



Planning & Zoning Board Regular Meeting

Agenda

July 13, 2023 @ 6:00 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/bpm and include virtual meeting instructions.

assistance & appeals

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

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

please note

Times are projected and subject to change.

-
1. **Call to Order**
 2. **Consent Agenda**
 - a. [Approval of the June 6, 2023 Meeting Minutes.](#) 1 minute
 3. **Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 4. **Public Hearings**
(Public participation and comment on these matters must be in-person.)
 - a. [SPR #23-06. Request of Charles Clayton for: Approval to construct a new, three-foot solid wall along the eastern property line to the lakefront at the single-family home located at 1211 College Point on Lake Virginia, zoned R-1AAA.](#) 10 minutes
 - b. [SPR #23-07. Request of Urban Perch Homes for: Approval to construct a new, two-story, 5,980 square-foot, single-family home located at 1292 Howell Branch Road on Lake Temple, zoned R-3.](#) 15 minutes
 - c. [SPR #23-08. Request of Urban Perch Homes for: Approval to construct a new, two-story, 4,987 square-foot, single-family home located at 1296 Howell Branch Road on Lake Temple, zoned R-3.](#) 15 minutes
 - d. [SUB #23-01: Request of the City of Winter Park for: Subdivision approval to split off a portion of the city-owned "Tree Farm" property to create six single family building lots at the end of Durham Avenue.](#) 20 minutes
 5. **Action Items**
 6. **Non-Action Items**
 7. **Staff Updates**
 8. **Board Comments**
 9. **Upcoming Agenda Items**
 10. **Adjournment**



Planning & Zoning Board

agenda item

item type	Consent Agenda	meeting date	July 13, 2023
prepared by	Mary Bush	approved by	
board approval	Completed		
strategic objective			

subject

Approval of the June 6, 2023 Meeting Minutes.

motion / recommendation

background

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[PZ June 6th 2023 Draft Meeting Minutes.pdf](#)



Planning & Zoning Board Regular Meeting Minutes

June 6, 2023 at 6:00 p.m.

City Hall | Commission Chambers
401 S. Park Ave. | Winter Park, Florida

Present

Present: Melissa Vickers, Jim Fitch, David Bornstein, Vashon Sarkisian, Michael Spencer, Alex Stringfellow, and Warren Lindsey. Also Present: City Attorney Dan Langley. Staff: Assistant Director of Planning & Zoning Allison McGillis, Senior Planner/Zoning Official John Harbilas, Planner II Nicholas Lewis, Planner I Corinna Lundgren, and Recording Secretary Mary Bush.

(1) Call to Order

Vice-Chair David Bornstein called the meeting to order at 5:59 p.m.

(2) Selection of Chair and Vice Chair

Motion made by Jim Fitch, seconded by Melissa Vickers to nominate David Bornstein as Chairman of the Board. Mr. Bornstein accepted the nomination.

By a roll call vote, the motion carried unanimously 7-0.

Motion made by David Bornstein, seconded by Alex Stringfellow to nominate Michael Spencer as Vice-Chairman of the Board. Mr. Spencer accepted the nomination.

By a roll call vote, the motion carried unanimously 7-0.

(3) Consent Agenda

Approval of Minutes:

Motion made by Melissa Vickers, seconded by Michael Spencer to approve the April 4, 2023 meeting minutes.

Motion carried unanimously with a 7-0 vote.

Motion made by Alex Stringfellow, seconded by Michael Spencer to approve the May 2, 2023 meeting minutes.

Motion carried unanimously with a 7-0 vote.

(4) Public Comments (for items not on Agenda)

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

(5) Public Hearings

- SPR #23-04: Request of Phil Kean Design Group for approval to construct a 518 square foot addition to the existing single-family home located at 131 Trismen Terrance on Lake Osceola, zoned R-1AAA.

Mr. Lewis provided the Board a brief summary of the request. He presented to the Board an area map, aerial view, and a site plan for the property. He explained that the renovation was for a new primary suite in the rear of the property where there is an existing carport as well as creating a new two-car garage in the front portion of the lot. He then went on to discuss the square footage of the improvements and the setbacks for the project, noting that there would be a slight encroachment into the front and side setbacks for the proposed garage but no encroachment of the lakefront setback. Then he briefly discussed the site survey and

the as built elevations for the project and noted that the existing carport is where the homeowner parks their vehicles and just outside the carport is where the homeowner parks their boat trailer. He then noted that the code allows houses under renovation to have two-car garage doors but there has to be some sort of articulation or allowance that does not make the door plain. He explained that staff proposed a condition that the requirement be met, which the applicant agreed to and proposed a frosted glass garage door for the project. He also explained that staff proposed an additional condition to have a six-foot tall white vinyl fence from the rear corner of the structure to the side lot line and a gate to screen the boat trailer from view of the street. He then discussed the lakefront site plan review criteria noting that no trees were to be removed, three swales were being proposed meeting retention requirements, and no views of the neighbors would be blocked by the request.

Staff recommendation was for approval with the following conditions:

- That the proposed garage door includes architectural design features such as glazing, hardware and raised panels integrated into the door or other finishes matching the primary structure; and
- That a six foot tall privacy fence be installed from the rear corner of the structure to the lot line and a six foot tall privacy gate be installed along the driveway so as to shield the boat trailer from the views of the lake and from the street as well as to prevent vehicles from parking on the lakefront portion of the lot.

The Board inquired about whether or not there were any letters for or against the request received from the neighbors, the height of the boat, the City's visibility restrictions for boat trailers, clarification of whether or not the applicant's boat trailer was allowed to be stored in the carport, and the age of the existing home.

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

Motion made by Warren Lindsey, seconded by Melissa Vickers, for approval to construct a 518 square foot addition to the existing single-family home located at 131 Trismen Terrance on Lake Osceola, zoned R-1AAA, with the following conditions:

- That the proposed garage door includes architectural design features such as glazing, hardware and raised panels integrated into the door or other finishes matching the primary structure; and
- That a six foot tall privacy fence be installed from the rear corner of the structure to the lot line and a six foot tall privacy gate be installed along the driveway so as to shield the boat trailer from the views of the lake and from the street as well as to prevent vehicles from parking on the lakefront portion of the lot.

Motion carried unanimously with a 7-0 vote.

- Request of Darryl Hill for approval to construct a new, two-story, 4,567 square-foot, single-family home located at 201 Osceola Court, on Lake Osceola, zoned R-1AAA.

Mr. Lewis provided the Board a brief summary of the request. He presented to the Board an area map, aerial view, and site plan for the property. He noted that there was a 20-foot City owned easement located to the right of the property. He also noted that two neighbor letters were received expressing concerns regarding the request. He then went on to indicate that the project was under the maximum allowance for FAR and impervious coverage. He added that the applicant was asking for variances to allow the detached garage in the front portion of the lot, for the first-floor side setback, six feet in lieu of the required ten feet on the eastern lot line next to the City owned easement, and for the lakefront setback, 71.8 feet instead of the 97 foot average. He then briefly discussed the survey of the property noting that the finished floor area of 76 feet is very comparable to the floor area of the home belonging to the applicant's neighbor to the west. Mr. Lewis continued discussion and reviewed the applicant's proposed site plan, landscape plan, and elevations. He then discussed the front yard landscape coverage and the pervious versus impervious calculations for the project. He explained that the applicant proposed a large rectangular landscaped area in the middle of the driveway to meet the landscape and pervious requirements. He added that staff was requiring a condition that the area would have to be a permanent pervious area on the lot. Mr. Lewis then discussed the lakefront site plan review criteria noting that the applicant is required to preserve the one oak tree in the western side yard. He also informed the Board that the applicant was proposing four swales and then briefly discussed the applicant's reason for requesting to extend the home beyond the average setback and staff's analysis of the traditional views of the neighbors.

Staff recommendation was for approval with the following conditions:

- That the existing oak tree shall remain per the assessment of the City's Urban Forestry Department; and
- That the proposed pervious areas within the front yard remain pervious and are not replaced by pavers, artificial turf, or other impervious surfaces.

The Board inquired about the following:

- the rectangular landscaped area in the middle of the driveway,
- the existing oak tree on the lot and the oak trees that were removed by the prior owner,
- clarification on the 20-foot City owned easement,
- the possibility of the prior owner previously bringing fill onto the property,
- and clarification on how the proposed cabana might be treated differently if it was attached versus detached.

The applicant's contractor, Darryl Hill at 1060 Edens Gate Court, Longwood, FL 32750 addressed the Board. Mr. Hill spoke on the possibility of fill being brought onto the property by the prior owner, noting that the existing elevations are the same as the elevations shown on a survey from when the prior owner demolished the property.

The Board inquired about whether or not the proposed retention areas would be sufficient to keep water on the lot, the previous owner's survey, if the applicant had spoken to the neighbors to mitigate their concerns, whether or not the applicant had considered any other design options for the cabana, and transparency options for the cabana.

The Board heard public comment from the following residents in opposition of the request:

Joseph Bennett of 232 Osceola Court, Winter Park, FL 32789; Patricia Bennett of 232 Osceola Court, Winter Park, FL 32789; Michael Gouda of 110 Osceola Court, Winter Park, FL 32789; Don Tillery, Jr. of 215 Osceola Court, Winter Park, FL 32789; and Ken Trivison of 199 Osceola Court, Winter Park, FL 32789.

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

The applicant, Teresa Williams of 1450 Chestnut Avenue, Winter Park, FL 32789 addressed the Board. Ms. Williams briefly spoke about the progress of the project and expressed that she hoped to be able to meet all of her neighbors once everything was approved.

Mr. Hill addressed the Board again and expressed that his company was willing to adjust the construction process in consideration of inconveniences to the neighbors. He estimated that it would take over 14 months to complete the project.

The Board inquired about whether or not the applicant desired to table the request until the next Board meeting, confirmation of the requested variances, if the applicant could come back with a plan that meets code without waiting a year to resubmit their application, and if the applicant's proposal matches the previous home's lakefront setback. Brief discussion ensued regarding the proposed lakefront setback, the landscaped portion of the driveway, and the cabana setback.

Motion made by Alex Stringfellow, seconded by Michael Spencer, for approval to construct a new, two-story, 4,567 square-foot, single-family home located at 201 Osceola Court, on Lake Osceola, zoned R-1AAA, with the following conditions:

- That the existing oak tree shall remain per the assessment of the City's Urban Forestry Department;
- That the lawn area inside the driveway be allowed to be pervious pavers or a drivable surface; and
- That the lakefront setback follows a horizontal line across the lot from the setback of the previously existing home, in lieu of the lakefront average setback of 97-feet.

Motion carried with a 6-1 vote. (In Favor: Melissa Vickers, Jim Fitch, David Bornstein, Vashon Sarkisian, Michael Spencer, and Alex Stringfellow. Opposed: Warren Lindsey.)

- Request of the City of Winter Park for an Ordinance to establish a Commercial Future Land Use on the annexed parcels at 1896; 1934; 1964; 1968; 1970 AND 1990 Kentucky Avenue, and an Ordinance to

establish Commercial (C-3) Zoning on the annexed parcels at 1896; 1934; 1964; 1968; 1970 AND 1990 Kentucky Avenue.

Mrs. McGillis provided the Board a brief summary of the request. She noted that the City had approved the first reading to annex the subject properties on Kentucky Avenue, as well as a portion of the right-of-way (ROW) at Kentucky Avenue between Clay Street and Formosa Avenue. She explained that now that the annexation is in progress with the City Commission, the City's future land use and zoning of the properties must be established. She added that the request proposed to establish commercial and C-3 zoning, which is the same future land use and zoning that exists in the county and in the City's current code. She then provided an aerial view of the properties and a preliminary development plan noting that the property owners planned to renovate the buildings and rear parking lot as well as proposed a new warehouse building on the southside and some street upgrades to the portion they own along Kentucky Avenue. Mrs. McGillis then briefly presented preliminary elevations for the project.

Staff recommendation was for approval.

The Board inquired about the possibility of there being a conditional use due to the proposed size of the warehouse building.

Motion made by Melissa Vickers, seconded by Michael Spencer, for an Ordinance to establish a Commercial Future Land Use on the annexed parcels at 1896; 1934; 1964; 1968; 1970 AND 1990 Kentucky Avenue, and an Ordinance to establish Commercial (C-3) Zoning on the annexed parcels at 1896; 1934; 1964; 1968; 1970 AND 1990 Kentucky Avenue.

Motion carried unanimously with a 7-0 vote.

(6) Action Items

No action items.

(7) Non-Action Items

No non-action items.

(8) Staff Updates

Mrs. McGillis reminded the Board that the next Board Appreciation event would occur on June 29, 2023 at 5:30p.m. at the Farmer's Market. She encouraged all of the Board members to attend.

(9) Board Comments

No Board comments.

(10) Upcoming Agenda Items

There was no discussion on upcoming agenda items.

(11) Adjournment

Meeting adjourned at 7:38 p.m.

/s/ Recording Secretary Mary Bush



Planning & Zoning Board

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date July 13, 2023
prepared by Allison McGillis	approved by
board approval Completed	
strategic objective	

subject

SPR #23-06. Request of Charles Clayton for: Approval to construct a new, three-foot solid wall along the eastern property line to the lakefront at the single-family home located at 1211 College Point on Lake Virginia, zoned R-1AAA.

motion / recommendation

Staff recommendation is for approval.

background

Charles Clayton, on behalf of the homeowners, is requesting approval to construct a three-foot solid wall along the eastern property line to the lakefront at the single-family home located at 1211 College Point on Lake Virginia.

This request differs from the usual lakefront site plan reviews that the Board reviews since it does not involve any buildings. The applicant is coming before the Board because in order to build the solid wall all the way to the lakefront, they need a variance from the code provision that, "fences within the seventy-five (75) foot setback, shall be seventy-five percent (75%) substantially open, fences limited to the materials such as aluminum picket, wrought iron, or green or black clad vinyl chain link, which allow visibility across property lines and to the water." This particular lot has a neighborhood park to the east where the new solid wall is proposed, and therefore is not going to block any neighbor's view of lake. The reason for this request is provide some privacy to this lot from the park. As the applicant will explain at the public hearing, the homeowners have experienced some privacy issues with the park since currently they only have a wrought iron picket fence that does not provide any type of visual or sound buffer. Details of the proposed wall are attached. The wall will be covered in the stone shown, and will go in front of the wrought iron picket fence that currently exists along the eastern side of the lot.

Lakefront Lot Review Criteria:

Tree Preservation

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

View from the Lake

The code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake in excess of three (3) feet in height. This plan complies with that provision.

View of Neighbors

The code direction is to minimize the degradation of traditional views across properties by new houses, additions, second-story additions, etc., alongside property lines toward the lake that may block traditional views. In this case, the new wall will not impact any of the neighbor's lake views.

Stormwater Retention

The Code requires the retention of stormwater. The amount of impervious surface on the lot determines the needed depth/size of the retention. In this case, the applicant is not proposing any new structures/impervious area on the property. The solid wall will also help keep their stormwater runoff on their property.

Summary

Overall, the plans meet the intent of the lakefront review criteria. The proposal also meets all single-family code requirements, except the lakefront fence criteria. However, due to the low height of the wall and the special circumstances previously mentioned, staff recommendation is for approval.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[MapPrint_Landscape_11x8.5_202362210542.pdf](#)

ATTACHMENTS:

[1211 College Point Application.pdf](#)





**CITY OF WINTER PARK
APPLICATION FOR SITE PLAN REVIEW**

SPR# _____

FEE PAID

ck # _____
amt. \$ _____
date _____

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

I. APPLICANT

Name Charles Clayton
Address 2250 Lee Rd #120
Winter Park FL
Phone 407 628-3334
Email Address cclayton11@aol.com

OWNER

Eric and Diane Holm
1211 College Point
Winter Park, FL
32789
Email Address eaholm@aol.com

Is the property under contract for purchase or lease?

☐ Yes

☒ No

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

Is the contract for purchase or lease contingent upon this approval?

☐ Yes

☒ No

II. PROPERTY

Street Address: 1211 College Point, Winter Park, FL 32789

Zoning Classification: Single Fam Class Vi Comprehensive Plan Future Land Use Designation: Single Family Res

PARCEL # 07-22-30-8908-08-170 (same as tax ID number of Orange County property tax records)

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

VIRGINIA HEIGHTS G/107 LOTS 17 & 18 BLK H & NWLY 1/2 OF VAC ST (OR1274/89) LYING ELY OF LOT 18 PER OR2066/836

Property is on: ☐ Septic ☒ Sewer

Name of Lake, canal or stream Lake Maitland

III. SITE PLAN REVIEW REQUESTED

The applicant requests a Site Plan Review for:

IV. CERTIFICATION

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

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

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

SIGNATURE [Signature]

DATE 6/12/23

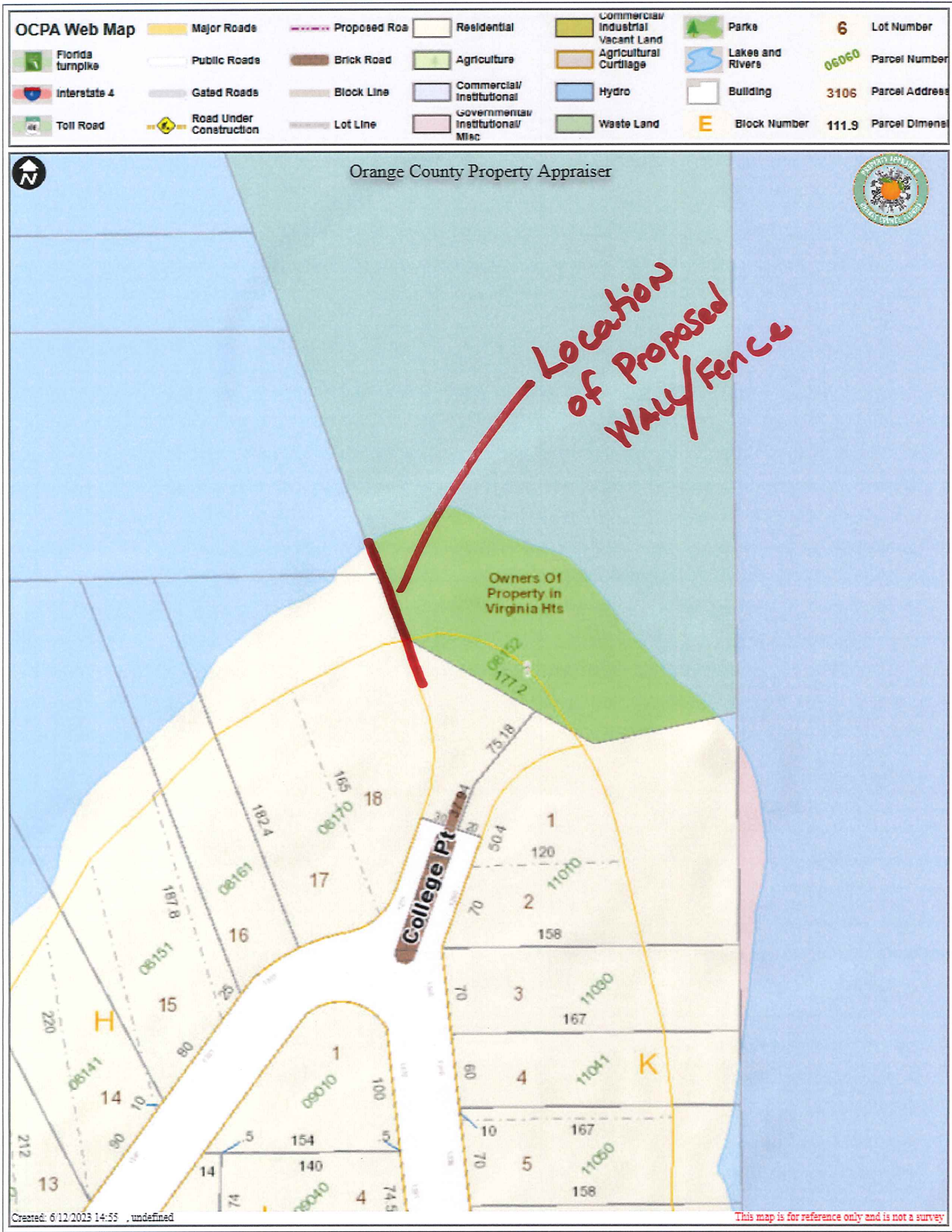
Request for a 3' high masonry wall stucco with a 2' metal railing detail. To be installed on the shared corner of the College Point Park and the Single family residence located at 1211 College Point.

Description of Wall with fence top

The 3' High Masonry stucco wall will have a field stone cap and an additional 2' fence railing will sit atop the field stone for 5' foot high total height.

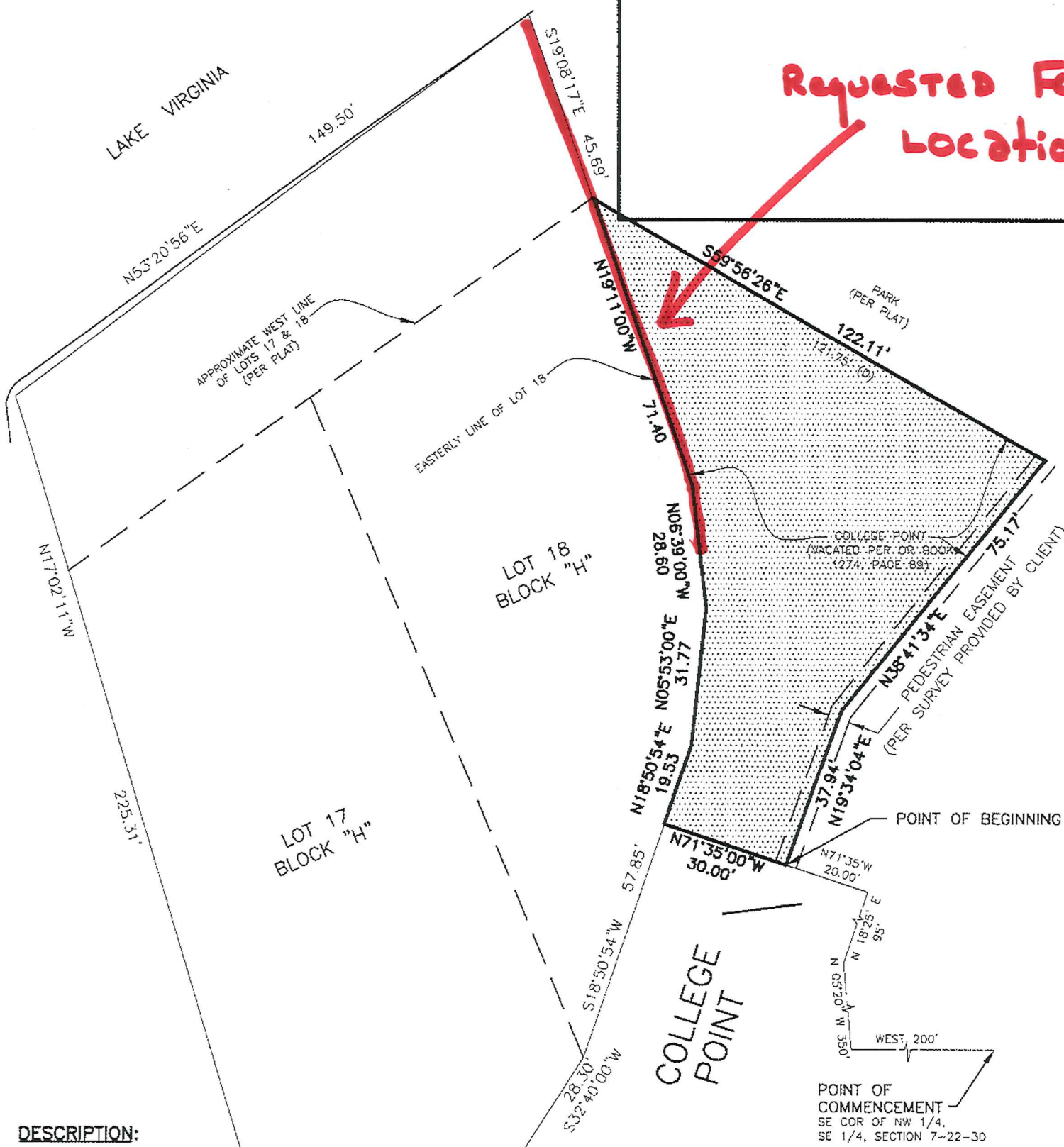
The request is threefold

- 1) Create a dam wall from park stormwater to minimize the park's stormwater overflow onto the 1211 College Point property
- 2) Create a sense of security, the park is often visited after park hours by young adults that are often socializing and at times partying. (FYI park is open to dusk)
- 3) Some of the neighborhood dogs run the existing shared fence line and bark incessantly at the 1211 College Point owner's and their 2 dogs



SKETCH OF DESCRIPTION
OF A PORTION OF
COLLEGE POINT

Requested Fence/Wall
Location



DESCRIPTION:

A PORTION OF COLLEGE POINT, VIRGINIA HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK G, PAGE 107, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 30 EAST, RUN WEST 200 FEET ALONG THE SOUTH BOUNDARY OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 7, THENCE RUN N 05°20' W 350 FEET, THENCE N 18°25' E 95 FEET, THENCE N 71°35' W 20 FEET FOR A POINT OF BEGINNING. THENCE RUN N 71°35'00" W A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY LINE OF LOT 18, BLOCK "H", AFORESAID VIRGINIA HEIGHTS; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FOUR COURSES AND DISTANCES: N 18°50'54" E, 19.53 FEET; THENCE N 05°53'00" E, 31.77 FEET; THENCE N 06°39'00" W, 28.60 FEET; THENCE N 19°11'00" W 71.40 FEET; THENCE LEAVING SAID EASTERLY LOT LINE, RUN S 59°56'26" E A DISTANCE OF 122.11 FEET; THENCE S 38°42'09" W A DISTANCE OF 75.17 FEET; THENCE S 19°33'09" W A DISTANCE OF 37.94 FEET TO THE POINT OF BEGINNING. CONTAINING 6902 SQUARE FEET, MORE OR LESS.

HENRICH-LUKE &
SWAGGERTY, LLC



surveyors & mappers
1260 Belle Avenue
Suite 207
Winter Springs, Florida 32708
(407) 647-7346
FAX (407) 647-8097
Licensed Business No. 7276

Job No: E-7488.1
Field Date: 9-22-10
Drawn By: mil
Field By:
Scale: 1"=40'

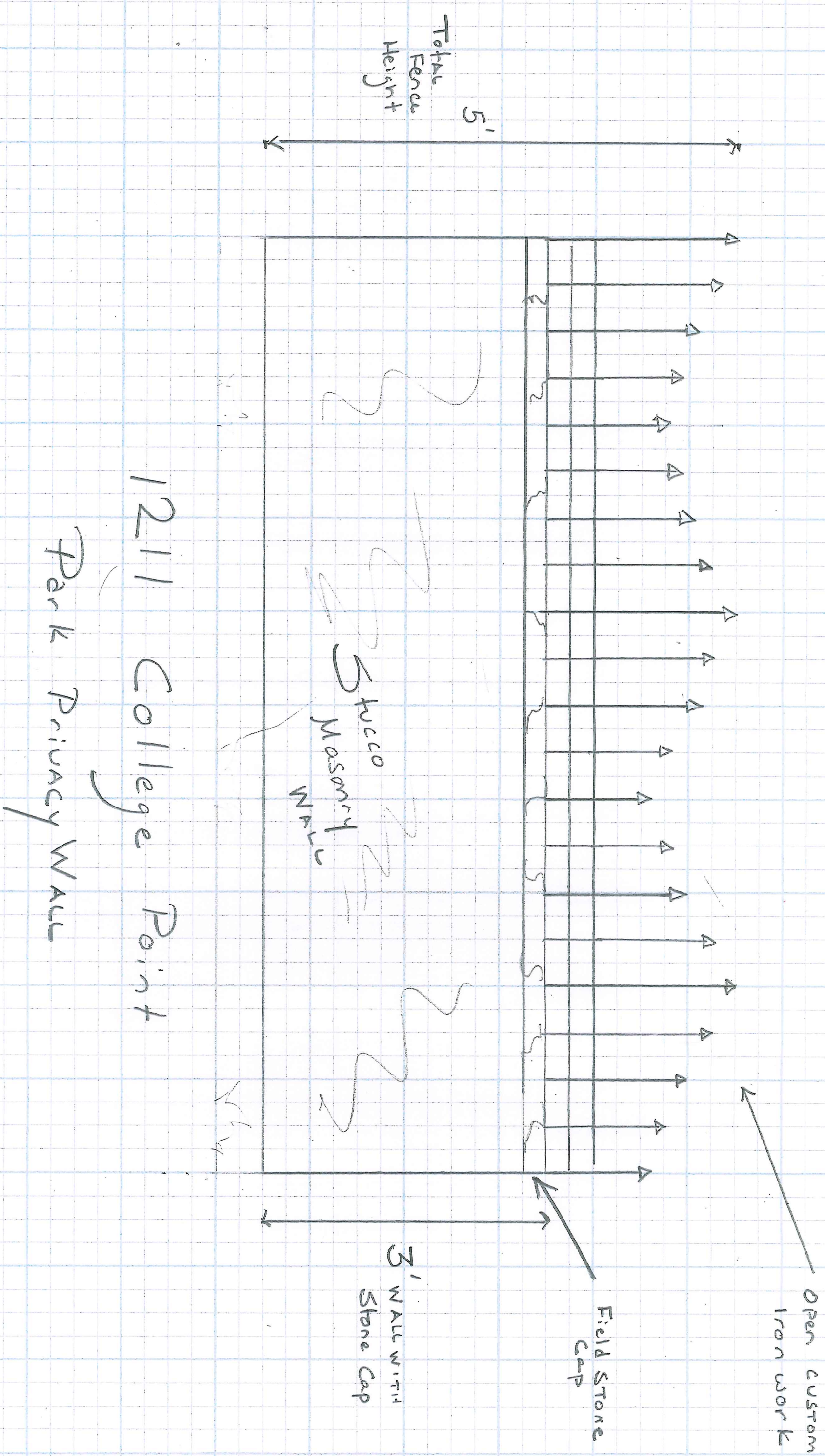
THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVIEW COPY

Mark I. Luke
Professional Surveyor & Mapper
Florida Registration #5006

BASIS OF BEARINGS: SOUTH LINE OF NW 1/4 OF SE 1/4 SECTION 7-22-30 HAVING A BEARING OF WEST (ASSUMED)

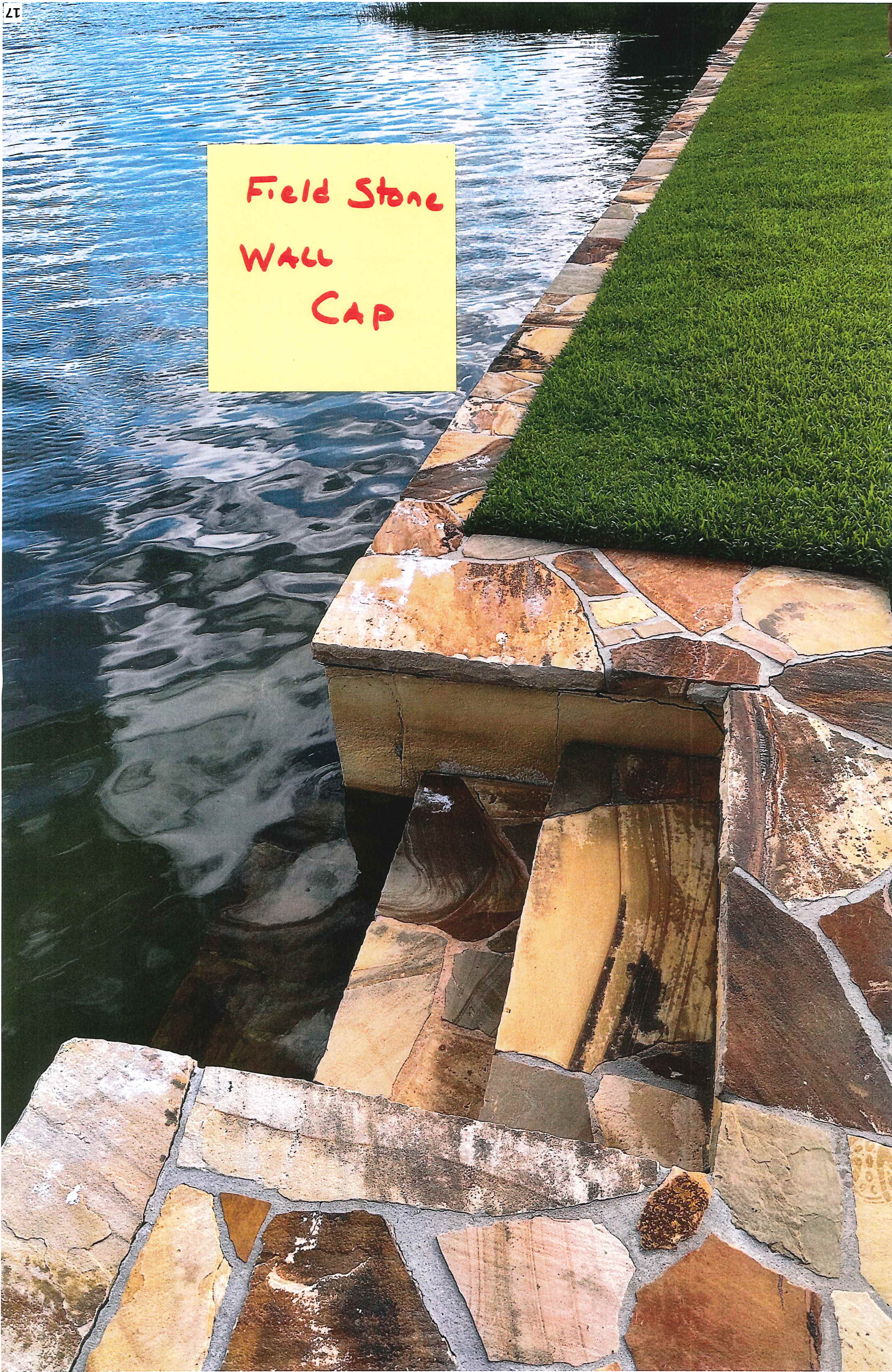
FILE: 27-10.1





Metal
Fence
Detail

Field Stone
Wall
Cap









Planning & Zoning Board

agenda item

item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date July 13, 2023
prepared by John Harbilas	approved by John Harbilas, Allison McGillis
board approval Completed	
strategic objective	

subject

SPR #23-07. Request of Urban Perch Homes for: Approval to construct a new, two-story, 5,980 square-foot, single-family home located at 1292 Howell Branch Road on Lake Temple, zoned R-3.

motion / recommendation

Staff recommendation is for approval subject to the following conditions:

- 1) Keep existing tree buffer along the lakefront for the duration of home construction.
- 2) Plant one Live Oak tree, measuring at least 5-inch diameter in size, in accordance with the tree mitigation condition from the Code Board.

background

Urban Perch Homes, on behalf of the homeowner, Villa Tuscany Holdings LLC, is requesting approval to construct a new, two-story, 5,980 square-foot, single-family home at 1292 Howell Branch Road on Lake Temple. As part of the approval for this four-parcel Via Veneto subdivision, the single-family houses are to follow the R-1A zoning standards, despite being zoned R-3. The unsubmerged portion of the property is 20,037 square feet in size. The proposed impervious lot coverage of 4,826 square feet is 24% of the total lot, which is under the maximum 50% as the code allows. The maximum Floor Area Ratio (FAR) for properties more than 12,500 square feet in size is 35% of the lot area. The applicant is proposing a 5,980 square-foot home which equates to a FAR of 29%, under this requirement.

Due to the lot's unique location, and the existence of a wetland area that cuts across the lakefront portion of the lot, the lot's buildable area is quite restrictive. Therefore, the applicant's proposal includes a side setback of 10-feet in lieu of the required 15-foot setback on the eastern side to help ease the restrictive nature of the lot. In addition, the first 20 feet of the front yard is a strip of property utilized for utility purposes, including the lift station, as well as the common driveway for ingress and egress.

Lakefront Lot Review Criteria:

Tree Preservation

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible. There were several large trees on site, including oaks, which were already removed as part of the site preparations. The applicant will however, keep the trees and vegetation along the lakefront, as a buffer during construction. Following completion of the home, Urban Forestry will coordinate with the builder related to removal of any remaining invasive or substandard trees.

View from the Lake

The code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake in excess of three (3) feet in height. This plan complies with that provision. Although there is about a 9-foot grade difference from the front of lot to the ordinary high-water line, the applicant's proposal keeps the main structure and pool deck within the same 50-foot setback from the lakefront.

View of Neighbors

The code direction is to minimize the degradation of traditional views across properties by new houses, additions, second-story additions, etc., alongside property lines toward the lake that may block traditional views of the neighbors. The proposal is requesting a lakefront setback of 50-feet, which is the minimum permissible distance. However, because this is a new four parcel community, there are no other established homes which would have an impacted view by the subject property.

Stormwater Retention

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

Summary

Overall, the plans, meet the intent of the lakefront review criteria. The proposal also meets all single-family code requirements, with exception of the eastern side setback. The unusual shape of the lot puts the proposed home in a unique configuration in order to meet the lakefront setback, and account for the common driveway and utility easement in the front.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Via Veneto - Civil Plans \(6.19\).pdf](#)

ATTACHMENTS:

[Via Veneto Lot 1 060623.pdf](#)

ATTACHMENTS:

[Via Veneto Lot 1 Aerial Map.jpg](#)

ATTACHMENTS:

[Via Veneto Lot 1 Area Map.jpg](#)

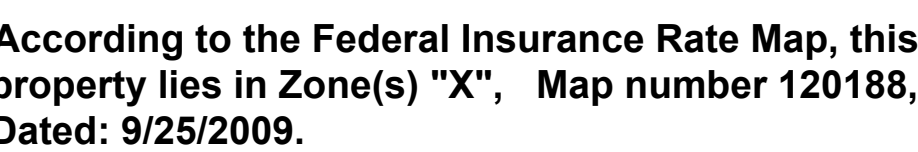
ATTACHMENTS:

[Via Veneto Lot 1 Lakefront Table.pdf](#)

ATTACHMENTS:

[Plat_ 1296 Howell Branch Rd. \(Lot 3\) \(1\).pdf](#)

JUNE 2019
REVISED NOVEMBER 2019



CIVIL ENGINEER:
LAURENCE POLINER
RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTAMONTE SPRINGS, FL 32701



THAT PART OF THE FOLLOWING DESCRIBED PARCEL LYING SOUTH OF HOWELL BRANCH ROAD RIGHT OF WAY: BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 14 OF THE NORTHEAST 14 OF THE NORTHWEST 14 OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 30 EAST, THENCE RUN SOUTH 5.07 CHAINS, THENCE EAST TO EAST LINE OF NORTHEAST 14 OF NORTHWEST 14 OF SAID SECTION, THENCE NORTH ON SAID EAST LINE TO THE NORTH LINE OF NORTHEAST 14 OF NORTHWEST 14 OF SAID SECTION, THENCE WEST ON SAID NORTH LINE TO THE POINT OF BEGINNING, ORANGE COUNTY, FLORIDA

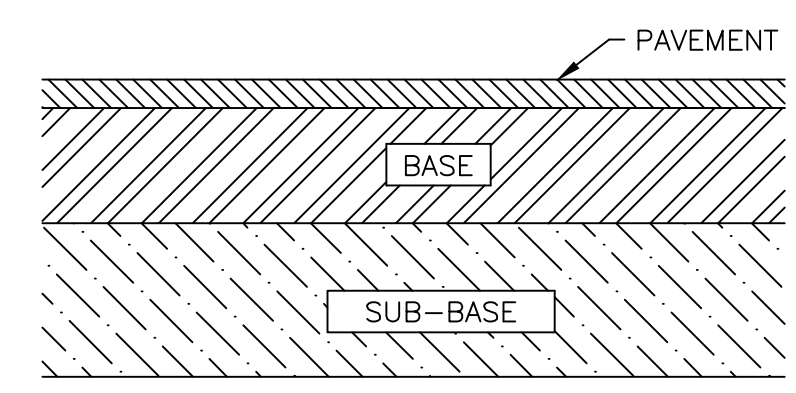
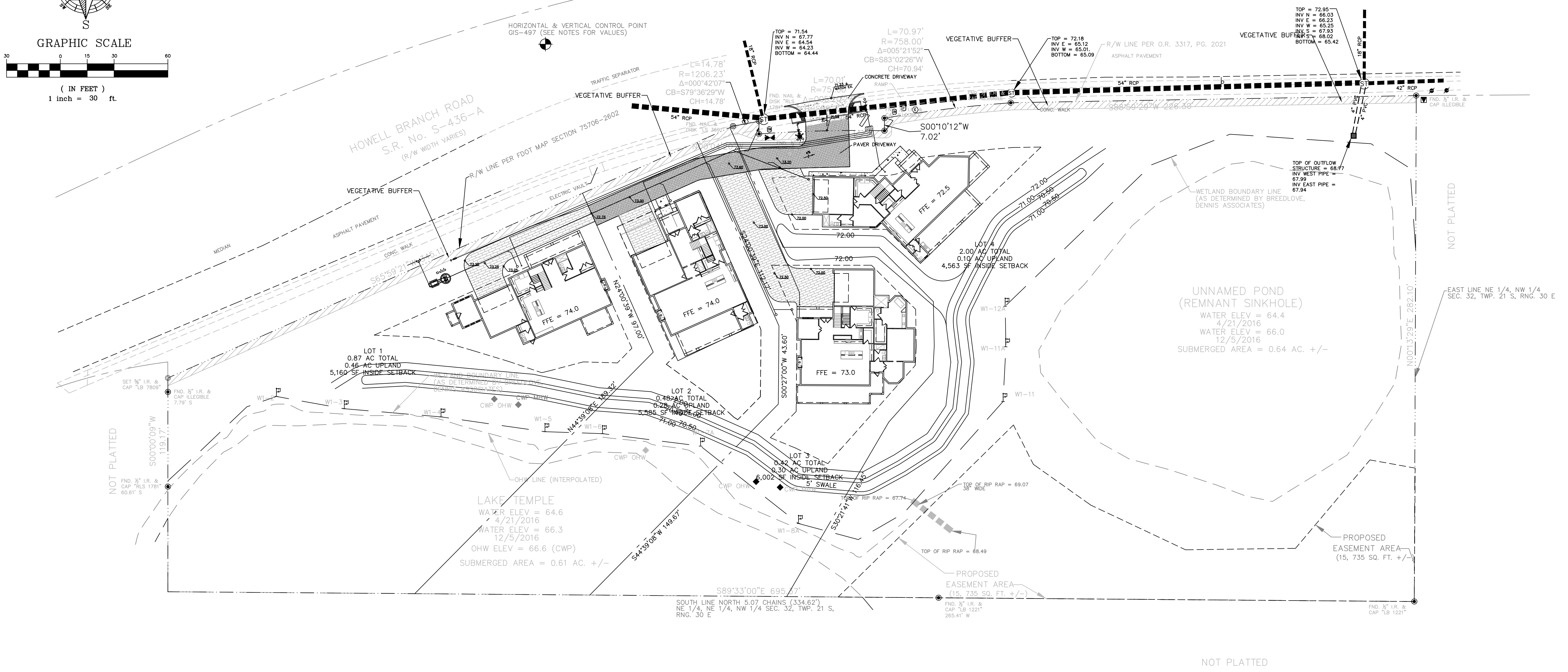
<u>WATER</u>	CITY OF WINTER PARK
<u>SEWER</u>	CITY OF WINTER PARK
<u>TELEPHONE:</u>	SPRINT (EMBARQ) P.O. BOX 770335 WINTER GARDEN, FLORIDA 34777 (407) 814-3351
<u>CABLE:</u>	SPECTRUM
<u>ELECTRIC:</u>	DUKE ENERGY

COVER SHEET

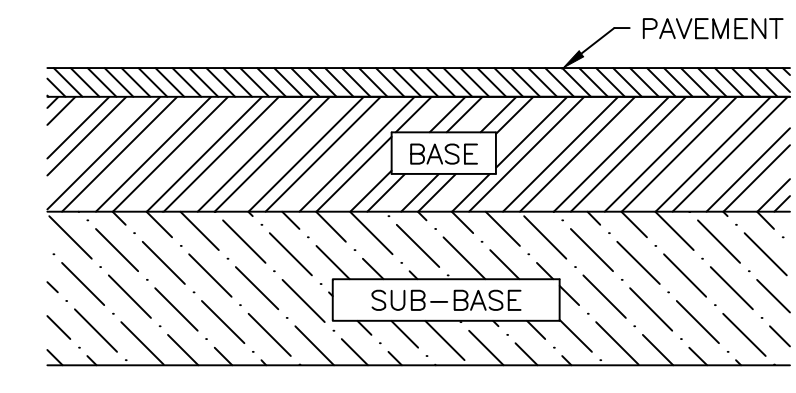
DRAWN: DM		3/25/2021
DESIGNED: DM		
CHECKED LMP		
PROJECT # 15.2019		

Laurence Poliner
#56974

RCE CONSULTANTS, LLC
Certificate of Authorization 29007



	6"	4,000 PSI CONCRETE
BASE COURSE	6	CRUSHED CONCRETE 98% DENSITY STANDARD PROCTOR PER ASTM D-558
SUB-BASE	10"	STABILIZED SUBBASE WITH MIN. (FBV) OF 75 PSI



	1. 1/2" TYPE S-9.5 ASPHALTIC CONCRETE
BASE COURSE	8 CRUSHED CONCRETE 98% DENSITY STANDARD PROCTOR PER ASTM D-558
SUB-BASE	10" STABILIZED SUBBASE WITH MIN. (FBV) OF 75 PSI

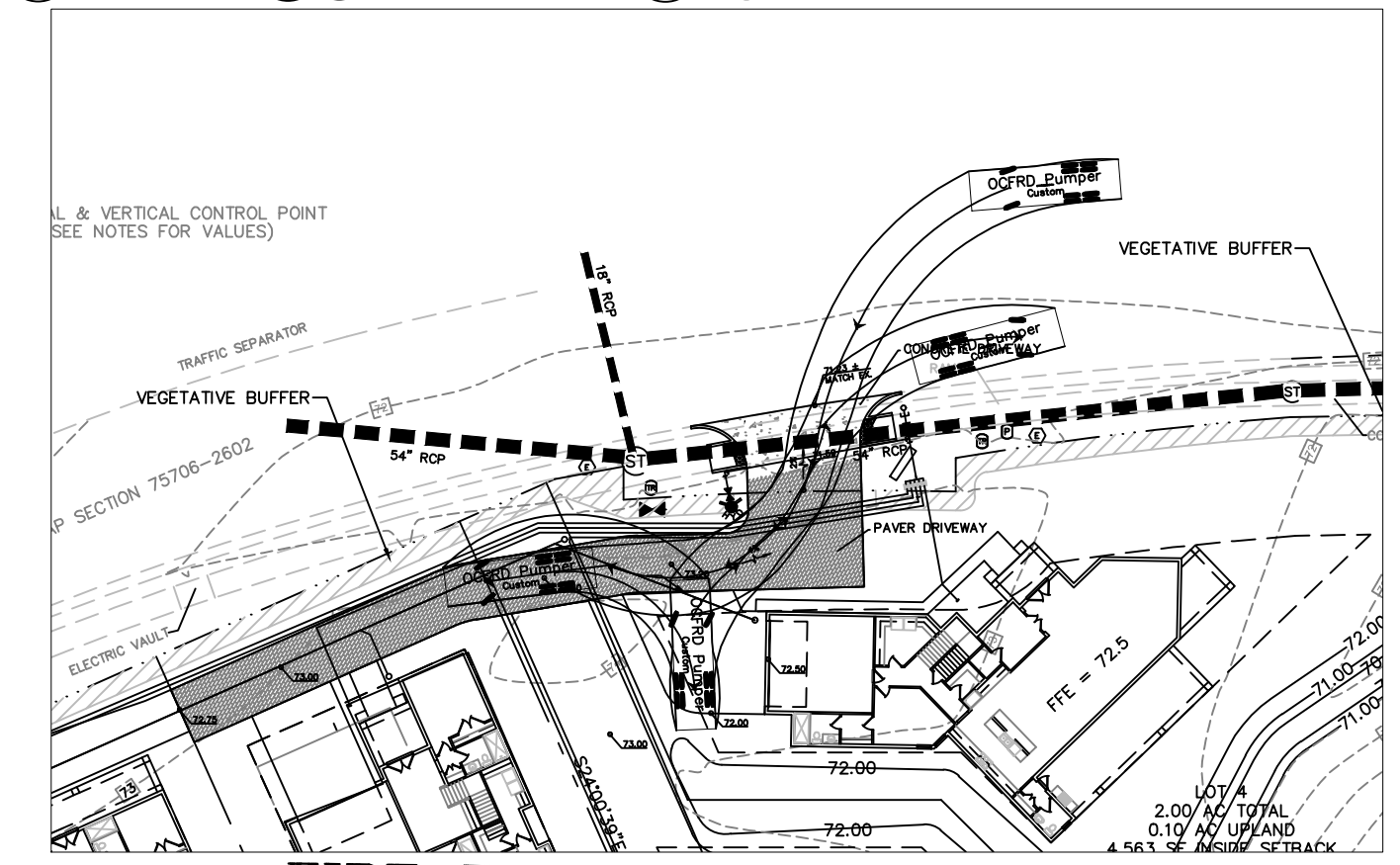
SITE DATA

PROPOSED DEVELOPMENT = Single Family Residential
PARCEL ID = 09-26-29-0000-0025-0000
= 09-26-29-0000-3244-0020
= 09-26-29-0000-3244-0010
= R-3
TOTAL AREA = 3.77 ACRES
MINIMUM LOT AREA = 15,000 SQ. FT.
AND MINIMUM LOT WIDTH = 100 feet
TOTAL LOTS = 4 Lots

DENSITY = 0.94/ACRE

LOT DATA

TRACT/LOT	AREA (AC)	IMPERVIOUS (%)
LOT 1	0.87	12 %
LOT 2	0.48	23 %
LOT 3	0.42	31 %
LOT 4	2.0	6 %



FIRE TRUCK ACCESS ROUTE

1:40

CONCRETE PAVEMENT DETAIL

NOTE: HOUSE PLANS SHOWN ON THIS PLAN ARE FOR ILLUSTRATION PURPOSES ONLY. ALL HOME AND ACCESSORY BUILDINGS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE R-1A ZONING STANDARDS (SEC 58-66) AND WITH THE GENERAL PROVISIONS FOR RESIDENTIAL ZONING DISTRICTS (SEC 58-71) OF THE CITY OF WINTER PARK ZONING CODE.

