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## Planning and Zoning Board Agenda

**Board Members:** Chairman Will Hawthorne, Vice-Chairman Steve Ambielli, Linda Bennett, Myron Brown, Jimmy Dunn, Jeff Ewing and Mark Hide.

**Other Attendees:** City Manager Jon C. Williams, City Attorney Kurt Ardaman, City Attorney Dan Langley, Planning Consultant Ed Williams, Planning Director Kelly Carson, Planning Supervisor Shane Friedman, Senior Planner Yvonne Conatser, Planner I Amber McDonald and Recording Secretary Colene Rivera/Ellen King.

### Agenda for July 7, 2025 at 6:30 PM

City Hall Commission Chambers  
300 W. Plant Street, Winter Garden, Florida

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#### 1. Call to Order

Determination of Quorum, Moment of Silence and Pledge of Allegiance

#### 2. Approval of Minutes

A. Minutes of June 2, 2025 Meeting

#### 3. Annexation / Future Land Use Map Amendment / Rezoning (Public Hearing)

A. 1150, 1158, 1166, 1204 Avalon Road (AVALON ROAD) - ANNEX, FLU & REZONING  
Parcel ID #28-22-27-0000-00-036, -022, -021, -032

B. 14451 W Colonial Drive (Solomon's Auto Body) - PCD REZONING  
Parcel ID #22-22-27-0000-00-075, -070, -056, -057, -034

#### 4. Special Exception Permit (Public Hearing)

A. 775 Garden Commerce Pkwy, Suite D (property address per OCPA: 761 Garden  
Commerce Pkwy) – SPECIAL EXCEPTION  
Parcel ID #24-22-27-9387-23-000

B. 305 Beulah Road (Winter Garden Christian Academy) – SPECIAL EXCEPTION  
Parcel ID # 25-22-27-0000-00-013

#### 5. Variance (Public Hearing)

A. 99 N Boyd Street (Gibbs Residence) – VARIANCE  
Parcel ID #14-22-27-5656-00-691

#### 6. Adjourn

Next regular Planning and Zoning Board meeting on Monday, August 4, 2025 at 6:30 p.m.  
in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida

Posted: June 23, 2025

Please Note: In accordance with Florida Statutes 286.0105: Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based, which such written record is not provided by the City of Winter Garden.

Please Note: In accordance with Florida Statute 286.26: Persons with disabilities needing assistance to participate in any of these proceedings should contact Ellen King, 300 West Plant Street, Winter Garden, FL 34787, (407) 656-4111 EXT.5149- 48 hours in advance of the meeting.



**Planning and Zoning Board  
Regular Meeting Minutes  
June 2, 2025**

**DRAFT**

**1. CALL TO ORDER**

Chairman Will Hawthorne called the meeting of the City of Winter Garden Planning and Zoning Board to order at 6:30 p.m. in the City Hall Commission Chambers. A moment of silence was followed by the Pledge of Allegiance.

Quorum was declared present.

**Present:** Chairman Will Hawthorne and Board Members: Myron Brown, Jimmy Dunn, Jeff Ewing and Mark Hide.

**Absent:** Co-Chairman Steve Ambielli (excused) and Board Member: Linda Bennett (excused).

**Staff Present:** City Attorney Kurt Ardaman, Planning Director Kelly Carson, Planning Supervisor Shane Friedman, Senior Planner Yvonne Conatser and Recording Secretary Ellen King.

**Attendees:** Kev Thornton of 145 N Highland Avenue, Allison Painter of 393 N Lakeview Avenue, Carl & Linda Weirich of 541 Teacup Springs Court, Jeffrey Oakman of 260 Donald Drive, Rod Reynolds of 1308 Vic Kay Court, Jeff Kirkpatrick of 1425 Markel Drive, Jamie Zimmermann of 549 Teacup Springs Court, Roland Zimmermann of 1406 Coluso Drive, Jim & Jeanie Rahman of 153 Apopka Street, Rhonda Dexter of Winter Garden, Richard Lemley of Fiesta Contracting, Eric Veit of 216 N Lakeview Avenue, M. Whitehead of 210 Grand Royal Circle, Priscilla Melendez of 501 Millwood Place and Sara Farese of 361 N Boyd Street.

**2. APPROVAL OF MINUTES**

***Motion by Board Member Hide to approve the regular meeting minutes of May 5, 2025. Seconded by Board Member Brown and carried unanimously 5 – 0.***

**ANNEXATION / FUTURE LAND USE MAP AMENDMENT / REZONING (PUBLIC HEARING)**

- 3.A.** 522 S Woodland Street (522 Woodland Rezoning) Rezoning  
Parcel ID #23-22-27-8576-02-050

Planning Supervisor Friedman presented a request to Rezone property located at 522 S Woodland Street to R-NC (Residential Neighborhood Commercial) to allow for Office use. A Special Exception permit process and site plan review will be required for this use. Staff recommends approval of Ordinance 25-16.

Neither the board members nor the public had any comments or questions for this item.

***Motion by Board Member Hide to approve Ordinance 25-16, the Rezoning at 522 S Woodland Street subject to staff conditions. Seconded by Board Member Dunn and carried unanimously 5 – 0.***

#### **VARIANCE (PUBLIC HEARING)**

**4.A.** 716 Garden West Terrace (Castro Residence) Variance  
Parcel ID #22-22-27-2950-00-080

Planning Supervisor Friedman presented a request to approve a Variance for the property located at 716 Garden West Terrace, to allow a five (5) foot rear yard setback to build a single-family home with an attached garage. Staff recommends approval of the variance subject to staff conditions.

Board members inquired about the health of the tree? City staff stated an arborist report was provided on the tree with suggestions on how to maintain the health of the tree and these are a part of the staff conditions.

This item was opened to the public. Jeffrey Oakman of 260 Donald Drive inquired about the front setback with the structure pushed further back on the property to save trees. City staff stated the original setback is ten (10) feet from the right-of-way line, but the proposed setback will be approximately 20 – 30 feet.

***Motion by Board Member Dunn to approve the Variance at the location of 716 Garden West Terrace subject to staff conditions. Seconded by Board Member Brown and carried unanimously 5 – 0.***

**4.B.** 549 Teacup Springs Court (Zimmermann RV-Carport) Variance  
Parcel ID #11-22-27-5452-02-210

Senior Planner Conatser presented a request to approve a Variance for property located at 549 Teacup Springs Court, with a correction to the staff report cover sheet that the owner/applicant is Zimmermann, and the Current Zoning is R-1. This Variance will allow a five (5) foot corner side lot setback to permit the construction of a RV carport along the side of the existing house, a wall height of twelve (12) feet, and a roof peak height of fifteen (15) feet for an accessory structure (RV carport). The applicant provided several

letters of support from neighbors, and one neighbor expressed concern. Staff recommends approval of the variance subject to staff conditions.

Board members inquired if the driveway is currently existing, and if the driveway on the east side currently is open or fenced? City staff stated the driveway is proposed, and the east side driveway is currently open.

This item was opened to the public. Rod Reynolds of 1308 Vic Kay Court expressed concern with the size, height, nearness to the street and visual interference by a solid fence but request a new fence and tall landscaping to block the sight of the RV; Jeff Kirkpatrick of 1425 Markel Drive expressed appreciation for the new owners fixing up the property but would like new fencing and landscaping, Carl Weirich of 541 Teacup Springs Court expressed appreciation to the new owners for fixing up the property and had no objections to the variance. The applicant/owner, Jamie Zimmermann of 549 Teacup Springs Court appreciated the feedback and had no objections to adding more plants and landscaping to the property and a fence to hide some of the RV and the eave of the roof.

***Motion by Board Member Hawthorne to approve the Variance at the location of 549 Teacup Springs Court subject to staff conditions, while revising staff condition #3 at the end of the sentence to read: "... trees, plants and shrubs to substantially screen the carport up to the roof eaves at maturity of the greenery". Seconded by Board Member Ewing and carried unanimously 5 – 0.***

**4.C.** 216 N Lakeview Avenue (Veit Detached Garage) Variance  
Parcel ID #14-22-27-1728-01-040

Senior Planner Conatser presented a request to approve a Variance for property located at 216 N Lakeview Avenue to allow a ten (10) foot rear setback to permit the construction of a detached garage, a wall height of ten (10) feet – eight (8) inches, and a roof peak height of sixteen (16) feet – six (6) inches for the detached garage. Staff informed the Board that the Staff Report had the wrong square footage of 2,691 and is substantially less than that number. This variance for the detached garage was approved by the Planning and Zoning Board on July 25, 2018 for the previous owner and the concrete slab permit for the detached garage was obtained within the timeframe, but the permit request for the detached garage fell short of the time limit for the previous approved variance. Staff recommends approval of the variance subject to staff conditions.

Board members inquired if the variance request is identical to the 2018 request about the roof height, and how the detached garage height compares to the roof of the house? City staff confirmed it was, and the garage height is less than the house.

This item was opened to the public. Allison Painter of 393 N Lakeview Avenue inquired if this variance was the same as the 2018 request that expired? City staff confirmed. The applicant, Eric Veit of 216 N Lakeview Avenue, stated he was looking forward to the upgrades.

***Motion by Board Member Hide to approve the Variance at the location of 216 N Lakeview Avenue subject to staff conditions. Seconded by Board Member Ewing and carried unanimously 5 – 0.***

**4.D.** 704 Summer Street (Summer Street Duplex) Variance  
Parcel ID #23-22-27-6504-08-040

Planning Supervisor Friedman presented a request to approve a Variance for the property located at 704 Summer Street to allow the construction of a duplex on a lot that is 81.43 feet wide at the building front setback line. Staff recommends approval of the variance subject to staff conditions.

Board members inquired about access to the property, and if living conditions over the garage will be accessible from the garage? City staff stated the driveway access will come off Summer Street and lead around to enter in the center of the duplex where both sets of garages will be located; it meets all setbacks in excess, and the front elevation looks like a single-family home with one entrance in the front and the other residential entrance in the back with bedrooms over the garage with access from the residential units only.

This item was opened to the public. M. Whitehead of 210 Grand Royal Circle inquired where this site adjoins Regal Point subdivision and traffic concerns. City staff stated Regal Point subdivision is located south of the site and the duplex is like two single family homes as traffic is concerned.

Board member Dunn stated for the record he was not in favor of the duplex on a lot less than 100 feet wide, that R-2 zoning calls for 100 feet wide and does not want to encourage variances for multi-units for property less than 100 feet wide and referenced a recent duplex variance request on the north of town. City staff stated the depth and size is different from the duplex on the north side of town as this site is twice the size needed. Sara Farese of 361 N Boyd Street asked for the address referenced on the north side of town? Board member Dunn stated it was on Agness Street. City staff stated this request is a unique setup in that 82 feet vs. 100 feet is not significant given the depth of this property. Furthermore, this property has enough depth and width so that the applicant could subdivide the lot and build two houses instead of a duplex by right without needing variances, as the R-2 zoning only requires a front lot width of 75 feet. Staff stated that with the direction of the Board, staff could include a condition that the lot will not be split. Board Member Dunn stated he understood and, given this information, he could see voting in favor.

***Motion by Board Member Hide to approve the Variance at the location of 704 Summer Street subject to staff conditions and the additional condition that the lot cannot be split in the future. Seconded by Board Member Brown and carried unanimously 5 – 0.***

**CITY OF WINTER GARDEN CODE UPDATES (PUBLIC HEARING)**

- 5.A.** Ordinance 25-15 - Expedited process for issuing residential building permits before a final plat

Planning Director Carson presented a request to approve Ordinance 25-15 to amend City of Winter Garden Code Section 110-60 governing expedited process for issuing building permit in accordance with section 177.073, Florida Statutes. The new section will stipulate that building permits for residential properties may be submitted before the final plat is recorded if the applicant meets certain conditions. The purpose of this ordinance is to align the City’s code with Florida Statutes. Staff recommends approval of Ordinance 25-15.

Board members inquired if this ordinance allows applicants to submit before final plat approval but does not guarantee them approval before final plat approval? City staff explained that after an applicant receives their pre-plat approval they can submit up to 75% of the lots that were approved in that pre-plat submittal, and they have to meet certain conditions.

Neither the Board nor Public had any questions or concerns regarding this item.

***Motion by Board Member Hawthorne to approve Ordinance 25-15. Seconded by Board Member Ewing and carried unanimously 5-0.***

Chairman Will Hawthorne adjourned the meeting at 7:32 pm. Adjourned to the regular Planning and Zoning Board meeting on Monday, July 7, 2025 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, Winter Garden, Florida.

ATTEST:

APPROVED:

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Recording Secretary Ellen King

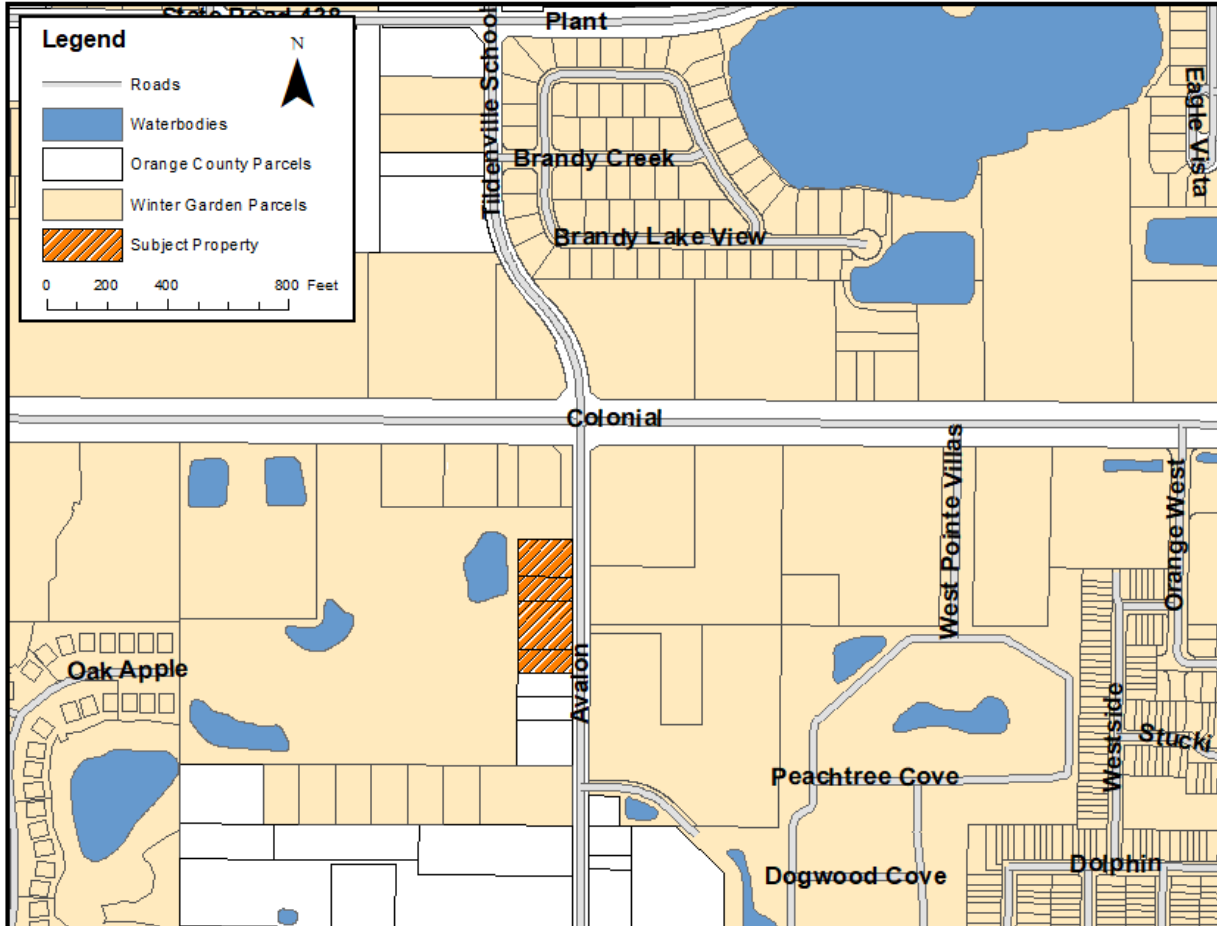
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Chairman Will Hawthorne



# LOCATION MAP

1150, 1158, 1166, and 1204 Avalon Road



# CITY OF WINTER GARDEN PLANNING & ZONING DIVISION

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

## STAFF REPORT

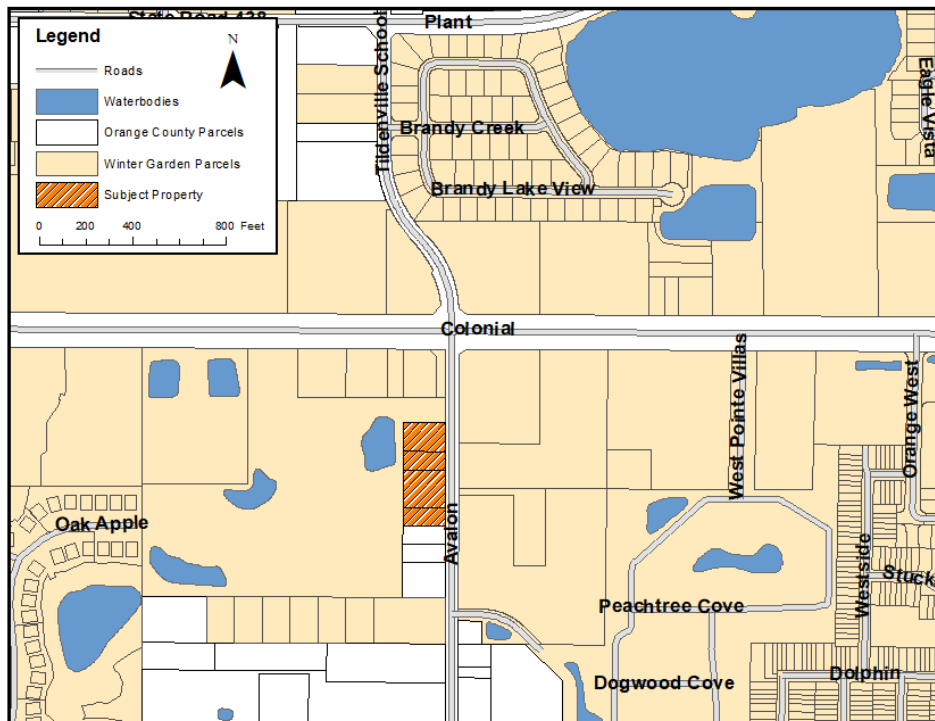
**TO:** PLANNING & ZONING BOARD  
**PREPARED BY:** YVONNE CONATSER, SENIOR PLANNER  
**DATE:** JUNE 24, 2025  
**SUBJECT:** ANNEXATION - FLU – REZONING  
1150, 1158, 1166 and 1204 AVALON ROAD (1.88 +/- ACRES)  
PARCEL ID#: 28-22-27-0000-00-036, 28-22-27-0000-00-022,  
28-22-27-0000-00-021, 28-22-27-0000-00-032

**APPLICANT:** K Reality in Avalon LLC and Avior Holdings LLC

### INTRODUCTION

The purpose of this report is to evaluate the proposed annexation, future land use designation and zoning for compliance with the City of Winter Garden Code of Ordinance and Comprehensive Plan.

The subject property is located at 1150, 1158, 1166 and 1204 Avalon Road, approximately 100' south of the intersection with W Colonial Drive, herein known as “the subject properties”. The subject property is approximately 1.88 +/- acres in size. The map below depicts the proximity of the subject property to the City’s jurisdictional limits.



The applicant is requesting annexation into the City, an amendment to the Future Land Use Map of the City's Comprehensive Plan to designate the property as Commercial, and to rezone the property to C-3, Professional Office District. The subject property is currently located in unincorporated Orange County, is designated rural/agricultural per the County Future Land Use Map and is zoned A-1 Citrus Rural District.

In accordance with the City's Comprehensive Plan, properties designated with the Commercial land use category are required to be developed at a floor area ratio not greater than 0.35 and a floor area ratio not greater than 0.5 by development bonus inside Activity Centers. Maximum building height is three stories and up to five stories by development bonus in Activity Centers. The Commercial land use category shall include retail, service, and professional activities. Uses shall be developed in a manner that which is harmonious to nearby noncommercial use and which minimize traffic congestion. All commercial activity in this Commercial land use category shall be adjacent to arterials or major collectors. The City shall identify different zoning districts for highway commercial, general commercial, professional/medical districts and downtown commercial districts in the Commercial land use category. Development may exceed the stated 0.35 floor area ration only by development bonus, no development rights are guaranteed at intensities or densities above the stated permitted range. Additional zoning restrictions per each zoning district may apply. The zoning Classifications consistent with the Commercial classification are C-1, C-2, C-3, C-4, PCD and INT.

The City endorses infill or its jurisdiction 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 properties consists of two parcels developed with single family residential structures and two vacant parcels.

#### **ADJACENT LAND USE AND ZONING**

The property to the north and west is developed as multi-family residential apartments, zoned R-3 and designated medium density residential and located in the City of Winter Garden. The property to the south is developed with a single family residence, zoned A-1 and within unincorporated Orange County. The properties to the east consist of the Circle K gas station zoned C-2, an undeveloped C-2 property and a property zoned PUD approved for development with 61 townhouse units and located in the City of Winter Garden.

#### **PROPOSED USE**

The applicant requests to annex the subject property into the City to receive City services. The applicant's future plans are to develop the properties with low intensity office use per the City C-3, Professional Office District zoning requirements. No plans for development have been submitted to the City at this time.

**PUBLIC FACILITY ANALYSIS**

The City will provide garbage collection, police protection 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.

All future development of the properties will be subject to all City of Winter Garden Code of Ordinance requirements to include but not limited to major site plan review and approval by the Development Review Committee and City Commission.

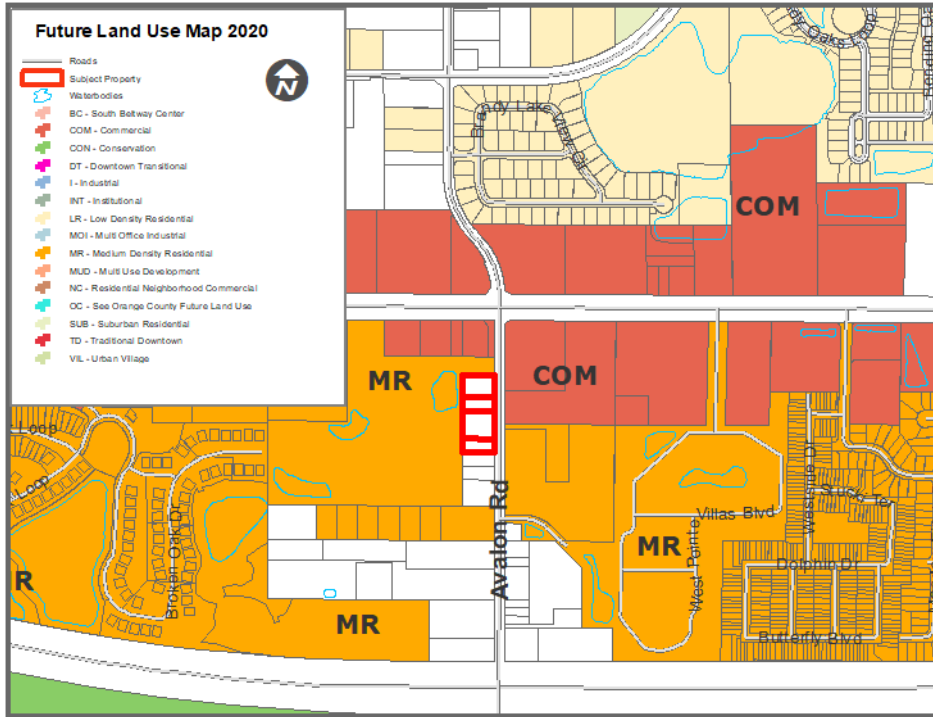
**SUMMARY**

The annexation will provide for a more efficient delivery of services to the subject property and furthers the goals and objectives of the City of Winter Garden’s Comprehensive Plan to eliminate enclaves. Therefore, staff recommends approval of Ordinance 25-18, Ordinance 25-19 and Ordinance 25-20.

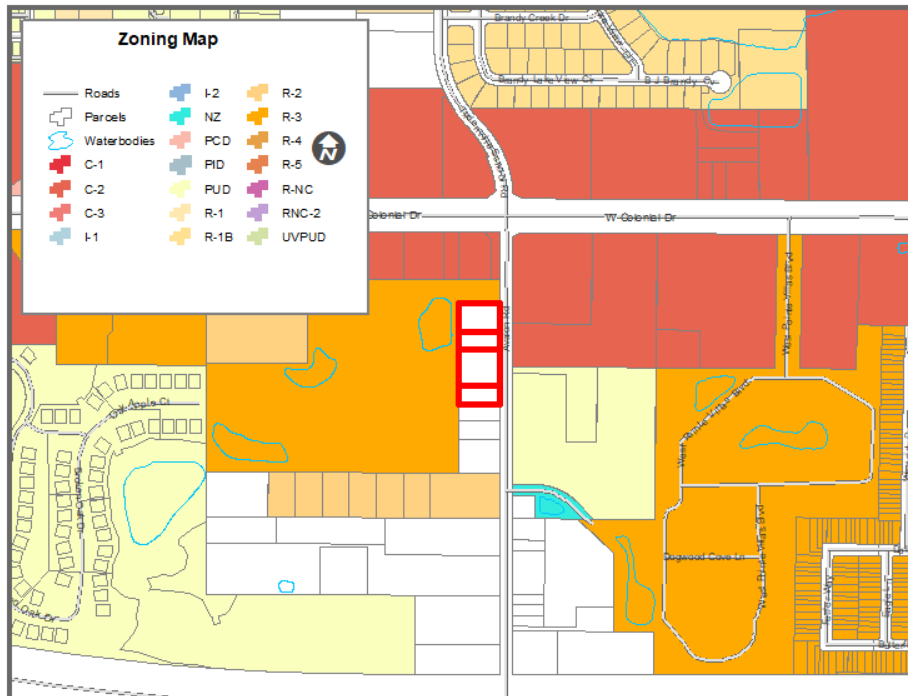
**AERIAL PHOTO**  
**1150, 1158, 1166 and 1204 Avalon Road**



**FUTURE LAND USE MAP**  
**1150, 1158, 1166 and 1204 Avalon Road**



**ZONING MAP**  
**1150, 1158, 1166 and 1204 Avalon Road**



## ORDINANCE 25-18

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA PROVIDING FOR THE ANNEXATION OF CERTAIN ADDITIONAL LANDS GENERALLY DESCRIBED AS APPROXIMATELY 1.88 ± ACRES LOCATED AT 1150, 1158, 1166 AND 1204 AVALON ROAD, NORTH OF ROLLING ROCK WAY, SOUTH OF WEST COLONIAL DRIVE, EAST OF TUCKER OAKS BLVD AND WEST OF AVALON 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 owners of the land, generally described as approximately 1.88 ± acres located at 1150, 1158, 1166 and 1204 Avalon Road, north of Rolling Rock Way, south of West Colonial Drive, east of Tucker Oaks Blvd and west of Avalon 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 in ATTACHMENT "B" 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:** \_\_\_\_\_, 2025.

**SECOND READING AND PUBLIC HEARING:** \_\_\_\_\_, 2025.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the City Commission of the City of Winter Garden, Florida.

**APPROVED:**

\_\_\_\_\_  
JOHN REES, Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
ANGELA GRIMMAGE, City Clerk

**ATTACHMENT "A"**

**LEGAL DESCRIPTION**

PARCEL ID#: 28-22-27-0000-00-036

**DESCRIPTION:**

Begin 387 feet South of Northeast corner of Section 28, Township 22 South, Range 36 East, Orange County, Florida; Run South 125 feet, West 208.7 feet, North 125 feet, East 208.7 feet to the Point of Beginning (LESS the East 25 feet from Road).

Containing 0.53 acres, more or less

AND

PARCEL ID#: 28-22-27-0000-00-022

**DESCRIPTION:**

Begin 512 feet south of the Northeast corner of Section 28, Township 22 South, Range 36 East, Orange County, Florida; Run West 208.7 feet, South 80 feet, East 208.7 feet, North 80 feet to the Point of Beginning (LESS the East 25 feet for Road).

Containing 0.34 acres, more or less

AND

PARCEL ID#: 28-22-27-0000-00-021

**DESCRIPTION:**

Begin 592 feet South of Northeast corner of Section 28, Township 22 South, Range 36 East, Orange County, Florida; Run West 208.7 feet, South 159.1 feet, East 208.7 feet, North to the Point of Beginning (LESS the East 25 feet for Road).

Containing 0.67 acres, more or less

AND

PARCEL ID#: 28-22-27-0000-00-032

**DESCRIPTION:**

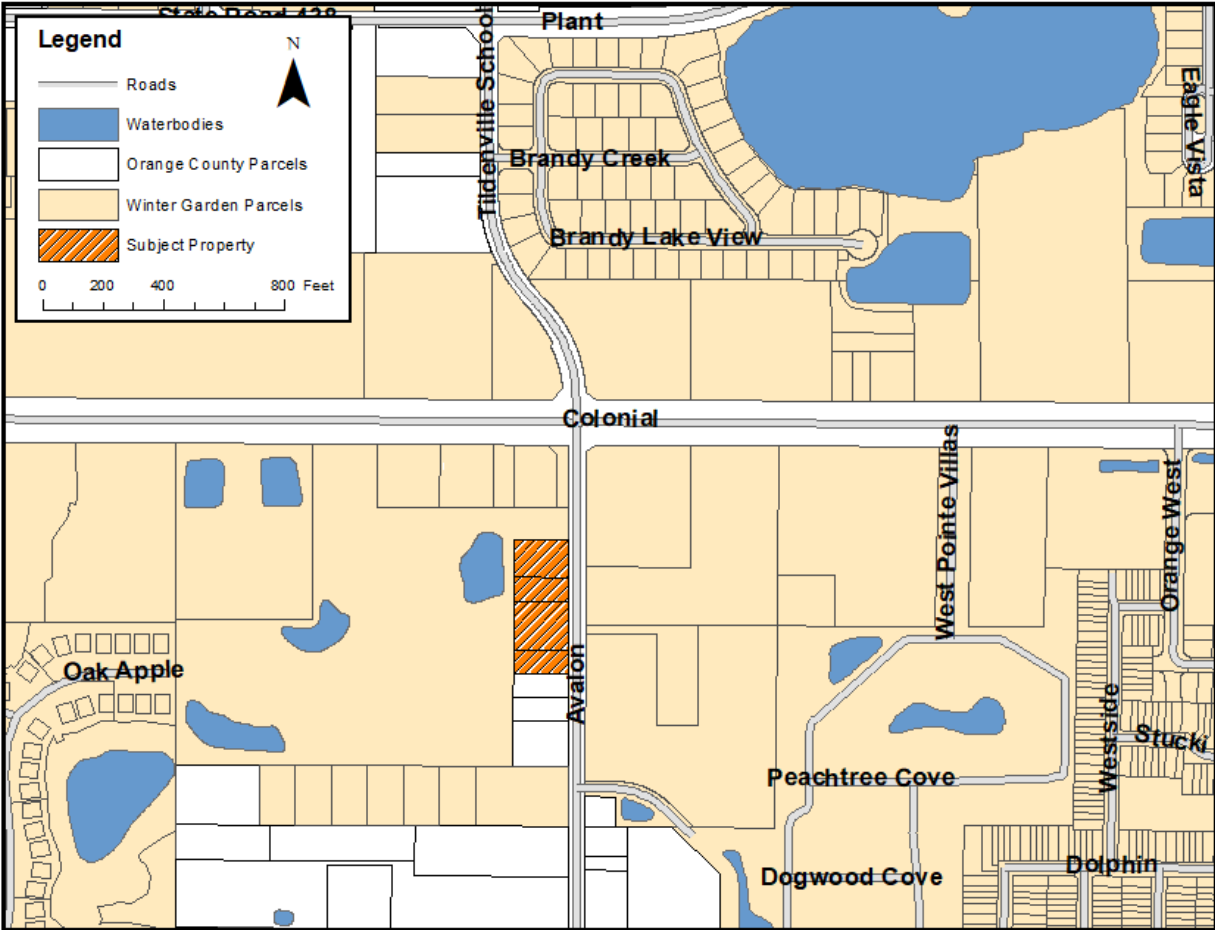
Begin 831.1 feet South of the Northeast corner of Section 28, Township 22 South, Range 36 East, Orange County, Florida; Run West 208.7 feet, North 80 feet, East 208.7 feet, South 80 feet to Point of Beginning (LESS the East 25 feet for Road).

Containing 0.34 acres, more or less

ATTACHMENT "B"

LOCATION MAP

1150, 1158, 1166 and 1204 Avalon Road





## **Business Impact Estimate**

*This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City's website by the time notice of the proposed ordinance is published.*

Proposed ordinance's title/reference:

Ordinance 25-18 – Annexation of 1150, 1158, 1166, 1204 Avalon Road

Parcel ID# 28-22-27-0000-00-036 28-22-27-0000-00-022 28-22-27-0000-00-021  
28-22-27-0000-00-032

This Business Impact Estimate is provided in accordance with Section 166.041(4), *Florida Statutes*. If one or more of the boxes are checked below, the checked exception(s) to the Business Impact Estimate requirement apply to the above-referenced proposed ordinance, although, the City is implementing the procedure otherwise required by law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
  - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
  - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

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

The proposed ordinance is intended to annex the 1.88 acre property into the City of Winter Garden to obtain City services for future development under C-3, Professional Office Zoning District.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City:

Once annexed into the City, the property will be assessed the City of Winter Garden Millage rate and provide additional revenue to the City.

3. Estimate of direct compliance costs that businesses may reasonably incur:

The property owner will be responsible for all City permitting fees.

4. Any new charge or fee imposed by the proposed ordinance:

Once annexed into the City, the property will be assessed the City of Winter Garden Millage rate in addition to the Orange County taxes.

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs:

The estimated regulatory costs to the City are unknown as no development is proposed at this time.

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

The estimated number of businesses impacted by the development of the property is unknown.

7. Additional information (if any, but may wish to include the methodology used to derive information for #1 and #2, above. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.):

The proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated. Therefore, the proposed ordinance does not impose costs only upon businesses.

## ORDINANCE 25-19

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 APPROXIMATELY 1.88 ± ACRES LOCATED AT 1150, 1158, 1166 AND 1204 AVALON ROAD, NORTH OF ROLLING ROCK WAY, SOUTH OF WEST COLONIAL DRIVE, EAST OF TUCKER OAKS BLVD AND WEST OF AVALON ROAD, FROM ORANGE COUNTY RURAL/AGRICULTURAL TO CITY COMMERCIAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, on the 13<sup>th</sup> 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 24<sup>th</sup> 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 owners of that certain real property generally described as approximately 1.88 ± acres located at 115, 1158, 1166 and 1204 Avalon Road, north of Rolling Rock Way, south of West Colonial Drive, east of Tucker Oaks Blvd and west of Avalon 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 Rural/Agricultural to City 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 Commercial 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 25-18, 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:** \_\_\_\_\_, 2025.

**SECOND READING AND PUBLIC HEARING:** \_\_\_\_\_, 2025.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the City Commission of the City of Winter Garden, Florida.

**APPROVED:**

\_\_\_\_\_  
JOHN REES, Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
ANGELA GRIMMAGE, City Clerk

**ATTACHMENT "A"**

**LEGAL DESCRIPTION**

PARCEL ID#: 28-22-27-0000-00-036

**DESCRIPTION:**

Begin 387 feet South of Northeast corner of Section 28, Township 22 South, Range 36 East, Orange County, Florida; Run South 125 feet, West 208.7 feet, North 125 feet, East 208.7 feet to the Point of Beginning (LESS the East 25 feet from Road).

Containing 0.53 acres, more or less

AND

PARCEL ID#: 28-22-27-0000-00-022

**DESCRIPTION:**

Begin 512 feet south of the Northeast corner of Section 28, Township 22 South, Range 36 East, Orange County, Florida; Run West 208.7 feet, South 80 feet, East 208.7 feet, North 80 feet to the Point of Beginning (LESS the East 25 feet for Road).

Containing 0.34 acres, more or less

AND

PARCEL ID#: 28-22-27-0000-00-021

**DESCRIPTION:**

Begin 592 feet South of Northeast corner of Section 28, Township 22 South, Range 36 East, Orange County, Florida; Run West 208.7 feet, South 159.1 feet, East 208.7 feet, North to the Point of Beginning (LESS the East 25 feet for Road).

Containing 0.67 acres, more or less

AND

PARCEL ID#: 28-22-27-0000-00-032

**DESCRIPTION:**

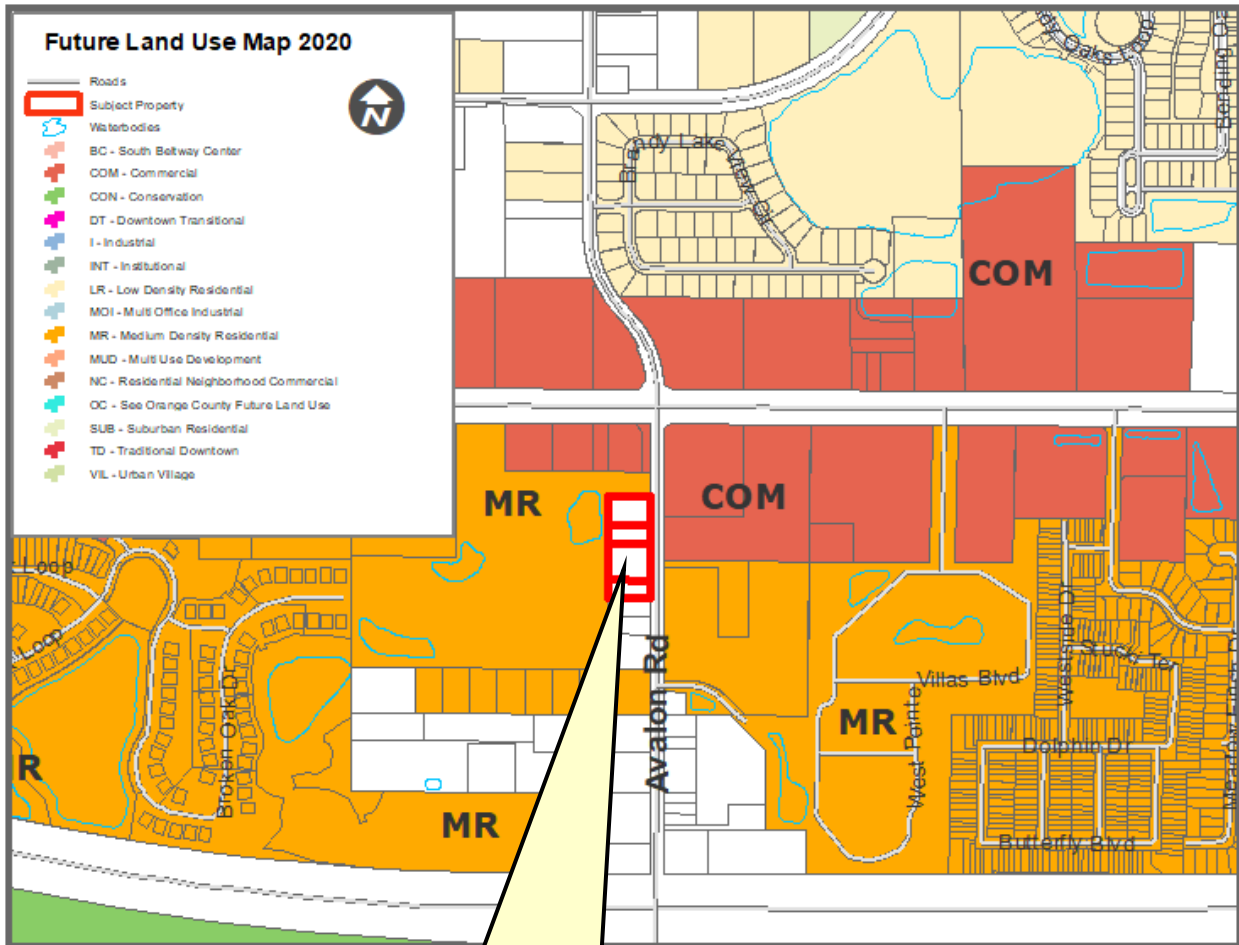
Begin 831.1 feet South of the Northeast corner of Section 28, Township 22 South, Range 36 East, Orange County, Florida; Run West 208.7 feet, North 80 feet, East 208.7 feet, South 80 feet to Point of Beginning (LESS the East 25 feet for Road).

Containing 0.34 acres, more or less

ATTACHMENT "B"

FUTURE LAND USE MAP

1150, 1158, 1166 and 1204 Avalon Road



Subject property changed from Orange County Rural/Agricultural to City Commercial

## ORDINANCE 25-20

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 1.88 ± ACRES LOCATED AT 1150, 1158, 1166 AND 1204 AVALON ROAD, NORTH OF ROLLING ROCK WAY, SOUTH OF WEST COLONIAL DRIVE, EAST OF TUCKER OAKS BLVD AND WEST OF AVALON ROAD, FROM ORANGE COUNTY A-1 CITRUS RURAL DISTRICT TO CITY C-3 PROFESSIONAL OFFICE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the owners of that certain real property generally described as 1.88 ± acres located at 1150, 1158, 1166 and 1204 Avalon Road, north of Rolling Rock Way, south of West Colonial Drive, east of Tucker Oaks Blvd and west of Avalon Road, and legally described in Section 1 of this ordinance has petitioned the City to rezone said property from Orange County A-1 Citrus Rural District to the City's C-3 Professional Office 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 C-3 Professional Office 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-1 Citrus Rural District to City C-3 Professional Office 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 25-19 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:** \_\_\_\_\_, 2025.

**SECOND READING AND PUBLIC HEARING:** \_\_\_\_\_, 2025.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the City Commission of the City of Winter Garden, Florida.

**APPROVED:**

\_\_\_\_\_  
JOHN REES, Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
ANGELA GRIMMAGE, City Clerk

**ATTACHMENT "A"**

**LEGAL DESCRIPTION**

PARCEL ID#: 28-22-27-0000-00-036

**DESCRIPTION:**

Begin 387 feet South of Northeast corner of Section 28, Township 22 South, Range 36 East, Orange County, Florida; Run South 125 feet, West 208.7 feet, North 125 feet, East 208.7 feet to the Point of Beginning (LESS the East 25 feet from Road).

Containing 0.53 acres, more or less

AND

PARCEL ID#: 28-22-27-0000-00-022

**DESCRIPTION:**

Begin 512 feet south of the Northeast corner of Section 28, Township 22 South, Range 36 East, Orange County, Florida; Run West 208.7 feet, South 80 feet, East 208.7 feet, North 80 feet to the Point of Beginning (LESS the East 25 feet for Road).

Containing 0.34 acres, more or less

AND

PARCEL ID#: 28-22-27-0000-00-021

**DESCRIPTION:**

Begin 592 feet South of Northeast corner of Section 28, Township 22 South, Range 36 East, Orange County, Florida; Run West 208.7 feet, South 159.1 feet, East 208.7 feet, North to the Point of Beginning (LESS the East 25 feet for Road).

Containing 0.67 acres, more or less

AND

PARCEL ID#: 28-22-27-0000-00-032

**DESCRIPTION:**

Begin 831.1 feet South of the Northeast corner of Section 28, Township 22 South, Range 36 East, Orange County, Florida; Run West 208.7 feet, North 80 feet, East 208.7 feet, South 80 feet to Point of Beginning (LESS the East 25 feet for Road).

Containing 0.34 acres, more or less

**THE CITY OF WINTER GARDEN  
PLANNING AND ZONING BOARD AGENDA ITEM # 3.B**

**Public Hearing**

**Date:** June 30, 2025 **Meeting Date:** July 7, 2025  
**Subject:** 14451, 14423, 14411, 14375, and 14345 W Colonial Drive  
**Project Name:** Solomons Auto Body PCD  
**Parcel ID:** 22-22-27-0000-00-075; -070; -056; -057; and -034  
**Issue:** The applicant is requesting to rezone the properties located at 14451, 14423, 14411, 14375, and 14345 W Colonial Drive to a Planned Commercial Development (PCD).

**Supplemental Material / Analysis:**

**Owner / Applicant:** Lam Civil Engineering, Inc.  
**Current Zoning:** C-2 (Arterial Commercial)  
**Proposed Zoning:** PCD (Planned Commercial Development)  
**Current FLU:** COM (Commercial)  
**Proposed FLU:** N/A

**Summary:** The applicant is requesting a Planned Commercial Development (PCD) rezoning to permit the development of four commercial buildings totaling 46,432 square feet. The PCD will consist of retail/office/restaurant spaces in three of the buildings with the fourth building being occupied by Solomon Auto Body repair.

**Staff Recommendation(s):**

Staff recommends approval of Ordinance 25-13.

**Next Step(s):**

The first reading by City Commission is scheduled for July 10, 2025 with the second reading and adoption anticipated to be on July 24, 2025.

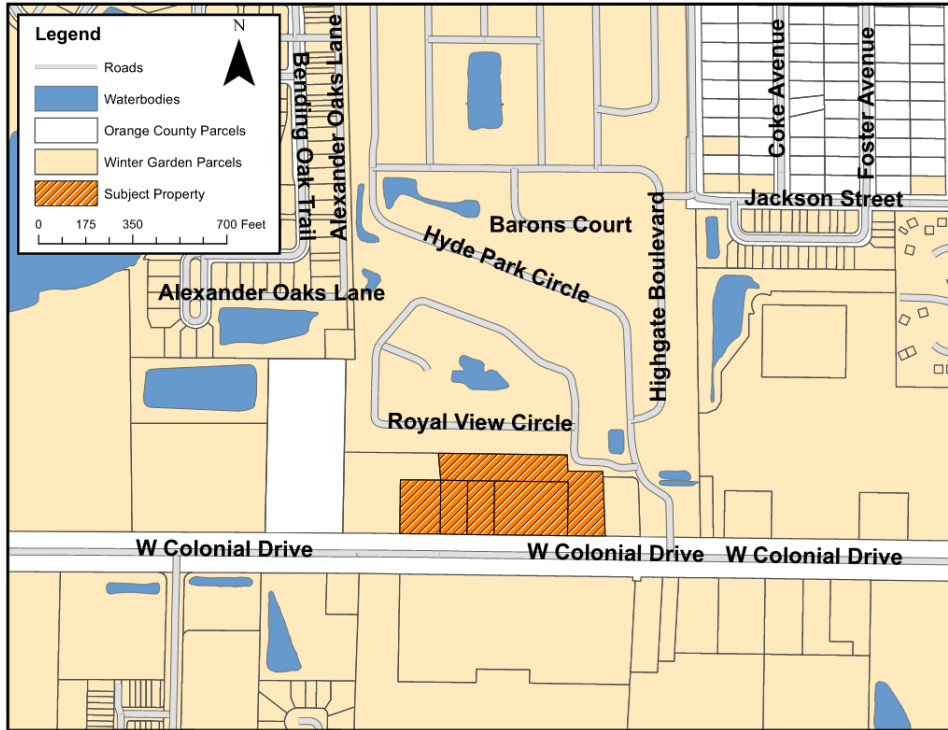
**Attachment(s):**

Staff Report  
Location Map  
Ordinance 25-13

# LOCATION MAP

14451, 14423, 14411, 14375, and 14345 W Colonial Drive

## Planned Commercial Development



# CITY OF WINTER GARDEN

## PLANNING & ZONING DIVISION

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

# STAFF REPORT

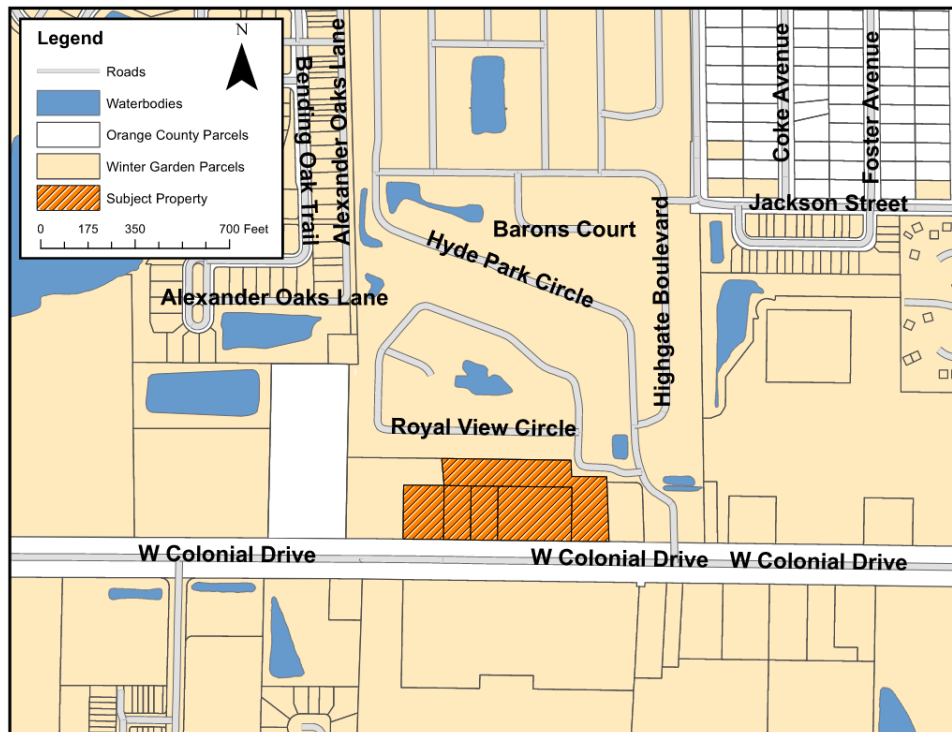
**TO:** PLANNING AND ZONING BOARD  
**PREPARED BY:** SHANE FRIEDMAN, PLANNING SUPERVISOR  
**DATE:** JULY 7, 2025  
**SUBJECT:** PCD REZONING – Solomons Auto Body  
**ORD 25-13**  
**14451, 14423, 14411, 14375, and 14345 W Colonial Drive (4.71 +/- ACRES)**  
**PARCEL ID # 22-22-27-0000-00-075; -070; -056; -057; and -034**

**APPLICANT:** Lam Civil Engineering, Inc.

### 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 properties, located on W Colonial Drive, and are approximately 4.71 ± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The applicant is requesting to rezone 4.71 ± acres of land to Planned Commercial Development (PCD). The subject property is located within the City of Winter Garden municipal limits and carries the zoning designation C-2 (Arterial Commercial District) in the City of Winter Garden.

The subject property is designated COM Commercial on the Future Land Use Map of the Comprehensive Plan and is located with the West State Road 50 Overlay.

### **EXISTING USE**

The project consists of five properties. All properties are vacant and undeveloped except for 14451 W Colonial Drive. The property located at 14451 W Colonial Drive is developed with three commercial buildings totaling 8,500 square feet in size built between 1954 and 1998. These buildings operate as an Auto Repair Garage named Solomons Auto Body.

### **ADJACENT LAND USE AND ZONING**

The property to the north is a residential lot with manufactured and mobile homes located in the Hyde Park Mobile Home Park. This property is zoned R-2 (Single-family Residential District) and is located within the City of Winter Garden’s municipal limits. The property to the west is developed, is zoned C-2 (Arterial Commercial District), and is located within the City of Winter Garden’s municipal limits. The property to the east is vacant, is zoned C-2 (Arterial Commercial District), and is located within the City of Winter Garden’s municipal limits. The property to the south is State Road 50. South of State Road 50 is a property that is undeveloped, zoned C-2, and is located with the City of Winter Garden’s municipal limits.

### **PROPOSED USE**

The applicant is requesting a Planned Commercial Development (PCD) rezoning to permit the development of four single-story commercial buildings totaling 46,432 square feet. The commercial buildings will allow for retail, office, restaurant, and personal service uses. Building 100 of the PCD development plan will be the new location of Solomons Auto Body. The existing building will be demolished. A traffic impact analysis (TIA) was performed and reviewed by the City’s transportation consultant. The project will produce 2,581 total daily trips with 88 A.M peak hour trips and 209 P.M. peak hour trips. The TIA shows, and the City’s traffic consultant concurred, that the impacted roadway segment currently operates at an acceptable level of service and will continue to operate at an acceptable level of service at project buildout.

### **PUBLIC FACILITY ANALYSIS**

The property will have direct access to State Road 50. Water, sewer, and reclaimed utilities by the City of Winter Garden will be required for any new development of the property. At such time that the property is developed, all necessary utility lines will be extended and connections made, all extension and connection costs shall be borne by the property owner.

The city will provide garbage collection, police protection, and all other services regularly provided to City of Winter Garden residents including building permits.

All concurrency requirements identified by the City of Winter Garden Code of Ordinances and Comprehensive Plan will be met by the proposed development.

### **COMMUNITY MEETINGS**

The city organized a community meeting for this project on November 29, 2022. There were only a few residents that attended from the community to the north. The plans were well received. The residents of Hyde Park did ask if a golf cart access in the rear was going to be made available. Due to the site constraints and buffer restrictions for commercial adjacent to residential (i.e. Masonry wall, landscaping, etc.) this was not possible. Residents were also concerned about the existing invasive trees that run along the property boundary. The residents were pleased that these will be removed during the project.

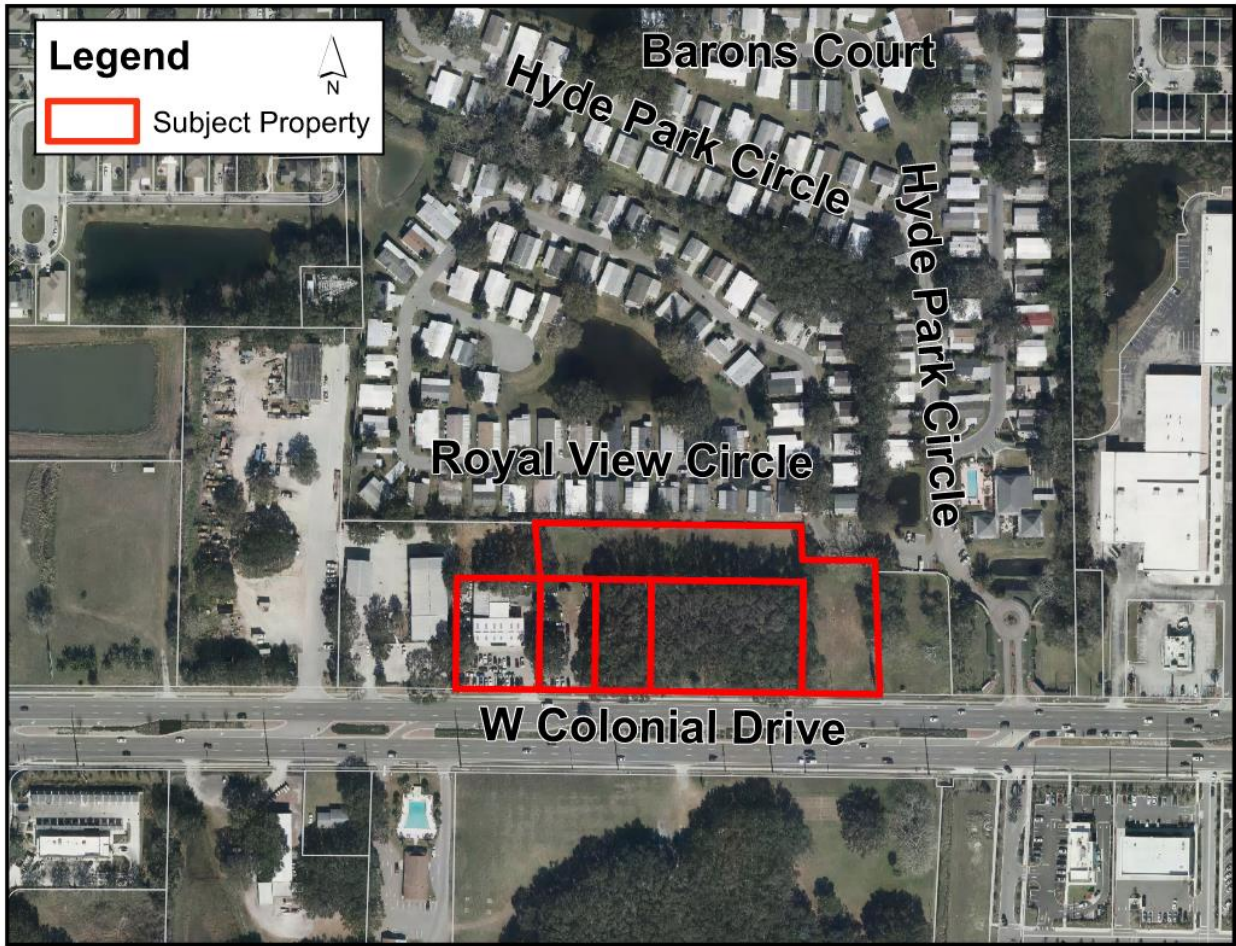
## **SUMMARY**

This type of development, specifically the commercial buildings and associated site improvements, is consistent with other commercial developments that exist in this area of the city and along the SR-50 corridor. There is a large live oak hammock located at these addresses however, the project was designed in a way that saved 29 of these trees by using different drive aisle configurations and open spaces. The trees that could not be saved, with a DBH of 12” or greater, will be replaced on a two-to-one basis on site. If a tree cannot be replaced due to site constraints the applicant will be required to pay into the City’s tree fund. This is a condition of the ordinance.

The PCD will allow for the continued Auto Body Repair use, however in return for this use the applicant will be required to construct a new building with roll-up doors in the rear shielded from SR-50, bring the building closer to SR-50 and away from the residential property to the north, and the City can have tighter controls and prohibitions on other uses such as drive-thru facilities, 24-hour businesses, pawn shops, etc.

The proposed rezoning from C-2 to PCD is consistent with the City’s Comprehensive Plan and the City of Winter Garden Code of Ordinances. Staff recommends approval of the proposed Ordinance to rezone the subject property from C-2 to PCD subject to the conditions outlined in Ordinance 25-13.

**AERIAL PHOTO**  
**14451, 14423, 14411, 14375, and 14345 W Colonial Drive**

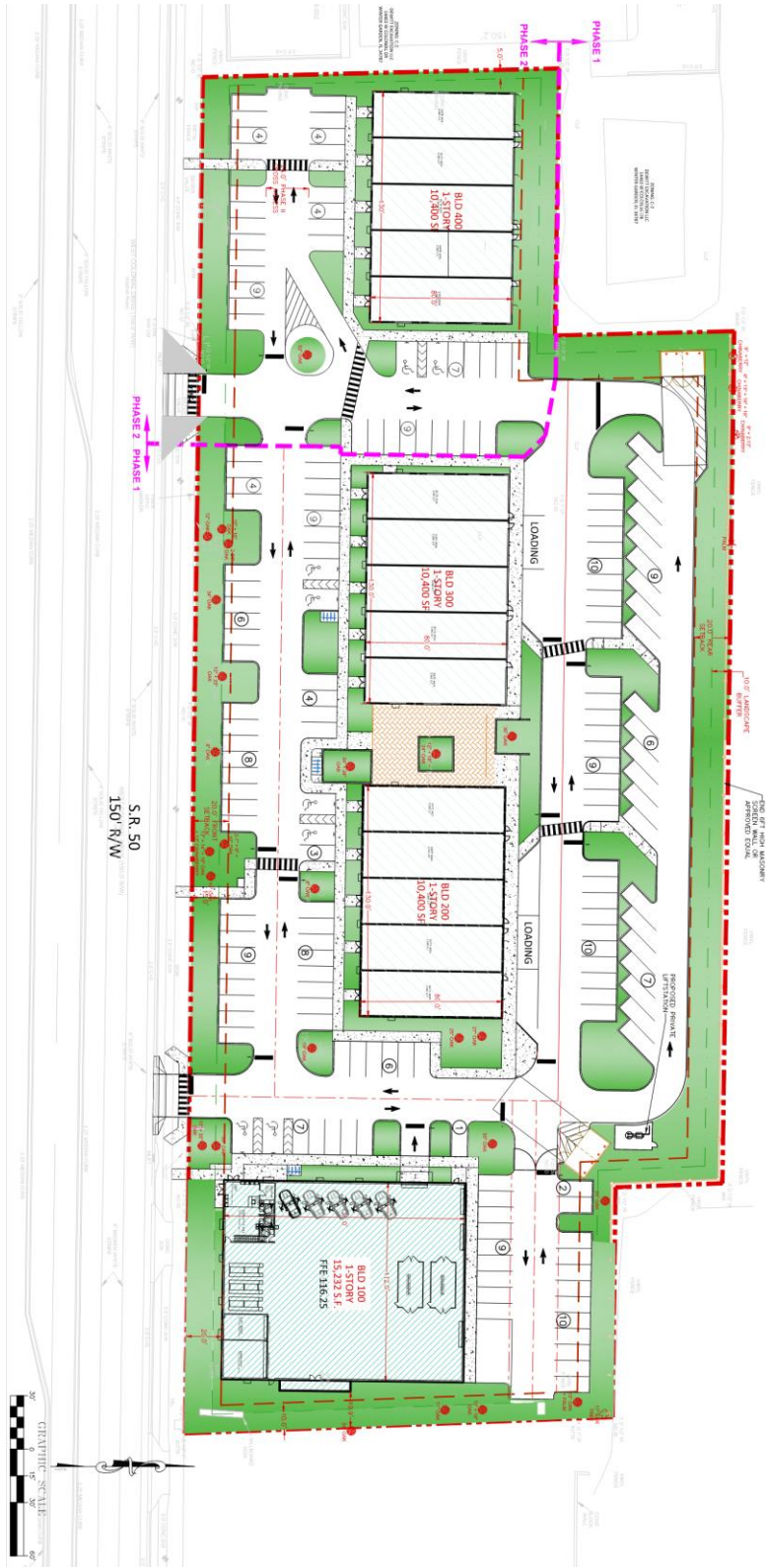


**SITE PHOTO**

**14451, 14423, 14411, 14375, and 14345 W Colonial Drive**



**PROPOSED DEVELOPMENT PLAN**  
**14451, 14423, 14411, 14375, and 14345 Colonial Drive**



**PROPOSED BUILDING ELEVATIONS**  
**14451, 14423, 14411, 14375, and 14345 W Colonial Drive**

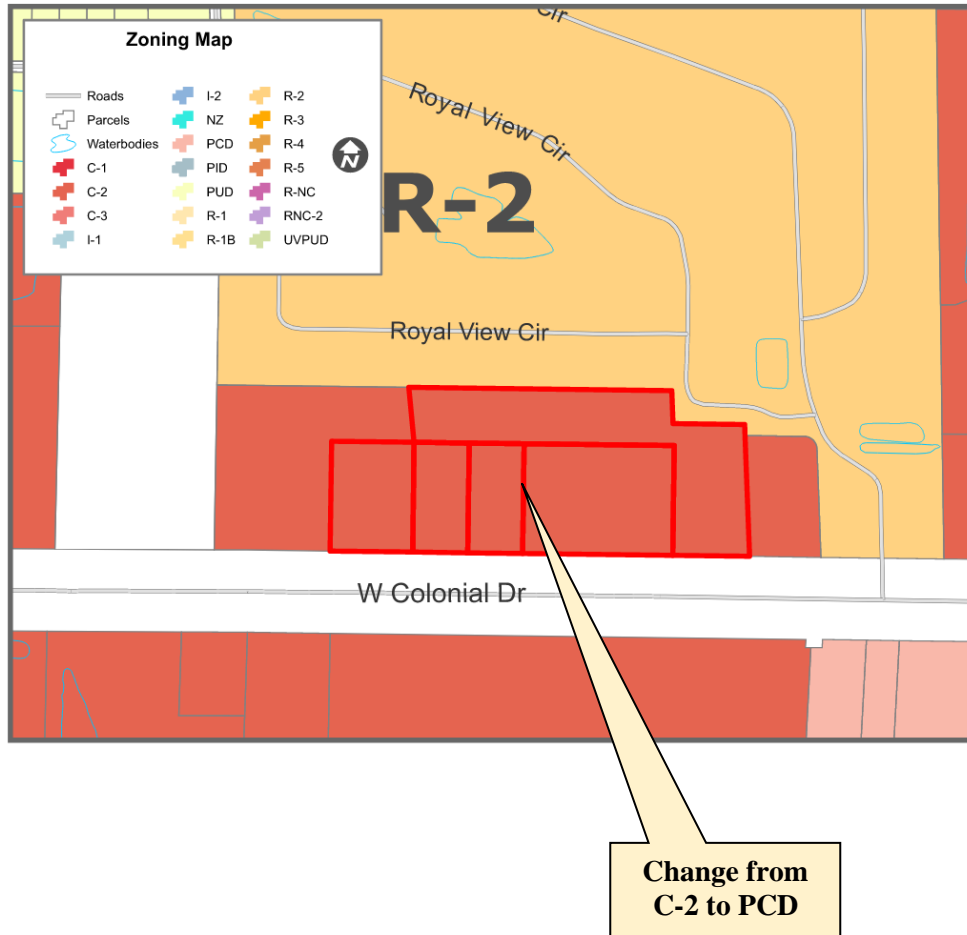


**(Solomons Auto Body – Bldg. 100)**

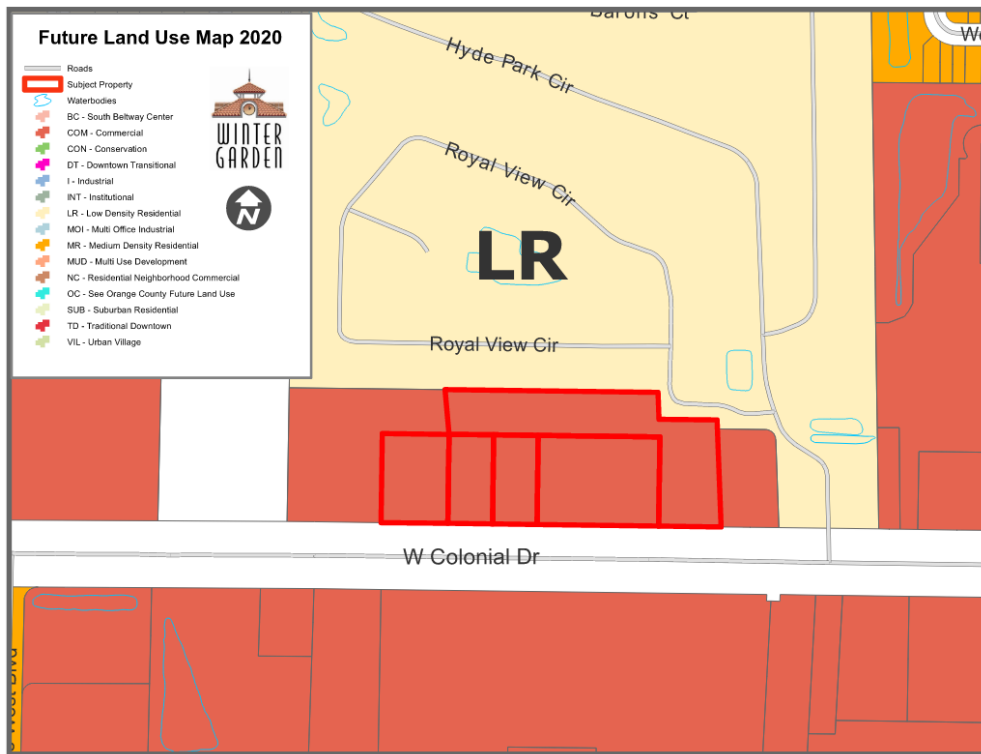


**(Retail Spaces – Bldg. 200, 300, and 400)**

**ZONING MAP**  
**14451, 14423, 14411, 14375, and 14345 W Colonial Drive**



**FUTURE LAND USE MAP**  
**14451, 14423, 14411, 14375, and 14345 W Colonial Drive**



**END OF STAFF REPORT**

## ORDINANCE 25-13

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 4.71 ± ACRES LOCATED AT 14451, 14423, 14411, 14375, and 14345 W. COLONIAL DRIVE GENERALLY LOCATED NORTH OF W. COLONIAL DRIVE, WEST OF HYDE PARK CIRCLE, AND SOUTH OF ROYAL VIEW CIRCLE FROM C-2 (ARTERIAL COMMERCIAL DISTRICT) TO PCD (PLANNED COMMERCIAL DEVELOPMENT); PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the owner of that certain real property generally described as approximately 4.71 ± acres located at 14451, 14423, 14411, 14375, And 14345 W. Colonial Drive generally located north of W. Colonial Drive, west of Hyde Park Circle, and south of Royal View Circle from C-2 (Arterial Commercial District) to PCD (Planned Commercial Development), 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 PCD Planned Commercial Development 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 Exhibit “A,” is hereby rezoned from C-2 Arterial Commercial District to (PCD) Planned Commercial Development in the City of Winter Garden, Florida subject to the following conditions provisions and restrictions:

- a) Applicability/Conflict. All development of or within the Property shall comply with and is subject to the requirements set forth in this Ordinance. Unless specifically identified in this Ordinance, all development on the Property identified in Exhibit “A” must comply with the general development standards of the C-2 (Arterial Commercial District) Zoning district and comply with the standards outlined in Chapter 118 Article IX and X regarding the West State Road 50 Overlay Commercial Development Standards. Notwithstanding anything to the contrary herein, all development of or within the Property shall comply with and is subject to all requirements in the City Code, and ordinances, resolutions, and policies of the

City. To the extent of any express conflicts between the express provisions of this Ordinance pertaining to permitted uses, special exception uses, prohibited uses, floor area ratio, architectural design criteria, architectural review, and signage and the City Code and ordinances, resolutions, and policies of the City, the requirements set forth herein shall apply.

- b) Intent. This Ordinance is intended to provide flexibility in the development of the Property in order to provide for proper growth and to guide development and construction in an integrated approach in order to promote a dynamic commercial center for commerce and social activity while also providing an aesthetically pleasing and pedestrian oriented development. Due to constraints in traffic at the proposed location, permitted and special exception uses will be established to maintain a safe, well developed project that enhances and supports the City and its citizens without causing distress on the local businesses and roads.
  
- c) Development Plan. The Property shall be developed in substantial conformance with the Development Plan attached hereto as Exhibit "B". All architecture will substantially conform to the building elevations provided in the Development Plan. Buildings 200, 300, and 400 shall have different colors, façade treatments, and details, so they are not identical.
  
- d) Permitted Uses. The following uses and structures are permitted on the Property:
  - i. Retail
  - ii. Office
  - iii. Sit-down Restaurants
  - iv. Veterinary/Grooming Services without overnight boarding services
  - v. Personal Services
  - vi. Entertainment and Recreational uses
  - vii. Automobile Repair and Body Shop Services allowed in Building (100) only.
  
- e) Special Exceptions:
  - i. Preschools and Day Care
  - ii. Public Facilities
  - iii. Hotels
  - iv. Any uses not specifically permitted or prohibited which the planning and zoning board determines as similar to and compatible with the permitted uses.
  
- f) Prohibited Uses:
  - i. Any use not permitted under subsection d) or by special exception under subsection e) above. Without limiting the foregoing, the following are also prohibited uses.
  - ii. Any use prohibited in the C-2 Zoning Districts not specifically outlined under the Permitted or Special Exception Uses.

- iii. Any drive-thru facilities
- iv. Medical laboratory or clinical laboratory
- v. 24-hour businesses or businesses that extend past the hours between 2am and 5am.
- vi. Industrial Activities
- vii. Churches
- viii. Crematories/Funeral Homes
- ix. Automobile, motorcycle, recreational vehicle or boat sales, storage, rental and repair services, or any combination thereof, except as outlined in Permitted uses for Building 100
- x. Outdoor Displays, Sale and/or Storage not specifically outlined under Permitted or Special Exceptions Uses.
- xi. Car wash
- xii. Adult entertainment
- xiii. Billboards
- xiv. Adult or pornographic book, magazine, video and novelty stores or sales.
- xii. Pawn shop.
- xv. Tattoo or body art establishments
- xvi. Vape shop, cigar shop or tobacco shop
- xvii. Medical marijuana dispensary
- xviii. Any use not in keeping with the commercial character of the district.

Nothing listed as a prohibited use is intended to be allowed by the broader list of permitted uses. To the extent any conflicts arise between the list of permitted uses and the list of prohibited uses, the list of prohibited uses shall control.

**SECTION 2:** *Staff Conditions. All development on the property must comply with the following staff conditions:*

- i. The tree mitigation cost in the amount of \$89,300.00, as provided by the applicant, will be paid to the City's Tree Fund at the preconstruction meeting.
- ii. All trees shown as saved in Exhibit B are required to be saved.
- iii. All dumpster enclosure details in the development plan are included as reference. At site plan review the applicant will be required to submit plans for dumpster enclosures that meet all City criteria.
- iv. If the re-zoning is approved, the Applicant shall submit plans and documentation showing adherence to Section 118-68, requirements for site plans, as required by the City Code.
- v. If the re-zoning is approved, a lot combination and binding lot agreement will be required prior to or concurrently with final site plan approval.

- vi. General Requirements (as noted):
  - a. All gravity sanitary pipe and fittings shall be SDR 26.
  - b. All compaction shall be 98% of the modified proctor maximum density (AASHTO T-180).
  - c. As-built record drawings shall comply with City of Winter Garden requirements available on-line (note on plan).
  - d. All Storm (>12") and Sanitary lines (>6") shall be inspected by CCTV prior to completion.
  - e. Use City Standard Detail sheets for utilities and public works in future submittals (see City website).
  - f. If Thermoplastic pipe is used it shall meet all City material and installation requirements as specified in the City's Standards & Specifications including Class I bedding, HP polypropylene pipe (not HDPE or N-12), laser profiling, installation per ASTM D2321, etc. (see under on-line forms on website).
  - g. All utilities shall be underground pursuant to Code (Sec. 18-33) including electrical power, cable, telephone, etc.
- vii. All utilities shall conform to Chapter 78 of the City Code. Impact fees will be required for any utility connections and shall be paid prior to issuance of building permit and City execution of FDEP permit applications. The site shall be served by City water, sewer and reuse. All utilities required for the development shall be run to the site at the Developer's expense, including potable water, reclaimed water and sanitary sewer. 100% of all required water, irrigation and sewer impact fees shall be paid prior to City execution of FDEP permits and issuance of site or building permits.
- viii. Sanitary lines for commercial buildings shall be 6" minimum. Oil/water separator for the auto repair building will be required with final plans.
- ix. Buildings over 6,000 s.f. will require fire sprinklers. All work downstream of the POS shall be performed by a licensed fire sprinkler contractor (note on plans). Coordinate fire protection review and approval with the Fire and Building Departments.
- x. Based on the response, the project will remain under one ownership. In the future if the intent is to sell off buildings/parcels then platting will be required.

- xi. Utilities: There is an existing 12” sanitary force main on the north side of SR 50 – a private lift station will be required for the site as shown. There is an existing 12” water main on the south side of SR 50, with an 8” stubbed out to the north side. See as-built for SR 50 utilities forwarded previously. Final plans shall show all Phase I & II meters for potable water and irrigation as the basis of impact fee payment due at the time of the Phase I permitting.
- xii. A demolition permit will be required for any buildings being demolished.
- xiii. All dumpsters, shall be enclosed and shall provide 12’ minimum inside clearance each way, inside of the bollards or gate hardware.
- xiv. Minimum 5’ wide concrete sidewalks shall be constructed along all street frontages pursuant to Code. Any damaged, broken or cracked sections (including existing curbs and pavement) shall be replaced prior to issuance of certificate of occupancy.
- xv. Geotechnical report is acknowledged and will be reviewed with final site plan submittal.
- xvi. Provide landscape plan including irrigation plan with final site plan submittal showing size and location of irrigation meter (show on Utility Plan). Landscaping shall not encroach on required sight lines at intersections or driveways. Design Engineer shall provide certification that sight distance requirements are being met. All irrigation on the site shall be designed to be supplied by reclaimed water when available and shall be served by a jumper to potable water until that time.
- xvii. A separate tree removal permit is required to remove any trees. Coordinate with Building Department.
- xviii. No trees may be planted over or within 5 feet of any utility lines. Only sod or shrubs may be planted over utility lines.
- xix. Permit from SJRWMD is required as well as permits or exemptions from FDEP for water, wastewater and NPDES. FDOT drainage, utility, and driveway permits required.
- xx. The plan shows an underground exfiltration system for the treatment and attenuation required by SJRWMD and FDOT. The system will be monitored periodically by the City and if not functioning as designed, provisions shall be made to correct it at the Owner’s expense.
- xxi. Streetlighting, both internally and on all street frontages (including SR 50),

is required pursuant to City Code – dark skies lighting is required. Provide a photometric plan to be submitted for review by the Planning Department.

