



AGENDA
CITY COMMISSION
CITY HALL COMMISSION CHAMBERS
300 W. Plant Street

REGULAR MEETING

February 12, 2015

6:30 p.m.

CALL TO ORDER

Determination of a Quorum

Moment of Silence and Pledge of Allegiance

1. **APPROVAL OF MINUTES**

Regular Meeting of January 22, 2015

2. **FIRST READING AND PUBLIC HEARING OF PROPOSED ORDINANCES**

A. **Ordinance 15-19:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.26 ± ACRES LOCATED AT 30 WEST SMITH STREET AT THE SOUTHWEST CORNER OF SOUTH BOYD STREET AND WEST SMITH STREET FROM CITY R-2 RESIDENTIAL DISTRICT TO CITY R-NC RESIDENTIAL-NEIGHBORHOOD COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

B. **Ordinance 15-20:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS 0.26 ± ACRES LOCATED AT 30 WEST SMITH STREET AT THE SOUTHWEST CORNER OF SOUTH BOYD STREET AND WEST SMITH STREET FROM CITY LOW DENSITY RESIDENTIAL TO CITY RESIDENTIAL-NEIGHBORHOOD COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE **with the second reading and public hearing being schedule for February 22, 2015** – Community Development Director Williams

C. **Ordinance 15-21:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 6 OF THE WINTER GARDEN CITY CODE; PROVIDING FOR THE DEFINITION OF PACKAGE SALE VENDOR; PROVIDING FOR PACKAGE SALE VENDOR DISTANCE REQUIREMENTS AND RESTRICTIONS; PROVIDING FOR METHOD OF MEASUREMENT OF DISTANCES; PROVIDING FOR EXEMPTIONS IN CERTAIN CIRCUMSTANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE **with the second reading and public hearing being scheduled for February 22, 2015** – City Attorney Ardaman

3. **SECOND READING AND PUBLIC HEARING OF PROPOSED ORDINANCES**

A. **Ordinance 15-01:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 11.1 ± ACRES LOCATED AT 1205 EAST FULLERS CROSS ROAD ON THE NORTH SIDE OF EAST FULLERS CROSS ROAD, EAST OF NORTH WEST CROWN POINT ROAD AND WEST OF EAST CROWN POINT ROAD INTO THE CITY OF WINTER GARDEN FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

B. **Ordinance 15-02:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS 11.1 ± ACRES LOCATED AT 1205 EAST FULLERS CROSS ROAD ON THE NORTH SIDE OF EAST FULLERS CROSS ROAD, EAST OF NORTH WEST CROWN POINT ROAD AND WEST OF EAST CROWN POINT ROAD FROM ORANGE COUNTY PLANNED DEVELOPMENT – LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

C. **Ordinance 15-03:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 11.1 ± ACRES LOCATED AT 1205 EAST FULLERS CROSS ROAD ON THE NORTH SIDE OF EAST FULLERS CROSS ROAD, EAST OF

NORTH WEST CROWN POINT ROAD AND WEST OF EAST CROWN POINT ROAD FROM ORANGE COUNTY A-2 FARMLAND RURAL DISTRICT TO CITY R-1B RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE - Community Development Director Williams

D. **Ordinance 15-16:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 14-37, THE CITY OF WINTER GARDEN FISCAL YEAR 2014-2015 BUDGET TO CARRY FORWARD PRIOR YEAR APPROPRIATIONS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE – Finance Director Zielonka

4. **REGULAR BUSINESS**

A. Recommendation to approve waiving special event fees and allowing alcohol sales for the Evening at the Pops event in Newton Park and Tanner Hall on March 14, 2015 with a rain date of March 29, 2015 – Recreation Director Conn

B. Recommendation to approve site plan, subject to Development Review Committee conditions, for a hockey training facility at 530 – 630 East Crown Point Road – Community Development Director Williams

C. Recommendation to approve site plan for 1291 Winter Garden Vineland Road to add a building in the West Orange Business Center - Community Development Director Williams

5. **MATTERS FROM PUBLIC** (*Limited to 3 minutes per speaker*)

6. **MATTERS FROM CITY ATTORNEY** – Kurt Ardaman

7. **MATTERS FROM CITY MANAGER** – Mike Bollhoefer

8. **MATTERS FROM MAYOR AND COMMISSIONERS**

ADJOURN to a Regular Meeting on February 26, 2015 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, 1st floor

NOTICE: In accordance with Florida Statutes 286.0105, if any person decides to appeal any decision made by said body with respect to any matter considered at such meeting, he/she will need a record of the proceedings and, for that purpose, he/she may need 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. The City of Winter Garden does not prepare or provide such record.

Persons in attendance at the City Commission meeting are invited to stand during the moment of silence and Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in or rise for any moment of silence that is offered or to rise for or recite the Pledge of Allegiance. You may remain seated within the City Commission Chambers or exit the City Commission Chambers and return upon completion of the moment of silence or Pledge of Allegiance if you do not wish to participate in or witness same in accordance with Resolution 14-05.

	Those needing assistance to participate in any of these proceedings should contact the City Clerk's Office at least 48 hours in advance of the meeting (407) 656-4111 x2254.		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained at the meeting from the Information Technology Department (407) 656-4111 x5455.
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CITY OF WINTER GARDEN

CITY COMMISSION AND COMMUNITY REDEVELOPMENT AGENCY REGULAR MEETING MINUTES

January 22, 2015

A **REGULAR MEETING** of the Winter Garden City Commission was called to order by Mayor Rees at 6:32 p.m. at City Hall, 300 West Plant Street, Winter Garden, Florida. A Moment of Silence and Pledge of Allegiance were given.

Present: Mayor John Rees, Commissioners Bob Buchanan, Kent Makin, Robert Olszewski and Colin Sharman

Also Present: City Manager Mike Bollhoefer, City Attorney Kurt Ardaman, City Clerk Kathy Golden, Assistant City Manager - Public Services Don Cochran, Assistant City Manager - Administrative Services Frank Gilbert, Community Development Director Ed Williams, Fire Chief Matt McGrew, Police Chief George Brennan, Economic Development Director Tanja Gerhartz and Finance Director Laura Zielonka

1. **APPROVAL OF MINUTES**

Motion by Commissioner Buchanan to approve the regular meeting minutes of January 8, 2015 as submitted. Seconded by Commissioner Makin and carried unanimously 5-0.

2. **PRESENTATIONS**

A. **Local government revenue sources**

City Manager Bollhoefer gave a PowerPoint presentation to provide clarification on revenues for local governments. He stated that this had been requested by some of the City Commissioners. (*See Attached Exhibit A*)

B. **Emergency Medical Services**

City Manager Bollhoefer stated that he has been meeting individually with the City Commissioners on this item and they had some very good questions and comments. He requested postponement of this item for 30 days so staff can address the issues and comments. He shared that he has spoken with Rural Metro, who has given the City a three month extension.

Mayor Rees stated that he thinks it is a good idea for the questions raised to be incorporated into the presentation. *There were no objections noted to postponement of this item.*

3. **FIRST READING AND PUBLIC HEARING OF PROPOSED ORDINANCE**

A. **Ordinance 15-16:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 14-37, THE CITY OF WINTER GARDEN

FISCAL YEAR 2014-2015 BUDGET TO CARRY FORWARD PRIOR YEAR
APPROPRIATIONS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE
DATE

City Attorney Ardaman read Ordinance 15-16 by title and an excerpt from Section 1 as follows:

REVENUES	
General Fund	\$ 540,913
CRA	6,475,000
Local Option Gas Tax Fund	480,777
General Impact Fee Fund	15,159
Transportation Impact Fee Fund	5,236,028
Utilities Operating Fund	2,737,779
Utilities Impact Fee Fund	7,394,694
Utilities Renewal & Replacement	2,168,216
Stormwater Fund	425,591
Trailer City Fund	4,000
	<u>\$25,478,157</u>

Mr. Ardaman noted that the expenditures are itemized identically with that of the revenues.

Finance Director Zielonka stated that this ordinance amends the current year budget to carry forward the projects of last year's budget that were not completed. Staff would like to carry forward these appropriations into this year's budget. She stated staff has included a list of the projects in Exhibit 1 that include two items staff would like to remove before the second reading of the ordinance. The first item for removal is the CRA funding of \$400,000 for Dillard Street, which was from prior years planning that is no longer being planned. The second item is on the second page under the utilities operating fund; \$300,000 was for painting the water tank. She noted that the City is working with a company to remove the equipment off of the tank and they will hopefully demolish the tank so that the City will not have to paint it. City Manager Bollhoefer noted that the issue of the tank will be brought back before the City Commission.

Mayor Rees asked for clarification on an identical charge of \$700,000, which is listed twice. He asked if one was for water lines and the other for sewer lines. He noted that both lines are listed for Dillard Street improvements from State Road 50 to Plant Street. Ms. Zielonka confirmed that the funding sources are for sewer and for water.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Buchanan to approve Ordinance 15-16 as recommended by staff with the second reading and public hearing scheduled for February 12, 2015. Seconded by Commissioner Sharman and carried unanimously 5-0.

4. **SECOND READING AND PUBLIC HEARING OF PROPOSED ORDINANCES**

- A. **Ordinance 15-04:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 23.64 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE NORTH, SOUTH, EAST, AND WEST CORNERS OF THE INTERSECTION OF MARSH ROAD AND WILLIAMS ROAD AT 17416, 17451, 17500, AND 17501 MARSH ROAD AND 2002 WILLIAMS ROAD, FROM CITY NO ZONING (NZ) TO CITY URBAN VILLAGE PLANNED UNIT DEVELOPMENT (UVPUD); DESCRIBING THE DEVELOPMENT AS THE FOUR CORNERS UVPUD; PROVIDING FOR CERTAIN UVPUD REQUIREMENTS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 15-04 by title only. Community Development Director Williams stated that this project is located at all four corners of Williams and Marsh Roads. It is to be the commercial center for that urban village designated on the comprehensive plan for that area. The property has a mixture of office, commercial, and possibly some residential uses. The conditions of approval address a great number of issues. The applicant is donating right-of-way for improvements to the intersection and paying their share of the portion of costs for signalization. In addition, they have worked with Standard Pacific to provide the tank site for our stormwater systems needed in that area. They have provided several other benefits that are above and beyond the demands they created themselves. The project has been reviewed by the Planning and Zoning Board and staff for compliance with regulations. Approval is recommended subject to the conditions as stated in the report. (*See attached Exhibit B*)

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

City Attorney Ardaman stated that the City Commission has been presented with three additional matters that have been finalized today. There is an additional agreement that the property owner has executed that governs the vacation and abandonment of Orange County utilities, temporary tree removal license which the property owner has authorized the City to cut down some trees near the intersection of Williams and Marsh Roads for utility purposes, and a utility and drainage easement agreement, which allows the City to go in and construct or authorize others to construct utilities all for the benefit of the development of the area for the City. He suggested to the City Commission that if they find it appropriate to approve this ordinance, they should also authorize the Mayor or the City Manager to execute those documents along with the other closing documents.

Motion by Commissioner Buchanan to adopt Ordinance 15-04 and authorize the Mayor or City Manager to execute the documents referred to by the City Attorney

and any other closing documents. Seconded by Commissioner Sharman and carried unanimously 5-0.

- B. **Ordinance 15-11:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING DIVISIONS 3, 4 AND 5 OF ARTICLE II, CHAPTER 42 OF THE CITY OF WINTER GARDEN CODE OF ORDINANCES; PROVIDING FOR INCREASED IMPACT FEES FOR POLICE PROTECTION, FIRE AND RESCUE AND RECREATION IMPACT FEES; PROVIDING FOR SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 15-11 by title only. Finance Director Zielonka stated that this ordinance amends the current Fire, Police, and Recreation impact fees. She noted that the City Manager previously explained the importance of new development paying for itself and not putting the burden on the current taxpayers. She noted that a study was performed by a municipal studies group who recommends that the City of Winter Garden increases their Police, Fire and Recreation fees in order to pay for needed infrastructure. She noted that the study was included in the agenda packet for the City Commission's review and approval is recommended.

City Manager Bollhoefer displayed information on the proposed municipal impact fee to clear up any misunderstanding about the impact fee increase amount. The total the fees would be increased is 9.84 percent. He noted that with the reduction of the super impact fee on CR 545, these impact fees are actually lower than they would have been five years ago. The total increase is 9.84 percent and a majority of this increase will not hit the commercial market as most of it is based on recreation, which is only residential.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Sharman to adopt Ordinance 15-11. Seconded by Commissioner Makin and carried unanimously 4-1; Commissioner Olszewski opposed.

Commissioner Buchanan asked if Commissioner Olszewski is opposing putting the burden on the City taxpayer rather than the developers. Commissioner Olszewski stated that what he is saying is that he voted no, exercising his vote as a Commissioner to vote the way he thinks is best to serve the City. He expressed that he did not think questioning his vote was appropriate. He stated that since it was brought up, he does not believe that having the impact fee by voting no correlates directly with the raising of taxes on our citizens. He does not believe that and the numbers support that. He stated that you can cut expenses and make other things work without reducing services and without increasing taxes on our residents.

- C. **Ordinance 15-13:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 0.907 ± ACRES LOCATED AT 933 CARTER ROAD ON THE EAST SIDE OF CARTER ROAD, SOUTH OF EAST STORY ROAD AND NORTH OF WEST COLONIAL DRIVE INTO THE CITY OF WINTER GARDEN, FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- Ordinance 15-14:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS 0.907 ± ACRES LOCATED AT 933 CARTER ROAD ON THE EAST SIDE OF CARTER ROAD, SOUTH OF EAST STORY ROAD AND NORTH OF WEST COLONIAL DRIVE FROM ORANGE COUNTY LOW DENSITY RESIDENTIAL TO CITY MULTI OFFICE INDUSTRIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE
- Ordinance 15-15:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 0.907 ± ACRES LOCATED AT 933 CARTER ROAD ON THE EAST SIDE OF CARTER ROAD, SOUTH OF EAST STORY ROAD AND NORTH OF WEST COLONIAL DRIVE FROM ORANGE COUNTY A-1 RURAL DISTRICT TO CITY I-2 GENERAL INDUSTRIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinances 15-13, 15-14, and 15-15 by title only. Community Development Director Williams stated that this a voluntary request for annexation, comprehensive plan designation, and rezoning. This is for a house and a small piece of property on Carter Road that is surrounded primarily by the Auto Auction. They are requesting industrial zoning which is consistent with the nature of that area. It has been reviewed by the Planning and Zoning Board and staff who recommend approval.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Makin to adopt Ordinances 15-13, 15-14, and 15-15. Seconded by Commissioner Buchanan and carried unanimously 5-0.

- D. **Ordinance 15-17:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 0.16 ± ACRES LOCATED AT 120 EAST MAPLE STREET AT THE SOUTHWEST CORNER OF EAST MAPLE STREET AND CHARLES STREET FROM CITY R-2 RESIDENTIAL DISTRICT TO CITY C-3 PROFESSIONAL OFFICE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 15-17 by title only. Community Development Director Williams stated that as noted in our last hearing of this item, this is an error that the City is trying to correct. The comprehensive plan had designated this property for commercial but the zoning was still residential. The property has already been developed and they were trying to do some additional improvements and thought it appropriate to correct the error at this time. Staff and the Planning and Zoning Board have reviewed this and recommend approval.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Sharman to adopt Ordinance 15-17. Seconded by Commissioner Makin and carried unanimously 5-0.

- E. **Ordinance 15-18:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 0.49 ± ACRES LOCATED AT 360 WEST PLANT STREET AT THE SOUTHEAST CORNER OF WEST PLANT STREET AND SOUTH CENTRAL AVENUE FROM CITY R-NC RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT TO CITY C-1 CENTRAL COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 15-18 by title only. Community Development Director Williams stated that this is known as the blue house next door to City Hall. It is being proposed for development in conjunction with a similar ownership group from the market. They are proposing a three-story building with retail on the first floor and offices on the second and third floors. The architecture is very similar to the building that they are constructing right now next door. He stated that staff is very happy to bring this item to the City Commission with a recommendation to approve.

Mayor Rees opened the public hearing; hearing and seeing none, he closed the public hearing.

Motion by Commissioner Makin to adopt Ordinance 15-18. Seconded by Commissioner Sharman and carried unanimously 5-0.

5. **REGULAR BUSINESS**

- A. **Recommendation to provide \$100,000 to purchase projectors and equipment for use by the Garden Theatre and the community under a Special Use Agreement**

Economic Development Director Gerhartz stated that the Winter Garden Visual Partnership has asked to make a brief presentation. She referred the City Commission to a revised budget which had been distributed at this meeting. She noted an increase to the numbers and highlighted the changes. Staff is revising the recommended \$100,000 to purchase projectors with the understanding that three of the projectors will be owned by the City and can be used for community projects and events. The City and the Garden

Theatre would enter into a use agreement for the projectors at a later date. Ms. Gerhartz noted that this has had a great deal of support within the digital arts community. Ms. Gerhartz recognized Becky Roper of 1355 Kelso Boulevard and Amber Larkin of 446 W. Plant Street and special guest (Tinker Bell) to give a brief presentation.

City Manager Bollhoefer clarified that no one has changed the request. Their budget has changed, but the request from the City Commission remains at \$100,000.

Ms. Roper, representative of the Garden Theatre, and Ms. Larkin, representative of Nth Degree, gave a brief presentation explaining how the digital technology will bring their theater to life. Ms. Larkin explained her company's part is the process of creating digital mapping. (See Attached **Exhibit C**)

Commissioner Olszewski shared that he and his wife are donors to the Garden Theatre and do not receive any monetary income from those donations. He asked if he would be able to vote on this item. City Attorney Ardaman responded that donors are fine. Commissioner Olszewski went on to share his excitement to bring such a project to the City of Winter Garden.

Commissioner Olszewski asked the City Manager about donating to this project and how it will delineate donating to other such nonprofit projects. Mr. Bollhoefer responded that it does get challenging when many approach staff and they have to reply no because there is not a lot of return on the investment. He noted that a return on an investment is not necessarily money and can be measured in many ways. He addressed the quality of life being a key factor in the decision making process and used the example of the Solar Bears coming to Winter Garden for improving our quality of life.

Commissioner Sharman noted that the City would actually own the projectors, which means that we are buying something that the City can use. Mr. Bollhoefer added that the resell value of each projector is \$40,000 to 60,000.

Commissioner Olszewski asked that since this is a public asset owned by the people of Winter Garden, is there a mechanism for other non-profit groups to be able to approach the Garden Theatre to use the equipment since they will be the guardians. Ms. Roper replied that they would work out joint use agreements and totally sees this as part of the plan.

Motion by Commissioner Buchanan to approve spending \$100,000 to purchase projectors and equipment as requested for use by the Garden Theatre and the community under a Special Use Agreement. Seconded by Commissioner Olszewski and carried unanimously 4-1; Commissioner Makin opposed.

B. Consider condemning and demolishing building located at 230 11th Street, Winter Garden, Florida; Owner of record is Donald Rodgers

Code Enforcement Manager Pash stated that this property is located at 230 11th Street and there are six buildings that were once apartments. He noted that there was a seventh building that was destroyed in 2008 and only the concrete shell remains. He shared that staff has been moving through the area doing a lot of work and six of the buildings in the area have already been condemned and knocked down. He noted that all of the requirements in Chapter 18 of the City Code have been followed for condemnation. Mr. Pash noted that after presenting the notice to the owner the owner presented to staff that he plans to rebuild. The owner was present and wished to address the City Commission to seek additional time to rebuild his structure. Mr. Pash stated that staff is still asking the City Commission to move forward with their recommendation to condemn the building within a certain timeframe.

Donald Rodgers, 559 Hernando Place, Clermont, Florida, noted that he has seven duplexes at 230 11th Street he purchased in 1990. He described his remodeling of the units and the damaging events that happened to one of them. He described his lack of funds to complete the projects but stated that he expects to have the funds to finish the building and asked for additional time through September.

Commissioner Sharman asked when he would start in order to see some type of action being taken on this property. Mr. Rodgers responded approximately July. He explained that he had at onetime secured the building but someone removed the boarding. He has since secured it with anchors, pressure washed, and painted.

Commissioner Makin asked if part of the building caught on fire. Mr. Rodgers responded yes. Commissioner Makin asked if he was working with his insurance adjuster. Mr. Rodgers responded that it has been awhile since the fire and explained that with the down turn of the economy, it affected his ability to finish it. He explained that he removed the framing which could not be used. Commissioner Makin and Mr. Rodgers discussed the building's age, building department requirements to bring it up to today's code, and the estimated cost to do repairs.

There was discussion on how long it took for the City to actually bring the proceedings to this point. Commissioner Buchanan stated that if the City Commission allows this delay then we would have to go through the process all over again. City Manager Bollhoefer interjected that staff would like to actually set start and finish dates and if these deadlines are not met, then the City would have the right to demolish it at that point.

Mayor Rees asked Code Enforcement Manager Pash the time limit he was seeking, noting that once Mr. Rodgers starts spending money, he will need to be sure he can finish. Mr. Pash shared that if Mr. Rodgers was given three months to submit the plans for a permit, he may not be ready to start but it will be in the permitting process. Building permits are given up to a year to be completed.

City Manager Bollhoefer suggested requiring that the plans be submitted by the end of April, with construction to start by July 15, and construction completed by November 15. Commissioner Makin asked about the turnaround on plans right now. Mr. Pash responded three to four days. There was discussion on various timeframes for the project. Mr. Pash noted that the shell is already there and it needs a roof and interior build up.

Motion by Commissioner Sharman to allowing the current owner until the end of the year to complete the building and if not completed, the City will move forward with the condemnation of 230 11th Street. Seconded by Commissioner Makin and carried unanimously 5-0.

C. **Recommendation to authorize purchasing a 2015 Ford F550 Service Truck for the Water and Reuse Distribution Division for \$54,347, as budgeted**

Assistant City Manager of Public Services Cochran stated that staff is requesting permission to purchase a Ford F550 Service Truck. He noted that staff wants to purchase the truck on a bid from Pasco County. He noted that this will be a new purchase of a service truck that is needed to pull heavy equipment. This purchase was included in the 2014/2015 budget; total price is \$54,347.

Motion by Commissioner Sharman to approve authorizing the purchase of a 2015 Ford F550 Service Truck for the Water and Reuse Distribution Division for \$54,347, as budgeted. Seconded by Commissioner Olszewski and carried unanimously 5-0.

D. **Recommendation to approve bids and award contract for the Southwest Reuse Phase 2, CR545 Reuse Water Main Expansion Project to T. D. Thomson for \$425,436 that includes a 10 percent contingency**

Assistant City Manager of Public Services Cochran stated that on December 9, 2014, the City received bids for the Southwest Reuse Phase 2, CR545 Reuse Main extension. This reuse main will connect the existing reuse main just south of State Road 50 to the other existing reuse main south of the turnpike. This will be done with directional drilling so as to have little impact on the residents; as all pipes will be drilled underground with very little excavation. He shared that there will be easements required from all but two of the property owners. He noted that the apartment complex and an owner that lives by the turnpike were not able to give the City an easement. In these cases, the City will have to go out into the County Road right-of-way to extend into the existing reuse lines.

Mr. Cochran stated that the City had four contractors bid on this project. T.D. Thomson Construction was the low bid at \$386,760. The engineer of record has checked T. D. Thomson's references, as well as his subcontractor references, and recommends that T. D. Thomson is the lowest responsive and qualified bidder. Staff recommends a ten percent contingency making the overall project amount \$425,436.

Motion by Commissioner Buchanan to approve the bids and award contract for the Southwest Reuse Phase 2, CR545 Reuse Water Main Expansion Project to T. D. Thomson for \$425,436 that includes a 10 percent contingency. Seconded by Commissioner Sharman and carried unanimously 5-0.

E. **Recommendation to authorize the City Manager to sign a Letter of Intent to transfer \$250,000 impact fee credits to develop the northwest corner of Dillard Street and State Road 50**

City Manager Bollhoefer stated staff has been looking to redevelop the corner of Dillard Street and State Road 50 where the Sunoco Station and the motel currently sit. This motel has been a source for significant issues for the City over time. He thinks we have a great opportunity to get rid of this motel and bring in new businesses that will clean up the entire corner. Staff has been working on this deal for several months with several people who are property owners here, and we are now in a position to make this deal work. There is a \$250,000 shortfall to make the numbers work for the deal take place. He distributed a revised letter and shared that staff would like to work out a letter of intent with one of the property owners. They would like to take some of the impact fees that are tied to this property and transfer those fees to other properties that they own within the City.

Currently we do not have an ordinance which allows us to do this but it is done in other communities. We could subsequently pass an ordinance to make this happen. Staff believes this is a onetime opportunity to clean up this entire corner and recommend agreeing to this letter that allows the current property owner to transfer impact fees to other properties that he owns within the City.

Commissioner Olszewski asked how amending the impact fee ordinance would affect or impact other businesses wanting to take advantage of this change in our ordinance. Mr. Bollhoefer responded that the ordinance would be drafted in such a format that the City would have the capability of doing this with other property owners if they can demonstrate a bona fide economic redevelopment opportunity i.e. elimination of blighted properties.

There was discussion about the City Commission having the opportunity to review the proposed ordinance before it is enacted.

Commissioner Olszewski asked if we had a Hampton Inn type business ready to act on this should this happen. Mr. Bollhoefer answered no. Staff has talked to some and believes there are two that are almost certain would go there and one they are 99 percent sure would go in. These transfers of credits will not happen unless this deal comes through. The key component to the deal is for the City to purchase and raze the motel, which is an important part of cleaning up that corner.

City Attorney Ardaman suggested that the letter be changed to provide that the properties receiving the impact fee credits be held to an effective date the same as the agreement. He noted that he would guess this would also be provided for in the ordinance to keep the agreement consistent with the ordinance.

Motion by Commissioner Olszewski to approve authorizing the City Manager to sign and send a Letter of Intent to transfer \$250,000 impact fee credits to develop the northwest corner of Dillard Street and State Road 50, subject to the conditions advised by the City Attorney. Seconded by Commissioner Sharman and carried unanimously 5-0.

Dispensed as the City Commission and convened as the Community Redevelopment Agency (CRA) at 7:45 p.m.

Members Present: Chairman John Rees, Members Robert Olszewski, Bob Buchanan, Kent Makin, Colin Sharman, and CRA Advisory Board Chairman Larry Cappleman

At this point in the meeting, Item 5.G was heard before Item 5.F.

G. **Recommendation to appoint George Spigener to fill seat vacated by Ron Sikes on the Community Redevelopment Agency Advisory Board (CRAAB) with his term scheduled to expire June 30, 2017**

CRAAB Chairman Cappleman stated that the Community Redevelopment Advisory Board has met and discussed the appointment of a new member to fill a vacancy. The advisory board is recommending Mr. George Spigener replace seat vacated by Ron Sikes.

Motion by CRA Member Cappleman to appoint George Spigener to fill seat vacated by Ron Sikes on the Community Redevelopment Agency Advisory Board (CRAAB) with his term scheduled to expire June 30, 2017. Seconded by CRA Member Makin and carried unanimously 6-0.

F. **Recommendation to reduce downtown parking garage levels and use the savings to obtain the warehouse behind Edgewater Hotel to expand and enhance the parking at that location**

CRA Member Cappleman stated that the City Manager presented a [parking] proposal to the CRAAB that was approved unanimously.

City Manager Bollhoefer stated that approval was previously given to move forward with a parking garage and to hire a consultant to draft our RFQ package that is scheduled to go out within the next couple of weeks. Since that time, staffs- has found a plan that actually accomplishes the parking goal better than the original plan. The proposal is to build a parking garage that is two stories with three levels. He noted the difference in the number of spaces. In addition, the City would also obtain the property known as Bert's warehouse behind the Edgewater Hotel and expand that surface. By doing this, more

parking is added on the north side and it takes a little of the traffic coming from the parking garage area from Smith Street and puts it on the streets over by Newell Street. One of the arguments when this matter was discussed was about the streets on the north side not being able to handle it. Staff feels comfortable that the extra 68 spaces will not put that much pressure on the streets. Furthermore, staff would like to review creating more on-street parking throughout the City. In the long term, staff would like to look at negotiating with Dr. Khouzam to purchase his rear parking lot property. The City would sell the property and keep the parking, and work with the parking lot adjoining that to create another pocket parking lot. He also noted that in the long term the City may also look at the property up near Dillard Street, which may provide a smaller project with some parking in the back.

Mr. Bollhoefer stated that staff believes this plan is better for the City; it further disbursts parking throughout the City. If this can be accomplished with all the parking spaces as stated, there would be up to 442 spaces disbursed throughout the City.

Mr. Bollhoefer stated that staff would like to recommend moving forward with changing the garage from the three story four level to the two story three level and proceed with obtaining the property owned by Bert Valdes behind the hotel.

CRA Member Cappleman stated that the CRAAB has heard this proposal and unanimously recommends that the CRA approve this item.

Motion by CRA Member Cappleman to approve reducing the downtown parking garage levels and use the savings to obtain the warehouse behind the Edgewater Hotel to expand and enhance the parking at that location. Seconded by CRA Member Buchanan.

CRA Chairman Rees stated that he has been the most vocal opponent on this issue and still believes that this is not the best place to put the parking garage. He does agree that we need parking here in Winter Garden. He expressed his appreciation to the City staff and the CRA for all their efforts in coming up with this proposal. He noted that in speaking with the City Manager, he thinks this is a good compromise. He expressed that in his heart and mind he thinks that from a financial standpoint, this will benefit the City the most and that it was better than the first alternative.

CRA Member Makin asked if the net 278 spaces would be in addition to the 192. **Mr. Bollhoefer** replied correct.

CRA Member Makin stated that in the beginning when this all started, he was all for this and had a lot of people that really wanted it on the north side. He voiced that his thoughts were that because of the costs in construction, the City should build it big at one time; to get the best bang for our buck. Now as this is being revisited to use some of the allocated funds to go back and look at the north side to create more surface space, it

makes him question is it really feasible and asked about putting this on hold for a little while and put in the flat parking. **Mr. Bollhoefer** replied that it actually would not do any good to put it on hold as the issue right now because of the significant parking issue on the south side, and this is not an issue on the north side. He stated that part of the issue for the north side is the process can take up to two years. In addition, there is currently a lease holder, so we would not be sure at what time you could build.

CRA Member Makin stated that he was under the assumption that staff had negotiated a price on this building. **Mr. Bollhoefer** stated that there has been talk but staff is not sure that we have a willing owner at this time. Even so, there is a lease out on the property until December 2016.

CRA Member Olszewski asked if we are proposing something we do not even know we can do. **Mr. Bollhoefer** replied no, we are proposing to move forward with changing the plans to go with a two story garage and move forward with trying to obtain the property behind the hotel. This may mean that at some point in time, if the property owner is not willing to sell, the City Commission may have to decide if they are willing to move forward with condemnation. He noted that staff does not know if this will ever occur but is a possibility we may have to face. The other side is if the City Commission does not want to move that way, the City will still be faced with the dire situation for parking, with which most of the issue being on the south side.

CRA Member Olszewski asked with reference to the lease on the warehouse property, whether the business owner holding the lease would be impacted by any action this City Commission would take. **Mr. Bollhoefer** answered that we do not know and explained that what we do know is that there is a lessor there until 2016. He explained that anything that happened with any lessor or leasee would have to come before the City Commission.

CRA Member Olszewski addressed potential environmental concerns on building the garage on the north side and asked if putting in a flat surface parking lot negates the environmental concerns or if those concerns would still be there. **Mr. Bollhoefer** responded that a flat surface minimizes the risk of contamination.

CRA Member Olszewski addressed delaying the garage and stated that it does not make sense at this point if the City will be solving the parking problems with a north lot. **Mr. Bollhoefer** responded that the lot north does not solve your short term parking problems at all. The parking problems are now all on the south. He stated that delaying it is not solving any of the problems, and each year delaying it the construction prices are going up.

CRA Member Sharman noted negotiating for a lease that goes through 2016 could also add more cost. **Mr. Bollhoefer** stated that it could add more cost but the main thing is that there is no great demand for parking on the north; this is more for long term. It is

essential to secure the property and at least know it is there; the most you would wait to buy the lease would be two years.

CRA Member Sharman stated that he would still like to see the three story parking garage and shared his experience searching for parking at an event.

CRA Chairman Rees stated that the motion made by CRA Member Cappleman includes two matters; reducing the parking garage and acquiring the property on the north side. **CRA Member Cappleman** stated that was correct. He added that the advisory board discussed the urgency of designing the garage to begin construction in June of this year. He noted that if modifications are going to be made, now is a good time to make that decision.

CRA Member Olszewski asked Chairman Rees if the public could be heard. **CRA Chairman Rees** stated that anything that has not yet been heard could be shared at this time.

Richard Cox, Hyde Park resident, asked for clarification on the location of the parking garage and the number of current spaces. Chairman Rees shared the details. Mr. Cox asked which the most cost effective plan was. Chairman Rees explained that cost is only a part of the issue. Mr. Bollhoefer noted that cost is only one of many factors; if cost were the only issue then the three story garage would be the answer. He shared an example of that same per space cost garage being built in a wrong location.

Samir Burshan, 552 N Woodland Street, Winter Garden, Florida, stated that he is the CEO of Prism One that leases that [north] property. He shared that they have absolutely no frustration at all on the City's opportunity to purchase that property. Their concern is that they have a thriving business there and would not want an impact to them to kill their business within that timeframe. He noted that they fully support what the City is doing to make the City better. He voiced his understanding of all the concepts and concerns that had already been noted. Chairman Rees stated that there is no doubt that they look forward to his business there. If they could relocate or do something to where his business was not harmed, all would be in favor of that in the two years if that is how it works out.

City Manager Bollhoefer noted that even with the current motion, there is no action that will take place that will affect his business without first coming before the City Commission again. Mr. Burshan stated he understands.

Loretta Burshan, 552 N. Woodland Street, Winter Garden, Florida, stated that they are north side residents and have lived there for three years. Her concern is that parking will always be a consideration with the way that the City is growing and the new businesses that are coming in. She shared that she thinks it would be short sighted to make the parking garage smaller when there could be the need for 200 or 400 more parking spaces.

Chairman Rees expressed that the City cannot build a parking garage for events only. Ms. Burshan stated that with other events and more businesses, there will be more parking issues.

Theo Graham, 213 W. Tilden Street, Winter Garden, Florida, inquired about how the City would get people downtown on a Saturday during construction. Mr. Bollhoefer stated that the City has a temporary parking plan already in place. An expert has been hired and during the construction we will use temporary sites. He noted that the City will actually have more sites during the construction than it will actually have beforehand. Mr. Bollhoefer shared estimated timeframe of construction as four to six months for the three story garage with four levels; and the timeframe is reduced by 25 percent for the two story garage with three levels. The best case scenario would be three months.

Chairman Rees shared that he feels that this is a better alternative than the one shared at the last meeting.

Motion carried unanimously 6-0.

Adjourned as the Community Redevelopment Agency and reconvened as the City Commission at 8:11 p.m.

6. **MATTERS FROM PUBLIC**

Dan Kuhl, 438 N. Woodland Street, Winter Garden, Florida, stated that he brings greetings on behalf of the Winter Garden Masonic Lodge No. 165 newly elected officers and members. He stated that they are looking forward to continue in their 108 year tradition of working with this City Commission and the citizens of Winter Garden to improve our fair City.

7. **MATTERS FROM CITY ATTORNEY**

A. **Discussion on opening ceremonies**

City Attorney Ardaman requested delaying this item in order to bring back some additional alternatives.

• **Alcoholic Package Stores – Sale/Vendor Separation**

City Attorney Ardaman stated that Orange County has a 5,000 foot separation requirement between package stores. He stated that he distributed a draft ordinance that would provide for a 5,000 foot separation for package stores. It does not apply to consumption on premises. The draft ordinance matches, almost identically, Orange County's requirements. He noted that the only difference is that this would not only apply to package stores within the City, but also in unincorporated Orange County.

• **Drones**

City Attorney Ardaman stated that with respect to drones, as mentioned by Commissioner Buchanan in a prior meeting, there is a statute the legislature passed

about a year ago. It prohibits law enforcement agencies in the State of Florida from using drones to gather evidence or information, except in very limited circumstances. The exception where law enforcement agencies can use drones is to counter a high risk in a terrorist attack. If the law enforcement agency obtains a search warrant, there is some need to prevent an imminent danger of life or serious damage to property; then we can use it. He noted that there may also be another bill, with respect to drones, that deals with private use.

8. **MATTERS FROM CITY MANAGER**

- A. **Proposed ordinance distancing packaged liquor stores**
(City Attorney Ardaman addressed this item under Item 7).

9. **MATTERS FROM MAYOR AND COMMISSIONERS**

- A. **Discussion on the number of members on the Planning and Zoning Board and staggered terms** (postponed 11/13/2014, 12/11/2014, and 1/8/2015) This item was not discussed.

Commissioner Makin stated that he has had some complaints about the corner of Ninth Street and Plant Street where Dewitt Excavating had just completed the drainage in concrete. There are a lot of skateboarders out there, with parents filming them. They are using all of the sewage pipes that were leftover to skate on. He asked that the City Manager have someone take a look. Mr. Bollhoefer agreed to do so.

Commissioner Buchanan stated that he had a tour of the new brewery and thinks that it is absolutely fantastic. He stated that they are going to get involved in the City and will be a tremendous asset to the City. He encouraged everyone to drive by and see it. They are hoping to have a St. Patrick's Day opening.

Commissioner Buchanan shared that the City Commission is governed by the Sunshine Law and are not able to just sit down with each other and discuss things. He stated that a large majority of the people in District 2 hired him to do a job, which means he is getting paid. He expressed that if anyone wants to question him or his vote; they have a right to do that and can contact him. He can only talk to individual Commissioners here at these meetings.

Commissioner Olszewski thanked City staff, especially Jay Con and Sebrenia Brown for their outstanding job for the Martin Luther King march in Winter Garden. He noted that it was an honor to represent the City in the Martin Luther King Day Parade in Ocoee on Monday.

Commissioner Sharman stated that the City Attorney was going to bring some options for the City Commission regarding opening ceremonies. He asked the City Attorney to share what he was going to go back and look into as far as the legalities. **City Attorney Ardaman** responded that primarily logistical items with respect to the database and

mechanisms on how the City would implement it. Basically, he will present the variations available. **Commissioner Sharman** asked if he was free to speak to residents if they have questions, and speak to them about his general thoughts on this issue; or does he need to wait until we have another public meeting. **City Attorney Ardaman** responded this is not a quasi-judicial matter. It is completely at the discretion of the City Commission and is within the confines of the Constitution; so you are free to speak and do not have to disclose who you have spoken to.

Mayor Rees shared there was a nice invocation given by Commissioner Olszewski at the Martin Luther King Celebration. He expressed that he represented his District and the City of Winter Garden very well.

The meeting adjourned at 8:18 p.m.

APPROVED:

Mayor and CRA Chairman John Rees

ATTEST:

City Clerk Kathy Golden, CMC

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: February 5, 2015

Meeting Date: February 12, 2015

Subject: 30 W Smith St
Investor Nation, LLC
Ordinance 15-19
Ordinance 15-20
PARCEL ID # 23-22-27-8096-00-021

Issue: The applicant is requesting a Future Land Use and Zoning change for property located at 30 W Smith St.

Discussion:

The subject property consists of a 0.26 ± acre lot located at 30 W Smith Street at the southwest corner of South Boyd street and West Smith Street. The property is currently located within the City of Winter Garden jurisdictional limits, is zoned R-2 Residential District, and has a Future Land Use Designation of LD Low Density Residential. The applicant is now requesting to rezone the property to R-NC Residential-Neighborhood Commercial District and change the Future Land Use designation to Residential-Neighborhood Commercial. (See attached Staff Report).

Recommended Action:

Staff recommends approval of Ordinance 15-19 and Ordinance 15-20 with the second reading and adoption scheduled for February 26, 2015.

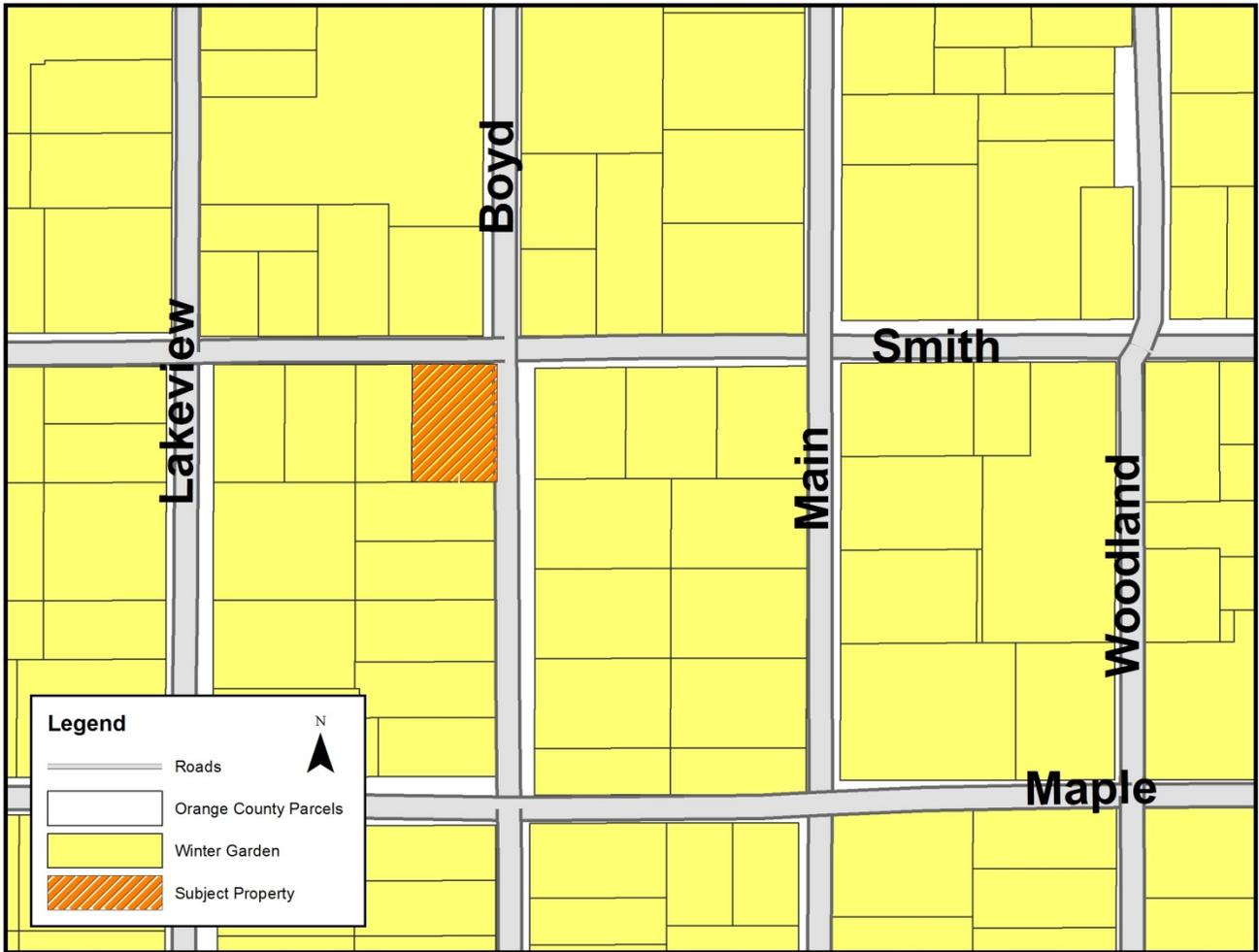
Attachment(s)/References:

Location Map
Ordinance 15-19
Ordinance 15-20
Staff Report

LOCATION MAP

30 W Smith Street

REZONING & FLU AMENDMENT



ORDINANCE 15-19

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.26 ± ACRES LOCATED AT 30 WEST SMITH STREET AT THE SOUTHWEST CORNER OF SOUTH BOYD STREET AND WEST SMITH STREET FROM CITY R-2 RESIDENTIAL DISTRICT TO CITY R-NC RESIDENTIAL-NEIGHBORHOOD COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of that certain real property generally described as 0.26 ± acres located at 30 West Smith Street at the southwest corner of South Boyd Street and West Smith Street, and legally described in Section 1 of this ordinance has petitioned the City to rezone said property from the City’s R-2 Residential District to the City’s R-NC Residential-Neighborhood Commercial District zoning classification, therefore; and

WHEREAS, after public notice and due consideration of public comment, the City Commission of the City of Winter Garden hereby finds and declares the rezoning approved by this Ordinance is consistent with the City of Winter Garden Comprehensive Plan; and

WHEREAS, further, the City Commission finds that based on competent, substantial evidence in the record, the rezoning approved by this Ordinance meets all applicable criteria for rezoning the Property to R-NC Residential-Neighborhood Commercial District contained within the City of Winter Garden Comprehensive Plan and the Code of Ordinances.

BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:

SECTION 1: Rezoning. The above “Whereas” clauses constitute findings by the City Commission. After due notice and public hearing, the zoning classification of real property legally described on ATTACHMENT “A,” is hereby rezoned from City R-2 Residential District to City R-NC Residential-Neighborhood Commercial District in the City of Winter Garden, Florida.

SECTION 2: Zoning Map. The City Planner is hereby authorized and directed to amend the Official Winter Garden Zoning Map in accordance with the provisions of this ordinance.

SECTION 3: Non-Severability. Should any portion of this Ordinance be held invalid, then the entire Ordinance shall be null and void.

SECTION 4: Effective Date. This Ordinance shall become effective simultaneously upon the effective date of Ordinance 15-20, which is an amendment to the Future Land Use Map of the City of Winter Garden Comprehensive Plan that allows the property described herein to be zoned as provided in this Ordinance.

FIRST READING AND PUBLIC HEARING: _____, 2015.

SECOND READING AND PUBLIC HEARING: _____, 2015.

ADOPTED this _____ day of _____, 2015, by the City Commission of the City of

Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

KATHY GOLDEN, City Clerk

ATTACHMENT "A"

LEGAL DESCRIPTION

PARCEL ID#: 23-22-27-8096-00-021

DESCRIPTION:

EAST 90 FEET OF LOTS 2 AND 3, G.T. SMITH SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGE(S) 131, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ORDINANCE 15-20

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS 0.26 ± ACRES LOCATED AT 30 WEST SMITH STREET AT THE SOUTHWEST CORNER OF SOUTH BOYD STREET AND WEST SMITH STREET FROM CITY LOW DENSITY RESIDENTIAL TO CITY RESIDENTIAL-NEIGHBORHOOD COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on the 13th of June, 1991, the City Commission of the City of Winter Garden adopted Ordinance 91-16 which adopted a new Comprehensive Plan for the City of Winter Garden, and on the 24th of June, 2010, the City Commission of the City of Winter Garden adopted Ordinance 10-19 readopting and amending the Comprehensive Plan for the City of Winter Garden;

WHEREAS, the owner of that certain real property generally described as approximately 0.26 ± acres located at 30 West Smith Street at the southwest corner of South Boyd street and West Smith Street, and legally described in ATTACHMENT "A" (the "Property") has petitioned the City to amend the Winter Garden Comprehensive Plan to change the Future Land Use classification from City Low Density Residential to City Residential-Neighborhood Commercial; and

WHEREAS, the City of Winter Garden's Local Planning Agency and City Commission have conducted the prerequisite advertised public hearings pursuant to Chapter 163, Florida Statutes, regarding the adoption of this ordinance; now, therefore,

BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:

SECTION I. *FLUM Amendment.* The City of Winter Garden hereby amends the Future Land Use Map of the City of Winter Garden Comprehensive Plan by designating the aforesaid Property to City Residential-Neighborhood Commercial as set forth in ATTACHMENT "B".

SECTION II. *Effective Date.* This Ordinance shall become effective 31 days after adoption, unless the Ordinance is timely challenged pursuant to § 163.3187(5), Fla. Stat., in which case, the Ordinance shall not be effective until the state land planning agency or the Administrative Commission, respectively, issues a final order determining that the

adopted Ordinance is in compliance.

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

FIRST READING AND PUBLIC HEARING: _____, 2015.

SECOND READING AND PUBLIC HEARING: _____, 2015.

ADOPTED this _____ day of _____, 2015, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

KATHY GOLDEN, City Clerk

ATTACHMENT "A"

LEGAL DESCRIPTION

PARCEL ID#: 23-22-27-8096-00-021

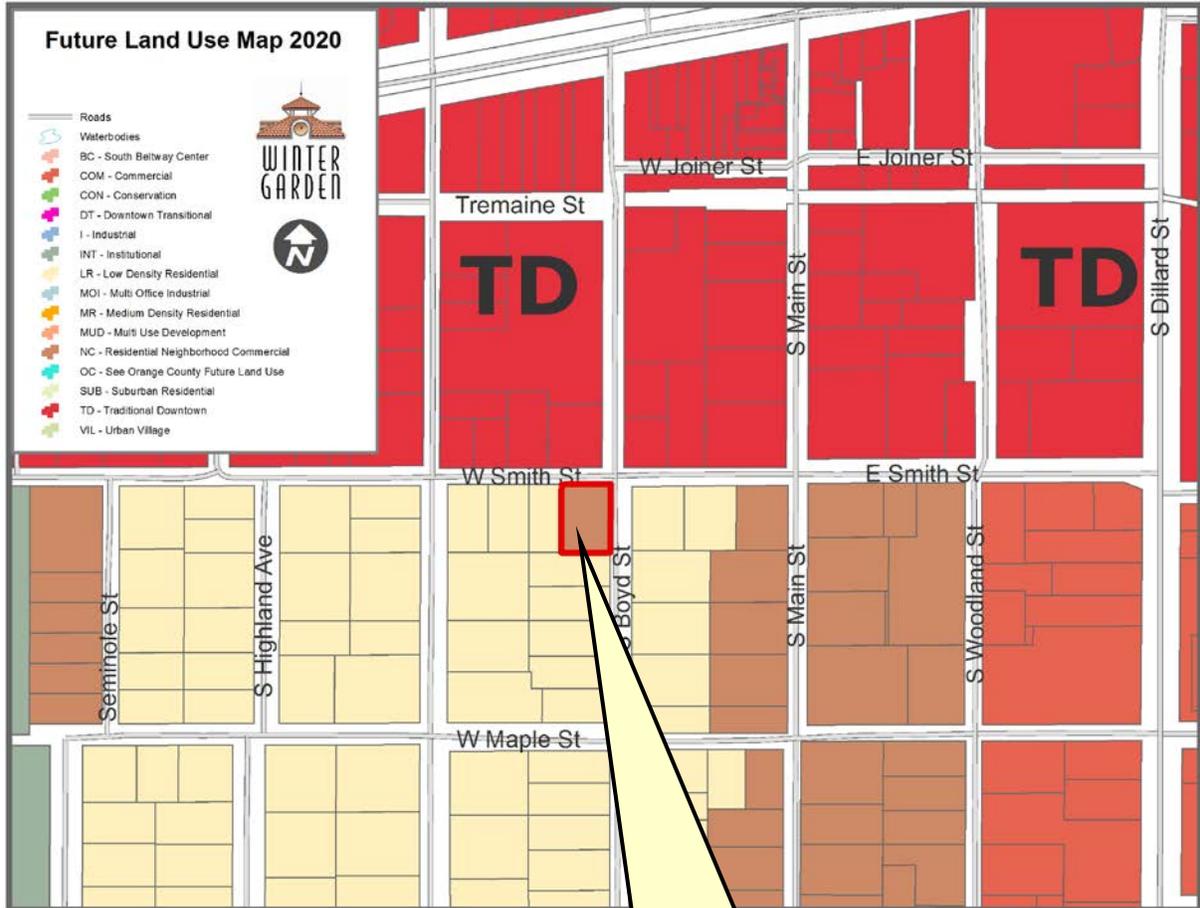
DESCRIPTION:

EAST 90 FEET OF LOTS 2 AND 3, G.T. SMITH SUB-DIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGE(S) 131, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ATTACHMENT "B"

FUTURE LAND USE MAP

30 West Smith Street



Subject property changed from City Low Density Residential to City Residential-Neighborhood Commercial

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

STAFF REPORT

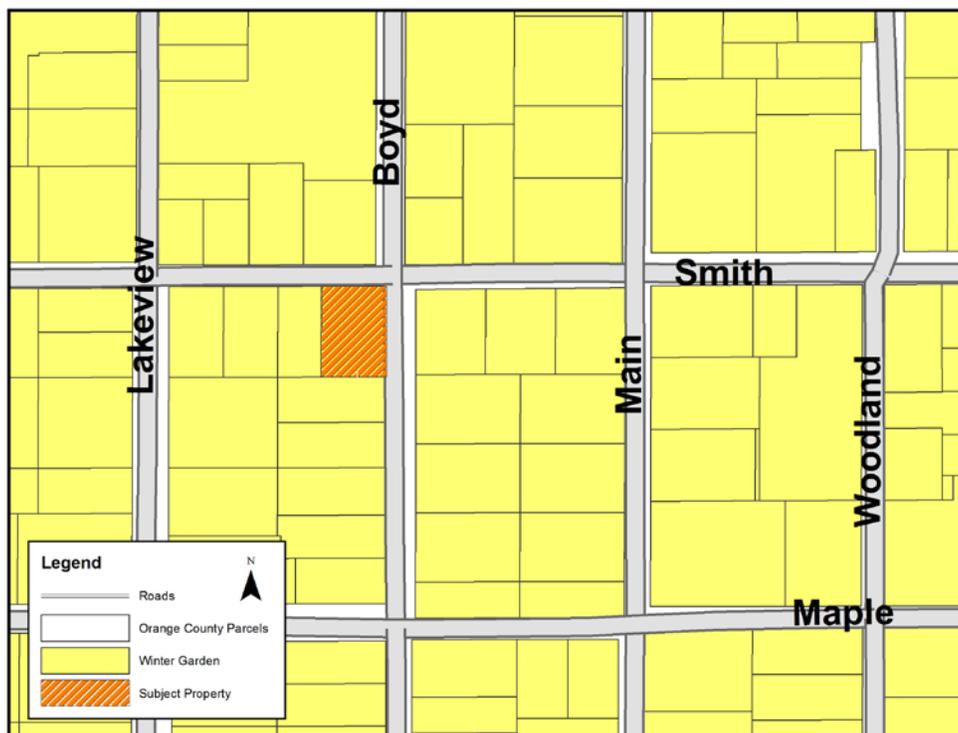
TO: PLANNING AND ZONING BOARD
PREPARED BY: KELLY CARSON, PLANNER II
DATE: JANUARY 29, 2015
SUBJECT: REZONING (R-2 to R-NC)
FLU AMENDMENT (LR to NC)
30 W SMITH STREET (0.26 +/- ACRES)
PARCEL ID #: 23-22-27-8096-00-021

APPLICANT: Investor Nation, LLC

INTRODUCTION

The purpose of this report is to evaluate the proposed project for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property is located at 30 W Smith Street and is approximately 0.26 ± acres. The map below depicts the subject property within the City's jurisdictional limits:



The property is located within the City of Winter Garden jurisdictional limits, is zoned R-2 Residential District, and has a Future Land Use Designation of LD Low Density Residential. The applicant is now requesting to rezone the property to R-NC Residential-Neighborhood Commercial District and change the Future Land Use designation to Residential-Neighborhood Commercial.

EXISTING USE

The subject property contains several residential structures. The site's main 1,700-square-foot single-story building was constructed in 1924. This building features a covered wood porch that faces Smith Street. One additional housing unit, a 1,000 -square-foot single-story detached guest residence, is located in the rear yard. This building was added to the property in 1954. There is also a small metal shed located within the property's side yard and a wood porch in the rear yard. The subject property is located just outside the Winter Garden Historic Downtown District.

ADJACENT LAND USE AND ZONING

The property located to the north of the subject property is zoned C-1 (Central Commercial District) and is located within the City of Winter Garden municipal limits. The parcel is currently used as an office and is located within the Historic Downtown District. The properties to the east, west, and south of the subject property are all zoned R-2 (Residential District) and are located within the City of Winter Garden municipal limits. The property to the east contains a duplex building, and the properties to the west and south contain single-family houses.

PROPOSED USE

If the zoning application is approved, the applicant is planning to rehabilitate and retrofit the existing main 1,700 square foot structure to accommodate low intensity professional uses and such as offices and small neighborhood retail establishments. The second, smaller guest unit would be rehabilitated and retrofitted to be a live/work artist-in-residence space. Both of these uses may be allowed in the R-NC Zoning District through the Special Exception Permit process. Currently, the property has not received approvals for any non-residential uses.

STAFF ANALYSIS

The property is consistent with the Comprehensive Plan Policy for Residential-Neighborhood Commercial Properties. According to Policy 1-1.2.6:

Residential-Neighborhood Commercial. Properties designated with the Residential-Neighborhood Commercial land use category are required to be developed at a floor area ratio not greater than 0.35. Gross residential density shall be not greater than 6 dwelling units per acre. All uses shall have a maximum height of 35 feet. This designation shall provide for permitted low density residential uses and neighborhood commercial and professional uses. The mix should have a minimum of 80% residential uses. Uses should be located on collector and minor arterial streets close to low density residential areas. The zoning classifications that are consistent with the Residential Neighborhood Commercial classification is RNC and INT.

The subject property is developed with a floor area ratio that is less than 0.35. It's also located on a collector road; Smith Street is considered a collector from S Highland Ave east to where it intersects with Dillard Street. No building on the site exceeds 35 feet in height and the entire property is currently used residentially. In addition, the proposed R-NC zoning designation is consistent with the Residential-Neighborhood Commercial FLU list of permitted zoning classifications. The only portion of the policy with which the property does not comply is the maximum allowed gross residential density of six dwelling units per acre- the property exceeds this density as it currently contains two dwelling units on a $0.26 \pm$ acre parcel of land. However, if the current plans for the parcel materialize and the property is retrofitted to accommodate professional uses, it will no longer contain a number of dwelling units in excess of what's permitted by Policy 1-1.2.6.

Although the property is located outside a designated Activity Center as defined on Future Land Use Map 1.3 in the Comprehensive Plan, the subject parcel is still situated in a highly visible, well-trafficked corner directly adjacent to Downtown. Smith Street, which runs east-west along the southern limits of the Historic Downtown District, is a corridor poised to experience an increase in traffic volumes and a growth of mixed-uses. Several properties along this corridor have recently been rezoned to Residential-Neighborhood Commercial including 203 S Main Street, which received P&Z approval in October of last year.

Smith Street has been identified as the main collector road for the new municipal parking garage, which is proposed to be located due north of the subject property, separated by only one commercial parcel. In anticipation of the garage, the City has also identified key road improvements for Smith Street including construction of new sidewalks and the possible development of a roundabout at the corner of Smith and Dillard. These improvements will only increase Smith's viability as a main vehicular and pedestrian access route to Downtown locations- both existing and those slated for future development such as the Plant Street Market and the former Planning Department site.

Additionally, Smith Street has been identified as the main corridor for the new Winter Garden Arts District. The creation of the Arts District includes the development of a new program whereby residential properties along Smith Street have the option of converting a portion of their dwelling units to retail gallery spaces for live-in artists. This is exactly what the applicant intends to accomplish with a portion of the subject property.

Given that Main Street has begun the transition into more highly-trafficked, mixed-use corridor, the subject property's proposed residential-neighborhood commercial zoning and future use designation would be consistent with the changing character of the district.

PUBLIC FACILITY ANALYSIS

The City will continue providing garbage collection, police protection, City utilities, and all other services regularly provided to City of Winter Garden residents. The property will be served by both Orange County Fire and Rescue and the City of Winter Garden Fire Department under the First Response System.

SUMMARY

City Staff recommends approval of the proposed Future Land Use Amendment and Rezoning Ordinances on the basis that:

1. The request is consistent and compatible with adjacent development.
2. The request is consistent and compatible with the character and growth trajectory of the Smith Street corridor.
3. It can meet all concurrency requirements of the City.

Staff would therefore recommend approval subject to the following condition:

1. After rezoning, any proposed commercial and/or live/work uses on the property will need to procure Special Exception Permit approval from the Planning & Zoning Board prior to start of operations. Conditions of approval will include any required commercial upgrades to the site or building(s), as well as all necessary buffering from surrounding residential properties.

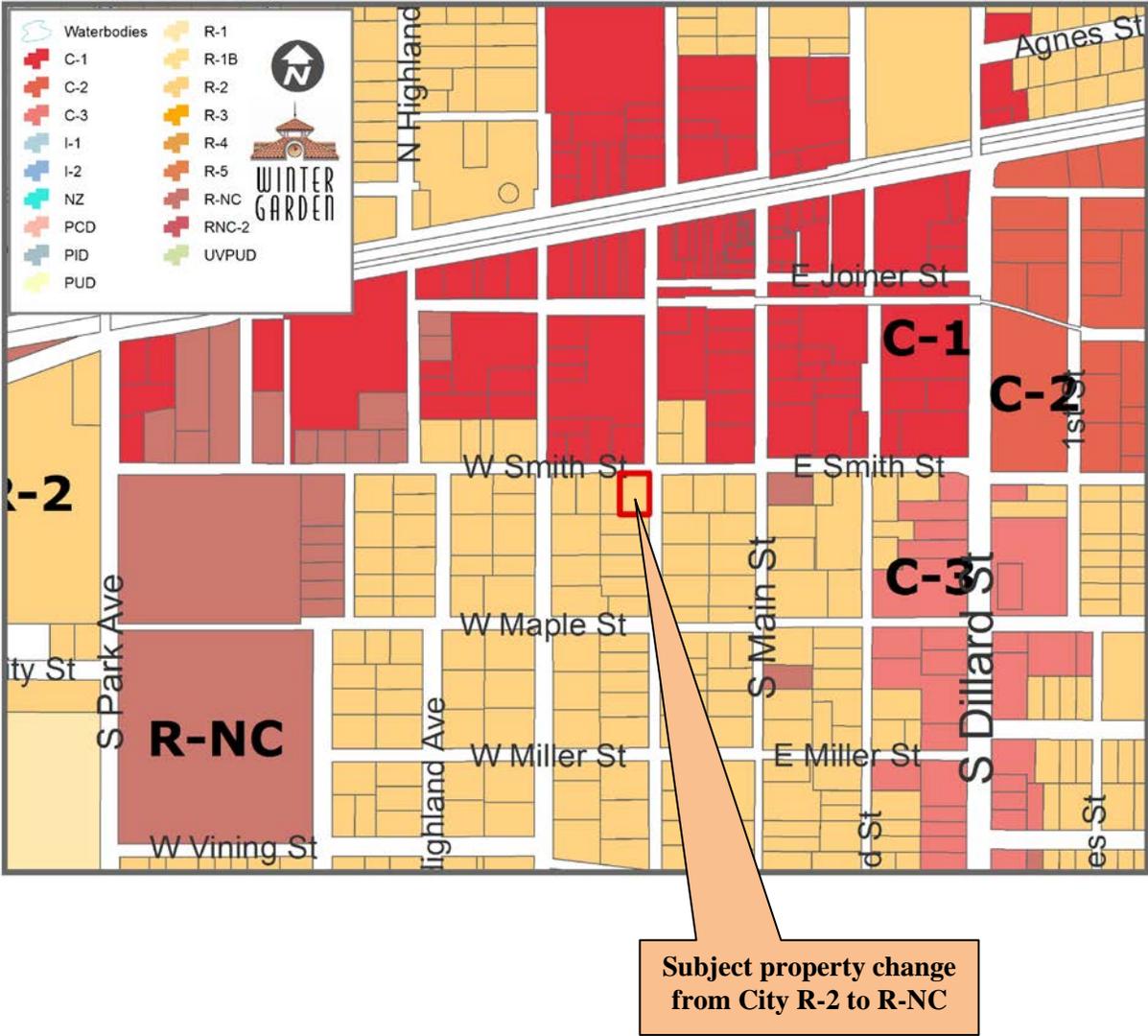
AERIAL PHOTO

30 W SMITH STREET



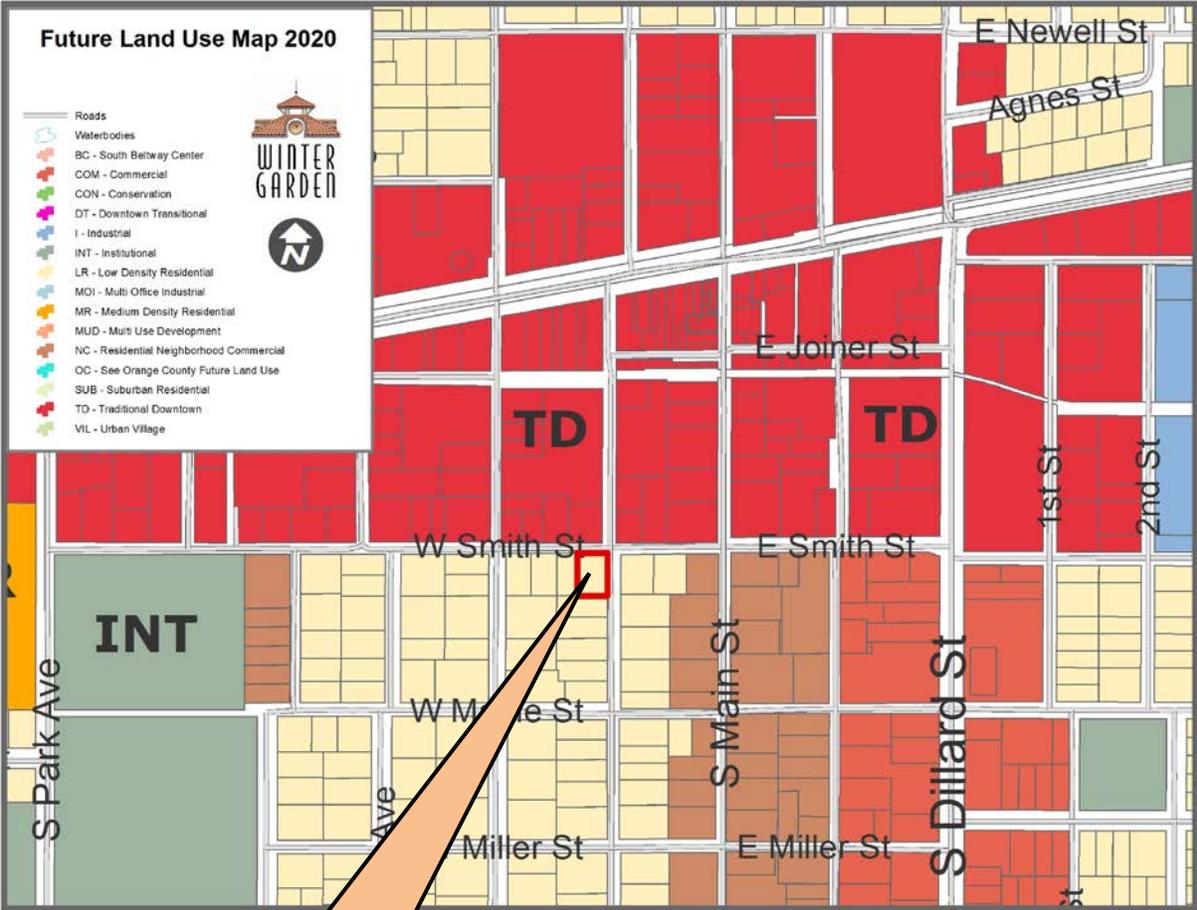
ZONING MAP

30 W SMITH STREET



FUTURE LAND USE MAP

30 W SMITH STREET



**Subject property change
from LR Low Density
Residential to NC
Residential-Neighborhood
Commercial**

END OF STAFF REPORT

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: February 6, 2015

Meeting Date: February 12, 2015

Subject: Package Sale Vendor Ordinance (15-21)

Issue: Whether to approve the attached proposed ordinance requiring 5,000 feet between package sale vendors.

Discussion:

The attached Ordinance provides for a 5,000 foot separation between package sale vendors, which is the same requirement that exists in unincorporated Orange County except the attached proposed ordinance requires the separation whether the package sale vendor is in the City or in unincorporated Orange County.

Recommended Action:

Staff recommends approval of the attached proposed ordinance regarding package sale vendor distance requirements with second reading and adoption planned for the February 26th Commission Meeting.

Attachment(s)/References:

Ordinance 15-21

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 6 OF THE WINTER GARDEN CITY CODE; PROVIDING FOR THE DEFINITION OF PACKAGE SALE VENDOR; PROVIDING FOR PACKAGE SALE VENDOR DISTANCE REQUIREMENTS AND RESTRICTIONS; PROVIDING FOR METHOD OF MEASUREMENT OF DISTANCES; PROVIDING FOR EXEMPTIONS IN CERTAIN CIRCUMSTANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to section 166.021, Florida Statutes, and section 2(b), Article VIII of the Florida Constitution, the City of Winter Garden ("City") has the power to exercise the City's home rule powers; and

WHEREAS, provisions of the Florida Beverage Law as set forth in chapters 561 through 568, Florida Statutes, including section 562.45(2)(a), Florida Statutes, recognize the authority of municipalities to enact ordinances regulating the location of businesses licensed under the Florida Beverage Law; and

WHEREAS, the City desires to amend Chapter 6 of the Winter Garden Code of Ordinances to provide for distance requirements between package sale vendors;

WHEREAS, the City finds it in the best interest of and for the health, safety, and welfare of the citizens of the City to restrict the number and locations of package sale vendors within the City limits.

BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:

SECTION I: Sec. 6-1. – Definitions. Section 6-1 is hereby amended to reflect the following changes (underlined text indicates additions):

Package Sale Vendor means a person or entity licensed pursuant to The Beverage Law [F.S. chs. 561-568] to sell alcoholic beverages regardless of alcohol content; however, a package sale vendor does not include: (i) a business operation, in regards to beer and malt beverages (as defined by F.S. § 563.01) and wine (as defined by F.S. § 564.01) for consumption off premises; or (ii) any bona fide hotel, motel or motor court in possession of a special license issued in accordance with F.S. § 561.20(2)(a)1.

SECTION II: Section 6-7 is hereby amended to reflect the following changes (~~strike through text~~ indicates deletions and underlined text indicates additions)::

~~Any violation of this chapter is a misdemeanor of the second degree and any person found guilty of violating this chapter shall be punished by a fine not exceeding \$500.00 or imprisonment for a term not exceeding 60 days. Each violation of any section of this chapter shall constitute a separate offense.~~

~~In addition, the city commission may, when it deems it to be in the public interest and following a public hearing, rescind the occupational license issued under [section 66-104](#) to any person convicted of a violation of this chapter or of any business whose agent is convicted of violating this chapter within the scope of his employment.~~

Sec. 6-7. – Package Sale Vendors.

- (a) Package sale vendor distance requirements established. For all those certain areas of land in the City that lie within five thousand (5,000) feet of a package sale vendor's place of business as established, located and licensed, regardless of whether such established place of business is located within or outside of the City, no other new relocated package sale vendor shall be permitted to open and/or start the business of package sales within that distance.
- (b) Package sales within distance requirements restricted. The purpose of creating the distance requirements mentioned in subsection (a) of this section is to provide and require that no package sale vendor which is located or proposes to locate in the City shall be permitted to operate at a new location within a distance of five thousand (5,000) feet of the location of any package sale vendor which is both pre-existing at the time of the package sale vendor's application to operate at the new location and is located in any area of the City.
- (c) Distance requirements not applied to renewal, change in name or ownership, or change in certain licenses. The distance requirements set forth in subsections (a) and (b) shall not be applied to the location of an existing package sale vendor when there is:
- (i) a renewal of an existing license;
 - (ii) a transfer in ownership;
 - (iii) a change in business name; or
 - (iv) a change in a state issued 4COP license for an existing package and lounge business to a 3PS license, and any decrease in the numerical designation of a state issued license which is of the same series (type); provided the physical location of the package sale vendor establishment does not change. No increase in the numerical designation of a series (type) of a state issued license which is the of the same series (type) shall be permitted at or for a location (new or existing) except in compliance with the provisions of Section 6-8.

(d) Measurement of distances. The distances provided in this section shall be measured by following the shortest route of ordinary pedestrian travel along the public thoroughfare from the proposed main entrance of a package sale vendor who proposes to operate the place of business and is licensed under The Beverage Law [F.S. chs. 561-568] to the main entrance of any other package sale vendor who is operating such business.

SECTION III. Section 6-8 is hereby added to the Code of Ordinances as follows (underlined text indicates additions):

Section 6-8. - Violations.

Any violation of this chapter is a misdemeanor of the second degree and any person found guilty of violating this chapter shall be punished by a fine not exceeding \$500.00 or imprisonment for a term not exceeding 60 days. Each violation of any section of this chapter shall constitute a separate offense.

In addition, the city commission may, when it deems it to be in the public interest and following a public hearing, rescind the occupational license issued under [section 66-104](#) to any person convicted of a violation of this chapter or of any business whose agent is convicted of violating this chapter within the scope of his employment.

SECTION IV. Existing Package Sale Vendor. Any package sale vendor that is established, located and licensed within 5,000 feet of another such package sale vendor as of the effective date of this Ordinance shall constitute a legal nonconformity. Further, any person and/or entity that on or before January 22, 2015 submitted to the City a complete application for a permit to operate a package sale vendor business within 5,000 feet of another package sale vendor and receives said permit from the City shall constitute a legal nonconformity.

SECTION V. INCONSISTENCY. If any Ordinances or parts of Ordinances are in conflict herewith, this Ordinance shall control to the extent of the conflict.

SECTION VI. SEVERABILITY. If any portion of this Ordinance is determined to void, unconstitutional, or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

SECTION VII. CODIFICATION. That Section I and Section II of this Ordinance shall be codified and made a part of the City of Winter Garden Code of Ordinances; that the Sections of this Ordinance may be renumbered or relettered to accomplish such intention; the word “*Ordinance*” may be changed to “*Section*”, “*Article*”, or other appropriate word.

SECTION VIII. This Ordinance shall become effective upon approval by the City Commission at its second reading.

FIRST READING AND PUBLIC HEARING _____, 2015.

SECOND READING AND PUBLIC HEARING _____, 2015.

APPROVED:

John Rees, Mayor/Commissioner

ATTEST:

Kathy Golden, City Clerk

S:\AKA\CLIENTS\Winter Garden\General W500-20501\Alcohol Regulations\Proposed Ordinances\Ordinance Re Package Sales Separation Req DRAFT 1-15-15 DL revised.doc

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: February 5, 2015

Meeting Date: February 12, 2015

Subject: 1205 E Fullers Cross Road
ANNEXATION, ZONING, FUTURE LAND USE
ORDINANCE 15-01
ORDINANCE 15-02
ORDINANCE 15-03
PARCEL ID# 12-22-27-0000-00-005, 12-22-27-0000-00-074

Issue: The applicant is requesting Annexation, Large Scale Future Land Use Amendment, and Zoning on property located at 1205 E Fullers Cross Road.

Discussion:

The City encourages infill of its jurisdictional limits through voluntary annexation of enclaves. The subject property is comprised of two parcels that make up an 11.1 ± acre enclave located on the north side of East Fullers Cross Road, east of North West Crown Point Road and west of East Crown Point Road. The applicant has requested Annexation into the City, Initial Zoning of R-1B, and Amendment to the Future Land Use Map of the City's Comprehensive Plan to designate the property as Low Density Residential. (See attached Staff Report).

Recommended Action:

Staff recommends approval and adoption of Ordinances 15-01, 15-02, and 15-03.

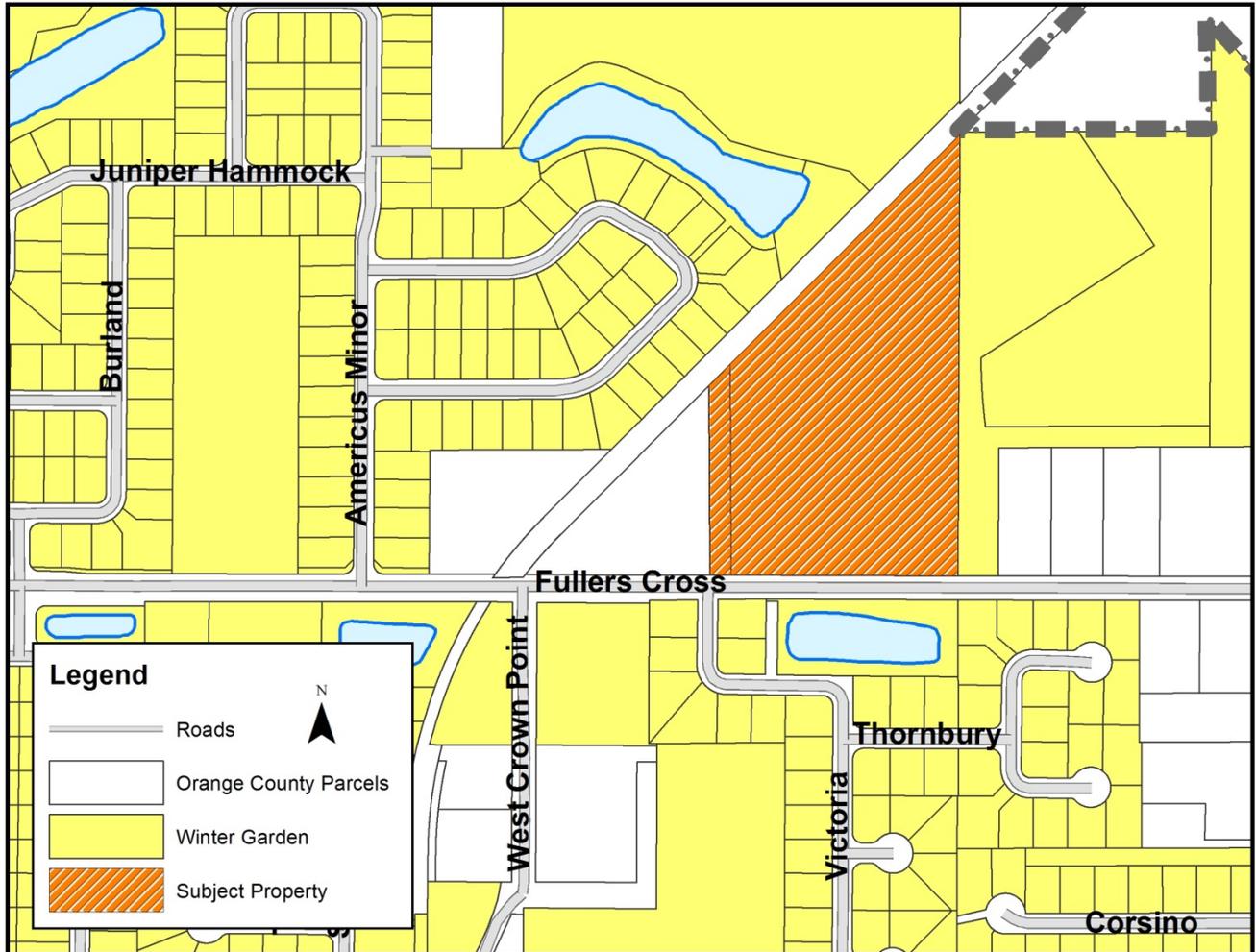
Attachment(s)/References:

Location Map
Ordinance 15-01
Ordinance 15-02
Ordinance 15-03
Staff Report

LOCATION MAP

1205 E Fullers Cross Road

Annexation, FLU, Zoning



ORDINANCE 15-01

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 11.1 ± ACRES LOCATED AT 1205 EAST FULLERS CROSS ROAD ON THE NORTH SIDE OF EAST FULLERS CROSS ROAD, EAST OF NORTH WEST CROWN POINT ROAD AND WEST OF EAST CROWN POINT ROAD INTO THE CITY OF WINTER GARDEN FLORIDA; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of the land, generally described as approximately 11.1 ± acres located at 1205 East Fullers Cross Road on the north side of East Fullers Cross Road, east of North West Crown Point Road and west of East Crown Point Road and legally described in Section 2 of this Ordinance, which land is reasonably compact and contiguous to the corporate limits of the City of Winter Garden, Florida (“City”), has, pursuant to the prerequisites and standards set forth in § 171.044, Fla. Stat., petitioned the City Commission for voluntary annexation;

WHEREAS, the petition for voluntary annexation referenced herein bears the signatures of all owners of the property or properties described in Section 2 of this Ordinance (*i.e.*, the property or properties to be annexed); and

WHEREAS, the City has determined that the property described in Section 2 of this Ordinance is located in an unincorporated area of the County and that annexation of such property will not result in the creation of an enclave.

BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:

SECTION 1: *Annexation.* That the City Commission through its Planning and Zoning Board has conducted an investigation to determine whether the described property meets the prerequisites and standards set forth in Chapter 171, Fla. Stat. and has held a public hearing and said petition and made certain findings.

SECTION 2: *Description of Area Annexed.* That, after said public hearing and having found such petition meets said prerequisites and standards, the property legally defined in ATTACHMENT “A” and graphically shown on the attached map shall be annexed into the City of Winter Garden, Florida.

SECTION 3: *Effect of Annexation.* That the City of Winter Garden, Florida, shall have all of the power, authority, and jurisdiction over and within the land as described in

Section 2 hereof, and the inhabitants thereof, and property therein, as it does and have over its present corporate limits and laws, ordinances, and resolutions of said City shall apply and shall have equal force and effect as if all territory had been part of said City at the time of the passage of such laws, ordinances, and resolutions.

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

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

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

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

FIRST READING AND PUBLIC HEARING: _____, 2015.

SECOND READING AND PUBLIC HEARING: _____, 2015.

ADOPTED this _____ day of _____, 2015, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

KATHY GOLDEN, City Clerk

ATTACHMENT "A"

LEGAL DESCRIPTION

PARCEL ID#: 12-22-27-0000-00-005

PARCEL A:

THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LYING EAST OF FORMER SCL RAILROAD RIGHT-OF-WAY AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LYING SOUTH AND EAST OF FORMER SCL RAILROAD RIGHT-OF-WAY, ALL LYING IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR FULLERS CROSS ROAD ON SOUTH. ALSO LESS AND EXCEPT THAT PART PREVIOUSLY CONVEYED BY WARRANTY DEED RECORDED IN DEED BOOK 624, PAGE 109, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN IN THE CENTER OF THE INTERSECTION OF A.C.L. RY TRACKS AND THE COUNTY HARD ROAD, AT CROWN POINT, FLORIDA, (THE HARD ROAD FROM WINTER GARDEN TO FULLERS), RUN THENCE EAST 520 FEET, NORTH 528 FEET TO INTERSECT SAID RY., THENCE SOUTHWESTERLY 748 FEET ALONG RY. TO POINT OF BEGINNING. THIS LAND IS IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA (LESS RIGHTS OF WAY)

SAID PARCEL A, ALSO DESCRIBED AS THE FOLLOWING DESCRIBED PARCEL B :

PARCEL B:

A PORTION OF LAND LYING IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, IN ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST BEING MARKED BY A 4"x4" CONCRETE MONUMENT "NO 10" C.C.R. #066512 RUN N89°42'06"E ALONG THE NORTH LINE OF SAID SECTION, 1310.50 FEET TO THE INTERSECTION OF SAID NORTH LINE AND THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID NORTH LINE RUN S00°11'45"W ALONG SAID EAST LINE, 540.94 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE EASTERLY RIGHT OF WAY LINE OF RAILS TO TRAILS/APOPKA TO MABEL PROJECT OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AGENCY MAPS PREPARED BY JONES, WOOD & GENTRY; THENCE CONTINUE ALONG SAID EAST LINE AND EASTERLY RIGHT OF WAY LINE S00°11'45"W, 7.12 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE CONTINUE S00°11'45"W ALONG SAID EAST LINE, 1097.46 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE NORTH RIGHT OF WAY LINE OF FULLERS CROSS ROAD PER ORANGE COUNTY ROAD BOND BOOK 1 PROJECT 5; THENCE DEPARTING SAID EAST LINE RUN N89°43'54"W ALONG SAID NORTH RIGHT OF WAY LINE, 614.58 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN N00°00'00"E, 474.88 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF THE RAILS TO TRAILS/APOPKA TO MABEL PROJECT; THENCE RUN N44°56'12"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 875.41 FEET TO THE POINT OF BEGINNING.

ORDINANCE 15-02

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING THE FUTURE LAND USE MAP OF THE WINTER GARDEN COMPREHENSIVE PLAN BY CHANGING THE LAND USE DESIGNATION OF REAL PROPERTY GENERALLY DESCRIBED AS 11.1 ± ACRES LOCATED AT 1205 EAST FULLERS CROSS ROAD ON THE NORTH SIDE OF EAST FULLERS CROSS ROAD, EAST OF NORTH WEST CROWN POINT ROAD AND WEST OF EAST CROWN POINT ROAD FROM ORANGE COUNTY PLANNED DEVELOPMENT – LOW DENSITY RESIDENTIAL TO CITY LOW DENSITY RESIDENTIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on the 13th of June, 1991, the City Commission of the City of Winter Garden adopted Ordinance 91-16 which adopted a new Comprehensive Plan for the City of Winter Garden, and on the 24th of June, 2010, the City Commission of the City of Winter Garden adopted Ordinance 10-19 readopting and amending the Comprehensive Plan for the City of Winter Garden;

WHEREAS, the owner of that certain real property generally described as 11.1 ± acres located at 1205 East Fullers Cross Road on the north side of East Fullers Cross Road, east of North West Crown Point Road and west of East Crown Point Road, and legally described in ATTACHMENT “A” (the “Property”) has petitioned the City to amend the Winter Garden Comprehensive Plan to change the Future Land Use classification from Orange County Planned Development – Low Density Residential to City Low Density Residential; and

WHEREAS, the City of Winter Garden's Local Planning Agency and City Commission have conducted the prerequisite advertised public hearings pursuant to Chapter 163, Florida Statutes, regarding the adoption of this ordinance; now, therefore,

BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:

SECTION I. *FLUM Amendment.* The City of Winter Garden hereby amends the Future Land Use Map of the City of Winter Garden Comprehensive Plan by designating the aforesaid Property to City Low Density Residential as set forth in ATTACHMENT "B".

SECTION II. *Effective Date.* Provided that the Property described herein is annexed into the City of Winter Garden pursuant to Ordinance 15-01, this Ordinance shall become

effective 31 days after adoption, unless the Ordinance is timely challenged pursuant to § 163.3187(5), Fla. Stat., in which case, the Ordinance shall not be effective until the state land planning agency or the Administrative Commission, respectively, issues a final order determining that the adopted Ordinance is in compliance.

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

FIRST READING AND PUBLIC HEARING: _____, 2015.

SECOND READING AND PUBLIC HEARING: _____, 2015.