ASPHALT PAVEMENT DETAIL



RCE
Consultants
Engineering Real Solutions

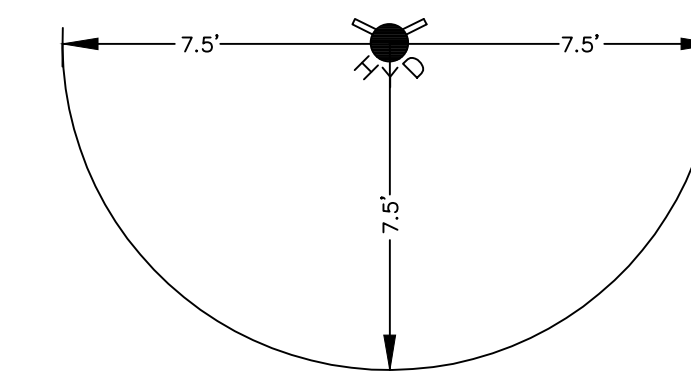
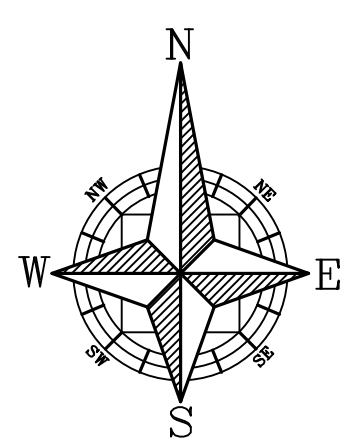
**VIA VENITO SUBDIVISION
SITE PLAN
WINTER PARK, FL**

[illegible]

RCE CONSULTANTS, LLC
617 Arvern Drive
Altamonte Springs, FL 32701
Phone No. 407-452-8633
rceconsultants@cfl.rr.com

The image shows a circular professional engineer seal for the State of Michigan. The outer ring contains the text "ENGINEER OF RECORD" at the top and "STATE OF MICHIGAN" at the bottom. The inner circle contains the text "No. 29307" and "EXPIRES 3/25/2021". The name "Laurence Poliner" is written across the center of the seal.

PROJECT #: 15.2019	
DRAWN:LMP CHECKED: LMP	
DATE: MAY,2019	SHEET: C-3
SCALE:	
SITE PLAN	



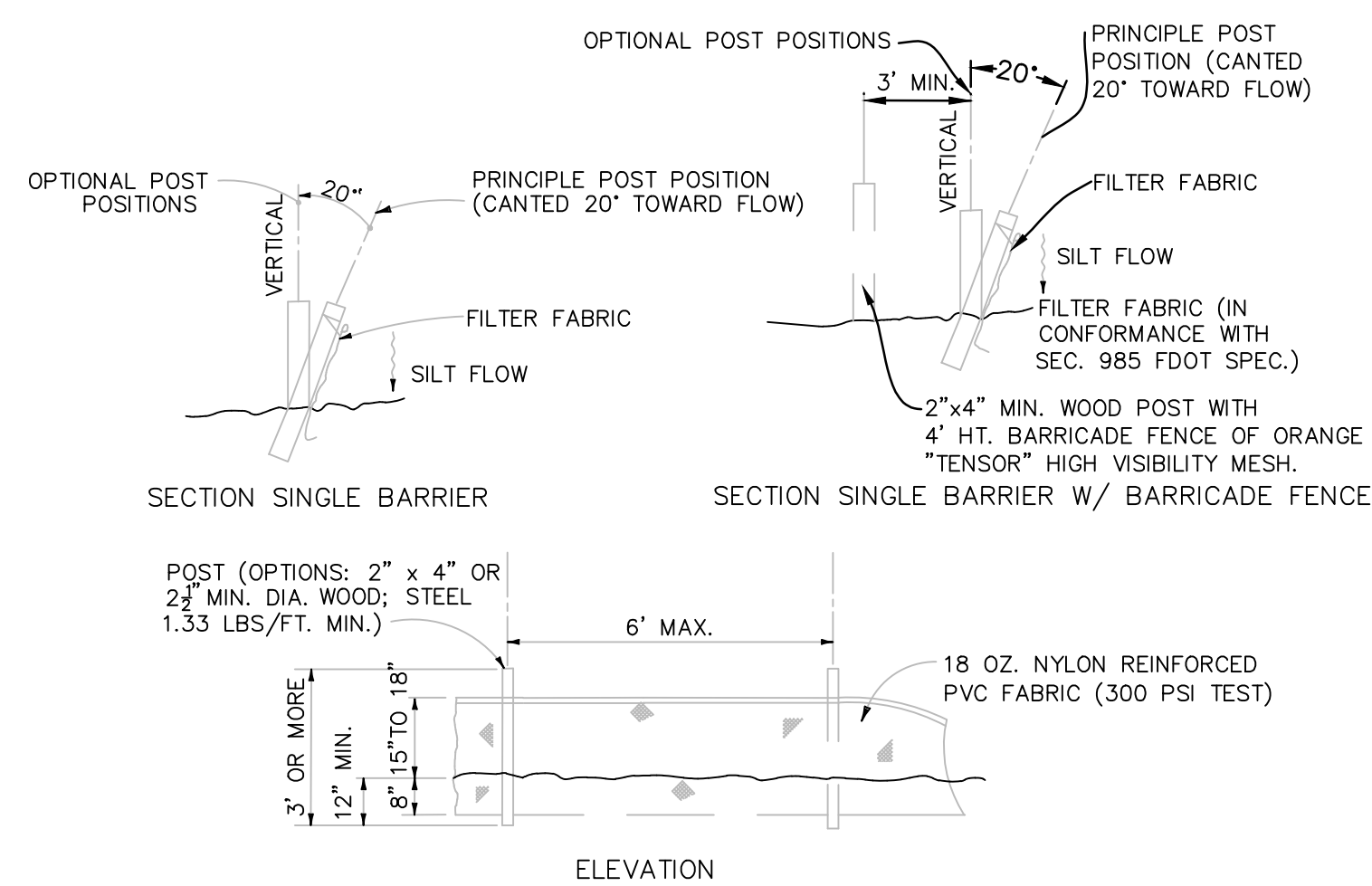
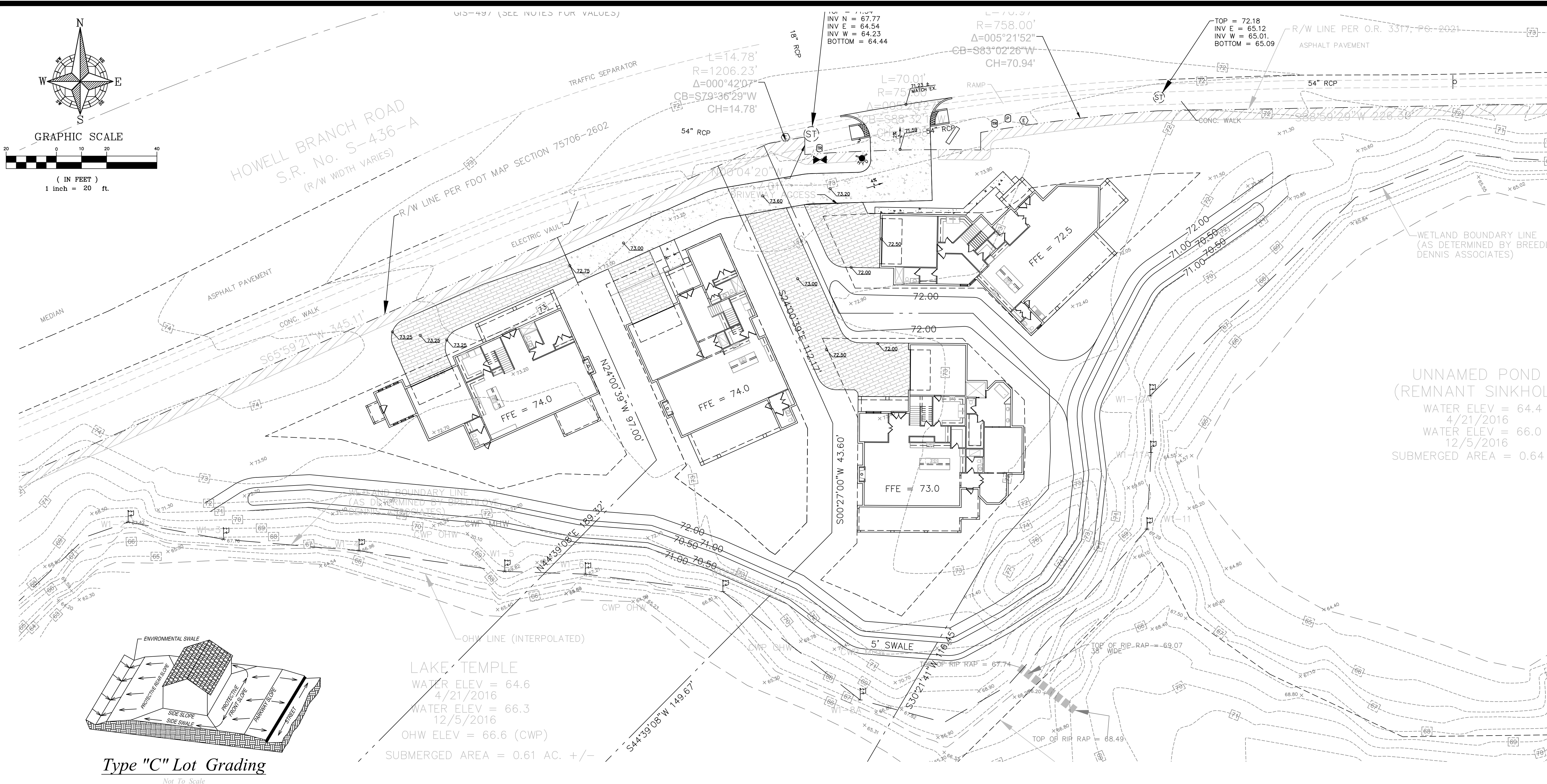
FIRE HYDRANT CLEARANCE DETAIL
N.T.S.

UTILITY NOTES

POTABLE WATER CONNECTION SHALL BE CONNECTED TO THE EXISTING WATER LINE. SANITARY SHALL BE CONNECTED TO THE EXISTING SANITARY SYSTEM.

ALL UTILITIES LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.

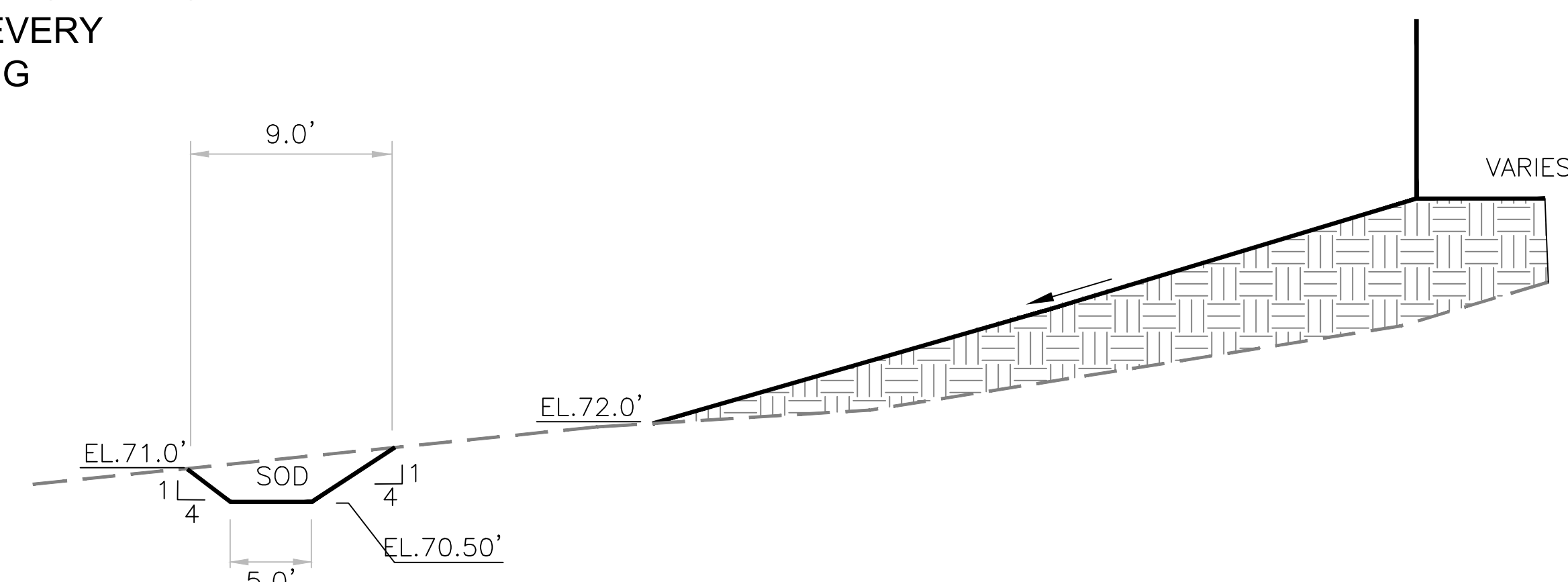
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NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).
FOR ADDITIONAL INFORMATION REFERENCE FDOT INDEX 102

STAKED TURBIDITY BARRIER
N.T.S.

SWALE PROVIDED = 1,844 CF



REAR YARD CROSS SECTION



**VIA VENITO SUBDIVISION
GRADING AND DRAINAGE PLAN
WINTER PARK, FL**

[illegible]

RCE CONSULTANTS, LLC
617 Arvern Drive
Altamonte Springs, FL 32701
Phone No. 407-452-8633
rceconsultants@cfl.rr.com

Engineer of Record

3/25/2021



STATE OF
FLORIDA
PROFESSIONAL ENGINEER

Lawrence Bellon

Laurence Poirier
#56974

RCE CONSULTANTS, LLC

Certificate of Authorization 29.

PROJECT #:

15.2019

DRAWN:LMP CHECKED: LMP

DATE:	SHEET:
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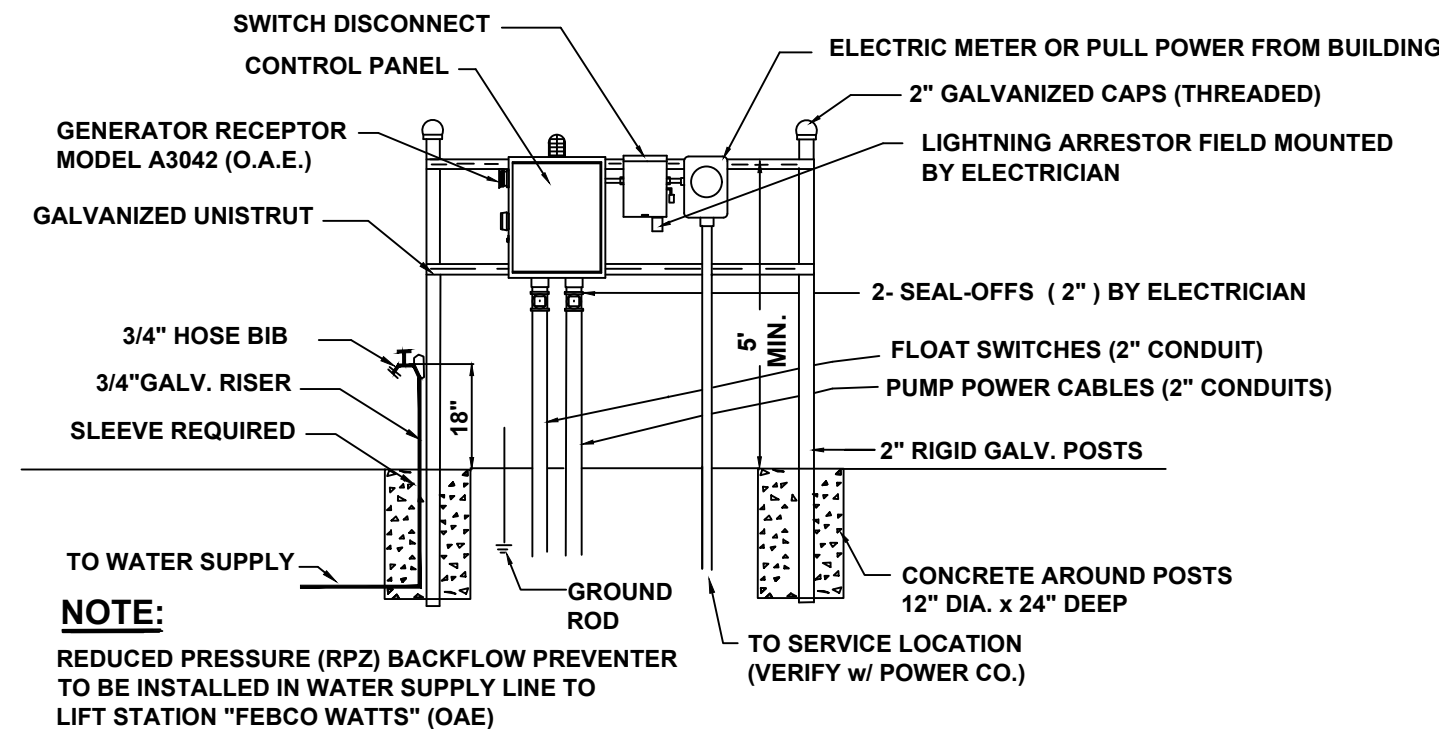
MAY, 2019

SCALE: C-4

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Diagram illustrating the components of the 1000 Series 150 Gallon Horizontal Tank:

- S.S. HINGES
- ALUMINUM COVER w/ (LOCKABLE) ACCESS HATCH
- FIBERGLASS WETWELL H-20 LOAD RATED w/ 20 YR. WARRANTY
- FIBERGLASS VALVE BOX (LOCKABLE)
- EMERGENCY PUMP-OUT w/ BALL VALVE
- 2.5" SS (0-100 PSI) PRESSURE GAUGE w/ SHUT-OFF VALVE
- PVC DISCHARGE LINE
- ISOLATION BALL VALVE
- 2" DRAIN LINE
- VENT
- "A"

[illegible]

NOTICE !
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LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	29 GPM	TOP OF WETWELL	84.00
PRIMARY TDH	29 'TDH	INLET INVERT	71.00
PUMP MANUFACTURER	RILEY	HIGH LEVEL ALARM (HLA)	70.00
PUMP MODEL #	RC10022-121	2nd PUMP ON (LAG)	69.00
R.P.M.	3450	1st PUMP ON (LEAD)	68.00
HORSEPOWER	1.20	PUMPS OFF (OFF)	67.50
ELECTRICAL/ VOLTS / PHASE	230V/1	BOTTOM OF WETWELL	66.33
PUMP DISCHARGE SIZE	2"	WETWELL DIAMETER	48"
IMPELLER SIZE	5 7/16"		

1. DRAWING NOT TO SCALE

- * 2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
- * 3. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
- * 4. ELECTRICIAN TO MOUNT LIGHTNING ARRESTOR AT SWITCH DISCONNECT
- * 5. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
- * 6. NEUTRAL TO BE SUPPLIED FOR 230V-3 PHASE OR 230V-SINGLE PHASE POWER.

RILEY & CO. / H-20 GP 05-30-19

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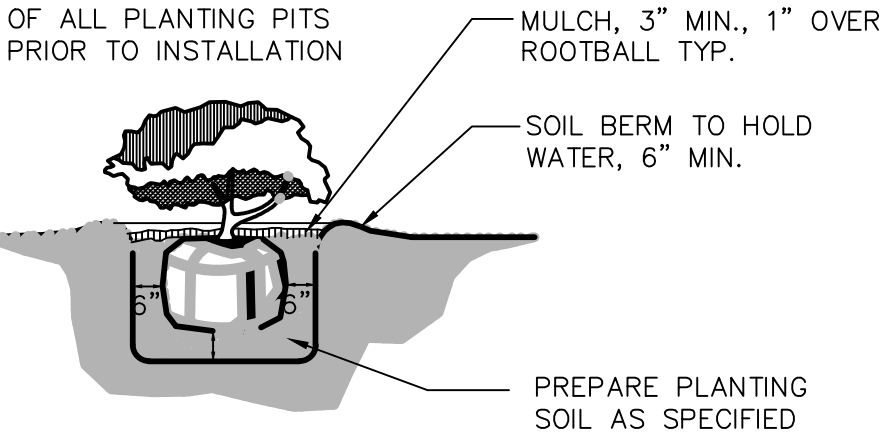
LIFT STATION PLAN



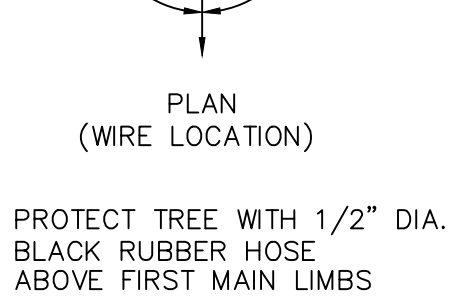
1. All landscaped areas shall be irrigated with a permanent automatic irrigation system providing 100% coverage utilizing potable water.
2. An automatic moisture sensor/shutoff shall be part of the system.
3. All tree, shrub, and groundcover material proposed for this site is medium to low water use. Micro or drip irrigation will be installed in these beds.

OAK TREES REMOVED: 28 TREES TOTALING 695 INCHES
 EAR TREES REMOVED: 20 TREES TOTALING 394 INCHES
 TOTAL TREE REMOVED: 48
 TOTAL INCHES REMOVED: 1089
 PROPOSED TREES:
 3 LOQUATS AT 3" EACH = 9 TOTAL INCHES
 5 MAGNOLIAS AT 3.5" EACH = 16.5 TOTAL INCHES
 TOTAL PROPOSED TREES = 25.5 INCHES
 695 REMOVED INCHES LESS 25.5 PROPOSED INCHES =
 669.5 INCHES TO BE MITIGATED

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



QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION
TREES			
5	Wodyetia bifurcata	Foxtail Palm	65 Gallon, Florida No. 1 or greater
3	Eriobotrya japonica	Loquat	45 Gallon, Florida No. 1 or greater
5	Magnolia grandiflora 'Ms. Chloë'	Southern Magnolia	65 Gallon, Florida No. 1 or greater
SHRUBS & GROUND COVER			
15	Carrissa macrocarpa 'Green Carpet'	Green Carpet Natal Plum	24" Min. Ht., 3 Gal. 24" O.C.
5	Codiaeum variegatum 'Petra'	Petra Croton	24" Min. Ht., 3 Gal. 24" O.C.
2	Heliconia rostrata	Lobster Claw	30" Min. Ht., 7 Gal.
233	Viburnum awabuki	Awabuki Viburnum	30" Min. Ht., 3 Gal. 36" O.C.
SOD& MISCELLANEOUS ITEMS			
SOD	Stenotaphrum secundatum	St. Augustine	SOLID SOD
MULCH	Shredded Melaleuca Mulch		



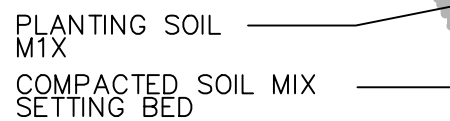
NOTE:
CONTRACTOR SHALL
ASSURE PERCOLATION
OF ALL PLANTING PITS
PRIOR TO INSTALLATION

Scale: N.T.S.

1. All plant material shall be Florida Grade No. 1 or better as specified in "Grades and Standards for Nursery Plants", "Parts 1 and 2, by Division of Plant Industry, Florida", Department of Agriculture and Consumer Services, and shall conform to current American Association of Nurserymen "Standards for Nursery Stock", latest edition.
2. The landscape contractor shall be responsible for verification of quantities the plant list. In the event of a conflict between quantities on the plant list and the plans, the plans shall control and the discrepancy shall be brought to the attention of the landscape architect prior to bid. Any deviation from these plans must be approved by the Landscape Architect or owner's representative.
3. Contractor is responsible for compliance with all applicable building codes, ordinances and local regulations. The contractor shall be responsible for obtaining all necessary permits to perform the work.
4. The landscape contractor is responsible for inspection of existing conditions and promptly reporting all discrepancies and improper conditions (wetness, muck, debris, ect) to the Landscape Architect prior to bidding. Contractor is responsible for soil analysis prior to installation of plantings, and is responsible for all soil amendments to conform to specifications.
5. All tree material shall be container grown unless otherwise specified.



- PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE
- FRONDS AND TERMINAL BUD ARE TO REMAIN TIED
- PALMS ARE TO BE PROTECTED DURING INSTALLATION TO PREVENT SCARRING

Scale: N.T.S. 1-1

**1298 HOWELL BRANCH RD
LANDSCAPE PLAN
WINTER PARK, FL**

[illegible]

RCE CONSULTANTS, LLC
617 Arvern Drive
Altamonte Springs, FL 32701
Phone No. 407-452-8633
rceconsultants@cfl.rr.com

**Landscape Architect
of Record**

Christopher M. Kennedy
LA 6666855
RCE CONSULTANTS, LLC
Certificate of Authorization 293

PROJECT #: 00.2019

AWN:CK CHECKED: LMP

DATE:	SHEET:
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SCALE:	I	1
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	L-1
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LANDSCAPE PLAN

NEW RESIDENCE

I 296 LOT 1 HOWEL BRANCH RD. WINTER PARK, FL 32789

PARCEL ID: 32-21-30-8964-00-030

BUILDING DATA:

CONSTRUCTION TYPE: V-B
OCCUPANCY TYPE: R-3

FIRST FLOOR HEATED:	2,284 GSF
SECOND FLOOR HEATED:	2,077 GSF
TOTAL HEATED:	4,361 GSF
GARAGE:	455 GSF
TOTAL ENCLOSED:	4,861 GSF
2ND STAIR AND ATRIUM:	619 GSF
REAR LANAI:	500 GSF
TOTAL FAR:	5,980 GSF
FAR ALLOWED:	6,987 GSF

CODE DATA:

BUILDING CODE: FLORIDA BUILDING CODE 7TH ED. 2020 RESIDENTIAL
MECHANICAL CODE: FLORIDA BUILDING CODE 7TH ED. 2020
PLUMBING CODE: FLORIDA BUILDING CODE 7TH ED. 2020
ELECTRICAL CODE: NEC 2017 ED.
LIFE SAFETY CODE: FLORIDA FIRE PREVENTION CODE 7TH ED. 2020
WINDSPEED: 140 MPH
WIND IMPORTANCE FACTOR: 1.0
EXPOSURE CATEGORY: B
FLOOR LOADS: LIVE 40PSF, DEAD 25 PSF
ROOF LOADS: LIVE 20 PSF, DEAD 20 PSF
GENERAL CONTRACTOR TO VERIFY:
- MINIMUM SOIL DENSITY OF 95,
- 2000 PSF ASSUMED ALLOWABLE.
- CONTRACTOR TO REMOVE POOR SOIL "MUCK"
FROM UNDER NEW CONSTRUCTION AND WITHIN
5'-0" FROM FOUNDATION

GENERAL NOTES:

- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLAN AND ELEVATION DRAWINGS. SMALL SCALE DETAILS SHALL GOVERN OVER LARGE DETAILS.
- THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED, ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON INFORMATION SUBMITTED TO ARCHITECT BY THE CONTRACTOR.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE GOVERNMENTAL AGENCY HAVING JURISDICTION AND SHALL CONFORM TO ALL SAFETY AND SANITARY LAWS, CITY, COUNTY, STATE, AND / OR FEDERAL ORDINANCES WHICH APPLY.
- ALL WORK SHALL BE PERFORMED BY SKILLED WORKERS AND IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED FOLLOWING ALL TRADE STANDARD PRACTICES AND TRADE ASSOCIATION REGULATIONS / GUIDELINES.
- ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, SQUARE, LEVEL, AND TRUE AND IN PROPER ALIGNMENT.
- ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. ALL MANUFACTURED EQUIPMENT, MATERIALS, AND FINISHES SHALL BE INSTALLED OR APPLIED ACCORDING TO THE MANUFACTURER'S WRITTEN RECOMMENDATIONS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOT CUT ANY EXISTING STRUCTURAL MEMBERS UNLESS APPROVED TO DO SO IN WRITING, SKETCHES, OR DRAWINGS SIGNED AND SEALED BY THE ARCHITECT.
- USE JOINT SEALANT AND CLOSED CELL BACKER ROD TO SEAL ALL EXTERIOR PENETRATIONS TO MAKE BUILDING WATER TIGHT.
- THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEATHING, TEMPORARY BRACING, GUYS OR TIEDOWNS.
- EACH WOOD TO WOOD CONNECTION PER FBC UNLESS NOTED OTHERWISE. ALL FASTENERS IN CONTACT WITH TREATED WOOD ARE TO BE GALVANIZED.
- STRUCTURAL WOOD COMPONENTS (BEAMS, JOISTS, RAFTER, ETC.) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE FIBER STRESSES OF NO. 2 SOUTHERN PINE CONFORMING TO 1997 NDS, AS FOLLOWS: SHEAR $F_v=90$ PSI, BENDING $2x6 F_b=1,250$ PSI, BENDING $2x8 F_b=1,200$ PSI
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY IS TO BE PRESSURE TREATED, OR BE SEPARATED WITH GALVANIZED METAL MOISTURE BARRIER.
- ALL GYPSUM BOARD TO BE 5/8" AND IN UNI-AIRCONDITIONED OR DAMP LOCATIONS TO BE MOISTURE RESISTANT. ALL TILE TO BE OVER CEMENTITIOUS BACKER BOARD.
- ALL AIR-CONDITIONED SPACE TO BE ENCAPSULATED WITH INSULATION, R-11 AT MASONRY AND CONCRETE WALLS, R-22 AT FRAME WALLS, R-30 AT ROOF MINIMUM

GENERAL SPECIFICATIONS:

Doors and Windows:

- Window and door openings are to be installed per manufacture instructions.
- Exterior doors are to be vinyl framed with double pane insulated glass and low-E coating.
- Interior doors in insulated walls are to be solid core doors.

Mechanical:

- Heat pump with hard duct from the air handling unit to the attic space or enclosed interstitial space.

Plumbing:

- Supply piping is to be CPVC and all hot water piping is to be insulated. Waste pipe is to be PVC. Water hammer arresters are to be installed on both cold and hot water pipes for each plumbing fixture or shut off valve.

All adhesives and sealant used on the interior of the building (defined as inside of the weatherproofing system and applied on-site) shall comply with the requirements of the following reference standards:

ADHESIVES AND SEALANT VOC REQUIREMENTS

Adhesives, Sealants and Sealant Primers: South Coast Air Quality Management District (SCAQMD) Rule# 1168. VOC limits are listed in the table below and correspond to an effective date of July 1, 2005 and rule amendment date of January 7, 2005.

Aerosol Adhesives: Green Seal Standard for Commercial Adhesives GS-36 requirements in effect on October 19, 2000.

Architectural Applications VOC Limit Specialty Applications VOC Limit

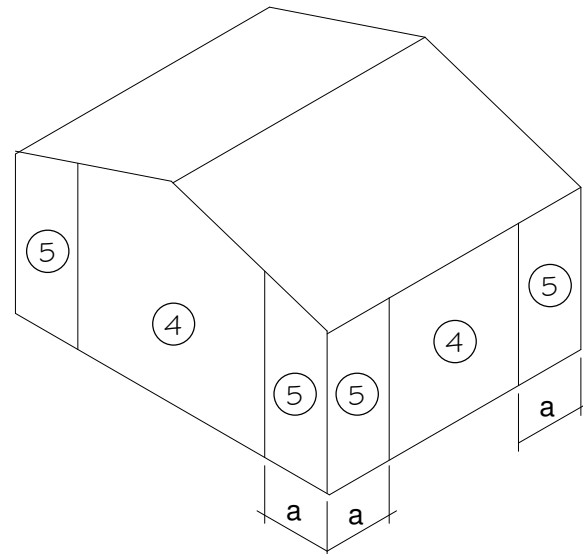
[gl, less water] [gl, less water]

Indoor Carpet Adhesives 50 PVC Welding 510
Carpet Pad Adhesives 50 CPVC Welding 490
Wood Flooring Adhesives 100 ABS Welding 325
Rubber Floor Adhesives 60 Plastic Cement Welding 250
Subfloor Adhesives 50 Adhesive Primer for Plastic 550
Ceramic Tile Adhesives 65 Contact Adhesive 80
VCT 4 Asphalt Adhesives 50 Special Purpose Contact Adhesive 250
Drywall 4 Panel Adhesives 50 Structural Wood Member Adhesive 140
Cove Base Adhesives 50 Sheet Applied Rubber Lining Operations 850
Multipurpose Construction Adhesives 70 Top 4 Trim Adhesive 250
Structural Glazing Adhesives 100
Substrate Specific Applications VOC Limit Sealants VOC Limit
[gl, less water] [gl, less water]
Metal to Metal 30 Architectural 250
Plastic Toym 50 Nonmembrane Roof 300
Porous Material (except wood) 50 Roadway 250
Wood 30 Single-Ply Roof Membrane 450
Fiberglass 80 Other 420
Sealant Primers VOC Limit
[gl, less water]
Architectural Non Porous 250
Architectural Porous 775
Other 750

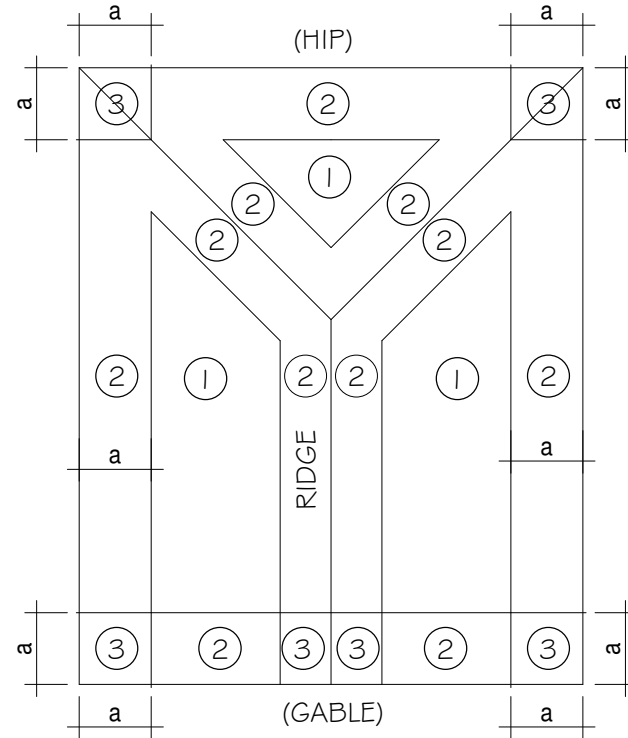
Aerosol Adhesives: VOC Weight [gl, minus water]

General purpose mix: spray 65% VOCs by weight
General purpose wet: spray 55% VOCs by weight
Special purpose aerosol adhesives (all types) 70% VOCs by weight

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER	SPACING OF FASTENERS
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d	---
1" X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d 2 STAPLES, 1 3/4"	---
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d	---
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d	16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	2-16d	---
STUD TO SOLE PLATE, TOE NAIL	3-8d or 2-16d	---
DOUBLE STUDS, FACE NAIL	10d	24" O.C.
DOUBLE TOP PLATES, FACE NAIL	10d	24" O.C.
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d	16" O.C.
DOUBLE TOP PLATES, MIN 24" OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	8-16d	---
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d	---
RIM JOIST TO TOP PLATE, TOE NAIL	8d	6" O.C.
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10d	---
BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d	16" O.C. ALONG EACH EDGE
CONTINUED HEADER, TWO PIECES	16d	16" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOE NAIL	3-8d	---
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d	---
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3-10d	---
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-10d	---
RAFTER TO PLATE, TOE NAIL	2-16d	---
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d 2 STAPLES, 1 3/4"	---
1"x6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d 2 STAPLES, 1 3/4"	---
1"x8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d 3 STAPLES, 1 3/4"	---
WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d 4 STAPLES, 1 3/4"	---
BUILT-UP CORNER STUDS	10d	24" O.C.
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d	NAIL EACH LAYER AS FOLLOWS: 32" O.C. @ TOP & BOTTOM & STAGGERED. (2) NAILS @ ENDS & @ EACH SPICE.
2" PLANKS	2-16d	@ EACH BEARING
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS: TOE NAIL	4-16d 3-16d	---
FACE NAIL	3-8d	---
RAFTER TIES TO RAFTERS, FACE NAIL	3-8d	---



WALL DESIGN WIND PRESSURES AND SUCTIONS		
TRIB AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION	
	④	⑤
10	(+) 35.3 (-) 38.2	(+) 35.3 (-) 47.2
20	(+) 33.7 (-) 36.7	(+) 33.7 (-) 44.0
50	(+) 31.6 (-) 34.6	(+) 31.6 (-) 39.8
100	(+) 30.0 (-) 33.0	(+) 30.0 (-) 36.7



PLAN VIEW (ROOF)

ROOF GROSS UPLIFT DESIGN PRESSURES 140MPH ROOF SLOPE 10° - 30°			
TRIB AREA (SQ FEET)	GROSS UPLIFT PRESSURE (PSF)		
	①	②	③
10	(-) 35.3	(-) 59.2	(-) 89.0
20	(-) 34.4	(-) 52.9	(-) 73.8
50	(-) 33.2	(-) 44.5	(-) 53.5
100	(-) 32.3	(-) 38.2	(-) 38.2

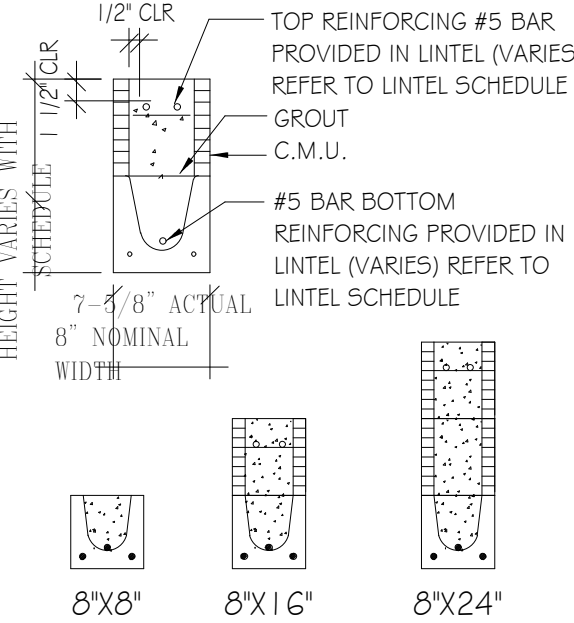
NOTES:

- a = 4 ft.

"CAST-CRETE" PRECAST LINTEL SCHEDULE

LINTEL #	LENGTH	SIZE	REINFORCING	GRAVITY LOAD	LATERAL LOAD
L1	2'-10"	8" x 8"	(1) #5 BOTTOM	3069 PLF	2021 PLF
L2	3'-6"	8" x 8"	(1) #5 BOTTOM	3069 PLF	1257 PLF
L3	4'-0"	8" x 16"	(1) #5 B, (1) #5 T	3480 PLF	938 PLF
L4	4'-6"	8" x 16"	(1) #5 BOTTOM	6113 PLF	727 PLF
L5	5'-4"	8" x 8"	(1) #5 BOTTOM	1663 PLF	505 PLF
L6	5'-10"	8" x 16"	(1) #5 B, (1) #5 T	4360 PLF	418 PLF
L7	6'-6"	8" x 16"	(1) #5 B, (1) #5 T	3480 PLF	707 PLF
L8	7'-6"	8" x 16"	(1) #5 B, (1) #5 T	1011 PLF	591 PLF
L8.2	8'-4"	8" x 16"	(1) #5 B, (1) #5 T	1843 PLF	591 PLF
L9.1	9'-4"	8" x 16"	(1) #5 B, (1) #5 T	752 PLF	454 PLF
L9.2	9'-4"	8" x 24"	(1) #5 B, (1) #5 T	1843 PLF	454 PLF
L10	10'-6"	8" x 24"	(1) #5 B, (1) #5 T	2781 PLF	396 PLF
L11	11'-4"	8" x 16"	(1) #5 B, (2) #5 T	1366 PLF	363 PLF
L12	12'-0"	8" x 16"	(1) #5 B, (2) #5 T	1254 PLF	340 PLF
L13	13'-4"	8" x 16"	(1) #5 B, (2) #5 T	1838 PLF	302 PLF
L14	14'-0"	8" x 16"	(1) #5 B, (2) #5 T	1002 PLF	286 PLF
L15	14'-8"	8" x 16"	(1) #5 B, (2) #5 T	1370 PLF	714 PLF
L16	15'-8"	8" x 16"	(1) #5 B, (2) #5 T	950 PLF	981 PLF
L17.1	17'-4"	8" x 16"	(1) #5 B, (2) #5 T	950 PLF	765 PLF
L17.2	17'-4"	8" x 24"	(1) #5 B, (2) #5 T	1609 PLF	765 PLF
L18	19'-4"	8" x 24"	(1) #5 B, (2) #5 T	1282 PLF	612 PLF
L18.5	19'-4"	8" x 16"	(1) #5 B, (2) #5 T	750 PLF	714 PLF
L19	20'-4"	8" x 20"	(1) #5 B, (2) #5 T	845 PLF	713 PLF
L21	22'-4"	8" x 16"	(1) #5 B, (2) #5 T	450 PLF	713 PLF

NOTE: ABOVE LISTED VALUES ARE FOR "CAST-CRETE" PRECAST LINTELS.
ANY SUBSTITUTIONS MUST MEET OR EXCEED THE ABOVE LISTED CAPACITIES.



