heat, thunderstorms, and seasonal weather conditions that often encourage driving.

The project technically satisfy minimum parking requirements, but the question before the City should be whether those minimum requirements accurately reflect the real-world demand generated by the combined uses of a synagogue, daycare, related activities, and luxury townhomes. Experience in downtown Winter Park suggests that overflow parking often spills into surrounding neighborhoods and adjacent streets.

I respectfully request that the City require a comprehensive traffic and parking impact analysis that evaluates:

Daily daycare drop off and pick up traffic.

Weekend and evening event attendance.

Holiday and special event demand.

The cumulative impact of this project together with the Rollins Arts and Event Center.

Potential overflow parking and surrounding residential areas.

Effects on pedestrian and bicycles safety along nearby streets.

I also encourage consideration of whether this location is appropriate for an institutional use of this scale given the existing constraints of the downtown area.

As Winter Park continues to grow, it is important that new development be evaluated not only on whether it meets minimum code requirements, but also on whether the surrounding infrastructure can realistically support the additional demand without negatively affecting residents, businesses, and public safety.

Thank you,
Heather Saltsman
Sent from my iPhone

From: Warren Lindsey
To: maggibeamish@me.com
Cc: Allison McGillis
Subject: Fw: [EXTERNAL] El Cortez Synagogue and townhomes
Date: Saturday, June 6, 2026 7:11:10 AM

Ms. Beamish,

Thank you very much for providing your comments regarding this proposed project.

Warren Lindsey

From: Maggi Beamish <maggibeamish@me.com>
Sent: Wednesday, June 3, 2026 8:38 PM
To: Mayor and Commissioners <MayorandCommissioners@cityofwinterpark.org>
Subject: [EXTERNAL] El Cortez Synagogue and townhomes

Good afternoon,

I received the Site Plan and Rendering mailer recently for El Cortez Synagogue and town homes. What is this property's current status/what is it zoned for on the comprehensive plan?

I am not sure what kind of coverage is allowed for this property, but the site plan coverage looks to be way too much! There is basically no green space shown on the drawing. They wouldn't even need a lawn mower, just a weed whacker. Additionally they want to go underground. Not sure why they think this is a good idea. They are trying to cram too much on this lot. The adage you can't put 10lbs of sand in a 5lb bag comes to mind. Plus there is no possibility for expansion?

Townhomes, event center, and worship center all in one place? It is too much for this lot. Why are the townhomes needed? It's like they put those there as something they can give up, or to distract attention from the main purpose building?

Underground parking is not a great idea. Where is all the water going to go? We have enough aquifer problems, and storm water management problems as it is without the additional burdens this proposed project would inflict.

To be clear, I am not opposed to this because it's a synagogue. I'm opposed to any project that is not aligned with the comprehensive plan, is overwhelmingly big for the piece of land, and potentially burdensome to neighboring properties and the City as a whole.

Please tell them to SCALE IT BACK and SUBMIT AGAIN.

Thank you for your leadership and dedication.

Kind regards,
Maggi Beamish

Sent from my iPhone

From: Sam
To: Allison McGillis
Subject: [EXTERNAL] Support for the proposed synagogue development at 210 E. Morse Blvd.
Date: Friday, July 3, 2026 2:04:09 PM

Dear Ms. Gillis,

I fully support the proposed synagogue development at 210 E. Morse Blvd. in Winter Park.

I believe it will be a positive addition to our community.

Thank you,

Seymour Mintzer

Lise' Ruby
407-506-5257
100 S. Interlachen Ave
#102
WP-32789

Outlook

[EXTERNAL] E Morse Blvd rezoning

From Kat Kilton <katkilton@gmail.com>
Date Wed 7/1/2026 6:02 PM
To Planning <planning@cityofwinterpark.org>

To whom it may concern:
Given the current state proposition to eliminate residential property taxes, making the decision to remove a property from the tax base seems highly illogical, the city is set to have to make up millions of dollars in lost tax revenue or figure out a way to cut services, so why in the world would you rezone an existing tax paying property into one that pays zero tax dollars.
The property in the re-zoning request is barely larger than the property the synagogue currently has (.56 acres vs. 61 acres) yet the proposal will be a place of worship & 5 residential townhomes (which if they are for sale, they will also not be contributing to the tax base). None of this makes sense on any level.
The building currently at 210 E More Blvd, keeps with the look and feel of Winter Park with its 100+ year old units, boasting beautiful, original woodwork & clawfoot bath tubs.
A brand new building isn't going to keep that same feel, even if its built to look historical, no new build ever has the same charm.
The City's own code seems to indicate that preserving a historic building would be the preference vs. building something new that is not going to match the look and feel of historical downtown. And I would imagine the desire of the city is to preserve the past while embracing the future, so tearing down a working, used, and very useful property that is also a tax paying base to replacing it with a new structure that is not going to add to the city's tax base nor is likely going to go with the historical feel of the downtown area, seems to go against the city's own codes and long term goals.
There are other areas in winter park & the surrounding area that have vacant land (which would be cheaper than tearing down & rebuilding on), or closed businesses that are both already zoned appropriately.
And on a more practical level, forcing people out of their homes to develop property into something a very specific set of people will be using a couple of days a week just doesn't make sense either.
~Kat

From: Nicholas Lewis
To: Allison McGillis; Mary Jean
Subject: Fw: [EXTERNAL] Chabad Synagogue and Townhouse request
Date: Monday, July 6, 2026 1:30:13 PM
Attachments: Outlook-cid_image0

Nicholas W. Lewis
Planner II

Planning & Zoning

City of Winter Park
401 Park Ave. South
Winter Park, FL. 32789
cityofwinterpark.org

407.599.3508
nlewis@cityofwinterpark.org

From: Annie Higbie <alh@rdhinc.com>
Sent: Monday, July 6, 2026 1:12 PM
To: Nicholas Lewis <nlewis@cityofwinterpark.org>
Subject: [EXTERNAL] Chabad Synagogue and Townhouse request

Hi Nick, can you please forward this for me.

Dear Planning and Zoning Board Members:
I need to express my concern over the usage of the Chabad Synagogue and Townhome project on Morse Blvd. I first must say I do welcome another house of worship to our City however with a proper location to handle all planned services, weddings, Bat Mitzvahs, daycare center and many special evening activities.

My first and largest concern is the traffic that a daycare will bring. The daycare for the Methodist Church already causes heavy back up traffic multiple times on Interlachen Ave and Morse Blvd daily on week days. To add another potential 60 daycare students/cars at basically the same location, I fear our City roads at this location will not be able to handle this traffic. Recently I saw police officer having to direct traffic to move it fairly through the Morse Interlachen intersection. It appears that the residents of Winter Park will be unfairly hurt by this traffic impact.

My other concern is the parking. On paper it may appear okay, but to have an 80 seat Synagogue with a total of 30 spaces seems a bit low for the Rabbi, Canter other support staff plus those members of the Synagogue attending services. I believe in practice that number will not be able to handle the need and again the residents will be impacted with the loss of City parking.

Thank you
Ann Higbie
190 Ward Dr
Winter Park, FL
32789

Allan E. and Linda S. Keen
140 East Morse Boulevard
Residence K
Winter Park, FL 32789
321-303-4820
keen@keewin.net

MEMORANDUM

Via Email

TO: City Commissioners ~ City of Winter Park
Planning & Zoning Commissioners ~ City of Winter Park
Allison McGillis, Director of Planning and Zoning ~ City of Winter Park

FROM: Allan E. Keen Allan Keen
Linda S. Keen

DATE: July 21, 2026

SUBJECT: CU #26-01 El Cortez, Ltd ~ Request for Conditional Use of the current El Cortez Apartments, Morse Boulevard & Knowles Avenue, Downtown Winter Park

Good day to all. I am writing as a member of the Winter Park community since I entered the Rollins College campus as a Freshman in August 1966 (60 years), and as a resident since 1978 (48 years), including the location of my business in Winter Park since January 1974 (52 years). I reside, with my wife Linda, in **The Landmark Condomium** at 140 East Morse Boulevard, since 2008 (18 years), a project that I developed and constructed to be our home. Our property fronts Morse Boulevard, and we access the property from Treat Way, which enters Knowles Avenue directly across from the Knowles Avenue side of the proposed project under discussion, and the location of the main elevation of the proposed synagogue.

First of all, we very much welcome the synagogue to our neighborhood, joining the multiple of faith groups that have existed in downtown Winter Park for many decades; this will be a wonderful addition to our faith-centric downtown.

At issue to us personally, and as the founder/developer of The Landmark, and knowing the feelings of the remainder of our residents, is not the religious facility planned, but two (2) important and major items: (1) the inclusion of a large day-care facility within the building, with all the expected traffic congestion and parking issues that will impact Knowles and Morse. Our residents, and all of the other residents of Winter Park, are already burdened with several day-care and/or church-run schools in the immediate area (Methodist, Congregational and Catholic), that at times, completely block the traffic on Morse, and Interlachen. A synagogue is a very acceptable use, but the inclusion of this “ancillary” use is not needed, nor is warranted for the site; and (2) the elevation of the synagogue on Knowles is over-done and looks greatly out of place on Knowles, while the view from Morse has been properly screened with the townhome “liner” of buildings. When one looks at the Knowles elevation, the two-story church

building is appropriate, but the addition of the additional almost two more stories of structure above is just out of place. We are sure that there are other ways to ornately create an attractive and appropriate façade for their faculty that would be more in keeping with the neighborhood.

So we strongly object to this project being allowed to proceed with the day-care component, and the elevation as shown on Knowles. Otherwise we are in full support for the re-use of this strategic parcel of property, and we would welcome the synagogue, as proposed, with the Morse Boulevard facing townhomes, but with no day-care facility and a scaled-down façade on Knowles.

We hope that members of the P&Z Board, and our City Commission members would agree, and would require the needed changes to make this an appropriate use for this important site.

I am happy to respond anytime to any questions, and we thank you for your consideration of our concerns, as I know there will be many others with the same concerns.

Thank you and take care.

Allan E. Keen

To the Members of the Planning & Zoning Board and City Commission:

I am writing in support of the concerns regarding the proposed development of a synagogue, and daycare facility near downtown Winter Park.

My concerns are not with the proposed uses themselves, but with whether this location can realistically accommodate the additional traffic and parking demand. Downtown Winter Park already experiences significant congestion, limited parking, and narrow historic streets that cannot easily be expanded.

Although the project may meet minimum parking requirements, those standards may not reflect the actual needs generated by a synagogue, daycare, community activities, and residential units operating together. Overflow parking and increased traffic could negatively affect nearby neighborhoods, businesses, and pedestrian safety.

I respectfully request that the City require a comprehensive traffic and parking impact study evaluating:

- Daily daycare drop-off and pick-up traffic.
- Employee and visitor parking demand.
- Weekend, evening, holiday, and special event attendance.
- The cumulative impact of this project together with the Rollins Arts and Event Center.
- Potential overflow parking into surrounding residential streets.
- Impacts on pedestrian and bicycle safety.

As Winter Park continues to grow, it is important that new development be evaluated not only for compliance with minimum code requirements but also for whether the surrounding infrastructure can reasonably support the added demand while preserving the character, safety, and quality of life of our downtown community.

Thank you for your consideration.

Respectfully,

James Heistand
698 N New York Ave

Winter Park, FL 32789

PETITION OPPOSING THE CREATION OF A DAY CARE CENTER OR PRESCHOOL AT THE EL CORTEZ REDEVELOPMENT, 210 MORSE BLVD.

We, the undersigned residents, property owners, and concerned members of the community, hereby object to the creation of a day care center or preschool at The El Cortez Redevelopment, located at 210 Morse Blvd.

Our objection is based primarily on the significant traffic congestion that already exists in the surrounding area. The addition of a day care center or preschool would generate substantial vehicle traffic during peak morning drop-off and afternoon pick-up periods, increasing congestion, creating safety concerns for pedestrians and motorists, and adversely affecting neighboring residents and businesses.

We believe that the current traffic conditions in this area are already challenging and that the introduction of a day care center or preschool would place an additional burden on local streets and intersections. We respectfully request that the appropriate authorities carefully consider these impacts and deny any application, permit, zoning change, variance, or approval that would allow the operation of a day care center or preschool at this location.

Accordingly, we respectfully request that all relevant governmental bodies and decision-makers reject any proposal for a day care center or preschool at The El Cortez Redevelopment, 210 Morse Blvd.

We, the undersigned support the attached petition and object to the creation of a daycare center or preschool at the El Cortez Redevelopment at 210 Morse Blvd.

	NAME	ADDRESS	DATE
	Deborah Hoffman	102 S. Interlachen Ave Apt. 211	6/23/26
1.	Deborah Hoffman	Winter Park, FL.	32789
	James Hoffman	102 S. Interlachen Ave. Apt. 211	6/23/26
2.		Winter Park, FL	32789
3.		102 S Interlachen Ave Apt 214 Winter Park FL	32789
4.	Diane Stevenson	106 S. Interlachen Ave. Unit 317 W.P.	6/23/26
5.		106 Interlachen WP 401 316	6/23/26
6.	Andrew Powell	102 S. Interlachen Ave #510, Winter Park, FL 32789	6/24/26
7.		100 S. Interlachen Ave #102 Winter Park, FL 32789	6/29/26
8.		#214 104 Interlachen Winter Park	7-1-26
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We, the undersigned support the attached petition and object to the creation of a daycare center or preschool at the El Cortez Redevelopment at 210 Morse Blvd.

	NAME	ADDRESS	DATE
1.	Jennelle Burton	106 S. Interlachen Ave Winter Park	6/23/26
2.	Stephanie Fahrman		6/23/26
3.	Adela Sierra		6/23/26
4.			6/23/26
5.	Yvette Reaves	4402 Montus Way C Orlando 32808	6/23/26
6.			6/23/26
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We, the undersigned support the attached petition and object to the creation of a daycare center or preschool at the El Cortez Redevelopment at 210 Morse Blvd.

	NAME	ADDRESS	DATE
1.	Carol Swartz	2020 Taylor Ave WP, FL 32792	6-20-26
2.	WILLIAM SWARTZ William Swartz	2020 Taylor AVE W.P. FL 32792	6-20-26
3.	John H. BALDWIN	704 VIA BELLA	6-20-26
4.	Sally Crumly	456 Killarney Bay Court	6/20/26
5.	Marge Fadool	106 S. Interlachen #501	6/20/26
6.	Jessica N Parkes	311 E. Morse B 4 - Condos	6/20/26
7.	Nicole Nowry	2200 Azalea Pl W.P., FL 32789	6/20/26
8.	Julie Cole	902 Golfview Terrace WP 32789	6/20/26
9.	Lynn Date	100 S Interlachen Apt #101	6/20/26
10.	Howard Date	100 South Interlachen #101	6/20/26
11.	Stuart Mackiernan	100 S. Interlachen Ave #103	6/20/26
12.	JOHN THEOBALD	100 S INTERLACHEN AVE APT 104	6/20/26
13.	Kathleen Lights	100 S. Interlachen Ave Apt 301	6/20/26
14.	Linda Hollyswork	1025 Interlachen 306	
15.	Jacob Fadool	100 S Interlachen Ave #307	

We, the undersigned support the attached petition and object to the creation of a daycare center or preschool at the El Cortez Redevelopment at 210 Morse Blvd.

	NAME	ADDRESS	DATE
1.	Gitta WEESNER	106 S. Interlaken Ave W.P.	June 25, '26
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We, the undersigned support the attached petition and object to the creation of a daycare center or preschool at the El Cortez Redevelopment at 210 Morse Blvd.

	NAME	ADDRESS	DATE
1.	Ruth V Stokes	CONDO #413, 104 S. Interlachen Ave Winter Park, FL 32789	6/27/2026
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We, the undersigned support the attached petition and object to the creation of a daycare center or preschool at the El Cortez Redevelopment at 210 Morse Blvd.

	NAME	ADDRESS	DATE
1.	Lindsey Shaffer	102 S Interlachen Ave #307	6/20/2026
2.	PAMELA SHERRY	102 SOUTH INTERLACHEN AVE #309	6/20/2026
3.	Tom Baer	102 S INTERLACHEN AVE 310	6/20/26
4.	Betty Baer	102 S. INTERLACHEN AVE. 310	4078650905
5.	Janelle Ward	104 S. Interlachen Ave 115	6/20/2026
6.	[illegible] Ward	104 S. Interlachen Ave 115	6/20/2026
7.	Georgina Theobald	100 S. Interlachen	June 20
8.	Jayne Kitchin	Palmer Ave - W.P.	6/20
9.	Nicki Wise	104 S. Interlachen 113 Ave	W.P.
10.	John J Fadool	100 S. Interlachen #501 W.P. 32789	7/4
11.	Anne Marie Fadool	100 S Interlachen #108 32789	7/4/26
12.	[illegible]		
13.			
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We, the undersigned support the attached petition and object to the creation of a daycare center or preschool at the El Cortez Redevelopment at 210 Morse Blvd.

	NAME	ADDRESS	DATE
1.	Deborah Taylor (Deborah Taylor)	100 S. Interlachen #502 WP	6/24/26
2.	[illegible]	100 S. Interlachen Ave, #504 WP	6/24/26
3.	[illegible]	100 S. Interlachen Ave, #505 WP	6/24/26
4.	Robert Clements	100 S. Interlachen Ave, #502 WP.	6/24/26
5.	Gail B. Barr	100 s. Interlachen Ave #503	6/24/26
6.	Inga K. Carr	100 S. INTERLACHEN Ave. #304	6-28-26
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From: Laura Laboda
To: Allison McGillis
Subject: [EXTERNAL]
Date: Friday, July 3, 2026 12:09:36 PM

I support zoning for a synagogue on 210 E Morse Blvd. Thank you for your consideration of the project. SINCERELY, Laura Laboda 1765 Edwin Blvd, Winter Park, FL 32789. 4079287439 bioniclolly@gmail.com

From: janet robison
To: Mayor and Commissioners
Cc: Allison McGillis
Subject: [EXTERNAL] Proposed building at El Cortez
Date: Monday, July 6, 2026 2:59:19 PM

Greetings,

My name is Janet Robison. I have lived on Alexander Place since 1998. For the most part,I haven't communicated with the city but recently some issues have concerned me. I went to a meeting about the proposed school/event center/Synagogue to be built on Knowles. I am primarily concerned about parking and traffic congestion downtown(potentially east and west on Morse/Interlachen). As charming as Winter Park appears, it is not always friendly to the downtown residents. When the Alfond was built and then expanded, we were assured that there would be no major issues with the traffic or parking. Unfortunately,even with the added 'driveway lane' the traffic still backs up both ways on New England more frequently than you would think-preventing us from even getting to our street! The parking is also a problem. The Alfond workers park on Lyman and the valets use the parking spots up and down on New England. There have been multiple times cars are parked on New England right up to our street and we can't see to get out. I have called the Alfond plenty of times and over the winter holidays this year I was told by the person on the phone- "We have 5 events going on,where do you expect us to park everyone". OH,OK just park them illegally? Really? I didn't want to bother the Police but maybe I should have been calling them all those times. I know they recently painted the curbs yellow but the Uber/Lyft cars still line up there. The point of all this is that there are now two large buildings being erected at New England/Interlachen with essentially no parking and will surely host events. There is a larger restaurant being built on Park between New England and Lyman with no parking. Rollins is building new dorms for students with no additional parking. It seems foolhardy to add(within a 1-2 block radius) another building that needs parking and will hold events. Even in the summer the parking has still been hard downtown. It makes sense to me that there should be a 'pause' to assess how our 2 block area(already congested with no parking) can absorb what is already being built before adding another event building. I was at the meeting and heard (as I did with the Alfond) that the 'rooftop' can hold X number of people and the school is only 60 students but…. Realistically from past experience once permission is granted, those numbers can go up exponentially and nothing can be done about it. I am one that believes the city and our elected officials should and would have the residents' best interest at heart. If any of you live downtown you could understand the amount of growth the city has had. Of course, people would say we chose to live downtown but we did it with the understanding that our elected officials would carefully consider and plan any changes that are made. I am also worried that the P and Z meeting is on July 7th. It seems the date was picked when the absolute fewest residents of Winter Park are physically present in town. It does not seem like the best for open discourse and transparency on this issue. My letter is late because I thought this was tabled for July but it seems it is back on the agenda. I am asking, as our elected officials, that you consider a 'pause' on new projects until we can asses the adjustments to the currently being built projects. I know there is talk of a new parking garage and I know you will say there are spaces in the Suntrust garage and the other Rollins garage but those spaces are already being used. I know that the people proposing the project had a traffic survey done but how is their version of that even valid(not prejudiced and done in the summer?)?Please look at this issue critically. I understand that the number of parking spaces proposed for the new building follow the 'letter of the law' but it doesn't consider the gestalt of this 2 block area. At the very least, this should be moved to August or September when residents are actually IN the city. Thank you in advance for your consideration.

From: Bob Saltsman
To: Allison McGillis
Subject: [EXTERNAL] Prosed Synagogue
Date: Saturday, July 4, 2026 5:13:41 PM

Dear Ms. McGillis

I am writing as a 35-year resident of Winter Park who lives at 201 Alexander Place and as a practicing Attorney and CPA in Winter Park ,too. I attended the preliminary meeting that the developer of the Synagogue and Town home project planned for Morse Blvd held last month for the nearby residents. On the surface the project seemed to qualify for the standard hurdles for permits and parking. However, what was most concerning was the traffic plan to accommodate drop off and pick up of children for the operation of a school /day care 5 days per week. The traffic pattern would be directed on Park Ave to Morse twice a day for 5 days. This pattern was formulated so as not to conflict with the school pick up and drop off for Methodist school across the street which starts to line up on Interlachen and then to Morse Blvd.. It is hard to imagine lining traffic up our main commercial street which is already extremely busy. This does not even address the shortage of parking that currently exists that may be burdened by handling approximately 80 students a day. The developer made the point that many if not all would be walking them to the school. This seems a response that has a lack of credibility.

The Central business district has reached a tipping point of traffic and parking. Our home location has been extremely impacted by the Hotel on New England with traffic backups especially for weekly events at the Hotel not to mention when the Rollins Museum opens for more events on the same street. The City has finally recognized the parking shortage for which they were late to the game . They are planning a parking garage . Now they will be late to the game on traffic impact if they fail to consider what another school will do to the downtown. Winter Park has done wonderful job marketing the town to nonresidents and the commercial business district has been transformed into an entirely different experience over the last 5 years ago. With the influx of hundreds of tourists each weekend the City has simply not considered the impact on its infrastructure to handle

nonresidents . I have seen this firsthand living walking distance to Park Ave.

The addition of another downtown school in addition to Alfond Inn, the Rollins Museum, the 2 existing downtown schools and the advent our hundreds of tourists coming each day will be a significant detriment to our small town feel in the business district

Sincerely,

Robert Saltsman

Robert P. Saltsman, P.A.
222 S. Pennsylvania Ave., Suite 200
Winter Park, FL 32789
407-647-2899

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From: Molly Losey
To: Allison McGillis
Subject: [EXTERNAL] Chabad
Date: Friday, July 31, 2026 5:17:33 PM

I have lived in Winter Park since 1973. We moved here when by in-laws opened up Little Professor Book Center on Park Avenue. My husband's grandparents lived here as well.

I am Jewish. It always surprised me that there was no Temple in a town filled with Churches. As a matter of fact, there never was a Temple in Winter Park. I feel it's time. We have achieved diversity on many counts. Having a place for the Jewish population to worship seems a very fair request.

I have personally been a member of Chabad for years. They are a very warm and welcoming group who offer a place of worship to Jews that practice at all levels. Although they are very religious and adhere to strict standards, they welcome with open arms any Jew who wishes to join in their services and community outreach. They make no demands.

I know many worry about parking issues and traffic. They do not hold events that cause heavy traffic and they don't drive on Sabbath and walk to Shul. They also have planned ample parking areas for attendees.

They are extremely community minded and hard working, not to mention incredibly cooks with great generosity. I can assure you they will be community assets.

For those of you who sit and say this is just a land issue, please go deeper with your hearts. Jews have consistently faced anti semitism and systemic lockout on many counts. Is this what you choose for our beautiful town to continue as a tradition. There is a good sized Jewish population here. Please carefully consider what it would be like for you to have never had a place to worship in your own town.

Molly Losey

Sent from Yahoo Mail for iPhone

From:	donnasr
To:	Allison McGillis
Cc:	Dovid Dubov; Sholom Dubov; devorahleah@chabadorlando.org
Subject:	[EXTERNAL] Chabad"s proposed Synagogue at 210 E Morse Blvd. Winter Park FL
Date:	Friday, July 31, 2026 3:56:25 PM

Dear Mayor and Winter Park City Commissoners,

As a 35-year resident of Winter Park, I strongly support Chabad building a temple at 210 E Morse Blvd. We have dozens of churches in Winter Park, and several large ones in our downtown area. The number of Jewish Synagogues in all of Winter Park? NONE. For all these years we have had to travel outside of our own town to go to Temple. It is now time for us to approve a permanent synagogue for the Jews of Winter Park to call their spiritual home.

Our shul does not pull the large numbers for services that the churches do, so any traffic and parking concerns can be alleviated. Our preschool is very small now, but with the new campus, over the next five years we hope to grow it to only 60 children. Let me point out that I said 60 kids...not 60 families. Many of these children will be coming from the same family so at most you are talking about 20 or 30 cars. And some of the kids come for a half day so pick up times are staggered.

I grew up outside of College Park, and Winter Park was very unwelcoming to Jews. I'd like to think we have come a long way but in today's political climate, I wonder. We have already experienced Jew hatred from a long time Winter Park organization, so I am watching to see what happens here. As a Jew, I won't apologize for making this request for the first and only synagogue in our community.

See you at the Commission Meeting.

Best,
Donna Render

From: jose benikes
To: Allison McGillis
Subject: [EXTERNAL] El Cortez, 210 E Morse Blvd. Winter Park FL
Date: Sunday, August 2, 2026 5:50:03 AM

Dear Mrs McGillis
I am resident at 2240 Via Tuscany Winter Park FL,32789

My name is Joseph Benikes and my wife Raquel and my son Avi
We are in favor of the Chabad initiative for the following main reasons:

As residents and devoted Jewish family we believe the Jewish community deserves a permanent home in Winter Park and should be treated no differently from the many faith centers throughout the downtown district,

● The importance of having a Jewish daycare is an essential part of Jewish life and a synagogue within walking distance for us who observe Shabbat and Jewish holidays.

● The value Chabad brings through education, holiday celebrations, community programs, and acts of kindness.

● Our strong belief that this project will strengthen the city's diversity and values.

Today there is no permanent Jewish community center serving the heart of Winter Park .For my family who observe Shabbat and walk to synagogue, having a local Jewish Center is not simply a convenience , it is an essential part of our life

Thank you for your support in this wonderful Chabad of Greater Orlando initiative

The Benikes Family

2240 Via Tuscany

Winter Park Fl

32789

From: Jon Rose
To: Allison McGillis
Subject: [EXTERNAL] Need for a synagogue in Winter Park
Date: Saturday, August 1, 2026 7:48:10 PM

Allison, There are a multitude of reasons to have a synagogue in our lovely city.
But today's world has changed the calculus of why this is so important.
The proliferation of anti-semitism is at an all time high in the United States
with many communities condoning this deplorable action
This is why Winter Park has a great opportunity to stand out and condemn this shameful activity by approving the construction of Winter Park's first temple and Jewish Community Center.

The building of a synagogue in the heart of our city would demonstrate our commitment to our inherent values. It would establish a legacy of acceptance and morality.
I sincerely hope that the Winter Park Planning and Zoning Board consider this letter when making their decision on the future home of Chabad of Greater Orlando,

Sincerely, Jon Rose

From: David Krinker
To: Allison McGillis
Subject: [EXTERNAL] Support Chabad's future home in Winter Park
Date: Friday, July 31, 2026 3:01:40 PM

Dear Members of the Winter Park Planning and Zoning Board,

I am writing to respectfully ask for your support in approving the proposed Future home of the Chabad Jewish Community Center in Winter Park.

For our family, this is about much more than a building. It is about creating a permanent home where Jewish families can gather, celebrate, learn, and support one another. Every faith community deserves a place where its traditions can be lived and passed on to future generations, and I believe the Jewish community should be welcomed and treated no differently than the many churches and faith centers that have long been part of the fabric of downtown Winter Park.

The proposed Jewish daycare is also an important part of this vision. Just as many churches throughout Winter Park operate preschools and community programs, this daycare will provide young Jewish families with a place where children can grow in a nurturing environment connected to their faith and heritage. It is a modest program designed to meet a real community need, and I understand that the professional traffic study submitted with the application demonstrates that its impact on the surrounding neighborhood will be extremely minimal, even during the busiest times of day.

Beyond worship and education, Chabad has always been about bringing people together. Through holiday celebrations, educational programs, volunteer opportunities, and countless acts of kindness, Chabad serves people of all ages and backgrounds. It helps build stronger families, stronger relationships, and a stronger community.

Winter Park has long been known for embracing culture, diversity, and community. Approving this project would affirm those values by ensuring that the Jewish community also has a permanent place to gather, celebrate, and contribute to the life of our city.

I respectfully ask you to approve this application and help make this vision a reality. Thank you for your time, your thoughtful consideration, and your service to our community.

Sincerely,

David Krinker

1220 Via Salerno

From: Erez Hershcovitz
To: Allison McGillis
Subject: [EXTERNAL] Support for Chabad of Greater Orlando at the EL CORTEZ, 210 E. Morse Blvd.
Date: Sunday, August 2, 2026 11:44:36 AM

,Dear Ms. McGillis

My name is Erez Hershcovitz, and I am a resident of Winter Park, living at 2031 Temple Dr, .Winter Park, FL 32789

I am writing to express my strong support for the proposed Chabad of Greater Orlando at the .El Cortez, 210 E. Morse Blvd

As someone who lives in Winter Park and is raising my family here, having a permanent Jewish community center in the heart of our city is deeply important to me. Just as churches and other faith communities have places where they can gather, worship, educate their children, and build community, I believe the Jewish community deserves the same opportunity. Having a local Jewish educational center and daycare is equally important, as it allows our children to grow up connected to their heritage, traditions, and values while .remaining part of the vibrant Winter Park community

One of the most important reasons this location matters is that many observant Jewish families do not drive on Shabbat (Saturdays) and Jewish holidays. A synagogue within walking distance is therefore not simply a convenience—it is an essential part of practicing our faith. Because so many members of the community will be walking rather than driving, vehicle traffic in the surrounding neighborhood will be affected very little to none, even during the .times when the synagogue is most actively used

Over the years, Chabad has brought tremendous value to our community through educational programs, holiday celebrations, charitable initiatives, and by creating a welcoming environment for families of all backgrounds. I believe this project will strengthen Winter Park's diversity, enrich our community, and provide a lasting home for Jewish life while .fitting respectfully into the character of our city

Thank you for your time and thoughtful consideration. I respectfully encourage you and the .Planning & Zoning Board to support this proposal

,Sincerely

Erez Hershcovitz
Temple Dr 2031
Winter Park, FL 32789

DANIEL PELLI
475 Lakewood Drive
Winter Park, Florida 32789

August 10, 2026

Via email: mayorandcommissioners@cityofwinterpark.org
Cc: amcgillis@cityofwinterpark.org

City of Winter Park
Attn: Mayor and City Commission
401 S. Park Avenue
Winter Park, FL 32789

CC: Allison McGillis, Director

Re: Support for Chabad's Proposed Synagogue on Morse Boulevard

Dear Mayor DeCiccio, Commissioner Ingram, Commissioner Russell, Commissioner Cruzada, and Commissioner Lindsey:

It is with great enthusiasm that I write in support of Chabad's proposal to develop Winter Park's first synagogue on Morse Boulevard.

I am the owner of several downtown Winter Park properties, including 163 E. Morse Boulevard (the "Ginny's Orchid Building"), located catty-corner from the proposed Chabad site. As a local business owner who will be among those most directly affected by this development, I want to make clear that I am wholly supportive of the proposal. I have no concerns regarding traffic, parking, or the other issues that have been raised by those opposing the project.

In fact, I believe this development will be a significant benefit to Winter Park. A thriving downtown should welcome a diversity of religious, cultural, and community institutions. The presence of a synagogue will add to the vibrancy and character of Winter Park, bring additional people into the downtown area, and support local businesses. From my perspective as a downtown property owner and business owner, this development is unequivocally pro-business.

My support, however, is about much more than business.

