



**CITY COMMISSION
AGENDA
City Hall Commission Chambers
300 W. Plant Street
Winter Garden, Florida**

Regular Meeting

July 10, 2025

6:30 PM

Call to Order

Determination of a Quorum

Invocation and Pledge of Allegiance

1. Approval of Minutes

A. Regular Meeting Minutes – June 26, 2025

2. First Reading and Public Hearing of Proposed Ordinances

- A. **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 – **Second reading and public hearing July 24, 2025 – Planning Director Carson**
- B. **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
- C. **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

- D. **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 – **Second reading and public hearing July 24, 2025 – Planning Director Carson**
- E. **Ordinance 25-21:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE CITY OF WINTER GARDEN FISCAL YEAR 2024-2025 BUDGET; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE – **Second reading and public hearings July 24, 2025 – Finance Director Zielonka**
- F. **Ordinance 25-22:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING SECTION 22-26 REVISING THE DEFINITION OF “SOLICITOR”; AMENDING SECTION 22-27 PROHIBITING CERTAIN ACTIONS OF SOLICITORS, AGENTS, OR PEDDLERS; AMENDING SECTION 22-30 GOVERNING REQUIREMENTS AND PROCEDURES FOR SOLICITOR PERMITS; AMENDING SECTION 22-34 RELATING TO EXEMPTIONS FROM SOLICITATION PERMITTING REQUIREMENTS FOR NONPROFIT ENTITIES; CREATING SECTION 22-35 ESTABLISHING A PROCEDURE FOR RESIDENTS TO OPT OUT OF SOLICITATIONS; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE – **Second reading and public hearing July 24, 2025 – Planning Director Carson**

3. Regular Business

- A. Recommendation to approve **SPECIAL EVENT** – Back to School Bash at Zanders Park on Saturday, August 2, 2025, from 11:00 a.m. to 4:00 p.m. – **Planning Director Carson**

4. Matters From Public - (Limited to 3 minutes per speaker)

5. Matters From City Attorney - A. Kurt Ardaman

6. Matters From City Manager - Jon C. Williams

7. Matters From Mayor and Commissioners

8. ADJOURN to Regular Meeting on Thursday, July 24, 2025 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, 1st floor

NOTICES:

In accordance with Florida Statutes 286.0105, if any person decides to appeal any decision made by said body with respect to any matter considered at such meeting, he/she will need a record of the proceedings and, for that purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Winter

City of Winter Garden City Commission
Regular Meeting
July 10, 2025

Garden does not prepare or provide such record.

Any opening invocation that is offered before the official start of the Commission meeting shall be the voluntary offering of a private person, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Commission or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Commission meeting are invited to stand during the opening invocation and to stand and recite the Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Commission Chambers or exit the City Commission Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance. (Reference Resolutions 15-04 and 16-02)

Pursuant to Florida Statutes 282.601, 286.603, and the Americans with Disabilities Act (ADA), the City of Winter Garden makes every effort to ensure that those with disabilities have access to electronic information provided to the public, except when compliance with those sections impose an undue burden on the agency. In the event of difficulty accessing this publicly provided information, please contact the City Clerk's Office at (407) 656-4111, Ext. 2297, for assistance.



Those needing assistance to participate in any of these proceedings should contact the City Clerk's Office at least 48 hours in advance of the meeting (407) 656-4111 Ext 2297.



Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained at the meeting from the Information Technology Department (407) 656-4111 Ext. 5455.



**City Commission and
Community Redevelopment Agency
REGULAR MEETING MINUTES**

June 26, 2025

Regular Meeting of the City of Winter Garden City Commission was called to order by Mayor Rees at 6:30 pm. at City Hall, 300 West Plant Street, Winter Garden, Florida. An opening invocation and pledge of allegiance were given.

Present:

Mayor John Rees
Commissioner District 1 - Lisa L. Bennett
Commissioner District 2 - Iliana R. Jones
Commissioner District 3 - Chloe Johnson
Commissioner District 4 - Colin Sharman

Also Present:

City Manager - Jon C. Williams
City Attorney - Dan Langley
City Clerk - Angela J. Grimmage

1. Approval of Minutes

A. Regular Meeting Minutes - June 12, 2025

Motion by Commissioner Johnson to approve the regular meeting minutes of June 12, 2025, as submitted. Seconded by Commissioner Jones and carried unanimously 5-0.

2. Second Reading and Public Hearing of Proposed Ordinances

A. **Ordinance 25-15:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING SECTION 110-60 GOVERNING EXPEDITED PROCESS FOR ISSUING BUILDING PERMITS IN ACCORDANCE WITH SECTION 177.073, FLORIDA STATUTES; CREATING SECTION 110-126 ESTABLISHING A REGISTRY OF QUALIFIED CONTRACTORS TO ASSIST THE CITY IN EXPEDITING REVIEW OF PRELIMINARY PLAT APPLICATIONS; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE

City Attorney Dan Langley read Ordinance 25-15 by title only. Planning Supervisor Shane Friedman stated that this ordinance updates the City of Winter Garden code section that deals with building permits prior to final plat approval. He noted that the purpose of this ordinance is to align the City's code with Florida Statutes. The ordinance was reviewed by staff as well as the City's attorney and believed to meet the Florida Statute requirements. Staff recommended approval.

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

There was discussion on the establishment and utilization of contractors and services.

Motion by Commissioner Bennett to adopt Ordinance 25-15. Seconded by Commissioner Sharman and carried unanimously 5-0.

- B. **Ordinance 25-16:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 0.20 ± ACRES LOCATED AT 522 SOUTH WOODLAND STREET, WEST OF SOUTH WOODLAND STREET, EAST OF SOUTH MAIN STREET, NORTH OF EAST STORY ROAD, AND SOUTH OF EAST VINING STREET FROM CITY R-2 RESIDENTIAL DISTRICT TO CITY R-NC RESIDENTIAL NEIGHBORHOOD COMMERCIAL DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Dan Langley read Ordinance 25-16 by title only. Planning Supervisor Shane Friedman described the property size and noted that the current development includes an existing home. He spoke of the future land use designation, zoning and the proposed rezoning plans. He noted that the plans are consistent with the City's comprehensive plan and City codes. Staff recommended approval.

There was discussion that there were no voiced concerns from the nearby neighbors regarding this rezoning since the last meeting. It was noted that future community meetings would be held after the conversion of the property.

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

Motion by Commissioner Jones to adopt Ordinance 25-16. Seconded by Commissioner Sharman and carried unanimously 5-0.

- C. **Ordinance 25-17:** AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA VACATING A PORTION OF THE PLAT DEDICATED DRAINAGE AND UTILITY EASEMENT OVER A PORTION OF LOTS 19 AND 20 OF WINTER GARDEN COMMERCE CENTER, PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 133 AND 134 OF THE PUBLIC RECORDS OF ORANGE COUNTY (LOCATED AT 620 & 630 GARDEN COMMERCE PARKWAY) OWNED BY WG6 HOLDINGS, LLC AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR AN EFFECTIVE DATE AND RECORDING

City Attorney Dan Langley read Ordinance 25-17 by title only. Planning

Supervisor Shane Friedman stated that the applicant and owner request to vacate the drainage and utility easement that runs between the properties located at Lot 20 and Lot 19 of the Garden Commerce Center subdivision. He noted that once the easement is vacated and the lots are combined, the applicant intends to build an office warehouse building on Lot 19, which would be combined with the existing building on Lot 20. Furthermore, Mr. Friedman stated that staff has reviewed the request, found that it meets all City code requirements and recommended approval.

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

Motion by Commissioner Sharman to adopt Ordinance 25-17. Seconded by Commissioner Johnson and carried unanimously 5-0.

3. Regular Business

- A. **Resolution 25-05:** A RESOLUTION OF THE CITY OF WINTER GARDEN, FLORIDA, RELATING TO THE PROVISION OF FIRE RESCUE SERVICES, FACILITIES, AND PROGRAMS IN THE CITY OF WINTER GARDEN, FLORIDA; DESCRIBING THE METHOD OF ASSESSING FIRE RESCUE ASSESSED COSTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY OF WINTER GARDEN; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; PROVIDING A VACANCY ADJUSTMENT PROCEDURE; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE

City Attorney Dan Langley read Resolution 25-05 by title only. City Manager Jon C. Williams reminded that authorization was given in January to proceed with updating the fire assessment, previously adopted in 2008. The purpose was to allow an option for funding for fire services. Furthermore, Mr. Williams spoke of inflation, external labor market pressures, and its effect on retaining staff. He also spoke of the pending legislative conversations regarding property tax relief. He indicated that the study is complete and a consultant from Benesch was available to present the findings. Mr. Williams further explained that this resolution is for the adoption of the study, and not for the implementation of the assessment. He said that the City would formally send out notices, if the resolution is approved, and come back to the City Commission in August with a final recommendation. The goal is to have community engagement meetings, which are tentatively scheduled for July 22 and July 29, 2025.

Nilgün Kamp, Public Finance Group Manager for Benesch, gave a PowerPoint

presentation highlighting the technical study and next steps. She provided information on the fire services assessment, which she stated was non-ad valorem special assessment to fund capital and operating costs associated with providing fire protection and first responder services. Ms. Kamp spoke of fire assessment calculations and explained the methodology, assessable budget and determination, demand by land use, and distribution and budget allocation by land use.

Furthermore, Ms. Kamp highlighted assessment rates and gave a timeline for the next steps, which included City Commission input and direction, approval of the preliminary resolution, mailing of the first-class notices, community engagement meetings, and adoption hearings.

There was discussion on the study, the need to review options, Amendment 5, and the hedging against multiple factors, which included competition with other agencies regarding public safety. The possibility of a \$12 million deficit was also noted. There was discussion that the City needs to do something, but it is not fully known what is needed yet. Staff recommended approval.

Motion by Commissioner Sharman to approve Resolution 25-05. Seconded by Commissioner Jones and carried unanimously 5-0.

- B. Recommendation to approve Request for Proposals (RFP 2025-0001) rankings and award contract for construction of Fire Station 21 at 16290 Marsh Road to Mulligan Contractors Inc.

Fire Chief Jose P. Gainza, Jr. provided the City Commission with information regarding recent requests for proposals in relation to the building of Fire Station 21. He noted interests received, submissions, deadlines, and receipt of four comprehensive proposals. He read the list of interested companies, noted scoring and rankings by a selection committee, and identified Mulligan Contractors, Inc. as the highest-ranked, most responsive, and responsible bidder. Staff recommended approval.

Motion by Commissioner Sharman to approve Requests For Proposal (RFP 2025-0001) rankings and award contract for construction of Fire Station 21 at 16290 Marsh Road to Mulligan Contractors, Inc. Seconded by Commissioner Johnson and carried unanimously 5-0.

- C. Recommendation to authorize Mayor and Police Chief to execute West Orange Narcotics Task Force Agreement with City of Apopka, City of Ocoee, and Orange County Sheriff's Office

Police Chief Steve Graham noted that this request is for renewal of the West Orange Narcotics Task Force Agreement and named the participating agencies.

Staff recommended approval.

Motion by Commissioner Johnson to approve authorizing the Mayor and Police Chief to execute the West Orange Narcotics Task Force Agreement with the City of Apopka, City of Ocoee, and Orange County Sheriff's Office. Seconded by Commissioner Sharman and carried unanimously 5-0.

- D. Recommendation to approve purchase of red-dot-equipped firearms with \$10,000 from the Federal Fiscal Year 2024 Edward Byrne Memorial Justice Assistance Grant (JAG) County-wide State Solicitation Program and additional funds from the Law Enforcement Trust Fund not to exceed \$5,000, with public comment

Police Chief Steve Graham stated that the Federal fiscal year 2024 Edward Byrne Memorial Justice Assistance Grant (JAG) Program - JAG Countywide - State solicitation has earmarked \$289,690 for Orange County. He noted that \$10,000 of the funds are specifically earmarked for the Winter Garden Police Department. Staff requests using the listed grant funds to begin transitioning to red-dot-equipped firearms. As a requirement of the grant program, Orange County must show that 51 percent of the municipalities, representing at least 51 percent of the population of Orange County, agree with the distribution. Staff recommends approval, along with trust fund expenditures not to exceed \$5,000. He noted that opening for public comment on this item must be allowed. There was discussion on the red-dot-equipped firearms and the ability for better viewing by the aged.

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

Motion by Commissioner Sharman to approve the purchase of red-dot-equipped firearms with \$10,000 from the Federal fiscal year 2024 Edward Byrne Memorial Justice Assistance Grant (JAG) county-wide State solicitation Program and additional funds from the Law Enforcement Trust Fund not to exceed \$5,000. Seconded by Commissioner Bennett and carried unanimously 5-0.

- E. Recommendation to approve Binding Lot Combination Agreement (Quality Playing Cards) located at 620 and 630 Garden Commerce Pkwy

Planning Supervisor Shane Friedman stated that this is an agreement to allow the properties located at 620 and 630 Garden Commerce Parkway to be combined into a single parcel. He noted that the applicants' site plan approval, lot combination, as well as the easement vacation, heard earlier on this agenda, were conditions of approval. Mr. Friedman noted that the lot combination agreement was reviewed by staff, the surveyor, and the City Attorney, and were

found to meet all City code requirements. Staff recommended approval.

Motion by Commissioner Sharman to approve Binding Lot Combination Agreement (Quality Playing Cards) located at 620 and 630 Garden Commerce Parkway. Seconded by Commissioner Jones and carried unanimously 5-0.

- F. Recommendation to authorize the City Manager execute a Ground Lease Agreement with Eight Waves Corporation located at 971 East Plant Street
Commissioner Chloe Johnson noted that she would recuse herself from this conversation and voting.

Economic Development Director Marc Hutchinson stated that the Eight Waves Corporation, based in the City of Winter Garden, proposed an idea of a children's museum and inquired of the property located at 971 E. Plant Street. He described how the non-profit currently serves approximately 1500 underserved children in the community with enrichment programs and services. He spoke of how the organization has outgrown its current location and its future plans for expansion. To help facilitate this effort, the City proposes a 30-year ground lease agreement to govern the use and terms of this property. He spoke of the planned children's museum, its two-phased construction, and expectations of serving an additional 5,000 students and families. Furthermore, Mr. Hutchinson informed that this children's museum would be the first of its kind in the Central Florida region. Staff recommended approval.

There was discussion on the agreement addressing expected standards of operation, clarification on the use of the term museum, and the facility being a modern interactive experience for children. The location and street crossing safety were also discussed.

Motion by Commissioner Bennett to approve a recommendation to authorize the City Manager to execute a Ground Lease Agreement with Eight Waves Corporation located at 971 East Plant Street. Seconded by Commissioner Jones and carried 4-0-1; Commissioner Johnson abstained.

- G. BOARD APPOINTMENTS: Election Canvassing Board

City Clerk Angela Grimmage stated that this item is for annual board appointments to the Election Canvassing Board. The City Charter requires that the City Commission fill the four expiring seats by July 1st. She noted that although there is no scheduled City election for the upcoming year, an election canvassing board would still be required for that just-in-case scenario of a special election. The appointments are for two regular members and two alternate members. Furthermore, she informed of the four current board

members still being interested in retaining their seats. Staff recommended approval.

Motion by Commissioner Sharman to approve appointing Danykqua L. Faulk (Regular Member), Martha Lee Lombardy (Regular Member), Char F. Jordan (First Alternate), Martin Jacoby (Second Alternate) to the Election Canvassing Board. Seconded by Commissioner Johnson and carried unanimously 5-0.

Dispensed as the City Commission and convened as the Community Redevelopment Agency at 7:02 p.m.

Members Present:

CRA Chairman John Rees and CRA Members Lisa L. Bennett, Iliana R. Jones, Chloe Johnson, Colin Sharman and CRA Advisory Board Member Larry Cappleman

Members Absent:

Orange County Appointee Charlie Mae Wilder

- H. Recommendation to approve and authorize City Manager to contribute and pay Youngblood Building Movers, Inc. for house relocation services at 996 East Plant Street in an amount not to exceed \$80,000

Commissioner Chloe Johnson noted that she would recuse herself from this conversation and voting.

Economic Development Director Marc Hutchinson stated that Winter Garden Salon Development, LLC, the owner of 996 East Plant Street, plans to construct a new commercial development called Point on Plant in late 2025. Instead of demolishing the existing house built in 1926 on the property, the owner is donating it to the local non-profit Eight Waves, Inc. He indicated that Eight Waves would use the donated house as a permanent, larger space for their programs, mentioning the long-term ground lease agreement, and undeveloped property at 971 East Plant Street. Furthermore, Mr. Hutchinson shared that Eight Waves plans to build a two-phased children's museum on this leased property, with the donated house being relocated to face Plant Street. To facilitate this move, the City would contribute \$80,000 towards the total relocation cost of \$100,000, with the remaining \$20,000 covered by Winter Garden Salon Development, LLC. Mr. Hutchinson explained that relocation services would be provided by Youngblood Building Movers, Inc. Staff recommended approval.

CRA Member Larry Cappleman noted that the CRA Advisory Board met and unanimously approved this effort and recommended approval. Discussion ensued over the old house's past owner.

Motion by CRA Member Cappleman to approve and authorize the City Manager to contribute and pay Youngblood Building Movers, Inc. for house relocation services at 996 East Plant Street for an amount not to exceed \$80,000. Seconded by CRA Member Bennett and carried 6-0-1; CRA Member Johnson abstained.

Adjourned as the Community Redevelopment Agency and reconvened as the City Commission at 7:05 p.m.

4. Matters From Public

Dave Buckles, 967 Glenview Circle, Winter Garden, Florida, thanked the City as we continue to expand and grow and upgrade facilities. He shared a recent experience with contractors doing work in the neighborhood, stated that he called the City to voice his concerns, and staff quickly came out to investigate. He thanked staff for what they all do.

Danykqua Faulk, 261 Center Street, Winter Garden, Florida, President of One Winter Garden, thanked the City Commission for an amazing event on Saturday, stating that change is good.

Mike Van Den Abbeel, Winter Garden Salon Development, LLC, 996 E. Plant Street, Winter Garden, Florida, commended the City and everyone that worked on the project for a Win-win situation in the collaboration of so many organizations coming together and their joint actions helping grow the community.

Ken Brown, 432 New Hearth Circle, Winter Garden, Florida, commended City staff in the Planning and Building departments for their efforts. He shared an issue related to complications of a newly installed City BS&A system, which he indicated showed his home with the wrong owner on record. Furthermore, Mr. Brown complimented the City on how well they treat their residents, addressed traffic issues related to Oak Glen Boulevard, and made inquiries related to vehicle speeds. He recommended a three-way stop at the corner of New Hearth Circle and Heathrow Street as a traffic-calming measure.

Mr. Brown also voiced concerns regarding the legislature's attempt to attack local rule in its proposal to eliminate property taxes and suggested the City draft a resolution to the State legislature in opposition. He expressed that the burdens would fall on the taxpayers and spoke of needs for infrastructure, roads, police, and fire. He stated that it is not a tax on a home, but a fee for public services.

Mayor Rees noted that the local agencies have recently met regarding this issue.

Sarah Meyer, Executive Director of Eight Waves, Inc., noted that the Children's Museum is going to be an incredible program, and not only for the children of Winter Garden. She described the hands-on features and activities of the interactive museum as a true classic children's museum with the emphasis on helping local children.

Norine Dworkin, Editor-in-Chief of VoxPopuli, announced the nomination of VoxPopuli as a finalist in the Society for Professional Journalists, she commended the City for rescinding a recent trespass notice against Kaitlyn Bennett, and requested that the City Commission also rescind Resolution 23-02 regarding decorum and media rules.

Maria Lorek, 1320 Azalea Way, Winter Garden, Florida, stated that her community, Westside Townhomes, was one of the first communities to partner with Pet Alliance regarding the spay-neuter program and noted being happy to announce that in the two years she has only heard of one litter. Secondly, she addressed concerns of being a resident of Westside Townhomes, spoke of a traumatic incident, and meeting with staff. She spoke of issues in her community relating to drugs, children running ramped, multiple calls to the Police, boundary markers, streets, traffic issues, electric bikes, shooting crimes, and protection of her family.

City Manager Jon C. William expressed that the City responds every time there is a call and addressed the limitations of the Code Enforcement and/or Police, regarding a concern based on someone's video evidence. He spoke of limitations regarding the City having any legal recourse in the case of a Homeowner's Association (HOA). He spoke of the several issues raised and read statistical data related to the Westside Townhomes community. He noted that there had been a decrease as shown in some of the data. He also mentioned speed studies and the topic of speed bumps.

Ms. Lorek noted that speed bumps were the least of their worries and spoke of attempts to get help from their HOA but to no avail.

There was discussion on her meeting with the Police Chief and City Manager.

Robin Clark, 1013 Westside Drive, Winter Garden, Florida, noted that she too lives in Westside Townhomes, spoke of meetings with staff, red flags in their community they try to bring to the City's attention for awareness of issues going on in their community. Ms. Clark mentioned her former employment with the City as a Code Enforcement officer, being a taxpayer, and pleaded for the City's help and expressed that she wanted the Mayor to know.

5. Matters From City Attorney - There were no items.

6. Matters From City Manager

City Manager Jon C. Williams apologized for the late notice but stated that Resolution 25-07 is being added to the agenda for the City Commission's consideration. He explained that it designates the City Manager as the designated administrative official authorized to approve plats and replats. Furthermore, he noted that this item is reflective of a recently approved law by the legislature effective July 1, 2025.

City Attorney Dan Langley read Resolution 25-07 by title only. Discussion ensued on it being unclear as to the State's motives in requiring this item, the City being limited in its choices regarding the issue, and a possible reason being expediting development.

Motion by Commissioner Sharman to approve Resolution 25-07. Seconded by Commissioner Bennett and carried unanimously 5-0.

City Manager Jon C. Williams noted that he distributed information on the Duke Energy Neighborhood Saver program for the City Commission to review. He explained that the program assists families in income-eligible neighborhoods by installing up to 23 energy improvements. He indicated that they would follow up with specific dates, so advertisements for the service could get underway and inform the public of this service.

City Manager Jon C. Williams spoke of an issue that took place on Saturday at the Farmers Market. He stated that he wanted to offer comments of support, gratitude, and thankfulness to the City Officers on the scene of that incident. He expressed to the Police Chief and the entire Police Department that it is a tough job and that we have all felt and experienced some of the criticisms in some of the emails received. He expressed that he just wanted to say thank you for the great job that they do.

7. Matters From Mayor and Commissioners

A. Florida League of Cities Annual Conference Voting Delegate

This item was not addressed.

Commissioner Chloe Johnson thanked staff for all their hard work and especially thanked the Police Officers and the first responders for putting the City first, expressing that they are important to us.

Commissioner Iliana Jones thanked the Police Officers and first responders for

all they do, and she expressed that they are really appreciated.

Commissioner Lisa L. Bennett said she echoed the comments of the other Commissioners, thanked staff for a great Juneteenth event, and she recommended that the City get misters for these events when it is so hot.

Mayor John Rees thanked City staff and everyone involved in the Juneteenth event and apologized to the City Manager and Police Chief for not formally acknowledging them as attendees in the audience at the event. He stated that he also offered his support to the City's law enforcement officers. He thinks they do a great job and were following past protocols of what they thought to be in the agreement. Furthermore, he voiced strong disappointment, expressing that we can agree to disagree on some things, but he pointed out the people that were so upset and calling his home used profanity. He said it is really sad that we as a nation, we as a people, we as a human race, have come to that. He further expressed his disappointment in his family having to be subjected to it.

8. Adjourn

The meeting adjourned at 7:40 p.m.

APPROVED:

Mayor John Rees

ATTEST:

City Clerk Angela J. Grimmage

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Kelly Carson, Planning Director

Via: City Manager Jon C. Williams

Date: July 2, 2025 **Meeting Date:** July 10, 2025

Subject: 14451, 14423, 14411, 14375, and 14345 W Colonial Drive PCD Rezoning
(4.71+/- Acres)

Ordinance 25-13

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).

Discussion:

The applicant is requesting to rezone the subject properties from C-2 (Arterial Commercial) to Planned Commercial Development (PCD) 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. The existing Solomons Auto Body will be demolished. The PCD also calls for parking, a 6' tall masonry wall, and enhanced landscaping. The proposed PCD rezoning is consistent with the City's Comprehensive Plan and the City's Code of Ordinances.

Recommended Action:

Staff recommends approval of Ordinance 25-13, with the second reading and adoption anticipated to be on July 24, 2025.

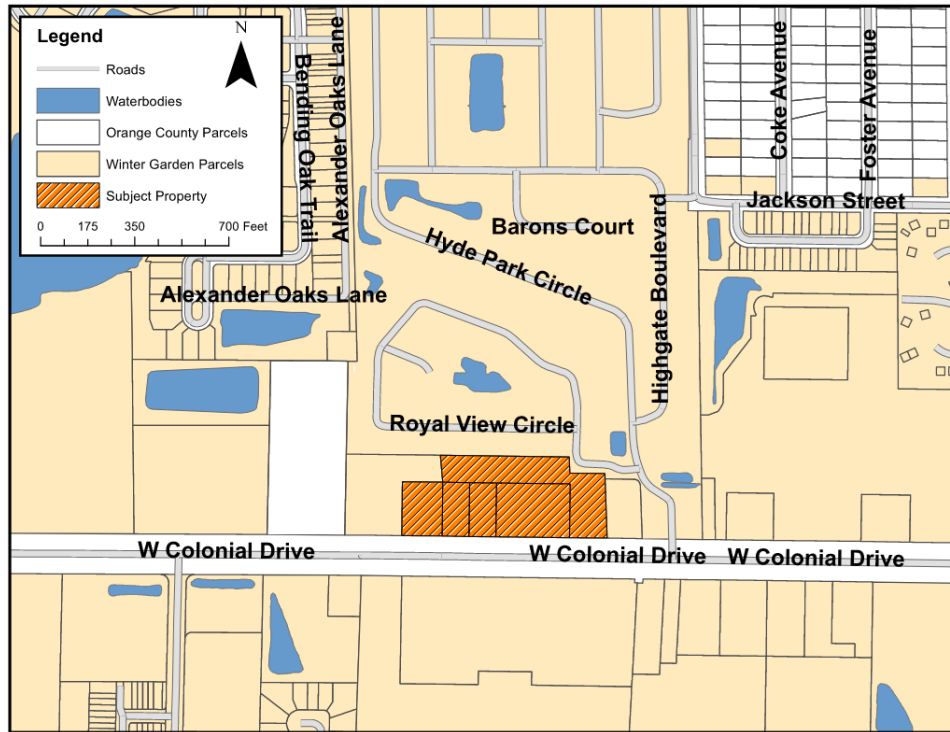
Attachment(s)/References:

Location Map
Ordinance 25-13
Staff Report
Business Impact Estimate

LOCATION MAP

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

Planned Commercial Development



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

----	COVER SHEET
V1	EXISTING CONDITIONS
C0	GENERAL NOTES
C1	MASTER SITE PLAN
C1.1	GEOMETRY, MARKING AND SIGNAGE PLAN
C2	DEMOLITION AND EROSION CONTROL PLAN
C3	GRADING AND DRAINAGE PLAN
C4	UTILITY PLAN
C5	SITE DETAILS
C5.1	SITE DETAILS
C5.2	SITE DETAILS
C5.3	STORMTECH DETAILS
C6	CITY OF WINTER GARDEN STANDARD DETAILS FOR WATER DISTRIBUTION SYSTEMS
C6.1	CITY OF WINTER GARDEN STANDARD DETAILS FOR WASTEWATER COLLECTION SYSTEM
C6.2	CITY OF WINTER GARDEN AS-BUILT / RECORD DRAWINGS
C7	LIFTSTATION DETAILS
C8	FDOT STANDARD DETAILS
C8.1	FDOT STANDARD DETAILS
C8.2	FDOT STANDARD DETAILS
C8.3	FDOT STANDARD DETAILS
LP-01	PLANTING PLAN
LP-02	PLANTING PLAN
LP-03	PLANTING PLAN
A-1.0	BLD 100 ARCHITECTURAL INDEX
A-2.0	BLD 100 FLOOR PLAN
A-3.0	BLD100 WEST AND SOUTH ELEVATIONS
A-3.0-C	BLD 100 WEST AND SOUTH ELEVATIONS COLORED
A-3.1	BLD 100 EAST AND NORTH ELEVATIONS
A-3.1-C	BLD 100 EAST AND NORTH ELEVATIONS COLORED
A-1.0	BLD 200, 300, AND 400 ARCHITECTURAL INDEX
A-2.0	BLD 200, 300, AND 400 FLOOR PLAN
A-3.0	BLD 200, 300, AND 400 ELEVATIONS
A-3.0-C	BLD 200, 300, AND 400 ELEVATIONS COLORED

NOTES:

- ALL GRAVITY SANITARY PIPE AND FITTINGS SHALL BE SDR26.
- ALL COMPACTION SHALL BE 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY (AASHTO T-180).
- 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 AND PRIOR TO PAVEMENT AND BASE MATERIAL PLACEMENT.
- 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 I BEDDING, HP POLYPROPYLENE PIPE (NOT HDPE, N=12), LASER PROFILING, INSTALLATION PER ASTM D2321, ETC (SEE UNDER ON-LINE FORMS ON WEBSITE).
- ALL UTILITIES SHALL BE UNDERGROUND PURSUANT TO CODE (SEC. 18-33) INCLUDING ELECTRICAL POWER, CABLE, TELEPHONE, ETC.
- DEMOLITION SHALL BE REQUIRED IF ANY STRUCTURE ARE TO BE DEMOLISHED.
- NO TREES TO BE PLANTED OVER OR WITHIN 5 FEET OF ANY UTILITY LINES. ONLY SOD OR SHRUBS MAY BE PLANTED OVER UTILITY LINES.
- 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.
- ALL SIGNAGE WILL BE PERMITTED SEPARATELY AND SHALL ADHERE TO CITY CODE CHAPTER 102-SIGNS.
- ALL WORK SHALL CONFORM TO CITY OF WINTER GARDEN STANDARDS AND SPECIFICATIONS.
- 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.
- 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.
- 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 PERMIT THAT MAY BE REQUIRED BY FEDERAL, STATE, REGIONAL, COUNTY, MUNICIPAL OR OTHER AGENCIES THAT MAY HAVE JURISDICTION.
- SITE LIGHTING SHALL MEET CITY OF WINTER GARDEN CITY CODE - DARK SKIES LIGHTING (CODE SECTION 118-1536). 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
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 100 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.

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



LOCATION MAP

N.T.S.