NOTE:
SHORE PRECAST LINTEL PER MANUFACTURE RECOMMENDATIONS

MASONRY WALL CONSTRUCTION SPECIFICATIONS

- HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 2000 PSI (fm = 1500 PSI).
- MORTAR SHALL BE TYPE M OR S, CONFORMING TO ASTM C270.
- COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8". A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AND A SLUMP BETWEEN 8" TO 11". JOB SITE MIXING OF GROUT SHALL NOT BE PERMITTED. DO NOT USE MIX DESIGNS OTHER THAN THE GROUT MIX APPROVED FOR MASONRY CONSTRUCTION.
- VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.
- VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 10'-0" OR 192 X BAR DIAMETER WHICHEVER IS LESS. ENFORCEMENT SHALL BE PLACED AT THE CENTER OF THE MASONRY CELL TYPICAL UNLESS OTHERWISE NOTED. SEE TYPICAL GROUTING DETAILS FOR ADDITIONAL INFORMATION.
- REINFORCING STEEL SHALL BE LAPPED A MINIMUM 48 BAR DIAMETERS. EXTEND ALL VERTICAL REINFORCEMENT TO WITHIN 2" OF TOP OF WALL OR COLUMN UNLESS NOTED OTHERWISE.
- HORIZONTAL WALL REINFORCEMENT SHALL BE STANDARD LADDER TYPE DUR-O-WAL (ASTM A-82 #9 GAGE WIRE) AT 16" O.C. UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- SPliced WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6" AND CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT WITHIN THE 6" LAP WITH STANDARD T' AND L' SHAPED PIECES AT INTERSECTIONS AND CORNERS.
- PROVIDE A MINIMUM OF 3 COURSES HIGH BY 2 COURSES WIDE GROUTED SOLID MASONRY AT BEAM BEARING POINTS.
- WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICALS. DOWELS SHALL BE GROUTED INTO A CORE IN VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCEMENT.
- PROVIDE PRECAST CONCRETE LINTELS OVER ALL OPENINGS UNLESS NOTED OTHERWISE ON DRAWINGS. LINTELS SHALL BE OF SUFFICIENT SIZE AND REINFORCEMENT FOR THE GIVEN SPANS AND LOADING CONDITIONS. SUBMIT SHOP DRAWINGS WITH RATED LOAD CAPACITIES TO THE ARCHITECT FOR REVIEW.
- PROVIDE A FULLY GROUTED KNOCK OUT LOCK OR U-BLOCK REINFORCED WITH (1) #6 CONTINUOUS AT THE SILL OF ALL WINDOW OPENINGS. EXTEND 8" BEYOND EACH SIDE OF THE OPENING TYPICALLY.
- MORTAR PLACEMENT:
A. USE BED JOINT BETWEEN 1/4" AND 3/4" THICK AT FOUNDATIONS.
B. USE 3/8" THICK JOINTS BETWEEN UNITS.
C. TOOL ALL JOINTS WITH A ROUND JOINTER WHEN THE MORTAR IS THUMBPRINT HARD, UNLESS OTHERWISE REQUIRED BY THE CONTRACT DOCUMENTS.
D. PLACE MORTAR ON CLEAN UNITS WHILE THE MORTAR IS SOFT AND PLASTIC.
E. DO NOT DISTURB THE UNIT AFTER IT IS INITIALLY POSITIONED.
F. PLACE MORTAR SO THAT ALL JOINTS OF SOLID UNITS ARE FULLY FILLED WITH MORTAR.
G. FILL THE BED AND HEAD JOINTS OF HOLLOW UNITS WITH MORTAR SPREAD ACROSS THE WIDTH OF THE FACE SHELL.
H. MORTAR CROSS WEBS IN HOLLOW UNITS OF THE FOLLOWING SITUATIONS:
1) ADJACENT TO CELLS TO BE GROUTED FOR PARTIALLY GROUTED CONSTRUCTION.
2) STARTING COURSE ON FOUNDATIONS AND OTHER SUPPORTS.
3) ALL PIERS, COLUMNS AND PILASTERS THAT ARE TO BE FULLY FILLED WITH GROUT.
J. REMOVE PROTRUSIONS OF MORTAR INTO COLLAR JOINTS CAVITIES AND CELLS OF HOLLOW UNITS IF THEY PROJECT MORE THAN 1/2".
K. DO NOT SLUSH MORTAR INTO HEAD JOINTS.
L. FILL HOLES IN THE MORTAR.
- PROVIDE ADEQUATE BRACING AND SUPPORT OF MASONRY UNTIL PERMANENT CONSTRUCTION IS IN PLACE.

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PO BOX 1401
WINTER PARK, FLORIDA 32790
PHONE: 407.432.0795
AA26000707

LOT 1 VIA VENETO
WINTER PARK, FL 32789

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SEAL

JOHN P. DRAKE
AR31591

ISSUE DATE

06/06/23

SHEET INFORMATION
COVER

Scale

A000

REAL

JOHN P. DRAKE
AR91551

ISSUE DATE

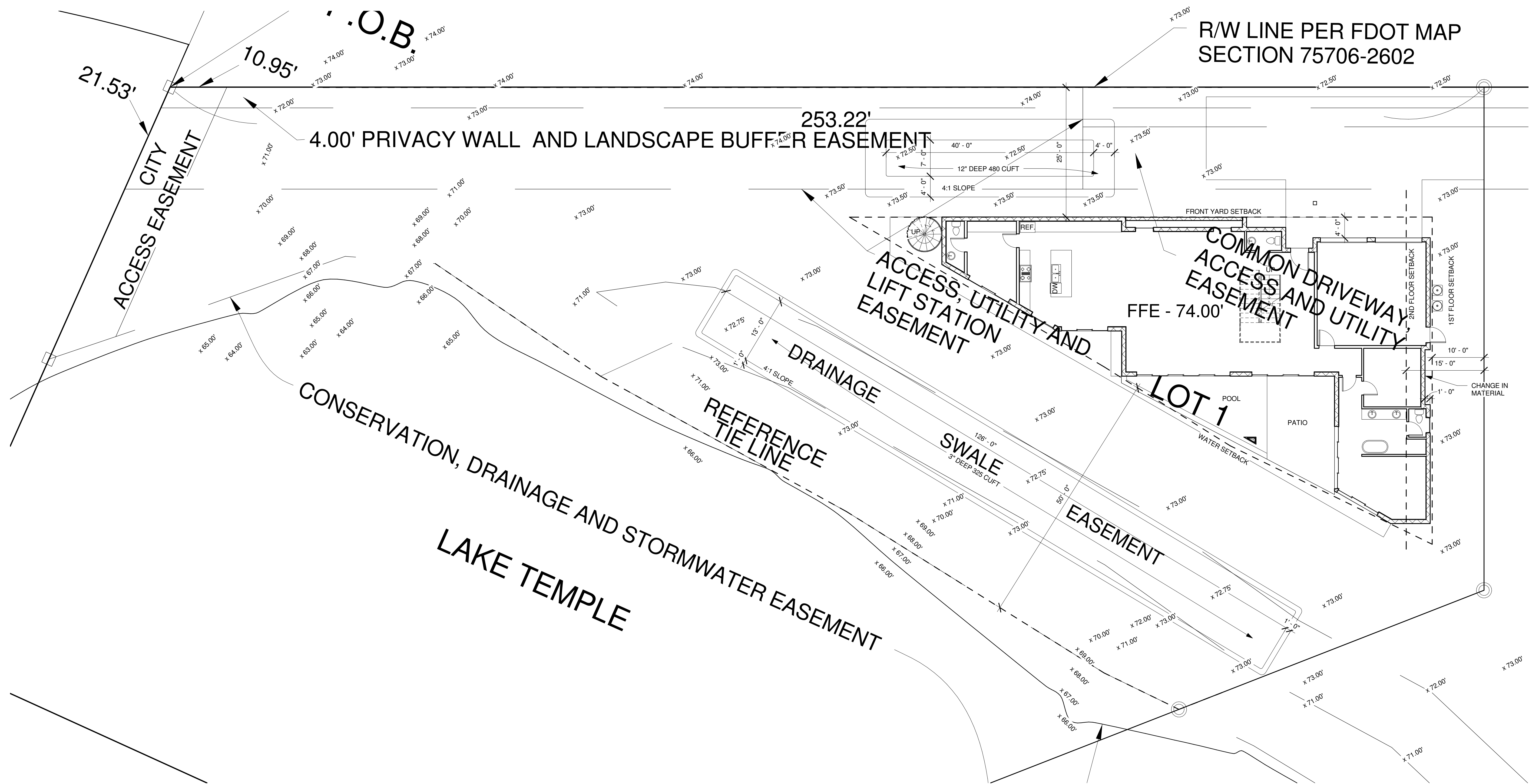
6/06/23

SHEET INFORMATION

SITE PLAN

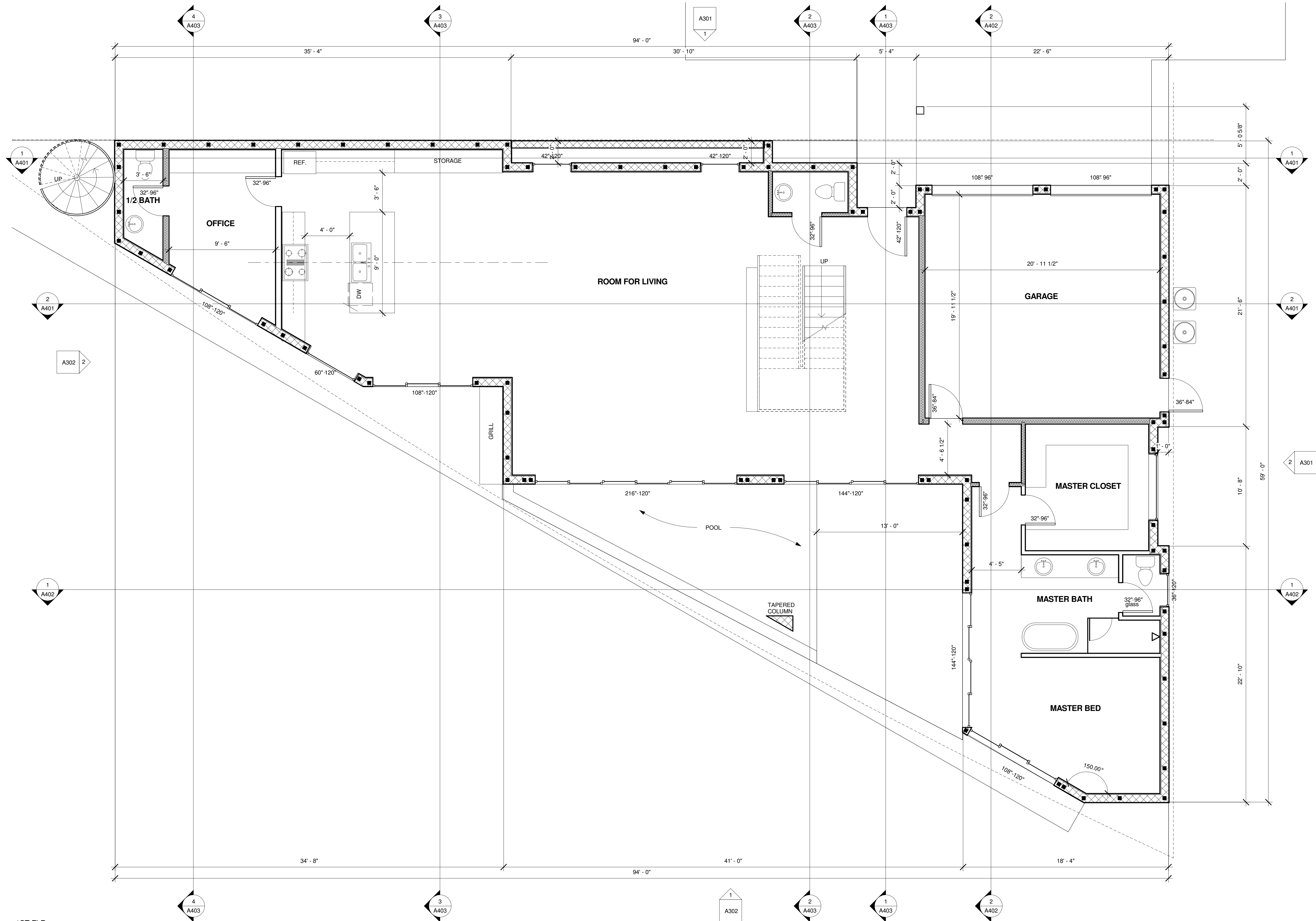
Scale 1" = 10'-0"

A100



① SITE PLAN
1" = 10'-0"

6/8/2023 11:57:49 AM



1 1ST FLR
1/4" = 1'-0"

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WINTER PARK, FL 32789

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SEAL

JOHN P. DRAKE
ARCHITECT

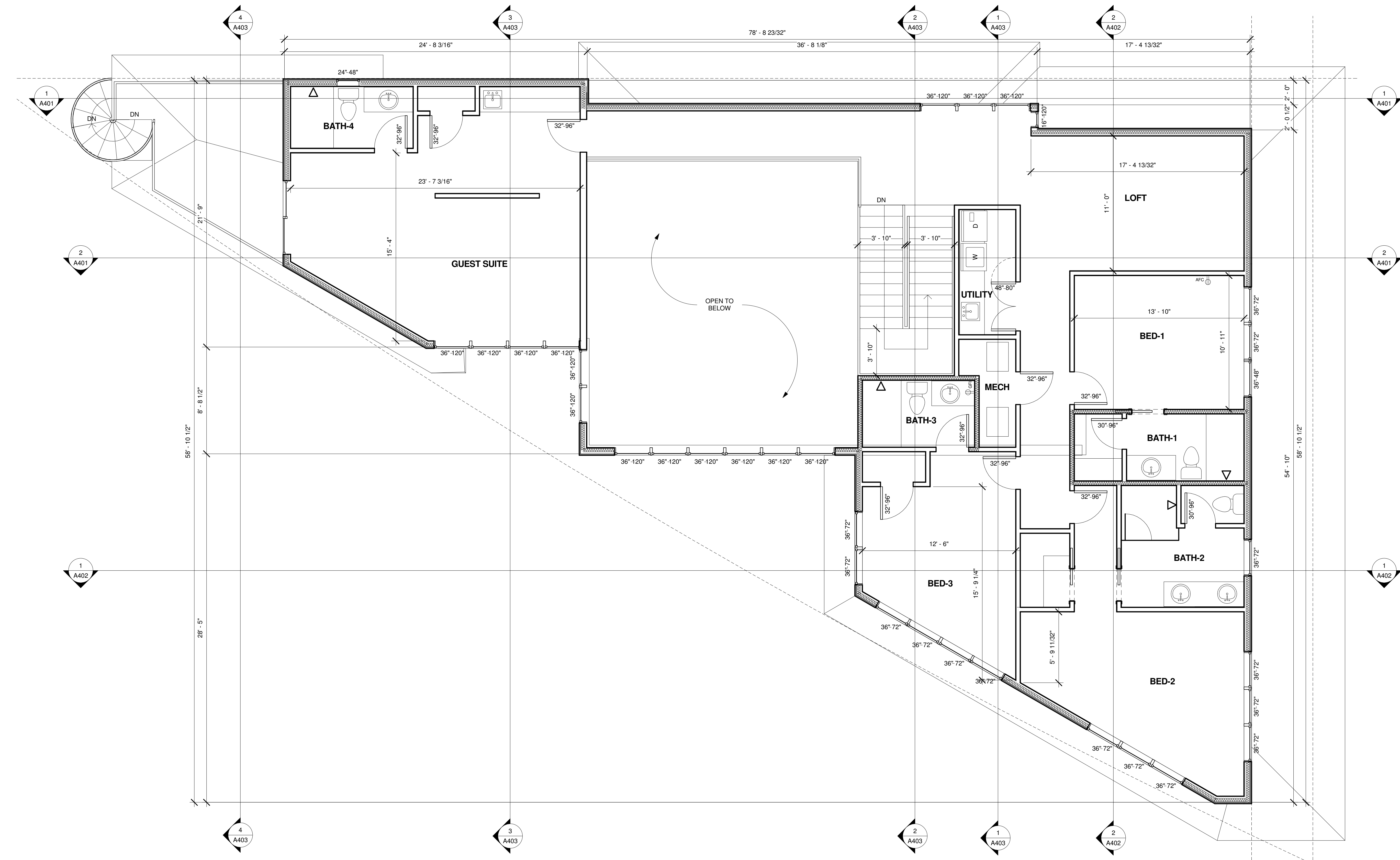
ISSUE DATE

06/06/23

SHEET INFORMATION
1ST FLOOR PLAN

Scale 1/4" = 1'-0"

A201



WALL TYPES:	
	CMU
	WOOD FRAME
	WOOD FRAME WITH ACOUSTIC INSULATION

WOOD HEADER SCHEDULE:	
(WD-3x12)	-- DOUBLE 2x12 SYP#2

1 2ND FLR
1/4" = 1'-0"

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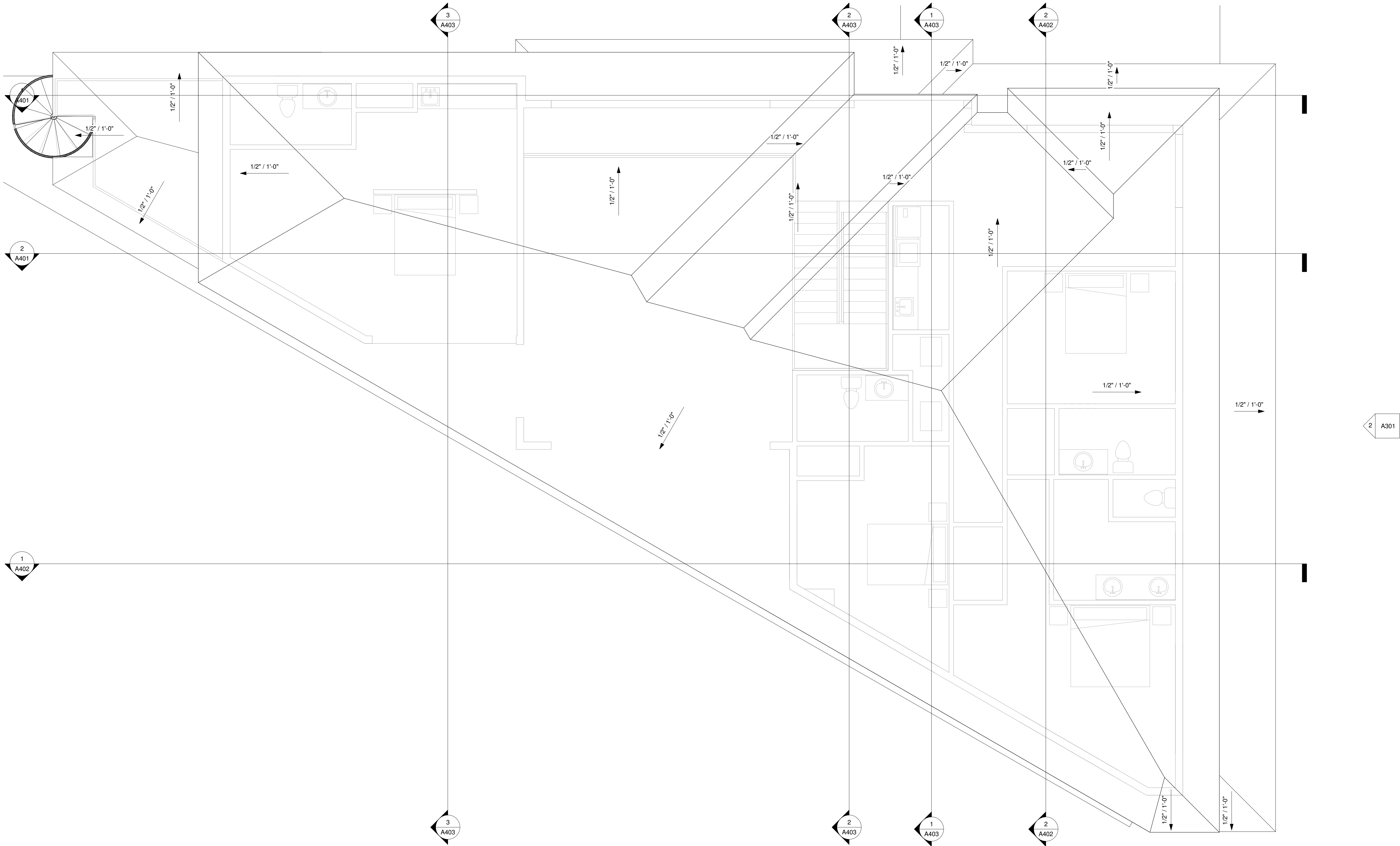
SHEET INFORMATION
2ND FLOOR
PLAN

Scale 1/4" = 1'-0"

A202

- STUCCO
- STUCCO DRIP REGLET
- STUCCO WRAP LAP OVER FLASHING
- SURFACE MOUNTED SHEET METAL RECEIVER
- APPROPRIATE FASTENERS 24" O.C.
- FASTENERS APPROX. 12" O.C. MIN
- 3" LAP AT JOINTS
- 2" WIDE CLIP APPROX. 30" O.C. - 2 FASTENERS PER CLIP
- REMOVABLE SHEET METAL COUNTERFLASHING
- ROOF UNDERLAYMENT AND FLASHING

② TWO PIECE ROOF FLASHING
1 1/2" = 1'-0"



① ROOF PLAN
1/4" = 1'-0"

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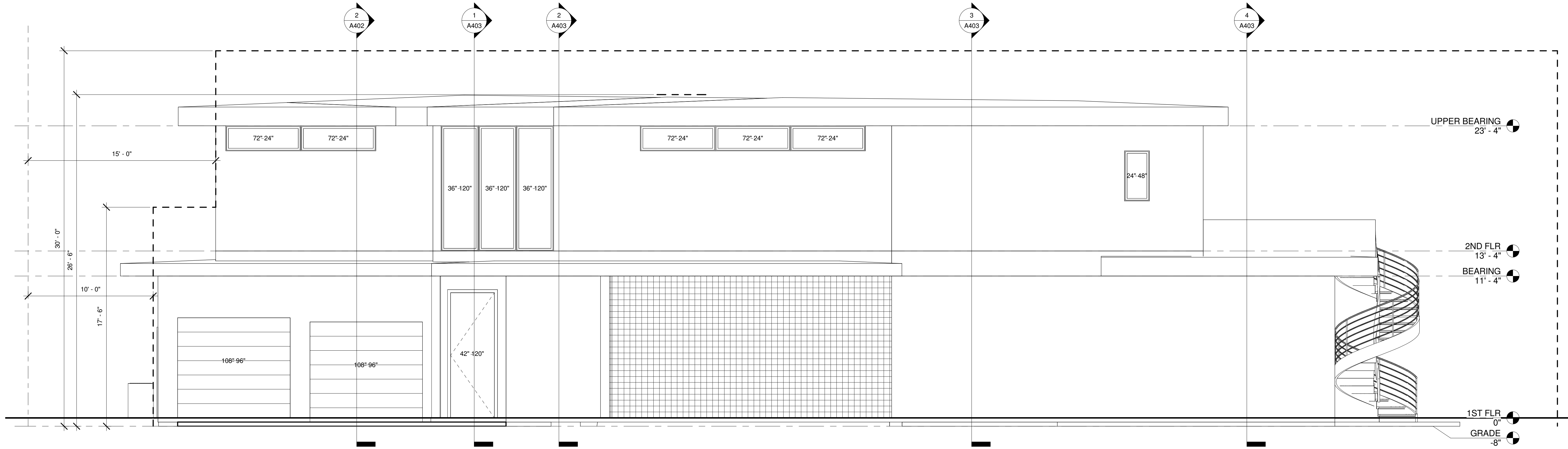
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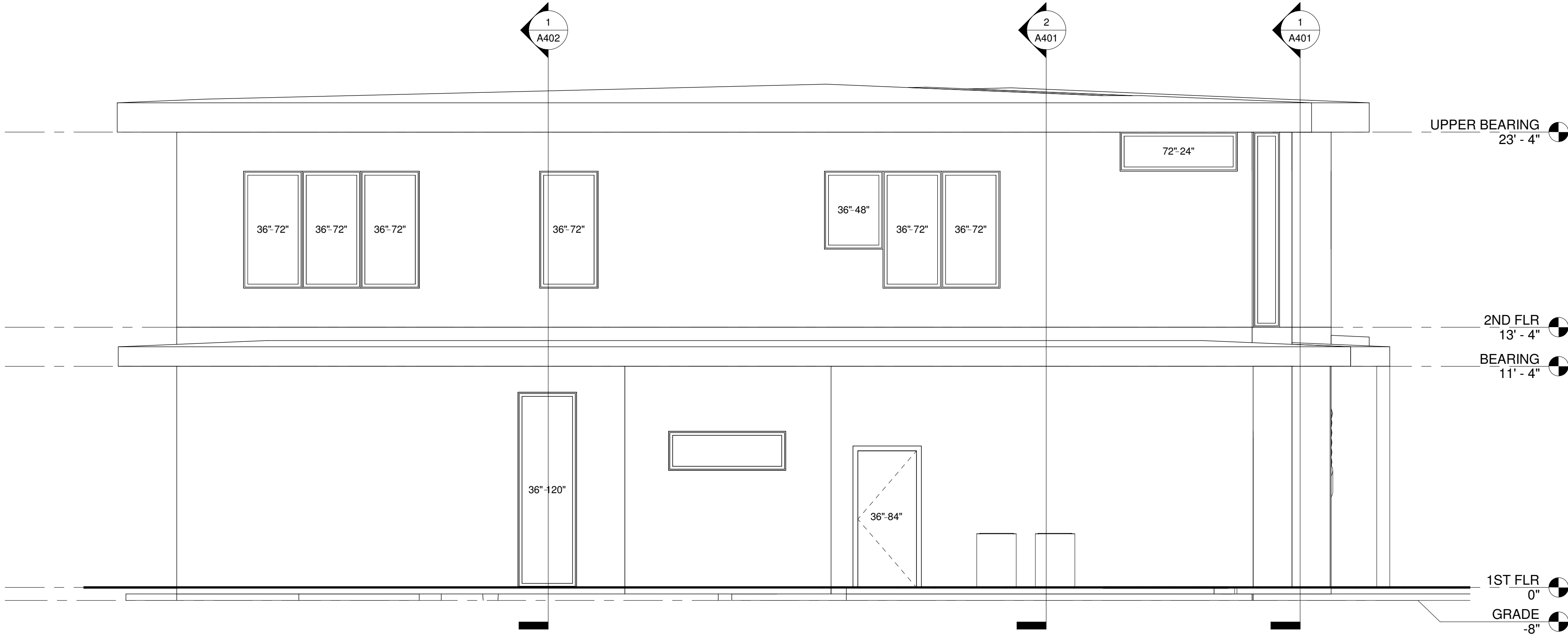
SHEET INFORMATION
ROOF PLAN

Scale As indicated

A250



1 North
1/4" = 1'-0"



2 East
1/4" = 1'-0"

STUCCO NOTE:
Control joints to be installed in walls to create panels of not more than 144 sq. ft. area and not more than 100 sq ft. for all ceilings, curves, or angled plaster surfaces. The distance between control joints shall not exceed 18 ft, in either direction; or a length-to-width ratio of 2 1/2 to 1.

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WINTER PARK, FL 32789

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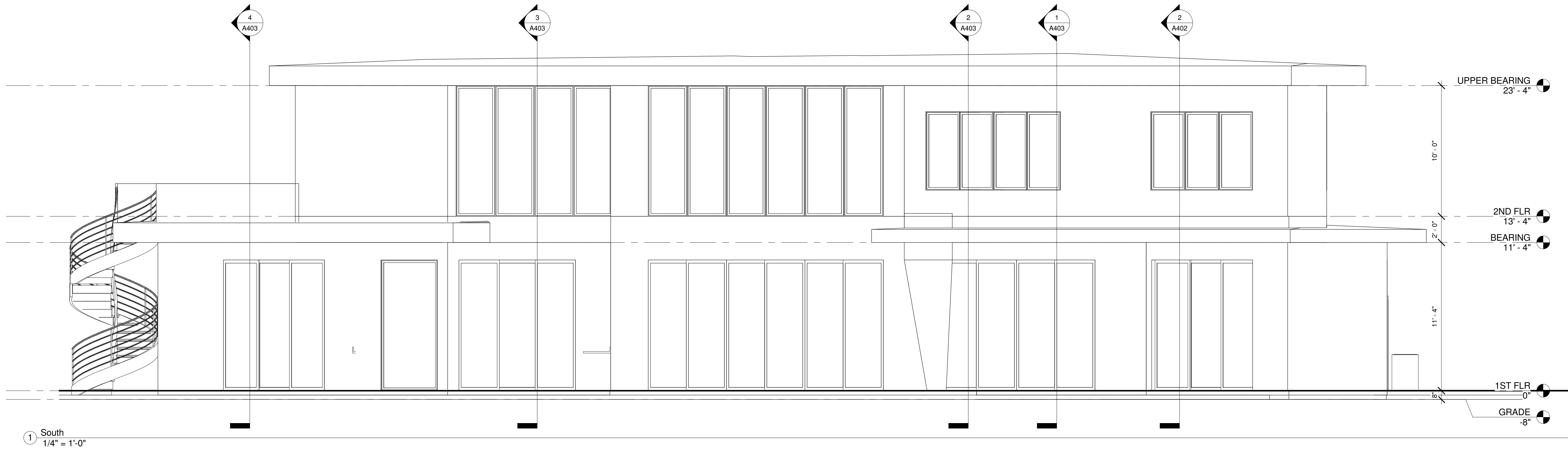
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06/06/23

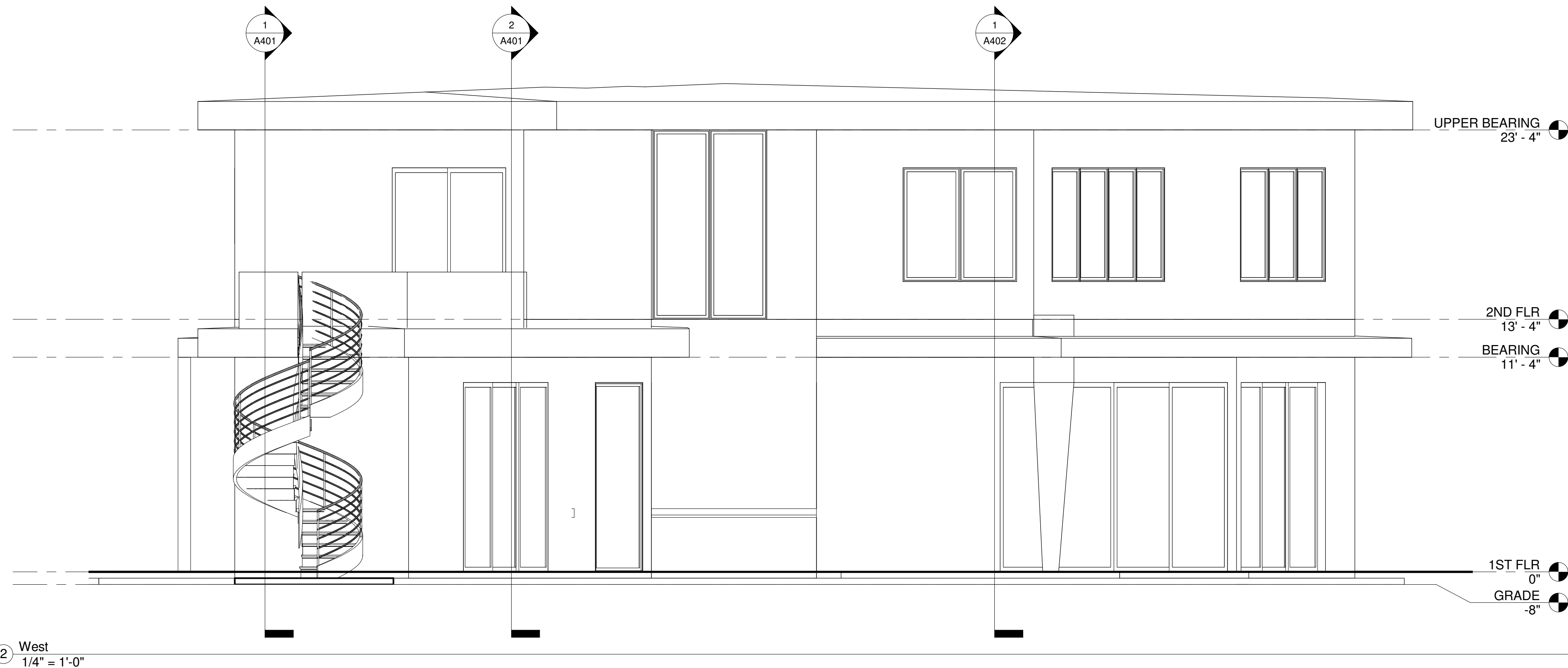
SHEET INFORMATION
ELEVATIONS

Scale 1/4" = 1'-0"

A301



① South
1/4" = 1'-0"



② West
1/4" = 1'-0"

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WINTER PARK, FL 32789

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JOHN P. DRAKE
ARCHITECT

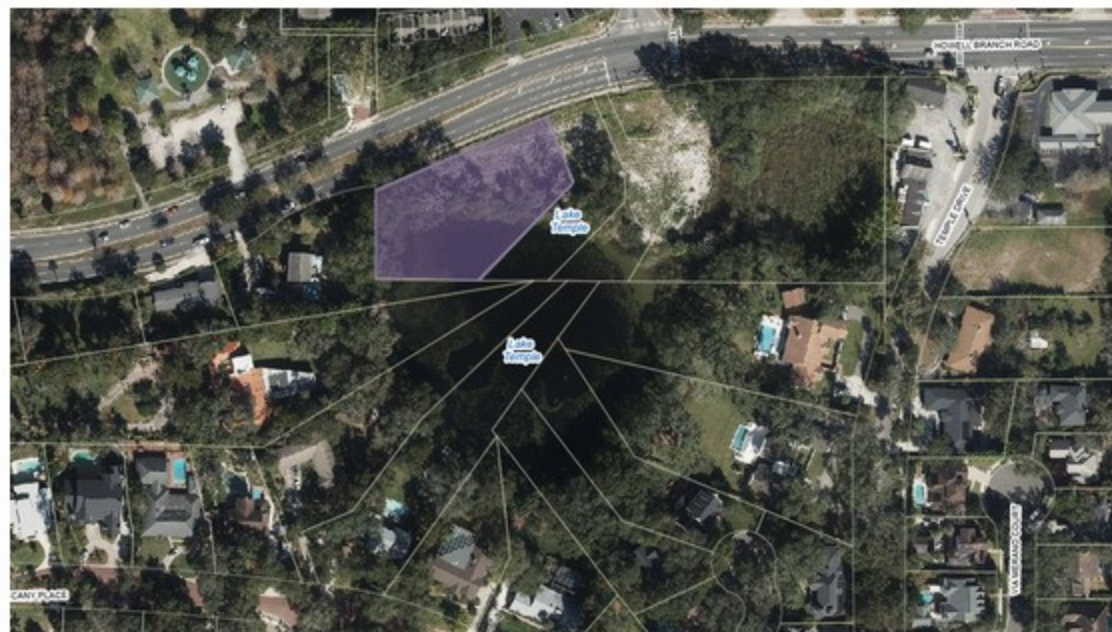
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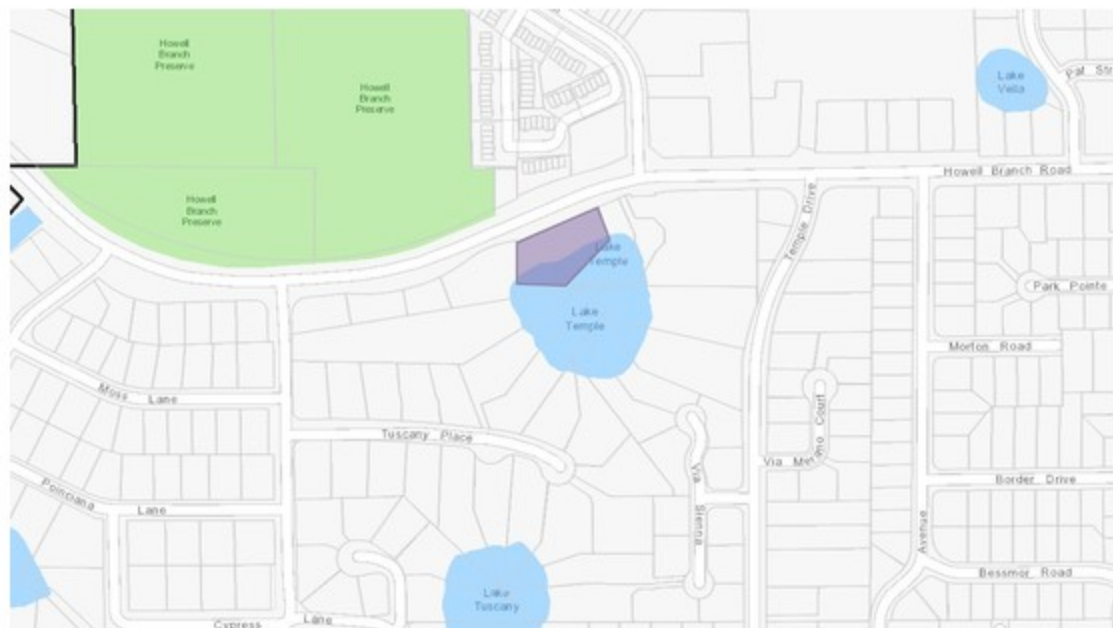
06/06/23

SHEET INFORMATION
ELEVATIONS

Scale 1/4" = 1'-0"

A302





Lakefront Site Plan Review: 1292 Howell Branch Road (Via Veneto Lot 1)

	R-1A Requirements	Proposed
Zoning	N/A	R-1AAA
Future Land Use	N/A	SFR
Lot Width	75 ft.	68 ft.
Lot Depth	N/A	70 ft. (avg.)
Lot Area	8,500 sf	20.037 sf
Floor Area Ratio	35% (6,987 sf)	29% (5,980 sf)
Impervious Lot Coverage	50% (10,018 sf)	24% (4,826 sf)
Front Setback	25 ft.	25 ft.
Side Setbacks (1st floor/2nd floor)	10 ft./15 ft.	10 ft./15 ft.
Lakefront Setbacks	N/A	50 ft.
Pool Lakefront Setback	50 ft.	50 ft.

VIA VENETO
A PORTION OF THE NORTHWEST 1/4
SECTION 32, TOWNSHIP 21 SOUTH, RANGE 30 EAST
CITY OF WINTER PARK
ORANGE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT NOTES:

1. THE BEARINGS SHOWN HEREON ARE ASSUMED, BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF HOWELL BRANCH ROAD BEING S65°59'21"W.
2. THE LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO AND GOVERNED BY THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR VIA VENETO HOMEOWNERS ASSOCIATION, INC.
3. THE CONSERVATION, DRAINAGE AND STORMWATER EASEMENT AND THE CITY ACCESS EASEMENT DEPICTED HEREON ARE HEREBY DEDICATED TO THE CITY OF WINTER PARK. THE CITY ACCESS EASEMENT SHALL BE FOR THE CITY AND ITS EMPLOYEES, CONTRACTORS AND AGENTS ACCESS TO AND FROM HOWELL BRANCH ROAD AND THE CONSERVATION, DRAINAGE AND STORMWATER EASEMENT FOR MAINTENANCE PURPOSES. THE DRAINAGE AND STORMWATER EASEMENT RIGHTS GRANTED TO THE CITY INCLUDE, WITHOUT LIMITATION, THE RIGHT TO CONVEY, TREAT AND STORE STORMWATER WITHIN THE EASEMENT AREA FOR THE BENEFIT OF PUBLIC RIGHTS-OF-WAY AND THE CITY'S STORMWATER MANAGEMENT SYSTEMS. THE CITY OF WINTER PARK SHALL ONLY BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF DRAINAGE OR STORMWATER IMPROVEMENTS INSTALLED OR ACCEPTED FOR MAINTENANCE BY THE CITY WITHIN SUCH EASEMENT AREAS, AND THE CITY SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE OF SUCH EASEMENT AREAS FOR ANY OTHER PURPOSE. THE LOT OWNERS AND THEIR SUCCESSORS AND ASSIGNS SHALL NOT HAVE ANY RIGHTS TO DEVELOP, FILL, GRADE, EXCAVATE OR ALTER THE CONSERVATION EASEMENT AREAS DEDICATED TO THE CITY OF WINTER PARK, AND THE CITY SHALL HAVE THE RIGHT TO ENFORCE SUCH AS A RESTRICTIVE COVENANT WITH ALL REMEDIES AVAILABLE AT LAW AND IN EQUITY.
4. THE COMMON DRIVEWAY, ACCESS AND UTILITY EASEMENT IS HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE VIA VENETO HOMEOWNERS ASSOCIATION, INC. FOR THE COMMON USE AND BENEFIT OF ALL LOT OWNERS. THE CITY OF WINTER PARK IS HEREBY DEDICATED A NON-EXCLUSIVE UTILITY EASEMENT OVER, UNDER AND THROUGH THE COMMON DRIVEWAY, ACCESS AND UTILITY EASEMENT AREAS.
5. THE UTILITY, ACCESS AND LIFT STATION EASEMENT DEPICTED HEREON IS HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE VIA VENETO HOMEOWNERS ASSOCIATION FOR THE COMMON USE AND BENEFIT OF ALL LOT OWNERS.
6. THE 4.00' PRIVACY WALL AND LANDSCAPE BUFFER EASEMENT DEPICTED HEREON IS HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE VIA VENETO HOMEOWNERS ASSOCIATION FOR THE COMMON USE AND BENEFIT OF ALL LOT OWNERS. THE LOT OWNERS AND THEIR SUCCESSORS AND ASSIGNS ARE PROHIBITED FROM HAVING VEHICULAR ACCESS OR DRIVEWAY CONNECTIONS TO AND FROM THEIR LOTS AND HOWELL BRANCH ROAD THROUGH THE 4.00' PRIVACY WALL AND LANDSCAPE BUFFER EASEMENT AND SUCH IS A RESTRICTIVE COVENANT ENFORCEABLE BY THE CITY OF WINTER PARK WITH ALL REMEDIES AVAILABLE AT LAW OR IN EQUITY.
7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. THE CITY OF WINTER PARK SHALL ONLY BE RESPONSIBLE FOR THE MAINTENANCE OF UTILITIES IT INSTALLS OR ACCEPTS WITHIN ANY OF THE UTILITY EASEMENTS DEDICATED TO THE CITY OR PUBLIC DEPICTED HEREON, AND THE CITY SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENTS FOR ANY OTHER PURPOSE, INCLUDING IN REGARDS TO THE SURFACE IMPROVEMENTS, SOD AND LANDSCAPING AND UTILITIES OWNED BY OTHERS. THE CITY OF WINTER PARK'S UTILITY EASEMENT RIGHTS SHALL BE SUPERIOR TO THAT OF OTHER UTILITY OWNERS IN THE EVENT OF CONFLICT.
9. THERE IS HEREBY GRANTED AND DEDICATED TO THE CITY OF WINTER PARK AND OTHER PUBLIC SERVICE AND EMERGENCY SERVICE PROVIDERS, A NON-EXCLUSIVE EASEMENT OVER AND THROUGH THE COMMON DRIVEWAY, ACCESS AND UTILITY EASEMENT AND THE UTILITY, ACCESS AND LIFT STATION EASEMENT AND ANY OTHER PRIVATELY OWNED INTERNAL ROADS, ALLEYS, PAVED AREAS, AND SIDEWALKS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS NOT LIMITED TO, POSTAL, EXPRESS DELIVERY SERVICES, FIRE PROTECTION, POLICE PROTECTION, EMERGENCY MEDICAL TRANSPORTATION, CODE ENFORCEMENT, GARBAGE, UTILITIES AND OTHER PUBLIC EMERGENCY SERVICES. IN NO EVENT SHALL THE CITY OF WINTER PARK BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE AND REPAIR OF THE IMPROVEMENTS UPON THE UTILITY AND ACCESS EASEMENTS, EXCEPT CONCERNING UTILITIES THE CITY MAY ACCEPT OR INSTALL.
10. IT IS PROHIBITED TO ALTER THE GRADE OF ANY ORIGINAL DRAINAGE PLAN FOR ANY LOT, OR CHANGE IN THE DIRECTION OF, OBSTRUCT, OR RETARD THE FLOW OF SURFACE WATER DRAINAGE, OR ALTER OR REMOVE OF ANY PIPE, DITCH, MANHOLE, SWALE, AND STORMWATER COLLECTION, STORAGE AND CONVEYANCE SYSTEM UPON ANY LOT OR WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY AUTHORIZED BY THE CITY OF WINTER PARK. THIS PROVISION SHALL BE CONSIDERED A RESTRICTIVE COVENANT IN FAVOR OF AND ENFORCEABLE BY THE CITY OF WINTER PARK AND IN THE EVENT OF A VIOLATION OF THIS PROVISION, THE CITY OF WINTER PARK SHALL HAVE THE RIGHT TO OBTAIN INJUNCTIVE RELIEF, SEEK DAMAGES, AND ASSESS FINES AND LIENS IN THE AMOUNT OF THE COST TO REMEDY THE PROHIBITED ACTION (INCLUDING ADMINISTRATIVE COSTS AND ATTORNEYS' FEES AND COSTS) AGAINST THE VIOLATING PERSON OR ENTITY AND ANY PROPERTY OWNED BY SUCH VIOLATING PERSON OR ENTITY; PROVIDED, HOWEVER, SUCH RIGHT SHALL NOT LIMIT THE CITY OF WINTER PARK'S OTHER AVAILABLE ENFORCEMENT ACTIONS PERMITTED BY LAW OR EQUITY.
11. THE DRAINAGE SWALE EASEMENT IS HEREBY DEDICATED TO AND WILL BE MAINTAINED BY THE VIA VENETO HOMEOWNERS ASSOCIATION, INC.