ADOPTED this _____ day of _____, 2015, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

KATHY GOLDEN, City Clerk

ATTACHMENT "A"
LEGAL DESCRIPTION

PARCEL ID#: 12-22-27-0000-00-005

PARCEL A:

THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LYING EAST OF FORMER SCL RAILROAD RIGHT-OF-WAY AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LYING SOUTH AND EAST OF FORMER SCL RAILROAD RIGHT-OF-WAY, ALL LYING IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR FULLERS CROSS ROAD ON SOUTH. ALSO LESS AND EXCEPT THAT PART PREVIOUSLY CONVEYED BY WARRANTY DEED RECORDED IN DEED BOOK 624, PAGE 109, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN IN THE CENTER OF THE INTERSECTION OF A.C.L. RY TRACKS AND THE COUNTY HARD ROAD, AT CROWN POINT, FLORIDA, (THE HARD ROAD FROM WINTER GARDEN TO FULLERS), RUN THENCE EAST 520 FEET, NORTH 528 FEET TO INTERSECT SAID RY., THENCE SOUTHWESTERLY 748 FEET ALONG RY. TO POINT OF BEGINNING. THIS LAND IS IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA (LESS RIGHTS OF WAY)

SAID PARCEL A, ALSO DESCRIBED AS THE FOLLOWING DESCRIBED PARCEL B :

PARCEL B:

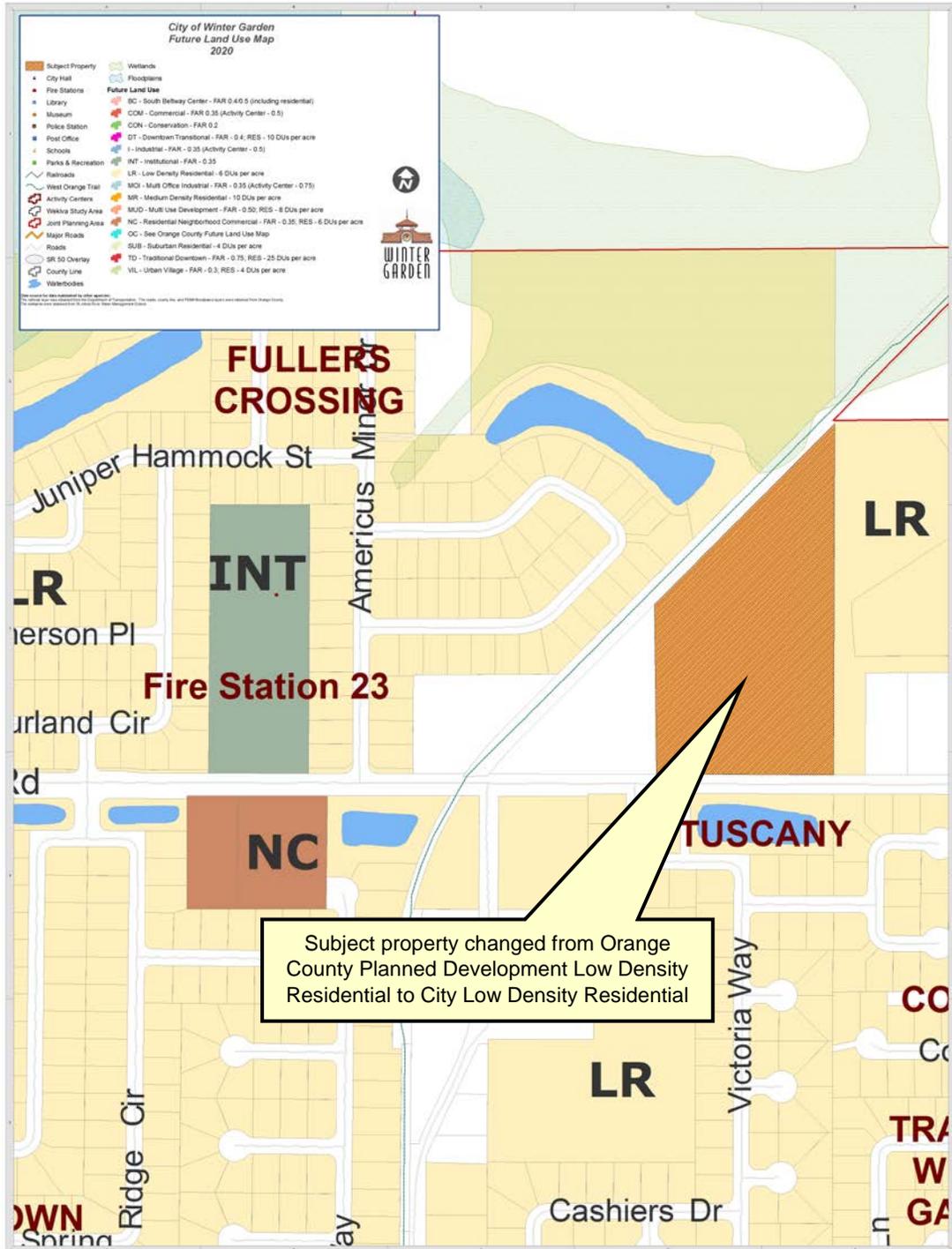
A PORTION OF LAND LYING IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, IN ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST BEING MARKED BY A 4"x4" CONCRETE MONUMENT "NO 10" C.C.R. #066512 RUN N89°42'06"E ALONG THE NORTH LINE OF SAID SECTION, 1310.50 FEET TO THE INTERSECTION OF SAID NORTH LINE AND THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE DEPARTING SAID NORTH LINE RUN S00°11'45"W ALONG SAID EAST LINE, 540.94 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE EASTERLY RIGHT OF WAY LINE OF RAILS TO TRAILS/APOPKA TO MABEL PROJECT OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AGENCY MAPS PREPARED BY JONES, WOOD & GENTRY; THENCE CONTINUE ALONG SAID EAST LINE AND EASTERLY RIGHT OF WAY LINE S00°11'45"W, 7.12 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE CONTINUE S00°11'45"W ALONG SAID EAST LINE, 1097.46 FEET TO THE INTERSECTION OF SAID EAST LINE AND THE NORTH RIGHT OF WAY LINE OF FULLERS CROSS ROAD PER ORANGE COUNTY ROAD BOND BOOK 1 PROJECT 5; THENCE DEPARTING SAID EAST LINE RUN N89°43'54"W ALONG SAID NORTH RIGHT OF WAY LINE, 614.58 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN N00°00'00"E, 474.88 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF THE RAILS TO TRAILS/APOPKA TO MABEL PROJECT; THENCE RUN N44°56'12"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 875.41 FEET TO THE POINT OF BEGINNING.

ATTACHMENT "B"

FUTURE LAND USE MAP

1205 East Fullers Cross Road



ORDINANCE 15-03

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 11.1 ± ACRES LOCATED AT 1205 EAST FULLERS CROSS ROAD ON THE NORTH SIDE OF EAST FULLERS CROSS ROAD, EAST OF NORTH WEST CROWN POINT ROAD AND WEST OF EAST CROWN POINT ROAD FROM ORANGE COUNTY A-2 FARMLAND RURAL DISTRICT TO CITY R-1B RESIDENTIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of that certain real property generally described as 11.1 ± acres located at 1205 East Fullers Cross Road on the north side of East Fullers Cross Road, east of North West Crown Point Road and west of East Crown Point Road, and legally described in Section 1 of this ordinance has petitioned the City to rezone said property from Orange County A-2 Farmland Rural to the City’s R-1B Residential District zoning classification, therefore; and

WHEREAS, after public notice and due consideration of public comment, the City Commission of the City of Winter Garden hereby finds and declares the rezoning approved by this Ordinance is consistent with the City of Winter Garden Comprehensive Plan; and

WHEREAS, further, the City Commission finds that based on competent, substantial evidence in the record, the rezoning approved by this Ordinance meets all applicable criteria for rezoning the Property to R-1B Residential District contained within the City of Winter Garden Comprehensive Plan and the Code of Ordinances.

BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:

SECTION 1: *Rezoning.* The above “Whereas” clauses constitute findings by the City Commission. After due notice and public hearing, the zoning classification of real property legally described on ATTACHMENT “A,” is hereby rezoned from Orange County A-2 Farmland Rural District to City R-1B Residential District in the City of Winter Garden, Florida.

SECTION 2: *Zoning Map.* The City Planner is hereby authorized and directed to amend the Official Winter Garden Zoning Map in accordance with the provisions of this ordinance.

SECTION 3: *Non-Severability.* Should any portion of this Ordinance be held invalid, then the entire Ordinance shall be null and void.

SECTION 4: *Effective Date.* This Ordinance shall become effective simultaneously upon the effective date of Ordinance 15-02 which is an amendment to the Future Land Use Map of the City of Winter Garden Comprehensive Plan that allows the property described herein to be zoned as provided in this Ordinance.

FIRST READING AND PUBLIC HEARING: _____, 2015.

SECOND READING AND PUBLIC HEARING: _____, 2015.

ADOPTED this _____ day of _____, 2015, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

KATHY GOLDEN, City Clerk

ATTACHMENT "A"

LEGAL DESCRIPTION

PARCEL ID#: 12-22-27-0000-00-005

PARCEL A:

THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LYING EAST OF FORMER SCL RAILROAD RIGHT-OF-WAY AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, LYING SOUTH AND EAST OF FORMER SCL RAILROAD RIGHT-OF-WAY, ALL LYING IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. LESS AND EXCEPT ROAD RIGHT-OF-WAY FOR FULLERS CROSS ROAD ON SOUTH. ALSO LESS AND EXCEPT THAT PART PREVIOUSLY CONVEYED BY WARRANTY DEED RECORDED IN DEED BOOK 624, PAGE 109, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID PARCEL A, ALSO DESCRIBED AS THE FOLLOWING DESCRIBED PARCEL B :

PARCEL B:

A PORTION OF LAND LYING IN SECTION 12, TOWNSHIP 22 SOUTH, RANGE 27 EAST, IN ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 • (407) 656-4111

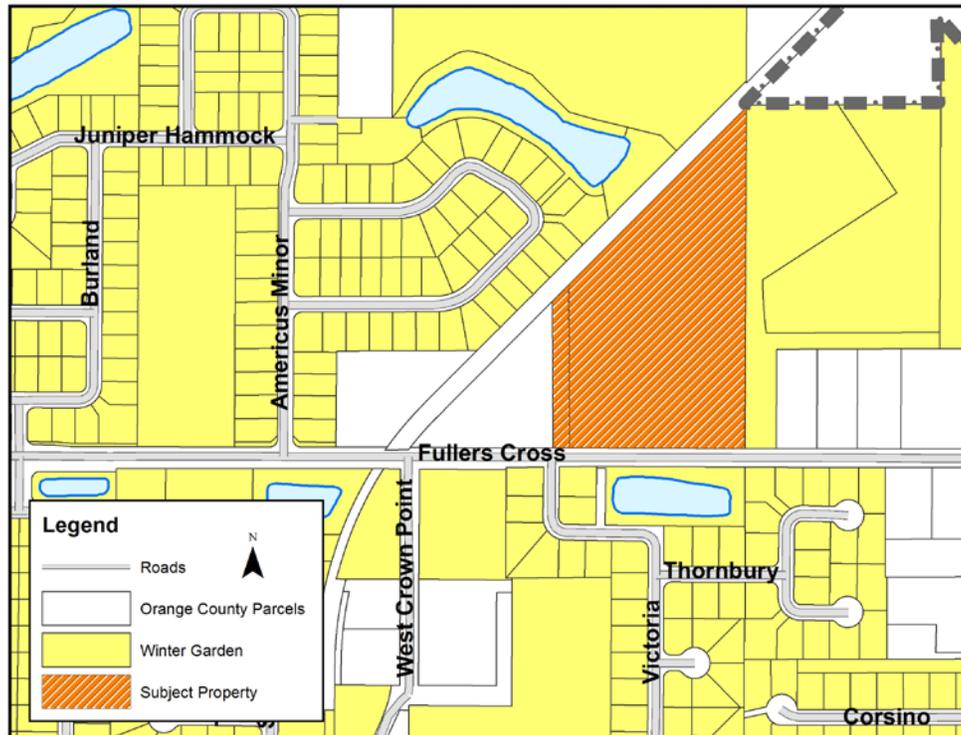
STAFF REPORT

TO: PLANNING AND ZONING BOARD
PREPARED BY: STEVE PASH, COMMUNITY DEVELOPMENT MANAGER
KELLY CARSON, PLANNER II
DATE: OCTOBER 22, 2014
SUBJECT: ANNEXATION – FLU AMENDMENT – ZONING
1205 EAST FULLERS CROSS ROAD (11.1 +/- ACRES)
PARCEL ID #: 12-22-27-0000-00-005, 12-22-27-0000-00-074
APPLICANT: GILKEY ORGANIZATION, LLC

INTRODUCTION

The purpose of this report is to evaluate the proposed project for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property consists of two parcels located at 1205 East Fullers Cross Road, on the north side of East Fullers Cross Road, east of North West Crown Point Road and west of East Crown Point Road and is approximately 11.1 ± acres. The map below depicts the proximity of the subject property to the City’s jurisdictional limits:



PRIOR APPROVALS

This request was previously approved by the Planning & Zoning Board on August 5th, 2013, but the proposed ordinances were never adopted by City Commission. Ordinances 13-48, 13-49, and 13-50 were read by title only in front of Commission several times, but the item was indefinitely postponed pending the applicant's resolution of title issues. The applicant has since closed on the property and wishes to move forward with annexation, FLU amendment, and zoning of the subject property. However, because so much time has elapsed since the initial hearings, the applicant is required to procure new approvals from the Planning & Zoning Board and other State and local review agencies before the new ordinances 15-01, 15-02, and 15-03 may go before City Commission for approval and adoption.

REQUEST

The applicant has requested annexation into the City, amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan to designate the property as Low Density Residential, and rezoning the property to R-1B Single-Family Residential District.

In accordance with the City's Comprehensive Plan, permitted uses within the Low Density Residential land use include single family homes and churches and schools. The zoning classifications that are consistent with the Low Density Residential land use designation include PUD, R-1A, R-1, R-2, R-1B, and INT.

The City endorses infill of its jurisdictional limits through voluntary annexation of enclaves. The elimination of enclaves through voluntary annexation furthers the goals, objectives, and policies of the City's Comprehensive Plan.

EXISTING USE

The subject property currently contains one house, one manufactured home, and the remainder is wooded vacant land. The existing structures are planned to be removed in the future when the property is developed as a residential subdivision. There is a small wetland located in the northeastern portion of the subject property. This wetland, identified by the applicant's environmental consultant, appears to have been a historic ditch dug from the offsite wetlands from the north.

ADJACENT LAND USE AND ZONING

The property located to the north is developed with the Fullers Crossing single family neighborhood, zoned PUD, and located in Winter Garden. The property located to the east is 6 +/- acre property developed with a single family house, zoned R-1, and located in Winter Garden. The property to the south is developed with the Tuscany single family neighborhood, zoned R-1, and located in Winter Garden. The property to the west is 2.5 +/- acre property developed with a single family house and a citrus grove, zoned A-2, and located in Orange County.

PROPOSED USE

The applicant intends to annex the property and submit for a Preliminary Subdivision Plan, then Construction Plans to develop it with a single family neighborhood with approximately 26 lots. The minimum proposed lot size is 75' x 125', which meets the minimum lot size criteria of the R-1B zoning district and is consistent and compatible with other residential lot sizes in the area.

In terms of potential traffic impacts created by the proposed subdivision, the property will benefit from the planned improvements at the intersection of E Fullers Cross Road and E Crown Point Road, which include signalization and the addition of turn lanes. If the current construction schedule is met, these improvements should be completed next year.

PUBLIC FACILITY ANALYSIS

The City will provide garbage collection, police protection, and all other services regularly provided to City of Winter Garden residents including building permits. The property will be served by both Orange County Fire and Rescue and the City of Winter Garden Fire Department under the First Response System.

SUMMARY

Annexation will provide a more efficient delivery of services to the property and further the goals and objectives of the City of Winter Garden's Comprehensive Plan to eliminate enclaves, while allowing properties to be developed in a manner that is consistent and compatible with other development in the area. Staff has reviewed the proposal and does not anticipate any adverse impacts created by the annexation and subsequent development of this property. City Staff recommends approval of the proposed Ordinances.

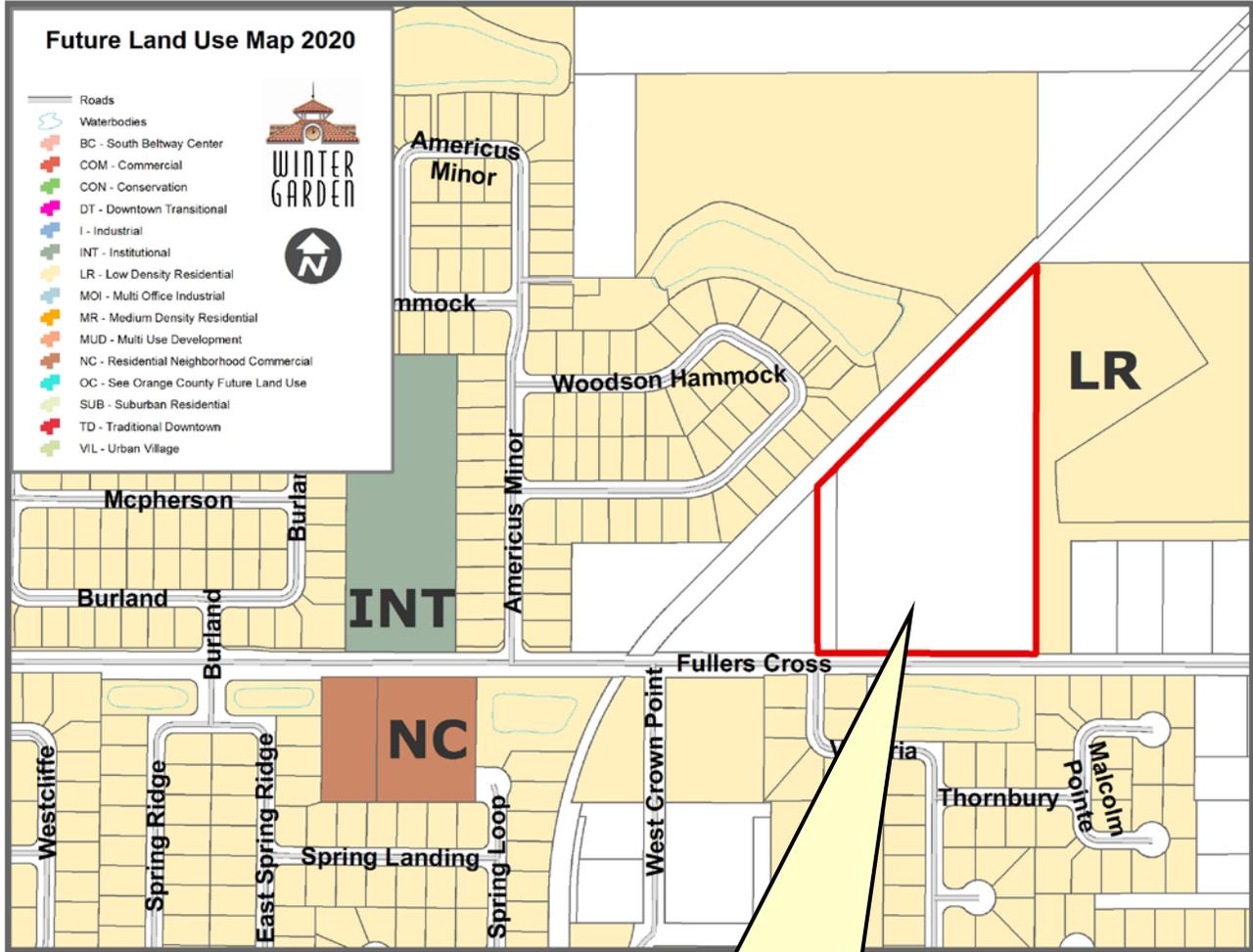
AERIAL PHOTO

1205 East Fullers Cross Road (Oak Trail)



FUTURE LAND USE MAP

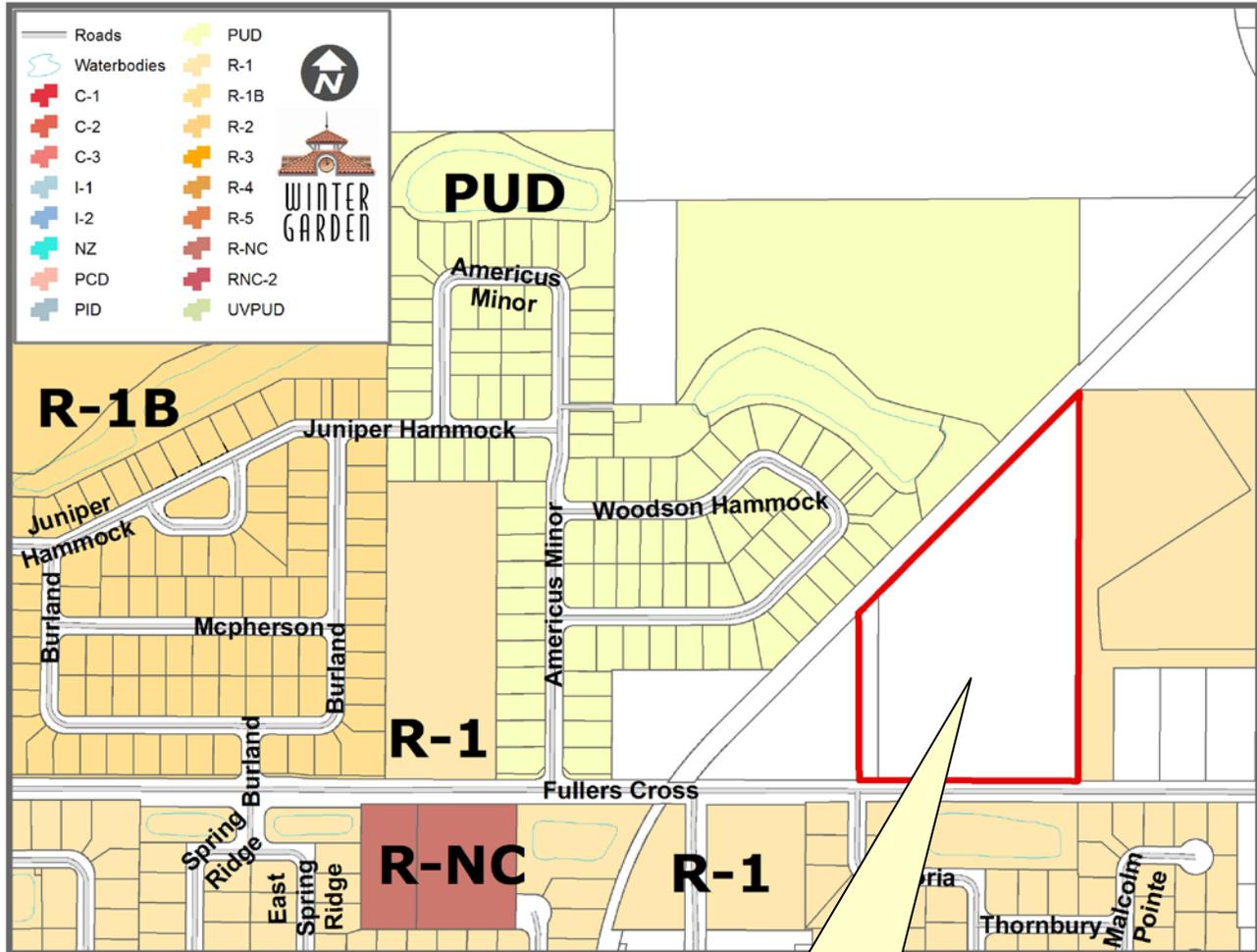
1205 East Fullers Cross Road (Oak Trail)



Subject property changed from Orange County
Planned Development – Low Density
Residential to City Low Density Residential

ZONING MAP

1205 East Fullers Cross Road (Oak Trail)



Subject property changed from
Orange County A-2 to City R-1B

END OF STAFF REPORT

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Laura Zielonka, Finance Director

Via: Michael Bollhoefer, City Manager

Date: February 6, 2015

Meeting Date: February 12, 2015

Subject: **Ordinance 15-16:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 14-37, THE CITY OF WINTER GARDEN FISCAL YEAR 2014-2015 BUDGET TO CARRY FORWARD PRIOR YEAR APPROPRIATIONS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

Issue: This ordinance amends the current year budget to account for prior year appropriations of items budgeted but not purchased and projects budgeted but not completed by fiscal year ending 2014. This amendment of the current year budget will ensure that there is adequate funding to purchase necessary materials and equipment and the completion of those projects that were in progress at year-end.

Recommended action: Motion to approve Ordinance 15-16.

Attachments/References: Ordinance 15-16

ORDINANCE 15-16

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 14-37, THE CITY OF WINTER GARDEN FISCAL YEAR 2014-2015 BUDGET TO CARRY FORWARD PRIOR YEAR APPROPRIATIONS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on September 25, 2014, the City Commission of the City of Winter Garden, Florida, adopted Ordinance 14-37 appropriating and allocating all revenue and funds of the City of Winter Garden, Florida for the tax year beginning October 1, 2014 and ending September 30, 2015;

WHEREAS, the City Commission has decided to amend the City of Winter Garden, Florida Budget for the tax year beginning October 1, 2014 and ending September 30, 2015 to provide for budget carryovers from the preceding budget year;

BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:

SECTION 1: That the sum of \$24,778,157 to be appropriated as follows:

REVENUES

General Fund	\$ 540,913
CRA	6,075,000
Local Option Gas Tax Fund	480,777
General Impact Fee Fund	15,159
Transportation Impact Fee Fund	5,236,028
Utilities Operating Fund	2,437,779
Utilities Impact Fee Fund	7,394,694
Utilities Renewal & Replacement	2,168,216
Stormwater Fund	425,591
Trailer City Fund	4,000
	<u>\$24,778,157</u>

EXPENDITURES

General Fund	\$ 540,913
CRA	6,075,000
Local Option Gas Tax Fund	480,777
General Impact Fee Fund	15,159
Transportation Impact Fee Fund	5,236,028
Utilities Operating Fund	2,437,779
Utilities Impact Fee Fund	7,394,694
Utilities Renewal & Replacement	2,168,216
Stormwater Fund	425,591
Trailer City Fund	4,000
	<u>\$24,778,157</u>

SECTION 2: Detail for the aforementioned totals is attached as Exhibit 1, which shall be incorporated in the Ordinance. Should any portion of this Ordinance be held invalid, then such portions as are not declared to be invalid shall remain in full force and effect.

SECTION 3: This Ordinance shall become effective upon its adoption at the second reading and public hearing.

READ FIRST TIME: _____

READ SECOND TIME AND PUBLIC HEARING HELD: _____

APPROVED:

Mayor/Commissioner John Rees

ATTEST:

Kathy Golden, City Clerk

**City of Winter Garden
Carry Forward Budget
Ordinance 15-16**

Exhibit 1

<u>Account Number</u>	<u>Project</u>	<u>Account Description</u>	<u>Amount</u>	<u>Item Description</u>
<u>General Fund</u>				
001-0213-399.99-99		Use of Fund Balance	540,913	<i>To balance revenues/expenditures</i>
		Total Revenues	540,913	
Executive:				
001-0213-512.61-00	01076	Land	19,615	<i>848 E. Plant Street</i>
001-0213-512.63-00	13040	Improvements Other Than Buildings	170,682	<i>City Hall Parking Addition</i>
Information Tech:				
001-0225-513.63-00	14002	Improvements Other Than Buildings	100,000	<i>Fiber Internet Connection</i>
Police:				
001-0521-521.64-00		Machinery and Equipment	28,749	<i>Replacement computer laptops</i>
001-0530-521.62-00		Buildings	20,895	<i>Add two dispatch work stations for additional dispatchers</i>
001-0530-521.64-00		Machinery and Equipment	97,059	<i>Consoles for the addition of dispatch services for the City of Ocoee</i>
Fire:				
001-0622-522.62-00	13004	Buildings	14,098	<i>Concrete apron repair</i>
001-0623-522.62-00	13004	Buildings	3,545	<i>Concrete apron repair</i>
Streets:				
001-0741-541.63-00	13011	Improvements Other Than Buildings	75,000	<i>Dillard St Improv - SR 50 > Plant St Design/Engineering</i>
Parks and Recreation:				
001-0775-572.63-00	13006	Improvements Other Than Buildings	11,270	<i>Sidewalk/Access Modifications</i>
		Total Expenditures	540,913	
<u>CRA Fund</u>				
120-0213-384.00-00		Other Sources / Debt Proceeds	6,000,000	<i>Downtown Phase IV</i>
120-0213-399.99-99		Use of Fund Balance	75,000	
		Total Revenues	6,075,000	
120-0213-522.63-00	13012	Improvements Other Than Buildings	6,000,000	<i>Downtown Phase IV</i>
120-0213-522.63-00	13013	Improvements Other Than Buildings	25,000	<i>Downtown Way-Finding Signs</i>
120-0213-552.82-00		Aids to Private Organizations	50,000	<i>Plant Street Market Façade Grant</i>
		Total Expenditures	6,075,000	
<u>Local Option Gas Tax Fund</u>				
160-0741-399.99-99		Use of Fund Balance	480,777	<i>To balance revenues/expenditures</i>
		Total Revenues	480,777	
160-0741-541.63-00	04009	Improvements Other Than Buildings	76,347	<i>Tremaine St (Main > Dillard)</i>
160-0741-541.63-00	05051	Improvements Other Than Buildings	5,536	<i>S Highland (Smith to R/R tracks)</i>
160-0741-541.63-00	10009	Improvements Other Than Buildings	318,525	<i>Vineland (SR50 to Palmetto)</i>
160-0741-541.63-00	13015	Improvements Other Than Buildings	80,369	<i>N Dillard - Surprise> Division</i>
		Total Expenditures	480,777	
<u>General Impact Fee Fund</u>				
170-0521-399.99-99		Use of Fund Balance	15,159	
		Total Revenues	15,159	
170-0521-521.64-00		Machinery and Equipment	15,159	<i>Purchase computer laptops</i>
		Total Expenditures	15,159	

**City of Winter Garden
Carry Forward Budget
Ordinance 15-16**

Exhibit 1

<u>Account Number</u>	<u>Project</u>	<u>Account Description</u>	<u>Amount</u>	<u>Item Description</u>
<u>Transportation Impact Fee Fund</u>				
174-0741-399.99-99		Use of Fund Balance	5,236,028	To balance revenues/expenditures
Total Revenues			5,236,028	
174-0741-541.63-00	08005	Improvements Other Than Buildings	864,654	Marsh Rd (CR 545>Hckry Hmk)
174-0741-541.63-00	09041	Improvements Other Than Buildings	340,380	SR 50 Median Landscaping
174-0741-541.63-00	10022	Improvements Other Than Buildings	74,914	Stoneybrook West Py/Windermere Rd Intersection
174-0741-541.63-00	12026	Improvements Other Than Buildings	538,502	Plant St/Avalon Intersection
174-0741-541.63-00	13017	Improvements Other Than Buildings	495,300	Stoneybrook Round-about
174-0741-541.63-00	13018	Improvements Other Than Buildings	2,698,769	CR 545 South/Tilden Intersection
174-0741-541.63-00	13043	Improvements Other Than Buildings	150,000	Lulu Ck/Stormwater Landscaping
174-0741-541.63-00	13049	Improvements Other Than Buildings	207,297	E Crown Pt/Fullers Cross Intersection
174-0741-541.63-00	14009	Improvements Other Than Buildings	74,745	Sunridge Blvd Four Laning
174-0741-599.99-99		Carryforward Fund Balance	(208,533)	To balance revenues/expenditures
Total Expenditures			5,236,028	
<u>Utilities Operating Fund</u>				
410-2116-399.99-99		Use of Fund Balance	2,437,779	To balance revenues/expenditures
Total Revenues			2,437,779	
410-2113-581.91-00		Inter-Fund Transfers Out	2,168,216	To Fund Renewal and Replacement Projects
410-2116-533.63-00	13015	Improvements Other Than Buildings	8,395	N Dillard - Surprise> Division
410-2116-533.63-00	13044	Improvements Other Than Buildings	300,000	Johns Lake Wtrside Util U/S
410-2117-535.63-00	13019	Improvements Other Than Buildings	424,514	WWTP Headwrks/Odor Control
410-2126-533.63-00	11001	Improvements Other Than Buildings	33,130	Midget Place (Surprise to Palm)
410-2126-533.63-00	12022	Improvements Other Than Buildings	22,391	Flex-Net Installation
410-2126-533.63-00	13015	Improvements Other Than Buildings	8,395	N Dillard - Surprise> Division
410-2127-535.63-00	12037	Improvements Other Than Buildings	91,192	Lift Station 23 Rehabilitation
410-2113-590.90-00		Transfer to Fund Balance	(618,454)	To balance revenues/expenditures
Total Expenditures			2,437,779	
<u>Utilities Impact Fee Fund</u>				
411-2116-399.99-99		Use of Fund Balance-Water	6,735,900	To balance revenues/expenditures
411-2117-399.99-99		Use of Fund Balance-Sewer	658,794	To balance revenues/expenditures
Total Revenues			7,394,694	
411-2117-535.63-00	13019	Improvements Other Than Buildings	631,726	WWTP Headwrks/Odor Control
411-2126-533.63-00	04009	Improvements Other Than Buildings	8,280	Tremaine (Main>Dillard)
411-2126-533.63-00	05051	Improvements Other Than Buildings	25,000	S Highland (Smith to R/R tracks)
411-2126-533.63-00	10009	Improvements Other Than Buildings	29,245	Vineland (SR50 to Palmetto)
411-2126-533.63-00	10016	Improvements Other Than Buildings	61,000	Roper Rd East-Water
411-2126-533.63-00	10017	Improvements Other Than Buildings	50,000	Roper Rd East-Reuse
411-2126-533.63-00	11008	Improvements Other Than Buildings	1,129,761	Woodlark Well #2
411-2126-533.63-00	13021	Improvements Other Than Buildings	242,557	Fullers Cross Water Main Ext.
411-2126-533.63-00	14010	Improvements Other Than Buildings	1,993,095	Woodlark Water Storage #2
411-2126-533.63-00	14015	Improvements Other Than Buildings	3,196,962	Southwest Reuse Phase II
411-2127-535.63-00	10009	Improvements Other Than Buildings	27,068	Vineland (SR50 to Palmetto)
Total Expenditures			7,394,694	

**City of Winter Garden
Carry Forward Budget
Ordinance 15-16**

Exhibit 1

<u>Account Number</u>	<u>Project</u>	<u>Account Description</u>	<u>Amount</u>	<u>Item Description</u>
<u>Utilities Renewal & Replacement Fund</u>				
412-2116-381.41-00		Inter-Fund Transfer In	2,168,216	To balance revenues/expenditures
		Total Revenues	2,168,216	
412-2126-533.63-00	13011	Improvements Other Than Buildings	700,000	Dillard St Improv - SR 50> Plant St
412-2127-535.63-00	04009	Improvements Other Than Buildings	17,600	Tremaine St (Main > Dillard)
412-2127-535.63-00	11001	Improvements Other Than Buildings	42,700	Midget Place (Surprise to Palm)
412-2127-535.63-00	12014	Improvements Other Than Buildings	681,926	9th St Gravity Sewer Mn Replace
412-2127-535.63-00	13011	Improvements Other Than Buildings	700,000	Dillard St Improv - SR 50> Plant St
412-2127-535.63-00	13015	Improvements Other Than Buildings	25,990	N Dillard - Surprise> Division
		Total Expenditures	2,168,216	
<u>Stormwater Fund</u>				
420-2218-399.99-99		Use of Fund Balance	425,591	
		Total Revenues	425,591	
420-2618-538.63-00	04009	Improvements Other Than Buildings	18,860	Tremaine St (Main > Dillard)
420-2618-538.63-00	09013	Improvements Other Than Buildings	176,442	Lake Cove Point Underdrain
420-2618-538.63-00	10009	Improvements Other Than Buildings	109,708	Vineland (SR50 to Palmetto)
420-2618-538.63-00	11001	Improvements Other Than Buildings	40,800	Midget Place (Surprise to Palm)
420-2618-538.63-00	13015	Improvements Other Than Buildings	23,920	N Dillard - Surprise> Division
420-2618-538.63-00	14011	Improvements Other Than Buildings	17,707	Stormwater R&R Improvements
420-2618-538.63-00	14019	Improvements Other Than Buildings	50,000	Stoneybrook West Drainage Parcel 16
420-2618-599.99-99		Transfer to Fund Balance	(11,846)	
		Total Expenditures	425,591	
<u>Trailer City Fund</u>				
450-3657-399.99-99		Use of Fund Balance	4,000	
		Total Revenues	4,000	
450-3657-539.63-00	14012	Improvements Other Than Buildings	4,000	Trailer City Entrance Improvements
		Total Expenditures	4,000	
		Grand Total	24,778,157	

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: *Jay Conn, Director, Recreation Department Director*

Via: City Manager Mike Bollhoefer

Date: Jan 21, 2015

Meeting Date: Feb. 12, 2015

Subject: *Request by the Winter Garden Rotary Club to hold the Evening at the Pops event at Newton Park on March 14, 2015 (raindate of March 29, 2015).*

Issue:

The Winter Garden Rotary Club has approached the commission to request permission for their annual “Evening at the Pops” concert to be held at Newton Park on March 14, 2015. This annual event has become a staple on the event calendar in Winter Garden. The approximately 1,500 event participants are treated to an evening of music by the Orlando Philharmonic Orchestra, an instrument “petting zoo” for children, as well as food and drink vendors. Funds raised at this event benefit the various charities that the Rotary Club supports throughout the year.

Commission permission is required for the following.

1. The Rotary Club is asking for permission to sell beer and wine to event guests to further their fundraising efforts. This is only allowed in public parks or spaces if permission is granted through the City Commission and the Special Event application process. The Rotary Club has agreed to fence off the perimeter of the area and alcohol consumption will only be permitted within the confines of this area.
2. They are requesting to waive fees for the use of Tanner Hall so that the facility can be used as a VIP area for sponsors and contributors that support of the event.
3. They are requesting that the \$1000 event permit fee also be waived to further their fundraising efforts.

City staff is agreeable with these requests as the event requires minimal city services and has been well received and attended by the community in previous years.

Recommended action:

Motion to approve waiving fees and allowing alcohol sales for the Evening at the Pops event to take place at Newton Park and Tanner Hall on March 14, 2015 (with a raindate of March 29, 2015).

Attachments/References:
Event Application



CITY OF WINTER GARDEN
 PARKS & RECREATION DEPARTMENT
 310 NORTH DILLARD STREET
 WINTER GARDEN, FL 34787

PHONE: (407) 656-4155
 WWW.WINTERGARDEN-FL.GOV

WINTER GARDEN • A charming little city with a juicy past.

Official Use Only
 Date Received: _____
 Permit Fee Pd. on: _____ Init. _____

**CITY OF WINTER GARDEN
 SPECIAL EVENT APPLICATION – PUBLIC PROPERTY**

Per City Code Ch. 27, Art 1, Sec.3 "Special Events" are defined as any public assembly of 100 or more people in any park, sidewalk, alley, lake or other publically owned area. Completed applications should be submitted no less than 90 days prior to the first date of the proposed event. Events that require closure of any city street or are anticipated to have more than 500 people in attendance will require approval of the City Commission.

ORGANIZATION/GROUP: Rotary Club of Winter Garden NON PROFIT CORP. _____ INDIV. _____

NAME OF EVENT: Evening at the Pops

CONTACT/REPRESENTATIVE: Matthew Hadley PHONE # 715.432.3859

ALT. PHONE: 407.408-2025 EMAIL: math@pilarsmartini.com

EVENT LOCATION: Newton Park/Tanner Hall PROPOSED DATES: March 14th / Rain date March 29th

HOURS: 4pm - 10pm ESTIMATED DAILY ATTENDANCE: 1,500 - 2,000

PLEASE CHECK ALL OF THE FOLLOWING THAT APPLY:

TYPE OF EVENT	EVENT DETAILS	EQUIPMENT AT EVENT
<input type="checkbox"/> FESTIVAL	<input type="checkbox"/> ADMISSION CHARGE/TICKET SALES	<input checked="" type="checkbox"/> AMPLIFIED SPEAKING/MUSIC
<input type="checkbox"/> EXHIBIT(S)	<input checked="" type="checkbox"/> ALCOHOL SERVED ¹	HOURS OF: _____
<input type="checkbox"/> CARNIVAL/CIRCUS/FAIR	<input checked="" type="checkbox"/> ALCOHOL SALES ²	<input checked="" type="checkbox"/> PORTABLE RESTROOMS
<input type="checkbox"/> GENERAL MEETING	<input type="checkbox"/> FIREWORKS/PYROTECHNICS	<input type="checkbox"/> SPORTS EQUIPMENT
<input type="checkbox"/> PARADE	<input checked="" type="checkbox"/> FOOD VENDORS: # OF <u>8</u>	<input checked="" type="checkbox"/> STAGE/PROPS/PRODUCTION
<input type="checkbox"/> BLOCK PARTY OR PICNIC	<input type="checkbox"/> MERCHANDISE VENDORS: # OF _____	<input checked="" type="checkbox"/> TENTS: #OF & SIZE _____
<input type="checkbox"/> SPORTING EVENT/COMPETITION	<input checked="" type="checkbox"/> OPEN TO PUBLIC	<input type="checkbox"/> TEMPORARY EVENT SIGNAGE
<input type="checkbox"/> WEDDING/RECEPTION	<input type="checkbox"/> STREET/SIDEWALK CLOSURE- HOURS OF: _____	<input checked="" type="checkbox"/> DUMPSTERS/RECEPTACLES
<input type="checkbox"/> REVIVAL	<input type="checkbox"/> CITY WATER USED	<input type="checkbox"/> INFLATABLE DEVICES
<input checked="" type="checkbox"/> OTHER: (EXPLAIN) _____	<input checked="" type="checkbox"/> EVENT HELD PREVIOUSLY	<input type="checkbox"/> COOKING EQUIP. USED. GAS _____ OPEN FLAME _____
_____	<input checked="" type="checkbox"/> CITY ELECTRIC USED	OTHER: _____

¹ PLEASE NOTE THAT BEIRGARTENS OR ZONES WHERE ALCOHOL IS REQUESTED TO BE PERMITTED MUST BE CLEARLY IDENTIFIED ON THE EVENT SITE MAP.

² EVIDENCE OF PROOF OF PERMITTING THROUGH THE STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION MUST BE PROVIDED TO CITY STAFF NO LATER THAN 30 DAYS PRIOR TO THE FIRST DAY OF THE PROPOSED EVENT.

PLEASE CAREFULLY REVIEW ALL OTHER POLICIES AND PROCEDURES ON PAGE 2 OF THIS APPLICATION



CITY OF WINTER GARDEN
 PARKS & RECREATION DEPARTMENT
 310 NORTH DILLARD STREET
 WINTER GARDEN, FL 34787
 PHONE: (407) 656-4155
 WWW.WINTERGARDEN-FL.GOV

PLEASE PROVIDE A GENERAL DESCRIPTION OF THE EVENT THAT INCLUDES ALL FEATURES BEING PROPOSED TO TAKE PLACE. ELABORATE ON ANY OF THE ABOVE CHECKED ITEMS IF NECESSARY: (USE BACK IF NECESSARY)

Evening at the Pops is an outdoor concert featuring the Orlando Philharmonic Orchestra, located in Winter Garden. The event takes place at Newton Park, with a VIP reception, located in Tanner Hall! The event also includes food vendors (local) and the sale of beer & wine.

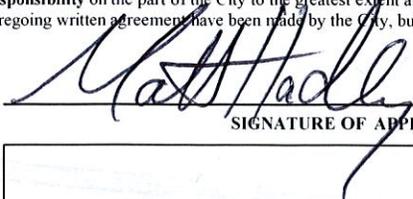
THE FOLLOWING SHOULD ACCOMPANY YOUR APPLICATION: (APPROVAL PROCESS WILL NOT BEGIN UNTIL THESE ARE SUBMITTED)

- COPY OF 501C-3 OR OTHER TAX EXEMPT STATUS CERTIFICATE (IF APPLICABLE)
- SITE PLAN INDICATING ALL AFFECTED AREAS, STREETS PROPOSING TO BE CLOSED, TEMPORARY POWER SOURCES TO BE INSTALLED, PORTABLE RESTROOM LOCATIONS, VENDOR PLACEMENT, PARADE ROUTE, ALCOHOL SERVING ZONES, OR ANY OTHER SIGNIFICANT FEATURES
- COPY OF APPLICANT'S INSURANCE CERTIFICATE NAMING THE CITY OF WINTER GARDEN AS ADDITIONALLY INSURED. (SEE NEXT PAGE FOR INDIVIDUALS AND GROUPS WITHOUT INSURANCE)
- SANITATION PLAN - PORTABLE RESTROOMS, TRASH COLLECTION AND RECEPTACLE PLAN, ETC.
- PARKING AND TRAFFIC PLAN - REROUTING TRAFFIC AROUND BLOCKED STREETS, PARKING FOR EVENT PATRONS, ETC.
- MEDICAL CARE - FIRST AID STATIONS, EMS SERVICES, AMBULANCE ON SITE, ETC.
- SECURITY - OFF-DUTY OFFICERS SCHEDULED, SECURITY SERVICE UTILIZED, # OF EVENT STAFF IN ATTENDANCE, ETC.

In consideration of permission to use, today and on all future dates, the property, facilities, staff, equipment and services of any facility owned, leased, rented, and/or used by the City, the applicant **does hereby release, waive, covenant not to sue, and discharge** the City from all liability, responsibility and claims for personal injury, accidents, loss, illnesses, death, and property damage or loss arising from, related to, or in any way connected to participation in any of the listed Activities, including use of the City's facilities, premises, and equipment.

The applicant also agrees to INDEMNIFY AND HOLD the City HARMLESS from any and all claims, disputes, actions, suits, procedures, costs, expenses, damages, injuries, and liabilities, including attorney's fees (both at the litigation and appellate levels), relating to or arising from applicant's involvement in any of the Activities, and to reimburse the City for any such fees, costs and expenses incurred by the City. Participant further expressly agrees that the foregoing waiver, assumption of risks, indemnification and hold harmless provisions of this document are intended to be as broad and inclusive as is permitted by the laws of the State of Florida, and that if any portion thereof is held invalid or unenforceable, it is agreed that the balance shall remain and continue in full legal force and effect.

The undersigned has read these special event policies and procedures, waivers of liability, assumption of risks, and indemnity and hold harmless provisions, fully understands them, and **understands that applicant is giving up substantial rights, including applicant's right to sue.** The undersigned acknowledges that the undersigned is signing this document on behalf of the applicant freely and voluntarily, and **intends this, by the undersigned's signature, to be a complete and unconditional release of all liability and responsibility** on the part of the City to the greatest extent allowed by law. The undersigned further agree that no oral representations, statements or inducements apart from the foregoing written agreement have been made by the City, but if made, the undersigned has not, and will not, rely on such.