- xxii. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.
- xxiii. All work shall conform to City of Winter Garden standards and specifications.
- xxiv. Fencing, shall meet all City requirements for height, type, etc. Chain link fencing, if used, shall be vinyl coated per Code.
- xxv. 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.
- xxvi. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.
- xxvii. 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.
- xxviii. 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.

**SECTION 3: General Requirements**

- a. **Land Development Approvals and Permits** – This Ordinance does not require the City to issue any permits or approval for development, construction, building permit, or other matter by the City relating to the Property or the project or any portion thereof. These and any other required City development approvals and permits shall be processed and issued by the City in accordance with procedures set forth in the City’s Code of Ordinances and subject to this Ordinance.
- b. **Amendments-** Minor amendments to this Ordinance will be achieved by Resolution of the City Commission of the City of Winter Garden. Major amendments to this Ordinance will require approval of the City Commission of the City of Winter Garden by Ordinance.
- c. **Expiration/Extension** – Expiration of this PCD shall be governed in accordance with Section 118-830, City of Winter Garden Code of Ordinances. Time extensions may be granted in accordance with Section 118-829, City of Winter Garden Code of Ordinances.

**SECTION 4: 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 5: Non-Severability.** Should any portion of this Ordinance be held invalid, then the entire Ordinance shall be null and void.

**SECTION 6: Effective Date.** This Ordinance shall become effective upon adoption at its second reading.

**FIRST READING AND PUBLIC HEARING:** \_\_\_\_\_, 2025.

**SECOND READING AND PUBLIC HEARING:** \_\_\_\_\_, 2025.

**ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by the City Commission of the City of Winter Garden, Florida.

**APPROVED:**

\_\_\_\_\_  
JOHN REES, Mayor/Commissioner

**ATTEST:**

\_\_\_\_\_  
ANGELA GRIMMAGE, City Clerk

**Exhibit "A"**

**LEGAL DESCRIPTION**

PARCEL ID's#: 22-22-27-0000-00-075, 22-22-27-0000-00-070, 22-22-27-0000-00-056,  
22-22-27-0000-00-057, and 22-22-27-0000-00-034

**DESCRIPTION:**

**PARCEL 034**

BEGIN 75 FEET NORTH AND 773 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE CONTINUE EAST 140.00 FEET; THENCE NORTH 240.31 FEET; THENCE WEST 130.17 FEET; THENCE NORTH 60.08 FEET; THENCE WEST 478.92 FEET; THENCE SOUTH 100.43 FEET; THENCE EAST 473 FEET; THENCE SOUTH 200.00 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

**PARCEL 070**

THE EAST 100 FEET OF THE WEST 400 FEET OF THE SOUTH 275 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING AND BEING IN SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH 75 FEET FOR STATE ROAD.

**PARCEL 075**

THE EAST 150 FEET OF THE WEST 300 FEET OF THE SOUTH 275 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. LESS AND EXCEPT STATE ROAD RIGHT OF WAY.

**PARCEL 057**

THE EAST 273 FEET OF THE WEST 773 FEET OF THE SOUTH 275 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING AND BEING IN SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH 75 FEET OF STATE ROAD.

**PARCEL 056**

THE EAST 100 FEET OF THE WEST 500 FEET OF THE SOUTH 275 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING AND BEING IN SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH 75 FEET OF STATE ROAD.

Containing 4.71 acres, more or less.

Exhibit "B" – Development Plan

SHEET INDEX

Table listing sheet titles and codes: COVER SHEET, EXISTING CONDITIONS, GENERAL NOTES, MASTER SITE PLAN, GEOMETRY, MARKING AND SIGNAGE PLAN, DEMOLITION AND EROSION CONTROL PLAN, GRADING AND DRAINAGE PLAN, UTILITY PLAN, SITE DETAILS, CITY OF WINTER GARDEN STANDARD DETAILS FOR WATER DISTRIBUTION SYSTEMS, CITY OF WINTER GARDEN STANDARD DETAILS FOR WASTEWATER COLLECTION SYSTEM, CITY OF WINTER GARDEN AS-BUILT / RECORD DRAWINGS, LIFTSTATION DETAILS, FDOT STANDARD DETAILS, PLANTING PLAN, BLD 100 ARCHITECTURAL INDEX, BLD 100 FLOOR PLAN, BLD100 WEST AND SOUTH ELEVATIONS, BLD 100 WEST AND SOUTH ELEVATIONS COLORED, BLD 100 EAST AND NORTH ELEVATIONS, BLD 100 EAST AND NORTH ELEVATIONS COLORED, BLD 200, 300, AND 400 ARCHITECTURAL INDEX, BLD 200, 300, AND 400 FLOOR PLAN, BLD 200, 300, AND 400 ELEVATIONS, BLD 200, 300, AND 400 ELEVATIONS COLORED.

NOTES:

- 1. ALL GRAVITY SANITARY PIPE AND FITTINGS SHALL BE SDR26.
2. ALL COMPACTION SHALL BE 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY (AASHTO T-180).
3. AS-BUILT RECORD DRAWINGS SHALL COMPLY WITH CITY OF WINTER GARDEN REQUIREMENTS AVAILABLE ON-LINE.
4. ALL STORM (>= 12") AND SANITARY LINES (>=6") SHALL BE INSPECTED BY CCTV PRIOR TO COMPLETION AND PRIOR TO PAVEMENT AND BASE MATERIAL PLACEMENT.
5. IF THERMOPLASTIC PIPE IS USED IT SHALL MEET ALL CITY MATERIAL AND INSTALLATION REQUIREMENTS AS SPECIFIED IN THE CITY'S STANDARDS AND SPECIFICATIONS INCLUDING CLASS 1 BEDDING, HP POLYPROPYLENE PIPE (NOT HDPE, N=12), LASER PROFILING, INSTALLATION PER ASTM D2321, ETC (SEE UNDER ON-LINE FORMS ON WEBSITE).
6. ALL UTILITIES SHALL BE UNDERGROUND PURSUANT TO CODE (SEC. 18-33) INCLUDING ELECTRICAL POWER, CABLE, TELEPHONE, ETC.
7. DEMOLITION SHALL BE REQUIRED IF ANY STRUCTURE ARE TO BE DEMOLISHED.
8. NO TREES TO BE PLANTED OVER OR WITHIN 5 FEET OF ANY UTILITY LINES. ONLY SOD OR SHRUBS MAY BE PLANTED OVER UTILITY LINES.
9. ONLY BUILDING 100 WILL BE USED AS AUTO REPAIR SHOP AS SPECIAL EXCEPTION. NO OTHER BUILDING(S) OR PORTION OF OTHER BUILDING(S) WILL BE USED AS AUTO REPAIR SHOP.
10. ALL SIGNAGE WILL BE PERMITTED SEPARATELY AND SHALL ADHERE TO CITY CODE CHAPTER 102-SIGNS.
11. ALL WORK SHALL CONFORM TO CITY OF WINTER GARDEN STANDARDS AND SPECIFICATIONS.
12. 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.
13. CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION, LOCATION, AND PROTECTION OF ALL UTILITIES THAT MAY EXIST WITHIN THE PROJECT LIMITS AND ADJACENT AREA DURING CONSTRUCTION OF THE PROJECT. 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 PERMIT THAT MAY BE REQUIRED BY FEDERAL, STATE, REGIONAL, COUNTY, MUNICIPAL OR OTHER AGENCIES THAT MAY HAVE JURISDICTION.
15. SITE LIGHTING SHALL MEET CITY OF WINTER GARDEN CITY CODE - DARK SKIES LIGHTING (CODE SECTION 118-15.36). DURING CONSTRUCTION, A SITE PHOTOMETRIC PLAN WILL BE REQUIRED.

PREPARED FOR:

NESARALLI HOLDINGS LLC
14451 W COLONIAL DR
WINTER GARDEN, FLORIDA 34787

SITE PLAN

FOR

SOLOMON'S AUTO BODY DEVELOPMENT

14451 W COLONIAL DR

WINTER GARDEN, FLORIDA 34787

PARCEL ID - 22-22-27-0000-00-034, 056, 057, 070, 075

LEGAL DESCRIPTION:

(PROVIDED BY CLIENT)

PARCEL 034
BEGIN 75 FEET NORTH AND 773 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE CONTINUE EAST 140.00 FEET; THENCE NORTH 240.31 FEET; THENCE WEST 130.17 FEET; THENCE NORTH 60.08 FEET; THENCE WEST 478.92 FEET; THENCE SOUTH 100.43 FEET; THENCE EAST 473 FEET; THENCE SOUTH 200.00 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 070
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PARCEL 075
THE EAST 150 FEET OF THE WEST 300 FEET OF THE SOUTH 275 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. LESS AND EXCEPT STATE ROAD RIGHT OF WAY.

PARCEL 057
THE EAST 273 FEET OF THE WEST 773 FEET OF THE SOUTH 275 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING AND BEING IN SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH 75 FEET FOR STATE ROAD.

PARCEL 056
THE EAST 100 FEET OF THE WEST 500 FEET OF THE SOUTH 275 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING AND BEING IN SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH 75 FEET FOR STATE ROAD.



LOCATION MAP N.T.S.

SERVICES

WATER

WINTER GARDEN WATER DEPARTMENT
300 PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 656-4100

WASTEWATER

WINTER GARDEN SEWER DEPARTMENT
101 E CREST AVE
WINTER GARDEN, FLORIDA 34787
(407) 656-3601

TELEPHONE

CENTURY LINK
33 N. MAIN STREET
WINTER GARDEN, FLORIDA 34787
(407) 539-0644

POWER

PROGRESS ENERGY
3300 EXCHANGE PL
LAKE MARY, FLORIDA 32746
(800) 70-8744

GAS

TECO PEOPLES GAS - ORLANDO
600 W. ROBINSON STREET
ORLANDO, FLORIDA 32801
(407) 420-6609

PROJECT TEAM

OWNER/CLIENT

NESARALLI HOLDINGS LLC
14451 W COLONIAL DR
WINTER GARDEN, FL 34787

ARCHITECT

KAD DESIGNS, INC.
6900 TAVISTOCK LAKES BLVD, SUITE 400
ORLANDO, FL 32827
(407) 344-4122

CIVIL ENGINEER

LAM CIVIL ENGINEERING, INC.
1320 W PINE STREET
ORLANDO, FLORIDA 32805
(407) 254-0040

SURVEYOR

V&S SURVEYING, INC.
2412 ORSOTA CIRCLE
ORLANDO, FLORIDA 34761
(407) 342-1510

LANDSCAPE ARCHITECT

ECOTONE LAND DESIGN, INC.
1850 KINGS COURT
KISSIMMEE, FLORIDA 34741
(407) 931-2225

TRAFFIC ENGINEERING

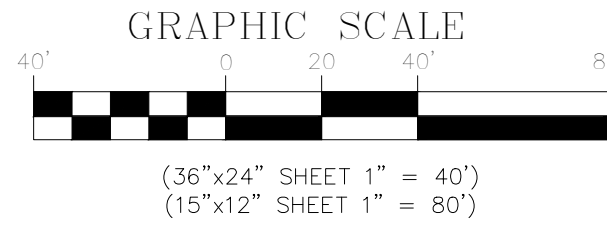
TRAFFIC PLANNING AND DESIGN, INC.
535 VERSAILLES DRIVE
MAITLAND, FLORIDA 32751
(407) 628-9955

Table with columns: DATE, AGENCY, SHEETS, COMMENT. Lists submittals for various sheets and their review status.

Project information box containing LAM Civil Engineering, Inc. logo, address, contact info, and project details: PN: 2020.018.02, DRAWN BY: LCE, APPROVED BY: QL, DATE: 11-13-24, SHEET: ----.

# BOUNDARY & TOPOGRAPHIC SURVEY

FOR ENGINEERING PURPOSE



**LEGAL DESCRIPTION**

**PARCEL 1:**  
BEGIN 75 FEET NORTH AND 773 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE CONTINUE EAST 140.00 FEET; THENCE NORTH 240.31 FEET; THENCE WEST 130.17 FEET; THENCE NORTH 80.08 FEET; THENCE WEST 418.90 FEET; THENCE SOUTH 100.43 FEET; THENCE EAST 473 FEET; THENCE SOUTH 200.00 FEET TO THE POINT OF BEGINNING LYING AND BEING IN SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

**PARCEL 2:**  
THE EAST 273 FEET OF THE WEST 773 FEET OF THE SOUTH 275 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING AND BEING IN SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH 75 FEET FOR STATE ROAD.

**PARCEL 3:**  
THE EAST 100 FEET OF THE WEST 400 FEET OF THE SOUTH 275 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING AND BEING IN SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH 75 FEET FOR STATE ROAD.

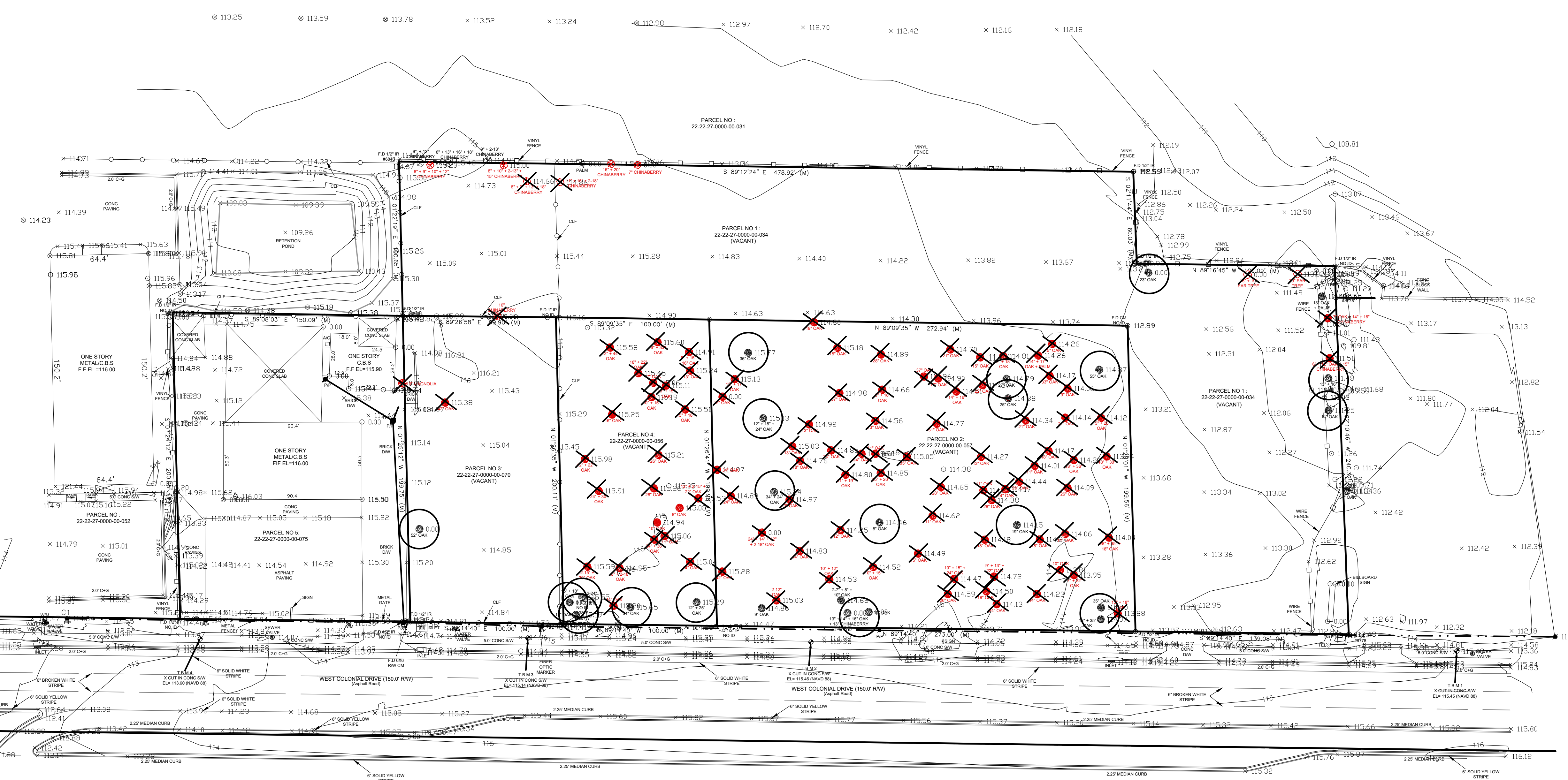
**PARCEL 4:**  
THE EAST 100 FEET OF THE WEST 500 FEET OF THE SOUTH 275 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING AND BEING IN SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH 75 FEET FOR STATE ROAD.

**PARCEL 5:**  
THE EAST 150 FEET OF THE WEST 300 FEET OF THE SOUTH 275 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. LESS AND EXCEPT STATE ROAD RIGHT OF WAY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	68829.94	149.94	149.94	S 89°15'45" E	0°07'29"

LINE	BEARING	DISTANCE
L1	N 88°15'29" W	4.98



Bearings shown hereon are based on the South line of the SW 1/4 of section 22, Township 22 S, Range 27 E, being assumed as N 89°42'43" E.

Field Date : 11/27/17  
Date Completed : 11/28/17  
Revised Date : 08/31 20 Trees added

Property Address :  
14345, 14375, 14411, 14423, 14451 W. COLONIAL DR  
WINTER GARDEN, FLORIDA 34787.

SURVEY NO : VS 2167

Certified To :  
SHAZAD A. NESARALLI  
OMAWATIE NESARALLI

FLOOD ZONE INFORMATION:  
Community No: 120187 Panel : 0215  
Suffix : F F.I.R.M Date : 09/25/2009  
Flood Zone : X

**BENCHMARK USED:**  
POINT : C1346038  
NORTHING : 1533471  
EASTING : 464655  
ELEVATION = 111.591 NAVD 88

### LEGEND

A/C	Air Condition	E.O.P	Edge of Pavement	O.R	Official Record	S.T	Septic Tank
A	Arc Length	E.O.W	Edge of Water	O.R.B	Official Record Book	S.I.R	Set Iron Rod #7772
B.M	Bench Mark	EL	Elevation	O.H.L	Overhead Lines	SW	Sidewalk
B.S	Building S setback	F	Field	Pg	Page	SW.E	Sidewalk Easement
CATV	Cable TV Riser	F.F	Finish Floor	P.C.P	Permanent Control Point	X 98.50	Spot Elevation
C	Calculated	FH	Fire Hydrant	P.R.M	Permanent Reference Marker	TEL	Telephone Riser
C.L	Centerline	F.D	Found	P	Plat	T.B.M	Temporary Bench Mark
CLF	Chain Link Fence	⊙	Found Iron Rod or Iron Pipe	P.O.B	Point of Beginning	T.O.B	Top of Bank
C.B	Chord Bearing	⊙	Found Nail and Disk	P.O.C	Point of Commencement	TRANS	Transformer
C.LEN	Chord Length	IP	Iron Pipe	P.C	Point of Curvature	TYP	Typical
CIO	Concrete	IR	Iron Rod	P.I	Point of Intersection	U.E	Utility Easement
CONC	Concrete	L.P	Light Pole	P.R.C	Point of Reverse Curve	W.M	Water Meter
C.B.S	Concrete Block Structure	L.A.E	Limited Access Easement	P.T	Point of Tangency	WF	Wood Fence
C.M	Concrete Monument	MH	Manhole	P.O.L	Point on Line	⊙	OAK TREE
C&G	Curb and Gutter	M	Measured	PP	Power Pole	⊙	CHINABERRY TREE
Δ	Delta	MP	Meter Pole	PROP	Proposed	⊙	PALM TREE
D.E	Drainage Easement	N+D	Nail and Disk	RAD	Radial	⊙	EAR TREE
D.F	Drainfield	N.R	Non Radial	R	Radius		
D.W	Driveway	NHWE	Normal High Water Elevation	R.P	Radius Point		
E.O.P	Edge of Pavement	N.T.S	Not to Scale	RAW	Right of Way		

### Surveyor's Notes

- This survey is based on the legal description as provided by the Client.
- This Surveyor has not abstracted the land shown hereon for easements rights of way or restrictions of records which may affect the title or use of the land.
- No underground improvements or installations have been located unless noted. Only visible utilities located.
- Elevations if shown hereon are based on NAVD 1988 unless otherwise stated.
- Dimensions shown for the location of improvements hereon should not be used to reconstruct boundary lines.
- Dimensions and bearings shown are plat and measured only unless otherwise noted.
- Attention is directed to the fact that this plan may have altered in size by reproduction. This must be considered when obtaining scaled data.
- Features shown by symbols as indicated in legend may not be to scale.
- Wall ties are to face of wall.
- Only visible utilities and encroachment located.
- This survey is valid for 90 days from the completed date or revised date shown.
- Septic Tanks and drainfield location are approximate and should be verified by the appropriate utility company.
- The accuracy of this survey is according to the Standards of Practice by the Board of Professional Land Surveyors and Mappers in Rule 53-17 Florida Administrative Code.

### REVISIONS

No.	DATE	DESCRIPTION	APP'D BY
1	09/18/20	CITY OF WINTER GARDEN COMM.	QTL
2	09/17/21	CITY OF WINTER GARDEN COMM.	QTL
3	03/31/23	CITY OF WINTER GARDEN COMM.	QTL
4	08/24/23	CITY OF WINTER GARDEN COMM.	QTL
5	07/06/24	CITY OF WINTER GARDEN COMM.	QTL
6	05/14/24	CITY OF WINTER GARDEN COMM.	QTL

**SOLOMON'S AUTO BODY DEVELOPMENT**  
14451 W COLONIAL DR  
WINTER GARDEN, FL 34787

**EXISTING CONDITIONS**

CLIENT:  
NESARALLI HOLDINGS LLC  
14451 W COLONIAL DR  
WINTER GARDEN, FL 34787

**LAM**  
Civil Engineering, Inc.  
1320 W PINE STREET  
ORLANDO, FL 32805  
PHONE: 407-254-0040  
CELL: 407-234-8944

CERTIFICATE OF AUTHORIZATION No. 27340  
THIS DOCUMENT AND ANY DESIGN DOCUMENTS RELATED TO THIS PROJECT IS THE PROPERTY OF LAM CIVIL ENGINEERING, INC. AND IS COPYRIGHTED. THIS DOCUMENT IS INTENDED TO BE USED BY THIS PROJECT. ANY REPRODUCTION, DISTRIBUTION, OR USE OF THIS DOCUMENT IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF LAM CIVIL ENGINEERING, INC.

NOT FOR CONSTRUCTION  
UNLESS SIGNED AND SEALED

QUANG T. LAM, P.E.  
FL REGISTRATION No. 62550

PROJECT No.	2020.018.02
DATE:	11-13-24
DRAWN BY:	LCE
APPROVED BY:	QTL
<b>SHEET</b>	<b>V1</b>

GENERAL NOTES

- 1. THE BOUNDARY AND TOPOGRAPHIC SURVEYS FOR THIS PROJECT WERE FURNISHED BY THE CLIENT...
2. ANY SITE CONDITIONS DIFFERENT FROM THAT WHICH IS REPRESENTED HEREON...
3. THE LOCATION OF ALL EXISTING UTILITY SERVICES, FACILITIES AND STRUCTURAL FEATURES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION...

NOTE: THE OWNER USED IN THESE NOTES SHALL MEAN NESARALLI HOLDINGS, LLC 14451 W COLONIAL DRIVE WINTER GARDEN, FLORIDA 34787

DEMOLITION NOTES

- 1. 48 HOURS PRIOR TO COMMENCING OF CONSTRUCTION, CONTRACTOR SHALL CALL SUNSHINE (1-800-432-4770) FOR UTILITY LOCATES WITHIN THE CONSTRUCTION LIMITS AND ANY AREA TO BE EXCAVATED.
2. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO COMMENCING CONSTRUCTION FOR DIG PERMITS, WATER AND WASTEWATER PERMITS, AND/OR OTHER PERMITS AS APPLICABLE...

48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL CENTER

EROSION CONTROL NOTES

- 1. ALL EROSION CONTROL MEASURES SHOWN HEREON ARE THE MINIMUM STANDARDS. ANY EROSION CONTROL REQUIRED BEYOND THAT SPECIFIED SHALL BE CONSIDERED AS PART OF THIS CONTRACT.
2. ALL EROSION CONTROL WORKS SHALL CONFORM TO THE LOCAL WATER MANAGEMENT DISTRICT, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) STANDARDS.
3. PRIOR TO EARTH WORK OR START OF CONSTRUCTION, CONTRACTOR SHALL ERECT/PLACE EROSION AND SEDIMENT CONTROL MEASURES AS A DEFENSE IN TRANSPORTING SILT OFF SITE.

GRADING AND DRAINAGE NOTES

- 1. ALL SOIL STRIPPINGS, DELETERIOUS AND UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED LEGALLY BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE OWNER OR SPECIFIED ELSEWHERE IN THE PLANS FOR SELECTED DISPOSAL...
2. THE OWNER SHALL PROVIDE A GEOTECHNICAL ENGINEER TO MAKE DETERMINATIONS ON THE SUITABILITY OF MATERIAL ACQUIRED FROM EXCAVATIONS OR BORROW OPERATIONS AND TO DETERMINE THE SUITABILITY AND CONTROL FOR EMBANKMENT OPERATIONS OR THE STOCKPILING OF SURPLUS SOIL...

UTILITY NOTES

- 1. ALL UTILITY PIPES SHALL HAVE A MINIMUM THIRTY SIX (36) INCHES OF COVER FROM CROWN OF PIPES.
2. ALL PVC WATER DISTRIBUTION SYSTEM SHALL BEAR NATIONAL SANITATION FOUNDATION (NSF) LOGO FOR POTABLE WATER USE. ALL PVC PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA C900 STANDARD (LATEST EDITION).
3. ALL DUCTILE IRON PIPE (DIP) WATER DISTRIBUTION SYSTEM WITH NOMINAL DIAMETER FOUR (4) INCHES THROUGH TWENTY FOUR (24) INCHES SHALL CONFORM TO ANSI/AWWA C151/A21.51 AND SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 350 PSI WITH STANDARD CEMENT MORTAR LINING...

AS-BUILT NOTES

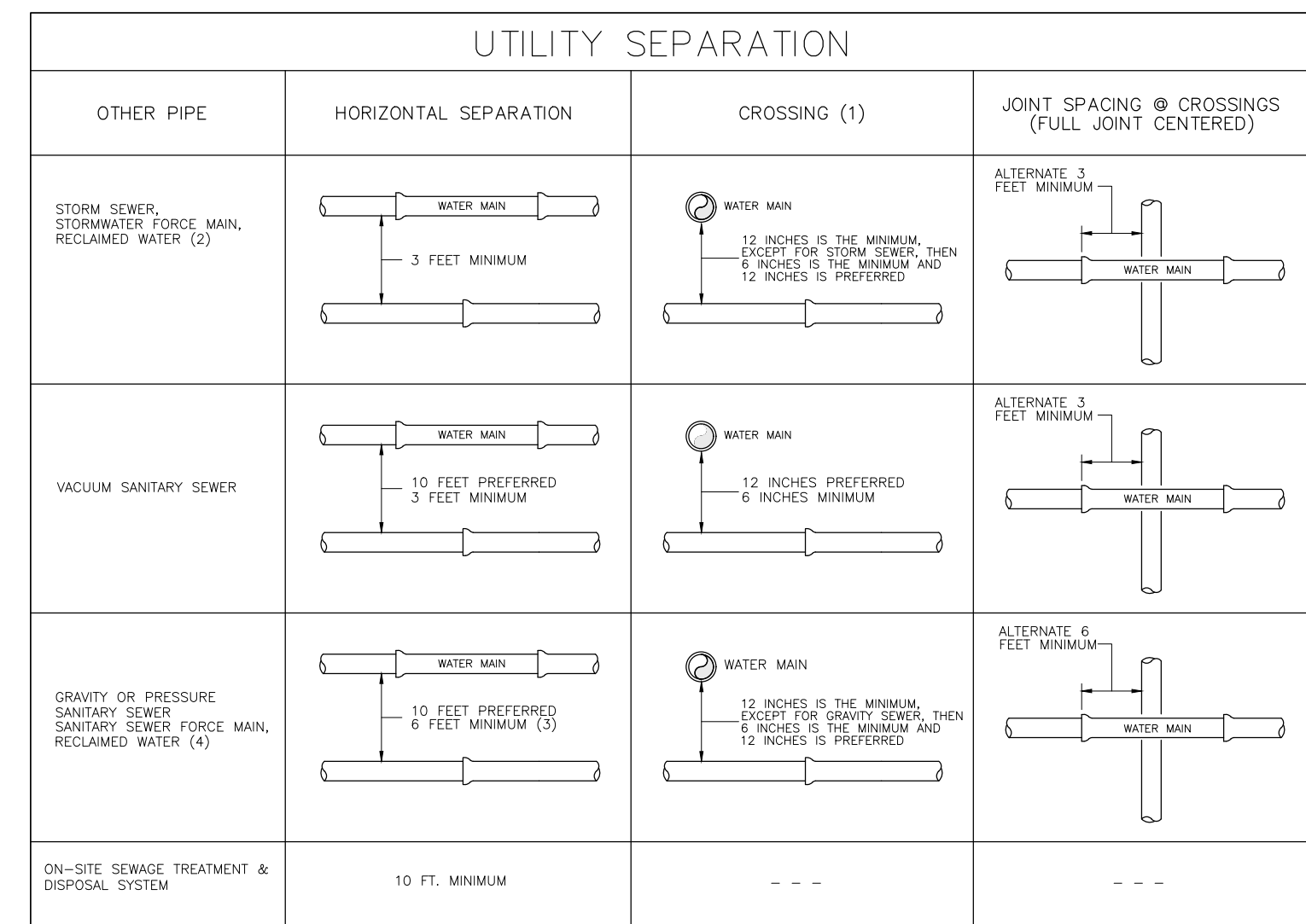
- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE PROJECT ENGINEER UPON COMPLETION OF THE PROJECT. AS-BUILT DRAWINGS SHALL DEPICT ANY CHANGES DURING CONSTRUCTION TO THE DESIGN DOCUMENTS EITHER DRAWINGS OR SPECIFICATIONS. BOTH THE DESIGN DOCUMENTS AND AS-BUILT SHALL BE CLEARLY SHOWN ON ONE SET OF PLAN AND MUST BE LABELED AS "AS-BUILT" OR "RECORD" DRAWING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CLOSED CIRCUIT TV (CCTV) LOG AND VIDEO OF THE SANITARY SYSTEM PIPES AND MANHOLES. CCTV LOG AND VIDEO SHALL HAVE AUDIO DESCRIPTION OF PIPE SIZE AND CONDITIONS, CONTINUOUS RUN, AND INSPECTION OF ALL JOINTS BETWEEN PIPES AND STRUCTURES...

EMERGENCY WASTEWATER SPILL AND WATER MAIN BREAK PROCEDURES

- 1. EXCAVATE CAUTIOUSLY: THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF WASTEWATER FORCE MAINS AND GRAVITY SEWERS. FORCE MAIN AND SEWER LOCATIONS SHOWN ON PLANS ARE NOT EXACT OR GUARANTEED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
2. TELEPHONE NOTIFICATION: ORANGE COUNTY DISPATCH OPERATOR SHALL BE NOTIFIED IMMEDIATELY IN THE EVENT OF A FISH MILE, GRAVITY SEWER, REUSE MAIN OR WATER MAIN BREAK OR DAMAGE AT (407) 823-9150.
3. REPAIR IMMEDIATELY: ALL DAMAGE TO ORANGE COUNTY MAINS AND LATERALS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE...

UTILITY PIPE SCHEDULE

Table with columns: SERVICE, MATERIAL, CLASS, TEST PRESSURE. Includes rows for (WM) WATER MAIN DIA. = 4"-12", (WM) WATER MAIN DIA. = 16" & 20", (RWM) RECLAIMED WATER MAIN = 4"-12", (RWM) RECLAIMED WATER MAIN = 16" & 20", (FM) WASTEWATER FORCEMAIN DIA. <= 12", (FM) WASTEWATER FORCEMAIN DIA. = 16" & 20", (SS) SANITARY SEWER DIA. <= 12".



- (1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE, WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 1 FT FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

\*\* THIS SEPARATION TABLE IS PROVIDED FOR YOUR CONVENIENCE ONLY. REFER TO F.A.C. RULE 62-555.314 FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.

REVISIONS

Table with columns: No., DATE, DESCRIPTION, APPD BY. Includes revision entries for CITY OF WINTER GARDEN COMM. and CITY OF WINTER GARDEN COMM.

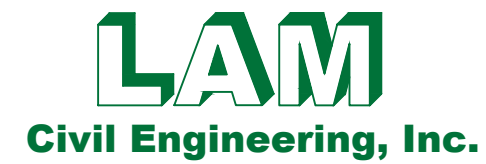
SOLOMON'S AUTO BODY DEVELOPMENT

14451 W COLONIAL DR WINTER GARDEN, FL 34787

GENERAL NOTES

CLIENT:

NESARALLI HOLDINGS LLC 14451 W COLONIAL DR WINTER GARDEN, FL 34787



1320 W PINE STREET ORLANDO, FL 32805

PHONE: 407-254-0040 CELL: 407-234-8944

CERTIFICATE OF AUTHORIZATION No. 27340

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QUANG T. LAM, P.E. FL REGISTRATION No. 62550

DATE

PROJECT No. 2020.018.02

DATE: 11-13-24

DRAWN BY: LCE

APPROVED BY: QTL

SHEET C0



REVISIONS		
No.	DATE	DESCRIPTION
1	09/18/20	CITY OF WINTER GARDEN COMM.
2	09/17/21	CITY OF WINTER GARDEN COMM.
3	03/31/23	CITY OF WINTER GARDEN COMM.
4	08/24/23	CITY OF WINTER GARDEN COMM.
5	01/06/24	CITY OF WINTER GARDEN COMM.
6	05/14/24	CITY OF WINTER GARDEN COMM.

**SOLOMON'S AUTO BODY DEVELOPMENT**  
 14451 W COLONIAL DR  
 WINTER GARDEN, FL 34787

**OVERALL SITE PLAN**

CLIENT:  
 NESARALLI HOLDINGS LLC  
 14451 W COLONIAL DR  
 WINTER GARDEN, FL 34787

**LAM**  
 Civil Engineering, Inc.  
 1320 W PINE STREET  
 ORLANDO, FL 32805  
 PHONE: 407-254-0040  
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 DRAWN BY: **LCE**  
 APPROVED BY: **QTL**  
**SHEET C1**

**SITE IDENTIFICATION**

PARCEL IDENTIFICATION No. 22-22-27-0000-00-034, 070, 075 PARTIAL (PHASE II - 056, 057)  
 SECTION 22, TOWNSHIP 22S, RANGE 27E

**SITE AREA**

EXISTING AREAS (PHASE I)	
IMPERVIOUS AREA	0.0 AC (0%)
PERVIOUS AREA	3.17 AC (100%)
TOTAL SITE AREA (PHASE I)	3.17 AC (100%)

PROPOSED AREAS (PHASE I)	
BLD 100 & 200 - PHASE I (BASE 25,632 SF)	0.58 AC (18%)
IMPERVIOUS (PAVEMENT/ SIDEWALK)	1.72 AC (47%)
TOTAL IMPERVIOUS	2.30 AC (73%)
PERVIOUS AREA	0.87 AC (27%)
TOTAL SITE AREA (PHASE I)	3.17 AC (100%)

BUILDING SETBACK	PERMITTED	PROPOSED
FRONT	20'	20'
SIDE	20'	5'(WEST), 20'(EAST)
REAR/RESIDENTIAL	20'	24'

**PROJECTED TRIP ENDS GENERATION (FOR PHASES I AND II)**

AVERAGE DAILY TRIP	ENTER (85%)	592 ADT (46.4 * 12.76 AVER. RATE PER 1,000 SF)
AM PEAK HOUR TRIP	ENTER (15%)	55 TRIPS
	EXIT (15%)	10 TRIPS
TOTAL		65 A.M. PEAK TRIP (46.4 * 1.40 AVER. RATE PER 1,000 SF)
PM HOUR TRIP	ENTER (26%)	15 TRIPS
	EXIT (74%)	44 TRIPS
TOTAL		59 P.M. PEAK TRIP (46.4 * 1.26 AVER. RATE PER 1,000 SF)

**SITE ZONING**

EXISTING ZONING	C-2
EXISTING LAND USE	VACANT
PROPOSED LAND USE	COMMERCIAL/OFFICE
FUTURE LAND USE	COMMERCIAL/OFFICE

**SURROUNDING ZONING AND FUTURE LAND USE**

DIRECTION	ZONING	FUTURE LAND USE
EAST	C-2	COMMERCIAL
WEST	C-2	COMMERCIAL
NORTH	R-2	RESIDENTIAL
SOUTH	C-2	COMMERCIAL

**PARKING DATA**

PARKING SPACES REQUIRED (COMMERCIAL/OFFICE)  
 • 3 SP. PER 1,000 SF => REQUIRED SPACES=139 SPACES BASED 46,432 SF

PARKING SPACES PROVIDED (TOTAL PROVIDED 174 PARKING SPACES)

PHASE I	
PARKING 9'x20' SPACES	131 SPACES
HANDICAP PARKING 12'x20' SPACES	6 SPACES
TOTAL SPACES	137 SPACES

PHASE II	
PARKING 9'x20' SPACES	35 SPACES
HANDICAP PARKING 12'x20' SPACES	2 SPACES
TOTAL SPACES	37 SPACES

**BUILDING AREA**

BUILDING No.	AREA	PHASE
100	15,232 SF	I
200	10,400 SF	I
300	10,400 SF	I
400	10,400 SF	II
TOTAL	46,432 SF	(F.A.R. 0.23)

**USES**

- ALL ALLOWABLE USE WITHIN C-2 ALTERIAL COMMERCIAL DISTRICT.
- PROHIBITED USES:
  - RESTAURANT WITH DRIVE-THRU.
  - MEDICAL LABORATORY OR CLINICAL LABORATORY TO INCLUDE BLOOD WORK AND DIAGNOSTICS.

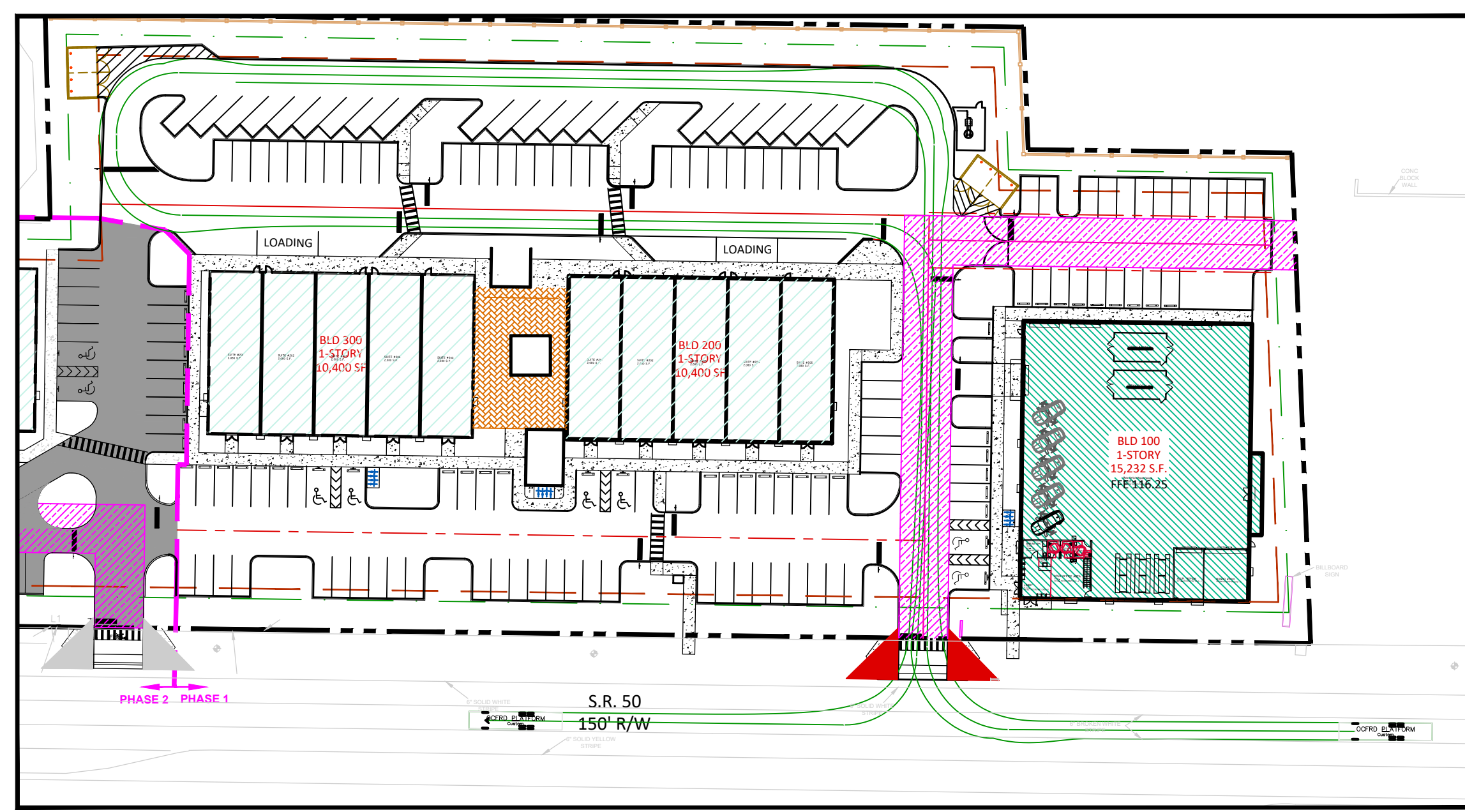
**SITE LEGEND**

- SOIL LINES
- PROPERTY LINE
- PARKING COUNT (TOTAL 175 SPACES)
- POWER LINE EASEMENT
- FUTURE BUILDINGS
- CROSS ACCESS EASEMENT

**SOIL TYPES**

SOIL No.	SOIL NAME	HYDROLOGIC GROUP
2	LOCKHOOSA FINE SAND	TYPE A
5	WABASSO FINE SAND	TYPE A/D
6	ZOLFO FINE SAND	TYPE A

SOURCE: USDA SCS SOIL SURVEY OF ORANGE COUNTY, FL 2020



**FIRE TRUCK MOVEMENT**

SCALE 1"=60'

CLOSEST WG FIRE STATION IS FIRE STATION 24,  
131 E PALMETTO, WINTER GARDEN, FL 34787

**SITE NOTE**

- DUMPSTER ENCLOSURE SHALL MEET DESIGN GUIDELINES WITH MAXIMUM HIGH SHALL BE 6 FEET AND DUMPSTER OR MATERIAL WITHIN THE SERVICE AREA SHALL NOT EXTEND ABOVE THE REQUIRED MASONRY WALL. SEE SHEET C5.1 - SITE DETAILS.
- TURN LANE STRIPING SHALL MEET FDOT DESIGN STANDARDS INDEX 17346 LATEST EDITION.
- ALL CURBING AND PAVING AREA IN FRONT OF FIRE DEPARTMENT APPARATUS (I.E. FIRE HYDRANT, FDC, ETC) SHALL HAVE 4" WIDE STRIPING EXTEND 7.5FT FROM APPARATUS PAINTED OSHA YELLOW.
- CURB RADIUS IS AT FACE OF CURB.
- REFER TO SHEET C5 - SITE DETAILS FOR ASPHALT PAVEMENT SECTION DETAIL.
- THE OWNER IS RESPONSIBLE FOR MEETING ALL PROVISIONS OF ADA AND FLORIDA ACCESSIBILITY CODE.
- ALL WORK SHALL CONFORM TO CITY OF WINTER GARDEN STANDARDS AND SPECIFICATIONS.
- FENCING, SHALL MEET ALL CITY REQUIREMENTS FOR HEIGHT, TYPE, ETC. CHAIN LINK FENCING, IF USED, SHALL BE VINYL COATED PER CODE.
- 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 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.

**SITE NOTE (CONTINUE)**

- THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION, LOCATION AND PROTECTION OF ALL UTILITIES THAT MAY EXIST WITHIN THE PROJECT LIMITS.
- 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.
- AS-BUILT RECORD DRAWINGS SHALL COMPLY WITH CITY OF WINTER GARDEN REQUIREMENTS AVAILABLE ON-LINE
- ALL STORM (≥12") AND SANITARY LINES (≥6") SHALL BE INSPECTED BY CCTV PRIOR TO COMPLETION.
- CONTRACTOR TO OBTAIN A STRUCTURAL ENGINEER TO DESIGN AND PERMIT THE RETAINING WALL TO MEET CITY OF WINTER GARDEN REQUIREMENTS.
- REFER TO SHEET C0 - GENERAL NOTES FOR ADDITIONAL NOTES.

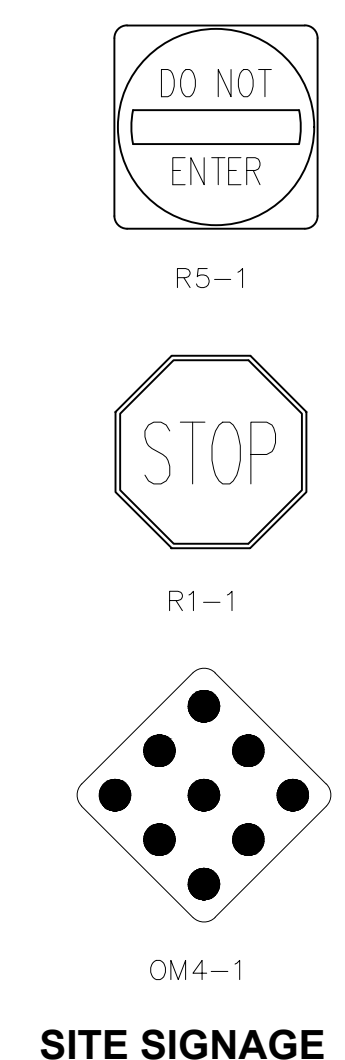
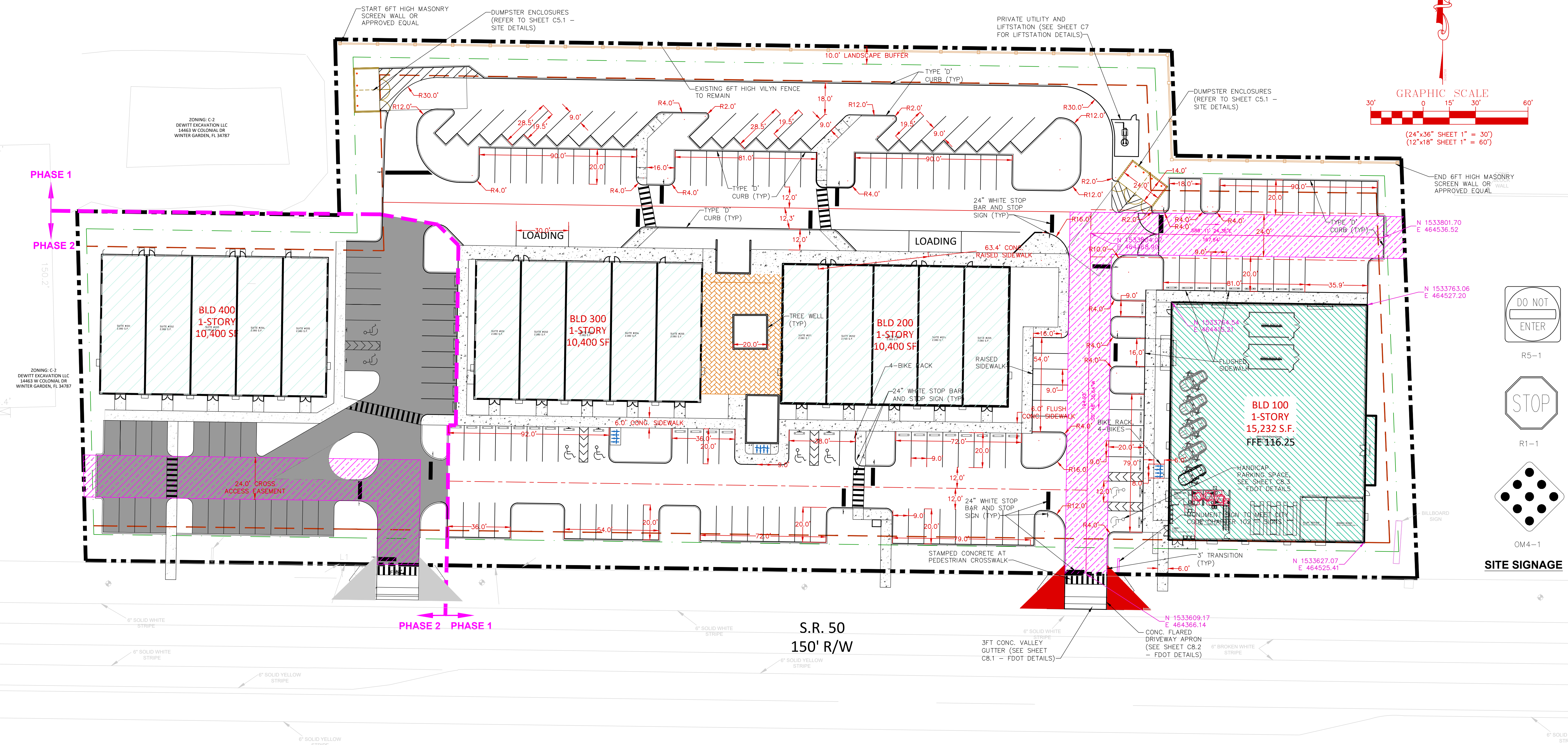
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**SOLOMON'S AUTO BODY DEVELOPMENT**

14451 W COLONIAL DR  
WINTER GARDEN, FL 34787

**GEOMETRY, MARKING AND SIGNAGE PLAN**



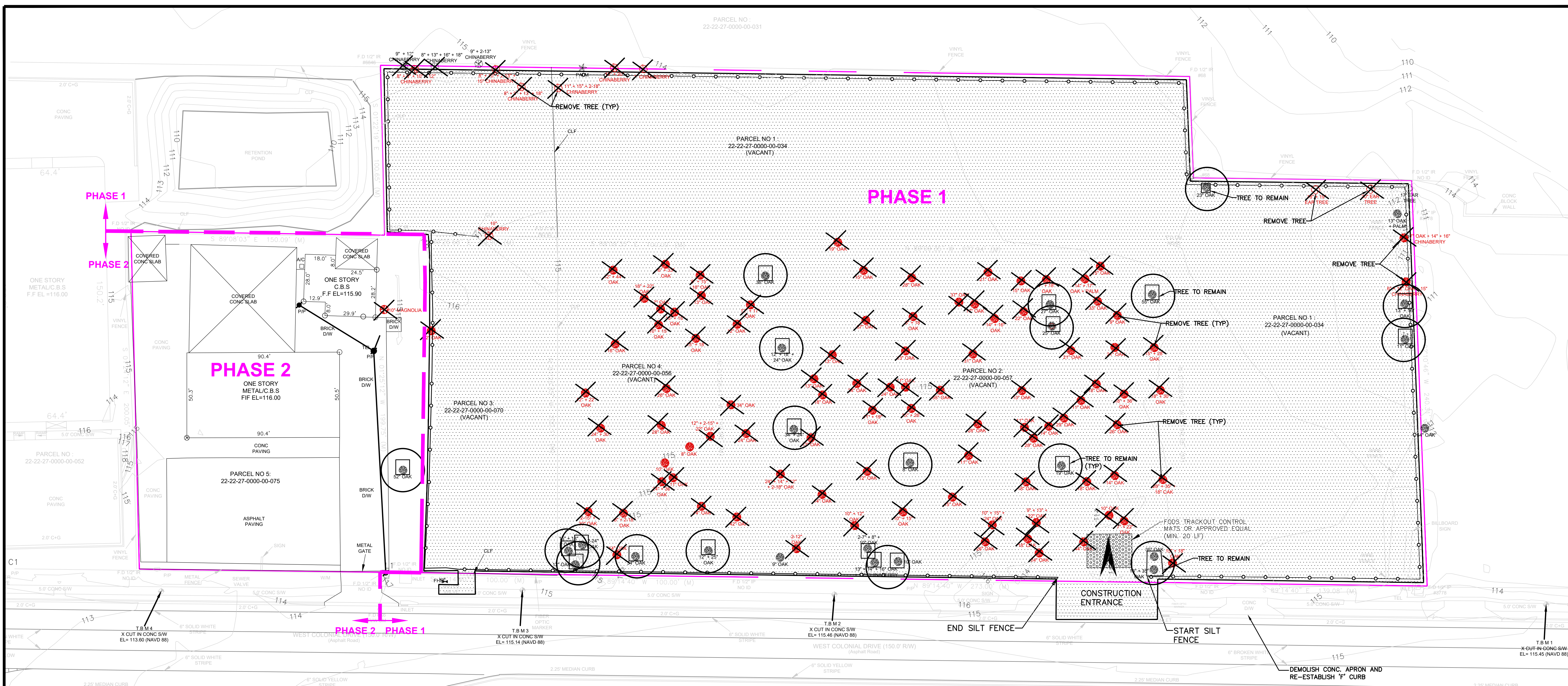
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<b>SHEET</b>	<b>C1.1</b>



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**SOLOMONS' AUTO BODY DEVELOPMENT**  
 14451 W COLONIAL DR  
 WINTER GARDEN, FL 34787

**DEMOLITION AND EROSION CONTROL PLAN**

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 WINTER GARDEN, FL 34787

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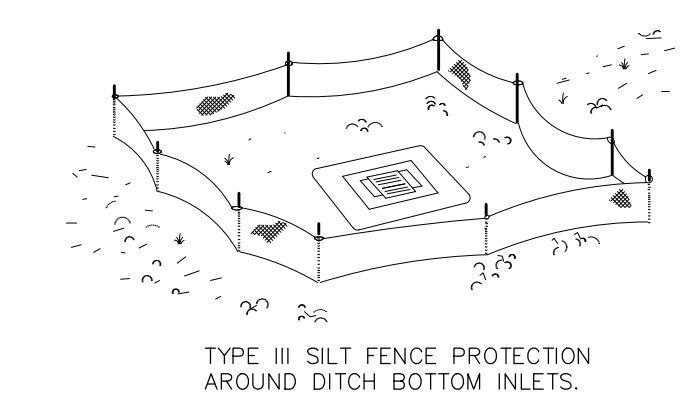
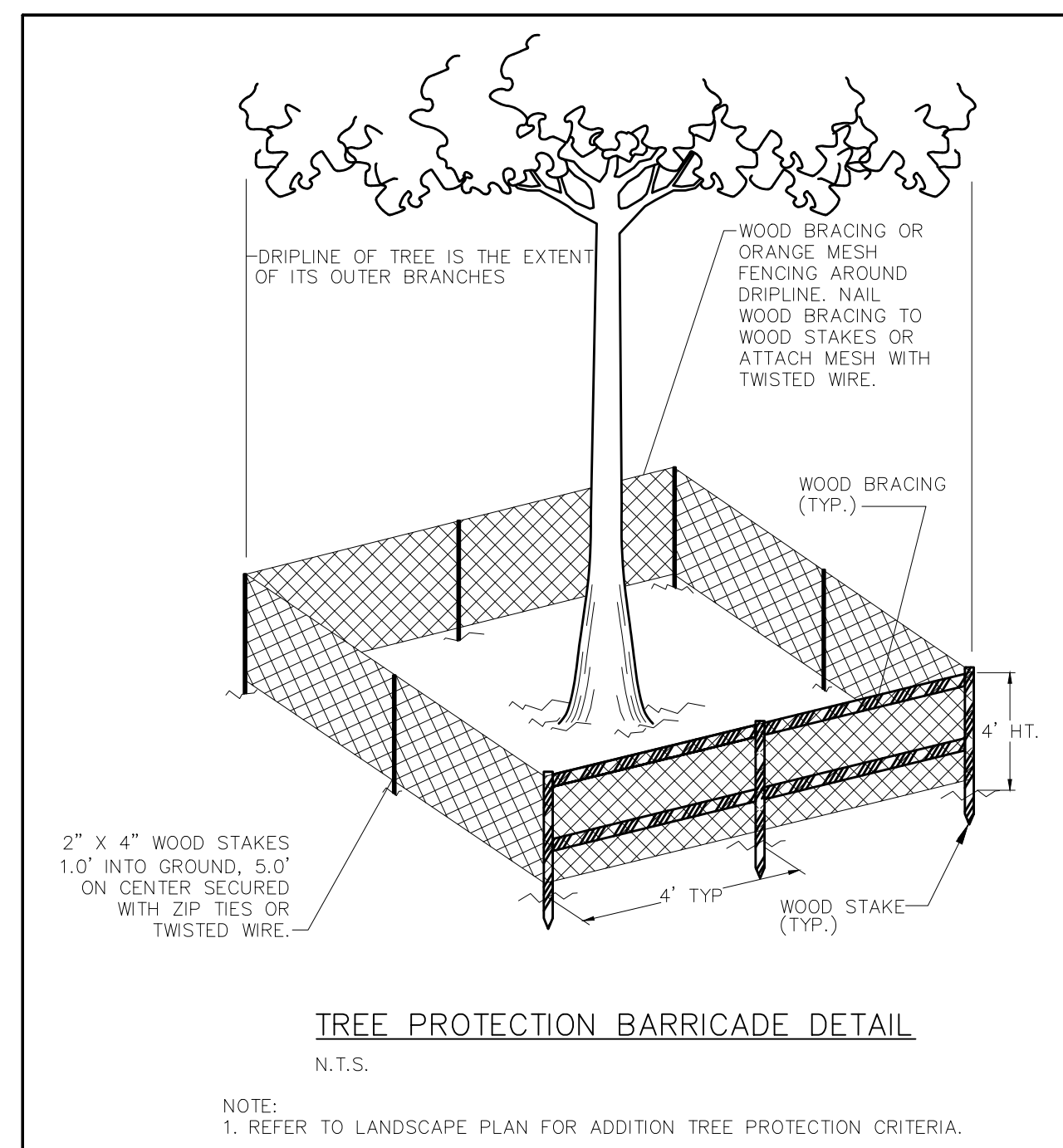
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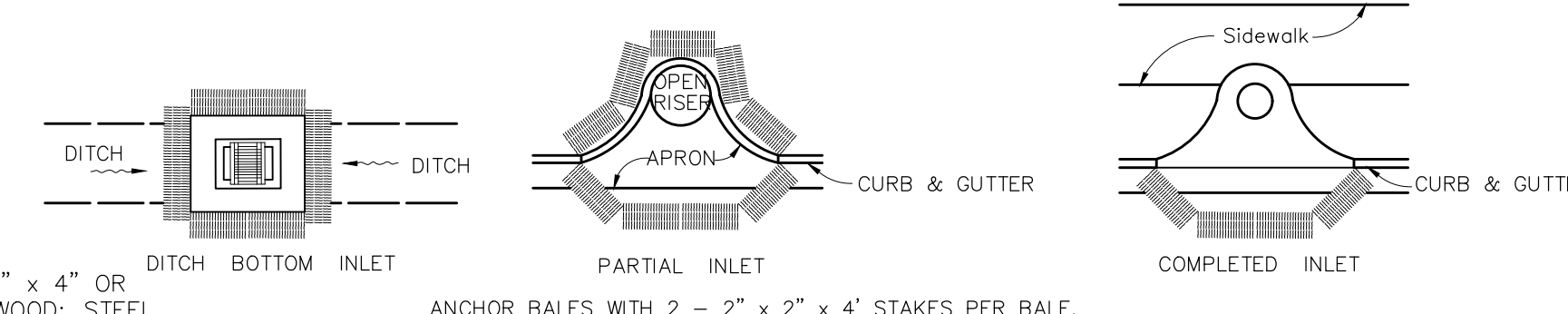
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**SHEET C2**

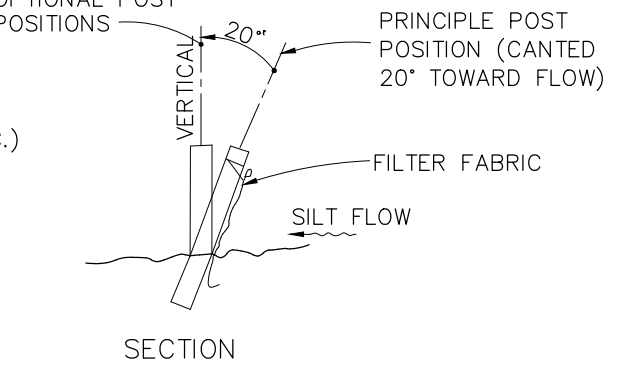
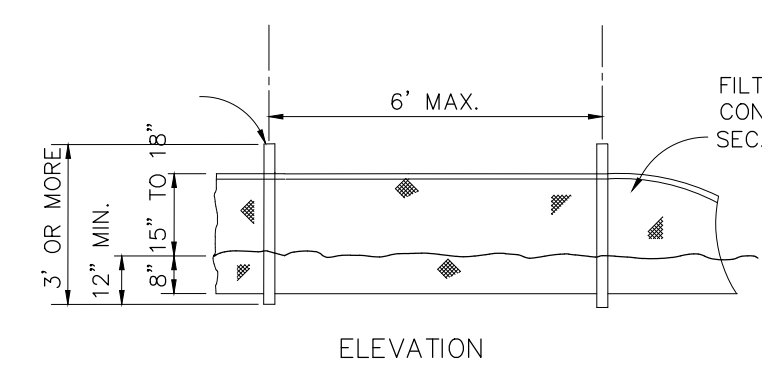


DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATION AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

**SILT FENCE APPLICATIONS**  
 N.T.S.



POST (OPTIONS: 2" x 4" OR 2 1/2" MIN. DIA. WOOD; STEEL 1.33 LBS./FT. MIN.)



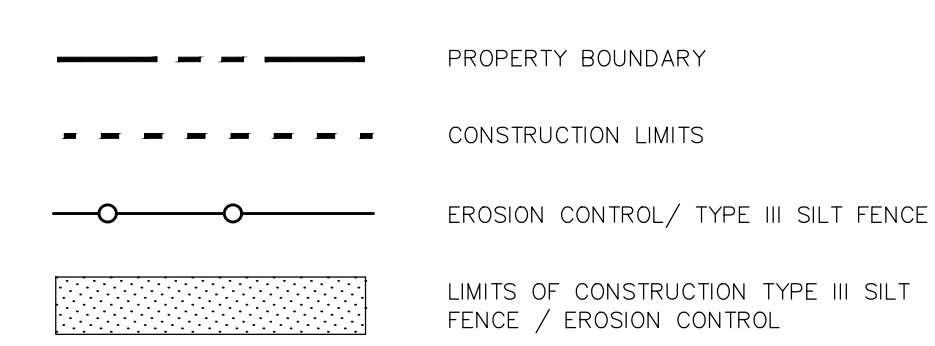
NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).  
 NOTE: BALES TO BE STAKED AT THE DIRECTION OF THE ENGINEER.

**TYPE III SILT FENCE**  
 N.T.S.

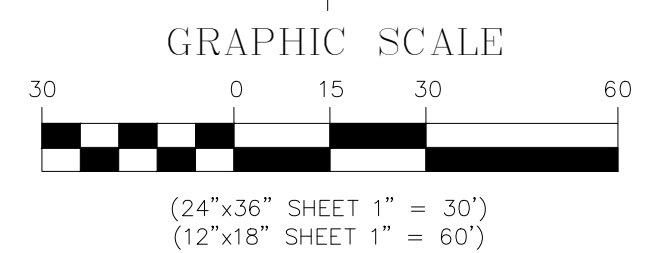
**DEMOLITION AND EROSION CONTROL NOTES**

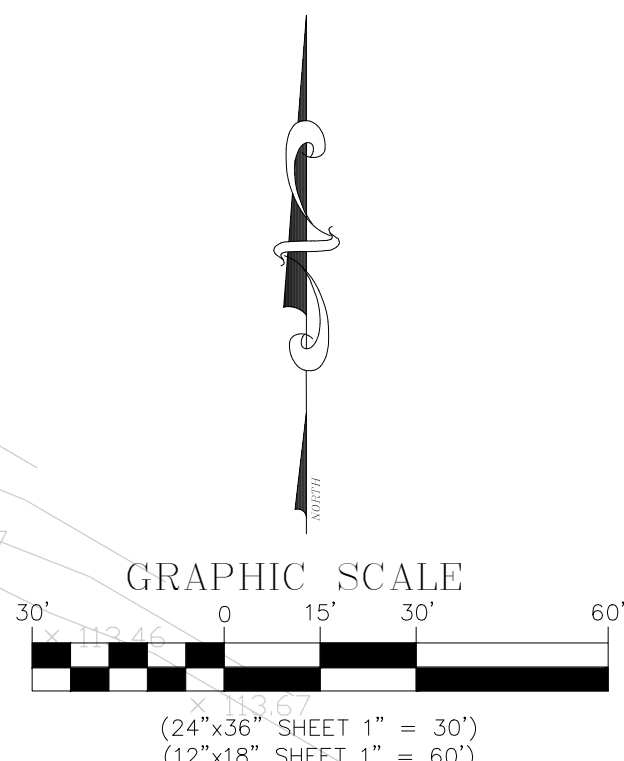
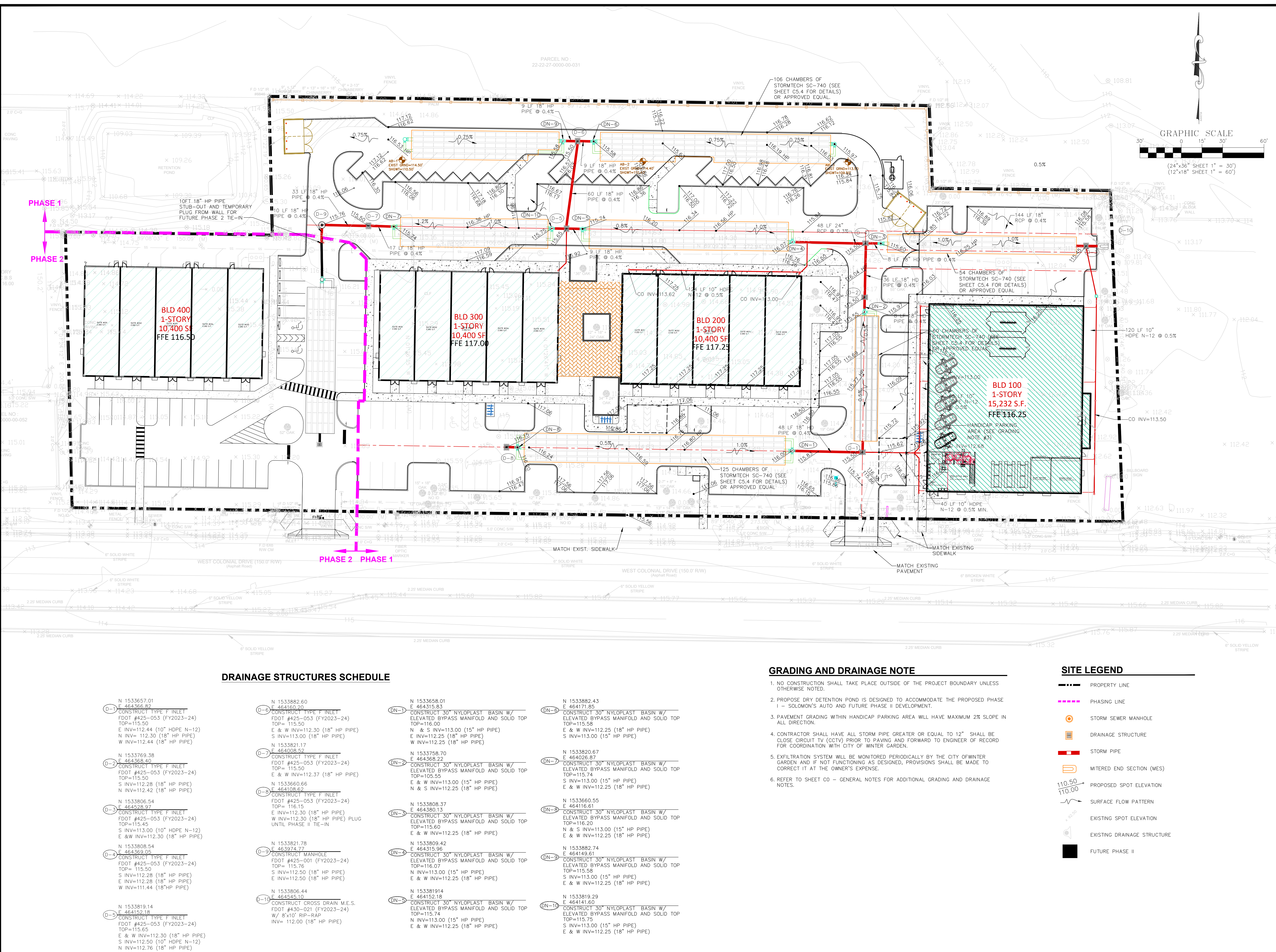
- ANY CONSTRUCTION ADJACENT TO DITCH OR STORMWATER CONVEYANCE SYSTEM OR WATER BODY SHALL HAVE DOUBLE SILT FENCE AND/OR FLOATING TURBIDITY BARRIER TO PREVENT TURBID STORMWATER DISCHARGE OFFSITE.
- CONTRACTOR TO OBTAIN A SEPARATE TREE REMOVAL PERMIT WITH CITY OF WINTER GARDEN PRIOR TO ANY TREE REMOVAL.
- PRIOR TO GETTING CERTIFICATE OF OCCUPANCY FOR BUILDING 100, EXISTING AUTO REPAIR BUILDING WITHIN PHASE 3 WILL HAVE TO BE CLOSED. ONLY ONE AUTO REPAIR BUILDING TO BE OPERATIONAL DURING ANY ONE TIME.
- REFER TO SHEET C0 - GENERAL NOTES FOR DEMOLITION AND EROSION CONTROL NOTES.

**DEMOLITION LEGEND**



48 HOURS BEFORE DIGGING  
 CALL  
 1-800-432-4770  
 SUNSHINE STATE ONE CALL CENTER





**DRAINAGE STRUCTURES SCHEDULE**

<p>N 1533657.01 E 464366.92 CONSTRUCT TYPE F INLET FDOT #425-053 (FY2023-24) TOP=115.50 E &amp; W INV=112.44 (10" HDPE N-12) N INV=112.30 (18" HP PIPE) S INV=112.44 (18" HP PIPE)</p>	<p>N 1533882.60 E 464180.20 CONSTRUCT TYPE F INLET FDOT #425-053 (FY2023-24) TOP=115.50 E &amp; W INV=112.30 (18" HP PIPE) S INV=113.00 (18" HP PIPE)</p>	<p>N 1533658.01 E 464315.83 CONSTRUCT 30" NYLOPLAST BASIN W/ ELEVATED BYPASS MANIFOLD AND SOLID TOP TOP=116.00 N &amp; S INV=113.00 (15" HP PIPE) E INV=112.25 (18" HP PIPE) W INV=112.25 (18" HP PIPE)</p>	<p>N 1533882.43 E 464171.85 CONSTRUCT 30" NYLOPLAST BASIN W/ ELEVATED BYPASS MANIFOLD AND SOLID TOP TOP=115.58 E &amp; W INV=112.25 (18" HP PIPE) S INV=113.00 (15" HP PIPE)</p>
<p>N 1533769.38 E 464368.40 CONSTRUCT TYPE F INLET FDOT #425-053 (FY2023-24) TOP=115.50 S INV=112.28 (18" HP PIPE) N INV=112.42 (18" HP PIPE)</p>	<p>N 1533821.17 E 464008.52 CONSTRUCT TYPE F INLET FDOT #425-053 (FY2023-24) TOP=115.50 S INV=112.37 (18" HP PIPE) E &amp; W INV=112.37 (18" HP PIPE)</p>	<p>N 1533758.70 E 464368.22 CONSTRUCT 30" NYLOPLAST BASIN W/ ELEVATED BYPASS MANIFOLD AND SOLID TOP TOP=115.74 E &amp; W INV=113.00 (15" HP PIPE) N &amp; S INV=112.25 (18" HP PIPE)</p>	<p>N 1533820.67 E 464026.87 CONSTRUCT 30" NYLOPLAST BASIN W/ ELEVATED BYPASS MANIFOLD AND SOLID TOP TOP=115.74 S INV=113.00 (15" HP PIPE) N &amp; S INV=112.25 (18" HP PIPE)</p>
<p>N 1533806.54 E 464368.97 CONSTRUCT TYPE F INLET FDOT #425-053 (FY2023-24) TOP=115.45 S INV=112.30 (10" HDPE N-12) E &amp; W INV=112.30 (18" HP PIPE)</p>	<p>N 1533806.66 E 464108.62 CONSTRUCT TYPE F INLET FDOT #425-053 (FY2023-24) TOP=116.15 E INV=112.30 (18" HP PIPE) W INV=112.30 (18" HP PIPE) PLUG UNTIL PHASE II TIE-IN</p>	<p>N 1533808.37 E 464380.13 CONSTRUCT 30" NYLOPLAST BASIN W/ ELEVATED BYPASS MANIFOLD AND SOLID TOP TOP=115.60 E &amp; W INV=112.25 (18" HP PIPE)</p>	<p>N 1533660.55 E 464149.61 CONSTRUCT 30" NYLOPLAST BASIN W/ ELEVATED BYPASS MANIFOLD AND SOLID TOP TOP=116.20 N &amp; S INV=113.00 (15" HP PIPE) E &amp; W INV=112.25 (18" HP PIPE)</p>
<p>N 1533808.54 E 464369.05 CONSTRUCT TYPE F INLET FDOT #425-053 (FY2023-24) TOP=115.50 S INV=112.28 (18" HP PIPE) E INV=112.28 (18" HP PIPE) W INV=111.44 (18" HP PIPE)</p>	<p>N 1533821.78 E 463974.77 CONSTRUCT MANHOLE FDOT #425-001 (FY2023-24) TOP=115.76 S INV=112.50 (18" HP PIPE) E INV=112.50 (18" HP PIPE)</p>	<p>N 1533809.42 E 464315.96 CONSTRUCT 30" NYLOPLAST BASIN W/ ELEVATED BYPASS MANIFOLD AND SOLID TOP TOP=116.07 N INV=113.00 (15" HP PIPE) E &amp; W INV=112.25 (18" HP PIPE)</p>	<p>N 1533882.74 E 464149.61 CONSTRUCT 30" NYLOPLAST BASIN W/ ELEVATED BYPASS MANIFOLD AND SOLID TOP TOP=115.58 S INV=113.00 (15" HP PIPE) E &amp; W INV=112.25 (18" HP PIPE)</p>
<p>N 1533819.14 E 464152.18 CONSTRUCT TYPE F INLET FDOT #425-053 (FY2023-24) TOP=115.65 E &amp; W INV=112.30 (18" HP PIPE) S INV=112.50 (10" HDPE N-12) N INV=112.76 (18" HP PIPE)</p>	<p>N 1533806.44 E 464545.10 CONSTRUCT CROSS DRAIN M.E.S. FDOT #430-021 (FY2023-24) W/ 8'x10' RIP-RAP INV=112.00 (18" HP PIPE)</p>	<p>N 153381914 E 464152.18 CONSTRUCT 30" NYLOPLAST BASIN W/ ELEVATED BYPASS MANIFOLD AND SOLID TOP TOP=115.74 N INV=113.00 (15" HP PIPE) E &amp; W INV=112.25 (18" HP PIPE)</p>	<p>N 1533819.29 E 464141.60 CONSTRUCT 30" NYLOPLAST BASIN W/ ELEVATED BYPASS MANIFOLD AND SOLID TOP TOP=115.75 S INV=113.00 (15" HP PIPE) E &amp; W INV=112.25 (18" HP PIPE)</p>

**GRADING AND DRAINAGE NOTE**

- NO CONSTRUCTION SHALL TAKE PLACE OUTSIDE OF THE PROJECT BOUNDARY UNLESS OTHERWISE NOTED.
- PROPOSE DRY DETENTION POND IS DESIGNED TO ACCOMMODATE THE PROPOSED PHASE I - SOLOMON'S AUTO AND FUTURE PHASE II DEVELOPMENT.
- PAVEMENT GRADING WITHIN HANDICAP PARKING AREA WILL HAVE MAXIMUM 2% SLOPE IN ALL DIRECTION.
- CONTRACTOR SHALL HAVE ALL STORM PIPE GREATER OR EQUAL TO 12" SHALL BE CLOSE CIRCUIT TV (CCTV) PRIOR TO PAVING AND FORWARD TO ENGINEER OF RECORD FOR COORDINATION WITH CITY OF WINTER GARDEN.
- EXFILTRATION SYSTEM WILL BE MONITORED PERIODICALLY BY THE CITY OF WINTER GARDEN AND IF NOT FUNCTIONING AS DESIGNED, PROVISIONS SHALL BE MADE TO CORRECT IT AT THE OWNER'S EXPENSE.
- REFER TO SHEET C0 - GENERAL NOTES FOR ADDITIONAL GRADING AND DRAINAGE NOTES.