LEGAL DESCRIPTION

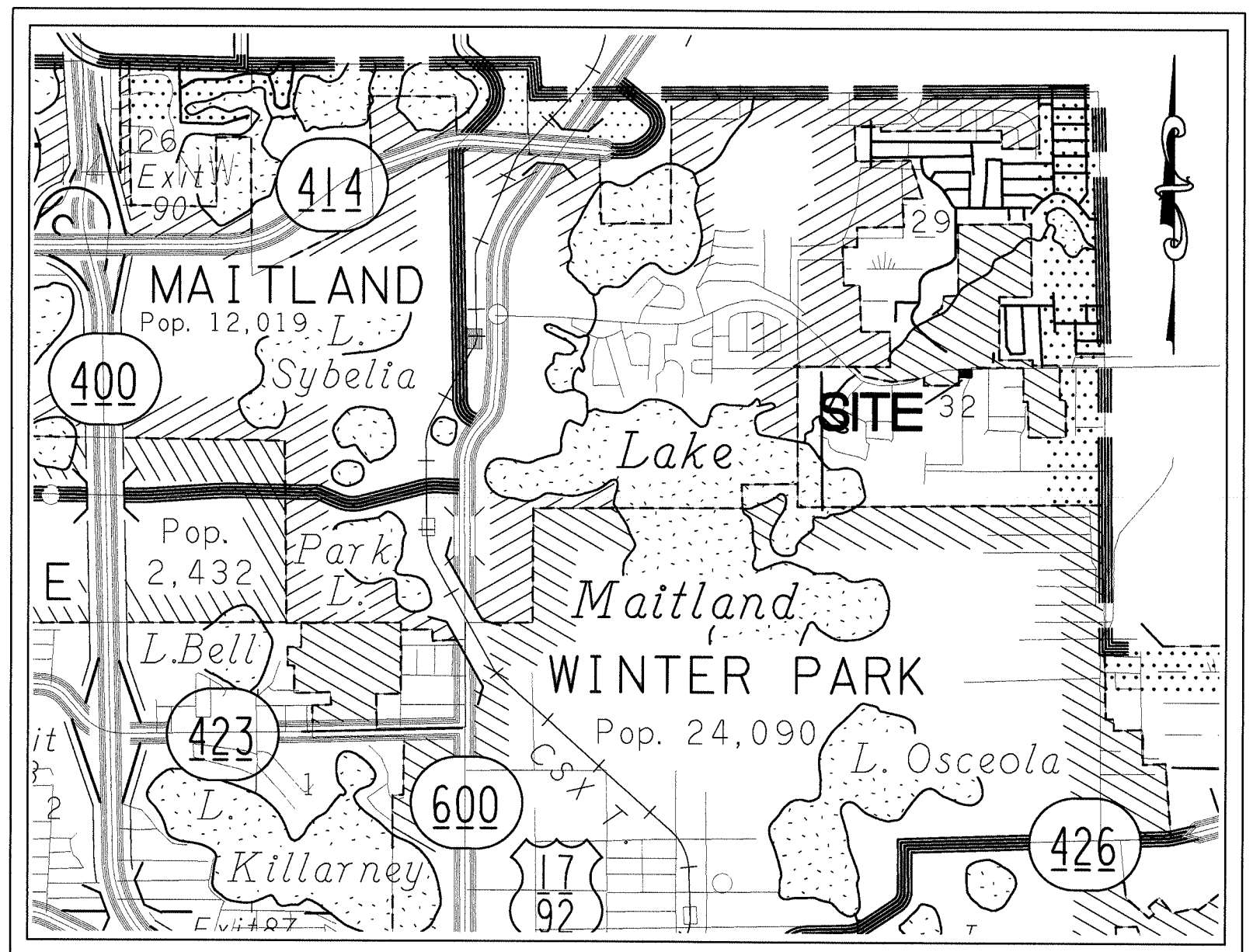
A portion of the Northwest 1/4 of Section 32, Township 21 South, Range 30 East, Orange County, Florida lying South of Howell Branch Road and being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of Section 32, Township 21 South, Range 30 East; thence run S89°36'09"E, along the North line of said Northwest 1/4, a distance of 2088.81 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 32; thence run S00°00'09"W, along the West line of said Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4, a distance of 214.83 feet to a point on the South Right of Way line of Howell Branch Road and the POINT OF BEGINNING; thence continue S00°00'09"W, along said West line, a distance of 119.17 feet to a point on the South line of the North 5.07 chains (334.62 feet); thence run S89°33'00"E, along said South line, a distance of 695.37 feet to a point on the East line of the aforementioned Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4; thence run N00°13'29"E, along said East line, a distance of 282.10 feet to a point on the aforementioned South Right of Way line of Howell Branch Road; thence along said South Right of Way line the following seven (7) courses: run S88°59'29"W, a distance of 226.30 feet to a point on a Non-Tangent curve, concave to the South, having a Radius of 758.00 feet and a Central Angle of 05°21'52"; thence run Westerly along the arc of said curve, a distance of 70.97 feet (Chord Bearing = S83°02'26"W, Chord = 70.94 feet); thence run S00°10'12"W, a distance of 7.02 feet to a point on a Non-Tangent curve, concave to the South, having a Radius of 751.00 feet and a Central Angle of 05°20'27"; thence run Westerly along the arc of said curve, a distance of 70.01 feet (Chord Bearing = S88°32'11"W, Chord = 69.98 feet); thence run N00°04'20"W, a distance of 7.01 feet to a point on a Non-Tangent curve, concave to the South, having a Radius of 1,206.23 feet and a Central Angle of 00°42'07"; thence run Westerly along the arc of said curve, a distance of 14.78 feet (Chord Bearing = S79°36'29"W, Chord = 14.78 feet); thence run S65°59'21"W, a distance of 345.11 feet to the POINT OF BEGINNING.

Containing 3.77 acres, more or less.

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

VICINITY MAP - NOT TO SCALE



SECOM LLC
LB # 7809
P.O. BOX 1747
ORLANDO, FL 32750
Tel. (407) 334-0453

JOINDER AND CONSENT TO DEDICATION
VIA VENETO

The undersigned hereby certifies that it is the holder of mortgages, liens or other encumbrances upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the lands described above by the owner thereof, and agrees that its mortgages, liens or other encumbrances, which are recorded as Instrument No. 20160600206 and Instrument No. 20160600207 in the public records of Orange County, Florida, shall be subordinated to the above dedication.

CENTERSTATE BANK as successor by merger with HARBOR COMMUNITY BANK
BY: Philip V. Zeman
NAME: Philip V. Zeman
TITLE: SVP-Commercial Relationship Manager

Signed, sealed and delivered in the presence of:
/s/ Abdullah Ayman Khakhi /s/ BENJAMIN SWIFT
/s/ Abdullah Ayman Khakhi /s/ BENJAMIN SWIFT

STATE OF Florida COUNTY OF Orange

THIS IS TO CERTIFY, That on this 14th day of January 2020, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Philip V. Zeman on behalf of Harbor Community Bank, who is personally known to me to be the person described in and who executed the foregoing Joinder and Consent to Dedication and severally acknowledged the execution thereof to be his / her free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have set my hand and seal on the above date.
NOTARY PUBLIC
BENJAMIN SWIFT
(Print name)
My commission expires 11/4/23

PLAT BOOK **101** PAGE **126**

DEDICATION
VIA VENETO

KNOW ALL BY THESE PRESENTS, VILLA TUSCANY HOLDINGS, LLC, a Florida limited liability company being the lawful owner in fee simple of the lands legally described in this plat, hereby dedicates said lands and plat for the purposes and uses therein expressed, including as set forth in the plat notes, and dedicates such easements and rights for the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned have here-unto set their hands on this 9 day of JANUARY, 2020

OWNER: VILLA TUSCANY HOLDINGS, LLC, a Florida limited liability company

By: BROOK ROSE, Manager

SIGNED IN THE PRESENCE OF:
/s/ Chris North /s/ Juan Alvarez
/s/ Chris North /s/ Juan Alvarez

MARYLAND - PG
STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, That on this 9th day of January 2020, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared BROOK ROSE, on behalf of VILLA TUSCANY HOLDINGS, LLC, a Florida limited liability company, personally known to me to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.
Notary Public

NOTARY PUBLIC
My Commission Number: Feb 25, 2023
My Commission Expires: Feb 25, 2023

QUALIFICATION STATEMENT OF
SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177 Part I, Florida Statutes; and that said land is located in the City of Winter Park, Orange County, Florida.

Dated: 0202-2-2020 Signed: Gary A. Burden
Gary A. Burden
Registration Number 3691
SECOM, LLC
P.O. Box 1747
Orlando, FL 32802

CERTIFICATE OF APPROVAL BY
MUNICIPALITY

THIS IS TO CERTIFY, That on June 25, 2018, the CITY COMMISSION approved the foregoing plat.

MAYOR: René A. Cranio
ATTEST: René A. Cranio
City Clerk

CERTIFICATE OF APPROVAL BY CITY
PLANNING OFFICIAL

Examined and Approved: 1/16/2020
City Planning Official: Jeff Brown

CERTIFICATE OF APPROVAL BY CITY
ENGINEER

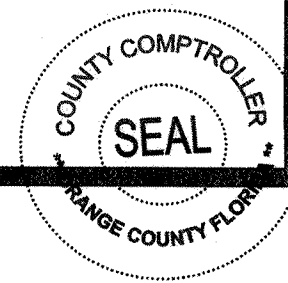
Examined and Approved: 1/20/20
City Engineer: Donald Marcotte

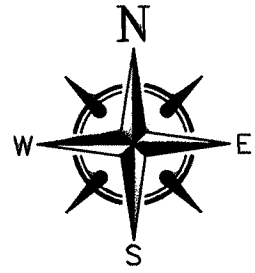
CERTIFICATE OF APPROVAL BY CITY
SURVEYOR

Reviewed for conformity to Chapter 177 Part I, Florida Statutes.
City Surveyor: Thomas J. Conner Date: 1/20/20

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on January 27, 2020 as Document No. 20200054435
County Comptroller in and for Orange County, Florida
By: Valencia Hunsbaker





VIA VENETO
A PORTION OF THE NORTHWEST 1/4
SECTION 32, TOWNSHIP 21 SOUTH, RANGE 30 EAST
CITY OF WINTER PARK
ORANGE COUNTY, FLORIDA

SHEET 2 OF 2

PLAT
BOOK **101** PAGE **127**

LEGEND AND ABBREVIATIONS:

NAVD	NORTH AMERICAN VERTICAL DATUM	CCR	CERTIFIED CORNER RECORD
LB	LICENSED BUSINESS	ID	IDENTIFICATION
L	ARC LENGTH	I.R.	IRON ROD (REBAR)
R	RADIUS	S.R.	STATE ROAD
Δ	CENTRAL ANGLE/DELTA	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
CB	CHORD BEARING	ELEV	ELEVATION
CH	CHORD	OHW	ORDINARY HIGH WATER
R/W	RIGHT OF WAY	CWP	CITY OF WINTER PARK
O.R.	OFFICIAL RECORDS BOOK	PRM	PERMANENT REFERENCE MONUMENT
PG.	PAGE	P.O.C.	POINT OF COMMENCEMENT
P.B.	PLAT BOOK	P.O.B.	POINT OF BEGINNING
SEC.	SECTION	□	4"x4" CONCRETE MONUMENT "LB 7809 PRM"
TWP.	TOWNSHIP	○	5/8" IRON ROD AND CAP "LB 7809"
RNG.	RANGE	●	NAIL AND DISK "LB 7809 PRM"

Line Table		
Line	Length	Direction
L1	3.39'	N01° 32' 25"W
L2	31.98'	N80° 22' 36"E
L3	31.98'	S80° 22' 36"W
L4	18.35'	N88° 27' 35"E
L5	12.81'	N70° 28' 38"W
L6	4.00'	S01° 32' 25"E
L7	4.00'	N01° 32' 25"W
L8	7.77'	N66° 09' 13"W
L9	8.36'	N69° 12' 55"W
L10	7.22'	N85° 23' 20"W
L11	21.48'	N63° 48' 24"E
L12	21.58'	N57° 09' 23"E
L13	19.52'	N07° 12' 22"W
L14	16.15'	N09° 33' 24"E
L15	19.52'	S07° 12' 22"E
L16	8.65'	S09° 33' 24"W

Line Table		
Line	Length	Direction
L17	7.28'	S41° 33' 00"W
L18	13.59'	N41° 33' 00"E
L19	23.02'	N55° 07' 06"E
L20	24.05'	S55° 07' 06"W
L21	10.98'	S32° 58' 48"E
L22	17.57'	N79° 59' 04"W
L23	38.78'	N84° 41' 41"W
L24	19.20'	S85° 35' 19"E
L25	28.51'	N85° 35' 19"W
L26	26.19'	N70° 40' 58"W
L27	26.29'	N66° 09' 13"W
L28	25.74'	N85° 23' 20"W
L29	28.37'	S66° 28' 55"W
L30	18.22'	N33° 54' 57"E
L31	14.79'	S46° 30' 40"W
L32	15.18'	N41° 16' 13"E

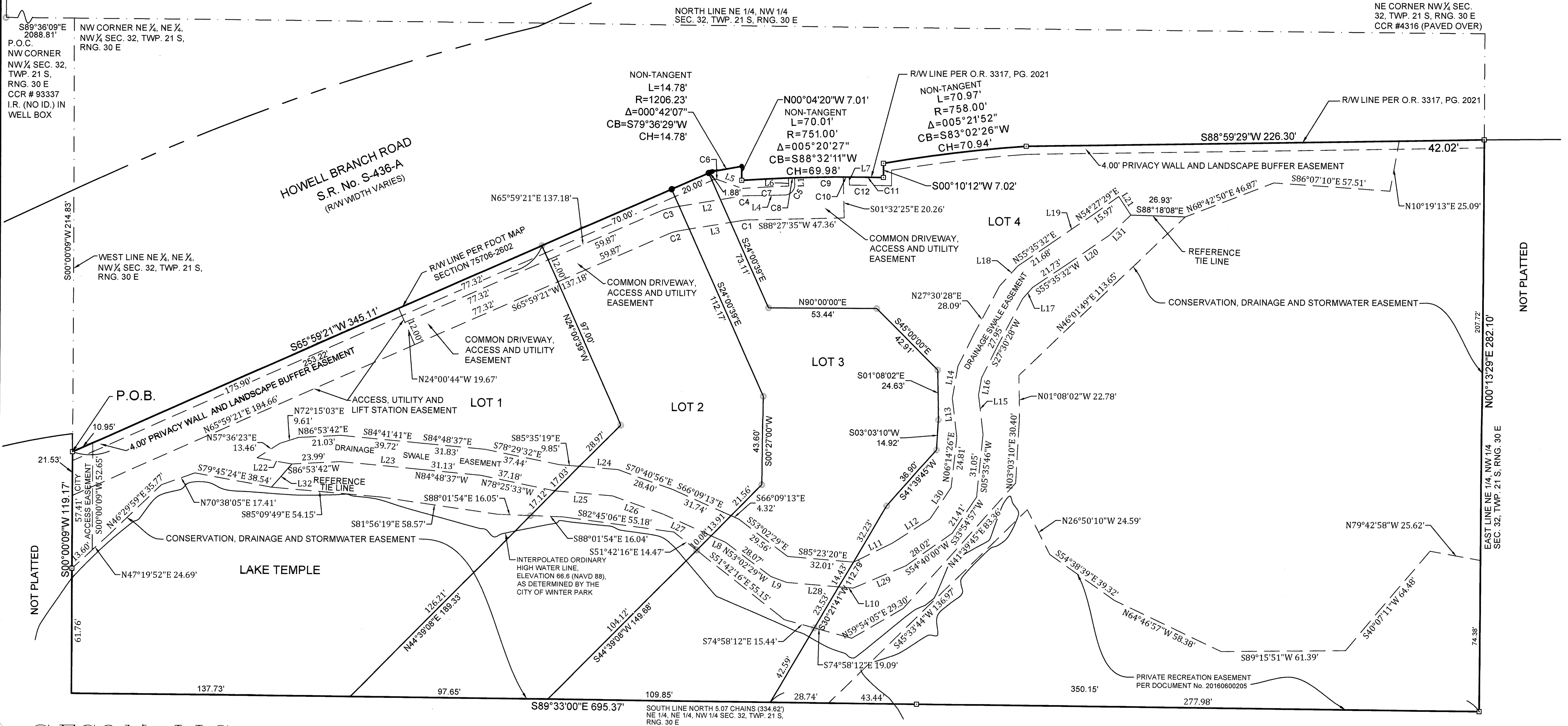
Curve Table					
Curve	Length	Radius	Delta	Chord	Chord Bearing
C1	2.82'	20.00'	008°04'58"	2.82'	S84°26'05"W
C2	5.02'	20.00'	014°23'15"	5.01'	S73°10'59"W
C3	8.04'	32.00'	014°23'15"	8.01'	N73°10'59"E
C4	4.51'	32.00'	008°04'58"	4.51'	N84°26'05"E
C5	7.85'	5.00'	090°00'00"	7.07'	N43°27'35"E
C6	2.28'	3.00'	043°32'01"	2.22'	S87°45'21"W
C7	22.99'	747.00'	001°45'47"	22.99'	S86°44'51"W
C8	3.01'	751.00'	000°13'46"	3.01'	S87°44'53"W
C9	24.00'	751.00'	001°49'52"	24.00'	S88°46'43"W
C10	2.99'	751.00'	000°13'42"	2.99'	S89°48'30"W
C11	16.84'	751.00'	001°17'04"	16.83'	N89°26'08"W
C12	20.72'	747.00'	001°35'20"	20.72'	N89°16'31"W

NW CORNER SW 1/4 SEC.
29, TWP. 21 S, RNG. 30 E
CCR # 93336
6"x6" CONC. MON. (NO ID.)

S00°33'40"E 2846.80'

S89°36'09"E 2088.81'

P.O.C.
NW CORNER
NW 1/4 SEC. 32,
TWP. 21 S,
RNG. 30 E
CCR # 93337
I.R. (NO ID.) IN
WELL BOX



SECOM LLC

LB # 7809
P.O. BOX 1747
ORLANDO, FL 32750
Tel. (407) 334-0453

NOT PLATTED

NOT PLATTED



item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date July 13, 2023
prepared by John Harbilas	approved by John Harbilas, Allison McGillis
board approval Completed	
strategic objective	

subject

SPR #23-08. Request of Urban Perch Homes for: Approval to construct a new, two-story, 4,987 square-foot, single-family home located at 1296 Howell Branch Road on Lake Temple, zoned R-3.

motion / recommendation

Staff recommendation is for approval subject to the following conditions:

- 1) Keep existing tree buffer along the lakefront for the duration of home construction.
- 2) Plant one Live Oak tree, measuring at least 5-inch diameter in size, in accordance with the tree mitigation condition from the Code Board.

background

Urban Perch Homes, on behalf of the homeowner, Villa Tuscany Holdings LLC, is requesting approval to construct a new, two-story, 4,987 square-foot, single-family home at 1296 Howell Branch Road on Lake Temple. As part of the approval for this four parcel Via Veneto subdivision, the single family houses are to follow the R-1A zoning standards, despite being zoned R-3. The unsubmerged portion of the property is 12,865 square feet in size. The proposed impervious lot coverage of 6,349 square feet is 49% of the total lot, which is under the maximum 50% as the code allows. The maximum Floor Area Ratio (FAR) for properties more than 12,500 square feet in size is 35% of the lot area or 5,000 square feet, whichever is greater. The applicant is proposing a 4,987 square-foot home which meets this requirement.

Due to the lot's unique configuration, and the existence of a wetland area that cuts across the lakefront portion of the lot, the lot's buildable area is quite restrictive. Since the subject site is a flag lot, the Code allows a 20 foot front yard setback, in lieu of the 20% lot depth. The property will be accessed via the common driveway.

Lakefront Lot Review Criteria:

Tree Preservation

The purpose and intent of the lakefront lots section of the code states that existing trees shall be preserved to the degree reasonably possible. There were several large trees on site, including oaks, which were already removed as part of the site preparations. The applicant will however, keep the trees and vegetation along the lakefront, as a buffer during construction. Following completion of the home, Urban Forestry will coordinate with the builder related to removal of any remaining invasive or substandard trees.

View from the Lake

The code direction is to minimize the height and extent of stem walls or retaining walls facing the lake. Generally, the policy does not permit walls/swimming pool decks facing the lake in excess of three (3) feet in height. This plan complies with that provision. Although there is about a 6-foot grade difference from the front of lot to the ordinary high-water line, the applicant's proposal keeps the main structure and pool deck within the same 50-foot setback from the lakefront.

View of Neighbors

The code direction is to minimize the degradation of traditional views across properties by new houses, additions, second-story additions, etc., alongside property lines toward the lake that may block traditional views of the neighbors. The proposal is requesting a lakefront setback of 50-feet, which is the minimum permissible distance. However, because this is a new four parcel community, there are no other established homes which would have an impacted view by the subject property.

Stormwater Retention

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

Summary

Overall, the plans, meet the intent of the lakefront review criteria. The proposal also meets all single-family code requirements. The unusual shape of the lot puts the proposed home in a unique configuration in order to meet the lakefront setback, and account for flag lot setback in the front.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Survey-Lot 3 Via Veneto_v1.pdf](#)

ATTACHMENTS:

[Via Veneto - Civil Plans \(6.19\).pdf](#)

ATTACHMENTS:

[VIA VENETO Lot 3 060723.pdf](#)

ATTACHMENTS:

[Via Veneto Lot 3 Aerial Map.jpg](#)

ATTACHMENTS:

[Via Veneto Lot 3 Area Map.jpg](#)

ATTACHMENTS:

[Via Veneto Lot 3 Lakefront Table.pdf](#)

ATTACHMENTS:

[Plat_ 1296 Howell Branch Rd. \(Lot 3\) \(1\).pdf](#)

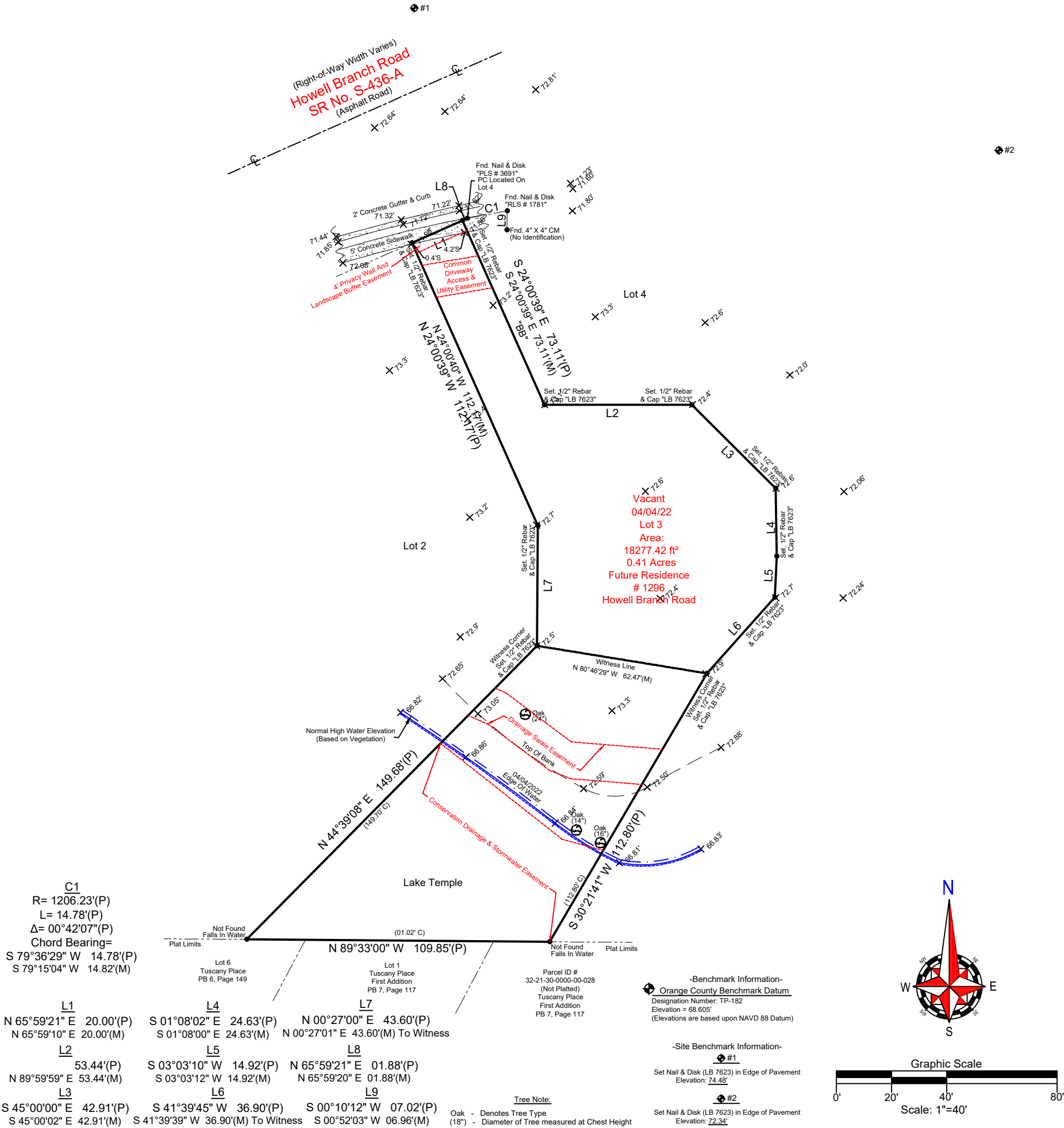
Boundary Survey

Legal Description:

LOT 3, VIA VENETO, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 101, PAGES 126 AND 127, OF
THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

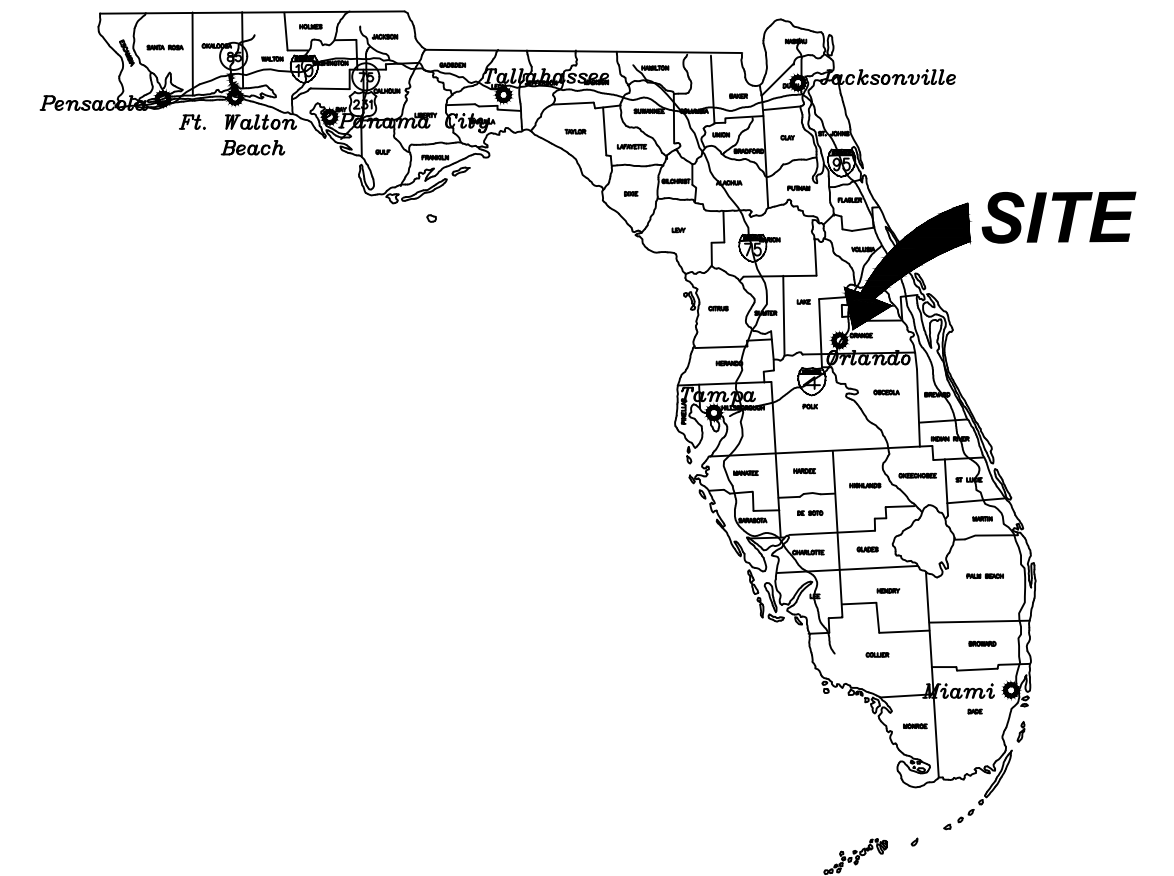
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE
LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF WINTER PARK , COMMUNITY NUMBER 120188, DATED 3/7/2014.

CERTIFIED TO:
URBAN PERCH HOMES



Field Date: 04/04/22		Date Completed: 04/06/22		-Notes- >Survey is Based upon the Legal Description Supplied by Client. >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus. >Subject to any Easements and/or Restrictions of Record. >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB". >Building Ties are NOT to be used to reconstruct Property Lines. >Fence Ownership is NOT determined. >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted. >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies. >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified. >Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.	I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown. Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes. FLORIDA PAID STAMP NO. 6637 DATE NO. 6637 Patrick K. Ireland PSM 6637 FOR THE FIRM
Drawn By: SMT		File Number: IS-103127			Patrick K. Ireland PSM 6637 LB 7623 This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.
-Legend- C - Calculated CL - Centerline CB - Concrete Block CM - Concrete Monument Conc. - Concrete D - Description DE - Drainage Easement Esmt. - Easement F.E.M.A. - Federal Emergency Management Agency FFE - Finished Floor Elevation Fnd. - Found IP - Iron Pipe L - Length (Arc) M - Measured N&D - Nail & Disk N.R. - Non-Radial ORB - Official Records Book P - Plat P.B. - Plat Book □ - Wood Fence PC - Point of Curvature Pg. - Page PI - Point of Intersection P.O.B. - Point of Beginning P.O.L. - Point on Line PP - Power Pole PRM - Permanent Reference Monument PT - Point of Tangency R - Radius Rad. - Radial R&C - Rebar & Cap Rec. - Recovered Rfd. - Roofed Set - Set 1/2" Rebar & Cap "LB 7623" Typ. - Typical UE - Utility Easement WM - Water Meter Δ - Delta (Central Angle) —O— - Chain Link Fence				Ireland & Associates Surveying, Inc. 800 Currency Circle, Suite 1020 Lake Mary, Florida 32746 www.irelandsurveying.com Office-407.678.3366 Fax-407.320.8165	

JUNE 2019
REVISED NOVEMBER 2019



CIVIL ENGINEER:
LAURENCE POLINER
RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTAMONTE SPRINGS, FL 32701

[illegible]

SHEET INDEX	
SHEET	DESCRIPTION
C-1.0	COVER SHEET
C-2.0	GENERAL NOTES
C-3.0	SITE PLAN
C-4.0	UTILITY PLAN
C-5.0	GRADING PLAN
C-5.1	LIFT STATION PLAN
C-6.0	UTILITY DETAILS
L-1	LANDSCAPE PLAN
	BOUNDARY/TOPOGRAPHIC SURVEY

THAT PART OF THE FOLLOWING DESCRIBED PARCEL LYING SOUTH OF HOWELL BRANCH ROAD RIGHT OF WAY: BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 14 OF THE NORTHEAST 14 OF THE NORTHWEST 14 OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 30 EAST, THENCE RUN SOUTH 5.07 CHAINS, THENCE EAST TO EAST LINE OF NORTHEAST 14 OF NORTHWEST 14 OF SAID SECTION, THENCE NORTH ON SAID EAST LINE TO THE NORTH LINE OF NORTHEAST 14 OF NORTHWEST 14 OF SAID SECTION, THENCE WEST ON SAID NORTH LINE TO THE POINT OF BEGINNING, ORANGE COUNTY, FLORIDA

<u>WATER</u>	CITY OF WINTER PARK
<u>SEWER</u>	CITY OF WINTER PARK
<u>TELEPHONE:</u>	SPRINT (EMBARQ) P.O. BOX 770339 WINTER GARDEN, FLORIDA 34777 (407) 814-5351
<u>CABLE:</u>	SPECTRUM
<u>ELECTRIC:</u>	DUKE ENERGY



1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
REV.	DATE	DESCRIPTION	REV.

COVER SHEET

PROJECT #	15 2019
-----------	---------

Laurence Poliner
#56974

RCE CONSULTANTS, LLC
Certificate of Authorization 29307

I. GENERAL NOTES

- A. THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS.
- B. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL PERMIT CONDITIONS.
- C. CONTRACTOR IS ADVISED THAT THE U.S. ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT ALL OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN THE SAME, IF NOT PROVIDED BY THE ENGINEER AND TO PROVIDE ALL REQUIRED MONITORING REPORTS. A COPY SHALL BE SENT TO THE ENGINEER OF RECORD, ARCHITECT OF RECORD AND THE OWNER.
- D. FLORIDA LAW (F.S. 353.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF PROPOSED EXCAVATION." THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATION EXCLUDING HOLIDAYS, SATURDAYS OR SUNDAYS.
- E. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, WATER, SANITARY SEWER, POWER, NATURAL GAS, TELEPHONE AND CABLE TV COMPANIES.
- F. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.
- G. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANY AND /OR THE APPROPRIATE POWER CORPORATION ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDER-GROUND POWER LINES.
- H. CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY OF THE POWER LINES.
- I. ALL INSPECTIONS WILL BE MADE BY THE RESPECTIVE GOVERNING AGENCY. THE ENGINEER OF RECORD WILL PROVIDE CONSTRUCTION OBSERVATION SERVICES.
- J. ALL RECOMMENDATIONS AND REQUIREMENTS OF THE INSPECTION PERSONNEL OTHER THAN THE OWNER'S SHALL BE REPORTED TO THE ENGINEER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY THE ENGINEER OR OWNER.
- K. ALL WORK SHALL BE OPEN AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE COUNTY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER, AND REGULATORY AGENCIES.
- L. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND THE OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO OFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND THE OWNER.
- M. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS PRIOR TO CONSTRUCTION IN THE AREA OF CONFLICT.
- N. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.
- O. WORK SHALL BE PERFORMED IN ACCORDANCE WITH BOTH THE ORANGE COUNTY STANDARDS & THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND FDOT ROADWAY TRAFFIC DESIGN STANDARDS, LATEST EDITION. ALL FDOT INDEXES USED ARE REFERENCED HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF THE LATEST EDITION OF FDOT STANDARD INDEXES AND SPECIFICATIONS.
- P. CONTRACTOR SHALL PROTECT ADJACENT WATER BODIES, ROADWAYS, WETLANDS AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
- Q. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN ON THE PLAN OR DESIGNATED IN THE FIELD.
- R. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN IS REQUIRED, THE CONTRACTOR SHALL PREPARE AND SUBMIT THE PLAN FOR APPROVAL TO ALL APPLICABLE REGULATORY AGENCIES.
- S. CONTRACTOR SHALL VERIFY THE ACCURACY OF THE BUILDING GEOMETRY SHOWN IN THE FINAL ARCHITECTURAL DRAWINGS PRIOR TO STAKE-OUT, AND SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY OF ANY DIFFERENCES.
- T. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY TESTING TO ASSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED ON THE SUBGRADE, BASE MATERIAL, PIPE BASE MATERIAL AND ALL OTHER PERTINENT AREAS THAT HAVE BEEN COMPLETED. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH TESTING AND RETESTING THE AREAS AND SHALL PROVIDE THE OWNER AND THE ENGINEER COPIES OF ALL TEST RESULTS. ALL REPORTS ARE TO BE SIGNED AND SEALED BY A REGISTERED GEOTECHNICAL ENGINEER IN THE STATE OF FLORIDA.
- U. SSCOF- CHAPTER 556, FLORIDA STATUTES, REQUIRES EXCAVATORS TO NOTIFY SUNSHINE STATE ON A CALL OF FLORIDA (SSCOF) BEFORE BEGINNING ANY EXCAVATION IN THE STATE OF FLORIDA UNLESS A SPECIFIC EXEMPTION LISTED IN F.S. 556.108 APPLIES. AN EXCAVATOR MUST NOTIFY SSCOF TWO FULL BUSINESS DAYS BEFORE EXCAVATING. EXCAVATORS MAY CALL 1-800 432-7770 DURING BUSINESS HOURS OR USE THE INTERNET TO PROVIDE NOTIFICATION INFORMATION.
- V. TRENCH SAFETY: CONTRACTOR SHALL COMPLY WITH OSHA TRENCH SAFETY STANDARDS 29 C.F.R. § 1926.650, SUBPART P, AND ALL SUBSEQUENT-ESNT REVISIONS OR UPDATES ADOPED BY THE DEPARTMENT OF LABOR AND EMPLOYMENT SECURITY AND WITH SECTION 553.62, FLORIDA

II. PRE-CONSTRUCTION RESPONSIBILITIES

- A. UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE ENGINEER AND ITSELF.
- B. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A CONSTRUCTION SCHEDULE DEPICTING EACH PHASE OF THE WORK.
- C. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.
- D. EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN.
- E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH IT FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. THE CONTRACTOR IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.
- F. IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.
- G. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR THE FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY MANNER TO MINIMIZE IMPACT ON CONSTRUCTION SCHEDULE. ANY DELAY CAUSED BY THE CONTRACTOR BY THE RELOCATION OF UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
- H. SUNSHINE STATE ONE CALL OF FLORIDA, INC.: CALL TWO FULL BUSINESS DAYS (BUT NOT MORE THAN FIVE) BEFORE TO FIND OUT WHERE BURIED FACILITIES (ELECTRICAL, GAS, TELEPHONE, CABLE, WATER) ARE LOCATED.

III. PROJECT CLOSEOUT

- A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN.
- B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEER, THE COUNTY OR THE GOVERNING AGENCY. ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY ITS WORK, EQUIPMENT, EMPLOYEES AND THOSE OF ITS SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS, TO THIS END, THE CONTRACTOR SHALL DO ALL NECESSARY HIGHWAY OR DRIVEWAY, WALK AND LANDSCAPING WORK, SUITABLE MATERIALS AND METHODS SHALL BE USED FOR SUCH RESTORATION.
- C. WHERE MATERIAL, OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.
- D. THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED.
- E. ALL REQUIRED TESTING RESULTS PROVIDED TO THE ENGINEER.
- F. ALL REQUIRED AS-BUILT INFORMATION PROVIDED TO THE ENGINEER.

IV. REQUIRED AS-BUILT INFORMATION

- CONTRACTOR SHALL PROVIDE ENGINEER WITH AS-BUILT DRAWING DOCUMENTATION CERTIFIED BY A REGISTERED FLORIDA LAND SURVEYOR DEPICTING THE FOLLOWING INFORMATION AT A MINIMUM:
- A. UTILITY CROSSING SEPARATION INFORMATION FOR THAT PROVIDED ON THE PLANS VERIFYING:
1. SIZE AND MATERIAL OF CROSSING PIPES
 2. TOP ELEVATION OF BOTTOM PIPE
 3. BOTTOM ELEVATION OF TOP PIPE
 4. FINISH SURFACE ELEVATION OVER UTILITY CROSSING
- B. SANITARY SEWER:
1. TOP ELEVATION OF EACH MANHOLE FRAME AND COVER
 2. INVERT OF EACH LINE ENTERING AND LEAVING EACH MANHOLE / STRUCTURE
 3. LENGTH OF EACH RUN OF MAIN BETWEEN MANHOLES (INVERT TO INVERT)
 4. ACTUAL GRADE OF PIPE BETWEEN MANHOLES
 5. LOCATE ALL SERVICE WYES FROM DOWNSTREAM MANHOLE WITH DEPTH AT LOT LINE AND DISTANCE FROM THE MAIN LINE
 6. LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS / ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).
- C. STORM DRAINAGE:
1. TOP ELEVATION OF EACH MANHOLE FRAME AND COVER / GRATE AS WELL AS ALL OTHER STRUCTURES (HEADWALLS, CONTROL STRUCTURES, ETC.).
 2. INVERT ELEVATION OF EACH LINE ENTERING AND LEAVING EACH STRUCTURE, INCLUDING UNDERDRAIN PIPES.
 3. INVERTS OF ALL MITERED END SECTIONS.
 4. ACTUAL GRADE OF PIPE BETWEEN THE STRUCTURES. (INVERT TO INVERT)
 5. INVERT ELEVATION AND TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS TO ALL STORM STOP-OUTS.
- CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE STORMWATER MANAGEMENT AREAS IMMEDIATELY AFTER FINAL GRADING AND PRIOR TO SEEDING OR SOODING OF THE SLOPES. AT A MINIMUM, THE CONTRACTOR SHALL PROVIDE CROSS SECTIONS ON ALL SIDES OF THE WATER MANAGEMENT AREAS AT 100-FOOT INTERVALS. THE CROSS SECTIONS SHALL BE PROVIDED FROM TOP OF BANK TO THE SLOPE BREAK BELOW CONTROL ELEVATION. THE ENGINEER'S APPROVAL IS REQUIRED PRIOR TO GRASSING OF THE BANKS. IF ANY MODIFICATIONS ARE SPECIFIED, ADDITIONAL AS-BUILTS MAY BE REQUIRED.
- D. PRESSURE SYSTEMS (WATER, RECLAIMED, AND FORCE MAINS):
1. ACTUAL LENGTHS BETWEEN BRANCHES AND VALVES ALONG THE MAIN RUN.
 2. LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS / ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).
 3. AS-BUILT INFORMATION ON THE FORCE MAIN, RECLAIMED AND WATER SYSTEMS SHALL INCLUDE LOCATIONS OF ALL FIRE HYDRANTS, WATER SERVICES AND TOP OF PIPE ELEVATIONS AT ALL FITTINGS AND AT A MINIMUM OF 100 FEET SPACING ALONG THE LENGTH OF MAINS.
 4. ALL "AS-BUILT" INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.
 5. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD COMPLETE SETS OF "AS-BUILT" CONSTRUCTION DRAWINGS AS REQUIRED FOR SUBMITTAL AND APPROVAL. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONS. LOCATIONS OF IMPROVEMENTS OR ALL IMPROVEMENTS AND SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.

V. SHOP DRAWINGS AND SUBMITTALS

- A. PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, 7 SETS OF SHOP DRAWINGS AND CATALOGUE LITERATURE SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD FOR SANITARY SEWER, POTABLE WATER AND STORM SEWER FACILITIES.
- B. INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOGUE LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

- C. PRIOR TO SUBMITTING SHOP DRAWINGS TO THE ENGINEER, THE CONTRACTOR SHALL REVIEW AND APPROVE THE DRAWINGS, AND SHALL NOTE IN RED ANY DEVIATIONS FROM THE ENGINEER'S PLANS OR SPECIFICATIONS. SIX (6) SETS OF APPROVED SHOP DRAWINGS SHALL BE RETURNED TO THE CONTRACTOR FOR DISSEMINATION TO OWNER, UTILITY, LOCAL JURISDICTIONAL AGENCIES, ETC.
- D. THE CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF THE PROJECT AND ADVISE THE ENGINEER OF ANY DISCREPANCIES.

VI. CONSTRUCTION SAFETY

- A. ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.

VII. TRENCH SAFETY ACT

- A. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT.
- B. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5 FEET) ARE REQUIRED, THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:
1. A REFERENCE TO THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.
 2. WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXCAVATION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
 3. A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.
- C. WHEN A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM 'B' TO THE ENGINEER PRIOR TO STARTING WORK.

VIII. SURVEY DATA

- A. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD).
- B. THE CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO SURVEY MARKERS DURING CONSTRUCTION. ANY SURVEY MARKERS DAMAGED DURING CONSTRUCTION WILL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- C. THE PROPOSED PLAT WAS PROVIDED BY A FLORIDA REGISTERED SURVEYOR.
- D. BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.