SUBMITTALS			
DATE	AGENCY	SHEETS	COMMENT
9/18/20	CITY OF WINTER GARDEN	COVER, V1, C0, C1, C1.1, C2, C3, C3.1, C4, C4.1, C5, C5.1, C5.2, C6, C6.1, C7	SITE PLAN
09/17/21	CITY OF WINTER GARDEN	COVER, V1, C0, C1, C1.1, C2, C3, C3.1, C4, C4.1, C5, C5.1, C5.2, C6, C6.1, C7	SITE PLAN
06/02/22	CLIENT	C1	FLIP SITE
08/03/22	CWG	COVER, V1, C0, C1, C1.1, C2, C3, C4, C5, C5.1, C5.2, C5.3, C5.4, C6, C6.1, C6.2, C7, C8, C8.1, C8.2, C8.3, A000, A101, A200, A201, A202, A301, A401	PCD RESUB
05/04/23	CWG	COVER, V1, C0, C1, C1.1, C2, C3, C4, C5, C5.1, C5.2, C5.3, C6, C6.1, C6.2, C7, C8, C8.1, C8.2, C8.3, A000, A101, A200, A201, A202, A301, A302, A401, SK202, SK203, SK301, SK302, SK303, SK401, SK402, SK403	PCD RESUBMIT
08/25/23	CWG	COVER, V1, C0, C1, C1.1, C2, C3, C4, C5, C5.1, C5.2, C5.3, C6, C6.1, C6.2, C7, C8, C8.1, C8.2, C8.3, LP-01, LP-02, LP-03, E-1, E-2, E-3, A-1.0, A2.0, A3.0, A3.0-C, A-3.1, A-3.1-C, A-1.0, A-2.0, A-3.0, AND A-3.0-C	PCD RESUBMIT
02/14/24	CWG	COVER, V1, C0, C1, C1.1, C2, C3, C4, C5, C5.1, C5.2, C5.3, C6, C6.1, C6.2, C7, C8, C8.1, C8.2, C8.3, LP-01, LP-02, LP-03, E-1, E-2, E-3, A-1.0, A2.0, A3.0, A3.0-C, A-3.1, A-3.1-C, A-1.0, A-2.0, A-3.0, AND A-3.0-C	PCD RESUBMIT
05/14/24	CWG	COVER, V1, C0, C1, C1.1, C2, C3, C4, C5, C5.1, C5.2, C5.3, C6, C6.1, C6.2, C7, C8, C8.1, C8.2, C8.3, LP-01, LP-02, LP-03, E-1, E-2, E-3, A-1.0, A2.0, A3.0, A3.0-C, A-3.1, A-3.1-C, A-1.0, A-2.0, A-3.0, AND A-3.0-C	PCD RESUBMIT
11/13/24	CWG	COVER, V1, C0, C1, C1.1, C2, C3, C4, C5, C5.1, C5.2, C5.3, C6, C6.1, C6.2, C7, C8, C8.1, C8.2, C8.3, LP-01, LP-02, LP-03, E-1, E-2, E-3, A-1.0, A2.0, A3.0, A3.0-C, A-3.1, A-3.1-C, A-1.0, A-2.0, A-3.0, AND A-3.0-C	PCD RESUBMIT
06/26/25	CWG	COVER, V1, C0, C1, C1.1, C2, C3, C4, C5, C5.1, C5.2, C5.3, C6, C6.1, C6.2, C7, C8, C8.1, C8.2, C8.3, LP-01, LP-02, LP-03, E-1, E-2, E-3, A-1.0, A2.0, A3.0, A3.0-C, A-3.1, A-3.1-C, A-1.0, A-2.0, A-3.0, AND A-3.0-C	FINAL PCD RESUB.

LAM
Civil Engineering, Inc.

1320 W PINE STREET
ORLANDO, FL 32805

OFFICE: 321-295-0181
CELL: 321-295-0

CERTIFICATE OF
AUTHORIZATION No. 27340

NOT FOR CONSTRUCTION
UNLESS SIGNED AND SEALED

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

DATE

PN: 2020.018.02

DRAWN BY: LCE

APPROVED BY: QL

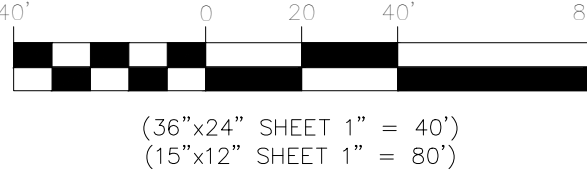
DATE: 11-13-24

SHEET ----

BOUNDARY & TOPOGRAPHIC SURVEY

FOR ENGINEERING PURPOSE

GRAPHIC SCALE



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 SOUTH 130.17 FEET; THENCE NORTH 80.08 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. LESS AND EXCEPT THE SOUTH 75 FEET FOR STATE ROAD.

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
LI	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 Setback	F	Field	Pg	Page	SW.E	Sidewalk Easement
CATV	Cable TV Riser	F.F	Finish Floor	P.C.P	Permanant 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	P.O.C	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
IR	Iron Rod	P.I	Point of Intersection	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 Disc	RAD	Radial	⊙	EAR TREE
D.F	Drainfield	N.R	Non Radial	R	Radius		
DW	Driveway	NHWE	Normal High Water Elevation	R.P	Radius Point		
E.O.P	Edge of Pavement	N.T.S	Not to Scale	R.W	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 5J-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

DATE

PROJECT No. 2020.018.02

DATE: 11-13-24

DRAWN BY: LCE

APPROVED BY: QTL

SHEET V1

GENERAL NOTES

- THE BOUNDARY AND TOPOGRAPHIC SURVEYS FOR THIS PROJECT WERE FURNISHED BY THE CLIENT, LAM CIVIL ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS AND ACCURACY OF THE SURVEYS. LAM CIVIL ENGINEERING, INC. HAS USED THESE SURVEYS IN PREPARING THE CIVIL SITE PLANS. THE CONTRACTOR SHALL VERIFY THE EXISTING TOPOGRAPHIC DATA, THE LOCATION OF EXISTING SITE FEATURES, UTILITIES, AND ALL OTHER SITE CONDITIONS SHOWN ON THE PLANS PRIOR TO COMMENCING WORK. ANY SITE CONDITIONS DIFFERENT FROM PLANS SHALL BE DISCLOSED AS DESCRIBED IN GENERAL NOTES NUMBER 2.
- ANY SITE CONDITIONS DIFFERENT FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, THE CONTRACTOR SHALL BRING THE DISCREPANCY TO THE IMMEDIATE ATTENTION OF THE OWNER/CLIENT OR ENGINEER OR ARCHITECT IN WRITING WITHIN 48 HOURS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH DIFFERING CONDITIONS WILL BE ALLOWED IF HE OR SHE FAILS TO PROVIDE WRITTEN NOTIFICATION TO THE OWNER/CLIENT OR ARCHITECT OR ENGINEER.
- THE LOCATION OF ALL EXISTING UTILITY SERVICES, FACILITIES AND STRUCTURAL FEATURES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THE COMPLETENESS OF THE INFORMATION PROVIDED. ANY INACCURACY OR OMISSION IN SUCH INFORMATION SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROTECT SUCH EXISTING FEATURES FROM DAMAGE OR UNSCHEDULED INTERRUPTION OF SERVICES. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, CONTRACTOR SHALL BE DISCLOSED AS DESCRIBED IN GENERAL NOTES NUMBER 2.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND FOR NOTIFYING THE VARIOUS UTILITY COMPANIES TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION, DISRUPTION OF SERVICE, OR CLARIFICATION WITH THE UTILITY COMPANIES. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THESE PLANS OR FIELD LOCATED. PRIVATE UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY AND THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANY DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE BY THE VARIOUS UTILITY COMPANIES SHALL BE INCIDENTAL TO THE CONTRACT.
- THE CONTRACTOR SHALL EXAMINE THE SITE FOR ALL CONDITIONS WHICH MAY AFFECT THIS PROJECT EITHER WITHIN THE PROPOSED CONSTRUCTION AREAS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND ASSURING THAT NO EXISTING UTILITIES, DRAINAGE SYSTEM STRUCTURES, OR PHYSICAL STRUCTURE IS WITHIN THE LIMITS OF THE PROJECT. THE OWNER AND THE ENGINEER ASSUME NO RESPONSIBILITY FOR SUBSURFACE CONDITIONS OR FOR THE CONTRACTOR'S FAILURE TO IDENTIFY, LOCATE, AND PROTECT EXISTING FACILITIES.
- THE CONTRACTOR SHALL LOCATE AND VERIFY THE DEPTHS AND LOCATIONS OF ALL EXISTING UTILITIES FOR THE PROJECT, PRIOR TO ORDERING ANY STRUCTURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND IN-HAND PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SATISFYING ALL REQUIREMENTS OF REGULATORY AGENCIES REGARDING CONSTRUCTION AND MAINTENANCE ACTIVITIES AND CONDITIONS STATED THEREIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL INSPECTION CRITERIA, INSPECTION SCHEDULES AND SIGNING REQUIRED INSPECTIONS.
- ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY AND/OR COUNTY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.
- ALL MATERIALS, INSTALLATION, AND TEST SHALL BE IN ACCORDANCE WITH LOCAL AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. WHERE THE SPECIFICATIONS CONFLICTS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
- THE CONTRACTOR SHALL SUBMIT COPIES OF ALL TESTING REPORTS TO THE OWNER AND ENGINEER FOR COORDINATION AND REVIEW.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ENGINEER AND REGULATORY AGENCIES APPROVAL PRIOR TO PROCUREMENT OF MATERIALS.
- AS-BUILT DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER UPON PROJECT CONSTRUCTION COMPLETION BUT PRIOR TO FINAL CERTIFICATION OF COMPLETION BY THE ENGINEER AND LOCAL REGULATORY AGENCIES (SEE AS-BUILT NOTES FOR SPECIFICS REQUIREMENTS).
- THE CONTRACTOR SHALL COORDINATE BETWEEN MECHANICAL, ELECTRICAL, IRRIGATION, ARCHITECTURAL, CIVIL, AND ETC... IF ANY DISCREPANCIES ARE FOUND THE CONTRACTOR IS TO NOTIFY THE OWNER AND ARCHITECT IN WRITING IMMEDIATELY.
- ALL HANDICAP ACCESSIBLE CURB RAMPS SHALL BE CONSTRUCTED WITH CONCRETE IN COMPLIANCE WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), AND ADA STANDARDS FOR ACCESSIBLE DESIGN (28 CFR PART 36) LATEST EDITION. ALL HANDICAP ACCESSIBLE CURB RAMPS SHALL HAVE CURB RAMP DETECTABLE WARNINGS AS OUTLINED IN FDOT DESIGN STANDARDS INDEX #304 (PUBLIC SIDEWALK CURB RAMPS).
- ALL MANHOLES, INLETS, AND JUNCTION BOX STRUCTURES SHALL BE PRE-CAST AND IN ACCORDANCE WITH ASTM C-478 UNLESS SPECIFIED ELSEWHERE (I.E. PLANS AND SPECIFICATIONS).
- BURNING WILL NOT BE ALLOWED UNLESS THE APPROPRIATE PERMIT AND/OR APPROVAL IS OBTAINED FROM THE GOVERNMENTAL ENTITY HAVING JURISDICTION OVER THE BURNING ACTIVITIES AT THE LOCATION WHERE THE PROPOSED BURNING ACTIVITY IS REQUESTED.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL AND SAFETY DEVICES IN ACCORDANCE WITH THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST FLORIDA DEPARTMENT OF TRANSPORTATION "ROADWAY DESIGN STANDARDS" INDEX 600, SUCH AS TO EFFECTIVELY PREVENT ACCIDENTS IN ALL PLACES WHERE WORK CAUSES OBSTRUCTION TO THE NORMAL TRAFFIC PATTERN AND/OR FLOW OR CONSTITUTES IN ANY WAY A HAZARD TO THE PUBLIC. IF DURING CONSTRUCTION ACCESS FOR LOCAL TRAFFIC IS CHANGED, THEN THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL JURISDICTIONAL AGENCY A MINIMUM OF THREE (3) WORKING DAYS IN ADVANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF TRAFFIC (MOT) PLANS AND SIGNAGE THAT WOULD BE REQUIRED FOR THIS PROJECT AND SHALL INCLUDE THE MOT PLANS AND SIGNAGE IN THE BID FOR THIS PROJECT..
- SIGNAGE AND STRIPING SHALL CONFORM TO THE FDOT DESIGN STANDARD LATEST EDITION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) 2003 EDITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION ALL EXISTING CORNER MONUMENT AND/OR BENCHMARKS. DISTURBED CORNER MONUMENT AND/OR BENCHMARKS SHALL BE RESTORED BY FLORIDA LICENSED SURVEYOR SELECTED BY THE OWNER AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PROVIDE AT A MINIMUM OF ONE (1) VERTICAL TO ONE (1) HORIZONTAL SIDE SLOPE FOR DIG TRENCHES AT ALL TIMES. WHERE DIG TRENCHES ARE STEEPER THAN ONE (1) VERTICAL TO ONE (1) HORIZONTAL, A TRENCH BOX SHALL BE USED.

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

DEMOLITION NOTES

- 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.
- THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO COMMENCING CONSTRUCTION FOR DIG PERMITS, WATER AND WASTEWATER PERMITS, AND/OR OTHER PERMITS AS APPLICABLE. THE CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND AND/OR ABOVE GROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION OR EXCAVATION.
- THE LOCATION OF EXISTING UTILITIES AND DRAINAGE SYSTEM SHOWN ON THE PLANS HAVE BEEN DERIVED FROM THE BEST INFORMATION AVAILABLE AT TIME OF DESIGNING AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR EXISTING UTILITIES AND DRAINAGE SYSTEM INACCURACY SHOWN ON THE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY EXISTING UTILITIES RELOCATIONS WITH THE UTILITY OWNERS. IF THE EXISTING UTILITIES RELOCATIONS CAUSED THE CONTRACTOR ANY DELAY OR INCONVENIENCE, IT IS CONSIDERED INCIDENTAL TO THE CONTRACT AND NO EXTRA EXPENSE WILL BE ALLOWED.
- ALL DEBRIS AND DISCARDED MATERIALS FROM CONSTRUCTION ACTIVITIES SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED FOR DEMOLITION CONSTRUCTION WORK AND HAULING WASTE MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST AND PERMIT FEES ASSOCIATED WITH DEMOLITION, CONSTRUCTION WORK AND HAULING WASTE MATERIAL.
- THE CONTRACTOR SHOULD VERIFY AND MARK WITH LOCAL NATURAL GAS COMPANY FOR LOCATION AND DEPTH OF ALL GAS MAINS WITHIN CONSTRUCTION LIMITS AND ANY EXCAVATION AREA.
- ANY ENCOUNTERED CONTAMINATED / HAZARDOUS MATERIALS SHALL BE DISPOSED OF IN A MANNER APPROVED BY THE ENGINEER IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL CONTAMINATED/HAZARDOUS MATERIALS SHALL BE COORDINATED WITH ENVIRONMENTAL ENGINEER FOR TESTING, IDENTIFICATION, EXCAVATION, AND DISPOSING OFFSITE IN ACCORDANCE WITH EPA, FDEP, AND LOCAL JURISDICTION REGULATIONS.
- PRIOR TO DEMOLISHING UTILITY LINES, CONTRACTOR SHALL VERIFY FLOW FROM EXISTING BUILDINGS WHICH ARE TO REMAIN. IF DEMOLITION WILL CUT OFF THESE FACILITIES, THE OWNER, ARCHITECT AND/OR ENGINEER SHALL BE CONTACTED IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO ALL AREAS (SUCH AS ASPHALT, BUILDING STRUCTURES, UTILITY LINES, STORM SYSTEM, ETC.) DURING THE DEMOLITION AND CONSTRUCTION OF THIS PROJECT AND SHALL RESTORE THE DAMAGED FACILITY TO PRE-DAMAGED CONDITION.

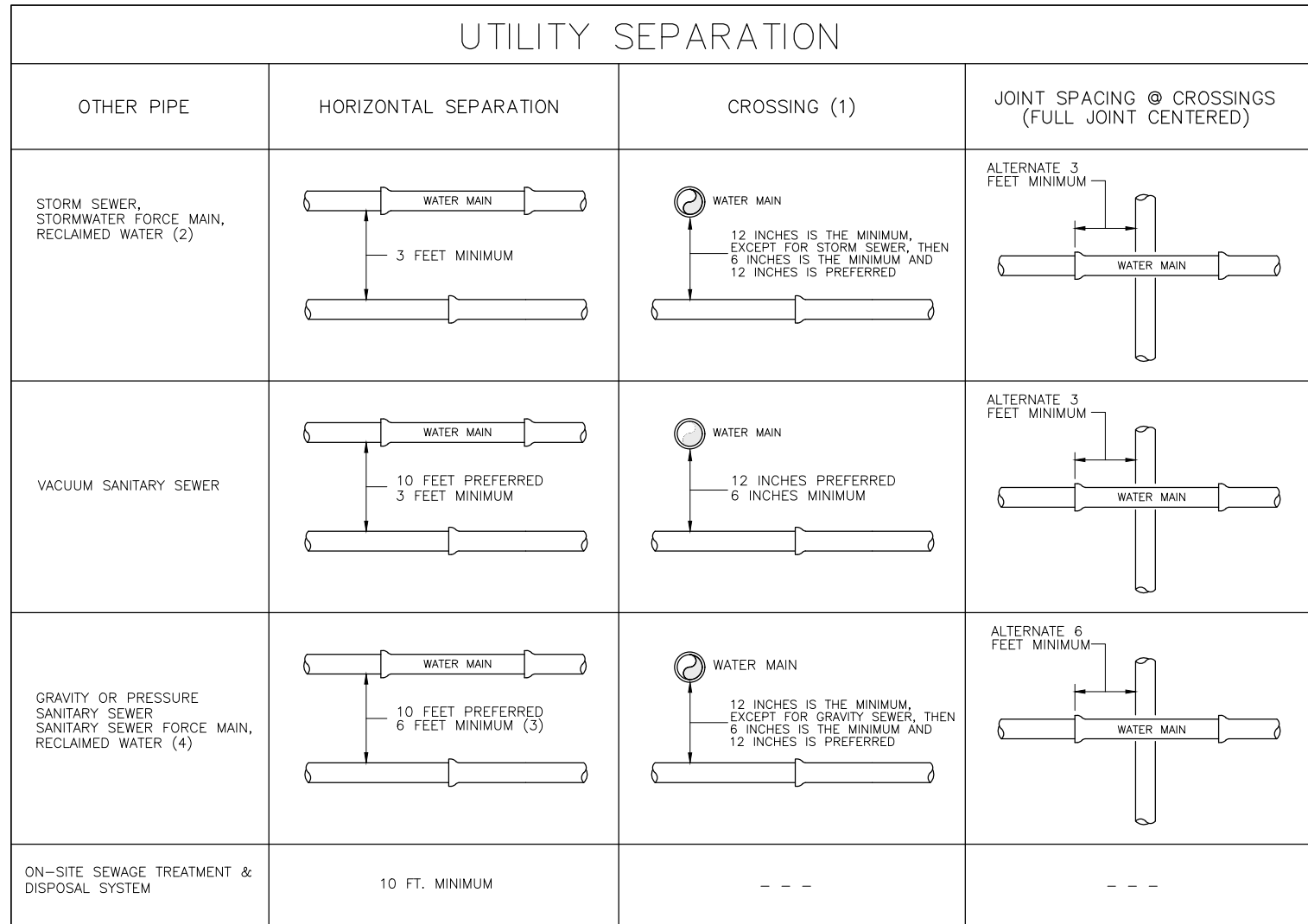
48 HOURS BEFORE DIGGING
CALL
TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL CENTER

EROSION CONTROL NOTES

- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING FDEP NOTICE OF INTENT (NOI) APPLICATION AND FEE AT LEAST 48-HOURS PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE EPA/FDEP NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND SHALL RETAIN THE SWPPP ONSITE WITH LOGS OF EROSION AND SEDIMENT CONTROLS INSPECTIONS. NOI'S APPLICATION AND FEE MUST BE SENT TO THE FOLLOWING ADDRESS:
NPDES STORM WATER NOTICES CENTER, MS#2510
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2600 BLAIR STONE ROAD
TALLAHASSEE, FLORIDA 32399-2400
- THE CONTRACTOR SHALL ENSURE EROSION AND SEDIMENT CONTROL MEASURES REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION AT ALL LOCATIONS SHOWN UNTIL CONSTRUCTION IS COMPLETED, SOILS ARE STABILIZED AND VEGETATION IS ESTABLISHED.
- THE CONTRACTOR SHALL MAKE DAILY INSPECTIONS TO DETERMINE THE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL MEASURES. ANY NECESSARY REMEDIES SHALL BE PERFORM WITHOUT DELAY AND RECORD THE INSPECTION AND REMEDIES IN THE SWPPP LOG.
- THE CONTRACTOR SHALL PROVIDE HAY BALES, SILT FENCES, TURBIDITY BARRIERS, TEMPORARY GRASSING, ETC. AS PART OF THE EROSION AND SEDIMENT CONTROL MEASURES (SEE LIST BELOW).
A. INLET PROTECTION: INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT (SILT) WITHIN STORMWATER RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS.
B. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY, WETLAND OR STORM SEWER SYSTEM.
C. CLEARING EXPOSED AREA: THE RAW ERODABLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILL OPERATIONS SHALL BE CONTROLLED TO LIMIT OFFSITE DEPOSIT OF SEDIMENT.
D. TEMPORARY SEEDING: AREAS WITH RAW ERODABLE SOIL THAT ARE NOT ANTICIPATED TO RECEIVE FINAL GRASSING OR PAVEMENT OR FOUNDATION WITHIN 30 DAYS SHALL BE SEEDDED WITH A QUICK GROWING GRASS SPECIES. THE RATE OF SEEDING SHALL BE 30 POUNDS PER ACRE. TEMPORARY SEEDING SHALL BE CONTROLLED SO AS TO NOT ALTER OR COMPLETE WITH PERMANENT GRASS.
E. TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN "D" ABOVE, SHALL ADDITIONALLY RECEIVE APPROXIMATELY TWO (2) INCHES OF MULCH. LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDDED AREA TO A DEPTH OF FOUR (4) INCHES. THE SEEDDED OR SEEDDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. IF AFTER 14 DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEEDS SHALL BE APPLIED TO ESTABLISH GREATER THAN 75% GRASS COVER.
- THIS PROJECT MAY REQUIRE DEWATERING FOR SITE WORKS AND THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL DEWATERING PERMITS FROM WATER MANAGEMENT DISTRICT AND LOCAL JURISDICTIONAL AGENCIES.
- PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL OBTAIN AND KEEP ON SITE ALL PERMITS (I.E. FDEP NOI, WATER MANAGEMENT DISTRICT PERMIT, CITY AND/OR COUNTY PERMITS, AND ETC.)

GRADING AND DRAINAGE NOTES

- 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. IN NO CASE WILL BURIAL OF DISPOSABLE MATERIALS BE ALLOWED WITHIN HE PAVEMENT AREAS, BUILDING PAD AREAS, POND OR SWALE BERMS OR EMBANKMENTS, OR IN REAR YARDS ADJACENT TO PONDS OR LAKES.
- THE OWNER SHALL PROVIDE A GEOTECHNICAL ENGINEER TO MAKE DETERMINATIONS ON THE SUITABLE OF MATERIAL ACQUIRED FROM EXCAVATIONS OR BORROW OPERATIONS AND TO DETERMINE FILL SUITABILITY AND CONTROL FOR EMBANKMENT OPERATIONS OR THE STOCKPILING OF SURPLUS SOIL. THE CONTRACTOR SHALL COOPERATE WITH THE GEOTECHNICAL ENGINEER AS REQUIRED TO DO THE WORK.
- THE CONTRACTOR IS REQUIRED TO REVIEW THE PROJECT PLANS AND CONSULT WITH THE GEOTECHNICAL ENGINEER WHO THE OWNER HAS RECOMMENDED, IN MANAGING THE EXCAVATION, STAGING, PLACEMENT AND COMPACTION OF SOILS MATERIALS.
- ALL SOIL TYPE IDENTIFICATION ON CIVIL PLANS HAVE BEEN PROVIDED BY GEOTECHNICAL ENGINEER AND/OR NATURAL RESOURCES CONSERVATION SERVICE (NRCS) PREVIOUSLY KNOWN AS SOIL CONSERVATION SERVICE (SCS).
- ALL GRADING AND SITE PREPARATION SHALL CONFORM TO SPECIFICATION AND LOCAL RULES AND REGULATIONS.
- ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION OR BETTER.
- PRIOR TO THE PLACEMENT OF SELECT FILL, THE AREA TO BE FILLED WILL BE PROOF ROLLED UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER. IN NO CASE SHOWING SIGNS OF PUMPING, WEAVING OR OTHER FORMS OF INSTABILITY SHALL BE SELECTIVELY REMOVED AND REPLACED WITH COMPACTED SELECT FILL.
- THE CONTRACTOR SHALL INSURE THAT PROPER SOIL DENSITIES ARE ACHIEVED AS SPECIFIED IN THE SPECIFICATION AND RECOMMENDED AND TESTED BY GEOTECHNICAL ENGINEER FOR THE SUPPORT REQUIRED FOR ANY STRUCTURE EITHER PHYSICAL OR EARTHEN (I.E. PAVEMENT, DRAINAGE STRUCTURES, DRAINAGE PIPES, BUILDING PADS, AND ETC.) DESCRIBED IN THE PLANS. THE CONTRACTOR SHALL INSURE SUFFICIENT SOILS TESTING HAS BEEN PERFORMED BY GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
- POND AND BERM EMBANKMENTS SHALL BE CONSTRUCTED OF SUITABLE MATERIAL IN LIFTS NOT MORE THAN 12-INCHES PER LIFT. POND AND BERM COMPACTION SHALL BE AS SPECIFIED BY THE GEOTECHNICAL ENGINEER, BUT IN NO CASE LESS THAN A MINIMUM EQUIVALENT OF 95 PERCENT OF THE SOIL'S MODIFIED PROCTOR DENSITY TEST (ASTM D-1557).
- ALL FILL EMBANKMENT AND GRADED AREAS SHALL BE PROTECTED AGAINST EROSION BY METHODS STATED IN FDOT STANDARD SPECIFICATIONS FOR BRIDGE AND ROAD CONSTRUCTION, "SECTION 104". SIDE SLOPES MAY BE SEEDDED, SODDED AND MULCHED PROVIDED THAT THE MULCH MATERIAL IS DISC HARROWED AND THE GRADED AREA AND SIDE SLOPES ARE NOT GREATER THAN 3:1.
- ALL POND AND OPEN DRAINAGE SYSTEM (I.E. SWALES AND DITCHES) SIDE SLOPES AND DRY BOTTOMS ARE TO BE SODDED UP TO THE TOP OF BANK ELEVATIONS.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL NEWLY PLANTED GRASS, PLANT AREA, AND RETENTION/DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER.
- THE CONTRACTOR SHALL PROVIDE DEWATERING IF REQUIRED FOR THE PROJECT AND SHALL APPLY AND OBTAIN THE NECESSARY PERMITS FOR DEWATERING FROM LOCAL, STATE AND/OR FEDERAL AGENCIES.
- ALL EXPOSED EARTH ADJACENT TO STORM DRAINAGE STRUCTURES (I.E. DITCH BOTTOM INLETS, MANHOLES, MITERED-END SECTIONS, HEADWALLS, OUTFALL STRUCTURES, AND ETC.) SHALL BE SODDED.
- MITERED-END SECTIONS AND U-TYPE HEADWALLS ARE LOCATED WITH COORDINATES AT THE CENTER OF THE OUTFALL STRUCTURE.
- ALL PAVEMENT AND CURB RETURNS RADI DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- ALL STORM SEWER PIPE WILL CONSISTED OF REINFORCED CONCRETE PIPE (RCP) CLASS III, EXCEPT WHERE NOTED ON THE PLANS OR REQUIRED BY GOVERNMENTAL JURISDICTION.
- ALL CONCRETE PIPE JOINTS SHALL BE WRAPPED WITH 4-FT OF FILTER FABRIC CENTERED BETWEEN PIPE JOINTS.
- ALL PAVEMENT AND CONCRETE AREAS SHALL HAVE A MINIMUM OF 0.5% LONGITUDINAL OR LATERAL SLOPE.
- ALL BENCHMARK LOCATION AND ELEVATION WERE PROVIDED BY SURVEYOR AND LAM CIVIL ENGINEERING, INC. HAS USED THE BENCHMARK INFORMATION PROVIDED IN PREPARING THE PLANS. LAM CIVIL ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS OR ACCURACY OF THE SURVEY INFORMATION. THE CONTRACTOR SHALL VERIFY THE SURVEY PRIOR TO START OF CONSTRUCTION.
- SUBSURFACE EXPLORATION AND GEOTECHNICAL EVALUATION FOR THIS PROJECT AND ITS SURROUNDING HAS BEEN PERFORMED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 28, 2008. THE CONSTRUCTION DOCUMENTS WERE PREPARED BASED ON THE ABOVE GEOTECHNICAL REPORT RECOMMENDATION AND SUGGESTION. ANY CONFLICT BETWEEN INFORMATION WITHIN THE REPORTS AND THESE PLANS SHALL BE REPORTED TO THE OWNER/ENGINEER. THE CONTRACTOR IS ADVISED TO PERFORM INDEPENDENT EVALUATIONS REGARDING THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION, AND TO OBTAIN A COPY OF THE ABOVEMENTIONED REPORTS PRIOR TO CONSTRUCTION.



- WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
- RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
- 3 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.
- 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.