**SITE LEGEND**

- PROPERTY LINE
- PHASING LINE
- STORM SEWER MANHOLE
- DRAINAGE STRUCTURE
- STORM PIPE
- MITERED END SECTION (MES)
- PROPOSED SPOT ELEVATION
- SURFACE FLOW PATTERN
- EXISTING SPOT ELEVATION
- EXISTING DRAINAGE STRUCTURE
- FUTURE PHASE II

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**GRADING AND DRAINAGE PLAN**

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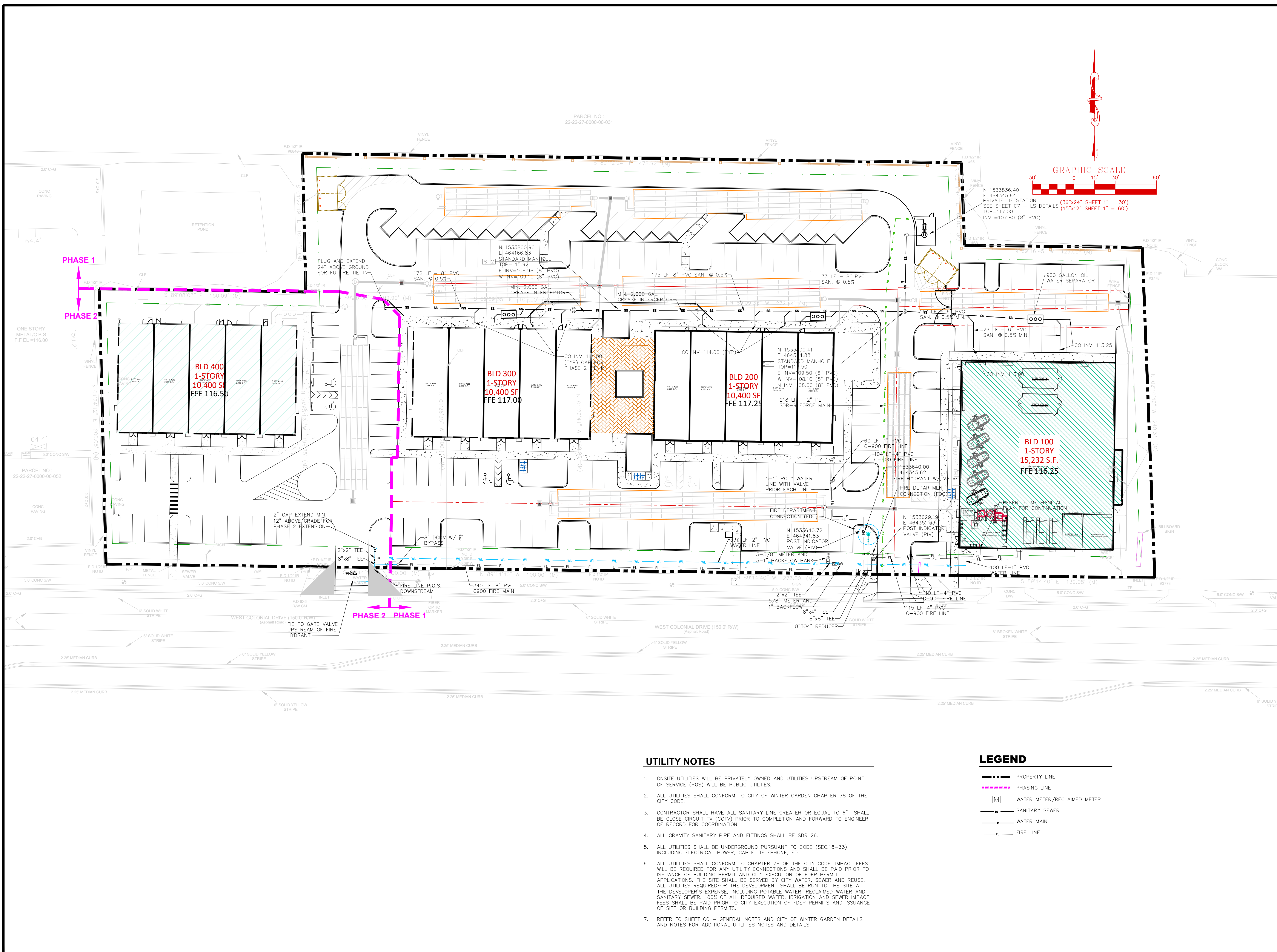
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DRAWN BY:	LCE
APPROVED BY:	QTL
<b>SHEET</b>	<b>C3</b>



No.	DATE	DESCRIPTION	APP'D BY
1	09/18/20	CITY OF WINTER GARDEN COMM.	QTL
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3	03/31/23	CITY OF WINTER GARDEN COMM.	QTL
4	08/24/23	CITY OF WINTER GARDEN COMM.	QTL
5	01/06/24	CITY OF WINTER GARDEN COMM.	QTL
6	05/14/24	CITY OF WINTER GARDEN COMM.	QTL

**SOLOMON'S AUTO BODY DEVELOPMENT**  
 14451 W COLONIAL DR  
 WINTER GARDEN, FL 34787

**UTILITY PLAN**

CLIENT:  
 NESARALLI HOLDINGS LLC  
 14451 W COLONIAL DR  
 WINTER GARDEN, FL 34787

**LAM**  
 Civil Engineering, Inc.  
 1320 W PINE STREET  
 ORLANDO, FL 32805  
 PHONE: 407-254-0040  
 CELL: 407-234-8944

CERTIFICATE OF AUTHORIZATION No. 27340

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QUANG T. LAM, P.E.  
 FL REGISTRATION No. 62550

DATE

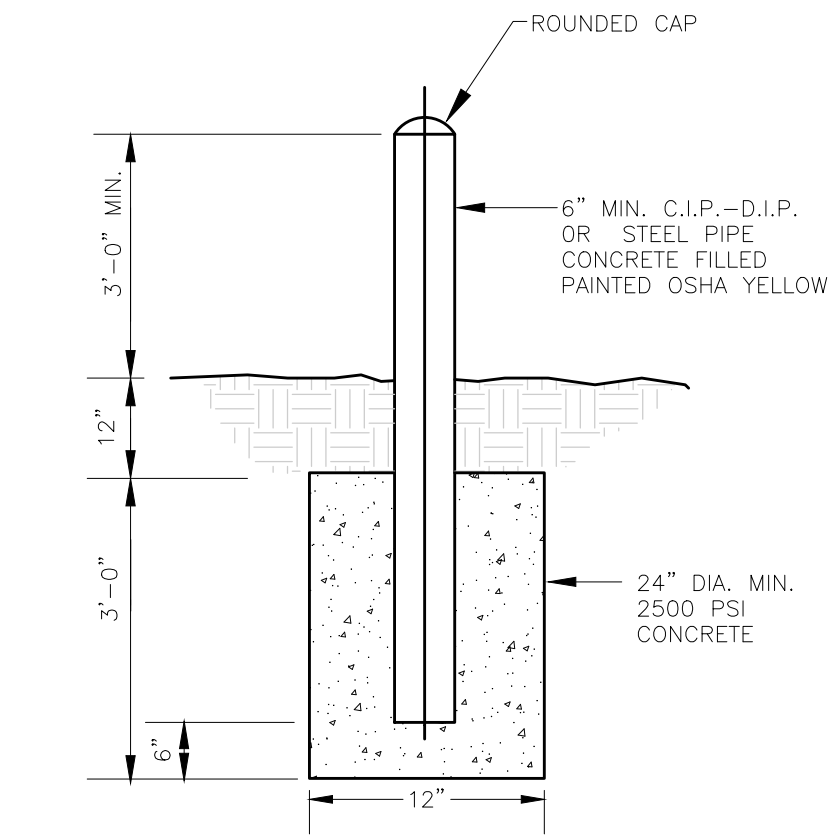
<b>PROJECT No.</b>	<b>2020.018.02</b>
<b>DATE:</b>	<b>11-13-24</b>
<b>DRAWN BY:</b>	<b>LCE</b>
<b>APPROVED BY:</b>	<b>QTL</b>
<b>SHEET</b>	<b>C4</b>

**UTILITY NOTES**

1. ONSITE UTILITIES WILL BE PRIVATELY OWNED AND UTILITIES UPSTREAM OF POINT OF SERVICE (POS) WILL BE PUBLIC UTILITIES.
2. ALL UTILITIES SHALL CONFORM TO CITY OF WINTER GARDEN CHAPTER 78 OF THE CITY CODE.
3. CONTRACTOR SHALL HAVE ALL SANITARY LINE GREATER OR EQUAL TO 6" SHALL BE CLOSE CIRCUIT TV (CCTV) PRIOR TO COMPLETION AND FORWARD TO ENGINEER OF RECORD FOR COORDINATION.
4. ALL GRAVITY SANITARY PIPE AND FITTINGS SHALL BE SDR 26.
5. ALL UTILITIES SHALL BE UNDERGROUND PURSUANT TO CODE (SEC.18-33) INCLUDING ELECTRICAL POWER, CABLE, TELEPHONE, ETC.
6. ALL UTILITIES SHALL CONFORM TO CHAPTER 78 OF THE CITY CODE. IMPACT FEES WILL BE REQUIRED FOR ANY UTILITY CONNECTIONS AND SHALL BE PAID PRIOR TO ISSUANCE OF BUILDING PERMIT AND CITY EXECUTION OF FDEP PERMIT APPLICATIONS. THE SITE SHALL BE SERVED BY CITY WATER, SEWER AND REUSE. ALL UTILITIES REQUIRED FOR THE DEVELOPMENT SHALL BE RUN TO THE SITE AT THE DEVELOPER'S EXPENSE, INCLUDING POTABLE WATER, RECLAIMED WATER AND SANITARY SEWER. 100% OF ALL REQUIRED WATER, IRRIGATION AND SEWER IMPACT FEES SHALL BE PAID PRIOR TO CITY EXECUTION OF FDEP PERMITS AND ISSUANCE OF SITE OR BUILDING PERMITS.
7. REFER TO SHEET C0 - GENERAL NOTES AND CITY OF WINTER GARDEN DETAILS AND NOTES FOR ADDITIONAL UTILITIES NOTES AND DETAILS.

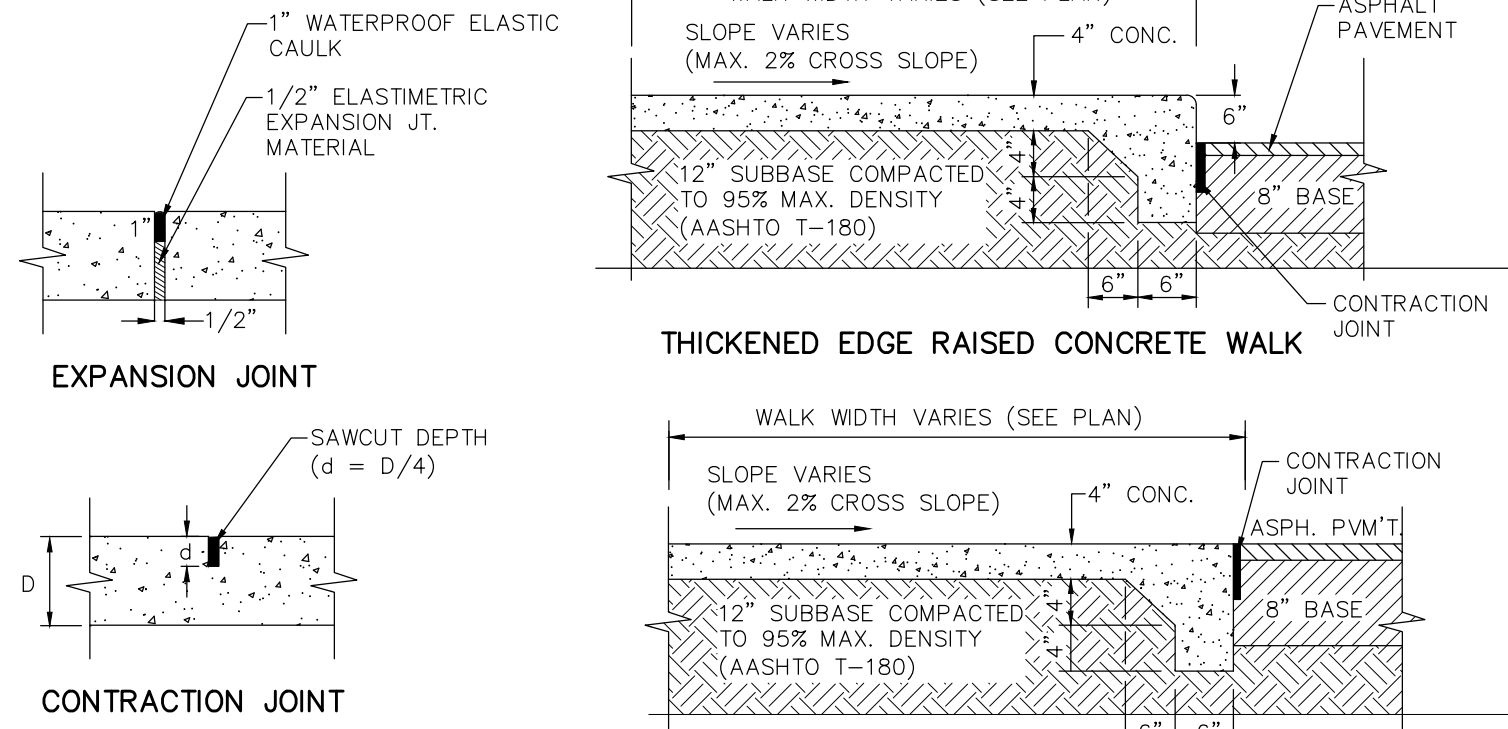
**LEGEND**

- PROPERTY LINE
- PHASING LINE
- [M] WATER METER/RECLAIMED METER
- SANITARY SEWER
- WATER MAIN
- FIRE LINE



DEPENDENT UPON THE FACILITY/DEVICE TO BE PROTECTED LARGER BOLLARDS AND CONCRETE ANCHORS MAY BE REQUIRED.

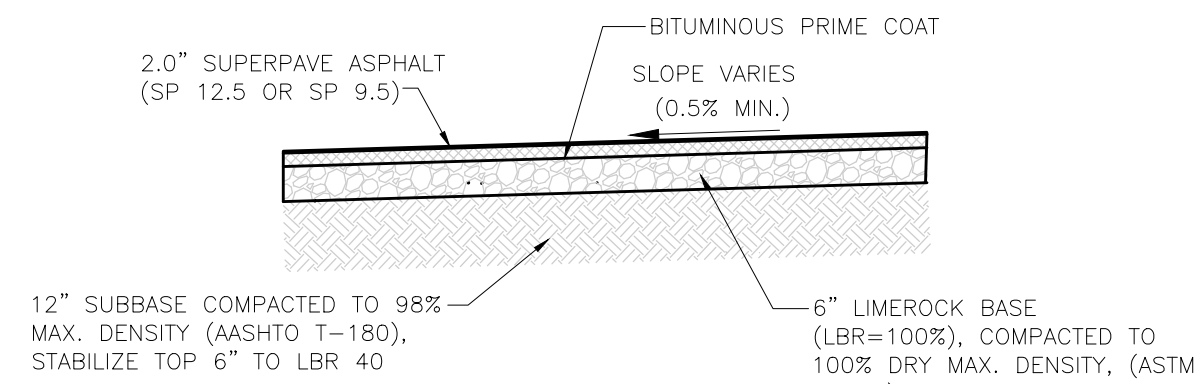
**BOLLARD DETAIL**  
N.T.S.



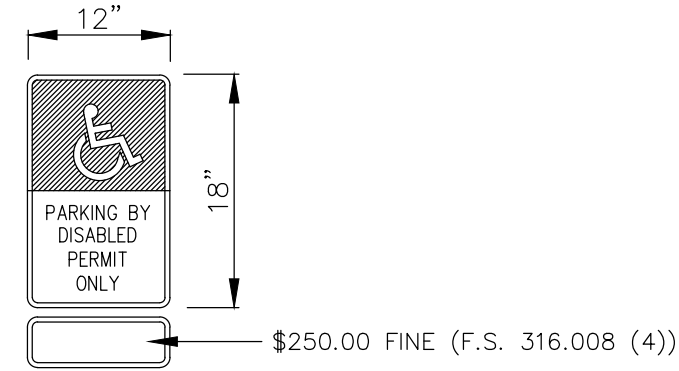
- NOTE:**
1. ALL CONCRETE SIDEWALKS SHALL HAVE A FULL 1/2" EXPANSION JOINT AT A MAXIMUM DISTANCE OF 40 LINEAR FEET AND A SAW CUT OR FORMED DUMMY CONTRACTION JOINT AT EVENLY SPACED INTERVALS NOT TO EXCEED 8 LINEAR FEET.
  2. ALL CONCRETE SHALL BE 3,000 PSI CONCRETE WITH FIBER MESH REINFORCEMENT (1.5 LB/CY OF CONCRETE) PER FDOT SPEC. #350.
  3. 4" THICK SIDEWALK WITH LIGHT BROOM FINISH & TROWELED EDGE.

**SIDEWALK DETAILS**

N.T.S.



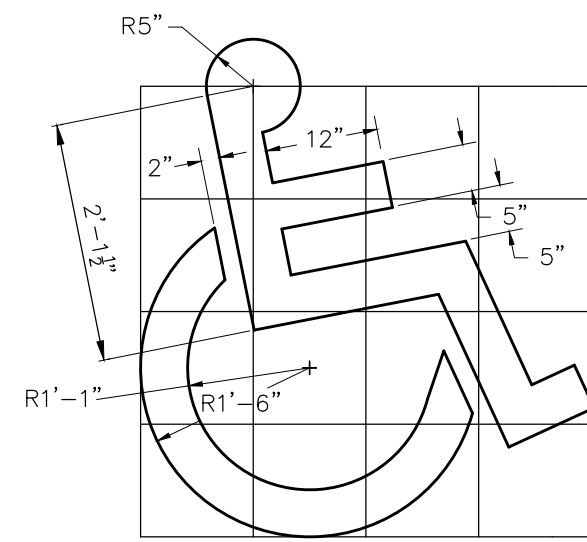
- NOTES:**
1. REFER TO GEOTECHNICAL REPORT BY MTE, INC. ENTITLED SOLOMON'S AUTO BODY COMMERCIAL PROPERTY DATED AUGUST 24, 2020 FOR PAVEMENT RECOMMENDATION.
  2. ALTERNATIVE LIMEROCK IS 6" CRUSHED CONCRETE WITH LBR=125 COMPACTED TO 100% OF MAX. DRY DENSITY (ASTM D1557)
  3. ALL COMPACTION SHALL BE 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY (AASHTO T-180).



- NOTES:**
1. FTP-20-06 PER FDOT INDEX 17355 (SHEET 2 OF 11).
  2. ALL LETTERS ARE 1" SERIES "C", PER MUTCD.
  3. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
  4. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
  5. ONE (1) SIGN IS REQUIRED FOR EACH PARKING SPACE. 5. HEIGHT OF SIGN SHALL 7'-0" MINIMUM FROM FINISHED GROUND TO BOTTOM OF SIGN.

**HANDICAP PARKING SIGN DETAIL**

N.T.S.

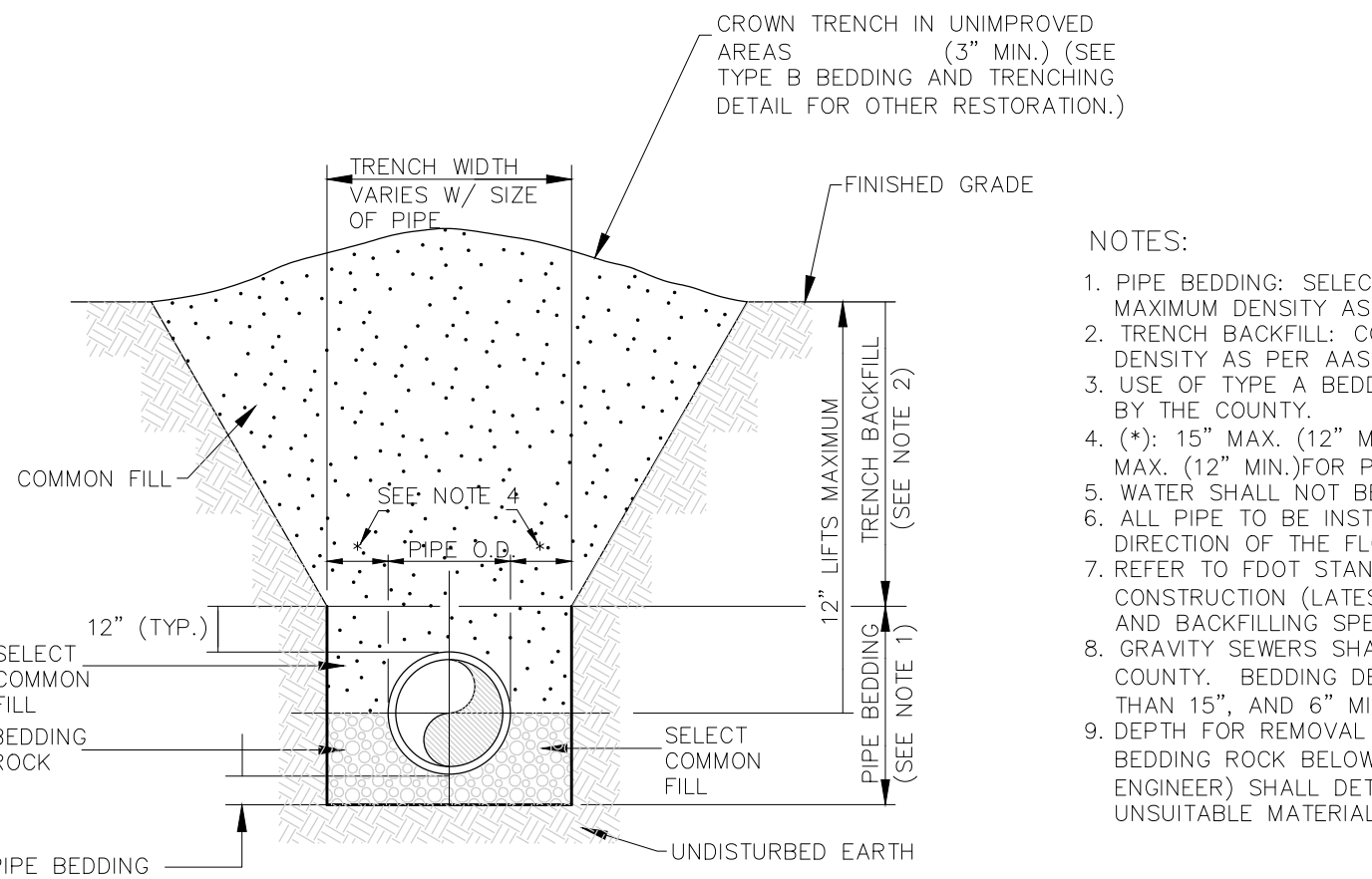


**HANDICAP SYMBOL DETAIL**

- NOTE:**
1. HANDICAP SPACE IS TO BE OUTLINED IN A 4" BLUE PAINTED STRIPE
  2. HANDICAP LONGITUDINAL AND CROSS SLOPES SHALL NOT EXCEED 2%.
  3. HANDICAP PARKING SPACES SHALL MEET ALL ADA STANDARDS FOR HANDICAP ACCESSIBILITY. (28 CFR PART 36 LATEST EDITION)

**HANDICAP DETAILS**

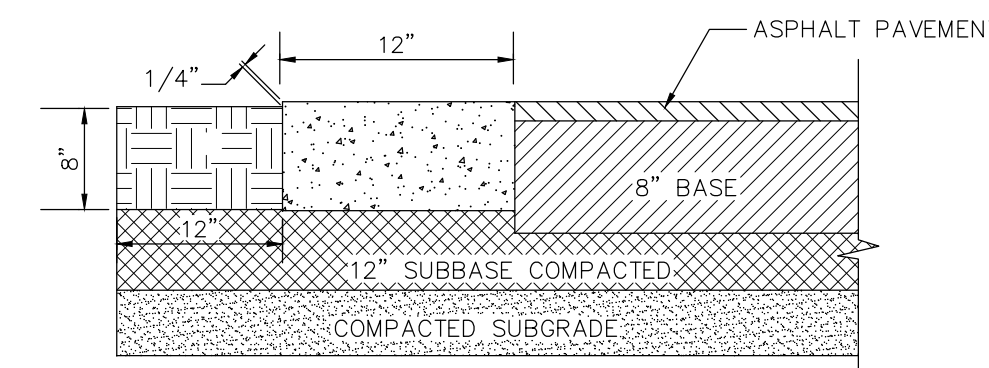
N.T.S. (FDOT INDEX #17346)



- NOTES:**
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180
  2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
  3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE COUNTY.
  4. (\*) 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. (12" MIN.) 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 FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 125 FOR ADDITIONAL EXCAVATION AND BACKFILLING SPECIFICATION.
  8. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING, IF REQUIRED BY THE COUNTY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15", AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
  9. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE TESTING SERVICE (GEOTECHNICAL ENGINEER) SHALL DETERMINE IN THE FIELD THE REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.

**TYPE A BEDDING AND TRENCHING DETAIL**

N.T.S.



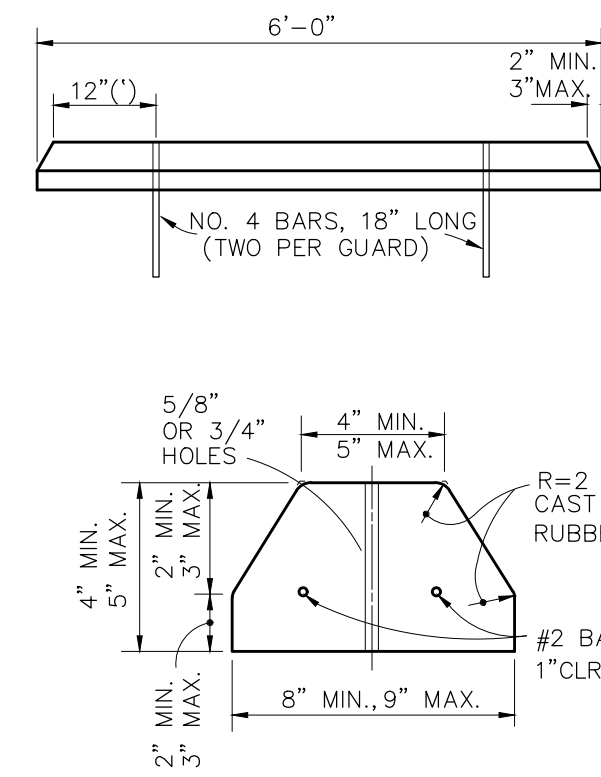
**CONCRETE RIBBON CURB**

N.T.S.

- NOTE:**
- WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT. THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.
1. ALL CONCRETE SHALL BE 3,000 PSI CONCRETE WITH FIBER MESH REINFORCEMENT (1.5 LB/CY OF CONCRETE) PER FDOT SPEC. #350.
  2. 8" BASE SHALL CONSIST OF 8" LIMEROCK BASE, COMPACTED TO 98% MAXIMUM DENSITY, LBR=100 (AASHTO T-180).
  3. 12" SUBBASE COMPACTED TO 98% MAXIMUM DENSITY (AASHTO T-180). STABILIZE TO LBR=40.
  4. COMPACTED SUBGRADE MINIMUM 12" AT 6" LIFT INCREMENT.

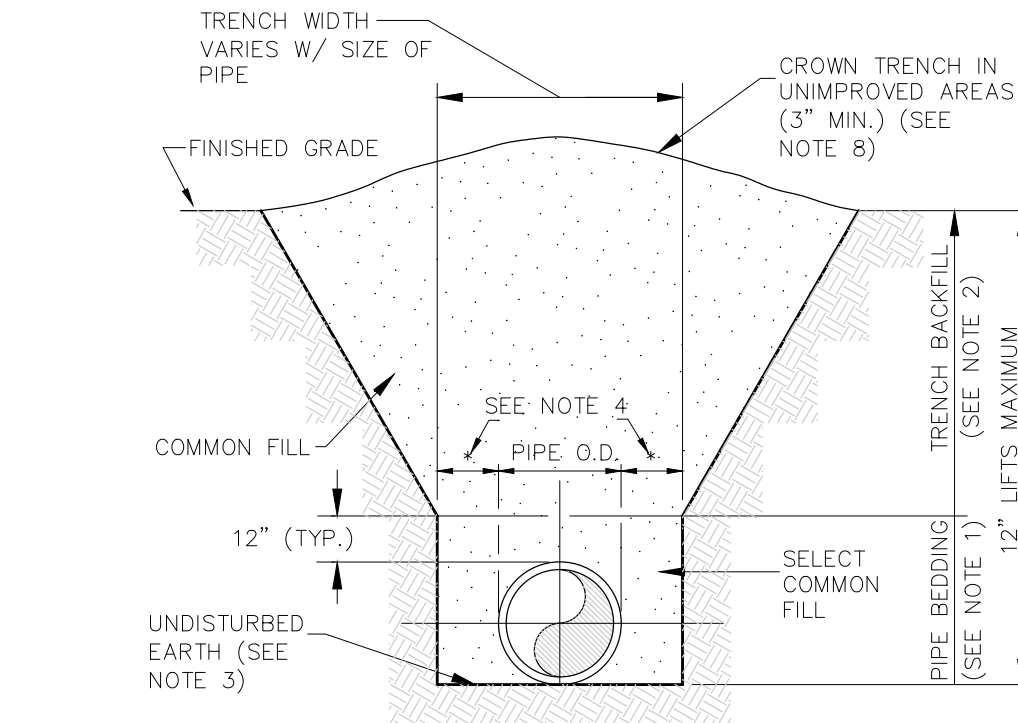
**TYPE 'D' CURB**

N.T.S. (FDOT INDEX #300)



**CONCRETE BUMPER GUARD**

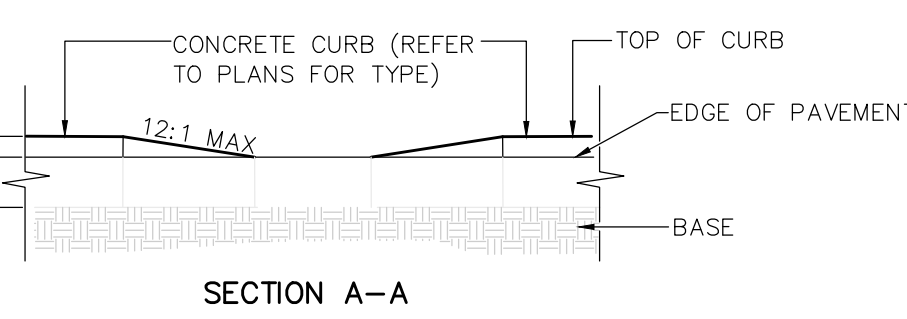
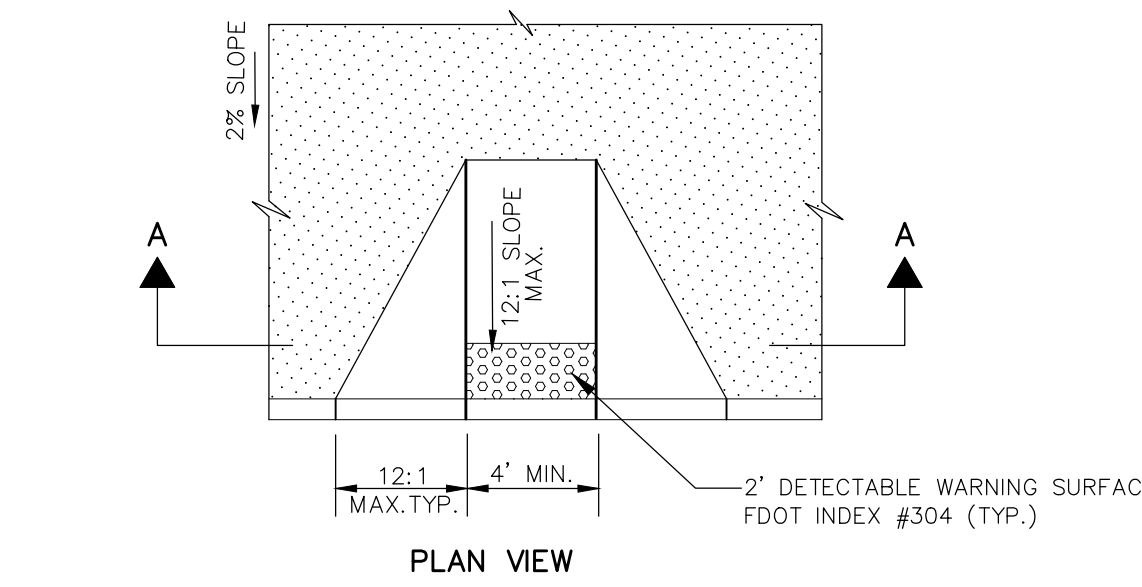
N.T.S.



**BEDDING AND TRENCHING DETAIL**

N.T.S.

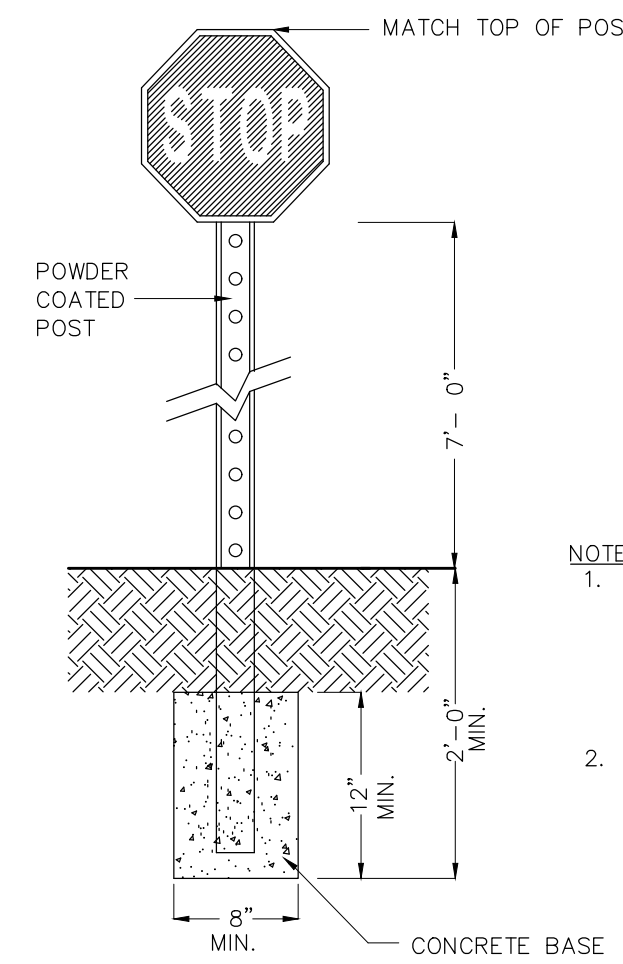
- NOTES:**
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
  2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
  3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE COUNTY.
  4. (\*) 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. (12" MIN.) 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. REFER TO THE SPECIFICATIONS FOR SHEETING AND BRACING IN EXCAVATIONS. 7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.
  7. REFER TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 125 FOR ADDITIONAL EXCAVATION AND BACKFILLING SPECIFICATION.



MAX. SLOPE 12:1 IN ANY DIRECTION.

**TYPICAL HANDICAP RAMP**

N.T.S. (FDOT #304)



**TRAFFIC SIGNAGE INSTALLATION**

N.T.S.

- NOTE:**
1. SIGNAGE TO CONFORM TO LATEST FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND FDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
  2. SEE PLANS FOR SIGNAGE TYPES AND LOCATIONS.

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WINTER GARDEN, FL 34787

**SITE DETAILS**

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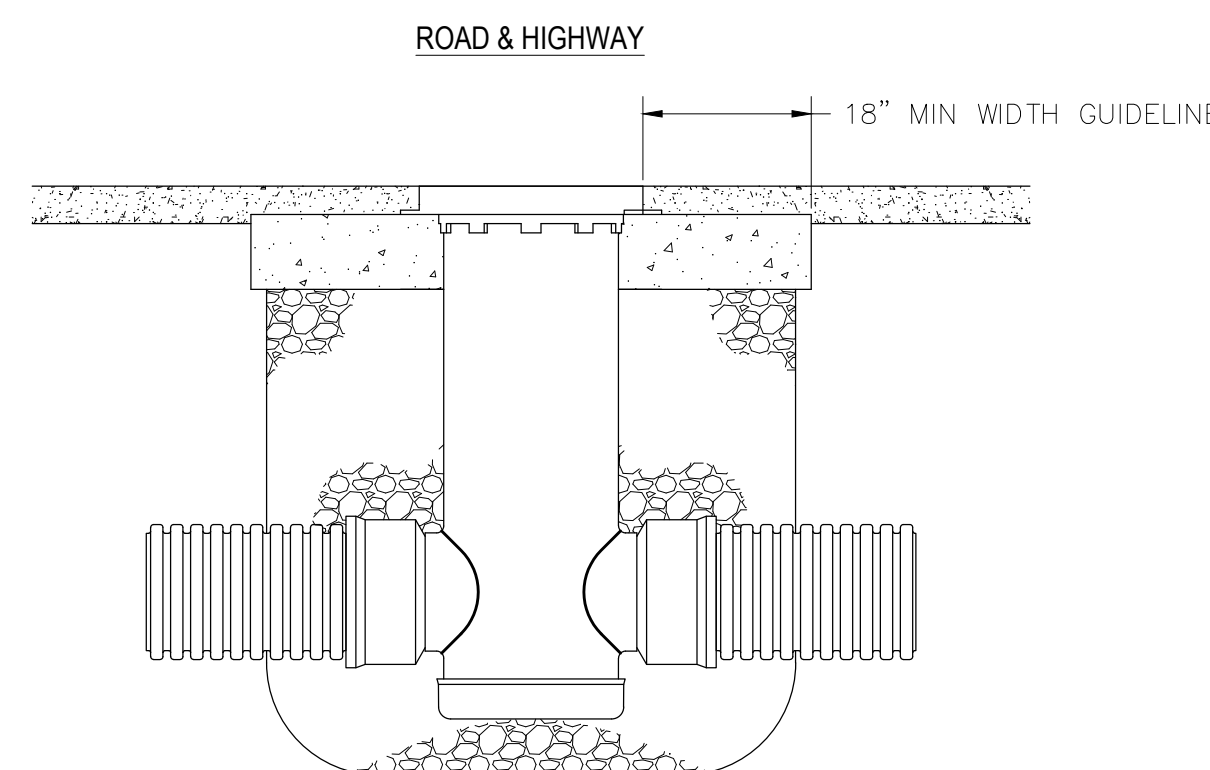
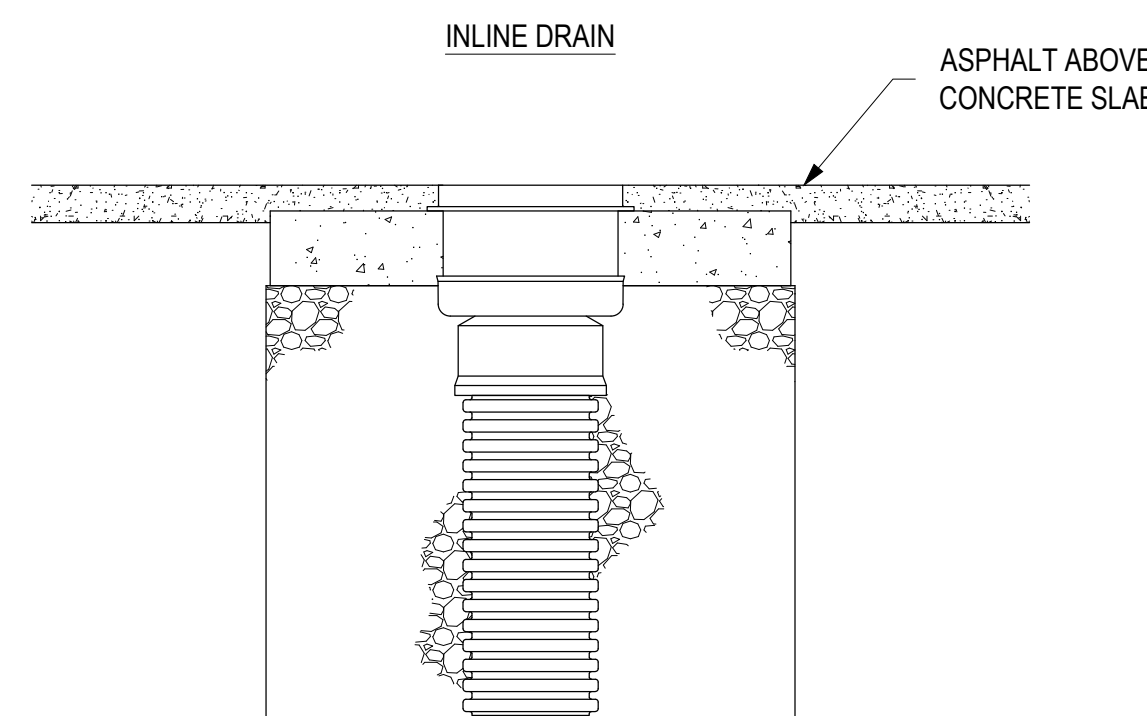
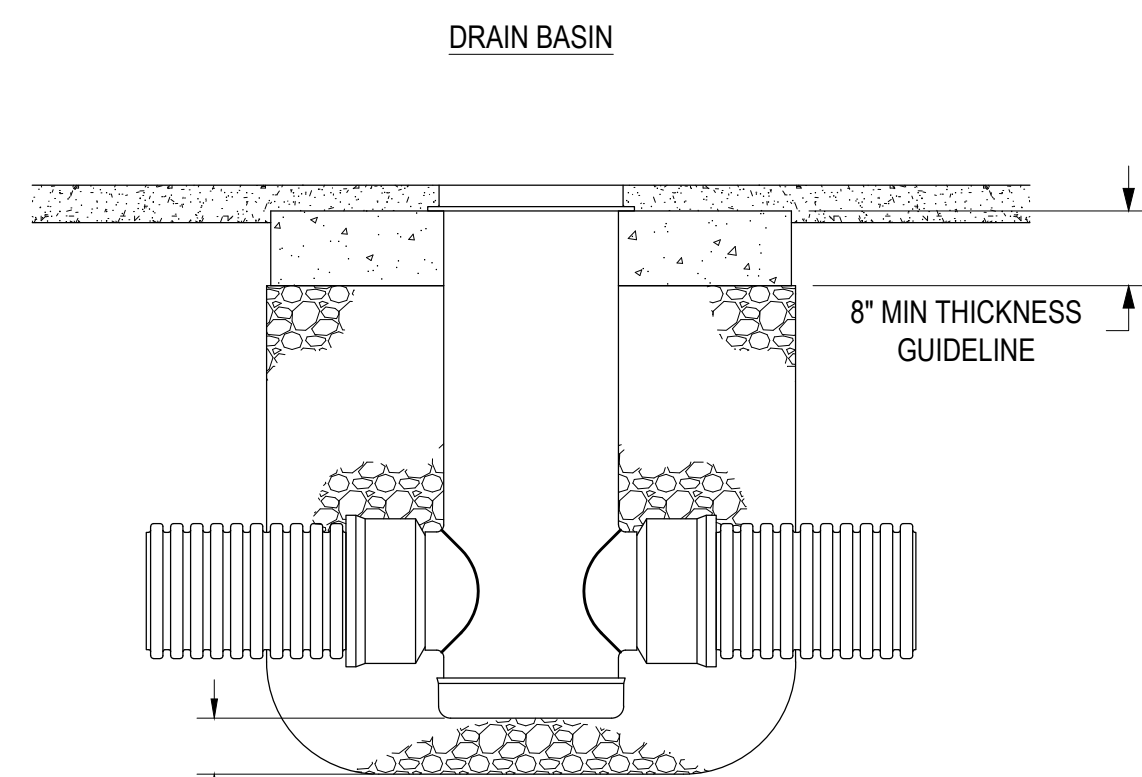
**DATE:** 11-13-24

**DRAWN BY:** LCE

**APPROVED BY:** QTL

**SHEET** C5

## ASPHALT INSTALLATION

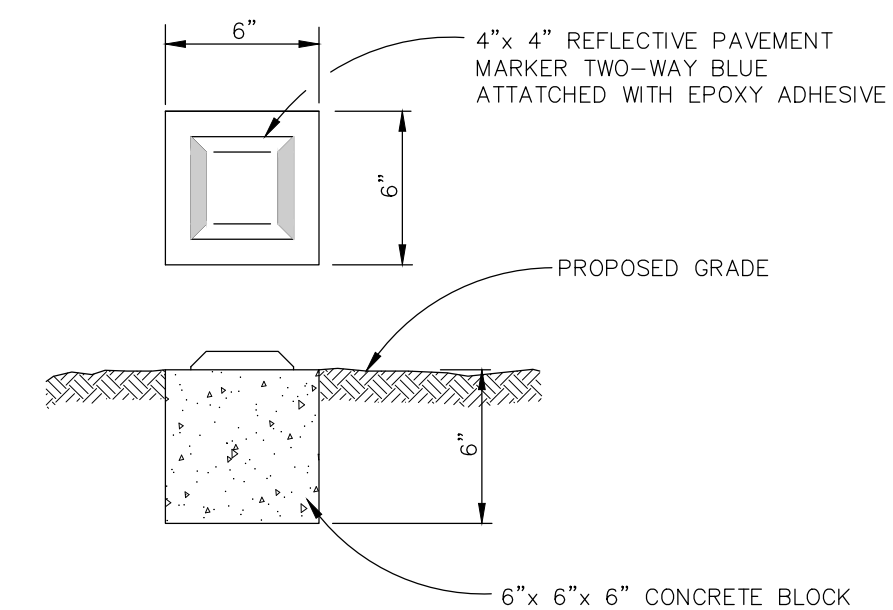


STRUCTURE SIZE	H-20 GRATE OPTIONS			
	12"	15"	18"	24"
12"	N/A	STANDARD	SOLID	2X2 R&H
15"	N/A	STANDARD	SOLID	2X2 R&H
18"	N/A	STANDARD	SOLID	2X2 R&H
24"	N/A	STANDARD	SOLID	2X2 R&H
30"	PEDESTRIAN	STANDARD	SOLID	2X2 R&H
36"	PEDESTRIAN	STANDARD	SOLID	2X2 R&H

- 1 - THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I, CLASS II, OR CLASS III MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.
- 2 - TRAFFIC LOADS: CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.
- 3 - 36" DRAIN BASIN REQUIRES 36"x30" REDUCING CONE. REDUCING CONE REQUIRES MINIMUM 2.25FT FROM GRADE TO TOP OF PIPE.

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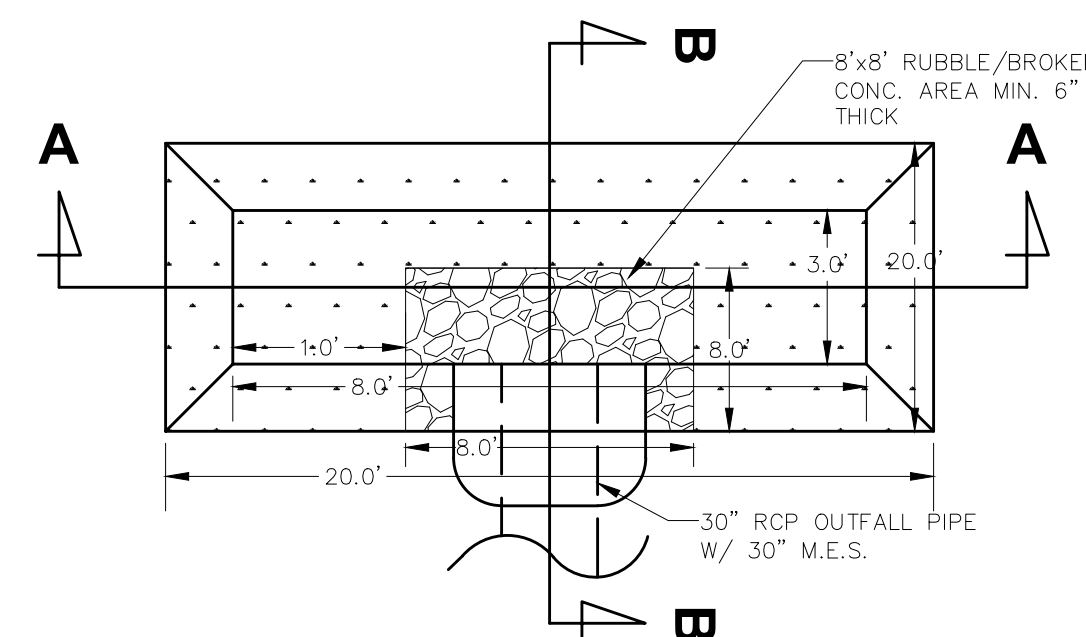
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DATE	01/06/24
DESCRIPTION	CITY OF WINTER GARDEN COMM.
DATE	05/14/24
DESCRIPTION	CITY OF WINTER GARDEN COMM.



NOTE: DELINEATORS ARE TO BE PLACED NO MORE THAN 50 FEET APART (ON CENTER) IN STRAIGHT AREAS. ALONG CURVES DELINEATORS ARE TO BE PLACED NO MORE THAN 30 FEET APART TO ENSURE PROPER DELINEATION.

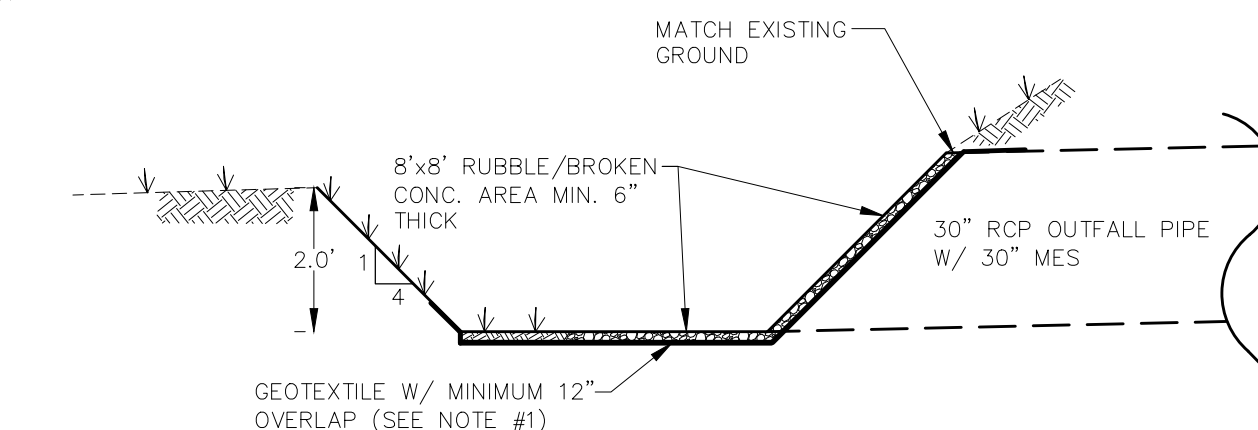
### FIRE ACCESS DELINEATOR DETAIL

N.T.S.



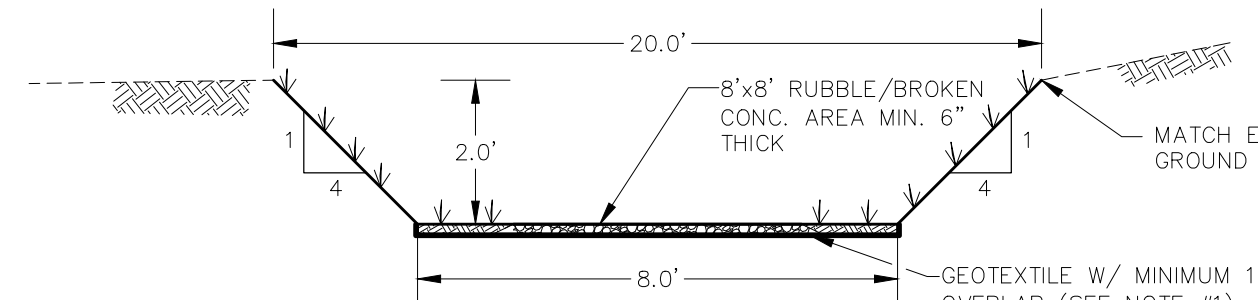
### GRASS SPREADER SWALE (GSS) PLAN VIEW

N.T.S.



### GSS SECTION B-B

N.T.S.



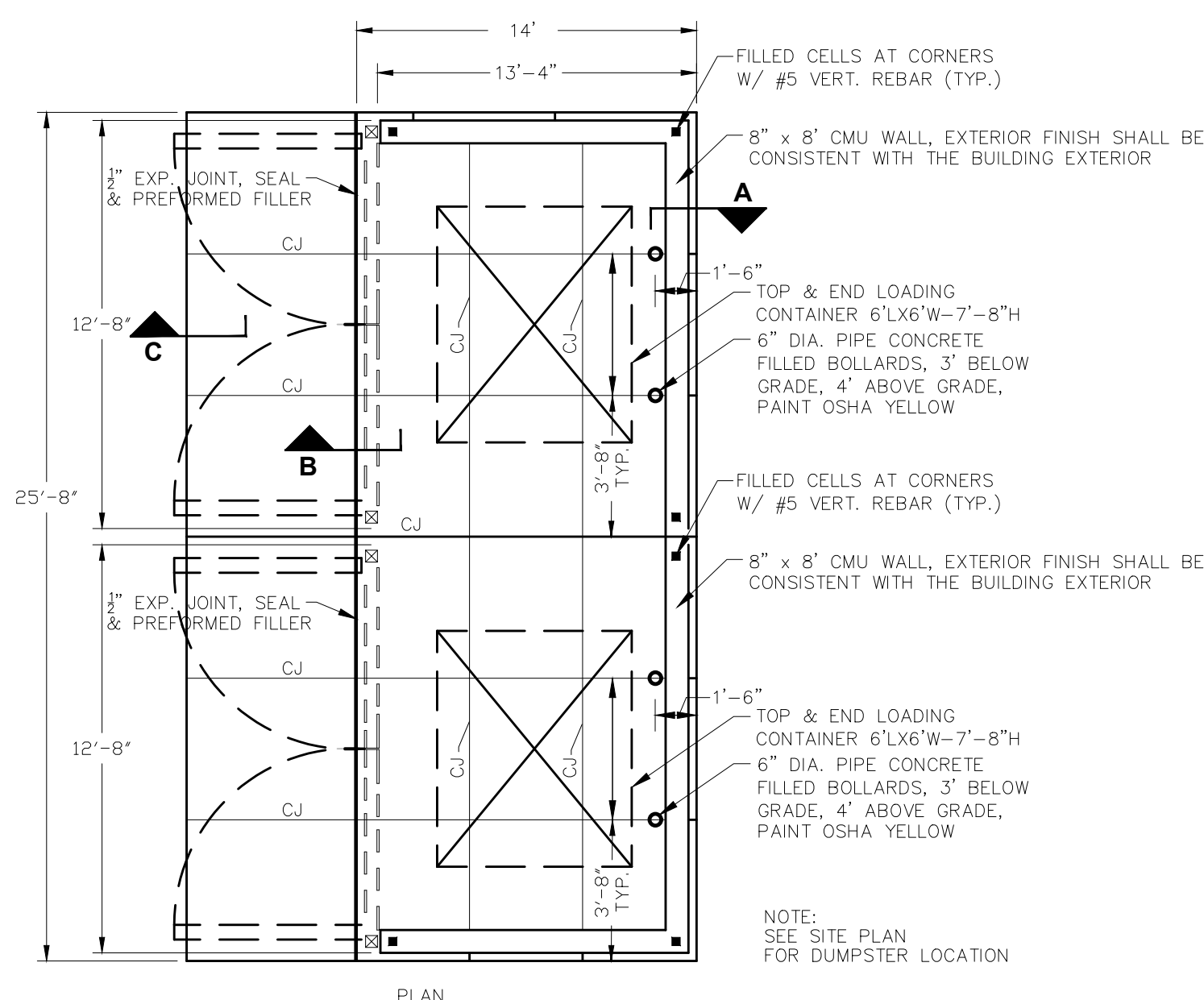
### GSS SECTION A-A

N.T.S.

### GRASS SPREADER SWALE DETAIL

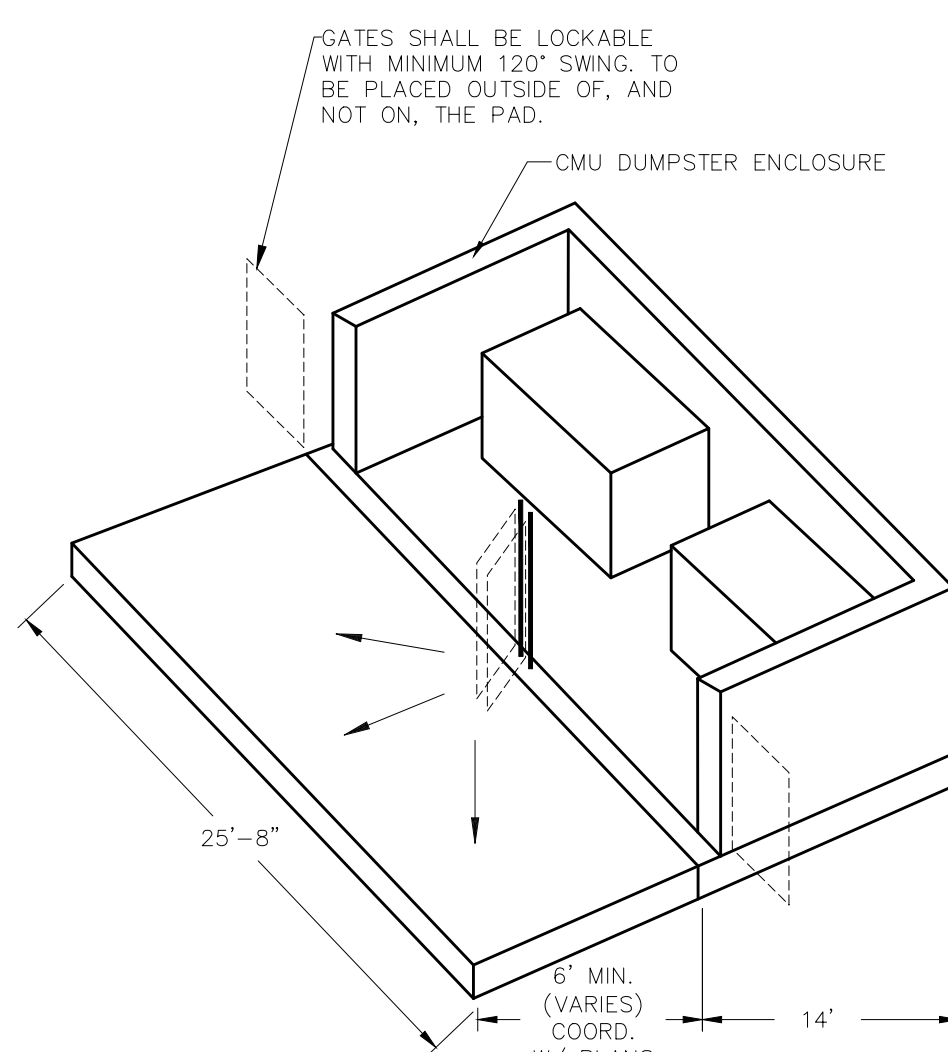
N.T.S.

- NOTE:
1. AREA UNDER RUBBLE/BROKEN CONCRETE SHALL BE STABILIZE AND HAVE GEOTEXTILE WITH MINIMUM 12" OVERLAP (FDOT INDEX #199).
  2. SOD SHALL BE NO MUCK GROWN BAHIA TYPE.



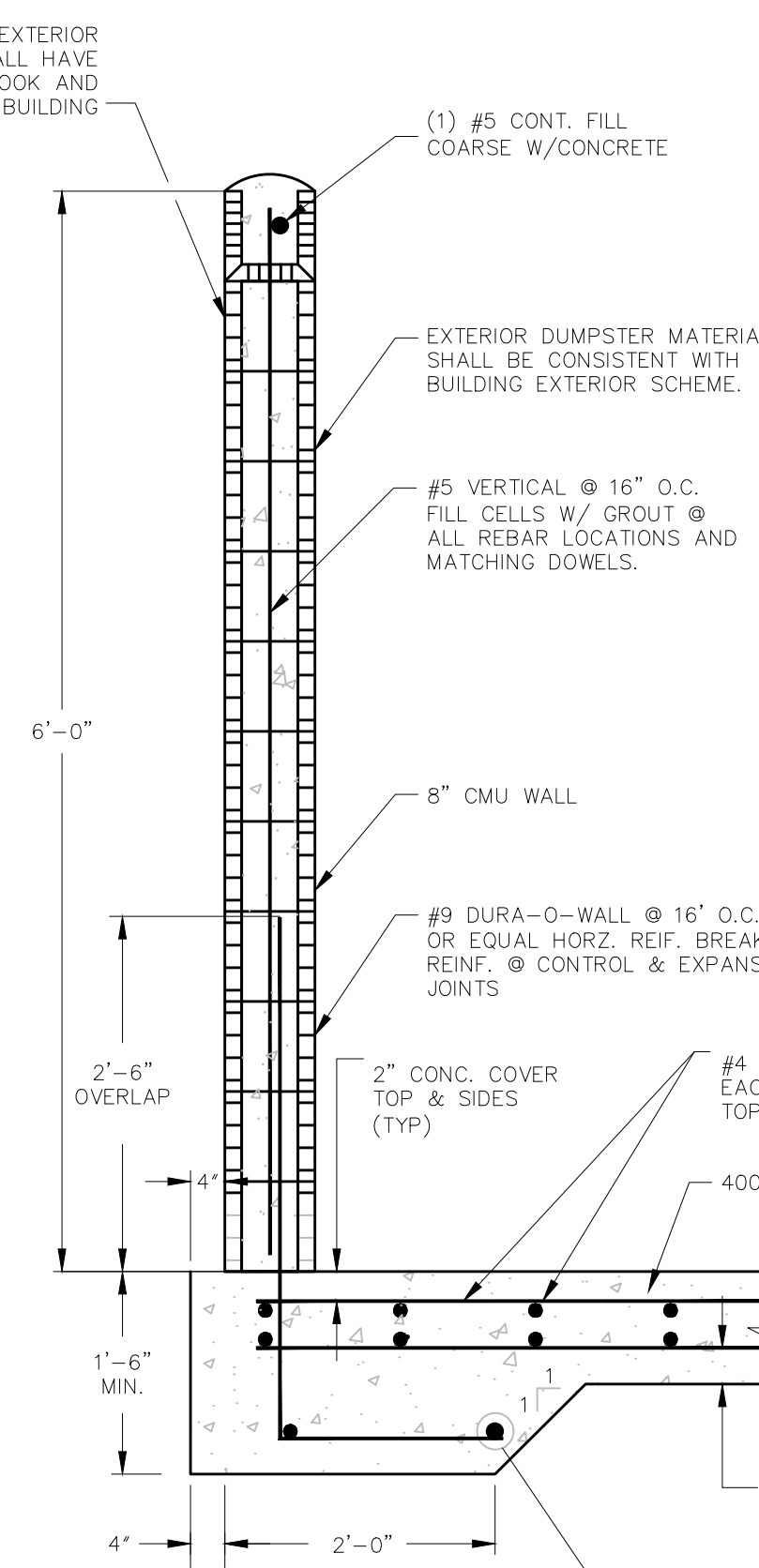
### DUMPSTER PAD DETAIL PLAN

N.T.S.



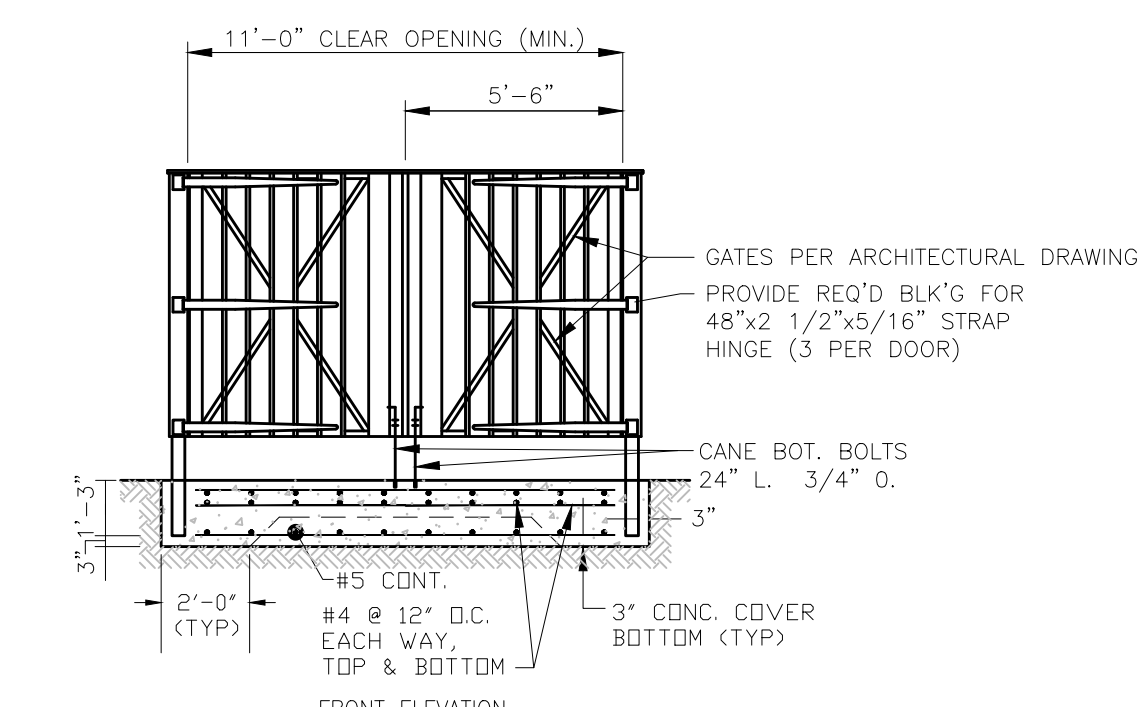
### DUMPSTER PAD DETAIL ISOMETRIC

N.T.S.



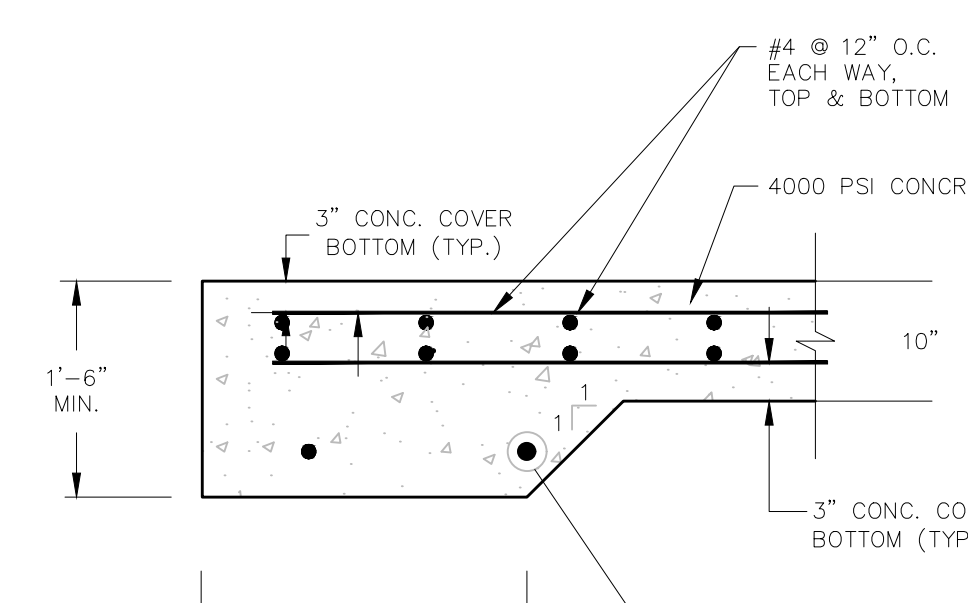
### SECTION A DUMPSTER ENCLOSURE

N.T.S.



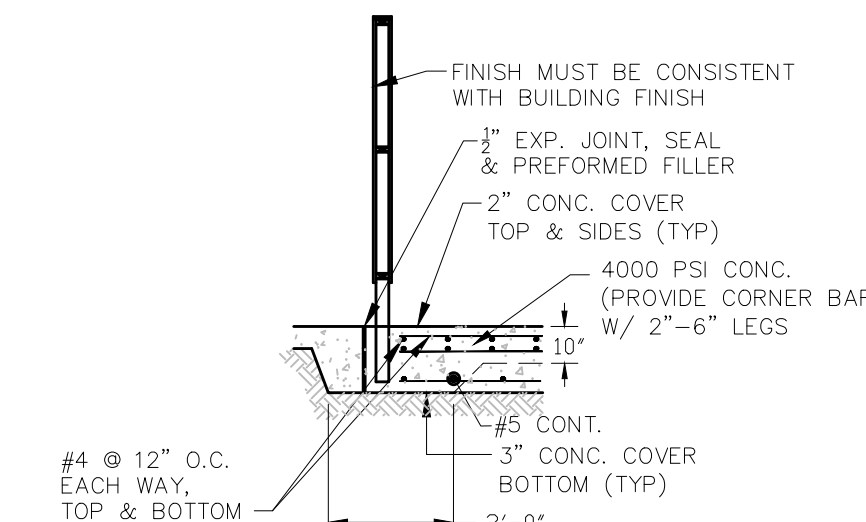
### DUMPSTER GATE DETAIL

N.T.S.



### SECTION C TYP. TURN-DOWN-SLAB EDGE

N.T.S.



### SECTION B TRASH DUMPSTER GATE

N.T.S.