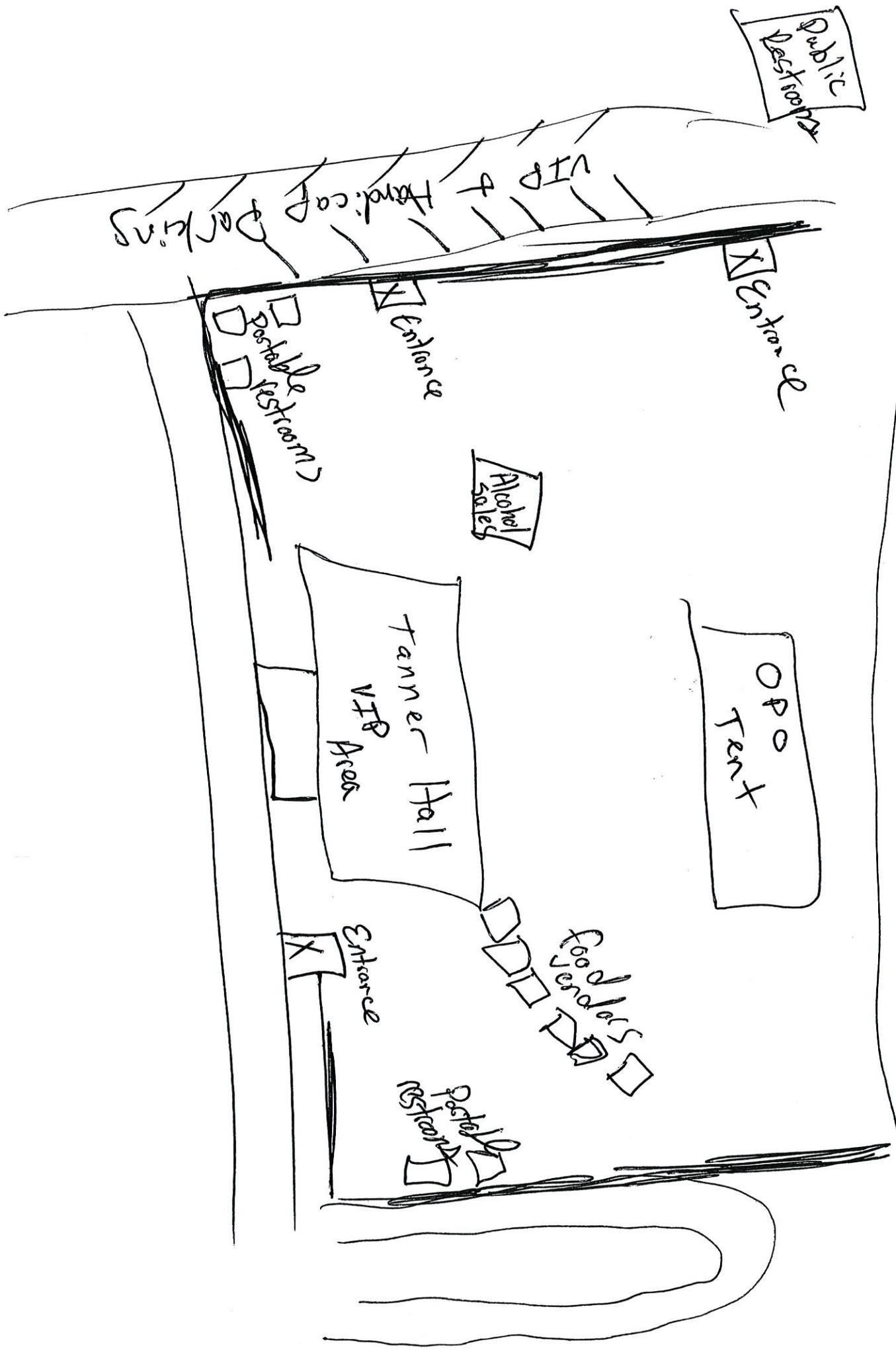
 SIGNATURE OF APPLICANT

1/12/15

 DATE

FOR OFFICE USE ONLY	
REC.: _____	SCHEDULED FOR MEETING OF: _____
PD: _____	
FIRE: _____	
PS: _____	OTHER: _____

Lake Apopka



THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: February 4, 2015

Meeting Date: February 12, 2015

Subject: 530 – 630 East Crown Point Road
Winter Garden Hockey Training Facility
PARCEL ID# 13-22-27-0895-00-070
PARCEL ID# 13-22-27-0895-00-080
PARCEL ID# 13-22-27-0895-00-090
PARCEL ID# 13-22-27-0895-00-100
PARCEL ID# 13-22-27-0895-00-110
PARCEL ID# 13-22-27-0895-00-120

Issue: The applicant is requesting Site Plan approval to construct a hockey training facility.

Discussion:

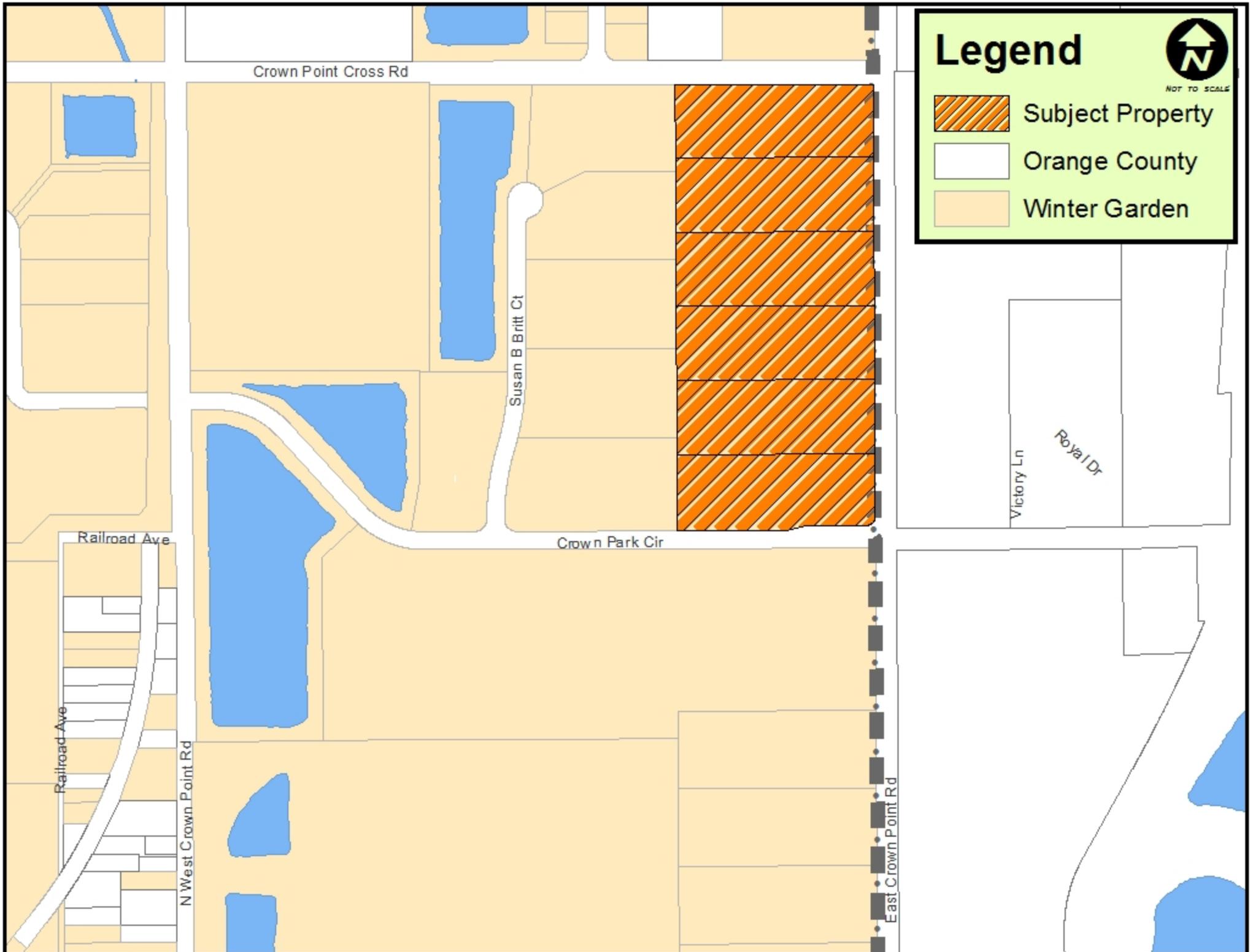
The applicant is proposing to build a 115,595 square foot facility with two ice skating rinks, locker rooms, office space, a restaurant, and support areas including bathrooms, bleachers, and locker rooms.

Recommended Action:

Staff recommends approval of the Site Plan Review subject to the conditions in the Development Review Committee memorandum.

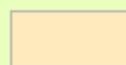
Attachment(s)/References:

Location Map
DRC Memorandum
Site Plan



Legend



-  Subject Property
-  Orange County
-  Winter Garden

CITY OF WINTER GARDEN

DEVELOPMENT REVIEW COMMITTEE

300 West Plant Street – Winter Garden – Florida 34787-3011

(407) 656-4111

MEMORANDUM

TO: ED WILLIAMS, COMMUNITY DEVELOPMENT DIRECTOR
FROM: DEVELOPMENT REVIEW COMMITTEE
DATE: JANUARY 29, 2015
SUBJECT: SITE PLAN REVIEW – 1ST REVIEW
530 – 630 EAST CROWN POINT ROAD – HOCKEY TRAINING FACILITY

Pursuant to your request, we have reviewed the site plan dated 12/23/14 compliance with the City's stormwater and site requirements. This plan proposes a 115,595 s.f. 2-story hockey training facility with associated parking, stormwater and utility improvements over the 16.03 acre site. This is the first review of the project.

ENGINEERING

We recommend approval subject to approval by all other departments, and the following conditions and comments:

1. Planning Department shall review and comment on proposed use/zoning, parking count, setbacks, open space, landscaping, buffering, lighting and signage, including conditions of the Developers Agreement and PD.
2. All public improvements, including adjacent sidewalks, pavement, or curbs, will be checked at final inspection. Any damaged, broken or cracked sections shall be replaced by the contractor prior to issuance of certificate of occupancy.
3. Sheet C1.001 – General Notes:
 - a. All compaction shall be 98% of the modified proctor maximum density.
 - b. All gravity sanitary pipes shall be SDR 26 (not SDR 35).
 - c. As-built record drawings shall comply with City of Winter Garden requirements.
 - d. All construction shall conform to City of Winter Garden standards and specifications.
4. Sheet C1.102 – Overall Site Plan:
 - a. Is the Type “D” curb also along the 24’ Service Road?
 - b. What is the purpose of the Drop Curbs on the Service Road – overflow parking? Maintenance access?
 - c. Will the Player Parking Area have a gate to limit access?
5. Sheet C2.101 – Grading Plan:
 - a. Provide existing elevations along the west property line with cross sections showing how the proposed grades will transition into the existing elevations.

- b. Provide section of 24' Service Road (curbs, etc?).
 - c. Provide grading and sections for the East Crown Point Road frontage, especially where the side drain has been extended to the north (i.e. is a swale to remain to handle the East Crown roadway drainage?).
6. Sheet C2.104 – Drainage Plan:
 - a. Provide drainage calculations showing the existing receiving system has capacity to accept the proposed drainage connections.
 - b. Permit modification from SJRWMD is required prior to construction.
7. Sheet C3.101 – Utilities Plan:
 - a. Call out wet taps at the two fire main connections to the City's existing mains on Crown Park Circle and East Crown Point Road.
 - b. The fire main shall be metered with backflow preventors – coordinate with Public Services Utilities.
 - c. Show the Point of Service (POS) for the fire protection system with note stating “all work downstream from the POS shall be performed by a licensed fire sprinkler contractor”.
 - d. Fire Department approval required for fire protection system.
 - e. Show irrigation meter location and size. All irrigation shall be designed to be connected to reclaimed water mains. Any irrigation lines within City R/W shall be purple in color. All points of connection to reclaimed or potable water mains shall have appropriate meters, backflow preventors, etc. All irrigation mains within the City's R/W under the pavement shall be encased within a sleeve.
 - f. All on-site utilities shall be privately owned and maintained (note on plans). 100% of all required water, reuse, and sewer impact fees shall be paid prior to City execution of FDEP permits or issuance of site or building permits. Meter sizes shall be provided for review by the Utilities Department for verification of impact fees at time of Building Permit application. Final plans will not be approved for construction until utility impact fees have been paid and FDEP permits or exemptions have been issued.
8. Landscaping shall not encroach on required sight lines at intersections or driveways. Design Engineer shall provide certification that sight distance requirements are being met - show sight triangles on the plans.
9. No trees may be planted over or within 5 feet of any utility lines. Only sod or shrubs may be planted over utility lines.
10. Permits or exemptions from SJRWMD (ERP modification), and FDEP (water, wastewater and NPDES) are required prior to site plan approval.
11. If approved, further development of the site for the future building or additions will require separate site plan approval. Approval of the phase 1 site plan does not constitute approval of future work.
12. Provide Traffic Impact Analysis and coordinate with the City's Transportation Consultant on possible improvements that may be required at the intersection of East Crown Point Road and Crown Park Circle (i.e. signalization, etc.).

PLANNING

13. Color elevations were not provided. Please provide colored elevations of all sides of the building.
14. The landscape plans master plant list has numerous plants that are not included in the proposed landscaping. Please remove all plants from this list if they are not being used in the landscaping.
15. All signs shall meet code requirements.
16. Is anything proposed on the vacant lots to the north? Future development of the lots to the north will require a new site plan submittal and review or other reviews depending on the proposed use.

PUBLIC SERVICES

17. Street lights shall be installed internal to the development and along the project Right of Way frontage pursuant to City Code meeting dark skies requirements (Code Section 118-1536(k)).
18. Sheet C1.102: Note #1 and #8 under the Sanitary Gravity and Force Mains. SDR-35 is not acceptable. All pipe shall be SDR-26. Please revise.
19. All landscape irrigation shall be provided by reclaimed water. The irrigation meter shall be connected to the city's reuse distribution system. Please show irrigation meter size and location. Irrigation impact fees shall be based on the size of the irrigation meter.
20. Please upsize the gravity sewer line to an 8" diameter line between SS-1 and the existing tie-in manhole.
21. Please show the existing reclaimed water mains on Crown Park Circle and East Crown Point Road.
22. Please include clean outs on the sewer laterals when they change direction.
23. Please call out the water meter size.
24. Water meters larger than two inch shall be purchased and installed by the contractor. Please coordinate with the Utility Department on the type of meter to be installed.
25. Please provide hydraulic calculations for the domestic water and fire service.
26. Water and sewer impact fees are based on the size of the water meter. Assuming a 4" water meter, the water impact fee shall be \$27,150.00 and the sewer impact fee shall be \$44,175.00. These fees shall be paid at FDEP permit application.
27. Please provide a detail of the dumpster enclosure. City requires a minimum ten foot clear opening at the gate and a minimum ten foot depth.
28. Where is the point of service (POS) for the fire line? Please call out the POS and add a note stating that all work downstream of the POS shall be performed by a licensed fire sprinkler contractor.
29. A 2" bypass meter is required on all water meter assemblies 3" and larger.
30. Please provide design calculations for the grease trap.
31. Please show the FDC on the plan. Please note that the FDC shall be a minimum of 40 feet away from the building.

FIRE DEPARTMENT

32. Any commercial building over 6000 Sq. Ft shall be provided with a Fire Sprinkler System and a Monitored Fire Alarm System.
33. Fire Department Connections shall be a minimum of 40 ft. off the building. Fire Hydrants shall be no more than 150 ft. away from Fire Dept. Connections. Both FDC's and hydrants shall be on the same side of the road or driveway.
34. FDC's shall be stand alone off the backflow.
35. Fire Lanes shall be established around Fire Dept. Connections.
36. Where Point of Service is established by the engineer of record, one set of shop drawings and CD in PDF format shall be required to be submitted to the building department for fire permitting purposes by licensed underground contractors with a Class V license.

STANDARD GENERAL CONDITIONS

37. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.
38. 5' wide concrete sidewalks shall be constructed along all street frontages pursuant to Code. Existing sidewalks will be checked at completion and any damaged sections shall be replaced.
39. All work shall conform to City of Winter Garden standards and specifications.
40. Fencing, if proposed, shall meet all City requirements for height, type, etc. Chain link fencing shall be vinyl coated per Code. All construction shall conform to City of Winter Garden Standards, Specifications and Ordinances.
41. The City of Winter Garden will inspect private site improvements only to the extent that they connect to City owned/maintained systems (roadways, drainage, utilities, etc.). It is the responsibility of the Owner and Design Engineer to ensure that privately owned and maintained systems are constructed to the intended specifications. The City is not responsible for the operation and maintenance of privately owned systems, to include, but not be limited to, roadways, parking lots, drainage, stormwater ponds or on-site utilities.
42. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.
43. No fill or runoff will be allowed to discharge onto adjacent properties; existing drainage patterns shall not be altered. The applicant should note that if approval is granted, the City of Winter Garden is not granting rights or easements for drainage from, or onto, property owned by others. Obtaining permission, easements or other approvals that may be required to drain onto private property is the Owner/Developer's responsibility. Should the flow of stormwater runoff from, or onto adjacent properties be unreasonable or cause problems, the City will not be responsible and any corrective measures required will be the responsibility of the Owner. Site construction shall adhere to the City of Winter Garden erosion and sediment control requirements as contained in Chapter 106 - Stormwater. If approval is granted by the City of Winter Garden, it does not waive any permits that may be required by federal, state, regional, county, municipal or other agencies that may have jurisdiction.
44. After final plan approval, a preconstruction meeting will be required prior to any commencement of construction. The applicant shall provide an erosion control and street

lighting plan at the preconstruction meeting and shall pay all engineering review and inspection fees prior to construction. Inspection fees in the amount of 2.25% of the cost of all site improvements shall be paid prior to issuance of the building permit.

Additional comments may be generated at subsequent reviews.
Please review this information and contact our office with any questions. Thank you.

END OF MEMORANDUM

SEAL

REINARDO MALAVE, P.E.
 FL. REG NO. 31588

KEY PLAN

SCALE

No.	DATE	BY	Description
REVISIONS			

DRAWN BY: HMP
 APPROVED BY: RM
 CHECKED BY: RM
 DATE: FEB. 6, 2015

TITLE

COVER SHEET

PROJECT NO. 50070688

C0.000

SHEET NO.

Hockey Training Facilities

City of Winter Garden, Florida
FINAL ENGINEERING

Submittal

NOVEMBER 2014
 Parcel ID. Number

13-22-27-0895-00-070, 13-22-27-0895-00-080,
 13-22-27-0895-00-090, 13-22-27-0895-00-100,
 13-22-27-0895-00-110, 13-22-27-0895-00-120



SITE LOCATION

Drawing Index

Civil

- C0.000 Cover Sheet
- C0.002 Soils Boring Location Plan
- C1.001 General Notes
- C1.101 Existing Conditions
- C1.102 Overall Site Plan
- C2.101 Grading Plan
- C2.103 Stormwater Pollution Prevention Plan
- C2.104 Drainage Plan
- C3.101 Utilities Plan
- C3.202-C3.205 Site Utility Details (City of Winter Garden Standards & Specifications)
- C4.101 Striping and Geometry Plan
- C4.301-C4.303 Paving Details (City of Winter Garden Standards & Specifications)
- C5.001 Dumpster Enclosure Details

Landscape

- L1.101 Landscape Plan

Architecture

- A1.001 Overall First Floor Plan
- A1.002 Overall Second Floor Plan
- A2.001 Overall Building Elevations

Electrical

- E1.102 Site Plan - Electrical Photometric Layout

LEGAL DESCRIPTION:

LOTS 7, 8, 9, 10, 11 and 12 OF BRITT BUSINESS CENTER NORTH PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 110 THROUGH 113, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Contains 696,815 square feet more or less.
 Contains 16.00 acres more or less.

Applicant/Agent

DEERCREEK PARTNERS, LLC
 100 S. EOLA DRIVE UNIT PH-217
 ORLANDO, FLORIDA 32801
 CONTACT: JOSEPH W. HALESKI
 PHONE: (407) 951-8200

Civil Engineer / Planner

DEWBERRY/BOWYER-SINGLETON
 520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801
 CONTACT: JOHN SCHULTHEIS, P.E.
 PHONE: 386-626-2136

Geotechnical Engineers

TERRACON CONSULTANTS, INC
 1675 LEE ROAD
 WINTER PARK, FL 32789
 CONTACT: BRENDAN STANLEY
 PHONE: (407) 740-6110

Surveyor

ALLEN & COMPANY PROFESSIONAL SURVEYORS & MAPPERS
 16 EAST PLANT STREET
 WINTER GARDEN, FLORIDA 34787
 CONTACT:
 PHONE: 407-664-5355

Architect

BAKER BARRIOS
 189 SOUTH ORANGE AVENUE SUITE 1700
 ORLANDO, FLORIDA 32801
 CONTACT: CARL CONNER, AIA
 PHONE: 407-926-3000

HOCKEY TRAINING FACILITIES
Britt Business Center
City of Winter Garden, FL

SEAL

REINARDO MALAVE, P.E.
FL REG NO. 31588

KEY PLAN

SCALE



02/06/15 HMP AS PER CITY DRC

No.	DATE	BY	Description

REVISIONS

DRAWN BY HMP
APPROVED BY RM
CHECKED BY RM
DATE FEB. 6, 2015

TITLE

SOILS BORING LOCATION PLAN

PROJECT NO. 50070688

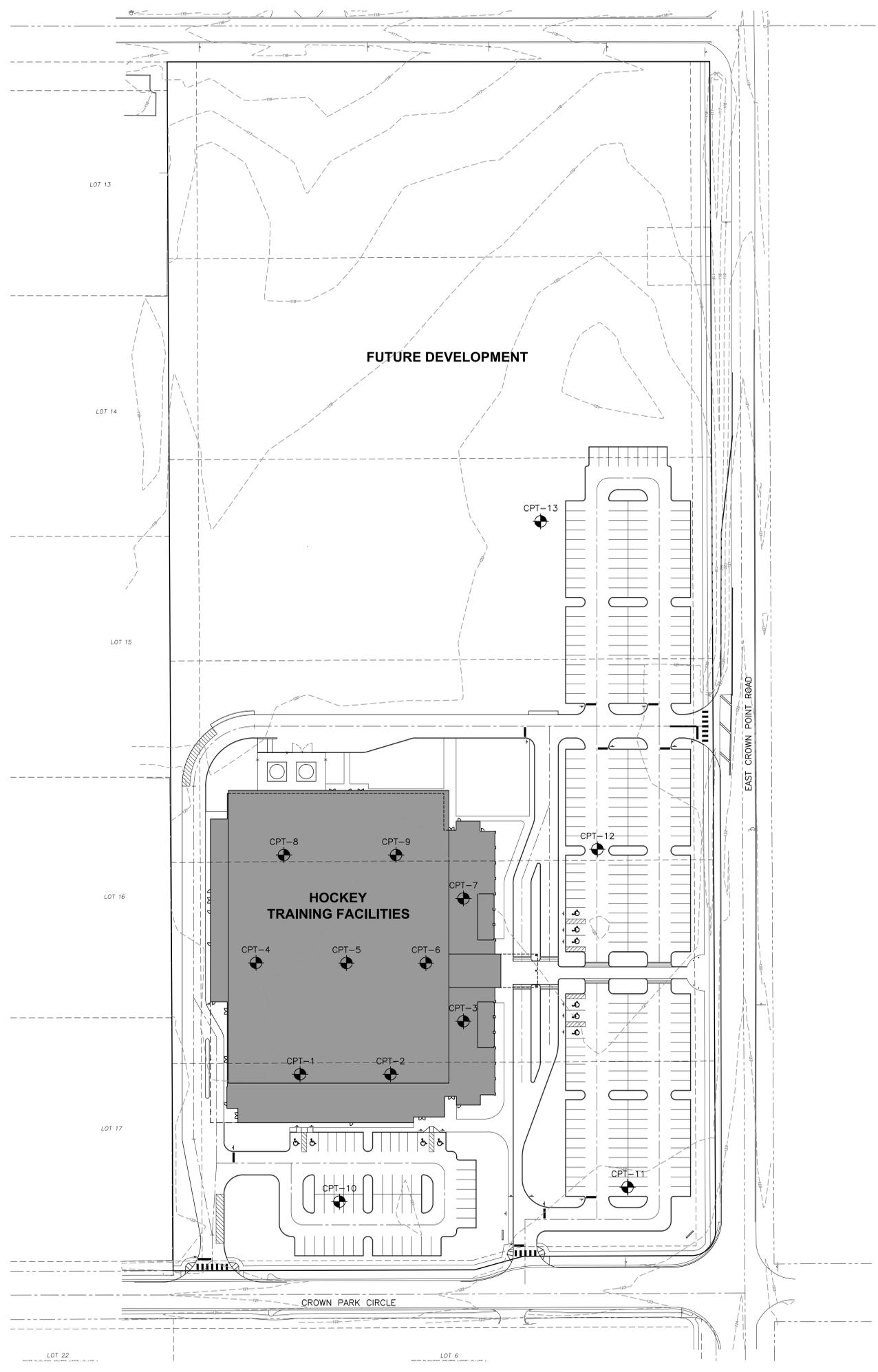
C0.002

SHEET NO.

LEGEND

—	PROPERTY LIMITS	⊗	EXISTING SANITARY CLEANOUT
- - -	EASEMENT	⊗	EXISTING WATER VALVE
SS	EXISTING SANITARY SEWER PIPE	⊗	PROPOSED WATER VALVE
SS	PROPOSED SANITARY SEWER PIPE	⊗	EXISTING FIRE HYDRANT
W	EXISTING WATER MAIN	⊗	PROPOSED FIRE HYDRANT
W	PROPOSED WATER MAIN	⊗	APPROXIMATE LOCATION OF CONE PENETRATION TEST
RC	EXISTING RECLAIMED WATER MAIN	⊗	SILT FENCE
SD	EXISTING STORM SEWER PIPE	⊗	DRAINAGE FLOW
SD	PROPOSED STORM SEWER PIPE	84.60 X	EXISTING SPOT ELEVATION
□	EXISTING STORM INLET	84.00 X	PROPOSED SPOT ELEVATION
⊗	EXISTING STORM MANHOLE	80	EXISTING CONTOURS
⊗	PROPOSED STORM INLET	8Y	PROPOSED CONTOURS
⊗	EXISTING SANITARY MANHOLE	○	PROPOSED TRAFFIC SIGN
●	PROPOSED SANITARY MANHOLE		

NOTE:
GEOTECHNICAL INFORMATION PROVIDED BY: TERRACON CONSULTANTS, INC.



FOR INFORMATION ONLY

GENERAL

- 1. Unless otherwise specified, all construction shall be performed consistent with the most recent publication of the following codes, standards and other applicable specifications & standards: City of Winter Garden, St. Johns River Water Management District (SRJWMD), Florida Department of Environmental Protection (FDEP), Florida Department of Transportation (FDOT) American with Disabilities Act (ADA) by U.S. Department Of Justice "Manual On Uniform Traffic Control Devices" (MUTCD) published by the U.S. Department of Transportation, Federal Highway Administration
2. All construction is to be governed by all applicable federal, state and local laws, ordinances, building and safety codes.
3. In the event that any standards or specifications as described herein are in conflict with each other, or that shown in the plans, the more stringent criteria will apply. Contractor shall notify the engineer of record immediately and in writing should the more stringent criteria be unclear, for engineer's interpretation of the more stringent criteria to be used.
4. These plans were based on the boundary and topographic survey by Dewberry/Bowyer-Singleton, and geotechnical report provided by Terracon Consulting Engineers & Scientists.
5. All elevations shown on these drawings refer to NAVD83.
6. These plans were based on the geotechnical report(s) by Terracon Consulting Engineers & Scientists. It is the contractor's responsibility to acquire a copy of the report(s) from the geotechnical engineer, familiarize themselves with the conditions as described in the report(s), and comply with all recommendations made in the report(s) specifically for soil preparation on the site. It is the contractor's responsibility to obtain a copy all supplemental reports for this project from the owner and to follow the supplemental reports' recommendations.
7. Geotechnical recommendations or recommendations as provided in supplemental reports by others are not the responsibility of Dewberry/Bowyer-Singleton, who has relied upon the referenced geotechnical report(s) in the preparation of the plans. Any conflict between information contained in the report(s) and these plans shall be reported to the engineer and owner immediately and in writing. Dewberry/Bowyer-Singleton assumes no responsibility for the correctness, completeness, or accuracy of the report(s). When the plans and/or specifications contain the results of a soils survey, the contractor shall not assume the information is a guarantee of the depth, extent or character of material present. It is the responsibility of the contractor to make a necessary examination of the site and of any material sources indicated on the plans to be informed of the conditions under which construction is to occur.
8. The contractor shall obtain from the owner copies of permits for all agencies having jurisdiction, such as governmental, regulatory or local entities. The contractor shall be expected to review and abide by all the terms, conditions, requirements and limitations set forth in all of these permits. A copy of the permits shall be kept on the construction site and made available for review at all times.
9. The standards and specifications as listed herein, the geotechnical report(s), boundary and topographic survey(s), and required permits are hereby incorporated along with the plans by Bowyer, Singleton and Associates, Inc. as the complete "Site Civil Construction Documents."
10. If items appearing to be historical or archeological artifacts are discovered at any time during construction within the project limits, immediate notification shall be provided to the owner, the engineer, and the Bureau of Historical Preservation, Division of Historical Resources R.A. Gray Building, 500 S. Bronough St. Tallahassee, Florida 32309-0250.

CONTRACTOR RESPONSIBILITIES

- 1. Contractor shall familiarize himself with the site, including all surface and subsurface conditions, the work required and all other conditions that may affect the successful completion of the job prior to commencement of work.
2. The location of existing utility services, facilities, and structural features shown on these plans have been determined from the best information available to the engineer and the contractor. The engineer does not guarantee the accuracy, completeness or completeness of the location information provided. Any inaccuracy or omission in such information shall not relieve the contractor of his responsibility to protect the existing features from damage or unscheduled interruption of service. Should a discrepancy arise between these plans and actual field conditions, which would appreciably affect the execution of these plans, the contractor shall stop all construction and notify the engineer immediately.
3. The contractor shall give all notices and comply with all laws, ordinances, rules, regulations and permit conditions bearing on the conduct of the work, as drawn and specified. If the contractor observes that the drawings and specifications are in variance therewith, he shall promptly notify the engineer, in writing, and any necessary changes shall be adjusted, as provided in the agreement for changes in the work.
4. The contractor shall be responsible for the maintenance of all landscape buffers, retention and detention facilities until the project has been accepted by the owner. All disturbed areas shall be returned to equal or better condition.
5. The contractor shall be responsible to the owner and the engineer for the acts and omissions of contractor's employees and all his subcontractors and their agents and employees and other persons performing any of the work under a contract with the contractor.
6. All work and furnished materials shall be in reasonable conformity with the lines, grades, grading sections, cross sections, dimensions, material requirements and testing requirements that are specified in the contract, plans, details or specifications.
7. The contractor shall be responsible for making all necessary arrangements with governmental departments, public utilities, public carriers, service companies, and corporations owning or controlling roadways, railroads, water, sewer, gas, electrical, telephone, and telegraph facilities such as pavements, tracks, piping, wires, cables, conduits, poles, guys, or other similar facilities, including incidental structures connected therewith that are encountered in the work in order that such items may be properly supported, protected or located.
8. Prior to commencing work, the contractor shall furnish, erect and maintain all barricades, lights, warning signs, and pavement markings for hazards and the control of traffic through the construction zone in conformity with the all agencies having jurisdiction standards to effectively prevent accidents at all locations where construction causes an obstruction to the normal flow of traffic or creates a hazard in any way to the public.
9. In the event the contractor discovers any errors or omissions in the plans he shall immediately notify the owner or owner's agent.
10. The contractor shall comply with all legal load restrictions in the hauling of materials on public roads beyond the limits of the work. A special permit will not relieve the contractor of liability for any damage that may result from the moving of materials and equipment.
11. The contractor shall be responsible for protecting all existing survey monumentation, such as the preservation of all permanent reference monuments, permanent control points, permanent bench marks, property corners, points or markers. In the event any monumentation is disturbed, it shall be restored by a Florida licensed surveyor and mapper selected by the owner at the contractor's expense.
12. The owner, owner's representatives and inspectors of applicable government agencies having jurisdiction, shall at all times have access to the work site wherever and whenever it is in preparation or progress. The contractor shall provide proper facilities for such access and inspections.
13. It is the contractor's responsibility to take all reasonable and prudent precautions to insure that all completed work, materials and equipment stored on site are safe and secured from unauthorized access or use. Such precautions may include installation of signs, fences, or posting of security guards.
14. Contractor shall, at all times, utilize all normally accepted and reasonably expected safety practices and comply with all federal, state and local regulations, ordinances and guidelines pertaining to safe utilization of equipment or materials as published by manufacturer.
15. Adequate traffic control, signage, barricades and flagman services shall be furnished and maintained by the contractor at all points where construction equipment engaged in work enters onto or crosses functioning traffic-carrying roadway.
16. Those parts of work in place that are subject to damage because of operations being carried on adjacent thereto shall be covered, boarded up or substantially enclosed with adequate protection by the contractor at contractor's expense, protecting work completed.
17. The contractor shall comply in every respect with the Federal Occupational Health and Safety Act of 1970 and all rules and regulations now or hereafter in effect under said Act, and the contractor further agrees to comply with any and all applicable state laws and regulations pertaining to job safety and health.
18. The contractor shall protect and keep owner (including their agents and employees) free and harmless from any and all liability, public or private, penalties, contractual or otherwise, losses, damages, costs, attorney's fees, expenses, causes of action, claims or judgments resulting from the Federal Occupational Health and Safety Act of 1970 as amended or any rule or regulation promulgated thereunder or of any state laws or regulations pertaining to job safety and health arising out of or in any way connected with the performance of work or work to be performed under this contract, and contractor shall indemnify owner from any such claims, penalties, suits or actions, public or private, administrative or judicial, including attorney's fees paid or incurred by or on behalf of owner, jointly or severally, and/or their agents and employees. The contractor further agrees, in the event of a claimed violation of any federal or state safety and health law or regulation arising out of or in any way connected with the performance of work or work to be performed under this contract, owner may immediately take whatever action is deemed necessary by owner to remedy the claimed violation. Any and all costs or expenses paid or incurred by owner in taking such action shall be borne by contractor, and contractor agrees to protect, hold harmless and indemnify owner against any and all such costs or expenses.

- 19. All employees on the work site and all other persons who may be affected thereby
19.2. All the work and all materials and equipment to be incorporated therein, whether in storage on or off the site, under the care, custody or control of the contractor or any of its subcontractors; and
19.3. Other property at the site or adjacent thereto, including trees, shrubs, lawns walks, pavements, roadway, structures and utilities not designated for demolition in the course of construction
20. The contractor shall comply with all applicable safety codes and with all applicable laws, ordinances, rules, regulations and lawful orders of any public, quasi public or other authority having jurisdiction for the safety of persons or property or for their protection against damage, injury or loss, or designed to protect the environment. The contractor shall erect and maintain, as required by existing conditions and progress of the work, all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent utilities of the existence of hazards and of the safety regulations.
21. All damage or loss to any property referred to in herein caused in whole or in part by the contractor, a subcontractor, or by anyone for whose acts any of them may be liable, shall be remedied by the contractor, except damage or loss properly attributable solely to the acts or omissions of the owner, or the engineer or anyone employed by them, or for whose acts any of them may be liable, and not properly attributable in whole or in part, to the fault or negligence of the contractor.
22. Until final acceptance of the work by owner, the contractor shall have the charge and care of and shall bear the risk of injury or damage, loss or expense to any part thereof, or to any materials stored on site, by the action of the elements or from any other cause whether arising from the execution or non-execution of the work. The contractor shall rebuild, repair, restore and make good all injuries or damages to any portion of the work occasioned by any of the above causes before final acceptance and shall bear the expense thereof.
23. The contractor shall be responsible for meeting all inspection criteria and schedules, and signing for said inspections.
24. The contractor shall control and be responsible for their operations and those of their subcontractors and all suppliers, to assure the least inconvenience to the public. The contractor shall maintain free and unobstructed movement of vehicular traffic and shall limit their operations in relation to the safety and convenience of the traveling public. Under all circumstances, safety shall be the most important consideration.
25. The contractor shall familiarize himself with the policies and guidelines established by all agencies having jurisdiction for the

- character of all public and private property. The contractor shall be responsible for all damage or injury to property of any character, whether shown on these plans or field location. The respective utility providers shall relocate utilities that interfere with the proposed construction and the contractor shall cooperate with the utility providers during relocation operations. Any delay or inconvenience caused by the involved utilities shall be incidental to the contract. The contractor shall conform to Florida State Chapter 556 and the Sunshine State One-Call of Florida.
3. Contractor shall notify all utility owners and the Sunshine Underground Utilities Notification Center at 1-800-432-4770 at least 72 hours prior to start of work. Contractor is responsible for continual maintenance of all utility locates, flags, marking, et cetera through the entire duration of construction.
4. Utility services to the proposed building(s) shall terminate 5 feet outside of the building unless otherwise noted. Prior to construction, the contractor shall review building architectural and plumbing plans to verify proper continuation of the proposed utilities for location, alignment and elevation(s) for each service to the building(s). Should utility service laterals shown on the site civil construction plans not correspond with building architectural or plumbing plans the contractor shall notify the engineer immediately.
5. The power distribution system shall be designed and installed by the power service provider. The contractor shall coordinate with said power service provider to insure proper construction phasing is achieved, and to allow the installation of street crossings, sleeves, conduits, poles, transformers, and other required equipment. It is the owner's responsibility to acquire any necessary easements as a result of the power service provider's design and respective installation locations.
6. The telephone, cable TV, data, and/or communication systems shall be designed and installed by their respective service provider. The contractor shall coordinate with said service provider to insure proper construction phasing is achieved, conflict free, and to allow the installation of street crossings, sleeves, conduits, poles, and other required equipment. It is the owner's responsibility to acquire any necessary easements as a result of the service providers' designs and respective installation locations.
7. It is the contractor's responsibility to properly coordinate the final designs and subsequent installations of all service providers' utilities and their minimum criteria set forth therein for items such as maintaining the minimum separation distances between the various utilities.
8. Unless otherwise noted, the top 24 inches of all utility trenches within roadways in maximum 12' lifts, shall be compacted to 98% of the modified proctor maximum density; all other utility trenches shall be compacted to 98% of the modified proctor maximum density.
9. The contractor shall notify the applicable utilities construction department for the corresponding local utility provided a minimum of 48 hours prior to starting any utilities construction.
10. Pipe alignment, deflection, and integrity testing shall be performed by the tamping method and ultrasonic video inspection. The contractor shall perform internal video inspection for the gravity sewer to check pipe alignment and deflection.
11. All fire hydrants and apparatus must comply with FFCF Section 3-5.6 and Section 3-7.1 when applicable.
12. Maintain 3' separation between pressure pipes and storm structures.

EROSION CONTROL

- 1. The contractor shall comply with all federal, state and local laws and all regulations controlling pollution of the environment.
2. The contractor shall develop and implement a stormwater pollution prevention plan (SWPPP) according to EPA/FDEP NPDES criteria to minimize erosion and insure proper functioning of storm water management system upon completion of construction. In addition to meeting EPA/FDEP NPDES criteria, the SWPPP shall be submitted to and comply with local agency having jurisdiction's minimum erosion control criteria.
3. Contractor shall execute all measures necessary to limit the transportation of sediments outside the limits of the project to the channel and into the adjacent water body during the course and completion of construction. This condition must be satisfied until project is fully completed and accepted. Contractor shall provide routine maintenance on temporary erosion control features at his expense. Provision must be made to preserve the integrity and capacity of check wells, sediment basins, slope drains, grading patterns, etc. Required to meet this provision through out the life of construction. Contractor shall provide synthetic hay bales, silt barriers, murlin the area of this provision. Contractor shall provide synthetic hay bales, silt barriers, murlin the area of this provision. Contractor shall provide continuous monitoring of erosion and sediment controls taken and shall document all corrective measures. A copy of the approved SWPPP shall be kept on site at all times for review by owner's representative and by NPDES inspectors. This permit must be submitted to Orange County by the contractor prior to the issuance of permits.
4. The owner and/or contractor shall provide a notice of intent in accordance with criteria set forth in the NPDES permit requirements 48 hours prior to beginning construction, clearing, or demolition.
5. Provide effective temporary and permanent erosion control following the requirements in Section 104 of the State Dept. of Transportation standards specifications for road and bridge construction, latest edition. (F.D.O.T. Section 104)
6. Inlets and catch basins shall be protected from sedimentation resulting from surface runoff until completion of all construction operation that may cause sediment runoff. Filter fabric shall be placed and maintained under the grate and filter socks placed in front of the throat of curb inlets, during construction.
7. Turbidity barriers must be installed at all locations where the possibility of transferring sediments and suspended solids into the receiving water body exists due to construction. Turbidity barriers shall remain in place until construction is completed, soils are stabilized and vegetation has been established.
8. All slopes 5:1 or greater shall be sodded. All Rights-of-way shall be sodded.

DEMOLITION AND CLEARING

- 1. Prior to construction, the contractor shall clearly designate the limits of construction on-site. The contractor shall not perform any work outside the limits of construction.
2. The contractor shall be extremely cautious when working near trees that are to be saved, whether shown in the plans or designated in the field.
3. All practical and necessary effort shall be taken during construction to prevent unnecessary tree removal.
4. Any pruned cut or fill material to be removed or placed within the dip line of specimen trees to remain, including trenching for proposed improvements such as utilities, will require the advanced pre-treatment of each impacted tree by a qualified arborist or at the direction of the landscape architect to minimize the potentially adverse impacts of construction.
5. Tree protection barricades or equivalent protective measures will be constructed according to the local jurisdiction's criteria for trees to remain within the limits of construction.
6. In areas requiring fill material, the contractor shall strip or otherwise remove all vegetation such as brush, heavy sods, heavy growth of grass, decayed vegetation matter, rubbish and any other deleterious material before embankment is placed. Immediately prior to the placing of fill material, the entire area upon which fill is to be placed, shall be scarified in a direction approximately parallel to the axis of fill. The geotechnical engineer shall approve the area prior to the placement of fill.
7. Tree protection barricades or equivalent protective measures will be constructed according to the local jurisdiction's criteria for trees to remain within the limits of construction.
8. In areas requiring fill material, the contractor shall strip or otherwise remove all vegetation such as brush, heavy sods, heavy growth of grass, decayed vegetation matter, rubbish and any other deleterious material before embankment is placed. Immediately prior to the placing of fill material, the entire area upon which fill is to be placed, shall be scarified in a direction approximately parallel to the axis of fill. The geotechnical engineer shall approve the area prior to the placement of fill.