I am also a member of the Winter Park community whose primary residence is here, and I am personally excited about everything that Chabad will bring to my family and to the broader community. In particular, I look forward to the opportunities Chabad will provide for my children—a place for them to build community, participate in Jewish life, learn, celebrate, and develop meaningful connections with others who share their traditions and values. Having these

opportunities right here in Winter Park is something I view as a tremendous benefit to our family and to the community as a whole.

But the importance of this proposal goes beyond even these personal and economic benefits.

At a time when antisemitism is rising across the country and around the world, Winter Park has an opportunity to demonstrate that religious diversity, tolerance, and inclusion are values that it embraces. Approving this synagogue would send a powerful and meaningful message that Winter Park welcomes people of different faiths and that its community is strengthened—not diminished—by religious diversity.

This is an opportunity for Winter Park to be a leader in standing against bigotry and antisemitism and in promoting religious freedom and tolerance. The decision to welcome this synagogue would send a beautiful message: that Winter Park is a community where people of different faiths are not merely tolerated, but welcomed and valued.

I will be out of town at the next meeting and, unfortunately, will not be able to attend in person. I respectfully ask that this letter be circulated and included in the record as my strong and unequivocal support for Chabad's proposal.

Rgds., Daniel Pelli, Esq.

Outlook

FW: [EXTERNAL] CHABAD APPLICATION

From Allison McGillis <amcgillis@cityofwinterpark.org>
Date Tue 8/4/2026 9:27 AM
To Mary Jean <mjean@cityofwinterpark.org>

Allison McGillis AICP
Director
Planning & Zoning

City of Winter Park
401 Park Ave. South
Winter Park, FL. 32789
cityofwinterpark.org

407.599.3665

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From: Jon Rose <jonedwardrose@gmail.com>
Sent: Monday, August 3, 2026 5:09 PM
To: Howard Lefkowitz <howard@leedsholdings.com>
Cc: Allison McGillis <amcgillis@cityofwinterpark.org>; Sheila DeCiccio <SDeCiccio@cityofwinterpark.org>; Pearl Lefkowitz <pearll@palmstatemortgage.com>
Subject: Re: [EXTERNAL] CHABAD APPLICATION

Howard, I knew you would write a 'masterpiece" and you certainly did.I decided to concentrate on the deplorable aspect of antisemitism for the purpose of engendering
an emotional reaction from the Board. Let's hope these two narratives will help our cause.
Jon

On Mon, Aug 3, 2026 at 3:14 PM Howard Lefkowitz <howard@leedsholdings.com> wrote:

> **Alison: we have been residents of Winter Park for 30 years, residing at 1315 Alberta Drive. My late parents were residents, first at 125 Interlaken, and in later years as residents in the Mayflower Retirement Center. Our family has had the pleasure and privilege of being Winter Park residents thru a major period of its growth and development. We deeply credit the**

city management with its thoughtful and effective development and positioning of the City as one of the premier communities within the State of Florida, and beyond.

Winter Park is widely recognized for its vibrant and diverse religious institutions, which serve as foundational mainstays of the community. Within just a five-block radius of the proposed Chabad facility stand five prominent church and school communities: All Saints Episcopal Church, the First Congregational Church, the First United Methodist Church, St. Margaret Mary Catholic Church, and the First Church of Christ, Scientist—not to mention the historic Knowles Memorial Chapel.
Integrating Chabad's Jewish institutional space into this neighborhood would further enhance Winter Park's reputation as a diverse, inclusive, and welcoming community. By bringing residents of various faiths into closer proximity, this facility will foster meaningful daily exposure among families of all denominations. Ultimately, this presence offers a valuable opportunity to deepen mutual understanding, celebrate shared values, and enrich the cultural fabric of the city.

While any new development introduces local impacts, the operational timing of schools and religious facilities is uniquely manageable because activities often take place outside of peak municipal traffic hours. Notably, the roadways surrounding the proposed Chabad site already successfully manage a synchronized flow of daily educational traffic from the existing religious institutions. Furthermore, because many Chabad members walk to the Shul in observance of the Sabbath and Jewish holidays, the facility's actual vehicular impact on the surrounding road network will be significantly minimized

We would be most pleased for the city to honor the request for the proposed Chabad facility. It would expand and enrich the heritage the city has striven to create.

Howard Lefkowitz
President
Leeds Holdings S/E, Inc.
1315 Alberta Drive
Winter Park, Florida 32789

Ph (W/P): 407-353-6200
Email: Howard@Leedsholdings.com

Outlook

FW: [EXTERNAL] Chabad synagogue

From Allison McGillis <amcgillis@cityofwinterpark.org>
Date Tue 8/4/2026 9:28 AM
To Mary Jean <mjean@cityofwinterpark.org>

Allison McGillis AICP
Director
Planning & Zoning

City of Winter Park
401 Park Ave. South
Winter Park, FL. 32789
cityofwinterpark.org

407.599.3665

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From: Shari Sujka <sharisujka@gmail.com>
Sent: Tuesday, August 4, 2026 2:07 AM
To: Allison McGillis <amcgillis@cityofwinterpark.org>
Subject: [EXTERNAL] Chabad synagogue

Dear Allison,
As a more than thirty year resident of Winter Park along with my husband, whenever we have wanted to attend services, we had to travel at least 20 minutes each way. Now that we are older, this sometimes can be difficult.
Winter Park has a church of just about every denomination on Interlachen and Park Avenues, but no synagogue.
It is time that there is one.

I agree that the first architectural rendering would not fit into the city, I think the second one would be a nice addition.
As for traffic, no one complains about the traffic that the churches cause but are concerned about the traffic from a synagogue. Seems a bit disingenuous to me. Those of us who have lived here long enough know to avoid Interlachen during certain times of the day.
I have also read about the concern about events on the roof. One Jewish holiday(Sukkot) specifically states that we need to eat outside. Some people even sleep outside to fulfill the commandment. These are not loud or wild shindigs so this roof venue should be allowed.
I would encourage you and everyone else on the Planning and Zoning Board to take a positive look at the need for a synagogue in Winter Park.
It's about time.
Sincerely,
Shari Yudenreund-Sujka MD
Stan K. Sujka MD
345 Cortland Avenue
Winter Park 32789

Outlook

FW: [EXTERNAL] Chabad Zoning Petition

From Allison McGillis <amcgillis@cityofwinterpark.org>
Date Tue 8/4/2026 1:17 PM
To Mary Jean <mjean@cityofwinterpark.org>

Allison McGillis AICP
Director
Planning & Zoning

City of Winter Park
401 Park Ave. South
Winter Park, FL. 32789
cityofwinterpark.org

407.599.3665

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From: David Diamond <dagdmail@yahoo.com>
Sent: Tuesday, August 4, 2026 12:28 PM
To: Allison McGillis <amcgillis@cityofwinterpark.org>
Cc: Dovid Dubov <rabbidovid@chabadorlando.org>; Simon Philips <simon@sphilips.com>
Subject: [EXTERNAL] Chabad Zoning Petition

Ms Allison McGillis
Director of Zoning and Planning, City of Winter Park

Dear Ms. McGillis,
I write in earnest support of the zoning request proposed by Chabad of Greater Orlando.

The presence of this facility would represent the first permanent synagogue in the history of Winter Park, markedly enriching the diversity of our faith community and supplementing the presence of probably over a dozen other houses of worship within a mile of the site.

With respect to any concerns regarding driving or traffic congestion, I make three key points:
1. As the operations of the facility's child care and its conduct of religious services would not meaningfully overlap, the occupancy of the facility would never meet its full potential occupancy;

2. Evening services would, of course, take place after the peak daytime traffic congestion hours; and

3. During the three times per year that our largest holidays are observed, many of the congregants would be walking (and not driving), in observance of the holiday.

Respectfully,
David Diamond, MD
Winter Park, FL

Outlook

FW: [EXTERNAL] Letter in Support of CU #26-01 El Cortez, Ltd - Request for Conditional Use of the current El Cortez Apartments, Morse Boulevard & Knowles Avenue, Downtown Winter Park

From Allison McGillis <amcgillis@cityofwinterpark.org>
Date Tue 8/4/2026 9:27 AM
To Mary Jean <mjean@cityofwinterpark.org>

1 attachment (306 KB)
CU 26_01 El Cortez Conditional Use Support GG WG 08032026 v2359ex.pdf;

Allison McGillis AICP
Director
Planning & Zoning

City of Winter Park
401 Park Ave. South
Winter Park, FL. 32789
cityofwinterpark.org

407.599.3665

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From: UpWell OneSource <grauer@uw1s.com>
Sent: Tuesday, August 4, 2026 12:27 AM
To: Allison McGillis <amcgillis@cityofwinterpark.org>
Subject: Re: [EXTERNAL] Letter in Support of CU #26-01 El Cortez, Ltd - Request for Conditional Use of the current El Cortez Apartments, Morse Boulevard & Knowles Avenue, Downtown Winter Park

Hello again, Ms. McGillis.

Please accept this slightly updated memo for submission.

Same memo, with one typo corrected and our initials by our signatures at the end.

Kindly confirm receipt and that this item will make the package for the meeting.

Thank you and regards,

Gregg & Wendy Grauer

Gregg & Wendy Grauer
311 N. Interlachen Avenue
Winter Park, FL 32789
(407) 982-1701
grauer@uw1s.com

From: UpWell OneSource
Sent: Tuesday, August 4, 2026 00:00
To: amcgillis@cityofwinterpark.org
Subject: Letter in Support of CU #26-01 El Cortez, Ltd - Request for Conditional Use of the current El Cortez Apartments, Morse Boulevard & Knowles Avenue, Downtown Winter Park

Ms. McGillis,

Please see attached letter/memorandum in support of CU #26-01 El Cortez, Ltd - Request for Conditional Use of the current El Cortez Apartments, Morse Boulevard & Knowles Avenue, Downtown Winter Park.

If you have any questions, please do not hesitate to contact us.

Thank you,

Gregg & Wendy Grauer

Gregg & Wendy Grauer
311 N. Interlachen Avenue
Winter Park, FL 32789
(407) 982-1701
grauer@uw1s.com

Gregg & Wendy Grauer
311 N. Interlachen Avenue
Winter Park, FL 32789
(407) 982-1701
grauer@uw1s.com

TO: City Commissioners - City of Winter Park
Planning & Zoning Commissioners - City of Winter Park
Allison McGillis, Director of Planning and Zoning - City of Winter Park

FROM: Gregg Grauer & Wendy Grauer

DATE: August 3, 2026

SUBJECT: CU #26-01 El Cortez, Ltd - Request for Conditional Use of the current El Cortez Apartments, Morse Boulevard & Knowles Avenue, Downtown Winter Park

---

We write as members of the Winter Park community since 2010 in full support of the Conditional Use approval (and final approval) for the synagogue center and townhome project proposed at 210 E. Morse Blvd.

We could not be more pleased to welcome the addition of a synagogue, school & day care to the beautiful downtown Winter Park "worship row" – the beautiful half-mile corridor running adjacent to N. and S. Interlachen Aves. from St. Margaret Mary Catholic Church, school & daycare up at the north end by the WP9 down to All Saints Episcopal Church, school & daycare at the south end by E. Fairbanks Ave.

Since 2010, our business office has been in the same spot on N. Park Ave., just off the corner of Lincoln Ave. For the past several years, we have been blessed to live on N. Interlachen Ave., just down the street from our office. Our home and office are within ~800 – 1,000 feet from each other and the same short distance from the El Cortez site at 210 E. Morse Blvd.

As avid daily fitness walkers, one or both of us has walked to and/or from our home on N. Interlachen Ave. past the El Cortez site thousands of times (this is not an exaggeration). We are intimately familiar with the streets, sidewalks and buildings in the area surrounding the El Cortez project. We also have a complete understanding of the traffic flows to and from the First United Methodist Church, school & daycare center located at Lincoln Ave., E. Morse Blvd., & N.

Interlachen Ave. and First Congregational Church of Winter Park and its school & daycare at E. Welbourne Ave., S. Interlachen Ave. & E. New England Ave.

We see that some of our neighbors have raised general traffic concerns, but after reviewing the applicant's detailed traffic flow plan, we believe it to be quite well thought out. The traffic flow feature that addresses peak-hour traffic flow directly is the requirement that cars heading to the proposed synagogue center approach via a safe right-hand turn off E. Morse Blvd. from the west.

We can tell you with 100% certainty that all traffic currently going into and out of the First United Methodist Church drop-off loop comes off N. & S. Interlachen Ave., and onto E. Morse Blvd from the East. Since E. Morse Blvd. is divided by a grass median between N. & S. Interlachen Ave., and S. Knowles Ave., the new traffic flow to and from the proposed project should have a very minimal impact on the current traffic volume in and out of the First United Methodist Church property and on the immediately surrounding neighborhood.

More importantly, approving the synagogue center project (which meets all P & Z requirements as proposed) would establish the first Jewish synagogue center in our downtown area, something profoundly meaningful in these fraught times. The proposed location of the synagogue center among the churches of Winter Park is quite appropriate and in perfect harmony with the surrounding neighborhood.

Walkable houses of worship - especially those of different denominations and religions - strengthen neighborhoods, deepen community ties, and reflect the diversity that makes our wonderful town and charming down-town area the low-key, but incredibly vibrant and welcoming community we all love so much.

We urge Conditional Use approval (and Final approval) for the synagogue center and townhome project proposed at 210 E. Morse Boulevard.

Respectfully,

GG WG

Gregg Grauer & Wendy Grauer

Outlook

FW: [EXTERNAL] Planing & Zoning board - possible construction of synagogue

From Allison McGillis <amcgillis@cityofwinterpark.org>
Date Tue 8/4/2026 1:17 PM
To Mary Jean <mjean@cityofwinterpark.org>

Allison McGillis AICP
Director
Planning & Zoning

City of Winter Park
401 Park Ave. South
Winter Park, FL. 32789
cityofwinterpark.org

407.599.3665

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From: Louis Supowitz <lousup@yahoo.com>
Sent: Tuesday, August 4, 2026 12:51 PM
To: Allison McGillis <amcgillis@cityofwinterpark.org>
Cc: Louis Supowitz <lousup@yahoo.com>
Subject: [EXTERNAL] Planing & Zoning board - possible construction of synagogue

Please accept this email as support for proposed future home of synagogue at 210 E Morse Blvd.

I understand possible apprehension for this place of worship with the craziness happening in our world. However with the growth of the Jewish population in the 32789 over the past several years, this seems to be a logical next step. The Jewish community is made up of doctors, lawyers, business leaders, philanthropists, community leaders in various arts and culture organizations, etc.

There are several churches in the Park Ave area and it's side streets. Our request seems to be relevant to the residence of 32789.

A concern I am certain being discussed is: what if the Muslim community decides to build a Mosque. Well, if they are peaceful, accepting of other religions without confrontations and commit to NOT having prayers 5 times a day in the streets of Winter Park, they should be considered.

As a resident of Winter Park for since 1992 (34 years), I support the consideration of adding a synagogue to our community.
Thank you

Louis Supowitz
151 Overlook Rd
Winter Park
407-415-0338
lousup@yahoo.com

From: Heather Pollak
To: Planning
Subject: Re: [EXTERNAL] El Cortez
Date: Saturday, August 1, 2026 3:23:12 PM

Please distribute this letter to the Planning &Zoning Board members before the meeting.

Thank you, Heather Pollak
Sent from my iPad

> On Jul 31, 2026, at 8:02 AM, Bill Segal <billysegal@gmail.com> wrote:
>
> thanks for contacting me with your concerns. I will have an open mind on this issue.
>
> On Wed, Jul 29, 2026 at 4:04 PM Heather Pollak <hpollakster@gmail.com> wrote:
>
> > Good afternoon Mr Segal,
> >
> > I was given your contact information by Ellen and Wayne Wolfson and I wanted to share some concerns I have with the El Cortez project.
> >
> > My name is Heather Saltsman and I am a Winter Park resident.
> >
> > I often joke that my commitment to Winter Park is so deep that I have purchased plots in our local cementary so one way or another, I plan on being in Winter Park a very long time.
> >
> > I want to be clear that my opposition is not directed toward faith, worship, or any religious community. Winter Park has always been welcoming of diversity and I value that greatly.
> >
> > My concern is whether this particular project is appropriate for this specific location and whether it is consistent with the thoughtful planning principles that have made Winter Park such a special place.
> >
> > Residents have repeatedly expressed concerns about increasing traffic, limited parking and the cumulative impact of development on surrounding neighborhoods. While each project may seem manageable in isolation, together they create meaningful changes in quality of life for our residents.
> >
> > The proposal includes a synagogue, educational uses and associated activities that could generate a significant number of daily trips, additional parking demands and increased activity in an area that is already experiencing growth pressures.
> >
> > As residents, we rely on this board to ask whether a project fits within the vision that has guided Winter Park for decades. We ask that you consider not only what is proposed today, but also the precedent for the future.

I respectfully request that the board deny this application or at a minimum require an independent traffic study to determine the compatibility with our community.

Thank you for your time and service, Heather Saltsman
Sent from my iPad

--
William Segal
1177 Louisiana Avenue
Suite 207
Winter Park, FL 32789
o: 407-629-4224

From: Jonathan Kazam
To: Allison McGillis
Subject: [EXTERNAL] 210 E Morse
Date: Friday, July 31, 2026 3:05:48 PM

Dear Members of the City of Winter Park Planning and Zoning Board,

I am writing this brief message in support of the proposed project for the future home of Chabad of Greater Orlando at 210 E Morse.

As both a proud Winter Park resident and a member of the Jewish community, I think this project would be an outstanding addition to our City and community.

This would be an amazing opportunity from the perspective of members of the Jewish community who could attend services, events, and adult and youth educational opportunities in a central location within in Central Florida's best city.

I think it would also be outstanding for the community writ large as a demonstration of its ongoing excellence and diversity. As well, the Chabad organization is an important contributor to the overall community, providing support to many members of our community.

Please contact me if I can provide any additional support or comments.

Thank you,

Jonathan Kazam
1576 Williams Drive
Winter Park, FL
jonathan@kazam.net
917.957.1147

From: steve silver
To: Allison McGillis
Subject: [EXTERNAL] Building a Chabad in Winter Park
Date: Friday, July 31, 2026 4:17:52 PM

Hi Allison. I am writing in support of building a Chabad center in downtown Winter Park. It is important for the Jews of Winter Park to have a house of worship, and, for those who are observant, the house of worship must be within walking distance. Since my daughter and son in law are observant, it is important for them to be able to walk to synagogue on Shabbat and holidays.

Thank you for your consideration.

Steve Silver
318 Park North Court

From:	Howard Lefkowitz
To:	Allison McGillis
Cc:	Sheila DeCiccio; Pearl Lefkowitz
Subject:	[EXTERNAL] CHABAD APPLICATION
Date:	Monday, August 3, 2026 3:14:30 PM

Alison: we have been residents of Winter Park for 30 years, residing at 1315 Alberta Drive. My late parents were residents, first at 125 Interlaken, and in later years as residents in the Mayflower Retirement Center. Our family has had the pleasure and privilege of being Winter Park residents thru a major period of its growth and development. We deeply credit the city management with its thoughtful and effective development and positioning of the City as one of the premier communities within the State of Florida, and beyond.

Winter Park is widely recognized for its vibrant and diverse religious institutions, which serve as foundational mainstays of the community. Within just a five-block radius of the proposed Chabad facility stand five prominent church and school communities: All Saints Episcopal Church, the First Congregational Church, the First United Methodist Church, St. Margaret Mary Catholic Church, and the First Church of Christ, Scientist—not to mention the historic Knowles Memorial Chapel.
Integrating Chabad's Jewish institutional space into this neighborhood would further enhance Winter Park's reputation as a diverse, inclusive, and welcoming community. By bringing residents of various faiths into closer proximity, this facility will foster meaningful daily exposure among families of all denominations. Ultimately, this presence offers a valuable opportunity to deepen mutual understanding, celebrate shared values, and enrich the cultural fabric of the city.

While any new development introduces local impacts, the operational timing of schools and religious facilities is uniquely manageable because activities often take place outside of peak municipal traffic hours. Notably, the roadways surrounding the proposed Chabad site already successfully manage a synchronized flow of daily educational

traffic from the existing religious institutions. Furthermore, because many Chabad members walk to the Shul in observance of the Sabbath and Jewish holidays, the facility's actual vehicular impact on the surrounding road network will be significantly minimized

We would be most pleased for the city to honor the request for the proposed Chabad facility. It would expand and enrich the heritage the city has striven to create.

Howard Lefkowitz
President
Leeds Holdings S/E, Inc.

1315 Alberta Drive
Winter Park, Florida 32789

Ph (W/P): 407-353-6200
Email: Howard@Leedsholdings.com

From: ALLAN KLAIMAN
To: Allison McGillis
Cc: Dovid Dubov
Subject: [EXTERNAL] Chabad center
Date: Friday, July 31, 2026 3:03:46 PM

I am strongly in favor of the proposed Chabad center off Morse. The will bring a much needed Jewish community center to my area. Thank you.

ALLAN KLAIMAN MD.
1602 holts grove circle. WP 32789
Sent from my iPhone

From: Michael Levine
To: Allison McGillis
Subject: [EXTERNAL] Chabad of Greater Orlando
Date: Saturday, August 1, 2026 11:06:34 AM

Dear Ms Allison McGillis Winter Park Director of Planning and Zoning,

As a long-term resident of Winter Park and a member of the Jewish Community I feel it is very important to be able to have a Jewish Community Center here in Winter Park just as there are Christian Faith Centers.

To be able to provide comfort, daycare, and education for our Jewish families is essential to our wellbeing and should be convenient as it would be here in Winter Park.

Chabad has been present at our wonderful Central Park, helping and leading us in our celebration of our various holidays but we need them to have a Home here.

Having a facility of this type would further demonstrate that Winter Park is a wonderful place to live and demonstrates its diversity and acceptance.

I do hope you approve of this project.

Sincerely yours,

Michael S. Levine,MD
821 Mayfield Ave
Winter Park, Fl 32789
352-267-7346

Sent from Yahoo Mail for iPhone

From: Susan Philips
To: Allison McGillis
Subject: [EXTERNAL] Chabad of Winter Park Zoning Petition
Date: Tuesday, August 4, 2026 4:50:42 PM

Dear Ms McGillis,

I hope that this email finds you well.

As a Winter Park family, we are writing in support of the zoning proposal for Chabad synagogue.

While Winter Park has many houses of worship for various faiths, there is currently no permanent synagogue. This building would greatly benefit the Jewish community and Winter Park as a whole, making our city's cultural life even more richly diverse.

We understand that there are concerns regarding traffic congestion.

As a Shabbat-observant family, we do not drive each Friday night through Saturday night until sundown. This also applies to many of the Jewish holidays throughout the year when driving is also prohibited. On these days, we will walk to the synagogue, as will many other families in the community.

Also, the building will usually not be at full capacity. For example, the school schedule will differ from the timing of the religious services. Other programming is planned around these main activities.

Within the current plan, there is underground parking so that the surrounding streets will not be congested with street parking.

We truly look forward to having the Jewish community represented with a permanent home in Winter Park and hope that the plans for this new synagogue will go forward as soon as possible.

Thank you for your consideration.

Kind regards,

Susan and Simon Philips

US mobile: +1 (407) 848 5555

UK mobile: +44 (0)7 751 751 751

From: amy post
To: Allison McGillis
Subject: [EXTERNAL] Chabad Shul in Winter Park
Date: Sunday, August 2, 2026 8:07:49 AM

Dear Ms. McGillis,

It saddens me that I have to write this email to plead our case on behalf of Chabad's desire to build their Shul in the downtown Winter Park area. In this day and age, and considering what's happening in today's culture and around the world, it is both shocking and disappointing that the "powers that be" in Winter Park are not joining forces, along with Winter Park residents, to welcome us with open arms in order to have a Jewish presence amongst the existing (numerous) churchs already occupying space in the downtown area.

That being said, as a Winter Park resident myself and active member of the Winter Park Chabad, let me take this opportunity to shed some light on the importance of this issue. Chabad's goal is to provide Jewish people a safe place to gather, worship, learn, and educate individuals and their families. It's hard enough implementing safety, but it is necessary that for those who observe the Sabbath to be able to walk to and from Shul; thus, the option to build elsewhere is quite limited, and frankly, absurd. In fact, it is because of Winter Park having a Shul that made me move to this area. Chabad has Shuls in many communities around the Orlando area. This enables us to have smaller, intimate congregations based on where people live. This is an important point if there are those who worry about additional traffic in the area. We are not talking about thousands of congregants descending upon Winter Park and creating an issue for residents insofar as our events and holidays are attended by the very people who are already living in the area. Furthermore, not only does the desired location for the building of our Shul enable us to be in a safer environment, but consider the revenue it generates for the businesses in the area. The demographic of our members shop, dine, and do business in downtown Winter Park. Winter Park has kosher eateries, Jewish-owned businesses, and provides venues for Jewish holidays and events. Whether we're gathering at the University Club or lighting a Menorah in the park, we're already here. Therefore, the building of the Shul is not a burden but rather an enhancement and an extension of what we bring to your lovely city. Why would you or anyone living in Winter Park deny us the ability to have a building in an area where we already exist to live and socialize?

In conclusion, my hope is that you not only support this endeavor but you rally beside us to ensure this goal of building the Winter Park Chabad is a success. After all, this isn't just a "Jewish" issue - - showing support for this project by Winter Park city and government officials and it's residents, illustrates to other neighborhoods and cities around the country that you stand up for everyone who seeks to practice their faith. Don't just approve this ... endorse this and join us in building something that benefits everyone because it doesn't divide us and them, it actually brings us together as a community.

I thank you for your time and consideration.

Sincerely, Amy Post

City Commission

agenda item 15.a

item type
Public Hearings: Non Quasi-Judicial Matters

meeting date
September 9, 2026

prepared by
Wes Hamil, Director of Finance

approved by
Michelle del Valle, Assistant City Manager

subject
Ordinance - Water and wastewater rate adjustments

motion | recommendation
Approve 4.46% increase in water and wastewater rates as summarized in the Proposed Changes to Water and Wastewater Utility Rates attachment

background
The proposed FY 2027 budget was prepared assuming a 4.46% increase in water and wastewater rates. This increase is 2.00% greater than the 2.46% index increase published by the Florida Public Service Commission. The additional 2.00% was necessary to cover the cost increases being experienced by the utility for personnel, operating expenses, and the capital improvement plan. The 4.46% increase was approved by the Utility Advisory Board on June 23, 2026.

With the 4.46% rate increase, Winter Park remains below neighboring utility's rates as of today. See attached Central Florida Utility Water and Wastewater Rate Survey.

alternatives | other considerations
The amount of the rate increase could be reduced, but this would necessitate reductions in the proposed FY 2027 water and wastewater utility budget.

fiscal impact
The proposed increases in water and wastewater rates are estimated to provide an additional $2,000,000. The increased revenue from these rate adjustments is necessary to cover operating and capital costs in the proposed FY 2027 budget.

attachments
1. Attachment A
2. Ordinance amending water and wastewater rates Oct 1 2026

3. Proposed Changes to Water and Wastewater Utility Rates
4. Central Florida Utility Water and Wastewater Rate Survey
5. Business Impact Estimate - Water and Wastewater Rate Increase Ordinance

ATTACHMENT A

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2026

WATER AND WASTEWATER UTILITY SERVICE FEES

Water and Wastewater:

Commercial and non-single family residential plan review fee:

Sitework	244.98 (C)
Vertical construction	136.10 (C)
Interior alterations	92.55 (C)
Each revision	54.44 (C)

Residential plan review fee:

New construction	87.10 (C)
Alterations	43.55 (C)
Each revision	27.22 (C)
Miscellaneous plan review (fences, pools, sheds, boat docks, etc.)	32.66 (C)

Utility inspection/site visit/meetings (each inspection)	43.55 (C)

Cut on/off fee:

Service Activation Fee	30.23 (C)
After Hours Service Fee – (varies with time of year).	90.68 (C)
Broken Lock	19.80 (C)
Broken Yoke	16.68 (C)
Emergency cut on/off - 7:00 a.m. to 4:30 p.m.	No charge (C)
Trip charge	30.23 (C)
Shutoff fee for non-payment – up to 4:30 p.m.	30.23 (C)
Restore service fee – up to 4:30 p.m.	30.23 (C)
After hour restore fee - after 4:30 p.m.	60.45 (C)
Broken/damaged curb stop valve replacement fee	93.81 (C)
Metering tampering fee	80.26 (C)
Auto landlord turn on fee	10.42 (C)

Meter and Service Installation:

Inside City:

3/4 inch meter	1,281.50 (C)
1 inch meter	1,409.98 (C)
1 ½ inch meter	3,184.70 (C)
2 inch meter	3,456.89 (C)

All meters 3" and larger will be calculated at current costs for meter assembly, materials, labor and restoration.

WATER AND WASTEWATER UTILITY SERVICE FEES (CONTINUED)

Outside City (*):

3/4 inch meter	1,602.70 (C)
1 inch meter	1,762.74 (C)
1 ½ inch meter	3,980.60 (C)
2 inch meter	4,321.40 (C)

All meters 3" and larger will be calculated at current costs for meter assembly, materials, labor and restoration plus 25%.

* above fee plus applicable FDOT or Orange County Right of Way Utilization Fees. Additional costs may be assessed due to extensive restoration costs as required by FDOT or Orange County.

Field Testing Meters (flow test):

3/4 inch meter	30.23 (C)

Bench Testing Meters:

Cost of Test - by meter size - Outside Service Contracted:

3/4 inch meter	112.57 (C)
1 inch meter	112.57 (C)
1 ½ inch meter	281.42 (C)
2 inch meter	302.27 (C)

Cost of Test - by meter size - In-House City Staff Utilized

3/4 inch meter x 2.0 hours	64.62 (C)
1 inch meter x 2.0 hours	64.62 (C)
1 ½ inch meter x 2.5 hours	76.09 (C)
2 inch meter x 2.5 hours	76.09 (C)

No charges will be assessed to a customer if the meter bench test or field test results are outside acceptable limits.

Bacteriological Samples Test Fee:

Sampling fee (per sample)	36.48 (C)
Sampling after 3:30 pm (in addition to sampling fee)	52.12 (C)

WATER AND WASTEWATER UTILITY SERVICE FEES (CONTINUED)

Water Impact Fees:

Inside City:	
3/4 inch	1,146.53 (C)
1 inch	2,866.33 (C)
1 ½ inch	5,732.65 (C)
2 inch	9,172.24 (C)
3 inch	18,344.48 (C)
4 inch	28,663.25 (C)
6 inch	57,326.50 (C)
8 inch	91,722.40 (C)
Outside City:	
3/4 inch	1,433.16 (C)
1 inch	3,585.51 (C)
1 ½ inch	7,165.81 (C)
2 inch	11,465.30 (C)
3 inch	22,930.60 (C)
4 inch	35,829.06 (C)
6 inch	71,658.13 (C)
8 inch	114,653.00 (C)

Note 1: Water impact fees will be assessed based on number of dwelling units (e.g. multi-family) or other methods as deemed appropriate by the Water and Wastewater Department in lieu of the meter sizes noted above. Contact the Department for additional information or estimate for water impact fees.
Note 2: Water impact fee for one dwelling unit (single family or multi-family) is based on the 3/4 inch meter size above.

Water Main Tapping Fees (12" and less):

Inside City	383.25 (C)
Outside City	479.06 (C)

Meter Relocation Fee:

Inside City:	
3/4 inch	781.75 (C)
1 inch	781.75 (C)
Larger than 1"	actual cost at time of installation (C)
Outside City (*):	
3/4 inch	916.76 (C)
1 inch	916.76 (C)
Larger than 1"	actual cost at time of installation (C)

Lot split relocation fees shall be assessed upon the Meter and Installation of Service Fee if a new service is required.

* above fee plus applicable FDOT or Orange County Right of Way Utilization Fees. Additional costs may be assessed due to extensive restoration costs as required by FDOT or Orange County.

WATER AND WASTEWATER UTILITY SERVICE FEES (CONTINUED)

Sewer Impact Fees:

Inside City:

Impact fee - singe family	2,814.21 (C)
Impact fee - multiple dwelling	2,814.21 (C)
Impact fee - ERC	2,814.21 (C)

Outside City:

Impact fee - singe family	3,517.76 (C)
Impact fee - multiple dwelling	3,517.76 (C)
Impact fee - ERC	3,517.76 (C)

Sewer Laterals:

Installation Fee:

Inside City:

0-6’ Deep	3,109.58 (C)
6-12’ Deep	5,668.22 (C)
>12’ Deep	Actual Cost

Outside City:

0-6’ Deep	4,192.92 (C)
6-12’ Deep	7,390.68 (C)
>12’ Deep	1.25 x actual Cost

plus applicable FDOT or Orange County Right-of-Way Utilization Fees. Additional costs may be assessed due to extensive restoration costs as required by FDOT or Orange County

Note: Installation fees above are for typical lateral installations. As determined by the Water and Wastewater Department, sewer lateral installations that are not typical in length, depth or complexity may require a specific cost estimate for the installation fee.