## REVISIONS

## SOLOMON'S AUTO BODY DEVELOPMENT

14451 W COLONIAL DR  
WINTER GARDEN, FL 34787

## SITE DETAILS

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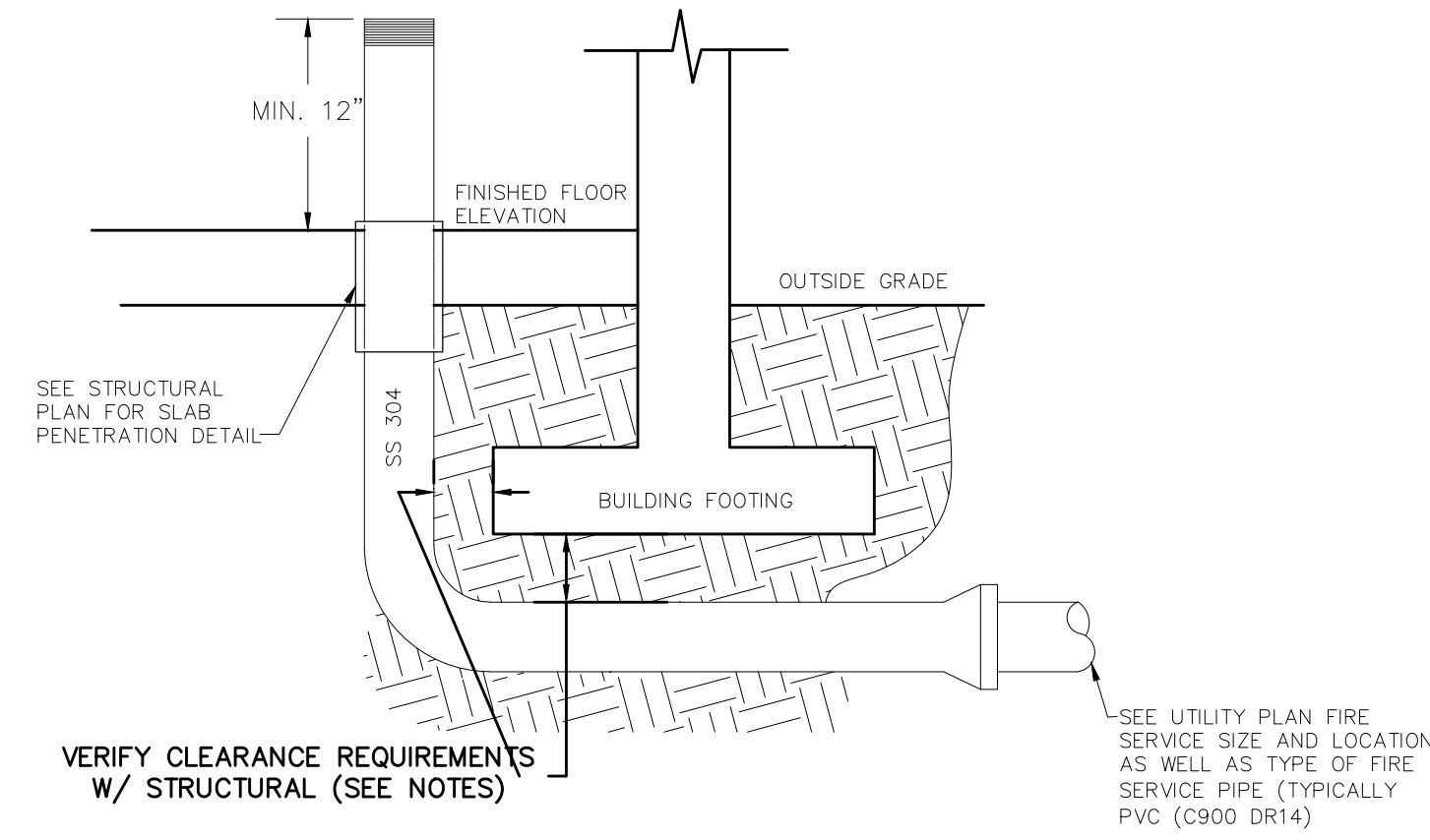
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SHEET C5.1

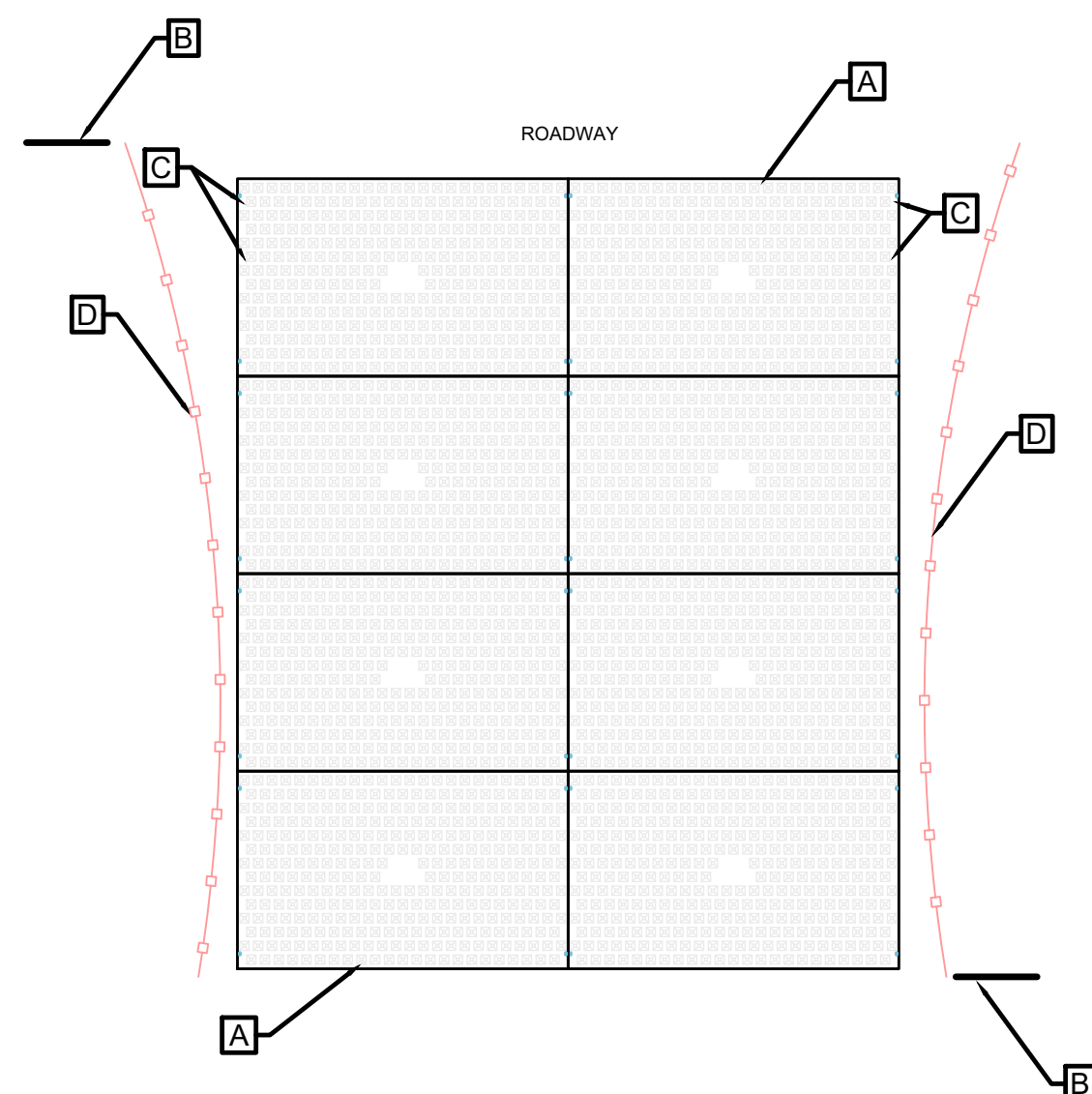


**FIRE RISER STUB-UP DETAIL**  
N.T.S.

- NOTES:**
- CONTRACTOR(S) SHALL ALWAYS ENSURE THAT ALL CONSTRUCTION SHOWN HEREON MEETS THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (AHJ), AS MANY FIRE REVIEWERS, INSPECTORS, MARSHALS, ETC HAVE VARYING REQUIREMENTS, AS ALLOWED IN THE NATIONAL FIRE PROTECTION CODE (NFPA).
  - RESTRAIN ALL JOINTS PER OCU RESTRAINING FIGURE A104-1 AND A104-2.
  - RISER ASSEMBLY TO MEET F.S. 633.539.
  - ENTIRE ASSEMBLY TO BE INSTALLED, TESTED AND FLUSHED AS ONE LINE BY THE SITE CONTRACTOR TO THE FLANGE AS SHOWN.
  - ENSURE NO PIPE JOINTS ARE UNDERNEATH BUILDING FOOTER PER NFPA 13 10.6.5.
  - SERVICE MAINS MUST NOT RUN UNDER BUILDING(S) UNLESS SPECIAL PRECAUTIONS ARE TAKEN (I.E. ARCHED FOUNDATION WALLS, COVERED TRENCHING, AND ISOLATION VALVE(S), PER NFPA 24 10.6 AND NFPA 13 10.6.2 WHERE THE UNDERGROUND PIPING MUST PASS THROUGH THE FOUNDATION TO ATTACH TO THE RISER, PROVIDE CLEARANCE TO PREVENT BREAKAGE OF THE PIPING DUE TO BUILDING SETTLEMENT PER NFPA 13 9.3.4. ENSURE PIPE OPENINGS ARE THROUGH PIPE SLEEVES FOUR INCHES LARGER THAN THE NOMINAL PIPE DIAMETER AND FILLED WITH ASPHALT MASTIC OR SIMILAR FLEXIBLE WATERPROOFING MATERIAL. CONTRACTOR TO COORDINATE WITH STRUCTURAL ENGINEER AND FIRE PROTECTION ENGINEER AS NECESSARY.

**FODS TRACKOUT CONTROL SYSTEM INSTALLATION**

THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS MANUAL IS A PLATFORM FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE.) THE INSTALLATION MAY NEED TO BE MODIFIED TO MEET THE EXISTING CONDITIONS, EXPECTATIONS, OR DEMANDS OF A PARTICULAR SITE. THIS IS A GUIDELINE. ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AT THE ENTRANCE AND EXIT TO CAUTION USERS AND OTHERS.



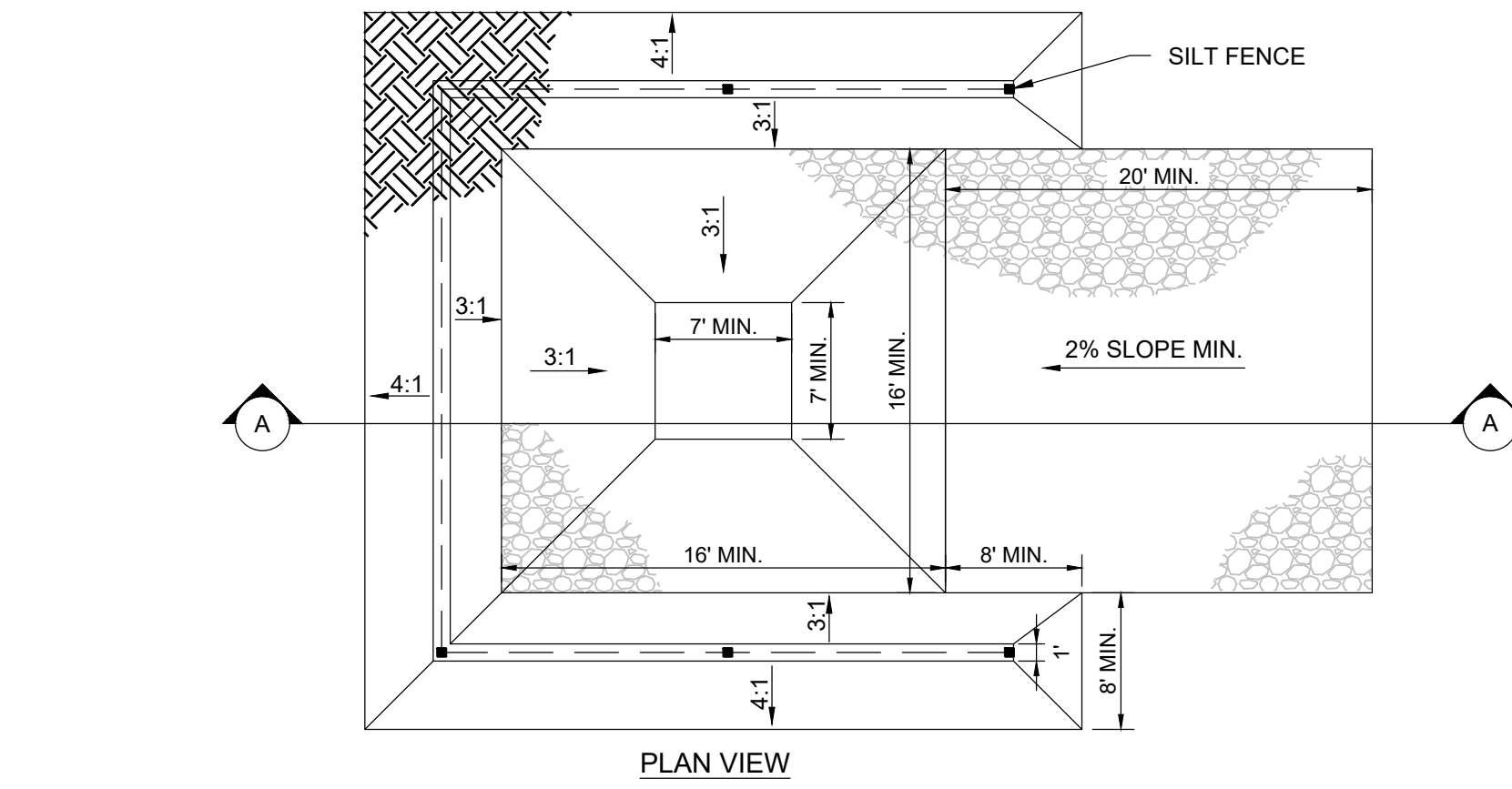
**TYPICAL ENTRANCE LAYOUT**

- KEY NOTES:**
- FODS TRACKOUT CONTROL SYSTEM MAT.
  - FODS SAFETY SIGN.
  - ANCHOR POINT.
  - SILT OR ORANGE CONSTRUCTION FENCE.

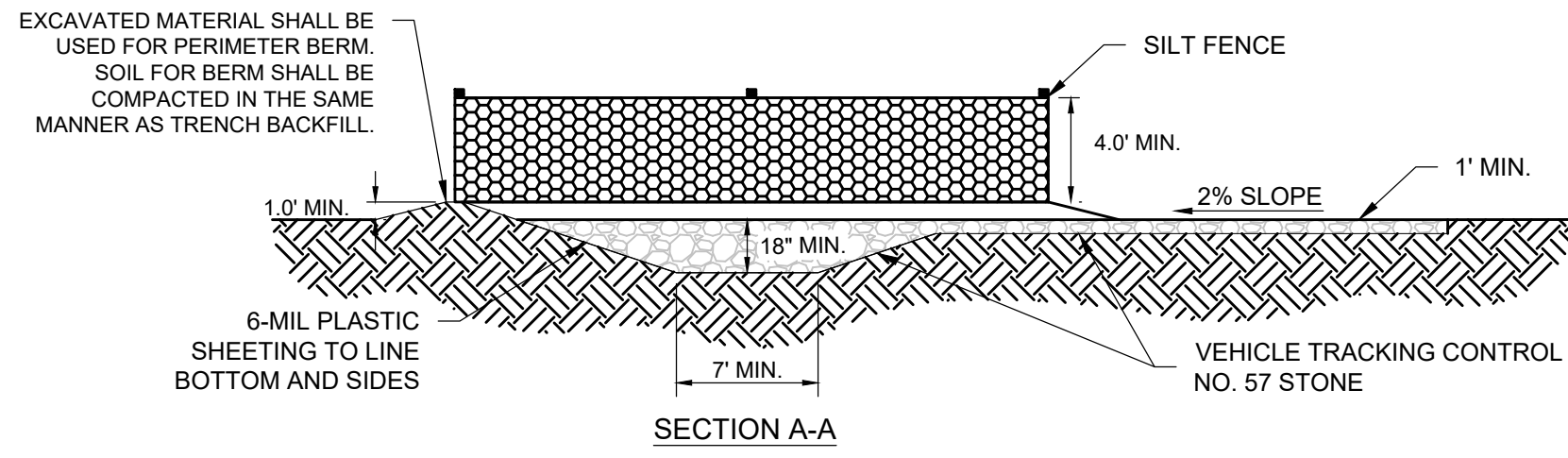
- INSTALLATION:**
- THE SITE WHERE THE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED SHOULD CORRESPOND TO BEST MANAGEMENT PRACTICES AS MUCH AS POSSIBLE. THE SITE WHERE FODS TRACKOUT CONTROL SYSTEM IS PLACED SHOULD ALSO MEET OR EXCEED THE LOCAL JURISDICTION OR STORMWATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
  - CALL FOR UTILITY LOCATES 3 BUSINESS DAYS IN ADVANCE OF THE OF FODS TRACKOUT CONTROL SYSTEM INSTALLATION FOR THE MARKING OF UNDERGROUND UTILITIES. CALL THE UTILITY NOTIFICATION CENTER AT 811.
  - ONCE THE SITE IS ESTABLISHED WHERE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED, ANY EXCESSIVE UNEVEN TERRAIN SHOULD BE LEVELED OUT OR REMOVED SUCH AS LARGE ROCKS, LANDSCAPING MATERIALS, OR SUDDEN ABRUPT CHANGES IN ELEVATION.
  - THE INDIVIDUAL MATS CAN START TO BE PLACED INTO POSITION. THE FIRST MAT SHOULD BE PLACED NEXT TO THE CLOSEST POINT OF EGRESS. THIS WILL ENSURE THAT THE VEHICLE WILL EXIT STRAIGHT FROM THE SITE ONTO THE PAVED SURFACE.
  - AFTER THE FIRST MAT IS PLACED DOWN IN THE PROPER LOCATION, MATS SHOULD BE ANCHORED TO PREVENT THE POTENTIAL MOVEMENT WHILE THE ADJOINING MATS ARE INSTALLED. ANCHORS SHOULD BE PLACED AT EVERY ANCHOR POINT (IF FEASIBLE) TO HELP MAINTAIN THE MAT IN ITS CURRENT POSITION.
  - AFTER THE FIRST MAT IS ANCHORED IN ITS PROPER PLACE, AN H BRACKET SHOULD BE PLACED AT THE END OF THE FIRST MAT BEFORE ANOTHER MAT IS PLACED ADJACENT TO THE FIRST MAT.
  - ONCE THE SECOND MAT IS PLACED ADJACENT TO THE FIRST MAT, MAKE SURE THE H BRACKET IS CORRECTLY SITUATED BETWEEN THE TWO MATS, AND SLIDE MATS TOGETHER.
  - NEXT THE CONNECTOR STRAPS SHOULD BE INSTALLED TO CONNECT THE TWO MATS TOGETHER.
  - UPON PLACEMENT OF EACH NEW MAT IN THE SYSTEM, THAT MAT SHOULD BE ANCHORED AT EVERY ANCHOR POINT TO HELP STABILIZE THE MAT AND ENSURE THE SYSTEM IS CONTINUOUS WITH NO GAPS IN BETWEEN THE MATS.
  - SUCCESSIVE MATS CAN THEN BE PLACED TO CREATE THE FODS TRACKOUT CONTROL SYSTEM REPEATING THE ABOVE STEPS.

- USE AND MAINTENANCE**
- VEHICLES SHOULD TRAVEL DOWN THE LENGTH OF THE TRACKOUT CONTROL SYSTEM AND NOT CUT ACROSS THE MATS.
  - DRIVERS SHOULD TURN THE WHEEL OF THEIR VEHICLES SUCH THAT THE VEHICLE WILL MAKE A SHALLOW S-TURN ROUTE DOWN THE LENGTH OF THE FODS TRACKOUT CONTROL SYSTEM.
  - MATS SHOULD BE CLEANED ONCE THE VOIDS BETWEEN THE PYRAMIDS BECOME FULL OF SEDIMENT. TYPICALLY THIS WILL NEED TO BE PERFORMED WITHIN TWO WEEKS AFTER A STORM EVENT. BRUSHING IS THE PREFERRED METHOD OF CLEANING, EITHER MANUALLY OR MECHANICALLY.
  - THE USE OF ICE MELT, ROCK SALT, SNOW MELT, DE-ICER, ETC. SHOULD BE UTILIZED AS NECESSARY DURING THE WINTER MONTHS AND AFTER A SNOW EVENT TO PREVENT ICE BUILDUP.

- REMOVAL**
- REMOVAL OF FODS TRACKOUT CONTROL SYSTEM IS REVERSE ORDER OF INSTALLATION.
  - STARTING WITH THE LAST MAT, THE MAT THAT IS PLACED AT THE INNERMOST POINT OF THE SITE OR THE MAT FURTHEST FROM THE EXIT OR PAVED SURFACE SHOULD BE REMOVED FIRST.
  - THE ANCHORS SHOULD BE REMOVED.
  - THE CONNECTOR STRAPS SHOULD BE UNBOLTED AT ALL LOCATIONS IN THE FODS TRACKOUT CONTROL SYSTEM.
  - STARTING WITH THE LAST MAT IN THE SYSTEM, EACH SUCCESSIVE MAT SHOULD THEN BE MOVED AND STACKED FOR LOADING BY FORKLIFT OR EXCAVATOR ONTO A TRUCK FOR REMOVAL FROM THE SITE.



**PLAN VIEW**



**SECTION A-A**

**CONCRETE WASHOUT DETAIL**  
N.T.S.

**CONCRETE WASHOUT AREA INSTALLATION NOTES:**

- CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
- CONCRETE WASHOUT AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8'X8'. THE SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1. THE DEPTH OF THE PIT SHALL BE AT LEAST 3'. THE BERM SURROUNDING THE SIDES AND BACK OF THE CONCRETE WASHOUT AREA SHALL HAVE A HEIGHT OF 1'. THE VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASHOUT AREA. A SILT FENCE SHALL BE INSTALLED ALONG THE TOP OF THE PERIMETER BERM PER THE DETAIL.
- VEHICLE TRACKING CONTROL IS REQUIRED AT THE ACCESS POINT TO ALL CONCRETE WASHOUT AREAS.
- A CURB STEP SHALL BE IMPLEMENTED IF A CURB EXISTS AT THE ACCESS POINT TO THE CONCRETE WASHOUT AREA.
- HIGHLY VISIBLE SIGNS SHALL BE PLACED AT THE CONSTRUCTION SITE ENTRANCE, WASHOUT AREA AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION(S) OF THE CONCRETE WASHOUT AREA(S) TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

**CONCRETE WASHOUT AREA INSPECTION AND MAINTENANCE NOTES:**

- THE CITY SITE INSPECTOR SHALL INSPECT THE CONCRETE WASHOUT AREA AT THE FOLLOWING INTERVALS:
  - AFTER INITIAL INSTALLATION.
  - AT LEAST WEEKLY WHILE THE CONCRETE WASHOUT AREA IS PRESENT ON SITE.
- CONCRETE WASHOUT MATERIALS SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
- CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
- CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
- CONCRETE WASHOUT AREAS SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- WHEN CONCRETE WASHOUT AREAS ARE REMOVED, EXCAVATIONS SHALL BE FILLED WITH SUITABLE COMPACTED BACKFILL AND TOP SOIL, ANY DISTURBED AREAS ASSOCIATED WITH INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF CONCRETE WASHOUT AREAS SHALL BE ROUGHENED, SEEDED AND MULCHED.
- CONCRETE WASHOUT CONTAINERS ARE RECOMMENDED TO BE PLACED INSIDE THE CONCRETE WASHOUT AREA FOR LESS MAINTENANCE.
- CONCRETE WASHOUT CONTAINERS ARE NOT AN ACCEPTABLE SUBSTITUTE FOR CONCRETE WASHOUT AREAS.**

**REVISIONS**

No.	DATE	DESCRIPTION	APP'D BY
1	09/18/20	CITY OF WINTER GARDEN COMM.	QTL
2	09/17/21	CITY OF WINTER GARDEN COMM.	QTL
3	03/31/23	CITY OF WINTER GARDEN COMM.	QTL
4	08/24/23	CITY OF WINTER GARDEN COMM.	QTL
5	01/06/24	CITY OF WINTER GARDEN COMM.	QTL
6	05/14/24	CITY OF WINTER GARDEN COMM.	QTL

**SOLOMONS' AUTO BODY DEVELOPMENT**

14451 W COLONIAL DR  
WINTER GARDEN, FL 34787

**SITE DETAILS**

**CLIENT:**

NESARALLI HOLDINGS LLC  
14451 W COLONIAL DR  
WINTER GARDEN, FL 34787

**LAM**  
Civil Engineering, Inc.

1320 W PINE STREET  
ORLANDO, FL 32805  
PHONE: 407-254-0040  
CELL: 407-234-8944

CERTIFICATE OF  
AUTHORIZATION No. 27340

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QUANG T. LAM, P.E.  
FL REGISTRATION No. 62550

DATE

<b>PROJECT No.</b>	<b>2020.018.02</b>
<b>DATE:</b>	<b>11-13-24</b>
<b>DRAWN BY:</b>	<b>LCE</b>
<b>APPROVED BY:</b>	<b>QTL</b>
<b>SHEET</b>	<b>C5.2</b>



STORMTECH CHAMBER SPECIFICATIONS

- 1. CHAMBERS SHALL BE STORMTECH SC-740 OR SC-310.
2. CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPIDE FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. CHAMBERS SHALL MEET ASTM F2922 (POLYETHYLENE) OR ASTM F2418-16 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
7. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE:
a. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
b. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET. THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 OR ASTM F2922 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
c. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
8. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

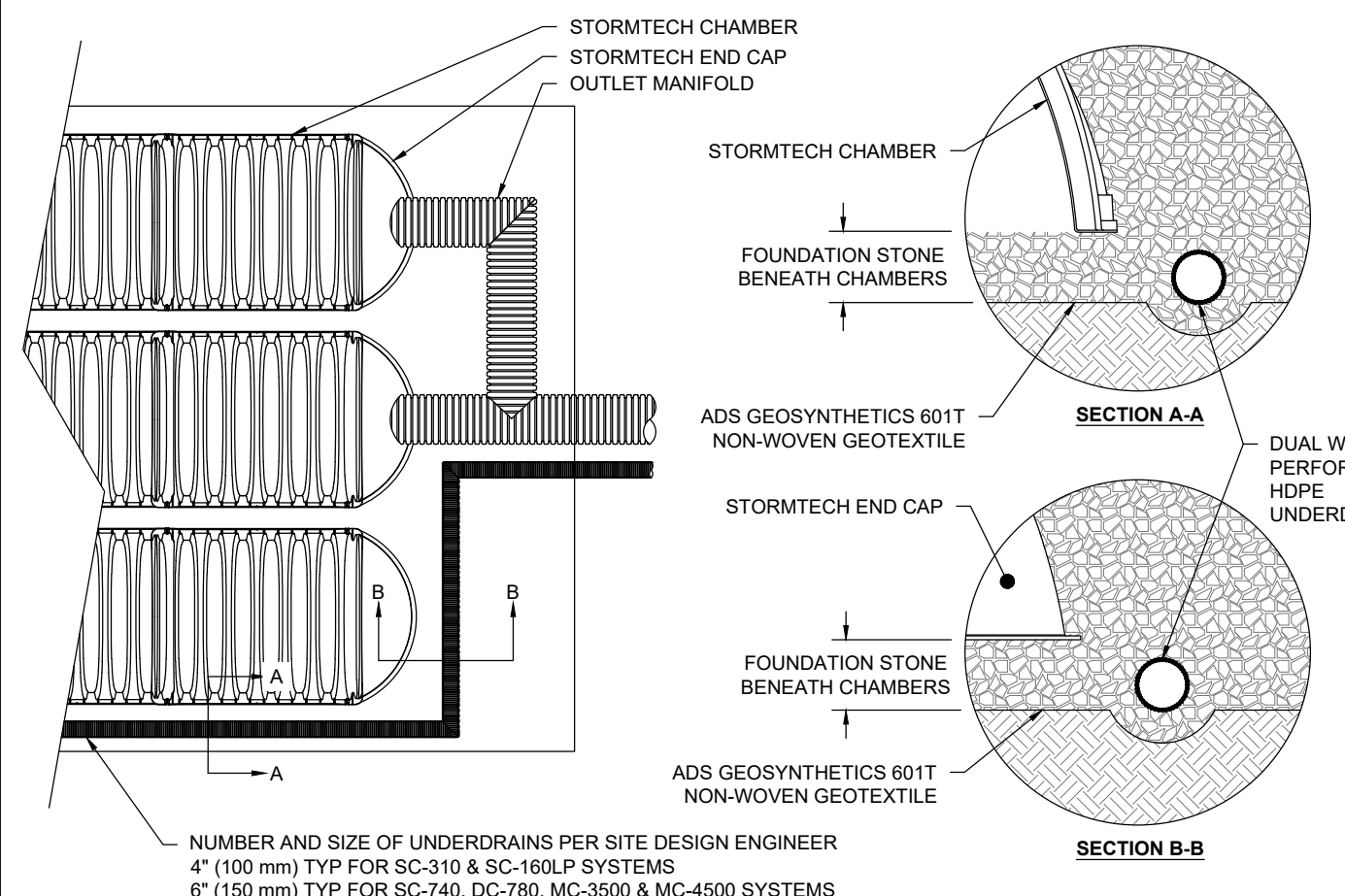
IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF THE SC-310/SC-740 SYSTEM

- 1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
- STONESHOTTER LOCATED OFF THE CHAMBER BED.
- BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
- BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4"-2" (20-50 mm).
8. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
9. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

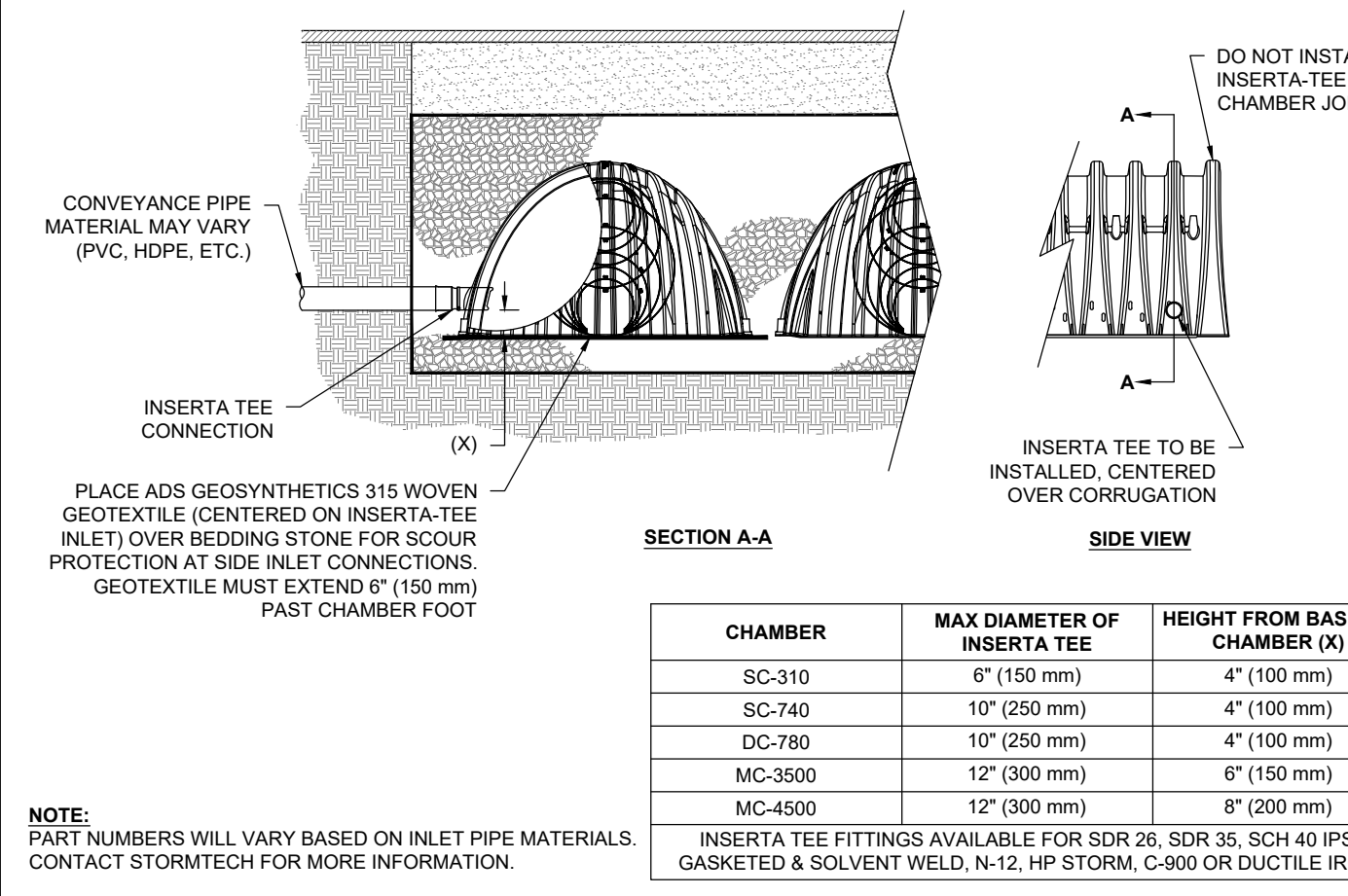
NOTES FOR CONSTRUCTION EQUIPMENT

- 1. STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
2. THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
- NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
- NO RUBBER Tired LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
- WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.
USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO THE CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

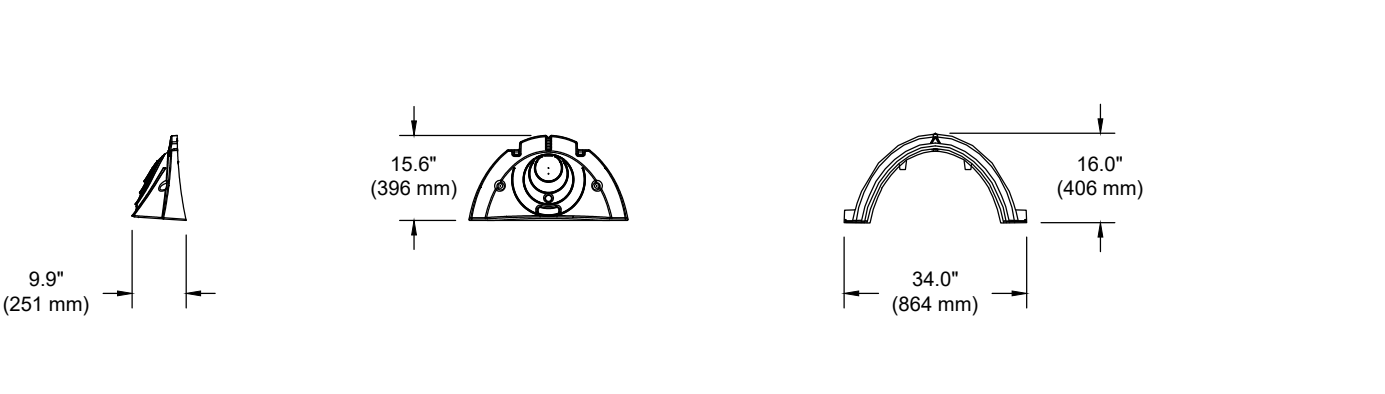
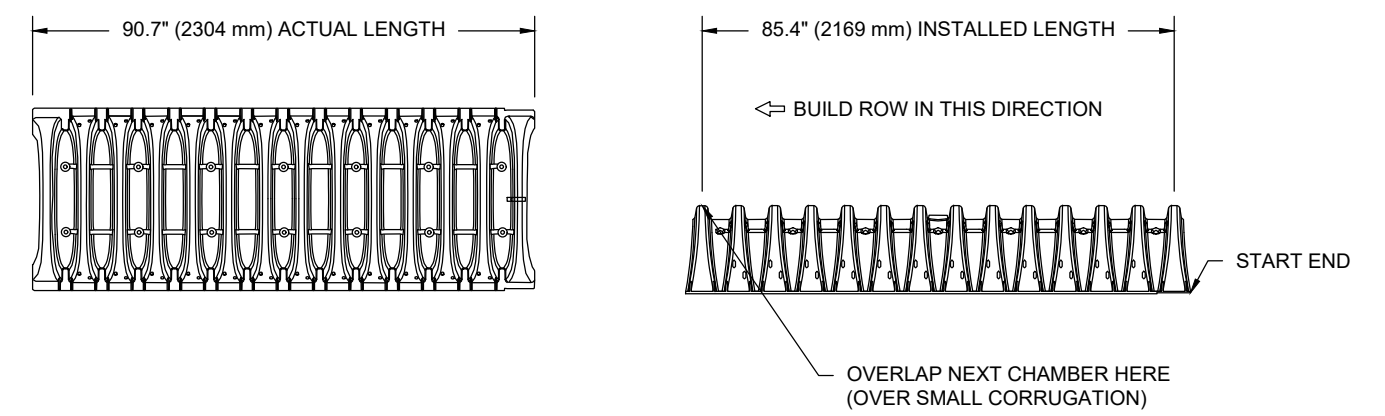


5 UNDERDRAIN DETAIL



6 INSERTA-TEE SIDE INLET DETAIL

Table with columns: CHAMBER, MAX DIAMETER OF INSERTA TEE, HEIGHT FROM BASE OF CHAMBER (X). Rows include SC-310, SC-740, DC-780, MC-3500, MC-4500.



\*ASSUMES 6" (152 mm) ABOVE, BELOW, AND BETWEEN CHAMBERS. PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B".



Table with columns: PART #, STUB, A, B, C. Rows include SC310EP06T, SC310EP06PC, SC310EP06B, SC310EP06BPC, SC310EP08T, SC310EP08PC, SC310EP08B, SC310EP08BPC, SC310EP10T, SC310EP10PC, SC310EP10B, SC310EP10BPC, SC310EPE12B.

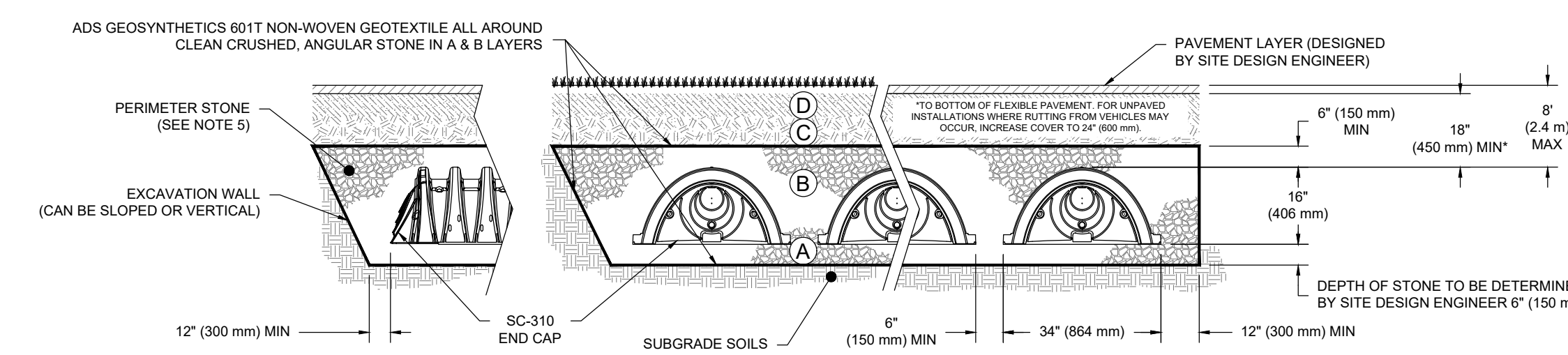
ALL STUBS, EXCEPT FOR THE SC310EPE12B ARE PLACED AT BOTTOM OF END CAP SUCH THAT THE OUTSIDE DIAMETER OF THE STUB IS FLUSH WITH THE BOTTOM OF THE END CAP. FOR ADDITIONAL INFORMATION CONTACT STORMTECH AT 1-888-892-2694. \* FOR THE SC310EPE12B THE 12" (300 mm) STUB LIES BELOW THE BOTTOM OF THE END CAP APPROXIMATELY 0.25" (6 mm). BACKFILL MATERIAL SHOULD BE REMOVED FROM BELOW THE N-12 STUB SO THAT THE FITTING SITS LEVEL. NOTE: ALL DIMENSIONS ARE NOMINAL.

2 SC-310 TECHNICAL SPECIFICATIONS

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

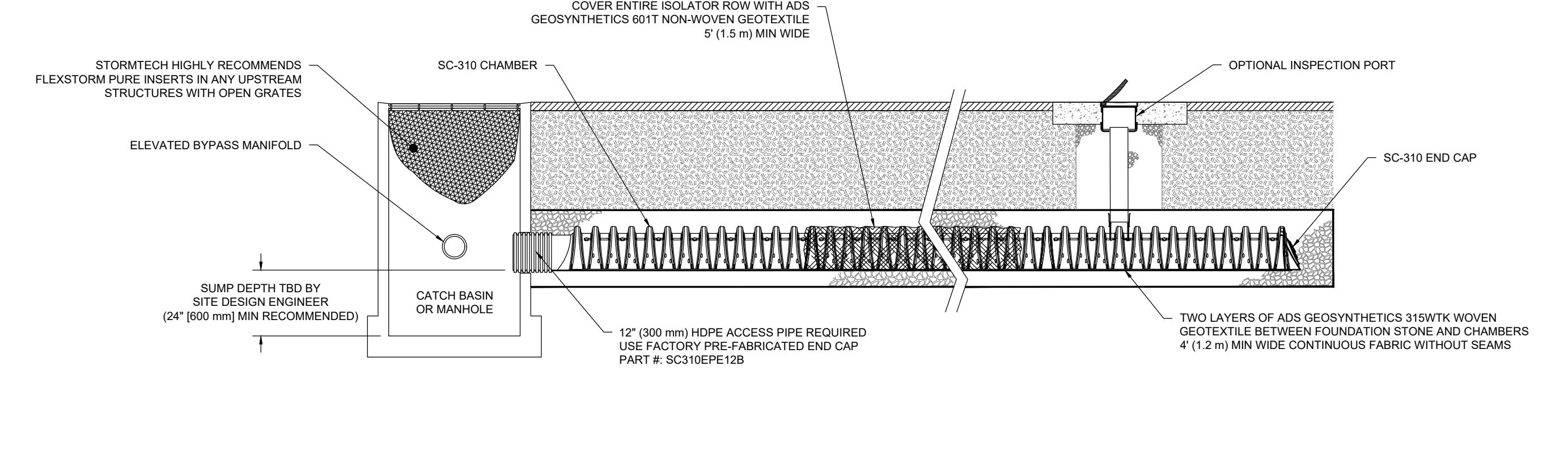
Table with columns: MATERIAL LOCATION, DESCRIPTION, AASHTO MATERIAL CLASSIFICATIONS, COMPACTION / DENSITY REQUIREMENT. Rows include FINAL FILL, INITIAL FILL, EMBEDMENT STONE, FOUNDATION STONE.

PLEASE NOTE: 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M4) STONE". 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 6" (150 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR. 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

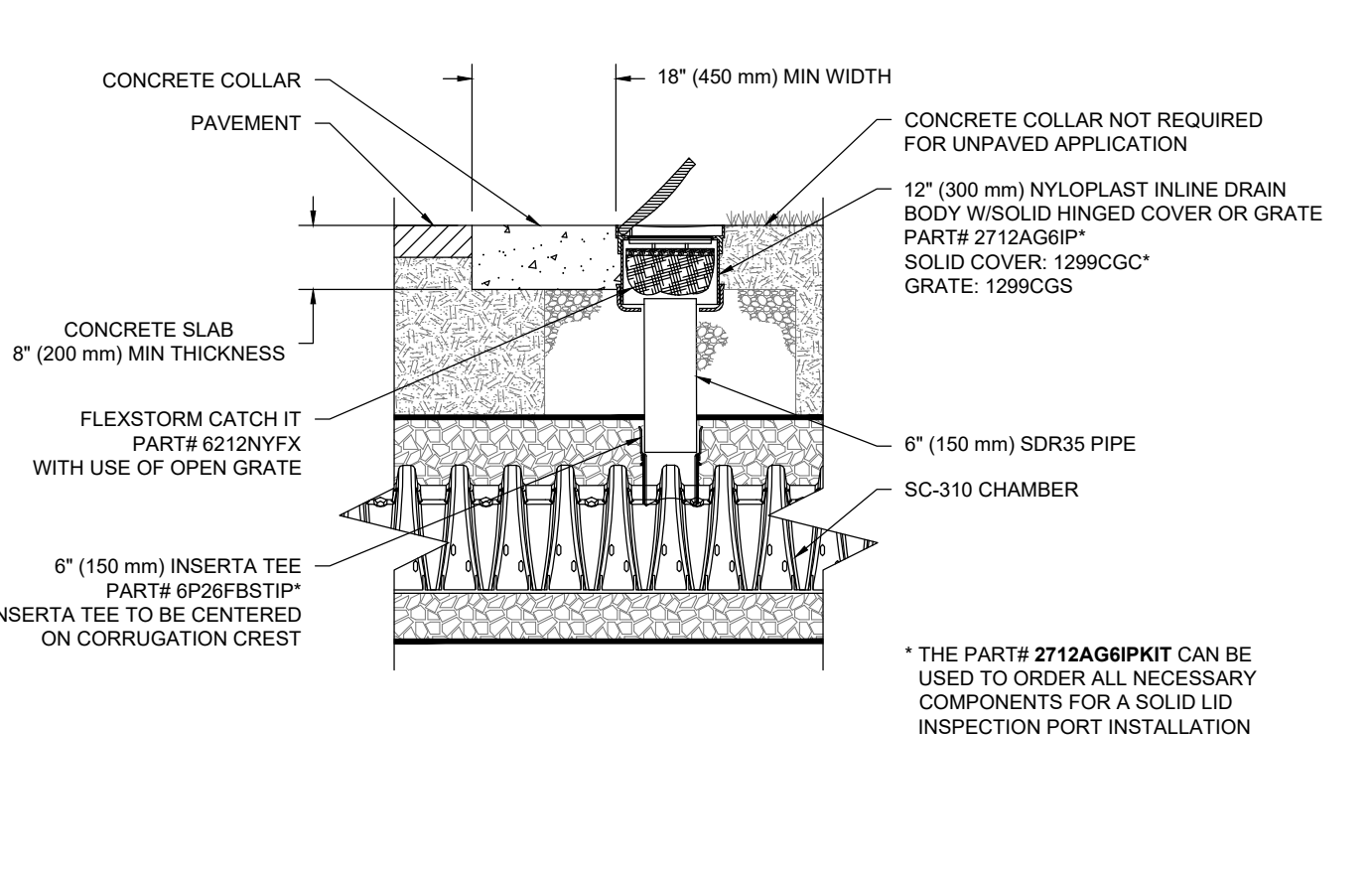


- NOTES: 1. SC-310 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". 2. SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". 3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS. 4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. 5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS. 6. ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

1 SC-310 CROSS SECTION DETAIL



3 SC-310 ISOLATOR ROW DETAIL



4 SC-310 6" (150 mm) INSPECTION PORT DETAIL

- INSPECTION & MAINTENANCE: STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT. A. INSPECTION PORTS (IF PRESENT). A.1. REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN. A.2. REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED. A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG. A.4. LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL). A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3. B. ALL ISOLATOR ROWS. B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW. B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE. i) MIRRORS OR POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY. ii) FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3. STEP 2) CLEAN OUT ISOLATOR ROW USING THE JETVAC PROCESS. A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED. B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN. C. VACUUM STRUCTURE SUMP AS REQUIRED. STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS. STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM. NOTES: 1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS. 2. CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

REVISIONS

Table with columns: No., DATE, DESCRIPTION. Rows include 1, 2, 3, 4, 5 with dates and descriptions related to CITY OF WINTER GARDEN COMM.

SOLOMON'S AUTO BODY DEVELOPMENT

14451 W COLONIAL DR WINTER GARDEN, FL 34787

STORMTECH DETAILS AND NOTES

CLIENT: NESARALLI HOLDINGS LLC 14451 W COLONIAL DR WINTER GARDEN, FL 34787



PHONE: 407-254-0040 CELL: 407-234-8944

CERTIFICATE OF AUTHORIZATION No. 27340

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QUANG T. LAM, P.E. FL REGISTRATION No. 62550

DATE

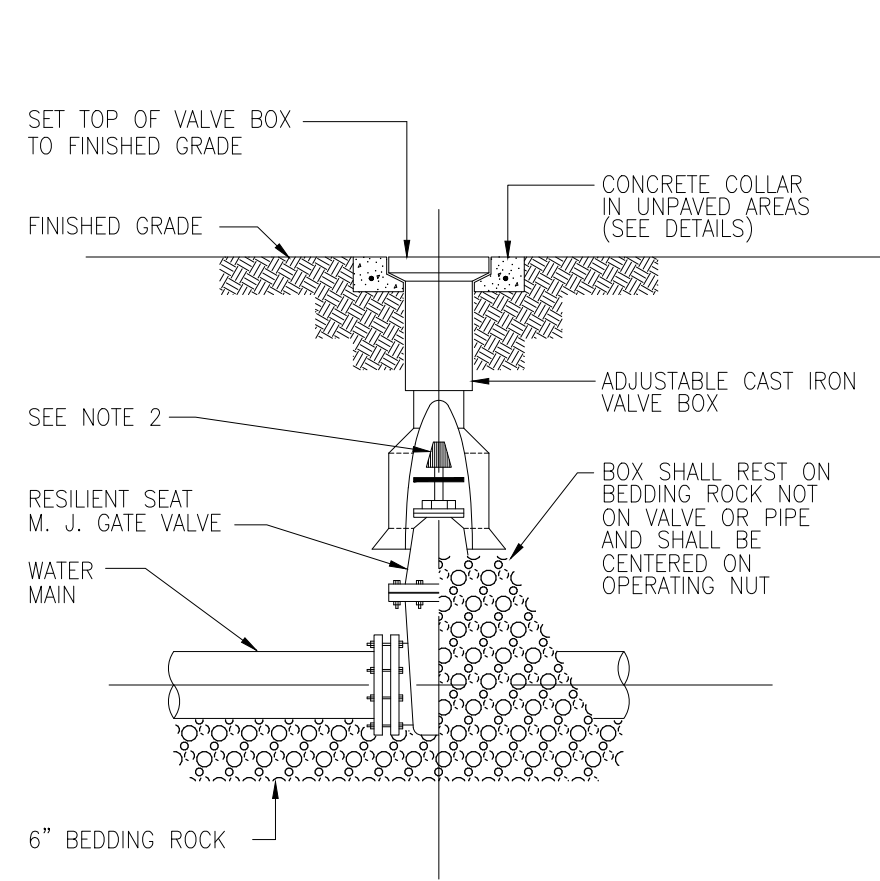
PROJECT No. 2020.018.02

DATE: 11-13-24

DRAWN BY: LCE

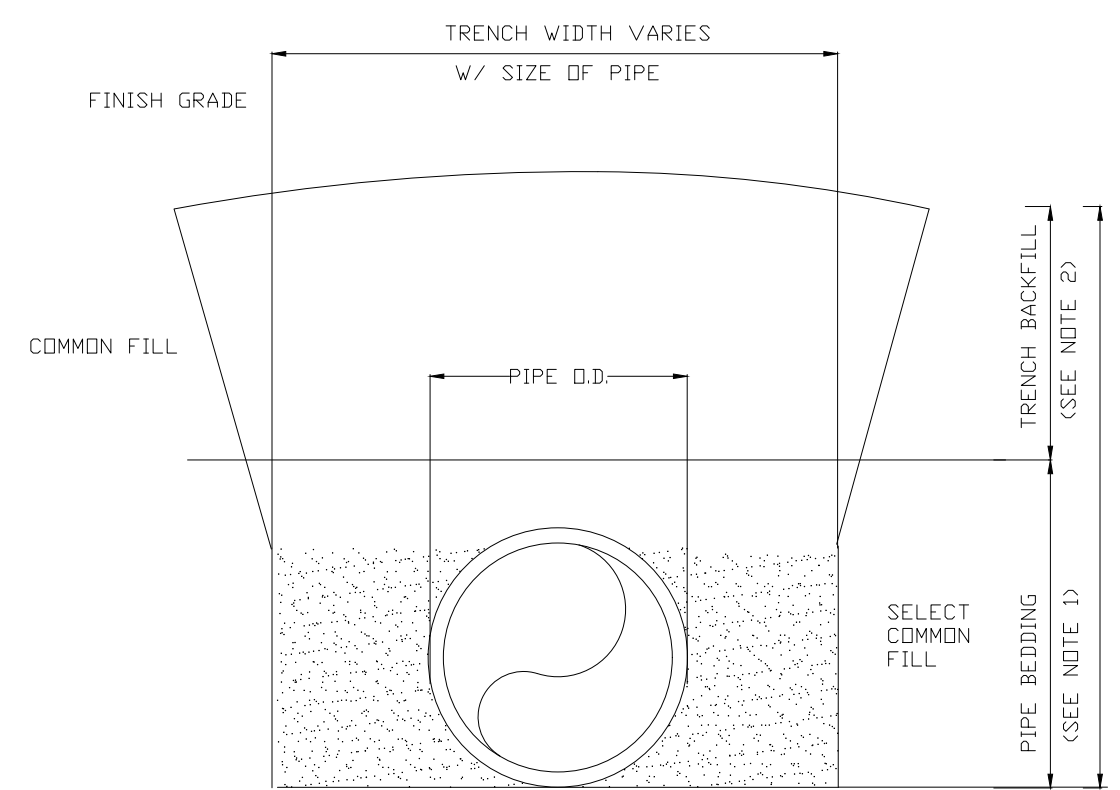
APPROVED BY: QTL

SHEET C5.3



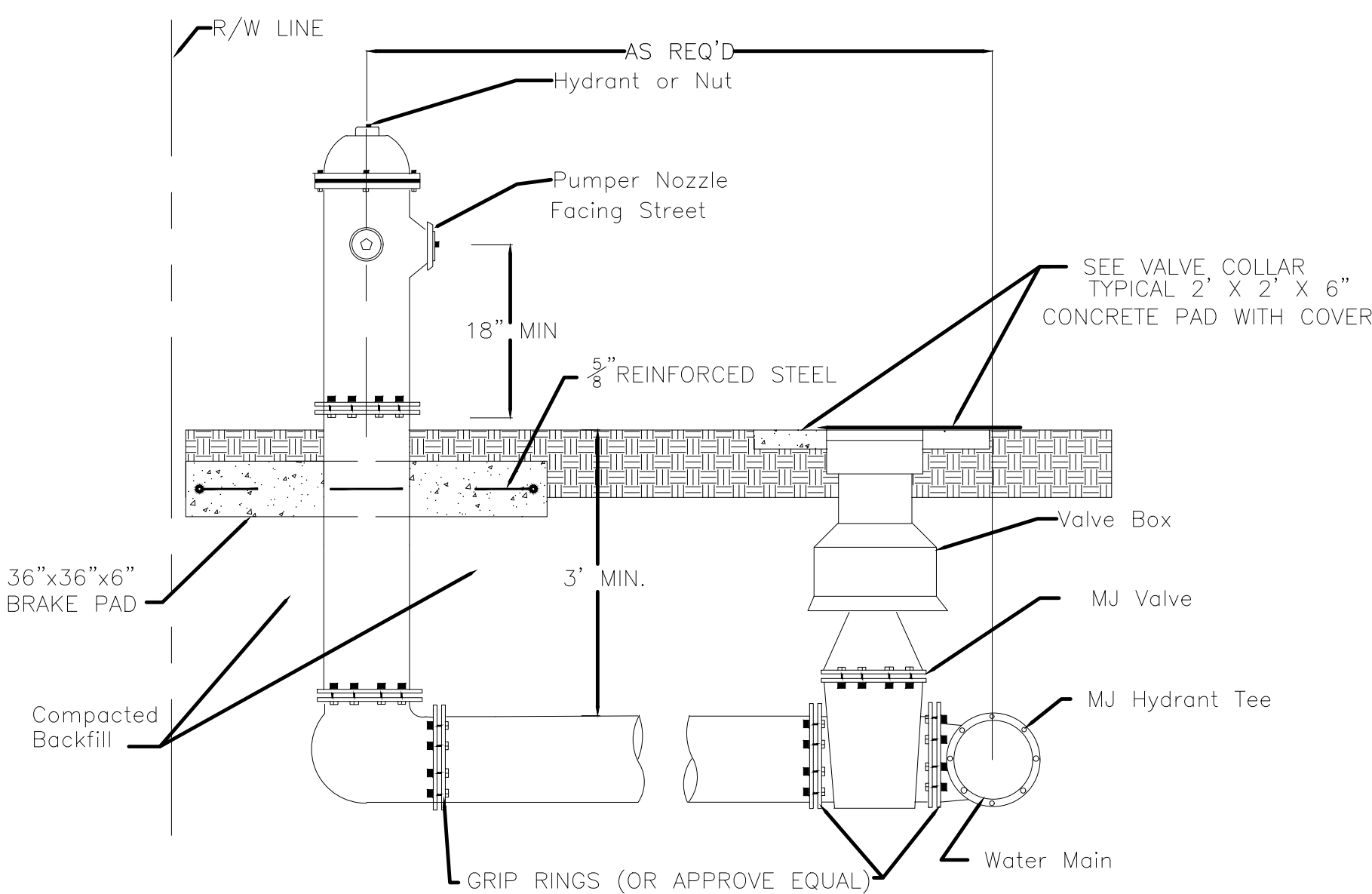
- NOTES:
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
  2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.

GATE VALVE AND BOX DETAIL

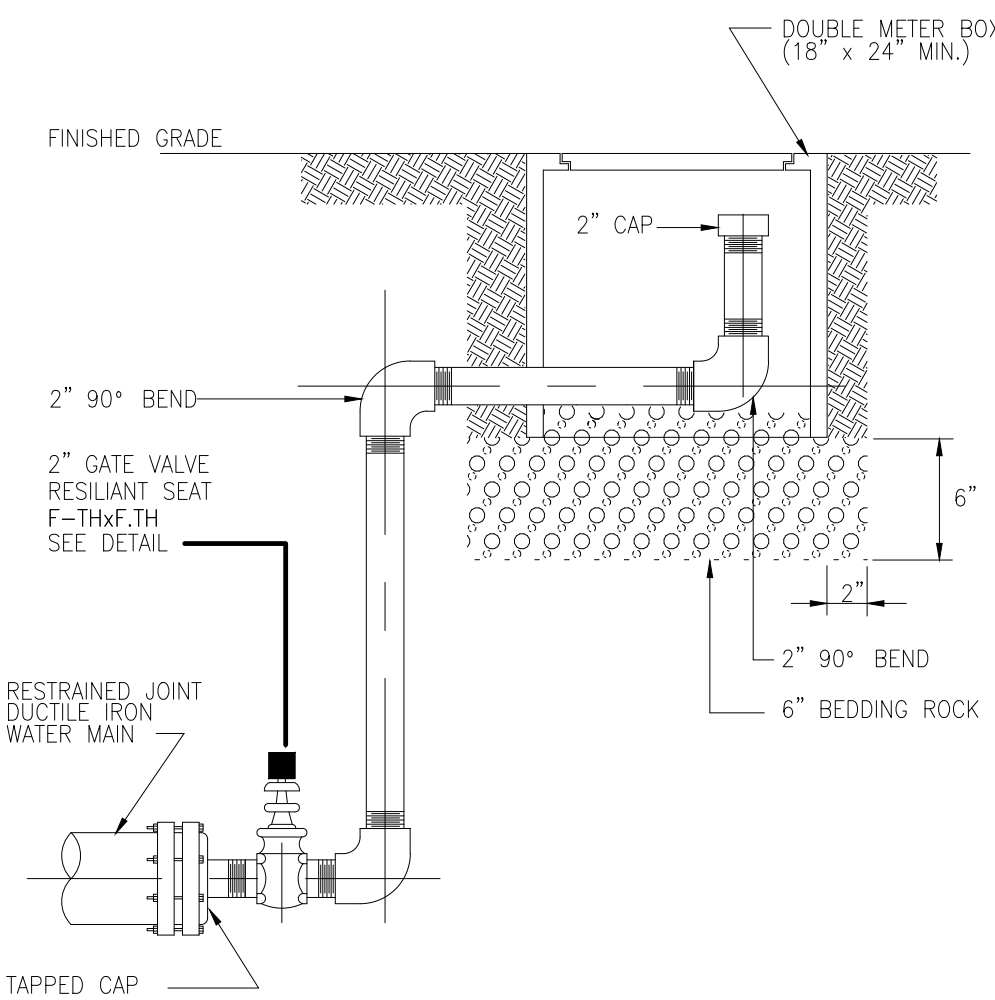


- NOTES:
1. PIPE BEDDING: FDOT SELECT BACKFILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T - 180
  2. TRENCH BACKFILL: FDOT SELECT STRUCTURAL BACKFILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T - 180.
  3. (\*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
  4. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
  5. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.

STANDARD BEDDING DETAIL

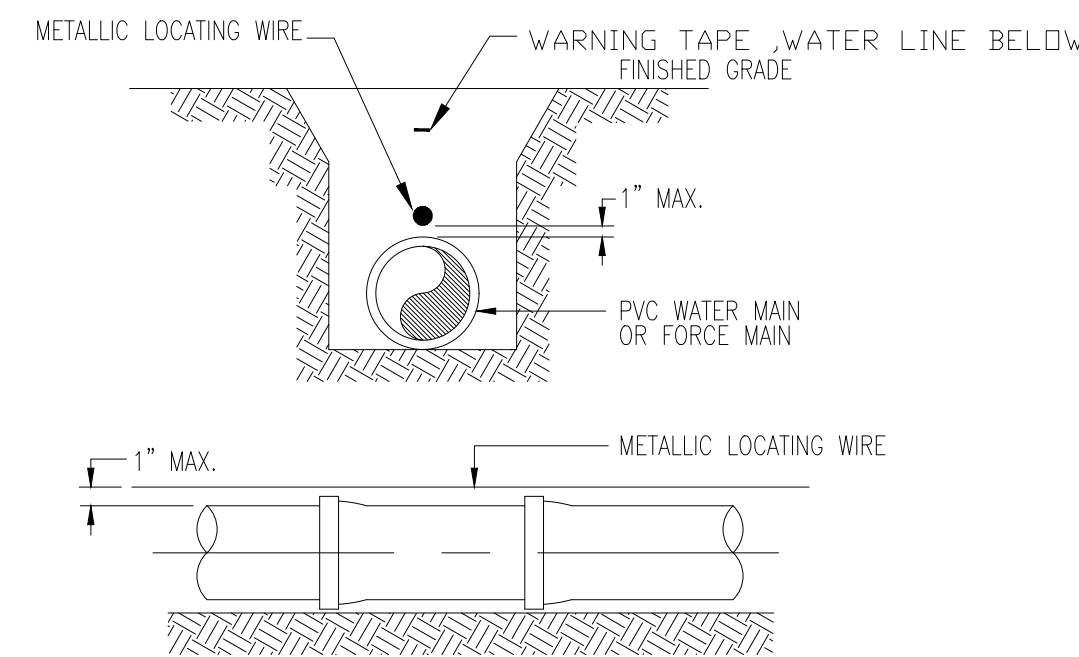


TYPICAL HYDRANT SETTING DETAIL



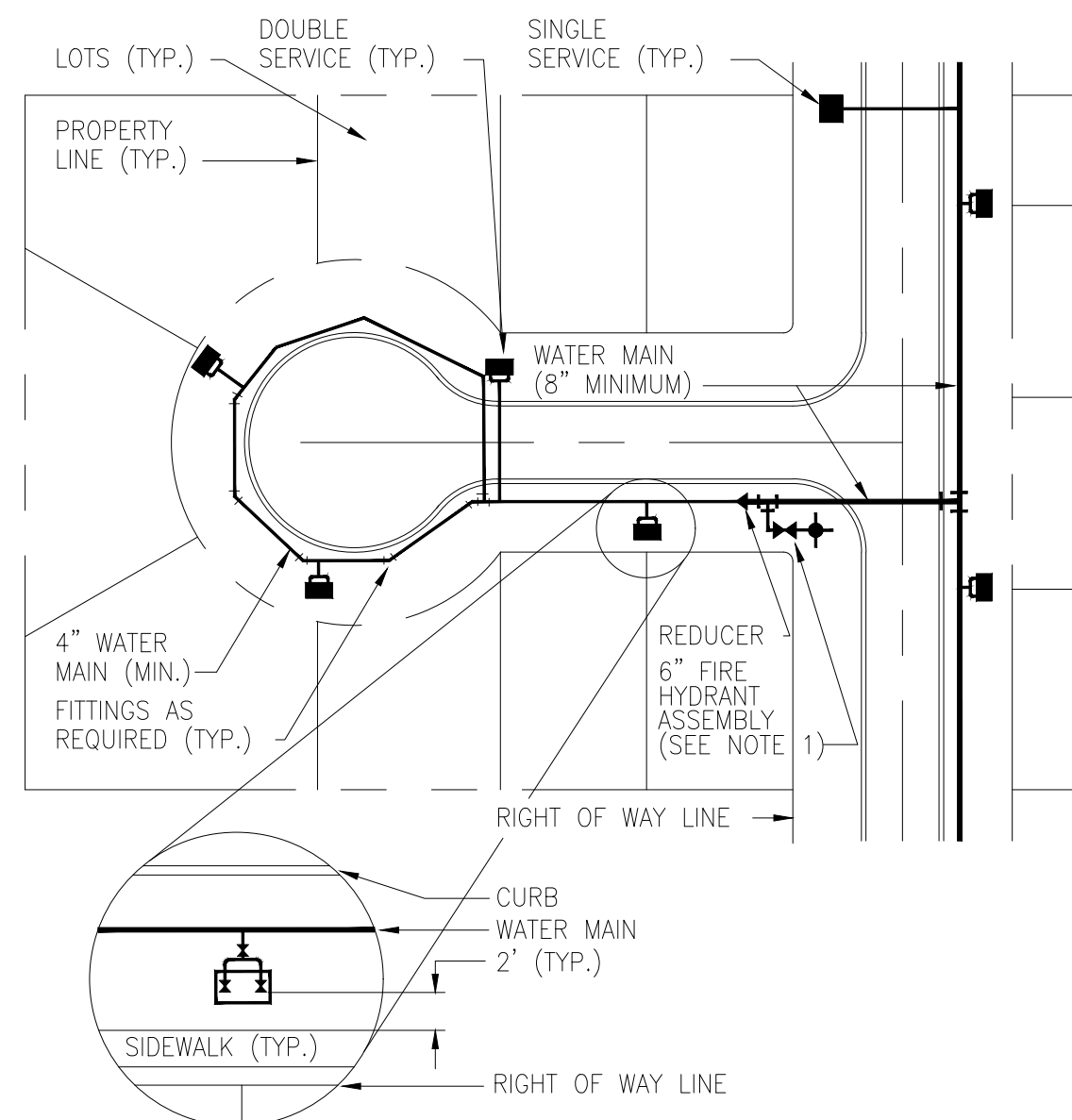
- NOTES:
1. ALL 2" PIPE AND FITTINGS SHALL BE SCHEDULE 40 GALVANIZED STEEL OR BRASS WITH THREADED (NPT) JOINTS.

BLOWOFF VALVE DETAIL



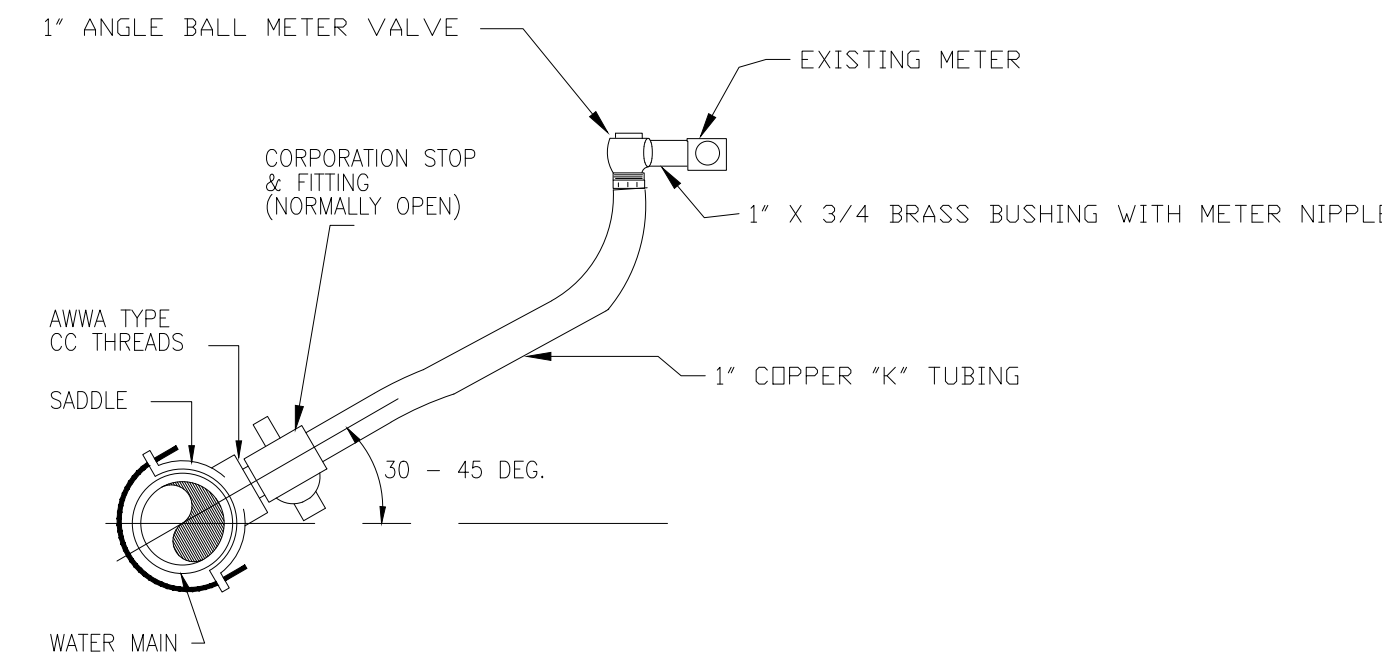
- NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (14 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR
  2. AND SHALL BE ATTACHED TO THE TOP OF PIPE WITH DUCK TAPE, AT LEAST FIVE TIMES PER JOINT
  3. LOCATING WIRE SHALL TERMINATE AT THE TOP OF EACH VALVE BOX AND COVER (TYP.)
  3. AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.

PVC PIPE LOCATING WIRE DETAIL

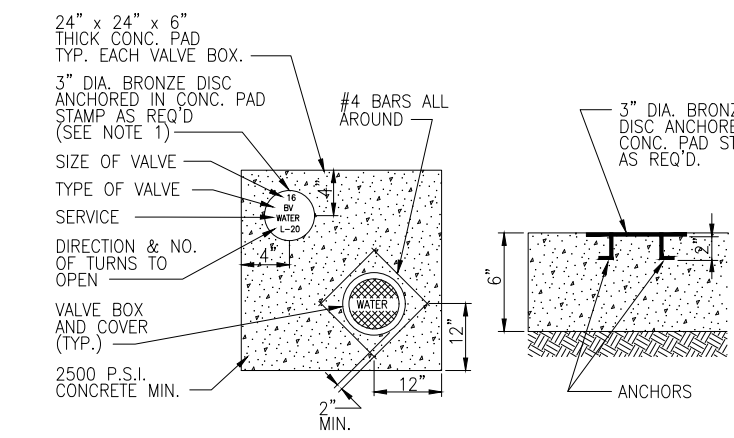


- NOTES:
1. ANCHORING TYPE 90° BEND SHALL ONLY BE USED WHERE RIGHT-OF-WAY CONSTRUCTIONS WILL NOT ALLOW INSTALLATION OF A STRAIGHT ASSEMBLY.
  2. METER BOX TO BE INSTALLED BY CONTRACTOR
  3. ALL SERVICES AT LOT LINES.

WATER SERVICE LOCATION DETAIL



WATER SERVICE CONNECTION DETAILS



- NOTES:
1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES 16" AND LARGER, OR AS REQUIRED BY THE CITY FOR CRITICAL OFFSITE VALVES.
  2. VALVE COLLAR DIMENSIONS MAY BE REDUCED TO 18" X 18" X 6" WHEN THE BRONZE IDENTIFICATION DISC IS NOT REQUIRED.

VALVE COLLAR DETAIL

General Notes: Revised February 13, 1999

1. All private water systems shall have a City approved backflow device assembly at each connection point to the City water system.
2. Repairs to new water lines, to obtain specified pressure test, will not allowed up to a number equal to 10 % of the total number of joint connections.
3. All mains and service laterals shall be hydrostatically tested at 150 psi for a two hour period.
4. Fire hydrant meter is required for any water usage in project (City will provide). Cost \$25,000 (non-refundable) deposit and \$1000.00 security deposit required. Billing is monthly for consumption used.
5. Warning tape, non-detectable, size 2" with " Water Line Below ", must be placed 8" to 12" below finished grade on all PVC water mains, laterals and header tees, number 14 gauge tracer wire shall be attached to the top of the pipe with duct tape, at least five times per joint. The tracer wire shall also be attached to all PVC laterals and extended to the top of each valve box on the inside so that a pipe locator can be connected to it.
6. City Engineer and Utilities Director must approve any item or change not mentioned or covered in our standard specifications or details.
7. Only City employees are permitted to open or close any valves or fire hydrants owned by or connected to the City water system.
8. No solvent cement joints shall be accepted.
9. Thrust blocks - use only if retainer fittings or all thread rods cannot be used.
10. Water main depth to be a minimum of 36" and a maximum of 42" below final grade.
11. All service laterals must be uniform distance between curb and sidewalk and located on property lot line.
12. No splicing together of customer service laterals will be allowed between the water main and curb stop.
13. Schedule 80 PVC to be used on 2" header tee assembly for multi-service laterals with brass fittings.
14. Curbs must be imprinted with a " W " inside of a painted square (blue), directly in front of each service lateral.
15. Depth of curb stop, in meter box, must be 8" below finished grade.
16. Main valve no more than 1,000 feet apart.
17. Valves at all T's and crosses

Acceptable Material List

Materials Manufacture

- Service Connections: - 2" connections Brass fittings
- Gate Valves: - Size 2"  
Mueller A2360  
AVR Resilient steel valve  
American Flow 2500
- Butterfly Valves: - Larger than 12"  
Mueller Lineseel III M. J.  
Kennedy BfV, Fig. 30
- Fittings: - 4" and larger (Domestic Ductile Iron)
- Pipe: - 2" PVC SDR-21  
4" to 12" PVC, C-900 DR-18 Class 150  
Larger than 12" - Ductile Iron Class 51
- Tubing: - 1" Copper K
- Tapping Valve: - Mueller T - 2360 - 16  
American Flow AFC 2500  
Kennedy 950-X
- Tapping Sleeve: - (Fabricated Steel)  
For size on size tap  
Mueller #H304 American Flow 2800  
Mueller #615 Ford - FTSC Fast  
JCM 432 JCM 412 ESS  
Mueller H624
- Restrained Fittings: - (PVC Pipe)  
JCM - 610 Surgripe  
Romac - Gripe Ring 611, 612, 613
- Check Valves: - American Flow 525C  
Mueller MA-2600-6-01 LW
- Corporation Stops: - 3/4" & 1" - Mueller 110-H-15008  
3/4" & 1" - Ford F-1000

Materials Manufacture

- U-Branch - 1"x3/4"x7"-1/2" Mueller H-15363  
1"x3/4"x7 1/2" Ford U-48-43
- Compression Coupling: - 3/4" thru 2"  
Dresser style 65  
Smith-Blair 522  
JCM 220
- Compression Tees: - 3/4" thru 2"  
Dresser style 65  
JCM 223
- Service Saddles: - cc thread outlet - 1"  
Mueller DB 2 A - 100  
Ford 202  
JCM 402-0480-07 & 09
- Valve Boxes: - Tyler 461-S 18" - 24"  
Tyler 562-S 24" - 36"
- Fire Hydrants: - Size - 5 1/4" Barrel  
Mueller A-423  
Kennedy K-81-A  
American Flow B-84-B
- Gate Valves: - 4" thru 12"  
Mueller A-2360-20  
Kennedy 1571-A  
American Flow 2500

Water Meter Box Specifications

- Single meter box installation:
- CDR - WA03-1118-12C  
WFB111812C21 - WITH LID  
C.I. reader lid 4"x6" over 90 degree open

Double meter box installation:

- CDR - WA00-1517-12C  
C.I. reader lid 6"x9" over 90 degree open  
WFB151712C21 - WITH LID

2" meter box installation:

- WFB173012C21 - WITH LID

- Curb Stops (full part) 3/4" & 1" Mueller B-20200 F.I.P.  
3/4" Ford B11-333-W  
3/4" Ford AV11-333W (angle curb stop)  
1" Ford B 41-444-W  
1" Ford BA41-444-W (angle curb stop)  
3/4" MUELLER curb stop full port #14285  
1" MUELLER curb stop full port B24275

Fire Hydrant Distance Requirements:

- Zoning Class Distance
- R-1 800 feet  
R-2,R-3,R-NC,PUD's 500 feet  
C-1,C-2,C-3,C-4, I-1 500 feet  
I-2 300 feet

- Fire hydrant point :-  
Sherwin-Williams Industrial Yellow B 54437

NO.	DATE	REVISIONS

CITY OF WINTER GARDEN - STANDARD DETAILS FOR WATER DISTRIBUTION SYSTEMS

CITY OF WINTER GARDEN ENGINEERING DEPARTMENT

STANDARD DESIGN
JK DRAWN
4/14/99 DATE
1 OF 3 WATER4-14

GENERAL NOTES - COLLECTION SYSTEM

1. MAINS AND SERVICES SHALL BE PVC SDR-35, FORCEMAINS TO BE MIN SDR 18 OR D.I.P. EPOXY COATED 350 PSI.
2. ALL SERVICES SHALL BE 6" DIAMETER AND TERMINATE AT THE PROPERTY LINE WITH A 6" CLEAN OUT.
3. MAGNETIC TAPE MUST BE PLACED 2' ABOVE THE TOP OF PIPE FOR THE ENTIRE LENGTH OF ALL MAINS AND SERVICES.
4. ALL MANHOLES SHALL BE PAINTED INSIDE AND OUT WITH BITUMASTIC SUPER SERVICE BLACK OR APPROVED EQUAL.
5. ALL PIPE CONNECTIONS TO PRE-CAST MANHOLES SHALL BE MADE USING A FLEXIBLE RUBBER BOOT AND STAINLESS STEEL STRAP OR "A" LOCK MANHOLES.
6. CONNECTIONS MADE TO EXISTING MANHOLES SHALL BE CORE BORED WITH A MINIMUM 6" BORE WITH FLEXIBLE BOOT AND STAINLESS STEEL CLAMP.
7. DEAD END MANHOLES MUST HAVE A MINIMUM OF 5 FEET OF COVER OVER PIPE.
8. CONCRETE DONUTS ARE ACCEPTABLE TO RAISE MANHOLES UP TO 1 FOOT.
9. MAIN VALVES NO MORE THAT 1,00 FEET APART.
10. VALVES AT ALL T'S AND CROSSES.
11. "S" CUT SHALL BE PLACED ON CURB AT EACH SERVICE LOCATION.
12. ALL MAINS SHALL BE TV INSPECTED IN ACCORDANCE WITH SPECIFICATIONS BELOW.