PAVING GRADING AND DRAINAGE

- 1. The contractor shall perform all work pertaining to drainage including excavation of stormwater management ponds or equivalent facilities prior to the commencement of other work included in these plans.
2. The contractor shall make all improvements using the record plat. The contractor shall verify with the engineer that the plat is correct prior to any construction. If a plat does not exist, contractor is to verify use of the survey for layout with engineer prior to starting work. It is the contractor's responsibility to completely stake and check all improvements to insure correct positioning, both horizontal and vertical, including minimum building setbacks prior to the installation of any improvement. Any discrepancy between staked information and the plans shall be reported to the engineer immediately and in writing.
3. Prior to initiating any excavation (including but not limited to tunnels, ditches, storm water ponds, canals, artificial lakes) contractor shall install fences and take all other reasonable and prudent steps to insure that access to excavation by unauthorized personnel is prevented.
4. All drainage structures are to be traffic bearing unless otherwise noted. All precast circular structures shall be constructed with a minimum 5-inch wall thickness.
5. All proposed paving surfaces in intersections and adjacent existing sections shall be graded to drain positively in the direction shown by the proposed grades and flow arrows on the plans and to provide a smoothly transitioned driving surface for vehicles with no sharp breaks in grade, and no unusually steep or reverse cross slopes. Approaches to intersections and entrance and exit grades to intersections may require minor local field adjustments should actual conditions vary from the surveyed information the design was based upon in order to accomplish the intent of the plans. In addition, the standard crown will have to be changed in order to drain positively in the areas of intersections. It is the contractor's responsibility to accomplish the above and consult the engineer as needed to make any and all required interpretations of the plans or give supplementary instructions should the intent of the plans be unclear.
6. Construction of roadways shall meet the minimum standards and specifications of the local agency(s) having jurisdiction and the minimum suggested sections as outlined in the soils reports' recommendations, unless otherwise noted.
7. The contractor is responsible for removing any excess cuts or supplying fill as necessary to grade the site to the proposed elevations as designed within the construction documents.
8. If limestone bedrock is encountered during excavation of the retention basins or a sinkhole or solution cavity forms during construction, excavation of the basin must be halted immediately, the owner, engineer, and water management district must be notified, and remedial action will be required. The permittee must inspect all permitted surface water management basins monthly for the occurrence of sinkholes and document these inspections on water management district condition compliance form number EN-53. Two copies of the completed forms must be sent to the water management district and the local agency having jurisdiction annually by May 31st. of each year. The permittee must report any sinkhole that develops within the surface water management system. The permittee must notify the water management district and local agency having jurisdiction of any sinkhole development in the surface water management system within 48 hours of its discovery and complete sinkhole repair within 10 days of such discovery using a district approved methodology.
9. After the roadway has been constructed to subgrade, it shall be proof-rolled to assure that proper compaction has been attained. The proof-rolling and compaction operations shall be inspected and tested by a Florida licensed geotechnical engineer to assure that the specified compaction is maintained and all deleterious materials have been removed.
10. The contractor shall insure that a minimum soil density of 98% compaction is achieved unless otherwise noted for placement of all headwall/endsill footings, retaining wall footings, and in general, any footing support described on these plans. It will also be the responsibility of the contractor to insure that sufficient geotechnical testing and design has been performed prior to construction.
11. Blue reflective pavement markers shall be placed in the center of the driving lane opposite each fire hydrant.
12. Storm pipe lengths shown on the plans include mitered end sections. If the contractor elects to use an approved alternate, the pipe lengths must be adjusted.
13. Inlet offsets are to the centerlines shown on F.D.O.T. design standards indexes.
14. The contractor is responsible for paving all roadways to drain positively. Intersections shall be transitioned to provide a smooth driving surface while maintaining positive drainage. If an area of poor drainage is observed, the contractor shall notify the engineer prior to paving so that a solution or recommendation for correction may be made.
15. All reinforced concrete pipe (R.C.P.) shall be minimum Class III, unless otherwise approved or noted on the plans or specifications.
16. All stormwater pipe joints shall be wrapped with filter fabric.

PUBLIC RIGHTS OF WAY

- 1. The contractor shall coordinate all work within public rights-of-way with the respective local agency(s) having jurisdiction (city or county) Director of Public Works and the jurisdiction's engineer. In addition, any work within a state road right-of-way must be approved and coordinated with the FDOT through the local maintenance office for each district.
2. Prior to performing any work within any public or utility right-of-way, contractor shall obtain authorization and permit from all jurisdictions responsible for such right-of-way.
3. Prior to performing any work within any public right-of-way, contractor shall develop and submit a maintenance of traffic plan to the local agency having jurisdiction over said ROW for their approval. This plan must meet the minimum requirements as outlined in the "Manual On Uniform Traffic Control Devices" published by the U.S. Department of Transportation, Federal Highway Administration and the Florida Department Of Transportation design standards.
4. The contractor shall insure that a minimum soil density of 98% compaction is achieved unless otherwise noted for placement of all headwall/endsill footings, retaining wall footings, and in general, any footing support described on these plans. It will also be the responsibility of the contractor to insure that sufficient geotechnical testing and design has been performed prior to construction.
5. Blue reflective pavement markers shall be placed in the center of the driving lane opposite each fire hydrant.
6. Storm pipe lengths shown on the plans include mitered end sections. If the contractor elects to use an approved alternate, the pipe lengths must be adjusted.
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8. The contractor is responsible for paving all roadways to drain positively. Intersections shall be transitioned to provide a smooth driving surface while maintaining positive drainage. If an area of poor drainage is observed, the contractor shall notify the engineer prior to paving so that a solution or recommendation for correction may be made.
9. After the roadway has been constructed to subgrade, it shall be proof-rolled to assure that proper compaction has been attained. The proof-rolling and compaction operations shall be inspected and tested by a Florida licensed geotechnical engineer to assure that the specified compaction is maintained and all deleterious materials have been removed.
10. The contractor shall insure that a minimum soil density of 98% compaction is achieved unless otherwise noted for placement of all headwall/endsill footings, retaining wall footings, and in general, any footing support described on these plans. It will also be the responsibility of the contractor to insure that sufficient geotechnical testing and design has been performed prior to construction.
11. Blue reflective pavement markers shall be placed in the center of the driving lane opposite each fire hydrant.
12. Storm pipe lengths shown on the plans include mitered end sections. If the contractor elects to use an approved alternate, the pipe lengths must be adjusted.
13. Inlet offsets are to the centerlines shown on F.D.O.T. design standards indexes.
14. The contractor is responsible for paving all roadways to drain positively. Intersections shall be transitioned to provide a smooth driving surface while maintaining positive drainage. If an area of poor drainage is observed, the contractor shall notify the engineer prior to paving so that a solution or recommendation for correction may be made.
15. All reinforced concrete pipe (R.C.P.) shall be minimum Class III, unless otherwise approved or noted on the plans or specifications.
16. All stormwater pipe joints shall be wrapped with filter fabric.

UTILITIES

- Utility Providers:
Water: City of Winter Garden
Sanitary Sewer: City of Winter Garden
Electric: Duke Energy
Fire Rescue: City of Winter Garden
1. The existing utilities shown are approximate. The contractor shall field locate all existing utilities as to size, location, and elevation. The contractor shall notify the engineer of any and all conflicts prior to beginning construction.
2. The contractor shall be responsible for locating and verifying size, type, location, and elevation of all existing utilities prior to construction and notifying the involved utility providers to make any necessary arrangements for relocation, disruption of service, or clarification of activity regarding said utility. The contractor shall use extreme caution when crossing an underground utility, whether shown on these plans or field location. The respective utility providers shall relocate utilities that interfere with the proposed construction and the contractor shall cooperate with the utility providers during relocation operations. Any delay or inconvenience caused by the involved utilities shall be incidental to the contract. The contractor shall conform to Florida State Chapter 556 and the Sunshine State One-Call of Florida.
3. Contractor shall notify all utility owners and the Sunshine Underground Utilities Notification Center at 1-800-432-4770 at least 72 hours prior to start of work. Contractor is responsible for continual maintenance of all utility locates, flags, marking, et cetera through the entire duration of construction.
4. Utility services to the proposed building(s) shall terminate 5 feet outside of the building unless otherwise noted. Prior to construction, the contractor shall review building architectural and plumbing plans to verify proper continuation of the proposed utilities for location, alignment and elevation(s) for each service to the building(s). Should utility service laterals shown on the site civil construction plans not correspond with building architectural or plumbing plans the contractor shall notify the engineer immediately.
5. The power distribution system shall be designed and installed by the power service provider. The contractor shall coordinate with said power service provider to insure proper construction phasing is achieved, and to allow the installation of street crossings, sleeves, conduits, poles, transformers, and other required equipment. It is the owner's responsibility to acquire any necessary easements as a result of the power service provider's design and respective installation locations.
6. The telephone, cable TV, data, and/or communication systems shall be designed and installed by their respective service provider. The contractor shall coordinate with said service provider to insure proper construction phasing is achieved, conflict free, and to allow the installation of street crossings, sleeves, conduits, poles, and other required equipment. It is the owner's responsibility to acquire any necessary easements as a result of the service providers' designs and respective installation locations.
7. It is the contractor's responsibility to properly coordinate the final designs and subsequent installations of all service providers' utilities and their minimum criteria set forth therein for items such as maintaining the minimum separation distances between the various utilities.
8. Unless otherwise noted, the top 24 inches of all utility trenches within roadways in maximum 12' lifts, shall be compacted to 98% of the modified proctor maximum density; all other utility trenches shall be compacted to 98% of the modified proctor maximum density.
9. The contractor shall notify the applicable utilities construction department for the corresponding local utility provided a minimum of 48 hours prior to starting any utilities construction.
10. Pipe alignment, deflection, and integrity testing shall be performed by the tamping method and ultrasonic video inspection. The contractor shall perform internal video inspection for the gravity sewer to check pipe alignment and deflection.
11. All fire hydrants and apparatus must comply with FFCF Section 3-5.6 and Section 3-7.1 when applicable.
12. Maintain 3' separation between pressure pipes and storm structures.
1. All pipe, pipe fittings, pipe joint packing and jointing materials, valves, fire hydrants, and meters installed will conform to applicable American Water Works Association (AWWA) standards.
2. All public water system components, excluding fire hydrants, that will be installed and that will come into contact with drinking water will conform to NSF International Standard 61 as adopted in Rule 62-555.335, F.A.C., or other applicable standards, regulations, or requirements referenced in paragraph 62-555.320 (3)(b), F.A.C.
3. All pipe and pipe fittings installed will contain no more than 8.0% lead, and any solder or flux used in this project will contain no more than 0.2% lead.
4. All pipe and pipe fittings installed will be color-coded or marked in accordance with subparagraph 62-555.320 (2)(b) 3, F.A.C., using blue as a predominant color. (Underground plastic pipe will be solid-wall blue pipe, will have a co-extruded blue external skin, or will be white or black pipe with blue stripes incorporated into, or applied to, the pipe wall, underground metal or concrete pipe will have blue stripes applied to the pipe wall. Pipe striped during manufacturing of the pipe will have continuous stripes that run parallel to the axis of the pipe, that are located at no greater than 90-degree intervals around the pipe, and that will remain intact during and after installation of the pipe. If tape or paint is used to stripe pipe during installation of the pipe, the tape or paint will be applied in a continuous line that runs parallel to the axis of the pipe and that is located along the top of the pipe; for pipe with an internal diameter of 24 inches or greater, tape or paint will be applied in continuous lines along each side of the pipe as well as along the top of the pipe. Aboveground pipe will be painted blue or will be color-coded or marked like underground pipe.)
5. All fire hydrants that have unplugged, underground drains will be located at least three feet from any existing or proposed storm sewer, stormwater force main, pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C., or vacuum-type sanitary sewer, at least six feet from any existing or proposed gravity, or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water regulated under Part II of Chapter 62-610, F.A.C., and at least ten feet from any existing or proposed "on-site sewage treatment and disposal system".
6. New or altered chambers, pits, or manholes that contain valves, blow-offs, meters, or other such water distribution systems appurtenances will not be connected directly to any sanitary or storm sewer, and blow-offs or air relief valves installed under this project will not be connected directly to any sanitary or storm sewer.
7. New or altered water mains will be installed in accordance with applicable AWWA standards or in accordance with manufacturers' recommended procedures.
8. A continuous and uniform bedding will be provided in trenches for underground pipe installed, backfill material will be tamped in layers around underground pipe and to a sufficient height above the pipe to adequately support and protect the pipe, and uniformly sized stones (as described in applicable AWWA standards or manufacturer's recommended installation procedures) found in trenches will be removed for a depth of at least six inches below the bottom of underground pipe.
9. All water main tees, bends, plugs, and hydrants installed will be provided with restrained joints to prevent movement.
10. Water mains that are constructed of asbestos-cement or polyvinyl chloride pipe will be pressure and leakage tested in accordance with AWWA Standard C603 or C606, respectively, as incorporated into Rule 62-555.330, F.A.C., and all other new or altered water mains included in this project will be pressure and leakage tested in accordance with AWWA Standard C600 as incorporated into Rule 62-555.330 FAC.
11. Water mains, including fire hydrant leads and including service lines that will be under the control of a public water system and that have an inside diameter of three inches or greater, will be disinfected and bacteriologically evaluated in accordance with Rule 62-555.340, F.A.C.
12. New or relocated, underground water mains shall be laid to provide a horizontal distance of at least six feet, and preferably ten feet, between the outside of the water main and the outside of any existing or proposed gravity, or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C. The minimum horizontal separation distance between water mains and gravity-type sanitary sewers shall be reduced to three feet where the bottom of the water main is laid at least six inches above the top of the sewer. However, it is preferable to lay the water main above the other pipeline. New or relocated, underground water mains shall be laid to provide a horizontal distance of at least three feet, and preferably ten feet, between the outside of the water main and the outside of any existing or proposed vacuum-type sanitary-sewer.
13. New or relocated, underground water mains crossing any existing or proposed gravity- or vacuum-type sanitary sewer, shall be laid so the outside of the water main is at least 6 inches, and preferably 12 inches, above or at least 12 inches below the outside of the other pipeline. However, it is preferable to lay the water main above the other pipeline. New or relocated, underground water mains crossing any existing or proposed gravity, or pressure-type sanitary sewer, wastewater or stormwater force main, or pipeline conveying reclaimed water shall be laid so the outside of the water main is at least 12 inches above or below the outside of the other pipeline. However, it is preferable to lay the water main above the other pipeline.
14. At the utility crossings described above, one full length of water main pipe shall be centered above or below the other pipeline so the water main joints will be as far as possible from the other pipeline. Alternatively, at such crossings, the pipes shall be arranged so that all water main joints are at least three feet from all joints in vacuum-type sanitary sewers, or pipelines conveying reclaimed water regulated under Part III of Chapter 62-610, F.A.C., and at least six feet from all joints in gravity- or pressure-type sanitary sewers, wastewater force mains, or pipelines conveying reclaimed water not regulated under Part II of Chapter 62-610, F.A.C.
1. All PVC gravity sanitary sewer shall be SDR26, unless otherwise noted; and all PVC sanitary sewer force main 4" thru 12" shall be C900/DR18, unless otherwise noted.
2. Leakage tests for the sanitary sewer system shall meet provider's specifications using the low pressure air test method, 5 psi for 5 minutes and shall not exceed 400 feet in length and shall be tested between adjacent manholes and shall include all laterals.
3. All PVC sanitary force mains shall be color-coded or marked using green as a predominant color to differentiate the force main from other utility lines.
4. Minimum slope allowed for sanitary sewer pipe is 0.28%.
5. PVC pipe and fittings 4-inches through 15-inches shall conform to ASTM D3034, SDR 26.
6. PVC pipe and fittings 18-inches through 27-inches shall conform to ASTM F679-11, SDR 26.
7. PVC pipe and fittings shall be solid green in color.
8. Material for gravity sewer pipe and fittings shall be as shown for the following depths of excavation:
8.1. 5' to 12' PVC, ASTM 3034/ASTM F679, SDR 26
8.2. Less than 5' or greater than 12': PVC, ASTM 3034, SDR 26
9. The contractor shall submit shop drawings on all equipment and materials for approval by the engineer and service provider prior to procurement.
10. Pipe measurements on the main "trunk" sewer shall be from center to center of manholes or cleanouts, unless otherwise noted.
11. Pipe measurements for service laterals shall be from the main "trunk" sewer to the property line. The depth of the lateral at the property line shall be measured and recorded on the record drawings.
12. For a scheduled interruption of sanitary sewer main flow, the contractor shall provide to the agency having jurisdiction and service provider for review a written schedule as to the method and duration of flow interruption.
13. During normal sanitary sewer main flow interruption, the contractor shall provide uninterrupted by-pass flow and shall provide all equipment necessary to accomplish the same in the form of, but not limited to, the following: power, pumps, piping, appurtenant valves and fittings and/or septic tanker truck pumping, hauling and disposal services.
14. Contractor shall pay for inspection of the gravity sewer line by a TV camera system. A DVD and report shall be submitted to engineer for review and approval prior to final inspection by service provider's authorized representative.

HAZARDOUS MATERIALS

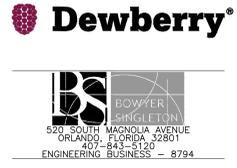
- 1. Hazardous material means any substance: (a) the presence of which requires investigation or remediation under any present federal, state or local statute, regulation, ordinance, rule, code, order, action, policy or common law, or (b) which is or becomes defined as a "hazardous waste," "hazardous substance," pollutant or contaminant under any present federal, state or local statute, regulation, rule or ordinance or amendments thereto including, without limitation, the Comprehensive Environmental Response Compensation and Liability Act (42 U.S.C. Sections 9601 et seq.) and/or the Resource Conservation and Recovery Act (42 U.S.C. Sections 6901 et seq.), or (c) which is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic, or otherwise hazardous and is regulated by any governmental authority, agency, department, commission, board, agency or instrumentality of the United States, the state in which the premises are located or any political subdivision thereof, or (d) The presence of which on the premises causes or threatens to cause a nuisance upon the premises or to adjacent properties or poses or threatens to pose a hazard to the health or safety of persons on or about the premises, or (e) which contains gasoline, diesel fuel or other petroleum hydrocarbons, or (f) which contains polychlorinated biphenyls (PCBS), asbestos, lead or urea formaldehyde foam insulation.
2. Contractor and its subcontractors shall use, handle, transport, and dispose of all hazardous materials (as defined herein) in compliance with all present federal, state and local environmental, health or safety law, including, but not limited to, all such statutes, regulations, rules, ordinances, codes, and rules of common law.
3. Contractor further agrees that contractor and its subcontractors shall not cause the discharge, release or disposal of any hazardous material created by its work on or about the job site. In the event of any spill, release or any other reportable occurrence, contractor shall notify the appropriate governmental agency and shall take such action as may be necessary to minimize the deleterious effect of such spill on persons, property or the environment.
4. Contractor and its subcontractors shall, upon completion of performance of all duties under this contract, remove all supplies, materials, and waste containing any hazardous material from the job site. Contractor shall bear full financial responsibility, as between the parties of this contract, for the compliance of contractor and its subcontractors with the provisions as outlined herein.
5. Contractor agrees to indemnify, defend, protect and hold the owner harmless from and against any claims including, without limitation, actual attorney's fees and any costs of investigation, soils testing, governmental approvals, remediation and cleanup arising out of or in any way connected with the failure of contractor or its subcontractors, or their agents, employees, officers, or representatives, to comply with the terms as described herein.
6. Should contractor or its subcontractors discharge, release or dispose of any hazardous material on or about the job site in violation of this paragraph, contractor shall immediately inform the owner in writing. In the event of any spill, release or any other reportable occurrence, contractor shall notify the appropriate governmental agency(s) and shall take such action as may be necessary to minimize the deleterious effect of such spill on persons, property or the environment.
7. In the event contractor or its subcontractors encounter on the premises any pipeline, underground storage tank or other container, of any kind, that may contain a hazardous material, or encounter material reasonably believed to be a hazardous material, contractor shall immediately stop work in the area affected and report the condition to the owner in writing.
8. If contractor or its subcontractors do not comply with the requirements as outlined herein, owner may, but is not obligated to, give written notice of violation to contractor. Should contractor or its subcontractors fail to comply with the requirements of the paragraph within twenty-four (24) hours from the time owner issues such written notice of non-compliance or within the time of an abatement period specified by any governmental agency, whichever period is shorter, contractor shall be in material default of this contract.
9. All areas used for fuel storage shall have the property owner's prior approval and appropriate measures shall be taken to insure protection of groundwater and soil resources.
10. During construction, when combustibles are brought on to the site, access roads and a suitable temporary or permanent supply of water acceptable to the fire department shall be provided and maintained Chapter 16, NFPA 1 2009 Edition (FFPC 2010 Edition).

PRE-CONSTRUCTION

- 1. Contractor shall attend a mandatory pre-construction meeting with the engineer of record and applicable staff of the local agency having jurisdiction of the city of Winter Garden prior to any disturbance of land, clearing or demolition. Contractor must provide written notice of the pre-construction meeting's time, date and location to the owner and engineer of record a minimum of 48 hours prior to.
2. If any testing, inspection or approval under this paragraph reveal defective work, contractor shall not be allowed to receive any associated costs and the owner shall be entitled to deduct from the contract price, by issuing a change order, owner's costs arising out of the defective work, including costs of repeated procedures, compensation for engineer's and design engineer's services and other related costs.
3. Shop drawings and certifications for all storm drainage, water system, sewer system, and paving system materials and structures are required. The contractor shall submit shop drawings to the engineer for approval prior to ordering the materials required for construction.
4. The contractor shall provide the engineer 48-hour advance notification for the following construction and observation activities:
Sanitary sewer lamping and video inspection
Connections to existing systems
Storm drainage lamping
Inlet top pours (reinforcing steel check)
Water and force main pressure tests
Bacteriological sampling
Base observation & sounding
Asphalt placement
Pre-final observation
Final observation

RECORD DRAWINGS AND CERTIFICATION

- 1. As-built record drawings shall comply with the City of Winter Gardens requirements. Contractor will obtain a copy of the minimum requirements for as-built record drawing acceptance, familiarize themselves with these requirements and produce as-built record drawings that substantially comply with or exceed these requirements, including any required electronic data submittals.
2. As-built drawings shall be accurately recorded and certified by a licensed land surveyor registered in the State of Florida and shall meet the minimal technical standards set forth by the Florida Board of Surveyors and Mappers in Charter 61G17-6, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.
3. The contractor will be responsible to provide sufficient as-built information to convey that the construction has been completed within acceptable tolerances to the approved design and shall include but is not limited to the following:
Sanitary sewer
3.1. Top elevation of each manhole frame and cover.
3.2. Invert of each line entering and leaving each manhole/structure.
3.3. Length of each run of man between manholes (center to center).
3.4. Actual grade of pipe between manholes.
3.5. Locate all service veas from downstream manhole with depth at lot line and distance from the main line.
3.6. Locate with measurements from permanent visible objects all fittings/accessories not visible from the surface (minimum two point ties).
Storm drainage
3.1. Top elevation of each manhole frame and cover/grate as well as all other structures (headwalls, control structures, etc.).
3.2. Invert of each line entering and leaving each structure, including underdrain pipes.
3.3. Inverts of all mitered end sections.
3.4. Actual grade of pipe between the structures.
3.5. Invert elevation and two horizontal ties from permanent visible objects to all storm sub-outs.
3.6. Underdrains
Water and reuse system and force mains
3.1. Actual lengths of pipe between branches and valves in the run.
3.2. Locate with measurements from permanent visible objects all fittings/accessories not visible from the surface (minimum two point ties).
3.3. List the depths of the lines at all valves, fittings and fire hydrants.
Other improvements
3.1. Sidewalks, pavement, curb & gutter. Submit certified drawings to the engineer two weeks prior to final inspection of the work to be certified.
4. The engineer strongly recommends that the contractor keep a daily "as-built" set of drawings while the work being done is visible exposed according to the criteria outlined herein.
5. The engineer reserves the right to require the contractor to uncover, retest and/or perform any action necessary to ensure that the improvements have been constructed in accordance with the plans and specifications.
6. Final "as-built" drawings for potable water shall clearly indicate compliance to minimum separation distances or required pipe upgrades. All water main and force main pipe fittings shall be referenced to at least two visible reference points (swing ties) and the nearest distance to the centerline of road.
7. The contractor's geotechnical engineer shall certify all site, utility, and roadway compaction and all underdrain and pavement construction to Dewberry/Bowyer-Singleton & Associates, Inc.
8. All PVC water mains and PVC force mains shall be installed with a solid copper "locating wire" with sufficient grounding points at maximum 500 feet spacing.



HOCKEY TRAINING FACILITES
Britt Business Center
City of Winter Garden, Fl

SEAL
REINARDO MALAVE, P.E.
FL REG NO. 31538
KEY PLAN
SCALE
REVISIONS
DRAWN BY HMP
APPROVED BY RM
CHECKED BY RM
DATE FEB. 6, 2015
TITLE
GENERAL NOTES
PROJECT NO. 50070688
SHEET NO.
C1.001

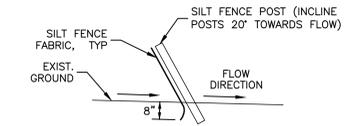
HOCKEY TRAINING FACILITIES

Britt Business Center
City of Winter Garden, FL

LEGEND

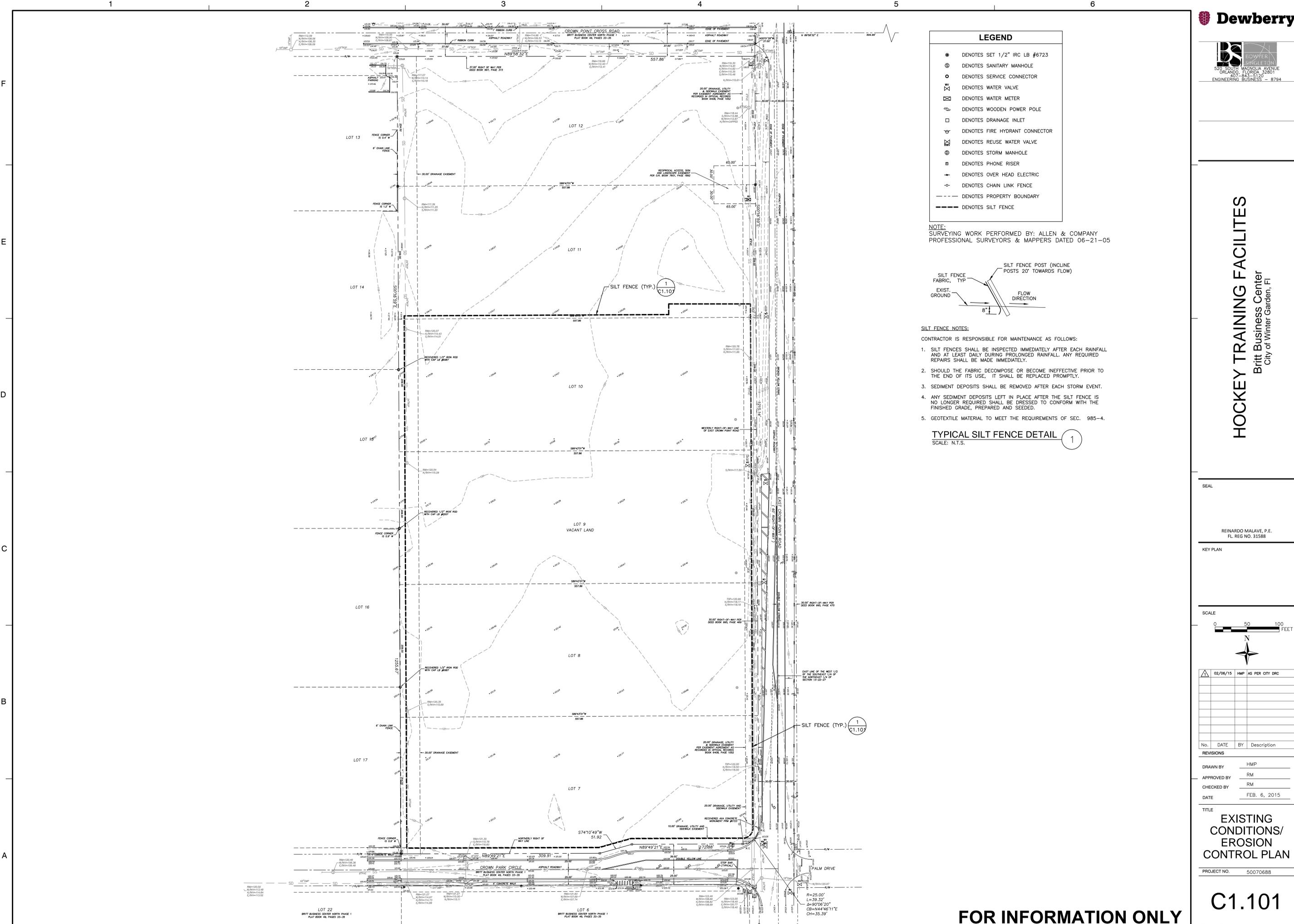
- DENOTES SET 1/2" IRC LB #6723
- ⊙ DENOTES SANITARY MANHOLE
- ⊕ DENOTES SERVICE CONNECTOR
- ⊗ DENOTES WATER VALVE
- ⊠ DENOTES WATER METER
- ⊕ DENOTES WOODEN POWER POLE
- DENOTES DRAINAGE INLET
- ⊕ DENOTES FIRE HYDRANT CONNECTOR
- ⊗ DENOTES REUSE WATER VALVE
- ⊕ DENOTES STORM MANHOLE
- ⊕ DENOTES PHONE RISER
- ⊕ DENOTES OVER HEAD ELECTRIC
- DENOTES CHAIN LINK FENCE
- - - DENOTES PROPERTY BOUNDARY
- DENOTES SILT FENCE

NOTE:
SURVEYING WORK PERFORMED BY: ALLEN & COMPANY
PROFESSIONAL SURVEYORS & MAPPERS DATED 06-21-05



- SILT FENCE NOTES:**
- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AS FOLLOWS:
- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 - SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF ITS USE, IT SHALL BE REPLACED PROMPTLY.
 - SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT.
 - ANY SEDIMENT DEPOSITS LEFT IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE FINISHED GRADE, PREPARED AND SEED.
 - GEOTEXTILE MATERIAL TO MEET THE REQUIREMENTS OF SEC. 985-4.

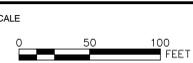
TYPICAL SILT FENCE DETAIL 1
SCALE: N.T.S.



SEAL

REINARDO MALAVE, P.E.
FL REG NO. 31588

KEY PLAN



02/06/15 HMP IAS PER CITY DRC

No.	DATE	BY	Description
REVISIONS			

DRAWN BY: HMP
APPROVED BY: RM
CHECKED BY: RM
DATE: FEB. 6, 2015

TITLE
**EXISTING CONDITIONS/
EROSION
CONTROL PLAN**

PROJECT NO. 50070688

C1.101

SHEET NO.

FOR INFORMATION ONLY

SEAL

REINARDO MALAVE, P.E.
FL REG NO. 31588

KEY PLAN

SCALE
0 50 100 FEET



No.	DATE	BY	Description
1	02/06/15	HMP	AS PER CITY DRC
REVISIONS			

DRAWN BY: HMP
APPROVED BY: RM
CHECKED BY: RM
DATE: FEB. 6, 2015

TITLE

OVERALL
SITE PLAN

PROJECT NO. 50070688

C1.102

SHEET NO. OF

SITE DATA INFORMATION

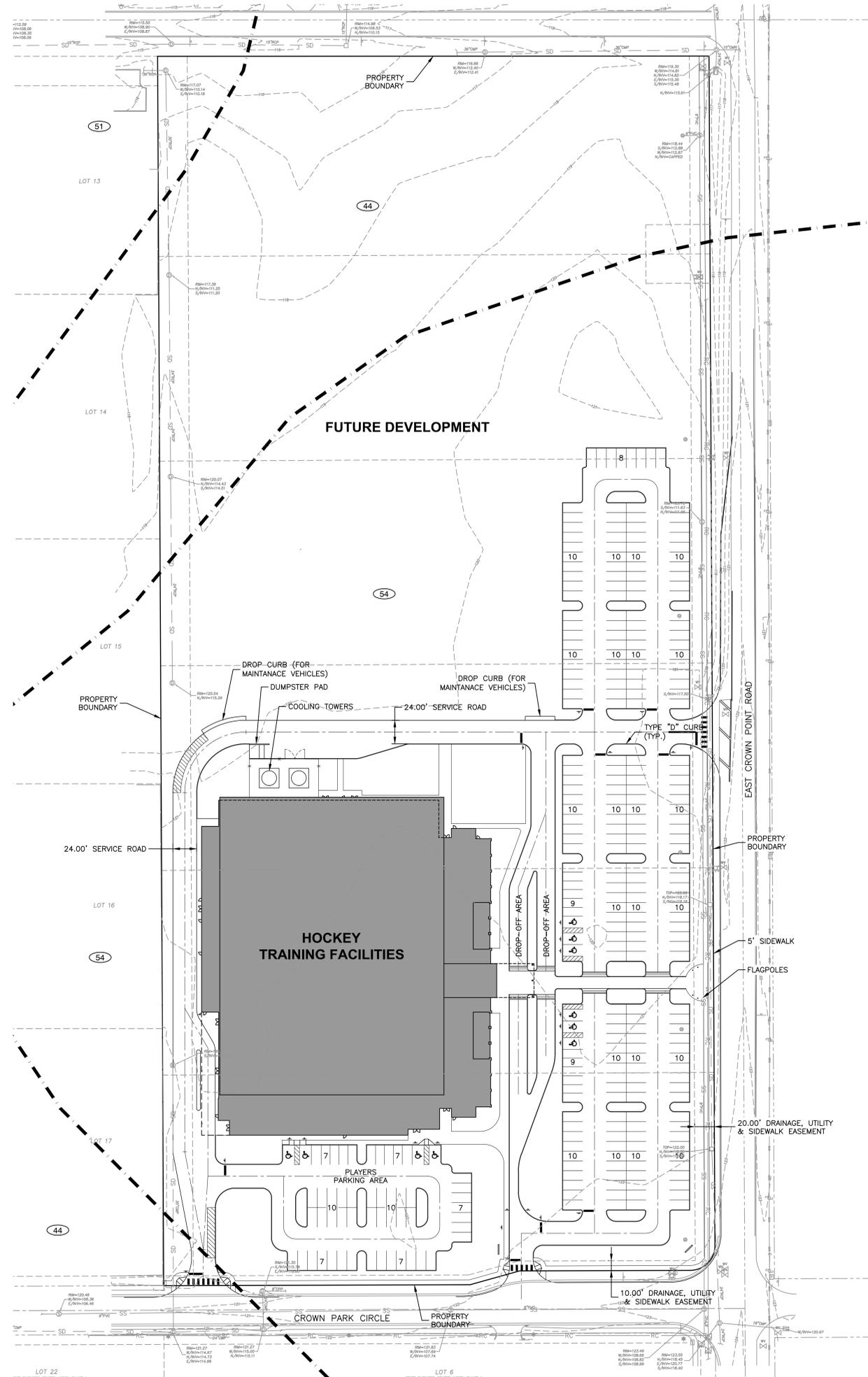
1. DEVELOPMENT:	DEEPCREEK PARTNERS, LLC LOTS 7, 8, 9, 10, 11 & 12 SECTION 13; TOWNSHIP 22 SOUTH; RANGE 27 EAST WINTER GARDEN, FLORIDA
CONTACT:	JOSEPH W. HALESKY 100 S. EOLA DRIVE UNIT PH-217 ORLANDO, FL 32801 PHONE: (407) 951-8200
2. TOTAL ACREAGE:	TOTAL SITE AREA 16.03 Ac.
3. SITE DATA:	MAXIMUM BUILDING HEIGHT: NONE MAXIMUM IMPERVIOUS AREA: 75%
4. SUPPORT SERVICES:	
WATER SERVICE:	WATER TO BE PROVIDED BY THE CITY OF WINTER GARDEN
SANITARY SEWER SERVICE:	SANITARY SEWER COLLECTION TO BE PROVIDED BY THE CITY OF WINTER GARDEN
STORMWATER MANAGEMENT:	EXISTING STORMWATER PONDS OPERATED BY THE CITY OF WINTER GARDEN. EXISTING STORMWATER SYSTEM PERMITTED BY CITY AND SJRWMD PERMIT NO. 72255-13. REQUIREMENT MAX 75% IMPERVIOUS (DISCHARGE BASINS PER PERMIT) FROM PD DOCUMENTS FOR BRITT BUSINESS CENTER NORTH.
TELEPHONE SERVICE:	SPRINT FLORIDA
ELECTRIC SERVICE:	DUKE ENERGY
GAS SERVICE:	LAKE APOPKA NATURAL GAS
5. ZONING:	C-2
6. BUILDING SETBACKS:	(PER APPROVED DEVELOPMENT NOTES) FRONT: 40 FT. REAR: 20 FT. SIDE (INTERIOR): 20 FT. SIDE (CORNER): 40 FT.
7. BUILDING AREA:	FIRST FLOOR: 94,443 S.F. SECOND FLOOR: 31,524 S.F. TOTAL: 125,967
8. FLOOD HAZARD AREA:	ZONE C (PER ORANGE COUNTY PANEL 175)
9. PARKING:	SPACES PER 1,000 S.F. (LESS ICE RINK AREAS) REQUIRED: 212 SP. PROVIDED: 301 SP.

LEGEND

—	PROPERTY LIMITS	⊗	EXISTING SANITARY CLEANOUT
- - -	EASEMENT	⊕	EXISTING WATER VALVE
SS	EXISTING SANITARY SEWER PIPE	⊕	PROPOSED WATER VALVE
SS	PROPOSED SANITARY SEWER PIPE	⊕	EXISTING FIRE HYDRANT
W	EXISTING WATER MAIN	⊕	PROPOSED FIRE HYDRANT
W	PROPOSED WATER MAIN	⊕	APPROXIMATE LOCATION OF CONE PENETRATION TEST
RC	EXISTING RECLAIMED WATER MAIN	⊕	SILT FENCE
SD	EXISTING STORM SEWER PIPE	84.60 X	DRAINAGE FLOW
SD	PROPOSED STORM SEWER PIPE	84.00 X	EXISTING SPOT ELEVATION
□	EXISTING STORM INLET	80	PROPOSED SPOT ELEVATION
⊙	EXISTING STORM MANHOLE	87	EXISTING CONTOURS
■	PROPOSED STORM INLET	87	PROPOSED CONTOURS
⊙	EXISTING SANITARY MANHOLE	⊕	PROPOSED TRAFFIC SIGN
●	PROPOSED SANITARY MANHOLE		

SOILS LEGEND

44	SMYRNA-SMYRNA, WET FINE SAND, 0 TO 1 PERCENT SLOPES
51	WABASSO, FINE SAND
54	ZOLFO FINE SAND



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1 2 3 4 5 6

HOCKEY TRAINING FACILITIES
Britt Business Center
City of Winter Garden, FL

SEAL

REINARDO MALAVE, P.E.
FL REG NO. 31588

KEY PLAN

SCALE
0 50 100 FEET



REVISIONS		
No.	DATE	BY Description

DRAWN BY HMP
APPROVED BY RM
CHECKED BY RM
DATE FEB. 6, 2015
TITLE

GRADING PLAN

PROJECT NO. 50070688

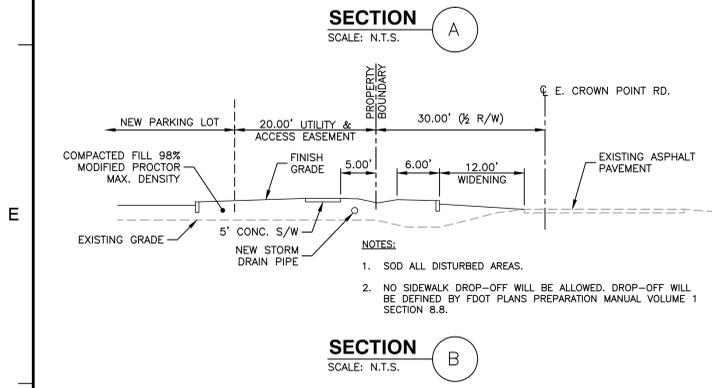
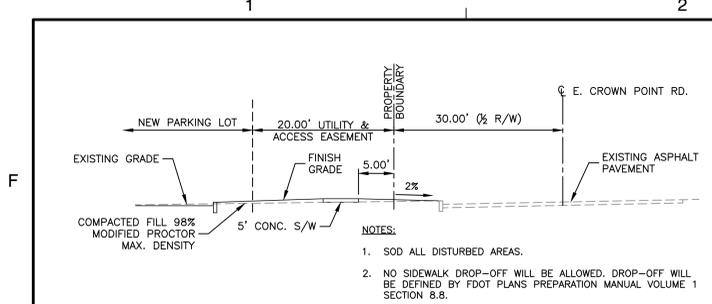
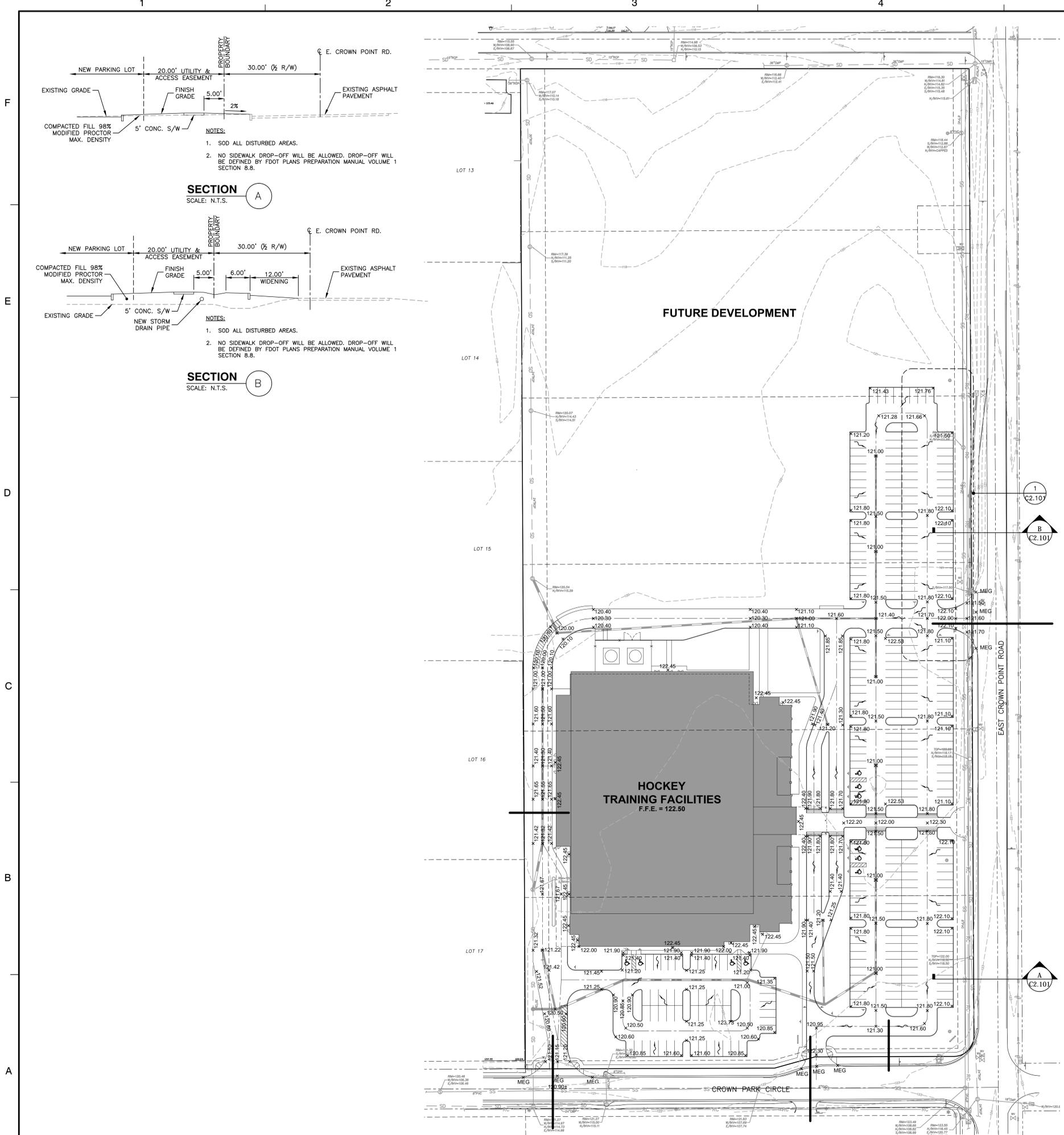
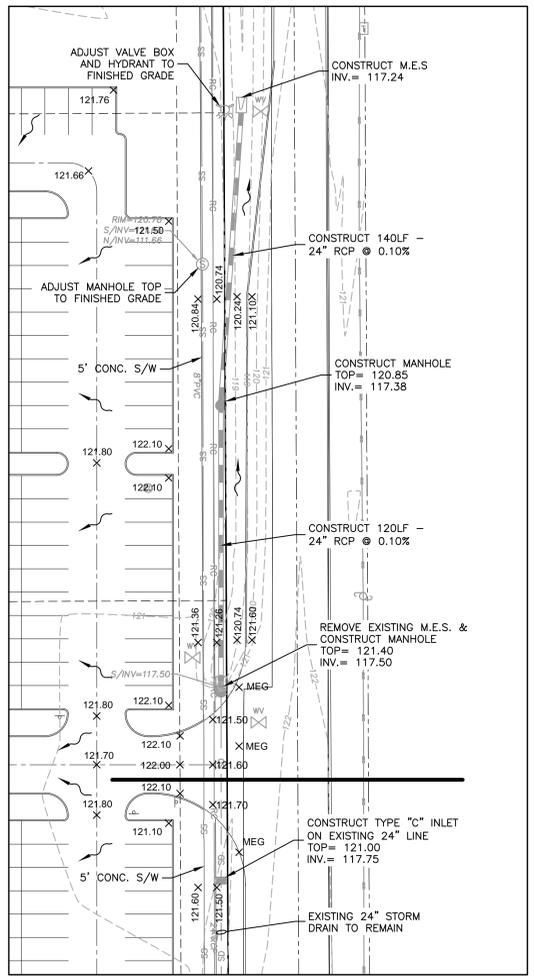
C2.101

SHEET NO. OF

LEGEND

---	PROPERTY LIMITS	⊗	EXISTING SANITARY CLEANOUT
- - - -	EASEMENT	⊗	EXISTING WATER VALVE
SS	EXISTING SANITARY SEWER PIPE	⊗	PROPOSED WATER VALVE
SS	PROPOSED SANITARY SEWER PIPE	⊗	EXISTING FIRE HYDRANT
W	EXISTING WATER MAIN	⊗	PROPOSED FIRE HYDRANT
W	PROPOSED WATER MAIN	⊗	APPROXIMATE LOCATION OF CONE PENETRATION TEST
RC	EXISTING RECLAIMED WATER MAIN	⊗	SILT FENCE
SD	EXISTING STORM SEWER PIPE	⊗	DRAINAGE FLOW
SD	PROPOSED STORM SEWER PIPE	⊗	EXISTING SPOT ELEVATION
○	EXISTING STORM INLET	⊗	PROPOSED SPOT ELEVATION
○	EXISTING STORM MANHOLE	⊗	EXISTING CONTOURS
○	PROPOSED STORM INLET	⊗	PROPOSED CONTOURS
○	EXISTING SANITARY MANHOLE	⊗	PROPOSED TRAFFIC SIGN
○	PROPOSED SANITARY MANHOLE	⊗	

GRADING NOTES:
1. SOD/SEE OR OTHERWISE STABILIZE ALL DISTURBE AREAS.