WATER AND WASTEWATER USAGE FEES (COST BASED)

	Inside the City Limits				
	Water (Residential)	Water (Commercial/Public Authority)	Water (Irrigation)	Reclaimed Water (Irrigation)	Sewer
	Rates per 1,000 gallons of consumption				
Block 1	1.60	1.60	3.41	1.28	6.30
Block 2	2.38	2.38	4.55	1.28	6.30
Block 3	3.41	3.41	5.84	1.28	6.30
Block 4	4.55	4.55	8.48	1.28	6.30
Block 5	5.84	5.84	8.48	1.28	6.30
Block 6	8.48	5.84	8.48	1.28	6.30
Base ERM Charge	11.43	11.43	11.43	11.43	13.51
Additional Unit Charge	6.16	6.16	6.16	N/A	7.27

	Outside the City Limits				
	Water (Residential)	Water (Commercial/Public Authority)	Water (Irrigation)	Reclaimed Water (Irrigation)	Sewer
	Rates per 1,000 gallons of consumption				
Block 1	2.00	2.00	4.26	1.60	7.88
Block 2	2.98	2.98	5.69	1.60	7.88
Block 3	4.26	4.26	7.30	1.60	7.88
Block 4	5.69	5.69	10.60	1.60	7.88
Block 5	7.30	7.30	10.60	1.60	7.88
Block 6	10.60	7.30	10.60	1.60	7.88
Base ERM Charge	14.29	14.29	14.29	14.29	16.89
Additional Unit Charge	7.70	7.70	7.70	N/A	9.09

ERM = Equivalent Residential Meter

Note: sewer charges are capped for residential customers without separate irrigation meters at 14,000 gallons.

WATER AND WASTEWATER USAGE FEES (CONTINUED)

The Monthly Base Charge is based on the size of the meter. The applicable Equivalent Meter Ratio in the table below multiplied by the Base ERM Charge above determines the monthly Base Charge.

Bills for water, sewer and irrigation service are determined using the applicable rates in the tables above and the block sizes in the tables below based on customer class and meter size.

Block Structure Price Breaks by Meter Size:

Commercial/Public Authority Water Block Structure						
		Usage Up To				Usage Over:
		Block 1	Block 2	Block 3	Block 4	Block 5
Meter Size in Inches	Equivalent Meter Ratio	(1,000 gallons/ month)	(1,000 gallons/ month)	(1,000 gallons/ month)	(1,000 gallons/ month)	(1,000 gallons/ month)
¾	1	4	8	12	20	20
1	2 ½	10	20	30	50	50
1 ½	5	20	40	60	100	100
2	8	32	64	96	160	160
3	16	64	128	192	320	320
4	25	100	200	300	500	500
6	50	200	400	600	1,000	1,000
8	80	320	640	960	1,600	1,600
10	115	460	920	1,380	2,300	2,300

Residential Water Block Structure					
Usage Up To					Usage Over:
Block 1	Block 2	Block 3	Block 4	Block 5	Block 6
(1,000 gallons/ month)	(1,000 gallons/ month)	(1,000 gallons/ month)	(1,000 gallons/ month)	(1,000 gallons/ month)	(1,000 gallons/ month)
4	8	12	16	20	20

Irrigation Water Block Structure			
Usage Up To			Usage Over:
Block 1	Block 2	Block 3	Block 4
(1,000 gallons/ month)	(1,000 gallons/ month)	(1,000 gallons/ month)	(1,000 gallons/ month)
4	8	12	12

WATER AND SEWER DEPOSITS

Water or Irrigation Deposits:

Inside City:

3/4 inch meter	60.00 (C)
1 inch meter	85.00 (C)
1 ½ inch meter	105.00 (C)
2 inch meter	145.00 (C)
3 inch meter	225.00 (C)
4 inch meter	330.00 (C)
6 inch meter	600.00 (C)
8 inch meter	Average bill x 3 (C)
10 inch meter	Average bill x 3 (C)

Outside City:

3/4 inch meter	75.00 (C)
1 inch meter	100.00 (C)
1 ½ inch meter	130.00 (C)
2 inch meter	165.00 (C)
3 inch meter	270.00 (C)
4 inch meter	375.00 (C)
6 inch meter	690.00 (C)
8 inch meter	Average bill x 3 (C)
10 inch meter	Average bill x 3 (C)

Water and Sewer Deposits:

Inside City:

3/4 inch meter	105.00 (C)
1 inch meter	120.00 (C)
1 ½ inch meter	150.00 (C)
2 inch meter	420.00 (C)
3 inch meter	510.00 (C)
4 inch meter	600.00 (C)
6 inch meter	885.00 (C)
8 inch meter	Average bill x 3 (C)
10 inch meter	Average bill x 3 (C)

Water and Sewer Deposits (continued):

Outside City:

3/4 inch meter	145.00 (C)
1 inch meter	165.00 (C)
1 ½ inch meter	195.00 (C)
2 inch meter	570.00 (C)
3 inch meter	675.00 (C)
4 inch meter	780.00 (C)
6 inch meter	1,140.00 (C)
8 inch meter	Average bill x 3 (C)
10 inch meter	Average bill x 3 (C)

WATER AND SEWER DEPOSITS (CONTINUED)

Water, Sewer and Garbage Deposits (Inside City Only):

3/4 inch meter	135.00 (C)
1 inch meter	150.00 (C)
1 ½ inch meter	180.00 (C)
2 inch meter	450.00 (C)
3 inch meter	540.00 (C)
4 inch meter	630.00 (C)
6 inch meter	915.00 (C)
8 inch meter	Average bill x 3 (C)
10 inch meter	Average bill x 3 (C)

Fire Line Deposits:

Inside City:

1 inch meter	11.25 (C)
2 inch meter	32.00 (C)
3 inch meter	64.00 (C)
4 inch meter	106.50 (C)
6 inch meter	200.00 (C)
8 inch meter	315.00 (C)
10 inch meter	453.00 (C)
12 inch service connection	675.00 (C)
16 inch service connection	980.00 (C)

Outside City:

1 inch meter	14.00 (C)
2 inch meter	40.00 (C)
3 inch meter	80.00 (C)
4 inch meter	133.00 (C)
6 inch meter	250.00 (C)
8 inch meter	393.00 (C)
10 inch meter	566.00 (C)
12 inch service connection	843.00 (C)
16 inch service connection	1,225.00 (C)

Fire Hydrant Meters:

Deposit	2,000.00 (C)
Non-refundable service charge per meter	90.00 (C)
Tampering/damage	Actual cost (C)
Failure to report reading (per month)	140.00 (C)

FIRE LINE FEES

Inside City: (buildings with separate plumbing facilities for fire protection):

Fire line size (flat rate per month):

1 inch service connection	5.63 (C)
2 inch service connection	15.73 (C)
3 inch service connection	31.62 (C)
4 inch service connection	49.09 (C)
6 inch service connection	98.83 (C)
8 inch service connection	158.05 (C)
10 inch service connection	227.27 (C)
12 inch service connection	310.36 (C)
16 inch service connection	450.01 (C)

Outside City: (buildings with separate plumbing facilities for fire protection):

Fire line size (flat rate per month):

1 inch service connection	7.04 (C)
2 inch service connection	19.66 (C)
3 inch service connection	39.53 (C)
4 inch service connection	61.36 (C)
6 inch service connection	123.54 (C)
8 inch service connection	197.56 (C)
10 inch service connection	284.09 (C)
12 inch service connection	387.95 (C)
16 inch service connection	562.51 (C)

CROSS CONNECTION CONTROL PROGRAM FEES

Backflow testing charge (per device inside City).....36.00 (M)

Backflow testing charge (per device outside City) .....42.00 (M)

Replacement charges:

Inside City:

1 inch PVB	340.00 (C)
1 inch Reduced pressure	340.00 (C)
1 ½ inch PVB	1,170.00 (C)
1 ½ inch Reduced pressure	770.00 (C)
2 inch PVB	1,325.00 (C)
2 inch Reduced pressure	960.00 (C)

Outside City:

1 inch PVB	425.00 (C)
1 inch Reduced pressure	425.00 (C)
1 ½ inch PVB	1,460.00 (C)
1 ½ inch Reduced pressure	960.00 (C)
2 inch PVB	1,650.00 (C)
2 inch Reduced pressure	1,200.00 (C)

Repair charges:

Repair 3/4” – 1” backflow preventors (includes parts and labor)	65.00 (C)
Repair 1 1/4” – 2” backflow preventors (includes parts and labor)	125.00 (C)

All above fees will be added to the customer’s next utility bill after the work is completed and satisfactorily tested.

UTILITY DEMOLITION DISCONNECT FEES

Utility disconnects for demolition:

Inside City:

Water services (cut and cap behind meter @ property line and installation of hose bib stand):

3/4" - 1"	137.19 (C)
Larger than 1"	actual cost (C)

Fire lines (cut and cap @ property line):

2"	39.19 (C)
4"	144.81 (C)
6"	172.02 (C)
8"	216.67 (C)

Sanitary sewer laterals (cut and cap & install cleanout @ property line:

Up to 6" (per line), 6’ deep or less	1,072.46 (C)
Up to 6” (per line), greater than 6’ deep	2,978.18 (C)

Outside City:

Water services (cut and cap behind meter @ property line and installation of hose bib stand):

3/4" - 1"	170.94 (C)
Larger than 1"	actual cost (C)

Fire lines (cut and cap @ property line):

2"	48.99 (C)
4"	180.74 (C)
6"	215.58 (C)
8"	270.02 (C)

Sanitary sewer laterals (cut and cap & install cleanout @ property line:

Up to 6" (per line), 6’ deep or less	1,341.38 (C)
Up to 6” (per line), greater than 6’ deep	3,498.27 (C)

INDUSTRIAL WASTE FEES

Users with wastewater discharge exceeding maximum limits for Total Suspended Solids (TSS), 5-Day Biochemical Oxygen Demand (BOD), and Fats, Oil and Grease (FOG) shall be subject to monthly surcharges for the excess TSS, BOD and FOG as follows:

TSS:

$$\frac{\left[TSS\,\frac{mg}{L} - 300\,\frac{mg}{L}\right]}{300\,\frac{mg}{L}} \times \frac{Monthly\ Flow\ gallons}{1{,}000} \times \frac{Treatment\ Cost}{per\ 1{,}000\ gallons} = TSS\ Surcharge$$

BOD:

$$\frac{\left[BOD\,\frac{mg}{L} - 300\,\frac{mg}{L}\right]}{300\,\frac{mg}{L}} \times \frac{Monthly\ Flow\ gallons}{1{,}000} \times \frac{Treatment\ Cost}{per\ 1{,}000\ gallons} = BOD\ Surcharge$$

FOG:

$$\frac{\left[FOG\,\frac{mg}{L} - 100\,\frac{mg}{L}\right]}{100\,\frac{mg}{L}} \times \frac{Monthly\ Flow\ gallons}{1{,}000} \times \frac{Treatment\ Cost}{per\ 1{,}000\ gallons} = FOG\ Surcharge$$

$$Total\ Surcharge = TSS\ Surcharge + BOD\ Surcharge + FOG\ Surcharge$$

Note 1: Treatment Cost = $4.07 per 1,000 gallons

Note 2: Monthly flow (gallons) is determined by the metered water consumption.

Re-inspection fees .....40.00 (M)
The IW inspector shall inspect any repairs, replacements or other deficiencies and shall provide written notice of compliance or noncompliance. In the event of continuing noncompliance, re-inspections will be performed.

Hauler registration fee.....40.00 (M)
Registrations shall be effective for a period of three years. The registration required by the City shall be in addition to any other permits, registrations, or occupational licenses required by federal, state, and local agencies having lawful jurisdiction. The registration is not transferable.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA INCREASING WATER AND WASTEWATER UTILITY SERVICE RATES, FEES AND CHARGES UNDER CHAPTER 102 OF THE CITY OF WINTER PARK CODE OF ORDINANCES; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND EFFECTIVE DATE.

WHEREAS, the City of Winter Park (the "City") owns and operates water and wastewater utility systems within its water and wastewater services area; and

WHEREAS, the City Commission has determined that in order to generate funds for present and future needs, administration, operation and long-range projects it is necessary to increase water and wastewater rates and fees as adopted herein; and

WHEREAS, Chapter 102, Winter Park City Code governs water and wastewater utility services, and this Ordinance modifies water and wastewater rates and fees charged thereunder; and

WHEREAS, the City has authority to adopt this Ordinance under its Florida Constitutional Home Rule authority, its Charter and under Sections 163, 166 and 180, Florida Statutes; and

WHEREAS, the City has notified each customer of the utility system through the regular utility billing process of this ordinance in accordance with section 180.136, Florida Statutes, and the City has provided the additional notice contemplated pursuant to section 180.136, Florida Statutes, relating to the date, time, and place of the meeting of the City Commission at which the increases stated herein will be considered; and

WHEREAS, the City Commission finds that the amendments to the Code adopted by this Ordinance are in the best interest of and for the health, safety and welfare of the citizens of the City and users of the City utility system.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, AS FOLLOWS:

Section 1. Recitals. The above recitals are true and correct and incorporated herein as legislative findings.

Section 2. Adoption of adjustments to water and wastewater rates, fees and charges. In accordance with Chapter 102, Article I, II, III and IV, City of Winter Park Code of Ordinances, including without limitation, sections 102-9, 102-56, 102-59, and 102-132, the City hereby adopts the rates, fees, charges, deposits, and adjustments as set forth in **Attachment "A"** attached hereto and incorporated herein by this reference with an effective date of October 1, 2026. The water and wastewater service rates set forth in Attachment "A" shall automatically adjust annually in accordance with section 102-132(j), City of Winter Park Code of Ordinances. The adoption of

certain fees, charges and adjustments herein by this Ordinance shall not alter or restrict the City Commission's authority under Chapter 102, City of Winter Park Code of Ordinances to amend or adjust such fees, charges and adjustments in the future by resolution where authorized and consistent with general law. The impact fees set forth in Attachment "A" are pre-existing impact fee amounts that are not being adjusted by this ordinance and are included for reference purposes only.

Section 3. Conflicts. If any Ordinances or parts thereof are in conflict herewith, this Ordinance shall control to the extent of the conflict

Section 4. Severability. If any section, paragraph, sentence, clause, phrase or word of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, paragraph, sentence, clause, phrase or word of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

Section 5. Codification. Section 2 of this Ordinance shall be codified and made a part of the City Code of Ordinances and City fee schedules are to be adjusted accordingly. Grammatical, typographical, and other similar or like errors may be corrected, and additions, alterations, and omissions not affecting the construction or meaning of this ordinance or City Code may be made.

Section 6. Effective Date. This Ordinance shall take effect upon final passage and adoption; provided, however, that the rates, fees, charges, and adjustments set forth in Attachment "A" shall become effective on October 1, 2026, or upon final passage and adoption of this Ordinance, whichever is later.

FIRST READING this ___ day of _____, A.D. 2026.

SECOND READING AND ADOPTION this _____ day of_____, A.D. 2026.

_____

Sheila DeCiccio, Mayor

ATTEST:

_____

Kimberly Breland, City Clerk

City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2026

	Current Fee	Proposed Fee
Monthly Stormwater Utility Fees:		
Per square foot of impervious surface area:		
Single family residential property	$0.08/square foot annually	$0.09/square foot annually
Non-residential/commercial property	$0.08/square foot annually	$0.09/square foot annually
Duplex properties	$0.08/square foot annually	$0.09/square foot annually
Apartment complexes	$0.08/square foot annually	$0.09/square foot annually
Condominium units (fee for the complex as a whole will be divided by the number of units for the per unit assessment)	$0.08/square foot annually	$0.09/square foot annually

On June 26, 2024, the City Commission approved increasing stormwater rates by one penny per year for three years beginning with fiscal year 2025. The increase from $0.07/square foot to $0.08/square foot is projected to increase stormwater revenues by approximately $900,000.

Police:		
Off-Duty Police Services (four hour minimum):		
Regular Off-Duty Rates per Hour:		
Police officer (request at least 7 days in advance)	57.00	58.00
Police officer (request less than 7 days in advance)	82.00	83.00
Details requiring a police supervisor	62.00	63.00
Road construction details	82.00	83.00
Holiday Off-Duty Rates per Hour:		
Police officer	82.00	83.00
Details requiring a police supervisor	90.00	91.00
Details for school security	57.00	58.00

These increases will offset additional costs for paying the officers. Total additional revenue is approximately $15,000

Fire:		
False alarm response fee:		
Third response	-	250.00
Fourth response	100.00	350.00
All succeeding reponses within six month of last response	250.00	350.00
Fire inspections:		
After hours fire inspection	200.00	300.00
Maintenance reinspection fee:		
Second reinspection	40.00	75.00
Third reinspection	60.00	100.00
Fourth reinspection	100.00	150.00
Any subsequent reinspections	100.00	150.00

City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2026

	Current Fee	Proposed Fee
Special detail services:		
Personnel requested or required to be detailed for:		
Special events (minimum of 3 hours)	47.00	60.00
Special events (supervisor, if necessary)	57.00	70.00
Events scheduled with less than ten days notice:		
Special events (minimum of 3 hours)	47.00	80.00
Special events (supervisor, if necessary)	57.00	90.00
Events scheduled on city recognized holiday	New fee	Additional $10.00/hour

These increases will offset additional costs for paying the firefighters. Total additional revenue is approximately $5,000

Parks:

Adult sports team fees:		
Flag football and softball	500.00	550.00
Men's basketball league team fee	450.00	500.00
Co-ed kickball	400.00	450.00
Cady Way, MLK, and Ward baseball, softball, and multi-purpose fields A-1, A-2, C and Showalter East 1 and 2:		
Before 5:00, per hour	45.00	50.00
Winter Park Field B Rental:		
Before 5:00, per hour	55.00	60.00
After 5:00, per hour	80.00	85.00
Winter Park Youth League Fee Field B:		
Field B	55.00	60.00
Field 7 batting cages (2 cages per hour):		
Cages 1 & 2	7.00	10.00
Cages 3 & 4	7.00	10.00
Showalter Stadium:		
Stadium (includes scoreboard, track, equipment package):		
Before 5:00 p.m., per hour	190.00	200.00
After 5:00 p.m., per hour	295.00	310.00
Saturday/Sunday	295.00	310.00
Full Day 8:00 a.m. to 5:00 p.m.	1,625.00	1,700.00
Full Evening 5:00 p.m. to 10:00 p.m.	1,400.00	1,470.00
Full Day Weekend 8:00 a.m. to 5:00 p.m.	2,500.00	2,625.00
Trainer/Instructor: Less than 15 students, Pro-Rated:		
Monthly	50.00	55.00

City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2026

	Current Fee	Proposed Fee
Youth After School Program:		
Resident (monthly)	50.00	55.00
Non-resident (monthly)	90.00	100.00
Fee for students qualifying for free/reduced lunch, (monthly), (City residents only)	30.00	35.00
Middle School After School Program:		
Teen Summer Camp Program (completed grades 5 -7, per week):		
Resident	60.00	65.00
Each Additional Resident Child in same family	40.00	45.00
Resident Free/reduced lunch, per child	35.00	40.00
Non-resident	90.00	100.00
Additional non-resident child	70.00	75.00
Holiday camps:		
Half session - 2 - 3 days:		
Resident	50.00	55.00
Non-resident	80.00	90.00
After School Participant	30.00	35.00
Full session - 4 - 5 days:		
Resident	70.00	75.00
Non-resident	100.00	110.00
After School Participant	30.00	35.00
Community Center & Cady Way Pool:		
Daily (Resident, Military or 1st Responder)	3.00	5.00
Daily (non-resident)	6.00	8.00
Ten visit punch pass (resident)	20.00	35.00
Ten visit punch pass (non-resident)	50.00	65.00
Pool rental:		
Less than thirty guests (hourly, 2 hour minimum)	150.00	175.00
Additional hourly fee per fifteen guests over initial thirty guests	25.00	30.00
Individual and Family Passes valid for 6 months (October-March or April-September)		
Individual Pool Pass – (Resident, Military or 1st Responder)	70.00	85.00
Individual Pool Pass – (non-resident)	110.00	125.00
Veterans receive 30% discount on purchase of space at Palm and Pineywood.		
Palm Cemetery:		
Single space - resident	5,800.00	6,950.00
Single space – qualified non-resident	6,300.00	7,550.00
Cremation space - resident	900.00	950.00
Cremation space – qualified non-resident	950.00	1,050.00
Baby space	150.00	180.00

City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2026

	Current Fee	Proposed Fee
Qualified non-resident baby space	170.00	200.00
Interment of cremains:		
Weekdays	375.00	450.00
Weekdays, for graveside services beginning after 3:30 pm……	375.00	600.00
Saturdays	475.00	570.00
Tent for cremains interment:		
Weekdays	1,050.00	1,250.00
Saturdays	1,250.00	1,500.00
Opening and closing charges:		
Weekdays	1,375.00	1,650.00
Weekdays, for graveside services beginning after 3:30 pm)	1,475.00	1,750.00
Saturdays	1,675.00	2,000.00
Infant burial	800.00	950.00
Disinterment of vault (weekdays only, rules apply)	1,375.00	1,650.00
Mausoleum space (limited number of spaces)	84,000.00	100,000.00
Extra Tent for graveside service	150.00	175.00
Extra set of chair	50.00	75.00
Pineywood Cemetery: * (per city purchase agreement)		
Single space - resident	2,900.00	3,480.00
Single space – qualified non-resident	3,475.00	4,170.00
Baby space	150.00	175.00
Qualified non-resident baby space	170.00	200.00
Cremation space - resident	675.00	800.00
Cremation space – qualified non-resident	725.00	850.00
Interment of cremains:		
Weekdays	375.00	450.00
Weekdays, for graveside services beginning after 3:30 pm)	375.00	600.00
Saturdays	475.00	575.00
Tent for cremains interment:		
Weekdays	1,050.00	1,250.00
Saturdays	1,250.00	1,500.00
Opening and closing charges:		
Weekdays	1,375.00	1,650.00
Weekdays, for graveside services beginning after 3:30 pm)	1,475.00	1,750.00
Saturdays	1,675.00	2,000.00
Infant burial	800.00	950.00
Disinterment of vault (weekdays only, rules apply)	1,375.00	1,650.00
Extra Tent for graveside service	150.00	175.00
Extra set of chairs	50.00	75.00
Palm and Pineywood Columbarium's:		

City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2026

	Current Fee	Proposed Fee
Single or Double space:		
Resident	2,625.00	3,150.00
Qualified non-resident	3,250.00	3,900.00
Interment (Saturday)	350.00	400.00
Tent for columbarium interment	1,050.00	1,250.00
Veteran Section: (Restrictions apply)		
Single space – resident Palm Cemetery	4,000.00	4,800.00
Single space – qualified non-resident Palm Cemetery	4,500.00	5,400.00
Single space – resident Pineywood Cemetery	2,000.00	2,400.00
Single space – qualified non-resident Pineywood Cemetery	2,500.00	3,000.00
Golf Course Fees:		
WP9 Course:		
Green Fees (Residents/Non-residents) (May 1 to September 30):		
Non Resident Monday - Thursday	17.00	20.00
Non Resident Friday – Sunday, Holidays	24.00	28.00
Resident Friday - Sunday, Holidays	22.00	26.00
Non-Resident Friday - Sunday, Holidays	29.00	34.00
Youth 12 and Under	7.00	8.00
Green Fees (Residents/Non-residents) (October 1 to April 30):		
Non Resident Monday - Thursday	17.00	20.00
Non Resident Friday – Sunday, Holidays	24.00	33.00
Resident Friday - Sunday, Holidays	22.00	26.00
Non-Resident Friday - Sunday, Holidays	29.00	40.00
Youth 12 and Under	7.00	8.00
Cart Rental:		
Electric Cart 9-Hole – Single (includes sales tax) Senior 65+	10.00	12.00
Electric Cart 9-Hole – Single (includes sales tax)	12.00	14.00
Pull cart (includes sales tax)	5.00	6.00
Club Rental (includes tax)	12.00	14.00
Tournament Fees (includes tax):		
30% discount off tournament fee for verified non-profits		
Weekday Night scramble (36 person minimum)	1,300.00	1,700.00
Each additional golfer above 36	42.00	55.00
Weekend Night scramble (36 person minimum)	2,650.00	3,450.00
Each additional golfer above 36	42.00	55.00
Weekday Private scramble (36 person minimum)	2,150.00	2,800.00
Each additional golfer above 36	30.00	39.00
Weekend Private scramble (36 person minimum)	3,600.00	4,700.00

City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2026

	Current Fee	Proposed Fee
Each additional golfer above 36	30.00	39.00
Winter Park Pines:		
Green Fees (Residents/Non-residents) 18 Hole Course with cart (May 1 to September 30):		
Youth 12 and Under	new fee	10.00
Summer Junior Pass (18 and Under, May 1 to August 30)	new fee	200.00
Green Fees (Residents/Non-residents) 18 Hole Course with cart October 31 to April 30:		
Youth 12 and Under	new fee	12.00
Non Resident Monday - Thursday	new fee	55.00
Driving Range:		
Large bag of range balls (50)	9.00	10.00
Small bag of range balls (15)	5.00	6.00
Community Center:		
Small room, A or B or senior room, hourly	80.00	85.00
Large room, C or D, hourly	110.00	115.00
Ballroom; A,B,C and D combined, hourly	350.00	375.00
Rooms C, D and kitchen combined, hourly	275.00	300.00
4:00 pm to midnight, Friday, Saturday, Sunday	1,425.00	1,500.00
Ballroom and kitchen combined, hourly	400.00	425.00
4:00 pm to midnight, Friday, Saturday, Sunday	1,850.00	1,950.00
Ballroom, kitchen 4:00 pm to midnight with 2 hour amph	2,000.00	2,100.00
Kitchen, hourly	75.00	75.00
Early start fee (events requiring building access before 7:00 am)	100.00	150.00
Amphitheater (outdoor stage) unscheduled time premium over regular rate, hourly	30.00	50.00
Winter Park Events Center:		
Entire Building (full building rental required on Friday and Saturday): (includes Grand Ballroom, Rooftop Terrace, Rooftop Meeting Room, and Pre-function Lobby)		
Any 8-hour block between 10am-11pm, extra hours can be added not to exceed 10am or 11pm:		
Friday	5,050.00	5,300.00
Saturday	5,500.00	5,775.00
Sunday	4,425.00	4,650.00
Monday to Thursday (9:00 am to 5:00 pm, per hour)	3,300.00	3,450.00
Additional setup time, per hour	315.00	325.00
Deposit	750.00	750.00
Grand Ballroom:		
Sunday to Thursday (8:00am to 10:00 pm, per hour 2-hour minimum)	475.00	500.00
2nd Floor dressing room add-on (flat rate for the entire length of rental)	300.00	315.00

City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2026

	Current Fee	Proposed Fee
Rooftop Terrace:		
Sunday to Thursday (includes rooftop terrace and meeting room)		
Minimum charge for three hours	1,800.00	1,900.00
Additional charge for each hour above three'	275.00	300.00
Sunday to Thursday (rooftop terrace only)		
Minimum charge for three hours	1,650.00	1,725.00
Additional charge for each hour above three'	225.00	250.00
Rooftop meeting room, Sunday to Thursday, 8:00 am - 10:00 pm)	275.00	300.00
Tiedtke Amphitheater (Sunday to Thursday)		
Sunday to Thursday (available as an add-on to another indoor rental)	550.00	575.00
Friday and Saturday (available as an add-on to entire building rental)	1,275.00	1,325.00
Selected Belvedere areas:		
Sunday to Thursday (available as an add-on to another indoor rental)	550.00	575.00
Friday and Saturday (available as an add-on to entire building rental)	1,050.00	1,100.00
Country Club:		
(Friday and Saturday- Full Building)		
Hourly	250.00	275.00
3 p.m. to 11 midnight	1,500.00	1,700.00
Dining Room (hourly)	new fee	175.00
Club Lounge (hourly)	new fee	150.00
Hourly: (Sunday through Thursday)		
Dining Room (hourly)	150.00	165.00
Club Lounge (hourly)	125.00	140.00
Full building (hourly)	225.00	250.00
Farmers' Market:		
Saturday Market:		
12' x 10' space Outside without electricity (per month)	120.00	145.00
Additional ½ space6 feet (per month)	65.00	75.00
12’ x 10’ space outside with electricity (per monthly)	150.00	180.00
12’ x 10’ space Pop-Up vendor w/o electricity per setup		
Restrictions apply, once a month and no more than 6 times a year	45.00	55.00
Hourly: (Sunday through Thursday)	315.00	325.00
Entire Building		
5:00 p.m. to midnight, Fri. and Sat	2,500.00	2,600.00
Parking lot - in addition to building time rental	500.00	600.00
Shady Park:		

City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2026

	Current Fee	Proposed Fee
Large pavilion:		
Full day	125.00	150.00
Phelps Park pavilion rental:		
Full day	125.00	150.00
Half day	75.00	90.00
Small pavilion rental:		
Full day	60.00	75.00
Half day	35.00	45.00
Kraft Azalea Garden:		
Exedra area wedding	500.00	600.00
Exedra wedding deposit	150.00	500.00

The impact of the Parks fee changes is not expected to exceed $70,000

Electric:

Residential energy charge:		
1st 1,000 kWh	0.06524	0.07009
All kWh over 1,000	0.08740	0.09390
Non-demand (GS-1):		
Energy charge	0.07268	0.07809
Non-demand 100% load factor usage (GS-2):		
Energy charge	0.03736	0.04014
Demand (GSD-1):		
Demand charge	5.05000	5.43000
Energy charge	0.04216	0.04530

The above adjustments reflect a 7.70% increase in non-fuel energy and demand charges as approved by the commission at its September 10 commission meeting. These changes are projected to increase annual electric revenues by $2,065,000.