UTILITY NOTES

- ALL UTILITY PIPES SHALL HAVE A MINIMUM THIRTY SIX (36) INCHES OF COVER FROM CROWN OF PIPES.
- 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). PVC PIPE WITH NOMINAL DIAMETER FOUR (4) INCHES TO TWELVE (12) INCHES SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 150 PSI AND SHALL HAVE A DIMENSION RATION (DR) OF 18.
- 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 IN ACCORDANCE WITH ANSI/AWWA C104/A21.4.
- THE CONTRACTOR SHALL TAKE ADEQUATE MEASURES TO INSURE THE PROTECTION OF EXISTING WATER MAINS FROM BACKFLOW CONTAMINATION DURING BACK FILLING, FLUSHING, TESTING, AND MAINTAINING A CONSTANT PRESSURE IN THE PIPING SYSTEM UNTIL A LETTER OF CLEARANCE IS OBTAINED FROM FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND UTILITY SERVICE PROVIDER.
- AN APPROVED REDUCED PRESSURE BACKFLOW PREVENTION (RPZ) DEVICE IS REQUIRED FOR THE POTABLE WATER MAIN SYSTEM TO BE CONNECTED AT THE POINT OF SERVICE (POS) FROM THE UTILITY SERVICE PROVIDER. APPROVED DOUBLE CHECK VALVE ASSEMBLIES ARE REQUIRED FOR ALL IRRIGATION AND FIRE PROTECTION SYSTEMS TO BE CONNECTED AT THE POS FROM THE UTILITY SERVICE PROVIDER. THE CONTRACTOR IS RESPONSIBLE FOR TESTING THE DEVICES BY A CERTIFIED BACKFLOW TESTER AND FORWARD THE RESULTS TO THE UTILITY SERVICE PROVIDER.
- ALL WATER MAIN CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE UTILITY SERVICE PROVIDER SPECIFICATIONS AND STANDARDS UNLESS SPECIFICALLY STATED ON THE PLANS.
- THE CONTRACTOR SHALL PROTECT THE EXISTING ACTIVE MAIN FROM BACKFLOW CONTAMINATION DURING BACK FILLING, FLUSHING, TESTING, AND MAINTAINING A PRESSURE IN THE NEW MAINS DURING CONSTRUCTION. ALL PROTECTION METHODS SHALL CONFORM TO THE LOCAL UTILITY PROVIDER, FDEP, AND AWWA STANDARD SPECIFICATIONS.
- IN THE EVENT THAT THE POTABLE WATER SYSTEM IS CONTAMINATED DUE TO CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE RESPONSIBLE, UNDER THE DIRECTION OF THE OWNER, OR STATE AND LOCAL REGULATORY AGENCY, FOR CORRECTING ANY SUCH CONTAMINATION INCLUDING DISINFECTION, TESTING, AND OTHER CORRECTIVE ACTION, AT CONTRACTOR'S EXPENSE.
- DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH LOCAL STANDARDS AND AWWA C651 SPECIFICATIONS. ALL REPAIRS OR TESTING OR RETESTING SHALL BE DONE AT CONTRACTOR'S EXPENSE.
- AFTER DISINFECTION, BACTERIOLOGICAL TESTING (BT) SHALL BE PERFORMED AT LESS TWO (2) CONSECUTIVE DAYS IN ACCORDANCE WITH AND APPROVED BY LOCAL UTILITY PROVIDER AND FDEP. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT FOUR (4) SETS OF AS-BUILT WATER AND SEWER DRAWINGS AND THE BT RESULTS TO THE ENGINEER. AS-BUILT WATER AND SEWER DRAWINGS SHALL BE PREPARED, SIGNED AND SEALED BY A FLORIDA REGISTERED SURVEYOR.
- THE ON-SITE WATER AND WASTEWATER SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED. LOCAL UTILITY PROVIDER WILL INSPECT THESE FACILITIES AS THEY ARE INSTALLED AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL ALL UTILITY LINES TO LOCAL UTILITY PROVIDERS STANDARDS AND TO COORDINATE WITH THE LOCAL UTILITY PROVIDERS FOR PRE-CONSTRUCTION MEETINGS, INSPECTION, SHOP DRAWING APPROVALS, AND CLEARANCE.
- FIRE PROTECTION SYSTEM SHALL BE CONSTRUCTED BY A LICENSED FIRE SYSTEM CONTRACTOR IN THE STATE OF FLORIDA, IN ACCORDANCE WITH NFPA 24 REGULATING THE CONSTRUCTION AND TESTING FIRE PROTECTION SYSTEMS.
- FIRE HYDRANT COLOR CODING SHALL BE PAINTED IN ACCORDANCE WITH NFPA 291. THE HYDRANT COLOR CODING IS LISTED BELOW. FIRE FLOW AND COLOR CODE WILL BE BASED ON ACTUAL FLOW TEST PERFORMED BY THE FIRE INSPECTOR.
A. THE BARREL OF THE HYDRANT SHALL BE PAINTED CHROME OR YELLOW; AND
B. THE BONNET AND NOZZLES OF THE HYDRANT SHALL BE PAINTED AS FOLLOWS:
-LIGHT BLUE FOR HYDRANTS FLOWING 1,500 GPM OR GREATER
-GREEN FOR HYDRANTS FLOWING 1,499 TO 1,000 GPM
-ORANGE FOR HYDRANTS FLOWING 999 TO 500 GPM
-RED FOR HYDRANTS FLOWING 499 GPM OR LESS.
- ALL WATER MAIN PIPE, FITTINGS, VALVE, AND FIRE HYDRANTS SHALL CONFORM WITH APPLICABLE AWWA STANDARDS AND CHAPTER 62-555 F.A.C. ALL NEW AND RELOCATED WATER MAIN MATERIALS AND APPURTENANCES SHALL COMPLY WITH FDEP RULE 62-555.322 F.A.C. REGARDING LEAD USE.
- NO WATER MAIN SHALL BE CONSTRUCTED OR ALTERED TO PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF SANITARY SEWER MANHOLE OR SANITARY PIPE AND STORM SEWER MANHOLE OR STORM SEWER INLET OR PIPE.
- HYDROSTATIC TESTS WILL BE PERFORMED ON THE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH ANSI/AWWA C600-93 SECTION 4 AND/OR LOCAL UTILITY PROVIDER.
- LEAKAGE TESTING FOR GRAVITY SEWER PIPES SHALL BE CONDUCTED IN ACCORDANCE WITH "RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING FOR INSTALLED SEWER PIPE" AS ESTABLISHED BY THE UNI-BELL PVC PIPE ASSOCIATION.
- STAND PIPE FROM FIRE DEPARTMENT CONNECTION (FDC) TO BUILDING SHALL BE C900 DR14 WITH 200 PSI PRESSURE TESTED.

AS-BUILT NOTES

- 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. AS-BUILT DRAWINGS SHALL BE PREPARED AND CERTIFIED BY A REGISTERED SURVEYOR. AT A MINIMUM, THE FOLLOWING INFORMATION SHALL BE CERTIFIED ON THE AS-BUILT DRAWINGS.

WATER DISTRIBUTION SYSTEM

- LOCATION AND DIMENSIONS OF PIPES, VALVES, FITTINGS, FDC, METER, FIRE HYDRANT, AND ANY OTHER ASSOCIATED PRODUCTS.
- VERTICAL SEPARATION AT CROSSINGS WITH RESPECT TO WATER MAINS AND OTHER UTILITIES (E.G. SANITARY, NATURAL GAS, STORM, ETC.)

WASTEWATER COLLECTION / TRANSMISSION SYSTEM

- LOCATION, SIZE, INVERT ELEVATIONS OF PIPES AND MANHOLES (INCLUDING RIM AND BOTTOM ELEVATIONS) AND ANY OTHER ASSOCIATED PRODUCTS.

- 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. THE CONTRACTOR SHALL FORWARD TWO (2) COPIES OF THE CCTV LOGS AND VIDEOS TO THE PROJECT ENGINEER PRIOR TO SANITARY SYSTEM CLEARANCE BY THE SERVICE PROVIDER.

PAVING AND DRAINAGE SYSTEM

- LOCATIONS, DIMENSIONS, AND INVERT ELEVATIONS OF ALL INFILTRATION, EXFILTRATION, OR UNDERDRAIN SYSTEMS INCLUDING CLEANOUTS, PIPES, CONNECTIONS TO CONTROL STRUCTURES, AND POINTS OF DISCHARGE TO THE RECEIVING WATERS.
- LOCATIONS, DIMENSIONS, AND INVERT ELEVATIONS OF ALL DRAINAGE PIPES, DRAINAGE STRUCTURES (INCLUDING RIM AND BOTTOM ELEVATIONS), ALL DISCHARGE STRUCTURES (INCLUDING ALL WEIRS, SLOTS, GATES, PIPES, AND SKIMMERS).
- DIMENSIONS, ELEVATIONS, CONTOURS, AND/OR CROSS-SECTIONS OF ALL STORMWATER POND, DITCHES, AND SWALES SUFFICIENT TO DETERMINE STAGE-STORAGE RELATIONSHIPS FOR STORAGE VOLUME, DEPTH AND STORAGE VOLUME FOR WET RETENTION/DETENTION PONDS.
- DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, FLOW DIRECTION AND/OR CROSS-SECTIONS OF ALL CONVEYANCE SYSTEMS ONSITE AND ANY OFF-SITE CONVEYANCE SYSTEMS IMPROVEMENTS.
- LOCATIONS AND ELEVATIONS OF SURFACE WATER (E.G. WET RETENTION/DETENTION PONDS, TAIL WATER, AND ETC.) AND DATE MEASURED.
- ELEVATION AND LOCATION OF BENCHMARK(S) AND BENCHMARK(S) NUMBER FOR THE SURVEY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CLOSED CIRCUIT TV (CCTV) LOG AND VIDEO OF THE STORM SEWER SYSTEM PIPES, INLETS 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 STORM STRUCTURES. THE CONTRACTOR SHALL FORWARD TWO (2) COPIES OF THE CCTV LOGS AND VIDEOS TO THE PROJECT ENGINEER PRIOR TO ACCEPTANCE/CLEAR OF STORM SEWER SYSTEM BY THE OWNER.

EMERGENCY WASTEWATER SPILL AND WATER MAIN BREAK PROCEDURES

- 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.
- TELEPHONE NOTIFICATION: ORANGE COUNTY DISPATCH OPERATOR SHALL BE NOTIFIED IMMEDIATELY IN THE EVENT OF A FORCE MAIN, GRAVITY SEWER, REUSE MAIN OR WATER MAIN BREAK OR DAMAGE AT (407) 823-9150.
- REPAIR IMMEDIATELY: ALL DAMAGE TO ORANGE COUNTY MAINS AND LATERALS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY THE ORANGE COUNTY UTILITY INSPECTOR, ORANGE COUNTY MAY PERFORM REPAIRS AND THE CONTRACTOR WILL BE CHARGED FOR REPAIRS.
- CITY OF WINTER GARDEN UTILITY DEPARTMENT GENERAL TELEPHONE NUMBERS:
 - CONSTRUCTION INSPECTION WWW.WGAR-EGOV.ASPGOV.COM
 - 407) 254-9850
 - CITY UTILITY WATER LEAKS, SEWER BACKUP (407) 656-2256 (BUSINESS HR)
- ADVANCE NOTIFICATION OF CONSTRUCTION: OCC CONSTRUCTION SECTION (407-836-7274) SHALL BE NOTIFIED AT LEAST SEVEN (7) DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY.
- ADVANCE NOTIFICATION OF PENDING CONNECTION: ORANGE COUNTY WATER DIVISION (407-836-6800) AND ORANGE COUNTY WASTEWATER DIVISION (407-836-6845) SHALL BE NOTIFIED AT LEAST SEVEN (7) DAYS IN ADVANCE TO SCHEDULE MAIN TIE-INS AND VALVE OPERATIONS.
- OPERATION OF ORANGE COUNTY VALVES: WATER, WASTEWATER, AND REUSE VALVES ARE TO BE OPERATED ONLY BY ORANGE COUNTY UTILITIES INSPECTOR (407-836-7274). ALL VALVES BEING INSTALLED ARE TO REMAIN CLOSED DURING CONSTRUCTION.
- OPERATION OF ORANGE COUNTY PUMP STATIONS: THE CONTRACTOR SHALL COORDINATE ALL PUMP STATION OPERATION AND SHUT DOWN CONTROL WITH AN ORANGE COUNTY UTILITIES INSPECTOR (407-836-7274).

UTILITY PIPE SCHEDULE

SERVICE	MATERIAL	CLASS	TEST PRESSURE
(WM) WATER MAIN DIA. = 4"-12"	PVC	PC150 DR18 AWWA C900	150 PSI
	DIP	C350 OR C151/A21.51	150 PSI
(WM) WATER MAIN DIA. = 16" & 20"	PVC	PR235 DR18 AWWA C905	150 PSI
	DIP	C250	150 PSI
(RWM) RECLAIMED WATER MAIN = 4"-12"	PVC	PC150 DR18 AWWA C900	150 PSI
	DIP	C350	150 PSI
(RWM) RECLAIMED WATER MAIN = 16" & 20"	PVC	PR235 DR18 AWWA C905	150 PSI
	DIP	C250	150 PSI
(FM) WASTEWATER FORCEMAIN DIA. ≤ 12"	PVC	PC100 DR25 AWWA C900	100 PSI
	DIP	C350	100 PSI
(FM) WASTEWATER FORCEMAIN DIA. = 16" & 20"	PVC	PR165 DR25 AWWA C905	100 PSI
	DIP	C250	100 PSI
(SS) SANITARY SEWER DIA. ≤ 12"	PVC	SDR 26 (ASTM D3034)	N/A

REVISIONS

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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

GENERAL NOTES

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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CERTIFICATE OF

AUTHORIZATION No. 27340

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

DATE

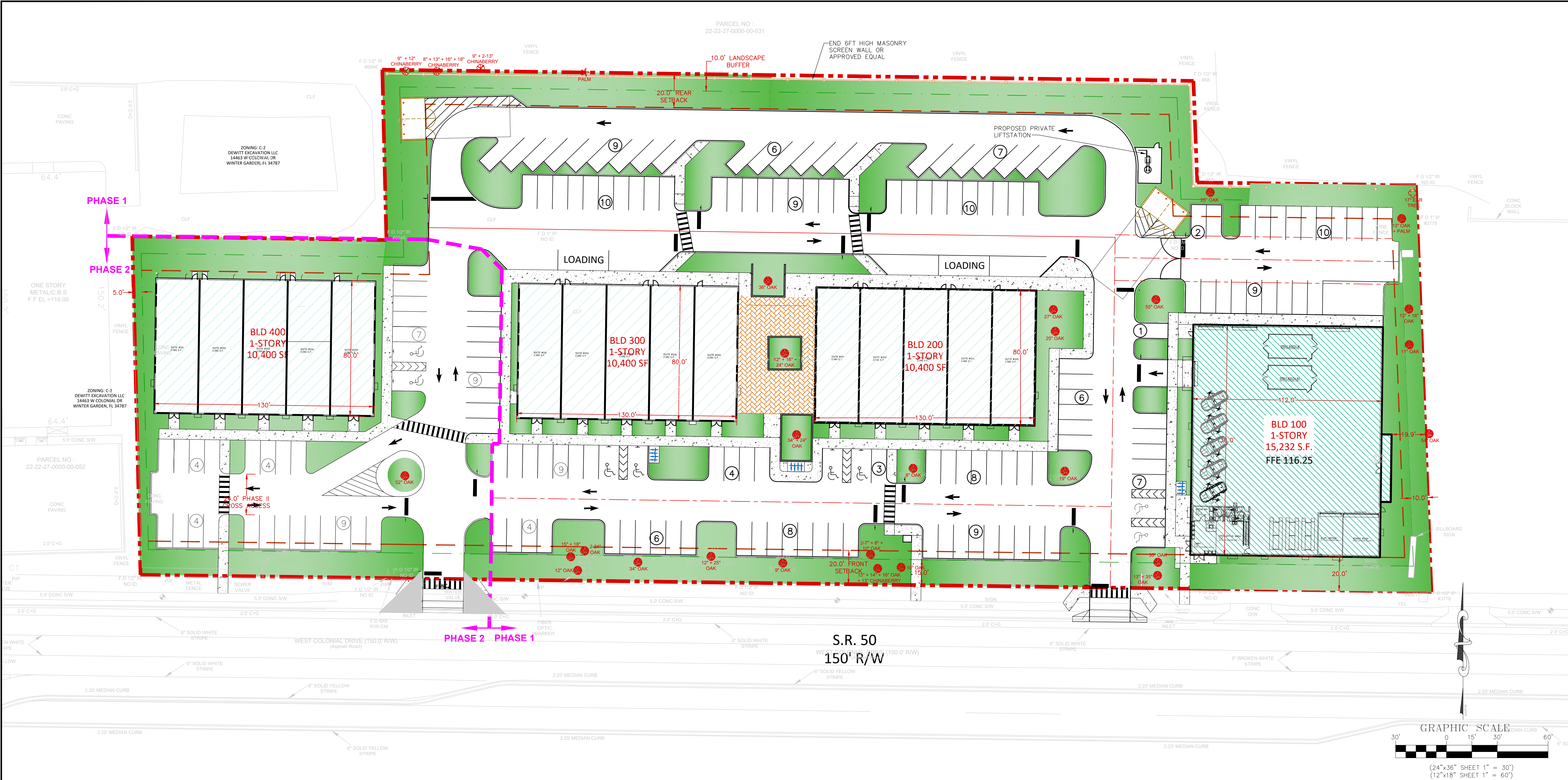
PROJECT No. 2020.018.02

DATE: 11-13-24

DRAWN BY: LCE

APPROVED BY: QTL

SHEET C0



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%)

PROPOSE 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'

REJECTED 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	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
PROPOSE LAND USE	COMMERCIAL/OFFICE
FUTURE LAND USE	COMMERCIAL/OFFICE

SURROUNDING ZONING AND FUTURE LAND USE

EAST	ZONING	FUTURE LAND USE
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

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
10	PARKING COUNT (TOTAL 175 SPACES)
⊗	POWER LINE EASEMENT
▨	FUTURE BUILDINGS
▨	CROSS ACCESS EASEMENT

SOIL TYPES

SOIL No.	SOIL NAME	HYDROLOGIC GROUP
23	LOCKHOOSA FINE SAND	TYPE A
51	WABASSO FINE SAND	TYPE A/D
63	ZOLFO FINE SAND	TYPE A

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

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SOLOMON'S AUTO BODY DEVELOPMENT

14451 W COLONIAL DR
WINTER GARDEN, FL 34787

OVERALL SITE PLAN

CLIENT:

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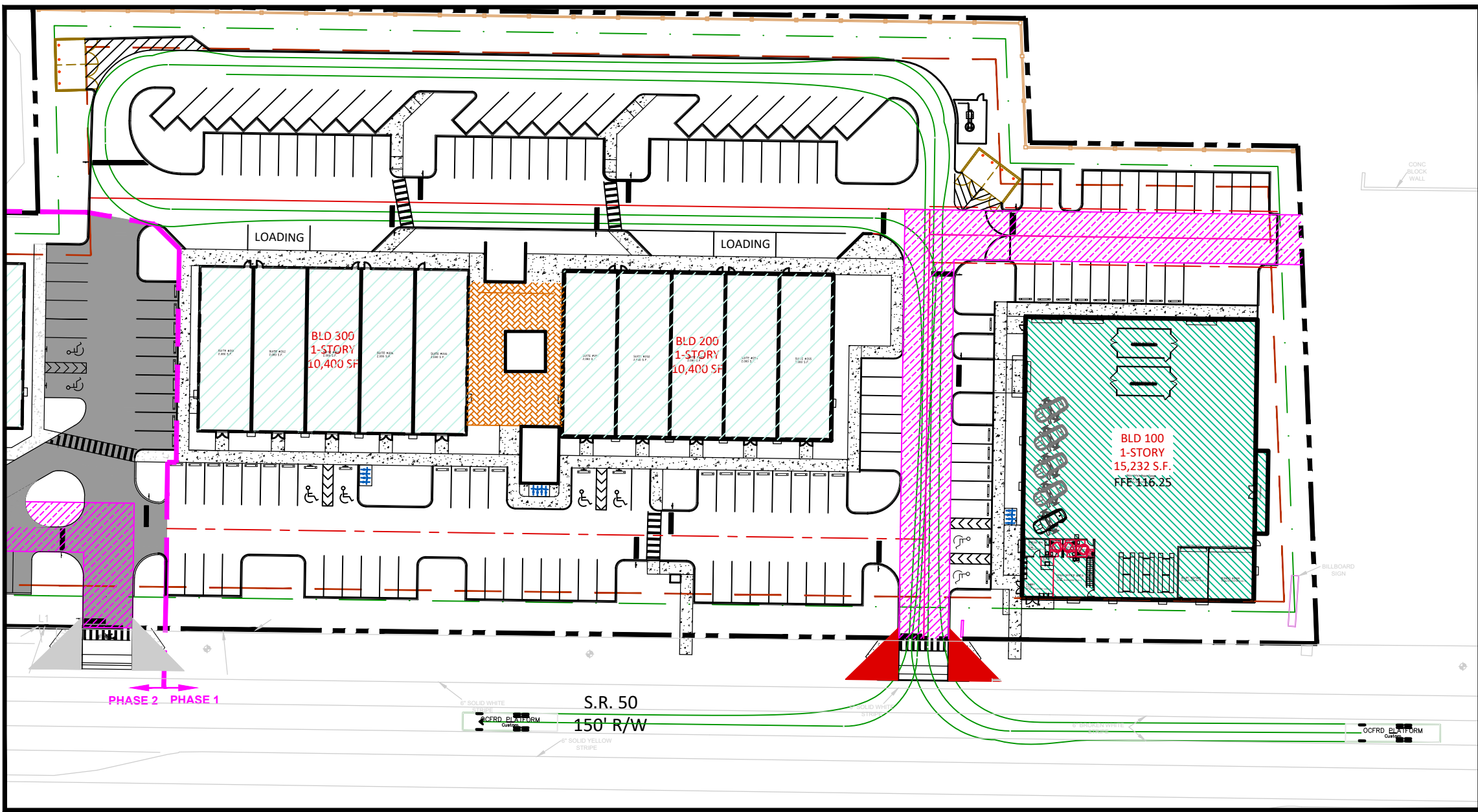
PROJECT No. 2020.018.02

DATE: 11-13-24

DRAWN BY: LCE

APPROVED BY: QTL

SHEET C1



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 (3/2") AND SANITARY LINES (3/6") 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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6	05/14/24	CITY OF WINTER GARDEN COMM.	QTL

SOLOMON'S AUTO BODY DEVELOPMENT

14451 W COLONIAL DR
WINTER GARDEN, FL 34787

GEOMETRY, MARKING AND
SIGNAGE 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

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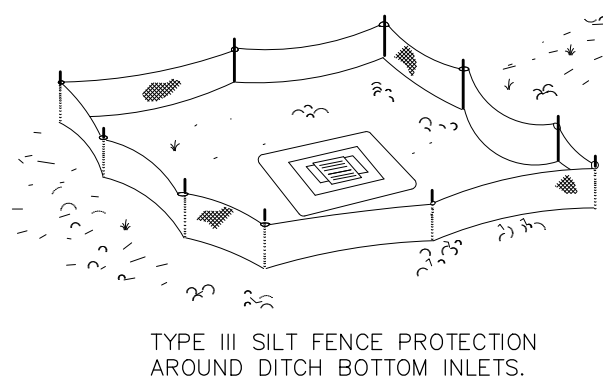
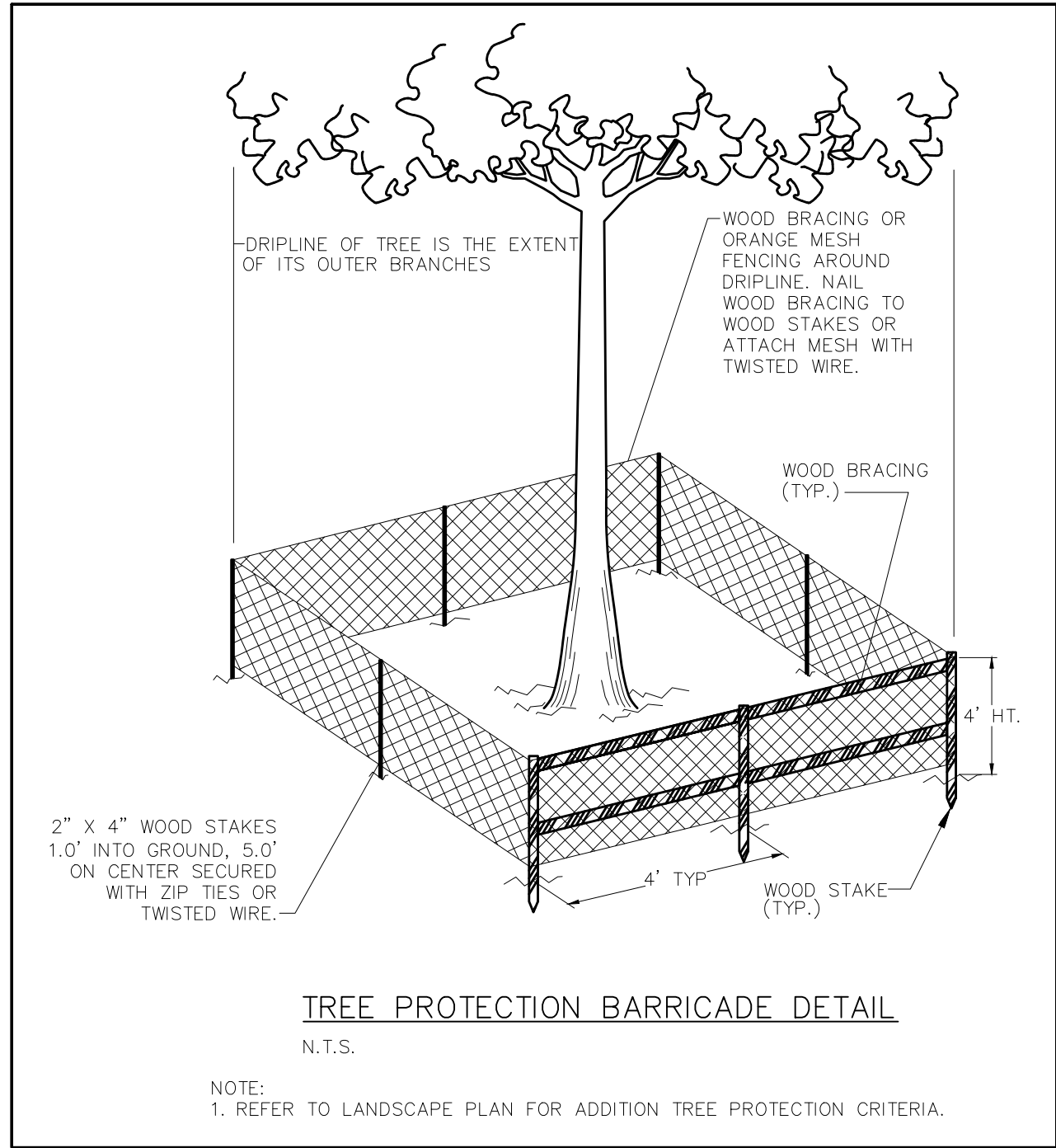
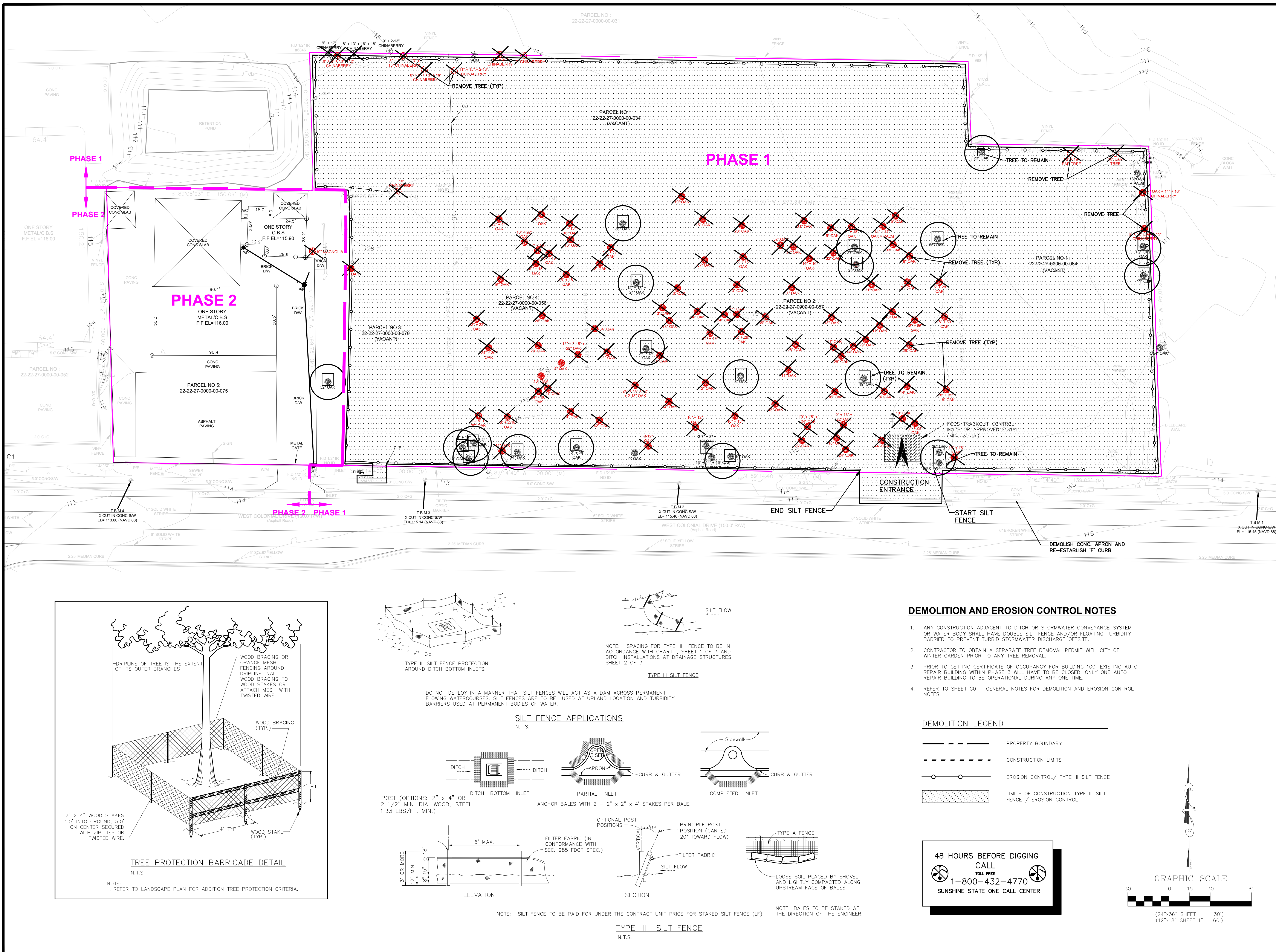
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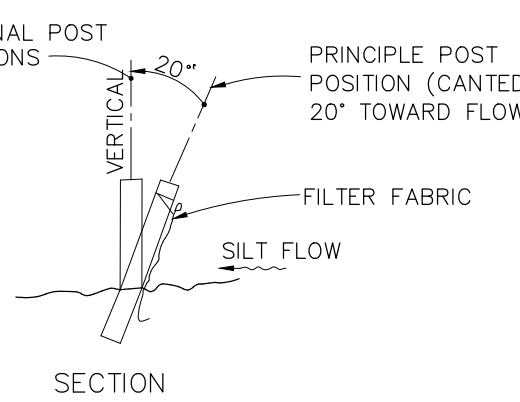
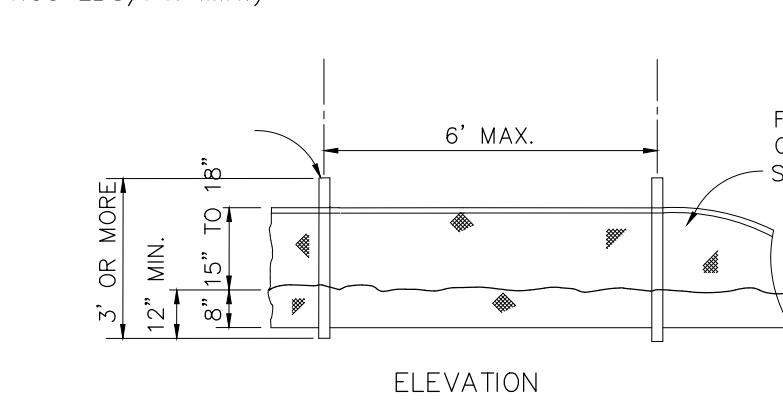
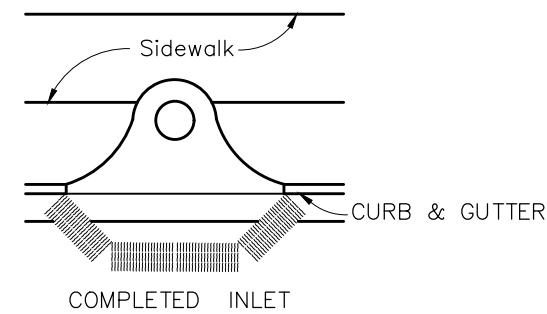
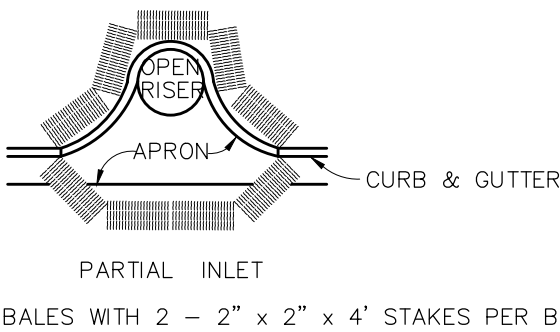
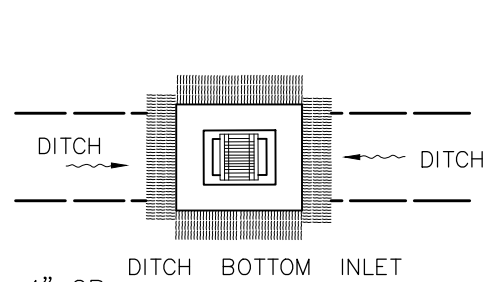
APPROVED BY: QTL

SHEET C1.1



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.



NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

TYPE III SILT FENCE N.T.S.

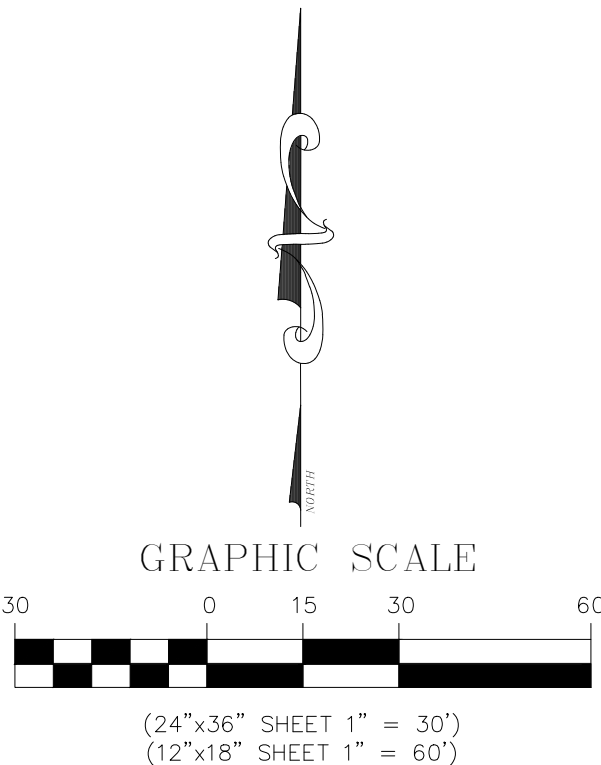
DEMOLITION AND EROSION CONTROL NOTES

- 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

- PROPERTY BOUNDARY
- CONSTRUCTION LIMITS
- EROSION CONTROL/ TYPE III SILT FENCE
- LIMITS OF CONSTRUCTION TYPE III SILT FENCE / EROSION CONTROL

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



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SOLOMONS AUTO BODY DEVELOPMENT

14451 W COLONIAL DR
WINTER GARDEN, FL 34787

DEMOLITION AND EROSION CONTROL PLAN

CLIENT:

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

LAM
Civil Engineering, Inc.

1320 W PINE STREET
ORLANDO, FL 32805

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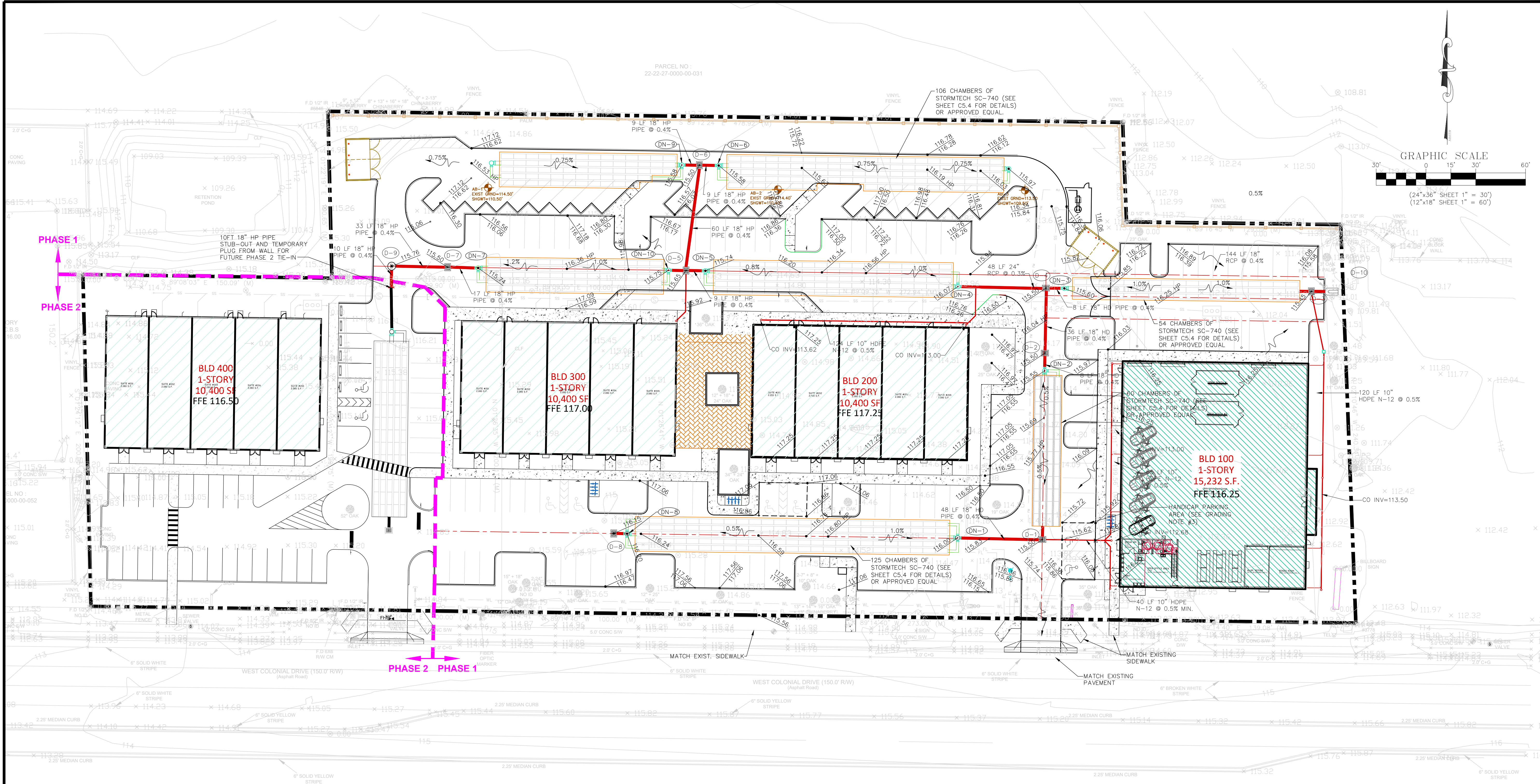
PROJECT No. 2020.018.02

DATE: 11-13-24

DRAWN BY: LCE

APPROVED BY: QTL

SHEET C2



DRAINAGE STRUCTURES SCHEDULE

N 1533657.01 E 464366.82 D-1 CONSTRUCT TYPE F INLET FDOT #425-053 (FY2023-24) TOP=115.50 E INV=112.44 (10" HDPE N-12) S INV=112.30 (18" HP PIPE) W INV=112.44 (18" HP PIPE)	N 1533882.60 E 464180.20 D-6 CONSTRUCT TYPE F INLET FDOT #425-053 (FY2023-24) TOP=115.50 E & W INV=112.30 (18" HP PIPE) S INV=113.00 (18" HP PIPE)	N 1533658.01 E 464315.83 DN-1 CONSTRUCT 30" NYLOPLAST BASIN W/ ELEVATED BYPASS MANIFOLD AND SOLID TOP TOP=116.00 N & S INV=113.00 (15" HP PIPE) E INV=112.25 (18" HP PIPE) W INV=112.25 (18" HP PIPE)	N 1533882.43 E 464171.85 DN-5 CONSTRUCT 30" NYLOPLAST BASIN W/ ELEVATED BYPASS MANIFOLD AND SOLID TOP TOP=115.58 E & W INV=112.25 (18" HP PIPE) S INV=113.00 (15" HP PIPE)
N 1533769.38 E 464368.40 D-2 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)	N 1533921.17 E 464008.52 D-7 CONSTRUCT TYPE F INLET FDOT #425-053 (FY2023-24) TOP=115.50 E & W INV=112.37 (18" HP PIPE) S INV=113.00 (18" HP PIPE)	N 1533758.70 E 464368.22 DN-2 CONSTRUCT 30" NYLOPLAST BASIN W/ ELEVATED BYPASS MANIFOLD AND SOLID TOP TOP=115.74 E & W INV=113.00 (15" HP PIPE) N & S INV=112.25 (18" HP PIPE)	N 1533820.67 E 464026.87 DN-7 CONSTRUCT 30" NYLOPLAST BASIN W/ ELEVATED BYPASS MANIFOLD AND SOLID TOP TOP=115.74 S INV=113.00 (15" HP PIPE) E & W INV=112.25 (18" HP PIPE)
N 1533806.54 E 464528.97 D-3 CONSTRUCT TYPE F INLET FDOT #425-053 (FY2023-24) TOP=115.45 S INV=113.00 (10" HDPE N-12) E & W INV=112.30 (18" HP PIPE)	N 1533660.66 E 464108.62 D-8 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	N 1533808.37 E 464380.13 DN-9 CONSTRUCT 30" NYLOPLAST BASIN W/ ELEVATED BYPASS MANIFOLD AND SOLID TOP TOP=115.60 E & W INV=112.25 (18" HP PIPE)	N 1533660.55 E 464116.61 DN-8 CONSTRUCT 30" NYLOPLAST BASIN W/ ELEVATED BYPASS MANIFOLD AND SOLID TOP TOP=116.20 N & S INV=113.00 (15" HP PIPE) E & W INV=112.25 (18" HP PIPE)
N 1533808.54 E 464369.05 D-4 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)	N 1533821.78 E 463974.77 D-9 CONSTRUCT MANHOLE FDOT #425-001 (FY2023-24) TOP=115.76 S INV=112.50 (18" HP PIPE) E INV=112.50 (18" HP PIPE)	N 1533809.42 E 464315.96 DN-6 CONSTRUCT 30" NYLOPLAST BASIN W/ ELEVATED BYPASS MANIFOLD AND SOLID TOP TOP=116.07 N INV=113.00 (15" HP PIPE) E & W INV=112.25 (18" HP PIPE)	N 1533882.74 E 464149.61 DN-9 CONSTRUCT 30" NYLOPLAST BASIN W/ ELEVATED BYPASS MANIFOLD AND SOLID TOP TOP=115.58 S INV=113.00 (15" HP PIPE) E & W INV=112.25 (18" HP PIPE)
N 1533819.14 E 464152.18 D-9 CONSTRUCT TYPE F INLET FDOT #425-053 (FY2023-24) TOP=115.65 E & W INV=112.30 (18" HP PIPE) S INV=112.50 (10" HDPE N-12) N INV=112.76 (18" HP PIPE)	N 1533806.44 E 464545.10 D-10 CONSTRUCT CROSS DRAIN M.E.S. FDOT #430-021 (FY2023-24) W/ 8'x10' RIP-RAP INV=112.00 (18" HP PIPE)	N 1533819.14 E 464152.18 DN-5 CONSTRUCT 30" NYLOPLAST BASIN W/ ELEVATED BYPASS MANIFOLD AND SOLID TOP TOP=115.74 N INV=113.00 (15" HP PIPE) E & W INV=112.25 (18" HP PIPE)	N 1533819.29 E 464141.60 DN-10 CONSTRUCT 30" NYLOPLAST BASIN W/ ELEVATED BYPASS MANIFOLD AND SOLID TOP TOP=115.75 S INV=113.00 (15" HP PIPE) E & W INV=112.25 (18" HP PIPE)

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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SOLOMON'S AUTO BODY DEVELOPMENT

14451 W COLONIAL DR
WINTER GARDEN, FL 34787

GRADING AND DRAINAGE PLAN

CLIENT:

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14451 W COLONIAL DR
WINTER GARDEN, FL 34787

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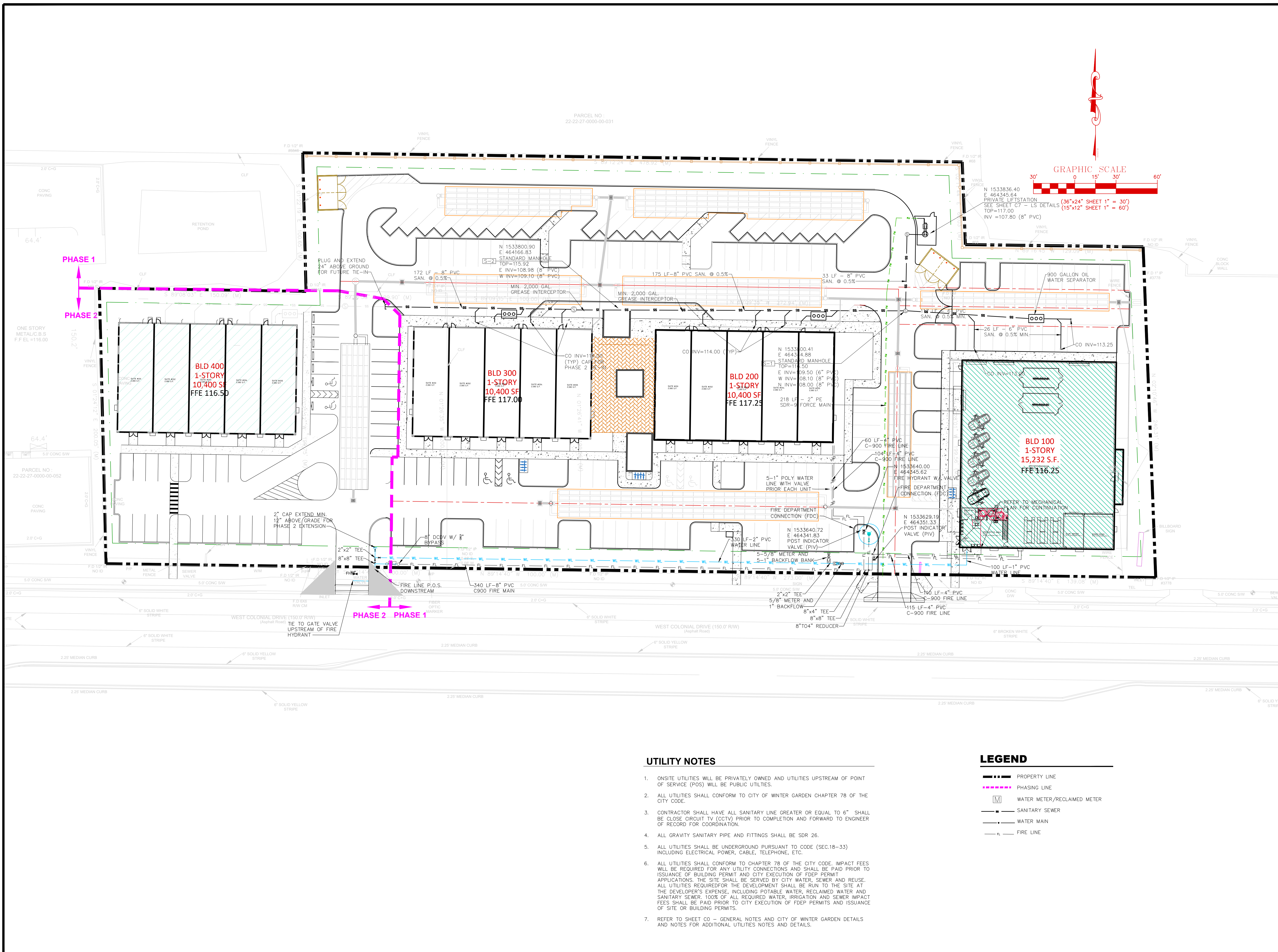
PROJECT No. 2020.018.02

DATE: 11-13-24

DRAWN BY: LCE

APPROVED BY: QTL

SHEET C3



UTILITY NOTES

- ONSITE UTILITIES WILL BE PRIVATELY OWNED AND UTILITIES UPSTREAM OF POINT OF SERVICE (POS) WILL BE PUBLIC UTILITIES.
- ALL UTILITIES SHALL CONFORM TO CITY OF WINTER GARDEN CHAPTER 78 OF THE CITY CODE.
- 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.
- ALL GRAVITY SANITARY PIPE AND FITTINGS SHALL BE SDR 26.
- ALL UTILITIES SHALL BE UNDERGROUND PURSUANT TO CODE (SEC.18-33) INCLUDING ELECTRICAL POWER, CABLE, TELEPHONE, ETC.
- 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.
- 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
- WATER METER/RECLAIMED METER
- SANITARY SEWER
- WATER MAIN
- FIRE LINE

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SOLOMON'S AUTO BODY DEVELOPMENT

14451 W COLONIAL DR
WINTER GARDEN, FL 34787

UTILITY PLAN

CLIENT:

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14451 W COLONIAL DR
WINTER GARDEN, FL 34787

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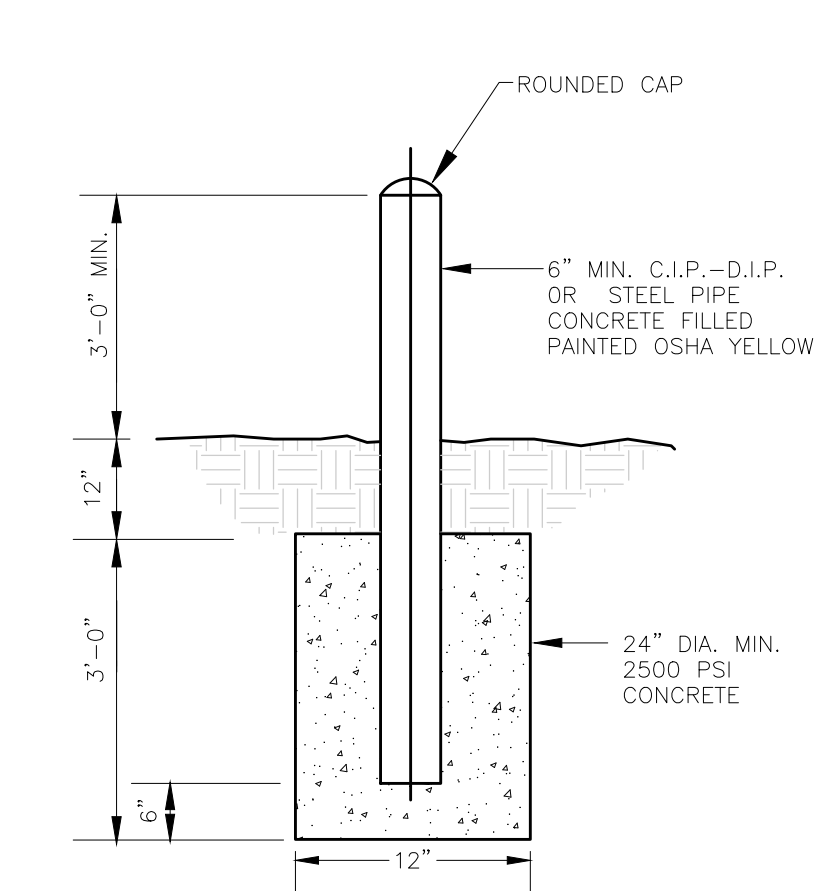
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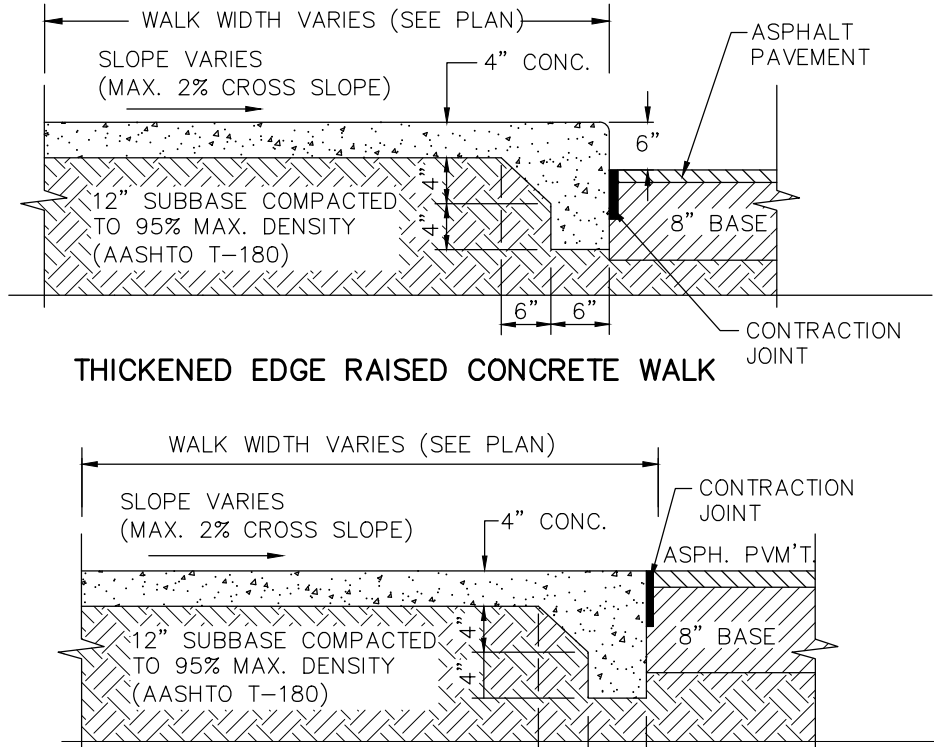
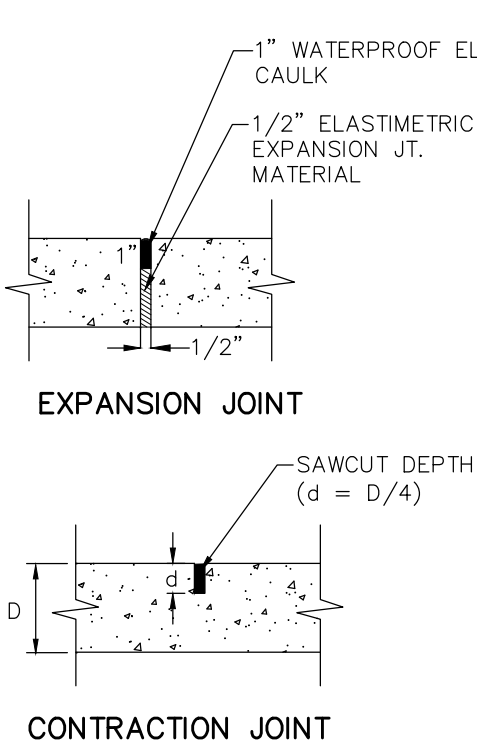
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SHEET C4



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

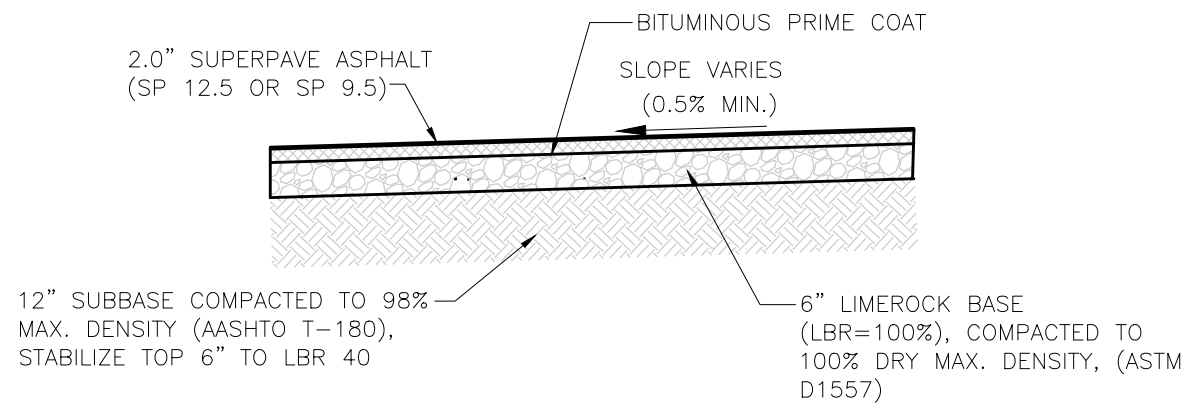
BOLLARD DETAIL
N.T.S.



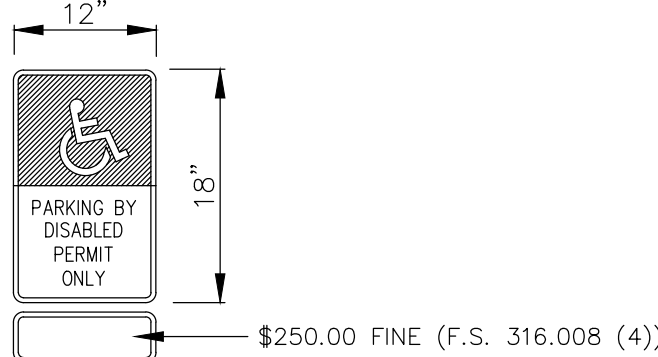
- NOTE:
1. ALL CONCRETE SIDEWALKS SHALL HAVE A FULL 1/2" EXPANSION JOINT AT A MAXIMUM DISTANCE OF 40 LINEAR FEET AND A SAW CUT OR FORMED DUMMY CONTRACTION JOINT AT EVENLY SPACED INTERVALS NOT TO EXCEED 8 LINEAR FEET.
 2. ALL CONCRETE SHALL BE 3,000 PSI CONCRETE WITH FIBER MESH REINFORCEMENT (1.5 LB/CY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

SIDEWALK DETAILS

N.T.S.



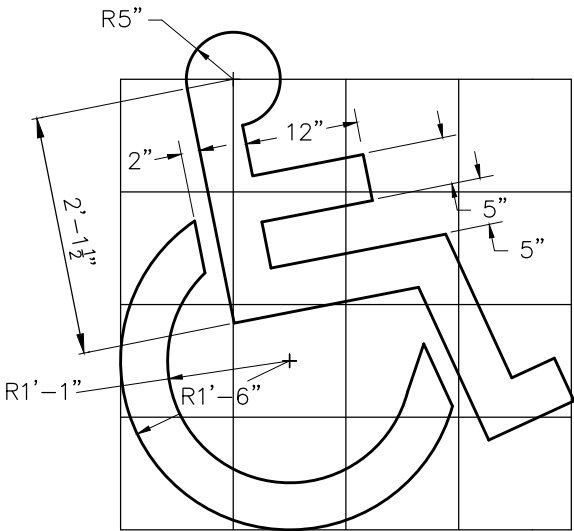
- NOTES:
1. REFER TO GEOTECHNICAL REPORT BY MTE, INC. ENTITLED SOLOMON'S AUTO BODY COMMERCIAL PROPERTY DATED AUGUST 24, 2020 FOR PAVEMENT RECOMMENDATION.
 2. ALTERNATIVE LIMEROCK IS 6" CRUSHED CONCRETE WITH LBR=125 COMPACTED TO 100% OF MAX. DRY DENSITY (ASTM D1557)
 3. ALL COMPACTION SHALL BE 98% OF 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 DETAI

N.T.S.