SWPP / EROSION CONTROL PLAN

PROJECT NAME HOCKEY TRAINING FACILITIES PROJECT #: 50070688 FDEP PERMIT#: N/A SJRWMD PERMIT #: 4-095-72255-1

SITE PLAN

1. DRAINAGE PATTERNS (FLOW LINES): SEE GRADING PLAN (SHEET C2.101)
2. SLOPES: SEE GRADING PLAN (SHEET C2.101)
3. AREA DISTURBED/ AREAS NOT TO BE DISTURBED: SEE GRADING PLAN (SHEET C2.101)
4. LOCATION AND DETAILS OF BMPS: GRADING AND PAVING PLAN (SHEET C2.101) FOR LOCATION OF SILT FENCES
(STRUCTURAL CONTROLS SUCH AS (BUT NOT LIMITED TO) SILT FENCES OR TURBIDITY BARRIERS AND NO- STRUCTURAL CONTROLS SUCH AS (BUT NOT LIMITED TO) ALUM SYSTEMS OR POLYCRLAMIDE)
5. LOCATION OF WETLANDS AND SURFACE WATERS NO WETLANDS WILL BE IMPACTED. SEE OVERALL SITE PLAN (C1.102) FOR LOCATION OF EXISTING CANAL
6. LOCATION (LATITUDE AND LONGITUDE) OF ALL OUTFALL(S) TO CITY STORMSEWER, OR SURFACE WATER NO OUTFALLS TO CITY STORMSEWER OR SURFACE WATER ARE PROPOSED

OTHER INFORMATION

LOCATION (ADDRESS): 570 EAST CROWN POINT ROAD

DESCRIPTION OF CONSTRUCTION ACTIVITIES: DEVELOPMENT OF EXISTING MASS GRADED SITE W/NEW HOCKEY/OFFICE BUILDING AND PARKING FACILITY

CONSTRUCTION SEQUENCE: EROSION PROTECTION INSTALLATION, CLEARING, FILLING, UNDERGROUND UTILITIES, PAVING, BUILDING CONSTRUCTION

SOIL TYPES: SMYRNA-SMYRNA, WABASSO AND ZOLFO

DEWATERING METHOD AND LOCATION: ANY DEWATERING REQUIRED BY CONTRACTOR IS TO BE PERMITTED BY THE APPROPRIATE AGENCY

BMPS (DESCRIPTION): SEE GRADING AND PAVING PLAN (SHEET C2.101) FOR LOCATION OF SILT FENCES

PERMANENT STABILIZATION (DESCRIPTION): SEE CONSTRUCTION PLANS

PERMANENT STORMWATER MANAGEMENT CONTROL (DESCRIPTION): SEE CONSTRUCTION PLANS

POTENTIAL POLLUTANTS DURING CONSTRUCTION: SEE CONSTRUCTION PLANS

INSPECTIONS: CONSTRUCTION SITE WILL BE INSPECTED FOR EROSION PROBLEMS DAILY AND AFTER EACH RAINFALL GREATER THAN 0.5". AN RAIN GAUGE WILL BE ONSITE TO MEASURE THE RAINFALL AMOUNTS

ADDITIONAL NOTES

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL IF IT BECOMES NECESSARY TO MEET STATE AND LOCAL STANDARDS

OPERATOR AND/OR RESPONSIBLE AUTHORITY: CONTRACTOR
 CONTRACTOR: TBD

HOCKEY TRAINING FACILITIES
 Britt Business Center
 City of Winter Garden, FL

SEAL

REINARDO MALAVE, P.E.
 FL. REG NO. 31588

KEY PLAN

SCALE

△	02/06/15	HMP	AS PER CITY DRC

No.	DATE	BY	Description
REVISIONS			

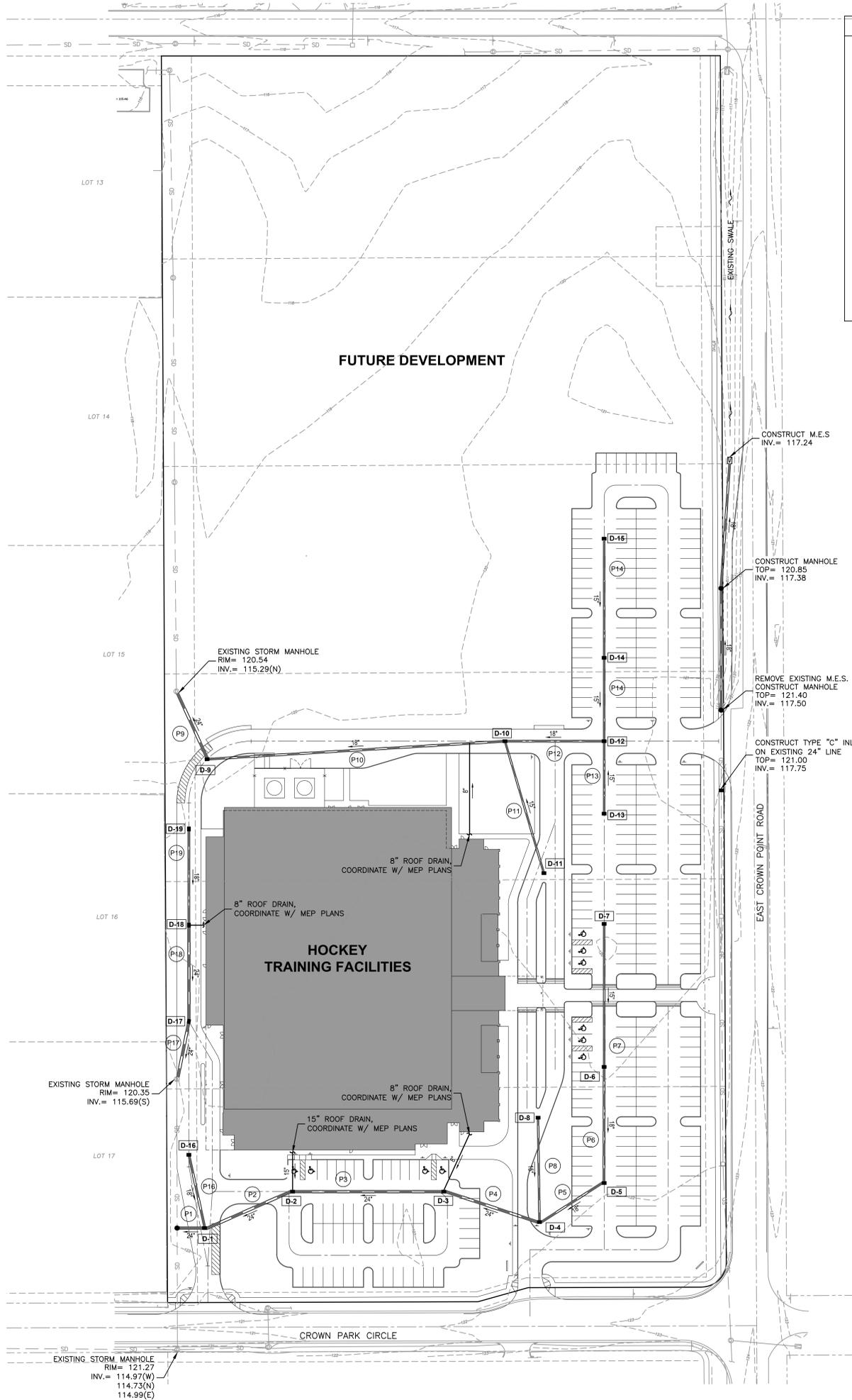
DRAWN BY HMP
 APPROVED BY RM
 CHECKED BY RM
 DATE FEB. 6, 2015

TITLE
STORMWATER POLLUTION PREVENTION PLAN

PROJECT NO. 50070688

C2.103

SHEET NO.



LEGEND

---	PROPERTY LIMITS	⊗	EXISTING SANITARY CLEANOUT
- - - -	EASEMENT	⊗	EXISTING WATER VALVE
SS	EXISTING SANITARY SEWER PIPE	⊗	PROPOSED WATER VALVE
SS	PROPOSED SANITARY SEWER PIPE	⊗	EXISTING FIRE HYDRANT
W	EXISTING WATER MAIN	⊗	PROPOSED FIRE HYDRANT
W	PROPOSED WATER MAIN	⊗	APPROXIMATE LOCATION OF CONE PENETRATION TEST
RC	EXISTING RECLAIMED WATER MAIN	⊗	SILT FENCE
SD	EXISTING STORM SEWER PIPE	⊗	DRAINAGE FLOW
SD	PROPOSED STORM SEWER PIPE	84.60 X	EXISTING SPOT ELEVATION
□	EXISTING STORM INLET	84.00 X	PROPOSED SPOT ELEVATION
⊗	EXISTING STORM MANHOLE	80	EXISTING CONTOURS
⊗	PROPOSED STORM INLET	8Y	PROPOSED CONTOURS
⊗	EXISTING SANITARY MANHOLE	○	PROPOSED TRAFFIC SIGN
⊗	PROPOSED SANITARY MANHOLE		

PIPE LEGEND

P1	28 LF - 24" RCP @ 0.14%	P11	131 LF - 15" RCP @ 0.55%
P2	96 LF - 24" RCP @ 0.15%	P12	98 LF - 18" RCP @ 0.15%
P3	153 LF - 24" RCP @ 0.15%	P13	76 LF - 15" RCP @ 0.75%
P4	105 LF - 24" RCP @ 0.15%	P14	72 LF - 15" RCP @ 0.21%
P5	84 LF - 18" RCP @ 0.48%	P15	130 LF - 15" RCP @ 0.32%
P6	109 LF - 18" RCP @ 0.20%	P16	89 LF - 15" RCP @ 1.64%
P7	145 LF - 15" RCP @ 0.21%	P17	78 LF - 15" RCP @ 0.78%
P8	113 LF - 15" RCP @ 0.13%	P18	94 LF - 15" RCP @ 0.33%
P9	75 LF - 24" RCP @ 0.16%	P19	103 LF - 15" RCP @ 0.32%
P10	292 LF - 18" RCP @ 0.33%		

INLET LEGEND

D-1	TYPE "E" INLET TOP = 120.50 INV. = 116.54(N) 116.54(E) 116.54(W)	D-8	TYPE "E" INLET TOP = 121.20 INV. = 118.00(S)	D-15	TYPE "E" INLET TOP = 121.00 INV. = 118.00(S)
D-2	TYPE "E" INLET TOP = 121.00 INV. = 116.68(N) 116.68(E) 116.68(W)	D-9	TYPE "E" INLET TOP = 120.00 INV. = 116.32(N) 116.32(E)	D-16	TYPE "E" INLET TOP = 121.22 INV. = 118.00(S)
D-3	TYPE "E" INLET TOP = 121.00 INV. = 116.91(N) 116.91(E) 116.91(W)	D-10	TYPE "E" INLET TOP = 121.40 INV. = 117.28(E) 117.28(S) 117.28(W)	D-17	TYPE "E" INLET TOP = 121.32 INV. = 117.36(N) 117.36(S)
D-4	TYPE "4" CURB INLET TOP = 121.00 INV. = 117.07(N) 117.07(E) 117.07(W)	D-11	TYPE "E" INLET TOP = 121.20 INV. = 118.00(N)	D-18	TYPE "E" INLET TOP = 121.30 INV. = 117.67(N) 117.67(S)
D-5	TYPE "E" INLET TOP = 121.00 INV. = 117.47(N) 117.47(W)	D-12	TYPE "E" INLET TOP = 121.40 INV. = 117.43(N) 117.43(S)	D-19	TYPE "E" INLET TOP = 121.00 INV. = 118.00(S)
D-6	TYPE "E" INLET TOP = 121.00 INV. = 117.69(N) 117.69(S)	D-13	TYPE "E" INLET TOP = 121.00 INV. = 118.00(N)		
D-7	TYPE "E" INLET TOP = 121.00 INV. = 118.00(S)	D-14	TYPE "E" INLET TOP = 121.00 INV. = 117.58(N) 117.58(S)		

SEAL

REINARDO MALAVE, P.E.
FL. REG. NO. 31588

KEY PLAN

SCALE
0 50 100 FEET



02/06/15 HMP AS PER CITY DRC

No.	DATE	BY	Description
REVISIONS			

DRAWN BY HMP
APPROVED BY RM
CHECKED BY RM
DATE FEB. 6, 2015

TITLE

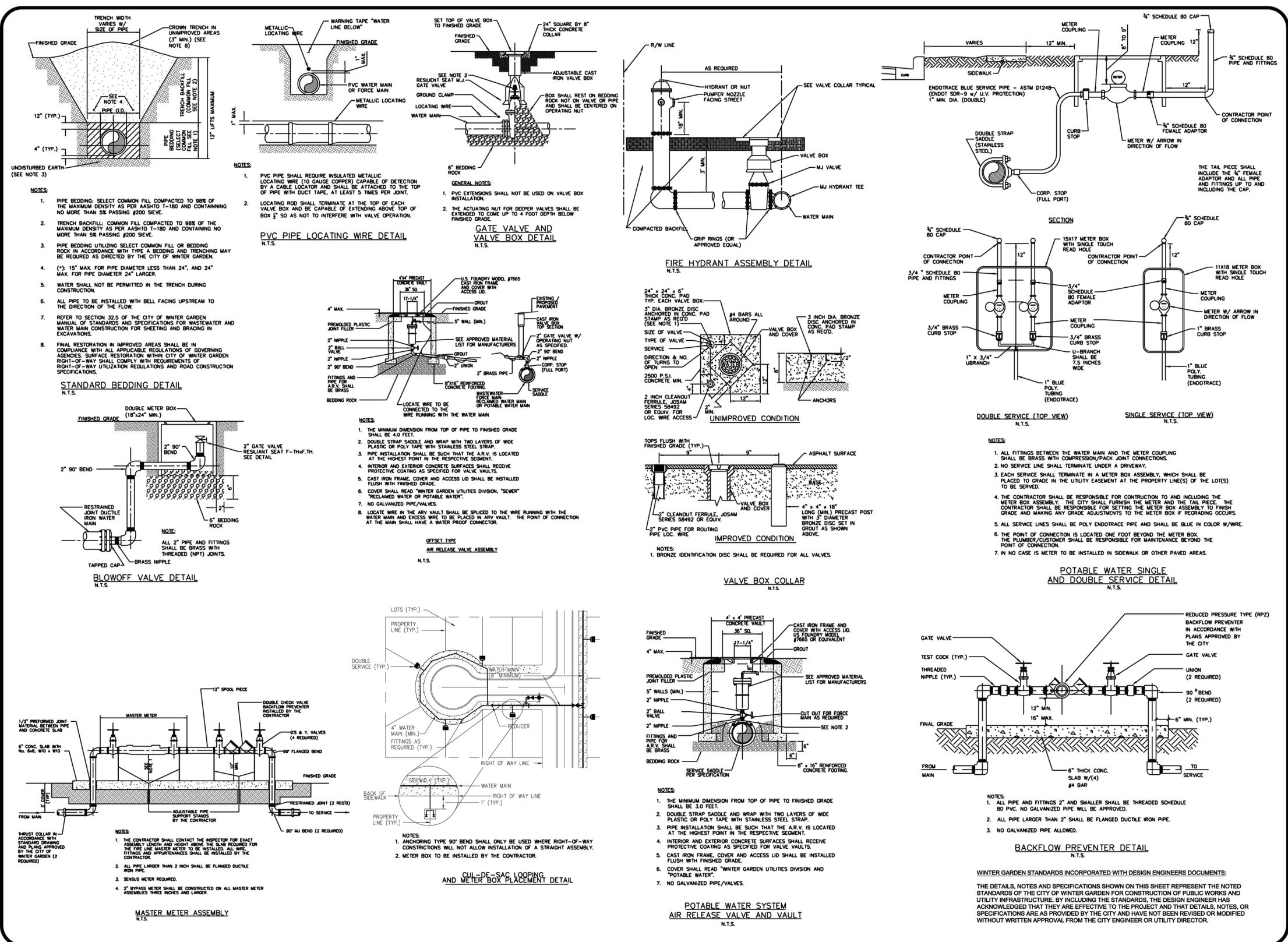
DRAINAGE PLAN

PROJECT NO. 50070688

C2.104

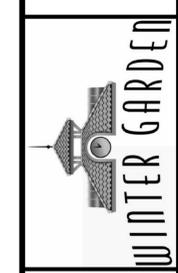
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NO.	ITEM	DATE
1	WATER SERVICE	4/2/14
2	REV DETAILS	4/2/14

City of Winter Garden, Florida
STANDARDS AND SPECIFICATIONS
For Utilities Construction



STANDARD DETAILS
FOR
POTABLE WATER SYSTEMS

DATE
JANUARY 2008
SHEET
2
2 OF 10

HOCKEY TRAINING FACILITIES
Britt Business Center
City of Winter Garden, FL

REINARDO MALAVE, P.E.
FL REG NO. 31588

REVISIONS

No.	DATE	BY	Description
1	02/06/15	HMP	AS PER CITY DRC

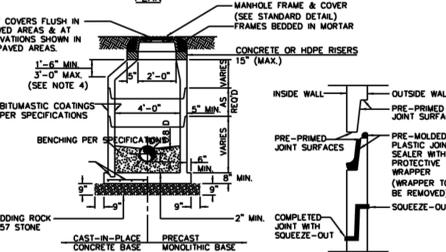
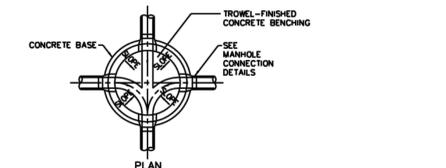
DRAWN BY: HMP
APPROVED BY: RM
CHECKED BY: RM
DATE: FEB. 6, 2015

CITY OF WINTER GARDEN
STANDARDS & SPECS.

PROJECT NO. 50070688

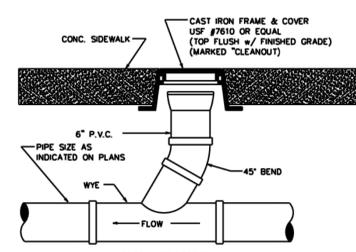
C3.203

SHEET NO.

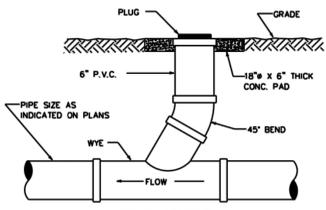


- NOTES:**
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS. ALL DROPS TO BE OUTSIDE OF THE MANHOLE.
 2. E-Z RAPP OUTSIDE ALL JOINTS
 3. GROUT WITH NON-SHRINKING GROUT INSIDE JOINTS
 4. NO CONES OVER 3 FT. TALL
 5. ALL PRECAST CONCRETE SHALL BE COATED INSIDE AND OUTSIDE WITH COAL TAR EPOXY, MINIMUM 16 MIL DMT.

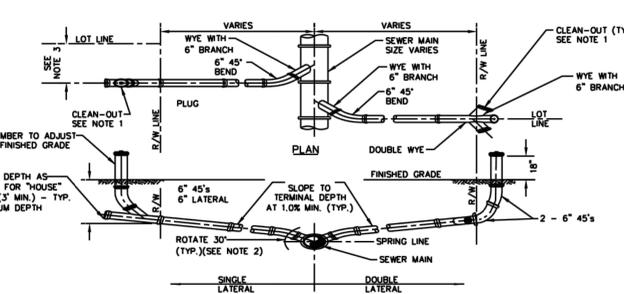
PRECAST CONCRETE SANITARY MANHOLE
N.T.S.



CLEAN OUT DETAIL FINISHED BUILDOUT (IN PAVED AREA)
N.T.S.

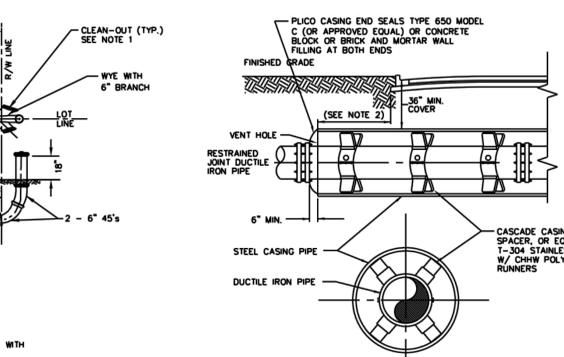


CLEAN OUT DETAIL FINISHED BUILDOUT (IN UNPAVED AREA)
N.T.S.



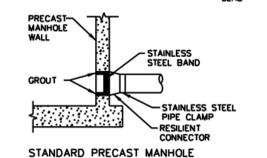
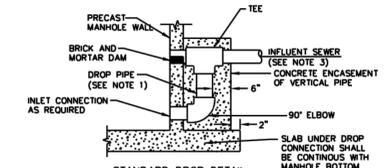
- NOTES:**
1. CLEANOUT SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH STANDARD PLUMBING CODE.
 2. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
 3. WYES AND 45° BENDS SHALL BE PVC (SDR 26).
 4. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE, 25' MAXIMUM.

SANITARY SEWER SERVICE LATERAL DETAIL
N.T.S.



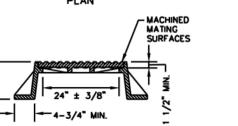
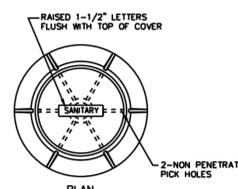
- NOTES:**
1. WHERE PRACTICAL, CASING SHALL EXTEND 8' BEYOND EDGE OF PAYMENT AND SHALL NOT BE LESS THAN 6' BEYOND EDGE OF PAYMENT IN ANY CASE.
 2. CASING SPACERS AND END SEALS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 3. DESIGN ENGINEER TO DETERMINE NEED FOR SACRIFICIAL ANODE (S) FOR CORROSION CONTROL.

BORE AND JACK DETAIL
N.T.S.



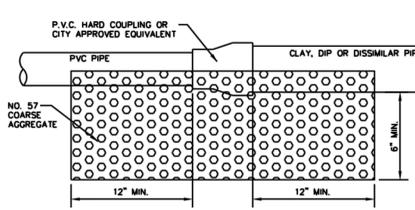
- NOTES:**
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
 2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT.

SANITARY MANHOLE CONNECTION DETAILS
N.T.S.



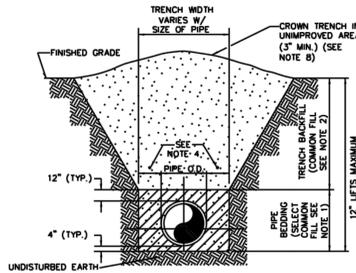
- NOTES:**
1. MANHOLE FRAME & COVER SHALL BE 24" OPENINGS. USE #A5-225 AS MANUFACTURED BY U.S. FOUNDRY & MFG. CORP. OR APPROVED EQUAL.
 2. RAIN STOPPER LIDS OR RAIN GUARD LIDS (LFWS) REQUIRED.

STANDARD MANHOLE FRAME AND COVER
N.T.S.



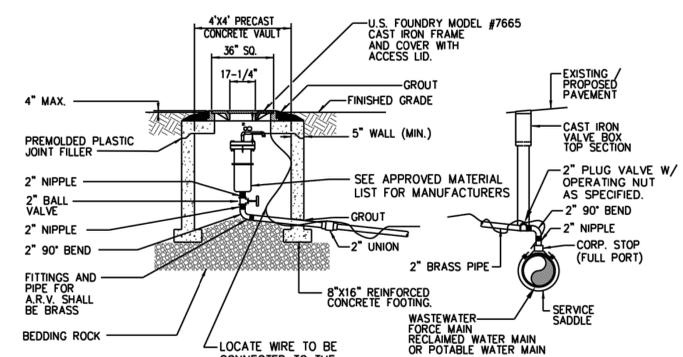
- NOTE:**
1. FIELD VERIFY MATERIALS OF EXISTING PIPES TO SELECT PROPER CONNECTOR.
 2. HARDCO COUPLING OR APPROVED EQUIVALENT FOR ALL PIPE MATERIALS, UNLESS APPROVED IN WRITING BY THE CITY.

SEWER MAIN CONNECTION DETAIL
N.T.S.



- NOTES:**
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
 2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
 3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING MAY BE REQUIRED AS DIRECTED BY THE CITY OF WINTER GARDEN.
 4. (*) 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
 5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 7. REFER TO SECTION 32.5 OF THE ORANGE COUNTY MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION FOR SHEETING AND BRACING IN EXCAVATIONS.
 8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY OF WINTER GARDEN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

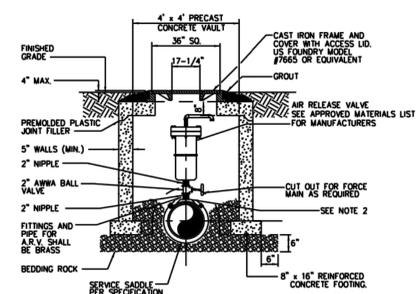
STANDARD BEDDING DETAIL
N.T.S.



- NOTES:**
1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.
 2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
 3. PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
 4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
 5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
 6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION, "SEWER" RECLAIMED WATER OR POTABLE WATER".
 7. NO GALVANIZED PIPE/VALVES.
 8. LOCATE WIRE IN THE ARV VAULT SHALL BE SPLICED TO THE WIRE RUNNING WITH THE WATER MAIN AND EXCESS WIRE TO BE PLACED IN ARV VAULT. THE POINT OF CONNECTION AT THE MAIN SHALL HAVE A WATER PROOF CONNECTOR.

OFFSET TYPE AIR RELEASE VALVE ASSEMBLY

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:
THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE NOTED STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY INFRASTRUCTURE. BY INCLUDING THE STANDARDS, THE DESIGN ENGINEER HAS ACKNOWLEDGED THAT THEY ARE EFFECTIVE TO THE PROJECT AND THAT DETAILS, NOTES, OR SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND HAVE NOT BEEN REVISED OR MODIFIED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR UTILITY DIRECTOR.

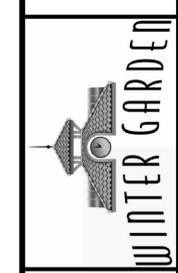


- NOTES:**
1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
 2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
 3. PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
 4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
 5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
 6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION AND "WASTEWATER".
 7. NO GALVANIZED PIPE/VALVES.

SEWAGE COMBINATION AIR VALVE (SCAV) AND VALVE VAULT
N.T.S.

NO.	DATE	DESCRIPTION
1	4/7/14	SANITARY MANHOLE
2	4/7/14	OFFSET ARV DETAIL

City of Winter Garden, Florida
STANDARDS AND SPECIFICATIONS
For Utilities Construction



STANDARD DETAILS FOR WASTEWATER SYSTEMS

DATE: JANUARY 2008
SHEET: 3 OF 10

HOCKEY TRAINING FACILITES
Britt Business Center
City of Winter Garden, FL

REINARDO MALAVE, P.E.
FL REG NO. 31588

SCALE

No.	DATE	BY	Description

CITY OF WINTER GARDEN
STANDARDS & SPECS.

PROJECT NO. 50070688

C3.204

SHEET NO.

NO.	ITEM	DATE
1	WATER METER SERVICE	4/7/14
2	ARY DETAILS	4/7/14
C L U S - O Z S		

City of Winter Garden, Florida
STANDARDS AND SPECIFICATIONS
For Utilities Construction



STANDARD DETAILS
FOR
RECLAIMED WATER SYSTEMS

DATE
JANUARY 2008
SHEET
7
7 OF 10

REINARDO MALAVE, P.E.
FL REG NO. 31588

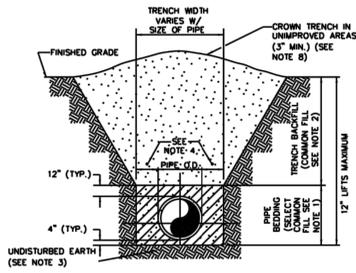
SCALE

No.	DATE	BY	Description
1	02/06/15	HMP	AS PER CITY DRC

REVISIONS

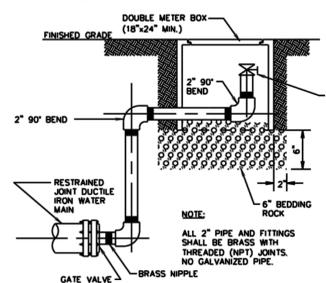
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APPROVED BY RM
CHECKED BY RM
DATE FEB. 6, 2015

TITLE
CITY OF WINTER GARDEN STANDARDS & SPECS.
PROJECT NO. 50070688

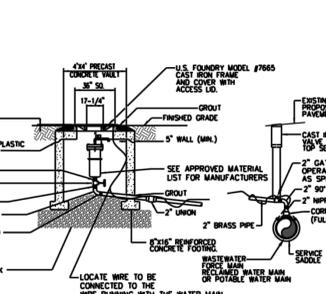


- NOTES:
- PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SEVE.
 - TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SEVE.
 - PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING MAY BE REQUIRED AS DIRECTED BY THE CITY OF WINTER GARDEN.
 - (*) 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
 - WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 - ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 - REFER TO SECTION 32.5 OF THE WINTER GARDEN MANUAL OF STANDARDS AND SPECIFICATIONS FOR UTILITIES CONSTRUCTION FOR SHEETING AND BRACING IN EXCAVATIONS.
 - FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY OF WINTER GARDEN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

STANDARD BEDDING DETAIL
N.T.S.



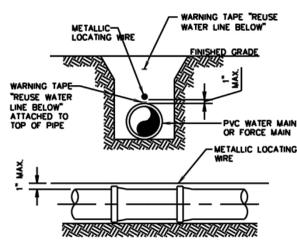
DOUBLE METER BOX
N.T.S.



BLOWOFF VALVE DETAIL
N.T.S.

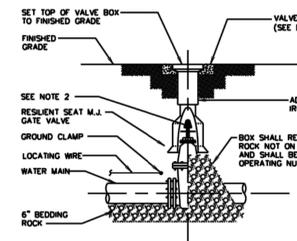
- NOTES:
- THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.
 - DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
 - PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
 - INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
 - CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
 - COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION, "SEWER" "RECLAIMED WATER OR POTABLE WATER".
 - NO GALVANIZED PIPE/VALVES.
 - LOCATE WIRE IN THE ARV VAULT SHALL BE SPLICED TO THE WIRE RUNNING WITH THE WATER MAIN AND EXCESS WIRE TO BE PLACED IN ARV VAULT. THE POINT OF CONNECTION AT THE MAIN SHALL HAVE A WATER PROOF CONNECTOR.

OFFSET TYPE
AIR RELEASE VALVE ASSEMBLY
N.T.S.



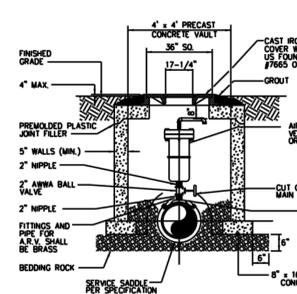
- NOTES:
- PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE ATTACHED TO THE TOP OF PIPE WITH DUCT TAPE AT LEAST 5 TIMES PER JOINT.
 - LOCATING ROD SHALL TERMINATE AT THE TOP OF EACH VALVE BOX AND BE CAPABLE OF EXTENDING ABOVE TOP BOX 3" SO AS NOT TO INTERFERE WITH VALVE OPERATION.

PVC PIPE LOCATING WIRE DETAIL
N.T.S.



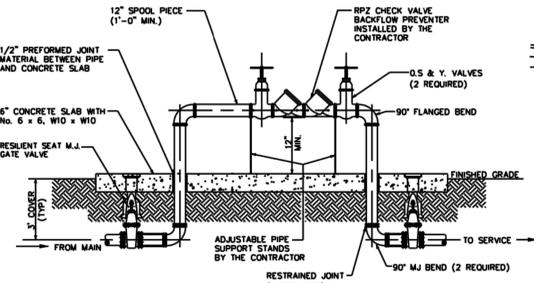
GATE VALVE AND
VALVE BOX DETAIL
N.T.S.

- NOTES:
- PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
 - THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.



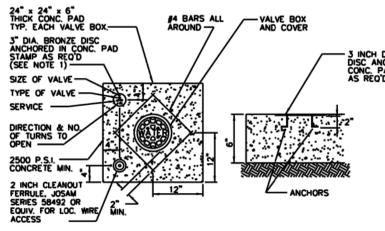
RECLAIMED WATER
AIR RELEASE VALVE AND VAULT
N.T.S.

- NOTES:
- THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
 - DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
 - PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
 - INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
 - CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
 - COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION AND "RECLAIMED WATER".
 - NO GALVANIZED PIPE/VALVES.

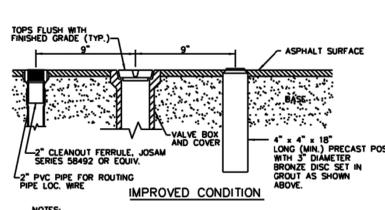


- NOTES:
- ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED SCHEDULE 80 PVC. NO GALVANIZED PIPE ALLOWED.
 - ALL PIPE LARGER THAN 2" INCH SHALL BE FLANGED DUCTILE IRON PIPE.
 - RECLAIMED WATER JUMPER SHALL BE SIZE ON SIZE.

N.T.S.
RECLAIMED WATER JUMPER CONNECTION



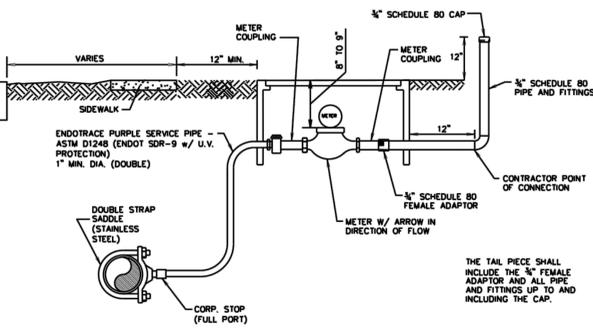
UNIMPROVED CONDITION
VALVE BOX COLLAR
N.T.S.



IMPROVED CONDITION
VALVE BOX COLLAR
N.T.S.

- NOTES:
- BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.

NOTES:
1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES. PROVIDE SIZE, TYPE, SERVICE, DIRECTION AND TURNS TO OPEN STAMPED ON DISC. DISC SHALL BE 3" MINIMUM.



RECLAIMED WATER SINGLE
AND DOUBLE SERVICE DETAIL
N.T.S.

- NOTES:
- ALL FITTINGS BETWEEN THE WATER MAIN AND THE METER COUPLING SHALL BE BRASS WITH COMPRESSION/PACK JOINT CONNECTIONS.
 - NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
 - EACH SERVICE SHALL TERMINATE IN A METER BOX ASSEMBLY, WHICH SHALL BE PLACED TO GRADE IN THE UTILITY EASEMENT AT THE PROPERTY LINE(S) OF THE LOT(S) TO BE SERVED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION TO AND INCLUDING THE METER BOX ASSEMBLY. THE CITY SHALL FURNISH THE METER AND THE TAIL PIECE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING THE METER BOX ASSEMBLY TO FINISH GRADE AND MAKING ANY GRADE ADJUSTMENTS TO THE METER BOX IF REGRADING OCCURS.
 - ALL SERVICE LINES SHALL BE POLY ENDOTRACE PIPE AND SHALL BE PURPLE IN COLOR W/WIRE.
 - THE POINT OF CONNECTION IS LOCATED ONE FOOT BEYOND THE METER BOX.
 - THE PLUMBER/CUSTOMER SHALL BE RESPONSIBLE FOR MAINTENANCE BEYOND THE POINT OF CONNECTION.
 - IN NO CASE IS METER TO BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.

DOUBLE SERVICE (TOP VIEW)
N.T.S.

SINGLE SERVICE (TOP VIEW)
N.T.S.

RECLAIMED WATER SINGLE
AND DOUBLE SERVICE DETAIL
N.T.S.

- NOTES:
- ALL FITTINGS BETWEEN THE WATER MAIN AND THE METER COUPLING SHALL BE BRASS WITH COMPRESSION/PACK JOINT CONNECTIONS.
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 - THE PLUMBER/CUSTOMER SHALL BE RESPONSIBLE FOR MAINTENANCE BEYOND THE POINT OF CONNECTION.
 - IN NO CASE IS METER TO BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.

DOUBLE SERVICE (TOP VIEW)
N.T.S.

SINGLE SERVICE (TOP VIEW)
N.T.S.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:
THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE NOTED STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY INFRASTRUCTURE. BY INCLUDING THE STANDARDS, THE DESIGN ENGINEER HAS ACKNOWLEDGED THAT THEY ARE EFFECTIVE TO THE PROJECT AND THAT DETAILS, NOTES, OR SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND HAVE NOT BEEN REVISED OR MODIFIED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR UTILITY DIRECTOR.

SEAL

REINARDO MALAVE, P.E.
FL REG NO. 31588

KEY PLAN

SCALE
0 50 100 FEET



02/06/15 HMP AS PER CITY DRC

No.	DATE	BY	Description
REVISIONS			

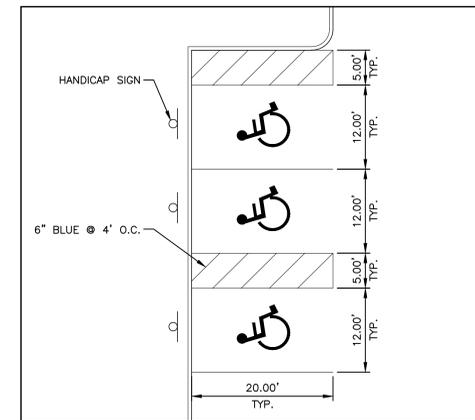
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CHECKED BY RM
DATE FEB. 6, 2015

TITLE
STRIPING & GEOMETRY PLAN

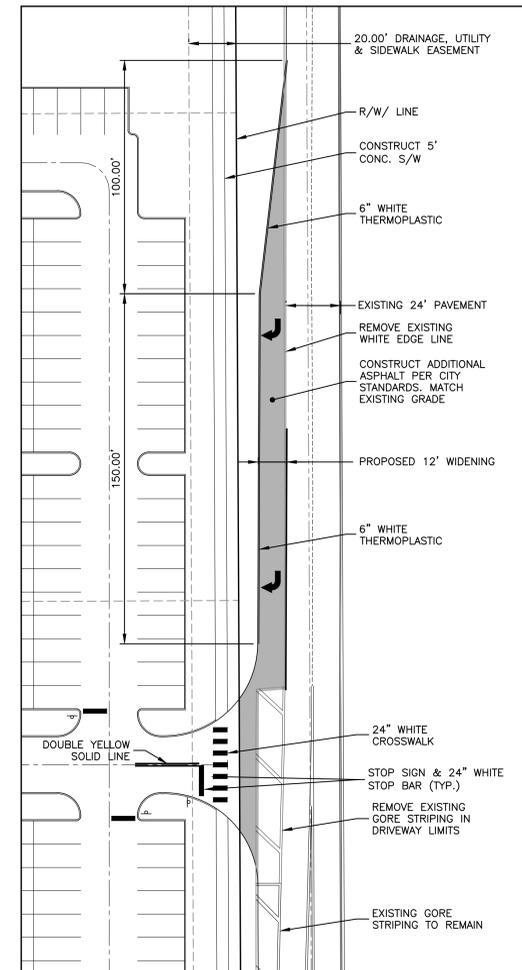
PROJECT NO. 50070688

C4.101

SHEET NO. OF



TYPICAL HANDICAP PARKING LAYOUT
SCALE: N.T.S.



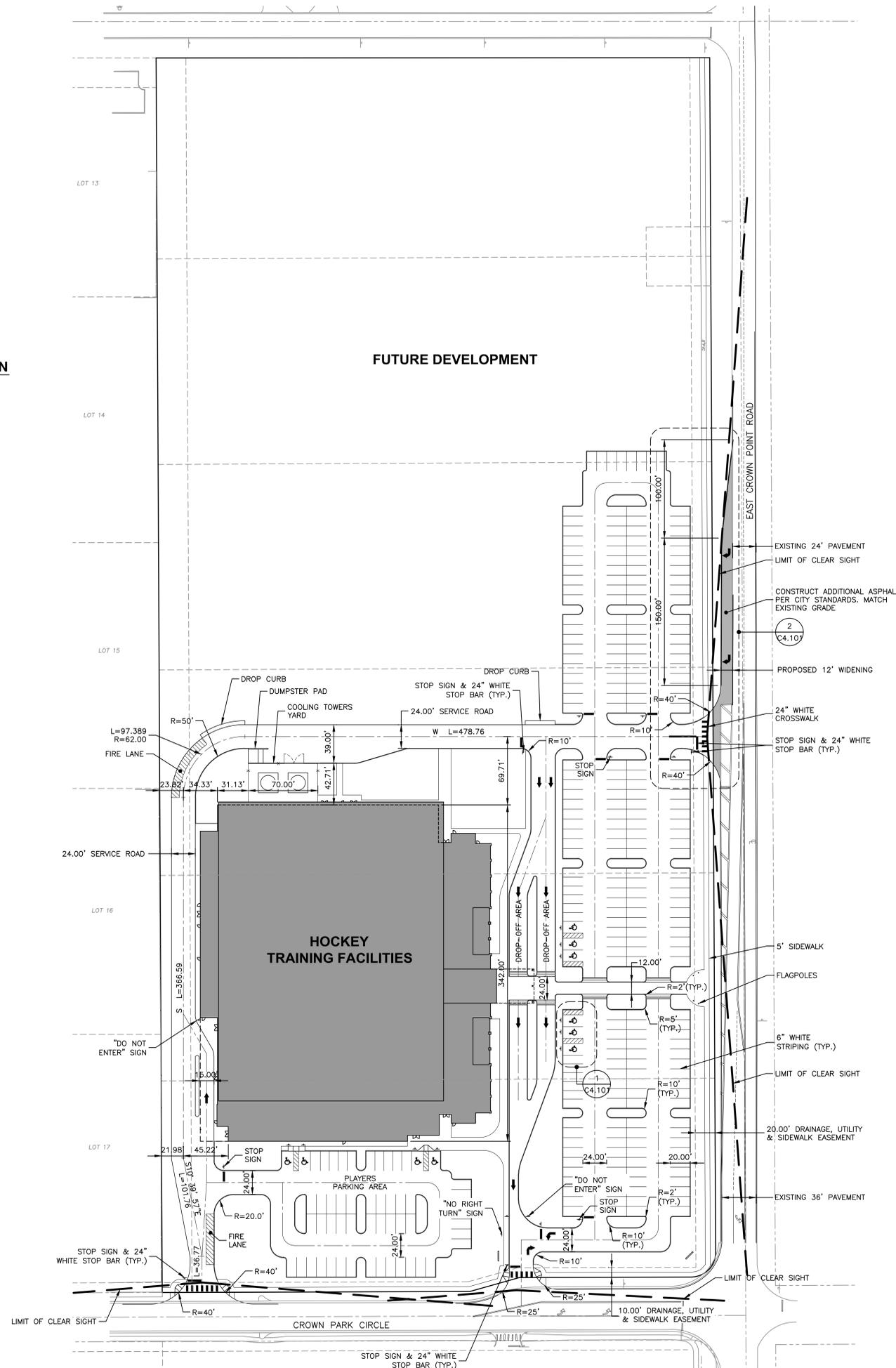
DRIVEWAY AND WIDENING DETAIL
SCALE: 1"=30'

STRIPING NOTES:

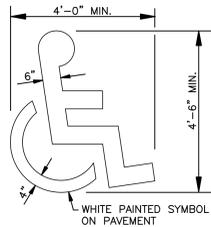
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH RPM'S AND WILL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD INDEX #17346.
- FOR SIGN DETAILS, REFER TO THE "STANDARD HIGHWAY SIGNS" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, 2004, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2003, AND THE FDOT DESIGN STANDARDS (LATEST EDITION).
- PAVEMENT MARKINGS SHOULD BE PLACED AS SHOWN IN THE PLANS AND AS DESCRIBED WITHIN THE APPROPRIATE TRAFFIC DESIGN STANDARD INDEX (LATEST EDITION).