IX. TEMPORARY FACILITIES

- A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY TO ITS EMPLOYEES AND SUBCONTRACTORS FOR THEIR USE DURING CONSTRUCTION.
- B. MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MUTCD AND FDOT.
- C. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
- D. NO TRENCHES OR HOLES NEAR WALKWAYS OR IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF THE COUNTY OR RESPECTIVE GOVERNING AGENCY.

X. INTERRUPTION OF EXISTING UTILITIES

- A. ANY CONSTRUCTION WORK THAT REQUIRES INTERRUPTION OF SERVICE TO ANY CUSTOMER SHALL BE DONE SO WITH A MINIMUM OF SEVENTY-TWO (72) HOUR NOTICE TO, AND WRITTEN APPROVAL BY, THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL ARRANGE A MEETING WITH THE LOCAL JURISDICTIONAL AGENCIES AND OTHER GOVERNING AGENCIES, AND OTHER AFFECTED UTILITIES PRIOR TO SCHEDULING THE SHUT DOWN TO ASSESS THE SCOPE OF WORK. ALL SYSTEM SHUT DOWNS SHALL BE COMPLETED AT THE EARLIEST PRACTICABLE TIME. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE AFFECTED UTILITIES AND SHALL PROVIDE THE OWNER AND THE ENGINEER COPIES OF ALL TEST RESULTS. ALL REPORTS ARE TO BE SIGNED AND SEALED BY A REGISTERED GEOTECHNICAL ENGINEER IN THE STATE OF FLORIDA.
- U. SSCOF- CHAPTER 556, FLORIDA STATUTES, REQUIRES EXCAVATORS TO NOTIFY SUNSHINE STATE ON A CALL OF FLORIDA (SSCOF) BEFORE BEGINNING ANY EXCAVATION IN THE STATE OF FLORIDA UNLESS A SPECIFIC EXEMPTION LISTED IN F.S. 556.108 APPLIES. AN EXCAVATOR MUST NOTIFY SSCOF TWO FULL BUSINESS DAYS BEFORE EXCAVATING. EXCAVATORS MAY CALL 1-800 432-7770 DURING BUSINESS HOURS OR USE THE INTERNET TO PROVIDE NOTIFICATION INFORMATION.

XI. EROSION CONTROL PLAN NOTES

FOR EROSION CONTROL NOTES PLEASE REFERENCE SHEET 3

XII. EARTHWORK

- A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SITE CONDITIONS OF SOIL, DURING THE BID PREPARATION TO DETERMINE IF ANY OFF-SITE MATERIALS WILL NEED TO BE IMPORTED TO ACHIEVE THE GRADES SPECIFIED ON THE PLANS.
- B. PRIOR TO BID PREPARATION, THE CONTRACTOR MUST BECOME FAMILIAR WITH THE OVERALL SITE, THE LIMIT AND DEPTH OF EXISTING ORGANIC MATERIAL, ADEQUACY OF EXISTING MATERIALS AS FILL, DEWATERING REQUIREMENTS, CLEAN FILL REQUIRED FROM OFF SITE AND MATERIALS TO BE DISPOSED OF OFF SITE. ANY DELAY, INCONVENIENCE OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE DRYING PRIOR TO USE AS BACKFILL AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS AT NO EXTRA COST. FROM OFF SITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.
- C. CLEAR AREAS INDICATED SHALL BE COMPLETELY CLEAR OF ALL TIMBER, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND ALL OTHER DEBRIS. THE SURFACE OF THE GROUND TO BE EXCAVATED SHALL BE FREE FROM ALL MATERIALS AT NO EXTRA COST. FROM OFF SITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.
- D. CLEAR AREAS INDICATED SHALL BE COMPLETELY CLEAR OF ALL TIMBER, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND ALL OTHER DEBRIS. THE SURFACE OF THE GROUND TO BE EXCAVATED SHALL BE FREE FROM ALL MATERIALS AT NO EXTRA COST. FROM OFF SITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.
- E. ALL EXCESS FILL FROM THE SITE SHALL BE STOCKPILED BY THE CONTRACTOR, IN A LOCATION DETERMINED BY THE OWNER OR THE OWNER'S REPRESENTATIVE AND THE ENGINEER.
- F. ALL ORGANIC AND OTHER UNSUITABLE MATERIAL IN BUILDING OR PAVEMENT AREAS SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS AND SOUND CONSTRUCTION PRACTICES.

XIII. SIGNING AND PAVEMENT MARKING NOTES

- A. ALL PAVEMENT MARKINGS WITHIN FDOT, OR COUNTY RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
- B. ALL STOP BARS SHALL BE THERMOPLASTIC. ALL OTHER STRIPING SHALL BE PAINTED UNLESS OTHERWISE SPECIFIED.
- C. ALL PAINT USED FOR PAVEMENT MARKINGS SHALL CONFORM TO SECTION 971-13 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION (SSRBC). ALL PAINTED MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 710 OF THE FDOT SSRBC AND THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PAINT MAY ONLY BE USED FOR PRIVATE DEVELOPMENT IMPROVEMENTS OR AS TEMPORARY MARKINGS.
- D. THERMOPLASTIC TRAFFIC MARKINGS SHALL CONFORM TO SECTION 711-2 OF THE FDOT SSRBC. ONLY ALKYD BASED MATERIALS SHALL BE USED. THERMOPLASTIC TRAFFIC MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 711 OF THE FDOT SSRBC AND THE MUTCD.
- E. ALL REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 706 OF THE FDOT SSRBC.
- F. ALL TRAFFIC SIGNS SHALL BE CONSTRUCTED OF HIGHLY REFLECTIVE MATERIAL AND BE "STANDARD" SIZE AS ESTABLISHED IN THE MUTCD.
- G. STOP BARS TO BE A MINIMUM OF 4 FEET CLEAR BEHIND CROSSWALKS.
- H. HANDICAP PARKING SPACES SHALL BE DESIGNATED BY APPROPRIATE PAVEMENT MARKINGS AND SIGNS.

XIV. PAVING, GRADING AND DRAINAGE NOTES

- A. CONTRACTOR ACCEPTS SITE AS IS, ANY REPAIRS TO EXISTING SITE ELEMENTS INCLUDING PAVEMENT, SIDEWALKS, CURBING, DRAINAGE, SANITARY SEWER, WATER, SIGNAGE AND STRIPING SHALL BE INCLUDED IN THE BID PRICE.
- B. ALL CURB RADI AND DIMENSIONING ARE TO EDGE OF PAVEMENT.
- C. PRIOR TO BACKFILLING THE DRAINAGE SYSTEM, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND LOCAL JURISDICTIONAL AGENCIES FOR INSPECTION.
- D. ALL EXISTING AND PROPOSED UTILITIES SHALL BE ADJUSTED TO NEW FINISH GRADES AND PROPERLY SET TO PAVEMENT CROSS SLOPE AS REQUIRED.
- E. ALL UTILITIES TO BE COMPLETED OR SLEEVING PROVIDED BEFORE ANY PAVEMENT CONSTRUCTION BEGINS.
- F. GRADING FROM PROPOSED TO EXISTING CONDITIONS SHALL NOT BE STEEPER THAN 3H:1V NOR FLATTER THAN 20H:1V. ALL SWALES AND SLOPES SHALL BE SODDED AFTER GRADING (SEE NOTE IV.C.6).
- G. IF THE PLANS INDICATE A STABILIZED SUBGRADE IS TO BE USED, IT SHALL HAVE A MINIMUM LBR VALUE OF 40 OR A FBV OF 75 AND SHALL BE IN ACCORDANCE WITH THE F.D.O.T. SPECIFICATIONS, SECTION 160. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE ENGINEER FOR APPROVAL. THE MATERIAL TO BE USED FOR THE SUBGRADE, AND THEIR PROPORTIONS AND LABORATORY LBR, BEFORE DELIVERY TO THE SITE. QUALITY CONTROL LBRs MAY BE REQUIRED BY THE ENGINEER TO PROVE THE IN-PLACE CONDITION. MATERIAL HAVING A PLASTICITY INDEX AT MORE THAN 10 OR A LIQUID LIMIT GREATER THAN 40 SHALL NOT BE USED. ALL MATERIAL USED FOR STABILIZING THE ROADBED SHALL PASS A #12 INCH SIEVE.
- I. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR SUBGRADE SHALL BE PROVIDED TO THE ENGINEER PRIOR TO PLACING BASE COURSE MATERIAL.
- J. IF THE PLANS INDICATE A LIMEROCK BASE, THE CONSTRUCTION AND THE MATERIAL FOR THE LIMEROCK BASE SHALL CONFORM TO THE REQUIREMENTS OF THE F.D.O.T. SPECIFICATIONS, SECTION 200. THE LIMEROCK BASE SHALL BE COMPACTED TO A 98% MAXIMUM DENSITY AT OPTIMUM MOISTURE, AASHTO T-180, METHOD "D". THE GEOTECHNICAL ENGINEER SHALL SPECIFY THE LOCATION AND NUMBER OF DENSITY TESTS REQUIRED. THE TESTS RESULTS SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO THE APPLICATION OF THE PRIME AND TACK COATS.
- K. IF THE PLANS INDICATE A SOIL CEMENT BASE, THE CONSTRUCTION AND THE MATERIAL FOR THE SOIL CEMENT BASE SHALL CONFORM TO THE REQUIREMENTS OF THE F.D.O.T. SPECIFICATIONS, SECTION 270. THE SOIL CEMENT BASE SHALL BE COMPACTED TO A 98% MAXIMUM DENSITY AT OPTIMUM MOISTURE, AASHTO T-180, METHOD "D". THE GEOTECHNICAL ENGINEER SHALL SPECIFY THE LOCATION AND NUMBER OF DENSITY TESTS REQUIRED. THE TESTS RESULTS SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO THE APPLICATION OF THE PRIME AND TACK COATS.
- L. THE BASE SHALL BE TRANSPORTED TO THE POINT WHERE IT IS TO BE USED, OVER BASE PREVIOUSLY PLACED IF PRACTICABLE, AND DUMPED ON THE SUBGRADE. THE MATERIAL SHALL BE SPREAD OVER THE SUBGRADE AND PUMPING ON THE SUBGRADE WILL BE PERMITTED ONLY WHEN, IN THE ENGINEERS OPINION, THESE OPERATIONS WILL NOT BE DETRIMENTAL TO THE SUBGRADE.
- M. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR BASE COURSE SHALL BE PROVIDED TO THE ENGINEER & THE ORANGE COUNTY'S ENGINEER. APPROVAL IS REQUIRED PRIOR TO PLACING ASPHALT.
- N. THE PRIME COAT BITUMINOUS MATERIAL SHALL BE APPLIED BY MEANS OF PRESSURE DISTRIBUTOR. THE AMOUNT OF BITUMINOUS MATERIAL APPLIED SHALL BE AT A RATE NOT LESS THAN 0.15 GALS / SY FOR LIMEROCK BASES AND NOT LESS THAN 0.25 GALS / SY FOR SOIL CEMENT BASES. THE RATE OF APPLICATION SHALL COAT THE SURFACE THOROUGHLY AND UNIFORMLY WITHOUT HAVING ANY EXCESS TO FORM. THERE SHALL BE ALLOWED TO STAND WITHOUT COVER MATERIAL FOR A PERIOD OF 48 HOURS UNLESS OTHERWISE ORDERED BY THE ENGINEER.
- O. NO BITUMINOUS MATERIAL SHALL BE APPLIED WHEN THE TEMPERATURE OF THE AIR IS LESS THAN 40 DEGREES FAHRENHEIT IN THE SHADE AND FASTER OR WHEN IN THE OPINION OF THE ENGINEER, THE WEATHER CONDITIONS OR THE CONDITION OF THE EXISTING SURFACE IS UNSUITABLE.
- P. THE SURFACE TO BE PRIMED SHALL BE CLEAN AND DRY. FOR LIMEROCK BASES, THE GLAZED FINISH SHALL BE REMOVED BEFORE THE APPLICATION OF PRIME COAT. THE TEMPERATURE OF THE PRIME MATERIAL SHALL BE BETWEEN 100 DEGREES FAHRENHEIT AND 150 DEGREES FAHRENHEIT.
- Q. ALL EXPOSED ENDS OF CURB SHALL TRANSITION TO FINISHED GRADE.
- R. ALL CONCRETE CURBS, SIDEWALKS, INLET TOPS, ETC., SHALL BE 3000 PSI CONCRETE, UNLESS OTHERWISE SPECIFIED.
- S. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GRADING ALL PAVED AREAS TO ADEQUATE POSITIVE INTERSECTIONS. THE CONTRACTOR SHALL PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION CAN BE MADE.
- T. PAVEMENT GRADES AT HANDICAP PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- U. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMP SHALL NOT EXCEED A 12 HORIZONTAL TO 1 VERTICAL SLOPE.
- V. SIDEWALK RAMP SHALL BE TEXTURED IN CONFORMANCE WITH FDOT STANDARDS EXCEPT WHERE LOCAL CODES DICTATE OTHERWISE OR IF INDICATED OTHERWISE ON THE PLANS. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND THE MUNICIPAL AUTHORITY FOR FORM BOARD AND PRE POUR INSPECTIONS PRIOR TO ANY SIDEWALK AND /OR CONCRETE RAMP

- C. INSTALLATION. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL ADA STANDARDS.
- D. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION OR BETTER.
- E. ALL LANDSCAPE ISLANDS SHALL CONTAIN SUITABLE LANDSCAPE MATERIAL FOR LANDSCAPE INSTALLATION.
- F. ELEVATIONS OF GRASSSED AREAS ARE GIVEN AT FINISHED SOD / SEED GRADE.
- G. ELEVATIONS GIVEN ADJACENT TO CURB OR FRONT OF SIDEWALK ARE CONSIDERED EDGE OF PAVEMENT GRADES.
- H. SUBGRADE SHALL BE FREE OF MUCK, STUMPS, ROOTS, UNDERBRUSH, GRASS, VEGETATIVE MATTER, GARBAGE, TRASH OR ANY MATERIAL THAT WILL NOT PROVIDE A SUITABLE STABLE, CLEAN SUBGRADE.
- I. ALL SUBGRADE, BASE COURSE, PRIME COAT, TACK COAT AND ASPHALT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- J. BEFORE CONSTRUCTION OF ASPHALT SURFACE, A JOB MIX FORMULA SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER.
- K. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF DEBRIS AND SILT WHERE TIE-INS TO EXISTING DRAINAGE STRUCTURES OR SWALES ARE TO BE PERFORMED.
- L. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENDWALLS AND /OR MITERED END SECTIONS.
- M. JOINTS FOR REINFORCED CONCRETE STORM DRAINS AND CULVERTS SHALL BE FOR ROUND PIPE. RUBBER GASKETS MEETING THE REQUIREMENTS OF SECTION 432-2.0, 941-1.5 AND 942-1, FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, SHALL BE USED.
- N. REINFORCED CONCRETE PIPE SHALL BE PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. INSTALLATION OF REINFORCED CONCRETE PIPE SHALL BE IN ACCORDANCE WITH FDOT SSRBC (LATEST EDITION).
- O. ALL STORM STRUCTURES SHALL BE CONSTRUCTED AND INSTALLED PER FDOT SSRBC. GRATES SHALL BE CAST IRON. GRATES IN PAVEMENT SHALL BE FRAME AND GRATE CONSTRUCTION UNLESS OTHERWISE SPECIFIED OR APPROVED.
- P. ALL TYPE "P" STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL HAVE A 4-FOOT MINIMUM DIAMETER.
- Q. REINFORCED CONCRETE PIPE SHALL MEET THE REQUIREMENTS OF F.D.O.T. STANDARD SPECIFICATIONS SECTION 941. CONCRETE PIPE SHALL BE CLASS III OR AS SHOWN ON THE PLANS. PIPE GASKETS SHALL MEET F.D.O.T. STANDARD SPECIFICATIONS SECTION 942.
- R. ALL PIPE JOINTS SHALL BE WRAPPED PER FDOT STANDARD INDEX NUMBER 280.
- S. ALL PIPE SHALL BE CAREFULLY LAID, TRUE TO THE LINES AND GRADES GIVEN, WITH HUB UPWARD AND TONGUE END FULLY ENTERED INTO THE HUB OF THE PRECEDING PIPE. WHEN JOINTS ARE MADE WITH RIGID JOINTS, THE JOINTS SHALL BE FULLY GASKETED. IF USED, THE PIPE SHALL BE INSTALLED IN A POSITION SUCH THAT THE MANUFACTURERS MARKS DESIGNATING TOP AND BOTTOM OF THE PIPE SHALL NOT BE MORE THAN FIVE DEGREES FROM THE VERTICAL PLANE THROUGH THE LONGITUDINAL AXIS OF THE PIPE. ANY PIPE THAT IS NOT TRUE IN ALIGNMENT OR WHICH SHOWS ANY SETTLEMENT AFTER LAYING SHALL BE TAKEN UP AND RELAID WITHOUT ADDITIONAL COMPENSATION.
- T. PVC PIPE SHALL CONFORM TO ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATIONS' RECOMMENDED PRACTICE FOR INSTALLATION OF PVC SEWER PIPE.
- U. SDR 35 PVC DRAINAGE PIPE SHALL BE CONNECTED TO THE CATCH BASIN WALLS WITH A COATED PVC ADAPTER, CEMENT COLLAR, RUBBER BOOT, OR AS APPROVED BY THE ENGINEER.
- V. POLYETHYLENE PIPE SHALL BE HDPE CONFORMING TO AASHTO M252 AND AASHTO M284 (WHERE APPLICABLE) EQUAL TO ADS WITH PIPE AND FITTINGS BY THE SAME MANUFACTURER. YARD INLETS SHALL BE ADS NYLOPLAST WITH 12-INCH DIAMETER CAST IRON GRATES (UNLESS OTHERWISE SPECIFIED).
- W. ROOF DRAIN CONNECTIONS SHALL TERMINATE 5 FEET OUTSIDE THE BUILDING ENVELOPE.
- X. ALL CONNECTIONS WITH FDOT, CITY OR COUNTY RIGHTS-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE JURISDICTION.
- Y. ALL STORM STRUCTURES SHALL BE PLACED ON A 12 INCH BED OF CRUSHED STONE OR EQUAL A APPROVED BY THE COUNTY ENGINEER AND FULLY ENVELOPED WITH FILTER FABRIC.

XV. WATER AND SEWER DISTRIBUTION & COLLECTION SYSTEM NOTES

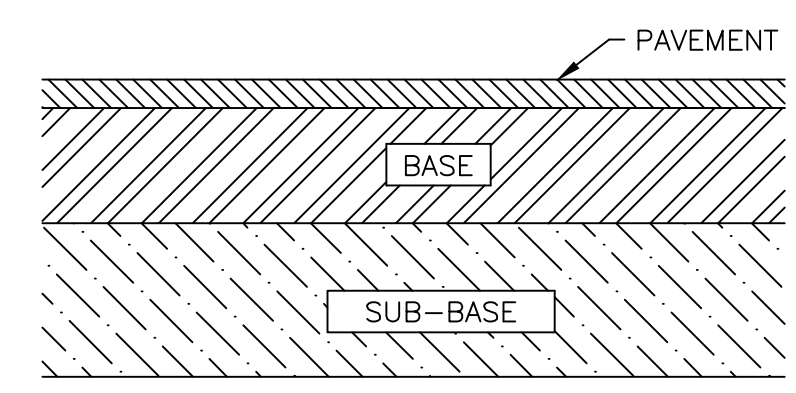
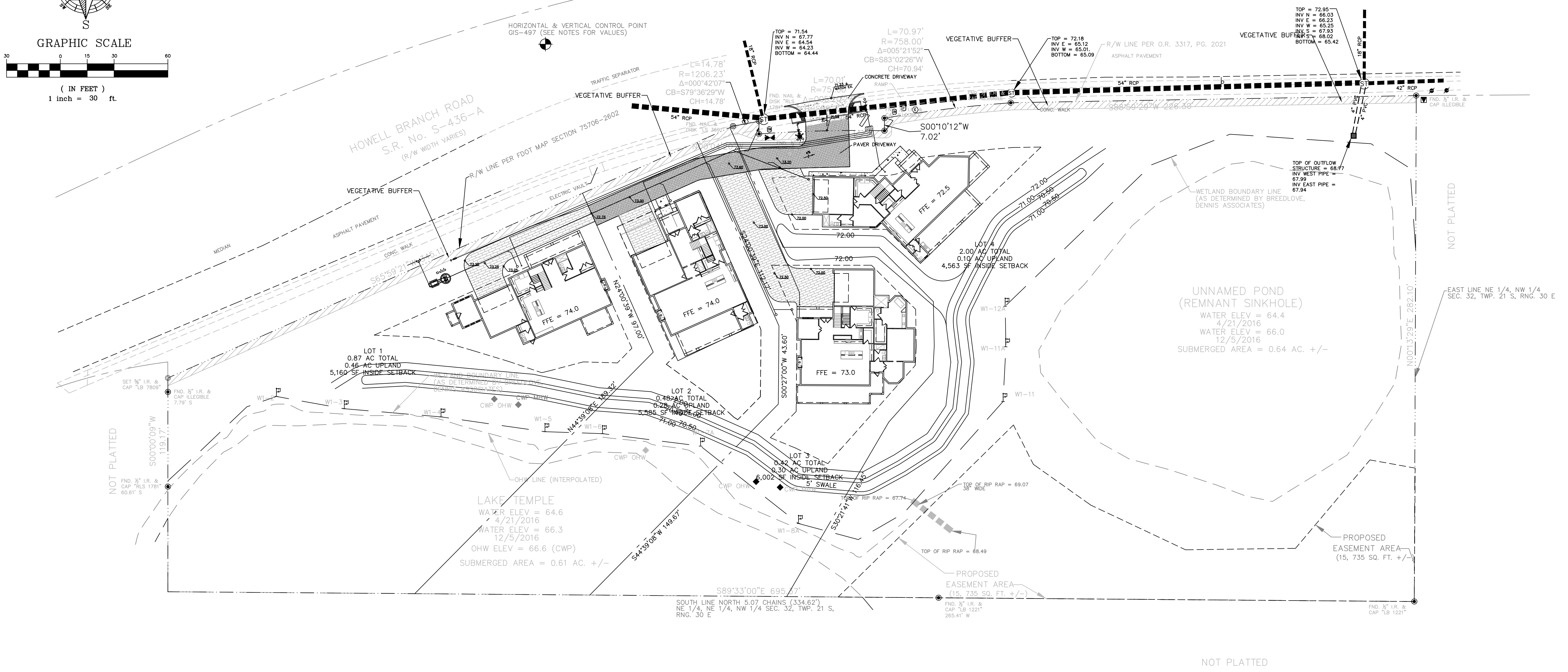
- A. ALL WATER DISTRIBUTION SYSTEM, SANITARY SEWER AND RECLAIMED WATER MATERIALS (INCLUDING SERVICES) AND INSTALLATION SHALL CONFORM TO THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY AS PROVIDED IN THEIR STANDARD SPECIFICATIONS MANUAL.
- B. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE MOST RECENT MATERIAL AND INSTALLATION SPECIFICATIONS FROM THE APPLICABLE MUNICIPALITY. ALL WATER AND SEWER MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MOST UPDATE SPECIFICATIONS FROM THE MUNICIPALITY UNLESS OTHERWISE SPECIFIED BY THE MUNICIPALITY. CONTRACTOR SHALL BID THE PROJECT AS SUCH. WHENEVER LOCAL SPECIFICATIONS DIFFER FROM THESE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- C. WATER, SEWER AND REUSE PIPES SHALL HAVE A MINIMUM OF 3 FEET OF COVER UNLESS OTHERWISE SPECIFIED.
- D. WATER SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE POLYETHYLENE PIPE ASSOCIATIONS' RECOMMENDED PRACTICE FOR INSTALLATION OF PVC SEWER PIPE AS DESCRIBED IN ASTM D-2757 AND HAVE A STANDARD DIMENSION RATIO (SDR) OF 9.0 AND SHALL CONFORM TO ANSI / AWWA STANDARD C-901.
- E. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR CONNECTION OF WATER SYSTEM AND FOR CONNECTION OF SANITARY SEWER AND RECLAIMED SYSTEM.
- F. JOINTS FOR THE POLYETHYLENE TUBING SHALL BE OF THE COMPRESSION TYPE, UTILIZING A TOTALLY CONFINED GRIP SEAL AND COUPLING NUT. STAINLESS STEEL TUBE STIFFENER INSERTS SHALL ALSO BE USED FOR P.E. TUBING SERVICES.
- G. CONTRACTOR SHALL PROVIDE DISINFECTION, HYDROSTATIC PRESSURE AND LEAKAGE TESTING IN ACCORDANCE WITH AWWA C600, C605 AND C681 AS APPLICABLE AND BACTERIOLOGICAL TEST REPORTS. ALL IN ACCORDANCE WITH GOVERNING SPECIFICATIONS, FDEP PERMIT CONDITIONS AND AWWA STANDARDS.
- H. CONTRACTOR SHALL NOT ACTIVATE WATER SERVICE UNTIL THE FDEP HAS CLEARED THE SYSTEM FOR USE AND THE CLEARANCE LETTER HAS BEEN RECEIVED BY THE ENGINEER.
- I. SITE CONTRACTOR SHALL COORDINATE AND VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS AND BUILDING CONTRACTOR.
- J. WATER MAIN TAPS SHALL BE WITNESSED BY THE GOVERNING MUNICIPALITY. WATER METER VALVES SHALL BE INSTALLED BY THE GOVERNING MUNICIPALITY. WATER METERS SHALL BE INSTALLED BY THE GOVERNING MUNICIPALITY UNLESS OTHERWISE SPECIFIED; BACKFLOW PREVENTERS SHALL BE INSTALLED BY THE CONTRACTOR.
- K. EXISTING WATER MAINS SHALL BE PROTECTED FROM CONTAMINATION DURING FILLING, FLUSHING AND TESTING OF NEW LINES IN ACCORDANCE WITH THE POLYETHYLENE PIPE ASSOCIATIONS' RECOMMENDED PRACTICE FOR INSTALLATION OF PVC SEWER PIPE.
- L. ALL FITTINGS 3 INCHES AND OVER SHALL BE PROPERLY ANCHORED W/REINSTRATED JOINT FITTINGS, CONFORMING WITH THE DETAILS OF THE PLANS.
- M. ALL PIPE SHALL BE LAID TO LINE AND GRADE WITH VALVES AND HYDROD STEMS PLUMB. ALL PIPE MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE POLYETHYLENE PIPE ASSOCIATIONS' RECOMMENDED PRACTICE FOR INSTALLATION OF PVC SEWER PIPE.
- N. THE WATER SYSTEM SHALL BE TESTED FOR A PERIOD OF NOT LESS THAN 2 HOURS AT 150 PSI IN ACCORDANCE WITH ANSI / AWWA STANDARD C600-99 AND PER AWWA MANUAL M23 WITH AN ALLOWABLE LEAKAGE AS DETERMINED BY THE FOLLOWING FORMULA FOR PVC MAINS:

$$L=SD^5/P \times 1/32,000 \text{ WHERE}$$
$$L = \text{ALLOWABLE LEAKAGE IN GALLONS PER HOUR}$$
$$D = \text{PIPE LENGTH IN FEET}$$
$$P = \text{NOMINAL DIAMETER OF PIPE IN INCHES}$$
$$P = \text{AVERAGE TEST PRESSURE IN PSI}$$

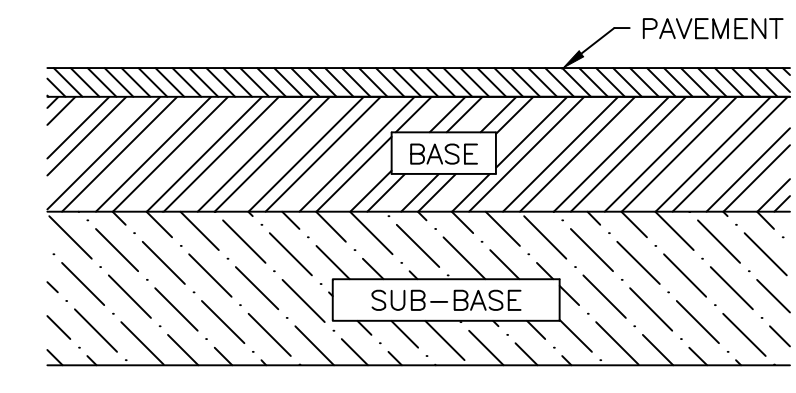
- O. SITE UTILITY WORK SHALL TERMINATE 5 FEET OUTSIDE THE BUILDING ENVELOPE UNLESS OTHERWISE SPECIFIED.
- P. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN CENTERLINES OF MANHOLE STRUCTURES.
- Q. UNLESS OTHERWISE NOTED OR APPROVED, ALL GRAVITY MAINS AND SERVICES SHALL BE UNPLASTICIZED POLYVINYL CHLORIDE (PVC) NON-PRESSURE PIPE CONFORMING TO ASTM D-3034 AND SDR 35 WITH INTEGRAL BELL AND SPIGOT JOINTS FOR PUSH-ON RUBBER GASKET TIGHT JOINT SEALS CONFORMING TO ASTM D-1899.
- R. ALL GRAVITY MAINS ARE 8 INCHES PVC PIPE AT 0.4% MINIMUM SLOPE AND ALL LATERALS ARE 6 INCHES PVC AT 1/8 INCHES PER FOOT MINIMUM SLOPE, UNLESS OTHERWISE SHOWN ON THE PLANS.
- S. MINIMUM COVER ON SANITARY SEWER MAIN SHALL BE 60 INCHES TO INVERT; MINIMUM COVER ON LATERALS SHALL BE 18 INCHES AT HIGH END OR AS SHOWN ON PLANS.
- T. ALL MANHOLES SHALL HAVE THE WORDS "SANITARY SEWER" CAST IN THE LIDS. CASTINGS SHALL BE CLEAN AND COATED WITH A COAL TAR PITCH VARNISH WHICH IS TOUGH WHEN COLD BUT NOT TACKY OR BRITTLE. PICK TYPE LIFTING HOLES WILL BE CAST INTO LIDS, BUT SHALL NOT GO CLEAR THROUGH THE LID.
- U. CONTRACTOR SHALL INSTALL ONE LENGTH OF DR14 PVC FOR ALL SANITARY SEWER MAINS OR LATERALS HAVING LESS THAN 18 INCHES SEPARATION FROM WATER MAIN. (SEE STANDARD SEWER SEPARATION STATEMENT AND DETAILS ON INSTALLATION).
- V. THERE SHALL BE NO DETECTABLE SEVER OF INFILTRATION OR EXFILTRATION WITHIN THE SANITARY SEWER SYSTEM AT THE TIME OF INSPECTION. ANY EVIDENCE OF LEAKAGE MUST BE CORRECTED PRIOR TO ACCEPTANCE.
- W. ALL VISIBLE LEAKS, REGARDLESS OF RESULTS OF INFILTRATION OR EXFILTRATION TESTS, SHALL BE REPAIRED. ALL REPAIRS SHOWN NECESSARY BY THE TESTS ARE TO BE MADE: BROKEN OR CRACKED PIPE REPLACED, ALL DEPOSITS REMOVED, THE SEWER LEFT TRUE TO LINE AND GRADE AND ENTIRELY CLEAN, FREE FROM LUMPS OF CEMENT, PROTRUDING GASKETS, BULKHEADS, ETC., AND READY FOR USE BEFORE FINAL ACCEPTANCE IS MADE.
- X. REPAIR OF ANY DEFECTS FOUND IN THE SYSTEM ARE TO BE COMPLETED AT THE EXPENSE OF THE CONTRACTOR.
- Y. BEDDING OF THE PIPE SHALL BE OF THE CLASS "B" OR BETTER. REQUIRING THE BOTTOM OF THE TRENCH TO BE SHAPED TO FIT THE BOTTOM OF THE PIPE FOR A DISTANCE EQUAL TO ONE-HALF OF THE OUTSIDE DIAMETER OF THE PIPE. BELL HOLES SHALL BE DEEP ENOUGH TO INSURE PROPER BEARING OF THE PIPE BARREL ON THE BEDDING.
- Z. CONTRACTOR SHALL IDENTIFY AND PAINT ALL FIRE HYDRANTS IN ACCORDANCE WITH THE UTILITY PROVIDING SERVICE AND NFPA SPECIFICATIONS.
- AA. FIRE LINES TO BE TESTED AT 200 PSI.
- AB. FLOW AND COLOR WILL BE BASED ON ACTUAL FLOW TEST CONDUCTED BY THE FIRE INSPECTOR. THIS ACTIVITY SHALL BE COORDINATED BY THE CONTRACTOR. THE OWNER AND ENGINEER SHALL BE GIVEN PRIOR NOTICE OF TESTING AND PROVIDED COPIES OF ALL TEST REPORTS.
- AC. FIRE LINE MATERIAL TO BE C900 CLASS 200 PIPING.
- AD. FIRE HYDRANTS WILL BE FURNISHED WITH A BREAKABLE FEATURE THAT WILL BREAK CLEANLY UPON IMPACT. THIS SHALL CONSIST OF A TWO PART BREAKABLE SAFETY FLANGE WITH A BREAKABLE STEM COUPLING. THE UPPER AND LOWER BARRELS SHALL BE FLUTED AND RIBBED ABOVE AND BELOW THE SAFETY FLANGE OR HAVE AN EXTRA STRENGTH LOWER BARREL.
- AE. ALL FIRE HYDRANTS SHALL MEET THE LOCAL JURISDICTIONAL AGENCIES AND APPROVED MANUFACTURERS LIST AS STATED IN THE DEVELOPMENT CODE.
- AF. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED OPPOSITE FIRE HYDRANTS IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.
- AG. ALL FIRE HYDRANTS SHALL COMPLY WITH ANSI / AWWA STANDARD C502-94.

XVI. UTILITY SEPARATION NOTES

- A. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE: ((FAC 62-555.314(1)&(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(5))
1. A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
 2. A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
 3. A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND
 4. A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
- B. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT:



	6"	4,000 PSI CONCRETE
BASE COURSE	6	CRUSHED CONCRETE 98% DENSITY STANDARD PROCTOR PER ASTM D-558
SUB-BASE	10"	STABILIZED SUBBASE WITH MIN. (FBV) OF 75 PSI



	1. 1/2" TYPE S-9.5 ASPHALTIC CONCRETE
BASE COURSE	8 CRUSHED CONCRETE 98% DENSITY STANDARD PROCTOR PER ASTM D-558
SUB-BASE	10" STABILIZED SUBBASE WITH MIN. (FBV) OF 75 PSI

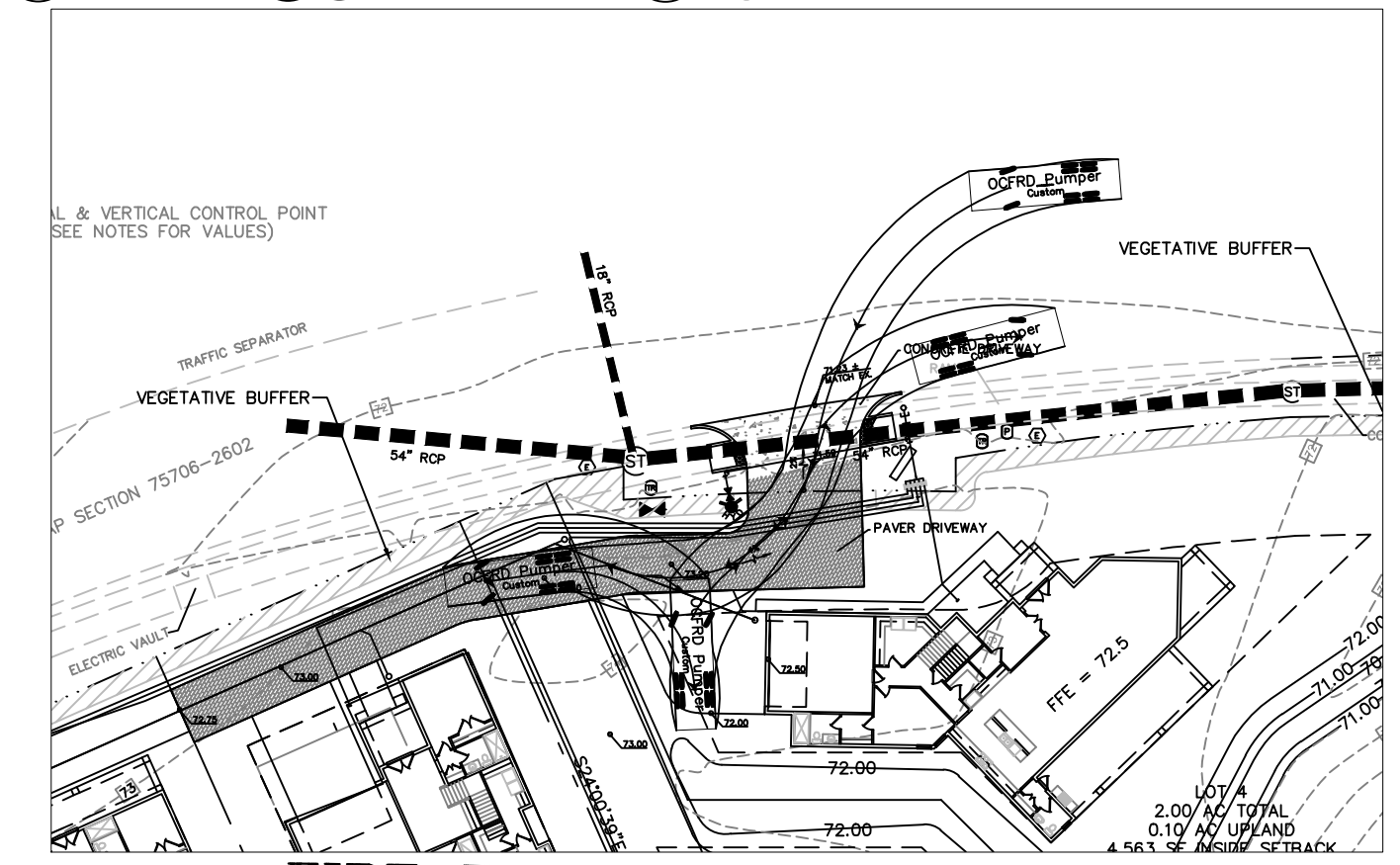
SITE DATA

PROPOSED DEVELOPMENT = Single Family Residential
PARCEL ID = 09-26-29-0000-0025-0000
= 09-26-29-0000-3244-0020
= 09-26-29-0000-3244-0010
= R-3
TOTAL AREA = 3.77 ACRES
MINIMUM LOT AREA = 15,000 SQ. FT.
AND MINIMUM LOT WIDTH = 100 feet
TOTAL LOTS = 4 Lots

DENSITY = 0.94/ACRE

LOT DATA

TRACT/LOT	AREA (AC)	IMPERVIOUS (%)
LOT 1	0.87	12 %
LOT 2	0.48	23 %
LOT 3	0.42	31 %
LOT 4	2.0	6 %



FIRE TRUCK ACCESS ROUTE

1:40

CONCRETE PAVEMENT DETAIL

NOTE: HOUSE PLANS SHOWN ON THIS PLAN
ARE FOR ILLUSTRATION PURPOSES ONLY.
ALL HOME AND ACCESSORY BUILDINGS SHALL
BE CONSTRUCTED IN COMPLIANCE WITH THE
R-1A ZONING STANDARDS (SEC 58-66) AND
WITH THE GENERAL PROVISIONS FOR
RESIDENTIAL ZONING DISTRICTS (SEC 58-71)
OF THE CITY OF WINTER PARK ZONING CODE.

ASPHALT PAVEMENT DETAIL



RCE
Consultants
Engineering Real Solutions

**VIA VENITO SUBDIVISION
SITE PLAN
WINTER PARK, FL**

[illegible]

RCE CONSULTANTS, LLC
617 Arvern Drive
Altamonte Springs, FL 32701
Phone No. 407-452-8633
rceconsultants@cfl.rr.com

Engineer of Record

3/25/2021

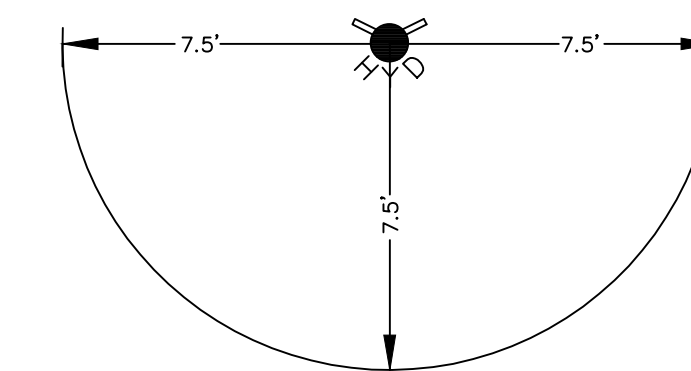
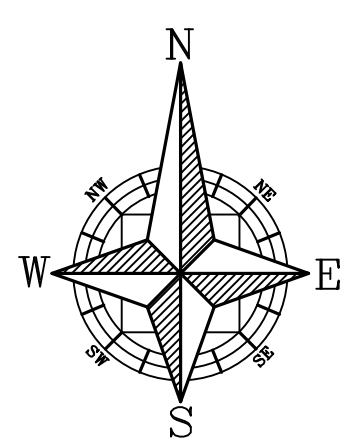
Laurence Poliner
#56974

PROJECT #:
15.2019

DRAWN:LMP CHECKED: LMP	
DATE:	SHEET:

MAY, 2019	C-3
SCALE:	

SITE PLAN	



FIRE HYDRANT CLEARANCE DETAIL
N.T.S.

UTILITY NOTES

POTABLE WATER CONNECTION SHALL BE CONNECTED TO THE EXISTING WATER LINE. SANITARY SHALL BE CONNECTED TO THE EXISTING SANITARY SYSTEM.

ALL UTILITIES LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.

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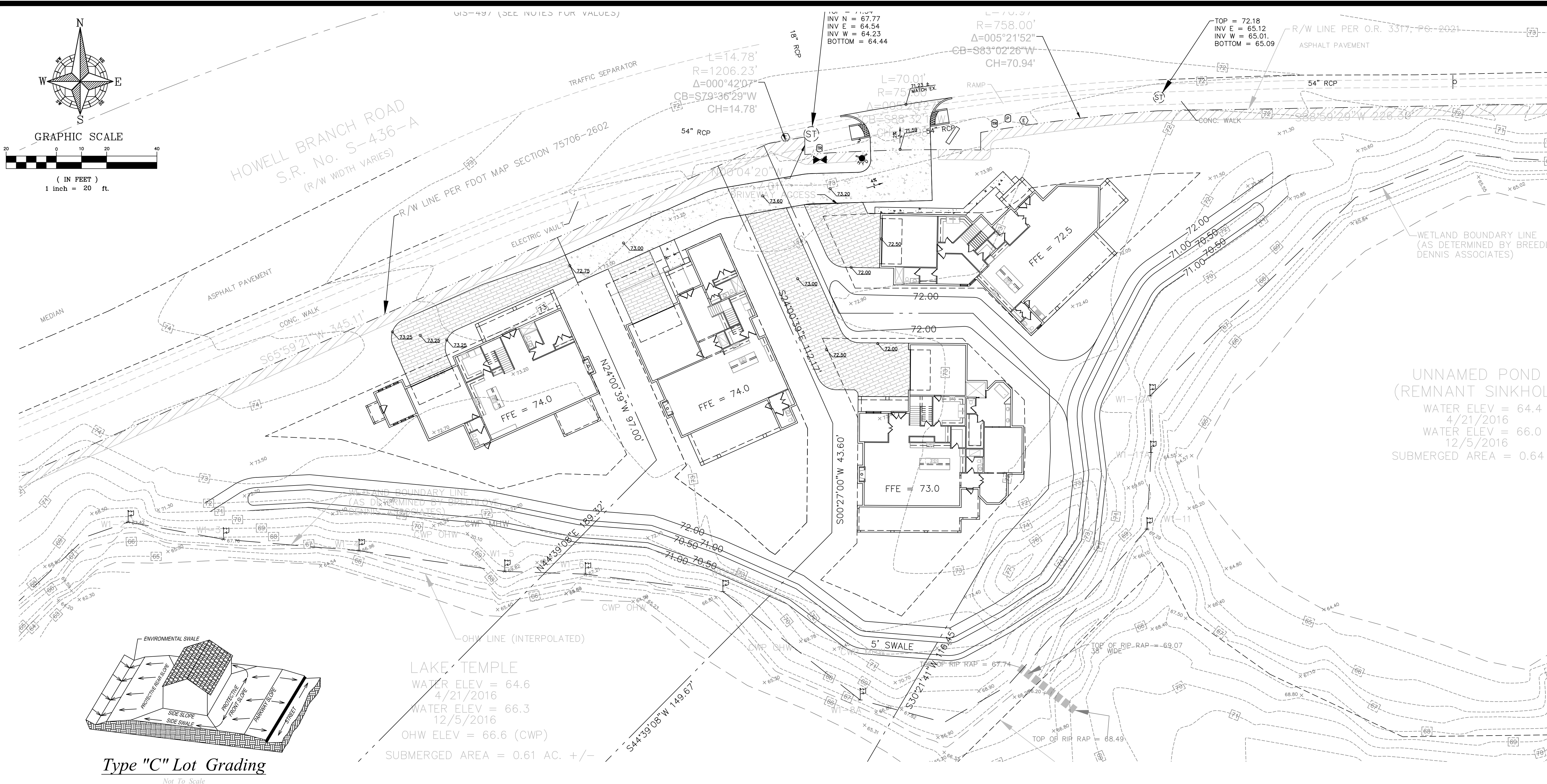


Diagram illustrating the proposed road and sod area. The road width is 9.0'. The sod area width is 5.0'. The road elevation is EL.71.0' and the sod area elevation is EL.70.50'. The road is labeled 'SOD' and '1/4'.