TESTING AND INSPECTION FOR ACCEPTANCE OF GRAVITY SEWERS  
CLOSED CIRCUIT TELEVISION INSPECTION OF SEWER LINES  
GENERAL

1. All new sanitary sewer lines in the city of Winter Garden's area shall be subjected to a closed circuit TV inspection prior to being accepted by the City, whether private or City maintained.

REQUIREMENTS PRIOR TO INSPECTION RELEASE

1. All elements of the sewer system must be installed and be completely finished. This includes main sewer lines, laterals cleanouts, and manholes.
2. All sewer lines shall be cleaned prior to the TV inspection.
3. A hydraulic sewer cleaner shall not be used during the TV inspection procedure. If lines are found to be unclean during the TV inspection, the inspection will be terminated.
4. If sewer line is to be cleaned without cleaning all lines below the line in question, the Contractor shall plug all lines entering the manhole from which the line is being cleaned and shall remove all debris and water from that manhole before removing the plugs.
5. When a sewer lines is under a paved area, the area shall be compacted and primed before the system shall be released for TV inspection.

PROCEDURE FOR TELEVISION

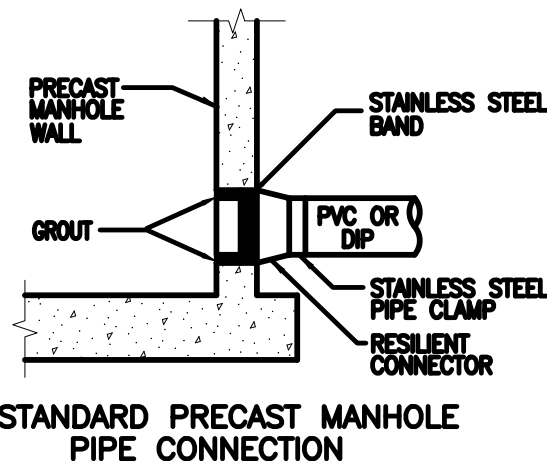
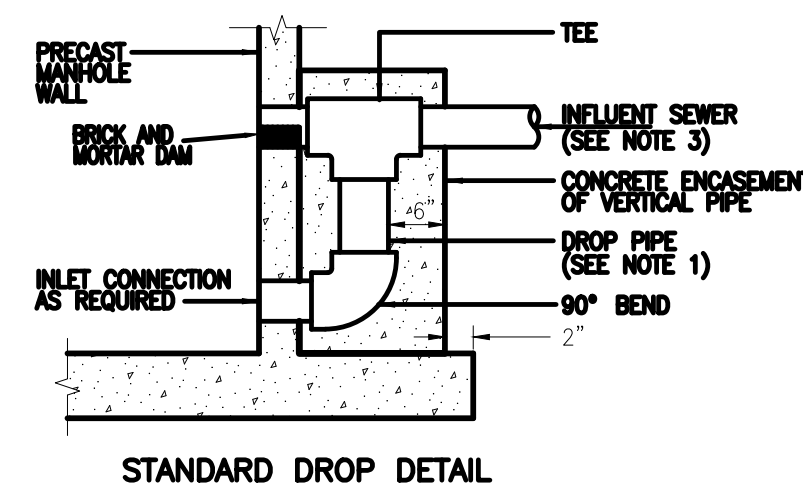
1. The City's Engineering Inspection Division shall be given at least two (2) days notice prior to the time planned for the TV inspection to commence. A definite time and date will be agreed upon by the Contractor and inspector at that time.
2. No inspection shall commence without the presence of the inspector, except when prior arrangements have been made between the Contractor, Inspector and the City. In the event the inspection is permitted to start without the inspectors presence, the television must meet all requirements herein.
3. All TV inspections shall commence up stream of the system to prevent foreign substances from entering a section previously televised. The camera shall be started from the down stream manhole and television will be done against the normal flow of the line. This procedure will allow for the viewing of the service laterals.
4. Before the camera is placed in the sewer line, water with yellow or orange dye shall be put into the upstream manhole of the section being televised. This will enable the camera to detect any changes in grade that may be present in the system.
5. The TV and video tape shall be turned on before the camera is placed in the manhole for inspection and shall not be turned off until the camera is removed from the manhole. The camera shall be moved through the line under the control of the TV camera operator. The camera shall be drawn through the line at a rate not to exceed thirty (30) feet per minute and shall stop at all service connections in the line.
6. A video tape shall be made of the entire system being televised. This shall become the property of the City upon completion of the TV inspection (not a copy). The tape (s) shall be labeled in such a manner that states the project name, date of inspection and line sections according to construction plans contained on each tape. A written report shall accompany the tape (s).

TELEVISION EQUIPMENT MINIMUM REQUIREMENTS

1. The closed circuit TV camera shall produce a clear color picture on the monitor and on the video tapes. The camera shall be able to show detail to the point that all joints and any defects may be readily seen at the time of the inspection. The camera shall have the ability to view in the 360 degree pattern. If the camera cannot view 360 degrees the contractor must have the ability to view service connections separately with a camera for this purpose to inspect any service connection the City requests.
2. An electronic dataview shall be used during the TV inspection which projects the following information on the video screen and video tape:
  1. Date of inspection
  2. Manhole number of sewer line being inspected.
  3. Footage of sewer line during inspection.
3. The video recorder shall produce a no noise still picture, and provide both audio and video during the inspection.
4. A measuring device, approved by the City to check the grade of the pipe during the inspection, shall be required on any disputed areas and these will be retelevised.
5. Audio of the inspection shall be simultaneously recorded on the video tape. The audio shall consist of ordinary description and commentary.

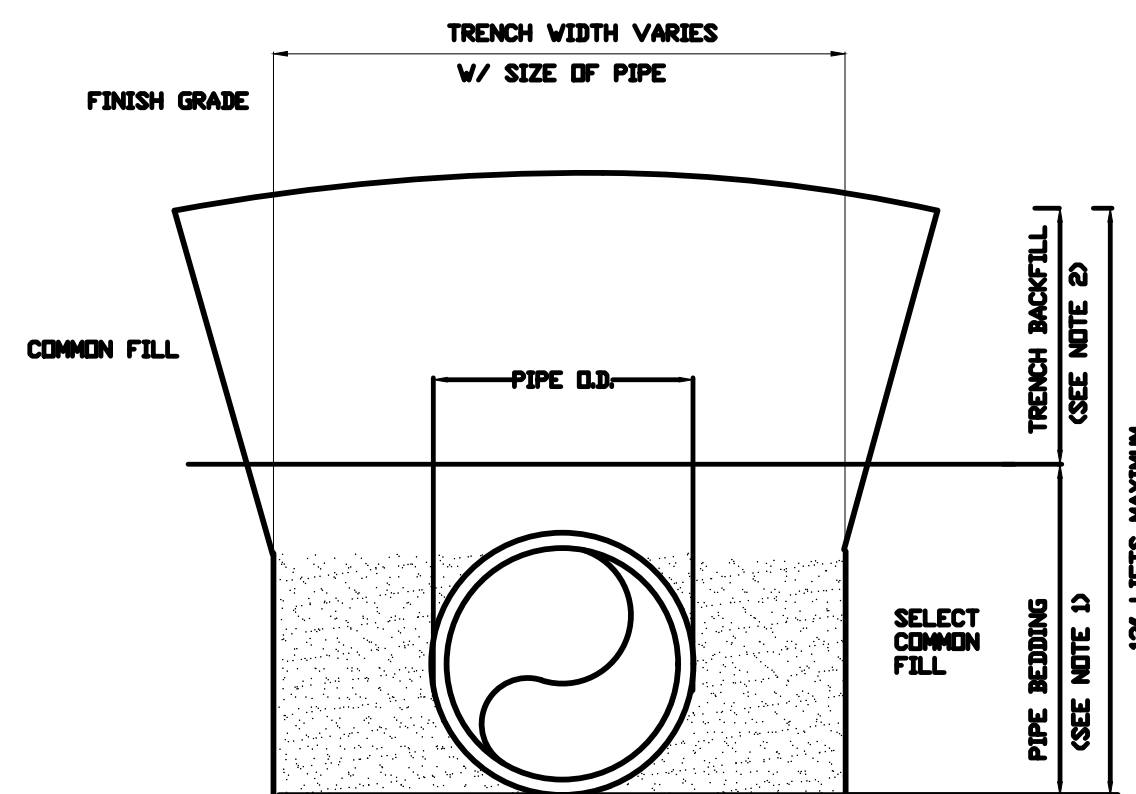
REQUIREMENTS PRIOR TO SEWER SYSTEM BEING ACCEPTED

1. There shall be no deviation in sewer grade that would exceed one half inch (1/2) for grades of 0.40% or less, or one inch (1") for grades greater that 0.40% provided that any such variation does not result in a level or reverse sloping invert.
2. If deviations greater than the above are found, the Contractor shall replace those portions of the line.
3. Any sections requiring repairs due to pipe fractures of poor grade must be retelevised within the same guidelines after the repair work is completed.
4. Any section found to have been unclean or any clogged cleanouts shall also require retelevison when cleaning of said line is completed.
5. Any section of PVC pipe with more that 5% deflection (reduction on vertical inside diameter) shall not be accepted.



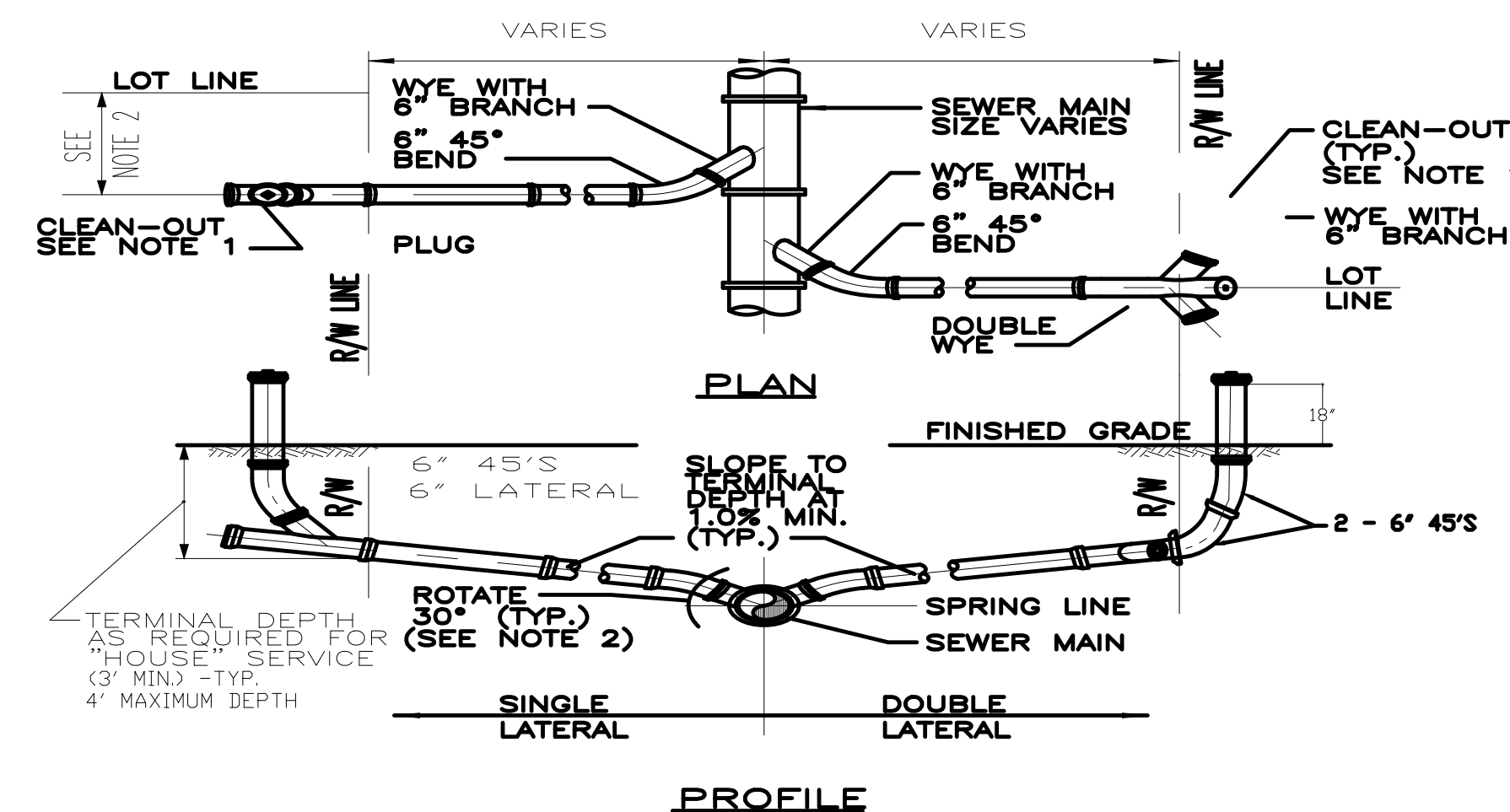
- NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
  2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT.

MANHOLE CONNECTION DETAILS



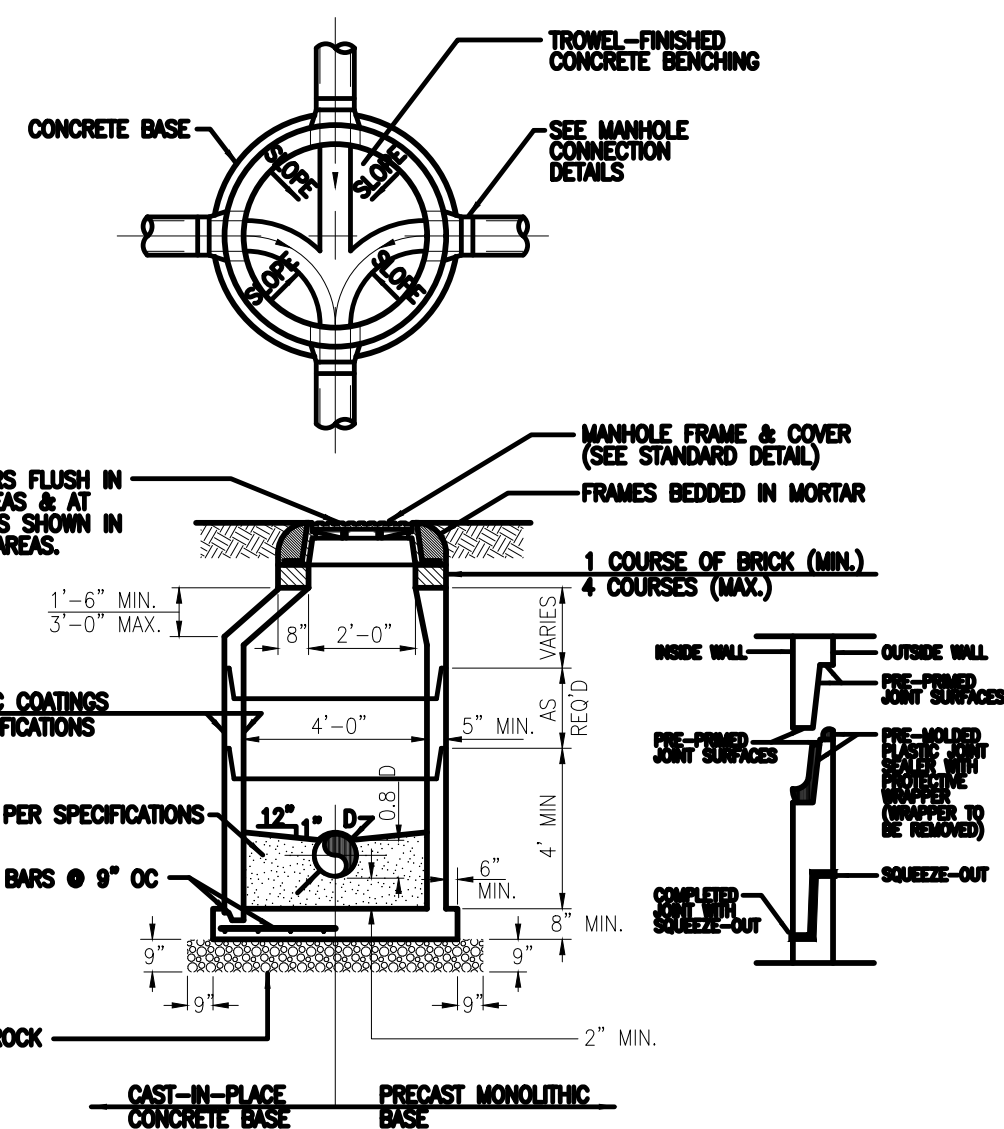
- NOTES:
1. PIPE BEDDING: FDOT SELECT FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T - 180
  2. TRENCH BACKFILL: FDOT SELECT FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T - 180.
  3. (Ø): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
  4. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
  5. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.

STANDARD BEDDING DETAIL



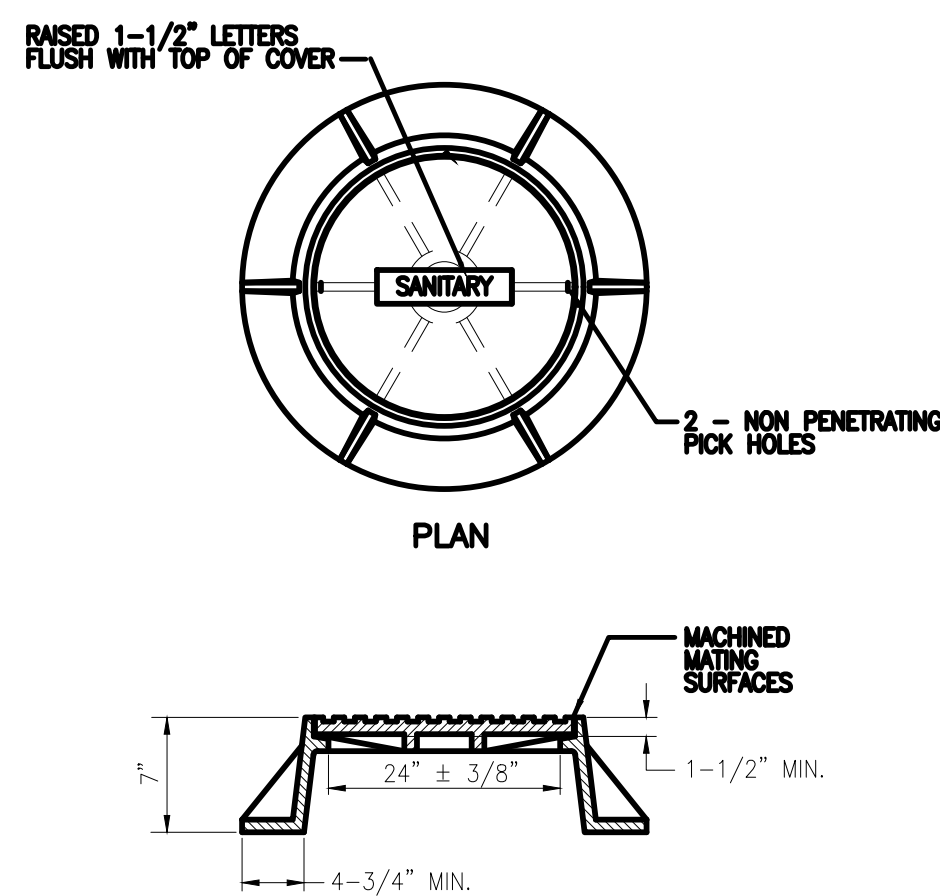
- NOTES:
1. CLEANOUT SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH STANDARD PLUMBING CODE.
  2. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.

SERVICE LATERAL DETAIL



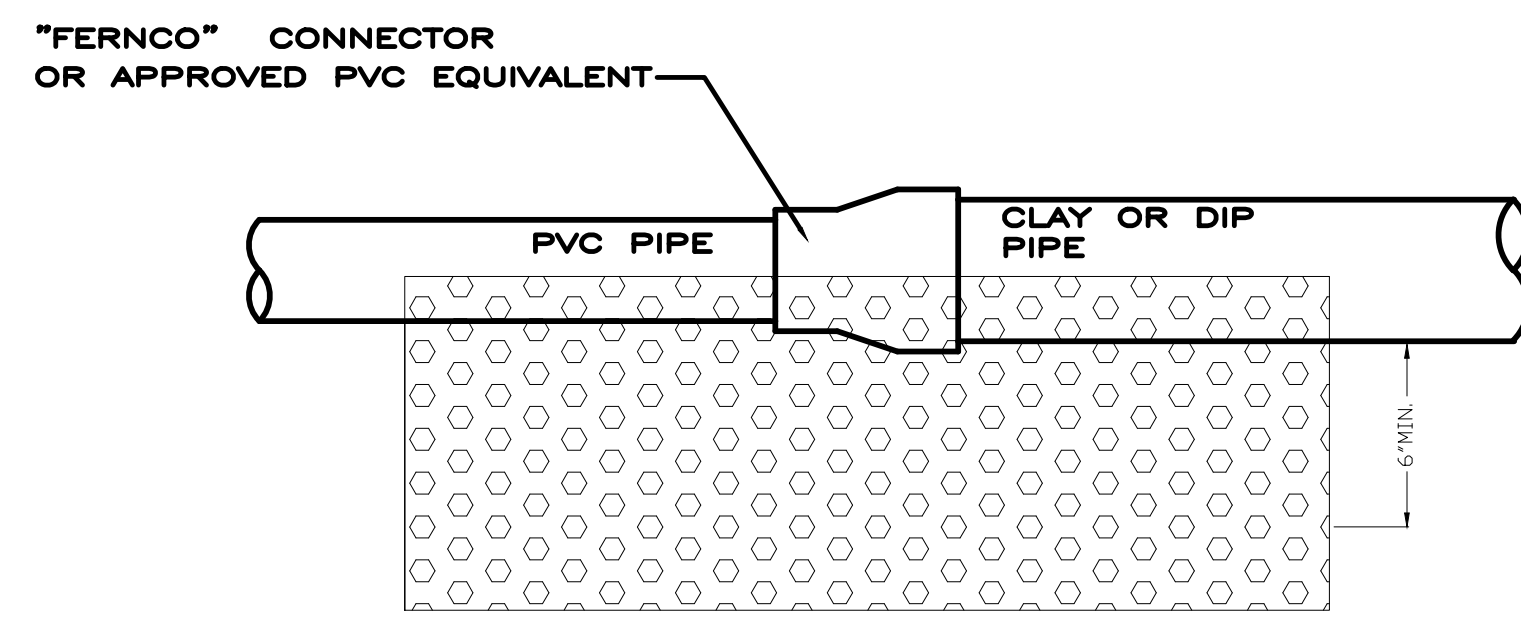
- NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
  2. E-Z RAPP OUTSIDE ALL JOINTS
  3. GROUT WITH NON-SHRINKING GROUT INSIDE JOINTS

PRECAST CONCRETE MANHOLE PLAN AND SECTION



- NOTES:
- MANHOLE FRAME & COVER SHALL BE USF 420-C (FRAME WT.240#-COVER WT. 130#) AS MANUFACTURED BY U.S. FOUNDRY & MFG. CORP. OR APPROVED EQUAL.

STANDARD MANHOLE FRAME AND COVER



- NOTE:
1. FIELD VERIFY MATERIALS OF EXISTING PIPES TO SELECT PROPER CONNECTOR.

SEWER MAIN / LATERAL CONNECTION DETAIL

From the City of Winter Garden's Manual of Standards and Specifications for Utilities Construction

12.4 AS BUILT REQUIREMENTS/RECORD DRAWINGS

12.4.1 RECEIVABLES

The DESIGN ENGINEER shall submit FOUR (4) certified sets (24"x36") of Record Drawings to the CITY prior to issuance of Certificate of Completion for the improvements. The DESIGN ENGINEER shall be responsible for recording information on the approved PLANS concurrently with construction progress. Record Drawings submitted to the CITY as part of the project acceptance shall comply with the following requirements:

- 1 - CD or DVD\*\* in a jewel case to include Two (2) electronic files of record drawings shall be provided to the City. One Drawing file shall be PDF format (Signed and Sealed) and the second shall be in AutoCAD format.
1. Engineering and/or Survey Company Name with prepared by statement
2. Project Name, City of Winter Garden Project Number
3. Date the data is burned onto disk
4. Designate "Record Drawing", "Preliminary Record Drawing" or "Other".
Auto-CAD Files must be submitted in DWG format minimally.
Each file should be for one section of development and one layer included below. Multiple sections will not be accepted in one file.
Provide outline of layers on the Auto-CAD file.
Auto-CAD files shall be saved by using the E-TRANSMIT command.
Drawings shall clearly show all field changes of dimension and detail including changes made by field order or by change order.
Drawings shall clearly show all details not on original contract drawings but constructed in the field.
Tie into section corners in the Florida State Plane Coordinate System East to insure proper orientation at each end of baseline.
Each sheet of the PLANS shall be signed, sealed and dated by the DESIGN ENGINEER as being "Record Drawings".

12-1 Digital and CAD Requirements

12.4.2 DATUM

- As used in the design and shown on the Record Drawing; Horizontal datum shall be referenced to North American Datum of 1983, on the 1990 adjustment for Florida Transverse Mercator - East Zone.
Where there is no baseline, the baseline for water main should be the sanitary sewer, if there is no sanitary sewer then the storm sewer, if no storm sewer the property/ROW line, baseline for sanitary sewer should be the sanitary sewer, baseline for storm sewer should be the storm sewer.
All record data shall be digitally positioned on the design drawings prepared by the engineer of record.
In all cases, State Plane Coordinates shall be used in the electronic datum, station, off-set and elevations shall be shown on the plan.

12.4.3 GENERAL (FOR ALL LAYERS)

- All references to "proposed" and "plan" are to be removed from the Record Drawing.
All lines, structures, and other items that are relocated will be removed and shown in the proper location.
All record drawings will be signed and sealed by Certified Land Surveyor or Professional Engineer licensed to practice in the State of Florida.
Lot numbers on the as-builts shall match the lot numbers on the recorded plat.
Clearly mark existing infrastructure which is to remain.
Clearly mark existing infrastructure which has been abandoned, and how it was abandoned.
Station, length, width and depth of flowable fill used.
Record Drawings shall not be greater than 1" equals 30'.
All Detail sheets shall be included with each record drawing.
Location by station and elevation, width, depth and length of flowable fill used for all uses.
Supply all surveys of the project and or property

12-2 Digital and CAD Requirements

12.4.4 WATER, REUSE AND FORCE MAINS (EACH TO BE LOCATED ON A SEPERATE LAYER)

- Location of all meter boxes, valves, tees, bends, reducers, caps, plugs, fire hydrants, backflow preventers, water services, taps, air release valves, including top of pipe at ARV, and centerline of water main on

12-5 Digital and CAD Requirements

- station and offset not to exceed 100'. All horizontal deflections shall be called out.
Top of pipe elevations should be shown on all tees, valves, bends, reducers, caps, plugs, centerline of water main not to exceed 100 lineal feet, and bottom flange of barrel section of the fire hydrant.
Restrained joint pipe length (station to station).
Manufacturer, model, usage, type and size of valves shall be shown on the plan.
Numbered sample points locations needed for DEP submittal (to be removed from "final" as-built).
Length of run between fittings, type of and size of pipe material.
Call out variation (if it exists) in stationing of corporation compared to meter box.

12.4.5 SANITARY SEWERS: (TO BE LOCATED ON A SEPARATE LAYER)

- Manhole rim elevation, invert elevations and directions.
Length of run between sanitary structures, type of and size of pipe material with calculated percentage of slope for the run of pipe.
Location of sanitary service wyes with station and offset, together with the invert elevation, station and offset, pipe diameter and material (only at clean-out).
Applicable lift station information should be filled out on the detail sheet for lift stations.

12.4.6 WATER/SANITARY/STORM/REUSE PIPE CROSSINGS AND SEPARATIONS (PART OF WATER, SANITARY, REUSE AND/OR STORM LAYER)

- Pipe types, sizes and material.
Crossings; Top and bottom elevations of pipes crossing each other and the distance between the outside of the two lines.
Separation; Distance between the outside of the two lines.

12.4.7 CONFLICT STORM/WATER/SANITARY/REUSE STRUCTURES (PART OF EACH APPLICABLE LAYER)

- Top and bottom of casing.
All info asked for in storm or sanitary manhole descriptions with the addition of top of all pipes.

12.4.8 CASINGS (PART OF EACH APPLICABLE LAYER)

- Material and thickness.
Top of and invert of casing.
Length and station and offset of ends.
If used, station and offset for vent, including tap location, and fittings.

12.4.9 STORM SEWERS AND UNDERDRAIN (TO BE LOCATED ON A SEPARATE LAYER)

12-3 Digital and CAD Requirements

- Manhole and catch basin rim elevation, outfalls and top of headwall invert elevations and direction, weir elevations, bottom of manholes and catch basins (sumps).
Length of run between storm structures, type of and size of pipe material with calculated percentage of slope for the run of pipe.
Location of service connections (without manholes) together with the invert elevation, pipe diameter and material.
Dry retention, wet retention, dry detention, wet detention areas.
Exfiltration trenches, Station at beginning and end of system, width, depth.
Top of and toe of slope on berm elevation designed to stop flooding.
Underdrain, Station at beginning and end of the system, type of and size of pipe with clean-out locations.

12.4.10 STREET LIGHTS (TO BE LOCATED ON A SEPARATE LAYER)

- Manufacturer, model, and height of poles shall be shown on the record drawings.
Manufacturer, model, and wattage and voltage of lights shall be shown on the record drawings.
Pull boxes, station and offset.
Length of conduit runs between boxes and poles, type of, and size of pipe material. Shown as, laid in the ground not as a wiring schematic, with amount, by color, type of, and size of wiring material.
Service connection, type (Duke Energy owned, City metered) station and offset.

12.4.11 IRRIGATION (TO BE LOCATED ON A SEPARATE LAYER)

- Backflow preventer, control stand location, Control valve, zone, station and offset.
Main line piping size, material, lengths, depth.
Heads, Type (1/4, half, 3/4, full circle) zone, station and offset.
Control Stand, station and offset.

12.4.12 LANDSCAPING (TO BE LOCATED ON A SEPARATE LAYER)

- Tree type, caliper, and height.
Tree grate, size, and model.
Station, elevation, length, width, and depth of Structural Soil used.
Top of and toe of slope on berm elevation for landscaping.

12.4.13 PRIVATE CONSTRUCTION IMPACTS TO RIGHT-OF-WAY (TO BE LOCATED ON A SEPARATE LAYER)

- Private utility or revocable easements in the City ROW's or on City property must be shown on the plan. Any improvements within the easement need to be shown and called out as private. The recording information should be on the as-built.

12-4 Digital and CAD Requirements

- Privately owned lighting, irrigation and landscaping in the City right-of-way needs to be called out as private and identified.
All aerial and underground footer easements (in ROW).

12.4.14 FLOWABLE FILL (PART OF EACH APPLICABLE LAYER)

- Limits of flowable fill shall be noted on the as-built (Location, Length, Width, & Depth).

12-5 Digital and CAD Requirements

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THE INDIVIDUAL NAMED ABOVE, USING A DATED DIGITAL SIGNATURE IN THE SPACE BELOW, PER F.A.C. RULE 61G15-23.004. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REVISIONS

Table with columns: No., DATE, DESCRIPTION, APPD BY. Contains revision entries for dates 09/18/20, 09/17/21, 03/31/23, 08/24/23, 01/06/24, 05/14/24.

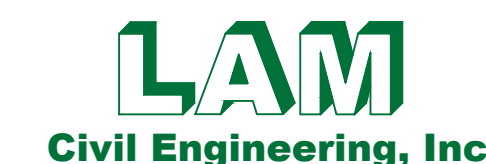
SOLOMON'S AUTO BODY DEVELOPMENT

14451 W COLONIAL DR WINTER GARDEN, FL 34787

CITY OF WINTER GARDEN AS-BUILT / RECORD DRAWINGS

CLIENT:

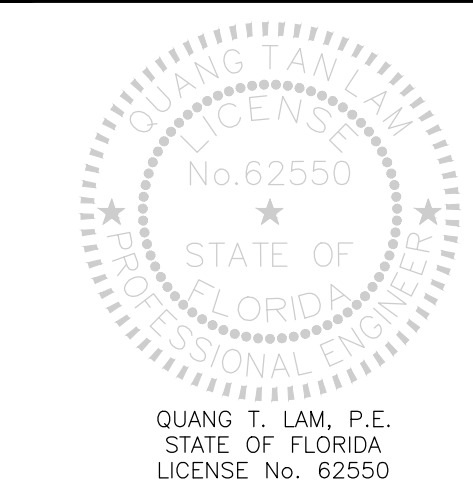
NESARALLI HOLDINGS LLC 14451 W COLONIAL DR WINTER GARDEN, FL 34787



1320 W PINE STREET ORLANDO, FL 32805 PHONE: 407-254-0040 CELL: 407-234-8944

CERTIFICATE OF AUTHORIZATION No. 27340

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PROJECT No. 2020.018.02

DATE: 11-13-24

DRAWN BY: LCE

APPROVED BY: QTL

SHEET C6.2

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

w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS

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

Complete system shall be supplied by:  
**RILEY & Company, Inc.**  
Sanford, FL 32773 (Ph. 407-265-9963)

PRIOR TO BID DATE, ANY PREFAB LIFT STATION SUPPLIER NOT SPECIFIED, BUT WANTING TO BE PRE-APPROVED AS AN ALTERNATE SUPPLIER MUST SUBMIT THE FOLLOWING FOR ENGINEER APPROVAL:

- 1- Submit complete data on the alternate system showing that the equipment meets or exceeds the quality and performance of the specified system.
- 2- Submit a plotted system head curve on the proposed alternate pump curve utilizing the design criteria (elevations, force main losses, pressures and station losses).
- 3- Pumps and electrical control panel must be warranted for a minimum of 3 years.
- 4- Fiberglass wetwell must be warranted for a minimum of 20 years.
- 5- Any fees charged by Engineer to review alternate systems shall be paid by contractor.

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

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

**PUMPS:**

Submersible pumps shall be HOMA Model GRP44/3. The pumps shall be installed in the H-20 LP FRP wetwell utilizing a dual slide rail system. The non-clog pumps must be a 3" discharge with a 3" solids handling capability. Stator winding shall be open type with Class F insulation and shall be heat-shrink fitted into the stator housing. The use of pins, bolts, or other fastening devices is not acceptable. A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with the magnetic contactor coil in the control panel to stop motor if winding temperature exceeds 140 C., but shall automatically reset when the winding temperature returns to normal. Two heat sensor thermostats shall be used on three phase motors. The pump motor shaft shall be AISI 430F SS threaded to take the pump impeller. Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

**DUPLEX CONTROL PANEL:**

To insure complete unit and warranty responsibility the electrical control panel must be manufactured and built by the pump supplier. The pump supplier must be a TUV (UL508A CERTIFIED) manufacturing facility, with a minimum of 5 years history in the manufacturing of electrical control panels. The enclosure shall be NEMA 4X, minimum 30" high x 30" wide x 10" deep Marine Grade Aluminum with 4 point latching system. The enclosure shall have external mounting feet to allow for wall mounting. The following components shall be mounted through the enclosure:  
1- ea. Red Alarm Beacon (Light) 4" x 4" Minimum Diameter  
1- ea. Alarm Horn (minimum 95 DCB)  
1- ea. Generator Receptacle w/ weatherproof cover (SCM460 -UL 1686)  
1- ea. Alarm Silence Pushbutton

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

- The following components shall be mounted to back panel:
- 2- ea. Motor Contactors
  - 1- ea. Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts
  - 1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
  - 1- ea. Silence Relay Module
  - 1- ea. Duplex Alternator w/ Pump Selector Switch
  - 1- ea. Model RCB5AH Battery Back-Up w/ Smart Charger For The High Level Alarm System
  - 20- ea. Terminals For Field Connections
  - 6- ea. Terminals For Motor Connections (Single Phase Only)
  - 7- ea. Grounding Lugs
  - 1- ea. Seal Failure Relay

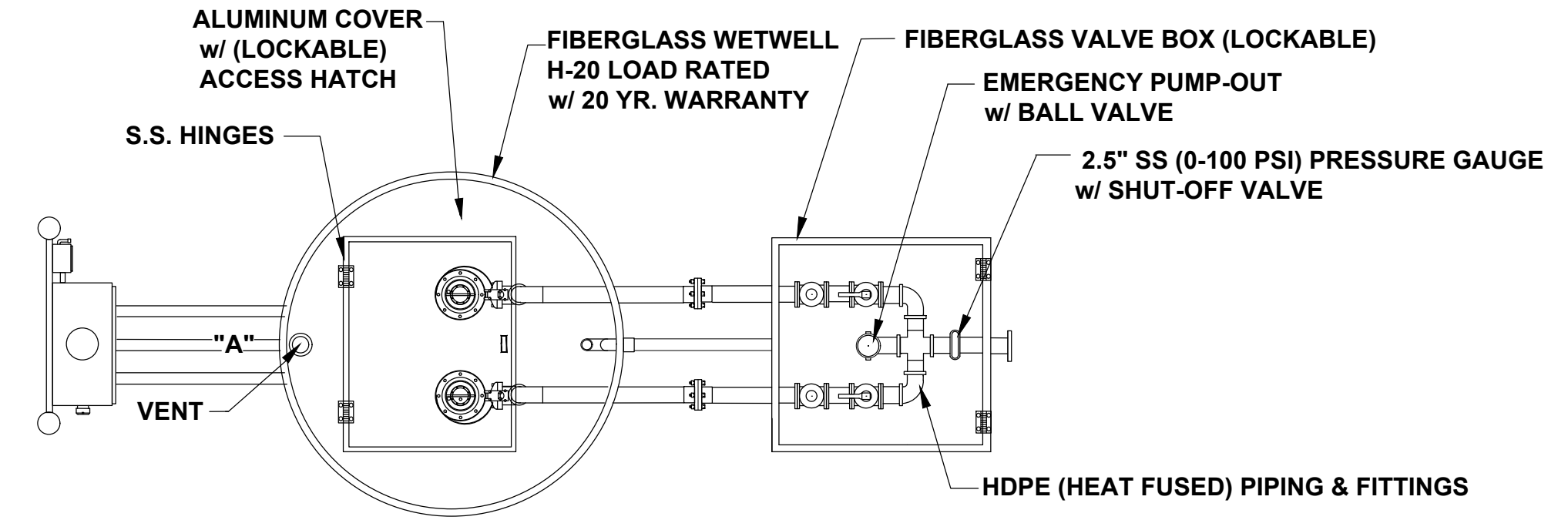
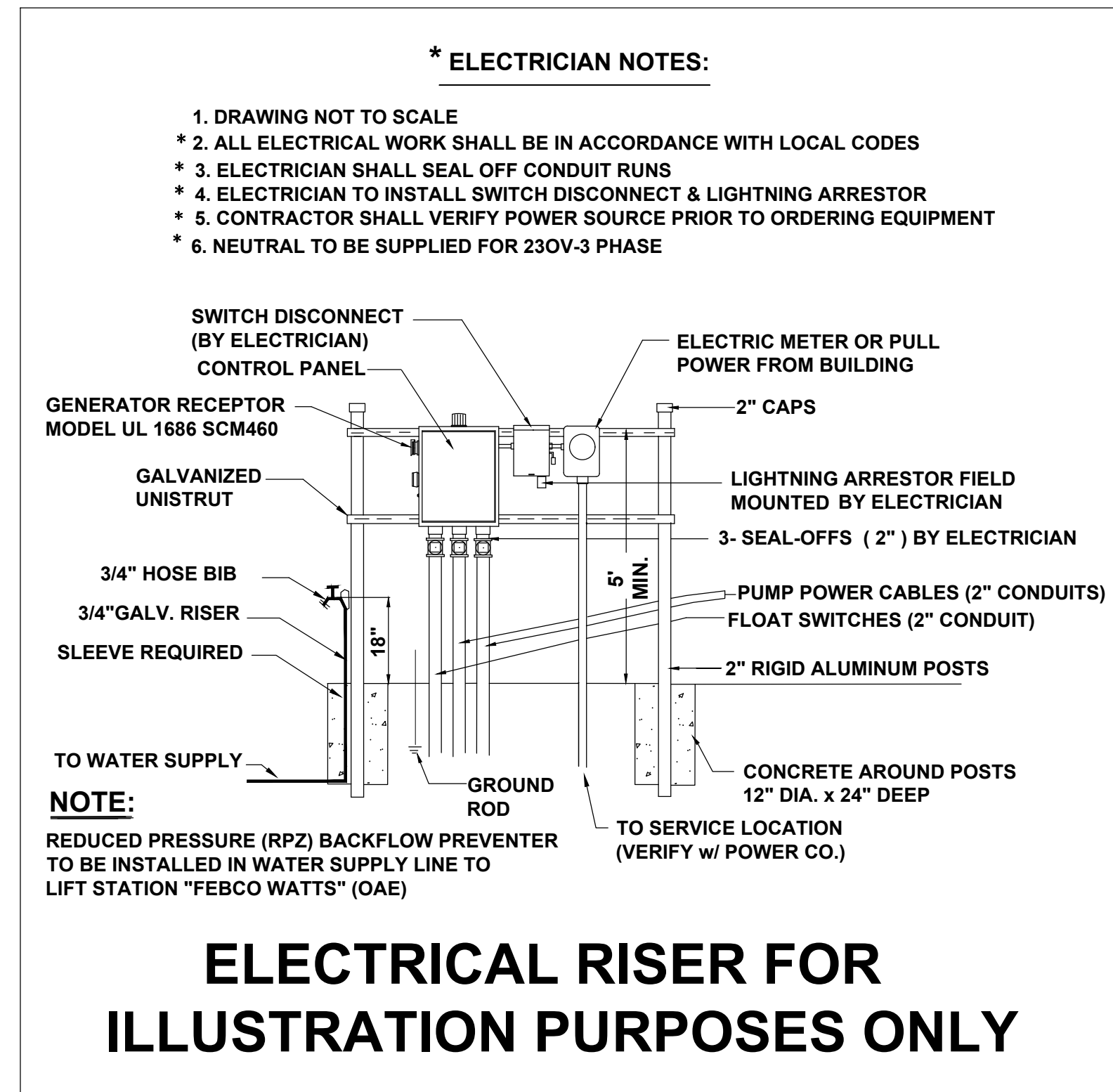
The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge.

- The following components shall be mounted through the inner door:
- 1- ea. Main Circuit Breaker
  - 1- ea. Emergency Circuit Breaker
  - 1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
  - 2- ea. Short Circuit Protectors w/ Auxiliary Contacts
  - 1- ea. Control Circuit Breaker
  - 2- ea. Seal Failure Indicator Lights
  - 1- ea. Hand-Off-Auto Selector Switches
  - 2- ea. Pump Run Pilot Lights
  - 1- ea. Power On Pilot Light
  - 2- ea. Elapse Time Meters (Non-Resetable)
  - 1- ea. GFI Duplex Convenience Outlet

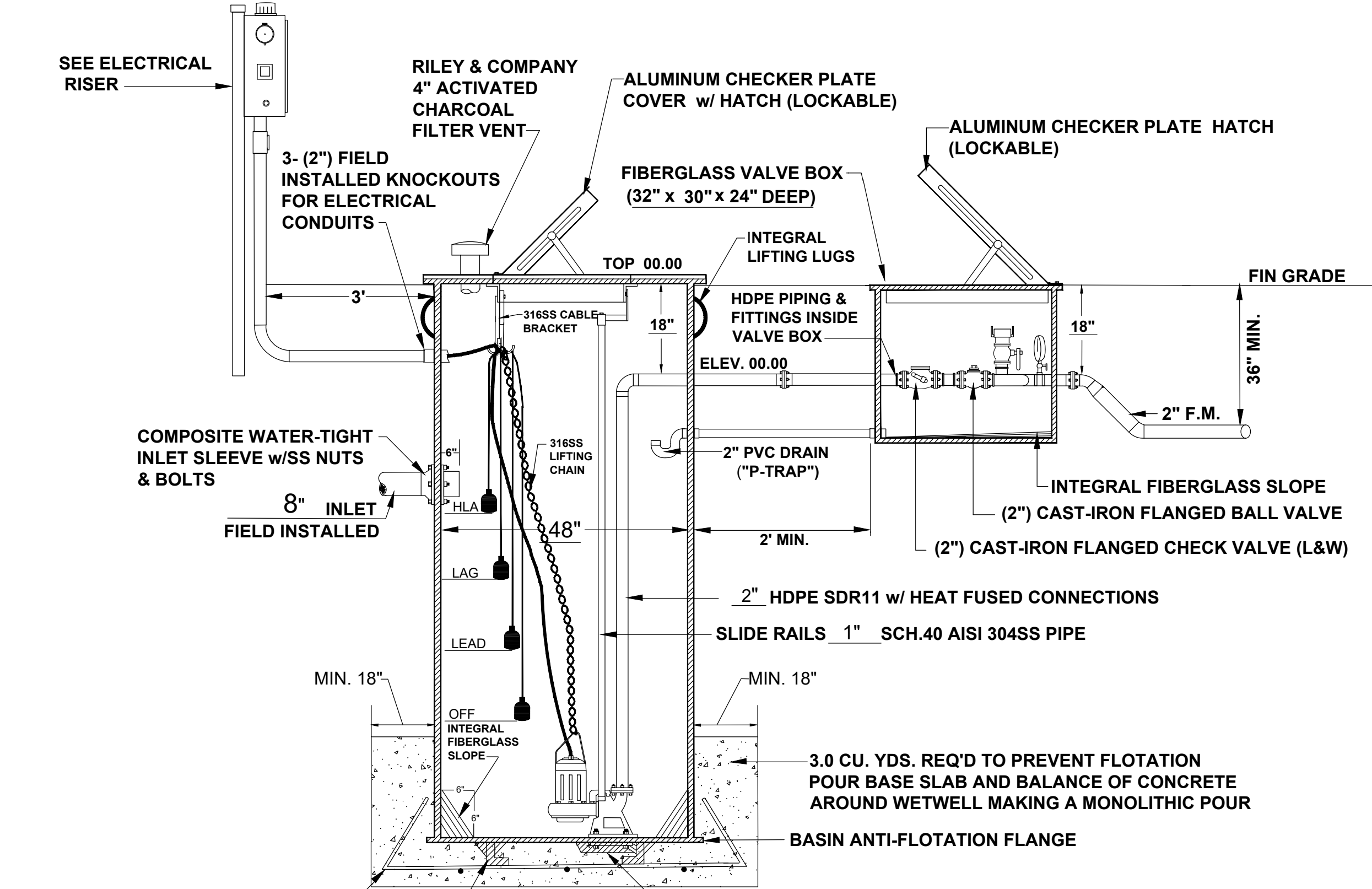
PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	42.0 GPM	TOP OF WETWELL	117.00
PRIMARY TDH	126.0' TDH	INLET INVERT	107.80
PUMP MANUFACTURER	HOMA	HIGH LEVEL ALARM (HLA)	110.00
PUMP MODEL #	GRP59/1	2nd PUMP ON (LAG)	108.50
R.P.M.	3450	1st PUMP ON (LEAD)	105.00
HORSEPOWER	5.1	PUMPS OFF (OFF)	104.00
IMPELLER DIAMETER	6 1/8"	BOTTOM OF WETWELL	103.50
ELECTRICAL/ VOLTS / PHASE	230V/1	WETWELL DIAMETER	60"
PUMP DISCHARGE SIZE	2"		

**NOTES:**

1. Water service with hose bibb and reduced pressure backflow preventer to be installed near lift station. (See Electrical Riser Illustration)
2. System shall be operated and maintained to provide uninterrupted service as required by DEP Chapter 62-604.500.
3. Approved Operation & Maintenance Manual(O&M) shall be kept available for operation and maintenance personnel
4. A weather resistant emergency contact sign shall be installed at the lift station and made visible to the public (Lettering shall be min. 2" in height).
5. INSPECTION & TESTING: A factory representative shall be provided for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance for the complete lift station package.



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



**RILEY & Company, Inc.**  
5491 Benchmark Lane  
Sanford, FL 32773  
PH. 407-265-9963

**REVISIONS**

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5	07/06/24	CITY OF WINTER GARDEN COMM.	QTL
6	05/14/24	CITY OF WINTER GARDEN COMM.	QTL

**SOLOMON'S AUTO BODY DEVELOPMENT**  
14451 W. COLONIAL DR  
WINTER GARDEN, FL 34787

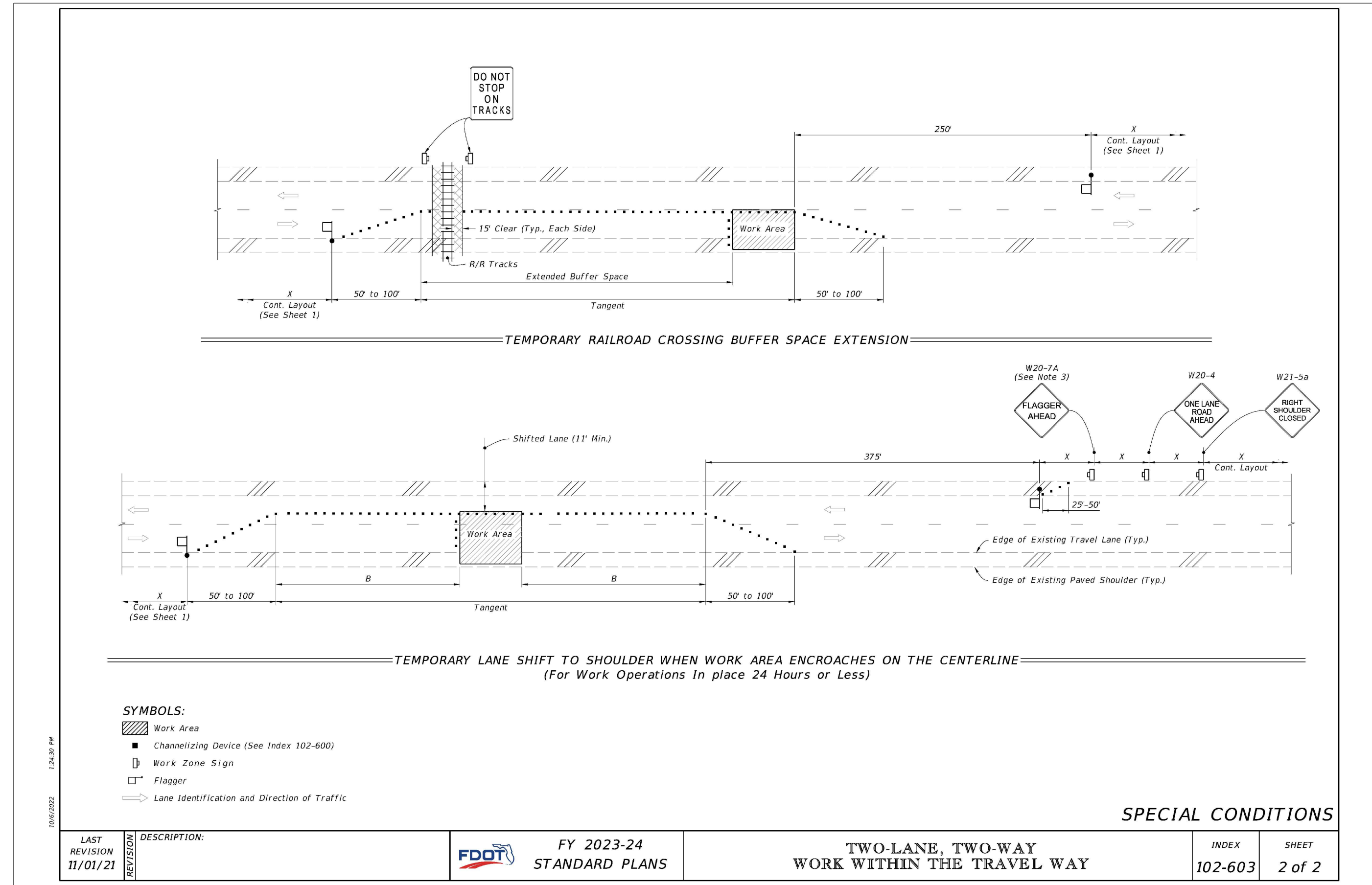
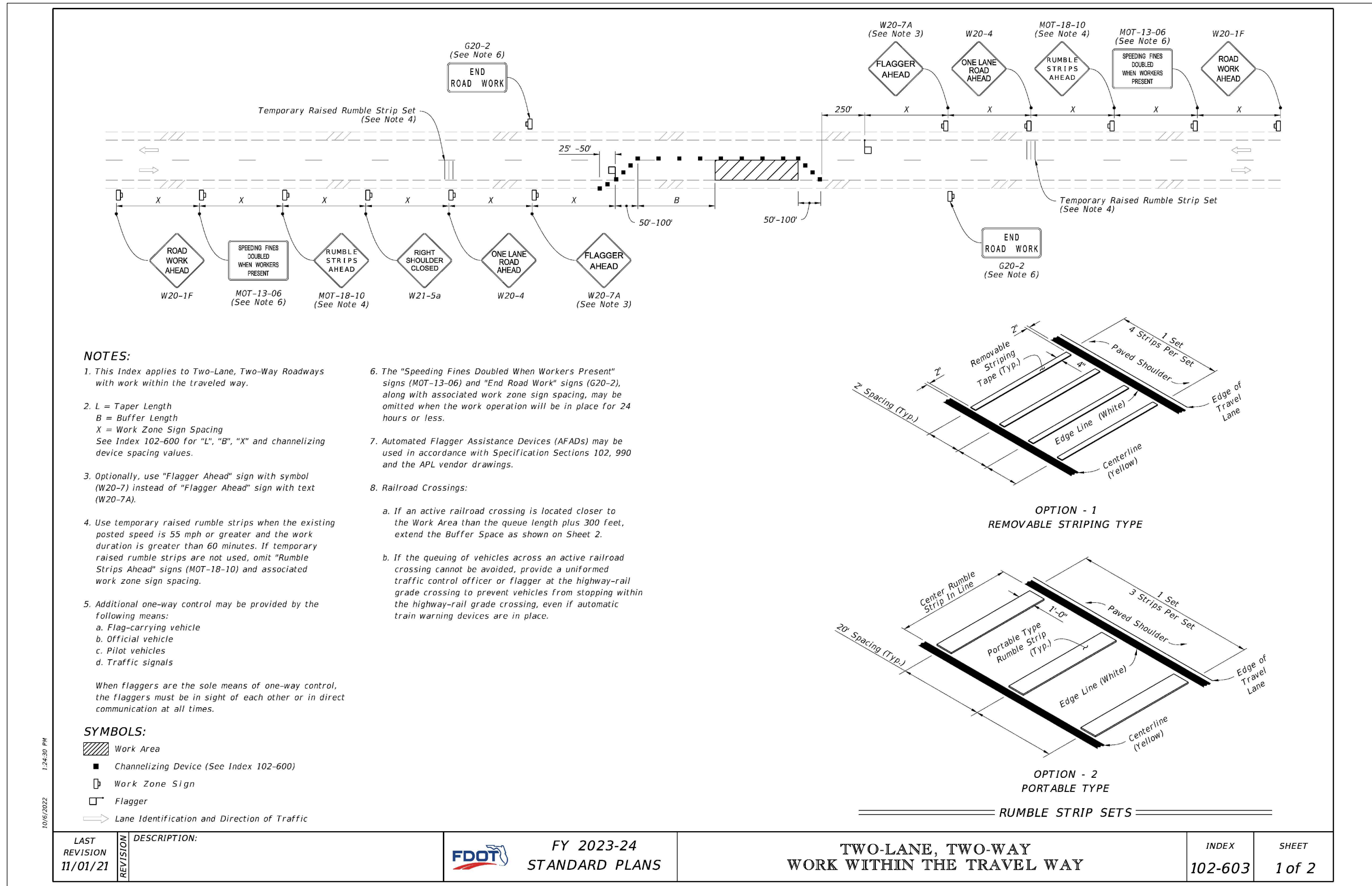
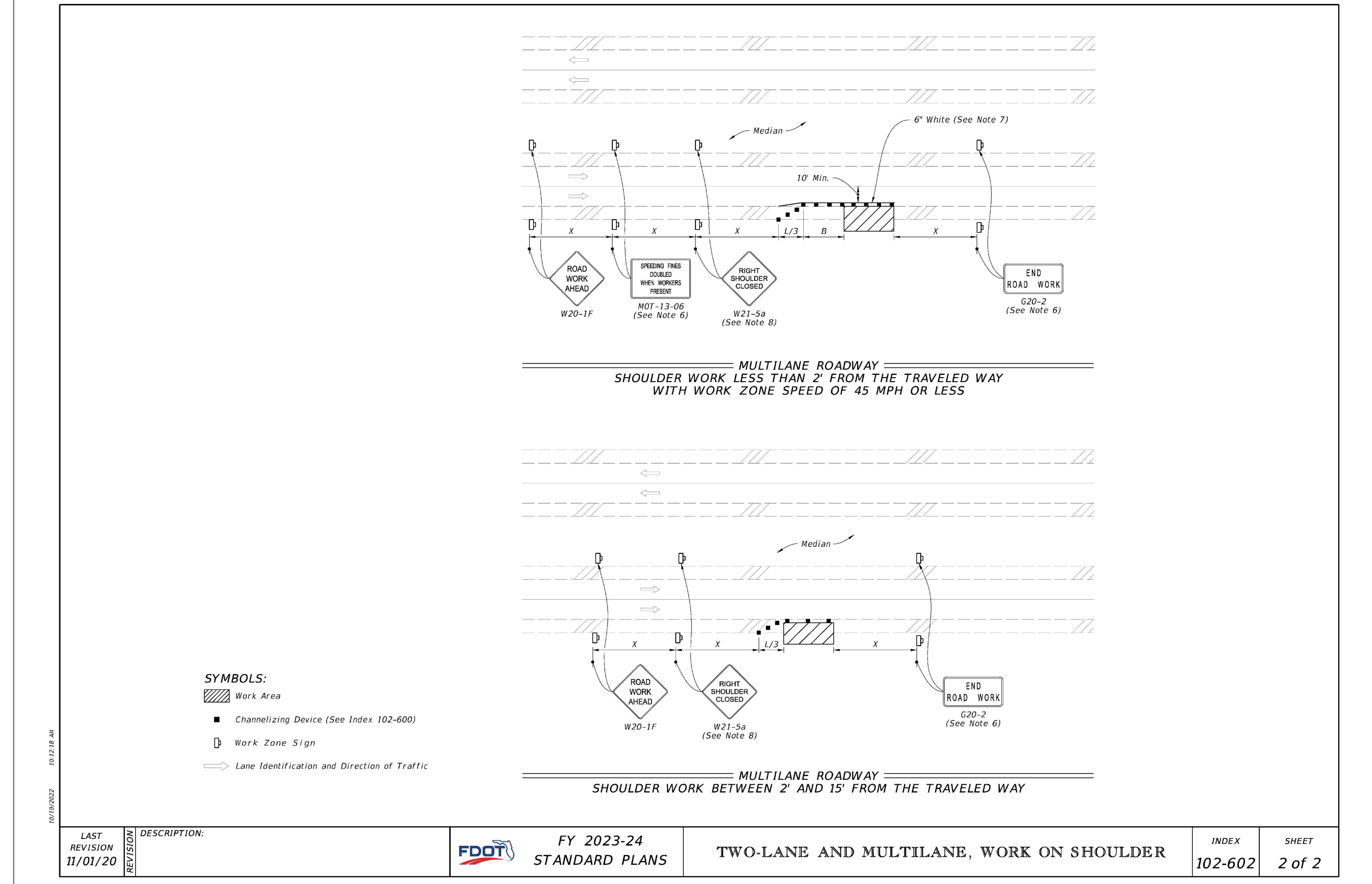
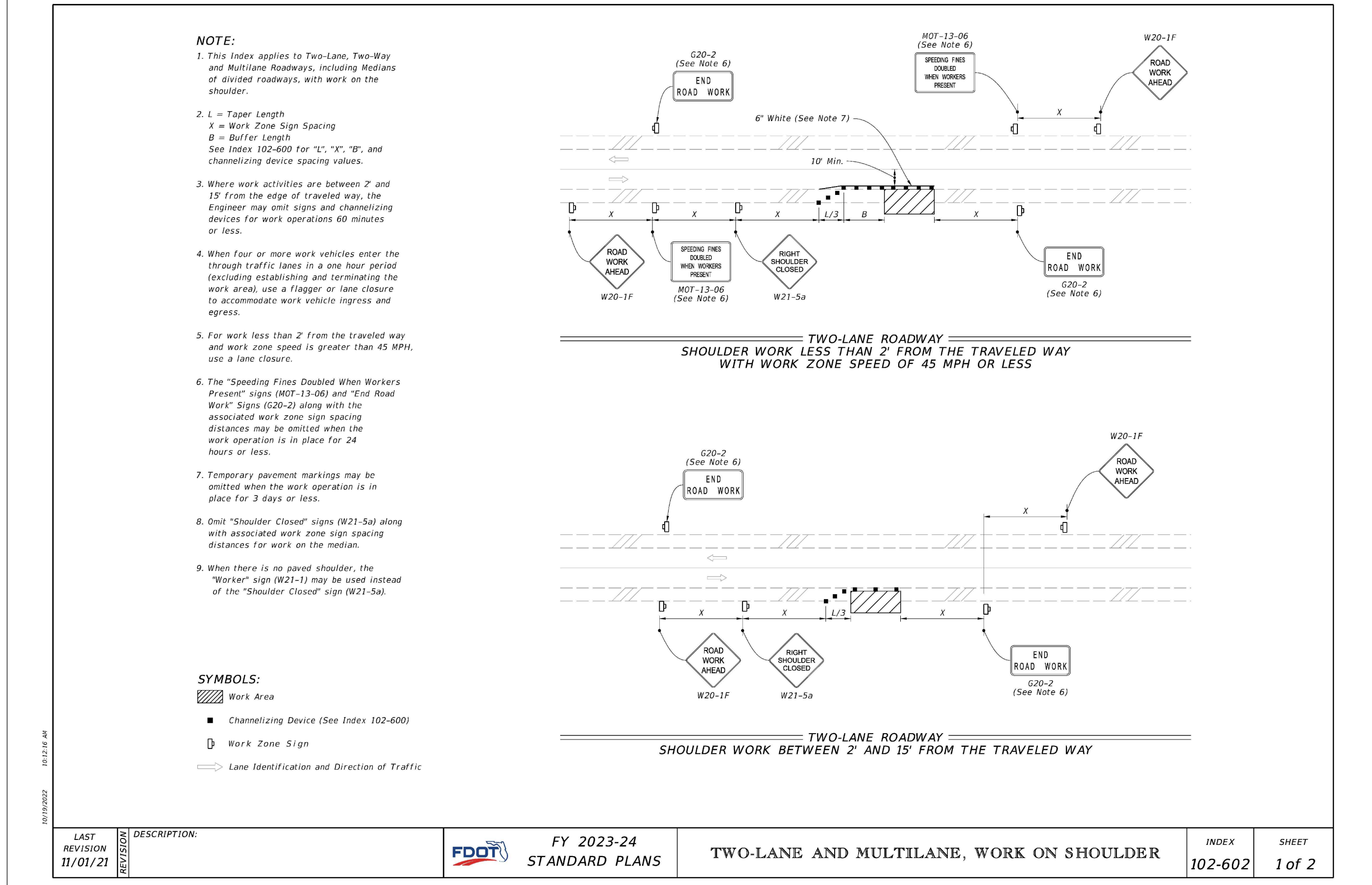
**LIFTSTATION DETAILS**

CLIENT:  
NESARALLI HOLDINGS LLC  
14451 W. COLONIAL DR  
WINTER GARDEN, FL 34787

**LAM**  
Civil Engineering, Inc.  
1320 W PINE STREET  
ORLANDO, FL 32805  
PHONE: 407-254-0040  
CELL: 407-234-8944  
CERTIFICATE OF AUTHORIZATION No. 27340  
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NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED  
QUANG T. LAM, P.E.  
FL REGISTRATION No. 62550  
DATE

PROJECT No.	2020.018.02
DATE:	11-13-24
DRAWN BY:	LCE
APPROVED BY:	QTL
<b>SHEET</b>	<b>C7</b>



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SOLOMONS AUTO BODY DEVELOPMENT

14451 W COLONIAL DR  
WINTER GARDEN, FL 34787

FDOT STANDARD DETAILS

CLIENT:  
NESARALLI HOLDINGS LLC  
14451 W COLONIAL DR  
WINTER GARDEN, FL 34787

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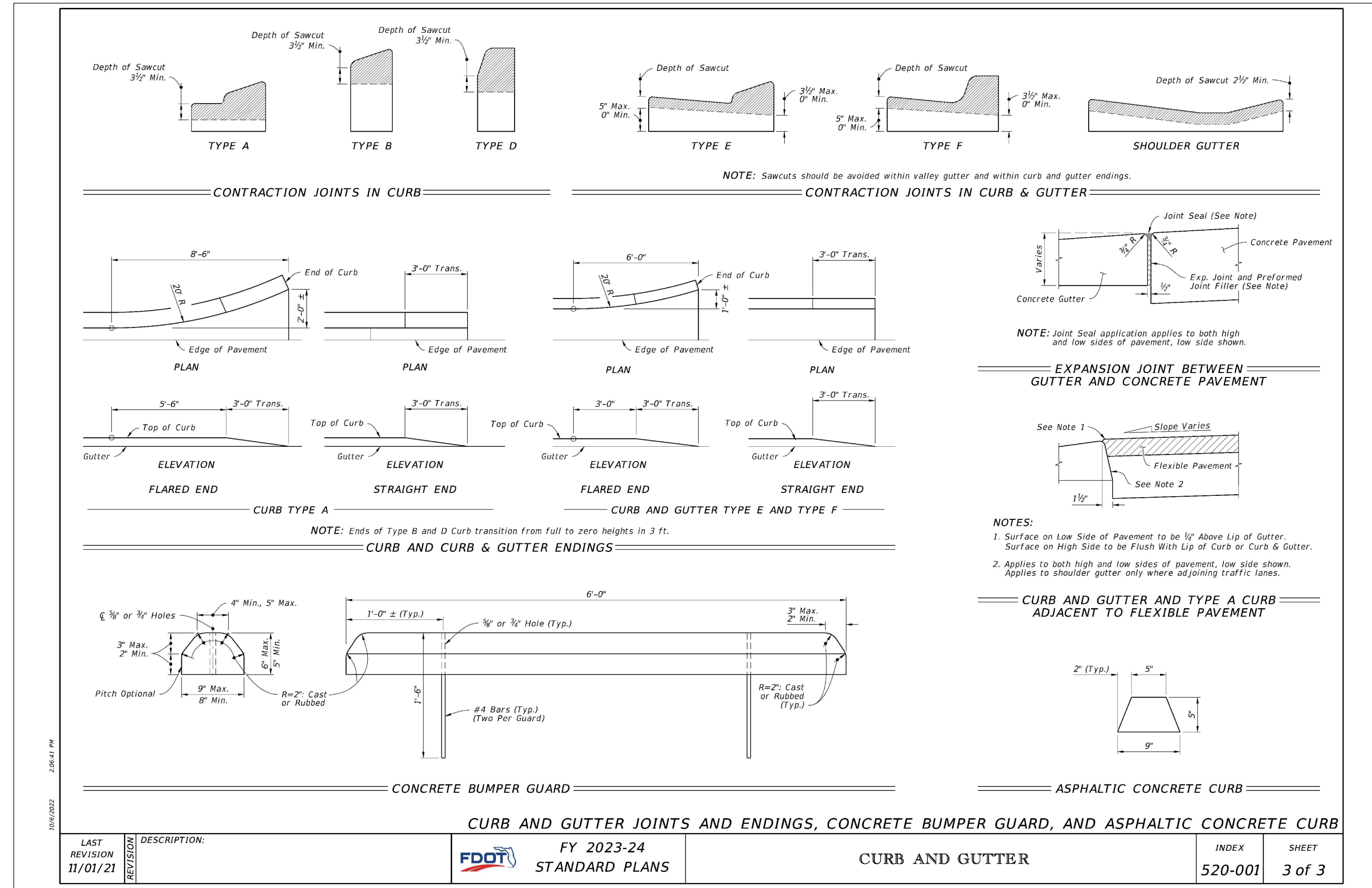
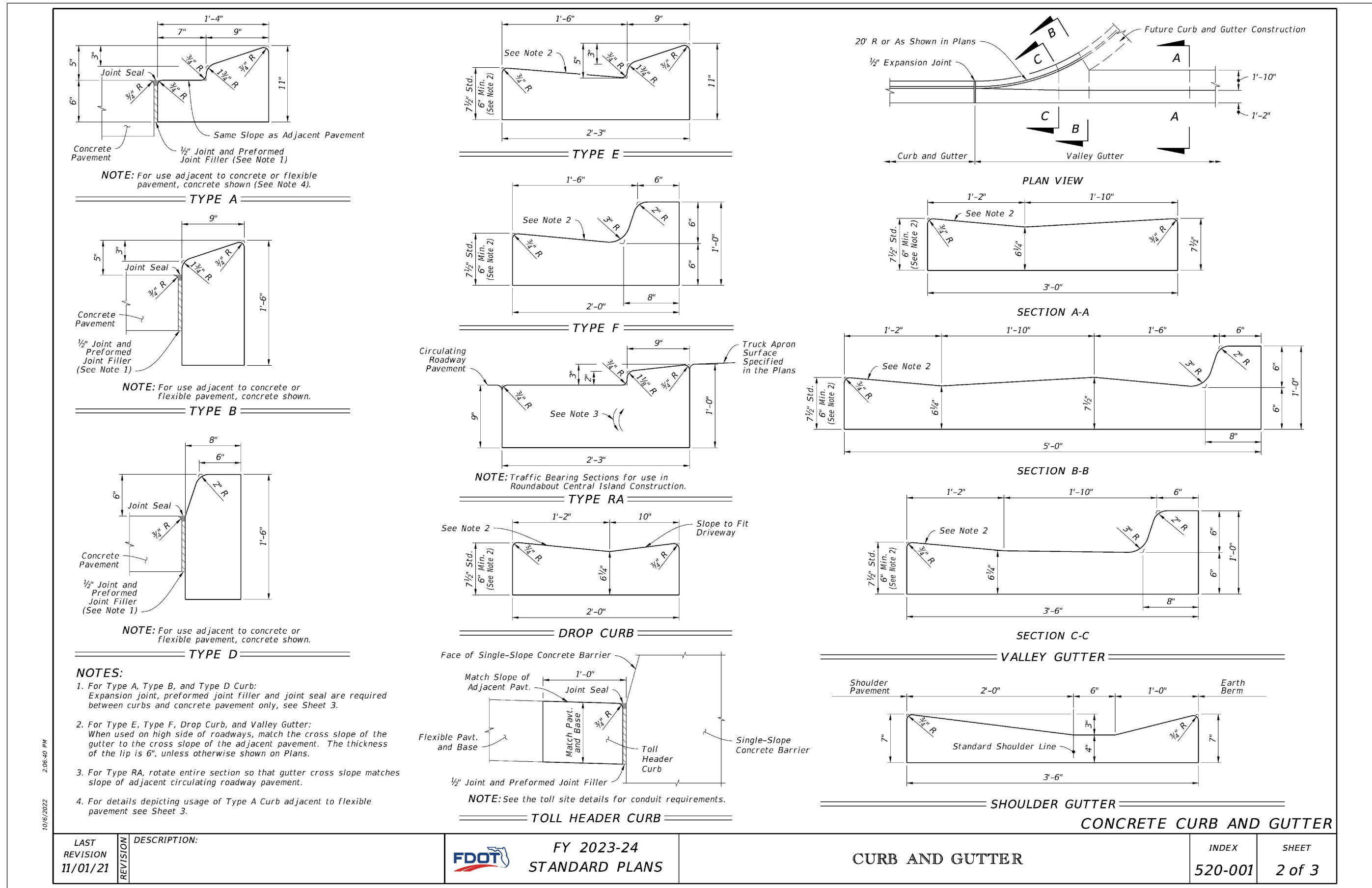
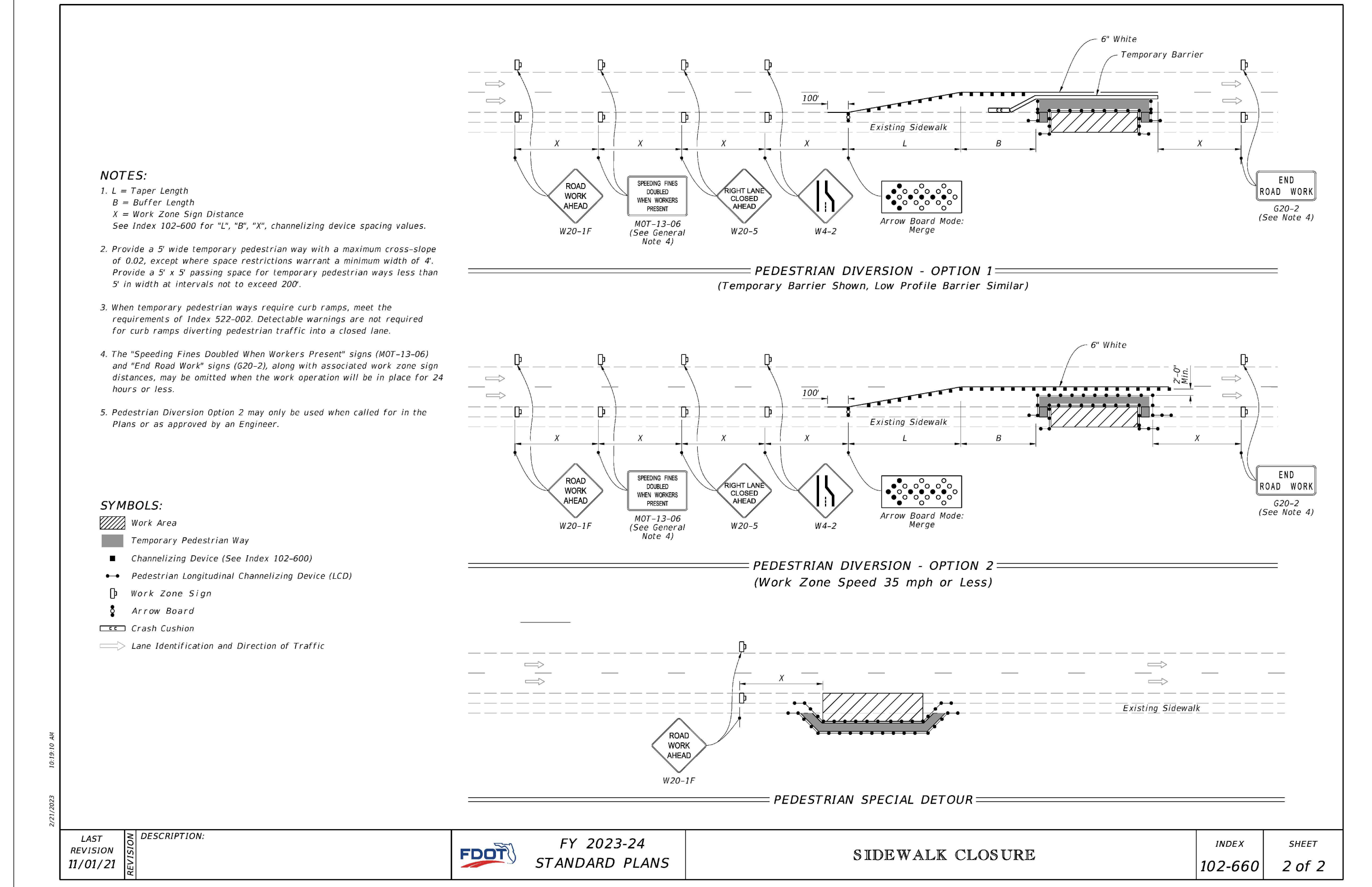
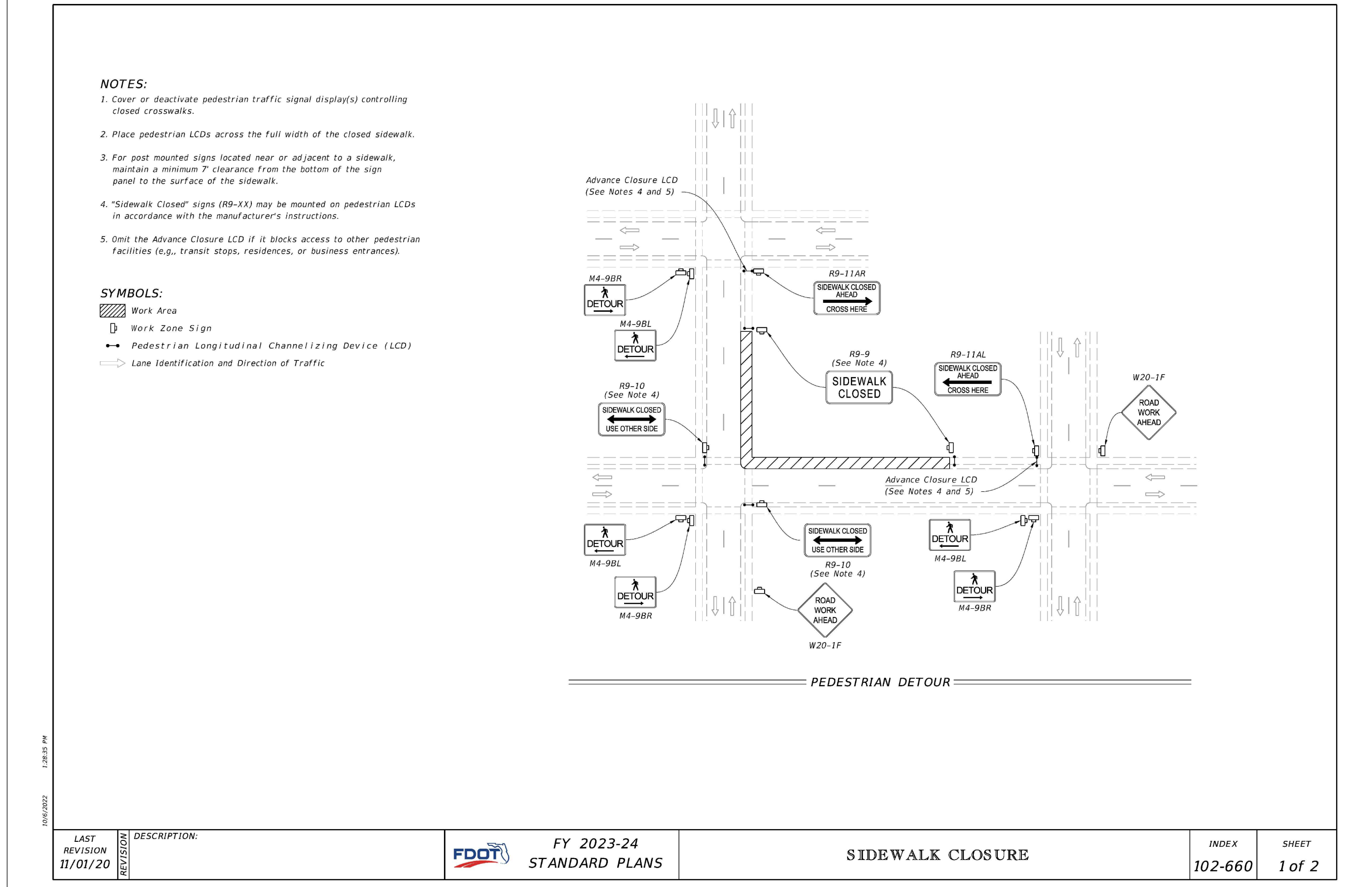
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APPROVED BY:	QTL
SHEET	C8