SIGHT DISTANCE NOTES:

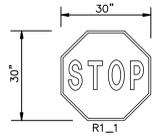
- AT EAST CROWN POINT ROAD INTERSECTION: POSTED SPEED = 45 MPH DESIGN SPEED = 50 MPH TO LANE UNDIVIDED, LEFT AND RIGHT MOVEMENT SHOWN. d= 55'; dL= 390; dr= 250 (FDOT INDEX 546)
- AT EAST CROWN POINT ROAD INTERSECTION: POSTED SPEED = 45 MPH DESIGN SPEED = 50 MPH TO LANE UNDIVIDED, LEFT AND RIGHT MOVEMENT SHOWN. d= 390; dL= 275; dr= 175 (FDOT INDEX 546)
- SIGHT DISTANCE POINT OF ORIGIN IS 14.5 FEET BACK FROM THE INTERSECTING STREET THROUGH LANE (FDOT INDEX 546)



HANDICAP SIGN
SCALE: N.T.S.



INTERNATIONAL HANDICAP SYMBOL
SCALE: N.T.S.



TYPICAL STOP SIGN
SCALE: N.T.S.



TYPICAL DO NOT ENTER SIGN
SCALE: N.T.S.

HOCKEY TRAINING FACILITIES
 Britt Business Center
 City of Winter Garden, FL

NO.	ITEM	DATE
1	Deleted Underdrain Detail	4/4/14

City of Winter Garden, Florida
STANDARDS AND SPECIFICATIONS
 For Roadway & Drainage Construction



GENERAL NOTES
 FOR
 PUBLIC SERVICES

REINARDO MALAVE, P.E.
 FL REG NO. 31588

KEY PLAN

SCALE

02/06/15	HMP	AS PER CITY DRC
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No.	DATE	BY	Description
REVISIONS			

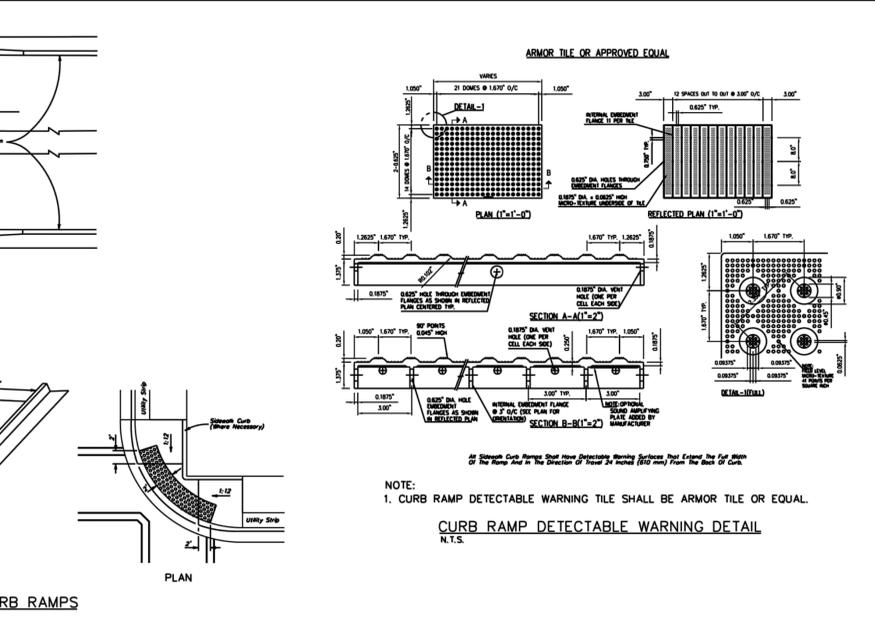
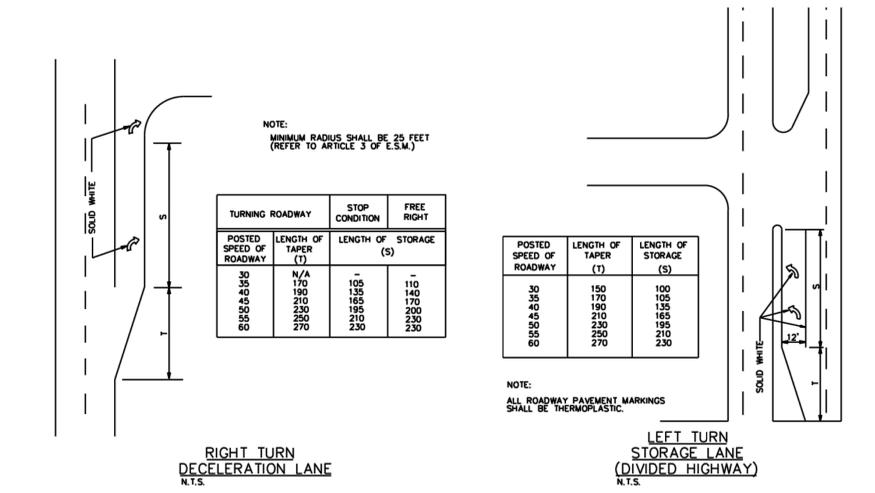
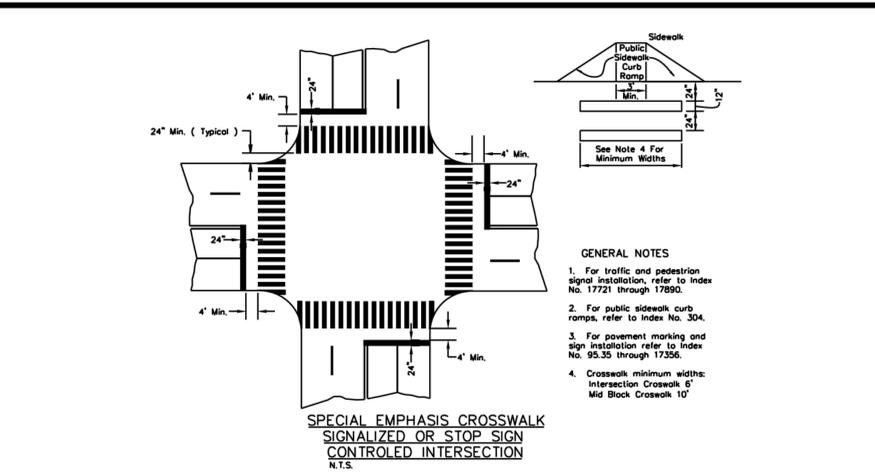
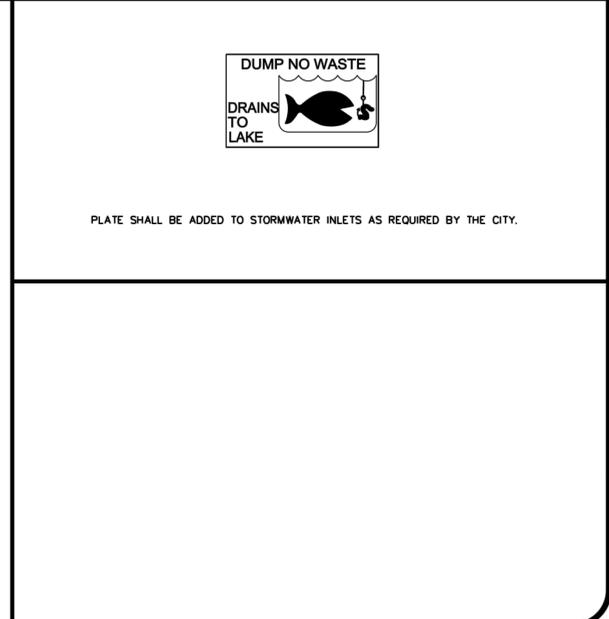
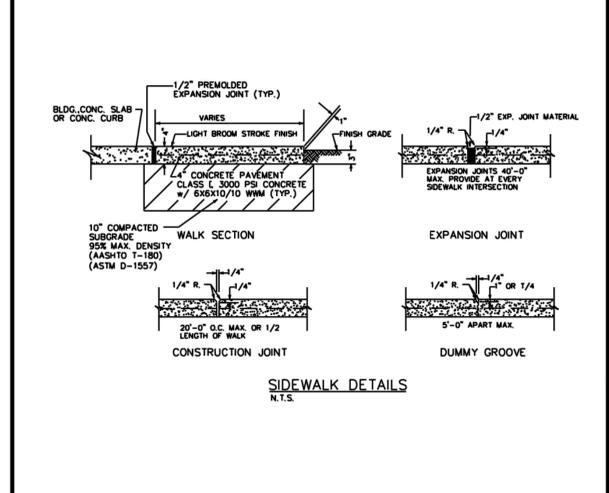
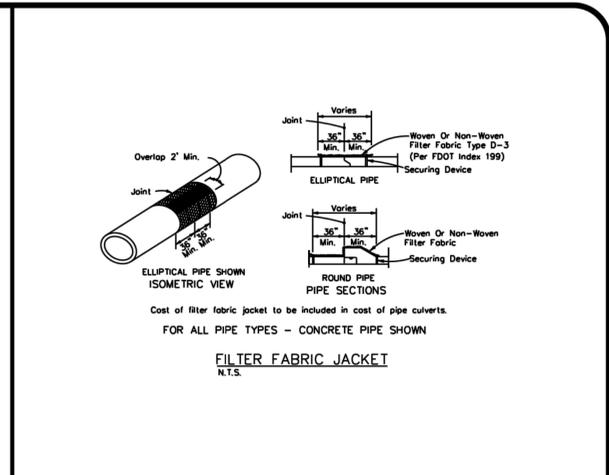
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 CHECKED BY: RM
 DATE: FEB. 6, 2015

TITLE

CITY OF WINTER GARDEN
 STANDARDS & SPECS.

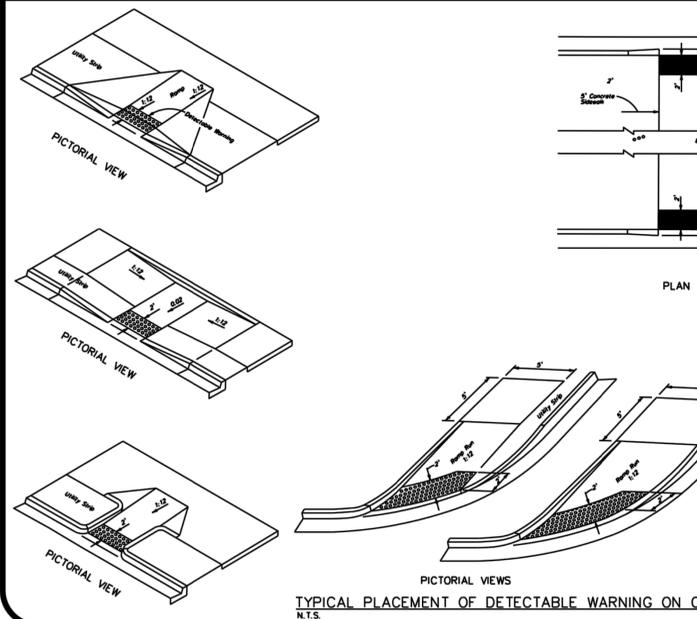
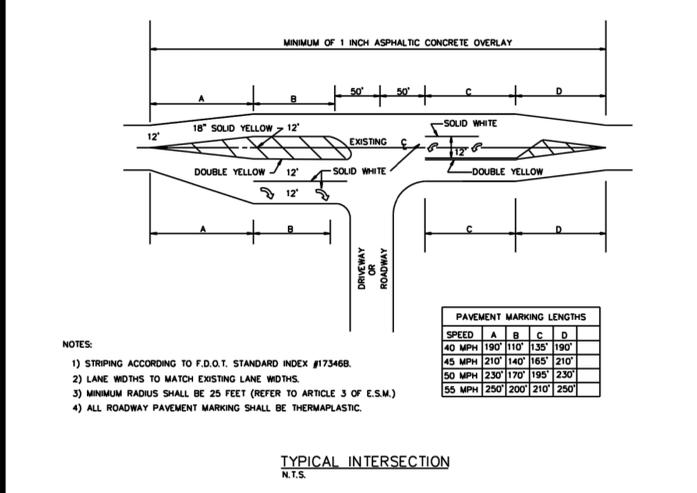
PROJECT NO. 50070688

C4.301
 SHEET NO.



GENERAL NOTES:

- ALL NEW STORM AND SANITARY SEWER LINES IN THE CITY OF WINTER GARDEN SHALL BE SUBJECT TO CLOSED CIRCUIT TV INSPECTION PRIOR TO BEING ACCEPTED BY THE CITY, WHETHER PRIVATE OR CITY MAINTAINED. ALL STORM SEWER PIPE SHALL BE REINSPECTED AT THE YEAR END, COST TO BE PAID BY THE OWNER.
- PIPE MATERIAL SHALL BE AS SHOWN ON THE CONSTRUCTION PLANS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- CONTRACTOR AND OWNER ARE RESPONSIBLE FOR ENSURING THAT ALL CITY, COUNTY, STATE (FDEP, FDOT, SJRWMD, ETC.), AND FEDERAL PERMITS HAVE BEEN ISSUED FOR THE PROJECT.
- ALL STORM SYSTEM MUST BE WATER-TIGHT WITH ALL JOINTS WRAPPED.
- STORM SYSTEM WILL BE CLEANED PRIOR TO BEING TYPED.
- THE OWNER SHALL KEEP A COPY OF THE WATER MANAGEMENT DISTRICT PERMIT, NPDES, NOI AND SWPP PLAN IN A CONSPICUOUS LOCATION ON THE JOB SITE AT ALL TIMES.
- ALL STORM SEWER MANHOLES FRAME & COVER SHALL BE ASTM 225.
- CLEAN SAND SHALL CONSIST OF MATERIAL HAVING LESS THAN 5% PASSING THE #200 SIEVE.
- ONLY CONCRETE RISER RINGS WILL BE ALLOWED TO BE PLACED FOR STORM MANHOLES. ALL RISER RINGS SHALL BE SEALED TO THE STRUCTURE USING WRAPID SEAL. NO MORE THAN 15" WILL BE ALLOWED.
- STORM SEWER PIPES SHALL MEET ASTM C76 & ASTM C507.
- ALL STORM SEWER STRUCTURE SECTIONS SHALL BE SEALED WITH WRAPID SEAL.



- GENERAL NOTES:**
1. ALL NEW STORM AND SANITARY SEWER LINES IN THE CITY OF WINTER GARDEN SHALL BE SUBJECT TO CLOSED CIRCUIT TV INSPECTION PRIOR TO BEING ACCEPTED BY THE CITY, WHETHER PRIVATE OR CITY MAINTAINED. ALL STORM SEWER PIPE SHALL BE REINSPECTED AT THE YEAR END, COST TO BE PAID BY THE OWNER.
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 5. STORM SYSTEM WILL BE CLEANED PRIOR TO BEING TYPED.
 6. THE OWNER SHALL KEEP A COPY OF THE WATER MANAGEMENT DISTRICT PERMIT, NPDES, NOI AND SWPP PLAN IN A CONSPICUOUS LOCATION ON THE JOB SITE AT ALL TIMES.
 7. ALL STORM SEWER MANHOLES FRAME & COVER SHALL BE ASTM 225.
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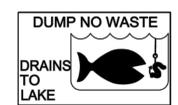
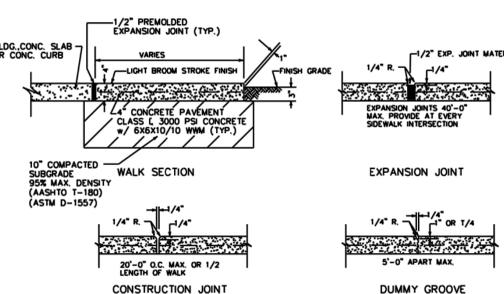
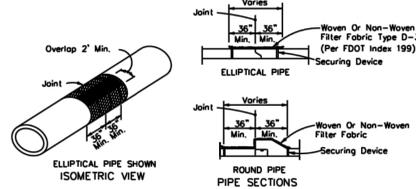
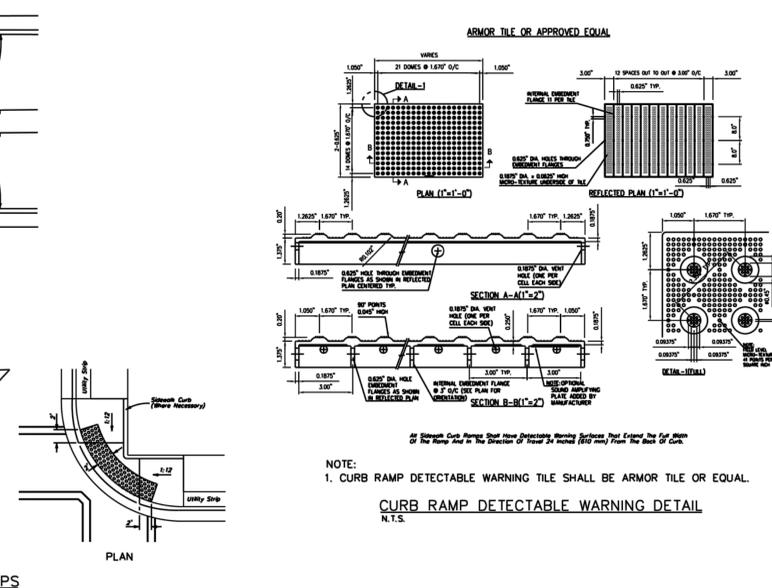
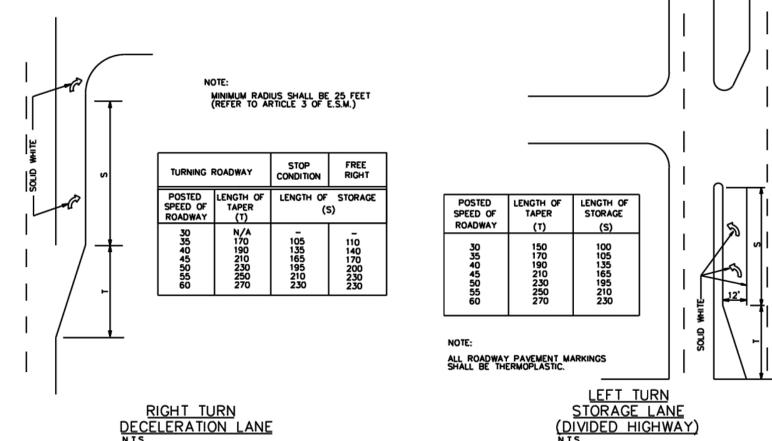
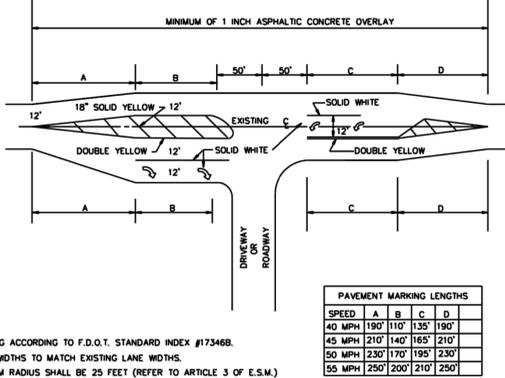
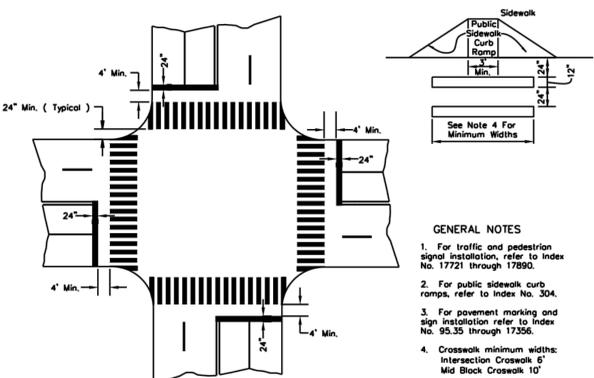


PLATE SHALL BE ADDED TO STORMWATER INLETS AS REQUIRED BY THE CITY.



POSTED SPEED OF ROADWAY	LENGTH OF TAPER (T)	LENGTH OF STORAGE (S)
30	N/A	110
35	170	105
40	180	140
45	210	165
50	230	195
55	250	210
60	270	230

POSTED SPEED OF ROADWAY	LENGTH OF TAPER (T)	LENGTH OF STORAGE (S)
30	150	100
35	170	105
40	190	135
45	210	165
50	230	195
55	250	210
60	270	230

NOTE:
 ALL ROADWAY PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.

NOTE:
 1. CURB RAMP DETECTABLE WARNING TILE SHALL BE ARMOR TILE OR EQUAL.

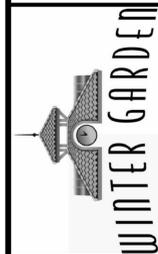
CURB RAMP DETECTABLE WARNING TILE
 N.T.S.

TYPICAL PLACEMENT OF DETECTABLE WARNING ON CURB RAMP
 N.T.S.

8 OF 10

NO.	ITEM	DATE
1	Brick Typical Section	4/4/14

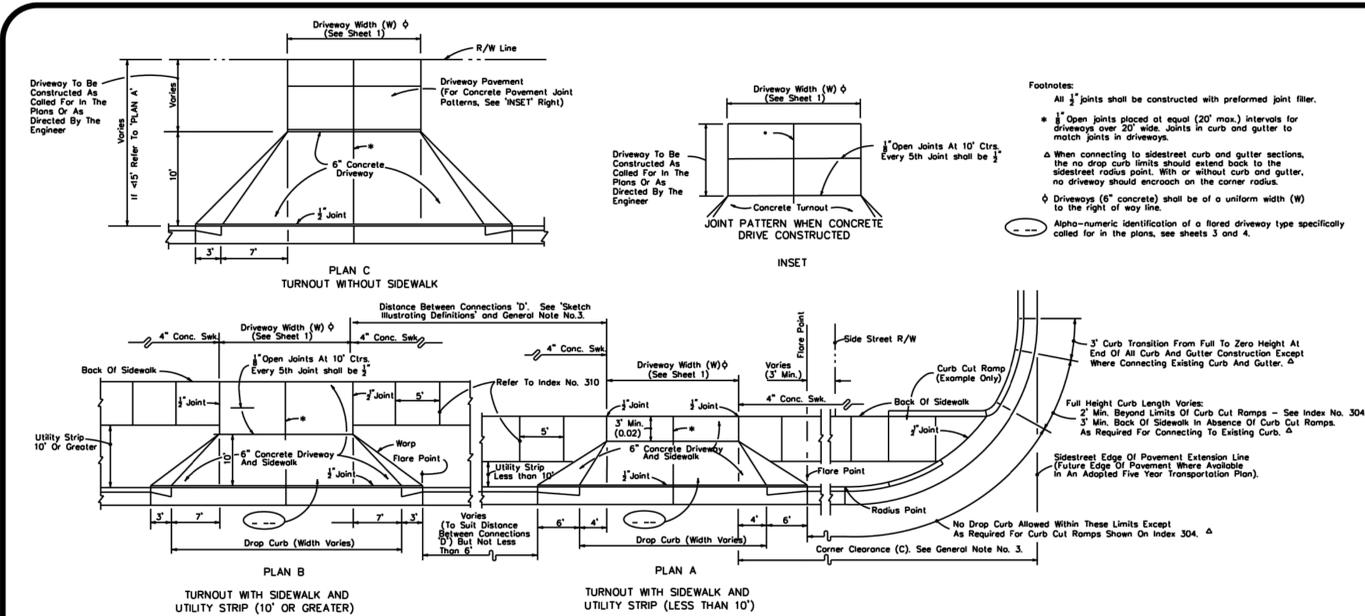
City of Winter Garden, Florida
STANDARDS AND SPECIFICATIONS
For Roadway & Drainage Construction



STANDARD DETAILS
FOR
PUBLIC SERVICES

No.	DATE	BY	Description
02/06/15	HMP	JAS	PER CITY DRC

DRAWN BY: HMP
APPROVED BY: RM
CHECKED BY: RM
DATE: FEB. 6, 2015
TITLE: CITY OF WINTER GARDEN STANDARDS & SPECS.
PROJECT NO.: 50070688



SPECIAL NOTES FOR URBAN FLARED TURNOUTS

- Driveway 6" concrete pavement and drop curb shall meet the material and construction requirements of Sections 522 and 520 respectively of the FDOT Standard Specifications. The driveway foundation shall meet the requirement of Subarticle 522-4.
- For details of drop curb and curb cut ramps refer to indexes Nos. 300 and 304 respectively.
- Where turnouts are constructed within existing curb and gutter, the existing curb and gutter shall be removed either to the nearest joint beyond the flare point or to extent that no remaining section is less than 5 feet long; and, drop curb constructed in accordance with Notes Nos. 1 and 2.
- Cost for preformed joint filler shall be included in the cost for the concrete pavement (concrete sidewalk, 6" thick).
- For turnouts with radial returns see the requirements under the "Summary Of Geometric Requirements For Turnouts", the "General Notes", the details of "Rural Turnout Construction" and the detail of "Limits Of Curing & Grubbing, Stabilization And Base At Intersections".
- Department maintenance of pavement shall extend out to the right of way or 2 feet back of sidewalk, whichever distance is less.
- The maintenance and operation of highway lighting, traffic signals, associated equipment, and other necessary devices shall be the responsibility of a public agency.
- All pavement markings on the State highways, including acceleration and deceleration lane markings, and signing installed for the operation of the State highway shall be maintained by the Department.
- All signing and marking installed for the operation of the connection (such as stop bars and stop signs for the connection) shall be the responsibility of the permittee.
- Turnouts will be paid for under the contract unit price for Sidewalk Concrete (6" Thick), SY.

DESIGN NOTES FOR URBAN FLARED TURNOUTS

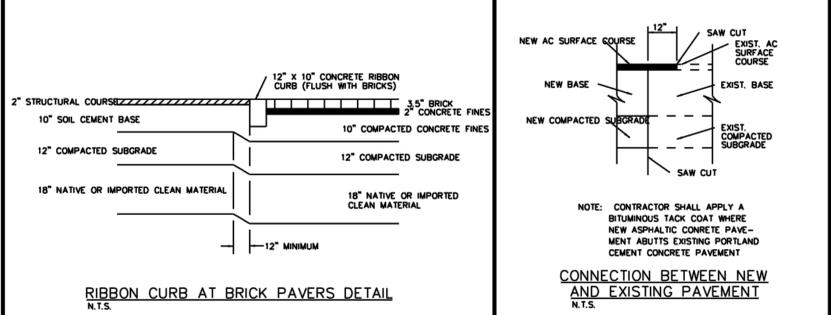
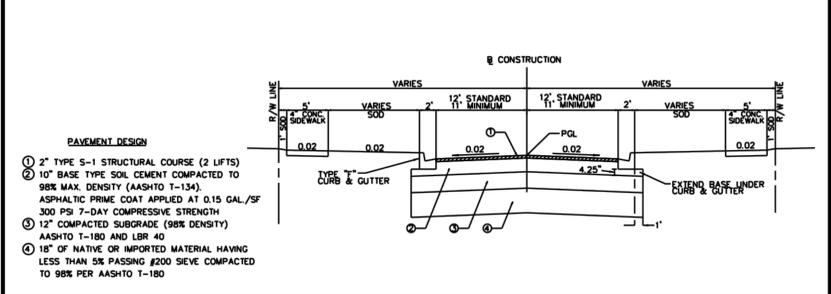
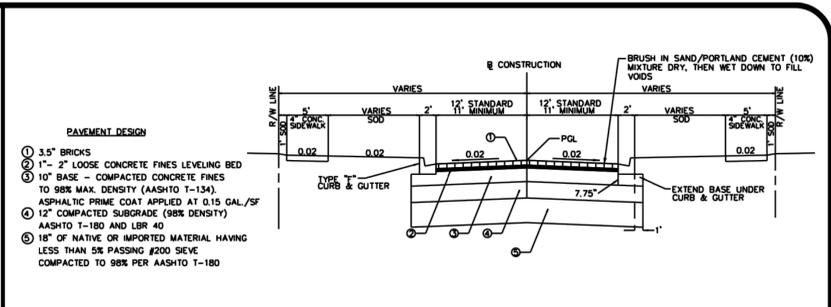
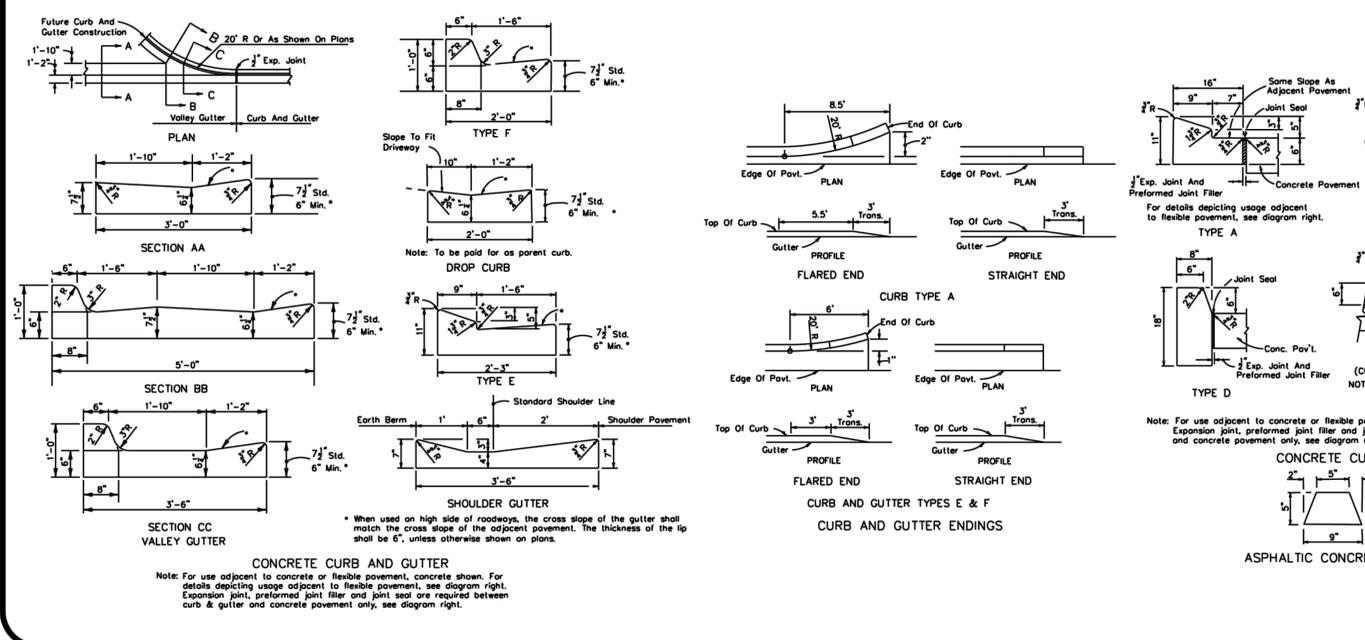
- Driveways indicated as "Adverse Applications" are those with slopes that can cause overhang drop for representative standard passenger vehicles under fully loaded conditions, or those with slopes that can cause drivers who are leaving the roadway to slow or pause to the extent that traffic demand volumes will be impeded.
- The standard flared driveways on this index may not accommodate vehicles with low beds, low undercarriage or low appendage features. Where such vehicles are design vehicles driveways are to have site specific flare designs or Category designs.
- When specific flare type driveways are to be constructed, the type shall be designated in the plans using the assigned alpha-numeric designation.

Driveways indicated as "Marginal Applications" are those with slopes that can cause overhang drop for representative standard passenger vehicles under fully loaded conditions when the driveway is located on the low side of fully super-elevated roadways.

Driveways indicated as "General Applications" are those with slopes that can readily accommodate representative standard passenger vehicles and those that can accommodate representative standard trucks, vans, buses and recreational vehicles operating under normal crown and super-elevation conditions.

Note: See sheet 1 for "GENERAL NOTES"

URBAN FLARED TURNOUTS
N.T.S.
PER INDEX No. 515 OF THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS



REINARDO MALAVE, P.E.
FL REG NO. 31588

KEY PLAN

SCALE

CURB AND GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT

Applies to both high and low sides of pavement, low side shown.

EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT

Applies to both high and low sides of pavement, low side shown.

CONTRACTION JOINT IN CURB

Applies to both high and low sides of pavement, low side shown.

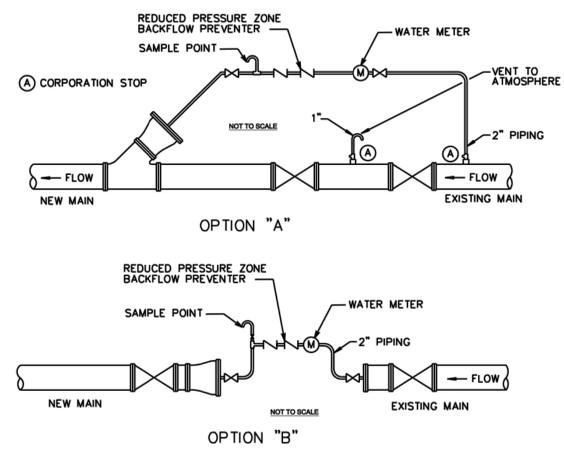
CONCRETE CURB

Applies to both high and low sides of pavement, low side shown.

CONTRACTION JOINT IN CURB

Applies to both high and low sides of pavement, low side shown.

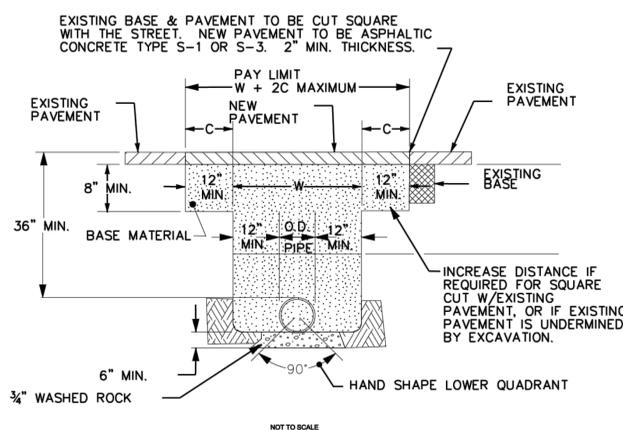
F
E
D
C
B
A



EXCEPT AS INDICATED BELOW FOR SHORT LENGTHS, EACH SECTION OF PIPELINE SHALL BE THOROUGHLY CLEANED WITH ONE POLYURETHANE FOAM PIG EACH TIME.
A CITY REPRESENTATIVE SHALL BE PRESENT AT THE TIME OF INSERTION AND EXIT OF THE PIGS. LINES SHALL BE PIGGED AND/OR FLUSHED UNTIL THE WATER RUNS CLEAN AND IS APPROVED BY THE CITY REPRESENTATIVE. THE CITY REPRESENTATIVE SHALL BE GIVEN 48 HOURS MINIMUM NOTICE PRIOR TO PIGGING OR FLUSHING.
ON SHORT LENGTHS OF PIPELINE (100' MAX) CLEANING MAY BE ACCOMPLISHED BY FLUSHING WITH WATER AT A MINIMUM VELOCITY OF 2.5 FEET PER SECOND. WATER REQUIRED FOR TESTING AND CLEANING SHALL BE SUPPLIED BY THE CITY AT THE CONTRACTOR'S EXPENSE. WATER SHALL BE FROM A POTABLE SOURCE SATISFACTORY TO THE CITY.

- NOTES:**
- REDUCER TO BE NEW MAIN SIZE PLUS 2" LARGER.
 - WYE TO BE PLUGGED AND RESTRAINED AT THE END OF PIGGING.
 - AT THE END OF THE PROJECT, ALL CORPORATIONS TO BE REMOVED AND CORPORATION PLUGS TO BE INSTALLED.
 - SAMPLE POINT TO BE LOCATED AFTER BACKFLOW PREVENTER.
 - ALL MATERIALS, PIPE, AND FITTINGS SHALL CONFORM TO THE CITY OF WINTER GARDEN STANDARDS.
 - INSTALL REDUCER WITH PIG INSIDE. ONLY ONE PIG WILL BE ALLOWED TO BE RUN THROUGH THE MAIN AT A TIME. PIPE EXTENSION CAP MAY BE REQUIRED.
 - PIGGING PROCEDURE TO BE PERFORMED AT LEAST TWICE.

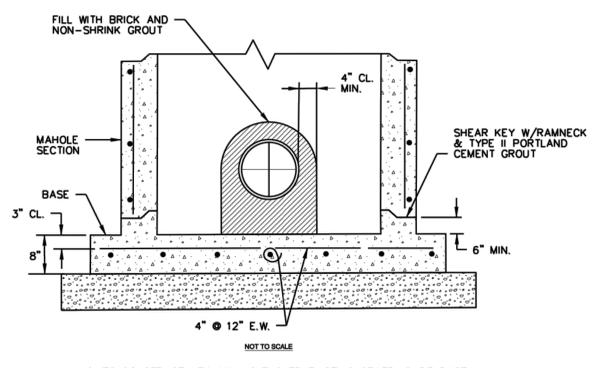
PIPE PIGGING DETAIL



W = O.D. OF PIPE + 12" MIN AT BOTH SIDES OF PIPE.
C = VARIES W/SOIL TYPE, (CONTACT ENGINEER OF RECORD FOR DETERMINATION IN FIELD).

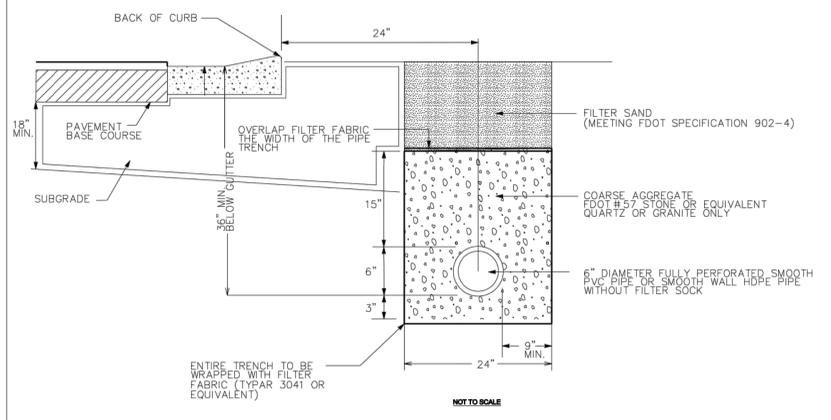
ALL BACKFILL COMPACTION SHALL BE 98% OF MAXIMUM DENSITY.

PAVEMENT RESTORATION DETAIL

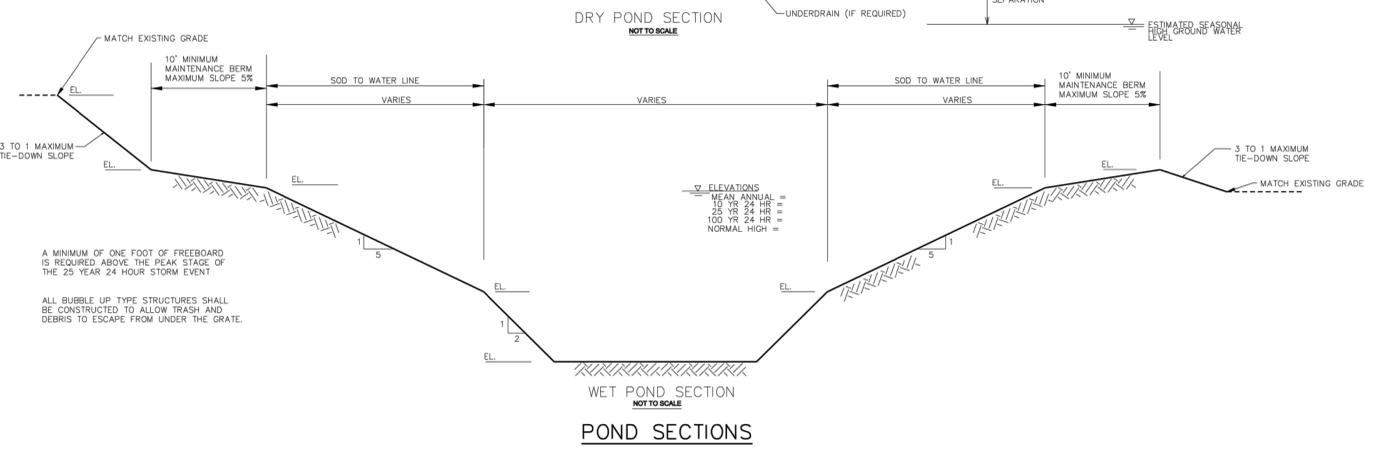
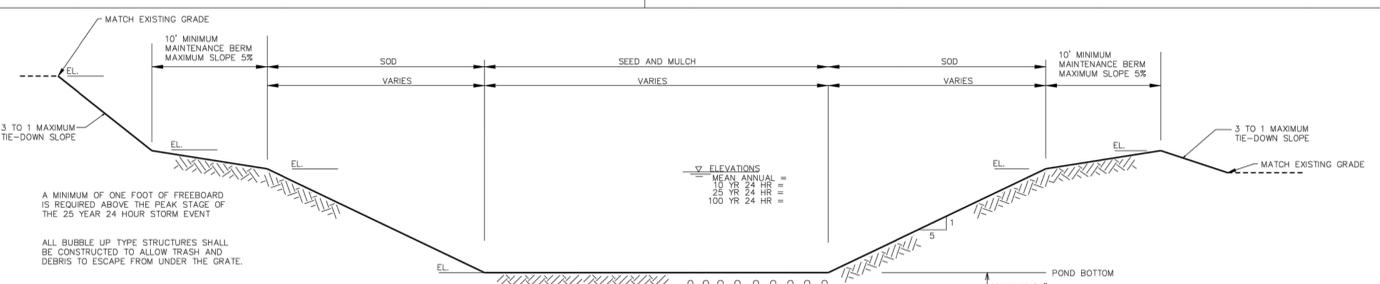


- TO CONSTRUCT NEW MANHOLE OVER EXISTING SEWER, SLIDE BASE UNDER PIPE AND SET MANHOLE SECTION ON TOP.
- FOR ADDITIONAL DETAILS NOT SHOWN, SEE "GRAVITY SEWER MANHOLE STANDARD".
- AT THE END OF THE PROJECT, ALL CORPORATIONS TO BE REMOVED AND CORPORATION PLUGS TO BE INSTALLED. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORT OF EXISTING SEWER DURING INSTALLATION OF MANHOLE.

GRAVITY SEWER DOGHOUSE MANHOLE



UNDERDRAIN DETAIL



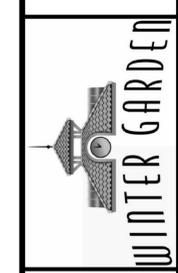
POND SECTIONS



STREET SIGN BLADE DETAIL

NO.	DATE	DESCRIPTION

City of Winter Garden, Florida
STANDARDS AND SPECIFICATIONS



STANDARD DETAILS FOR MISCELLANEOUS DETAILS

DATE: APRIL 2014
SHEET: 10 OF 10

HOCKEY TRAINING FACILITIES
Britt Business Center
City of Winter Garden, FL

REINARDO MALAVE, P.E.
FL REG NO. 31588
KEY PLAN

SCALE

NO.	DATE	BY	DESCRIPTION

DRAWN BY: HMP
APPROVED BY: RM
CHECKED BY: RM
DATE: FEB. 6, 2015

TITLE: CITY OF WINTER GARDEN STANDARDS & SPECS.