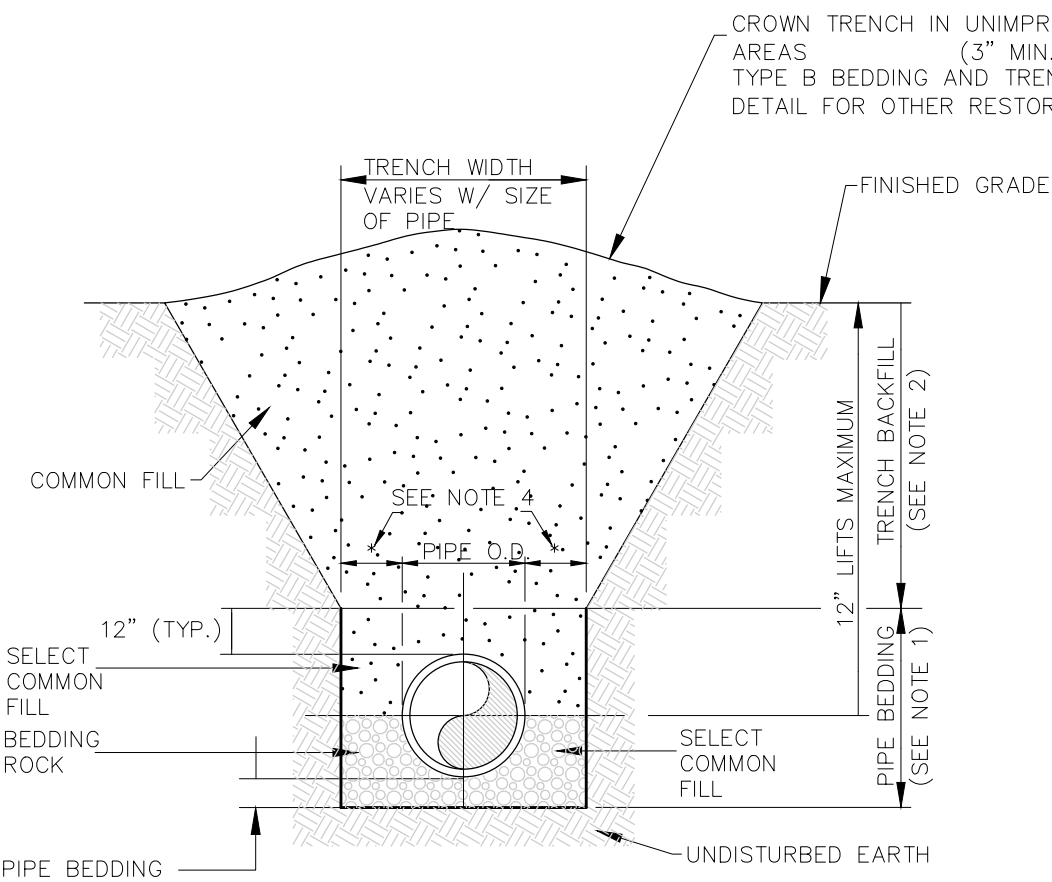


HANDICAP SYMBOL DETAIL

- 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)

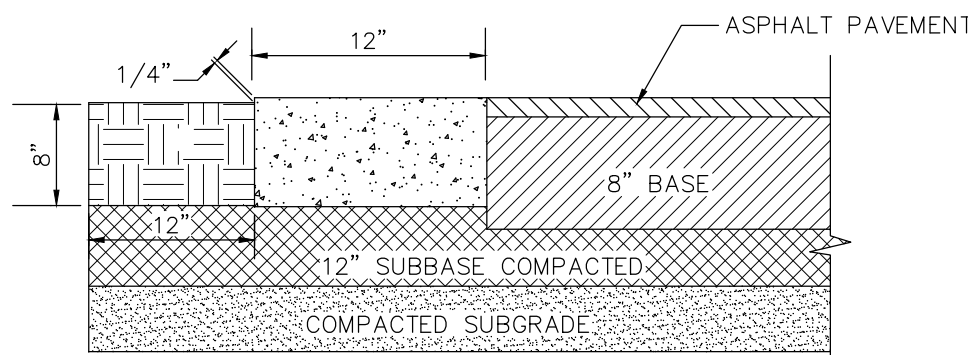
HANDICAP DETAILS

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



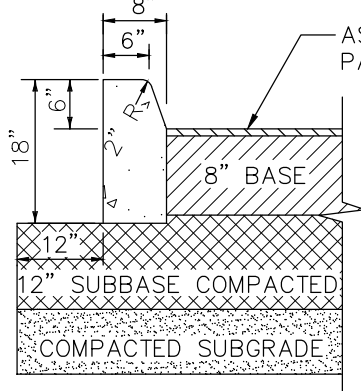
TYPE A BEDDING AND TRENCHING DETAIL

N.T.S.



CONCRETE RIBBON CURB

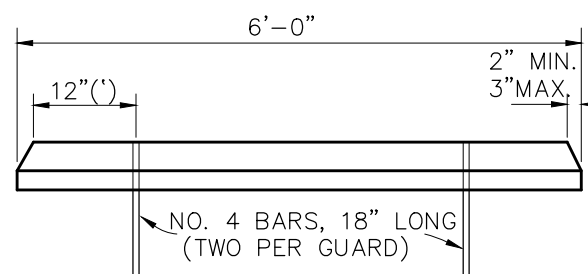
N.T.S.



- NOTE:
1. 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.
 2. ALL CONCRETE SHALL BE 3,000 PSI CONCRETE WITH FIBER MESH REINFORCEMENT (1.5 LB/CY OF CONCRETE) PER FDOT SPEC. #350.
 3. 8" BASE SHALL CONSISTS OF 8" LIMEROCK BASE, COMPACTED TO 98% MAXIMUM DENSITY, LBR=100 (AASHTO T-180).
 4. 12" SUBBASE COMPACTED TO 98% MAXIMUM DENSITY (AASHTO T-180). STABILIZE TO LBR=40.
 5. COMPACTED SUBGRADE MINIMUM 12" AT 6" LIFT INCREMENT.

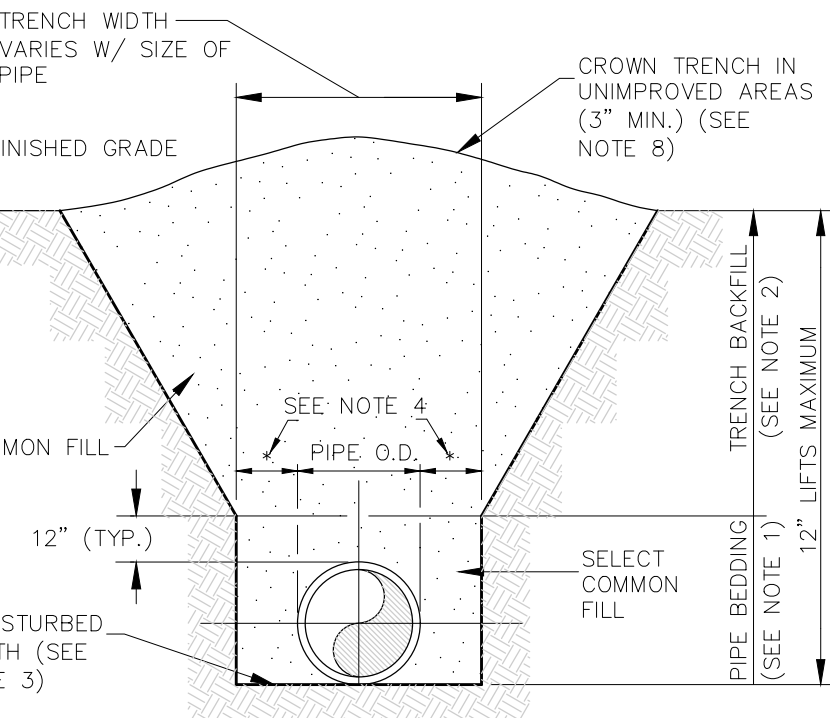
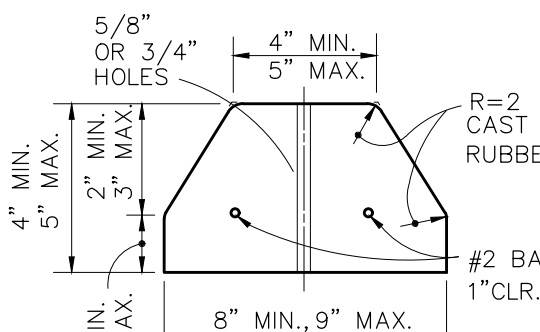
TYPE 'D' CURB

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



CONCRETE BUMPER GUARD

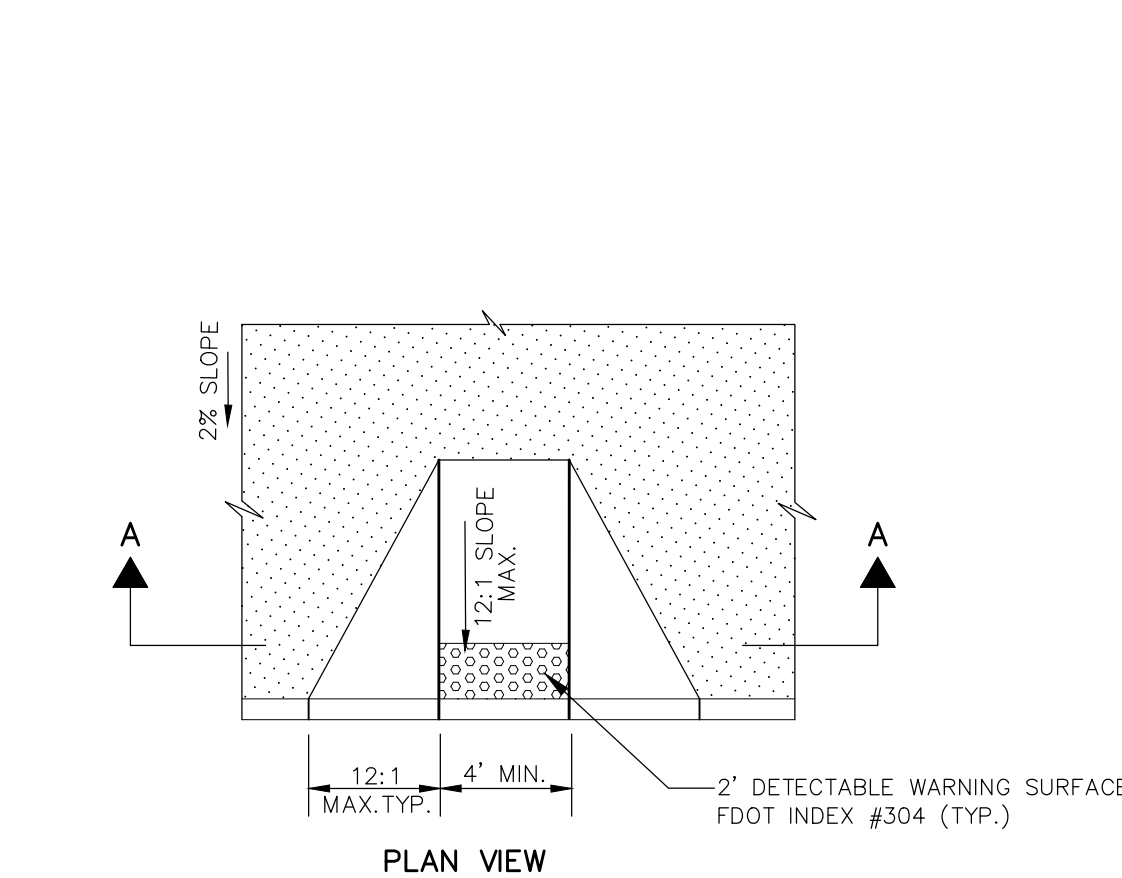
N.T.S.



BEDDING AND TRENCHING DETAIL

N.T.S.

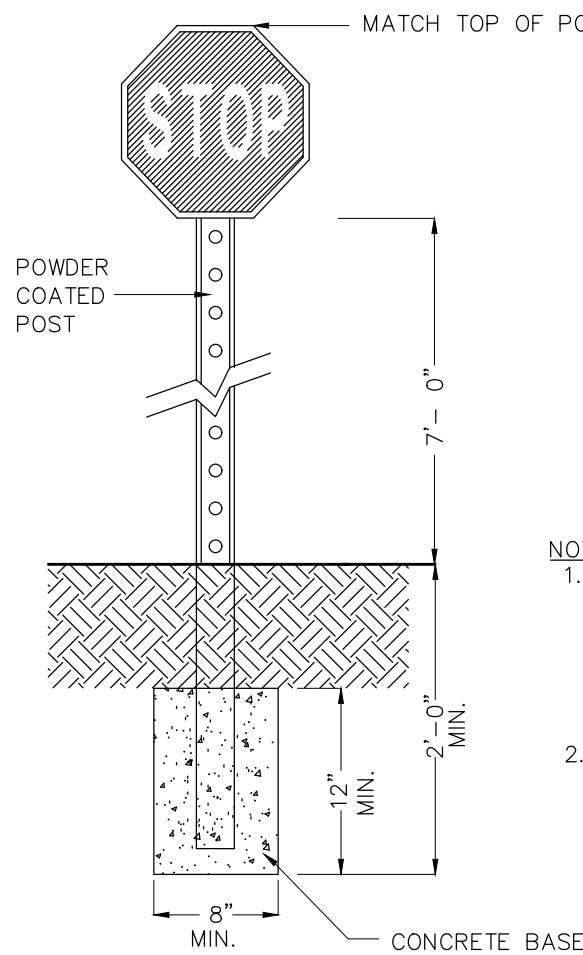
- NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING 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)



- 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.

TRAFFIC SIGNAGE INSTALLATION

N.T.S.

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SOLOMON'S AUTO BODY DEVELOPMENT

14451 W COLONIAL DR
WINTER GARDEN, FL 34787

SITE DETAILS

CLIENT:

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WINTER GARDEN, FL 34787

LAM
Civil Engineering, Inc.

1320 W PINE STREET
ORLANDO, FL 32805

PHONE: 407-254-0040
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FL REGISTRATION No. 62550

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PROJECT No. 2020.018.02

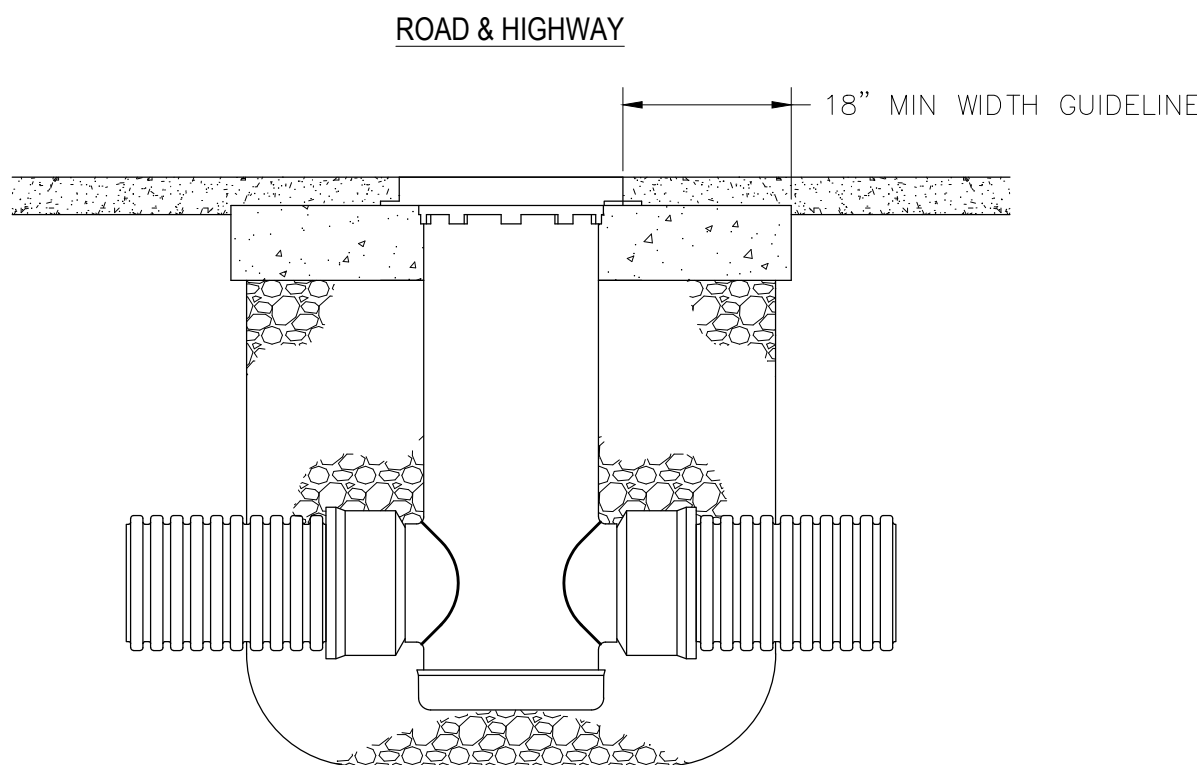
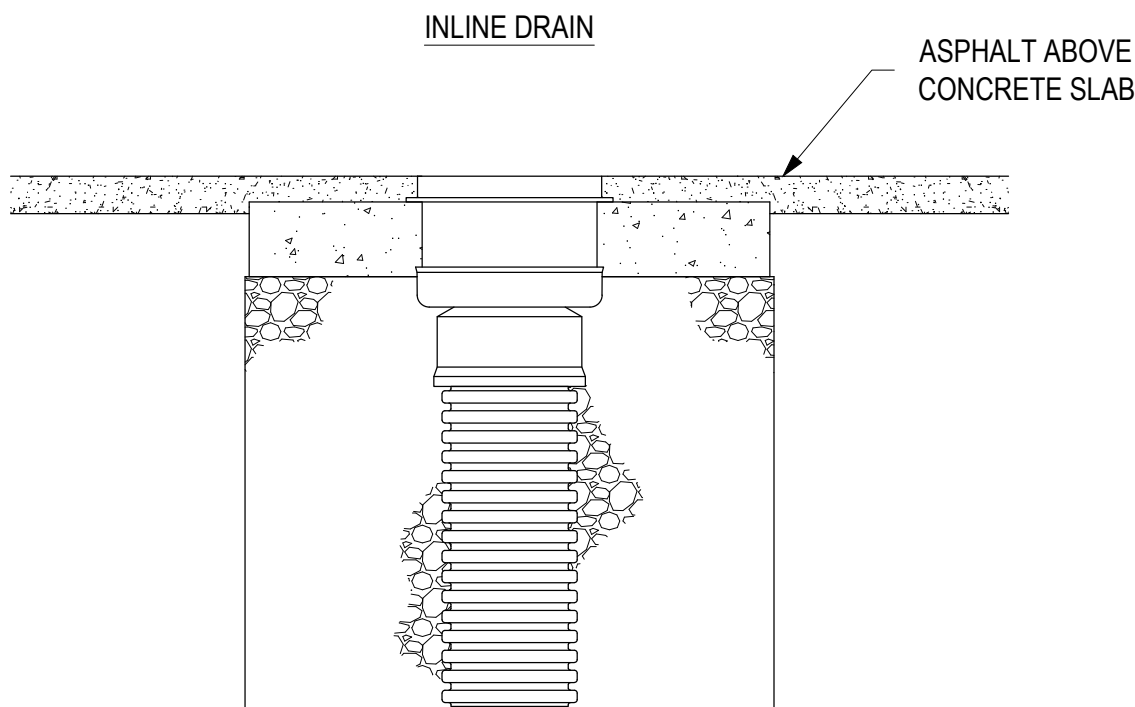
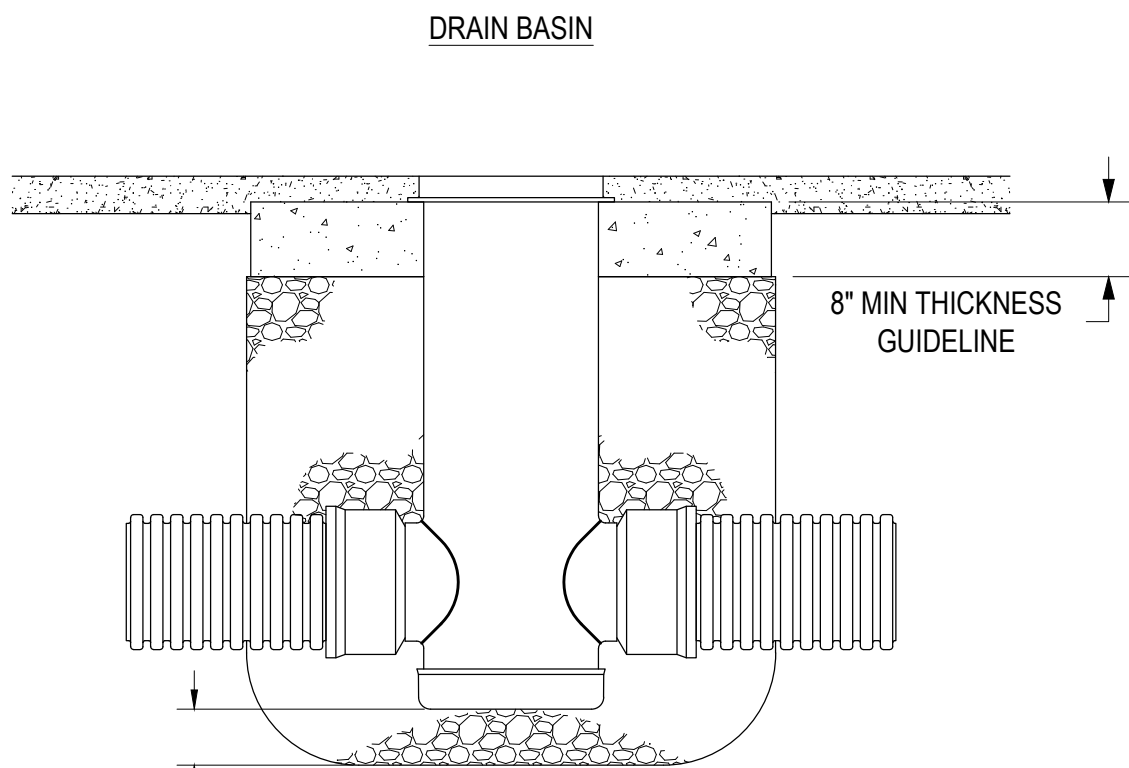
DATE: 11-13-24

DRAWN BY: LCE

APPROVED BY: QTL

SHEET C5

ASPHALT INSTALLATION



STRUCTURE SIZE	H-20 GRATE OPTIONS			
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.

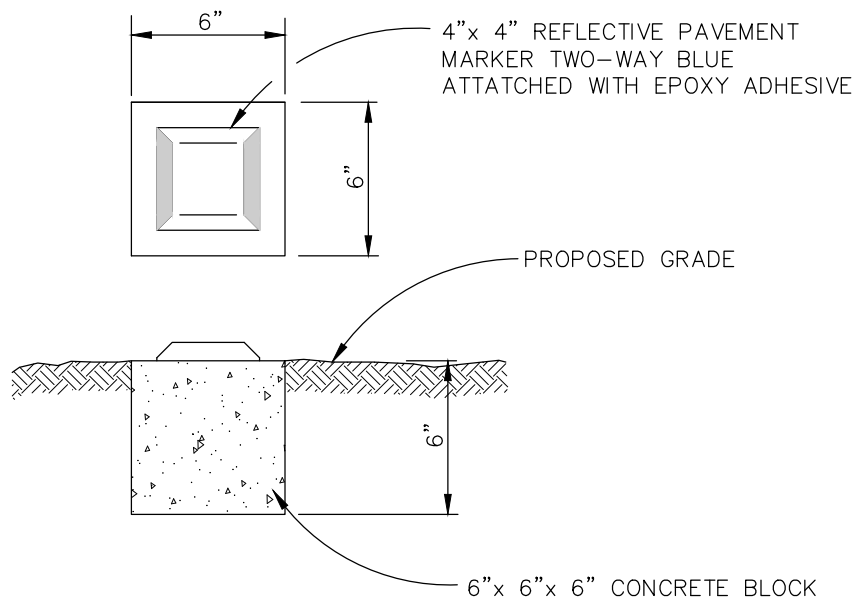
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DRAWN BY	EBC	MATERIAL
DATE	4-4-06	
REVISED BY	NMH	PROJECT NO./NAME
DATE	06-12-18	
DWG SIZE	A	SCALE 1:30 SHEET 1 OF 1



3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

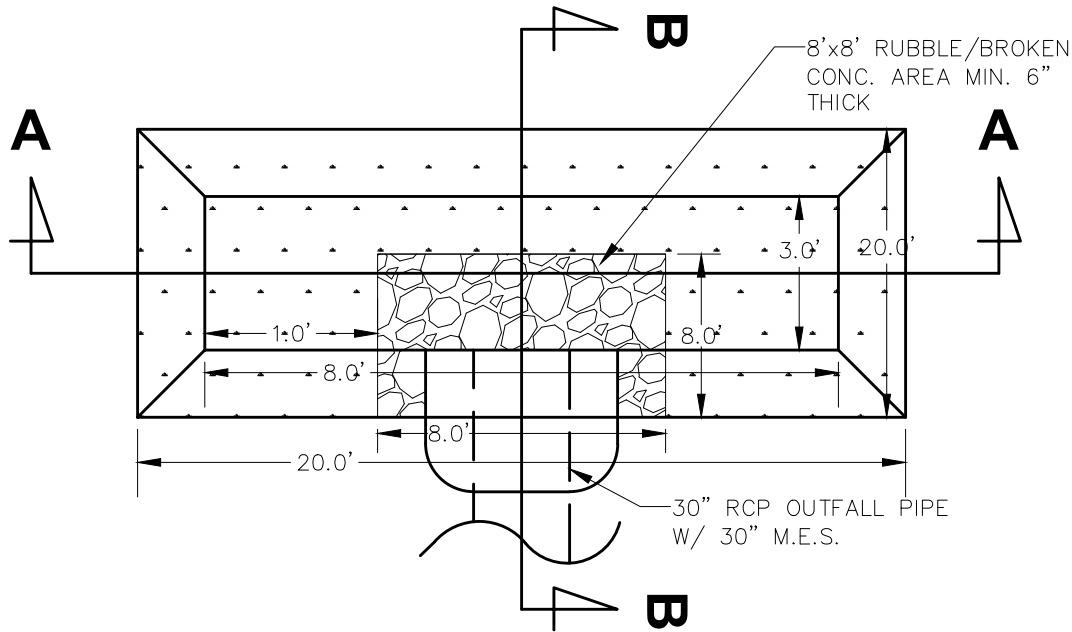
TITLE
DRAIN BASIN, INLINE DRAIN, & ROAD & HIGHWAY
(H-20 TRAFFIC LOAD) ASPHALT INSTALLATION DETAIL



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.

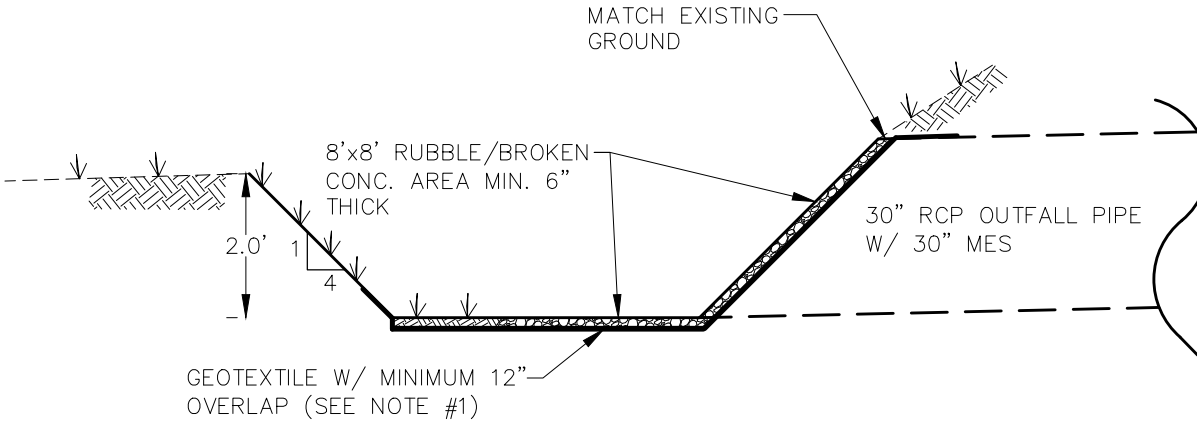
FIRE ACCESS DELINEATOR DETAIL

N.T.S.



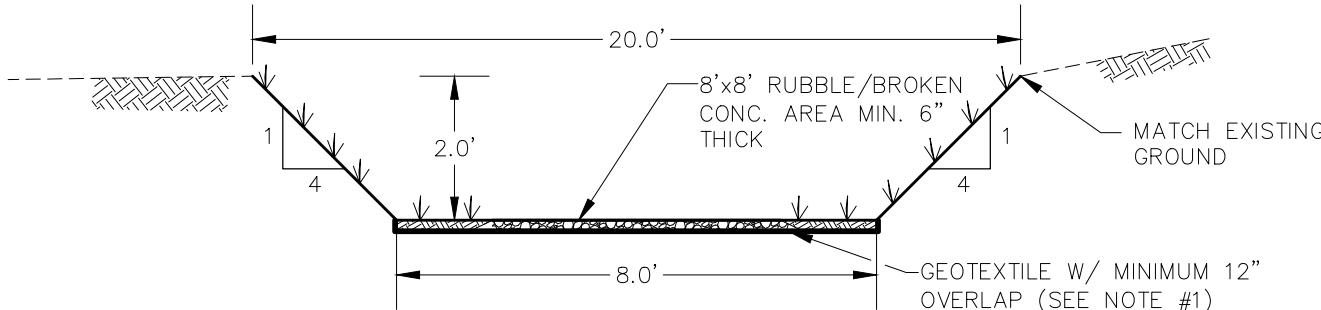
GRASS SPREADER SWALE (GSS) PLAN VIEW

N.T.S.



GSS SECTION B-B

N.T.S.



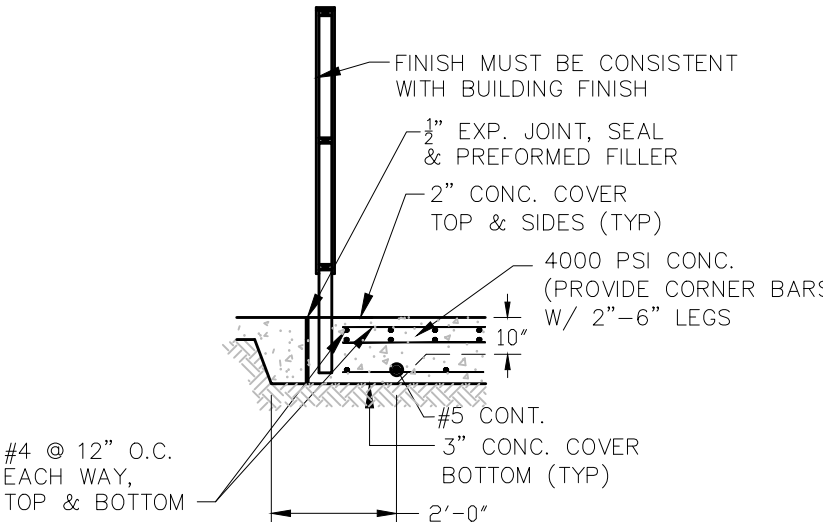
GSS SECTION A-A

N.T.S.