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SOLOMON'S AUTO BODY DEVELOPMENT

14451 W COLONIAL DR  
WINTER GARDEN, FL 34787

FDOT STANDARD DETAILS

CLIENT:

NESARALLI HOLDINGS LLC  
14451 W COLONIAL DR  
WINTER GARDEN, FL 34787

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ORLANDO, FL 32805

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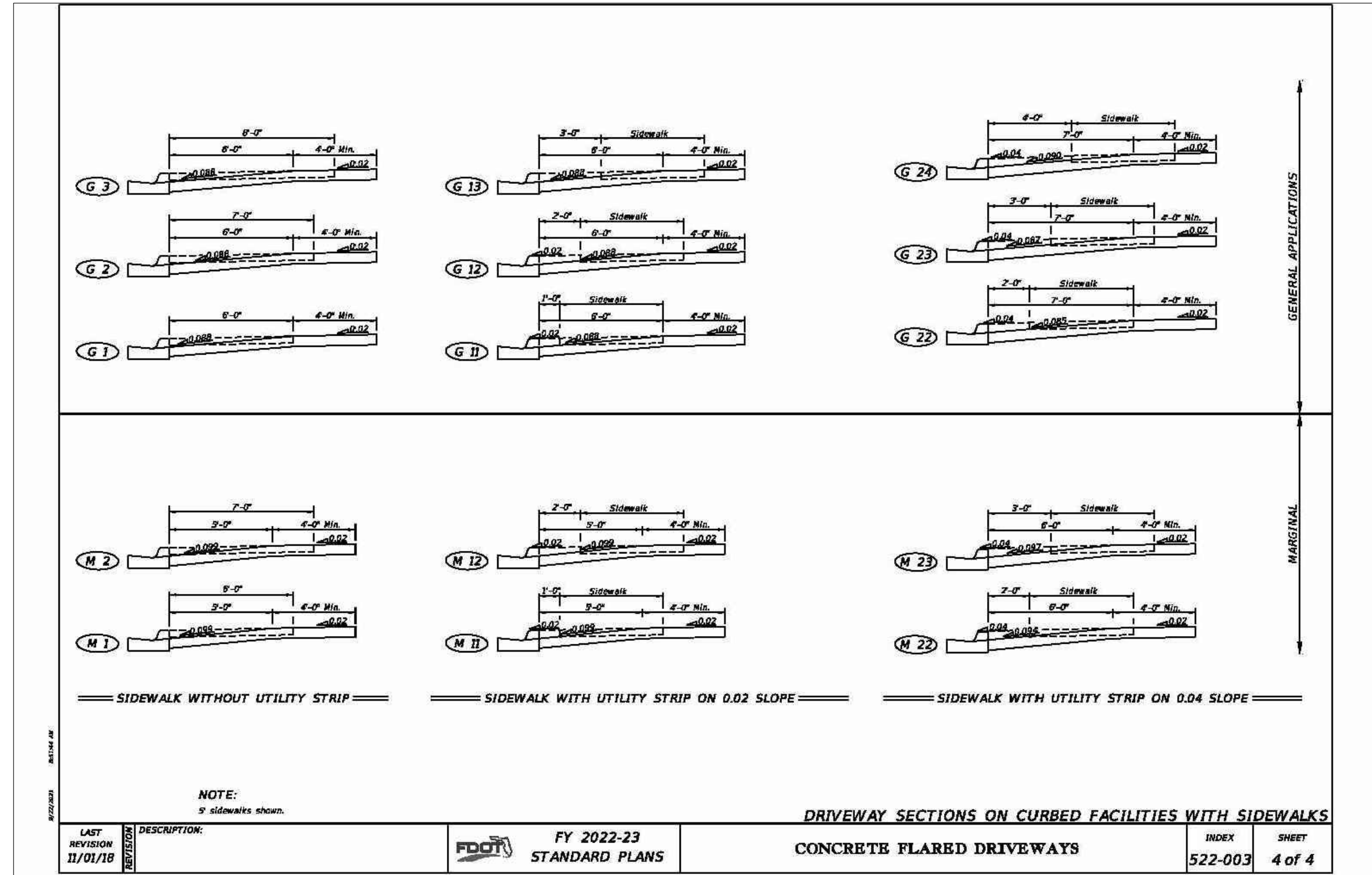
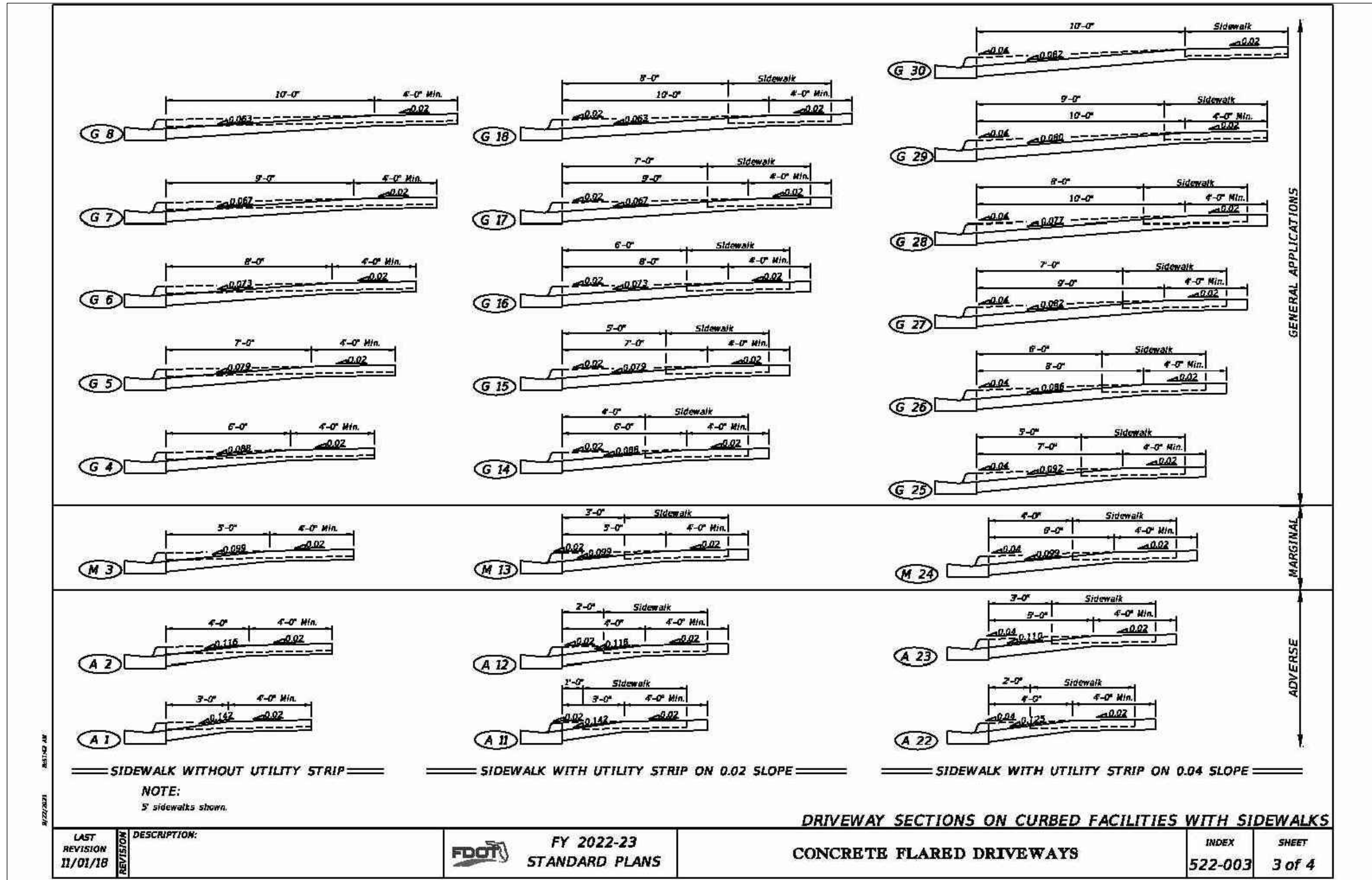
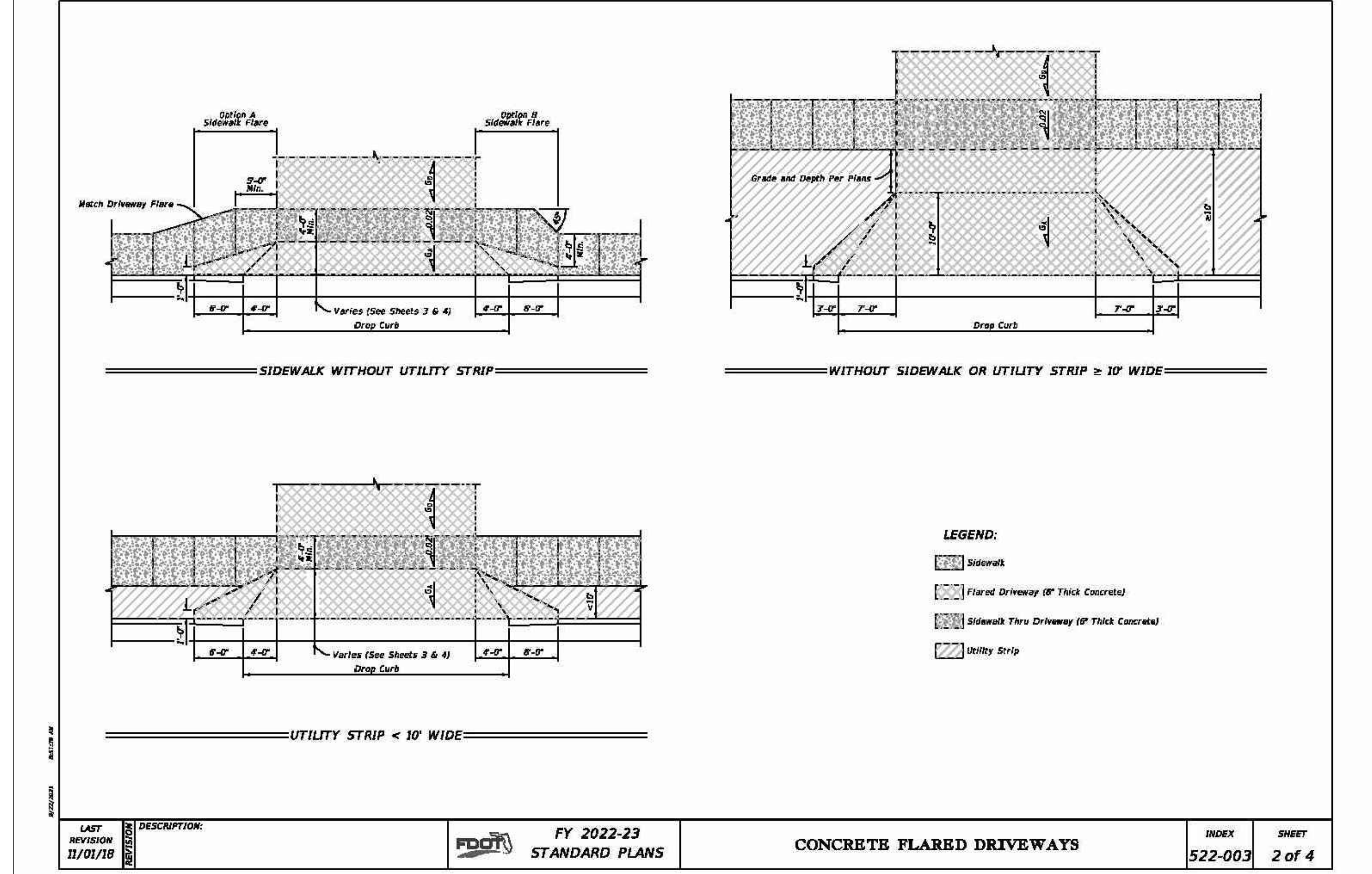
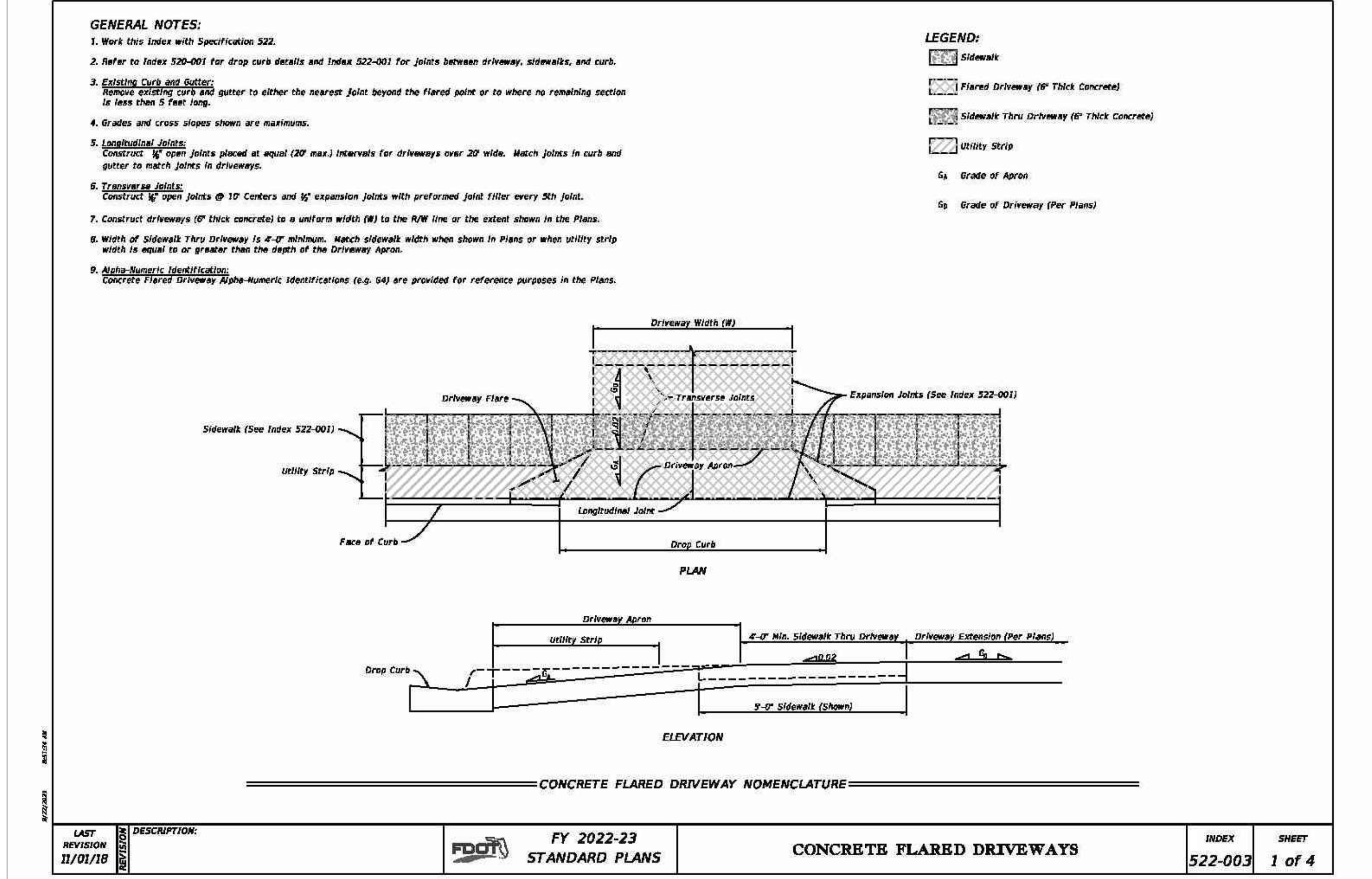
PROJECT No. 2020.018.02

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DRAWN BY: LCE

APPROVED BY: QTL

SHEET C8.1



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**FDOT STANDARD DETAILS**

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WINTER GARDEN, FL 34787

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DRAWN BY:	LCE
APPROVED BY:	QTL

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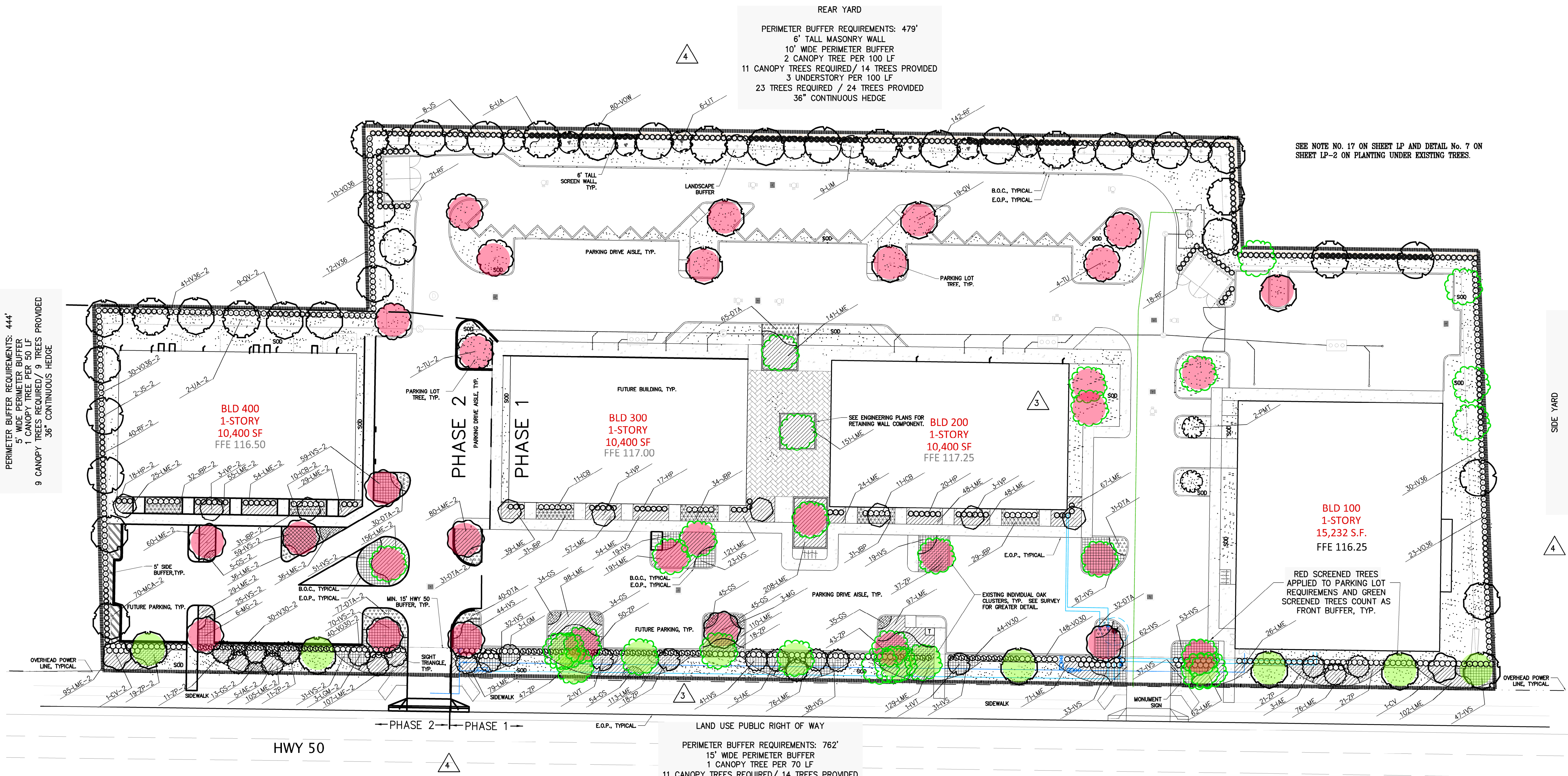
REVISIONS	
NO.	DESCRIPTION
1	8/16/23 REVISED PER SITE LAYOUT CHANGES
2	2/8/24 REVISED PER CITY COMMENTS
3	11/29/24 REVISED PER CITY COMMENTS
4	1/23/25 REVISED PER CITY COMMENTS
5	4/7/25 REVISED PER CITY COMMENTS

**PLANTING PLAN**  
**SOLOMON AUTO BODY, INC.**  
14451 WEST COLONIAL DRIVE  
WINTER GARDEN, FLORIDA 34787  
(407) 656-4223  
FLORIDA

PROJECT NO./FILE NAME	DESIGNED
20019	MLJ
DATE	DRAWN
4/21/2023	MLJ
SCALE	CHECKED
AS SHOWN	MLJ
SHEET NO.	OF
LP-1	3

This has been electronically signed & sealed by Mark L. Johnson, R.L.A. 04-17-2023. Printed copies of this document are not considered signed & sealed and the signature must be verified on any electronic copies.

MARK LANIER JOHNSON  
FLORIDA LICENSE NO. 1630



- ### Winter Garden Code Notes
- A fully functioning, automatically controlled irrigation system shall be designed, to promote the viability of installed trees and shrubs. This system shall provide separate zones for plants with high and low water requirements. The irrigation system shall be designed and operated to meet the requirements of Chapter 114, Artical II, Section 39 of the Winter Garden Code of Ordinances. Irrigation will be temporary for the purpose of establishing plant material.
  - All landscaping shall be installed according to the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries and shall meet or exceed Standards for Florida No. 1 grade, or better, as set forth in the Florida Department of Agriculture and Consumer Services "Florida Grades and Standards for Nursery Plants 2022", and including any revisions as determined by the State Plant Board of Florida.
  - Minimum 5' wide landscape buffer yard is required between internal paved areas and adjacent property line(s) and R.O.W.
  - A minimum five percent of the total plants installed, not including turf, shall be Florida native plants.
  - Landscape shall be installed a minimum 2.5 feet from building foundations.
  - Trees, at the time of installation, shall be provided a planting area of minimum twenty-five (25) S.F., with the tree located no closer than 2.5 feet measured from the center of the tree trunk to the nearest edge of the landscaped area.
  - Tree species that acquire a mature height of more than 12 feet shall not be planted under electrical distribution lines.
  - Landscaped areas shall use turf or plants with a drought tolerance rating of medium or higher.
  - Invasive exotic plant species should be removed when the plant is not seeding or fruiting to minimize seed dispersal.
  - Landscaping within sight triangles shall provide unobstructed cross-visibility. All landscaping within the Sight Triangle shall be maintained to provide visibility between two (2) feet above grade and six (6) feet in height.

### LANDSCAPE CALCULATIONS

PARKING SPACE QUANTITY	=	196 SPACES
PARKING TREE QUANTITY (ONE TREE PER 10 SPACES)	=	20 TREES
PARKING AREA LANDSCAPE REQUIRED (10% OF PARKING)	=	9,083 SF
TOTAL PARKING AREA LANDSCAPE PROVIDED	=	9,083 SF *
MINIMUM 40% BEDS ON PROPOSED PARKING ISLANDS	=	3,633 SF
TOTAL PARKING BEDS AREA LANDSCAPE PROVIDED	=	3,633 SF *

### TREE MITIGATION CALCULATION

(PHASE 1 AND PHASE 2)	
TOTAL 12+\" CANOPY TREES REMOVED	84
MITIGATION REQUIRED (2:1)	
TOTAL REPLACEMENT TREES REQUIRED	168
CANOPY TREES PROVIDED	61
TREE MITIGATION BALANCE	107 TREE DEFICIT
COST OF CANOPY TREE INSTALLED	\$790.00
\$790.00 X 107 =	\$84,530.00
	\$84,530.00

NOTE: WHOLESALE COST OF TREE PROVIDED BY CHERRY LAKE NURSERY.  
LIVE OAK, 65 GAL / 11'-12' HT / 5'-5.5' SPREAD / 3.5\" CALIPER.

- \* ADDITIONAL PLANTINGS PROVIDED AT OWNER'S OPTION.
- PARKING AREA CANOPY TREE, TYP.
  - R.O.W. BUFFER CANOPY TREE, TYP.
  - EXISTING OAK TREE, TYP.

REAR YARD  
PERIMETER BUFFER REQUIREMENTS: 479'  
6' TALL MASONRY WALL  
10' WIDE PERIMETER BUFFER  
2 CANOPY TREE PER 100 LF  
11 CANOPY TREES REQUIRED / 14 TREES PROVIDED  
3 UNDERSTORY PER 100 LF  
23 TREES REQUIRED / 24 TREES PROVIDED  
36\" CONTINUOUS HEDGE

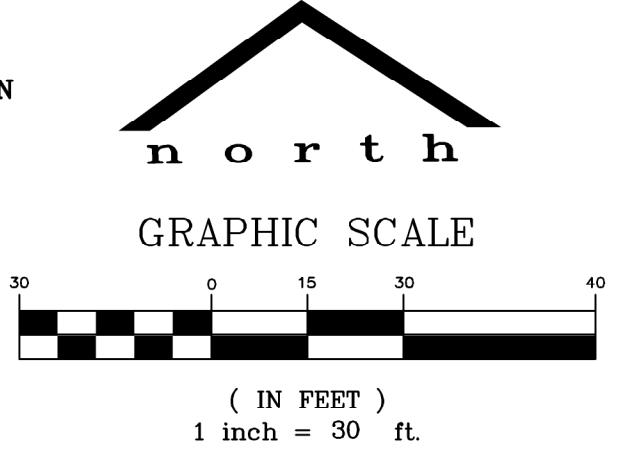
SEE NOTE NO. 17 ON SHEET LP AND DETAIL NO. 7 ON SHEET LP-2 ON PLANTING UNDER EXISTING TREES.

SIDE YARD  
PERIMETER BUFFER REQUIREMENTS: 414'  
5' WIDE PERIMETER BUFFER  
1 CANOPY TREE PER 50 LF  
8 CANOPY TREES REQUIRED / 10 TREES PROVIDED  
36\" CONTINUOUS HEDGE

LAND USE PUBLIC RIGHT OF WAY  
PERIMETER BUFFER REQUIREMENTS: 762'  
15' WIDE PERIMETER BUFFER  
1 CANOPY TREE PER 70 LF  
11 CANOPY TREES REQUIRED / 14 TREES PROVIDED  
3 UNDERSTORY PER 100 LF  
23 TREES REQUIRED / 24 TREES PROVIDED  
36\" CONTINUOUS HEDGE

### ABBREVIATIONS:

- |                               |                                |
|-------------------------------|--------------------------------|
| APPROX. = APPROXIMATE         | L.O.C. = LIMITS OF CONTRACTION |
| B.C. = BOTTOM OF CURB         | L.P. = LOW POINT               |
| B.O.C. = BACK OF CURB         | MAX. = MAXIMUM                 |
| B.O.W. = BOTTOM OF WALL       | MIN. = MINIMUM                 |
| BTD. = BOOTED                 | M.T. = MULTIPLE TRUNK          |
| CAL. = CALIPER                | N.I.C. = NOT IN CONTRACT       |
| C.C. = COMBINED CALIPER       | N.T.S. = NOT TO SCALE          |
| C.G. = CONTAINER GROWN        | O.A. = OVERALL                 |
| CL. = CENTER LINE             | O.C. = ON CENTER               |
| C.M.T. = CLEAR MULTIPLE TRUNK | O.D. = OUTSIDE DIAMETER        |
| CMU = CONCRETE MASONRY UNIT   | OPT. = OPTIONAL                |
| C.S.T. = CLEAR SINGLE TRUNK   | PL. = PROPERTY LINE            |
| C.T. = CLEAR TRUNK            | P.T. = PRESSURE TREATED        |
| D.B.H. = DIAMETER BRESTH HIGH | QTY = QUANTITY                 |
| EA. = EACH                    | R.O.W. = RIGHT OF WAY          |
| EL. = ELEVATION               | S.F. = SQUARE FOOT             |
| E.O.P. = EDGE OF PAVEMENT     | SPRD. = SPREAD                 |
| EX./EXG. = EXISTING           | SYM = SYMBOL                   |
| F.O.C. = FACE OF CURB         | T. = TALL                      |
| FT. = FOOT                    | T.C. = TOP OF CURB             |
| GAL. = GALLON                 | T.O.W. = TOP OF WALL           |
| G.C. = GALLON CONTAINER       | T.S. = TOE OF SLOPE            |
| GALV. = GALVANIZED            | TYP. = TYPICAL                 |
| H.P. = HIGH POINT             | W. = WIDE                      |
| I.D. = INSIDE DIAMETER        | W/ = WITH                      |
| INV. = INVERT ELEVATION       | W/O = WITH OUT                 |
| L.A. = LANDSCAPE ARCHITECT    | ϕ = DIAMETER                   |



NOTE: SEE ENGINEER'S DEMOLITION PLANS FOR MORE DETAIL.

**NOTES**

- Work under these documents shall consist of preparation of planting areas, furnishing all new plant materials and planting all proposed plant materials specified herein and as shown on the drawings, notes, and specifications. Work shall also include adjustments to finished grading, furnishing and spreading topsoil, staking, watering, pruning, fertilizing, mulching, and laying sod; and maintenance and protection of plants until final acceptance by the OWNER, as well as fulfilling all guarantee provisions.
- Locations, elevations and dimensions of existing above and below ground utilities, structures, and other features are shown according to the best information available at the time of the preparation of these plans, but do not purport to be absolutely correct. The LANDSCAPE CONTRACTOR shall field verify the locations, elevations and dimensions of all existing features affecting his work prior to construction. The LANDSCAPE CONTRACTOR shall become familiar with all plans prepared by others that affect the landscape and irrigation work. Any discrepancies shall be brought to the attention of the LANDSCAPE ARCHITECT or OWNER.
- It shall be the LANDSCAPE CONTRACTOR's sole responsibility to notify any interested agencies or parties of his intent to excavate and to obtain from all agencies or other interested parties locations of all existing utilities of every kind in the areas where he intends or plans to excavate. Such locations shall be obtained prior to starting construction and shall be maintained during construction. 48 hours before beginning work, contractor may call the utility owner(s) and "SUNSHINE STATE ONE" (TELEPHONE: 1-800-82-8981).
- The LANDSCAPE CONTRACTOR shall interface with other work being performed by other contractors. It will be necessary for the LANDSCAPE CONTRACTOR to coordinate and schedule activities, where necessary, with other contractors and their subcontractors.
- The LANDSCAPE CONTRACTOR shall control runoff and erosion during construction through the use of sediment basins, straw or hay bales as appropriate.
- The LANDSCAPE CONTRACTOR shall sprinkle or otherwise manually apply water to affected construction areas to control both significant wind erosion and fugitive dust. Refer to Civil Engineering Drawings for sediment control provided by General Contractor and Site Contractor as part of site work.
- The LANDSCAPE CONTRACTOR shall at all times keep the premises free from accumulation of waste materials or debris caused by his crews during the performance of the work. The LANDSCAPE CONTRACTOR shall remove all waste materials, debris, unused plant material, empty plant containers and all equipment from the project site, on a daily basis.
- The LANDSCAPE CONTRACTOR shall be responsible for removing existing vegetation as required and preparing planting areas prior to installation of plant materials.
- The LANDSCAPE CONTRACTOR shall insure adequate vertical drainage in all planted areas. Where applicable, vertical drilling through hardpan and compacted fill may be used to insure drainage. The LANDSCAPE CONTRACTOR shall insure that his work does not impact established or projected drainage patterns.
- The GENERAL CONTRACTOR, in coordination with the LANDSCAPE CONTRACTOR, shall select a protected area or areas of the site which are free of construction-related compaction or degradation during the construction process, for the stockpiling of the horizon "O" (litter layer) and "A" (topsoil layer) of the site soil profile.
- Any new or additional topsoil brought on site shall fall in the pH range of 4.5 to 6.5, prior to addition of fertilizers or organic amendments to support plant viability. Organic content of topsoil shall be between 3% and 15%, with pH of 4.5 - 6.5. The LANDSCAPE CONTRACTOR shall test project soils to verify that the on-site soils are acceptable for proper growth of plant materials and adequate drainage in plant beds and planters. The LANDSCAPE CONTRACTOR shall coordinate the location and procurement of existing on-site samples and replacement soils with the LANDSCAPE ARCHITECT. Representative samples shall be submitted to a certified testing laboratory for analysis. The findings shall be reviewed and approved by the OWNER or LANDSCAPE ARCHITECT prior to delivery and installation of planting materials at the job site.
- Any area within 0' to 12' of a curb or building shall have existing soils removed and replaced with a specified planting mix. See separate written specifications for further details.
- The GENERAL CONTRACTOR shall carry out compaction and infiltration test in accordance with the written specification.
- Soil in parking islands and within eight feet of curbs and buildings shall be removed to a minimum depth of nine inches and replaced with fresh soil not contaminated with building materials. See Specifications for further detail concerning topsoil makeup, depth, etc.
- When working within existing tree canopy drip lines, LANDSCAPE CONTRACTOR shall take precaution to avoid cutting major woody roots of >1" diameter. Shifting the position of the plant a few inches may help to avoid damaging tree roots. Use an air knife or water jet to blow soil out of the way to find structural roots. Rehydrate roots with water, immediately. If jack and bore technique is required, the process shall be executed at least 12' below the existing grade to avoid most roots.
- When outside of tree canopy dripline, any roots of existing trees encountered during installation, and obstructing installation, shall be cut off evenly, with clean, sharp pruning tools. Minimize damage to existing tree systems. Where possible, hand-shovel around existing roots to avoid damaging them.
- When installing plants within existing tree drip line, use a nursery grade potting soil or soilless media, with peat, bark, perlite or vermiculite, and with a soil Ph of approximately 5.3-6.4. No 'sawdust' or sand shall be included. Micronutrients appropriate for the plant species shall included.
- All existing plant beds and trees to remain within the construction limit line shall be left undisturbed. Existing trees, as noted on the drawings, shall be left undisturbed and protected by wooden barricades erected at the perimeter of the tree drip line(s). No vehicle shall traverse this area nor shall any storage materials or equipment be permitted within this area. Any existing plant beds or trees damaged by construction activity shall be replaced by the responsible party at their own expense.
- Every possible safeguard shall be taken to protect building surfaces, equipment, furnishings and existing plant areas to remain (including lawn). The LANDSCAPE CONTRACTOR is responsible for any damage or injury to person or property that may occur as a result of negligence in the execution of the LANDSCAPE CONTRACTOR's work. GENERAL CONTRACTOR shall be responsible for removal of construction debris within one (1) foot of building foundation.
- All planting areas shall be fine graded by the LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR shall notify OWNER if site grading is inappropriate for the health of plant material.
- The OWNER shall have the right to reject any and all work and materials which, in the OWNER'S opinion, do not meet the requirements of the planting plan, details, specifications, and these notes. The LANDSCAPE CONTRACTOR shall replace rejected work and continue specified maintenance until reinspected and acceptance. The LANDSCAPE CONTRACTOR shall remove rejected plants and materials from the planting site within 48 hours and replace with acceptable materials.
- No plant or material substitutions or modifications to practices specified or detailed in these documents will be permitted without prior written consent of the LANDSCAPE ARCHITECT or OWNER. If specified materials are not available, LANDSCAPE CONTRACTOR shall identify the extent and quantity of the proposed substitution and submit, in writing, along with a recommended substitution that meets or exceeds the initial requirement. If the use of larger plants is approved, the root ball shall be increased in proportion to the size of the plant per Grades and Standards. Minimum container or caliper size of trees may be increased, if necessary, to provide overall plant size specified.
- Prior to planting installation, the LANDSCAPE CONTRACTOR shall confirm the availability of all the specified plant materials, and make arrangements with the LANDSCAPE ARCHITECT if reviewing and mutually field tagging (specify plant materials), at least 2 weeks prior to procurement and delivery to the job site. The LANDSCAPE ARCHITECT of record may inspect plants at nursery. Review of Grades and Standards will occur at time of delivery at site.
- Except for characteristic otherwise specified in these documents, all plants shall adhere to qualifications of Florida No. 1 grade, or better, as set forth in the Florida Department of Agriculture and Consumer Services "Florida Grades and Standards for Nursery Plants 2022", and including any revisions as determined by the State Plant Board of Florida. All plants shall be nursery-grown stock typical of their species or variety. They shall be sound, healthy and vigorous, well-branched and densely foliated when in leaf, according to the accepted normal shape of the species. They shall exhibit no damaging levels of disease, abiotic disorders, or insect activity. They shall have healthy, well-developed root systems. Where there are discrepancies between the Florida Grades and Standards and the descriptions and specifications found in the plans, notes and specifications of this document, this document shall prevail. Plants called out as "Specimen" shall be Florida Fancy or better, per above mentioned standard.

- While LANDSCAPE ARCHITECT, OWNER, or OWNER'S AUTHORIZED REPRESENTATIVE may provide input through joint visits to nurseries with the LANDSCAPE CONTRACTOR, selection of the plant is the responsibility of the LANDSCAPE CONTRACTOR. Inspection of plants shall occur at the site, and on the day of delivery.
- LANDSCAPE CONTRACTOR shall hire an objective third-party to review the quality of the plants where delivered to the site. See Grades and Standards for related information.
- The plant quantities shown on the landscape contract documents are for the convenience of the LANDSCAPE CONTRACTOR. Where there are discrepancies in plant quantities, the plan prevails. Spacing of plant material shall take precedence over quantity of materials indicated for planting areas. The LANDSCAPE CONTRACTOR is responsible for verifying all quantities and reporting any discrepancies to the LANDSCAPE ARCHITECT for clarification prior to award of contract and commencement of work.
- Balled and Burlapped (B&B) trees shall be nursery grown in the field, root pruned, fertilized and irrigated a minimum 12 months prior to harvesting. Prior to shipping to the site, trees shall be harvested and cured or "hardened-off" for a minimum 6 weeks and until new roots begin growing. Certification of this shall be presented through the burlap root wrapping to the OWNER or LANDSCAPE ARCHITECT from any grower. During transport, storage, and installation trees shall be protected from desiccation and other damage per ANSI A300(Part 6)012, section 63.6.2. No chains or cables shall be used when installing plant materials. LANDSCAPE CONTRACTOR may contact "Roots Plus" Growers Association at (800) 837-4001 for names of some nurseries practicing these methods. All other trees to be container grown or as specified.
- All plants shall be hardy under climatic conditions similar to those in the locality of the project.
- As per these drawings and specifications, the "HL" (height) of proposed plant materials, unless otherwise specified, shall mean the actual distance as measured from the soil stress mark on the trunk or base of the plant to the top elevation of the plant. All plants shall comply with Grades and Standards for root ball size, relative to specified plant height and width.
- All installation of plant material and related construction activity shall comply with applicable jurisdictional codes. The LANDSCAPE CONTRACTOR is responsible for obtaining all permits associated with his work.
- The LANDSCAPE CONTRACTOR shall field stake the location of all shrub and ground cover plant bed outlines and individual trees, palms, and accent shrubs in accordance with the plans. The LANDSCAPE CONTRACTOR shall obtain the LANDSCAPE ARCHITECT'S approval to proceed with installation; prior to delivery and installation of the plant material. If existing conditions do not allow the design to be laid out as shown on plans, notify the LANDSCAPE ARCHITECT OWNER immediately.
- All proposed trees shall be installed either entirely in or entirely out of planting beds. Planting bed outlines shall not be obstructed and shall be smooth and flowing. If trees are located outside of beds in sod areas, maintain a minimum 3' wide offset to allow for mowers to maneuver.
- No trees shall be planted within designated utility corridors or public right of way (without RIGHT OF WAY UTILIZATION PERMIT). No plants shall be located within four feet (4') of any utility or swale centerline identified on the drawings. Field-adjust as necessary and review adjustments with LANDSCAPE ARCHITECT or OWNER, prior to installation.
- The LANDSCAPE CONTRACTOR shall be responsible for the stability and plumb condition of all installed plant materials and replacing any damaged plant material with plants of equal size and condition of remaining thriving plants, at no cost to the owner. At no additional cost to the owner, it shall be the contractor's responsibility to prevent plants and trees from falling or being blown over and to replace all plants damaged due to inadequate guying or staking.
- All proposed planting areas for trees, palms, shrubs, and groundcovers shall be top dressed with three (3) inches of specified Pine needle or Pine Bark Nugget mulch spread uniformly in depth over the planting beds as delineated on the plans. Mulch shall not be installed within one (1) foot of buildings. The landscape scope of work includes mulching as an integral part of the project and not as a separate cost works item.
- The LANDSCAPE CONTRACTOR shall verify the extent of sod work in the field. The LANDSCAPE CONTRACTOR shall be responsible for providing grass sod in the areas shown on the plan / disturbed by construction activity) in sufficient quantity to provide full coverage. Additional sod required will be adjusted based on a square footage unit price. The surface of all areas to be grassed or sodded shall be prepared for the placement of sod by the LANDSCAPE CONTRACTOR. Areas to be sodded shall be amended per soils report to provide required nutrients, organic matter, etc. in the topsoil. The LANDSCAPE CONTRACTOR shall remove all debris from the areas as shown on the plan to receive sod and lay sod evenly without gaps. All joints shall be staggered. Topsoil depth in sodded areas shall be minimum 3" and graded to elevations per Civil engineering plans.
- All other areas disturbed during construction shall be sodded or seeded and mulched with Argentine Bahia grass unless otherwise specified on the plans, details or specifications. If grass seed is specified, it shall be delivered to the job in containers with Florida Department of Agriculture tags attached, indicating the seed grower's compliance with the department's quality program.
- The LANDSCAPE CONTRACTOR shall be responsible for removing all tree stakes and guy wires from trees which are established at the end of one (1) complete growing season, except that palms shall be staked for one (1) year. Trees which have been replaced shall remain staked for one (1) full growing season, and the owner shall be responsible for removing tree stakes and guy wires. Staking materials shall be disposed off site.
- The LANDSCAPE CONTRACTOR shall water, mulch, weed, prune, and otherwise maintain all plants, including sod, until the irrigation system is fully operational and final acceptance by the OWNER. All plant materials shall be watered to insure plant survival, in accordance with "Florida Grades and Standards for Nursery Plants 2015".
- Upon completion of the work, the LANDSCAPE CONTRACTOR shall notify the OWNER and the LANDSCAPE ARCHITECT in writing, and request a final inspection. Any items that are judged incomplete or unacceptable by the OWNER or the LANDSCAPE ARCHITECT shall be promptly corrected by the LANDSCAPE CONTRACTOR.
- The LANDSCAPE CONTRACTOR shall guarantee all shrubs and groundcovers for a period of one hundred eighty (180) calendar days from the date of final acceptance in writing from the OWNER. At the time of final acceptance, the one hundred eighty (180) day guarantee period shall commence. Trees shall be guaranteed for one (1) year. Any materials which have died during this period shall be promptly replaced with specimen that meet the minimum requirements called for in these documents. The LANDSCAPE CONTRACTOR shall not be held responsible for death or damage resulting from lightning, vandalism, or from negligence by the OWNER. The OWNER shall be responsible for watering and otherwise maintaining plants during the guarantee period if a maintenance agreement is not accepted from the LANDSCAPE CONTRACTOR.
- Contractor shall not recommend and install invasive species as replacement for plants on planting plan. See fleppc.org and invasivespecies.org for problem species.
- The LANDSCAPE CONTRACTOR shall submit a separate proposal for a one (1) year maintenance agreement.
- All landscape bids shall be itemized with the amounts based on per plant unit prices, including mulch, fertilizer, etc. Any substitutions, additions, or deletions will change the total amount of the CONTRACT FEE based on the above mentioned unit price criteria.
- See landscape specifications for further requirements.
- All trees shall be provided with uninterrupted soil volume to a depth of 3', and with no limitations such as a high water table, poor drainage, compaction, etc. Trees with mature height or spread of greater than 50 feet shall require 900 S.F. of uninterrupted open surface area. Trees with mature height or spread of between 30' and 50' shall require 400 S.F. of uninterrupted open surface area. Trees with mature height of less than 30 feet shall require 100 S.F. of uninterrupted open surface area. If necessary, trees may be planted in soil depths as shallow as 18 inches, but open surface space shall be increased to attain required soil volume for respective tree sizes. If the soil volume and open space are not available, the LC shall provide the LA and Owner with options for the provision of adequate soil volume through the use of structural soils, root paths, etc. under adjacent pavement.

If these plans are reproduced in a different size, the scale may not be accurate.

**PLANT LIST**

Symbol	PH 1	PH 2	Scientific and Common	Size	Space	Canopy	Quantity	
							PH 1	PH 2
<b>Trees &amp; Palms</b>								
CV		CV-2	Callistemon viminalis "Red Cluster" "Red Cluster" Bottlebrush	45 GAL.; 11"x4'; 2.5" Cal.; 5' C.S.T	A.S.	NO	1	1
IAE		IAE-2	Ilex attenuata "Eagleston" Eagleston Holly	30 GAL.; 11' x 3.5'; 2.5" Cal., 6' C.S.T.; Full;	A.S.	NO	8	5
IVP		IVP-2	Ilex vomitoria 'Pendula' Weeping Yaupon Holly	30 GAL.; 8'x 2.5'; 2" Cal; 4' C.S.T.; 1.5" D.B.H.	A.S.	NO	5	3
IVT		IVT-2	Ilex vomitoria 'Pendula' Weeping Yaupon Holly	30 GAL.; 8'x 2.5'; 2" Cal; 4' C.S.T.; 1.5" D.B.H.	A.S.	NO	3	-
JS		JS-2	Juniperus siliicicola Southern Red Cedar	30 GAL.; 12'x 4'; 3" Cal; 4' C.S.T.; 2 1/2" D.B.H.	A.S.	YES	8	2
LIM		LIM-2	Lagerstroemia indica "Muskegee" Lavender Crape Myrtle	30 GAL.; 8'x3.5'; 2" Cal; 4' C.S.T	A.S.	NO	9	-
LIT		LIT-2	Lagerstroemia indica "Tuscarora" Red Crape Myrtle	30 GAL.; 8'x3.5'; 2" Cal; 4' C.S.T	A.S.	NO	6	-
LGM		LGM-2	Magnolia Grandiflora "Little Gem" "Little Gem" Magnolia	30 GAL.; 11'x 2.5'; 2.5" Cal.; 4' C.S.T.	A.S.	NO	3	3
MG		MG-2	Magnolia Grandiflora Southern Magnolia	30 GAL.; 12'x 3'; 2" Cal; 6' C.S.T.; 1 1/2" D.B.H.	A.S.	YES	3	6
PMT		PMT-2	Podocarpus macrophyllus Yew Tree	30 GAL.; 12'x 3'; 2" Cal; 6' C.S.T.; 1 1/2" D.B.H.	A.S.	NO	2	-
QV		QV-2	Quercus virginiana Live Oak	65 GAL.; 13'x 5.5'; 3.5" Cal., 6' C.S.T.; Full;	A.S.	YES	19	9
TU		TU-2	Tabebuia umbellata Yellow Tabebuia	30 GAL.; 12'x 3'; 2" Cal; 5' C.S.T.; 1 1/2" D.B.H.	A.S.	YES	4	2
UA		UA-2	Ulmus alatus Winged Elm	30 GAL.; 12'x3.5'; 2" Cal.; 5' C.S.T	A.S.	A.S.	6	2
<b>Shrubs and Groundcover</b>								
DTA		DTA-2	Dianella tasmanica 'Variegata' Variegated Tasmanian Flax Lily	1 Gal; 12" OA; 9 PPP; Full	18" O.C.		168	138
GS		GS-2	Gelsemium sempervirens Caroline Yellow Jessamine	1 Gal.; Full; 18" Runner, Min.	12" O.C.		301	18
HP		HP-2	Hamelia patens 'patens' Native Firebush	3 Gal.; 24" x 24", Full	3" O.C.		37	17
ICB		ICB-2	Ilex cornuta 'Burfordii' Burford Holly	3 Gal.; 24" x 24", Full	3" O.C.		22	10
IV30		IV30-2	Ilex vomitoria Yaupon Holly	7-Gal.; 30"x22"; Full	3' O.C.		44	30
IV36		IV36-2	Ilex vomitoria Yaupon Holly	7-Gal.; 36" x 27", Full	3' O.C.		42	41
IVS		IVS-2	Ilex vomitoria 'Stokes Dwarf' Dwarf Yaupon Holly	3 Gal.; 12" x 9"; Full	24" O.C.		528	270
JBP		JBP-2	Juniperus conferta 'Blue Pacific' Blue Shore Juniper	3 Gal.; 7" x 19"	24" O.C.		60	63
LME		LME-2	Liriodi muscari 'Emerald Goddess' Emerald Goddess Liriope	1 Gal; 9 PPP; Full	18" O.C.		2188	867
MCA		MCA-2	Muhlenbergia capillaris Muhly Grass	1 Gal.; 18" O.A.; Full	24" O.C.		-	70
RF		RF-2	Rhododendron 'Formosa' Large Lavender Azalea	7 Gal.; 36" x 36", Full Sun Grown; Full	36" O.C.		181	40
VOW		VOW-2	Viburnum obtatum 'Withlacochee' Withlacochee Walter's Viburnum	3-Gal.; 36" x 27", Full	3' O.C.		80	-
VO30		VO30-2	Viburnum odoratissimum Sweet Viburnum	7-Gal.; 30"x22"; Full	3' O.C.		148	40
VO36		VO36-2	Viburnum odoratissimum Sweet Viburnum	7-Gal.; 36" x 27", Full	3' O.C.		33	30
ZP		ZP-2	Zamia pumila Coastal Fern	3 Gal.; 18"x18"; Min. 10+ Fronds	30" O.C.		255	41
SOD		SOD	Paspalum notatum 'Argentine' Bahia Grass	Solid Sod	S.F.		-	-

**Peotone Land and Design**  
INC.  
Landscape Architectural Site Planning

1850 Kings Court • Kissimmee, Florida • 34741  
Phone: (407) 931225 • Fax: (407) 209-2884

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	8/16/23	REVISED PER SITE LAYOUT CHANGES	M
2	8/16/24	REVISED PER CITY COMMENTS	M
3	11/29/24	REVISED PER CITY COMMENTS	M
4	1/22/25	REVISED PER CITY COMMENTS	M

PLANTING PLAN

FLORIDA

**SOLOMON AUTO BODY, INC.**

14451 WEST COLONIAL DRIVE  
WINTER GARDEN, FLORIDA 34787  
(407) 656-4423

WINTER GARDEN

PROJECT NO./FILE NAME  
**20019**

DESIGNED  
**MLJ**

DATE  
**4/21/2023**

DRAWN  
**MLJ**

SCALE  
**AS SHOWN**

CHECKED  
**MLJ**

SHEET NO.  
**LP-2**

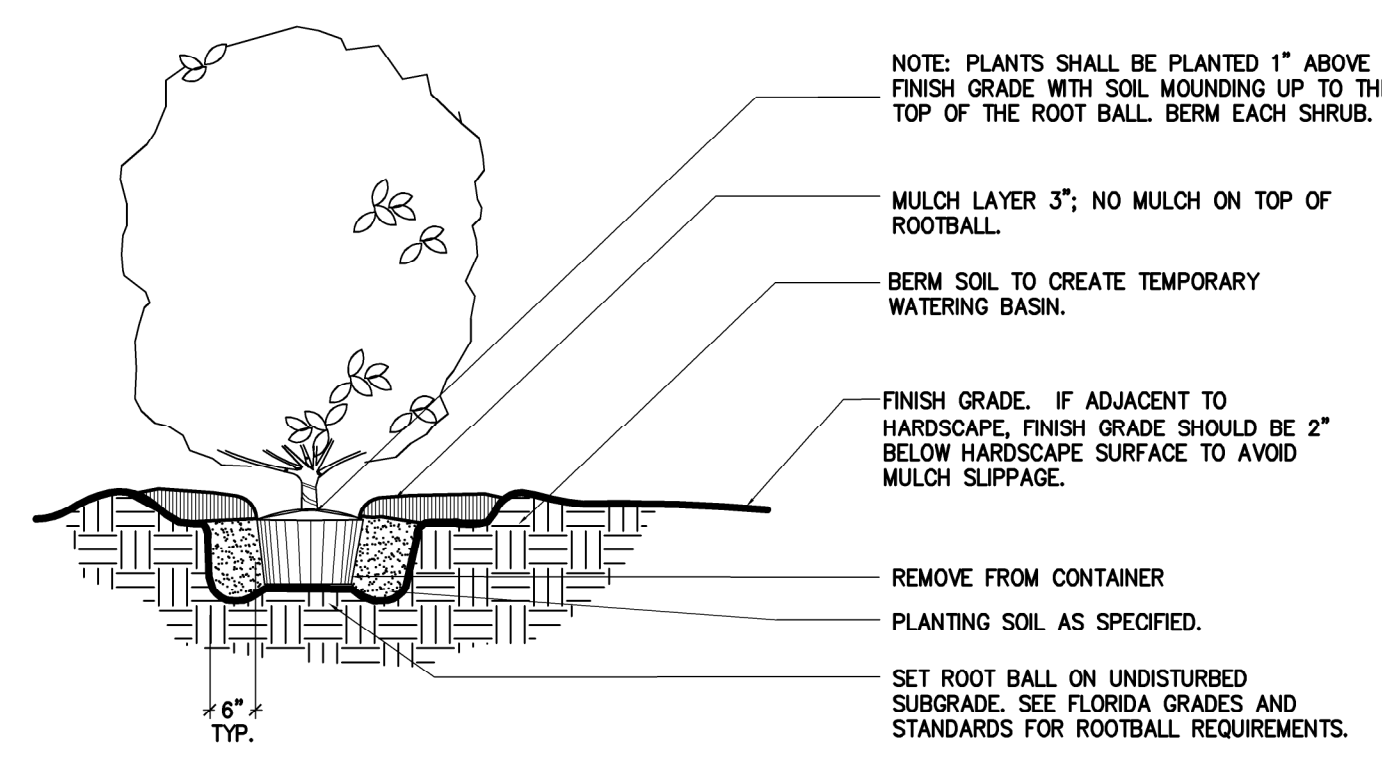
OF  
**3**

This has been electronically signed & sealed by Mark Lanier Johnson, P.E. on 4/22/2023. Printed copies of this document are not considered signed or sealed. The original signature must be verified on any electronic copies.

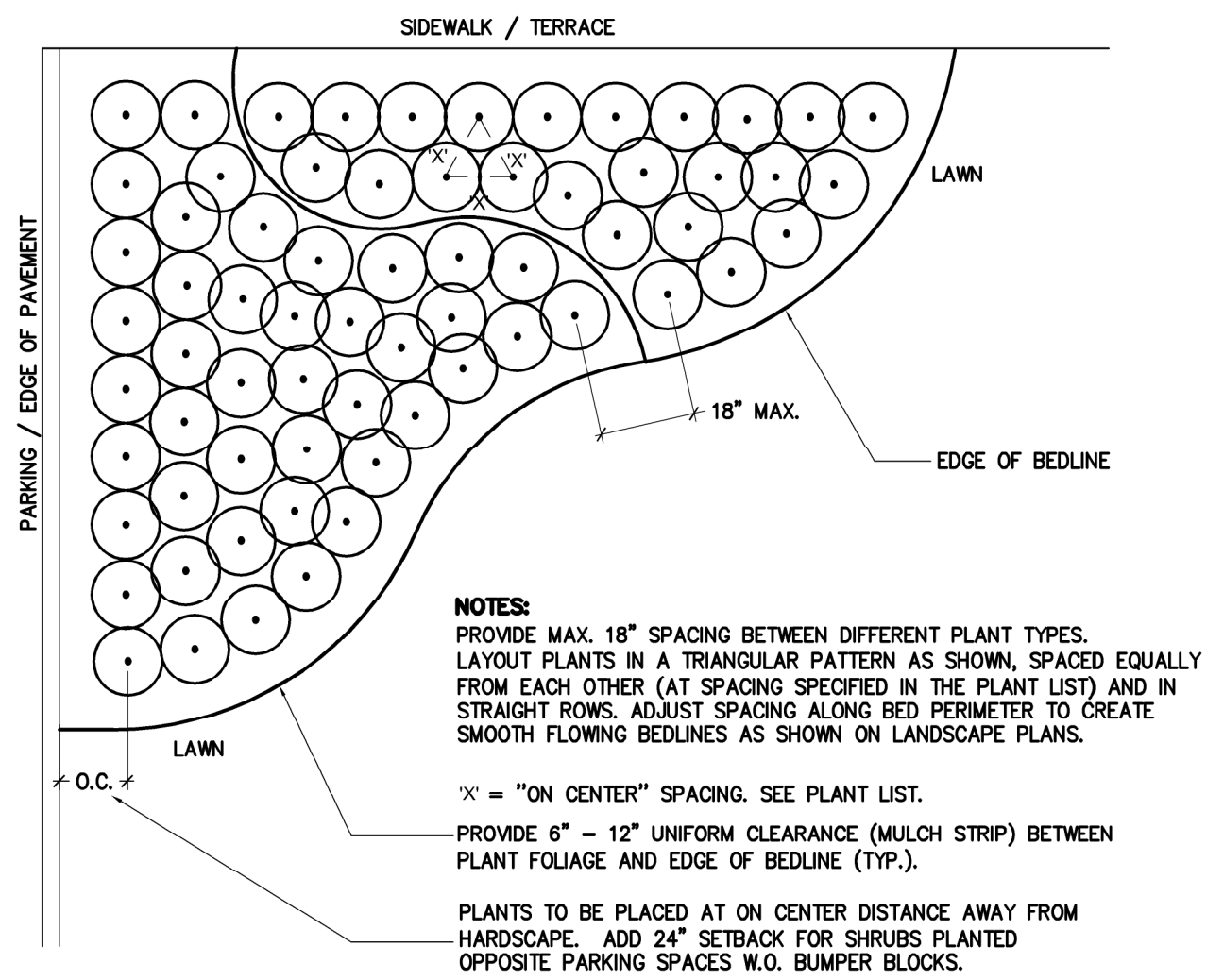
MARK LANIER JOHNSON  
FLORIDA LICENSE NO. 1630

Page 66 of 127

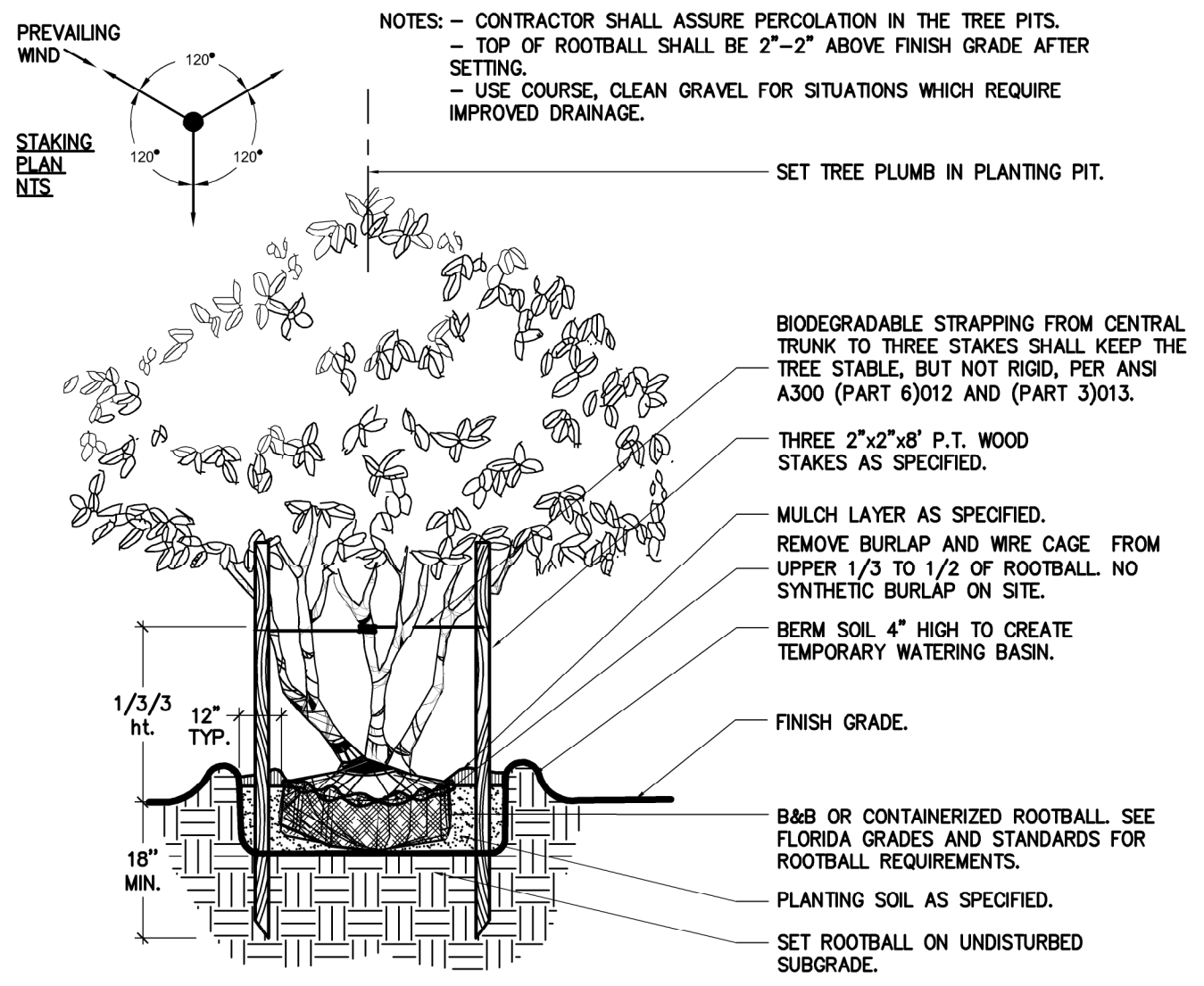
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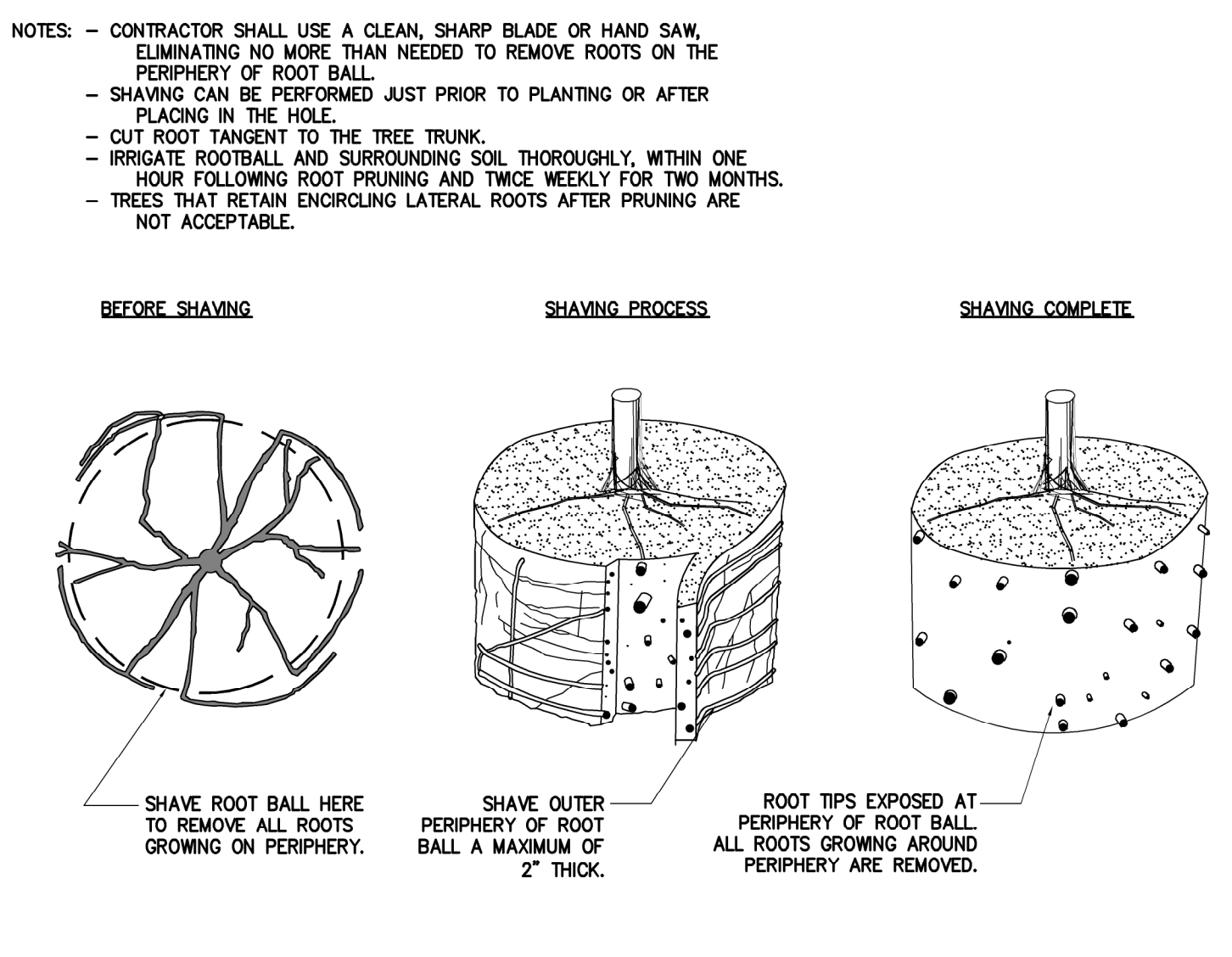
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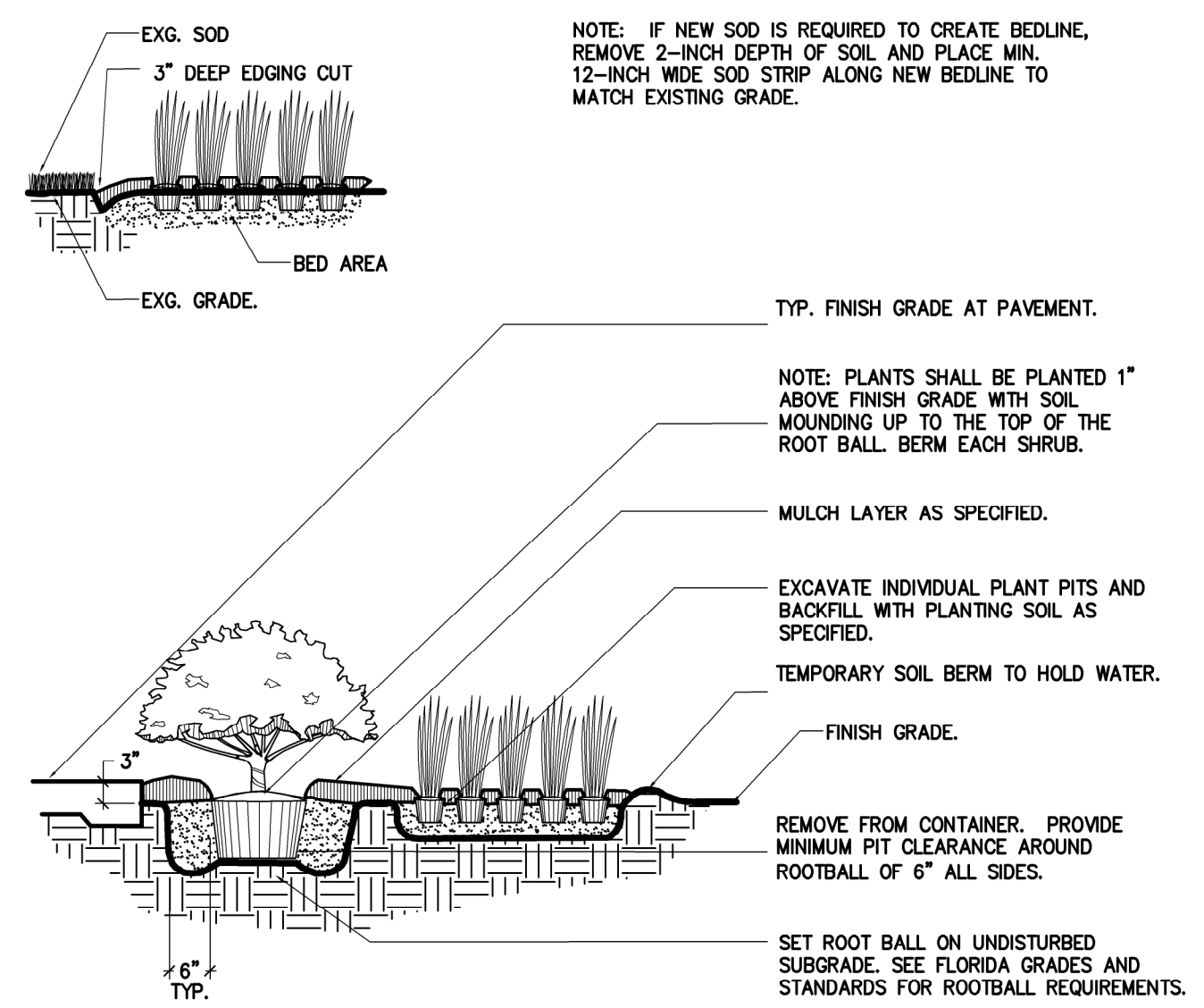
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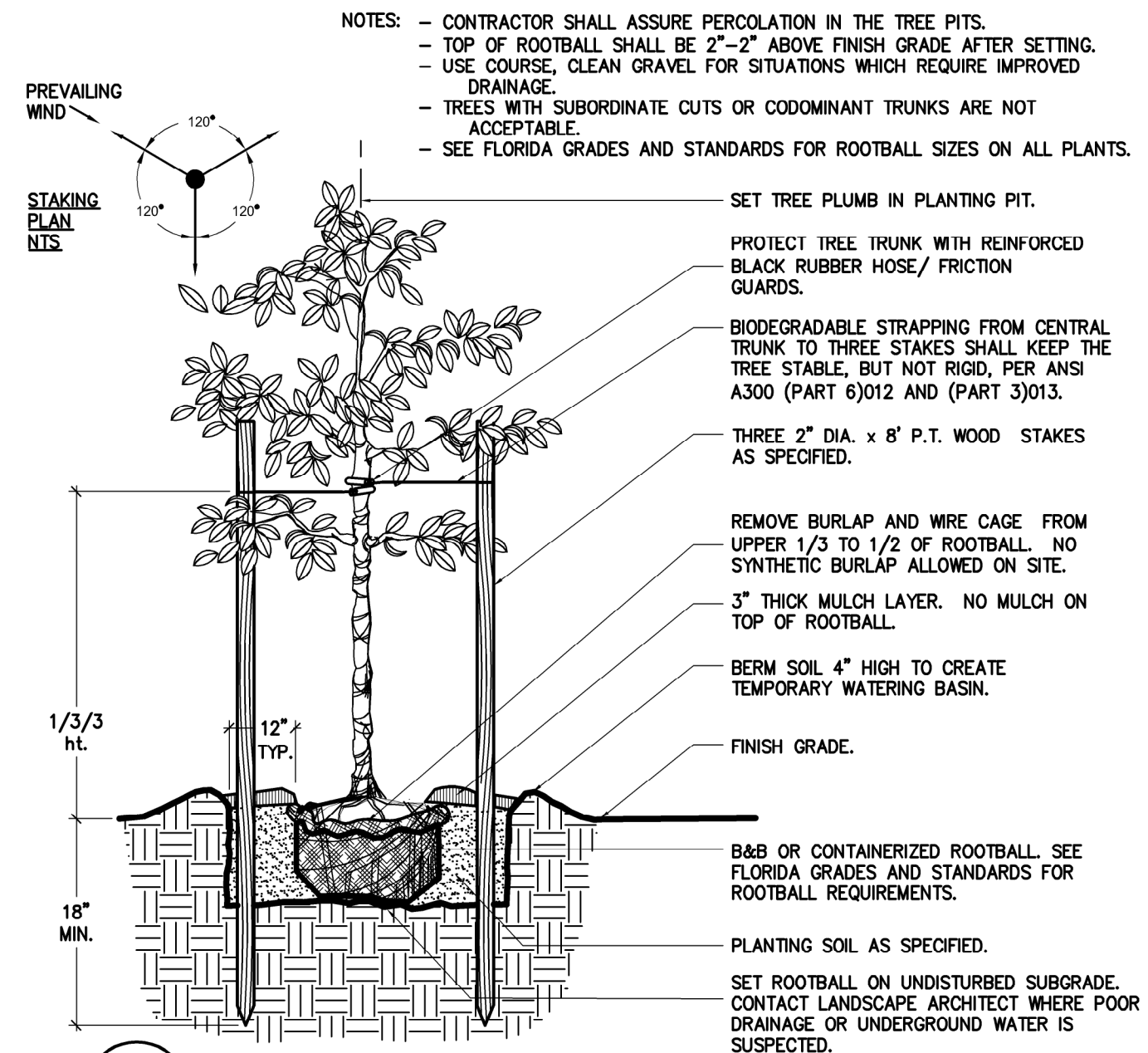
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LD-03 SECTION SCALE: N.T.S.