City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2026

	Current Fee	Proposed Fee
Utilities:		
Water and Wastewater:		
Commercial and non-residential plan review fee:		
Sitework	234.52	244.98
Vertical construction	130.29	136.10
Interior alterations	88.60	92.55
Each revision	52.12	54.44
Residential plan review fee:		
New construction	83.38	87.10
Alterations	41.69	43.55
Each revision	26.06	27.22
Miscellaneous plan review (fences, pools, sheds, boat docks, etc.)…30.00 (C)	31.27	32.66
Utility inspection/site visit/meetings (each inspection)	41.69	43.55
Meter and Service Installation:		
Inside City:		
3/4 inch meter	1,226.79	1,281.50
1 inch meter	1,349.78	1,409.98
1 ½ inch meter	3,048.73	3,184.70
2 inch meter	3,309.30	3,456.89
Outside City (*):		
3/4 inch meter	1,534.27	1,602.70
1 inch meter	1,687.48	1,762.74
1 ½ inch meter	3,810.65	3,980.60
2 inch meter	4,136.89	4,321.40
Water Main Tapping Fees (12" and less):		
Inside City	366.89	383.25
Outside City	458.61	479.06
Meter Relocation Fee:		
Inside City:		
3/4 inch	748.37	781.75
1 inch	748.37	781.75
Larger than 1"		
Outside City (*):		
3/4 inch	877.62	916.76
1 inch	877.62	916.76
Larger than 1"		

City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2026

	Current Fee	Proposed Fee
Sewer Laterals:		
Installation Fee:		
Inside City:		
0-6' Deep	2,976.81	3,109.58
6-12' Deep	5,426.21	5,668.22
Outside City:		
0-6' Deep	4,013.90	4,192.92
6-12' Deep	7,075.13	7,390.68
Backflow testing charge (per device inside City)	36.48	36.00
Backflow testing charge (per device outside City)	41.69	42.00
Replacement charges:		
Inside City:		
1 inch PVB	281.42	340.00
1 inch Reduced pressure	323.11	340.00
1 ½ inch PVB	1,042.30	1,170.00
1 ½ inch Reduced pressure	641.01	770.00
2 inch PVB	1,057.93	1,325.00
2 inch Reduced pressure	797.36	960.00
Outside City:		
1 inch PVB	351.26	425.00
1 inch Reduced pressure	403.37	425.00
1 ½ inch PVB	1,302.88	1,460.00
1 ½ inch Reduced pressure	800.49	960.00
2 inch PVB	1,321.64	1,650.00
2 inch Reduced pressure	996.44	1,200.00
Repair charges:		
Repair 3/4" – 1" backflow preventors (includes parts and labor)	62.54	65.00
Repair 1 1/4" – 2" backflow preventors (includes parts and labor)	99.02	125.00
Utility disconnects for demolition:		
Inside City:		
Water services (cut and cap behind meter @ property line and installation of hose bib stand):		
3/4" - 1"	131.33	137.19
Fire lines (cut and cap @ property line):		

City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2026

	Current Fee	Proposed Fee
2"	37.52	39.19
4"	138.63	144.81
6"	164.68	172.02
8"	207.42	216.67
Sanitary sewer laterals (cut and cap & install cleanout @ property line:		
Up to 6" (per line), 6' deep or less	1,026.67	1,072.46
Up to 6" (per line), greater than 6' deep	2,678.71	2,798.18
Outside City:		
Water services (cut and cap behind meter @ property line and installation of hose bib stand):		
3/4" - 1"	163.64	170.94
Fire lines (cut and cap @ property line):		
2"	46.90	48.99
4"	173.02	180.74
6"	206.38	215.58
8"	258.49	270.02
Sanitary sewer laterals (cut and cap & install cleanout @ property line:		
Up to 6" (per line), 6' deep or less	1,284.11	1,341.38
Up to 6" (per line), greater than 6' deep	3,348.91	3,498.27
Water, irrigation, sewer, reclaimed water and fire line rates:		
Water:		
Inside City:		
Residential & multi-family customers:		
Base Charge 3/4" meter	10.94	11.43
Base Charge 1" meter	27.35	28.58
Base Charge 1.5" meter	54.70	57.15
Base Charge 2" meter	87.52	91.44
Base Charge 3" meter	175.04	182.88
Base Charge 4" meter	273.50	285.75
Base Charge 6" meter	547.00	571.50
Base Charge 8" meter	875.20	914.40
Base Charge 10" meter	1,258.10	1,314.45
Additional unit charge	5.90	6.16
Rate block 1	1.53	1.60
Rate block 2	2.28	2.38
Rate block 3	3.26	3.41
Rate block 4	4.36	4.55
Rate block 5	5.59	5.84
Rate block 6	8.12	8.48

City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2026

	Current Fee	Proposed Fee
Commercial/public authority customers:		
Base Charge 3/4" meter	10.94	11.43
Base Charge 1" meter	27.35	28.58
Base Charge 1.5" meter	54.70	57.15
Base Charge 2" meter	87.52	91.44
Base Charge 3" meter	175.04	182.88
Base Charge 4" meter	273.50	285.75
Base Charge 6" meter	547.00	571.50
Base Charge 8" meter	875.20	914.40
Base Charge 10" meter	1,258.10	1,314.45
Rate block 1	1.53	1.60
Rate block 2	2.28	2.38
Rate block 3	3.26	3.41
Rate block 4	4.36	4.55
Rate block 5	5.59	5.84
Outside City:		
Residential customers:		
Base Charge 3/4" meter	13.68	14.29
Base Charge 1" meter	34.19	35.72
Base Charge 1.5" meter	68.38	71.44
Base Charge 2" meter	109.40	114.30
Base Charge 3" meter	218.80	228.60
Base Charge 4" meter	341.88	357.19
Base Charge 6" meter	683.75	714.38
Base Charge 8" meter	1,094.00	1,143.00
Base Charge 10" meter	1,572.63	1,643.06
Additional unit charge	7.38	7.70
Rate block 1	1.91	2.00
Rate block 2	2.85	2.98
Rate block 3	4.08	4.26
Rate block 4	5.45	5.69
Rate block 5	6.99	7.30
Rate block 6	10.15	10.60
Commercial/public authority customers:		
Base Charge 3/4" meter	13.68	14.29
Base Charge 1" meter	34.19	35.72
Base Charge 1.5" meter	68.38	71.44
Base Charge 2" meter	109.40	114.30
Base Charge 3" meter	218.80	228.60
Base Charge 4" meter	341.88	357.19
Base Charge 6" meter	683.75	714.38

City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2026

	Current Fee	Proposed Fee
Base Charge 8" meter	1,094.00	1,143.00
Base Charge 10" meter	1,572.63	1,643.06
Rate block 1	1.91	2.00
Rate block 2	2.85	2.98
Rate block 3	4.08	4.26
Rate block 4	5.45	5.69
Rate block 5	6.99	7.30
Irrigation:		
Inside City:		
Base Charge 3/4" meter	10.94	11.43
Base Charge 1" meter	27.35	28.58
Base Charge 1.5" meter	54.70	57.15
Base Charge 2" meter	87.52	91.44
Base Charge 3" meter	175.04	182.88
Base Charge 4" meter	273.50	285.75
Base Charge 6" meter	547.00	571.50
Base Charge 8" meter	875.20	914.40
Base Charge 10" meter	1,258.10	1,314.45
Rate block 1	3.26	3.41
Rate block 2	4.36	4.55
Rate block 3	5.59	5.84
Rate block 4	8.12	8.48
Outside City:		
Base Charge 3/4" meter	13.68	14.29
Base Charge 1" meter	34.19	35.72
Base Charge 1.5" meter	68.38	71.44
Base Charge 2" meter	109.40	114.30
Base Charge 3" meter	218.80	228.60
Base Charge 4" meter	341.88	357.19
Base Charge 6" meter	683.75	714.38
Base Charge 8" meter	1,094.00	1,143.00
Base Charge 10" meter	1,572.63	1,643.06
Rate block 1	4.08	4.26
Rate block 2	5.45	5.69
Rate block 3	6.99	7.30
Rate block 4	10.15	10.60
Sewer:		
Inside City:		
Base Charge 3/4" meter	12.93	13.51
Base Charge 1" meter	32.33	33.78
Base Charge 1.5" meter	64.65	67.55

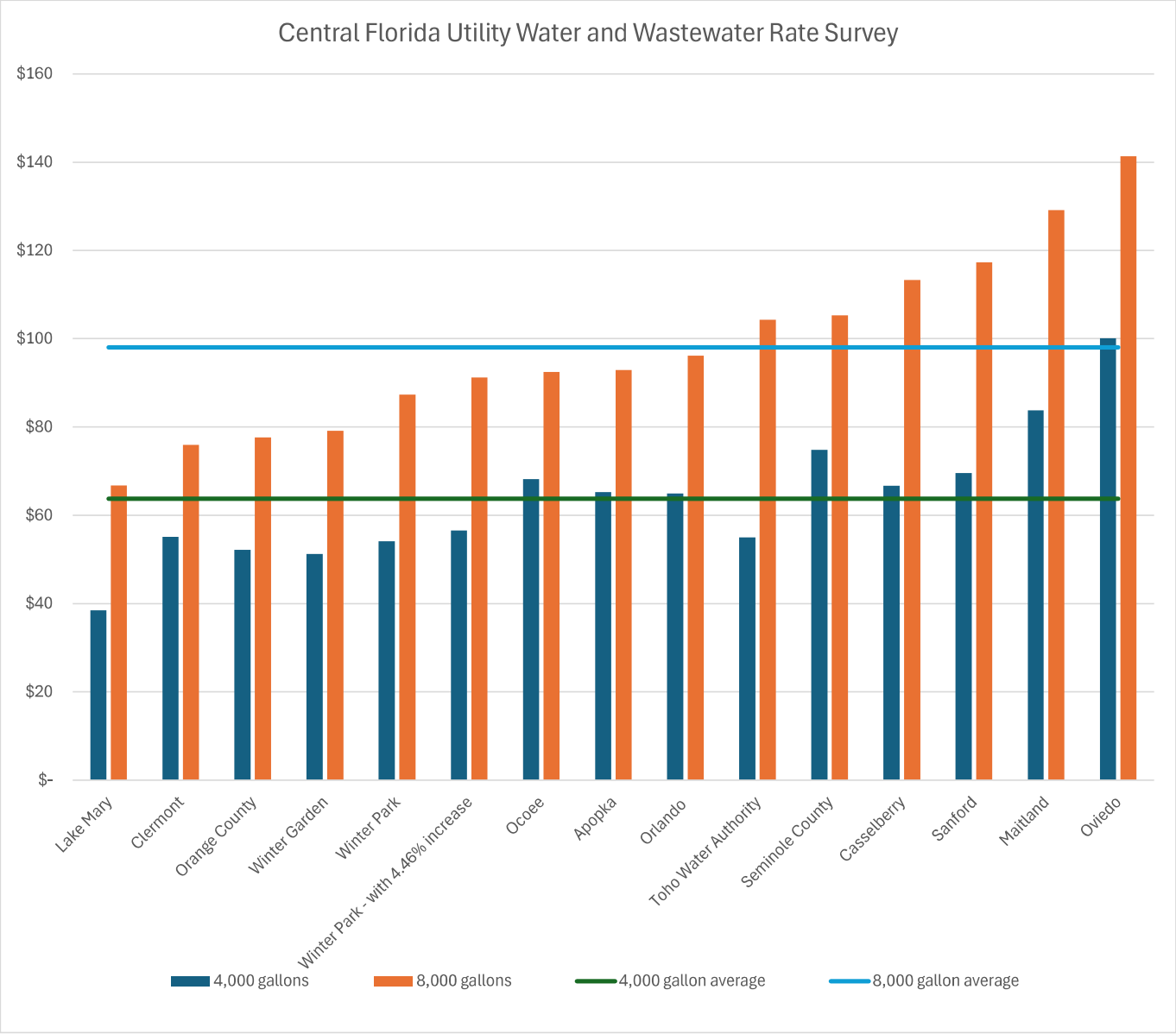
City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2026

	Current Fee	Proposed Fee
Base Charge 2" meter	103.44	108.08
Base Charge 3" meter	206.88	216.16
Base Charge 4" meter	323.25	337.75
Base Charge 6" meter	646.50	675.50
Base Charge 8" meter	1,034.40	1,080.80
Base Charge 10" meter	1,486.95	1,553.65
Additional unit charge	6.96	7.27
Charge per thousand gallons consumption	6.03	6.30
Outside City:		
Base Charge 3/4" meter	16.16	16.89
Base Charge 1" meter	40.40	42.22
Base Charge 1.5" meter	80.80	84.44
Base Charge 2" meter	129.28	135.10
Base Charge 3" meter	258.56	270.20
Base Charge 4" meter	404.00	422.19
Base Charge 6" meter	808.00	844.38
Base Charge 8" meter	1,292.80	1,351.00
Base Charge 10" meter	1,858.40	1,942.06
Additional unit charge	8.70	9.09
Charge per thousand gallons consumption	7.54	7.88
Reclaimed Water:		
Inside City:		
3/4" meter	10.94	11.43
1" meter	27.35	28.58
1.5" meter	54.70	57.15
2" meter	87.52	91.44
3" meter	175.04	182.88
4" meter	273.50	285.75
6" meter	547.00	571.50
8" meter	875.20	914.40
10" meter	1,258.10	1,314.45
Charge per thousand gallons consumption	1.23	1.28
Outside City:		
3/4" meter	13.68	14.29
1" meter	34.19	35.72
1.5" meter	68.38	71.44
2" meter	109.40	114.30
3" meter	218.80	228.60
4" meter	341.88	357.19
6" meter	683.75	714.38
8" meter	1,094.00	1,143.00

City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2026

	Current Fee	Proposed Fee
10" meter	1,572.63	1,643.06
Charge per thousand gallons consumption	1.54	1.60
Fire Line:		
Inside City:		
1" meter	5.39	5.63
2" meter	15.06	15.73
3" meter	30.27	31.62
4" meter	46.99	49.09
6" meter	94.61	98.83
8" meter	151.30	158.05
10" meter	217.57	227.27
12" meter	297.11	310.36
16" meter	430.80	450.01
Outside City:		
1" meter	6.79	7.04
2" meter	18.87	19.66
3" meter	37.80	39.53
4" meter	58.72	61.36
6" meter	118.24	123.54
8" meter	189.10	197.56
10" meter	271.97	284.09
12" meter	371.37	387.95
16" meter	538.51	562.51

The above adjustments reflect an overall increase in water and sewer revenues of 4.46% which is the sum of the Public Service Commission index increase of 2.46% plus an additional 2.00% as recommended by the Utilities Advisory Board. These increases will generate approximately $2,000,000 in additional revenue.


Central Florida Utility Water and Wastewater Rate Survey
$160
$140
$120
$100
$80
$60
$40
$20
$-
Lake Mary
Clermont
Orange County
Winter Garden
Winter Park
Winter Park - with 4.46% increase
Ocoee
Apopka
Orlando
Toho Water Authority
Seminole County
Casselberry
Sanford
Maitland
Oviedo
4,000 gallons
8,000 gallons
4,000 gallon average
8,000 gallon average

City of Winter Park, Florida
Business Impact Estimate

Posted Date: _____

Proposed ordinance's title/reference:
AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA INCREASING WATER AND WASTEWATER UTILITY SERVICE RATES, FEES AND CHARGES UNDER CHAPTER 102 OF THE CITY OF WINTER PARK CODE OF ORDINANCES; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND EFFECTIVE DATE.

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

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

e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

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): N/A

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;
(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: N/A

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

4. Additional information the governing body deems useful (if any): This ordinance adopts proposed increases in water and wastewater rates necessary to fund the proposed FY 2027 budget which is being adopted under a separate ordinance.

City Commission

agenda item 15.b

item type
Public Hearings: Non Quasi-Judicial Matters

meeting date
September 9, 2026

prepared by
Wes Hamil, Director of Finance

approved by
Michelle del Valle, Assistant City Manager

subject
Resolution 2312-26 adopting changes to City Fee Schedule other than water and wastewater rates

motion | recommendation
Approve proposed changes to the city's Fee Schedule to become effective October 1, 2026

background
Each year the city revisits its schedule of fees and makes adjustments to ensure costs of operations are recovered through charges to users where applicable. The proposed changes to the Fee Schedule are summarized in the attached Proposed Changes to Fee Schedule file. The revenues to be generated by these proposed changes are reflected in the proposed budget for FY 2027.

alternatives | other considerations
Modify proposed changes. Any modifications will require adjustment to the proposed budget for FY 2027.

fiscal impact
The estimated fiscal impact of each fee type is documented in the attached Proposed Changes to Fee Schedule file.

attachments
1. Winter Park Resolution Adopting Revised Fee Schedule (9.2.26)
2. Exhibit A
3. Proposed Changes to Fee Schedule

RESOLUTION NO. XXXX-26

A RESOLUTION OF THE CITY OF WINTER PARK, FLORIDA, ADOPTING A REVISED FEE SCHEDULE PURSUANT TO THE WINTER PARK CITY CODE; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, pursuant to the City Code, the City of Winter Park ("City") has established a comprehensive fee schedule enumerating the various fees which must be paid under the City Code, including but not limited to administrative fees, planning and permitting fees, public works fees, public safety fees and fines, parks and recreation fees, and utility fees; and

WHEREAS, the existing fee schedule took effect on October 1, 2025; and

WHEREAS, the City desires to update the fee schedule on an annual basis; and

WHEREAS, the City Commission of the City of Winter Park desires to adopt the revised fee schedule as set forth in this Resolution and finds that this Resolution is in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Winter Park, Florida, that:

SECTION 1. Recitals. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a part of this Resolution.

SECTION 2. Adoption of Fee Schedule. The Winter Park City Commission hereby adopts the revised Fee Schedule as attached and incorporated herein as **Exhibit A**.

SECTION 3. Severability. If any section or part thereof, paragraph, clause, phrase, or word of this Resolution is declared invalid, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Resolution

SECTION 4. Effective date. This Resolution shall become effective immediately upon adoption by the City Commission of the City of Winter Park, Florida. The Fee Schedule adopted via this Resolution shall become effective October 1, 2026.

ADOPTED this ____ day of _____, 2026, by the City Commission of the City of Winter Park, Florida.

CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA

_____
Sheila DeCiccio, Mayor

ATTEST:

_____
Kim Breland, City Clerk

EXHIBIT A

CITY OF WINTER PARK

FEE SCHEDULE

Effective October 1, 2026

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- Finance Fees 1

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Pricing Basis Legend	
C	Pricing is based on costs
M	Pricing is based on market comparisons
S	Pricing is stipulated by Florida Statutes

CITY OF WINTER PARK - FEE SCHEDULE
Effective: October 1, 2026

GENERAL GOVERNMENT FEES

ADMINISTRATIVE FEES:

Lien recording fees:
- Fee for first page ..... 10.00 (C)
- Each page thereafter ..... 8.50 (C)

Certification charge ..... 2.00 (C)
Lien and foreclosure research ..... 50.00 (C)
Notarization fee:
- Per signer ..... 2.00 (C)
- Per document to be notarized ..... 2.00 (C)

City map and aerial photographs ..... 10.00 (C)
- Plus postage and handling ..... 1.50 (C)

City Code and Supplements to City Code
- Can be purchased from: Municipal Code Corporation
  P. O. Box 2235
  Tallahassee, FL 32316
- Or accessed on-line at www.municode.com

Copy of CD (City provides the CD) ..... 3.00 (C)

Copy charge per page ..... .0.15 (C)
Double sided ..... .0.20 (C)

Administrative charge for having overgrown properties mowed,
cleaned or cleared of debris, hazardous trees or other unsightly articles .... 150.00 (C)
Administrative charge for repeated mowing or clearing of properties ..... 300.00 (C)

FINANCE FEES:

Printed copy of annual budget document ..... 20.00 (C)
Printed copy of CAFR ..... 15.00 (C)
Returned check charge: *
- Check amount $0.01 to $50.00 ..... 25.00 (C)
- Check amount $51.00 to $300.00 ..... 30.00 (C)
- Check amount greater than $300.00 ..... 40.00 (C)
  ..... Or 5% of check amount, whichever is greater

* If payment is not received within 30 days, the city may file a civil action against the check writer for three times the amount of the check, but in no case less than $50.00, in addition to the payment of the check plus any court costs, reasonable attorney fees, and any bank fees incurred by the City in taking the action.

PLANNING FEES:

LAND DEVELOPMENT FEES:

Application Fee Schedule:

- Annexations ..... 500.00 (M)
- Annexations requiring citywide notice ..... 500.00, plus actual cost of notice (M)
- Appeals ..... 1,000.00 (M)
- Appeals of decisions made by Historic Preservation Board ..... 300.00 (M)
- Appeals of Building Code heard by Construction Board of Appeals ..... 100.00 (C)
- Comprehensive Plan amendments and rezoning:
  - Less than one acre (1,500 ft. notice) ..... 2,000.00 (M)
  - More than one acre (city-wide notice) ..... 8,000.00 (M)
- Conditional use (including extensions/re-establishments):
  - (applications with 500 ft notice) ..... 1,500.00 (M)
  - (applications with 1,500 ft notice) ..... 2,000.00 (M)
  - (applications requiring quarter page ad) ..... 1,500.00 (M)
  - (applications with city-wide notice,) ..... 8,000.00 (C)
- Development Review Committee Application Fees:
  - Concept or preliminary plan ..... 300.00 (M)
  - Final plan submittal ..... 500.00 (M)
- Interpretations by Code Enforcement ..... 200.00 (M)
- Lakefront site plan reviews:
  - Residential construction ..... 500.00 (M)
  - Commercial or multi-family construction ..... 500.00 (M)
- Application review deposit (additional funds will be required to the extent actual costs exceed the deposit) ..... 3,000.00 (M)
- Subdivision:
  - Three lots or less ..... 1,000.00 (M)
  - Over three lots ..... 2,000.00 (M)
- Lot consolidations:
  - Three lots or less ..... 500.00 (M)
  - Over three lots ..... 800.00 (M)
- Subdivisions with road improvements ..... 1,000.00 (M)
- Variances:
  - Single family residential ..... 300.00 (M)
    - Each additional single family residential variance ..... 200.00 (M)
  - Multi-family and commercial ..... 800.00 (M)
- Zoning verification letter (each property) ..... 100.00 (M)

PLANNING FEES (CONTINUED):

Application and Permit Fees (continued):

Adult entertainment application fee (non-refundable)	200.00 (C)
Adult entertainment application fee - annual fee	750.00 (C)
Facilities permit application	10.00 (C)
Parks impact fee (per new dwelling unit)	2,000.00 (M)
Alcoholic beverage license	50.00 (C)
Sidewalk sale permit	200.00 (C)
Sidewalk sale permit during the Art Festival, per restaurant, with inspection	150.00 (C)
Sidewalk sale permit during the Art Festival per retail business	20.00 (C)
Parking lot during the Art Festival	80.00 (C)
Sidewalk café application processing fee (non-refundable)	50.00 (C)
Sidewalk café permit fee	
1 – 4 seats	80.00 (C)
5 – 8 seats	100.00 (C)
9 – 12 seats	120.00 (C)
13 – 16 seats	140.00 (C)
17+ seats	160.00 (C)
Business certificate processing	15.00 (C)
Off-site advertising sign permit	50.00 (C)
Annual outdoor advertising sign permit (per sign)	50.00 (C)
Street name petitions (per application)	300.00 (C)
Banners:	
North Park Ave. (Morse Blvd. to Webster Ave., 17 poles)	510.00 (C)
South Park Ave. (Fairbanks Ave. to Morse Blvd., 16 poles)	480.00 (C)
E. Morse Blvd. (US 17-92 to Pennsylvania Ave., 10 double sided poles)	600.00 (C)
W. Morse Blvd. (Pennsylvania Ave. to Interlachen Ave., 11 double sided poles)	660.00 (C)
New England Ave. (New York Ave. to Hannibal Square West, 16 poles.	480.00 (C)
Pennsylvania Ave. (Lyman Ave. to Israel Simpson Ct., 26 poles)	780.00 (C)
N. Orange Ave. (Fairbanks Ave. to Minnesota Ave., 20 poles)	600.00 (C)
S. Orange Ave. (Denning Dr. to US 17-92, 20 poles)	600.00 (C)
Street Pole Signs:	
One time initial posting fee	450.00 (C)
Annual participation fee	100.00 (C)

PLANNING FEES (CONTINUED):

PUBLICATIONS:

Community Redevelopment Agency Plan	15.50 (C)
Community Redevelopment Agency Plan Amendment for Expansion Area	13.65 (C)
Comprehensive Plan Goals, Objectives and Policies	60.00 (C)
Comprehensive Plan Data, Inventory and Analysis	85.00 (C)
CD of Comprehensive Plan Goals, Objectives and Policies and Data, Inventory Analysis	10.00 (C)
Land Development Code	30.00 (C)
Land Development Code (zoning article only)	15.00 (C)
Historic Resources Survey (color copy)	58.00 (C)
Historic Resources Survey (black & white copy)	12.80 (C)
Subdivision regulations	10.00 (C)
Park Avenue “Architectural Design Guidelines”	10.00 (C)
Morse Boulevard “Facade Design Guidelines”	10.00 (C)

Maps:

Zoning and future land use map (digital form)	60.00 (C)
Zoning map	10.00 (C)
Future land use map	10.00 (C)

Retrieval and research of plans and documents in storage

(Research and copying costs not included)	15.00 (C)
Additional research	20.00 (C)

Listings:

Business Listings:*

Printed (per page)	0.50 (C)
Label ready format, sheet of 20 (per page)**	2.00 (C)
On diskette (per disk)***	6.00 (C)

* The above orders will include a $50.00 per hour labor/computer charge; 15 minimum ($12.50). Orders will be taken with a three to four day turn around time.

** Labels will not be provided, but the listing will be printed in a copy ready format to reproduce on a label readily available for purchase by the requestor at any office supply retailer.

PLANNING FEES (CONTINUED):

After the Fact Requests - Double the application fee and triple the building permit fee

Applications tabled at the request of the applicant, within 10 days of the Planning and Zoning meeting or Board of Adjustment meeting, will be charged for additional advertising and notification costs, plus $100.00.

Costs incurred by the City for additional consultant investigation, traffic analysis, and planning activities prompted by the proposal shall be assessed to the project at the rate of 110%. This charge shall be added at the next logical development review point when a fee to the City is required, e.g.; rezoning request, subdivision request, conditional use request or building permits

MULTI-MODAL TRANSPORTATION IMPACT FEES

Residential:

Single family (detached):

- Less than or equal to 1,200 square feet, per dwelling unit ..... 6,425.00 (M)
- 1,201 to 2,000 square feet, per dwelling unit ..... 8,218.00 (M)
- 2,001 to 3,500 square feet, per dwelling unit ..... 10,163.00 (M)
- Greater than 3,500 square feet, per dwelling unit ..... 10,640.00 (M)

Multi-Family Housing/Townhouse, low rise, 1-2 floors, per dwelling unit ..... 5,937.00 (M)
Multi-Family Housing, mid rise, 3-10 floors, per dwelling unit ..... 4,395.00 (M)
Multi-Family Housing, high rise, > 10 floors, per dwelling unit ..... 3,580.00 (M)
Student Housing, Adjacent to Campus, per bedroom ..... 1,246.00 (M)
Student Housing, Over ½ Mile from Campus, per bedroom ..... 2,410.00 (M)
Mid-Rise Residential w/1st floor commercial, per dwelling unit ..... 2,744.00 (M)
High-Rise Residential w/1st floor commercial, per dwelling unit ..... 1,571.00 (M)
Mobile Home Park, per dwelling unit ..... 3,054.00 (M)
Senior Adult Housing – detached, per dwelling unit ..... 2,975.00 (M)
Senior Adult Housing – attached, per dwelling unit ..... 2,220.00 (M)
Time Share, per dwelling unit ..... 5,343.00 (M)

Lodging:

Hotel/Tourist Hotel, per room ..... 3,033.00 (M)
Motel, per room ..... 1,440.00 (M)

Recreational:

Golf Course, per acre ..... 2,841.00 (M)
Bowling Alley, per 1,000 sf ..... 7,993.00 (M)
Movie Theatre, per 1,000 sf ..... 20,895.00 (M)
Raquet Club, per 1,000 sf ..... 12,734.00 (M)
Health/Fitness Club, per 1,000 sf ..... 22,428.00 (M)
Dance Studio (Music Arts/Music Lessons), per 1,000 sf ..... 8,010.00 (M)

Institutional:

School, per 1,000 sf ..... 6,998.00 (M)
Public Assembly, per 1,000 sf ..... 3,284.00 (M)
Day Care, per 1,000 sf ..... 9,446.00 (M)

Medical:

Hospital, per bed ..... 15,641.00 (M)
Nursing Home, per 1,000 sf ..... 1,899.00 (M)
Animal Hospital/Veterinary Clinic, per 1,000 sf ..... 4,047.00 (M)

Office:

General Office – less than 50,000 sq ft, per 1,000 sf ..... 8,133.00 (M)
General Office – 50,001 to 100,000 sq ft, per 1,000 sf ..... 7,953.00 (M)
General Office – 100,001 to 200,000 sq ft, per 1,000 sf ..... 7,790.00 (M)
General Office – Over 200,000 sq ft, per 1,000 sf ..... 7,621.00 (M)
Small Medical/Dental Office – less than 10,000 sq ft, per 1,000 sf ..... 18,872.00 (M)
Medical/Dental Office, per 1,000 sf ..... 27,101.00 (M)
Post Office, per 1,000 sf ..... 42,202.00 (M)

MULTI-MODAL TRANSPORTATION IMPACT FEES (continued)

Retail:

Free-Standing Discount Store, per 1,000 sf	11,105.00 (M)
Hardware/Paint, per 1,000 sf	1,079.00 (M)
Retail – less than 50,000 sfgla, per 1,000 sfgla	10,051.00 (M)
Retail – 50,001 to 100,000 sfgla, per 1,000 sfgla	11,052.00 (M)
Retail – 100,001 to 200,000 sfgla, per 1,000 sfgla	10,052.00 (M)
Retail – 200,001 to 300,000 sfgla, per 1,000 sfgla	9,852.00 (M)
Retail – 300,001 to 400,000 sfgla, per 1,000 sfgla	9,676.00 (M)
Retail – 400,001 to 500,000 sfgla, per 1,000 sfgla	9,667.00 (M)
Retail – 500,001 to 1,000,000 sfgla, per 1,000 sfgla	10,244.00 (M)
Retail – 1,000,001 to 1,200,000 sfgla, per 1,000 sfgla	10,476.00 (M)
Retail – Over 1,200,000 sfgla, per 1,000 sfgla	10,770.00 (M)
New/Used Auto Sales, per 1,000 sf	11,875.00 (M)
Supermarket, per 1,000 sf	16,070.00 (M)
Convenience Market w/Gas Pumps, per 1,000 sf	33,899.00 (M)
Home Improvement Superstore, per 1,000 sf	6,359.00 (M)
Electronics Superstore, per 1,000 sf	5,427.00 (M)
Drug Store, per 1,000 sf	8,916.00 (M)

Services:

Bank/Savings Walk-In, per 1,000 sf	8,404.00 (M)
Bank/Savings Drive-In, per 1,000 sf	14,868.00 (M)
Drinking Place, per 1,000 sf	15,293.00 (M)
Quality Restaurant, per 1,000 sf	27,456.00 (M)
High-Turnover Restaurant, per 1,000 sf	31,605.00 (M)
Fast Food Restaurant w/Drive Thru, per 1,000 sf	74,592.00 (M)
Auto Service, per 1,000 sf	9,708.00 (M)
Gas Station w/Convenience Market, less than 2,000 sf, per Fuel Pos	9,799.00 (M)
Gas Station w/o Convenience Market, 2,000 to 2,999 sf, per Fuel Pos	11,709.00 (M)
Gas Station w/Convenience Market $\geq$ 3,000 sf, per 1,000 sf, per Fuel Pos	13,136.00 (M)
Self-Service Car Wash, per Wash Station	20,980.00 (M)

Industrial:

General Light Industrial, per 1,000 sf	3,117.00 (M)
Manufacturing, per 1,000 sf	2,447.00 (M)
Warehousing, per 1,000 sf	1,050.00 (M)
Mini-Warehouse, per 1,000 sf	578.00 (M)
High-Cube Transload and ST Storage Warehouse, per 1,000 sf	839.00 (M)

BUILDING AND PERMITTING FEES

Application and Permit Fees:

Filming fees:

Motion pictures:

Application Processing Fee:
Less than 10 persons or 2 vehicles involved (per day) ..... 50.00 (C)
plus, reimbursement of additional costs to the City, if any
10 persons or more or more than 2 vehicles involved (per day) ..... 100.00 (C)
plus, reimbursement of additional costs to the City, if any
Permit Fees:
Private property (registration of exemption) ..... 25.00 (C)
Public streets, parks, buildings or city facilities (per day) ..... 500.00 (C)
Use of City Personnel. ..... cost plus 30% (C)

Still photography:

Application Processing Fee:
Less than 10 persons or 2 vehicles involved (per day) ..... 25.00 (C)
plus, reimbursement of additional costs to the City, if any
10 persons or more or more than 2 vehicles involved (per day) ..... 50.00 (C)
plus, reimbursement of additional costs to the City, if any
Permit Fees:
Private property (registration of exemption) ..... 0.00 (C)
Public streets, parks, buildings or city facilities (per day) ..... 250.00 (C)
Use of City Personnel. ..... cost plus 30% (C)

Backyard chicken permit fee ..... 50.00 (C)
Garage sale permit ..... 10.00 (C)
Solicitation permits application:
Processing fee ..... 100.00 (C)
Permit fee ..... 300.00 (C)
Non-profit solicitation permits application:
Processing fee ..... 10.00 (C)
Permit fee ..... 30.00 (C)
Special event permit processing fee ..... 50.00 (C)
Special event permit ..... 100.00 (C)
Non-profit special event permit processing fee
(Internal Revenue Code 501C(3) organizations) ..... 10.00 (C)

Non-Profit special event permit ..... 30.00 (C)
Special events requiring street closure permit processing fee ..... 100.00 (C)
Special event permit for events requiring street closure:
Small events (less than 400 persons) ..... 100.00 (C)
Large events requiring multiple department approval ..... 200.00 (C)

BUILDING AND PERMITTING FEES (CONTINUED)

Lien and foreclosure research (allow five business days)..... 50.00 (C)

Retrieval and research of plans and documents in storage
(Research and copying costs not included)..... 15.00 (C)
Additional research ..... 20.00 (C)

required, e.g.; rezoning request, subdivision request, conditional use request or building permits

OTHER CHARGES:

Address change and /or additional requests (commercial and residential):
- Processing Fee for 1 address (all requests – approved or denied) ..... 15.00 (C)
- Processing Fee per address for additional addresses (all requests – approved or denied)..... 5.00 (C)

Letter of Reciprocity for contractors..... 15.00 (C)

Tree Removal Permits:
- Single family residential ..... 35.00 (C)
- Non-residential or multi-family property..... 100.00 (C)
- Reinspection of tree (second and third visits)..... 25.00 (C)
- Reinspection of tree (each required visit after the third) ..... 75.00 (C)
- Request for appeals to Tree Preservation Board ..... 35.00 (C)
- Compensation for removing a protected tree ..... 110.00 per caliper inch dbh (C)

Landscaping Fees:
- First landscaping inspection (included in permit fee)..... 0.00
- Re-inspection fee ..... 30.00 (C)

BUILDING AND PERMITTING FEES (CONTINUED)

Permit Fees:

Florida Building Code (FBC) ..... 0.0057 of valuation*
Land Development Code (LDC) ..... 0.0057 of valuation*
Submittal Fees ..... 1/3 of Permit Fees ($100 minimum)
Technology/archive fee ..... 0.75% of Permit Fees ($15 minimum)
Plan review fee for revisions ..... 25.00 per page (C)
(or if more than 50% of original plan, then full plan review fee is required, reduction allowed for minor revisions on each page)
Housing fee per Chapter 2, Article VIII and Resolution 2246-21:
Restaurants/food/beverage service (per square foot) ..... 2.00 (C)
Commercial/office, business (per square foot) ..... 1.00 (C)
Inspector training ....0.04% of permit fee - FBC (C)
After hours inspection fee ..... 250.00/inspection (C)
Early start permit fee ..... 150.00 (C)
State Fees (new or remodeled floor area) 2.5% of permit fee amount or $4 minimum (S)
Transfer of permit to new contractor or applicant ..... 100.00 (C)
Extension/reinstatement of applications and permits ..... 150.00 (C)
Site development permit (stand-alone):
Minimum fee (or 0.2% of the valuation Over $100,000)**……. 200.00 (C)
Plan Review Fee:…….. ……½ related permit fee (C)
Issuance of Temporary Certificate of Occupancy:
Single Family Residence ..... ……200.00 (C)
All Others:…….. ..... ……300.00 (C)
Additional fee for EnerGov processed transactions:
Credit card fee ($2.50 minimum) ..... 3.5% of total fees paid (C)
Payment by e-check ..... 1.00 (C)

*	Building valuations shall be based on the actual contract cost or square footage established by the Building Valuation Data of the International Code Council, whichever is greater. Fee computations will be rounded up to the nearest thousand dollars
**	Submittal fees are non-refundable and are included in both Permit Fees (FBC and LDC) calculations.