GRASS SPREADER SWALE DETAIL

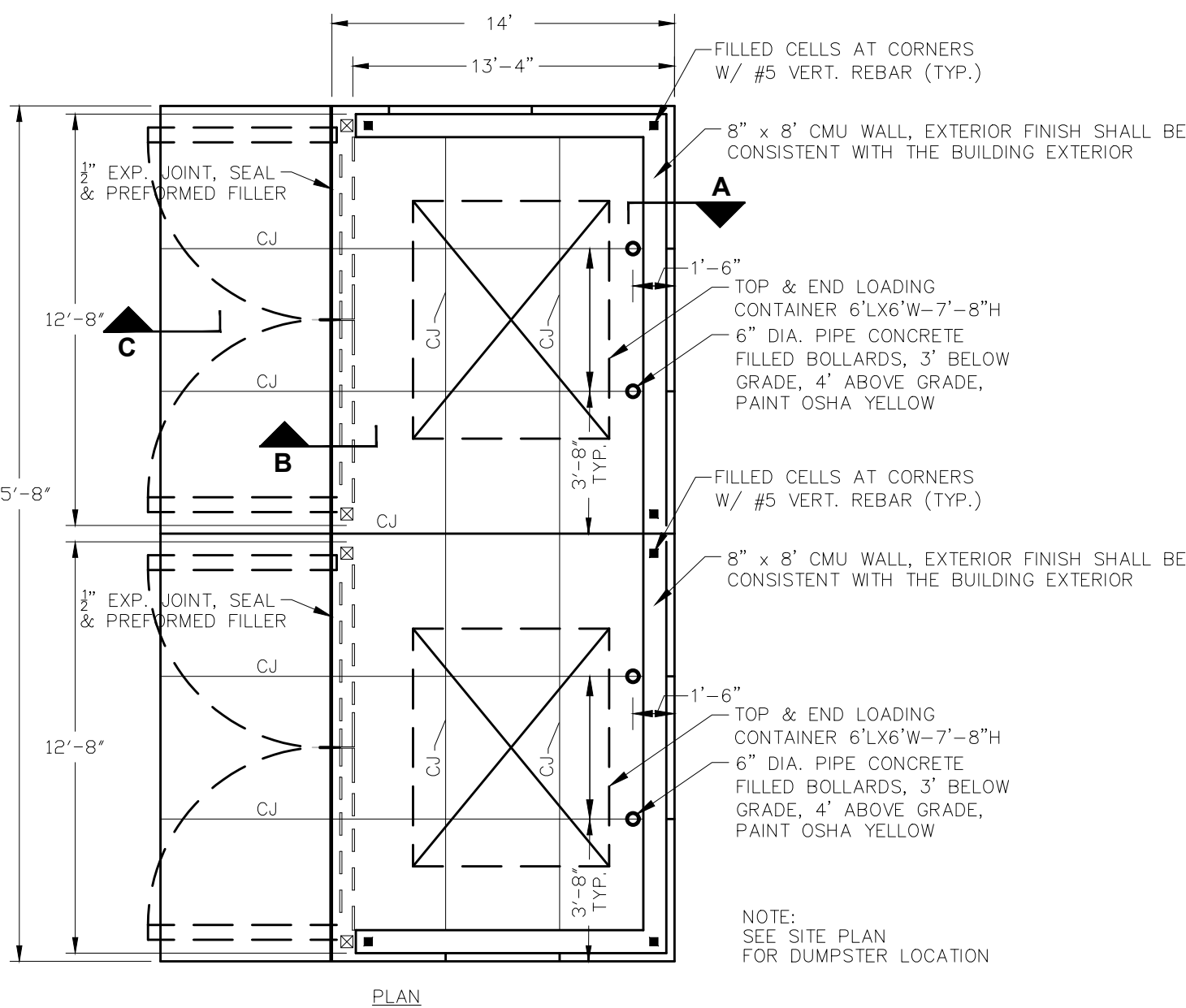
N.T.S.

- 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.



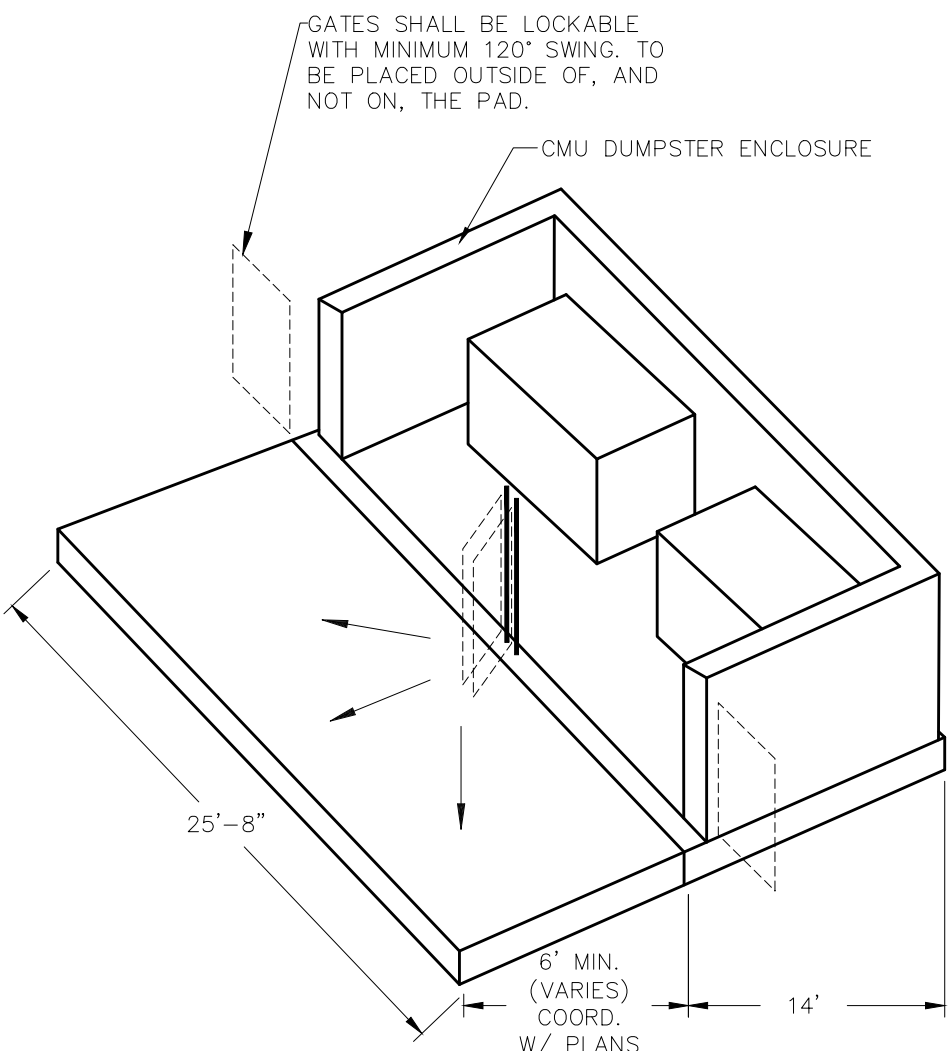
SECTION B
TRASH DUMPSTER GATE

N.T.S.



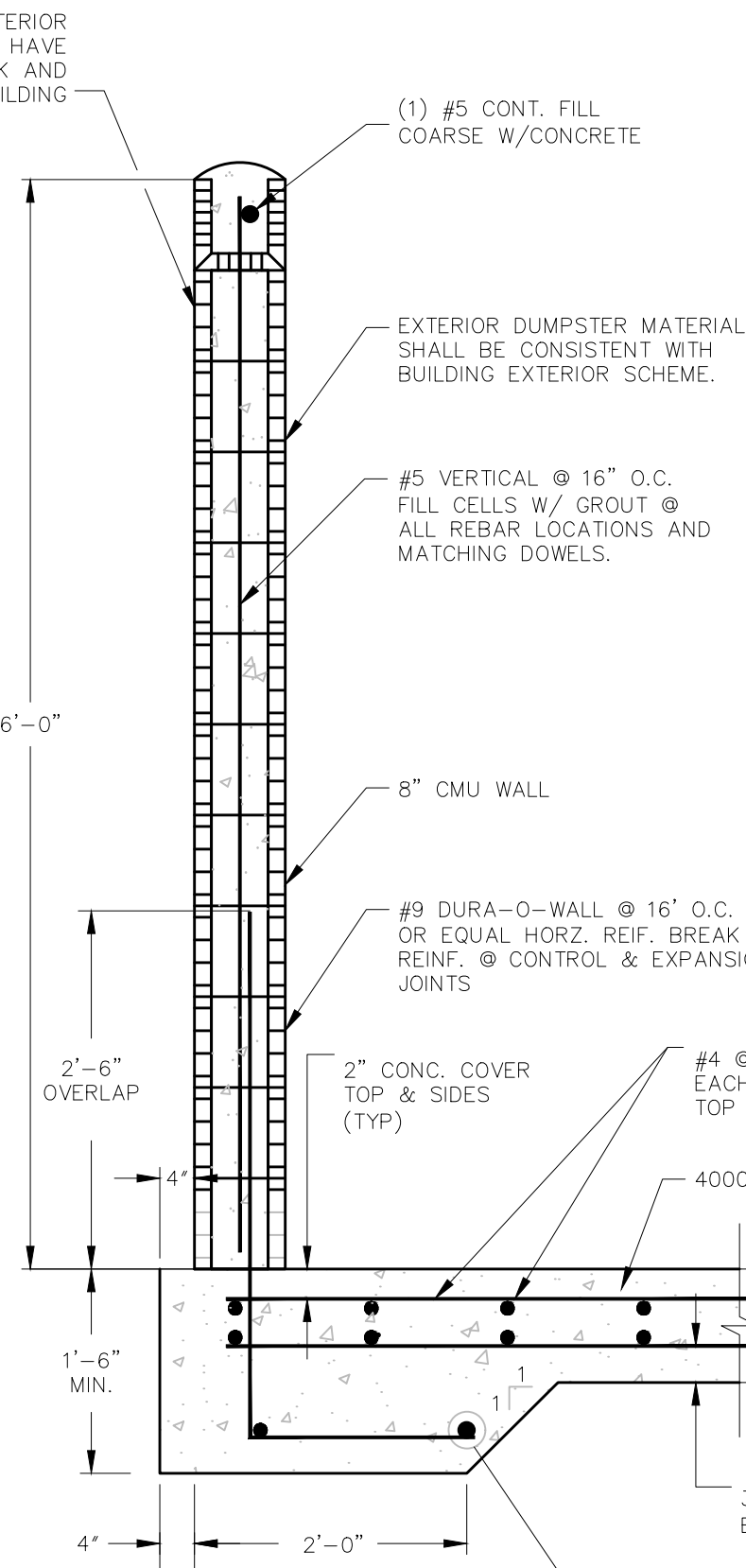
DUMPSTER PAD DETAIL PLAN

N.T.S.



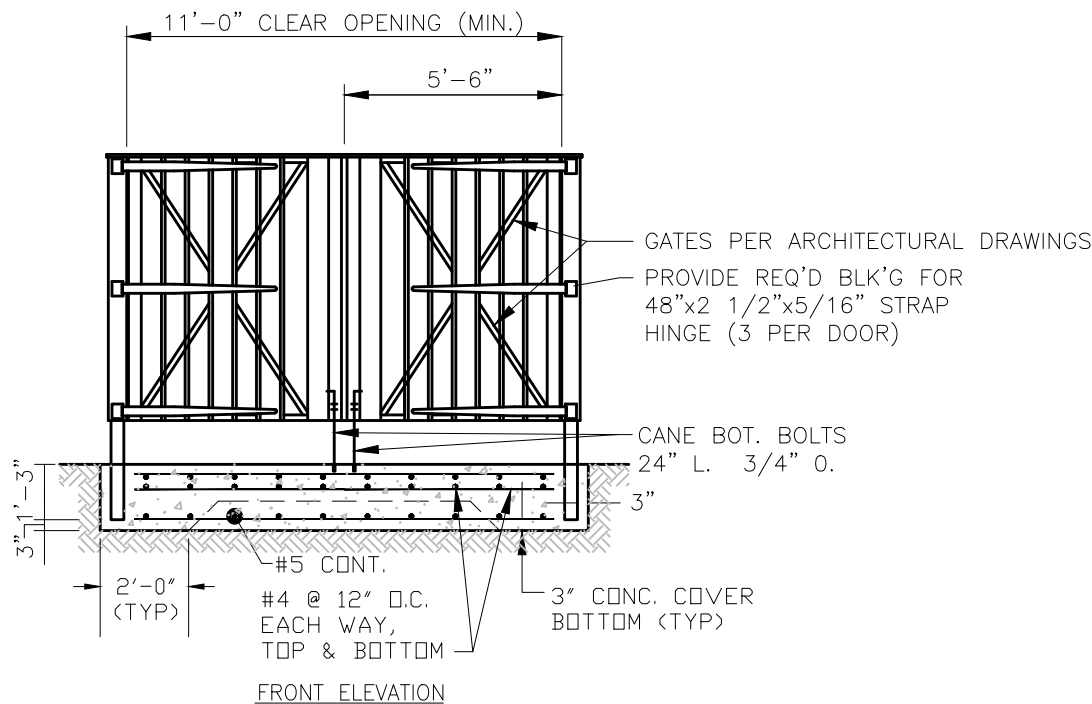
DUMPSTER PAD DETAIL ISOMETRIC

N.T.S.



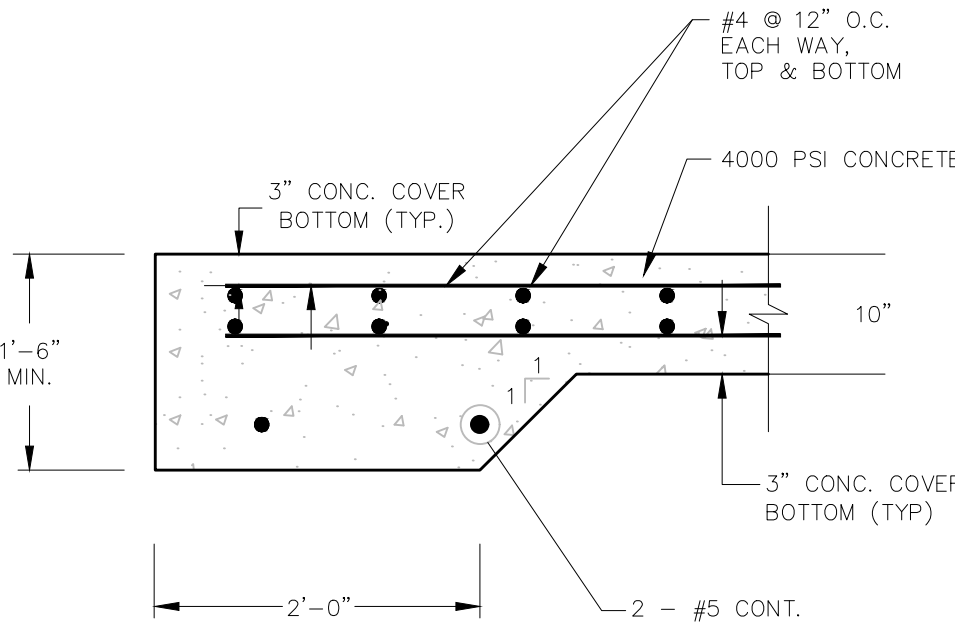
SECTION A
DUMPSTER ENCLOSURE

N.T.S.



DUMPSTER GATE DETAIL

N.T.S.



SECTION C
TYP. TURN-DOWN-SLAB EDGE

N.T.S.

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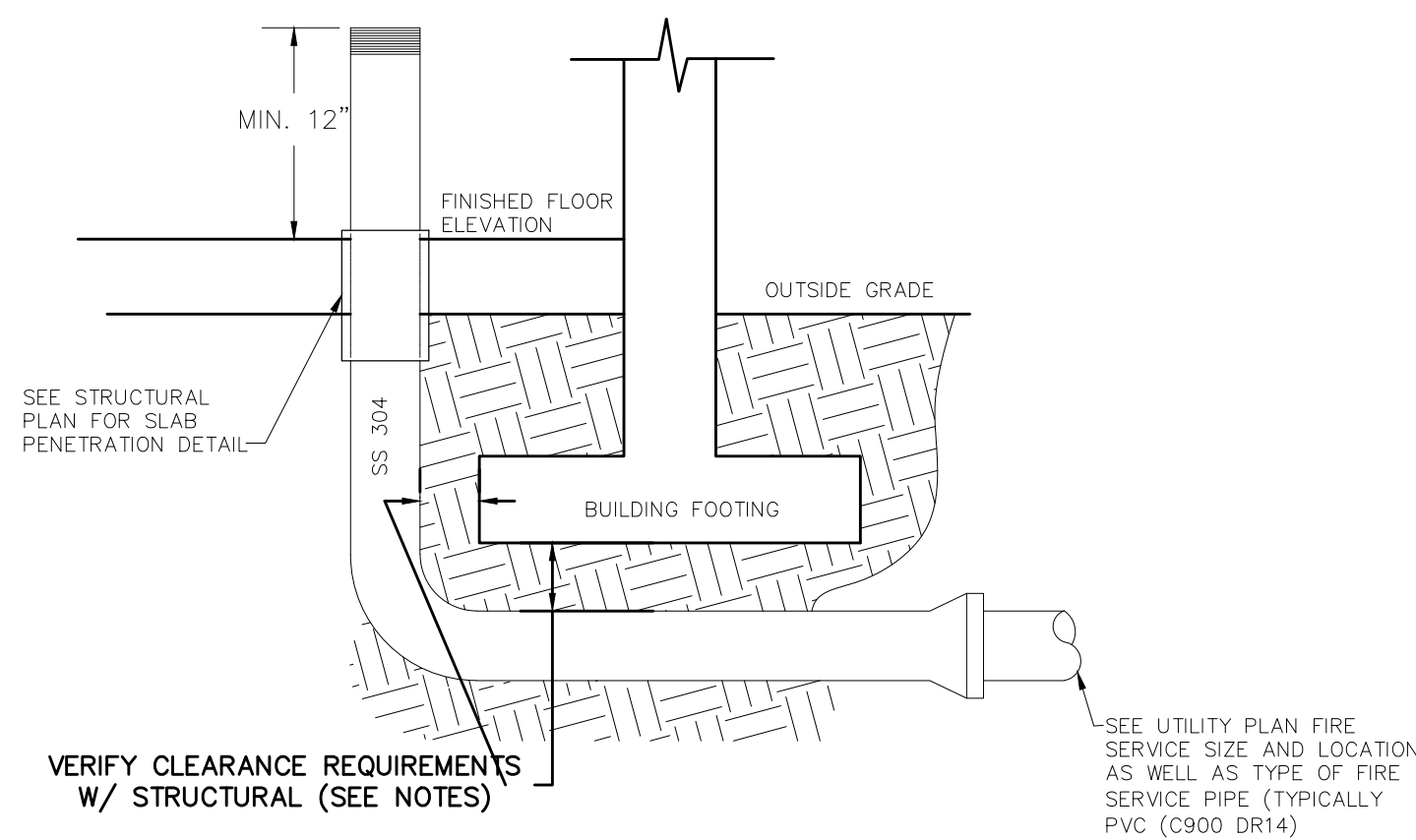
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DATE: 11-13-24

DRAWN BY: LCE

APPROVED BY: QTL

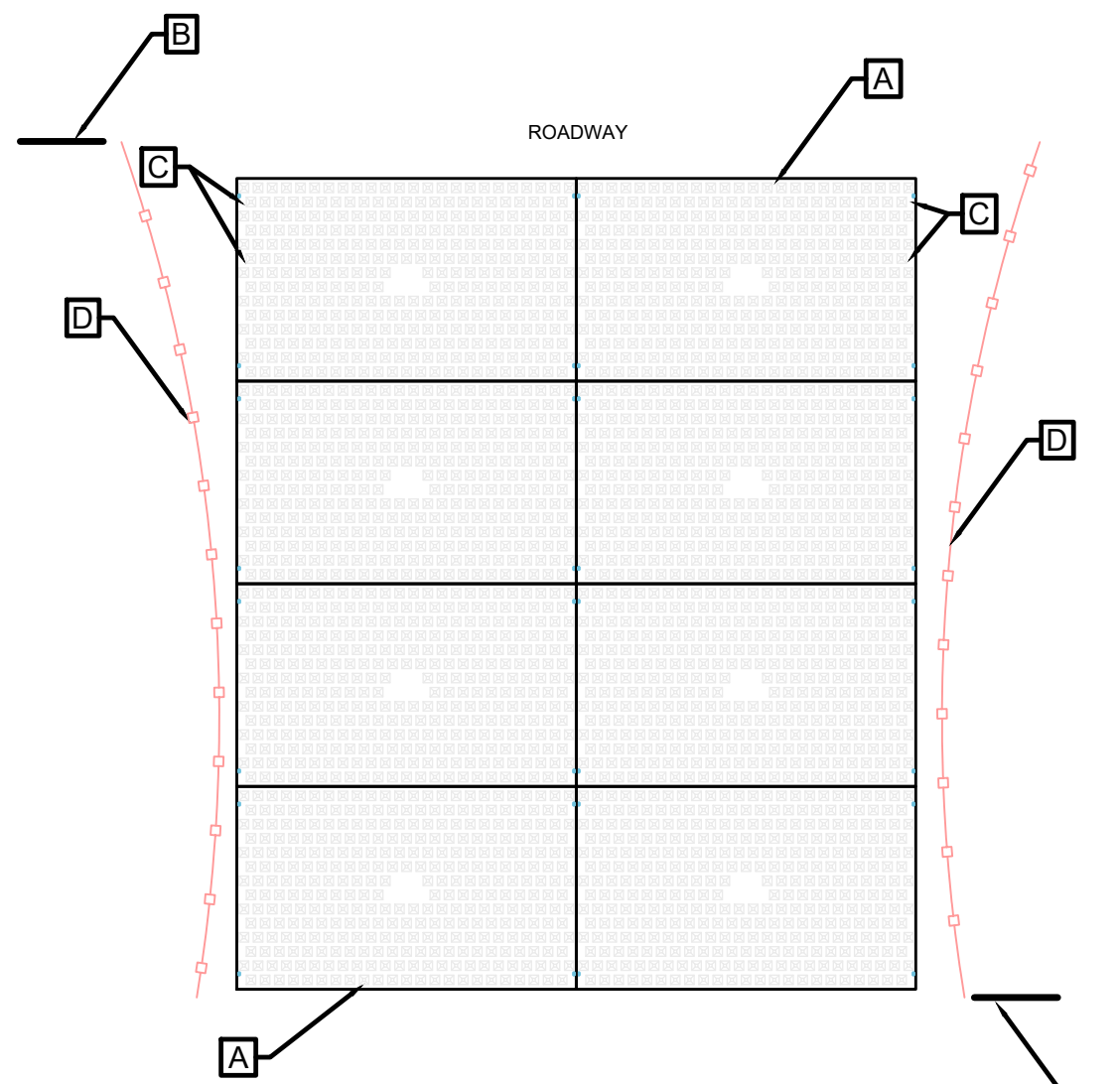
SHEET C5.1



- NOTES:**
1. CONTRACTOR(S) SHALL ALWAYS ENSURE THAT ALL CONSTRUCTION SHOWN HEREIN MEETS THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (AHJ), AS MANY FIRE REVIEWERS, INSPECTORS, MARSHALS, ETC. HAVE VARIOUS REQUIREMENTS, AS ALLOWED IN THE NATIONAL FIRE PROTECTION CODE (NFPA).
 2. RESTRAIN ALL JOINTS PER OGC RESTRAINING GUIDE AT104-1 AND AT104-2.
 3. RISER ASSEMBLY TO MEET P.F. 633.539.
 4. ENTIRE ASSEMBLY TO BE INSTALLED, TESTED AND FLUSHED AS ONE LINE BY THE SITE CONTRACTOR TO THE RANGE AS SHOWN.
 5. ENSURE NO PIPE JOINTS ARE UNDERNEATH BUILDING FOOTER PER NFPA 13 10.6.5.
 6. SERVICE MAINS MUST NOT RUN UNDER BUILDING(S) UNLESS SPECIAL PRECAUTIONS ARE TAKEN (IE. ARCHED FOUNDATIONS, CATCH BASINS, DRAINAGE, AND ISOLATION VALVES). NFPA 24 10.6 AND NFPA 13 10.6.2 HAVE VARIOUS REQUIREMENTS, AS ALLOWED IN THE NATIONAL FIRE PROTECTION CODE (NFPA). THE RISER PROVIDE CLEARANCE/NO PREVENT BREAKAGE OF THE PIPING DUE TO BUILDING SETTING, PER NFPA 13 9.3.4. ENSURE PIPE OPENINGS ARE THROUGH PIPE SLEEVES FOUR INCHES LARGER THAN THE NOMINAL PIPE SIZE. THE SITE CONTRACTOR SHALL PROVIDE ALL NECESSARY SLEEVES AND SUFFICIENT CLEARANCE FOR THE 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

INSTALLATION

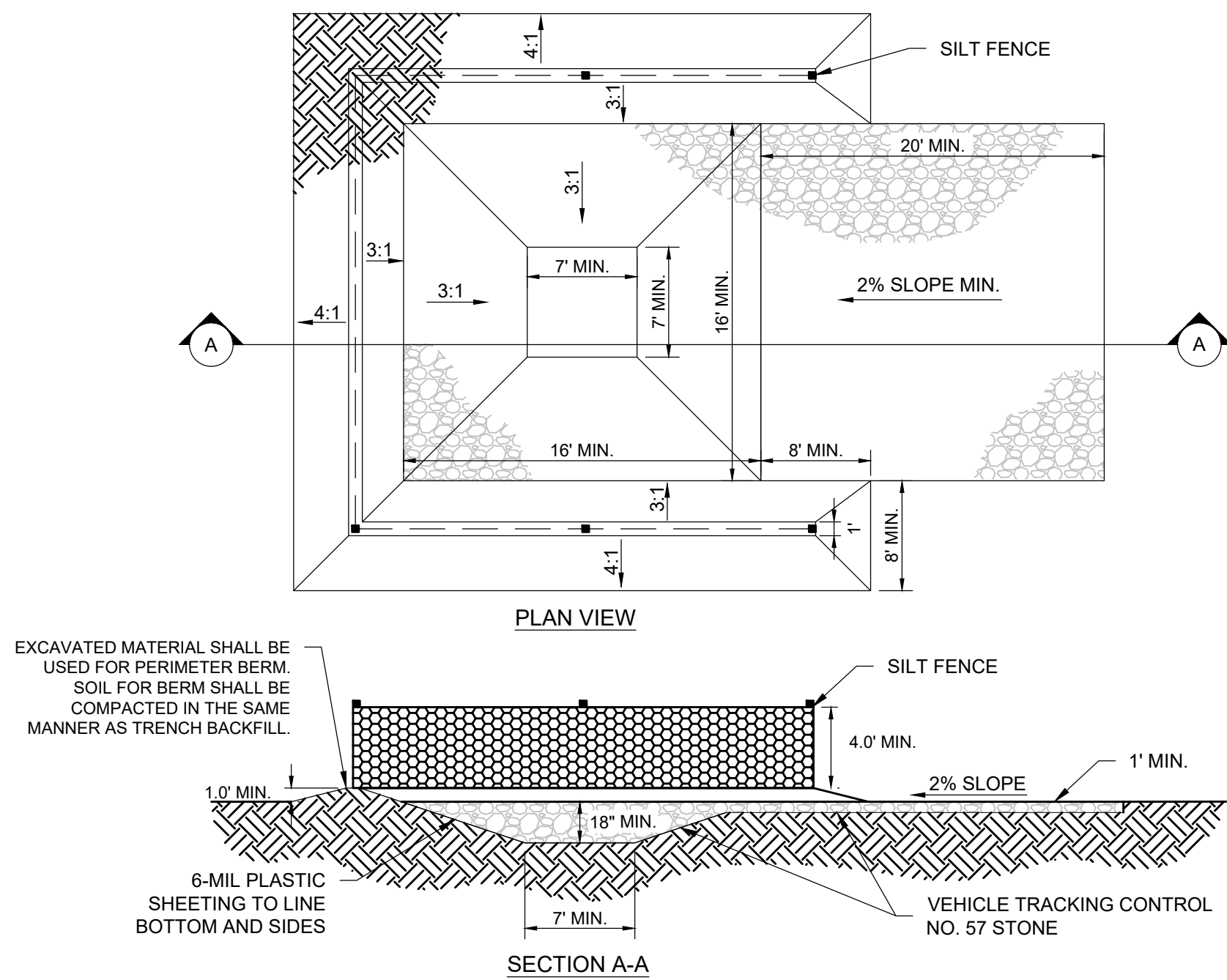
- THE SITE WHERE THE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED SHOULD CORRESPOND TO BEST MANAGEMENT PRACTICES AS MUCH AS POSSIBLE. THE SITE WHERE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED SHOULD BE IN THE VICINITY OF THE FODS TRACKOUT CONTROL SYSTEM INSTALLATION FOR THE MARKING OF UNDERGROUND UTILITIES. CALL THE UTILITY NOTIFICATION CENTER AT 811.
- BEFORE THE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED, ANY EXCESSIVE UNEVEN TERRAIN SHOULD BE LEVELLED OUT OR REMOVED SUCH AS LARGE ROCKS, LANDSCAPING MATERIALS, OR SUDDED ANCHOR 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 WEXIT STRAIGHT FROM THE ESTABLISHMENT TO 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 THE END OF EACH MAT.
- 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. REPEAT THE ENTIRE PROCESS UNTIL ALL MATS ARE PLACED ADJACENT TO ONE ANOTHER TO CONNECT THE 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

1. VEHICLES SHOULD TRAVEL DOWN THE LENGTH OF THE TRACKOUT CONTROL SYSTEM AND NOT CUT ACROSS THE MATS.
2. 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.
3. HAVE SOMEONE ON THE TRUCK WHO CAN OBSERVE THE DYNAMIC BECOME FULL OF DEBRIS.
4. BRUSHING IS THE PREFERRED METHOD OF CLEANING, EITHER MANUALLY OR MECHANICALLY.
5. 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

1. REMOVAL OF FODS TRACKOUT CONTROL SYSTEM IS REVERSE ORDER OF INSTALLATION.
2. 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.
3. THE CONNECTOR STRAPS SHOULD BE UNBOLTED AT ALL LOCATIONS IN THE FODS TRACKOUT CONTROL SYSTEM.
4. 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.