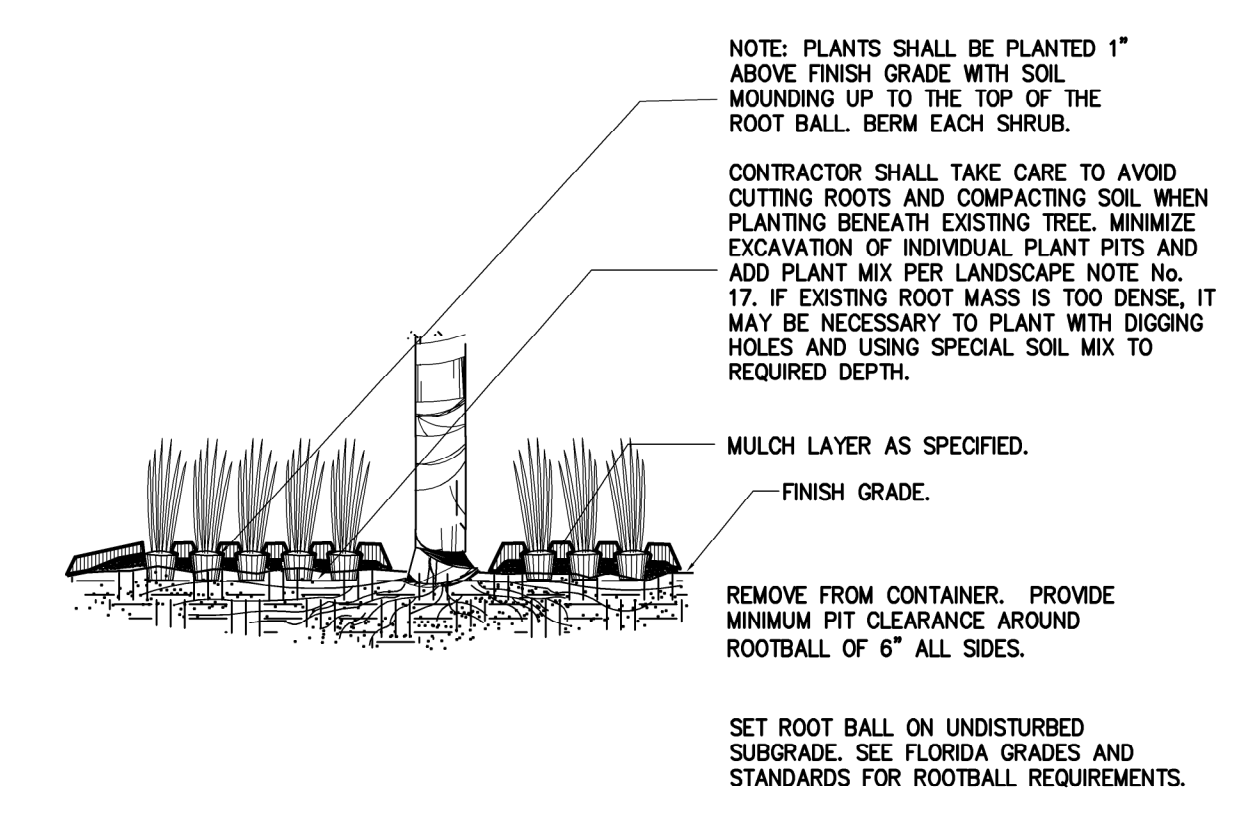
4 TYP. ROOT BALL SHAVING DETAIL  
LP-03 SECTION AND ELEVATION SCALE: N.T.S.



5 PLANTING DETAIL  
LP-03 SECTION SCALE: N.T.S.



6 TYP. SMALL TREE PLANTING DETAIL  
LP-03 SECTION SCALE: N.T.S.



7 PLANTING BENEATH EXISTING TREE  
LP-03 SECTION SCALE: N.T.S.

NO.	DATE	REVISIONS

**PLANTING PLAN**  
**SOLOMON AUTO BODY, INC.**  
 14451 WEST COLONIAL DRIVE  
 WINTER GARDEN, FLORIDA 34787  
 (407) 656-4223  
 WINTER GARDEN  
 FLORIDA

PROJECT NO./FILE NAME	DESIGNED
20019	MLJ
DATE	DRAWN
4/21/2023	MLJ
SCALE	CHECKED
AS SHOWN	MLJ
SHEET NO.	OF
LP-2	3

This has been electronically signed & sealed by Mark L. Johnson, RLA, on 1-23-2023. Printed copies of this document are not considered signed & sealed and the signature must be verified on any electronic copies.

MARK LANIER JOHNSON  
FLORIDA LICENSE NO. 1830

**Ecotone Land Design INC**  
**Landscape Architectural Site Planning**  
 1850 Kings Court • Kissimmee, Florida • 34741  
 Phone: (407) 931-223 • Fax: (407) 209-2884

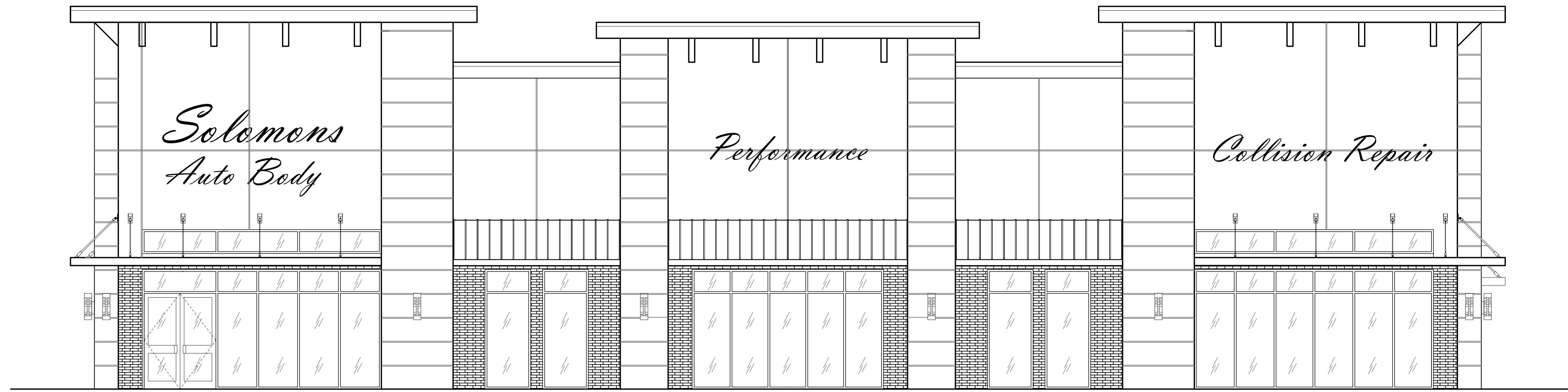
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SHEET NO.	SHEET TITLE
A-1.0	INDEX
A-2.0	1ST. FLOOR PLAN
A-2.1	MEZZ. FLOOR PLAN
A-2.2	ROOF PLAN
A-2.3	ROOF PLAN- CANOPY & AWNING
A-3.0	EXTERIOR ELEVATIONS
A-3.1	EXTERIOR ELEVATIONS & BUILDING SECTION
A-4.0	WALL SECTIONS
A-4.1	WALL SECTIONS
A-4.2	WALL SECTIONS

APPLICABLE BUILDING CODES: COMMERCIAL
2023 Florida Building Code, Building, Eighth Edition
2023 Florida Building Code, Mechanical, Eighth Edition
2023 Florida Building Code — Accessibility, 8th Edition
2023 Florida Building Code, Mechanical, Eighth Edition with latest Supplements
2023 Florida Building Code, Plumbing, Eighth Edition
National Electrical Code 2020 & FBC 2023 Energy Code 8th Edition
Florida Fire Prevention Code 8th edition
NFPA 101 Life Safety Code (2021) with Florida Amendments
NFPA 1 Uniform Code (2021) with Florida Amendments

BUILDING DATA	
BUILDING TYPE	UNSPRINKLED
OCCUPANCY CLASSIFICATION	GROUP S-1 Motor Vehicle Repair Garage
OCCUPANT LOAD	74 PEOPLE
NO. OF STORIES	1
BUILDING HEIGHT	2'-0"
BUILDING AREA	1ST. FL. 15,548 S.F. MEZZ. FL. 952 S.F. GROSS TOTAL 16,500 S.F.

# BUILDING # 100

## Solomons Auto Body



6900 Transitway Lakes Blvd, Suite 400 Orlando Florida 32827 Tel. 407-344-4122 Fax. 407-344-1322 Email: karin.kad@kadm.com  
 KAD Designs Inc.

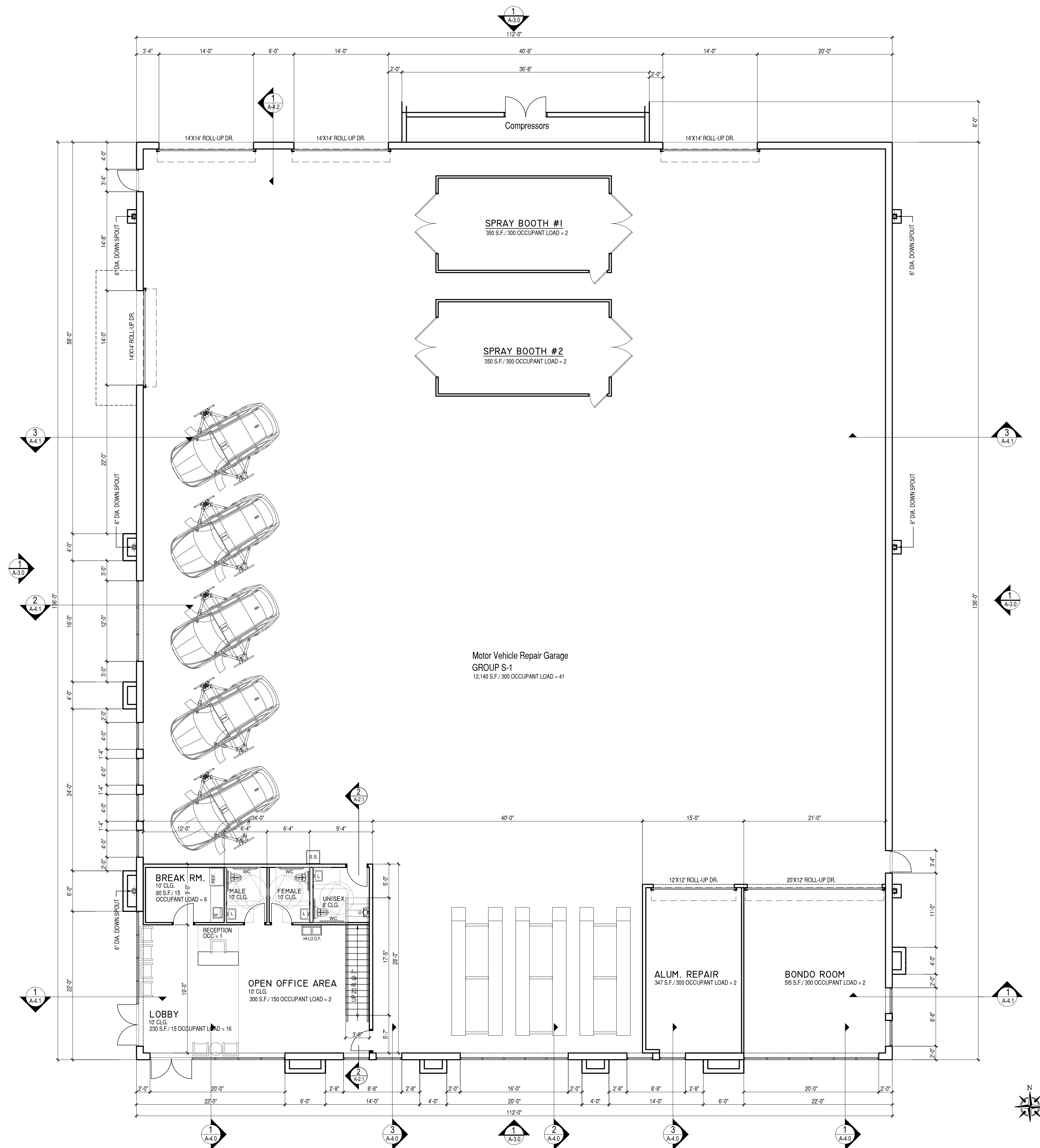
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 THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE  
 SECTION 1001 MINIMUM DESIGN WIND SPEED (AS PER 2021 IBC)  
 1. BASIC WIND SPEED - 140 MPH (15 MINUTE EXPOSURE) (TYPE I)  
 2. EXPOSURE CATEGORY - B (URBAN AND SUBURBAN AREAS)  
 3. WIND EXPOSURE CATEGORY - C  
 HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.0

SHEET TITLE:  
**INDEX**

PROJECT:  
**COMMERCIAL BUILDING**  
**Building #100 - Solomons Auto Body**  
**14451 W Colonial Drive**  
**Winter Garden, FL 34787**

CONTRACTOR:  
 KAD 3653

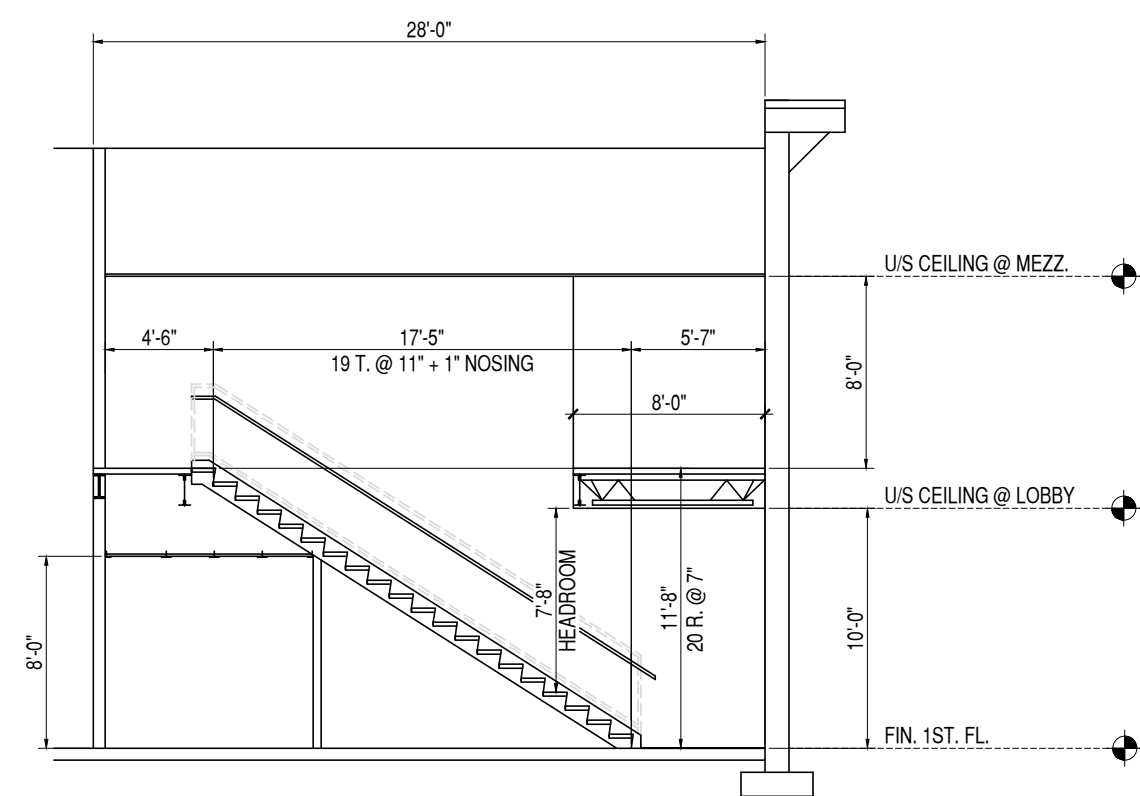
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 DATE: 03-25-2025  
 PROJECT NO:  
**KAD 3653**  
 SHEET NO:  
**A-1.0**



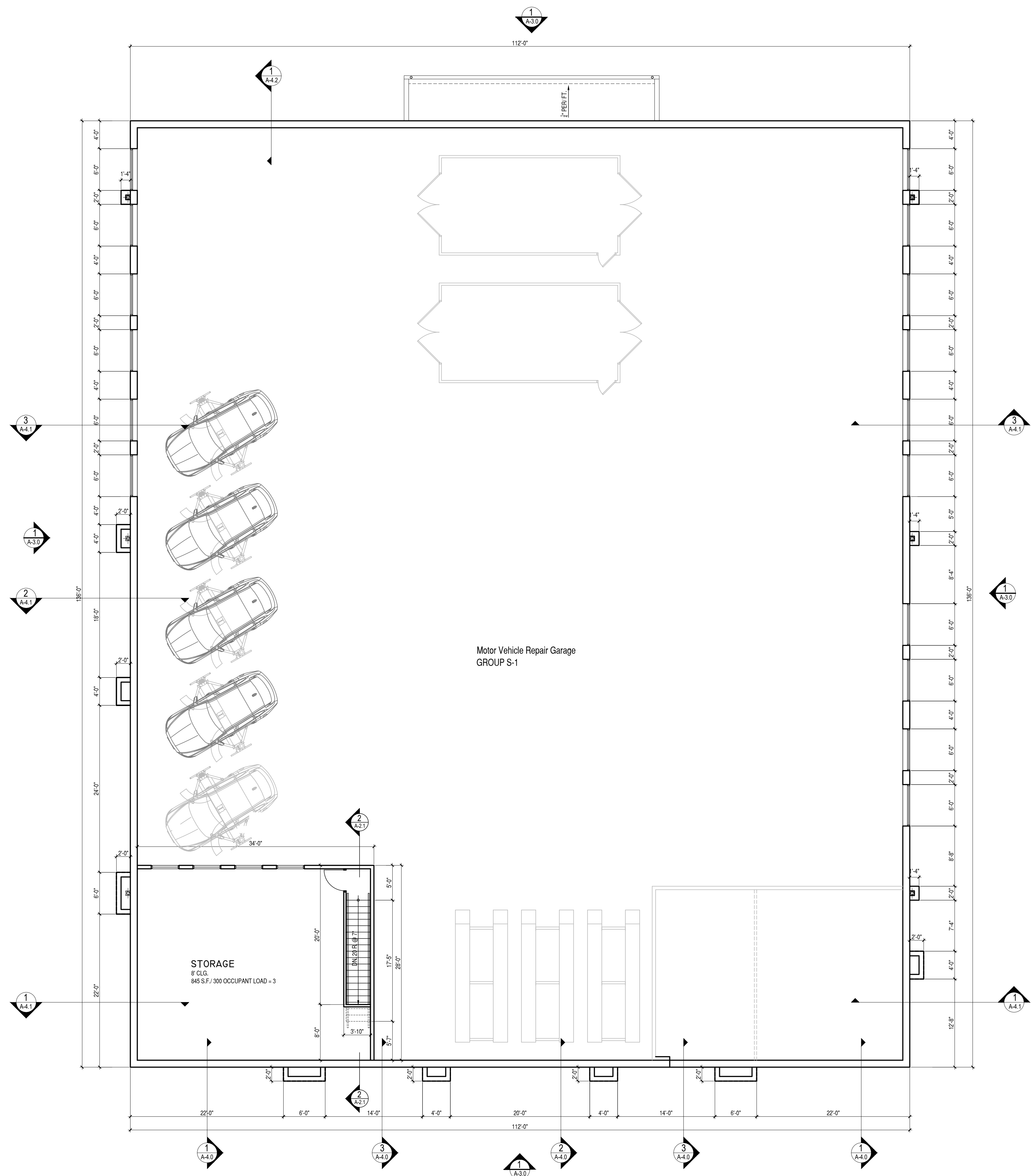
1ST. FLOOR PLAN  
SCALE 1/8" = 1'-0"

**KAD Designs Inc.**  
6900 Tamworth Lakes Blvd. Suite 400 Orlando Florida 32827 Tel. 407-344-9122 Fax. 407-344-1322 Email: karin.kadesigns@gmail.com

<p>COMERCIAL CODE COMPLIANCE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE SECTION 904 AND 905 BUILDING CODE, L.C. (SECTION 2017) 1. BARRIERS TO FALLS - MINIMUM 42" HIGH (MINIMUM 36" HIGH) 2. EGRESS - MINIMUM 44" CLEARANCE (MINIMUM 36" HIGH) 3. UNDESIRABLE CATEGORY C HEIGHT &amp; EXPOSURE ADJUSTMENT COEFFICIENT IS 1.0</p>	<p>CONTRACTOR: <b>COMMERCIAL BUILDING</b> Building #100 - Solomons Auto Body 14451 W Colonial Drive Winter Garden, FL 34787</p>
<p>SHEET TITLE: <b>1ST. FLOOR PLAN</b></p>	<p>REVISIONS</p>
<p>SCALE: AS SHOWN DRAWN BY: gk DATE: 09-25-2025 PROJECT NO: <b>KAD 3653</b></p>	<p>SHEET NO: <b>A-2.0</b></p>



**SECTION**  
SCALE 1/8" = 1'-0"  
2  
A-2.1

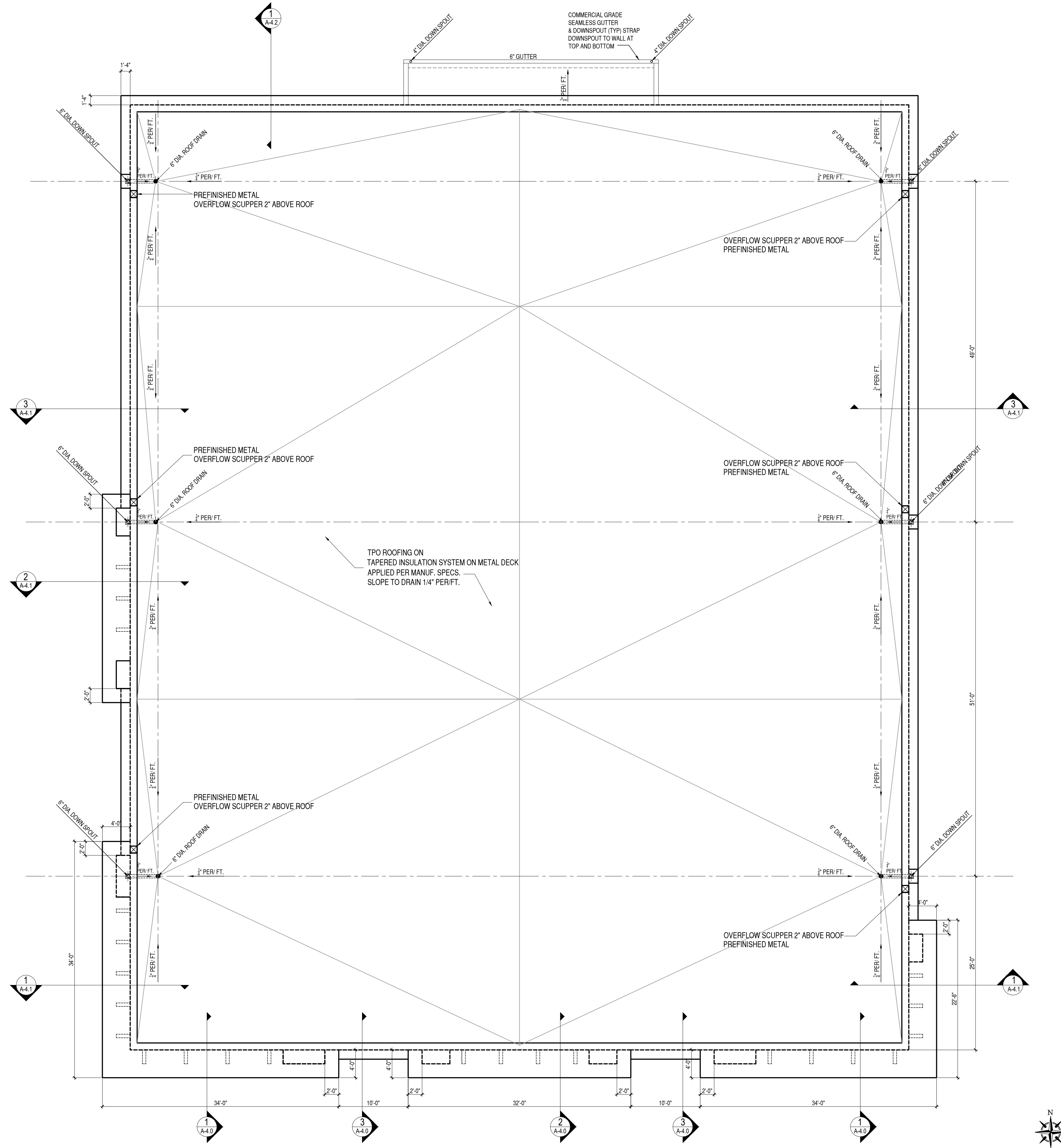


**MEZZ. FLOOR PLAN**  
SCALE 1/8" = 1'-0"  
1  
A-2.1

6900 Townstreet Lakes Blvd, Suite 400 Orlando Florida 32827 Tel. 407-344-4122 Fax. 407-344-1322 Email: karim.kaddesigns@gmail.com  
**KAD Designs Inc.**

<p>COMMERCIAL CODE COMPLIANCE:          THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE          SECTION 1804 AND 1805 (LUMBER AND STEEL) OF THE FLORIDA BUILDING CODE (FBC) 2017          1. BASIC WIND SPEED - 140 MPH (15 MINUTE RETURN PERIOD) (AS PER 1804.5.1)          2. DESIGN WIND SPEED - 140 MPH (15 MINUTE RETURN PERIOD) (AS PER 1804.5.1)          3. OCCUPANCY CATEGORY - RESIDENTIAL (TYPE I)          4. WIND EXPOSURE CATEGORY - C          5. WIND EXPOSURE COEFFICIENT - 0.85          HEIGHT &amp; EXPOSURE ADJUSTMENT COEFFICIENT IS 1.0</p>	<p>CONTRACTOR:  <b>COMMERCIAL BUILDING</b>          Building #100 - Solomons Auto Body          14451 W Colonial Drive          Winter Garden, FL 34787</p>
<p>SHEET TITLE:  <b>FLOOR PLANS &amp; SECTION</b></p>	<p>REVISIONS</p>
<p>SCALE: AS SHOWN          DRAWN BY: gk          DATE: 09-25-2025          PROJECT NO:  <b>KAD 3653</b></p>	<p>SHEET NO:  <b>A-2.1</b></p>

100 YEAR, 1 - HR. RAINFALL INTENSITY PER 2023 Florida Building Code, Plumbing, Eighth Edition = 4.5  
 PER TABLE 1106.2 6" STORM DRAIN PIPE SIZING = 538 GPM  
 $GPM = R \cdot A \cdot 0.0104$   
 R = Rainfall intensity in inches (mm) per hour.  
 A = Roof area in square feet (m<sup>2</sup>).  
 $4.5 \times 15,310 \times 0.0104 = 716 \text{ GPM} / 538 \text{ GPM} - (2) \text{ ROOF DRAINS REQUIRED}$   
 ROOF DRAINS PROVIDED = 6



**ROOF PLAN**  
 SCALE 1/8" = 1'-0"  
 1  
 A-2.2

**KAD Designs Inc.**  
 6900 Transitway Lakes Blvd, Suite 400 Orlando Florida 32827 Tel. 407-344-4122 Fax. 407-344-1322 Email: karim.kadesigns@gmail.com

COMMERCIAL CODE COMPLIANCE:  
 THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE  
 MINIMUM REQUIREMENTS OF THE FOLLOWING:  
 1. STRUCTURAL DESIGN ACCORDING TO THE 2023 FLORIDA BUILDING CODE (FBC)  
 2. MECHANICAL, ELECTRICAL AND PLUMBING (MEP) DESIGN ACCORDING TO THE 2023 FLORIDA BUILDING CODE (FBC)  
 3. MECHANICAL, ELECTRICAL AND PLUMBING (MEP) DESIGN ACCORDING TO THE 2023 FLORIDA BUILDING CODE (FBC)  
 4. MECHANICAL, ELECTRICAL AND PLUMBING (MEP) DESIGN ACCORDING TO THE 2023 FLORIDA BUILDING CODE (FBC)  
 5. MECHANICAL, ELECTRICAL AND PLUMBING (MEP) DESIGN ACCORDING TO THE 2023 FLORIDA BUILDING CODE (FBC)  
 HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.48

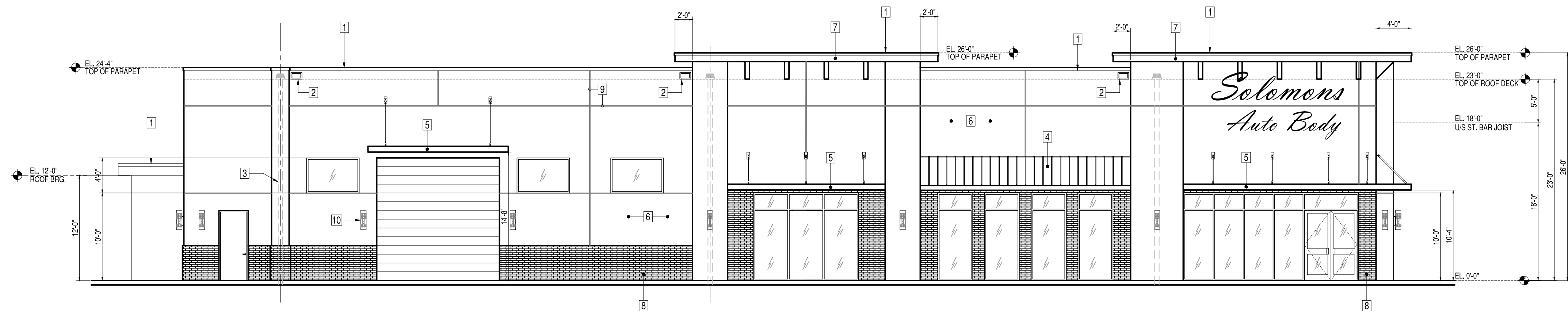
CONTRACTOR:  
**COMMERCIAL BUILDING**  
 Building #100 - Solomons Auto Body  
 14451 W Colonial Drive  
 Winter Garden, FL 34787

SHEET TITLE:  
**ROOF PLAN**

REVISIONS

SCALE: AS SHOWN  
 DRAWN BY: gk  
 DATE: 09-25-2025  
 PROJECT NO:  
**KAD 3653**  
 SHEET NO:  
**A-2.2**





WEST ELEVATION  
SCALE 1/8" = 1'-0"

2  
A-3.0



SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

1  
A-3.0

**KAD** Designs Inc.  
6900 Transitrock Lakes Blvd, Suite 400 Orlando Florida 32827 Tel. 407-344-4122 Fax. 407-344-1322 Email: karin.kadesigns@gmail.com

REVISIONS

CONTRACTOR

PROJECT:  
**COMMERCIAL BUILDING**  
Building #100 - Solomons Auto Body  
14451 W Colonial Drive  
Winter Garden, FL 34787

SHEET TITLE:  
**ELEVATIONS**

COMMERCIAL CODE COMPLIANCE:  
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE  
SECTION 1803 MINIMUM BUILDING CODE, IBC, IBC (2012)  
1. WIND SPEED - 130 MPH (150 MPH WIND SPEED) (TYPE I)  
2. WIND EXPOSURE CATEGORY - C  
3. SEISMIC DESIGN CATEGORY - S  
HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS IS 1.0

SCALE: AS SHOWN  
DRAWN BY: gk  
DATE: 06-23-2025  
PROJECT NO:  
**KAD 3653**  
SHEET NO:  
**A-3.0**



West Elevation

- SHERWIN WILLIAMS  
SW 6437  
HAVEN
- SHERWIN WILLIAMS  
SW 6542  
NATURAL WHITE
- SHERWIN WILLIAMS  
SW 7035  
AESTHETIC WHITE
- SHERWIN WILLIAMS  
SW 9192  
AFRICAN GRAY
- SHERWIN WILLIAMS  
SW 7059  
IRON ORE



South Elevation

KAD Designs Inc. 6900 Tavitrek Lakes Blvd, Suite 400 Orlando Florida 32827 Tel. 407-344-4122 Fax. 407-344-1322 Email: karin.kaddesigns@gmail.com

PROJECT: COMMERCIAL BUILDING  
 Building #100 - Solomons Auto Body  
 14451 W Colonial Drive  
 Winter Garden, FL 34787

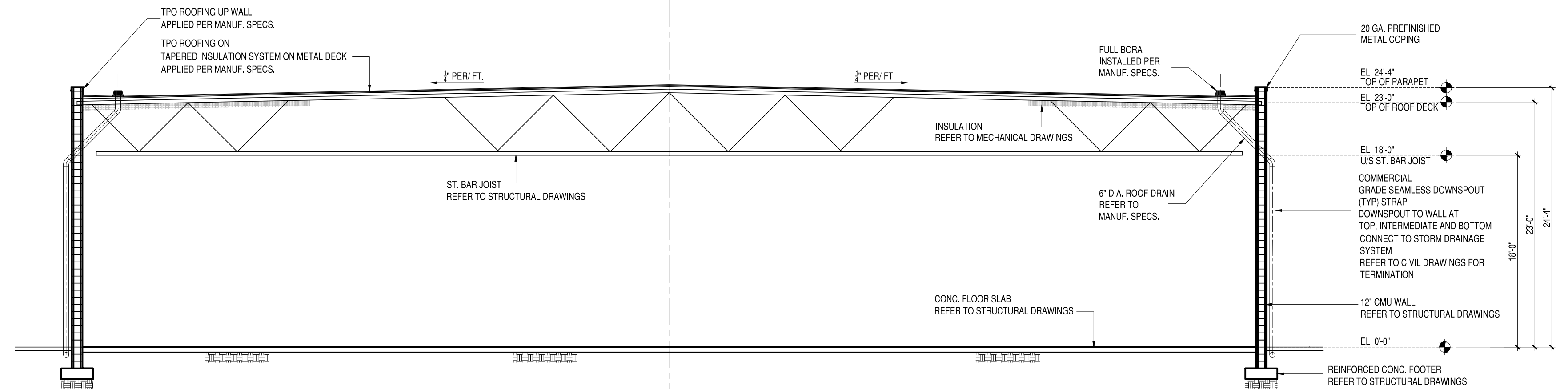
CONTRACTOR:

ELEVATIONS

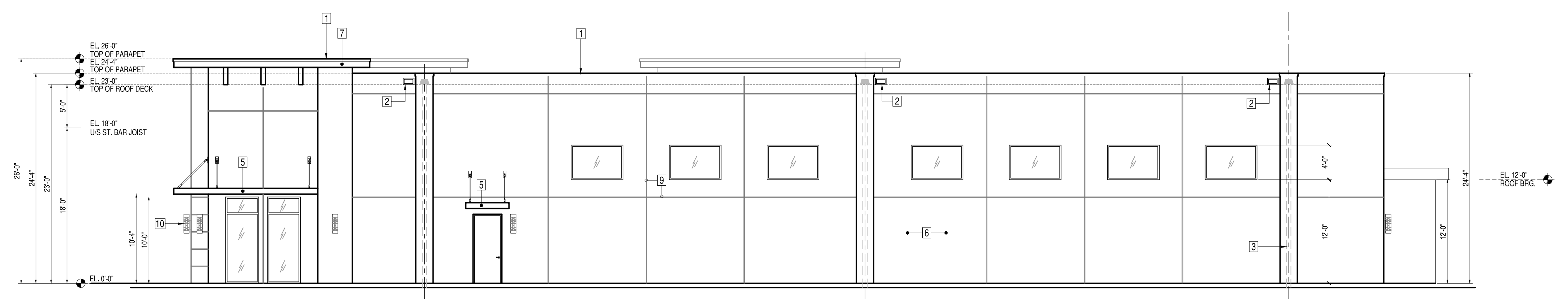
SHEET TITLE:

COMMERCIAL CODE COMPLIANCE:  
 THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE  
 FLORIDA BUILDING CODE (FBC) 2018, AS APPLICABLE TO THE  
 WITH THE FOLLOWING EXCEPTIONS:  
 1. EXISTING FOUNDATION SHALL BE REINFORCED TO MEET FBC 2018  
 2. FLOOR CATEGORIES SHALL BE DETERMINED BY THE ARCHITECT AND SHALL BE SHOWN ON THE DRAWINGS  
 3. WIND EXPOSURE CATEGORY C  
 HEALTH & ENVIRONMENTAL JUSTICE COMPLIANCE IS AS

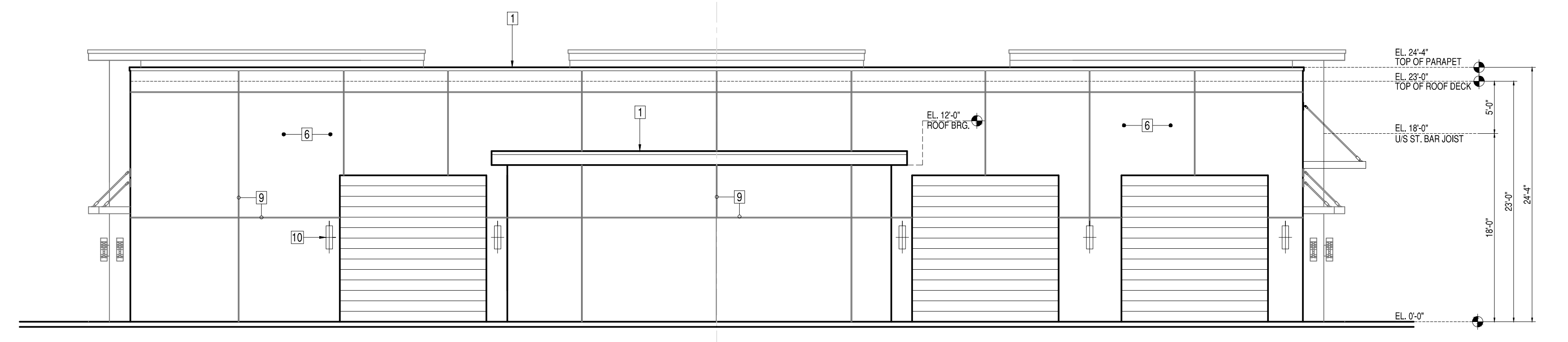
SCALE: AS SHOWN  
 DRAWN BY: gfk  
 DATE: 01-18-2024  
 PROJECT NO:  
 KAD 3653  
 SHEET NO:  
**A-3.0-C**



**BUILDING SECTION 3**  
SCALE 1/8" = 1'-0"  
A-3.1



**EAST ELEVATION 2**  
SCALE 1/8" = 1'-0"  
A-3.1



**NORTH ELEVATION 1**  
SCALE 1/8" = 1'-0"  
A-3.1

6900 Transitrock Lakes Blvd, Suite 400 Orlando Florida 32827 Tel. 407-344-4122 Fax. 407-344-1322 Email: karin.kadesigns@gmail.com  
**KAD Designs Inc.**

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PROJECT: **COMMERCIAL BUILDING**  
 Building #100 - Solomons Auto Body  
 14451 W Colonial Drive  
 Winter Garden, FL 34787

SHEET TITLE: **ELEVATIONS & BUILDING SECTION**

CONSTRUCTION:

REVISIONS:

COMMERCIAL CODE COMPLIANCE:  
 THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE  
 SECTION 1804 AS MINIMUM DESIGN LOADS:  
 1. DEAD LOAD (DL) - 15 PSF (MINIMUM)  
 2. LIVE LOAD (LL) - 40 PSF (MINIMUM)  
 3. WIND SPEED - 130 MPH (MINIMUM)  
 4. WIND EXPOSURE CATEGORY - C  
 5. WIND EXPOSURE COEFFICIENT - 0.85  
 HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENTS IS 1.0

SCALE: AS SHOWN  
 DRAWN BY: gk  
 DATE: 06-23-2025  
 PROJECT NO:  
**KAD 3653**  
 SHEET NO:

A-3.1



East Elevation

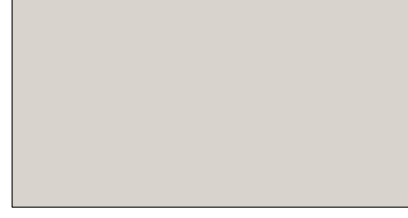
SHERWIN WILLIAMS  
SW 6437  
HAVEN



SHERWIN WILLIAMS  
SW 6542  
NATURAL WHITE



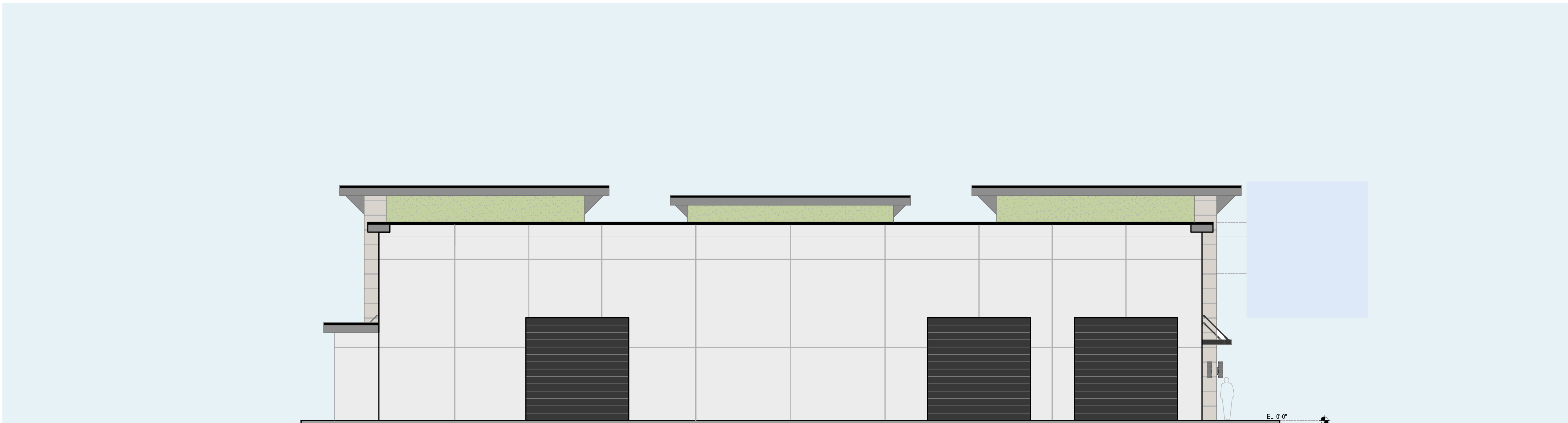
SHERWIN WILLIAMS  
SW 7035  
AESTHETIC WHITE



SHERWIN WILLIAMS  
SW 9192  
AFRICAN GRAY



SHERWIN WILLIAMS  
SW 7069  
IRON ORE



North Elevation

REVISIONS

CONTRACTOR:

PROJECT:  
COMMERCIAL BUILDING  
Building #100 - Solomons Auto Body  
14451 W Colonial Drive  
Winter Garden, FL 34787

ELEVATIONS

SHEET TITLE:

COMMERCIAL CODE COMPLIANCE:  
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE  
REQUIREMENTS OF THE FLORIDA BUILDING CODE (FBC) AND THE  
INTERNATIONAL BUILDING CODE (IBC) AS APPLICABLE.  
1. DESIGNATED FOR SINGLE-FAMILY RESIDENCE (TYPE I)  
2. WIND EXPOSURE CATEGORY: C  
3. WIND EXPOSURE ADJUSTMENT COEFFICIENT IS 1.0  
4. HEALTH & ENVIRONMENTAL ADJUSTMENT COEFFICIENT IS 1.0

SCALE: AS SHOWN  
DRAWN BY: JJK

DATE: 01-18-2024  
PROJECT NO:

KAD 3653

SHEET NO:

A-3.1-C

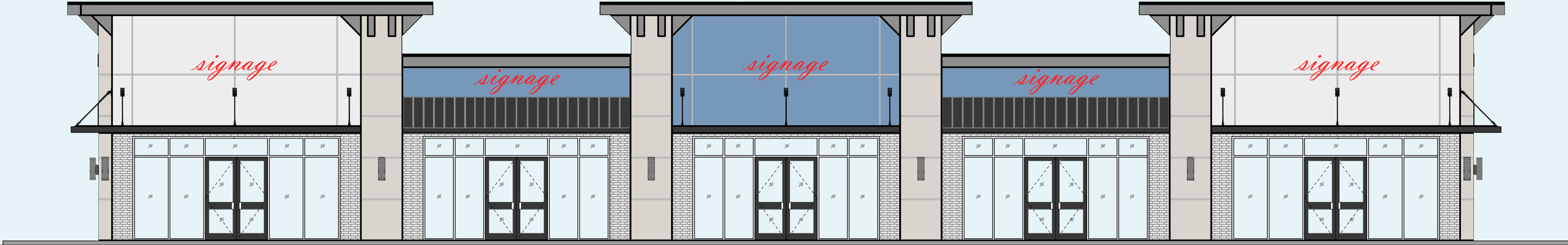
KAD Designs Inc. 6900 Tavitrek Lakes Blvd, Suite 400 Orlando Florida 32827 Tel: 407-344-4122 Fax: 407-344-1322 Email: karin.kaddesigns@gmail.com  
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DRAWING INDEX	
SHEET NO.	SHEET TITLE
A-1.0	INDEX
A-2.0	FLOOR PLAN
A-3.0	EXTERIOR ELEVATIONS
A-3.0-C	COLORED EXTERIOR ELEVATIONS

APPLICABLE BUILDING CODES: COMMERCIAL
Florida Building Code 8th edition (2023)
National Electrical Code 2020 & FBC 2023 Energy Code 8th Edition
FBC Florida Energy Code 8th edition (2023)
FBC Mechanical 8th edition (2023)
FBC Plumbing Code 8th edition (2023)
Florida Fire Prevention Code 8th edition
NFPA 101 Life Safety Code (2021) with Florida Amendments
NFPA 1 Uniform Code (2021) with Florida Amendments

BUILDING DATA	
BUILDING TYPE	II B UNSPRINKLED
OCCUPANCY CLASSIFICATION	GROUP B BUSINESS & GROUP M MERCANTILE
NO. OF STORIES	1
BUILDING HEIGHT	23'-0"
BUILDING AREA	GROSS AREA= 10,448 S.F.

*B U I L D I N G # 200, #300 & #400*



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COMMERCIAL CODE COMPLIANCE:  
 THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE  
 REQUIREMENTS OF THE FOLLOWING CODES:  
 1. FLORIDA BUILDING CODE 8TH EDITION (2023)  
 2. NATIONAL ELECTRICAL CODE 2020 & FBC 2023 ENERGY CODE 8TH EDITION  
 3. FBC FLORIDA ENERGY CODE 8TH EDITION (2023)  
 4. FBC MECHANICAL 8TH EDITION (2023)  
 5. FBC PLUMBING CODE 8TH EDITION (2023)  
 6. FLORIDA FIRE PREVENTION CODE 8TH EDITION  
 7. NFPA 101 LIFE SAFETY CODE (2021) WITH FLORIDA AMENDMENTS  
 8. NFPA 1 UNIFORM CODE (2021) WITH FLORIDA AMENDMENTS

SHEET TITLE:  
**INDEX**

PROJECT:  
**COMMERCIAL BUILDING  
 Building #200, 300 & 400  
 14451 W Colonial Drive  
 Winter Garden, FL 34787**

REVISIONS

CONTRACTOR:

SCALE: AS SHOWN  
 DRAWN BY: gk  
 DATE: 01-18-2024  
 PROJECT NO:  
**KAD 3653**  
 SHEET NO:  
**A-1.0**



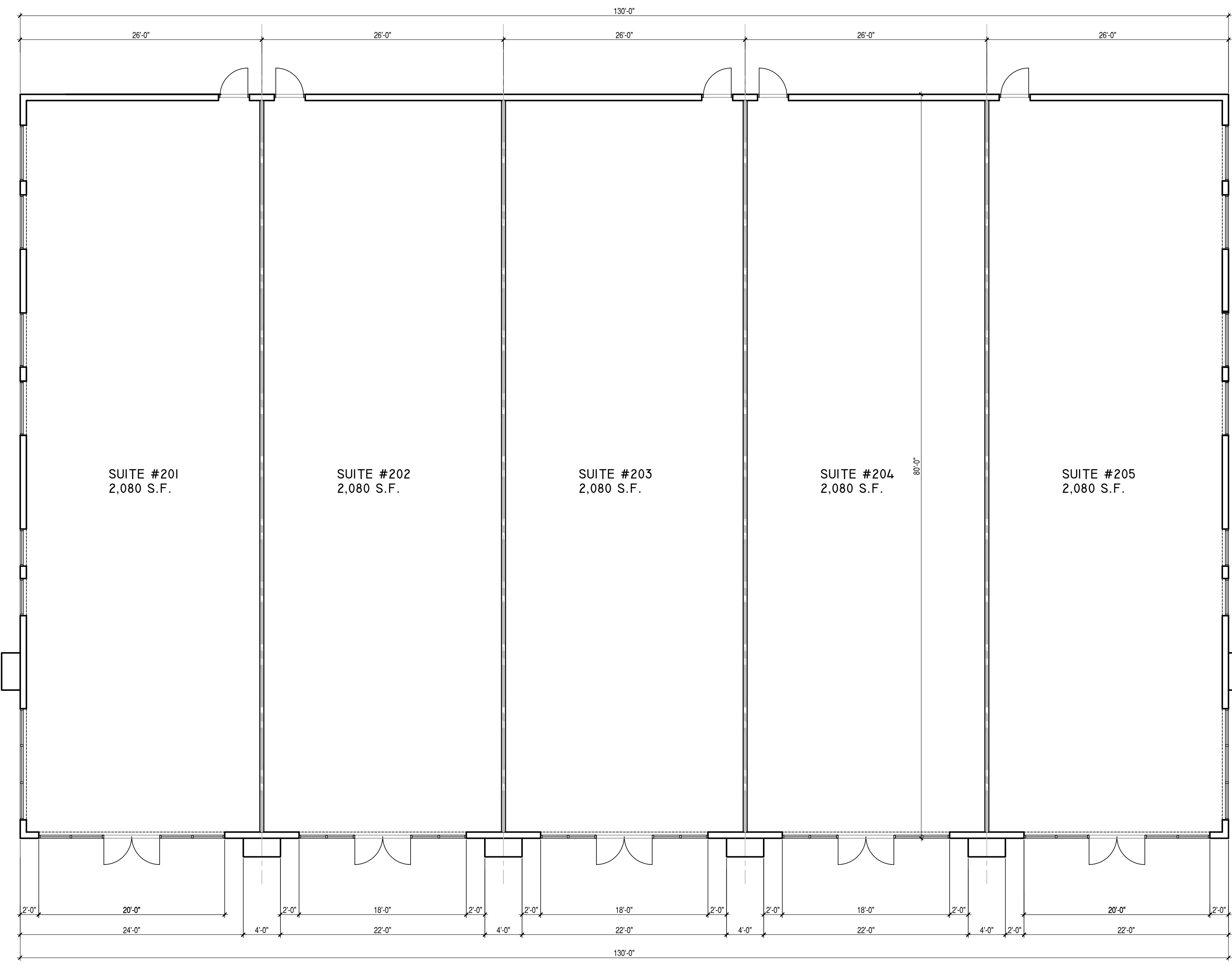
SUITE #201  
2,080 S.F.

SUITE #202  
2,080 S.F.

SUITE #203  
2,080 S.F.

SUITE #204  
2,080 S.F.

SUITE #205  
2,080 S.F.



**FLOOR PLAN**  
SCALE 1/8" = 1'-0"

1  
A-2.0

6900 Touristway Lakes Blvd, Suite 400 Orlando Florida 32827 Tel. 407-344-4122 Fax. 407-344-1322 Email: karim.kaddesigns@gmail.com  
 KAD Designs Inc.

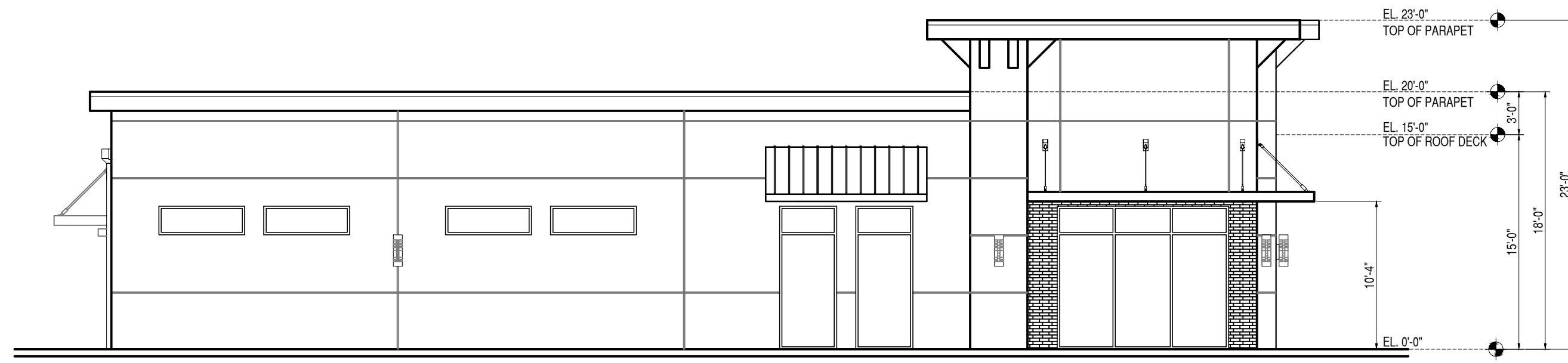
COMMERCIAL CODE COMPLIANCE:  
 THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE  
 FOLLOWING REQUIREMENTS:  
 1. WITHIN APPROVED ZONING DISTRICT  
 2. AS PER THE FLORIDA BUILDING CODE (FBC) AND THE FLORIDA  
 3. AS PER THE FLORIDA PLUMBING CODE (FPC) AND THE FLORIDA  
 4. AS PER THE FLORIDA ELECTRICAL CODE (FEC) AND THE FLORIDA  
 5. AS PER THE FLORIDA MECHANICAL CODE (FMC) AND THE FLORIDA  
 6. AS PER THE FLORIDA FIRE AND LIFE SAFETY CODE (FLFSLC) AND THE FLORIDA  
 7. AS PER THE FLORIDA HEALTH CARE FACILITY REGULATORY CODE (FHCFRC) AND THE FLORIDA  
 8. AS PER THE FLORIDA HEALTH CARE FACILITY REGULATORY CODE (FHCFRC) AND THE FLORIDA  
 9. AS PER THE FLORIDA HEALTH CARE FACILITY REGULATORY CODE (FHCFRC) AND THE FLORIDA  
 10. AS PER THE FLORIDA HEALTH CARE FACILITY REGULATORY CODE (FHCFRC) AND THE FLORIDA

**FLOOR PLAN**

**PROJECT:**  
 COMMERCIAL BUILDING  
 Building #200, #300 & #400  
 14451 W Colonial Drive  
 Winter Garden, FL 34787

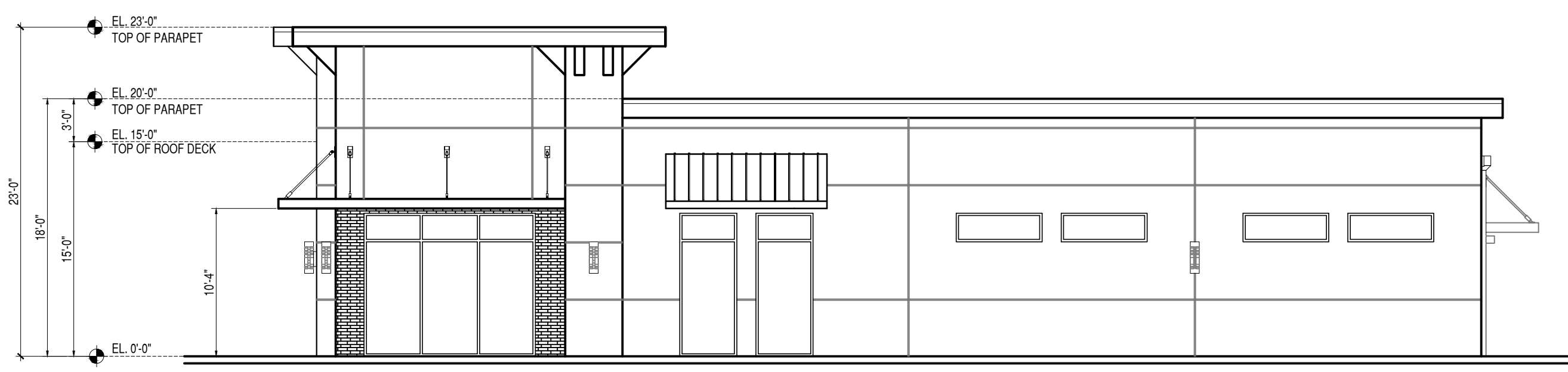
REVISIONS

SCALE: AS SHOWN  
 DRAWN BY: gjk  
 DATE: 01-18-2024  
 PROJECT NO:  
 KAD 3653  
 SHEET NO:  
**A-2.0**



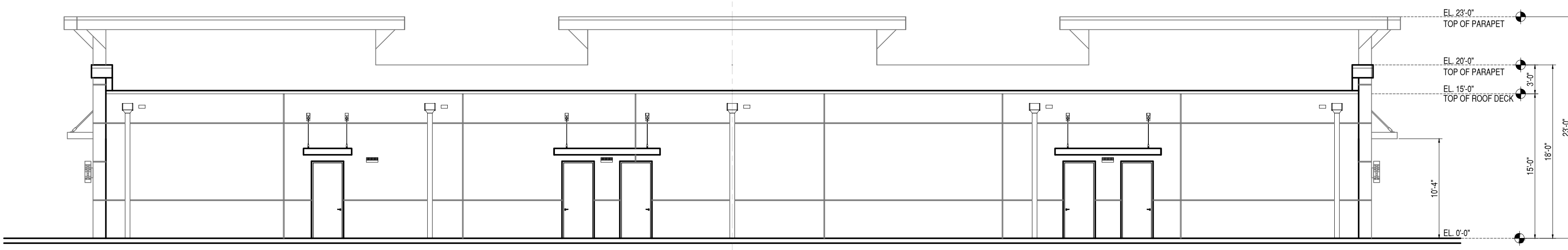
**WEST ELEVATION**  
SCALE 1/8" = 1'-0"

4  
A-3.0



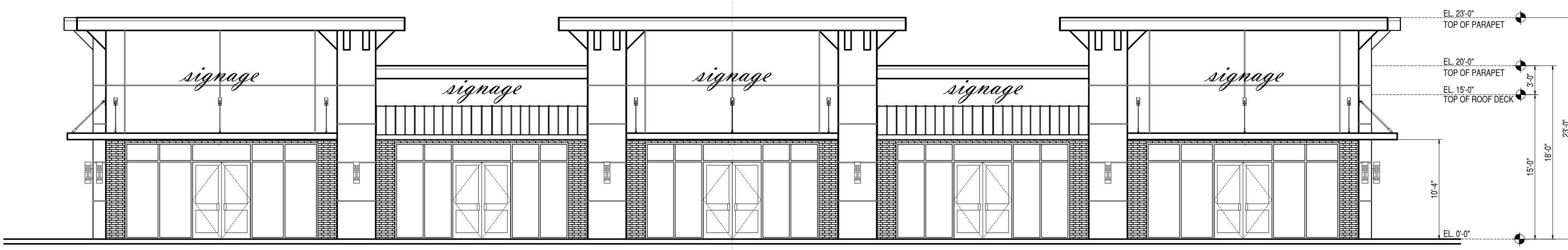
**EAST ELEVATION**  
SCALE 1/8" = 1'-0"

3  
A-3.0



**NORTH ELEVATION**  
SCALE 1/8" = 1'-0"

2  
A-3.0



**SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"

1  
A-3.0

6900 Touristway Lakes Blvd, Suite 400 Orlando Florida 32827 Tel. 407-344-4122 Fax. 407-344-1322 Email: karim.kaddesigns@gmail.com  
 KAD Designs Inc.

REVISIONS

CONTRACTOR:

**PROJECT:**  
 COMMERCIAL BUILDING  
 Building #200, #300 & #400  
 14451 W Colonial Drive  
 Winter Garden, FL 34787

**SHEET TITLE:**  
 ELEVATIONS

COMMERCIAL CODE COMPLIANCE:  
 THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE  
 REQUIREMENTS OF THE FLORIDA BUILDING CODE (FBC) AND THE  
 FLORIDA WIND MITIGATION ACT, 32  
 1. BASED ON WIND SPEED: 140 MPH (15 MINUTE EXPOSURE) AND 158 MPH (1 HOUR)  
 2. DESIGN CATEGORY: Type II (Single Family Residence) Type I  
 3. WIND EXPOSURE CATEGORY: C  
 4. WIND EXPOSURE COEFFICIENT: 0.85  
 5. WIND EXPOSURE COEFFICIENT: 0.85

SCALE: AS SHOWN

DRAWN BY: gk

DATE: 01-18-2024

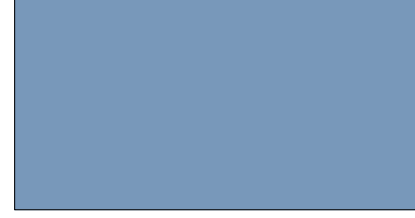
PROJECT NO:

KAD 3653

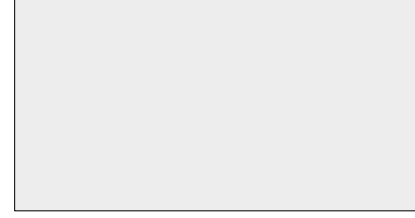
SHEET NO:

**A-3.0**

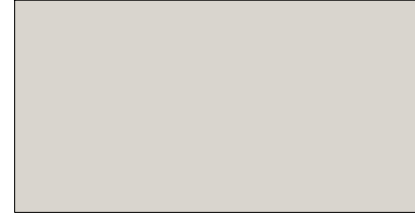
SHERWIN WILLIAMS  
SW 9154  
SMOKEY AZARITE



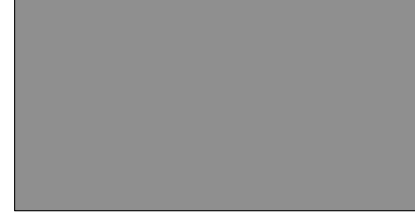
SHERWIN WILLIAMS  
SW 9542  
NATURAL WHITE



SHERWIN WILLIAMS  
SW 7035  
AESTHETIC WHITE



SHERWIN WILLIAMS  
SW 9152  
AFRICAN GRAY



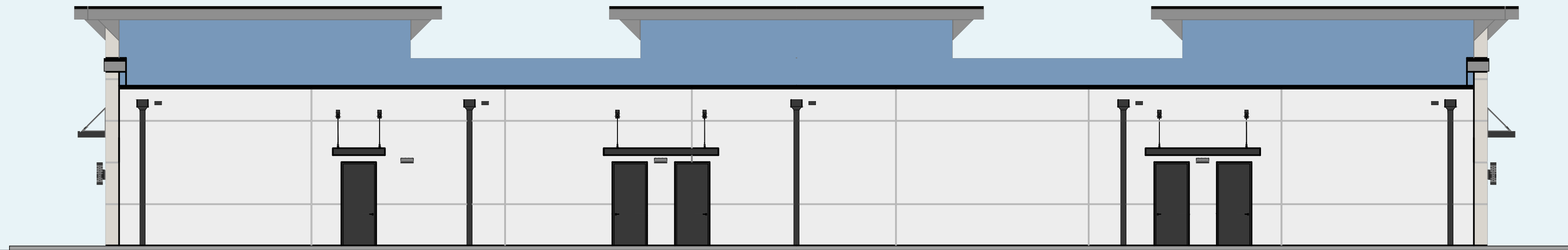
SHERWIN WILLIAMS  
SW 7069  
IRON ORE



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

6900 Touristway Lakes Blvd, Suite 400 Orlando Florida 32827 Tel. 407-344-4122 Fax. 407-344-1322 Email: karin.kaddesigns@gmail.com



REVISIONS

CONTRACTOR:

PROJECT:  
COMMERCIAL BUILDING  
Building #200, #300 & #400  
14451 W Colonial Drive  
Winter Garden, FL 34787

SHEET TITLE:  
ELEVATIONS

COMMERICAL CODE COMPLIANCE:  
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE  
REQUIREMENTS OF THE FLORIDA BUILDING CODE (FBC) AND  
FOLLOWING APPLICABLE STANDARDS:  
1. FBC CHAPTER 6 - GENERAL PROVISIONS  
2. FBC CHAPTER 7 - STRUCTURAL DESIGN  
3. FBC CHAPTER 8 - MECHANICAL, ELECTRICAL AND PLUMBING (MEP)  
4. FBC CHAPTER 9 - ENERGY EFFICIENCY  
5. FBC CHAPTER 10 - SAFETY AND HEALTH  
6. FBC CHAPTER 11 - ACCESSIBILITY  
7. FBC CHAPTER 12 - SIGNAGE  
8. FBC CHAPTER 13 - CONSTRUCTION  
9. FBC CHAPTER 14 - MAINTENANCE  
10. FBC CHAPTER 15 - ENVIRONMENTAL PROTECTION  
11. FBC CHAPTER 16 - FIRE AND LIFE SAFETY  
12. FBC CHAPTER 17 - TRANSPORTATION  
13. FBC CHAPTER 18 - UTILITIES  
14. FBC CHAPTER 19 - TELECOMMUNICATIONS  
15. FBC CHAPTER 20 - RECORDS AND DOCUMENTS

SCALE: AS SHOWN  
DRAWN BY: gk

DATE: 01-18-2024  
PROJECT NO:

KAD 3653

SHEET NO:

A-3.0-C



## **Business Impact Estimate**

*This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City's website by the time notice of the proposed ordinance is published.*

Proposed ordinance's title/reference: Ordinance 25-13 (Solomons Auto Body PCD)

This Business Impact Estimate is provided in accordance with Section 166.041(4), *Florida Statutes*. If one or more of the boxes are checked below, the checked exception(s) to the Business Impact Estimate requirement apply to the above-referenced proposed ordinance, although, the City is implementing the procedure otherwise required by law to ensure that no inadvertent procedural issue could impact the enactment of the proposed ordinance.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
  - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
  - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
  - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare): This a Planned Commercial Development (PCD) rezoning ordinance. This ordinance will guide the development of the property so that it is constructed in a way that is consistent with the City's comprehensive plan and that is consistent with the City's policies regarding public health, safety, and welfare.

2. Estimate of direct economic impact of the proposed ordinance on private, for-profit businesses in the City: Not applicable.

3. Estimate of direct compliance costs that businesses may reasonably incur: Not applicable.

4. Any new charge or fee imposed by the proposed ordinance: Not applicable.

5. Estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: Not applicable.

6. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: Not applicable.

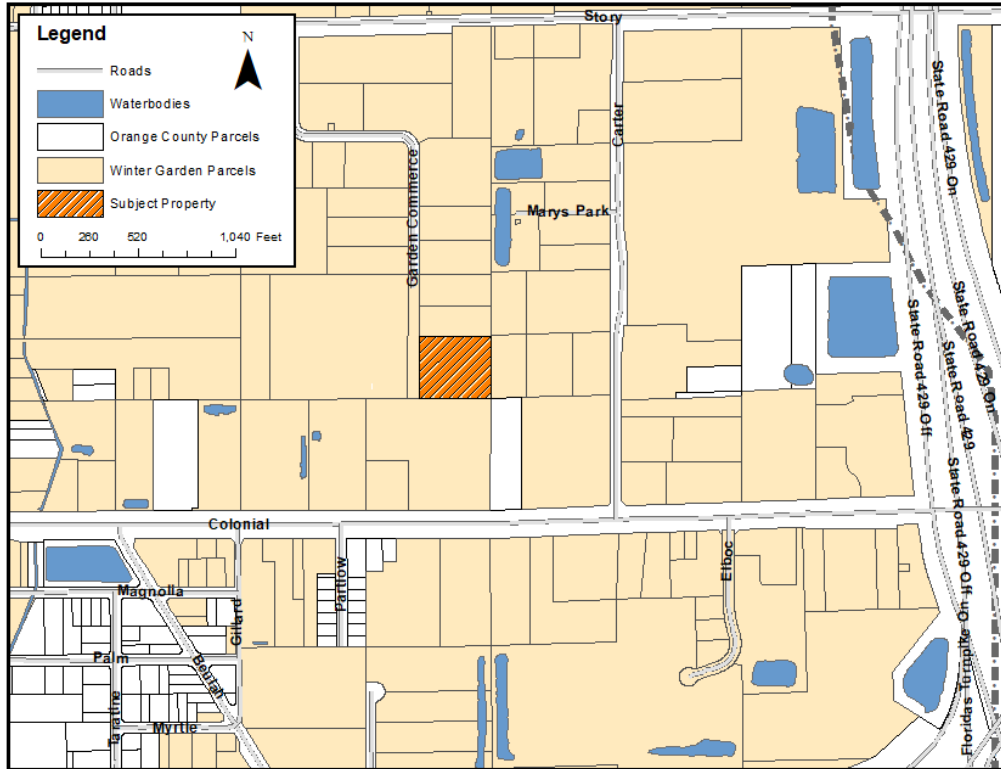
7. Additional information (if any, but may wish to include the methodology used to derive information for #1 and #2, above. For example: City staff solicited comments from businesses in the City as to the potential impact of the proposed ordinance by contacting the chamber of commerce, social media posting, direct mail or direct email, posting on City website, public workshop, etc. You may also wish to include efforts made to reduce the potential fiscal impact on businesses based on feedback from businesses. You may also wish to state here that the proposed ordinance is a generally applicable ordinance that applies to all persons similarly situated (individuals as well as businesses) and, therefore, the proposed ordinance does not impose costs only upon businesses.): Not applicable.



# LOCATION MAP

775 Garden Commerce Parkway

(Address per OCPA: 761 Garden Commerce Parkway)



# CITY OF WINTER GARDEN

## PLANNING & ZONING DIVISION

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

# STAFF REPORT

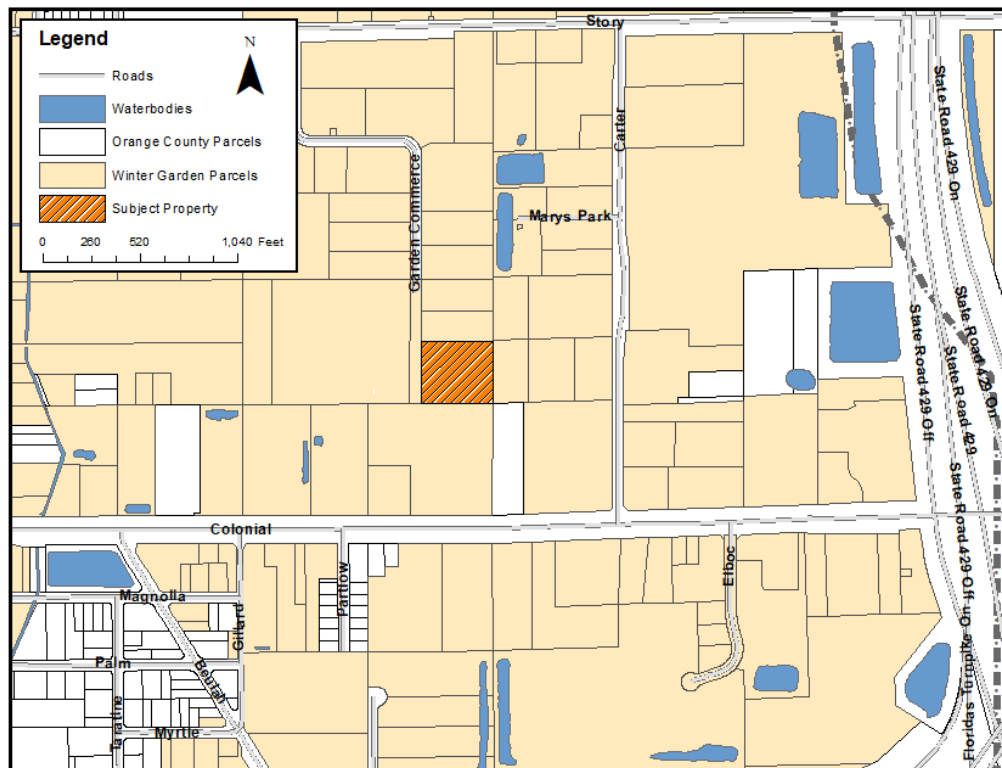
**TO:** PLANNING AND ZONING BOARD  
**PREPARED BY:** YVONNE CONATSER, SENIOR PLANNER  
**DATE:** July 7, 2025  
**SUBJECT:** SPECIAL EXCEPTION PERMIT  
**775 GARDEN COMMERCE PKWY (2.88 ± ACRES) (PROPERTY ADDRESS PER OCPA: 761 GARDEN COMMERCE PKWY)**  
**PARCEL ID #24-22-27-9387-23-000**

**APPLICANT:** OH SIRUS, LLC

### INTRODUCTION

The purpose of this report is to evaluate the proposed Special Exception Permit application for a dog daycare and boarding facility use for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property is located at 775 Garden Commerce Parkway. It is approximately 2.88 ± acres. The subject property is zoned PID, Planned Industrial Development per Ordinance 13-42 and designated MOI (Multi Office Industrial) on the City's Future Land Use Map. The map below depicts the location of the property within the City of Winter Garden municipal limits:



## **EXISTING USE**

The property is an industrial flex development with four buildings. There are two buildings (Building 1 and 2) fronting along Garden Commerce Parkway which total approximately 6,042 +/- square feet each and two buildings (Building 3 and 4) located within the property totaling approximately 14,288 +/- square feet each, all together the buildings total 40,660 +/- square feet. The proposed use is requested for Building 4, Suite D, located in the southeast section of the property.

## **ADJACENT LAND USE AND ZONING**

The property to the north is developed with a 27,472 +/- square foot industrial flex building. The property to the west is currently vacant but a site plan to develop the property as storage for General RV was approved by the City Commission April 10, 2025. Both properties are zoned PID per Ordinance 13-42 and designated MOI per the City's Future Land Use Map. The property to the east and northeast is zoned I-2 industrial, designated MOI and is developed with two 16,900 +/- square foot warehouse buildings. The property to the southeast is developed with an 29,000 +/- square foot commercial building. This property is in unincorporated Orange County. The property to the south is zoned C-2 arterial commercial, designated COM (Commercial) and is currently vacant but like the property to the west, a site plan for a new General RV office facility was approved by the City Commission April 10, 2025. With the exception of the property located to the southeast all surrounding properties are within the City of Winter Garden municipal limits.

## **PROPOSED USE**

The applicant is requesting a special exception permit for a dog daycare facility with grooming and boarding services. The proposed 3,564 square foot space is located in Building 4, Suite D of the property.