REAR YARD CROSS SECTION



**VIA VENITO SUBDIVISION
GRADING AND DRAINAGE PLAN
WINTER PARK, FL**

[illegible]

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rceconsultants@cfl.rr.com

Engineer of Record

3/25/2021



Lawrence Bellman

Laurence Folmer
#56974

RCE CONSULTANTS, LLC

Certificate of Authorization 29

PROJECT #:

15.2019

DRAWN:LMP CHECKED: LMM

DATE:	SHEET:
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MAY, 2019

SCALE: C-

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RILEY & Company, Inc. (H-20 GP)

w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS ©

E: Supply one complete H-20 GP Pre-Fab Lift Station, per design.
Pumps shall be capable of grinding and pumping domestic & commercial sewage.

Complete system shall be supplied by:

RILEY & Company, Inc.
Sanford, FL 32773 (Ph. 407-265-9963)
NO SUBSTITUTIONS – NO ALTERNATES

PUMPS AND ELECTRICAL CONTROL PANEL MUST
BE WARRANTED FOR A MINIMUM OF 3 YEARS.

FIBERGLASS WETWELL MUST BE WARRANTED FOR
A MINIMUM OF 20 YEARS.

The H-20 Load Rated Fiberglass Wetwell Must Be Manufactured By L.F. Manufacturing, Giddings, Texas, Which Includes A Written 20 Yr. Warranty
Certification of the wetwell H-20 load rating must be supplied with submittals.
H-20 certification must be signed and sealed by an engineer registered in the State of Florida.

After the H-20 load rated wetwell has been installed, the ASTM Certification Number and Serial Tracking Number must be visible.

*S: (3 YEAR WARRANTY)

Submersible grinder pumps shall be RILEY RC10022-121. The pumps shall be installed in the H-20 GP FRP wetwell utilizing a dual slide rail system. The grinder unit shall be capable of macerating materials normally found in domestic and commercial sewage into a fine slurry which will pass through the pump and the Sch.80 PVC discharge piping.

Stator winding shall be open type with Class F insulation and shall be heat-shrink fitted into the stator housing. The use of pins, bolts, or other fastening devices is not acceptable.

A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with the magnetic contactor coil in the control panel to stop motor if winding temperature exceeds 140 C., but shall automatically reset when the winding temperature returns to normal. Two heat sensor thermostats shall be used on three phase motors.

The pump motor grinder shaft shall be AISI 430F SS threaded to take the pump impeller and the grinder impeller.
Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

EX CONTROL PANEL: (3 YEAR WARRANTY)

To insure complete unit and warranty responsibility the electrical control panel must be manufactured and built by the pump supplier. The pump supplier must be a TUV (UL508A CERTIFIED) manufacturing facility, with a minimum of 5 years history in the manufacturing of electrical control panels.

The Enclosure shall be NEMA 4X, minimum 30" high x 30" wide x 10" deep fiberglass with pad lockable draw latches.

The enclosure shall have external mounting feet to allow for wall mounting.

The following components shall be mounted through the enclosure:

- 1- ea. Red Alarm Beacon (Light)
- 1- ea. Alarm Horn
- 1- ea. Generator Receptacle w/ weatherproof cover
- 1- ea. Alarm Silence Pushbutton

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.

The following components shall be mounted to back panel:

- 1- ea. RILEY GUARD PROII
- 2- ea. Motor Contactors
- 1- ea. Volt Monitor (Single Phase) Phase Monitor (Three Phase)
- 1- ea. Control Transformer (480 Volt Only)
- 1- ea. Silence Relay
- 1- ea. Duplex Alternator
- 1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger
- 20- ea. Terminals For Field Connections
- 6- ea. Terminals For Motor Connections (Single Phase Only)
- 3- ea. Grounding Lugs

The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge.

The following components shall be mounted through the inner door:

- 1- ea. Main Circuit Breaker
- 1- ea. Emergency Circuit Breaker
- 1- ea. Mechanical Interlock For Emergency And Main Breakers
- 2- ea. Short Circuit Protectors
- 1- ea. Control Circuit Breaker
- 2- ea. Seal Failure Indicator Lights
- 1- ea. Hand-Off-Auto Selector Switches
- 2- ea. Pump Run Pilot Lights
- 1- ea. Power On Pilot Light
- 2- ea. Elapse Time Meters (Non-Resetable)
- 1- ea. GFI Duplex Convenience Outlet

COMPONENT SPECIFICATIONS:

All circuit breakers shall be molded thermal magnetic. The mechanical interlock shall prevent the normal and emergency main breakers being energized at the same time.

An emergency generator receptacle shall be supplied in accordance with DEP standards. The generator receptacle shall be adequately sized to meet the equipment operating conditions.

NEUTRAL TO BE SUPPLIED FOR BOTH 230V 3PHASE OR 230V SINGLE PHASE POWER

FASTENERS & APPURTANCES: All fasteners, lifting cables, float cable bracket, hinges, and appurtenances shall be made of AISI 304SS.

A 304SS slide/latch assembly shall be provided tor holding the doors open on the wetwell and valve box. Slide rails shall be made of SCH.40 AISI 304SS pipe. Pump lifting cables shall be made of AISI 304 SS. Pump lifting bales shall be made of AISI 304 SS.

H-20 LOAD RATED WETWELL WITH LIFTING LUGS:

The fiberglass wetwell must be H-20 load rated with integral lifting lugs, fiberglass slope in bottom of wetwell and valve box. Certification of the H-20 load rating must be supplied at the time of submittals to Engineer.

The wetwell shall be manufactured of fiberglass reinforced polyester (FRP) of depth and diameter as shown on the lift station elevation detail. The wall thickness shall be adequate for the depth of the wetwell to maintain the H-20 LOAD RATING.

EXECUTION:

Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the drawing.

INSPECTION & TESTING: A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of complete system. Megger the motors. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor/cable is intact. The pump controls and pumps shall be checked for mechanical reliability and proper operation.

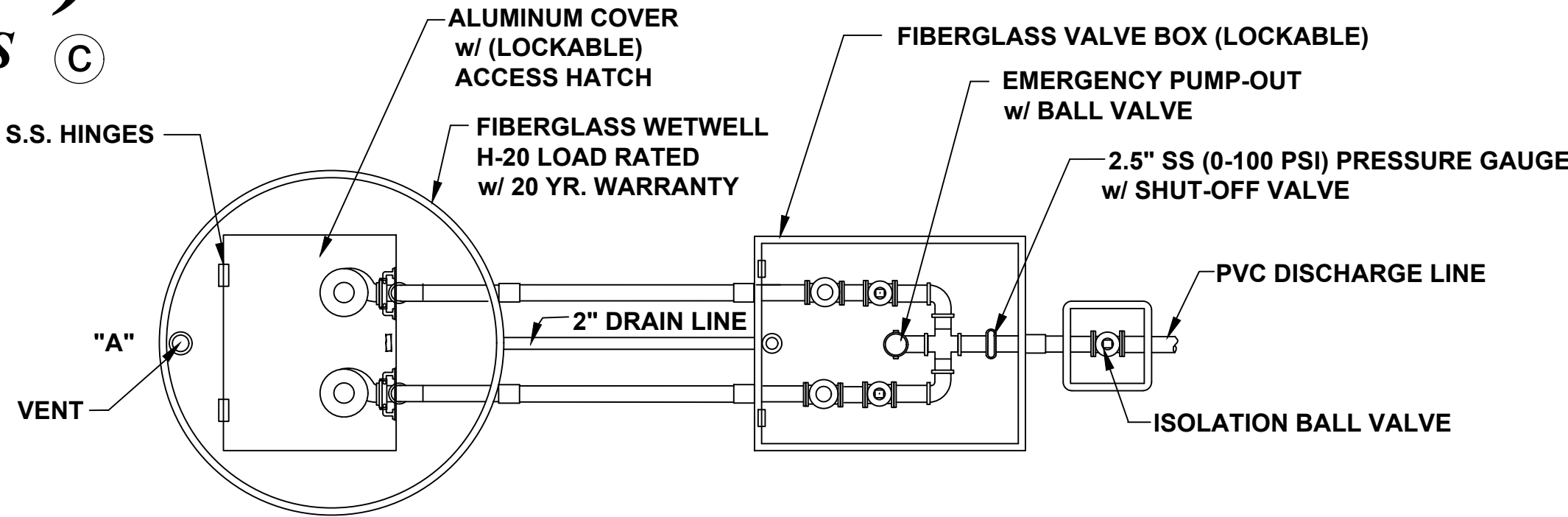
LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

PUMP DATA			ELEVATIONS	
PRIMARY PUMP CAPACITY	29	GPM	TOP OF WETWELL	84.00
PRIMARY TDH	29	'TDH	INLET INVERT	71.00
PUMP MANUFACTURER	RILEY		HIGH LEVEL ALARM (HLA)	70.00
PUMP MODEL #	RC10022-121		2nd PUMP ON (LAG)	69.00
R.P.M.	3450		1st PUMP ON (LEAD)	68.00
HORSEPOWER	1.20		PUMPS OFF (OFF)	67.50
ELECTRICAL/ VOLTS / PHASE	230V/1		BOTTOM OF WETWELL	66.33
PUMP DISCHARGE SIZE	2"		WETWELL DIAMETER	48"
IMPELLER SIZE	5 7/16"			

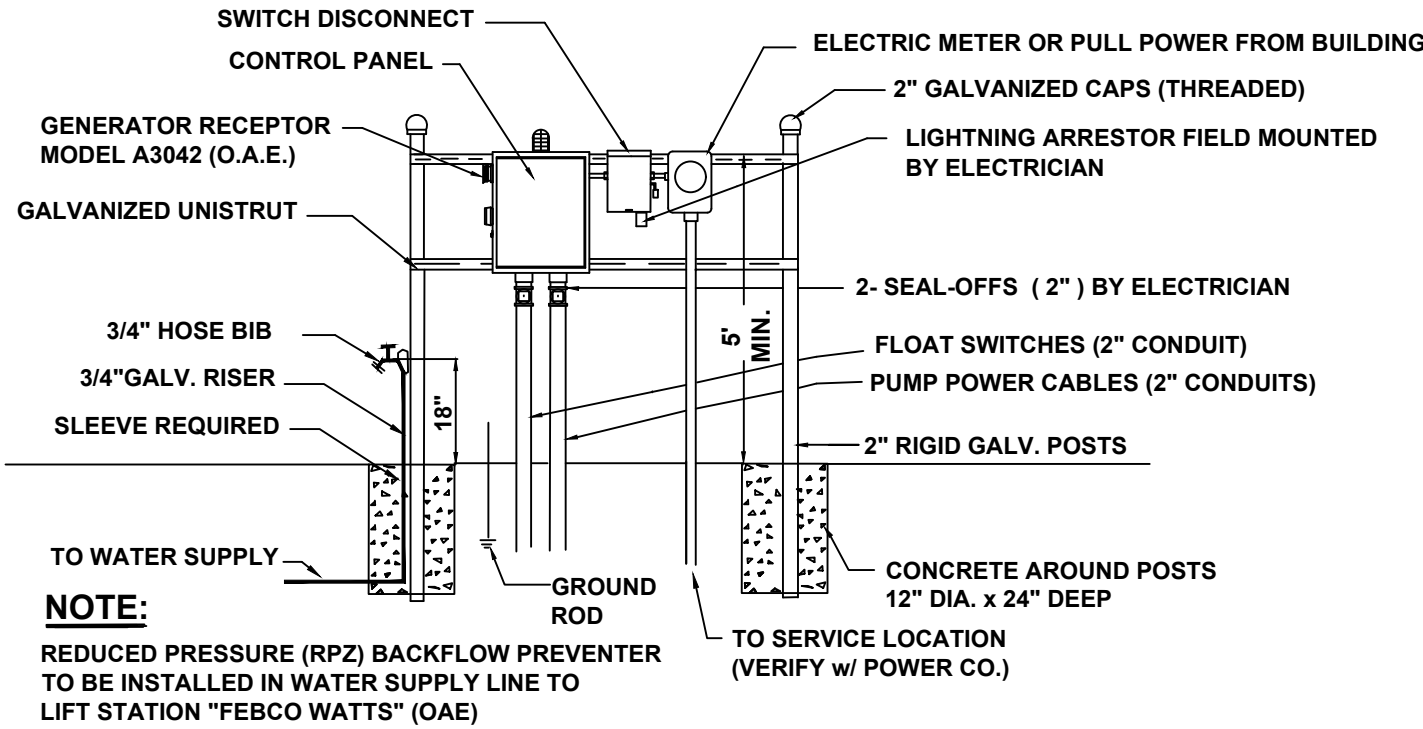
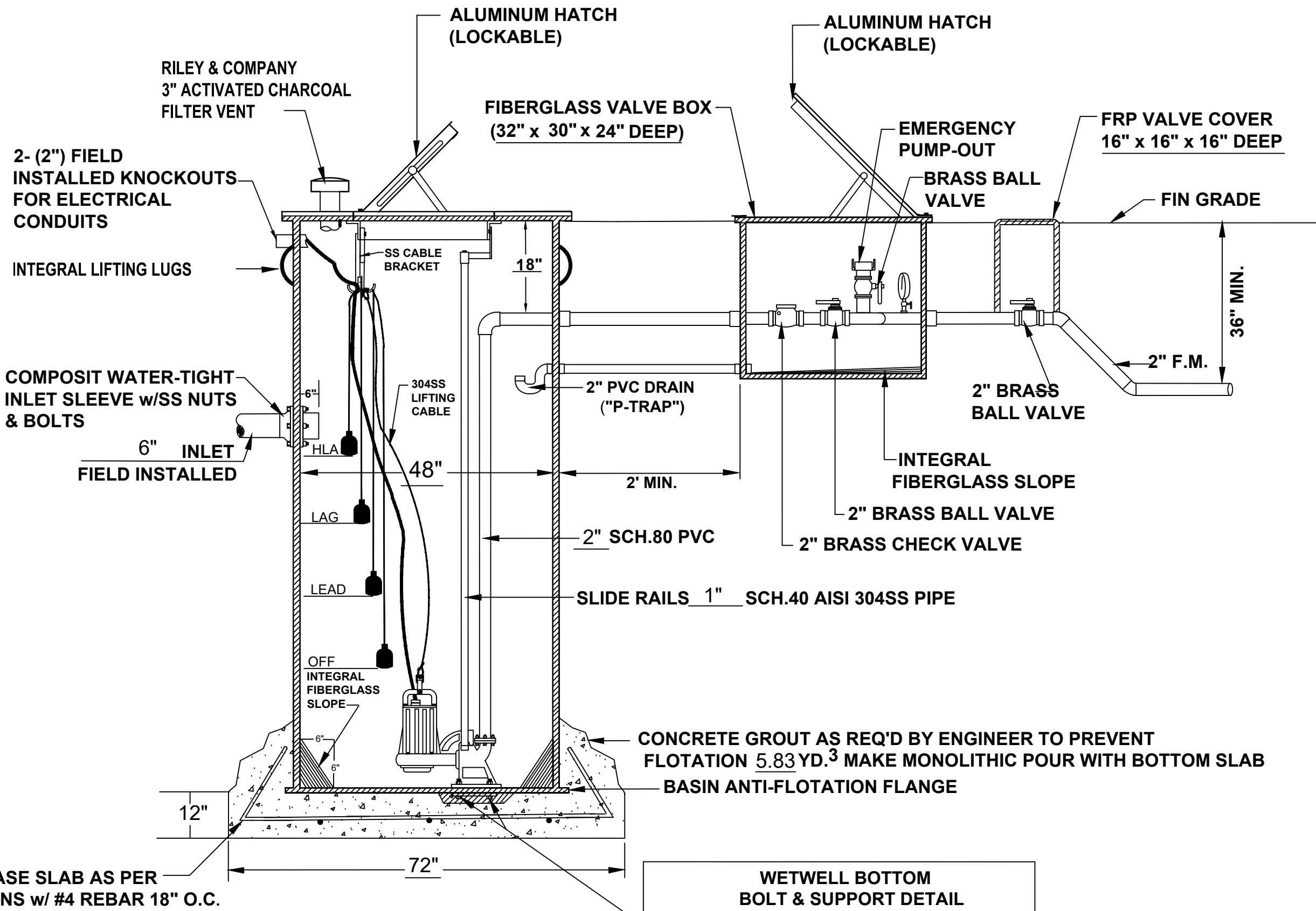
* ELECTRICIAN NOTES:

- DRAWING NOT TO SCALE
- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
- ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
- ELECTRICIAN TO MOUNT LIGHTNING ARRESTOR AT SWITCH DISCONNECT
- CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
- NEUTRAL TO BE SUPPLIED FOR 230V-3 PHASE OR 230V-SINGLE PHASE POWER.

RILEY & CO. / H-20 GP 05-30-19



NOTE: PUMP CONTROL PANEL SHALL BE LOCATED 3 FEET FROM WETWELL PERIMETER AT POINT "A"



ELECTRICAL RISER FOR
ILLUSTRATION PURPOSES ONLY

NOTICE !

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Engineer of Record

DocuSigned by:

9/13/2019

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Laurence Polner
#56974

RCE CONSULTANTS, LLC

Certificate of Authorization 29307

PROJECT #:
15.2019

DRAWN:LMP CHECKED: LMP

DATE:

MAY,2019

SCALE:

C-5.1

LIFT STATION

PLAN



QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION
TREES			
5	Wodyetia bifurcata	Foxtail Palm	65 Gallon, Florida No. 1 or greater
3	Eriobotrya japonica	Loquat	45 Gallon, Florida No. 1 or greater
5	Magnolia grandiflora 'Ms. Chloe'	Southern Magnolia	65 Gallon, Florida No. 1 or greater
SHRUBS & GROUND COVER			
15	Carrissa macrocarpa 'Green Carpet'	Green Carpet Natal Plum	24" Min. Ht., 3 Gal. 24" O.C.
5	Codiaeum variegatum 'Petra'	Petra Croton	24" Min. Ht., 3 Gal. 24" O.C.
2	Heliconia rostrata	Loquat	30" Min. Ht., 7 Gal.
233	Viburnum awabuki	Awabuki Viburnum	30" Min. Ht., 3 Gal. 36" O.C.
SOD & MISCELLANEOUS ITEMS			
SOD	Stenotaphrum secundatum	St. Augustine	SOLID SOD
MULCH	Shredded Melaleuca Mulch		

Scale: N.T.S.

PROJECT #: 00.2019	
DRAWN:CK CHECKED: LMP	
DATE: MAY,2019	SHEET: L-1
SCALE:	
LANDSCAPE PLAN	

NEW RESIDENCE

I 296 LOT 3 HOWEL BRANCH RD. WINTER PARK, FL 32789

PARCEL ID: 32-21-30-8964-00-030

BUILDING DATA:

CONSTRUCTION TYPE: V-B
OCCUPANCY TYPE: R-3

FIRST FLOOR HEATED: 2,467 GSF
SECOND FLOOR HEATED: 1,833 GSF
TOTAL HEATED: 4,300 GSF
GARAGE: 495 GSF
2ND FLR STAIR: 192 GSF
TOTAL ENCLOSED: 4,987 GSF
FAR ALLOWED: 5,200 GSF

REAR LANAI: 395 GSF (EXEMPT)
FRONT PORCH: 100 GSF (EXEMPT)

CODE DATA:

BUILDING CODE: FLORIDA BUILDING CODE 7TH ED. 2020 RESIDENTIAL
MECHANICAL CODE: FLORIDA BUILDING CODE 7TH ED. 2020
PLUMBING CODE: FLORIDA BUILDING CODE 7TH ED. 2020
ELECTRICAL CODE: NEC 2017 ED.
LIFE SAFETY CODE: FLORIDA FIRE PREVENTION CODE 7TH ED. 2020
WINDSPEED: 140 MPH
WIND IMPORTANCE FACTOR: 1.0
EXPOSURE CATEGORY: B
FLOOR LOADS: LIVE 40PSF, DEAD 25 PSF
ROOF LOADS: LIVE 20 PSF, DEAD 20 PSF
GENERAL CONTRACTOR TO VERIFY:
- MINIMUM SOIL DENSITY OF 95,
- 2000 PSF ASSUMED ALLOWABLE.
- CONTRACTOR TO REMOVE POOR SOIL "MUCK"
FROM UNDER NEW CONSTRUCTION AND WITHIN
5'-0" FROM FOUNDATION

GENERAL NOTES:

- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLAN AND ELEVATION DRAWINGS. SMALL SCALE DETAILS SHALL GOVERN OVER LARGE DETAILS.
- THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED, ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON INFORMATION SUBMITTED TO ARCHITECT BY THE CONTRACTOR.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE GOVERNMENTAL AGENCY HAVING JURISDICTION AND SHALL CONFORM TO ALL SAFETY AND SANITARY LAWS, CITY, COUNTY, STATE, AND / OR FEDERAL ORDINANCES WHICH APPLY.
- ALL WORK SHALL BE PERFORMED BY SKILLED WORKERS AND IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED FOLLOWING ALL TRADE STANDARD PRACTICES AND TRADE ASSOCIATION REGULATIONS / GUIDELINES.
- ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, SQUARE, LEVEL, AND TRUE AND IN PROPER ALIGNMENT.
- ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. ALL MANUFACTURED EQUIPMENT, MATERIALS, AND FINISHES SHALL BE INSTALLED OR APPLIED ACCORDING TO THE MANUFACTURER'S WRITTEN RECOMMENDATIONS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOT CUT ANY EXISTING STRUCTURAL MEMBERS UNLESS APPROVED TO DO SO IN WRITING, SKETCHES, OR DRAWINGS SIGNED AND SEALED BY THE ARCHITECT.
- USE JOINT SEALANT AND CLOSED CELL BACKER ROD TO SEAL ALL EXTERIOR PENETRATIONS TO MAKE BUILDING WATER TIGHT.
- THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEATHING, TEMPORARY BRACING, GUYS OR TIEDOWNS.
- EACH WOOD TO WOOD CONNECTION PER FBC UNLESS NOTED OTHERWISE. ALL FASTENERS IN CONTACT WITH TREATED WOOD ARE TO BE GALVANIZED.
- STRUCTURAL WOOD COMPONENTS (BEAMS, JOISTS, RAFTER, ETC.) SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE FIBER STRESSES OF NO. 2 SOUTHERN PINE CONFORMING TO 1997 NDS, AS FOLLOWS: SHEAR $F_v=90$ PSI, BENDING $2x6 F_b=1,250$ PSI, BENDING $2x8 F_b=1,200$ PSI
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY IS TO BE PRESSURE TREATED, OR BE SEPARATED WITH GALVANIZED METAL MOISTURE BARRIER.
- ALL GYPSUM BOARD TO BE 5/8" AND IN UN-AIRCONDITIONED OR DAMP LOCATIONS TO BE MOISTURE RESISTANT. ALL TILE TO BE OVER CEMENTITIOUS BACKER BOARD.
- ALL AIR-CONDITIONED SPACE TO BE ENCAPSULATED WITH INSULATION, R-11 AT MASONRY AND CONCRETE WALLS, R-22 AT FRAME WALLS, R-30 AT ROOF MINIMUM

GENERAL SPECIFICATIONS:

Doors and Windows:

- Window and door openings are to be installed per manufacture instructions.
- Exterior doors are to be vinyl framed with double pane insulated glass and low-E coating.
- Interior doors in insulated walls are to be solid core doors.

Mechanical:

- Heat pump with hard duct from the air handling unit to the attic space or enclosed interstitial space.

Plumbing:

- Supply piping is to be CPVC and all hot water piping is to be insulated. Waste pipe is to be PVC. Water hammer arresters are to be installed on both cold and hot water pipes for each plumbing fixture or shut off valve.

All adhesives and sealant used on the interior of the building (defined as inside of the weatherproofing system and applied on-site) shall comply with the requirements of the following reference standards:

ADHESIVES AND SEALANT VOC REQUIREMENTS

Adhesives, Sealants and Sealant Primers: South Coast Air Quality Management District (SCAQMD) Rule# 1168. VOC limits are listed in the table below and correspond to an effective date of July 1, 2005 and rule amendment date of January 7, 2005.
Aerosol Adhesives: Green Seal Standard for Commercial Adhesives GS-36 requirements in effect on October 19, 2000.

Architectural Applications VOC Limit Specialty Applications VOC Limit

[gl, less water] [gl, less water]

Indoor Carpet Adhesives 50 PVC Welding 510
Carpet Pad Adhesives 50 CPVC Welding 490
Wood Flooring Adhesives 100 ABS Welding 325
Rubber Floor Adhesives 60 Plastic Cement Welding 250
Subfloor Adhesives 50 Adhesive Primer for Plastic 550
Ceramic Tile Adhesives 65 Contact Adhesive 60
VCT 4 Asphalt Adhesives 50 Special Purpose Contact Adhesive 250
Drywall 4 Panel Adhesives 50 Structural Wood Member Adhesive 140
Cove Base Adhesives 50 Sheet Applied Rubber Lining Operations 850
Multipurpose Construction Adhesives 70 Top 4 Trim Adhesive 250
Structural Glazing Adhesives 100
Substrate Specific Applications VOC Limit Sealants VOC Limit
[gl, less water] [gl, less water]

Sealant Primers VOC Limit

[gl, less water]

Architectural Non Porous 250

Architectural Porous 775

Other 750

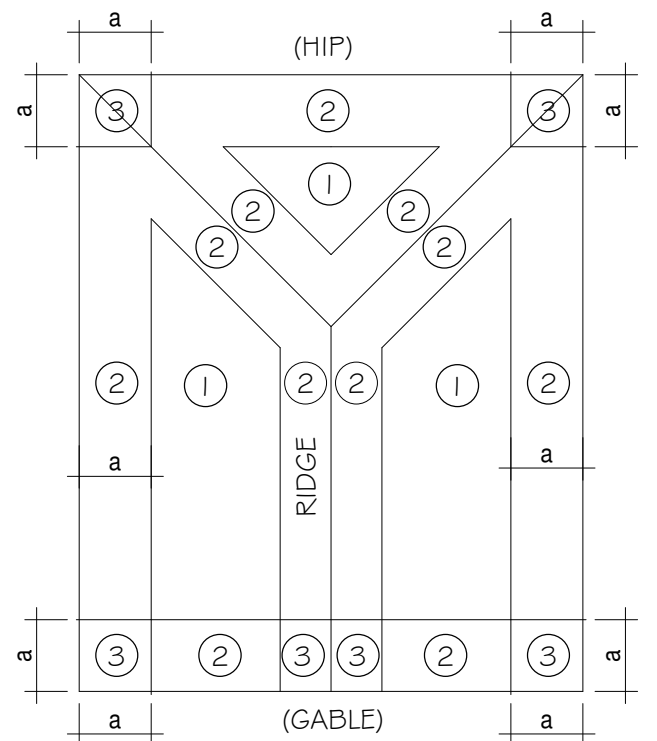
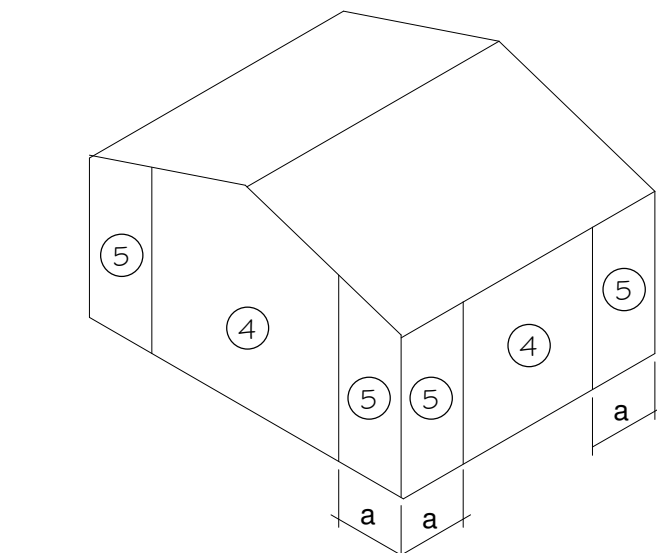
Aerosol Adhesives: VOC Weight [gl, minus water]

General purpose mix with spray 65% VOCs by weight

General purpose with spray 55% VOCs by weight

Special purpose aerosol adhesives (all types) 70% VOCs by weight

FASTENER SCHEDULE FOR STRUCTURAL MEMBERS		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER & TYPE OF FASTENER	SPACING OF FASTENERS
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d	---
1" X 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d 2 STAPLES, 1 3/4"	---
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d	---
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d	16" O.C.
TOP OR SOLE PLATE TO STUD, END NAIL	2-16d	---
STUD TO SOLE PLATE, TOE NAIL	3-8d or 2-16d	---
DOUBLE STUDS, FACE NAIL	10d	24" O.C.
DOUBLE TOP PLATES, FACE NAIL	10d	24" O.C.
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d	16" O.C.
DOUBLE TOP PLATES, MIN 24" OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	8-16d	---
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d	---
RIM JOIST TO TOP PLATE, TOE NAIL	8d	6" O.C.
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS, FACE NAIL	2-10d	---
BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d	16" O.C. ALONG EACH EDGE
CONTINUED HEADER, TWO PIECES	16d	16" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOE NAIL	3-8d	---
CONTINUOUS HEADER TO STUD, TOE NAIL	4-8d	---
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3-10d	---
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-10d	---
RAFTER TO PLATE, TOE NAIL	2-16d	---
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d 2 STAPLES, 1 3/4"	---
1"x6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d 2 STAPLES, 1 3/4"	---
1"x8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d 3 STAPLES, 1 3/4"	---
WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d 4 STAPLES, 1 3/4"	---
BUILT-UP CORNER STUDS	10d	24" O.C.
BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d	NAIL EACH LAYER AS FOLLOWS: 32" O.C. @ TOP & BOTTOM & STAGGERED. (2) NAILS @ ENDS & @ EACH SPICE.
2" PLANKS	2-16d	@ EACH BEARING
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS: TOE NAIL	4-16d 3-16d	---
RAFTER TIES TO RAFTERS, FACE NAIL	3-8d	---



PLAN VIEW
(ROOF)

WALL DESIGN WIND PRESSURES AND SUCTIONS		
TRIB AREA (SQ FEET)	WIND PRESSURE AND SUCTION (PSF) (+) VALUE DENOTES PRESSURE (-) VALUE DENOTES SUCTION	
	④	⑤
10	(+) 35.3 (-) 38.2	(+) 35.3 (-) 47.2
20	(+) 33.7 (-) 36.7	(+) 33.7 (-) 44.0
50	(+) 31.6 (-) 34.6	(+) 31.6 (-) 39.8
100	(+) 30.0 (-) 33.0	(+) 30.0 (-) 36.7

ROOF GROSS UPLIFT DESIGN PRESSURES 140MPH ROOF SLOPE 10° - 30°			
TRIB AREA (SQ FEET)	GROSS UPLIFT PRESSURE (PSF)		
	①	②	③
10	(-) 35.3	(-) 59.2	(-) 89.0
20	(-) 34.4	(-) 52.9	(-) 73.8
50	(-) 33.2	(-) 44.5	(-) 53.5
100	(-) 32.3	(-) 38.2	(-) 38.2

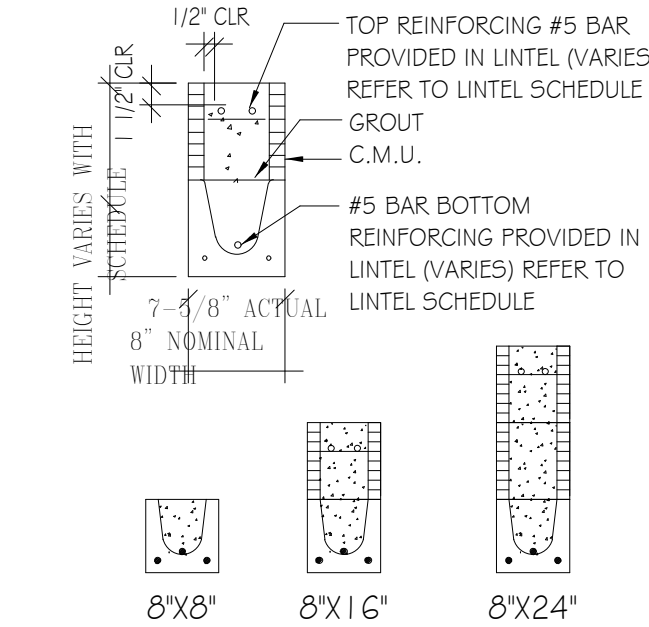
NOTES:

- a = 4 ft.

"CAST-CRETE" PRECAST LINTEL SCHEDULE

LINTEL #	LENGTH	SIZE	REINFORCING	GRAVITY LOAD	LATERAL LOAD
L1	2'-10"	8" x 8"	(1) #5 BOTTOM	3069 PLF	2021 PLF
L2	3'-6"	8" x 8"	(1) #5 BOTTOM	3069 PLF	1257 PLF
L3	4'-0"	8" x 16"	(1) #5 B, (1) #5 T	3480 PLF	938 PLF
L4	4'-6"	8" x 16"	(1) #5 BOTTOM	6113 PLF	727 PLF
L5	5'-4"	8" x 8"	(1) #5 BOTTOM	1663 PLF	505 PLF
L6	5'-10"	8" x 16"	(1) #5 B, (1) #5 T	4360 PLF	418 PLF
L7	6'-6"	8" x 16"	(1) #5 B, (1) #5 T	3480 PLF	707 PLF
L8	7'-6"	8" x 16"	(1) #5 B, (1) #5 T	1011 PLF	591 PLF
L8.2	8'-4"	8" x 16"	(1) #5 B, (1) #5 T	1843 PLF	591 PLF
L9.1	9'-4"	8" x 16"	(1) #5 B, (1) #5 T	752 PLF	454 PLF
L9.2	9'-4"	8" x 24"	(1) #5 B, (1) #5 T	1843 PLF	454 PLF
L10	10'-6"	8" x 24"	(1) #5 B, (1) #5 T	2781 PLF	396 PLF
L11	11'-4"	8" x 16"	(1) #5 B, (2) #5 T	1366 PLF	363 PLF
L12	12'-0"	8" x 16"	(1) #5 B, (2) #5 T	1254 PLF	340 PLF
L13	13'-4"	8" x 16"	(1) #5 B, (2) #5 T	1838 PLF	302 PLF
L14	14'-0"	8" x 16"	(1) #5 B, (2) #5 T	1002 PLF	286 PLF
L15	14'-8"	8" x 16"	(1) #5 B, (2) #5 T	1370 PLF	714 PLF
L16	15'-8"	8" x 16"	(1) #5 B, (2) #5 T	950 PLF	981 PLF
L17.1	17'-4"	8" x 16"	(1) #5 B, (2) #5 T	950 PLF	765 PLF
L17.2	17'-4"	8" x 24"	(1) #5 B, (2) #5 T	1609 PLF	765 PLF
L18	19'-4"	8" x 24"	(1) #5 B, (2) #5 T	1282 PLF	612 PLF
L18.5	19'-4"	8" x 16"	(1) #5 B, (2) #5 T	750 PLF	714 PLF
L19	20'-4"	8" x 20"	(1) #5 B, (2) #5 T	845 PLF	713 PLF
L21	22'-4"	8" x 16"	(1) #5 B, (2) #5 T	450 PLF	713 PLF

NOTE: ABOVE LISTED VALUES ARE FOR "CAST-CRETE" PRECAST LINTELS.
ANY SUBSTITUTIONS MUST MEET OR EXCEED THE ABOVE LISTED CAPACITIES.



NOTE:
SHORE PRECAST LINTEL PER MANUFACTURE RECOMMENDATIONS

MASONRY WALL CONSTRUCTION SPECIFICATIONS

- HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 2000 PSI (fm = 1500 PSI).
- MORTAR SHALL BE TYPE M OR S, CONFORMING TO ASTM C270.
- COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8". A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AND A SLUMP BETWEEN 8" TO 11". JOB SITE MIXING OF GROUT SHALL NOT BE PERMITTED. DO NOT USE MIX DESIGNS OTHER THAN THE GROUT MIX APPROVED FOR MASONRY CONSTRUCTION.
- VERTICAL REINFORCEMENT SHALL BE AS NOTED ON THE DRAWINGS WITH THE CELLS FILLED WITH COARSE GROUT.
- VERTICAL REINFORCEMENT SHALL BE HELD IN POSITION AT THE TOP AND BOTTOM AND AT A MAXIMUM SPACING OF 10'-0" OR 192 X BAR DIAMETER WHICHEVER IS LESS. ENFORCEMENT SHALL BE PLACED AT THE CENTER OF THE MASONRY CELL TYPICAL UNLESS OTHERWISE NOTED. SEE TYPICAL GROUTING DETAILS FOR ADDITIONAL INFORMATION.
- REINFORCING STEEL SHALL BE LAPPED A MINIMUM 48 BAR DIAMETERS. EXTEND ALL VERTICAL REINFORCEMENT TO WITHIN 2" OF TOP OF WALL OR COLUMN UNLESS NOTED OTHERWISE.
- HORIZONTAL WALL REINFORCEMENT SHALL BE STANDARD LADDER TYPE DUR-O-WAL (ASTM A-82 #9 GAGE WIRE) AT 16" O.C. UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- SPliced WIRE REINFORCEMENT SHALL BE LAPPED AT LEAST 6' AND CONTAIN AT LEAST ONE CROSS WIRE OF EACH PIECE OF REINFORCEMENT WITHIN THE 6' LAP WITH STANDARD T AND L SHAPED PIECES AT INTERSECTIONS AND CORNERS.
- PROVIDE A MINIMUM OF 3 COURSES HIGH BY 2 COURSES WIDE GROUTED SOLID MASONRY AT BEAM BEARING POINTS.
- WHEN A FOUNDATION DOWEL DOES NOT LINE UP WITH A VERTICAL CORE, IT SHALL NOT BE SLOPED MORE THAN ONE HORIZONTAL IN SIX VERTICALS. DOWELS SHALL BE GROUTED INTO A CORE IN VERTICAL ALIGNMENT, EVEN THOUGH IT IS IN AN ADJACENT CELL TO THE VERTICAL WALL REINFORCEMENT.
- PROVIDE PRECAST CONCRETE LINTELS OVER ALL OPENINGS UNLESS NOTED OTHERWISE ON DRAWINGS. LINTELS SHALL BE OF SUFFICIENT SIZE AND REINFORCEMENT FOR THE GIVEN SPANS AND LOADING CONDITIONS. SUBMIT SHOP DRAWINGS WITH RATED LOAD CAPACITIES TO THE ARCHITECT FOR REVIEW.
- PROVIDE A FULLY GROUTED KNOCK OUT LOCK OR U-BLOCK REINFORCED WITH (1) #6 CONTINUOUS AT THE SILL OF ALL WINDOW OPENINGS. EXTEND 8" BEYOND EACH SIDE OF THE OPENING TYPICALLY.
- MORTAR PLACEMENT:
 - USE BED JOINT BETWEEN 1/4" AND 3/4" THICK AT FOUNDATIONS.
 - USE 3/8" THICK JOINTS BETWEEN UNITS.
 - TOOL ALL JOINTS WITH A ROUND JOINTER WHEN THE MORTAR IS THUMBPRINT HARD, UNLESS OTHERWISE REQUIRED BY THE CONTRACT DOCUMENTS.
 - PLACE MORTAR ON CLEAN UNITS WHILE THE MORTAR IS SOFT AND PLASTIC.
 - DO NOT DISTURB THE UNIT AFTER IT IS INITIALLY POSITIONED.
 - PLACE MORTAR SO THAT ALL JOINTS OF SOLID UNITS ARE FULLY FILLED WITH MORTAR.
 - FILL THE BED AND HEAD JOINTS OF HOLLOW UNITS WITH MORTAR SPREAD ACROSS THE WIDTH OF THE FACE SHELL.
 - MORTAR CROSS WEBS IN HOLLOW UNITS OF THE FOLLOWING SITUATIONS:
 - ADJACENT TO CELLS TO BE GROUTED FOR PARTIALLY GROUTED CONSTRUCTION.
 - STARTING COURSE ON FOUNDATIONS AND OTHER SUPPORTS.
 - ALL PIERS, COLUMNS AND PILASTERS THAT ARE TO BE FULLY FILLED WITH GROUT.
 - REMOVE PROTRUSIONS OF MORTAR INTO COLLAR JOINTS CAVITIES AND CELLS OF HOLLOW UNITS IF THEY PROJECT MORE THAN 1/2".
 - DO NOT SLUSH MORTAR INTO HEAD JOINTS.
 - FILL HOLES IN THE MORTAR.
- PROVIDE ADEQUATE BRACING AND SUPPORT OF MASONRY UNTIL PERMANENT CONSTRUCTION IS IN PLACE.

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PO BOX 1401
WINTER PARK, FLORIDA 32790
PHONE: 407.647.9894
AA26000707

LOT 3 VIA VENETO
WINTER PARK, FL 32789

SEAL

JOHN P. DRAKE
AR31591

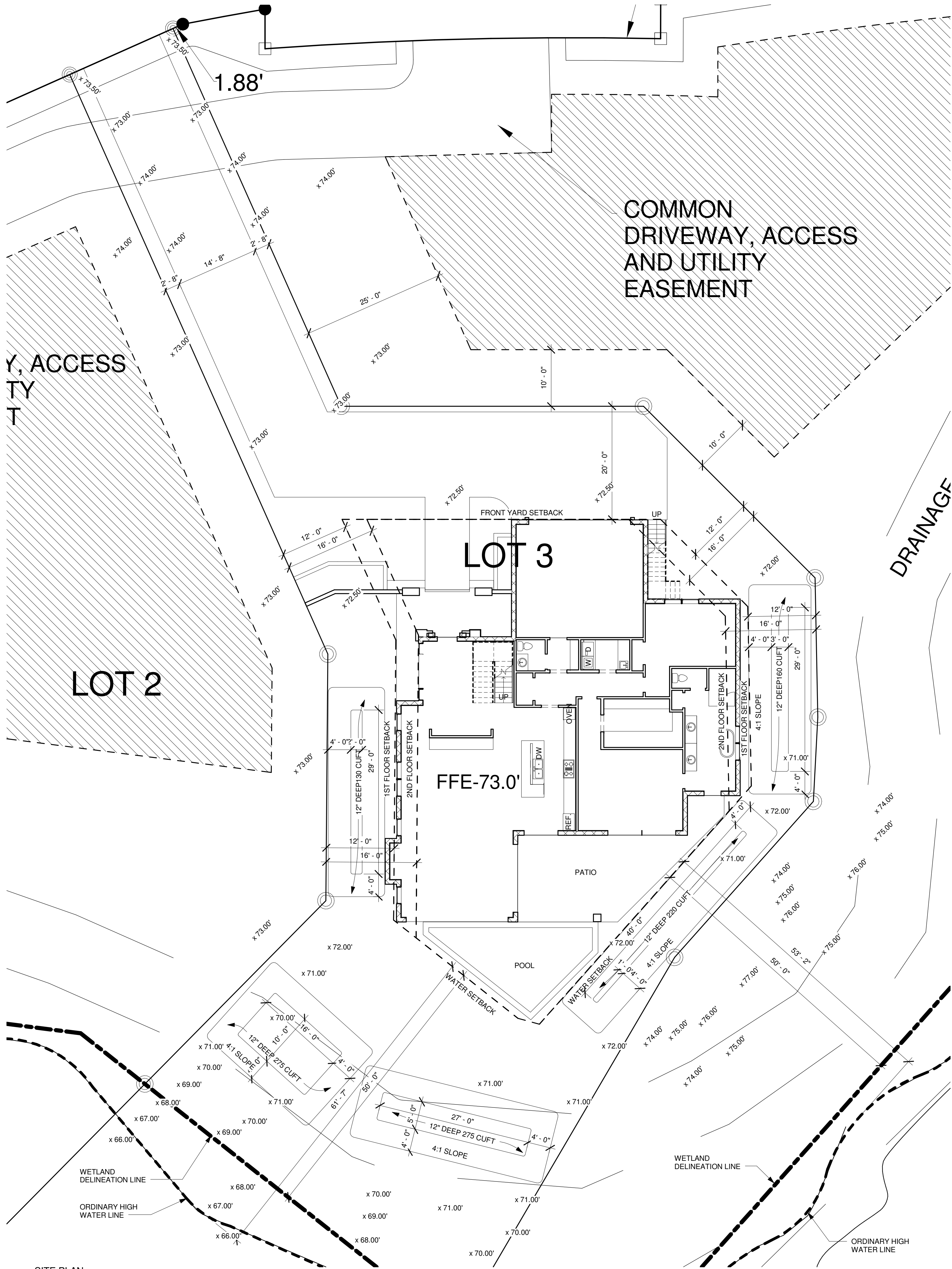
ISSUE DATE

05/24/23

SHEET INFORMATION
COVER

Scale

A000



SITE PLAN NOTES:	
1. ARCHITECTURAL SITE PLAN IS BASED UPON A SURVEY PROVIDED BY THE OWNER.	