CONCRETE WASHOUT DETAIL

CONCRETE WASHOUT AREA INSTALLATION NOTES

1. CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. 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 2'. THE BERM SURROUNDING THE SIDES AND BACK OF THE CONCRETE WASHOUT AREA SHALL HAVE A HEIGHT OF 1'. THE VEHICLE TRACKING PAD SHALL BE 3'x3' TOWARDS THE CONCRETE WASHOUT AREA. A SILT FENCE SHALL BE INSTALLED ALONG THE TOP OF THE PERIMETER BERM PER THE DETAIL.
3. VEHICLE TRACKING CONTROL IS REQUIRED AT THE ACCESS POINT TO ALL CONCRETE WASHOUT AREAS.
4. A CURB STEP SHALL BE IMPLEMENTED IF A CURB EXISTS AT THE ACCESS POINT TO THE CONCRETE WASHOUT AREA.
5. 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

1. THE CITY SITE INSPECTOR SHALL INSPECT THE CONCRETE WASHOUT AREA AT THE FOLLOWING INTERVALS:
 - A. AFTER INITIAL INSTALLATION.
 - B. AT LEAST WEEKLY WHILE THE CONCRETE WASHOUT AREA IS PRESENT ON SITE.
2. CONCRETE WASHOUT MATERIALS SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2".
3. CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
4. CONCRETE WASHOUT WATER, WASTED PRECAST CONCRETE, AND EXCESSIVE WASTE MATERIALS SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
5. CONCRETE WASHOUT AREAS SHALL BE REMOVED IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
6. 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, SEEDING AND MULCHED TO MATCH THE SURROUNDING AREA.
7. CONCRETE WASHOUT AREAS SHALL BE MAINTAINED INSIDE THE CONCRETE WASHOUT AREA FOR LESS MAINTENANCE.
8. CONCRETE WASHOUT CONTAINERS ARE NOT AN ACCEPTABLE SUBSTITUTE FOR CONCRETE WASHOUT AREAS.

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DATE _____

PROJECT No. 2020.018.02

DATE: 11-13-24

DRAWN BY: LCE

APPROVED BY: QTL

SHEET C5.2



STORMTECH CHAMBER SPECIFICATIONS

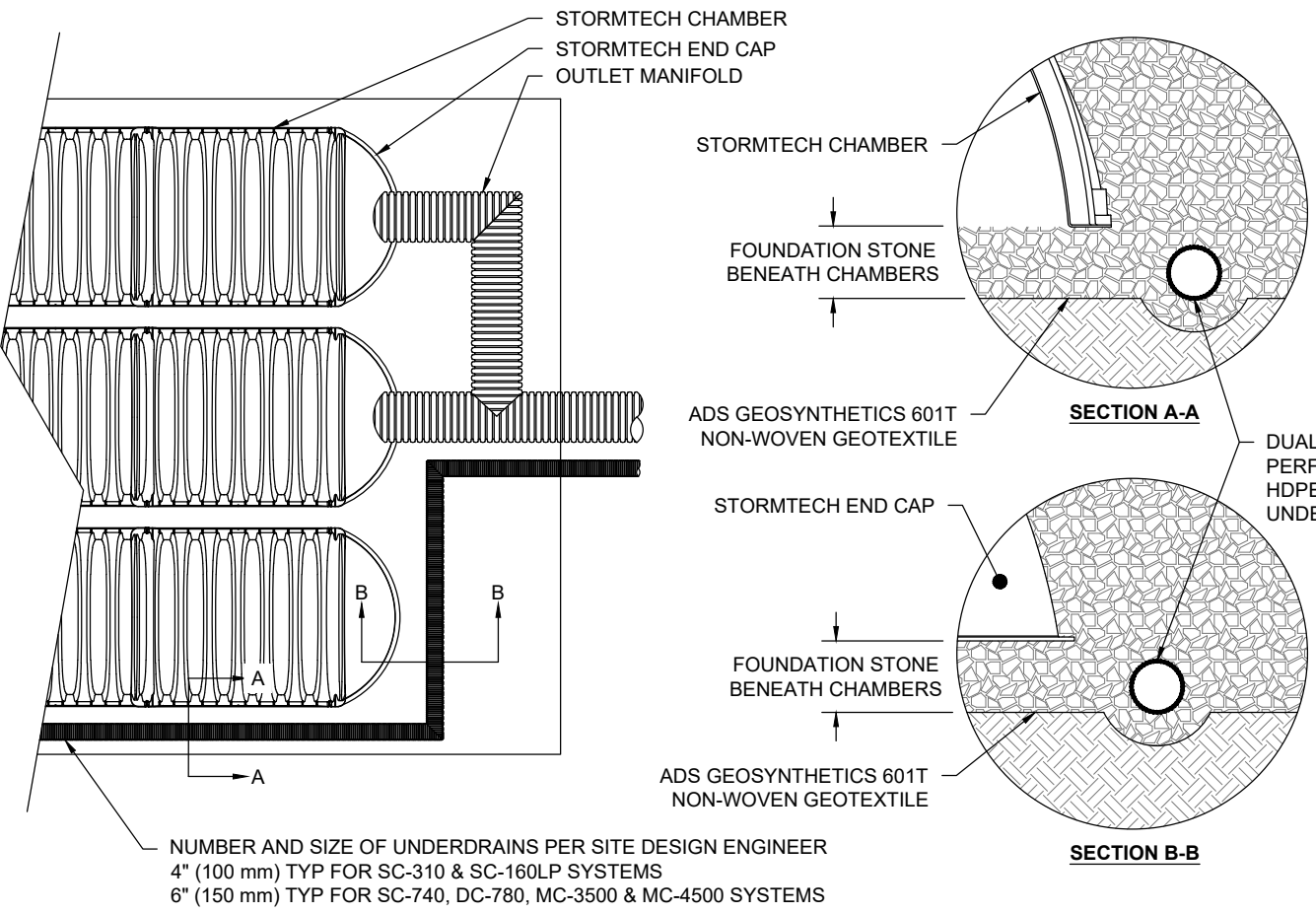
- CHAMBERS SHALL BE STORMTECH SC-740 OR SC-310.
- CHAMBERS SHALL BE MANUFACTURED FROM VIRGIN POLYPROPYLENE OR POLYETHYLENE RESINS.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL 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.
- CHAMBERS SHALL MEET ASTM F2922 (POLYETHYLENE) OR ASTM F2418-16 (POLYPROPYLENE), "STANDARD SPECIFICATION FOR THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- 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".
- 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 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.
 - 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.
 - STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
- 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

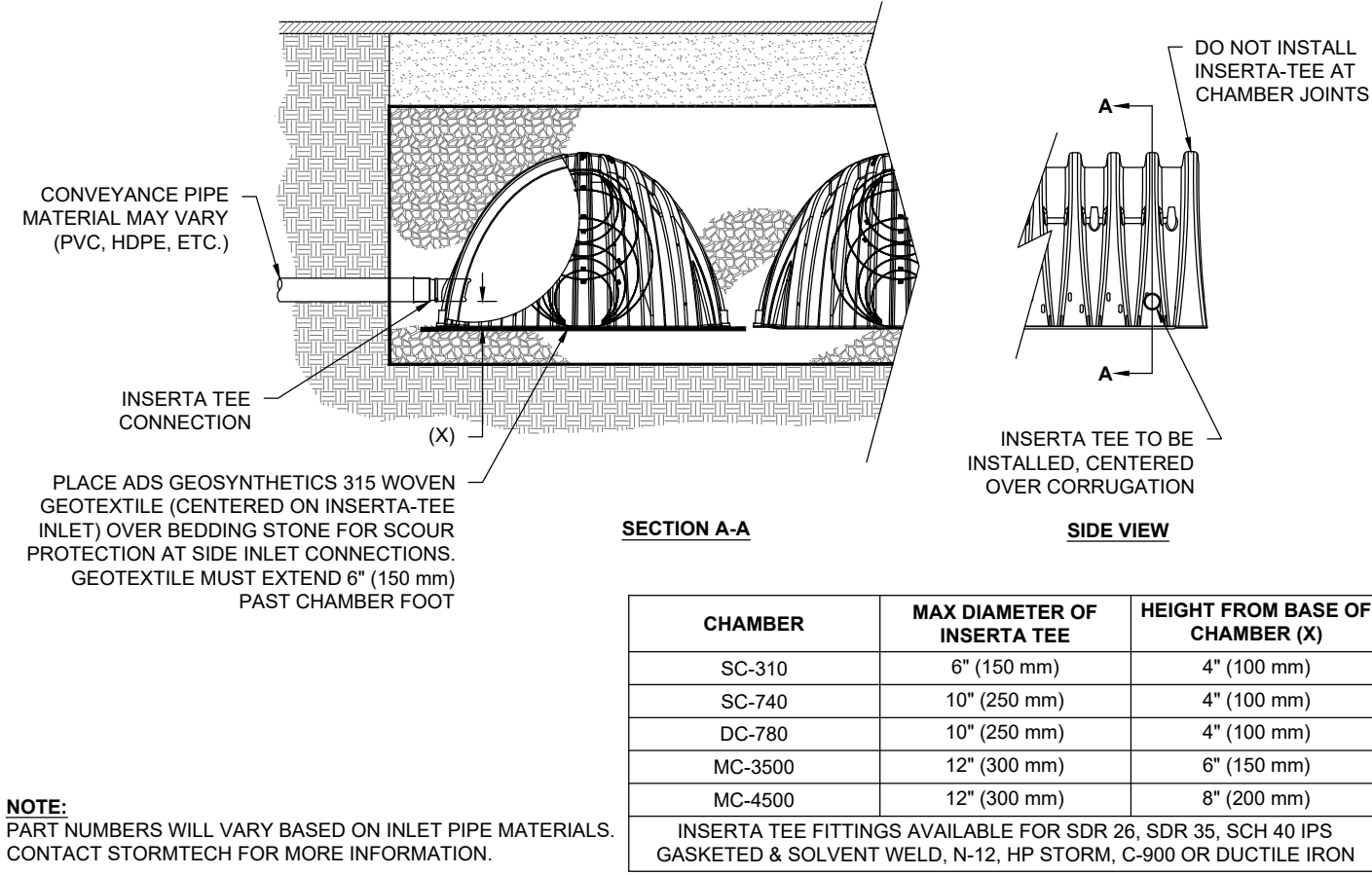
- STORMTECH SC-310 & SC-740 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
 - STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - CHAMBERS 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.
 - THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
 - JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
 - MAINTAIN MINIMUM - 6" (150 mm) SPACING BETWEEN THE CHAMBER ROWS.
 - EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4"-2" (20-50 mm).
 - THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
 - 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**
- STORMTECH SC-310 & SC-740 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH SC-310/SC-740/DC-780 CONSTRUCTION GUIDE".
 - THE USE OF CONSTRUCTION EQUIPMENT OVER SC-310 & SC-740 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIERED 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".
 - 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.

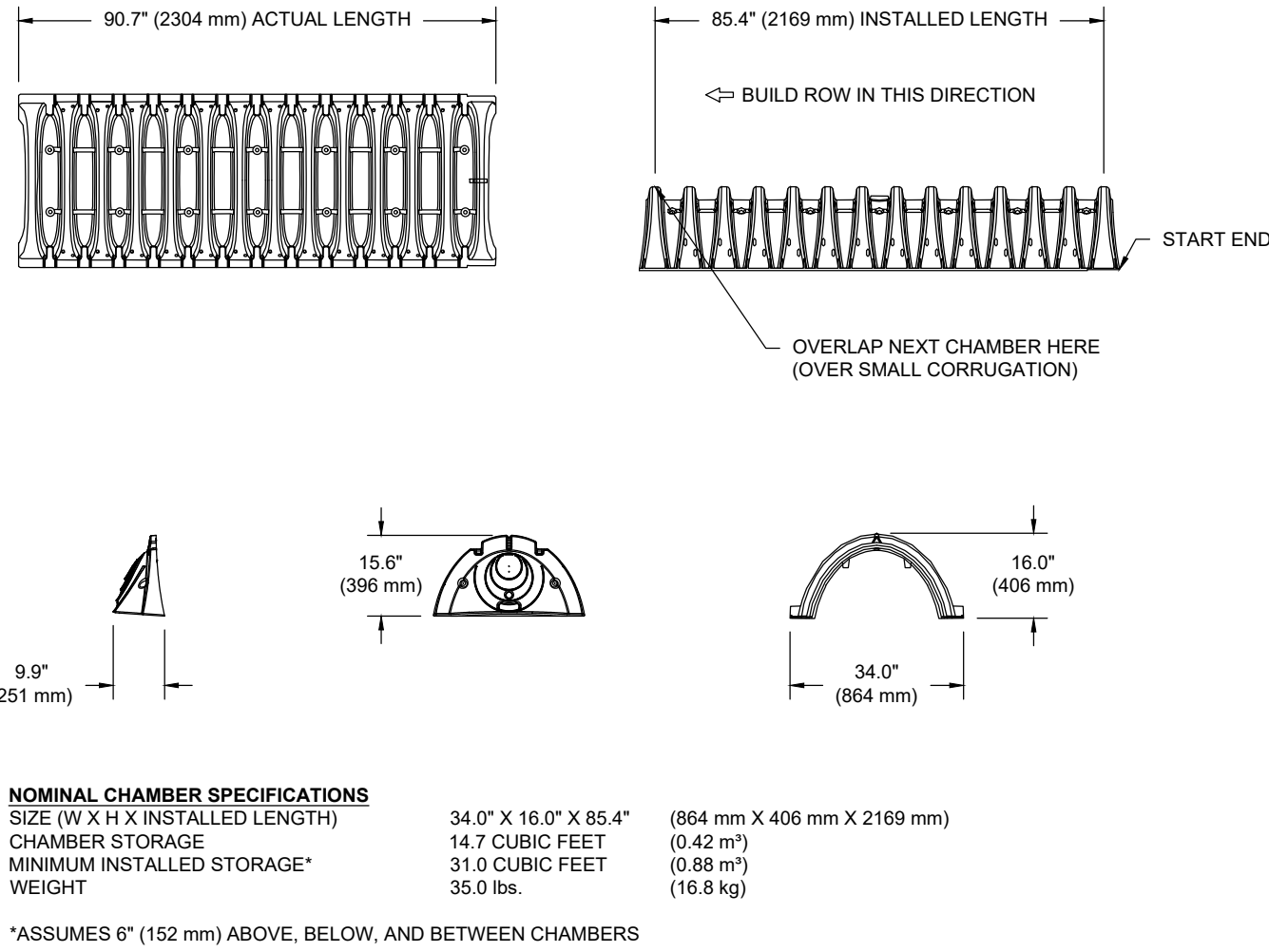
CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



5 UNDERDRAIN DETAIL



6 INSERTA-TEE SIDE INLET DETAIL



PRE-FAB STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B". PRE-FAB STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T". PRE-CORED END CAPS END WITH "PC".

PART #	STUB	A	B	C
SC310EPE06T / SC310EPE06TPC	6" (150 mm)	9.6" (244 mm)	5.8" (147 mm)	---
SC310EPE06B / SC310EPE06BPC	---	---	---	0.5" (13 mm)
SC310EPE08T / SC310EPE08TPC	8" (200 mm)	11.9" (302 mm)	3.5" (89 mm)	---
SC310EPE08B / SC310EPE08BPC	---	---	---	0.6" (15 mm)
SC310EPE10T / SC310EPE10TPC	10" (250 mm)	12.7" (323 mm)	1.4" (36 mm)	---
SC310EPE10B / SC310EPE10BPC	---	---	---	0.7" (18 mm)
SC310EPE12B	12" (300 mm)	13.5" (343 mm)	---	0.9" (23 mm)

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.

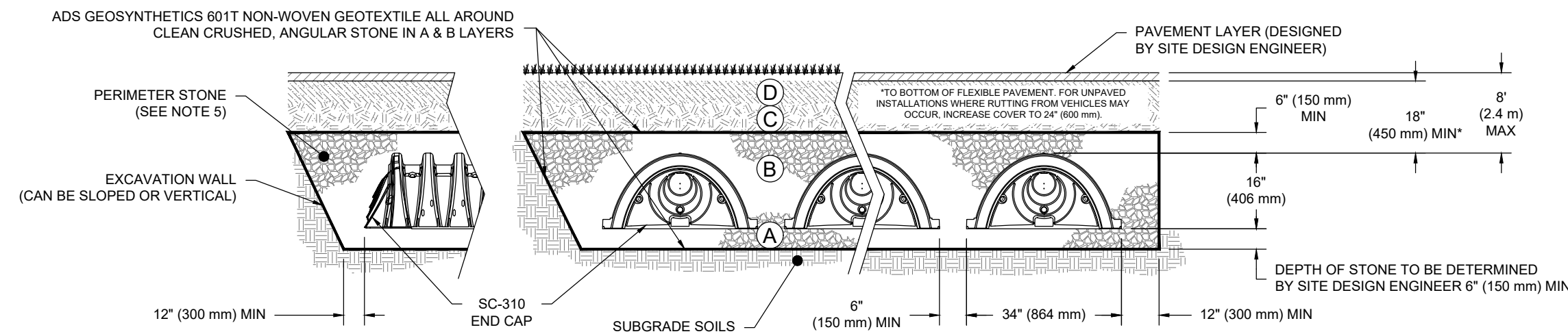
NOTE: ALL DIMENSIONS ARE NOMINAL.

2 SC-310 TECHNICAL SPECIFICATIONS

ACCEPTABLE FILL MATERIALS: STORMTECH SC-310 CHAMBER SYSTEMS

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 16" (406 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, <35% FINES OR PROCESSED AGGREGATE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	AASHTO M145 ¹ A-1, A-2, A-3 OR AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 12" (300 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 6" (150 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL-GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS. ROLLER GROSS VEHICLE WEIGHT NOT TO EXCEED 12,000 lbs (53 kN). DYNAMIC FORCE NOT TO EXCEED 20,000 lbs (89 kN).
B EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE	AASHTO M43 ¹ 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

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 M43) 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.

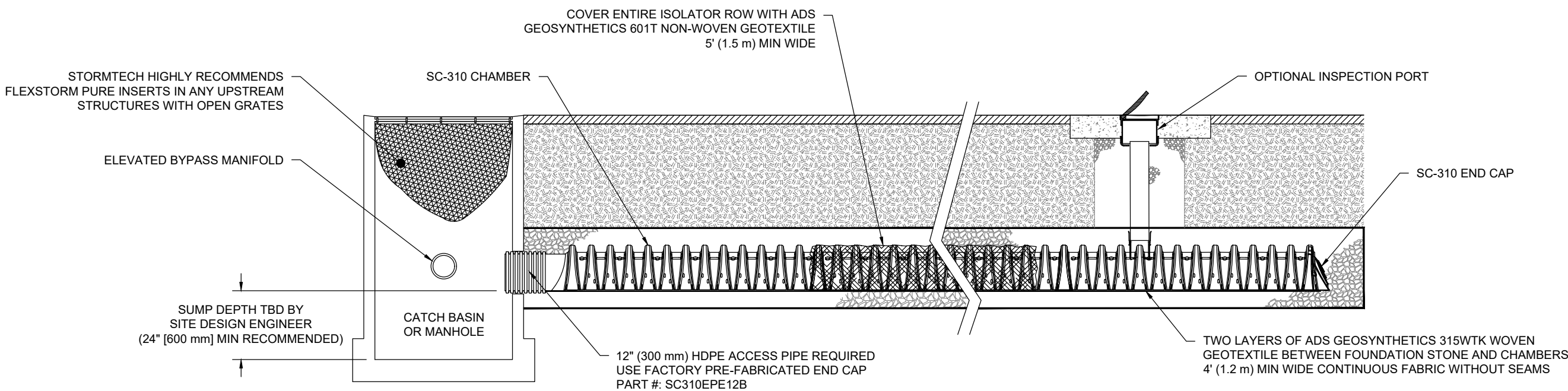


NOTES:

- 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".
- SC-310 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- 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.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- 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



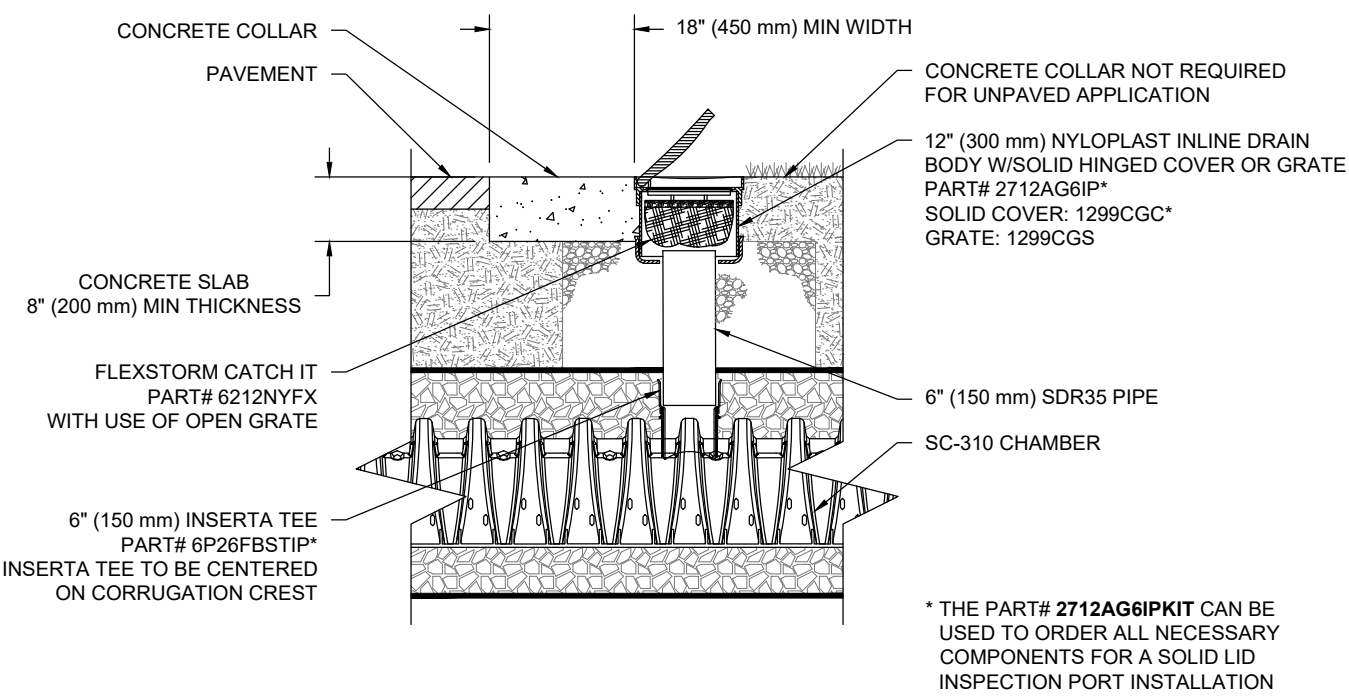
INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
 - ALL ISOLATOR ROWS
 - REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW THROUGH OUTLET PIPE
 - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - 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 FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45" (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - 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

- 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.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

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



REVISIONS

No.	DATE	DESCRIPTION	APP'D BY
1	09/16/20	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

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

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

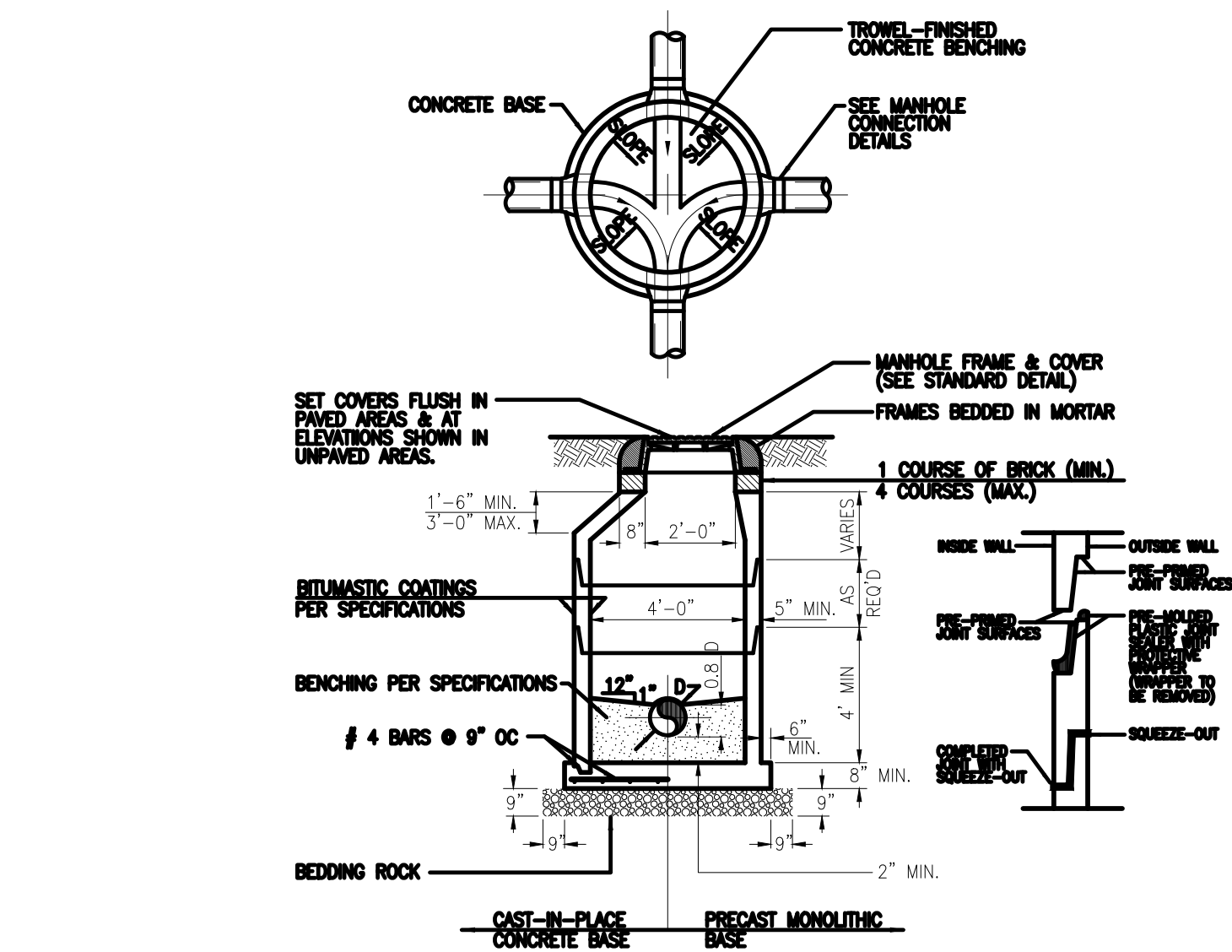
PROJECT No. 2020.018.02

DATE: 11-13-24

DRAWN BY: LCE

APPROVED BY: QTL

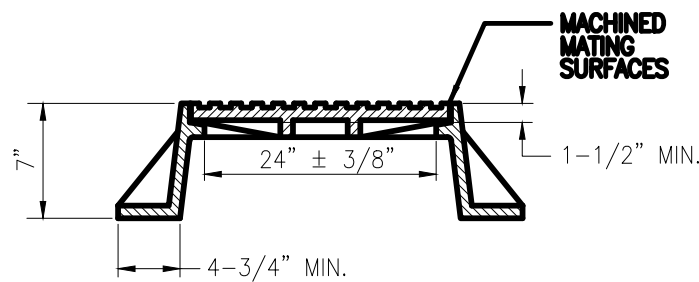
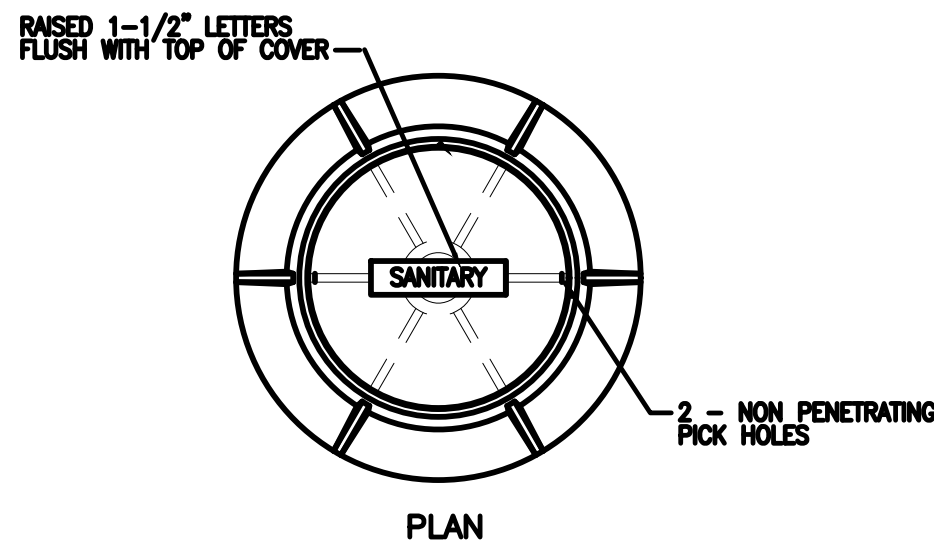
SHEET C5.3



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

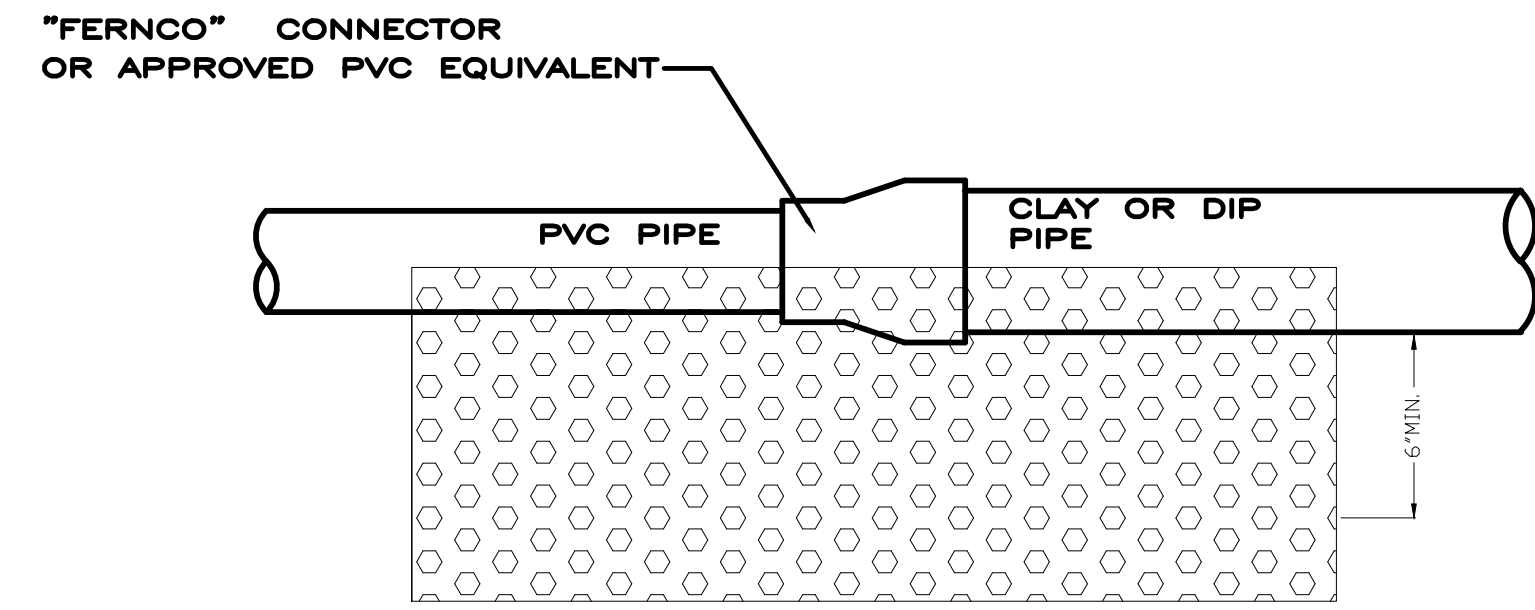
**PRECAST CONCRETE MANHOLE
PLAN AND SECTION**



NOTES:

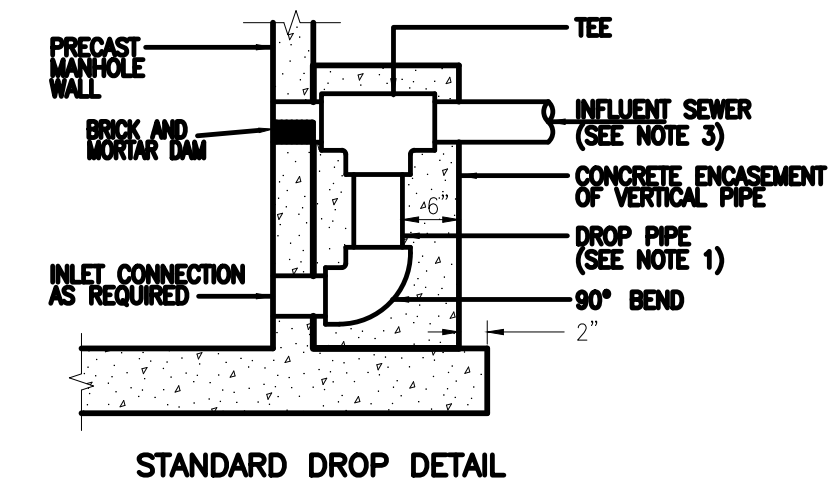
1. MANHOLE FRAME & COVER SHALL BE USF 420-C (FRAME WT.240#-COVER WT. 130#) AS MANUFACTURED BY U.S. FOUNDRY & MFG. CORP. OR APPROVED EQUAL.