The proposed use is planned to be all indoor except for a 630 square foot area of grass located along the rear east side of the building that the applicant plans to fence and use for a dog run. The dog daycare would operate from 6:30am to 7:30pm with an average of 5 to 10 dogs per day. The grooming service would operate from 9:00am to 5:00pm with an average of 3 to 5 dogs per day. The boarding facility would provide 25 suites (kennels) that could be shared by owners with more than one dog. Per the applicant's policy no more than 48 dogs would be boarded. The applicant will offer three kennel sizes at 4' x 6', 4' x 8' and 6' x 6'.

The daycare will operate in a separate space from the boarding facility space. The dog waste will be disposed through a third party disposal service specializing in pet waste. No retail sales or veterinary services will be offered. The two owners would operate the business and plan to hire additional staff as needed.

## **ANALYSIS**

The proposed use of dog daycare facility with grooming and boarding services is a service use. Said use is typically located in the City's commercial zoning districts such as C-1, Central Commercial District and C-2, Arterial Commercial District (permitted by-right use).

The property is zoned PID (planned industrial development) per Ordinance 13-42. As such staff must review the requested use per the following as stated under Section 2 of the ordinance:

SECTION 2. REZONING. The zoning classification of the Property, as described in **Exhibit “A”** attached hereto, is hereby rezoned from I-1 to PID (Industrial Planned Unit Development) subject to the following conditions, provisions and restrictions:

(a) Applicability/Conflict. All development of or within the Property shall comply with and is subject to the requirements set forth in this Ordinance. Unless specifically identified in this Ordinance, all development on the Property identified in **Exhibit “A”** must comply with the general development standards of the I-1 light industrial and warehousing zoning district. Notwithstanding anything to the contrary herein, all development of or within the Property shall comply with and is subject to all requirements in the City Code, and ordinances, resolutions, and policies of the City. To the extent of any express conflicts between the express provisions of this Ordinance pertaining to permitted uses, special exception uses, prohibited uses, floor area ratio, architectural design criteria, architectural review, and signage and the City Code and ordinances, resolutions, and policies of the City, the requirements set forth herein shall apply. The Property shall comply with the terms, restrictions and conditions of the Declaration of Easements, Covenants, Conditions and Restrictions for Winter Garden Commerce Center recorded on October 31, 2008 at Official Records Book 9783, Page 6573, *et. seq.*, Public Records of Orange County, Florida (the “Declaration”). To the extent of a conflict between the provisions of the Declaration and this Ordinance, the more restrictive provisions as determined by the City shall control and govern against the Property and shall be enforceable by the City. It being the express intent of the City Commission that such City Code and ordinances, resolutions, and policies of the City shall address and control over other matters not expressly provided for in this Ordinance.

(b) Intent. This Ordinance is intended to provide flexibility in the development of the Property in order to provide for proper growth and to guide development and construction in an integrated approach in order to promote an enjoyable, aesthetically pleasing, pedestrian friendly and economically thriving industrial development.

(c) Permitted Uses. The following uses and structures are permitted on the Property:

- (i) Warehousing, wholesaling, and storage facilities within enclosed structures.
- (ii) Light manufacturing, processing, and assembly, including precision manufacturing, electrical machinery, instrumentation, and similar uses.
- (iii) Research and development facilities, provided that all activities are within an enclosed structure.
- (iv) Public utility equipment and facilities.
- (v) Commercial Garages, excluding service or repair of passenger automobiles for the public.
- (vi) Professional and business offices.

(f) Special Exception Uses. The uses permitted as special exceptions are as follows:

- (i) Mini storage warehouse facilities and dwelling unit for caretaker or watchman employed on the premises.
- (ii) Vocational and trade schools when adequate parking is provided.

(g) Prohibited Uses and Structures. The uses and structures prohibited are as follows:

- (i) Residential uses, except as provided under subsection (f)(i) above for a special exception use.
- (ii) Motels, hotels, roominghouses.
- (iii) Concrete, block, and asphalt plants including batch plants.
- (iv) Automobile junkyards, scrap yards, and salvage yards.
- (v) Any use deemed objectionable by the City because such use may be noxious or injurious because of the production or emission of dust, smoke, refuse matter, odor, gas, fumes, noise, vibration or similar substances or conditions, or any combination of thereof.
- (vi) Storage of liquefied petroleum products and petrochemical products.
- (vii) Pain management clinics.
- (viii) Massage establishments.
- (ix) Offsite signs and billboards.
- (x) Adult entertainment establishments, adult dancing establishments, adult bookstores, adult motion picture theaters, adult arcades and the production, storage or sale of adult materials, or any combination thereof.
- (xi) Any use not specifically permitted or allowed by a special exception use by this Ordinance.

The PID does not provide for a service use such as a dog daycare with grooming and boarding services even with an approved special exception permit. Further, per Section 2. (g) (xi) “any use not specifically permitted or allowed by a special exception use by this Ordinance” is prohibited.

The PID was designed for industrial uses to include manufacturing, warehousing, wholesale, garages, and offices. These uses are generally not located with service or similar commercial uses. The property was developed with an approved site plan for industrial flex and parking calculations were based on a certain percentage of warehousing space.

Staff research determined that the number of dogs proposed for the size of the indoor area is typical per square feet provided to number of dogs (average - 70 square feet per dog). But the outdoor area as proposed is significantly smaller than typical dog facilities (average - 5,000 square feet of outdoor area compared to the proposed 630 square feet). Staff acknowledges the applicant’s operation is all indoors apart from the outdoor dog run whereas the typical dog facilities provide indoor and outdoor operations. In general typical dog facilities operate in a larger standalone area surrounded by commercial uses.

The proposed outdoor area is separated from the indoor area by Suite E and there is no way to access the outdoor area from the indoor area. The outdoor area is less than 10 feet wide and incumbered by utility meters. A fence is proposed but the outdoor area abuts a main route within the property for vehicles and trucks. This is also the area closest to the adjacent I-2 industrial property that contains

heavier industrial uses like construction and more intense manufacturing, processing and storage operations. These uses could interfere with the care of the dogs. Staff is concerned that noise, odors and processes associated with the PID uses within the property and industrial uses on the adjacent properties could disrupt and/or negatively impact the proposed use.

The opposite is also a concern. Additional traffic from the pick-up and drop-off dogs, security and safety of the dogs coming and going to the facility and outdoor area, and dogs left overnight may disrupt the permitted PID uses.

The applicant did provide a letter of support from the Winter Garden Commerce Center Owners Association, Inc. but did not provide any additional documentation from neighboring businesses for staff to sufficiently determine if there is additional support for the proposed use, or whether or not the use would negatively impact their operations.

The property was built for industrial, and flex uses and parking is provided per those uses. The parking calculations are based on a percentage of warehouse space. Staff notes the Planning and Zoning Board approved a special exception permit for a sports training facility for the property in April of 2024. Staff supported the use as a vocational and trade school per the “D1” or Division 1 status for college athletes and the property providing adequate parking.

As stated in the ordinance the intent is “to provide flexibility in the development ... for proper growth and to guide development ... to promote an enjoyable, aesthetically pleasing, pedestrian friendly and economically thriving industrial development.” The applicant cites this provision in the ordinance in support of the use, but staff cannot support the use as industrial per the intent of the ordinance. Further, it is not a permitted use or a special exception use per the ordinance.

Given the above information and per the requirements of Ordinance 13-42, staff does not support the requested special exception permit for the dog daycare facility with grooming and boarding services for the property located at 775 Garden Commerce Parkway, Building 4, Suite D.

## **SUMMARY**

City Staff recommends denial of the proposed Special Exception Permit to allow the dog daycare facility with grooming and boarding services.

The above stated: should the Planning and Zoning Board choose to approve the request for the special exception permit for the dog daycare facility with grooming and boarding services staff recommends the following conditions:

- 1) The special exception use will be limit to the 3,564 square foot indoor space and the fenced 630 square foot outdoor dog run space as submitted by the applicant.
- 2) The maximum number of dogs permitted per day is fifty-eight (58). The maximum number of dogs permitted to board overnight is forty-eight (48).
- 3) All dogs will be leashed when not within the indoor space or within the outdoor space.
- 4) All dog waste will be disposed of by the third party pet waste disposal service as provided by the applicant. No dog waste will accumulate in any manner on any outdoor area of the property.
- 5) No retail sales or veterinary services are permitted.
- 6) The applicant will obtain all required permits from the Planning and Zoning Department and Building Department prior to any improvements to the property.
- 7) The applicant is responsible for all impact fees associated with the service use of the dog daycare facility with grooming and boarding services. All fees must be paid prior to receiving a certificate of occupancy.

- 8) A separate fence permit is required for the outdoor dog run. The fence must meet City Code requirements per Section 118-1297. Fences and walls.

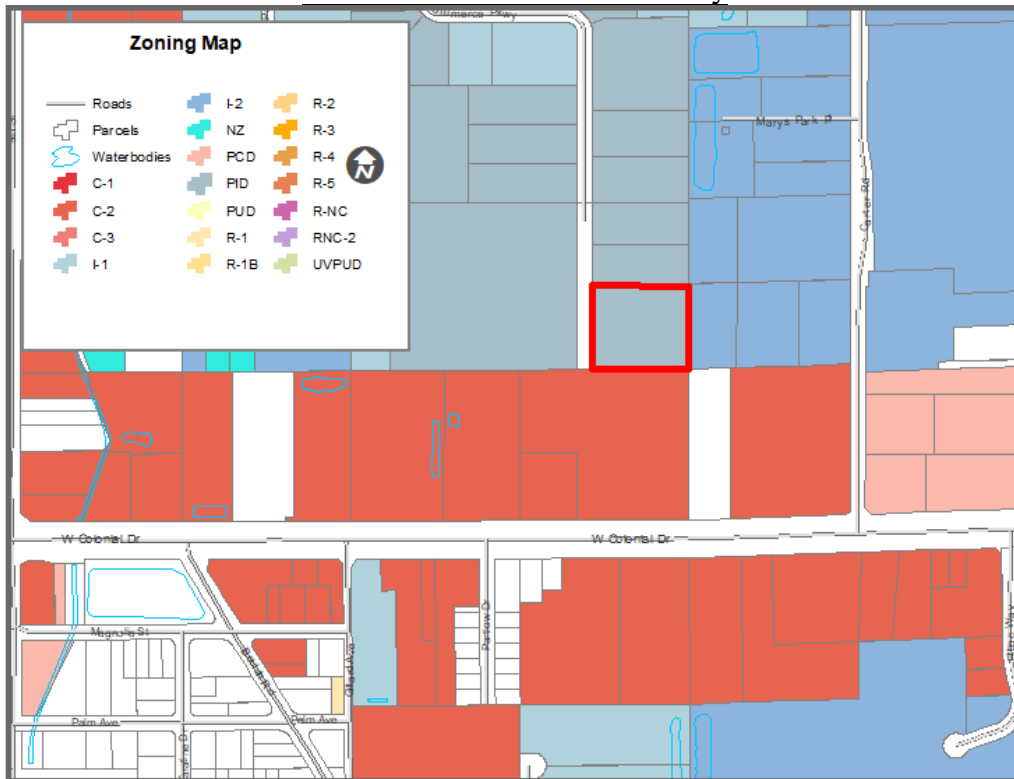
**ATTACHMENTS**

- Aerial Map
- Zoning Map
- Future Land Use Map
- Boundary survey
- Site Layout
- Site Photos
- Letter to Planning and Zoning Board from Property Owner
- Applicant Narrative
- Letter of Support

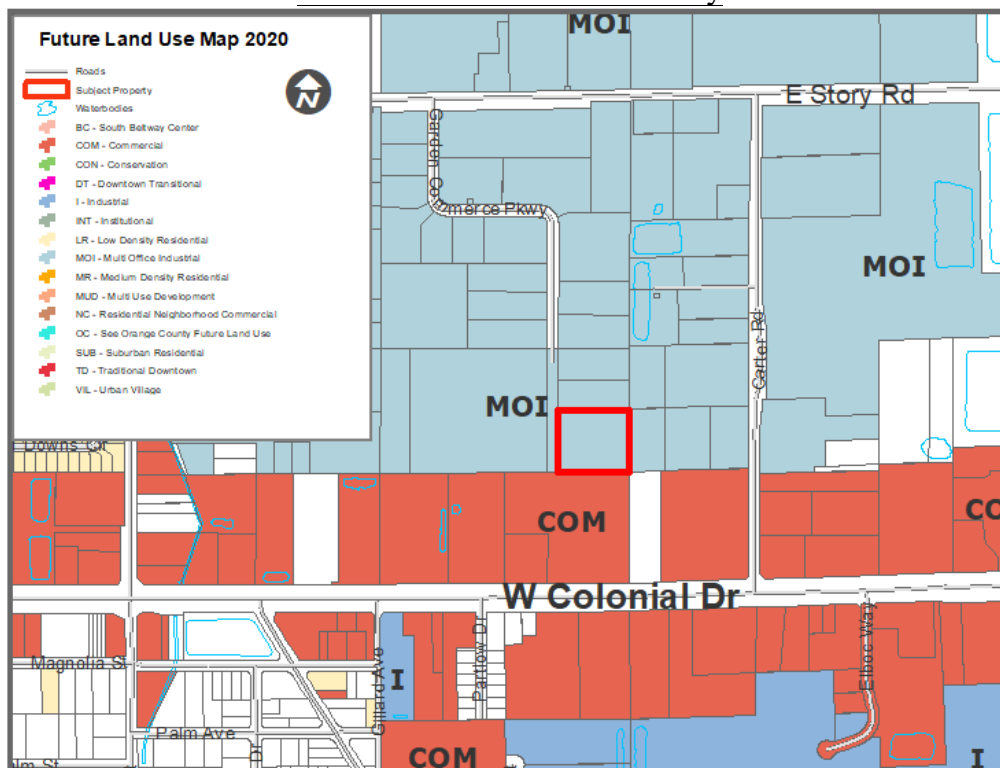
AERIAL MAP  
775 Garden Commerce Parkway



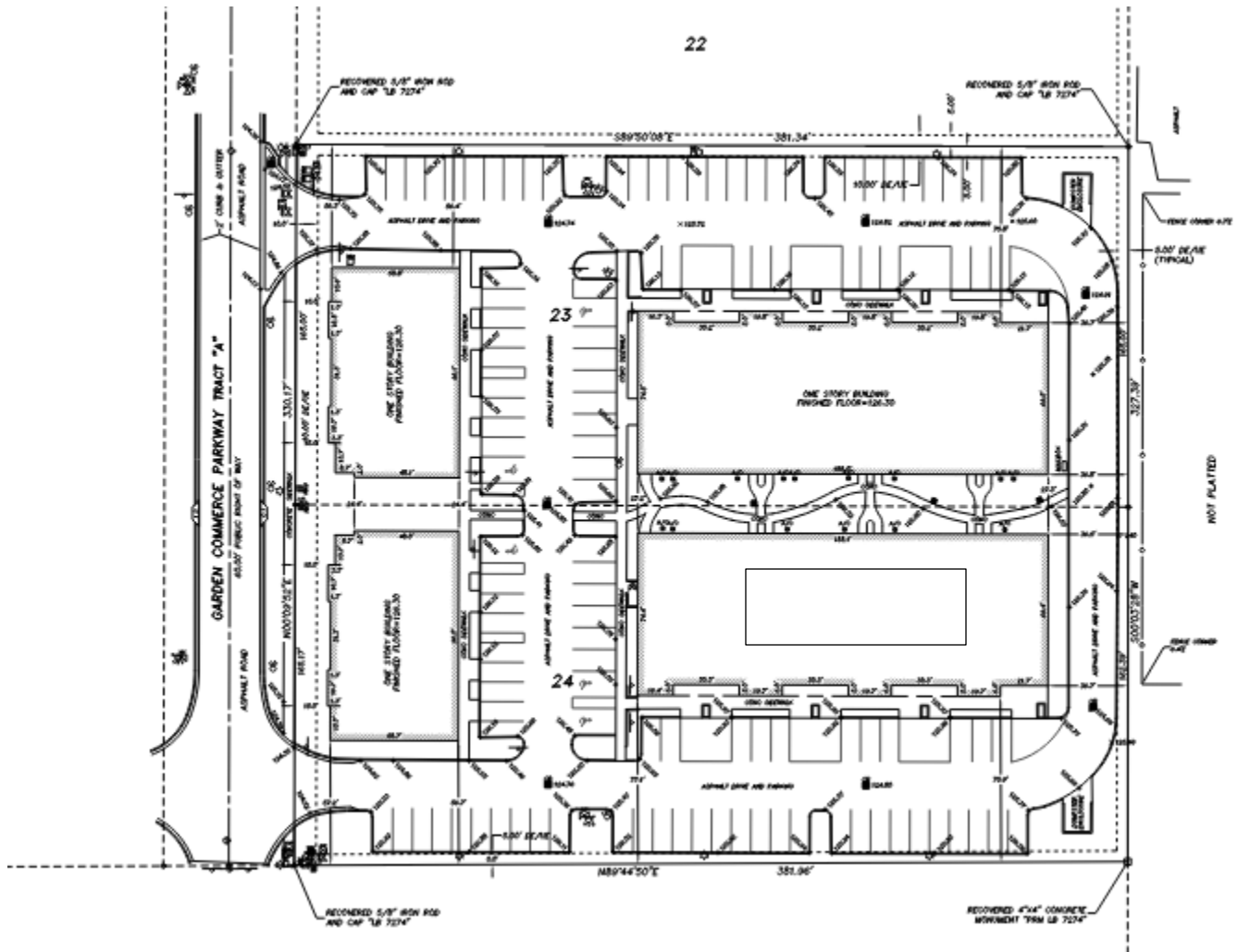
**ZONING MAP**  
 775 Garden Commerce Parkway



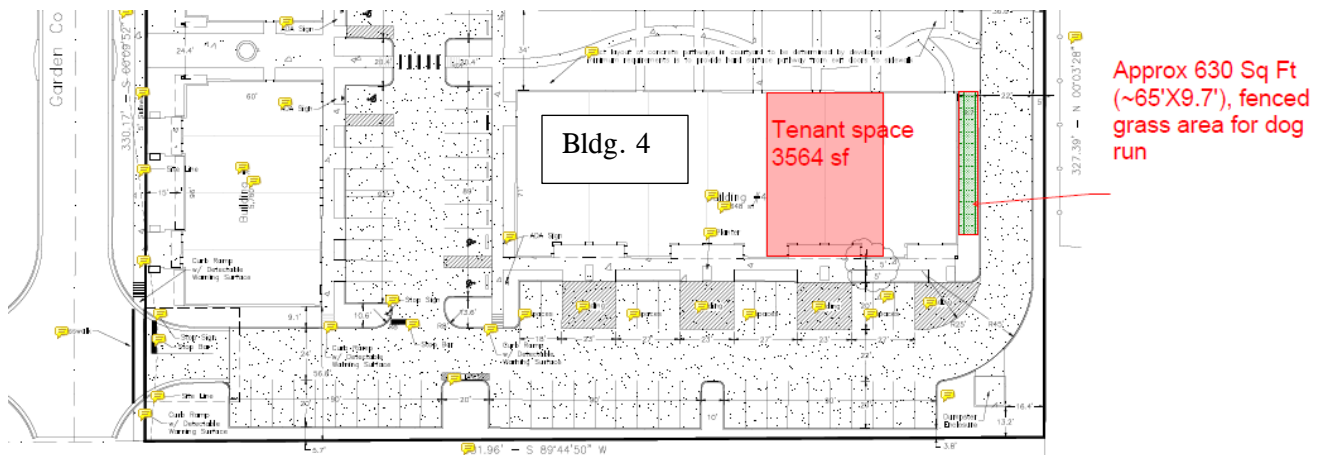
**FUTURE LAND USE MAP**  
 775 Garden Commerce Parkway



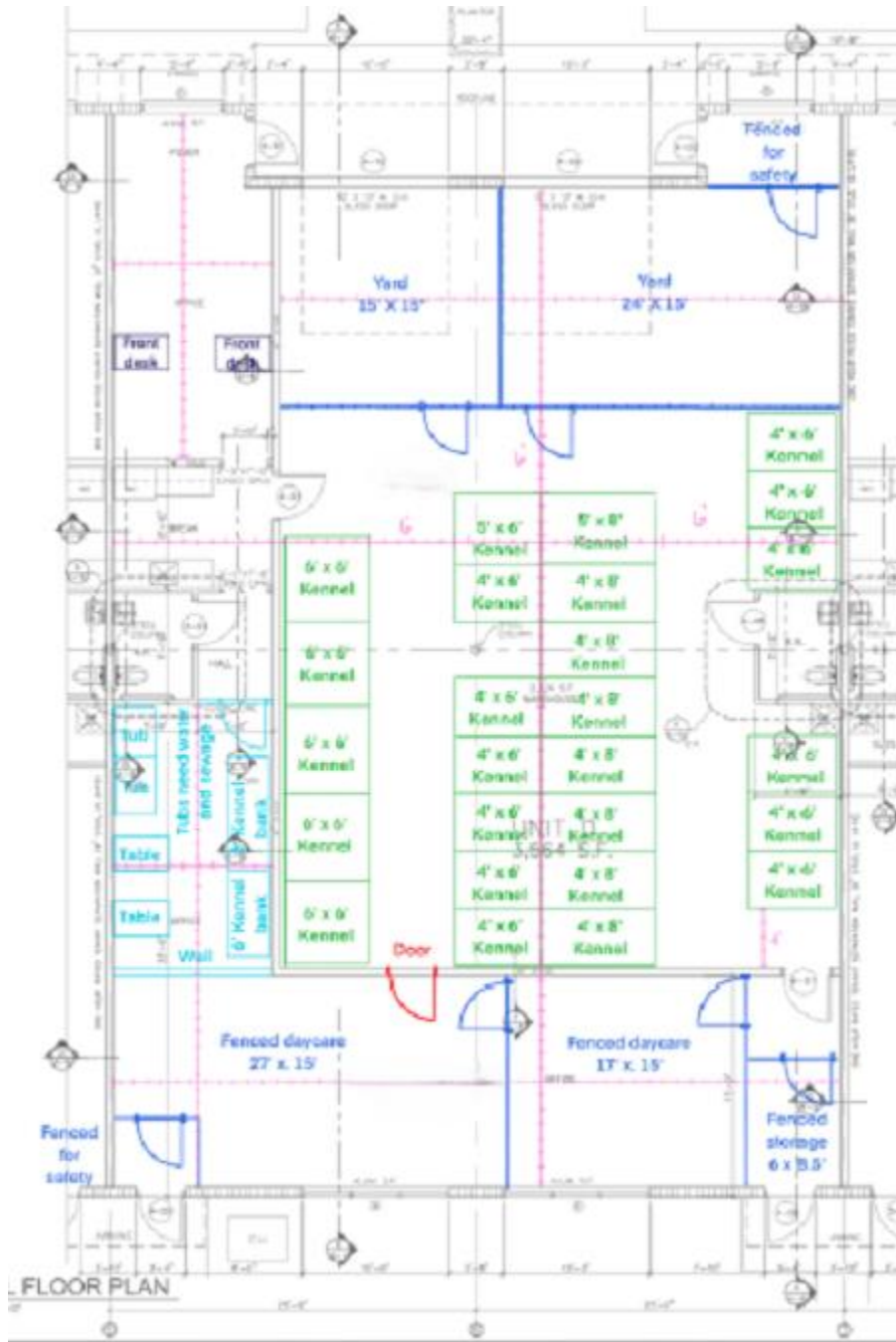
Boundary Survey



Site Layout – Building 4  
775 Garden Commerce Parkway



### Space Plan



Site Photos  
775 Garden Commerce Parkway – Bldg. 4 - Entry to Suite D



Proposed Dog Run area





Letter to the Planning and Zoning Board from Property Owner



March 1, 2025

Dear Winter Garden P & Z Board,

This petition is about the changing landscape of use. Located on the fringe of the designated Planned Industrial area of the Winter Garden Commerce Center, the development, EVO, has emerged. Tenant rich, the development is diverse. An example of Tenant's includes D1 Fitness, a design company, a construction company, jewelry manufacturer, pool builder and administrative offices of small businesses.

Separated by the non-improved road this development sits near the Westside Station, a development full of restaurant, retail and service businesses. In addition, this development is adjacent to the future retail and corporate offices of General RV. The connecting road is a development order on the cusp of being fulfilled.

The tenant, Oh Sirus, is owned by two young entrepreneurs, who have moved to Winter Garden from Michigan to open a second location of their successful dog boarding and grooming business. The property has created a set aside of outside space for a dog run and Nathan and Nick have an operations program detailing the business and the indoor play area.

The Landlord has insulated the walls of the tenant's space with quite rock drywall and the tenants have created an inviting space for the guests they STORE while visiting.

The road impact is considered less than 15 cars per day and the tenant is willing to add on the service of pickup to it's client's base should the commission deem this needed.

The Landlord, Winter Garden Flex, is a owned property of Exchange Place Inc, a family owned and operated here in Winter Garden construction and development company. With roots deep in the community we appeal to the board for consideration of the use of this business serving the community.

With Appreciation,  
Sharon Williams

EXCHANGE PLACE

Applicant’s narrative

## Presentation to the Winter Garden Planning & Zoning Board

### Request for Special Exception – Winter Garden Pet Resort

📍 775 Garden Commerce Parkway, Suite D | Zoned PID (Planned Industrial Development)

---

#### 1. Introduction

Good evening, and thank you for the opportunity to present our proposal. My name is Nick Nicola, and I’m one of the owners of **Winter Garden Pet Resort**, a proposed facility that will provide **dog boarding, dog daycare, and grooming services** in a safe, clean, and professionally managed environment.

We are requesting a **Special Exception** to operate at 775 Garden Commerce Parkway, Suite D, a property zoned **PID**, where our use is conditionally permitted.

---

#### 2. About Our Business

Winter Garden Pet Resort is designed to meet a growing need for **high-quality dog care** in the area. Our facility will offer:

- Indoor dog boarding
- Supervised doggy daycare
- Professional grooming services
- A safe, low-impact, and community-minded operation

Our goal is to create a place dog owners can rely on—a local, family-owned, trusted resource that prioritizes animal wellness, cleanliness, and professionalism.

---

#### 3. Zoning & Site Compatibility

- **Zoning:** PID (Planned Industrial Development)
  - **Use Compatibility:** Animal services such as ours are permitted with a Special Exception.
  - **Site Features:**
    - Indoor-only overnight dog boarding
    - No outdoor kennels or nuisance-generating elements
    - Sound-insulated construction
    - Professional waste management and odor control
    - Fully enclosed space, secured with proper fencing and entry management
    - Ample off-street parking and ADA compliance
- 

#### 4. Operational Integrity

Our operations reflect **best practices in dog care**, including:

- Required vaccinations for all dogs
  - Daily cleaning protocols using veterinary-grade disinfectants
  - Staff trained in animal safety, behavior, and CPR
  - Supervised play and quiet rest periods
  - Secure entry/exit points and access control
  - Scheduled drop-off and pick-up times to reduce congestion
- 

#### 5. Alignment with City Goals & Planning Principles

This facility has been designed with Winter Garden's long-term planning goals in mind:

- **Infrastructure-conscious development** in a commercial-industrial zone that minimizes neighborhood disruption and eliminates the possibility of residential disruption
  - **Noise and odor control** through an indoor-first design and professional-grade containment systems
  - **Tech-enabled efficiency:** online scheduling, quick client check-ins, and streamlined operations
  - **Smart growth** in harmony with existing light industrial neighbors
  - **Community stewardship:** offering a needed, well-managed amenity for pet owners without compromising the integrity of the surrounding area
- 


## 6. Economic & Community Benefits

- **Creates local jobs** in grooming, dog care, and customer service
  - **Fulfills a growing need** for trusted, high-quality dog care services
  - **Supports responsible dog ownership** through structured care and socialization
  - A clean, attractive, and professionally managed business that contributes positively to the local area
- 

## 7. Visual Context & Location

### **775 Garden Commerce Parkway, Suite D**

Located within a Planned Industrial Development area and surrounded by compatible commercial and light industrial uses.

 *Zoning map and site diagram available for board review.*

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## 8. Closing

In summary, Winter Garden Pet Resort is a **professional, family-owned, community-aligned business** offering dog care services that meet local needs without compromising neighboring land uses.

We believe this project:

- Fits the intent of PID zoning
- Enhances amenities for local families
- Preserves community character
- Reflects careful planning and responsible operations

Thank you for your time and consideration. I welcome any questions you may have.

of Ordinances; and

WHEREAS, further, the City Commission finds that this Ordinance is consistent with the Comprehensive Plan.

NOW, THEREFORE,

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

SECTION 1. AUTHORITY. The City Commission of the City of Winter Garden has the authority to adopt this Ordinance pursuant to Chapters 163 & 166, Florida Statutes.

SECTION 2. REZONING. The zoning classification of the Property, as described in **Exhibit "A"** attached hereto, is hereby rezoned from I-1 to PID (Industrial Planned Unit Development) subject to the following conditions, provisions and restrictions:

(a) Applicability/Conflict. All development of or within the Property shall comply with and is subject to the requirements set forth in this Ordinance. Unless specifically identified in this Ordinance, all development on the Property identified in **Exhibit "A"** must comply with the general development standards of the I-1 light industrial and warehousing zoning district. Notwithstanding anything to the contrary herein, all development of or within the Property shall comply with and is subject to all requirements in the City Code, and ordinances, resolutions, and policies of the City. To the extent of any express conflicts between the express provisions of this Ordinance pertaining to permitted uses, special exception uses, prohibited uses, floor area ratio, architectural design criteria, architectural review, and signage and the City Code and ordinances, resolutions, and policies of the City, the requirements set forth herein shall apply. The Property shall comply with the terms, restrictions and conditions of the Declaration of Easements, Covenants, Conditions and Restrictions for Winter Garden Commerce Center recorded on October 31, 2008 at Official Records Book 9783, Page 6573, *et. seq.*, Public Records of Orange County, Florida (the "Declaration"). To the extent of a conflict between the provisions of the Declaration and this Ordinance, the more restrictive provisions as determined by the City shall control and govern against the Property and shall be enforceable by the City. It being the express intent of the City Commission that such City Code and ordinances, resolutions, and policies of the City shall address and control over other matters not expressly provided for in this Ordinance.

(b) Intent. This Ordinance is intended to provide flexibility in the development of the Property in order to provide for proper growth and to guide development and construction in an integrated approach in order to promote an enjoyable, aesthetically pleasing, pedestrian friendly and economically thriving industrial development.

(c) Permitted Uses. The following uses and structures are permitted on the Property:

- (i) Warehousing, wholesaling, and storage facilities within

Letter of Support from Owner's Association



Winter Garden Commerce Center Owners Association, Inc.

1000 Pine Hollow Point Altamonte Springs, FL, 32714

March 25, 2025

Sharon Williams  
Exchange Place Real Estate and Development


RE: 761 Garden Commerce Parkway

Dear Ms. Williams,

The Board of Directors for the Winter Garden Commerce Center Owners Association has reviewed and support the dog grooming and boarding use at the address noted above.

Please let me know if there is anything else our team can do for you.

Thank you.

  
Brett M. Jordan  
Agent for the Board

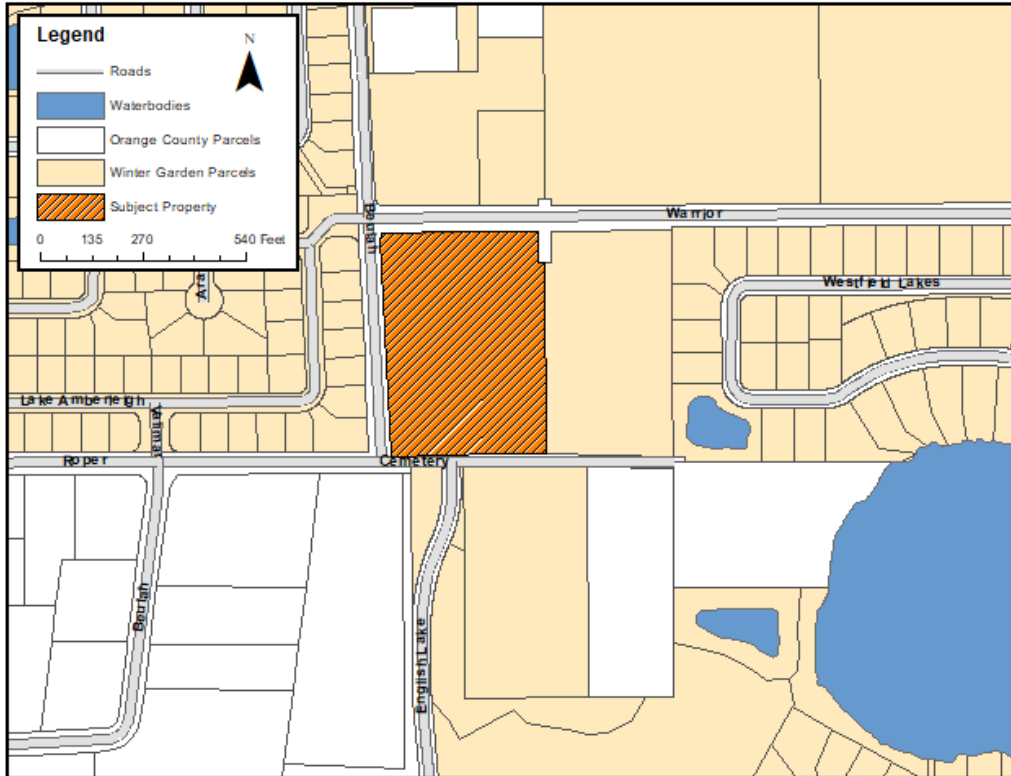


1000 pine hollow point • altamonte springs, florida 32714  
phone (407) 647-2622 • (800) 962-2622  
www.greatcommunities.com



# LOCATION MAP

305 Beulah Road



# CITY OF WINTER GARDEN

## PLANNING & ZONING DIVISION

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

# STAFF REPORT

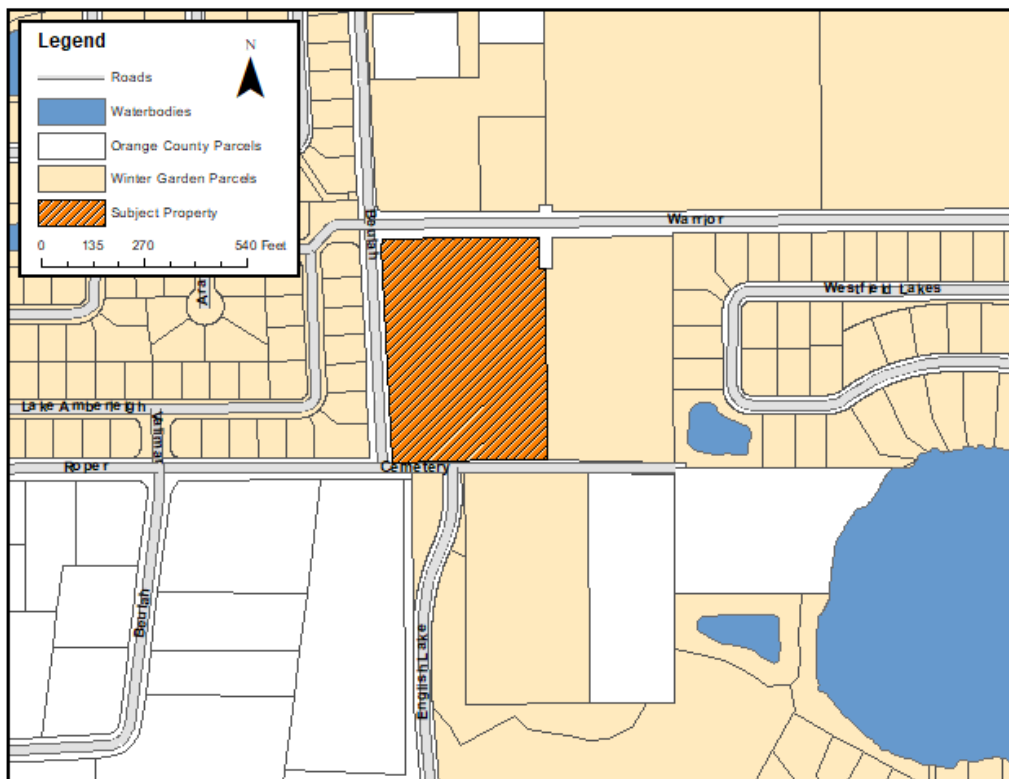
**TO:** PLANNING AND ZONING BOARD  
**PREPARED BY:** YVONNE CONATSER, SENIOR PLANNER  
**DATE:** JULY 7, 2025  
**SUBJECT:** SPECIAL EXCEPTION PERMIT  
305 Beulah Road (5.66 +/- acres)  
PARCEL ID #25-22-27-0000-00-013

**APPLICANT:** Winter Garden Christian Academy, Inc. (Faith Family Community Church)

### INTRODUCTION

The purpose of this report is to evaluate the renewal of the Special Exception Permit for the school use for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property is located at 305 Beulah Road. It is approximately 5.66 ± acres. The subject property is zoned R-1 Residential District and designated LR (Low Density Residential) on the City's Future Land Use Map. The map below depicts the location of the property within the City of Winter Garden municipal limits:



## **EXISTING USE**

The property is developed with a 24,071 square foot one-story freestanding church building and a 2,984 square foot one-story residential building and accompanying parking, part of which is used by West Orange High School students during the school year.

Per the special exception permit approved by the Planning and Zoning Board August 5, 2024, the Winter Garden Christian Academy operates the school use within the church building. Per the conditions approved under said permit the school is limited to 60 students and the grade range is kindergarten through fourth grade.

## **ADJACENT LAND USE AND ZONING**

The properties to the north are zoned R-1, developed for school use under West Orange High School and designated INT (Institutional) on the City's Future Land Use Map. The properties to the east and south are zoned R-1, developed as single family residential under the Westfield subdivision and designated LR on the City's Future Land Use Map. The properties to the west are zoned R-1B, developed as single family residential under the Amberleigh subdivision and designated LR on the City's Future Land Use Map. The property to the southwest is located in unincorporated Orange County, zoned A-1 (Agriculture) and developed with a single family house.

## **PROPOSED USE**

The applicant is requesting to renew the special exception permit to continue the school use in the church building, to increase the number of students, and add grades.

The Winter Garden Christian Academy is a private school with an early elementary school program for kindergarten through fourth grade with a 60 student capacity in the 2024 to 2025 school year. The school operates Monday through Thursday from 8:15 AM to 3:00 PM and Friday from 8:15 AM to 12:00 PM (noon). The times will continue as to not conflict with the arrival and dismissal times for West Orange High School which are Monday through Friday 7:20 AM to 2:15 PM.

The applicant is requesting to increase the number of students from 60 students to 90 students and increase the grade range from kindergarten through sixth grade.

## **ANALYSIS**

The property is zoned R-1 Single Family Residential District. The school use in R-1 requires a Special Exception permit per Section 118-304(1).

As stated above, the applicant received approval for a special exception permit for the school use from the Planning and Zoning Board August 4, 2024. Per the approved conditions the applicant is pursuing a new special exception permit to increase student capacity and grade range.

The main concern is traffic as the property is adjacent to West Orange High School and several subdivisions. The applicant has submitted a traffic methodology for staff review. Ltec, the City contracted transportation planning and engineering services consultant reviewed the methodology (Attachment A) and concluded the increase in students does not trigger a full study at this time and the increase will not cause the drop-off and pick-up queues to back up onto the surrounding City roadways.

The applicant plans to continue to operate under the drop-off and pick-up circulation plan to enter from Beulah Road, drop-off/pick-up in front of the school building, and exit via Cemetery Road, see Exhibit A. The church property has 180 parking spaces. The church continues to provide parking for a fee to the high schoolers. The high school students will be expected to follow a similar traffic pattern in the parking lot for entry and exit. The applicant will provide traffic enforcement and guidance to the entry

and exit of the property to assure high school student cars avoid issues with the proposed school drop-off and pick-up area.

Staff would like to note no traffic issues or concerns have been reported to the Planning and Zoning Department in the first year of the school operation.

The applicant does not plan to expand any of the existing buildings at this time. The additional students and grades will be accommodated within the existing church building.

### **SUMMARY**

City Staff recommends approval of the proposed Special Exception Permit to allow the school use to continue for the Winter Garden Christian Academy at 305 Beulah Road subject to the following conditions:

- 1) The school is a kindergarten to sixth grade program with a maximum number of 90 students. Any increase in grades and students will require a new special exception permit approval. Said new approval will include but is not limited to additional detailed information regarding the growth of the school to include any increase in capacity, grade levels, additional programs; any new buildings and site improvements and layouts; and a traffic impact analysis per the proposed increase in capacity and site improvements.
- 2) All high school students that park at the property and parents that drop-off and pick-up students to the school shall be given a copy of the circulation plan as put forth with the previous application and listed as Exhibit A. The circulation plan shall be given at the time of parking registration and/or student registration.
- 3) The applicant will monitor the impact of the high school parking and pick-up and drop-off of the school students via traffic cones/signage/traffic personnel to help mitigate any parking issues.

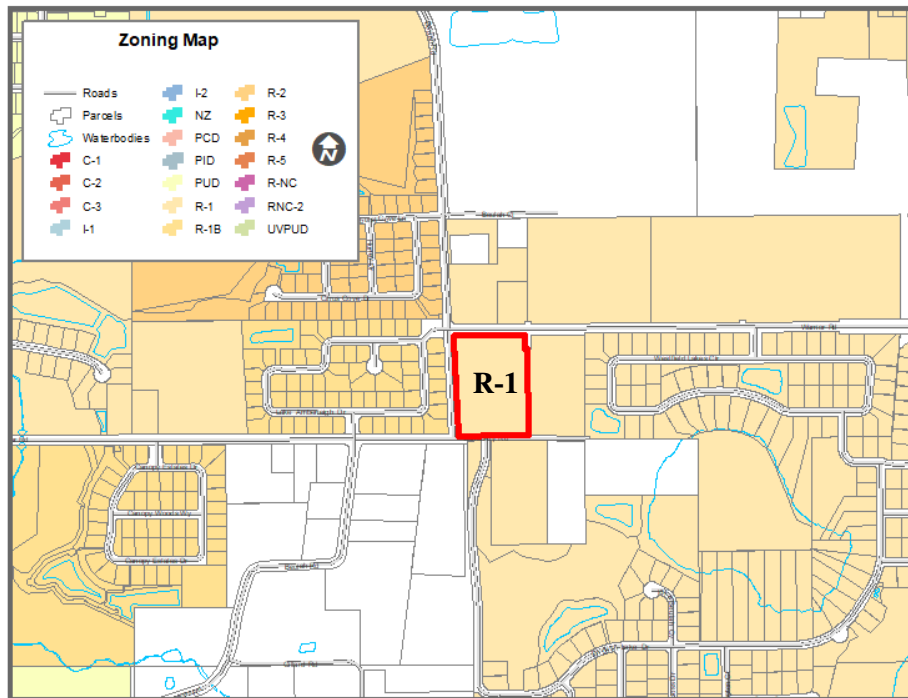
### **ATTACHMENTS**

- Aerial Map
- Zoning Map
- Future Land Use Map
- Circulation Plan (Exhibit A)
- Attachment A (TIS Methodology Review)
- Site Photos
- Applicant Narrative

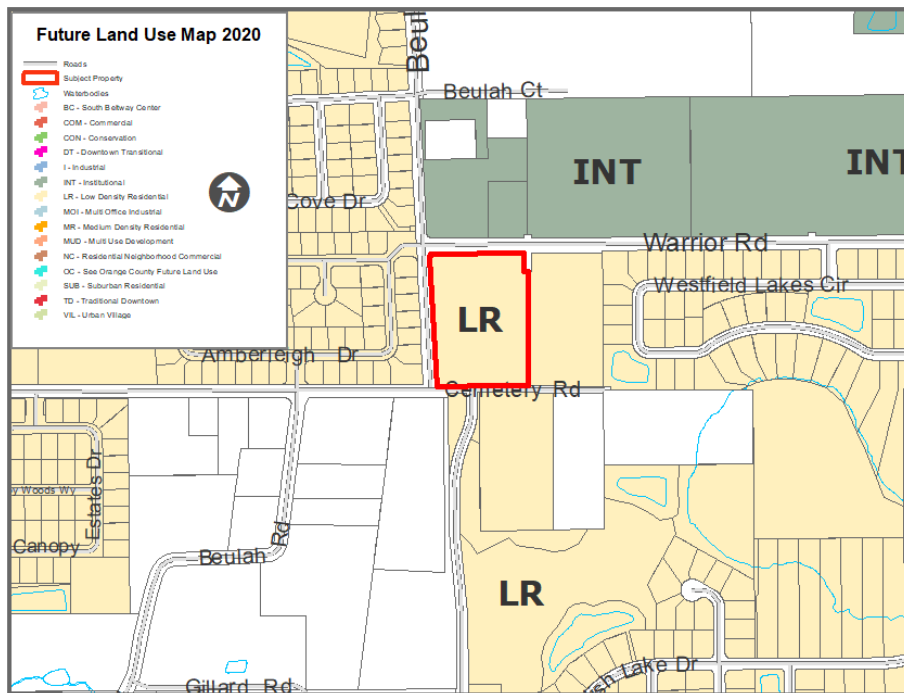
AERIAL MAP  
305 Beulah Road



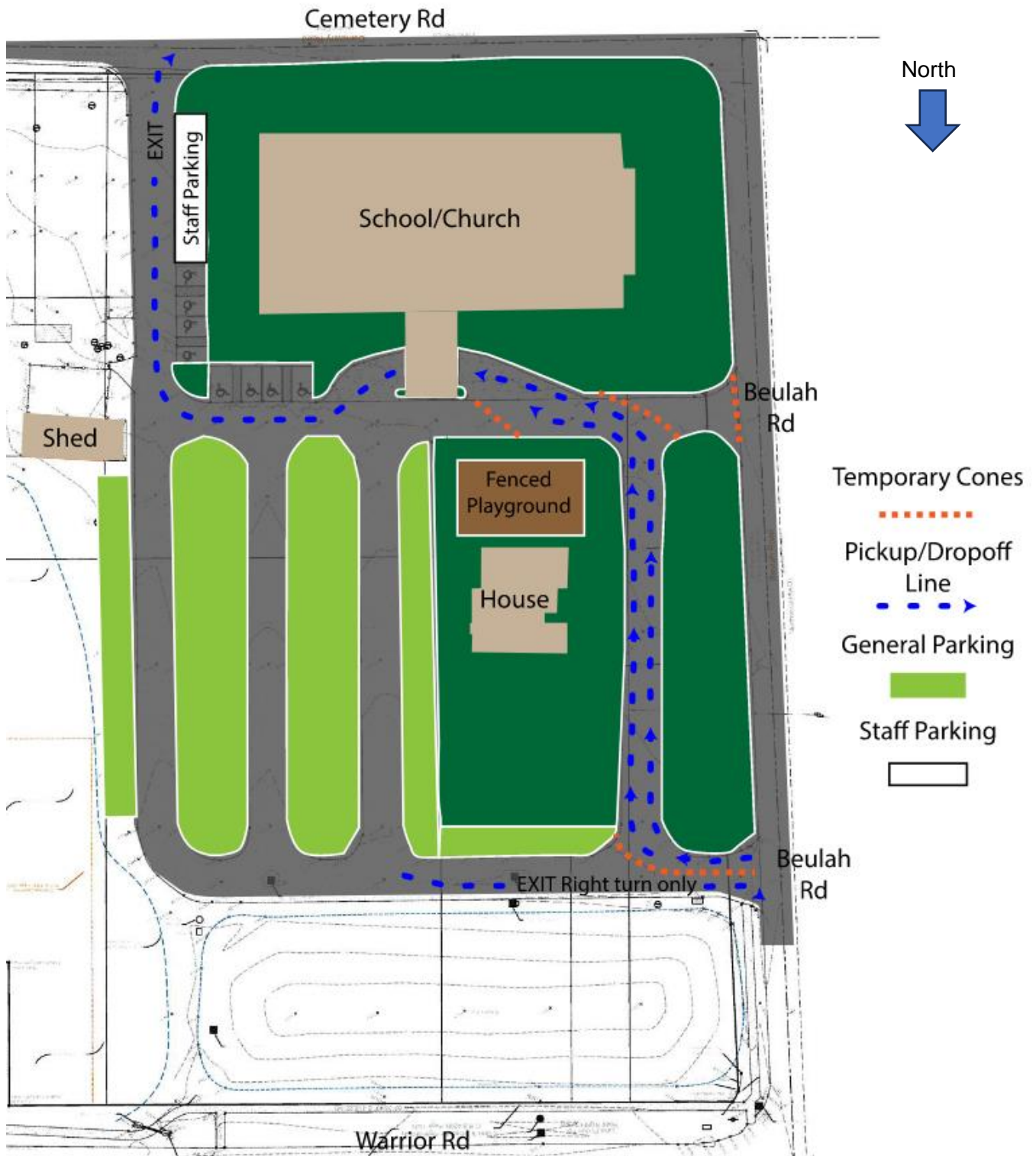
**ZONING MAP**  
**305 Beulah Road**



**FUTURE LAND USE MAP**  
**305 Beulah Road**



Circulation Plan  
305 Beulah Road  
Exhibit A



Attachment A



**MEMORANDUM**

**TO:** Yvonne Powell Conatser, AICP  
**FROM:** Joseph T. Roviario  
**DATE:** June 9, 2025  
**RE:** Continuing Transportation Planning and Engineering Services –  
Review of the Winter Garden Christian Academy Traffic Memorandum  
(LTEC № 23-0217)

---

The purpose of this memorandum is to provide a review of the proposed Winter Garden Christian Academy traffic memorandum. Specific comments and findings are provided below.

**Introduction**

The proposed development is an expansion of the existing Christian Academy student total from 44 to 90 students for the 2025-2026 school year. From the submitted memorandum, it does not appear that the school building site will be expanded, so the additional students will be accommodated in the existing classrooms within the existing building.

As noted in the memorandum the increase in students will occur during the 2025-2026 school year.

**Trip Generation Estimate**

The trip generation calculations are correct and the increase in daily trips is less than 200.

**In Summary:**

As documented in the traffic memorandum, the proposed increase in students from 44 to 90 will result in an additional 189 daily trips, 47 AM peak hour trips and 12 PM peak hour trips. Per the City Traffic Impact Analysis Requirements, a proposed development that generates less than 200 daily trips does not need to submit a full traffic study.

This concludes our review of the *Winter Garden Christian Academy Traffic Memorandum*. If you have any questions, please call.

SITE PHOTOS

Church building from Beulah Road



Single Family Residence on church property



Facing north from corner of Beulah Road and Cemetery Road



Facing west - side of church building along Cemetery Road



Applicant Narrative



305 Beulah Road  
Winter Garden, FL 34787  
(407) 877-7735 / fccfl.org

February 25, 2025

City of Winter Garden  
Community Development Department  
Planning and Zoning Division  
300 West Plant Street  
Winter Garden, FL 34787

**Beulah Road - 305**  
**WINTER GARDEN CHRISTIAN ACADEMY**  
**SEP** -1st submittal: 02-26-2025  
O: Faith Family Community Church; C: WG Christian Academy  
25-22-27-0000-00-013

To Whom It May Concern:

I am writing to express my strong support for the approval of our land use review application. Faith Family Community Church has been a part of the Winter Garden community for over 35 years. In the last few years, our leadership has felt that more educational options were needed in our area and opened Winter Garden Christian Academy in August 2024 with 44 students.

As we expand and plan for the coming school year, our private school's enrollment will increase to 85 students in grades kindergarten through fifth grade. The six grade levels will meet in separate classrooms that are a part of the church structure. Over the next few years, our plan will be to add a grade level per year.

Our staff count for the coming school year will be 10 persons.

The school will operate Monday through Thursday, 8:15am to 3:00pm and 8:15am to 12:00pm on Fridays. These times were chosen as not to conflict with West Orange High School's arrival and dismissal times.

We are excited to continue to provide this opportunity for a highly rated Biblical education experience to the citizens of Winter Garden. We believe that this ministry of our church is a continuation and expansion of our involvement in the community.

Thank you for your time and consideration of our application. I am confident that this project will contribute positively to our community, and I look forward to the opportunity to discuss it further if needed.

Sincerely,

Melvin Adams, Jr.  
Lead Pastor

Community Development  
Planning & Zoning

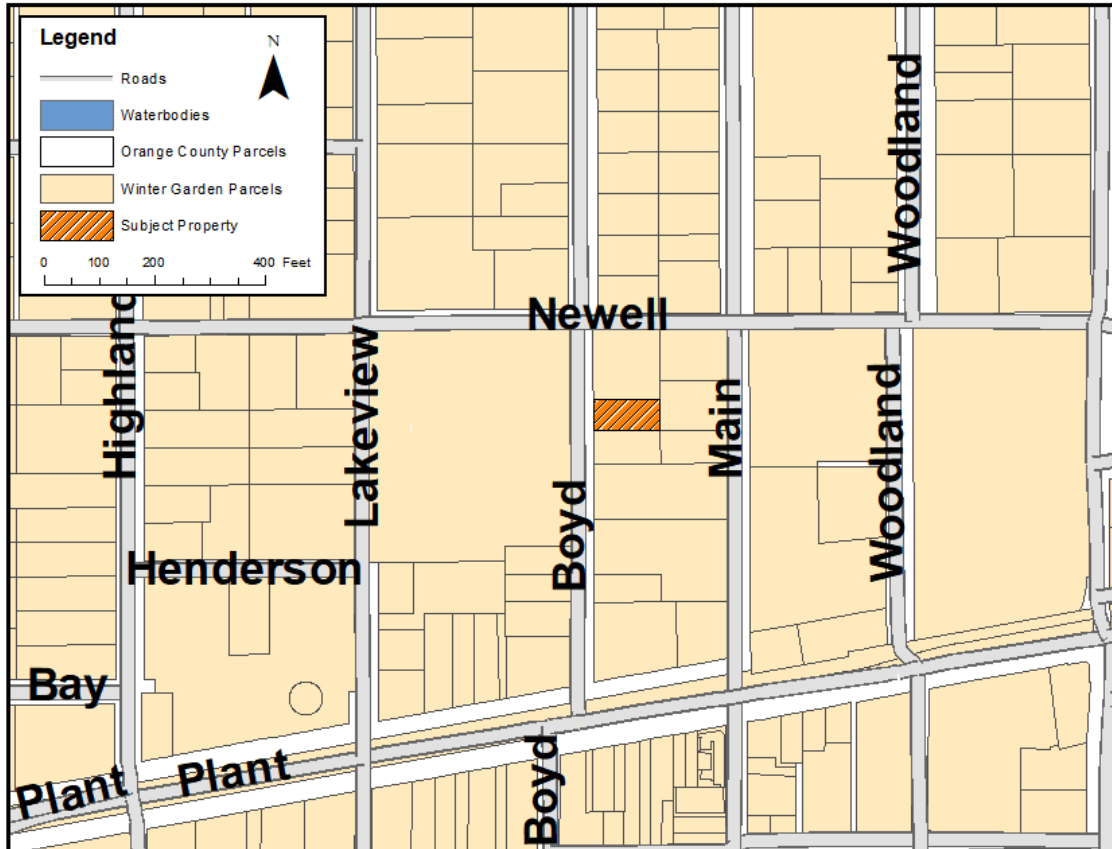
FEB 26 2025

Received by: CR  
Project #: PZF 25-0024



# LOCATION MAP

99 N Boyd Street



# CITY OF WINTER GARDEN

## PLANNING & ZONING DIVISION

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

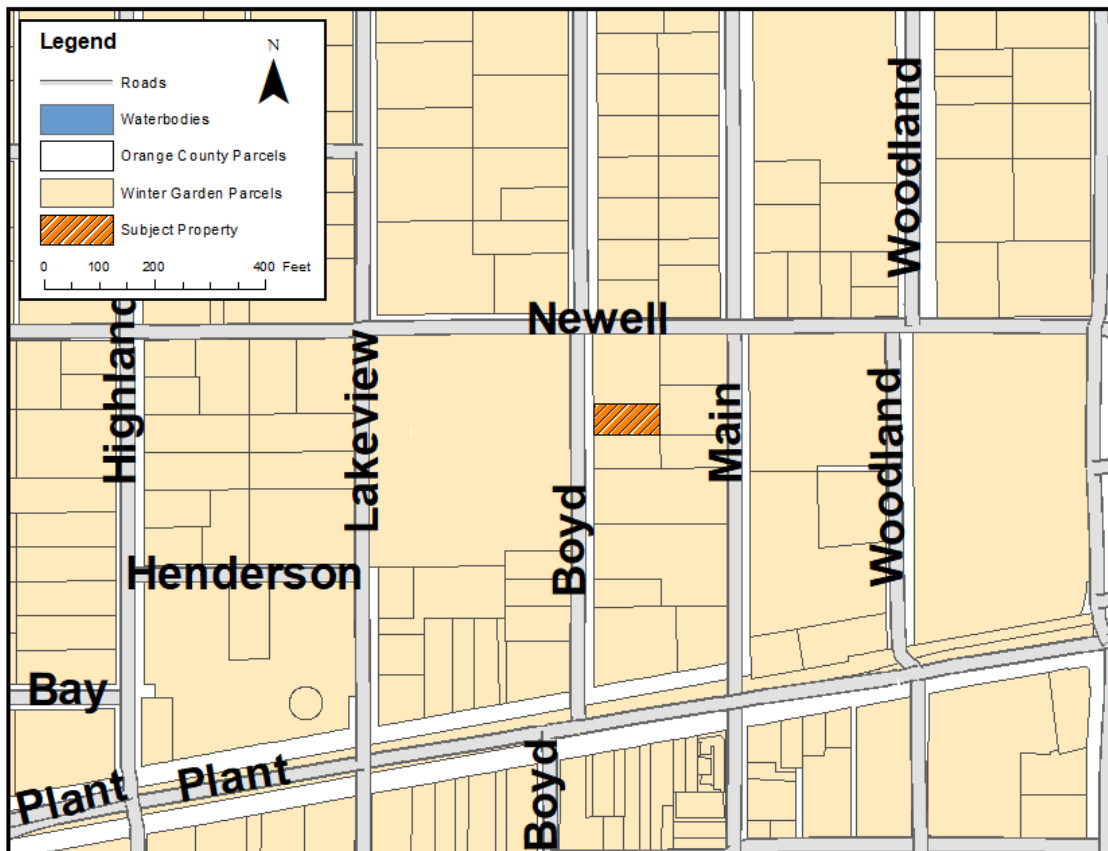
# STAFF REPORT

**TO:** PLANNING AND ZONING BOARD  
**PREPARED BY:** YVONNE CONATSER, SENIOR PLANNER  
**DATE:** July 7, 2025  
**SUBJECT:** VARIANCE  
**99 N Boyd Street (0.16 +/- ACRES)**  
**PARCEL ID # 14-22-27-5656-00-691**  
**APPLICANT:** J&J Building LLC (owners: John and Patricia Gibbs)

### INTRODUCTION

The purpose of this report is to evaluate the request for a variance for the property located at 99 N Boyd Street in Winter Garden, Florida, herein known as the Subject Property. The request is to allow a minimum ten (10) foot rear yard setback in lieu of the required twenty-five (25) foot rear yard setback for a new single-family residential structure and allow the garage to be attached to said structure in lieu of a required detached garage.

The Subject Property is approximately 0.16 +/- acres in size, zoned R-2 (Residential District), subject to Ordinance 10-05, Article VII City of Winter Garden Historic District Downtown Overlay, and designated TD - Traditional Downtown on the City Future Land Use Map. The map below depicts the location of the subject property within the City of Winter Garden municipal limits.



## **EXISTING USE**

The property originally contained a +/- 1,100 square foot non-contributing single-story residential structure constructed in 1925. The property and structure fell into disrepair and neglect under previous ownership. The current owner was able to secure the structure and request a demolition permit. After proper review by staff per the historic district overlay requirements, the City Building Official deemed the building hazardous and issued the demolition permit to remove the structure from the property. The 0.16 +/- acre (approximately 6,865 square feet) property is now vacant.

## **ADJACENT LAND USE AND ZONING**

The adjacent property to the north is zoned R-2 and the property to the west is zoned C-1. Both are owned and developed for use by the First United Methodist Church of Winter Garden. The property to the south is zoned R-2 and contains a single family residential house and the property to the east is zoned R-2 and contains two legal non-conforming duplex units. All properties are located within the historic downtown district overlay and designated traditional downtown on the City Future Land Use Map.

## **PROPOSED USE**

The applicant is requesting a variance to allow for the construction of a new +/- 4,800 square foot two-story single-family residential house with an attached rear garage.

## **CODE REFERENCE**

**Article VII, City of Winter Garden Historic Downtown District Overlay, Section 98-192. (6) a. (2) and (6) c.** of the City Code of Ordinances addresses Residential lot layout setbacks and requirements in the Historic Downtown District Overlay. This section states:

*a. Residential lot layout.*

- i. Setbacks: Setbacks apply to both principal and accessory structures. Residential lot development shall have the following setbacks:*

*(2) Rear yard: 25 feet or 15 feet from center of alley;*

*c. Garages. Garages shall be detached and located behind the principal structure. ... A roof extension or covered walkway from the residence to a garage is permitted, provided that such extension or cover is compatible with the architectural style of the roof of the principal structure.*

The applicant is seeking variances to **Section 98-192. (6) a. (2) and (6) c.** to construct the new house.

## **CODE REQUIREMENTS / CRITERIA**

Section 118-131 of the City Code that relates to the review criteria states that, “A variance may be granted from land development regulations by the planning and zoning board if the planning and zoning board concludes that literal enforcement of the provisions of land development regulations would result in either practical difficulties (for setback and parking provisions) or unnecessary hardships (for all other land development regulations) for the property at issue.” The code also lists the following criteria that are to be addressed before a variance can be approved. Underlined text is Staff’s comments concerning this particular petition.

- (1) Granting the variances will not cause or allow interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living of the citizens of the city;*

Staff does not support the requested variance to permit the 10 foot rear yard setback in lieu of the required 25 foot rear yard setback or support the attached garage in lieu of the required detached garage. Staff has supported variances in the past to permit detached garages constructed in the historic district that encroach into the rear setback to meet

the historic district requirements. The proposed garage is not detached. Therefore, it does not meet historic district requirements.

The applicant is not able to show “practical difficulties” or “unnecessary hardships” for the proposed structure. The applicant feels the zoning setbacks are the hardship. The property is vacant. Therefore, the applicant could design a structure to meet all zoning requirements to include the 25 foot rear yard setback and/or the detached garage.

The proposed new two-story single-family residential house extends 15 feet into the rear setback with a building footprint of 2,920 square feet. The proposed house with attached garage and the layout of the driveway maximizes the layout of the lot and in turn maximizes the permitted impervious area. The permitted impervious for R-2 properties is 50 percent. Per the applicant’s proposed plans, the development calculates to 49.1 percent. The proposed house is too large for the lot. Further, maximizing the impervious surface of the lot could create drainage issues on the lot and to surrounding properties, therein creating “interference with the reasonable enjoyment of adjacent or nearby property owners or negatively impact the standard of living.”

Staff believes if the applicant reduces the scale of the house and/or the garage to meet the zoning setbacks per Section 98-192. the above concerns would be addressed.

*(2) The variances will allow a reasonable use of the property, which use is not out of character with other properties in the same zoning category;*

Constructing a house on the property “is not out of character with other properties in the same zoning category” but granting the variance could permit an unreasonable use of the property as the proposed house with the attached garage is too large for the lot.

Reducing the scale of the house and/or garage to meet zoning setbacks per Section 98-192 would be a “reasonable use of the property.”

*(3) In the context presented, strict compliance with the land development regulation will not further any legitimate city objective or the benefits that would be achieved under the other variance criteria by the granting of the variances outweigh the benefits under this criteria if the variances were denied;*

Staff is of the opinion that granting the variance does not outweigh the benefits of land development per “any legitimate city objective or the benefits that would be achieved under the other variance criteria”. Therefore, the variance should be denied.

*(4) The granting of the variances is consistent with the city's comprehensive plan; and*

A variance to permit a house that is too large for the property is not consistent with the provisions of the City’s Comprehensive Plan respecting the residential character.

*(5) The variance requested is the minimum variance that will make reasonable use of the land, building, or structure or the benefits that would be achieved under the other variance criteria by the granting of the variance outweigh the benefits under these criteria if the variance were denied.*

The property is vacant. A new structure should meet all required setbacks and development standards per code. The applicant cannot create their own “hardship” by designing a structure that is too large for the property and does not meet the required setbacks.

Therefore, the benefits achieved under the other variance criteria by granting the variance do outweigh the benefits under these criteria if the variance were approved.

**SUMMARY**

City Staff recommends denial of the variance to allow a minimum rear yard setback of ten (10) feet in lieu of the required twenty-five (25) foot rear yard setback to permit the construction of a new two-story single-family residential house with attached garage.

Staff has previously supported variances for the development of new structures, detached garages, and improvements to existing structures in the historic district and the downtown area. A variance is typically supported when the property owner has encountered “practical difficulties” or “unnecessary hardships” and a variance allows for development that is consistent to the scale with the residential neighborhood and meets the intent of the design criteria of the historic district and downtown.

As stated above, if the applicant reduces the scale of the house and/or garage to meet zoning requirements per Section 98-192 staff concerns could be addressed thereby permitting staff to support the development.

The above stated, should the Planning and Zoning Board choose to support the applicant’s request for a variance staff recommends the approval be subject to the following conditions:

1. The applicant shall receive approval from the Architecture Review and Historic Preservation Board for the proposed new house prior to submitting for any zoning and building permits.
2. The approval is for the location of the proposed new house with attached garage per the layout on the proposed site plan.
3. Per City Code Section 114-71. A tree permit is required to remove any tree over 12 DBH from the property. Further, an arborist report is required prior to the removal of any tree. If possible, the applicant should preserve and save any tree that does not interfere with the construction of the new house, specifically the trees located at the rear of the property. The applicant is responsible for meeting all Section 114-71 criteria including keeping and/or planting a minimum of three trees on the property.
4. The applicant shall obtain all required Planning and Zoning Department permits and Building Department permits prior to any improvements on the property.
5. Once constructed per the proposed site plan no additional impervious surface is permitted on the property.
6. The applicant shall note the conditions of the variance on the site plan.

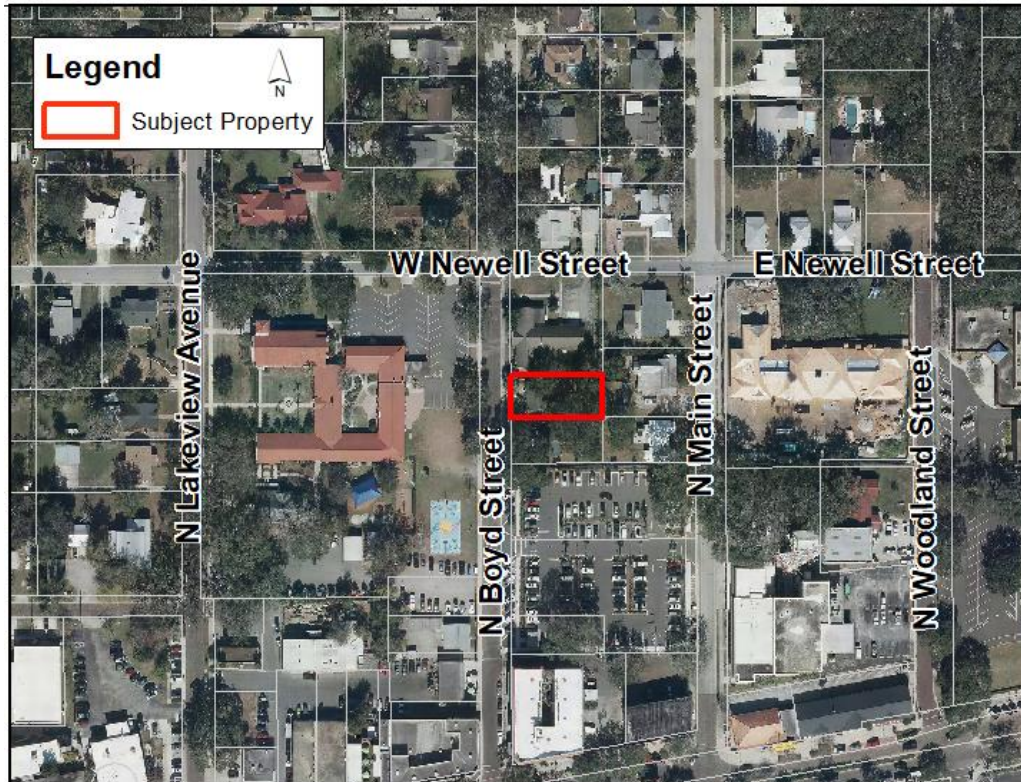
**NEXT STEP – if approved by the Planning and Zoning Board**

Review by the Architecture Review and Historic Preservation Board.

**ATTACHMENTS**

- Aerial Photo
- Boundary Survey
- Proposed Layout
- Proposed Site Plan
- Proposed elevations
- Property Photo

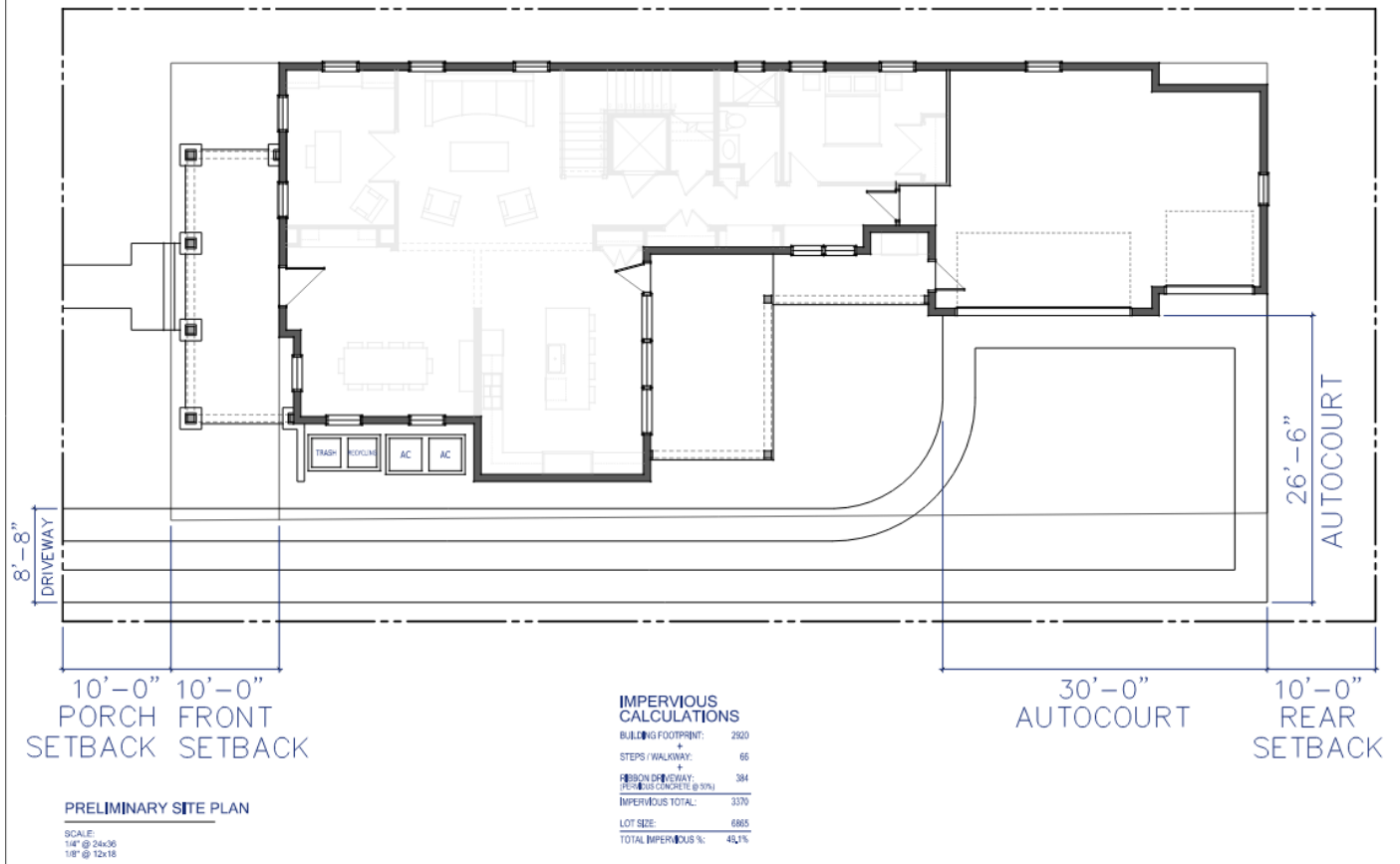
Aerial Photo  
99 N Boyd Street







**Proposed Site Plan - 99 N Boyd Street**



**IMPERVIOUS CALCULATIONS**

BUILDING FOOTPRINT:	2920
+	
STEPS / WALKWAY:	66
+	
RIBBON DRIVEWAY: (PERVIOUS CONCRETE @ 50%)	384
IMPERVIOUS TOTAL:	3370
LOT SIZE:	6865
TOTAL IMPERVIOUS %:	49.1%

**Proposed Elevations - 99 N Boyd Street**

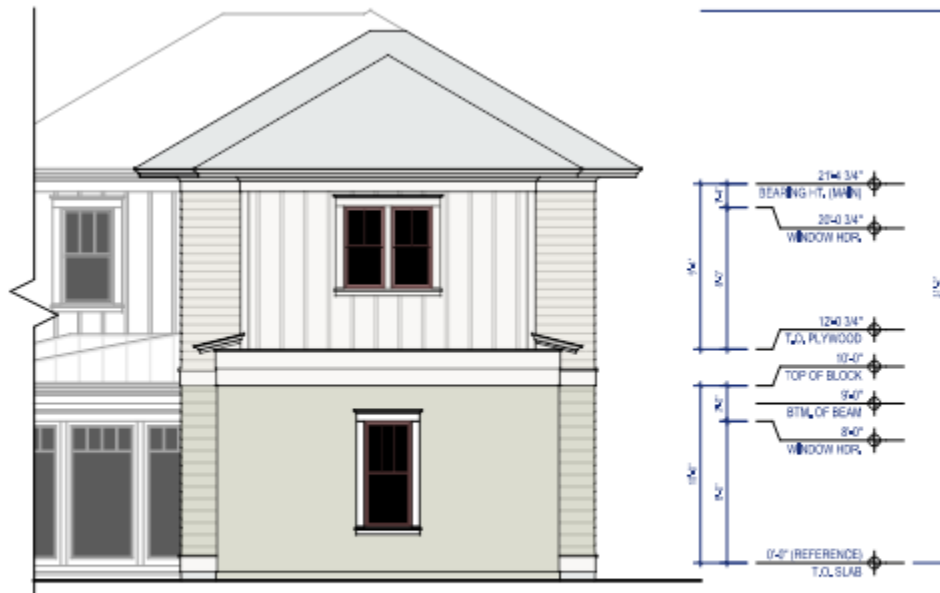
**Front (West Elevation)**



**WEST ELEVATION**

SCALE:  
 1/4" @ 24x36  
 1/8" @ 12x18

**Rear (East Elevation)**



**EAST ELEVATION**

SCALE:  
 1/4" @ 24x36  
 1/8" @ 12x18

### Side Elevations



**SOUTH ELEVATION**

SCALE:  
 1/4" = 2'-0" @ 24x36  
 1/8" = 12'-0" @ 12x18



**NORTH ELEVATION**

SCALE:  
 1/4" = 2'-0" @ 24x36  
 1/8" = 12'-0" @ 12x18

**Property Photo**  
**99 N Boyd Street**