BUILDING AND PERMITTING FEES (CONTINUED)

After the fact requests - double the variance application fee and triple the building, electrical, plumbing and gas permit fees.

Permit Fee – FBC will be reduced 25% when using a private provider for plans review and another 25% for inspections prior to permit issuance. Submittal fee – FBC will not be reduced when private providers are used.

Costs for enforcing the Florida Building Code and Land Development Code related costs may be determined annually and allocated for those areas.

Permits where special circumstances require extra inspections not known at the time of plan review, additional fees may be added.

No refunds for the first $100 of fees paid if requested within 1 year of the date of payment. Refund requests after 1 year from the date of payment will be denied and will not be processed. Refunds applicable only to permits that were not charged Submittal Fees.

Sub Permits:

Electric Permit Fees:
- Residential ..... 75.00 (C)
- Commercial ..... 200.00 (C)

Gas Permit Fees:
- Residential ..... 75.00 (C)
- Commercial ..... 200.00 (C)

Mechanical Permit Fees:
- Residential ..... 75.00 (C)
- Commercial ..... 200.00 (C)

Plumbing Permit Fees:
- Residential ..... 75.00 (C)
- Commercial ..... 200.00 (C)

Roofing Permit Fees:
- Residential ..... 75.00 (C)
- Commercial ..... 200.00 (C)

BUILDING AND PERMITTING FEES (CONTINUED)

Solar Photovoltaic Building Permit Fee
- **Tier 1** ..... 50.00 (C)
- **Tier 2** ..... 150.00 (C)

Tier 2 Interconnection of Customer Owned Renewable Generation Systems. 240.00 (C)

Gas Permit Fees:
- Residential ..... 150.00 (C)
- Commercial ..... 250.00 (C)

Mechanical Permit Fees:
- Residential ..... 150.00 (C)
- Commercial ..... 250.00 (C)

Plumbing Permit Fees:
- Residential ..... 150.00 (C)
- Commercial ..... 250.00 (C)

Roofing Permit Fees: **
- Residential ..... 150.00 (C)
- Commercial ..... 250.00 (C)

Building Moving Permits:
- Into or within the City ..... 500.00 (C)
- Outside the City ..... 100.00 (C)

Reinspection fee:
- For all trades ..... 50.00 (C)
- Repeat reinspection on same item ..... 100.00 (C)
- Continued repeat inspection (3rd visit or more) ..... 300.00 (C)
- Missed inspection ..... 100.00 (C)

Demolition Permits (expires within 30 days):
- 1 or 2 family dwellings (and accessory buildings) ..... 150.00 (C)
- Other buildings ..... 250.00 (C)

Low Voltage Security Alarm System ..... 40.00 (S)

PUBLIC WORKS FEES

Street Division:

Regular rates (per hour):

Division chief	44.70 (C)
Assistant division chief	36.40 (C)
Field supervisor	33.00 (C)
Foreman/crew leader	31.00 (C)
Traffic Control employee	25.00 (C)
Traffic Signal worker	30.00 (C)
Equipment Operator II and III	29.00 (C)
Street sweeper/Operator I	24.00 (C)
Maintenance Worker	23.00 (C)
Crew (1 Supervisor and 2 Workers)	79.00 (C)

Overtime rates (per hour):

Division chief	67.05 (C)
Assistant division chief	54.60 (C)
Field supervisor	49.50 (C)
Foreman/crew leader	46.50 (C)
Traffic Control employee	37.50 (C)
Traffic Signal worker	45.00 (C)
Equipment Operator II and III	43.50 (C)
Street sweeper/Operator I	36.00 (C)
Maintenance Worker	34.50 (C)
Crew (1 Supervisor and 2 Workers)	118.50 (C)

Holiday rates (per hour):

Division chief	89.40 (C)
Assistant division chief	72.80 (C)
Field supervisor	66.00 (C)
Foreman/crew leader	62.00 (C)
Traffic Control employee	50.00 (C)
Traffic Signal worker	60.00 (C)
Equipment Operator II and III	58.00 (C)
Street sweeper/Operator I	48.00 (C)
Maintenance Worker	42.40 (C)
Crew (1 Supervisor and 2 Workers)	158.00 (C)

Equipment: (per hour)

Excavator	60.00 (C)
Front end loader	60.00 (C)
Vaccon	60.00 (C)
Bucket truck	60.00 (C)
Rubber tire backhoe	30.00 (C)
Street sweeper	30.00 (C)
Semitractor w/trailer	50.00 (C)
Tandem Dump truck	30.00 (C)
Flatbed truck	20.00 (C)
Pickup truck	10.00 (C)
Bobcat/skid steer	22.00 (C)
Miscellaneous drills, saws, 3-4 inch water pumps	10.00 (C)
6” well point/by pass pump	20.00 (C)

PUBLIC WORKS FEES (CONTINUED)

Street Division (continued):

Barricade daily rental (each) ..... 1.50 (C)
Maintenance of traffic service vehicle ..... 20.00 (C)
Mobilization fee ..... 5% of invoice prior to admin costs (C)

Facilities Maintenance:

Regular rate (per hour):
- Custodial ..... 24.10 (C)
- Supervisor ..... 43.50 (C)
- Tradesman ..... 30.75 (C)

Overtime rate (per hour):
- Custodial ..... 34.18 (C)
- Supervisor ..... 62.34 (C)
- Tradesman ..... 44.11 (C)

Holiday rate (per hour):
- Custodial ..... 44.25 (C)
- Supervisor ..... 81.17 (C)
- Tradesman ..... 57.46 (C)

Vehicle charge (per hour) ..... 14.00 (C)

Decorative Street Light Installation (per pole) ..... 250.00 (C)
Decorative Street Light Maintenance (per pole/per month) ..... 2.43 (C)

Engineering:

Driveway fee:
- Basic fee ..... 50.00 (C)
- Additional fee for reinspection ..... 30.00 (C)

Pressure test reinspection fee ..... 100.00 (C)
Project inspection fee:
- Construction cost:
  - $ 0 - $ 5,000 ..... 10% of construction cost (M)
  - $ 5,000 - $ 20,000 ..... $500 plus 4% above $5,000 (M)
  - Over $ 20,000 ..... $1,000 plus 3% above $20,000 (M)
- Lift stop work order ..... 500.00 (M)
- Neglect or failure to schedule required inspection ..... 100.00 (M)
- Failure to have City approved site grading plan on site for inspection ..... 100.00(M)

Right-of-way Permit Fee ..... 90.00 (M)

PUBLIC WORKS FEES (CONTINUED)

Engineering, continued:

Right-of-way permit for construction projects utilizing all or part of street/sidewalk (daily rate equals 1/10 of the monthly rate for each day:

- Blocking sidewalk ..... $1,000.00 per month (M)
- Blocking lane of traffic:
  - Over 5,000 vehicles per day ..... $5,000 per month (M)
  - Under 5,000 vehicles per day ..... $2,000 per month (M)
- Blocking parking lane:
  - Inside Central Business District ..... $3,000 per month (M)
  - Outside Central Business District ..... $1,000 per month (M)
- Transverse cuts:
  - Open cut - paved areas (each cut) ..... 270.00 (C)
  - Open cut - right-of- way (each cut) ..... 110.00 (C)
  - Open cut - dirt road (each cut) ..... 150.00 (C)
  - Bore and jack (each operation) ..... 200.00 (C)
- Copies of blueprints ..... 5.00 (C)

Right-of-way easement/vacation/abandonment requests ..... 1,000.00 (C)

Plat Review Fees:

- Minor plat ..... 1,200.00 (C)
- Major plat ..... 3,000.00 (C)

Minor Plat:
A subdivision or re-subdivision of land shall be considered a Minor Plat only where the subject property fronts on an existing public street built to City standards, no new public street is required, no substantial public improvements are required, the street layout is not materially changed except for right-of-way or easement dedications, all proposed lots are serviceable by existing public infrastructure, and the subdivision contains no more than 7 residential lots or no more than 4 nonresidential or commercial lots with common access.

Major Plat:
Anything needing new streets, drainage, utilities, or other public improvements. A subdivision or re-subdivision of land shall be considered a Major Plat if it does not meet the criteria for a Minor Plat, or if it requires a preliminary plat, new public streets, substantial public improvements, extension of public infrastructure, material changes to the street layout or access, or exceeds 7 residential lots or 4 nonresidential or commercial lots with common access.

REFUSE SERVICE FEES

Residential Refuse Service Fees	
Residential collection service	$29.33
Residential collection service – each additional solid waste cart	$9.91
Delivery and maintenance charge for each additional garbage cart	$123.53
Residential special service	$55.77
Residential bulk pickup – up to two cubic yards (requires photo and city approval prior to collection	$123.75
Residential bulk pickup – each additional cubic yard above two (requires photo and city approval prior to collection	$51.57
Bulk yard waste in excess of three yards (per each additional yard)	$18.43

Multi-Family and Commercial Solid Waste Collection – Uncompacted								
Size/Freq	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**Extra PU (per CY)**
2	$78.41	$158.39	$239.94	$323.06	$407.75	$494.00	$581.83	$36.20
3	$118.2	$238.78	$361.73	$487.03	$614.70	$744.73	$877.12	$54.30
4	$158.39	$321.49	$484.60	$652.40	$823.34	$997.42	$1,174.6	$72.76
6	$238.77	$482.25	$730.42	$983.30	$1,240.90	$1,505.19	$1,770.19	$109.41
8	$319.92	$646.13	$978.60	$1,317.35	$1,662.36	$2,013.66	$2,371.22	$146.24
95G Cart	Commercial collection service per garbage cart							$42.73
95G Cart	Delivery and maintenance charge for each garbage cart							$130.70

Multi-Family and Commercial Solid Waste Collection - Compacted								
Size/Freq	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**Extra PU (per CY)**
2	$135.2	$275.98	$422.08	$573.61	$730.54	$892.88	$1,060.6	$93.70
3	$203.94	$415.99	$636.18	$864.47	$1,100.87	$1,345.3	$1,598.03	$140.83
4	$273.27	$557.37	$852.29	$1,158.03	$1,474.59	$1,801.98	$2,140.19	$188.02
6	$411.93	$840.11	$1,284.5	$1,745.17	$2,222.04	$2,715.15	$3,224.49	$282.59
8	$551.77	$1,125.56	$1,720.81	$2,337.70	$2,976.25	$3,636.42	$4,318.26	$377.29

REFUSE SERVICE FEES (CONTINUED)

Multi-Family and Commercial Recyclables Collection
The collection of recyclable materials from multi-family and commercial customers is not governed by the City's franchise agreement with Waste Pro. Please contact Waste Pro at (407) 774-0800 for recycling service options and rates.

Roll-Off and Compactor Collection Services	Customer Rate
Open Top Roll-Off - Per Pull Fee (all sizes)	$376.71
Compactor - Vertical - Lease	$401.82
Compactor - 15 cubic yards - Lease	$803.65
Compactor - 20 cubic yards - Lease	$853.89
Compactor - 30 cubic yards - Lease	$904.12
Compactor - 40 cubic yards - Lease	$954.35
Compactor - Per Pull Fee (all sizes)	$376.71
Delivery/Dry Run/Relocate	$145.19
Deodorizer	$264.71
Front Load Maintenance Fee	$594.12
Gates	$35.81
Lock Bar ($25.64 each if shared)	$51.30
Locks	$51.30
Receiver Box	$341.28
Roll Out	$71.81
Wheels	$71.81

STORMWATER FEES

Annual Stormwater Utility Assessments:

Per square foot of impervious surface area:

Single family residential property	0.09 (C)
Non-residential/commercial property	0.09 (C)
Duplex properties	0.09 (C)
Apartment complexes	0.09 (C)
Condominium units (fee for the complex as a whole will be divided by the number of units for the per unit assessment)	0.09 (C)

Stormwater Variance Request ..... 200.00 (C)

Illicit Discharges to Storm Sewers and/or Water Bodies (lakes, ponds, canals, etc.):

Unintentional (due to lack of erosion control or the like)	200.00
Intentional (direct dumping into storm sewer or water body)	1,000.00

NATURAL RESOURCES AND SUSTAINABILITY

Shoreline Alteration Permit:

Vegetation removal	No fee
Revetment or seawall	100.00 (C)
Violation of Shoreline Protection Code	1,000.00 (C)

Dock site plan 2nd review (includes dock and boathouse): ..... 100.00 (C)

Violation of fertilizer use standards:

1st violation (written notice and warning)	0.00 (M)
2nd violation (non-commercial applicators)	60.00 (M)
2nd violation (commercial applicators)	100.00 (M)
3rd and subsequent violations	300.00 (M)

Keep Winter Park Beautiful & Sustainable:

Personalized park benches, various locations	3,500.00 (M)

Violations of city codes and ordinances:

Class I	60.00 (C)
Class II	100.00 (C)
Class III	200.00 (C)
Class IV	300.00 (C)

Each successive repeated violation of a particular code or ordinance section shall be subject to a civil penalty for the next higher violation classification. For example, a second violation of a Class I violation will be fined as a Class II violation, a third violation of a Class I violation will be fined as a Class III violation, and so on.

BOAT USER FEES

Boat Stickers:

Boat sticker costs are computed according to a formula based upon the horsepower (hp) of the motor, plus the length (lg) of the boat, times (*) a set amount.

Annual permit:

City resident ..... hp + lg * $0.50 (C)
Non-resident ..... hp + lg * $0.75 (C)

Annual commercial permit:

City resident ..... hp + lg * $1.00 (C)
Non-resident ..... hp + lg * $1.50 (C)

Half-year permit (January 1 to June 30):

City resident ..... hp + lg * $0.25 (C)
Non-resident ..... hp + lg * $0.375 (C)

Daily user fee(regardless of size of boat and horsepower of motor) ..... $6.00 (C)

PUBLIC SAFETY FEES

POLICE FEES AND FINES:

Administration Fees:

Copies:
- Copies/Reports (per page) ..... 0.15 (S)
- Double sided copies ..... 0.20 (S)
- Certified copies ..... 1.00 (S)

Flash drives for photographs, recordings and videos (per drive) ..... 3.00 (C)
CD for photographs, recordings and videos (per CD) ..... 1.00 (S)
Local agency checks ..... 10.00 (C)
Crash report ..... 10.00 (S)
Good conduct letter ..... 10.00 (C)
Research for public records requests estimated at thirty minutes or more will require a deposit based on the estimated time to complete the request and the hourly rate of the employee completing the request and computer time. Fees for the first thirty minutes are waived.

Off-Duty Police Services (four hour minimum):

Regular Off-Duty Rates per Hour:
- Police officer (request at least 7 days in advance) ..... 60.00 (C)
- Police officer (request less than 7 days in advance ..... 85.00 (C)
- Details requiring a police supervisor ..... 65.00 (C)
- Road construction details ..... 85.00 (C)

Holiday Off-Duty Rates per Hour:
- Police officer ..... 85.00 (C)
- Details requiring a police supervisor ..... 93.00 (C)
- Details for school security ..... 60.00 (C)

City Holidays:
- New Year's Day
- Martin Luther King, Jr. Day
- Memorial Day
- Juneteenth
- Independence Day
- Labor Day
- Thanksgiving Day
- Friday after Thanksgiving
- Christmas Eve
- Christmas Day
- New Year's Eve

Civil Penalty Fines:

Interference with overtime parking enforcement ..... 50.00 (M)
Tampering with immobilization device ..... 100.00 (M)
Removal of immobilization device by enforcement officer ..... 75.00 (M)
Skateboarding within central business district ..... 10.00 (M)
Micromobility device and motorized scooters violation fee (per device):
- 1st offense ..... 25.00 (M)
- Successive offenses ..... 45.00 (M)

PUBLIC SAFETY FEES (CONTINUED)

Responding to false alarms:

First response	0.00
Second and third response within 6 months of first response	0.00
Business:	
Fourth response within 6 months of third response	50.00 (M)
All succeeding responses within 6 months of the last response	100.00 (M)
Residential:	
Fourth response within 6 months of third response	25.00 (M)
All succeeding responses within 6 months of the last response	50.00 (M)

Parking Fines: *

Each fine amount includes a $5.00 surcharge as authorized by Florida State Stature 316.660(4)(a)&(b) and City Code 98.91 to fund the School Crossing Guard programs within the City of Winter Park

Blocking drive or roadway (travel lane/obstructing traffic)	25.00 (M)
Bus zone or taxi stand	25.00 (M)
Disabled only/permit required	255.00 (S)
Double parking	25.00 (M)
Extended over lines	25.00 (M)
Fire lane/hydrant/red curb	110.00 (S)
Loading zone (commercial vehicles only)	25.00 (M)
Other	25.00 (M)
On parkway	25.00 (M)
On sidewalk/crosswalk	25.00 (M)
Over posted time limit	25.00 (M)
Parking prohibited (yellow curb/no sign)	25.00 (M)
Rear or left wheels to curb	25.00 (M)
Successive overtime (each offense)	45.00 (M)
Unauthorized (reserved) space	25.00 (M)
Where signs prohibit	25.00 (M)
Movement of vehicle in Central Business District to circumvent posted parking restrictions	55.00 (M)

* After five days, an additional $5.00 will be assessed for any of the parking fines listed above.

* After receiving a mailed *Notice of Summons* for any or the above parking fines, an additional $15.00 will be assessed.

Traffic signal violations:

Red light camera infraction	158.00 (S)

PUBLIC SAFETY FEES (CONTINUED)

FIRE FEES:

EMS Transport Fee:

Transport:

BLS	720.00 (M)
ALS1	925.00 (M)
ALS2	1,028.00 (M)

Plus distance transported from incident location to medical facility	12.00 per mile (M)
HIPAA qualified patient information package (per patient event)	50.00 (C)

False Alarm Response fee:

First response and second	0.00 (M)
Third response within 6 months of first response	250.00 (M)
Fourth response within 6 months of third response	350.00 (M)
All succeeding within 6 months of the last response	350.00 (M)

Known alarm is activated by on scene construction workers or alarm company technicians:

First response	250.00 (M)
Second response within 6 months of first response	500.00 (M)
All succeeding within 6 months of the last response	500.00 (M)

Fire/Rescue Service fees:

Hourly Charges for city employees and equipment:

Command unit/Chief officer, per hour or part thereof	125.00 (C)
Engine company, per hour or part thereof	225.00 (C)
Ladder company, per hour or part thereof	275.00 (C)
Rescue unit, per hour or part thereof	200.00 (C)
Special needs	Figured on a cost recovery basis (C)

Hazardous materials cost recovery fees and/or response to intentional, malicious or negligently incidents are based on the cost of manpower, equipment and materials used.

Fire inspections:

After hour inspections	300.00 (C)

Maintenance reinspection fee:

First reinspection	No Charge (M)
Second reinspection	75.00 (M)
Third reinspection	100.00 (M)
Any subsequent reinspections	150.00 (M)

Inspector Training fee, per project ($1,000 minimum project value) 25.00 (M)

PUBLIC SAFETY FEES (CONTINUED)

Licensing Fees:

Health Department inspections.....40.00 (M)
HRS inspections..... 40.00 (M)
Occupational License inspections.....40.00 (M)

Permits By Use: (annual registration fee)

Ammunition, explosives and blasting agents .....40.00 (M)
Burn permits (bonfires).....40.00 (M)
Cryogenic fluids.....40.00 (M)
Dry cleaning plants.....40.00 (M)
Fire lane permits.....40.00 (M)
Fireworks.....40.00 (M)
Flammable/combustible liquids.....40.00 (M)
High piled combustible stock .....40.00 (M)
Hazardous chemicals .....40.00 (M)
LP gas .....40.00 (M)
Lumber storage .....40.00 (M)
Places of assembly.....40.00 (M)
Repair garages.....40.00 (M)
Tents and air supported structures .....40.00 (M)

Plans Review Fees:

Construction plans review - new and existing:
- $1,000 value or less (no inspector training fee)..... 25.00 (M)
- $1,001 value or over. ..... 55.00 plus 0.05% of total work (M)
- Revised plans25.00 (unless more than 50% of original plan, then full fee applies) (M)

Construction inspections .....25.00 or 1/2% of valuation (whichever is greater) (M)
- After hour inspections.....200.00 (M)

Construction reinspection fees:
- First reinspection .....40.00 (M)
- Second reinspection .....50.00 (M)
- Additional reinspection..... 100.00 (M)

Special Detail Services:

Personnel requested or required to be detailed for
- Special events (minimum of 3 hours).....60.00 per hour/per employee (C)
- Special events (supervisor, if necessary).....70.00 per hour/per supervisor (C)

Events requested less than ten days in advance:
- Special events (minimum of 3 hours).....80.00 per hour/per employee (C)
- Special events (supervisor, if necessary).....90.00 per hour/per supervisor (C)

Events scheduled on city recognized holidays require a fee of an additional $10.00/hour, with a four hour minimum.

PUBLIC SAFETY FEES (CONTINUED)

Public Education Services:

Fire station birthday party program:	
Basic program	175.00 (C)
Plus $5.00 per person up to a maximum of 20 attendees	
First aid class (per student)	45.00 (C)
CPR classes (per student)	50.00 (C)
Offsite training fee (per student)	20.00 (C)
Combination first aid and CPR class (per student)	75.00 (C)
Babysitter training class (per student)	55.00 (C)
Babysitter training class with CPR certification (per student)	90.00 (C)
Basic medical training class (per student)	100.00 (C)
Intermediate medical training class (per student)	150.00 (C)
Logistical staff for Fire Training Facility	150.00 (C)
Advanced medical training class (per student)	250.00 (C)
Fire training course (classroom only, per student)	500.00 (C)
Advanced fire training (includes cost of materials, per student)	700.00 (C)
Daily rental of Fire Training Facility (not to exceed 12 hours)	1,000.00 (C)

PARKS AND RECREATION FEES

Adult Sports Team Fees:

Flag Football and Softball ..... 550.00(M)
Men's Basketball League Team Fee ..... 500.00 (M)
Co-ed Kickball ..... 450.00 (M)

Field Rental Rates: 50% of field rental fees allocated to field maintenance fund.

Unscheduled or Late Reservation Rates (less than two full business days) Add $15.00 per hour.

Non-Profit Organizations and Winter Park Residents will receive 20% off listed field rental rates.

Cady Way, Martin Luther King, Jr. and Ward Park Baseball, Softball and Multipurpose fields A-1, A-2, C and Showalter East Multipurpose Field 2:

Before 5:00 p.m., per hour ..... 50.00 (C)
After 5:00 p.m., per hour ..... 65.00 (C)
Saturday and Sunday ..... 65.00 (M)
Field prep (lines), per field each time (standard lining multipurpose field) ..... 65.00 (C)
Field prep (lines), per field each time (multi lining multipurpose field) ..... 115.00 (C)
Field prep (lines), late reservations per multipurpose field Standard lines .... 120.00(C)
(less than two full business days' notice)
Field prep (lines), for late reservations per multipurpose field Multi lines .... 160.00 (C)
(less than two full business days' notice)
Field prep (lines), per field each time (standard lining Baseball/Softball) ..... 35.00 (C)
Field prep (lines), per field each time (specialty lining Baseball/Softball) ..... 60.00 (C)
Field prep (lines), for late reservations per Baseball Softball field ..... 60.00 (C)

All day (8:00 am to 9:00 pm) ..... 500.00 (C)
All day (8:00 am to 9:00 pm) Weekend ..... 750.00 (M)

Winter Park Youth League Fee: (specific guidelines apply)
Martin Luther King, Jr., Showalter East ,2 and Ward A1, A2, C, ... 50.00 (C)
Baseball, Softball Fields

Ward Park Field B Rental:

Before 5:00 p.m., per hour ..... 60.00(C)
After 5:00 p.m., per hour ..... 85.00(C)
Saturday and Sunday ..... 80.00 (M)

PARKS AND RECREATION FEES (continued)

Ward Park Field B (continued):

Field prep (lines), per field each time (standard lining)..... 65.00 (C)
Field prep (lines), per field each time (multi lining)..... 115.00 (C)
Field prep (lines), for late reservations per field Standard lining..... 120.00 (C)
(less than two full business days)
Field prep (lines), for late reservations per field multi lining..... 165.00 (C)

All day (8:00 am to 9:00 pm)..... 600.00 (C)
All day (8:00 am to 9:00 pm) Weekend.....1000.00 (M)

Winter Park Youth League Fee Field B:
Field B ..... 60.00(C)

Field 7 Batting Cages (2 cages per hour)
Cages 1 & 2…….. 10.00(M)
Cages 3 & 4…….. 10.00(M)

Showalter Stadium and East 1 Turf Field:

25% of Stadium rental fees allocated to field maintenance account. (Track, Fields, or Stadium)

Track Only (less than 400 people, 2 hour minimum, includes starting blocks)
Deposit .....100.00 (M)
Before 5:00 p.m., per hour .....40.00 (M)
After 5:00 p.m., per hour .....65.00 (M)
Saturday/Sunday .....65.00 (M)
Full Day 8:00 a.m. to 5:00 p.m. .....300.00 (M)
Full Evening 5:00 p.m. to 10:00 p.m.....300.00 (M)
Full Day Weekend 8:00 a.m. to 5:00 p.m. ……....475.00 (M)

Field Only (less than 400 people, 2 hour minimum,)
Deposit .....500.00 (M)
Before 5:00 p.m., per hour .....60.00 (M)
After 5:00 p.m., per hour .....85.00 (M)
Saturday/Sunday……..…..85.00 (M)
Full Day 8:00 a.m. to 5:00 p.m. .....450.00 (M)
Full Evening 5:00 p.m. to 10:00 p.m.....400.00 (M)
Full Day Weekend 8:00 a.m. to 5:00 p.m. ……..……....600.00 (M)

PARKS AND RECREATION FEES (continued)

Stadium (includes scoreboard, track, equipment package,
Ward C and Showalter East Fields. Video display scoreboard not included)

Deposit	1000.00 (M)
Before 5:00 p.m., per hour	200.00 (M)
After 5:00 p.m., per hour	310.00 (M)
Saturday/Sunday	310.00 (M)
Full Day 8:00 a.m. to 5:00 p.m.	1,700.00 (M)
Full Evening 5:00 p.m. to 10:00 p.m.	1,470.00 (M)
Full Day Weekend 8:00 a.m. to 5:00 p.m.	2,625.00 (M)

Concession Stand (2 hour minimum)

Deposit	500.00 (M)
Hourly	55.00 (M)
Full Day 8:00 a.m. to 5:00 p.m.	400.00 (M)
Full Evening 5:00 p.m. to 10:00 p.m.	250.00 (M)

Equipment (includes pole vault pads and standards, high jump pads and standards, steeplechase, One discus cage, nine starting blocks, one shotput circle Long Jump and 130 hurdles,)

Deposit	100.00 (M)
Individual Equipment	50.00 (M)
Package	200.00 (M)

*equipment fees allocated to a replacement account

Showalter Track Membership October 1 through September 30 Prorated

Monthly Resident	20.00 (M)
Monthly Youth Resident (Under 18)	10.00 (M)
Monthly Non-Resident	30.00 (M)
Monthly Youth Non-Resident (Under 18))	15.00 (M)
Annual Resident	150.00 (M)
Annual Non-Resident	250.00 (M)
Annual Resident Child 5-14 (must be accompanied by parent)	50.00 (M)
Annual Resident Youth (15-18)	75.00 (M)
Annual Non-Resident Youth (15-18)	100.00 (M)

Trainer/Instructor: Less than 15 students, October 1 through September 30 Prorated

Monthly	55.00(M)
Yearly	500.00 (M)

*Open Space Business Permit Required

PARKS AND RECREATION FEES (continued)

Winter Park Community Center Recreation ID Membership Card:

Resident, Military or 1st Responder ..... FREE (M)
Non-resident ..... 20.00 (M)

Youth After School Program:

Resident (monthly) ..... 55.00(M)
Non-resident (monthly) ..... 100.00(M)
Registration fee ..... 25.00 (M)
Fee for students qualifying for free/reduced lunch,(monthly),(City residents only) 35.00 (M)

Middle School After School Program:

Middle School After School Program (per semester): Semester 1 Aug-Dec, Semester 2 Jan-May additional fee may apply for field trips

Resident, Registration Fee ..... 50.00 (M)
Non-Resident Registration ..... 110.00 (M)

Teen Summer Camp Program (completed grades 5 – 7, per week):

Resident ..... 65.00 (M)
Each Additional Resident Child in same family ..... 45.00 (M)
Resident Free/reduced lunch, per child ..... 40.00 (M)
Non-resident ..... 100.00 (M)
Additional non-resident child ..... 75.00 (M)
Registration fee ..... 25.00 (M)

Youth Summer Camp Program (completed grades K – 4, per week):

Resident:
1st child in family ..... 90.00 (M)
Each additional child in family ..... 60.00 (M)
Non-resident ..... 120.00 (M)
Non-Resident Additional Child ..... 85.00 (M)
Resident Free/Reduced lunch ..... 30.00 (M)
Registration Fee ..... 25.00 (M)

School's Out Program (single day camp during school year holidays:

Resident, per day ..... 20.00 (M)
Non-resident, per day ..... 30.00 (M)
After School Participant ..... 15.00 (M)

PARKS AND RECREATION FEES (continued)

Holiday Camps:
Half Session – 2-3 Days
- Resident ..... 55.00(M)
- Non-resident ..... 90.00(M)
- After School Participant..... 35.00(M)

Full Session – 4-5 Days
- Resident ..... 75.00(M)
- Non-resident, ... 110.00(M)
- After School Participant, ... 35.00(M)

Kid Night Out:
- Resident registration fee .....10.00 (M)
- Non-resident registration fee.....15.00 (M)

Late fee for all programs:
- Late pickup ,1st 15 minutes .....5.00 (M)
- Each additional 15 minutes.....5.00 (M)

General Program Guidelines:
- Youth/Teen Program Fees (based on minimum enrollment)..... Direct Cost
- Adult Programs (based on minimum enrollment) ..... Direct Costs plus 15%

Community Center & Cady Way Pool:
- Daily (Resident, Military or 1st Responder).....5.00(M)
- Daily (non-resident) ..... 8.00(M)
- Ten visit punch pass (resident)..... 35.00(M)
- Ten visit punch pass (non-resident)..... 65.00(M)
- Pool rental:
  - Less than thirty guests (hourly, 2 hour minimum)..... 175.00 (M)
  - Additional hourly fee per fifteen guests over initial thirty guests .....30.00 (M)
  - Deposit .....150.00 (M)
- Pool Party – 2 hours, maximum of 30 guests, normal operational hours ...150.00 (M)

Individual, Lap, and Family Passes valid for 6 months (October-March or April-September)
Individual Pool Pass – (Resident, Military or 1st Responder) .... 85.00(M)
Individual Pool Pass – (non-resident)..... ..... 125.00(M)

PARKS AND RECREATION FEES (continued)

Community Center & Cady Way Pool (continued):

Family Pool Pass – (residents, up to 5 family members per pass)…….. .....190.00 (M)
Family Pool Pass – (non-residents, up to 5 family members per pass).....300.00 (M)
Family Pool Pass – (CRA residents, up to 5 family members per pass)…..…..110.00 (M)
Cady Way & Community Center Reserved
Camp/group Swim……..…….. .....5.00 (M)

Swim Lessons

Resident Group lessons…… 40.00(M)
Non-Resident Group lessons…… 60.00(M)
Private Lessons:
1 lesson ……35.00 (M)
5 lessons…… 150.00M)
10 Lessons…… 250.00M)

Semi Private Lessons (up to 2 people)
1 lesson…… 45.00 (M)
5 lessons…… 175.00M)
10 Lessons…… 325.00M)

PARKS AND RECREATION FEES (continued)

Fitness/Weight Room:
Annual Pass: *prorated fee
- Resident, Military or 1st Responder ..... 110.00 (M)
- Non-resident ..... 200.00 (M)
- CRA area resident ..... 80.00 (M)

Monthly Pass: *prorated fee
- Resident, Military or 1st Responder ..... 18.00 (M)
- Non-resident ..... 30.00 (M)
- CRA area resident ..... 12.00 (M)

Daily pass, all users ..... 5.00 (M)
Youth Annual Pass (ages 12-17, ages 12--13 will be required to attend training)
- Resident ..... 30.00 (M)
- Non-resident ..... 55.00 (M)

Corporate rate:
Fitness/Weight Room
(includes 7 vouchers, $70 each per year for each additional voucher over 10, provides access to lap swim, open gym, and open basketball) ..... 375.00 (M)

Senior Program
Resident, Military or 1st Responder ..... Free with Membership ID
Non-Resident Annually (Unlimited Wellness Class Pass, must have Rec ID) ... $25.00 (M)

CEMETERY FEES

Veterans receive 30% discount on purchase of space at Palm and Pineywood.