PROJECT NO.: 50070688

C4.303

SHEET NO.

SEAL

MICHAEL C. HOLBROOK
FL REG LA # 0000742

KEY PLAN



02/06/15 HMP IAS PER CITY DRC

No.	DATE	BY	Description

REVISIONS
DRAWN BY HMP
APPROVED BY RM
CHECKED BY RM
DATE FEB. 6, 2015

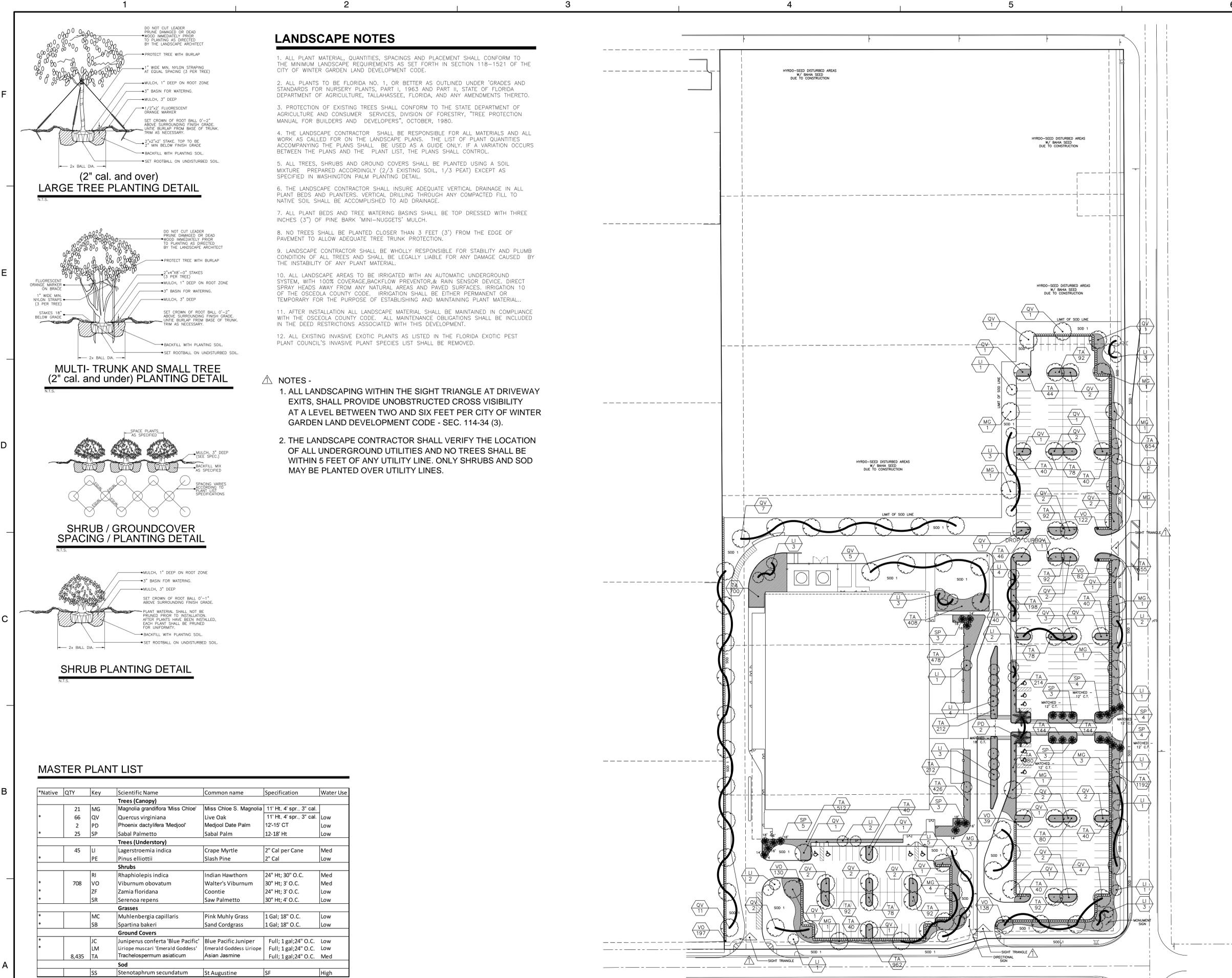
TITLE

LANDSCAPE PLAN

PROJECT NO. 50070688

L1.101

SHEET NO. OF

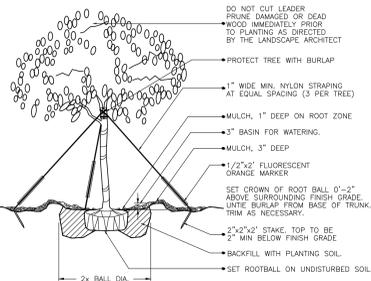


LANDSCAPE NOTES

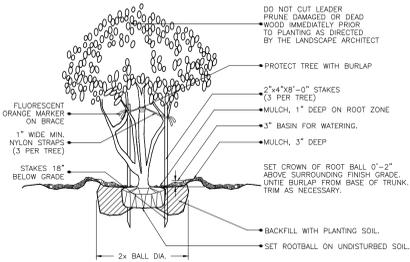
- ALL PLANT MATERIAL, QUANTITIES, SPACINGS AND PLACEMENT SHALL CONFORM TO THE MINIMUM LANDSCAPE REQUIREMENTS AS SET FORTH IN SECTION 118-1521 OF THE CITY OF WINTER GARDEN LAND DEVELOPMENT CODE.
- ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER 'GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
- PROTECTION OF EXISTING TREES SHALL CONFORM TO THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1980.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
- ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT) EXCEPT AS SPECIFIED IN WASHINGTON PALM PLANTING DETAIL.
- THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
- ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF PINE BARK 'MINI-NUGGETS' MULCH.
- NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
- LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACKFLOW PREVENTOR & RAIN SENSOR DEVICE. DIRECT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND PAVED SURFACES. IRRIGATION 10 OF THE OSCEOLA COUNTY CODE. IRRIGATION SHALL BE EITHER PERMANENT OR TEMPORARY FOR THE PURPOSE OF ESTABLISHING AND MAINTAINING PLANT MATERIAL.
- AFTER INSTALLATION ALL LANDSCAPE MATERIAL SHALL BE MAINTAINED IN COMPLIANCE WITH THE OSCEOLA COUNTY CODE. ALL MAINTENANCE OBLIGATIONS SHALL BE INCLUDED IN THE DEED RESTRICTIONS ASSOCIATED WITH THIS DEVELOPMENT.
- ALL EXISTING INVASIVE EXOTIC PLANTS AS LISTED IN THE FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE PLANT SPECIES LIST SHALL BE REMOVED.

NOTES -

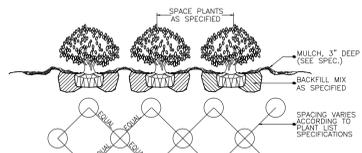
- ALL LANDSCAPING WITHIN THE SIGHT TRIANGLE AT DRIVEWAY EXITS, SHALL PROVIDE UNOBSTRUCTED CROSS VISIBILITY AT A LEVEL BETWEEN TWO AND SIX FEET PER CITY OF WINTER GARDEN LAND DEVELOPMENT CODE - SEC. 114-34 (3).
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES AND NO TREES SHALL BE WITHIN 5 FEET OF ANY UTILITY LINE. ONLY SHRUBS AND SOD MAY BE PLANTED OVER UTILITY LINES.



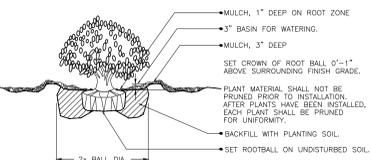
(2" cal. and over)
LARGE TREE PLANTING DETAIL



(2" cal. and under)
MULTI-TRUNK AND SMALL TREE PLANTING DETAIL



SHRUB / GROUNDCOVER SPACING / PLANTING DETAIL



SHRUB PLANTING DETAIL

MASTER PLANT LIST

*Native	QTY	Key	Scientific Name	Common name	Specification	Water Use
Trees (Canopy)						
*	21	MG	Magnolia grandiflora 'Miss Chloe'	Miss Chloe S. Magnolia	11' Ht, 4' spr., 3" cal.	Low
*	66	QV	Quercus virginiana	Live Oak	11' Ht, 4' spr., 3" cal.	Low
*	2	PD	Phoenix dactylifera 'Medjool'	Medjool Date Palm	12-15' CT	Low
*	25	SP	Sabal palmetto	Sabal Palm	12-18' Ht	Low
Trees (Understory)						
*	45	LI	Lagerstroemia indica	Crape Myrtle	2" Cal per Cane	Med
*		PE	Pinus elliotii	Slash Pine	2" Cal	Low
Shrubs						
*	708	RI	Rhaphiolepis indica	Indian Hawthorn	24" Ht; 30" O.C.	Med
*		VO	Viburnum obovatum	Walter's Viburnum	30" Ht; 3' O.C.	Med
*		ZF	Zamia floridana	Coontie	24" Ht; 3' O.C.	Low
*		SR	Serenoa repens	Saw Palmetto	30" Ht; 4' O.C.	Low
Grasses						
*		MC	Muhlenbergia capillaris	Pink Muhly Grass	1 Gal; 18" O.C.	Low
*		SB	Spartina bakeri	Sand Cordgrass	1 Gal; 18" O.C.	Low
Ground Covers						
*		JC	Juniperus conferta 'Blue Pacific'	Blue Pacific Juniper	Full; 1 gal; 24" O.C.	Low
*		LM	Liriope muscari 'Emerald Goddess'	Emerald Goddess Liriope	Full; 1 gal; 24" O.C.	Low
*	8,435	TA	Trachelospermum asiaticum	Asian Jasmine	Full; 1 gal; 24" O.C.	Med
Sod						
*		SS	Stenotaphrum secundatum	St Augustine	SF	High

Sod quantities are provided in square footage.

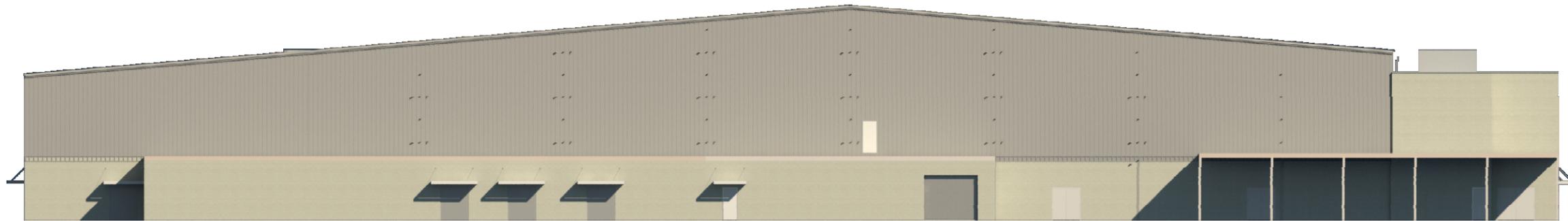
3. ADDITIONAL LISTED PLANT MATERIAL SHALL BE ALLOWED AS A SUBSTITUTE FOR THE OTHER PLANTS (AS SPECIFIED) AND APPROVED BY THE OWNER.



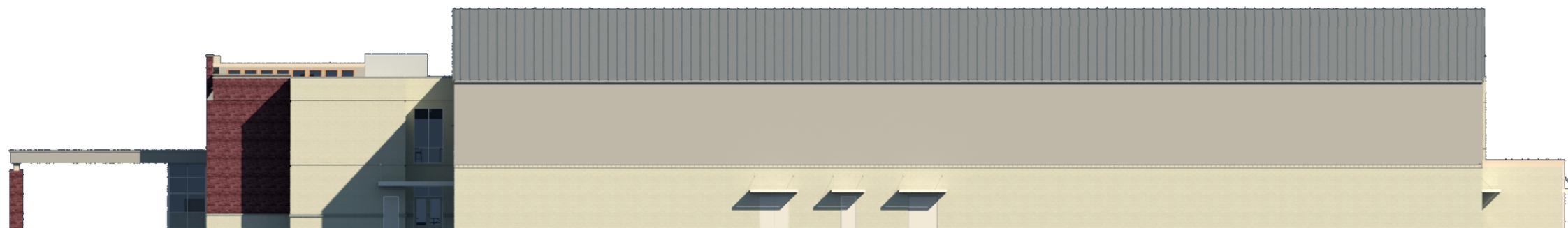
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

RENDERED ELEVATIONS
HOCKEY TRAINING CENTER

189 S. ORANGE AVE, SUITE 1700
ORLANDO, FLORIDA 32801

407 . 926 . 3000

INFO@BAKERBARRIOS.COM
BAKERBARRIOS.COM



Baker Barrios
AA0002981 + LC26000427

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: February 6, 2015

Meeting Date: February 12, 2015

Subject: 1291 Winter Garden Vineland Road
West Orange Business Center
PARCEL ID# 26-22-27-9147-00-010

Issue: The applicant is requesting Site Plan approval to construct another building within the West Orange Business Center.

Discussion:

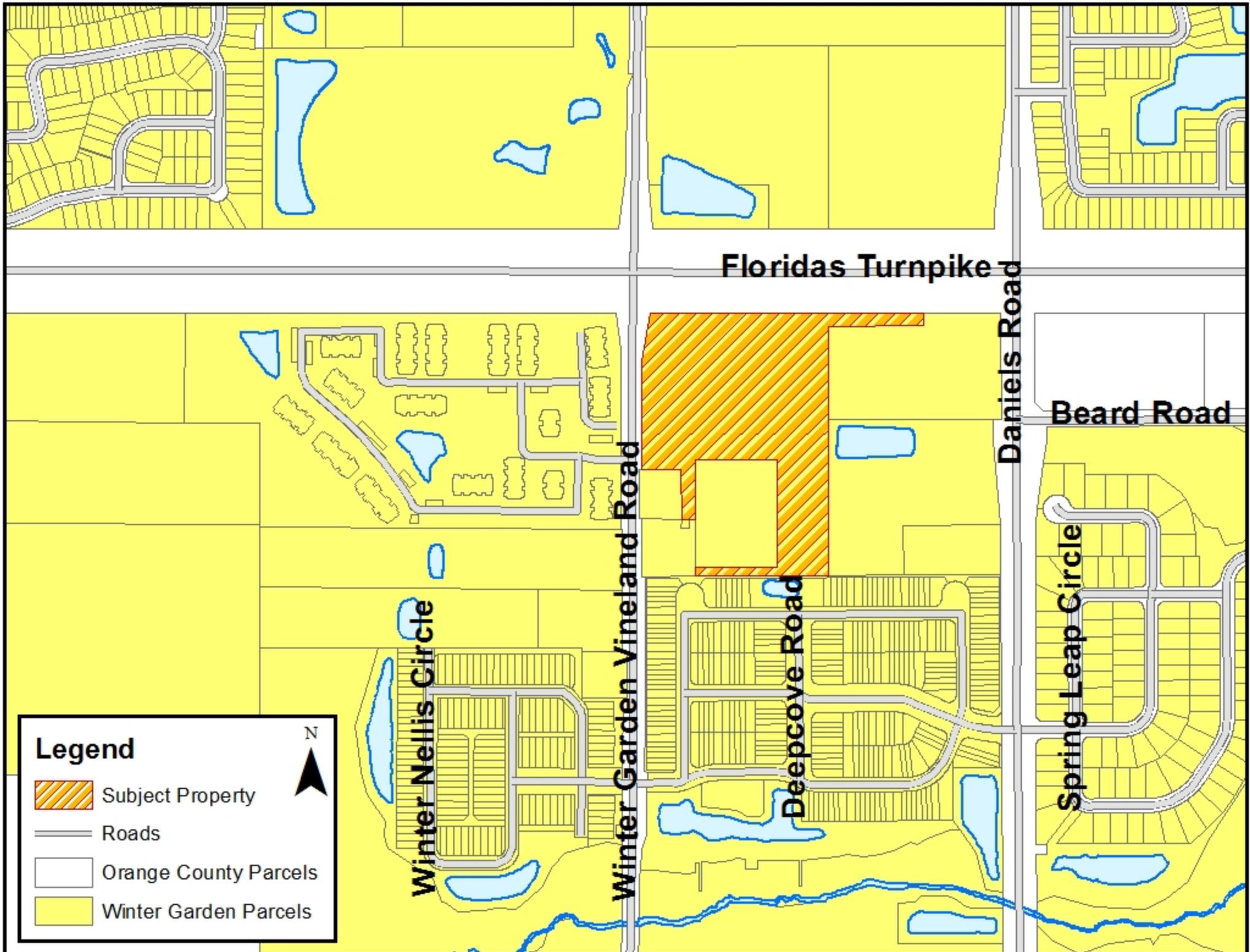
The applicant is proposing to build a 9,000 square foot building with 21 parking spaces. The building will be used as office space with flex space behind the office.

Recommended Action:

Staff recommends approval of the Site Plan.

Attachment(s)/References:

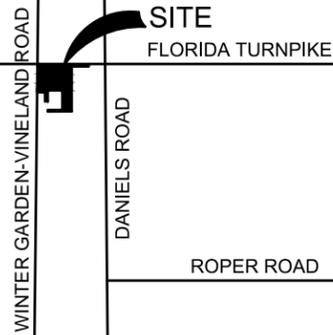
Location Map
Site Plan



Legend

-  Subject Property
-  Roads
-  Orange County Parcels
-  Winter Garden Parcels





LOCATION MAP

PARCEL ID: 26-22-27-9147-00-010
ADDRESS: 1291 WINTER GARDEN-VINELAND ROAD

CLIENT: DAVID COLBURN (321) 246-1905
 CACTUS MANAGEMENT, LLC dcolburn@cactusmanagement.com
 P O BOX 97
 GOTH, FLORIDA 34734

ENGINEER: KIRBY ENGINEERING, L.L.C. 407-877-9400
 JOHN KIRBY, P.E. 407-877-9983 (Fax)
 P. O. BOX 770669 jkwg1@earthlink.net

SURVEYOR: ACCURIGHT SURVEYS OF ORLANDO (407) 894-6314
 2012 E. ROBINSON STREET ACCU@AccurightSurveys.net
 ORLANDO, FLORIDA 32803

Proposed Building Data

Gross Square Footage of Office = 1320 sf
Gross Square Footage of Warehouse = 7,680 sf
Total GSF = 9,000 sf

Parking Summary

Spaces Required

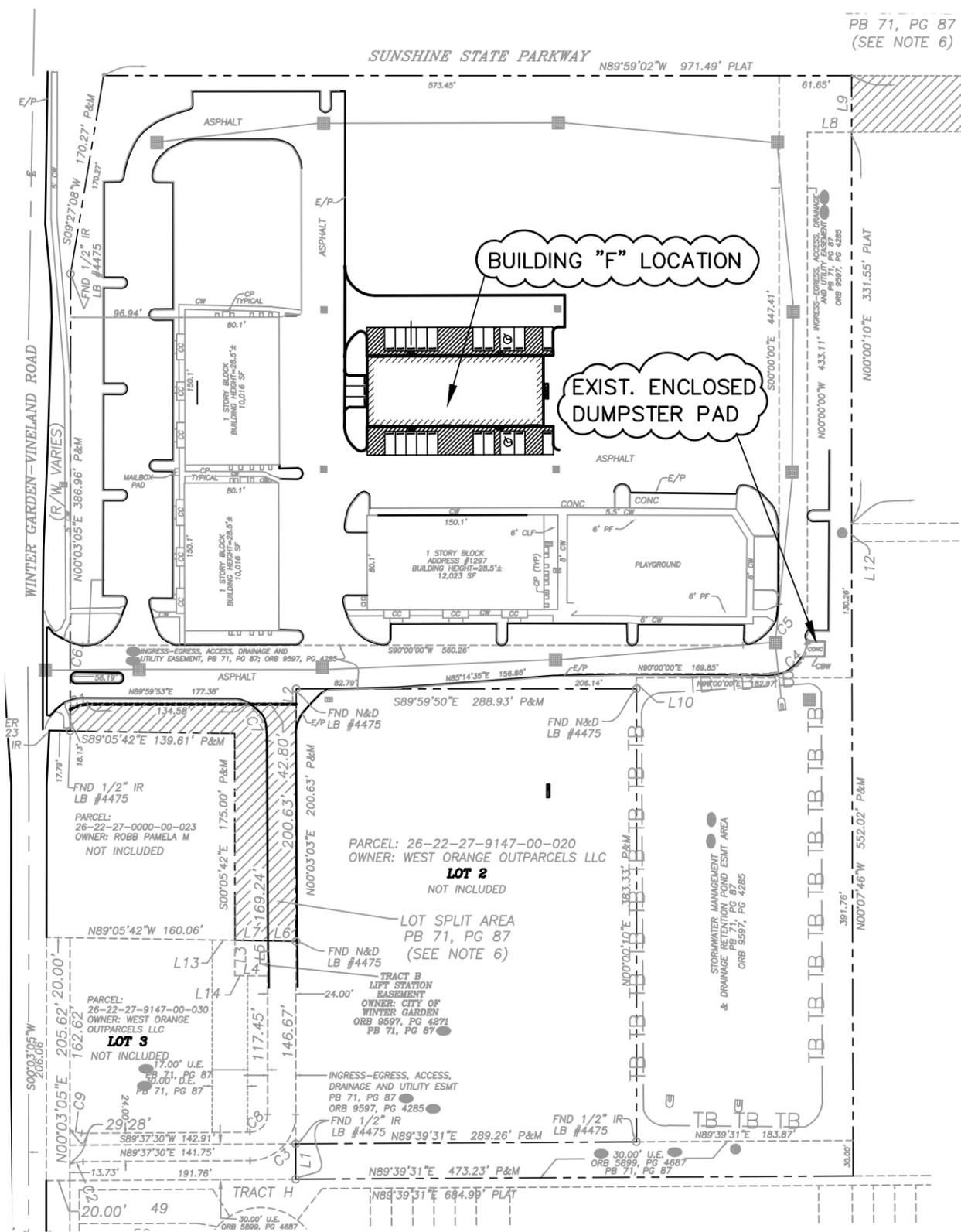
Total Spaces Required for Office = 3 spaces per 1000 sf
= 1,320 sf x 3 spaces per 1000 sf = 4 Spaces
Total Spaces Required for Warehouse= 1 spaces per 1000 sf
= 7,680 sf x 1 spaces per 1000 sf = 8 Spaces
Total Required= 12 spaces

**20 Total Paved Parking Spaces Will be Provided
(2 will be Handicap).**

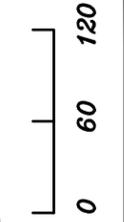
ELEVATIONS INDICATED ON THESE PLANS ARE BASED ON THE PREVIOUSLY APPROVED SITE PLAN. (NGVD 1929). CONTRACTOR TO ENSURE THAT ALL NEW AREAS DRAIN AS INDICATED TO THE EXISTING INLETS AS INDICATED BY THE DIRECTIONAL FLOW ARROWS.

SPECIAL NOTES

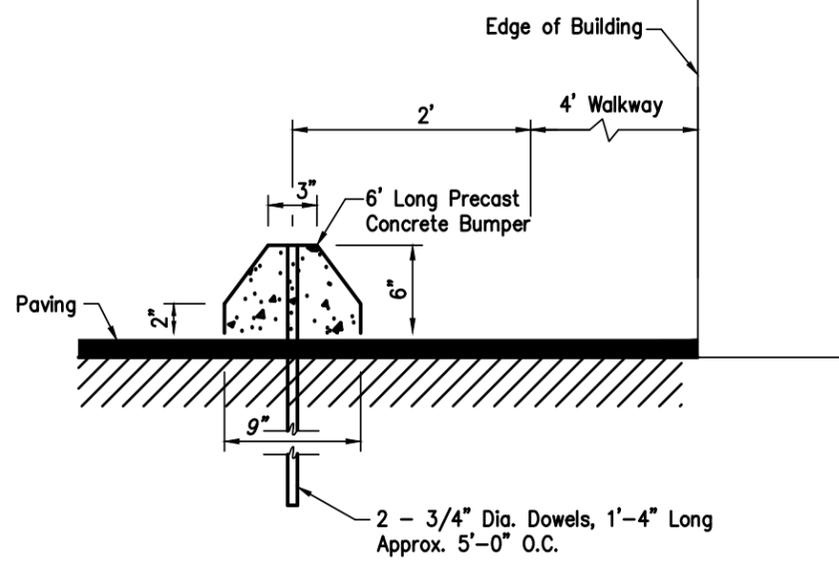
1. ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
2. ANY PROPOSED SIGNAGE WILL NEED TO BE PERMITTED AND REVIEWED SEPARATELY THRU THE BUILDING DEPARTMENT AND SHALL MEET CITY CODE REQUIREMENTS.
3. STREETLIGHTING, IF ANY, INSTALLED INTERNAL TO THE DEVELOPMENT SHALL BE IN ACCORDANCE WITH CITY CODE AND MEET DARK SKIES REQUIREMENTS (CODE SECTION 118-1536(K)).



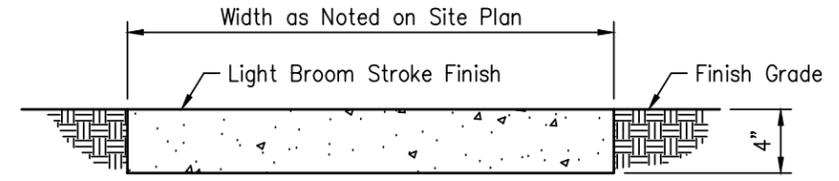
SCALE IN FEET



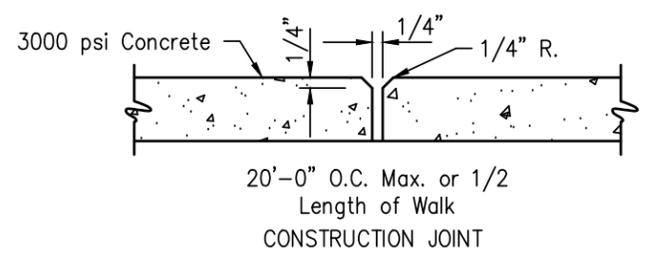
NO.	DATE	REVISIONS
1	1-15-15	REV. PER CWG-DRC
OVERALL LOCATION PLAN FOR BUILDING "F" WEST ORANGE BUSINESS CENTER		
KIRBY ENGINEERING, L.L.C. 407-877-9400		
JK	DESIGNED	
JK	DRAWN	
11/20/14	DATE	
1 OF 5		



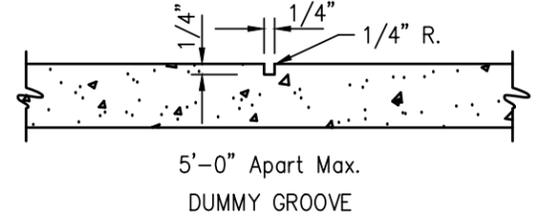
PARKING BUMPER BLOCK
N.T.S.



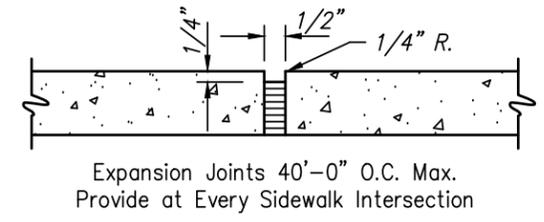
WALK SECTION



CONSTRUCTION JOINT

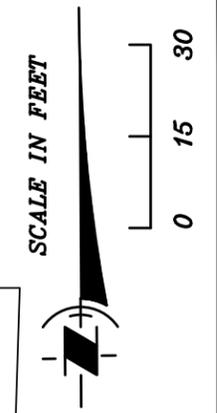
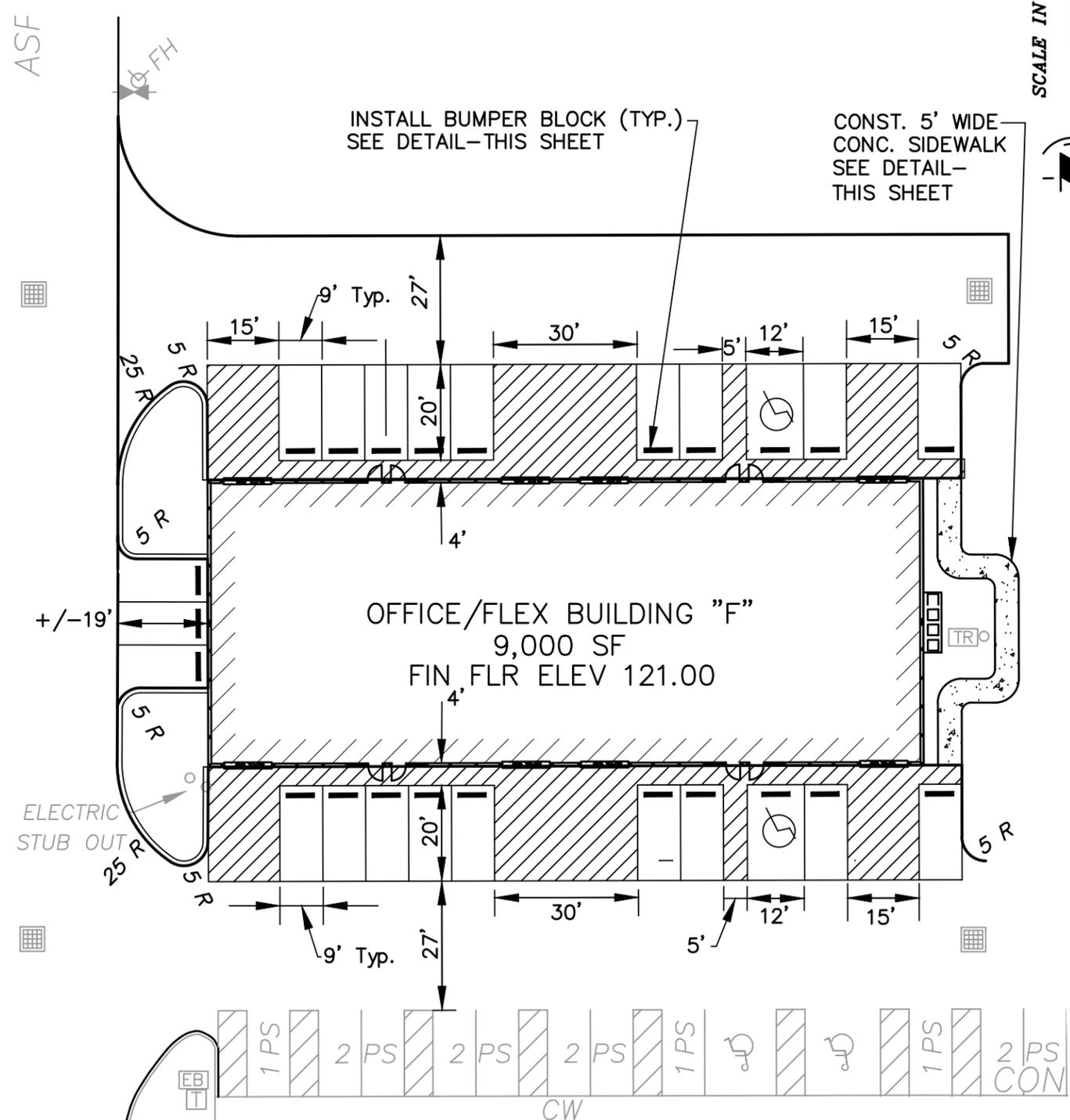
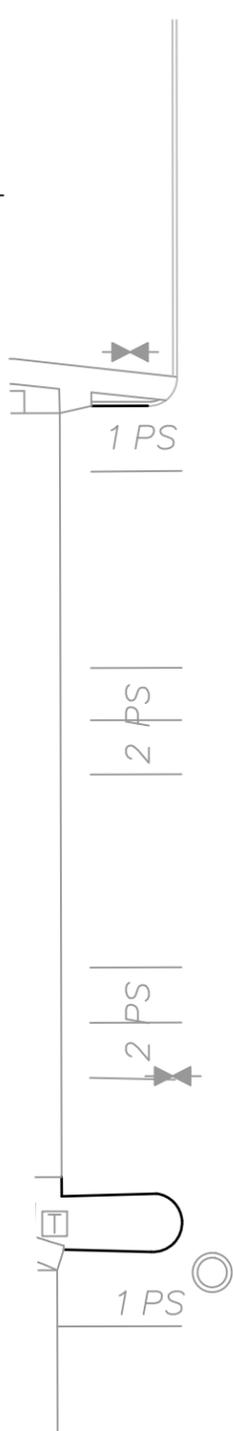


DUMMY GROOVE



EXPANSION JOINT

FLUSH SIDEWALK DETAILS
N.T.S.

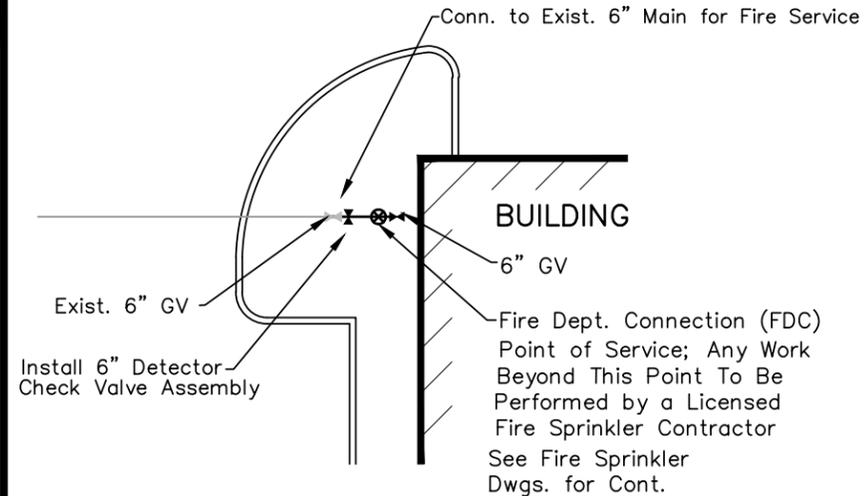


NO.	DATE	REVISIONS
1	1-15-15	REV. PER CWG-DRC

**GEOMETRY PLAN
FOR BUILDING "F"
WEST ORANGE BUSINESS CENTER**

KIRBY ENGINEERING, L.L.C.
407-877-9400

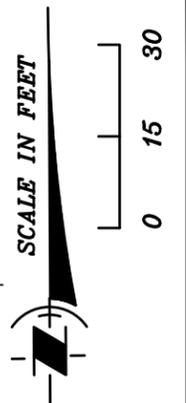
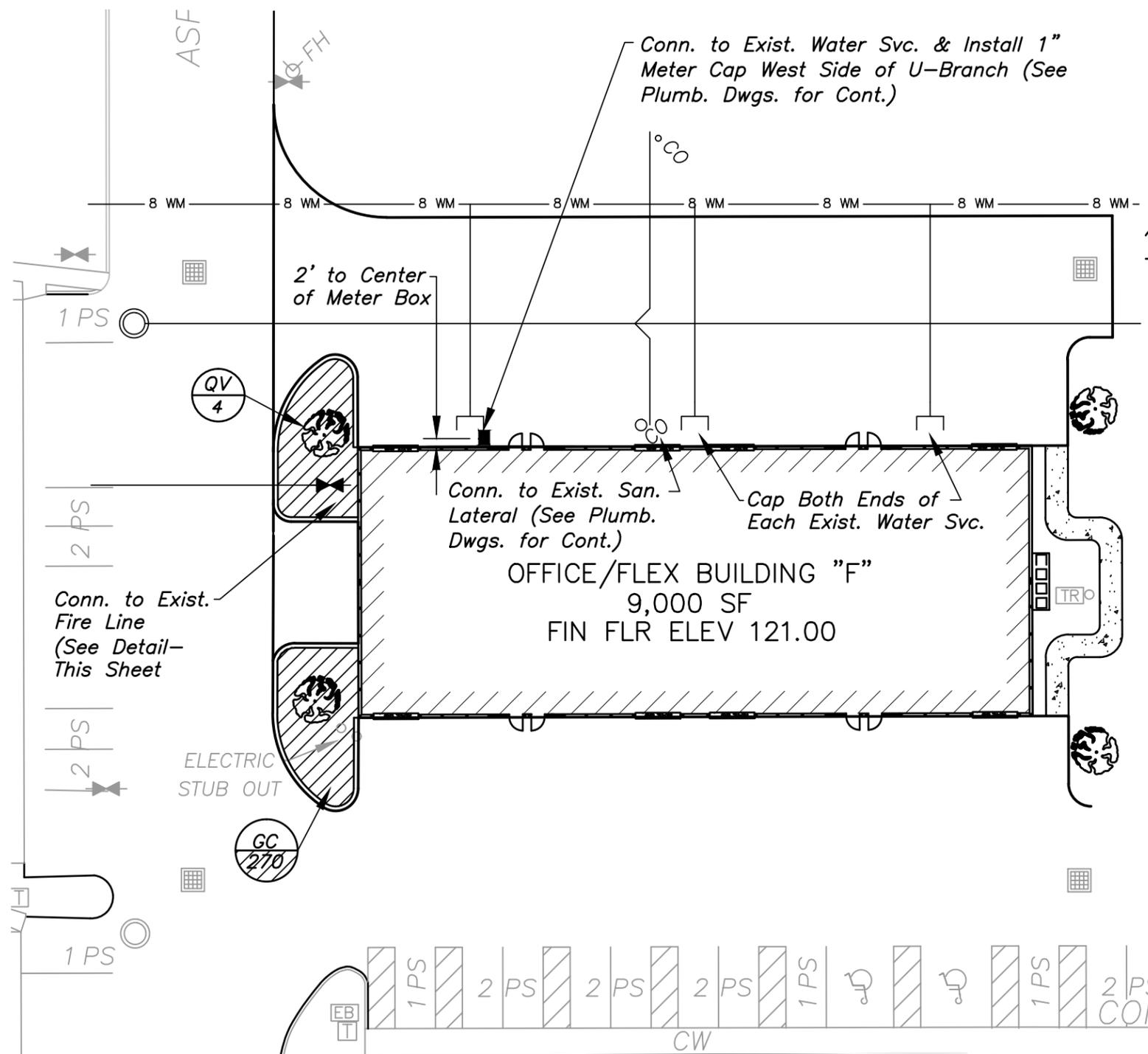
JK DESIGNED
JK DRAWN
11/20/14 DATE
2 OF 5



**TYPICAL "FIRE SERVICE TO BUILDING
PER PREVIOUSLY APPROVED SITE PLAN**

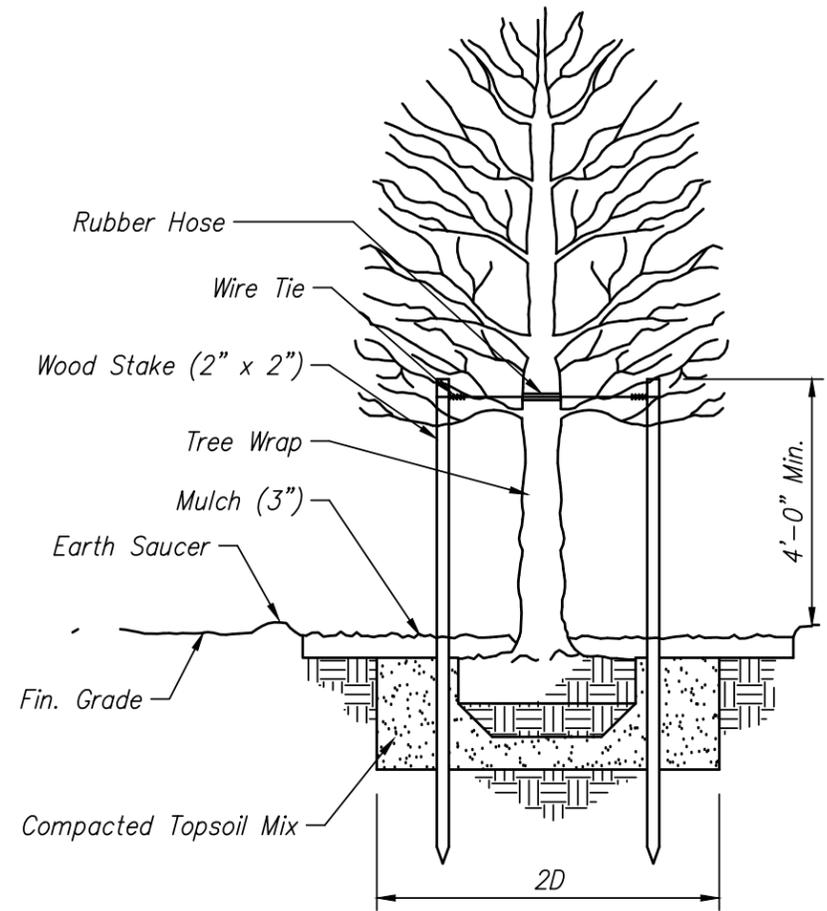
UTILITY CONSTRUCTION NOTES:

- UNLESS OTHERWISE NOTED, WATER AND SEWER MAIN CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF WINTER GARDEN SPECIFICATIONS WHICH CONSIST OF:
 - CHAPTER 22 OF THE CODE OF ORDINANCES
 - CITY OF WINTER STANDARD SPECIFICATIONS FOR UTILITIES CONSTRUCTION, REVISED JUNE, 2014
 - CITY STANDARD DETAIL SHEETS
 WHERE CONFLICTS EXIST, MORE STRINGENT CRITERIA GOVERNS
- UTILITIES SHOWN HEREIN WERE LOCATED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES THAT MAY EXIST, ABOVE AND BELOW GROUND.
- BEFORE DIGGING CALL:
 - LAKE APOPKA NATURAL GAS 407-656-2734
 - CITY OF WINTER GARDEN WATER 407-656-4100
 - CITY OF WINTER GARDEN SEWER 407-656-4100
 - SUNSHINE - 800-432-4770
- THE OWNER TO PAY ALL REQUIRED CONNECTION, IMPACT FEES, METER FEES, CONNECTION FEES ETC... PRIOR TO CONNECTING TO THE CITY WATER AND WASTEWATER SYSTEM.



NO.		DATE		REVISIONS	
LANDSCAPE & UTILITY SITE PLAN FOR BUILDING "F" WEST ORANGE BUSINESS CENTER					
KIRBY ENGINEERING, L.L.C. 407-877-9400					
JK DESIGNED					
JK DRAWN					
1/14/15 DATE					
4 OF 5					

NOTE:
SEE SHEET C5 FOR LANDSCAPE KEY,
DETAILS & NOTES



TREE PLANTING DETAIL

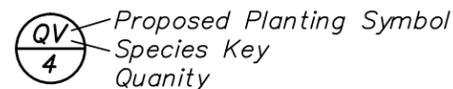
LANDSCAPE NOTES

- 1) All Landscaping Shall be in accordance with City of Winter Garden Ordinance 03-30 including the most recent edition of the Winter Garden Commercial Overlay Standards.
- 2) All plant material shall be Florida Grade #1.
- 3) All planting beds shall be covered with 3" minimum of cypress mulch.
- 4) All areas disturbed by construction shall be sodded/replanted appropriately when outside the site.
- 5) All plant quantities indicated are approximate. In case of discrepancy the quantity key shall govern.
- 6) All planting shall be done by qualified individuals and in accordance with accepted commercial procedures.
- 7) All Landscaped area shall be irrigated with a timed, automatic underground system utilizing pop-up heads and/or tree bubblers, etc... See Section 3.10 of the Winter Garden Commercial Overlay Standards for additional requirements.
- 8) No hard wood trees may be planted over or within 5 feet of utility lines. Only sod may be planted over utility lines.

LANDSCAPING KEY

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
QV	4	Quercus Virginiana	Live Oak	13' Ht., 65 Ga. Container, 8'-10' Spd., 3" Caliper 6' Clr. Trk.
 GC	270*	Trachelospermum asiaticum 'Minima'	Dwarf Confederate Jasmine	1 Ga. Container,

* NOTE: GROUND COVER TO CONSIST OF MULCH AS NECESSARY WITH THE REMAINING AREA TO HAVE GROUND COVER AS INDICATED



REVISIONS

DATE

NO.

LANDSCAPE KEY, NOTES & DETAILS
FOR BUILDING "F"
WEST ORANGE BUSINESS CENTER

KIRBY ENGINEERING, L.L.C.
407-877-9400

JK
DESIGNED

JK
DRAWN

1/14/15
DATE

5 OF 5