STORM WATER CALCULATION:	
TOTAL SITE AREA	= 12,865 GSF
IMPERVIOUS	= 6,349 GSF
PERVIOUS	= 6,516 GSF

FRONT YARD LANDSCAPE:	
TOTAL FRONT YARD AREA	= 2,056 GSF
LANDSCAPE	= 727 GSF
HARDSCAPE	= 1,329 GSF

STORM WATER RETAINAGE CALCULATION:	
TOTAL SITE REQUIRED	6,349 GSF / 12 x 2' = 1,059 CF REQUIRED
TOTAL SITE PROVIDED	1,060 CF PROVIDED

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AR31591

ISSUE DATE

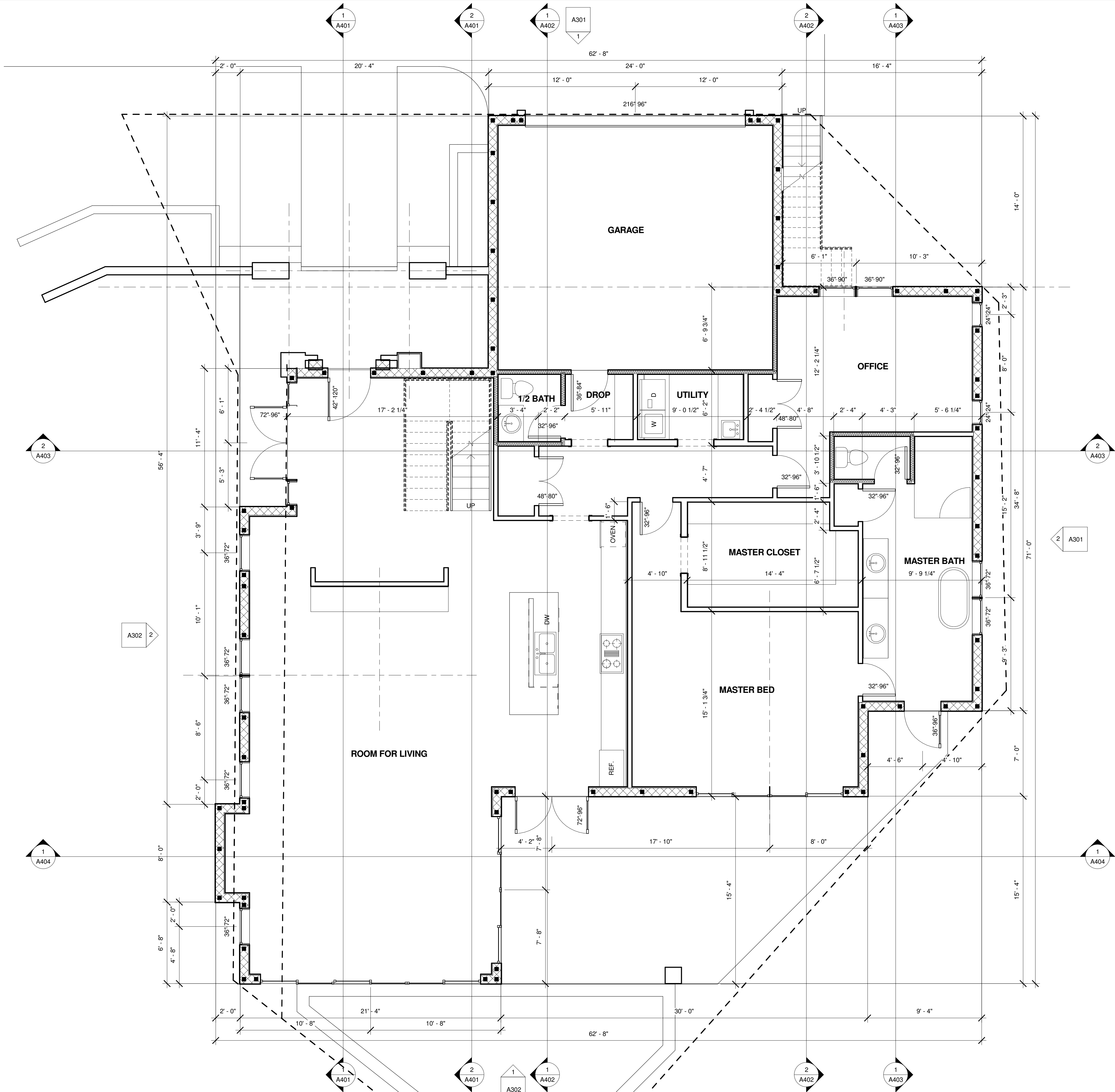
05/24/23

SHEET INFORMATION

SITE PLAN

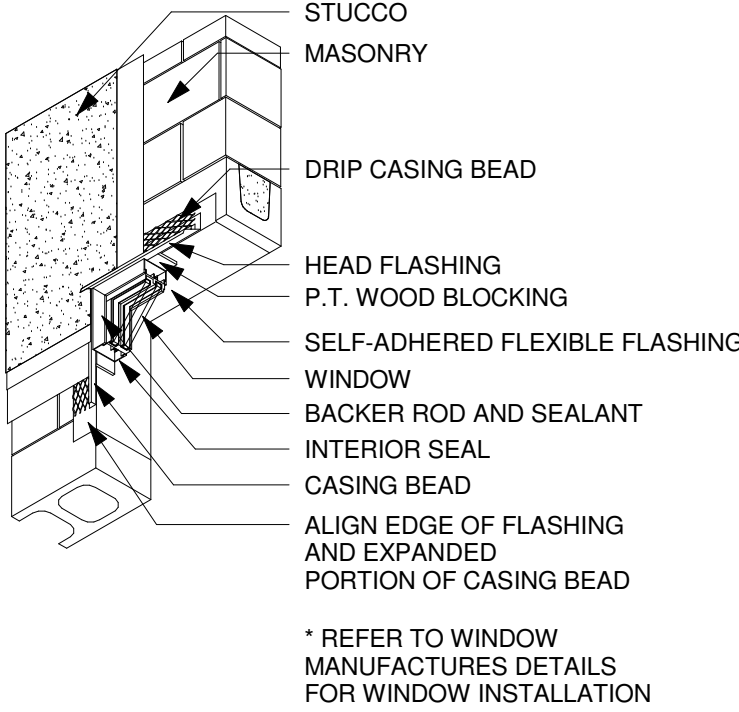
Scale 1" = 10'-0"

A101

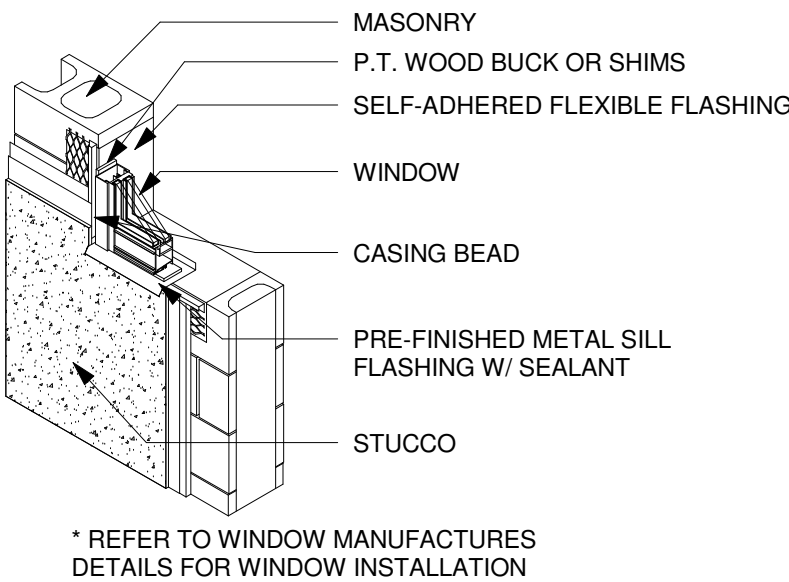


WALL TYPES:	
	CMU
	WOOD FRAME
	WOOD FRAME WITH ACOUSTIC INSULATION

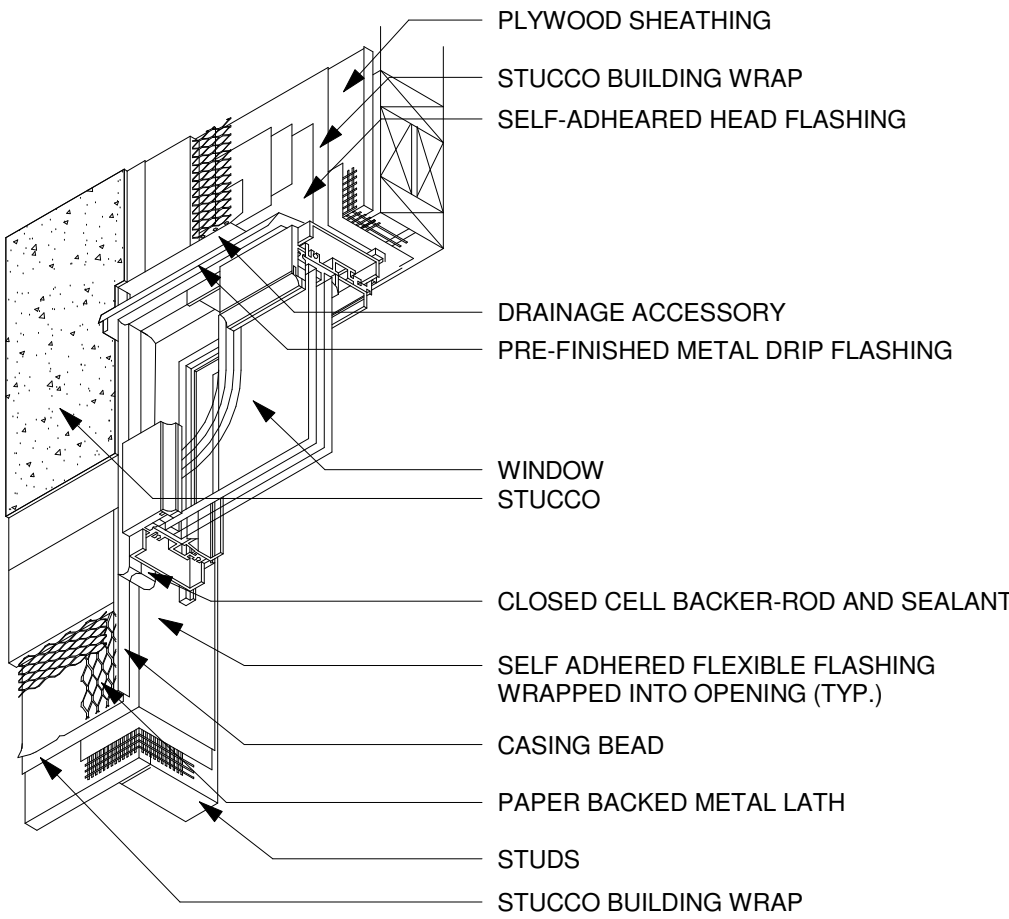
NOTE: ALL ELECTRICAL OUTLETS IN BEDROOMS TO BE ON ARC FAULT CIRCUITS



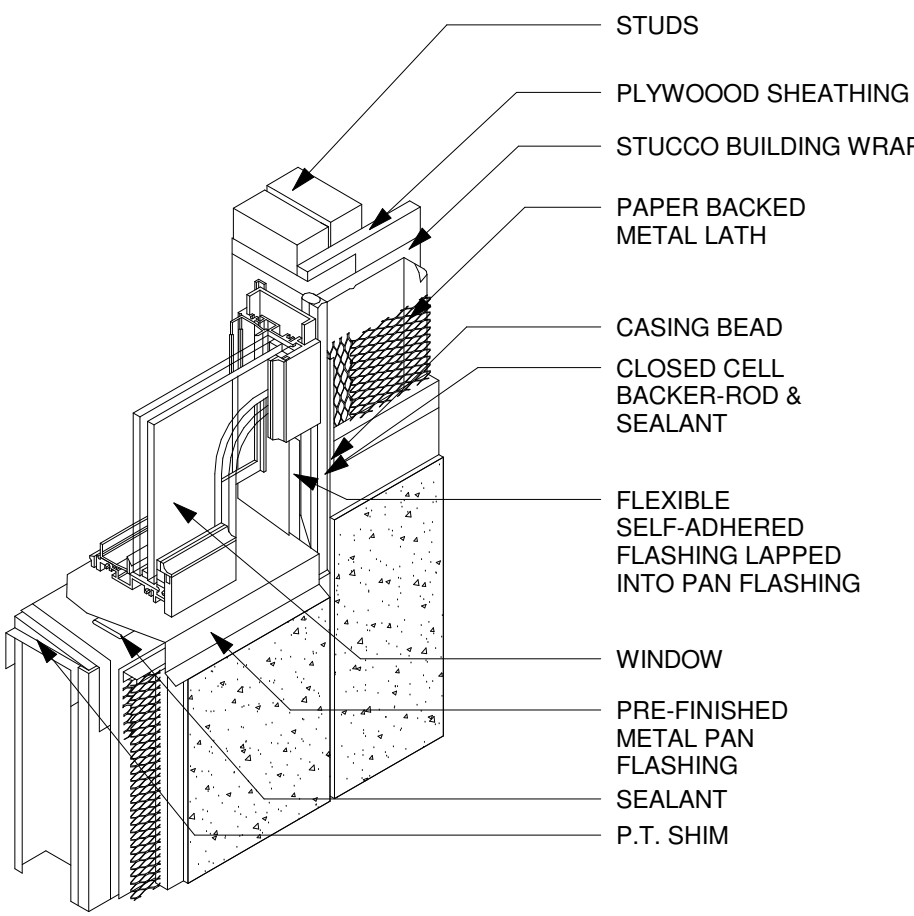
2 STUCCO CMU WINDOW HEAD
1 1/2" = 1'-0"



3 STUCCO CMU WINDOW SILL
1 1/2" = 1'-0"



4 STUCCO STUD WINDOW HEAD
1 1/2" = 1'-0"



5 STUCCO STUD WINDOW SILL
1 1/2" = 1'-0"

LOT 3 VIA VENETO
WINTER PARK, FL 32789

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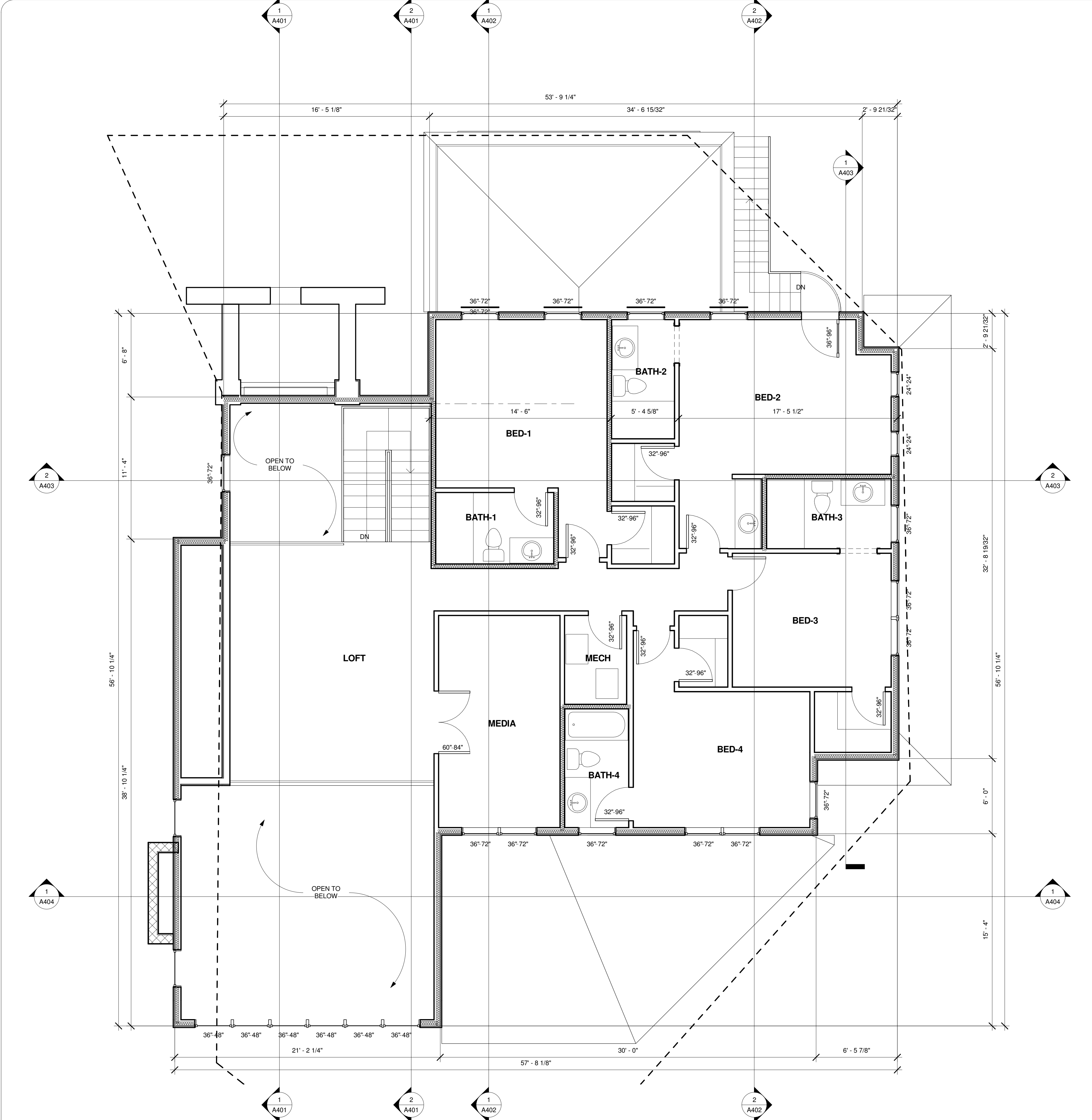
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SHEET INFORMATION

1ST FLR
PLAN

Scale As indicated

A201



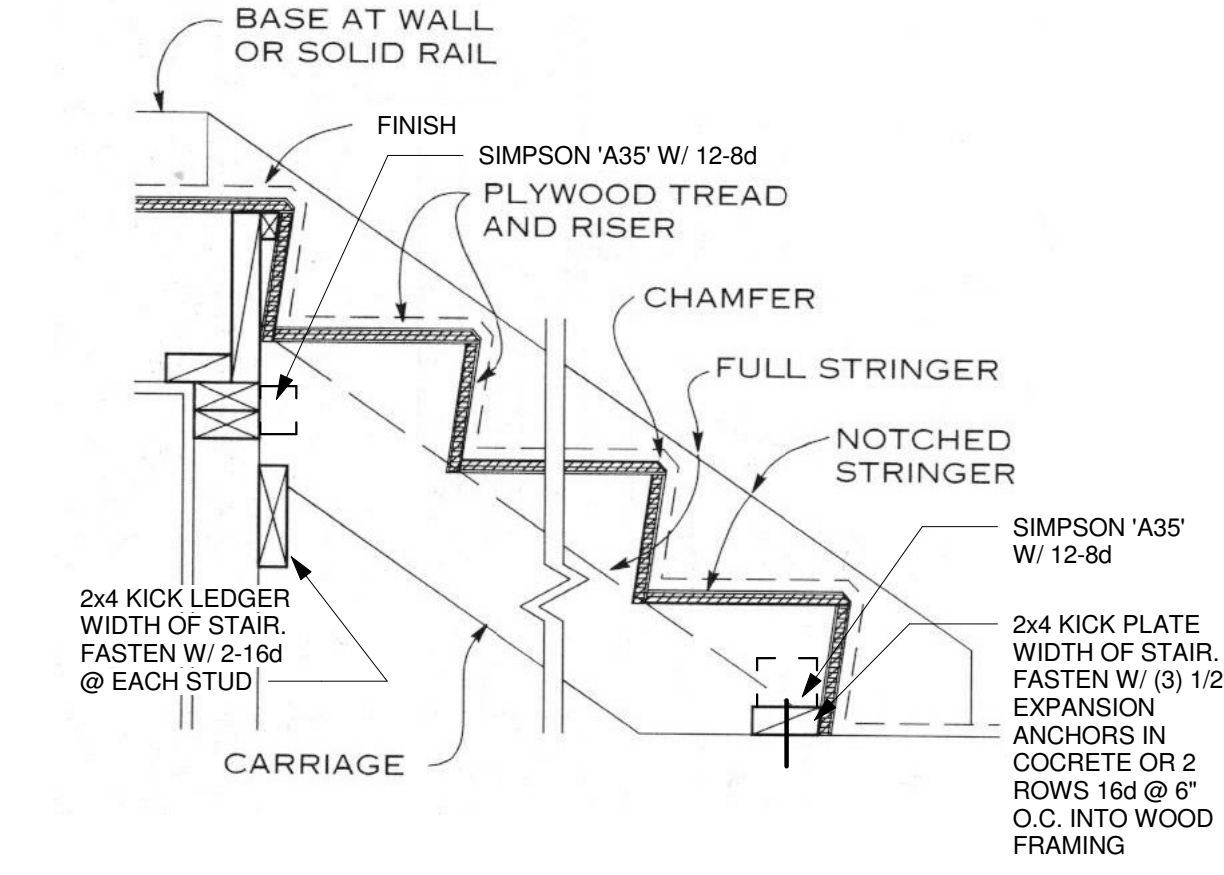
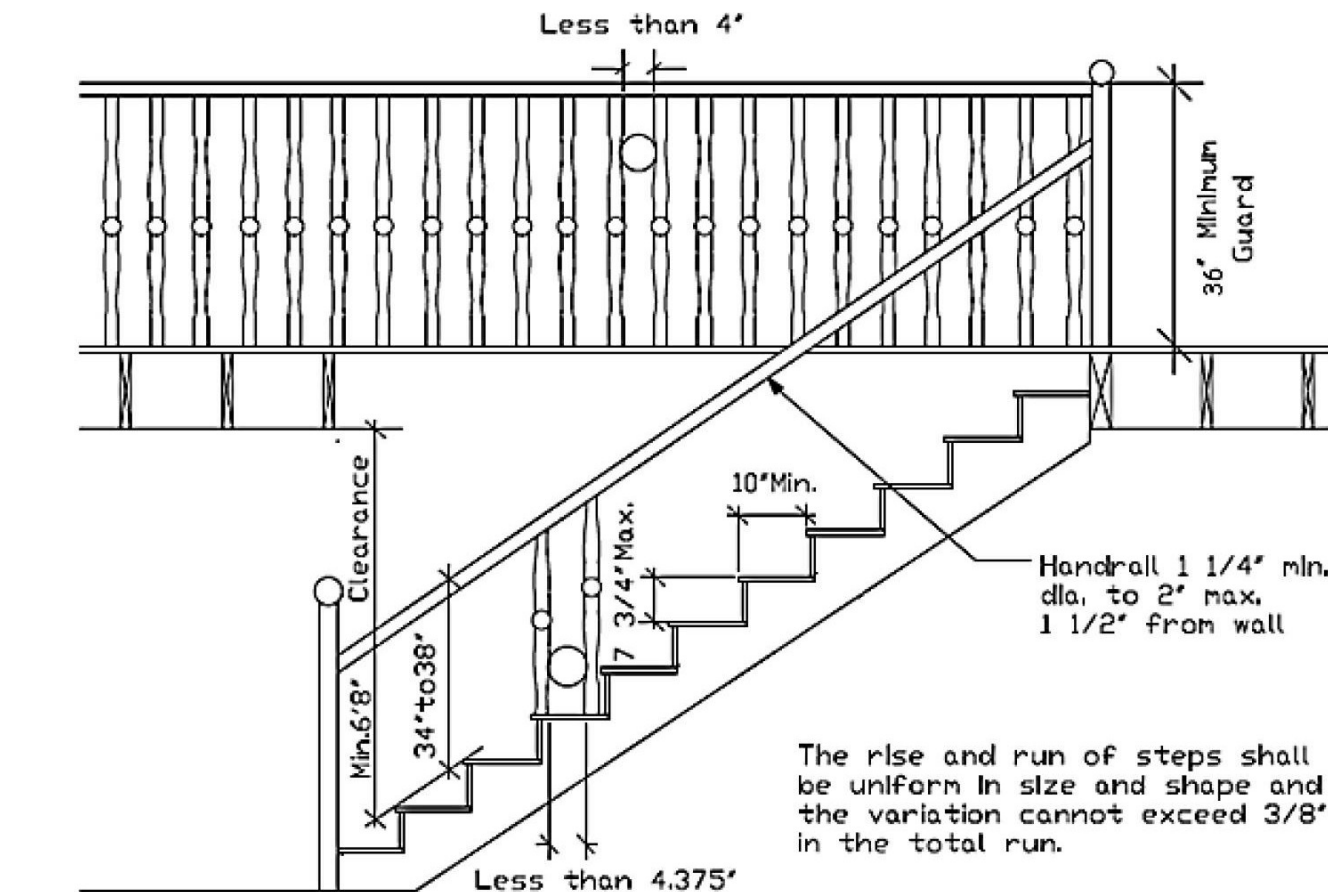
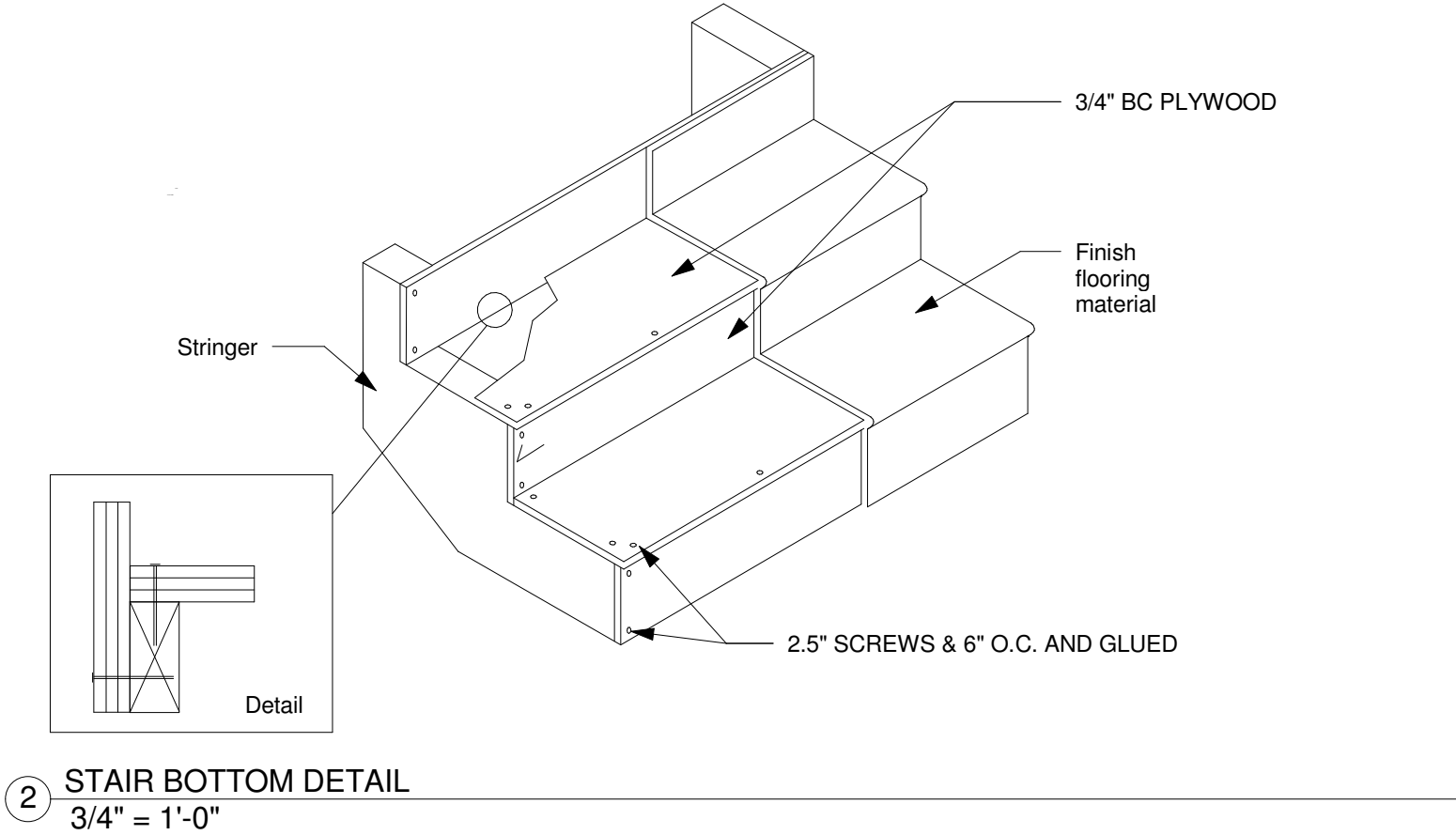
WALL TYPES:

- CMU
- WOOD FRAME
- WOOD FRAME WITH ACOUSTIC INSULATION

NOTE: ALL ELECTRICAL OUTLETS IN BEDROOMS TO BE ON ARC FAULT CIRCUITS

WOOD HEADER SCHEDULE:

(WD-3x12) -- DOUBLE 2x12 SYP#2



1 2ND FLOOR
1/4" = 1'-0"

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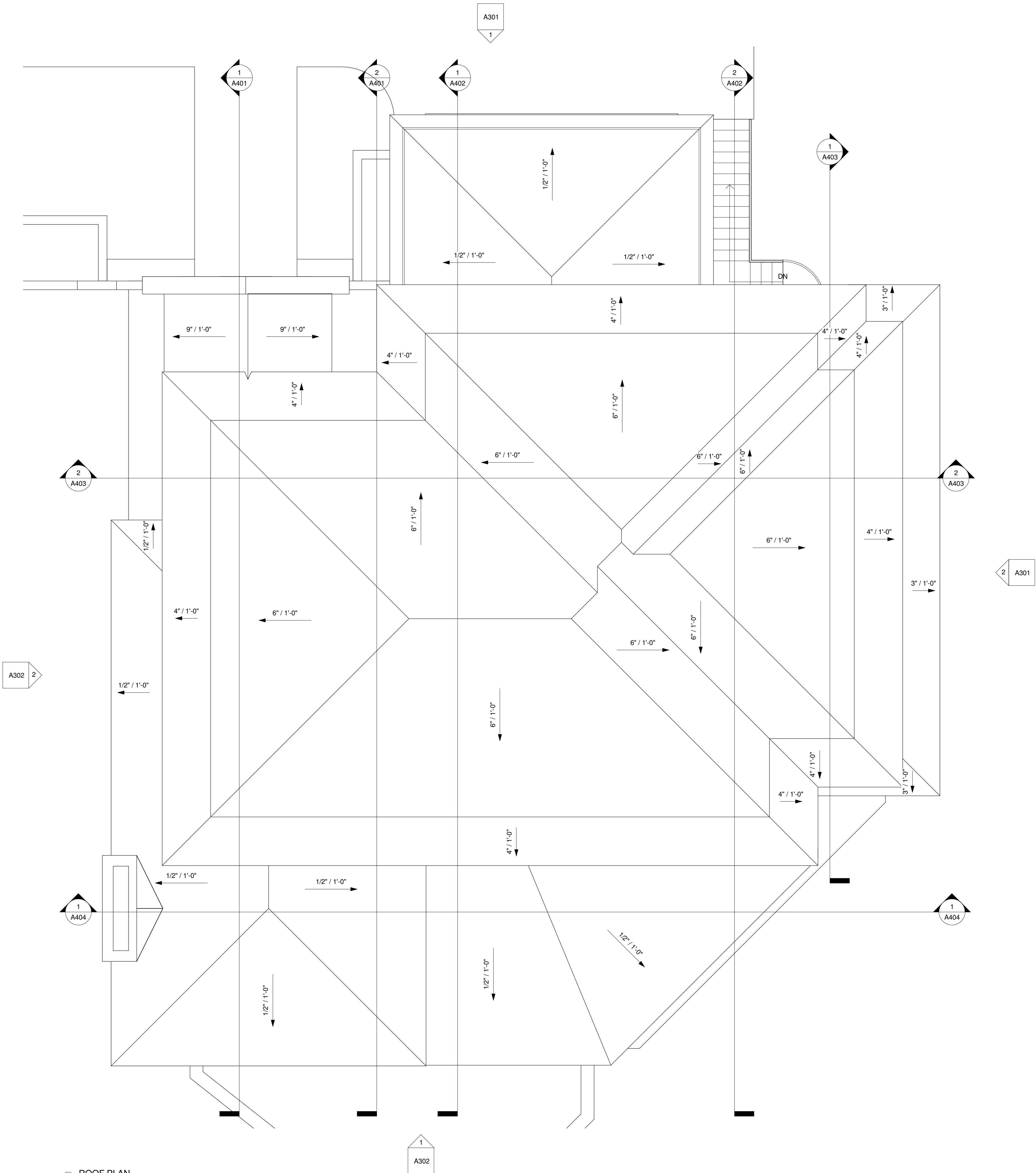
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05/24/23	

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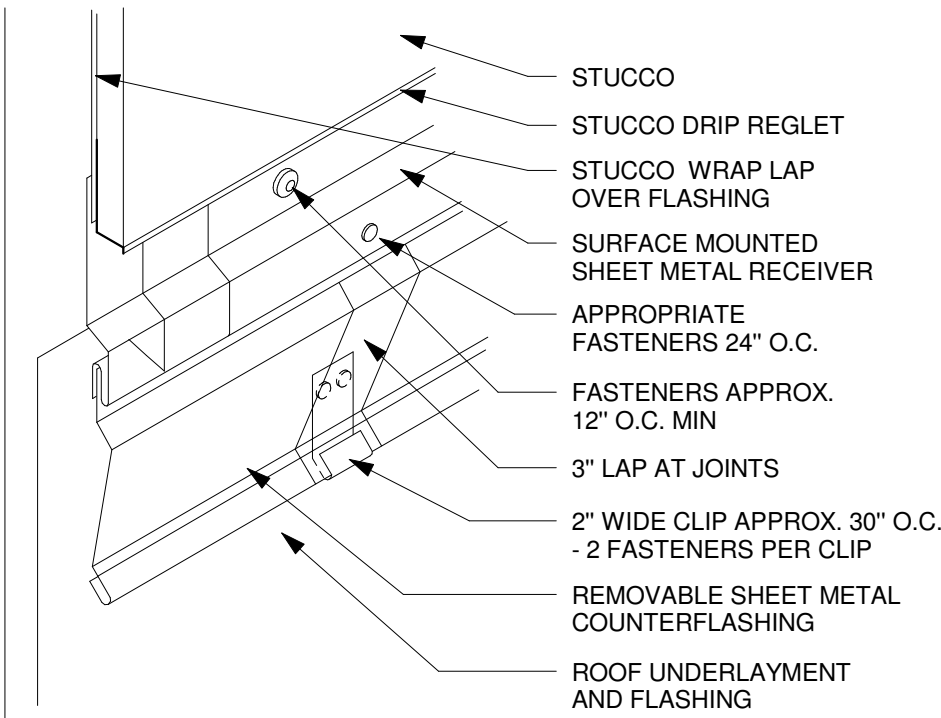
2ND FLR
PLAN

Scale As indicated

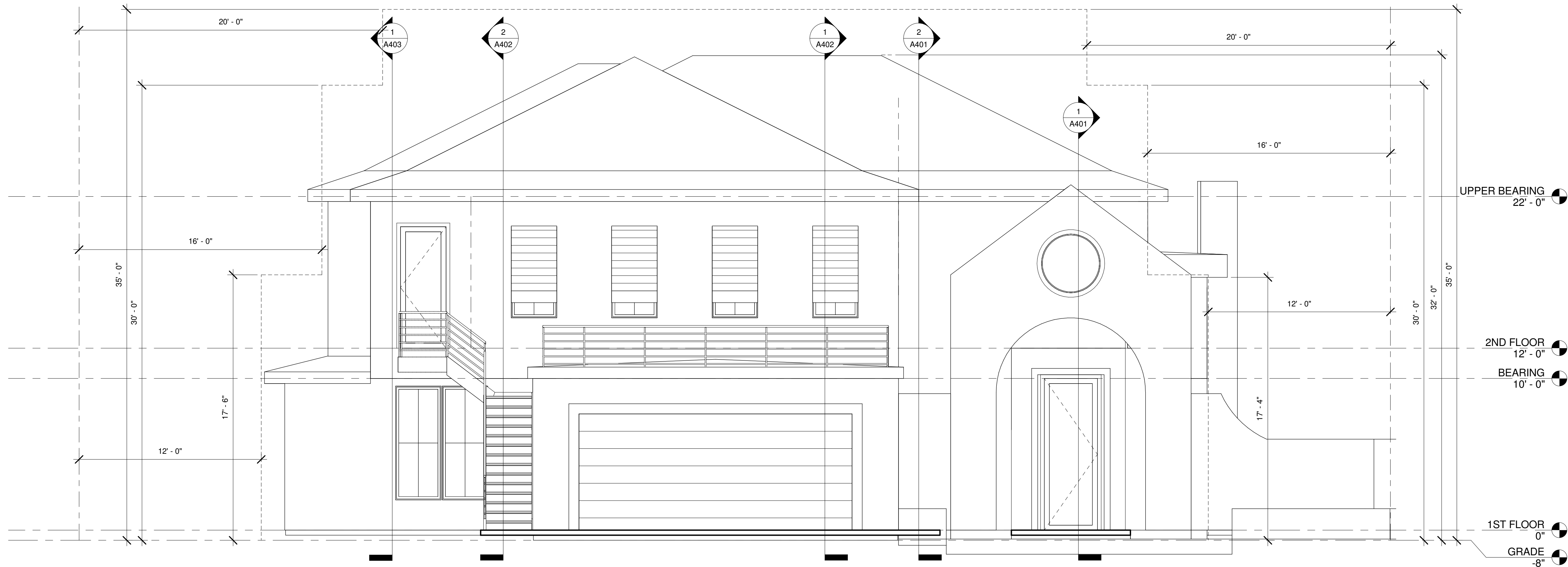
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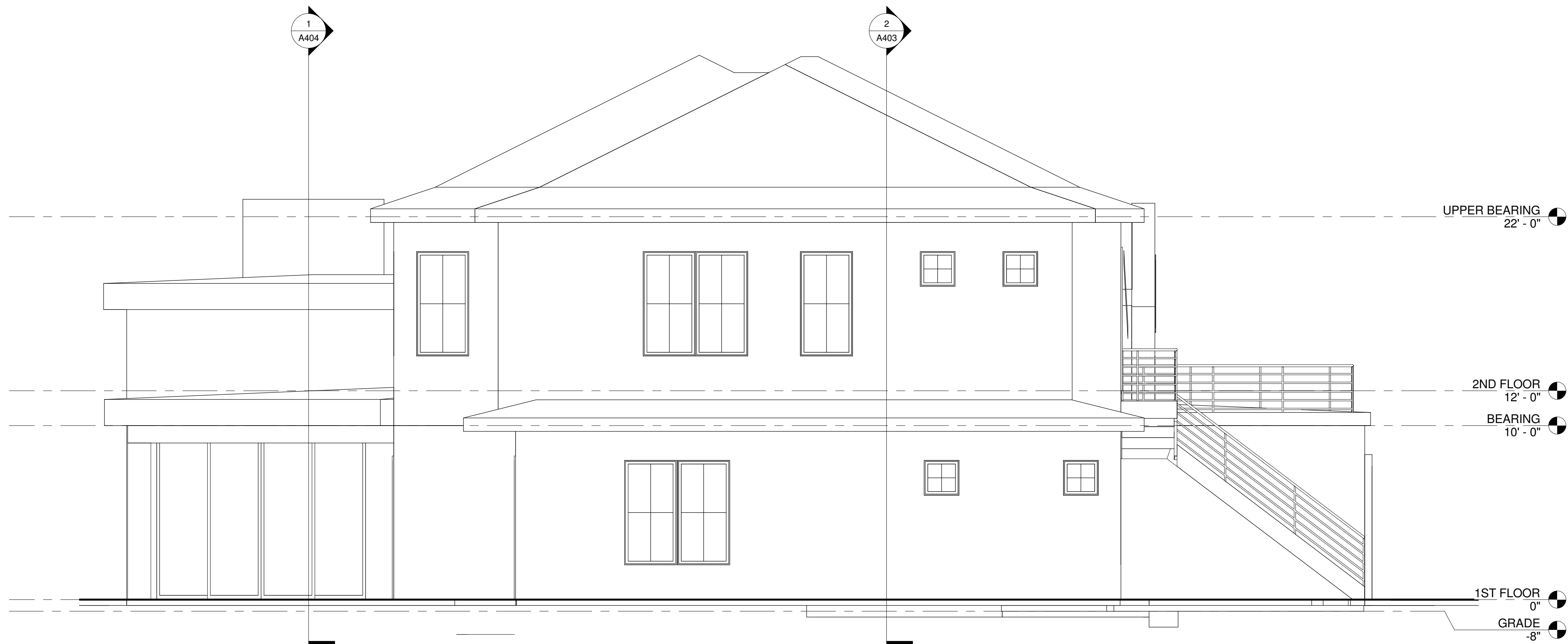
1 ROOF PLAN
1/4" = 1'-0"



2 TWO PIECE ROOF FLASHING
1 1/2" = 1'-0"



① North
1/4" = 1'-0"



② East
1/4" = 1'-0"

STUCCO NOTE:
Control joints to be installed in walls to create panels of not more than 144 sq. ft. area and not more than 100 sq ft. for all ceilings, curves, or angled plaster surfaces. The distance between control joints shall not exceed 18 ft, in either direction; or a length-to-width ratio of 2 1/2 to 1.

LOT 3 VIA VENETO
WINTER PARK, FL 32789

SEAL

JOHN P. DRAKE
ARCHITECT

ISSUE DATE

05/24/23

SHEET INFORMATION
ELEVATIONS

Scale 1/4" = 1'-0"

A301



① South
1/4" = 1'-0"



② West
1/4" = 1'-0"

STUCCO NOTE:
Control joints to be installed in walls to create panels of not more than 144 sq. ft. area and not more than 100 sq. ft. for all ceilings, curves, or angled plaster surfaces. The distance between control joints shall not exceed 18 ft. in either direction; or a length-to-width ratio of 2 1/2 to 1.

LOT 3 VIA VENETO
WINTER PARK, FL 32789

SEAL

JOHN P. DRAKE
AR91591

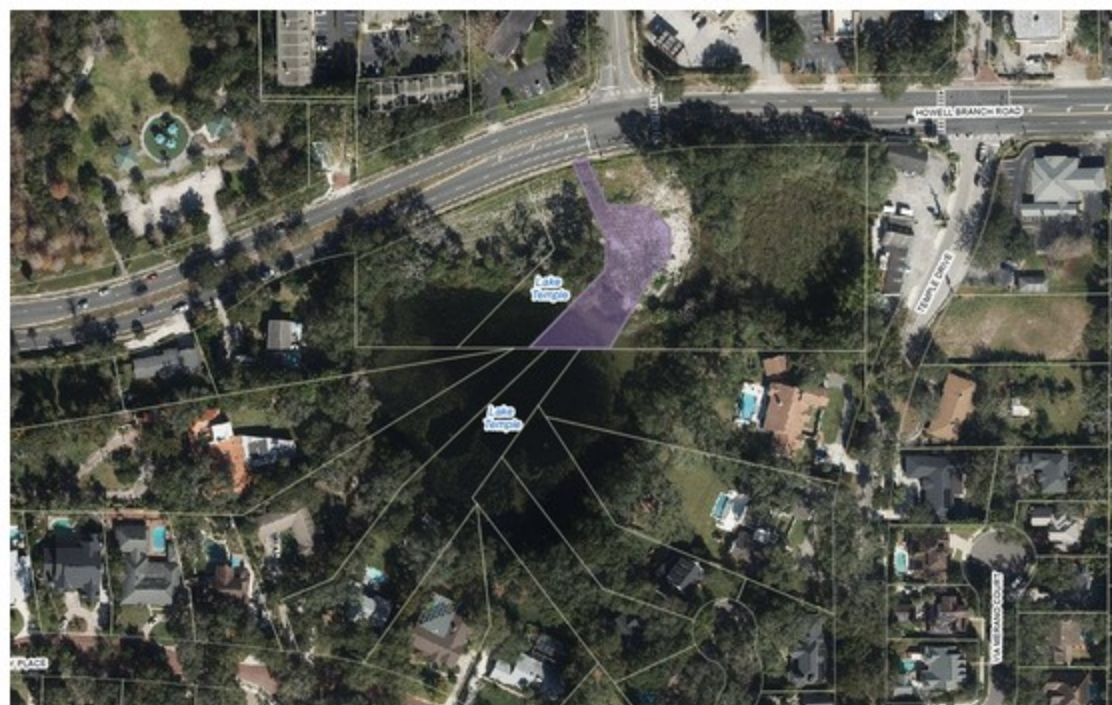
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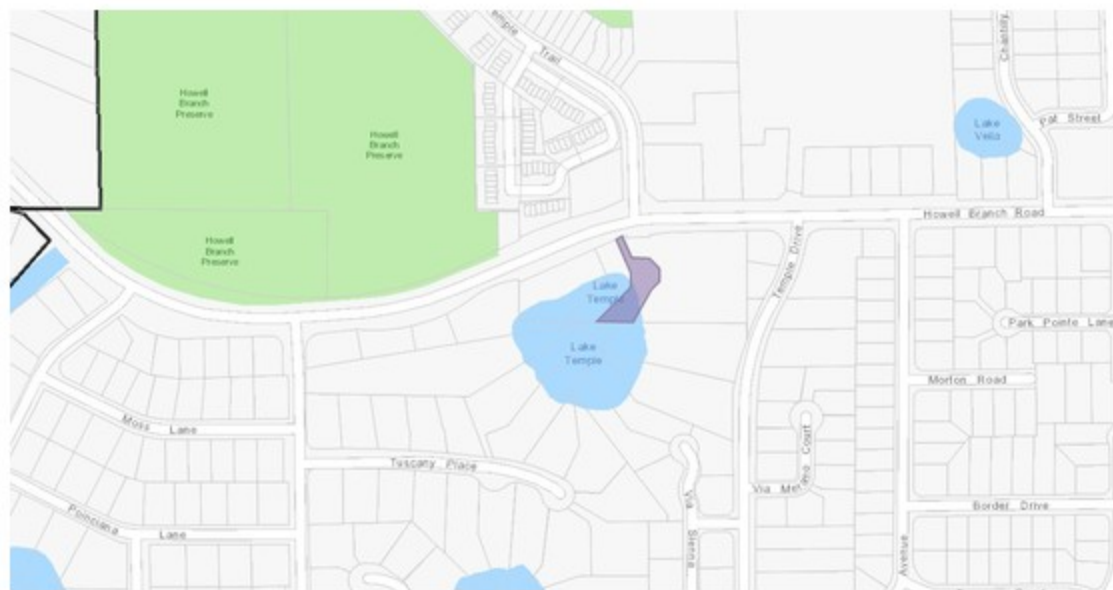
05/24/23

SHEET INFORMATION
ELEVATIONS

Scale 1/4" = 1'-0"

A302





Lakefront Site Plan Review: 1292 Howell Branch Road (Via Veneto Lot 3)

	R-1A Requirements	Proposed
Zoning	N/A	R-1AAA
Future Land Use	N/A	SFR
Lot Width	75 ft.	120 ft.
Lot Depth	N/A	100 ft. (avg.)
Lot Area	8,500 sf	12,865 sf
Floor Area Ratio	35% (5,000 sf)	34% (4,987 sf)
Impervious Lot Coverage	50% (6,432 sf)	49% (6,349 sf)
Front Setback	20 ft. (flag lot)	20 ft.
Side Setbacks (1st floor/2nd floor)	12 ft./16 ft.	12 ft./16 ft.
Lakefront Setbacks	50 ft.	50 ft.
Pool Lakefront Setback	50 ft.	50 ft.