Palm Cemetery (in designated Veteran Section):

- Single space - resident ..... 6,700.00 (M)
- Single space – qualified non-resident ..... 7,300.00 (M)
- Cremation space - resident ..... 1,050.00(M)
- Cremation space – qualified non-resident ..... 1,100.00(M)
- Baby space ..... 160.00 (M)
- Qualified non-resident baby space ..... 180.00(M)
- Interment of cremains:
  - Weekdays ..... 390.00 (M)
  - Weekdays, for graveside services beginning after 3:30 pm ..... 450.00 (M)
  - Saturdays ..... 500.00 (M)
- Tent for cremains interment:
  - Weekdays ..... 1,100.00 (M)
  - Saturdays ..... 1,310.00(M)
- Opening and closing charges:
  - Weekdays ..... 1,440.00(M)
  - Weekdays, for graveside services beginning after 3:30 pm) ..... 1,550.00(M)
  - Saturdays ..... 1,760.00 (M)
  - Infant burial ..... 840.00 (M)
- Disinterment of vault (weekdays only, rules apply) ..... 1,440.00 (M)
- Mausoleum space (limited number of spaces) ..... 88,200.00 (M)
- Extra Tent for graveside service ..... 160.00 (M)
- Extra set of chair ..... 50.00 (M)

Pineywood Cemetery: * (per city purchase agreement)

- Single space - resident ..... 3,400.00(M)
- Single space – qualified non-resident ..... 4,000.00(M)
- Baby space ..... 160.00 (M)
- Qualified non-resident baby space ..... 180.00 (M)
- Cremation space - resident ..... 710.00(M)
- Cremation space – qualified non-resident ..... 760.00(M)
- Interment of cremains:
  - Weekdays ..... 390.00(M)
  - Weekdays, for graveside services beginning after 3:30 pm) ..... 450.00 (M)
  - Saturdays ..... 500.00(M)
- Tent for cremains interment:
  - Weekdays ..... 1,100.00(M)
- Saturdays ..... 1,310.00(M)
- Opening and closing charges:
  - Weekdays ..... 1,440.00(M)
  - Weekdays, for graveside services beginning after 3:30 pm) ..... 1,550.00(M)
  - Saturdays ..... 1,760.00(M)
  - Infant burial ..... 840.00(M)
- Disinterment of vault (weekdays only, rules apply) ..... 1,440.00(M)

CEMETERY FEES (CONTINUED)

Pineywood Cemetery: (continued)

Extra Tent for graveside service ..... 160.00(M)
Extra set of chairs.....50.00 (M)

Palm and Pineywood Columbarium's:

Single or Double space:
Resident .....2,760.00 (M)
Qualified non-resident.....3,410.00 (M)
Interment (Saturday).....370.00 (M)
Tent for columbarium interment .....1,100.00 M)

Veteran Section: (Restrictions apply)

Single space – resident Palm Cemetery ..... 4,200.00(M)
Single space – qualified non-resident Palm Cemetery..... 4,370.00(M)

Single space – resident Pineywood Cemetery..... 2,100.00(M)

Single space – qualified non-resident Pineywood Cemetery..... 2,630.00(M)

GOLF COURSE FEES

Green Fees (Residents/Non-residents) 9 Hole Course: (May 1-September 30)

Resident Monday-Thursday ..... 20.00 (M)
Non-Resident Monday - Thursday ..... 28.00 (M)
Resident Friday – Sunday, Holidays ..... 26.00 (M)
Non-Resident Friday – Sunday, Holidays ..... 34.00 (M)
Youth 12 and Under ..... 8.00 (M)

Green Fees (Residents/Non-residents) 9 Hole Course: (October 1-April 30)

Resident Monday-Thursday ..... 20.00 (M)
Non-Resident Monday - Thursday ..... 33.00 (M)
Resident Friday – Sunday, Holidays ..... 26.00 (M)
Non-Resident Friday – Sunday, Holidays ..... 40.00 (M)
Youth 12 and Under ..... 8.00 (M)

Annual Play Pass:

Single resident, ... 1,350.00 (M)
Single non-resident ..... 2,150.00 (M)
Summer Junior Pass (18 & under, May 1-August 30) ..... 200.00 (M)

Cart Rental:

Electric Cart 9-Hole – Single (includes sales tax) Senior 65+ ..... 12.00 (M)
Electric Cart 9-Hole – Single Resident (includes sales tax) ..... 14.00 (M)
Pull cart (includes sales tax) ..... 6.00 (M)
Club Rental (includes tax) ..... 14.00 (M)

Tournament Fees (includes tax):

30% discount off tournament fee for verified non-profits

Weekday Night scramble (36 person minimum) ..... 1,700.00 (M)
Each additional golfer above 36 ..... 55.00 (M)
Weekend Night scramble (36 person minimum) ..... 3,450.00 (M)
Each additional golfer above 36 ..... 55.00 (M)
Weekday Private scramble (36 person minimum) ..... 2,800.00 (M)
Each additional golfer above 36 ..... 39.00 (M)
Weekend Private scramble (36 person minimum) ..... 4,700.00 (M)
Each additional golfer above 36 ..... 39.00 (M)

Marketing and seasonal discounts may be offered at the discretion of the City Manager or designee.

Course Rental

Full Course Rental – Daily 7am to Dusk Events - Free to Public ..... 7,200.00 (M)
Full Course Rental – Daily 7am to Dusk – Paid Admission Events ..... 15,000.00 (M)
Admission/Income percentage subject to negotiation.

Putting Course Rental

Full Day – Free to Public or Private ..... 1,200.00 (M)
Half Day – Free to Public or Private ..... 600.00 (M)
Full Day – Paid Admission Events ..... 2,400.00 (M)
Half Day – Paid Admission Events ..... 1,200.00 (M

GOLF COURSE FEES

Winter Park Pines:

Green Fees (Residents/Non-residents) 18 Hole Course with cart May 1- September 30:

Resident Monday-Thursday .....39.00 (M)
Non Resident Monday - Thursday..... 45.00 (M)
Resident Friday – Sunday, Holidays .....49.00 (M)
Non Resident Friday – Sunday, Holidays.....55.00 (M)
9 Holes + Twilight (after 3 pm):
Resident…….....29.00 (M)
Non Resident…….....33.00 (M)
Youth 12 and Under.....10.00 (M)
Summer Junior Pass (18 & under, May1-August 30) .....200.00 (M)

Green Fees (Residents/Non-residents) 18 Hole Course with cart October 1 - April 30:

Resident Monday-Thursday .....49.00 (M)
Non Resident Monday - Thursday..... 55.00 (M)
Resident Friday – Sunday, Holidays .....55.00 (M)
Non Resident Friday – Sunday, Holidays.....60.00 (M)
Youth 12 and Under.....12.00 (M)

Annual Play Pass:

Single Full Membership Resident (includes residents of WP Pines HOA) .....1,200.00 (M)
Single Full Membership Non-resident (family members must reside at same address)1,650.00 (M)
Add Adult Family Member Resident .....600.00 (M)
Add Adult Family Member Non-Resident.....900.00 (M)
Add Youth Family Member Resident…… .....400.00 (M)
Add Youth Family Member Non-Resident……. .....600.00 (M)
Add on to WP9 Resident Play Pass.....650.00 (M)

Driving Range:

Large bucket of range balls (50) (May 1 – September 30) .....10.00 (M)
Large bucket of range balls (50) (October 1 – April 30) .....11.00 (M)
Small bucket of range balls (25) (May 1 – September 30)…….. . 6.00 (M)
Small bucket of range balls (25) (October 1 – April 30)…….. ..... 7.00 (M)
(Range Discount Card 20 Large buckets of range balls (1000)…. .....165.00 (M)

Cart Fees:

18 Holes…….. .....18.00 (M)
9 Holes…….. .....12.00 (M)
Pull cart (includes sales tax).....5.00 (M)
Club rental (includes sales tax) .....12.00 (M)
Marketing or seasonal discounts may be offered at the discretion of the City Manager or designee

TENNIS FEES

Tennis Court Memberships:

Annual Membership

All Courts

Resident .....400.00 (M)
Non-Resident .....600.00 (M)
Senior Resident.....350.00 (M)
Senior Non-Resident .....500.00 (M)
Youth Resident (13 -20 years old) ..... 250.00 (M)
Child Resident 12 and under .....150.00 (M)

Additional Family Member (Family members must reside at the same address)

Resident .....225.00 (M)
Non-Resident .....300.00 (M)
Senior Resident .....175.00 (M)
Senior Non-Resident .....250.00 (M)
Youth Resident (13-20 years old) .....150.00 (M)
Child Resident (12 and under)..... 75.00 (M)

Non Member Fees:

Residents
All courts (includes tax).....8.00 (M)
Non-Residents
All court (includes tax) .....10.00 (M)

Punch Pass (10 visits):

Resident.....65.00 (M)
Non-Resident…… .....85.00 (M)

Punch Pass (22 visits):

Resident.....140.00 (M)
Non-Resident…….....……180.00 (M)

League Rate:

Full Year League Fee (per team) .....150.00 (M)
Half Year League Fee (per team).....75.00 (M)

League Fee + ... ($23.00 * # of lines * # of home meets)/(% of members on roster) (M)
(at least 50% of the team must be annual team league pass holders)
League Team Seasonal Play Pass, per Person (September-April) Resident .....300.00 (M)
League Team Seasonal Play Pass, per Person (September-April) Non-Resident.350.00 (M)

TENNIS FEES (continued)

Annual Pass Ball rental machine, hourly.....10.00 (M)
Ball rental machine, hourly .....20.00 (M)
Annual ball machine membership, per person
(twenty memberships available).....200.00 (M)
Annual ball machine membership, family
(twenty memberships available).....250.00 (M)
Special Events
Member…… .....0 – 20.00 (M)
Non Member…….. ..... .6.00 – 30.00 (M)

Marketing and seasonal discounts may be offered at the discretion of the City Manager or designee.

Tennis Instructors must be contracted through City of Winter Park and/or Winter Park Tennis Center contracted tennis instruction provider.

No tournaments may be longer than five days, holidays are time and one half rates. The price includes six folding tables and twenty five chairs and a pop up tent.

Winter Park Tennis Center Program Fees: Fees will be approved upon completion of contract.

RECREATION FACILITY RENTAL FEES

COMMUNITY CENTER:
Residents, Military, or First Responders: 20% off
CRA District Residents: 25% off
Continuous/Recurring Groups: Additional 15% off
Nonprofits:
35% off – City of Winter Park-based (verified)
25% off – Outside Winter Park (verified)

Rates:

Small room, Cedar or Cypress or Senior room, hourly	90.00(M)
Large room, Oak or Elm, hourly	125.00(M)
Ballroom; Cedar, Cypress, Oak, and Elm combined, hourly	400.00(M)
Rooms Oak, Elm, and Kitchen combined, hourly	300.00(M)
4:00 pm to midnight, Friday, Saturday, Sunday	1,500.00(M)
Ballroom and Kitchen combined, hourly	425.00(M)
4:00 pm to midnight, Friday, Saturday, Sunday	1,950.00(M)
Ballroom, Kitchen 4:00 pm to midnight with 2-hour amph	2,100.00 (M)
Kitchen, hourly	75.00 (M)
Early start fee (events requiring building access before 7:00 am)	150.00 (C)

Amphitheater (outdoor stage):	
Two hours	175.00 (M)
Six hours	500.00 (M)
Gymnasium:	
Half of gym, hourly	65.00 (M)
Entire gym, hourly	140.00 (M)
Deposit:	
Large/Small meeting room/amphitheater/kitchen	150.00 (M)
Half Ballroom Cedar/Cypress or Oak/Elm combined	300.00 (M)
Full Ballroom Cedar, Cypress, Oak, Elm combined	500.00 (M)
Unscheduled time premium over regular rate, hourly	50.00(M)

RECREATION FACILITY RENTAL FEES (CONTINUED)

WINTER PARK EVENTS CENTER:
Residents, Military, or First Responders: 20% off
CRA District Residents: 25% off
Nonprofits: 35% off –City of Winter Park-based(verified),25% off – Outside Winter Park (verified)
Entire Building (full building rental required on Friday and Saturday): (includes Grand Ballroom, Rooftop Terrace, Rooftop Meeting Room, and Pre-function Lobby)
Any 8-hour block between 10am-11pm, extra hours can be added not to exceed 10am or 11pm

- Friday ..... 5,300.00(M)
- Saturday ..... 5,775.00(M)
- Sunday .....4,650.00(M)
- Monday to Thursday (9:00 am to 5:00 pm, per hour) ..... 3,450.00(M)
- Additional Setup Time, Per Hour……. ..... 325.00(M)
- Deposit .....750.00 (M)

Grand Ballroom:

- Sunday to Thursday (8:00am to 10:00 pm, per hour 2-hour minimum) .....500.00 M)
- 2nd Floor dressing room add-on (flat rate for the entire length of rental) .....315.00(M)

Rooftop Terrace:

- Sunday to Thursday (includes Rooftop Terrace and Meeting Room):
  - Minimum charge for three hours.....1,200.00 (M)
  - Additional charge for each hour above three ..... 350.00 (M)
- Sunday to Thursday (Terrace only)
  - Minimum charge for three hours.....750.00 (M)
  - Additional charge for each hour above three .....200.00 (M)

Rooftop Meeting Room (Sunday to Thursday, 8:00 am to 10:00 pm, per hour).....300.00 (M)

Tiedtke Amphitheater:

- Sunday to Thursday (available as an add-on to another indoor rental)..... 575.00(M)
  - Hourly stand-alone rental Sunday-Thursday (3hr minimum).....750.00 (M)
  - Additional charge for each hour above three.....150.00 (M)
- Friday and Saturday (available as an add-on to entire building rental)..... 1,000.00(M)
  - Hourly stand-alone rental Friday-Saturday (3hr minimum).....1200.00 (M)
  - Additional charge for each hour above three.....300.00 (M)

Selected Belvedere areas:

- Sunday to Thursday (available as an add-on to another indoor rental) .....575.00 (M)
  - Hourly stand-alone rental Sunday-Thursday (3hr minimum).....750.00 (M)
  - Additional charge for each hour above three.....150.00 (M)
- Friday and Saturday (available as an add-on to entire building rental)..$1,000 (M)
  - Hourly stand-alone rental Friday-Saturday (3hr minimum).....1200.00 (M)
  - Additional charge for each hour above three.....300.00 (M)

Holiday Rental Rate Policy

- Holiday rentals will be charged at **double the regular hourly rate (M)**.
- **If the holiday falls on a Saturday or Sunday**, the double rate will apply to **both** the actual holiday **and** the **city-observed holiday** (typically the preceding Friday or following Monday).

*Example: If a holiday falls on Sunday, and the city observes it on Monday, the double rate applies on both Sunday and Monday.

RECREATION FACILITY RENTAL FEES (CONTINUED)

COUNTRY CLUB Residents, Military, or First Responders: 20% off
CRA District Residents: 25% off
Continuous/Recurring Groups: Additional 15% off
Nonprofits: 35% off –City of Winter Park-based(verified),25% off – Outside Winter Park (verified)

(Friday and Saturday-)
Dining Room (hourly)..... 175.00 (M)
Club lounge (hourly) ..... 150.00 (M)
Full building hourly..... 275.00 (M)
3 p.m. to 11p.m. .....……1,850.00M)
Deposit .....300.00 (M)
Hourly: (Sunday through Thursday)
Dining Room (hourly)..... 165.00(M)
Club lounge (hourly) ..... 140.00(M)
Full building (hourly) ..... 250.00(M)
Deposit
300.00 (M)

FARMER'S MARKET:

Saturday Market:

12' x 10' space Outside without electricity (per month)..... 140.00 (M)
Resident rate (owner of business Must reside in City of Winter Park).130.00 (M)
Additional ½ space 6 feet (per month)..... 60.00 (M)
12' x 10' space outside with electricity (per monthly)……..... 175.00 (M)
Resident rate (owner of business Must reside in City of Winter Park)…60.00(M)
12' x 10' space Pop-Up vendor w/o electricity per setup
Restrictions apply, once a month and no more than 6 times a year .. 50.00(M)
12' x 10' space Pop-Up vendor with electricity per setup
Restrictions apply, once a month and no more than 6 times a year .. 50.00(M)
10% discount for 6 months paid in advance. 15% discount for entire year paid in advance.

Farmer's Market Building Rental:

Residents, Military, or First Responders: 20% off
CRA District Residents: 25% off
Continuous/Recurring Groups: Additional 15% off
Nonprofits: 35% off –City of Winter Park-based(verified),25% off – Outside Winter Park (verified)
Hourly: (Sunday through Thursday)..... 325.00 (M)
Entire Building
5:00 p.m. to midnight, Fri. and Sat .....3,000.00 (M)
Parking Lot - in addition to building time rental.....600.00 (M)
Deposit .....600.00 (M)

RECREATION FACILITY RENTAL FEES (CONTINUED)

Winter Park Welcome Center:

Winter Park Community Foundation Room
(includes catering kitchen, restrooms and outdoor patio):

Weekday for 1 – 4 hours, per hour	70.00 (M)
Weekday for over 4 hours, per hour	60.00 (M)
Series of 4 or more rentals for 1 - 4 hours, per hour	60.00 (M)
Series of 4 or more rentals for over 4 hours, per hour	50.00 (M)
Weekend (all day)	500.00 (M)

Note: rental rates can be reduced by 50% for one half of room

Entire First Floor (includes Galloway Foundation gallery, Welcome gallery and Winter Park Health Foundation Community Room):

Weekday (until 6:00 pm)	not available
Weekday (after 6:00 pm), per hour	90.00 (M)
Weekend (all day)	750.00 (M)
Fire marshal, required to be on site for events hosting over 90 people, per hour	25.00 (M)

Winter Park Welcome Center (continued):

Additional one-time fees:

Cleaning (for events over 4 hours)	30.00 (M)
Staffing (weekdays before 9:00 am and/or after 5:00 pm), per hour	20.00 (M)
Staffing (weekends), per hour	25.00 (M)

Gallery display use deposit	100.00 (M)
Gallery display use cancellation fee (if cancellation is made less than thirty days in advance)	25.00 (M)

PARK FEES

DEPOSITS FOR GROUP EVENTS ARE EQUAL TO EVENT FEE

Azalea Lane Playground (20% Resident, Military or 1st Responder discount):
- Small Pavilion:
  - Full day ..... 80.00 (M)
  - Half day ..... 45.00 (M)

Central Park:
- Small events (less than 400 people)
  - North Park or South Park ..... 900.00 (M)
  - North and South Park ..... 1,400.00 (M)
- Large events (400 – 2,000 people) ..... 2,300.00 (M)
- Significant events 2,001 + people ..... 3,800.00 (M)
- Set up days for event preparation ..... 75% of Small Event Fee (M)
- Rose Garden wedding ..... 250.00 (M)
  - 20% Resident, Military or 1st Responder discount
- Deposit ..... 200.00 (M)

Central Park West Meadows:
(fee is doubled for functions charging admission):
- Small events (less than 400 people) ..... 850.00 (M)
- Large events (400 – 2,000 people) ..... 1,900.00 (M)
- Significant events 2,001 + people ..... 3,100.00 (M)
- Set up days for event preparation ..... 75% of Small Event Fee (M)

Mead Garden:
- Group Events:
  - Small events (less than 400 people) ..... 850.00 (M)
  - Large events (400 – 2,000 people) ..... 1,900.00 (M)
  - Significant events 2,001 + people ..... 3,500.00 (M)
  - Set up days for event preparation ..... 75% of Small Event Fee (M)
- Amphitheater (20% resident Military or 1st Responder discount)
  - Weekdays (three hours) ..... 450.00 (M)
  - Weekends (three hours) ..... 595.00 (M)
  - Deposit ..... 300.00 (M)
- Large Pavilion (20% resident Military or 1st Responder discount)
  - Full day 150.00
  - Half day (open to noon or 2 pm to close) ..... 90.00 (M)
- Alice's Pond

North Side (Capacity 50/3 hr rental) ..... 425.00 (M)
South Side (Capacity 150/3 hr rental) ..... 500.00 (M)
Deposit ..... 200.00 (M)

PARK FEES (continued)

Mead Garden (continued):

Camellia Garden:
Capacity 50/ 3 hr rental) ..... $425.00 (M)
Deposit ..... $300.00 (M)

The Grove – includes stage, lawn and Pole Barn Capacity 1,000:
Less than 400 people (8 hr rental) ..... 1,500.00 (M)
400-1,000 people(8 hr rental) ..... 2,100.00 (M)
Deposit ..... $700.00 (M)
Set Up Day ..... 75% of small event fee

Legacy Garden:
Up to – 100 people ..... $750.00 (M)
101 – 150 people ..... 1,100.00 (M)
Deposit ..... $300.00 (M)

Pole Barn:
Capacity 30 (3 hr rental) ..... 325.00 (M)
Deposit ..... $100.00 (M)

Azalea Lodge Reception Hall and Meeting Center:
October – May:
Mon – Thu, before 4:00 pm (per hour, 3 hr min) ..... 135.00 (M)
Mon – Thu, after 4:00 pm (per hour, 3 hr min) ..... 175.00 (M)
Fri and Sat (8 hour rentals) ..... 2,400.00 (M)
Sunday (8 hour rentals) ..... 1,950.00 (M)
June – September:
Mon – Thu, before 4:00 pm (per hour, 3 hr min) ..... 135.00 (M)
Mon – Thu, after 4:00 pm (per hour, 3 hr min) ..... 150.00 (M)
Fri and Sat (8 hour rentals) ..... 2,000.00 (M)
Sunday(8 hour rentals) ..... 1,500.00 (M)
Deposit ..... 500.00 (M)

Tables and chairs setup included. Side room and patio included. Hourly rentals require a three hour minimum.

PARK FEES (continued)

DEPOSITS FOR GROUP EVENTS ARE EQUAL TO EVENT FEE

Lake Baldwin Park:
- Group Events:
  - Small events (less than 400 people) ..... 850.00 (M)
  - Large events (400 – 2,000 people) ..... 1,825.00 (M)
  - Significant events 2,001 + people ..... 3,000,00 (M)
- Set up days for event preparation ..... 75% of Small Event Fee (M)

Martin Luther King, Jr., Park:
- Group Events:
  - Small events (less than 400 people) ..... 850.00 (M)
  - Large events (400 – 2,000 people) ..... 1,825.00 (M)
  - Significant events 2,001 + people ..... 3,000.00 (M)
  - Set up days for event preparation ..... 75% of Small Event Fee (M)
- East Lawn Area (less than 200 people, hourly before dark) ..... 50.00 (M)

Community Playground pavilion (20% Resident, Military or 1st Responder discount):
- Full day ..... 100.00 (M)
- Half day (open from noon or 2 pm to close) ..... 60.00 (M)

Ward Park:
- Large Pavilion (20% Resident, Military or 1st Responder discount):
  - Full day ..... 125.00 (M)
  - Half day (open to noon or 2 pm to close) ..... 90.00 (M)

Howell Branch Preserve:
- Pavilion (20% Resident, Military or 1st Responder discount):
  - Full day ..... 125.00 (M)
  - Half day (open to noon or 2 pm to close) ..... 75.00 (M)

Cady Way Park:
- Group Events:
  - Small events (less than 400 people) ..... 850.00 (M)
  - Large events (400 – 2,000 people) ..... 1,825.00 (M)
  - Set up days for event preparation ..... 75% of Small Event Fee (M)

PARK FEES (continued)

Shady Park:
- Group Events:
  - Small events (less than 400 people) ..... 850.00 (M)
  - Large events (400 – 2,000 people) ..... 1,825.00 (M)
  - Set up days for event preparation ..... 75% of Small Event Fee (M)
- Large Pavilion (20% Resident Military or 1st Responder discount):
  - Full day ..... 150.00(M)
  - Half day (open to noon or 2:00 pm to close) ..... 90.00 (M)

Phelps Park:
- Pavilion Rental (20% Resident, Military or 1st Responder discount)
  - Full day ..... 150.00 (M)
  - Half day (open to noon or 2:00 pm to close) ..... 90.00(M)
- Small Pavilion (20% Resident, Military or 1st Responder discount)
- Full day ..... 75.00(M)
  - Half day (open to noon or 2:00 pm to close) ..... 45.00(M)

Kraft Azalea Garden:
- Exedra area wedding ..... 600.00 (M)
  - 20% Resident, Military or 1st Responder discount
- Exedra area wedding deposit ..... 500.00 (M)

Violation of dog ordinance (issued by City Code Enforcement):
- 1st offense ..... 50.00 (M)
- 2nd offense ..... 100.00 (M)

Open Space Business Permit: Programs and Services offered on Park's property are limited to 50 attendees or less. Over 50 attendees will require a small event rental fee and application.
- Monthly:
- Twenty attendees or less ..... 50.00 (M)
- Over twenty attendees ..... 125.00 (M)

Open Space Business Permit- Dinky Dock: (Paddle and Water Activity vendors)
***Limited Available (Please See Dicky Dock Policy and Procedures)**

Monthly Fee…… 250.00 (M)

Open Space Park Concessionaire Permit:
- Category A: Prepackaged food/beverage, no cooking.
  - Per sales day per sales station……. 30.00 (M)
  - Per week (three day limit) per sales station…… 65.00 M)
  - Per month (12 day limit) per sales station……. 175.00 (M)
- Category B: Prepared Food as defined by Florida DBFR.
  - Per sales day per sales station…… 60.00 (M)
  - Per week (three sales day limit) per sales station……. 140.00 (M)
  - Per month (12 sales day limit) per sales station…… 350.00 (M)

PARK FEES (continued)

Open Space Park Photography Business Permit:

Daily Fee……25.00 (M)
Weekly Fee……60.00 (M)
Annual Fee……500.00 (M)

SPECIAL EVENT AND MISCELLANEOUS FEES

MISCELLANEOUS CHARGES: Rental equipment fees allocated to equipment replacement account.

Special Use permit fee ..... 25.00 (M)
Holiday Rate ..... Double hourly Regular Rate (M)
Facility rental building late payment fee ..... 5% of balance due (M)
Special event application fee ..... 50.00 (M)
Parks Alcohol Usage Request Application Fee (non-refundable) ..... 50.00 (M)
LCD projector and screen ..... 50.00 (M)
Wireless microphone ..... 50.00 (M)
Pipe and Drape ..... 50.00 (M)
Portable stage ..... 100.00 (M)
Staffing (per hour) ..... 35.00 (M)
Crowd control fencing (per 200 feet) ..... 150.00 (M)
Special event trailer with tables and chairs ..... 300.00 (M)
Equipment Rental - Per Event:
- Banquet tables (each, off site events only) ..... 5.00 (M)
- Folding chairs (each) ..... 2.00 (M)
- Podium (each) ..... 20.00 (M)
- Portable public address system ..... 75.00 (M)
  - Set-Up/Breakdown ..... 50.00 (C)
  - Operator (hourly) ..... 30.00 (C)
- Risers 3' x 8' (each) ..... 40.00 (M)
- Table skirts (each) ..... 15.00 (M)
- Tent 20' x 40' ..... 600.00 (M)
- Tent 10’ x 10’ ..... 75.00 (M)
- Tent 10’ x 10’ Fire Rated 701 ..... 100.00 (M)
- Portable Scoreboard per day ..... 50.00 (M)

Holiday Rental Rate Policy

- Holiday rentals will be charged at **double the regular hourly rate (M)**.
- **If the holiday falls on a Saturday or Sunday**, the double rate will apply to **both** the actual holiday **and** the **city-observed holiday** (typically the preceding Friday or following Monday).

*Example: If a holiday falls on Sunday, and the city observes it on Monday, the double rate applies on both Sunday and Monday.

Cancellation Fees:

Pavilions and Fields (no deposit is required):
- Cancellation with less than 7 days notice ..... No refund (M)
- Cancellation with 8-90 days notice ..... Retain 25% of rental fee (M)
- Cancellation with over 90 days notice ..... $20 processing fee (M)

Buildings*, amphitheater, park rentals (deposit is required):
- Cancellation with less than 30 days notice ..... Retain 100% of rental fee (M)
- Cancellation with 30-60 days notice ..... Retain deposit (M)
- Cancellation with 60-90 days notice ..... Retain 50% of deposit (M)
- Cancellation with over 90 days notice ..... $20 processing fee (M)

A double deposit is required for all functions charging admission and serving alcohol.
A double deposit is required for all functions for minors charging admission

ELECTRIC RATES
(COST)

Residential Rates			
Customer Charge	$	18.29	per month
Energy Charge:			
1st 1,000 kWh	$	0.075490	per kWh
All kWh above 1,000	$	0.101130	per kWh
Fuel Cost Recovery Factor:			
1st 1,000 kWh	$	0.019520	per kWh
All kWh above 1,000	$	0.029520	per kWh
Franchise Fee		6.0000%	
Gross Receipts Tax		2.5641%	
Electric Utility Tax		10.0000%	
Note: only the first $0.00699 of the Fuel Cost Recovery Factor is subject to the 10.0% electric utility tax.			

Lighting Service (LS-1)			
Fixture and Maintenance Charge (includes energy charge and fuel cost recovery)			Depends upon fixture type
Customer charge (per line of billing):			
Metered accounts	$	3.76	per month
Non metered accounts	$	1.31	per month
Energy & demand charge	$	0.025300	per kWh
Fuel cost recovery factor	$	0.023570	per kWh
Franchise Fee	$	0.060000	
Gross Receipts Tax	$	0.025641	
Electric Utility Tax	$	0.100000	
Subsequent Re-establishment of service	$	10.00	

GENERAL SERVICE ELECTRIC RATES

Non-Demand (GS-1) Rates will also apply to Temporary Service (TS-1)			
Customer Charges:			
Non Metered Accounts	$	7.66	per month
Metered Accounts:			
Secondary Delivery Voltage	$	18.90	per month
Primary Delivery Voltage	$	238.94	per month
Energy Charge	$	0.084100	per kWh
Fuel Cost Recovery Factor	$	0.023570	per kWh
Franchise Fee		6.0000%	
Gross Receipts Tax		2.5641%	
Electric Utility Tax		10.0000%	
EL State Sales Tax (commercial only, first $5,000)		7.4500%	
EL State Sales Tax (commercial only, over $5,000)		6.9500%	
Note: only the first $0.00699 of the Fuel Cost Recovery Factor is subject to the 10.0% electric utility tax.			

ELECTRIC RATES (CONTINUED)

Non-Demand (100% Load Factor Usage (GS-2) (For customers with fixed wattage loads operating continuously throughout the billing period)			
Customer Charges:			
Non-Metered Accounts	$	8.02	per month
Metered Accounts	$	19.80	per month
Energy Charge	$	0.043230	per kWh
Fuel Cost Recovery Factor	$	0.023570	per kWh
Franchise Fee		6.0000%	
Gross Receipts Tax		2.5641%	
Electric Utility Tax		10.0000%	
EL State Sales Tax (commercial only, first $5,000)		7.4500%	
EL State Sales Tax (commercial only, over $5,000)		6.9500%	
Note: only the first $0.00699 of the Fuel Cost Recovery Factor is subject to the 10.0% electric utility tax.			

Demand (GSD-1) Rates will also apply to Temporary Service (TS) Applicable for any customer other than residential with a measurable annual kWh consumption of 24,000 kWh or greater per year			
Customer Charges:			
Secondary Delivery Voltage	$	19.69	per month
Primary Delivery Voltage	$	249.07	per month
Demand Charge	$	5.85	per kWh
Energy Charge	$	0.048790	per kWh
Fuel Cost Recovery Factor	$	0.023570	per kWh
Delivery Voltage Credit: when a customer takes delivery at primary voltage, the demand charge will be subject to this credit	$	0.350000	Per kWh
Metering Voltage Adjustment: When a customer takes delivery at primary voltage, the energy charge, demand charge and delivery voltage credit will be subject to this adjustment		1.0000%	
Franchise Fee		6.0000%	
Gross Receipts Tax		2.5641%	
Electric Utility Tax		10.0000%	
EL State Sales Tax (commercial only, first $5,000)		7.4500%	
EL State Sales Tax (commercial only, over $5,000)		6.9500%	
Note: only the first $0.00699 of the Fuel Cost Recovery Factor is subject to the 10.0% electric utility tax.			

GENERAL SERVICE ELECTRIC RATES (CONTINUED)

TEMPORARY SERVICE (TS) (Rate from appropriate General Service schedules are applied)
Applicable to any customer for temporary service such as displays, construction, fairs, exhibits and similar temporary purposes
Deposit required at the time of initiating service

Service Charges			
Opening an account at a new service location (permanent connection)	$	61.00	
Opening an account at a new service location (temporary connection)	$	104.00	
Utility service application fee	$	5.00	
Service activation fee (up to 4:30)	$	30.23	
After hour service fee (after 4:30)	$	90.68	
Disconnect service for non-payment or rule or reg violation	$	30.23	
Restore service after non-payment disconnect fee (up to 4:30)	$	30.23	
Restore service after non-payment disconnect fee (after 4:30)	$	60.45	
Auto landlord turn on fee	$	10.42	
Electric meter tampering fee	$	250.00	
Disconnect of electric service at the pole (non-payment)	$	260.00	
Demolition of building (per metering location)	$	260.00	
Deposit for electric service	$	250.00	Or two months estimated charges, whichever is greater
Prepare trees around power lines for safe private trimming or removal if necessary			Actual cost

RESIDENTIAL UNDERGROUND SERVICE FEE (applies to single family residential projects only)	
Remodels	3,000.00
Under 400 amp service	3,000.00
400 amp and greater	Cost to serve

Deposit required for electric service:
.....$250 or two months estimated charges, whichever is greater

Use of Winter Park EV charging stations (non-third party stations only):
Per 20 minutes during first three hours of charging, billed at start of period.... 1.00 (C)
And, per hour after first three hours of charging, billed at start of period..... 10.00 (C)

WATER AND WASTEWATER UTILITY SERVICE FEES

Water and Wastewater:

Commercial and non-single family residential plan review fee:

Sitework	244.98 (C)
Vertical construction	136.10 (C)
Interior alterations	92.55 (C)
Each revision	54.44 (C)

Residential plan review fee:

New construction	87.10 (C)
Alterations	43.55 (C)
Each revision	27.22 (C)
Miscellaneous plan review (fences, pools, sheds, boat docks, etc.)	32.66 (C)

Utility inspection/site visit/meetings (each inspection)	43.55 (C)

Cut on/off fee:

Service Activation Fee	30.23 (C)
After Hours Service Fee – (varies with time of year).	90.68 (C)
Broken Lock	19.80 (C)
Broken Yoke	16.68 (C)
Emergency cut on/off - 7:00 a.m. to 4:30 p.m.	No charge (C)
Trip charge	30.23 (C)
Shutoff fee for non-payment – up to 4:30 p.m.	30.23 (C)
Restore service fee – up to 4:30 p.m.	30.23 (C)
After hour restore fee - after 4:30 p.m.	60.45 (C)
Broken/damaged curb stop valve replacement fee	93.81 (C)
Metering tampering fee	80.26 (C)
Auto landlord turn on fee	10.42 (C)

Meter and Service Installation:

Inside City:

3/4 inch meter	1,281.50 (C)
1 inch meter	1,409.98 (C)
1 ½ inch meter	3,184.70 (C)
2 inch meter	3,456.89 (C)

All meters 3" and larger will be calculated at current costs for meter assembly, materials, labor and restoration.

WATER AND WASTEWATER UTILITY SERVICE FEES (CONTINUED)

Outside City (*):

3/4 inch meter	1,602.70 (C)
1 inch meter	1,762.74 (C)
1 ½ inch meter	3,980.60 (C)
2 inch meter	4,321.40 (C)

All meters 3" and larger will be calculated at current costs for meter assembly, materials, labor and restoration plus 25%.

* above fee plus applicable FDOT or Orange County Right of Way Utilization Fees. Additional costs may be assessed due to extensive restoration costs as required by FDOT or Orange County.

Field Testing Meters (flow test):

3/4 inch meter	30.23 (C)

Bench Testing Meters:

Cost of Test - by meter size - Outside Service Contracted:

3/4 inch meter	112.57 (C)
1 inch meter	112.57 (C)
1 ½ inch meter	281.42 (C)
2 inch meter	302.27 (C)

Cost of Test - by meter size - In-House City Staff Utilized

3/4 inch meter x 2.0 hours	64.62 (C)
1 inch meter x 2.0 hours	64.62 (C)
1 ½ inch meter x 2.5 hours	76.09 (C)
2 inch meter x 2.5 hours	76.09 (C)

No charges will be assessed to a customer if the meter bench test or field test results are outside acceptable limits.

Bacteriological Samples Test Fee:

Sampling fee (per sample)	36.48 (C)
Sampling after 3:30 pm (in addition to sampling fee)	52.12 (C)

WATER AND WASTEWATER UTILITY SERVICE FEES (CONTINUED)

Water Impact Fees:

Inside City:	
3/4 inch	1,146.53 (C)
1 inch	2,866.33 (C)
1 ½ inch	5,732.65 (C)
2 inch	9,172.24 (C)
3 inch	18,344.48 (C)
4 inch	28,663.25 (C)
6 inch	57,326.50 (C)
8 inch	91,722.40 (C)
Outside City:	
3/4 inch	1,433.16 (C)
1 inch	3,585.51 (C)
1 ½ inch	7,165.81 (C)
2 inch	11,465.30 (C)
3 inch	22,930.60 (C)
4 inch	35,829.06 (C)
6 inch	71,658.13 (C)
8 inch	114,653.00 (C)

Note 1: Water impact fees will be assessed based on number of dwelling units (e.g. multi-family) or other methods as deemed appropriate by the Water and Wastewater Department in lieu of the meter sizes noted above. Contact the Department for additional information or estimate for water impact fees.
Note 2: Water impact fee for one dwelling unit (single family or multi-family) is based on the 3/4 inch meter size above.

Water Main Tapping Fees (12" and less):

Inside City	383.25 (C)
Outside City	479.06 (C)

Meter Relocation Fee:

Inside City:	
3/4 inch	781.75 (C)
1 inch	781.75 (C)
Larger than 1"	actual cost at time of installation (C)
Outside City (*):	
3/4 inch	916.76 (C)
1 inch	916.76 (C)
Larger than 1"	actual cost at time of installation (C)

Lot split relocation fees shall be assessed upon the Meter and Installation of Service Fee if a new service is required.

* above fee plus applicable FDOT or Orange County Right of Way Utilization Fees. Additional costs may be assessed due to extensive restoration costs as required by FDOT or Orange County.

WATER AND WASTEWATER UTILITY SERVICE FEES (CONTINUED)

Sewer Impact Fees:

Inside City:

Impact fee - singe family	2,814.21 (C)
Impact fee - multiple dwelling	2,814.21 (C)
Impact fee - ERC	2,814.21 (C)

Outside City:

Impact fee - singe family	3,517.76 (C)
Impact fee - multiple dwelling	3,517.76 (C)
Impact fee - ERC	3,517.76 (C)

Sewer Laterals:

Installation Fee:

Inside City:

0-6’ Deep	3,109.58 (C)
6-12’ Deep	5,668.22 (C)
>12’ Deep	Actual Cost

Outside City:

0-6’ Deep	4,192.92 (C)
6-12’ Deep	7,390.68 (C)
>12’ Deep	1.25 x actual Cost

plus applicable FDOT or Orange County Right-of-Way Utilization Fees. Additional costs may be assessed due to extensive restoration costs as required by FDOT or Orange County

Note: Installation fees above are for typical lateral installations. As determined by the Water and Wastewater Department, sewer lateral installations that are not typical in length, depth or complexity may require a specific cost estimate for the installation fee.

WATER AND WASTEWATER USAGE FEES (COST BASED)

	Inside the City Limits				
	Water (Residential)	Water (Commercial/Public Authority)	Water (Irrigation)	Reclaimed Water (Irrigation)	Sewer
	Rates per 1,000 gallons of consumption				
Block 1	1.60	1.60	3.41	1.28	6.30
Block 2	2.38	2.38	4.55	1.28	6.30
Block 3	3.41	3.41	5.84	1.28	6.30
Block 4	4.55	4.55	8.48	1.28	6.30
Block 5	5.84	5.84	8.48	1.28	6.30
Block 6	8.48	5.84	8.48	1.28	6.30
Base ERM Charge	11.43	11.43	11.43	11.43	13.51
Additional Unit Charge	6.16	6.16	6.16	N/A	7.27

	Outside the City Limits				
	Water (Residential)	Water (Commercial/Public Authority)	Water (Irrigation)	Reclaimed Water (Irrigation)	Sewer
	Rates per 1,000 gallons of consumption				
Block 1	2.00	2.00	4.26	1.60	7.88
Block 2	2.98	2.98	5.69	1.60	7.88
Block 3	4.26	4.26	7.30	1.60	7.88
Block 4	5.69	5.69	10.60	1.60	7.88
Block 5	7.30	7.30	10.60	1.60	7.88
Block 6	10.60	7.30	10.60	1.60	7.88
Base ERM Charge	14.29	14.29	14.29	14.29	16.89
Additional Unit Charge	7.70	7.70	7.70	N/A	9.09

ERM = Equivalent Residential Meter

Note: sewer charges are capped for residential customers without separate irrigation meters at 14,000 gallons.

WATER AND WASTEWATER USAGE FEES (CONTINUED)

The Monthly Base Charge is based on the size of the meter. The applicable Equivalent Meter Ratio in the table below multiplied by the Base ERM Charge above determines the monthly Base Charge.

Bills for water, sewer and irrigation service are determined using the applicable rates in the tables above and the block sizes in the tables below based on customer class and meter size.

Block Structure Price Breaks by Meter Size:

Commercial/Public Authority Water Block Structure						
		Usage Up To				Usage Over:
		Block 1	Block 2	Block 3	Block 4	Block 5
Meter Size in Inches	Equivalent Meter Ratio	(1,000 gallons/ month)	(1,000 gallons/ month)	(1,000 gallons/ month)	(1,000 gallons/ month)	(1,000 gallons/ month)
¾	1	4	8	12	20	20
1	2 ½	10	20	30	50	50
1 ½	5	20	40	60	100	100
2	8	32	64	96	160	160
3	16	64	128	192	320	320
4	25	100	200	300	500	500
6	50	200	400	600	1,000	1,000
8	80	320	640	960	1,600	1,600
10	115	460	920	1,380	2,300	2,300

Residential Water Block Structure					
Usage Up To					Usage Over:
Block 1	Block 2	Block 3	Block 4	Block 5	Block 6
(1,000 gallons/ month)	(1,000 gallons/ month)	(1,000 gallons/ month)	(1,000 gallons/ month)	(1,000 gallons/ month)	(1,000 gallons/ month)
4	8	12	16	20	20

Irrigation Water Block Structure			
Usage Up To			Usage Over:
Block 1	Block 2	Block 3	Block 4
(1,000 gallons/ month)	(1,000 gallons/ month)	(1,000 gallons/ month)	(1,000 gallons/ month)
4	8	12	12

WATER AND SEWER DEPOSITS

Water or Irrigation Deposits:

Inside City:

3/4 inch meter	60.00 (C)
1 inch meter	85.00 (C)
1 ½ inch meter	105.00 (C)
2 inch meter	145.00 (C)
3 inch meter	225.00 (C)
4 inch meter	330.00 (C)
6 inch meter	600.00 (C)
8 inch meter	Average bill x 3 (C)
10 inch meter	Average bill x 3 (C)

Outside City:

3/4 inch meter	75.00 (C)
1 inch meter	100.00 (C)
1 ½ inch meter	130.00 (C)
2 inch meter	165.00 (C)
3 inch meter	270.00 (C)
4 inch meter	375.00 (C)
6 inch meter	690.00 (C)
8 inch meter	Average bill x 3 (C)
10 inch meter	Average bill x 3 (C)

Water and Sewer Deposits:

Inside City:

3/4 inch meter	105.00 (C)
1 inch meter	120.00 (C)
1 ½ inch meter	150.00 (C)
2 inch meter	420.00 (C)
3 inch meter	510.00 (C)
4 inch meter	600.00 (C)
6 inch meter	885.00 (C)
8 inch meter	Average bill x 3 (C)
10 inch meter	Average bill x 3 (C)

Water and Sewer Deposits (continued):

Outside City:

3/4 inch meter	145.00 (C)
1 inch meter	165.00 (C)
1 ½ inch meter	195.00 (C)
2 inch meter	570.00 (C)
3 inch meter	675.00 (C)
4 inch meter	780.00 (C)
6 inch meter	1,140.00 (C)
8 inch meter	Average bill x 3 (C)
10 inch meter	Average bill x 3 (C)

WATER AND SEWER DEPOSITS (CONTINUED)

Water, Sewer and Garbage Deposits (Inside City Only):

3/4 inch meter	135.00 (C)
1 inch meter	150.00 (C)
1 ½ inch meter	180.00 (C)
2 inch meter	450.00 (C)
3 inch meter	540.00 (C)
4 inch meter	630.00 (C)
6 inch meter	915.00 (C)
8 inch meter	Average bill x 3 (C)
10 inch meter	Average bill x 3 (C)

Fire Line Deposits:

Inside City:

1 inch meter	11.25 (C)
2 inch meter	32.00 (C)
3 inch meter	64.00 (C)
4 inch meter	106.50 (C)
6 inch meter	200.00 (C)
8 inch meter	315.00 (C)
10 inch meter	453.00 (C)
12 inch service connection	675.00 (C)
16 inch service connection	980.00 (C)

Outside City:

1 inch meter	14.00 (C)
2 inch meter	40.00 (C)
3 inch meter	80.00 (C)
4 inch meter	133.00 (C)
6 inch meter	250.00 (C)
8 inch meter	393.00 (C)
10 inch meter	566.00 (C)
12 inch service connection	843.00 (C)
16 inch service connection	1,225.00 (C)

Fire Hydrant Meters:

Deposit	2,000.00 (C)
Non-refundable service charge per meter	90.00 (C)
Tampering/damage	Actual cost (C)
Failure to report reading (per month)	140.00 (C)

FIRE LINE FEES

Inside City: (buildings with separate plumbing facilities for fire protection):

Fire line size (flat rate per month):

1 inch service connection	5.63 (C)
2 inch service connection	15.73 (C)
3 inch service connection	31.62 (C)
4 inch service connection	49.09 (C)
6 inch service connection	98.83 (C)
8 inch service connection	158.05 (C)
10 inch service connection	227.27 (C)
12 inch service connection	310.36 (C)
16 inch service connection	450.01 (C)

Outside City: (buildings with separate plumbing facilities for fire protection):

Fire line size (flat rate per month):

1 inch service connection	7.04 (C)
2 inch service connection	19.66 (C)
3 inch service connection	39.53 (C)
4 inch service connection	61.36 (C)
6 inch service connection	123.54 (C)
8 inch service connection	197.56 (C)
10 inch service connection	284.09 (C)
12 inch service connection	387.95 (C)
16 inch service connection	562.51 (C)

CROSS CONNECTION CONTROL PROGRAM FEES

Backflow testing charge (per device inside City).....36.00 (M)

Backflow testing charge (per device outside City) .....42.00 (M)

Replacement charges:

Inside City:

1 inch PVB	340.00 (C)
1 inch Reduced pressure	340.00 (C)
1 ½ inch PVB	1,170.00 (C)
1 ½ inch Reduced pressure	770.00 (C)
2 inch PVB	1,325.00 (C)
2 inch Reduced pressure	960.00 (C)

Outside City:

1 inch PVB	425.00 (C)
1 inch Reduced pressure	425.00 (C)
1 ½ inch PVB	1,460.00 (C)
1 ½ inch Reduced pressure	960.00 (C)
2 inch PVB	1,650.00 (C)
2 inch Reduced pressure	1,200.00 (C)

Repair charges:

Repair 3/4” – 1” backflow preventors (includes parts and labor)	65.00 (C)
Repair 1 1/4” – 2” backflow preventors (includes parts and labor)	125.00 (C)

All above fees will be added to the customer’s next utility bill after the work is completed and satisfactorily tested.

UTILITY DEMOLITION DISCONNECT FEES

Utility disconnects for demolition:

Inside City:

Water services (cut and cap behind meter @ property line and installation of hose bib stand):

3/4" - 1"	137.19 (C)
Larger than 1"	actual cost (C)

Fire lines (cut and cap @ property line):

2"	39.19 (C)
4"	144.81 (C)
6"	172.02 (C)
8"	216.67 (C)

Sanitary sewer laterals (cut and cap & install cleanout @ property line:

Up to 6" (per line), 6’ deep or less	1,072.46 (C)
Up to 6” (per line), greater than 6’ deep	2,978.18 (C)

Outside City:

Water services (cut and cap behind meter @ property line and installation of hose bib stand):

3/4" - 1"	170.94 (C)
Larger than 1"	actual cost (C)

Fire lines (cut and cap @ property line):

2"	48.99 (C)
4"	180.74 (C)
6"	215.58 (C)
8"	270.02 (C)

Sanitary sewer laterals (cut and cap & install cleanout @ property line:

Up to 6" (per line), 6’ deep or less	1,341.38 (C)
Up to 6” (per line), greater than 6’ deep	3,498.27 (C)

INDUSTRIAL WASTE FEES

Users with wastewater discharge exceeding maximum limits for Total Suspended Solids (TSS), 5-Day Biochemical Oxygen Demand (BOD), and Fats, Oil and Grease (FOG) shall be subject to monthly surcharges for the excess TSS, BOD and FOG as follows:

TSS:

$$\frac{\left[TSS\frac{mg}{L} - 300\frac{mg}{L}\right]}{300\frac{mg}{L}} \times \frac{Monthly\ Flow\ gallons}{1{,}000} \times \frac{Treatment\ Cost}{per\ 1{,}000\ gallons} = TSS\ Surcharge$$

BOD:

$$\frac{\left[BOD\frac{mg}{L} - 300\frac{mg}{L}\right]}{300\frac{mg}{L}} \times \frac{Monthly\ Flow\ gallons}{1{,}000} \times \frac{Treatment\ Cost}{per\ 1{,}000\ gallons} = BOD\ Surcharge$$

FOG:

$$\frac{\left[FOG\frac{mg}{L} - 100\frac{mg}{L}\right]}{100\frac{mg}{L}} \times \frac{Monthly\ Flow\ gallons}{1{,}000} \times \frac{Treatment\ Cost}{per\ 1{,}000\ gallons} = FOG\ Surcharge$$

$$Total\ Surcharge = TSS\ Surcharge + BOD\ Surcharge + FOG\ Surcharge$$

Note 1: Treatment Cost = $4.07 per 1,000 gallons

Note 2: Monthly flow (gallons) is determined by the metered water consumption.

Re-inspection fees .....40.00 (M)
The IW inspector shall inspect any repairs, replacements or other deficiencies and shall provide written notice of compliance or noncompliance. In the event of continuing noncompliance, re-inspections will be performed.

Hauler registration fee.....40.00 (M)
Registrations shall be effective for a period of three years. The registration required by the City shall be in addition to any other permits, registrations, or occupational licenses required by federal, state, and local agencies having lawful jurisdiction. The registration is not transferable.

City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2026

	Current Fee	Proposed Fee
Building:		
Technology/archive	5.00	0.75% of permit fees with $15 minimum
Additional fee for EnerGov processed transactions:		
Credit card fee ($2.50 minimum)	new fee	3.5% of total fees paid
Payment by e-check	new fee	1.00
The estimated mpact of the above changes to Building Department fees is estimated to be approximately $75,000		
Planning:		
Application fee schedule:		
Appeals	500.00	1,000.00
Appeals of decisions by Historic Preservation Board	35.00	300.00
Comprehensive Plan amendments and rezoning:		
Less than one acre (1,500 ft. notice)	1,000.00	2,000.00
More than one acre (city-wide notice)	6,000.00	8,000.00
Conditional use (including extensions/re-establishments):		
Applications with 500 ft notice	500.00	1,500.00
Applications with 1,500 ft notice	1,000.00	2,000.00
Applications requiring 1/4 page ad	1,000.00	1,500.00
Lakefront site plan reviews:		
Residential construction	150.00	500.00
Commercial or multi-family construction	250.00	500.00
Subdivision:		
Three lots or less	500.00	1,000.00
Over three lots	800.00	2,000.00
Variances:		
Single family residential	200.00	300.00
Each additional variance		200.00
Multi-family and commercial	400.00	800.00

City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2026

	Current Fee	Proposed Fee
Zoning verification letter (each property)	50.00	100.00
The estimated impact of the above changes in Planning fees is approximately $10,000		
Garbage:		
Multi-family and commercial solid waste - uncompacted:		
2 yard container:		
Serviced 1 times per week	74.11	78.41
Serviced 2 times per week	149.70	158.39
Serviced 3 times per week	226.77	239.94
Serviced 4 times per week	305.32	323.06
Serviced 5 times per week	385.36	407.75
Serviced 6 times per week	466.89	494.00
Serviced 7 times per week	549.88	581.83
Additional pickups (per pickup)	34.21	36.20
3 yard container:		
Serviced 1 times per week	111.71	118.21
Serviced 2 times per week	225.68	238.78
Serviced 3 times per week	341.86	361.73
Serviced 4 times per week	460.29	487.03
Serviced 5 times per week	580.95	614.70
Serviced 6 times per week	703.83	744.73
Serviced 7 times per week	828.97	877.12
Additional pickups (per pickup)	51.31	54.30
4 yard container:		
Serviced 1 times per week	149.70	158.39
Serviced 2 times per week	303.84	321.49
Serviced 3 times per week	457.99	484.60
Serviced 4 times per week	616.58	652.40
Serviced 5 times per week	778.14	823.34
Serviced 6 times per week	942.65	997.42
Serviced 7 times per week	1,110.14	1,174.64
Additional pickups (per pickup)	68.76	72.76
6 yard container:		
Serviced 1 times per week	225.66	238.77

	Current Fee	Proposed Fee
Serviced 2 times per week	455.77	482.25
Serviced 3 times per week	690.31	730.42
Serviced 4 times per week	929.31	983.30
Serviced 5 times per week	1,172.76	1,240.90
Serviced 6 times per week	1,420.66	1,505.19
Serviced 7 times per week	1,673.00	1,770.19
Additional pickups (per pickup)	103.40	109.41
8 yard container:		
Serviced 1 times per week	302.36	319.92
Serviced 2 times per week	610.65	646.13
Serviced 3 times per week	924.87	978.60
Serviced 4 times per week	1,245.02	1,317.35
Serviced 5 times per week	1,571.09	1,662.36
Serviced 6 times per week	1,903.09	2,013.66
Serviced 7 times per week	2,241.03	2,371.22
Additional pickups (per pickup)	138.21	146.24
95G cart commercial collection service (per cart)	40.38	42.73
95G cart delivery and maintenance charge for each cart	123.52	130.70
Multi-family and commercial solid waste - compacted:		
2 yard container:		
Serviced 1 times per week	125.22	135.28
Serviced 2 times per week	255.46	275.98
Serviced 3 times per week	390.69	422.08
Serviced 4 times per week	530.95	573.61
Serviced 5 times per week	676.20	730.54
Serviced 6 times per week	826.48	892.88
Serviced 7 times per week	981.75	1,060.63
Additional pickups (per pickup)	86.73	93.70
3 yard container:		
Serviced 1 times per week	188.77	203.94
Serviced 2 times per week	385.06	415.99
Serviced 3 times per week	588.86	636.18
Serviced 4 times per week	800.18	864.47
Serviced 5 times per week	1,019.01	1,100.87
Serviced 6 times per week	1,245.34	1,345.39
Serviced 7 times per week	1,479.20	1,598.03
Additional pickups (per pickup)	130.35	140.83

City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2026

	Current Fee	Proposed Fee
4 yard container:		
Serviced 1 times per week	252.95	273.27
Serviced 2 times per week	515.92	557.37
Serviced 3 times per week	788.91	852.29
Serviced 4 times per week	1,071.90	1,158.03
Serviced 5 times per week	1,364.93	1,474.59
Serviced 6 times per week	1,667.97	1,801.98
Serviced 7 times per week	1,981.03	2,140.19
Additional pickups (per pickup)	174.03	188.02
6 yard container:		
Serviced 1 times per week	381.30	411.93
Serviced 2 times per week	777.64	840.11
Serviced 3 times per week	1,188.99	1,284.52
Serviced 4 times per week	1,615.38	1,745.17
Serviced 5 times per week	2,056.78	2,222.04
Serviced 6 times per week	2,513.23	2,715.15
Serviced 7 times per week	2,984.69	3,224.49
Additional pickups (per pickup)	261.57	282.59
8 yard container:		
Serviced 1 times per week	510.73	551.77
Serviced 2 times per week	1,041.85	1,125.56
Serviced 3 times per week	1,592.84	1,720.81
Serviced 4 times per week	2,163.86	2,337.70
Serviced 5 times per week	2,754.90	2,976.25
Serviced 6 times per week	3,365.99	3,636.42
Serviced 7 times per week	3,997.12	4,318.26
Additional pickups (per pickup)	349.23	377.29
Open Top Roll Off Per Pull Fee (all sizes)	365.74	376.71
Compactor Vertical Lease	390.12	401.82
Compactor 15 cubic yards Lease	780.25	803.65
Compactor 20 cubic yards Lease	829.02	853.89
Compactor 30 cubic yards Lease	877.79	904.12
Compactor 40 cubic yards Lease	926.55	954.35
Compactor Per Pull Fee (all sizes)	365.74	376.71
Delivery	140.96	145.19
Deoderizer	257.00	264.71

	Current Fee	Proposed Fee
Front Load Maintenance	576.82	594.12
Gates	34.77	35.81
Lock Bar	49.81	51.30
Lock Bar (shared)	24.89	25.64
Locks	49.81	51.30
Receiver Box	331.34	341.28
Roll Out	69.72	71.81
Wheels	69.72	71.81

The fees above reflect increases in solid waste collection costs and landfill tipping fees
The total impact of this rate increase to City revenues will be approximately $200,000

Monthly Stormwater Utility Fees:

Per square foot of impervious surface area:		
Single family residential property	$0.08/square foot annually	$0.09/square foot annually
Non-residential/commercial property	$0.08/square foot annually	$0.09/square foot annually
Duplex properties	$0.08/square foot annually	$0.09/square foot annually
Apartment complexes	$0.08/square foot annually	$0.09/square foot annually
Condominium units (fee for the complex as a whole will be divided by the number of units for the per unit assessment)	$0.08/square foot annually	$0.09/square foot annually

On June 26, 2024, the City Commission approved increasing stormwater rates by one penny per year for three years beginning with fiscal year 2025. The increase from $0.08/square foot to $0.09/square foot is projected to increase stormwater revenues by approximately $785,000.

Police:

Flash drives for photographs, recordings and videos (per drive)	new fee	3.00
Off-Duty Police Services (four hour minimum):		
Regular Off-Duty Rates per Hour:		
Police officer (request at least 7 days in advance)	58.00	60.00
Police officer (request less than 7 days in advance)	83.00	85.00
Details requiring a police supervisor	63.00	65.00
Road construction details	83.00	85.00
Holiday Off-Duty Rates per Hour:		
Police officer	83.00	85.00
Details requiring a police supervisor	91.00	93.00

City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2026

	Current Fee	Proposed Fee
Details for school security	58.00	60.00

These increases will offset additional costs for paying the officers. Total additional revenue is approximately $20,000

Parks:

Palm Cemetery:

Single space - resident	6,090.00	6,700.00
Single space – qualified non-resident	6,620.00	7,300.00
Cremation space - resident	950.00	1,050.00
Cremation space – qualified non-resident	1,000.00	1,100.00

Pineywood Cemetery: * (per city purchase agreement)

Single space - resident	3,050.00	3,400.00
Single space – qualified non-resident	3,650.00	4,000.00

Palm and Pineywood Columbarium's:

Single or Double space:		
Resident	2,760.00	3,000.00
Qualified non-resident	3,410.00	3,750.00
Interment (Saturday)	370.00	400.00

Winter Park Pines:

Driving Range:		
Large bag of range balls (50) (October 1 - April 30)	10.00	11.00
Small bag of range balls (25) (October 1 - April 30)	6.00	7.00

Tennis:

League rate:		
League team seasonal play pass, per person (September - April) resident	350.00	300.00
League team seasonal play pass, per person (September - April) non-resident	350.00	350.00

City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2026

	Current Fee	Proposed Fee
Community Center:		
Small room, Cedar or Cypress or senior room, hourly	85.00	90.00
Large room, Oak or Elm, hourly	115.00	125.00
Ballroom; Cedar, Cypress, Oak, and Elm combined, hourly	375.00	400.00
Gymnasium, half a gym, hourly	60.00	65.00
Winter Park Events Center:		
Discount for continuous/recurring groups	15%	0%
Rooftop Terrace:		
Sunday to Thursday (includes rooftop terrace and meeting room)		
Minimum charge for three hours	1,900.00	1,200.00
Additional charge for each hour above three'	300.00	350.00
Sunday to Thursday (rooftop terrace only)		
Minimum charge for three hours	1,725.00	750.00
Additional charge for each hour above three'	250.00	200.00
Tiedtke Amphitheater:		
Hourly stand-alone rental Sunday-Thursday (3hr minimum)	new fee	750.00
Additional charge for each hour above three	new fee	150.00
Friday and Saturday (available as an add-on to entire building rental)	1,325.00	1,000.00
Hourly stand-alone rental Friday-Saturday (3hr minimum)	new fee	1,200.00
Additional charge for each hour above three	new fee	300.00
Selected Belvedere areas:		
Hourly stand-alone rental Sunday-Thursday (3hr minimum)	new fee	750.00
Additional charge for each hour above three	new fee	150.00
Friday and Saturday (available as an add-on to entire building rental)	1,100.00	1,000.00
Hourly stand-alone rental Friday-Saturday (3hr minimum)	new fee	1,200.00
Additional charge for each hour above three	new fee	300.00
Farmers' Market:		
Saturday Market:		
12' x 10' space Outside without electricity (per month)	130.00	140.00
Resident rate, owner must reside in City of Winter Park	130.00	130.00
12’ x 10’ space outside with electricity (per monthly)	160.00	175.00

City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2026

	Current Fee	Proposed Fee
Resident rate, owner must reside in City of Winter Park	160.00	160.00
12’ x 10’ space Pop-Up vendor with electricity per setup		
Restrictions apply, once a month and no more than 6 times a year	50.00	55.00
Hourly: (Sunday through Thursday)	315.00	325.00
Entire Building:		
5:00 p.m. to midnight, Fri. and Sat	2,600.00	3,000.00
Deposit	500.00	600.00
Shady Park:		
Large pavilion:		
Full day	125.00	150.00
Phelps Park pavilion rental:		
Full day	125.00	150.00
Half day	75.00	90.00
Small pavilion rental:		
Full day	60.00	75.00
Half day	35.00	45.00
Kraft Azalea Garden:		
Exedra area wedding	500.00	600.00
Exedra wedding deposit	150.00	500.00

The impact of the Parks fee changes is not expected to exceed $100,000

Electric:

Residential:		
Customer charge		
Energy charge:	16.98	18.29
1st 1,000 kWh	0.07009	0.07549
All kWh over 1,000	0.09390	0.10113
Lighting services (LS-1):		
Customer charge:		
Non-metered accounts	1.22	1.31
Metered accounts	3.49	3.76

City of Winter Park
Fee Schedule
Changes Proposed to be Effective October 1, 2026

	Current Fee	Proposed Fee
Energy and demand charge	0.02349	0.02530
Non-demand (GS-1):		
Customer charge:		
Non-metered accounts	7.11	7.66
Metered accounts:		
Secondary	17.55	18.90
Primary	221.86	238.94
Energy charge	0.07809	0.08410
Non-demand 100% load factor usage (GS-2):		
Customer charge:		
Non-metered accounts	7.45	8.02
Metered accounts	18.38	19.80
Energy charge	0.04014	0.04323
Demand (GSD-1):		
Customer charge - secondary	18.28	19.69
Customer charge - primary	231.26	249.07
Demand charge	5.43	5.85
Energy charge	0.04530	0.04879

The above adjustments reflect a 7.70% increase in non-fuel energy and demand charges. Approved by the Utilities Advisory Board.
These increases are expected to increase revenue by $2,600,000.