VIA VENETO
A PORTION OF THE NORTHWEST 1/4
SECTION 32, TOWNSHIP 21 SOUTH, RANGE 30 EAST
CITY OF WINTER PARK
ORANGE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT NOTES:

1. THE BEARINGS SHOWN HEREON ARE ASSUMED, BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF HOWELL BRANCH ROAD BEING S65°59'21"W.
2. THE LOTS WITHIN THE SUBDIVISION ARE SUBJECT TO AND GOVERNED BY THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR VIA VENETO HOMEOWNERS ASSOCIATION, INC.
3. THE CONSERVATION, DRAINAGE AND STORMWATER EASEMENT AND THE CITY ACCESS EASEMENT DEPICTED HEREON ARE HEREBY DEDICATED TO THE CITY OF WINTER PARK. THE CITY ACCESS EASEMENT SHALL BE FOR THE CITY AND ITS EMPLOYEES, CONTRACTORS AND AGENTS ACCESS TO AND FROM HOWELL BRANCH ROAD AND THE CONSERVATION, DRAINAGE AND STORMWATER EASEMENT FOR MAINTENANCE PURPOSES. THE DRAINAGE AND STORMWATER EASEMENT RIGHTS GRANTED TO THE CITY INCLUDE, WITHOUT LIMITATION, THE RIGHT TO CONVEY, TREAT AND STORE STORMWATER WITHIN THE EASEMENT AREA FOR THE BENEFIT OF PUBLIC RIGHTS-OF-WAY AND THE CITY'S STORMWATER MANAGEMENT SYSTEMS. THE CITY OF WINTER PARK SHALL ONLY BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF DRAINAGE OR STORMWATER IMPROVEMENTS INSTALLED OR ACCEPTED FOR MAINTENANCE BY THE CITY WITHIN SUCH EASEMENT AREAS, AND THE CITY SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE OF SUCH EASEMENT AREAS FOR ANY OTHER PURPOSE. THE LOT OWNERS AND THEIR SUCCESSORS AND ASSIGNS SHALL NOT HAVE ANY RIGHTS TO DEVELOP, FILL, GRADE, EXCAVATE OR ALTER THE CONSERVATION EASEMENT AREAS DEDICATED TO THE CITY OF WINTER PARK, AND THE CITY SHALL HAVE THE RIGHT TO ENFORCE SUCH AS A RESTRICTIVE COVENANT WITH ALL REMEDIES AVAILABLE AT LAW AND IN EQUITY.
4. THE COMMON DRIVEWAY, ACCESS AND UTILITY EASEMENT IS HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE VIA VENETO HOMEOWNERS ASSOCIATION, INC. FOR THE COMMON USE AND BENEFIT OF ALL LOT OWNERS. THE CITY OF WINTER PARK IS HEREBY DEDICATED A NON-EXCLUSIVE UTILITY EASEMENT OVER, UNDER AND THROUGH THE COMMON DRIVEWAY, ACCESS AND UTILITY EASEMENT AREAS.
5. THE UTILITY, ACCESS AND LIFT STATION EASEMENT DEPICTED HEREON IS HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE VIA VENETO HOMEOWNERS ASSOCIATION FOR THE COMMON USE AND BENEFIT OF ALL LOT OWNERS.
6. THE 4.00' PRIVACY WALL AND LANDSCAPE BUFFER EASEMENT DEPICTED HEREON IS HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE VIA VENETO HOMEOWNERS ASSOCIATION FOR THE COMMON USE AND BENEFIT OF ALL LOT OWNERS. THE LOT OWNERS AND THEIR SUCCESSORS AND ASSIGNS ARE PROHIBITED FROM HAVING VEHICULAR ACCESS OR DRIVEWAY CONNECTIONS TO AND FROM THEIR LOTS AND HOWELL BRANCH ROAD THROUGH THE 4.00' PRIVACY WALL AND LANDSCAPE BUFFER EASEMENT AND SUCH IS A RESTRICTIVE COVENANT ENFORCEABLE BY THE CITY OF WINTER PARK WITH ALL REMEDIES AVAILABLE AT LAW OR IN EQUITY.
7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
8. THE CITY OF WINTER PARK SHALL ONLY BE RESPONSIBLE FOR THE MAINTENANCE OF UTILITIES IT INSTALLS OR ACCEPTS WITHIN ANY OF THE UTILITY EASEMENTS DEDICATED TO THE CITY OR PUBLIC DEPICTED HEREON, AND THE CITY SHALL NOT HAVE ANY RESPONSIBILITY FOR MAINTENANCE OF THE EASEMENTS FOR ANY OTHER PURPOSE, INCLUDING IN REGARDS TO THE SURFACE IMPROVEMENTS, SOD AND LANDSCAPING AND UTILITIES OWNED BY OTHERS. THE CITY OF WINTER PARK'S UTILITY EASEMENT RIGHTS SHALL BE SUPERIOR TO THAT OF OTHER UTILITY OWNERS IN THE EVENT OF CONFLICT.
9. THERE IS HEREBY GRANTED AND DEDICATED TO THE CITY OF WINTER PARK AND OTHER PUBLIC SERVICE AND EMERGENCY SERVICE PROVIDERS, A NON-EXCLUSIVE EASEMENT OVER AND THROUGH THE COMMON DRIVEWAY, ACCESS AND UTILITY EASEMENT AND THE UTILITY, ACCESS AND LIFT STATION EASEMENT AND ANY OTHER PRIVATELY OWNED INTERNAL ROADS, ALLEYS, PAVED AREAS, AND SIDEWALKS FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS NOT LIMITED TO, POSTAL, EXPRESS DELIVERY SERVICES, FIRE PROTECTION, POLICE PROTECTION, EMERGENCY MEDICAL TRANSPORTATION, CODE ENFORCEMENT, GARBAGE, UTILITIES AND OTHER PUBLIC EMERGENCY SERVICES. IN NO EVENT SHALL THE CITY OF WINTER PARK BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE AND REPAIR OF THE IMPROVEMENTS UPON THE UTILITY AND ACCESS EASEMENTS, EXCEPT CONCERNING UTILITIES THE CITY MAY ACCEPT OR INSTALL.
10. IT IS PROHIBITED TO ALTER THE GRADE OF ANY ORIGINAL DRAINAGE PLAN FOR ANY LOT, OR CHANGE IN THE DIRECTION OF, OBSTRUCT, OR RETARD THE FLOW OF SURFACE WATER DRAINAGE, OR ALTER OR REMOVE OF ANY PIPE, DITCH, MANHOLE, SWALE, AND STORMWATER COLLECTION, STORAGE AND CONVEYANCE SYSTEM UPON ANY LOT OR WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY AUTHORIZED BY THE CITY OF WINTER PARK. THIS PROVISION SHALL BE CONSIDERED A RESTRICTIVE COVENANT IN FAVOR OF AND ENFORCEABLE BY THE CITY OF WINTER PARK AND IN THE EVENT OF A VIOLATION OF THIS PROVISION, THE CITY OF WINTER PARK SHALL HAVE THE RIGHT TO OBTAIN INJUNCTIVE RELIEF, SEEK DAMAGES, AND ASSESS FINES AND LIENS IN THE AMOUNT OF THE COST TO REMEDY THE PROHIBITED ACTION (INCLUDING ADMINISTRATIVE COSTS AND ATTORNEYS' FEES AND COSTS) AGAINST THE VIOLATING PERSON OR ENTITY AND ANY PROPERTY OWNED BY SUCH VIOLATING PERSON OR ENTITY; PROVIDED, HOWEVER, SUCH RIGHT SHALL NOT LIMIT THE CITY OF WINTER PARK'S OTHER AVAILABLE ENFORCEMENT ACTIONS PERMITTED BY LAW OR EQUITY.
11. THE DRAINAGE SWALE EASEMENT IS HEREBY DEDICATED TO AND WILL BE MAINTAINED BY THE VIA VENETO HOMEOWNERS ASSOCIATION, INC.

LEGAL DESCRIPTION

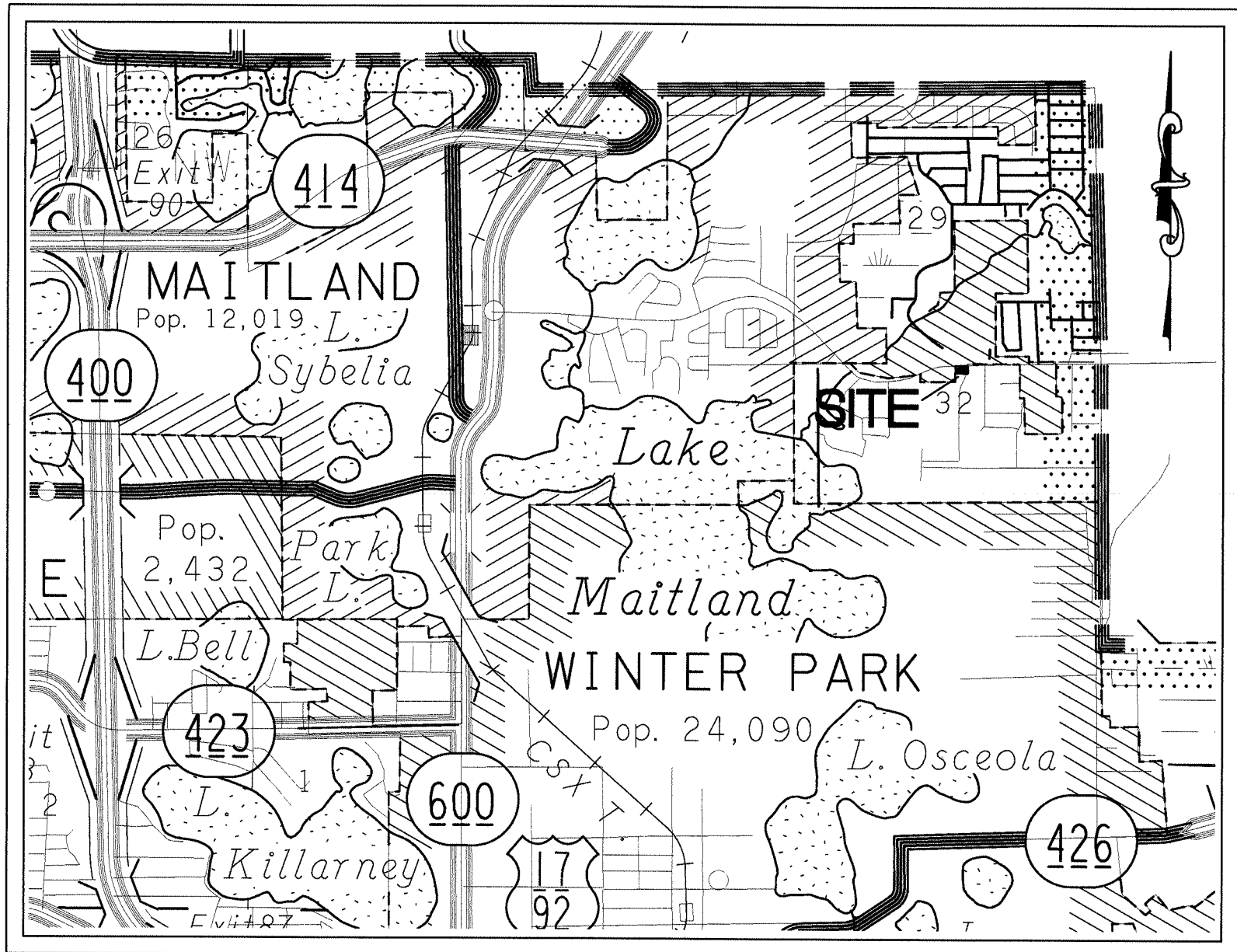
A portion of the Northwest 1/4 of Section 32, Township 21 South, Range 30 East, Orange County, Florida lying South of Howell Branch Road and being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of Section 32, Township 21 South, Range 30 East; thence run S89°36'09"E, along the North line of said Northwest 1/4, a distance of 2088.81 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 32; thence run S00°00'09"W, along the West line of said Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4, a distance of 214.83 feet to a point on the South Right of Way line of Howell Branch Road and the POINT OF BEGINNING; thence continue S00°00'09"W, along said West line, a distance of 119.17 feet to a point on the South line of the North 5.07 chains (334.62 feet); thence run S89°33'00"E, along said South line, a distance of 695.37 feet to a point on the East line of the aforementioned Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4; thence run N00°13'29"E, along said East line, a distance of 282.10 feet to a point on the aforementioned South Right of Way line of Howell Branch Road; thence along said South Right of Way line the following seven (7) courses: run S88°59'29"W, a distance of 226.30 feet to a point on a Non-Tangent curve, concave to the South, having a Radius of 758.00 feet and a Central Angle of 05°21'52"; thence run Westerly along the arc of said curve, a distance of 70.97 feet (Chord Bearing = S83°02'26"W, Chord = 70.94 feet); thence run S00°10'12"W, a distance of 7.02 feet to a point on a Non-Tangent curve, concave to the South, having a Radius of 751.00 feet and a Central Angle of 05°20'27"; thence run Westerly along the arc of said curve, a distance of 70.01 feet (Chord Bearing = S88°32'11"W, Chord = 69.98 feet); thence run N00°04'20"W, a distance of 7.01 feet to a point on a Non-Tangent curve, concave to the South, having a Radius of 1,206.23 feet and a Central Angle of 00°42'07"; thence run Westerly along the arc of said curve, a distance of 14.78 feet (Chord Bearing = S79°36'29"W, Chord = 14.78 feet); thence run S65°59'21"W, a distance of 345.11 feet to the POINT OF BEGINNING.

Containing 3.77 acres, more or less.

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

VICINITY MAP - NOT TO SCALE



SECOM LLC
LB # 7809
P.O. BOX 1747
ORLANDO, FL 32750
Tel. (407) 334-0453

PLAT
BOOK **101** PAGE **126**

DEDICATION
VIA VENETO

KNOW ALL BY THESE PRESENTS, VILLA TUSCANY HOLDINGS, LLC, a Florida limited liability company being the lawful owner in fee simple of the lands legally described in this plat, hereby dedicates said lands and plat for the purposes and uses therein expressed, including as set forth in the plat notes, and dedicates such easements and rights for the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned have here-unto set their hands on this 9 day of JANUARY, 2020

OWNER: VILLA TUSCANY HOLDINGS, LLC, a Florida limited liability company

By: BROOK ROSE, Manager



SIGNED IN THE PRESENCE OF:

Chris North Juan Alvarez
/S/ /P/

MARYLAND - PG
STATE OF FLORIDA, COUNTY OF ORANGE

THIS IS TO CERTIFY, That on this 9th day of January, 2020, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared BROOK ROSE, on behalf of VILLA TUSCANY HOLDINGS, LLC, a Florida limited liability company, personally known to me to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC

My Commission Number:

My Commission Expires: FEB 25, 2023

QUALIFICATION STATEMENT OF
SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177 Part I, Florida Statutes; and that said land is located in the City of Winter Park, Orange County, Florida.

Dated: 1-2-2020

Signed: Gary A. Burden
Gary A. Burden
Registration Number 3691
SECOM, LLC
P.O. Box 1747
Orlando, FL 32802

LB NUMBER 7809

JOINDER AND CONSENT TO DEDICATION

VIA VENETO

The undersigned hereby certifies that it is the holder of mortgages, liens or other encumbrances upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the lands described above by the owner thereof, and agrees that its mortgages, liens or other encumbrances, which are recorded as Instrument No. 20160600206 and Instrument No. 20160600207 in the public records of Orange County, Florida, shall be subordinated to the above dedication.

CENTERSTATE BANK as successor by merger with HARBOR COMMUNITY BANK

By: Philip V. Zeman
NAME Philip V. Zeman
TITLE SVP-Commercial Relationship Manager

Signed, sealed and delivered in the presence of:

Benjamin Swift /S/ Benjamin Swift
/P/ BENJAMIN SWIFT

STATE OF Florida COUNTY OF Orange

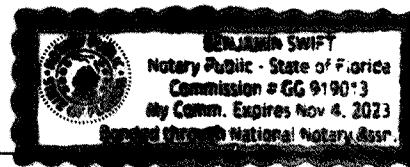
THIS IS TO CERTIFY, That on this 14th day of January, 2020, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Philip V. Zeman on behalf of Harbor Community Bank, who is personally known to me to be the person described in and who executed the foregoing Joinder and Consent to Dedication and severally acknowledged the execution thereof to be his / her free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have set my hand and seal on the above date.

NOTARY PUBLIC

(Print name) BENJAMIN SWIFT

My commission expires 11/4/23



CERTIFICATE OF APPROVAL BY
MUNICIPALITY

THIS IS TO CERTIFY, That on June 25, 2018

the CITY COMMISSION approved the foregoing plat.

MAYOR: René A. Cranio

ATTEST: René A. Cranio

City Clerk

CERTIFICATE OF APPROVAL BY CITY
PLANNING OFFICIAL

Examined and Approved: 1/16/2020

City Planning Official: Jeff Brown

CERTIFICATE OF APPROVAL BY CITY
ENGINEER

Examined and Approved: 1/20/20

City Engineer: Donald Marcotte

CERTIFICATE OF APPROVAL BY CITY
SURVEYOR

Reviewed for conformity to Chapter 177 Part I, Florida Statutes.

City Surveyor: Thomas J. Conner Date: 1/20/20

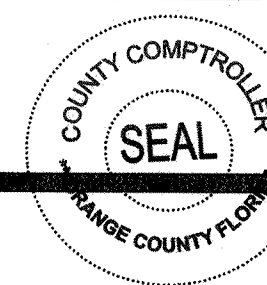
CERTIFICATE OF COUNTY COMPTROLLER

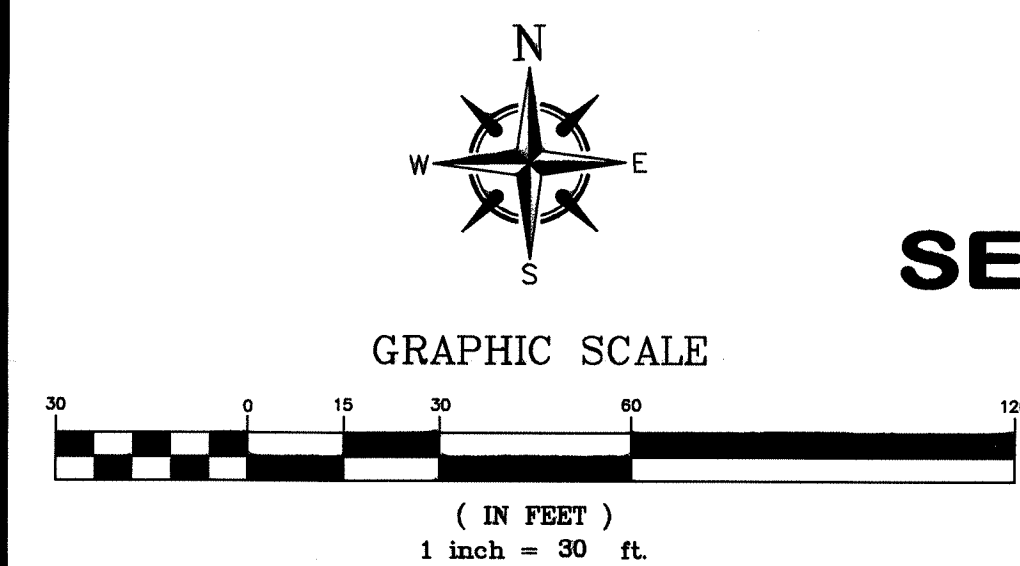
I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County

Official Records on January 27, 2020 as Document No. 20200054435

County Comptroller in and for Orange County, Florida

By: Valencia Hunsbaker





VIA VENETO

A PORTION OF THE NORTHWEST 1/4 SECTION 32, TOWNSHIP 21 SOUTH, RANGE 30 EAST CITY OF WINTER PARK ORANGE COUNTY, FLORIDA

SHEET 2 OF 2

 PLAT
BOOK **101** PAGE **127**

LEGEND AND ABBREVIATIONS:

NAVD	NORTH AMERICAN VERTICAL DATUM	CCR	CERTIFIED CORNER RECORD
LB	LICENSED BUSINESS	ID	IDENTIFICATION
L	ARC LENGTH	I.R.	IRON ROD (REBAR)
R	RADIUS	S.R.	STATE ROAD
Δ	CENTRAL ANGLE/DELTA	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
CB	CHORD BEARING	ELEV	ELEVATION
CH	CHORD	OHW	ORDINARY HIGH WATER
R/W	RIGHT OF WAY	CWP	CITY OF WINTER PARK
O.R.	OFFICIAL RECORDS BOOK	PRM	PERMANENT REFERENCE MONUMENT
PG.	PAGE	P.O.C.	POINT OF COMMENCEMENT
P.B.	PLAT BOOK	P.O.B.	POINT OF BEGINNING
SEC.	SECTION	○	4"x4" CONCRETE MONUMENT "LB 7809 PRM"
TWP.	TOWNSHIP	●	5/8" IRON ROD AND CAP "LB 7809"
RNG.	RANGE	●	NAIL AND DISK "LB 7809"
		●	NAIL AND DISK "LB 7809 PRM"

Line Table		
Line	Length	Direction
L1	3.39'	N01° 32' 25"W
L2	31.98'	N80° 22' 36"E
L3	31.98'	S80° 22' 36"W
L4	18.35'	N88° 27' 35"E
L5	12.81'	N70° 28' 38"W
L6	4.00'	S01° 32' 25"E
L7	4.00'	N01° 32' 25"W
L8	7.77'	N66° 09' 13"W
L9	8.36'	N69° 12' 55"W
L10	7.22'	N85° 23' 20"W
L11	21.48'	N63° 48' 24"E
L12	21.58'	N57° 09' 23"E
L13	19.52'	N07° 12' 22"W
L14	16.15'	N09° 33' 24"E
L15	19.52'	S07° 12' 22"E
L16	8.65'	S09° 33' 24"W

Line Table		
Line	Length	Direction
L17	7.28'	S41° 33' 00"W
L18	13.59'	N41° 33' 00"E
L19	23.02'	N55° 07' 06"E
L20	24.05'	S55° 07' 06"W
L21	10.98'	S32° 58' 48"E
L22	17.57'	N79° 59' 04"W
L23	38.78'	N84° 41' 41"W
L24	19.20'	S85° 35' 19"E
L25	28.51'	N85° 35' 19"W
L26	26.19'	N70° 40' 58"W
L27	26.29'	N66° 09' 13"W
L28	25.74'	N85° 23' 20"W
L29	28.37'	S66° 28' 55"W
L30	18.22'	N33° 54' 57"E
L31	14.79'	S46° 30' 40"W
L32	15.18'	N41° 16' 13"E

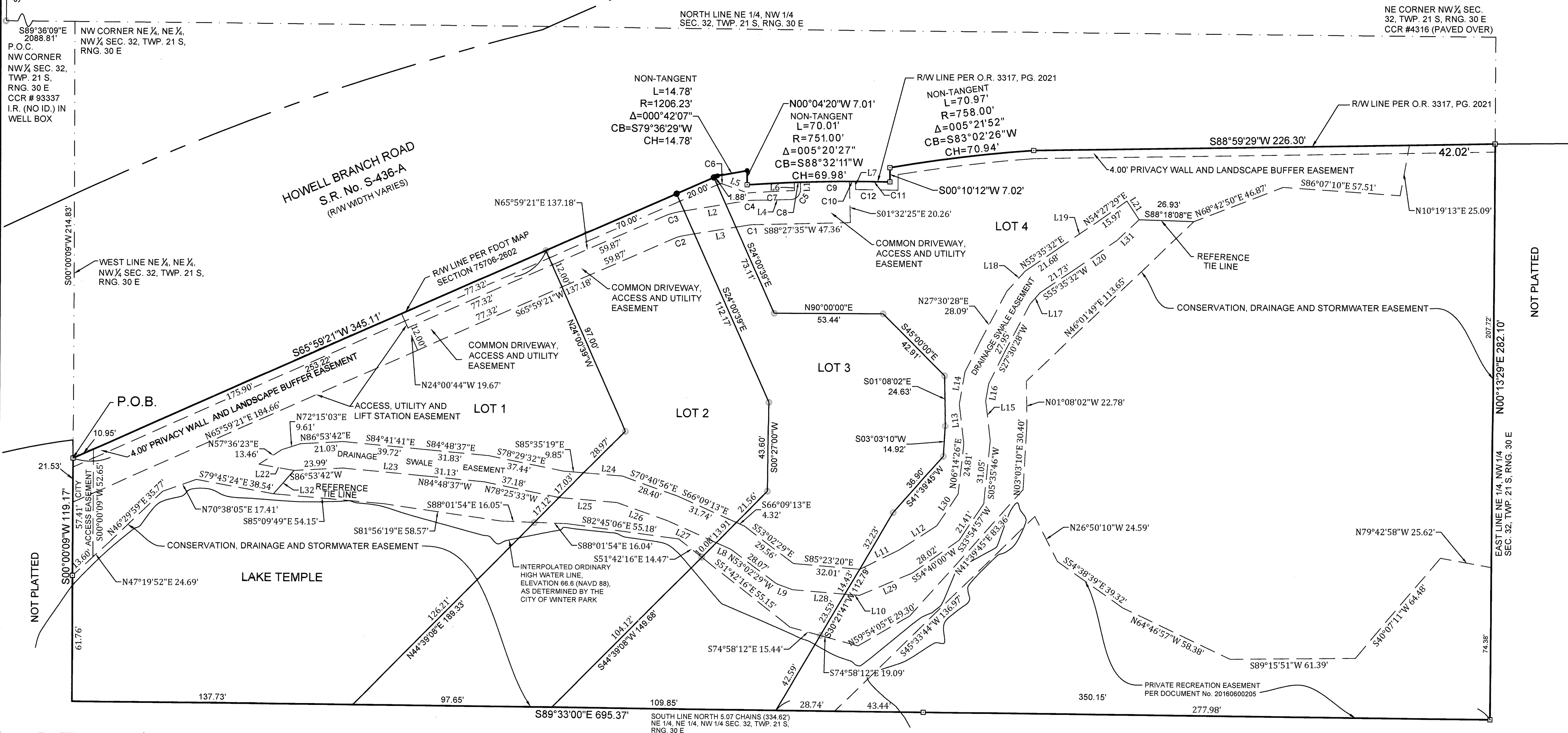
Curve Table					
Curve	Length	Radius	Delta	Chord	Chord Bearing
C1	2.82'	20.00'	008°04'58"	2.82'	S84°26'05"W
C2	5.02'	20.00'	014°23'15"	5.01'	S73°10'59"W
C3	8.04'	32.00'	014°23'15"	8.01'	N73°10'59"E
C4	4.51'	32.00'	008°04'58"	4.51'	N84°26'05"E
C5	7.85'	5.00'	090°00'00"	7.07'	N43°27'35"E
C6	2.28'	3.00'	043°32'01"	2.22'	S87°45'21"W
C7	22.99'	747.00'	001°45'47"	22.99'	S86°44'51"W
C8	3.01'	751.00'	000°13'46"	3.01'	S87°44'53"W
C9	24.00'	751.00'	001°49'52"	24.00'	S88°46'43"W
C10	2.99'	751.00'	000°13'42"	2.99'	S89°48'30"W
C11	16.84'	751.00'	001°17'04"	16.83'	N89°26'08"W
C12	20.72'	747.00'	001°35'20"	20.72'	N89°16'31"W

NW CORNER SW 1/4 SEC.
29, TWP. 21 S, RNG. 30 E
CCR # 93336
6"x6" CONC. MON. (NO ID.)

S00°33'40"E 2846.80'

S89°36'09"E 2088.81'

P.O.C.
NW CORNER
NW 1/4 SEC. 32,
TWP. 21 S,
RNG. 30 E
CCR # 93337
I.R. (NO ID.) IN
WELL BOX



SECOM LLC

LB # 7809
P.O. BOX 1747
ORLANDO, FL 32750
Tel. (407) 334-0453

NOT PLATTED



item type Public Hearings (Public participation and comment on these matters must be in-person.)	meeting date July 13, 2023
prepared by Jeffrey Briggs	approved by
board approval Completed	
strategic objective	

subject

SUB #23-01: Request of the City of Winter Park for: Subdivision approval to split off a portion of the city-owned "Tree Farm" property to create six single family building lots at the end of Durham Avenue.

motion / recommendation

Staff recommendation is for approval.

background

The City is the owner of the former "Tree Farm" property which is a vacant 14.2-acre property at 1938 Durham Avenue, north of Lee Road. Many decades ago, the city used the property to grow trees for replanting but that activity ended in the 1960's. It is just a vacant property that is only used for hurricane debris storage when needed. Given the previous usage and open space nature of the property, it has historically been designated with "parks" zoning although it has never been used as a park and not open to the public.

The City Commission now desires to add to the inventory of open space/park lands in the City via other opportunities to purchase property for park purposes that is more visible and readily enjoyed by the city's residents and visitors. This proposal is to create six new single family (R-1A) zoned building lots (for sale) that could generate significant revenues for the Park Acquisition Trust Fund. In order to accomplish that end result, the comprehensive plan designation and zoning designation for the six lots needs to be changed from Open Space and Recreation (PR) to Single Family Residential (R-1A) and the subdivision/lot split approved.

Zoning Test:

The adjacent neighborhood is zoned R-1A and the proposed lots would have the same R-1A zoning and each lot would be 75 feet wide and 8,500 sq. ft. in size. That meets the minimum requirements of the R-1A zoning and no variances are requested or needed. Similarly, the new homes would all meet the R-1A zoning setbacks and need no variances.

Lot Conformance to the Neighborhood:

The proposed lots are the same width (75 feet wide) and depth as the three adjacent interior lots on Durham Avenue. While some corner lots are bigger (as required at platting) the interior lots in this neighborhood on the east side of Turner Road are all the same 110 feet of lot depth and range in width from 72 to 88 feet in width. As such, the proposed lots are comparable to the neighborhood character and the same size as the three adjacent homes on Durham Avenue. Given that the character of the adjacent neighbor is almost exclusively one-story homes, the sale of such lots would be restricted to only a one-story home.

Associated Development:

In order to build the six new homes, Durham Avenue would be extended the 225 feet with the same 24-foot wide curbed roadway that now exists. The platted right-of-way of Durham Avenue is 60 feet wide (50 feet is typical) which leaves ample room for a 24-foot wide street and storm water retention in swales for the roadway runoff within the remaining 34-foot width in the right-of-way. Each new home would also have to provide its' individual storm water retention for the improvements built. The water line would be extended with a new fire hydrant added at the end that would improve fire response for all the homes on this block. There is no sanitary sewer system in this neighborhood. All of the homes are on septic tank. These new homes would be 550 feet from Lake bell, and as such would not add any nutrient loading to the lake.

Summary:

The City Attorney will confirm that when a subdivision/lot split request is made that conforms to the Zoning requirements, the applicant is entitled to an approval, with the action ministerial in nature. The lots are of comparable size to the neighborhood and the proposed deed restriction for only one-story construction would maintain the scale and character of the neighborhood. There have not been any new homes built in this neighborhood (off the lake) for many years. These new sales would help to increase property values. Thus, staff is recommending approval of this request subject the one-story deed restriction.

[alternatives / other considerations](#)**[fiscal impact](#)****ATTACHMENTS:**

[Map and Aerial.pdf](#)

ATTACHMENTS:

[Subdivision Proposal.pdf](#)

ATTACHMENTS:

[Pictures of adjacent homes.pdf](#)

ATTACHMENTS:

[Ord. Comp. Plan_FLU-Durham Ave.doc](#)

ATTACHMENTS:

[Ord. Zoning _Durham Ave.doc](#)

OCPA Web Map

Florida
turnpike

Interstate 4

Toll Road

Major Roads

Public Roads

Gated Roads

Road Under Construction

Proposed Road

Brick Road

Rail Road

Proposed Sun/Rail

Block Line

Lot Line

Residential

Agriculture

Commercial/
Institutional

Governmental/
Institutional/
Misc

Commercial/
Industrial
Vacant Land

Agricultural
Curtilage

Hydro

Waste Land

County
Boundary

Parks

Golf Course

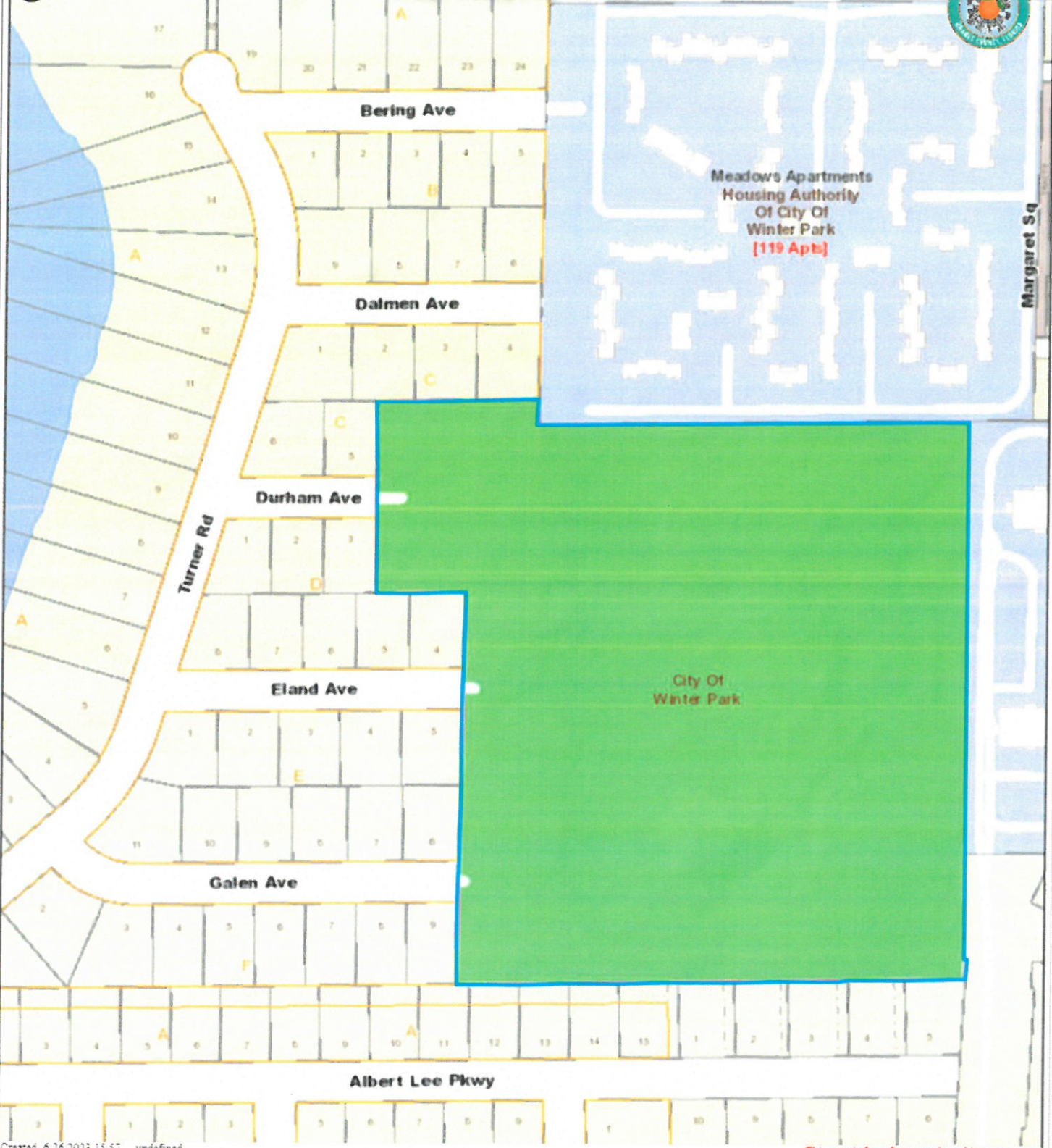
Lakes and
Rivers

Building

Hospital



Orange County Property Appraiser



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This map is for reference only and is not a survey

OCPA Web Map

Florida
turnpike

Interstate 4

Toll Road

Major Roads

Public Roads

Gated Roads

Road Under Construction

Proposed Road

Brick Road

Rail Road

Proposed SunRail

Block Line

Lot Line

Residential

Agriculture

Commercial/
Institutional

Governmental/
Institutional/
Misc

Commercial/
Industrial

Vacant Land

Agricultural
Curtilage

Hydro

Waste Land

County Boundary

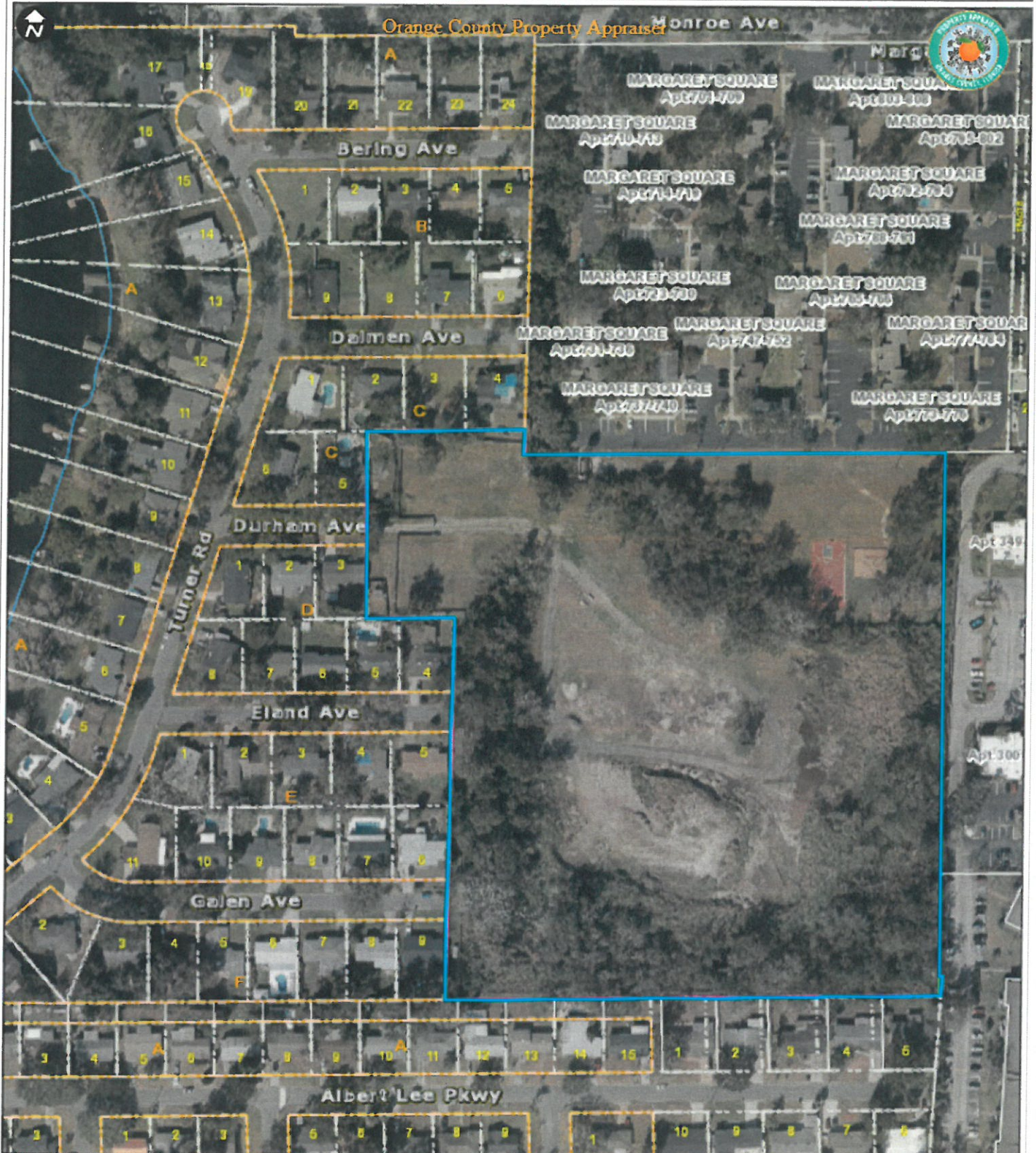
Parks

Golf Course

Lakes and
Rivers

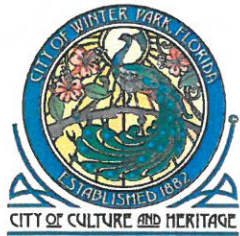
Building

Hospital



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This map is for reference only and is not a survey



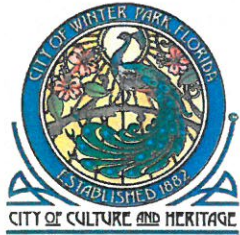
TREE FARM Lot Analysis

City of Winter Park
Florida

Legend

-  Tree Farm
-  Existing Lots
-  New 75' x 110' Lot
-  Durham Ave Continuation





TREE FARM

Lot Analysis

City of Winter Park
Florida

Legend

-  Tree Farm
-  Existing Lots
-  New 75' x 110' Lot
-  Durham Ave Continuation



Existing adjacent homes on the south side of Durham Avenue



Existing adjacent home on the north side of Durham Avenue



Property to be developed with six new homes



ORDINANCE XXXX-23

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO CHANGE FROM OPEN SPACE AND RECREATION FUTURE LAND USE TO SINGLE FAMILY RESIDENTIAL FUTURE LAND USE ON A PORTION OF THE CITY PROPERTY AT 1938 DURHAM AVENUE, MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS, the City of Winter Park desires to convert unused and un-accessible city property to a single-family use that is compatible with the adjacent neighborhood so that the proceeds from the sale of the property can be used to purchase other property for parks purposes.

WHEREAS, on July 13, 2023, 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 future land use designation meets the criteria established by Chapter 163, Florida Statutes and pursuant to and in compliance with law.

NOW THEREFORE BE IT ENACTED, AS FOLLOWS:

SECTION 1. That Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to change from an Open Space and Recreation future land use designation to a Single Family Residential future land use designation of the property described below:

Begin at the point of the northeast corner of Lot 5, Block "C" of the Lake Bell Terrace subdivision as recorded in Plat Book "V", Page 13 of the Public Records of Orange County, Florida, then run 225 feet along the south boundary of Lots 2, 3 and 4, Block "C", then run south 280 feet to the north boundary extension of Lots 4-8, Block "D", then run west 225 feet to the southeast corner of Lot 3, Block "D", then run north 280 feet to the Point of Beginning.

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 _____, 2023.

Mayor Phillip Anderson

Attest:

Rene Cranis, City Clerk

ORDINANCE XXXX-23

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO CHANGE FROM PARKS AND RECREATION (PR) DISTRICT ZONING TO SINGLE FAMILY RESIDENTIAL (R-1A) DISTRICT ZONING ON A PORTION OF THE CITY PROPERTY AT 1938 DURHAM AVENUE, MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS, the City of Winter Park desires to convert unused and un-accessible city property to a single-family use that is compatible with the adjacent neighborhood so that the proceeds from the sale of the property can be used to purchase other property for parks purposes.

WHEREAS, on July 13, 2023, 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, this change 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, AS FOLLOWS:

SECTION 1. That Chapter 58 "Land Development Code", Article III, "Zoning" and the Official Zoning Map is hereby amended to change from Parks and Recreation (PR) zoning to Single Family Residential (R-1A) zoning on the following property:

Begin at the point of the northeast corner of Lot 5, Block "C" of the Lake Bell Terrace subdivision as recorded in Plat Book "V", Page 13 of the Public Records of Orange County, Florida, then run 225 feet along the south boundary of Lots 2, 3 and 4, Block "C", then run south 280 feet to the north boundary extension of Lots 4-8, Block D", then run west 225 feet to the southeast corner of Lot 3, Block "D", then run north 280 feet to the Point of Beginning.

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

ADOPTED at a regular meeting of the City Commission of the City of Winter Park, Florida, held in City Hall, Winter Park, on this ____ day of _____, 2023.

Mayor Phillip Anderson

Attest:

Rene Cranis, City Clerk