City Commission

agenda item 15.c

item type
Public Hearings: Non Quasi-Judicial Matters

meeting date
September 9, 2026

prepared by
Randy Knight, City Manager

approved by
Michelle del Valle, Assistant City Manager

subject
Resolution 2313-26 Advocating for Expanded Use of Tourist Development Taxes

motion | recommendation
Approve the Resolution

background
On August 12, 2026, the Commission heard a presentation from Michael Poole, the City's appointee to the TDT Citizen Advisory Task Force regarding the recommendations the Task Force made to the Orange County Board of County Commissioners. The recommendation advocated for the BOCC to explore every avenue to expand alternative uses of the tax, including but not limited to transportation and affordable housing, increasing the tax percentage rate, and lowering the 40% threshold for tourism promotion, and to make this a legislative priority.

The Commission directed staff to prepare a Resolution in support of that recommendation. Attached is that Resolution.

alternatives | other considerations

fiscal impact

attachments
1. Resolution 2313-26 Support of Expanded Tourist Development Tax (TDT) Use final

RESOLUTION NO. XXXX-26

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA, ADVOCATING FOR THE EXPANDED ALTERNATIVE USES OF TOURISM DEVELOPMENT TAX (TDT), INLCUDING BUT NOT LIMITED TO TRANSPORTATION AND AFFORDABLE HOUSING, INCREASING THE TAX RATE, AND LOWERING THE 40% THRESHOLD FOR TOURISM PROMOTION, AND TO MAKE THIS A LEGISLATIVE PRIORITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section 125.0104, Florida Statutes, defines the uses for tourist development tax; procedure for levying; authorized uses; referendum; and enforcement; and

WHEREAS, Section 125.0104(5)(a)6.d., Florida Statutes provides that at least 40 percent of all tourist development tax revenues collected in the county are spent to promote and advertise tourism as provided by said subsection; and

WHEREAS, the Orange County tourist development task force reviews and recommends uses for future unallocated Tourist Development Tax revenues in compliance with Florida Statutes to the Tourist Development Council and the Board of County Commissioners; and

WHEREAS, on August 11, 2026, the TDT task force voted to recommend that the Board of County Commissioners explore every avenue to expand alternative uses of the tax, including but not limited to transportation and affordable housing, increasing the tax percentage rate, and lowering the 40% threshold for tourism promotion, and to make this a legislative priority. That recommendation was presented to the Board of County Commissioners on August 25, 2026; and

WHEREAS, the City of Winter Park, Florida is a significant contributor to tourism and a driver of regional economic growth; and

WHEREAS, the City Commission of the City of Winter Park, Florida appreciates the past allocations of TDT funds that have benefited various Winter Park cultural organizations and event venues; and

WHEREAS, the City Commission of the City of Winter Park, Florida sees value in the potential for expanding said alternative uses for the benefit of the region.

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

Section 1. Recitals. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. TDT Recommendation. The City Commission hereby endorses the TDT task force recommendation to explore every avenue to expand alternative uses of the tourist development tax revenues, including but not limited to transportation and affordable housing, increasing the tax

percentage rate, and lowering the 40% threshold for tourism promotion, and to pursue these as legislative priorities before the Florida Legislature.

Section 3. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Resolution.

Section 4. Effective date. This Resolution shall become effective immediately upon adoption by the City Commission of the City of Winter Park, Florida.

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held at City Hall, Winter Park, Florida on the _____ day of _____, 2026.

_____

_____, Mayor

Attest: _____

Kim Breland, City Clerk

City Commission

agenda item 15.d

item type
Public Hearings: Non Quasi-Judicial Matters

meeting date
September 9, 2026

prepared by
Tim Volkerson, Police Chief

approved by
Michelle del Valle, Assistant City Manager

subject
Micromobility Ordinance (1st reading)

motion | recommendation
Approve the Micromobility ordinannce

background
Modernization of City Ordinance, Chapter 98 to establish rules for micromobility device use throughout the City. The changes include updating definition, violations and penalties for electric mobility devices including e-bike, e-scooters and other electric micromobility devices.

alternatives | other considerations

fiscal impact

attachments
1. Micromobility Ordinance

ORDINANCE NO. _____-26

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 98, "TRAFFIC AND VEHICLES," ARTICLE I, "IN GENERAL," TO AMEND SECTION 98-2 GOVERNING DEFINITIONS, TO AMEND SECTION 98-6 GOVERNING RIDING OF BICYCLES AND MOTORIZED SCOOTERS, TO AMEND SECTION 98-7 GOVERNING OBSTRUCTION OF STREETS AND SIDEWALKS BY BICYCLES AND MICROMOBILITY DEVICES, TO AMEND SECTION 98-8 GOVERNING MICROMOBILITY DEVICES, TO AMEND SECTION 98-9 GOVERNING ELECTRIC BICYCLES, AND TO AMEND SECTION 98-11 GOVERNING VIOLATIONS; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the City has the authority under the City Charter, Section 2(b), Article VIII of the State Constitution, and Section 166.021(1), Florida Statutes, to exercise any power for municipal purposes except where expressly prohibited by law; and

WHEREAS, Section 316.008, Florida Statutes, states that local governments are authorized to implement reasonable regulations relating to streets and highways within their jurisdiction; and

WHEREAS, Section 316.20655, Florida Statutes, states that local governments are authorized to adopt ordinances governing the operation of electric bicycles on streets, highways, sidewalks, and sidewalk areas under or within the local government's jurisdiction and restricting or prohibiting the operation of an electric bicycle on a bicycle path, multiuse path, trail network, beach, or dune, including ordinances imposing minimum age requirements and requirements that a person operating an electric bicycle must possess a government-issued photographic identification; and

WHEREAS, Section 316.2128, Florida Statutes, states that local governments are authorized to adopt ordinances governing the operation of micromobility devices and motorized scooters on streets, highways, sidewalks, and sidewalk areas under the local government's jurisdiction, including ordinances imposing minimum age requirements and requirements that a person operating a micromobility device or motorized scooter must possess a government-issued photographic identification; and

WHEREAS, Sections 316.20655 and 316.2128, Florida Statutes, both allow a local government to provide training on the safe operation of electric bicycles, motorized scooters, and micromobility devices; and

WHEREAS, the City desires to officially designate qualifying e-bike and micromobility device safety courses as "City-approved educational programs" to promote safe and responsible operation of electric bicycles, motorized scooters, and micromobility devices within the municipal limits; and

WHEREAS, Section 316.1995, Florida Statutes, prohibits the operation of any vehicle other than by human power, except for certain enumerated exceptions such as electric bicycles and micromobility devices, upon any bicycle path, sidewalk, or sidewalk area; and

WHEREAS, the City Commission finds it necessary to clarify the distinction between electric bicycles and electric motorcycles as the latter are prohibited from operation on bicycle paths, sidewalks, and sidewalk areas by Florida law; and

WHEREAS, the City Commission finds that rental operation of motorized scooters and other micromobility devices within the City presents unique hazards to public health and safety, including such devices being left on sidewalks and other public walkways so as to become obstacles for pedestrian traffic, and that prohibition of such rentals within the City is in the best interest of the public health, safety, and welfare; and

WHEREAS, Florida courts have held that municipal prohibition of rental of motorized scooters and other micromobility devices is neither prohibited nor preempted by Florida law (*see Classy Cycles, Inc. v. Panama City Beach*, 301 So. 3d 1046 (Fla. 1st DCA 2019)); and

WHEREAS, the City Commission seeks to adopt an ordinance regulating the operation of bicycles, electric bicycles, motorized scooters, and micromobility devices, as those terms are defined herein and in the Winter Park City Code, within the City of Winter Park; and

WHEREAS, the City Commission of the City of Winter Park finds that this Ordinance is in the interests of the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Winter Park, Florida, that:

SECTION 1. Recitals. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

SECTION 2. City Code Amendment. Chapter 98, Article I of the City Code of Ordinances is hereby amended to amend Sections 98-2, 98-6, 98-7, 98-8, 98-9, and 98-11 as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions):

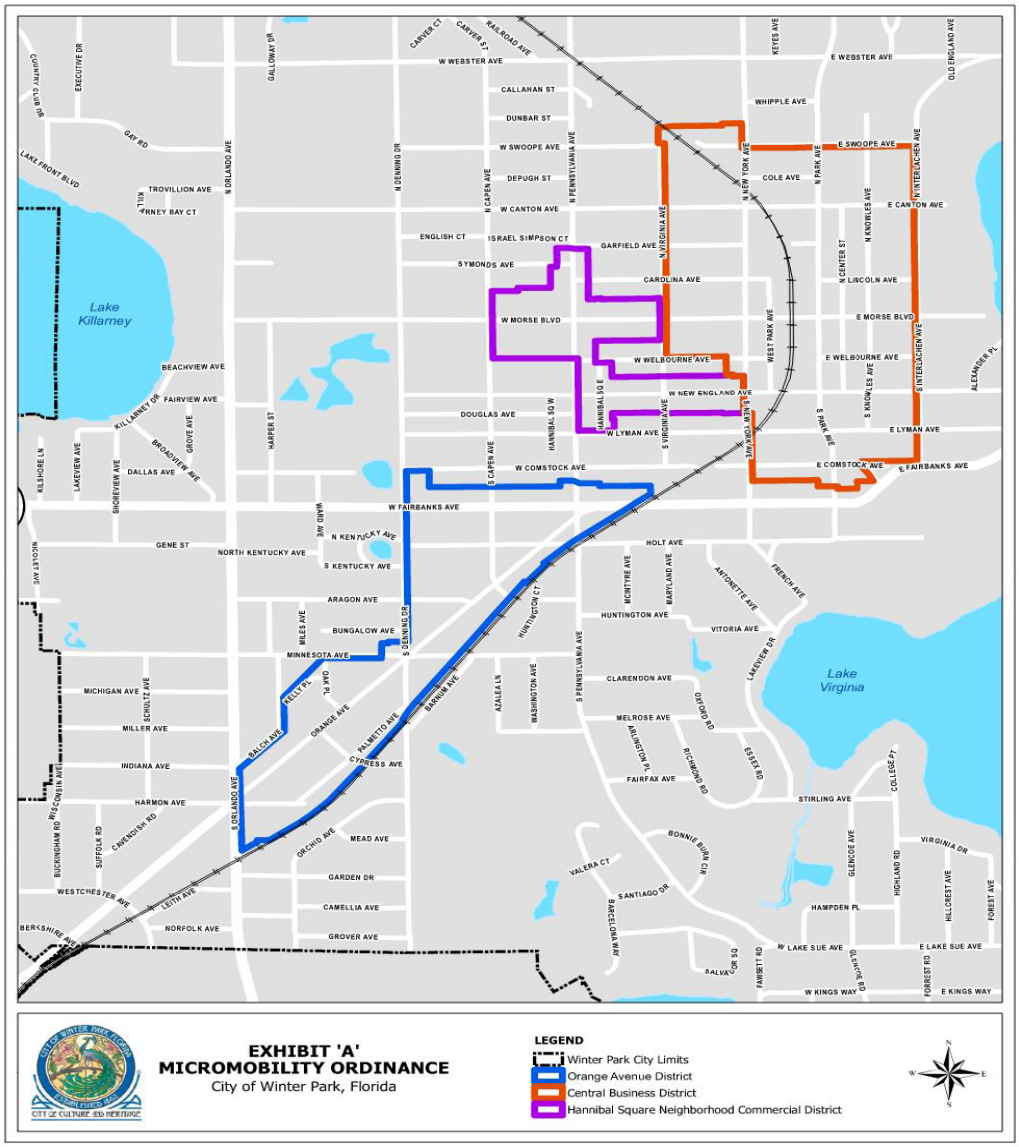
Sec. 98-2. Definitions.

The following words and phrases, when used in this chapter, shall, for the purpose of this chapter, have the meanings respectively ascribed to them in this section, except when the context otherwise requires. Whenever any words and phrases used in this chapter are not defined in this section but are defined in the state laws regulating the operation of vehicles, any such definition in state law shall be deemed to apply to such words and phrases used in this chapter, except when the context otherwise requires.

Bicycle means every vehicle propelled solely by human power having two tandem wheels, and including any device generally recognized as a bicycle though equipped with two front or two rear wheels. The term does not include an electric bicycle, motorized scooter or similar device.

Careless manner means the operation of a vehicle or device without appropriate care or prudence, having no regard for the width, grade, curves, corners, traffic, and all other attendant circumstances so as to endanger the life, limb, or property of any person. This term shall include operation of a vehicle or device at an unsafe speed that is reasonably likely, under the circumstances, to present a danger to the life, limb, or property of any person, including the operator of such vehicle or device.

Central business district shall have the same meaning as defined within the maps of the central business district adopted in the definitions section of the comprehensive plan of the city, article i, chapter 58 and is the business, commercial, office, and residential core of Winter Park as indicated on the map incorporated herein as shown below~~generally that part of the city bordered by Webster Avenue on the north, Interlachen Avenue on the east, Fairbanks Avenue on the south and New York Avenue on the west~~.



Commercial vehicle means every vehicle designed, maintained or used primarily for the transportation of property and which displays lettering thereon advertising the owner of the vehicle.

Electric Bicycle means any bicycle or tricycle equipped with fully operable pedals, a seat or saddle for use of the rider, and an electric motor of less than 750 watts. ~~This definition includes all classes of electric bicycle under F.S. § 316.003(22).~~ This definition does not include electric motorcycles, as that term is defined in this chapter. All electric bicycles fall into one of the following categories:

(1) Class 1: an electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the electric bicycle reaches the speed of 20 miles per hour.

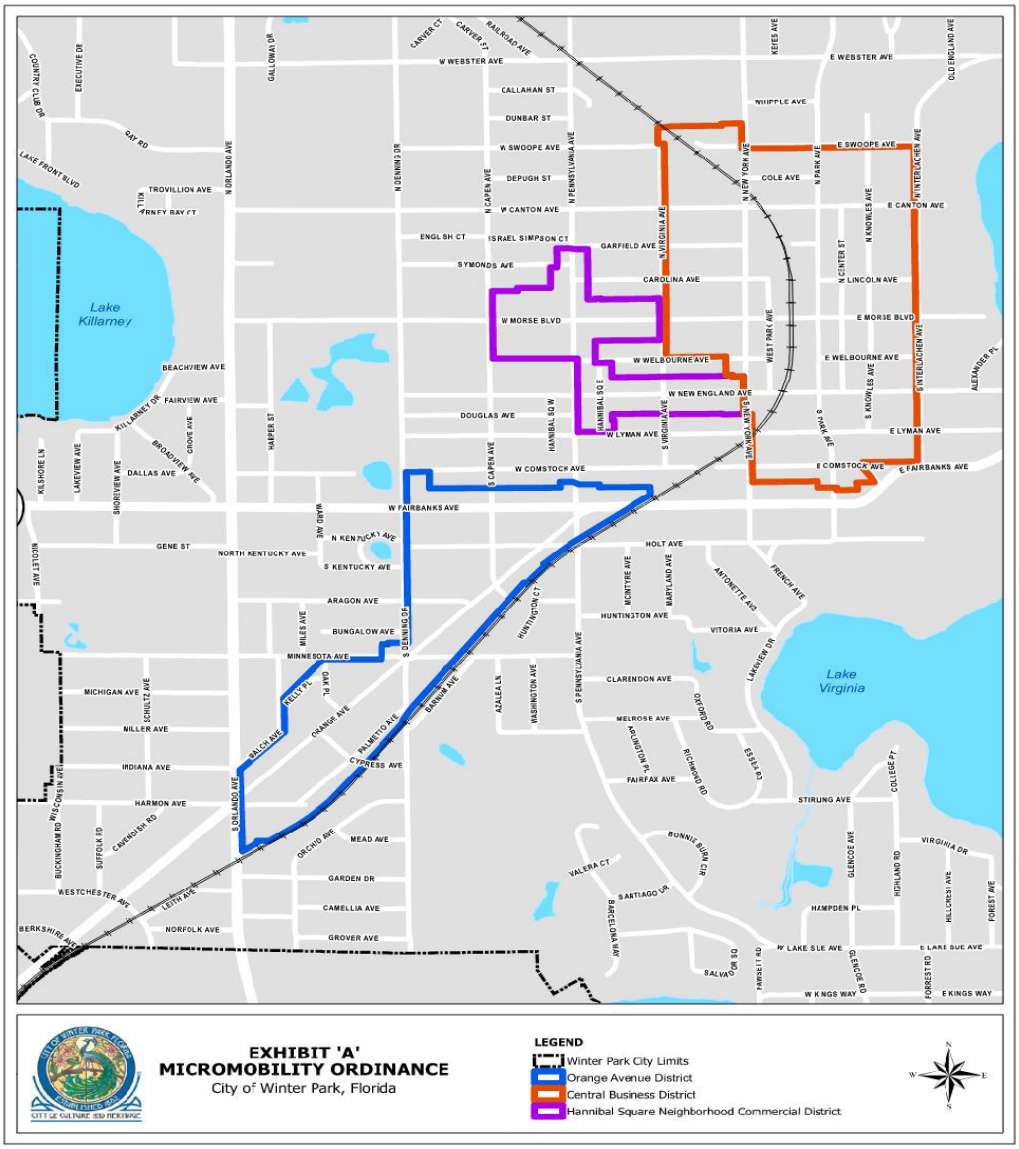
(2) Class 2: an electric bicycle equipped with a motor that may be used exclusively to propel the electric bicycle and that ceases to provide assistance when the electric bicycle reaches the speed of 20 miles per hour.

(3) Class 3: an electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the electric bicycle reaches the speed of 28 miles per hour.

Electric motorcycle means any vehicle having a seat or saddle for use of the rider, designed to travel on not more than three wheels in contact with the ground which is powered by: (i) an electric motor of 750 watts or more or (ii) an electric motor capable of propelling the vehicle to a speed greater than 28 miles per hour. This definition includes all vehicles with electric motors that are commonly referred to as electric dirt bikes, mini-motorcycles, or similar labels regardless of whether such vehicle is designed for off-road use or street operations. Any such vehicle that lacks operational pedals capable of human-powered propulsion shall be presumed to be an electric motorcycle and subject to all restrictions applicable to such vehicles under this Code and Florida law.

Freight curb loading zone means a space adjacent to a curb for the exclusive use of commercial vehicles during the loading or unloading of freight.

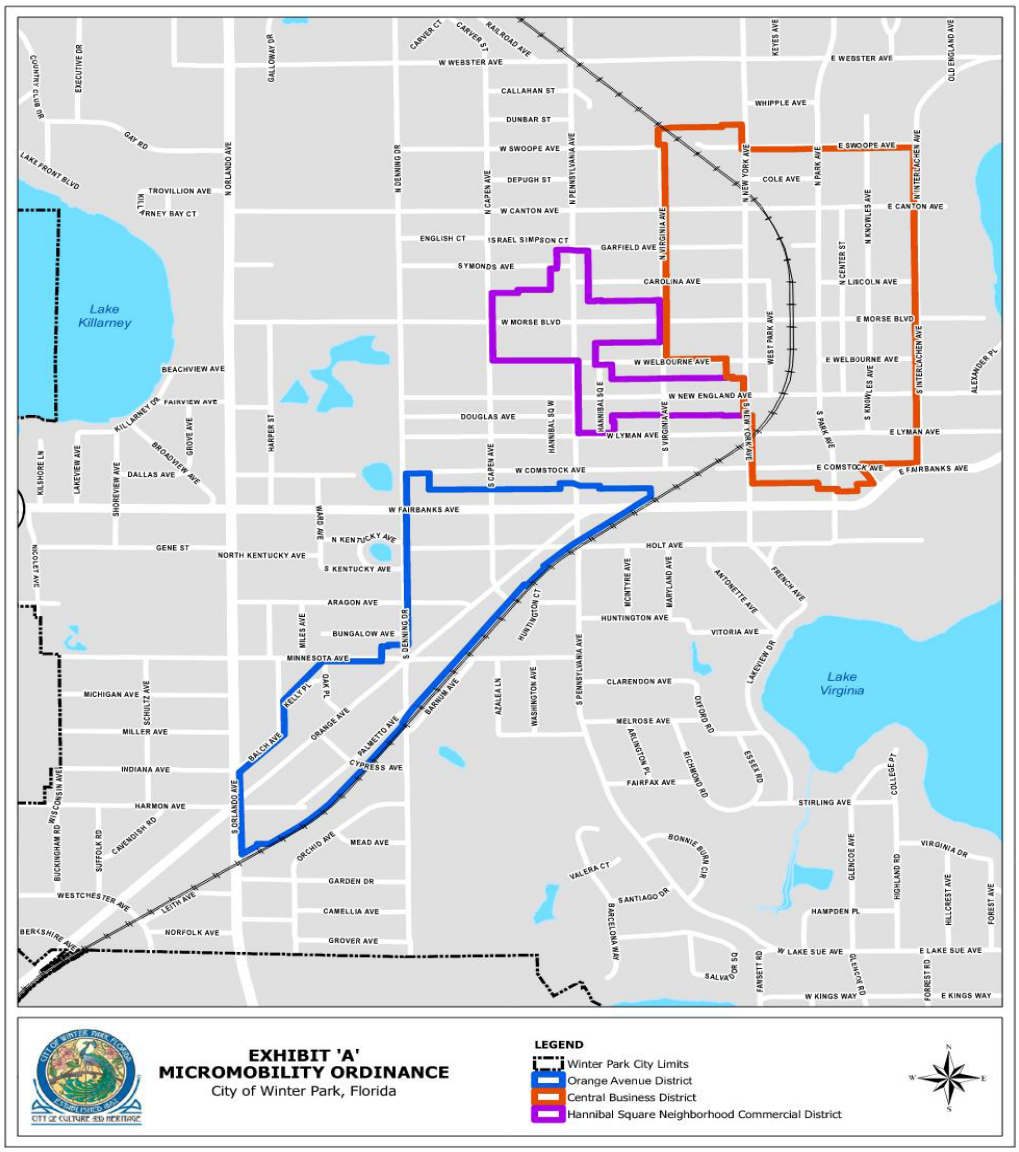
Hannibal Square Neighborhood Commercial District shall have the same meaning as defined within the maps of the Hannibal Square Neighborhood Commercial District adopted in the definitions section of the comprehensive plan of the City, article I, chapter 58 and consists of properties abutting Morse Boulevard between Capen and Virginia avenues, properties abutting New England Avenue between Pennsylvania and New York avenues, properties abutting Pennsylvania Avenue between Lyman and Garfield avenues, and properties abutting Hannibal Square East as indicated in the map incorporated herein as shown below~~is generally that part of the city fronting on New England Avenue, Hannibal Square, Morse Boulevard and Pennsylvania Avenue~~.



Motorized scooter means any vehicle or micromobility device that is powered by a motor with or without a seat or saddle for the use of the rider, which is designed to travel on not more than three wheels, and which is not capable of propelling the vehicle at a speed greater than 20 miles per hour on level ground ~~as defined by F.S. § 316.003(45)~~.

Micromobility device means any motorized transportation device designed for individual use which is typically 20 to 36 inches in width and 50 pounds or less in weight and which operates at a speed of typically less than 15 miles per hour but no more than 28 miles per hour~~made available for private use by reservation through an online application, website, or software for point-to-point trips, and which is not capable of traveling at a speed greater than 20 miles per hour on level ground as defined by F.S. § 316.003(38)~~. This term includes both a human-powerd and nonhuman-powered device such as a bicycle, electric bicycle, motorized scooter, or any other device that is owned by an individual or part of a shared fleet ~~motorized scooters and bicycles as defined by F.S. § 316.003~~. This term does not include motorized wheelchairs or other medical mobility devices.

Orange Avenue District shall consist of the frontages along Orange Avenue between Orlando Avenue and Fairbanks Avenue as well as the frontages along Fairbanks Avenue between Denning Drive and the SunRail crossing east of Pennsylvania Avenue as indicated on the map incorporated herein as shown below.



Parkway means that portion of a street not designated or intended for the use of pedestrians and located between the curb and the adjacent property lines or between the edge of pavement and the adjacent property lines where there is no curb or between the established vehicular traveled way and the adjacent property lines on unpaved streets.

Passenger curb loading zone means a place adjacent to a curb reserved for the exclusive use of vehicles during the loading or unloading of passengers.

Right-of-way means property owned or controlled by the city or other governmental entity over which the public has a right of passage, including, without limitation, the streets, parkways, paths, alleys, sidewalks, and driveways constructed thereon.

Sidewalk means that portion of a right-of-way between the curbline, or the lateral line, of a roadway and the adjacent property lines, that is improved for intended use by pedestrians or by bicycles in areas designated for bicycle use.

Stage or *staging* means the parking and/or placing of electric bicycles, micromobility devices or motorized scooters on a right-of-way, within a public park or on other public property for the purpose of advertising or displaying such micromobility devices to the general public for use or rental.

Traffic division means the traffic division of the police department or, if a traffic division is not established, the term shall be deemed to refer to the police department.

* * *

Sec. 98-6. Bicycle, electric bicycle, ~~and~~ motorized scooter, and micromobility device riding.

(a) Official bike paths may be used in lieu of city streets where available and so long as their use will not endanger the safety of pedestrians.

(b) It shall be unlawful for any person to ride a bicycle, electric bicycle, ~~or~~ motorized scooter, or other micromobility device upon any sidewalk within the central business district, Hannibal Square Neighborhood Commercial District or Orange Avenue District.

(c) It shall be unlawful to operate any bicycles, electric bicycles, ~~or~~ motorized scooters, or other micromobility device upon any sidewalk adjacent to or within any sidewalk cafe as defined by chapter 90, article VI.

(d) It shall be unlawful to operate any bicycle, electric bicycle, motorized scooter, or other micromobility device in a careless manner on sidewalks, shared-use paths, multi-use trails, or parks. The operator of any bicycle, electric bicycle, motorized scooter, or any other micromobility device shall slow as to yield the right-of-way to any pedestrian and shall give an audible warning before overtaking and passing such pedestrian.

(e) It shall be unlawful to operate an electric motorcycle on any sidewalk, sidewalk area, bicycle path, shared-use path, or multi-use trail within the city. Electric motorcycles are considered motor vehicles and are governed by all laws and regulations relevant to the operation of motorcycles, including those found in Chapter 316, Florida Statutes.

(f) No person under 16 years of age may operate an electric bicycle, motorized scooter, or other micromobility device on any bicycle lane, bicycle path, right-of-way, road, sidewalk, or multi-use trail within the municipal limits of Winter Park without a certificate of completion stating that such person has completed a City-approved rider education program. The Winter Park City Commission shall issue a list of City-approved rider education programs by resolution.

(g) Nothing in this section shall constitute a limitation on the operation of motorized wheelchairs or other medical mobility devices.

Sec. 98-7. Bicycles, micromobility devices, electric bicycles, ~~and~~ motorized scooters, and electric motorcycles obstructing streets or sidewalks.

No person shall park, stage, abandon, or otherwise leave any bicycle, electric bicycle, micromobility device ~~,or~~ motorized scooter, or electric motorcycle ~~shall be parked, staged,~~

~~abandoned or otherwise left~~ upon any street, right-of-way or sidewalk in such a manner as to obstruct traffic, either of vehicles or pedestrians;~~, or~~ to obstruct any stopping or parking space; to block access to or from any building entrance, driveway, crosswalk, curb ramp, transit stop, fire hydrant, or emergency access point; or to create a hazard for persons with disabilities or to impair access required by the Americans with Disabilities Act.

Sec. 98-8. Rental of micromobility~~Micromobility~~ devices prohibited.

Prohibition. It shall be unlawful to make available for private rental any micromobility device or operate any micromobility device made commercially available for private rental upon the roadways, sidewalks, bicycle paths or rights-of-way of the city ~~unless expressly permitted by section 98-6. See definition of micromobility devices in section 98-2.~~

Sec. 98-9. Electric bicycles.

Electric bicycles must comply with all regulations under Florida law and this Code applicable to bicycles, including all helmet and safety equipment requirements.

***

Sec. 98-11. Violations.

(a) The city is authorized to establish civil penalties for violations of this chapter pursuant to the "Schedule of City of Winter Park Service and User Fees and Charges" adopted by the city commission from time to time, and persons or entities in violation of this chapter or any part thereof shall be subject to such prescribed penalties. In addition, the city shall have the right to enforce this chapter or any portion thereof through any remedies available at law and in equity, including, without limitation, injunctive relief.

(b) Citations issued under this Article may be contested to a special magistrate or local hearing officer. The finding of the special magistrate or local hearing officer following a public hearing shall be final.

(c) The parents and legal guardians of minors in violation of this Article are responsible for the payment of fines incurred by such minors.

(d) For a first violation of section 98-6, a violator will be given the option to complete a City-approved education course in lieu of paying a fine. A violator who does not provide proof of course completion within 30 days of the violation shall be required to pay the fine.

(e) The following vehicles are subject to impoundment under this Article, as permitted by law and in conjunction with section 98-34, with the owner or responsible party bearing the cost of removal and storage in addition to any civil citation or fine:

    (1) For a second or subsequent offense, any vehicle or device parked, staged, abandoned, or otherwise left upon any street, right-of-way, or sidewalk in violation of section 98-7.

    (2) For a second or subsequent offense, any bicycle, electric bicycle, motorized scooter, or other micromobility device whose operator has committed a violation of section 98-6, except for a violation relating to operation of an electric motorcycle.

(3) For a first or subsequent offense, any electric motorcycle operated on any sidewalk, sidewalk area, bicycle path, shared-use path, or multi-use path in violation of section 98-6.

SECTION 3. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. Conflicts. In the event of a conflict or conflicts between this Ordinance and any other ordinance or provision of law, this Ordinance controls to the extent of the conflict, as allowable under the law.

SECTION 5. Codification. Sections 2 of this Ordinance shall be incorporated into the Winter Park City Code. Any section, paragraph number, subsection number, letter and/or any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical and similar or like errors may be corrected, and additions, alterations, and omissions not affecting the construction or meaning of this ordinance or City Code may be freely made.

SECTION 6. Effective date. This Ordinance shall become effective immediately upon adoption by the City Commission of the City of Winter Park, Florida.

FIRST READING: _____.

ADOPTED this ____ day of _____, 2026, by the City Commission of the City of Winter Park, Florida.

CITY COMMISSION OF THE CITY OF WINTER PARK, FLORIDA

_____
Mayor Sheila DeCiccio

ATTEST:

_____
Kim Breland, City Clerk