STANDARD MANHOLE FRAME AND COVER

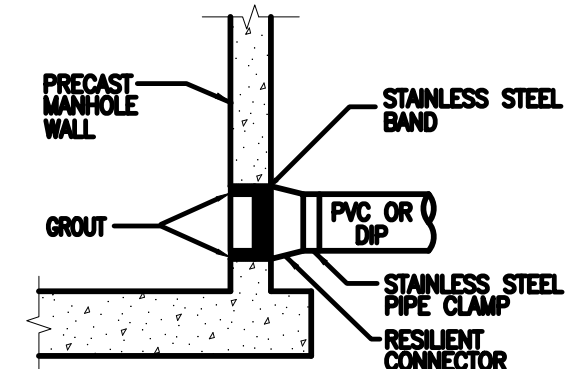


1. FIELD VERIFY MATERIALS OF EXISTING PIPES TO SELECT PROPER CONNECTOR.

SEWER MAIN / LATERAL CONNECTION DETAIL



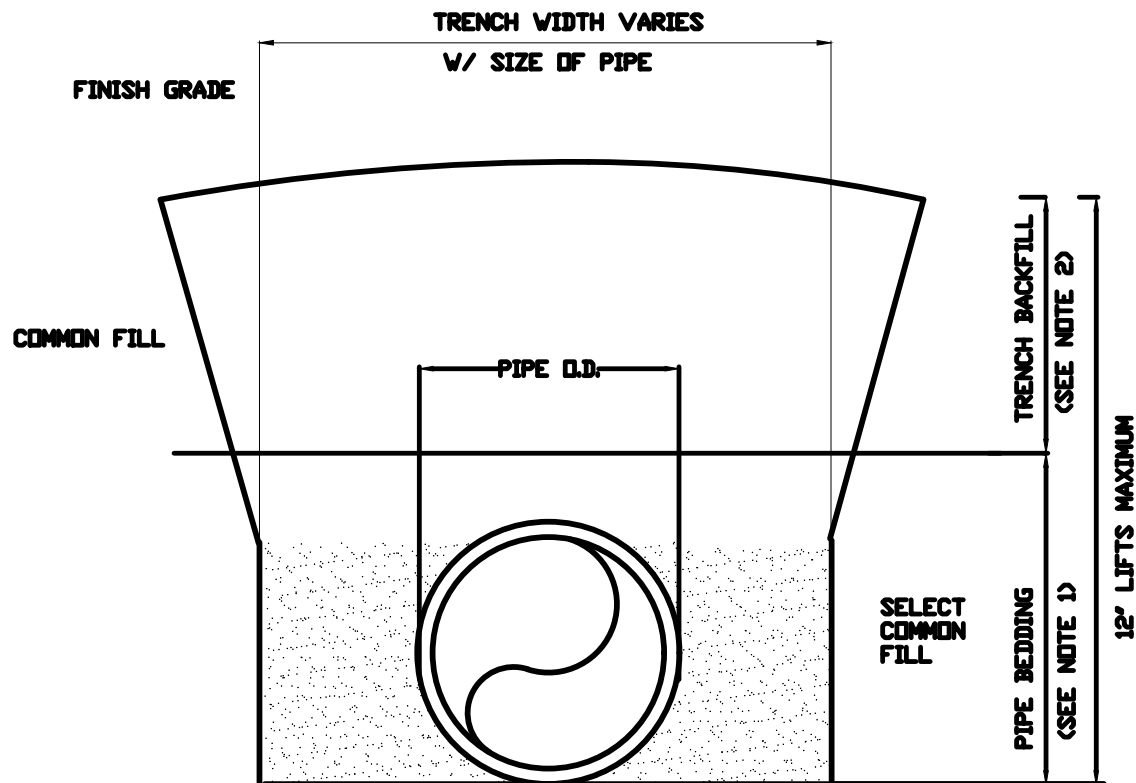
STANDARD DROP DETAIL



**STANDARD PRECAST MANHOLE
PIPE CONNECTION**

- 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.

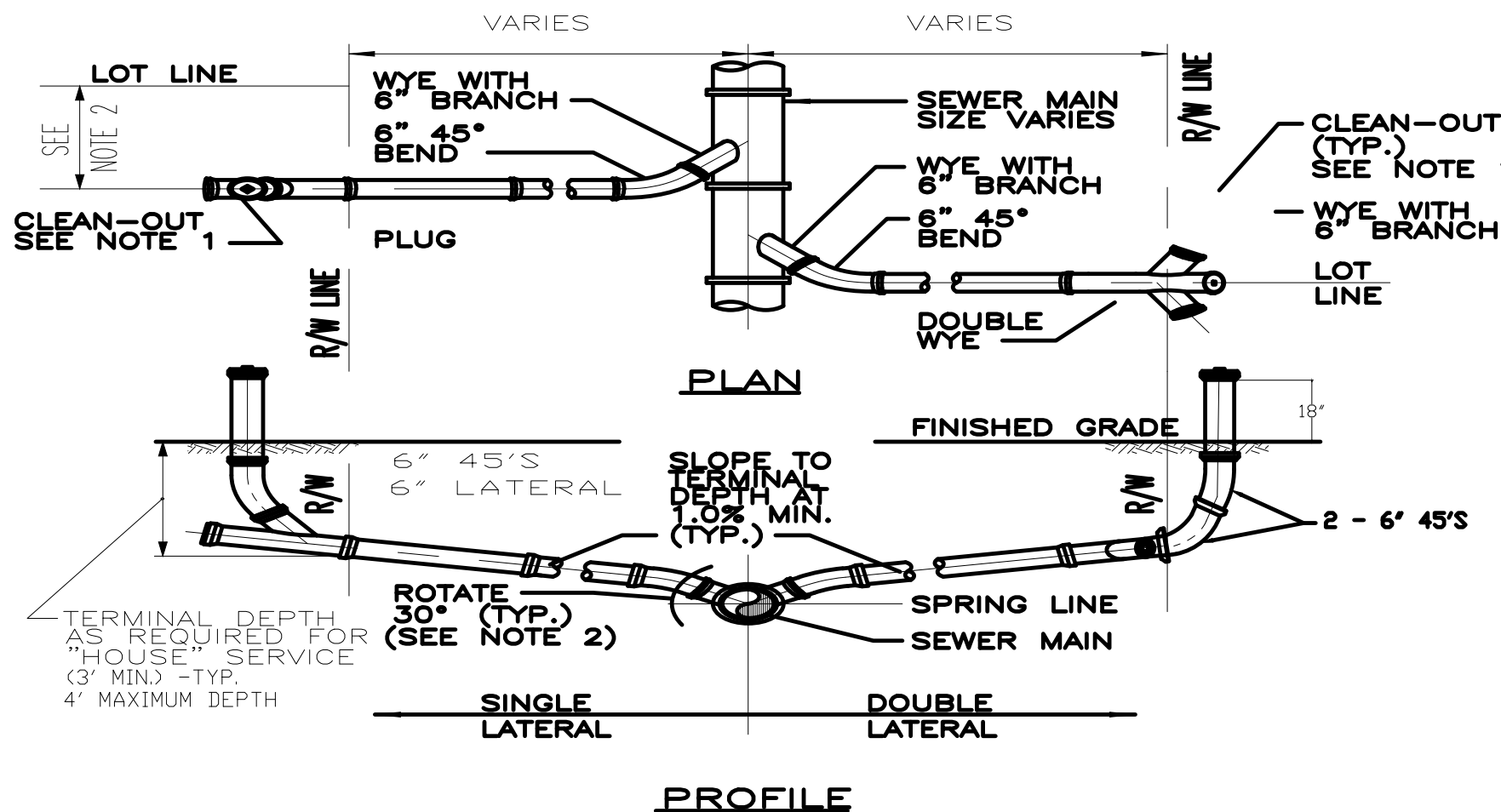
MANHOLE CONNECTION DETAILS



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. (P): 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

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 PLACE 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 dine 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 retelevision 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.

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. **The disk label shall include the following: 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. Everything in the ground shall be "as-built" and turned in to Engineering Dept. in a Signed & Sealed scanned PDF format. Drawings shall clearly show all details not on original contract drawings but constructed in the field. All equipment and piping relocation shall be clearly shown. Tie into section corners in the Florida State Plane Coordinate System East to insure proper orientation at each end of baseline. Section corner tie sheets can be obtained from the Orange County Surveyor's web page. Each sheet of the PLANS shall be signed, sealed and dated by the DESIGN ENGINEER as being "Record Drawings". Construction PLANS simply stamped "As-Builts" or "Record Drawings" and lacking in above requirements will not be accepted, and will be returned to the DESIGN ENGINEER. The "Certificate of Completion" will not be issued until correct "Record Drawings" have been submitted. 12-1Digital 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. The same datum used in the design and shall be shown as the datum used in the Record Drawing; Vertical datum shall be referenced to the National Geodetic Vertical Datum of 1929 or to the North American Vertical Datum of 1988. THIS SHALL BE CLEARLY NOTED ON THE PLANS. 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. Said design drawings shall be complete and include both plan and profile views of the infrastructure. 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 (hand written notes and "X"ing out will not be allowed). All record drawings will be signed and sealed by Certified Land Surveyor or Professional Engineer licensed to practice in the State of Florida. If certified by a Surveyor, P.E. will sign off Stating that the record drawings were checked by the engineer, verifying that they inspected the work. 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 12.4.4 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 12-2Digital 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. All vertical deflections shall be called out. 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) 12-3Digital 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. 12-4Digital 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). 12-5Digital 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.

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.

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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

LAM

Civil Engineering, Inc.

1320 W PINE STREET
ORLANDO, FL 32805

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

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QUANG T. LAM, P.E.
STATE OF FLORIDA
LICENSE No. 62550

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.

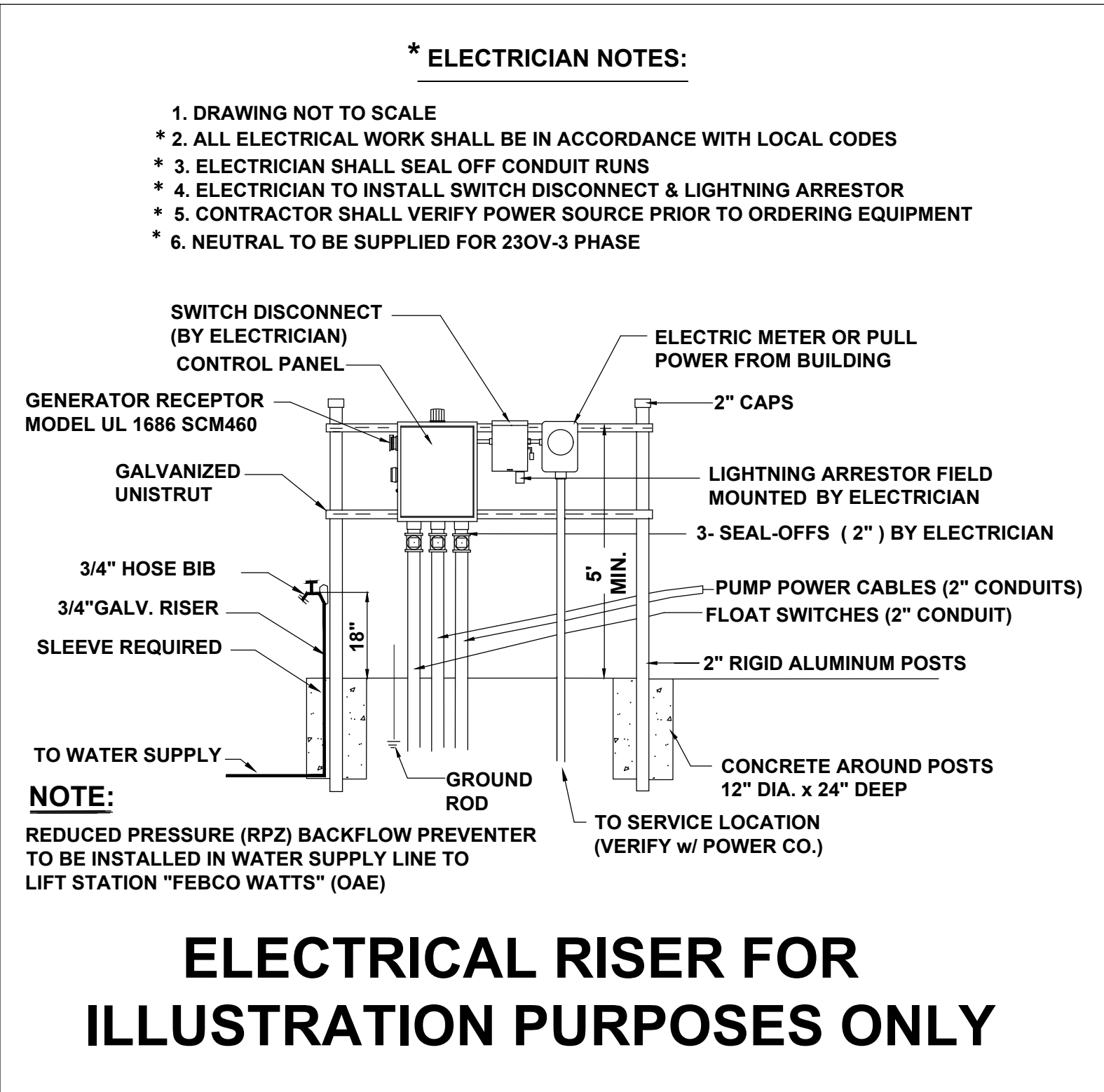
The following components shall be mounted through the inner door:

- 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"		

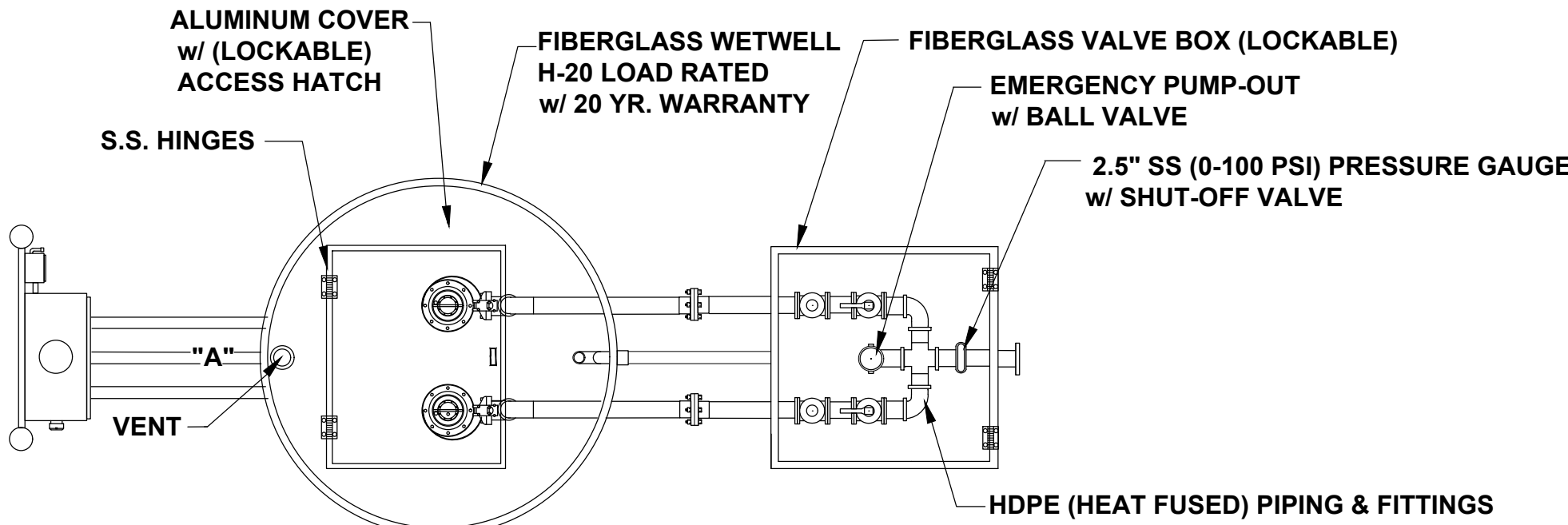
NOTES:

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.

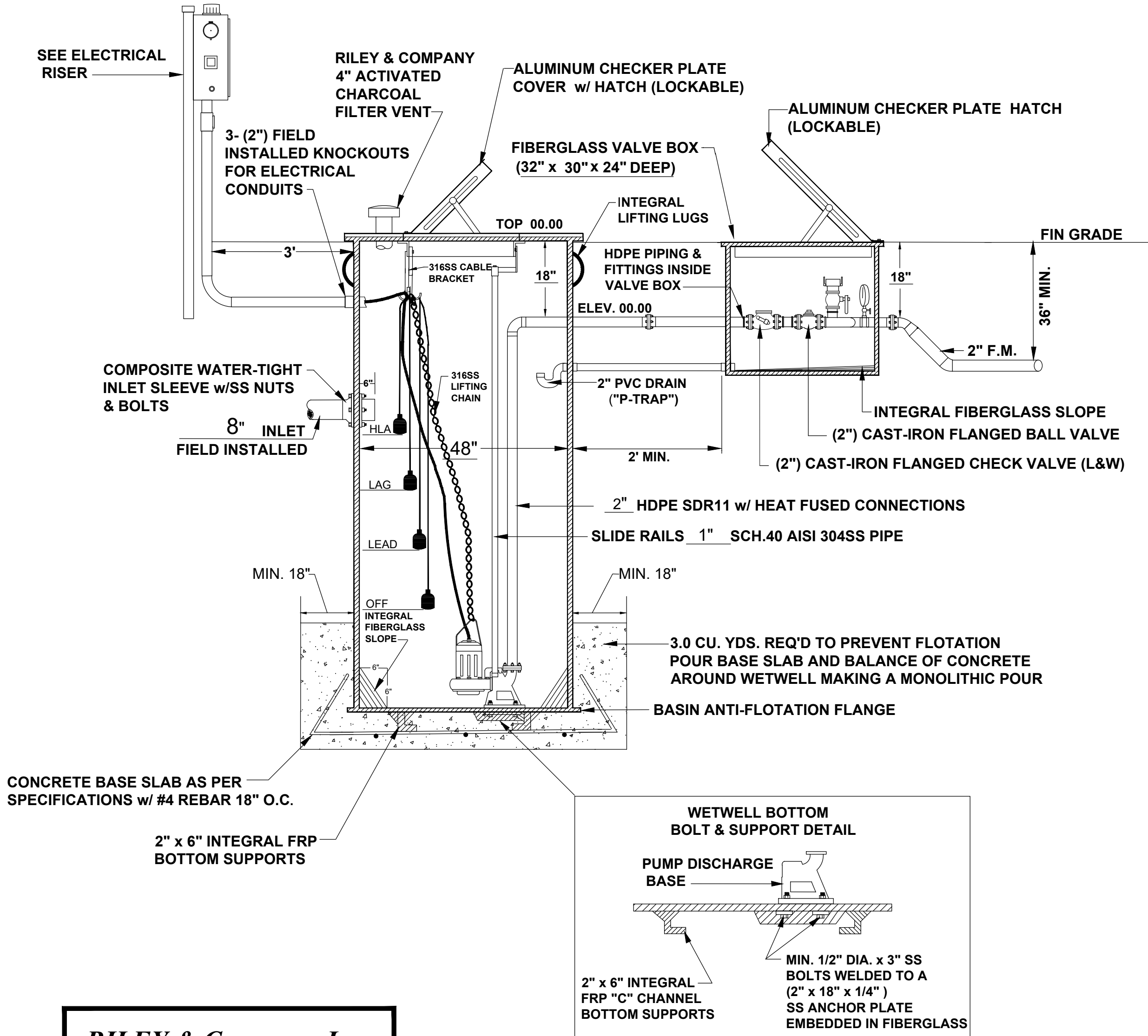


ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY

01-18-18



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

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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

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

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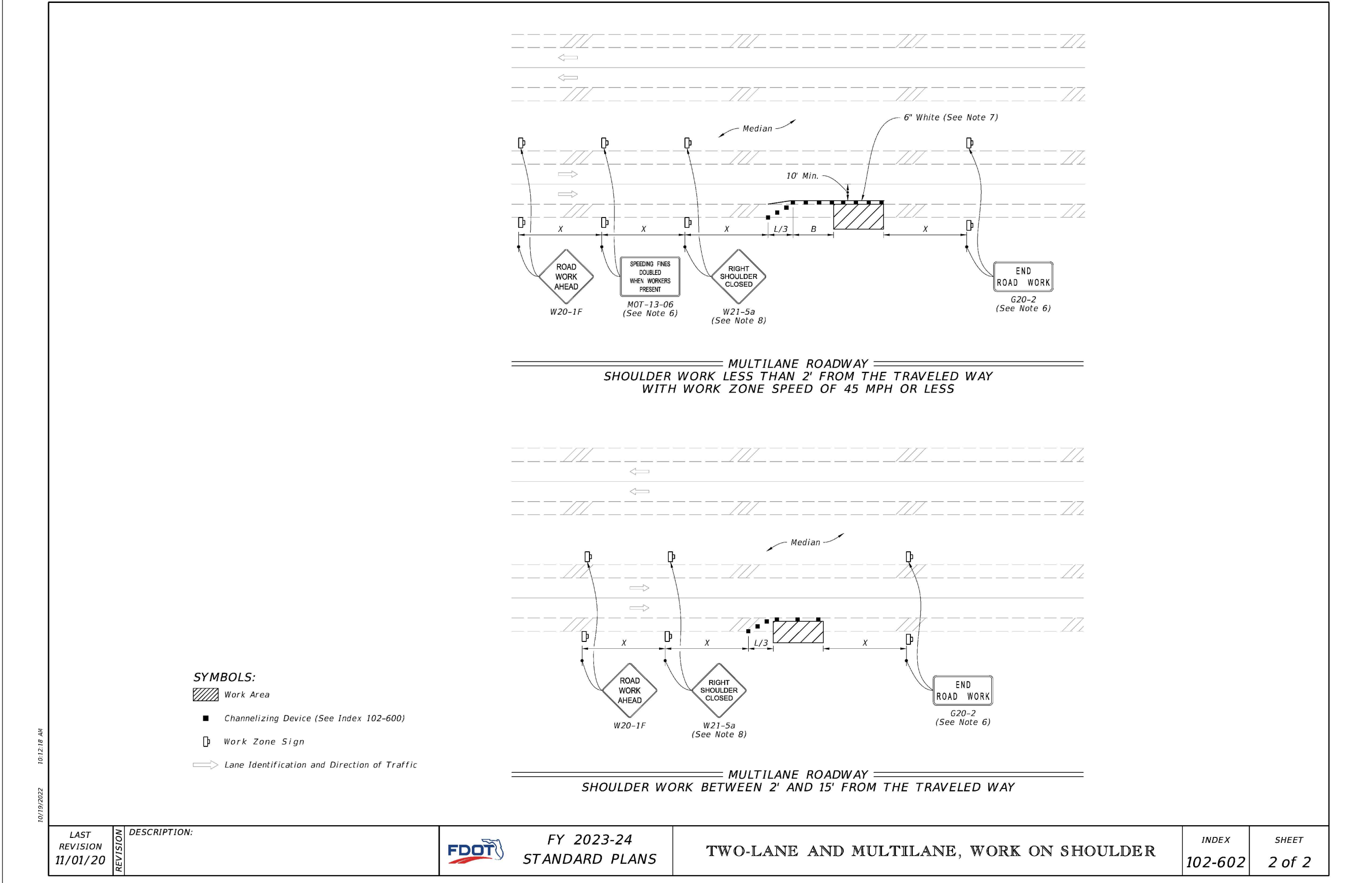
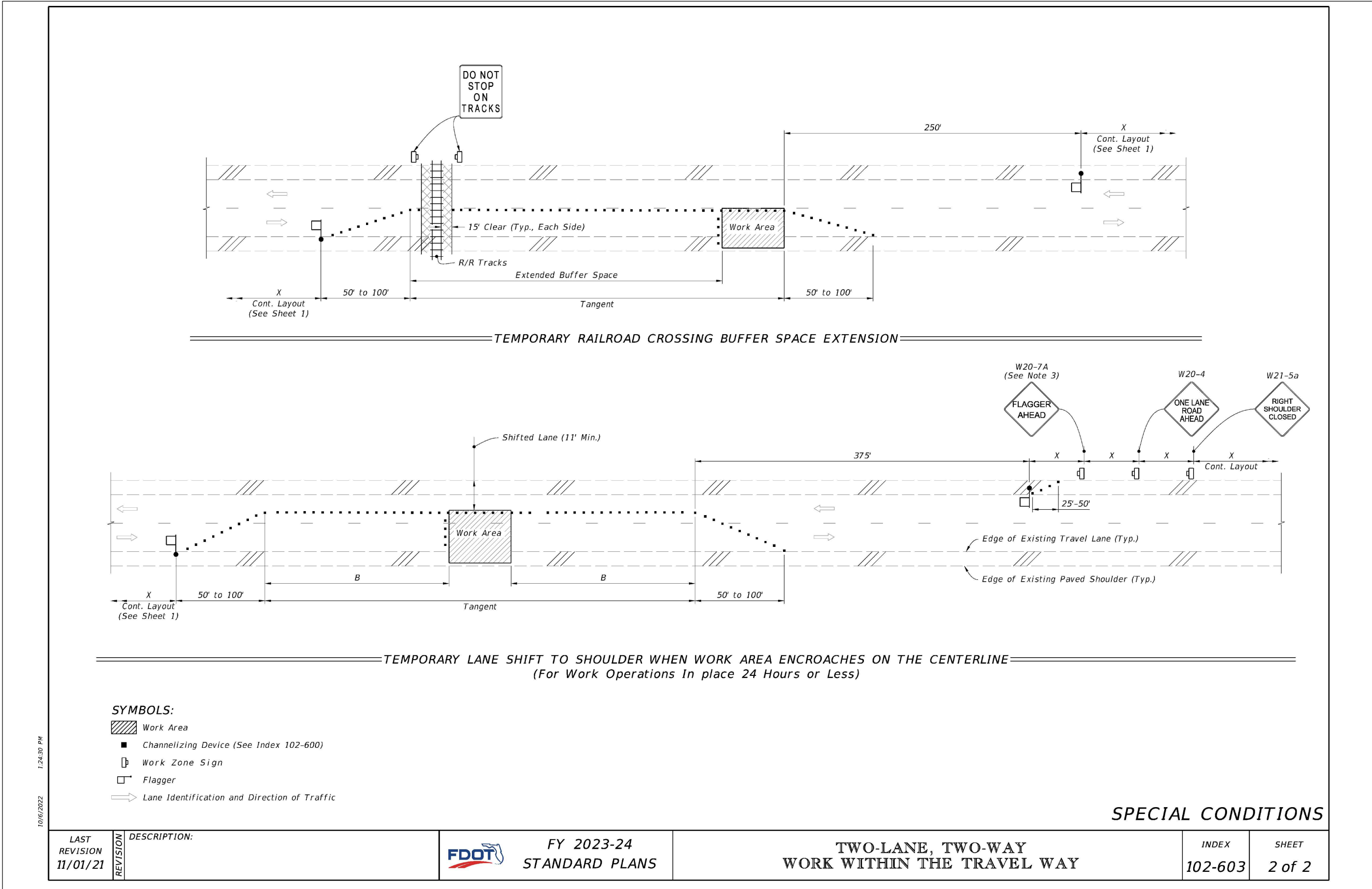
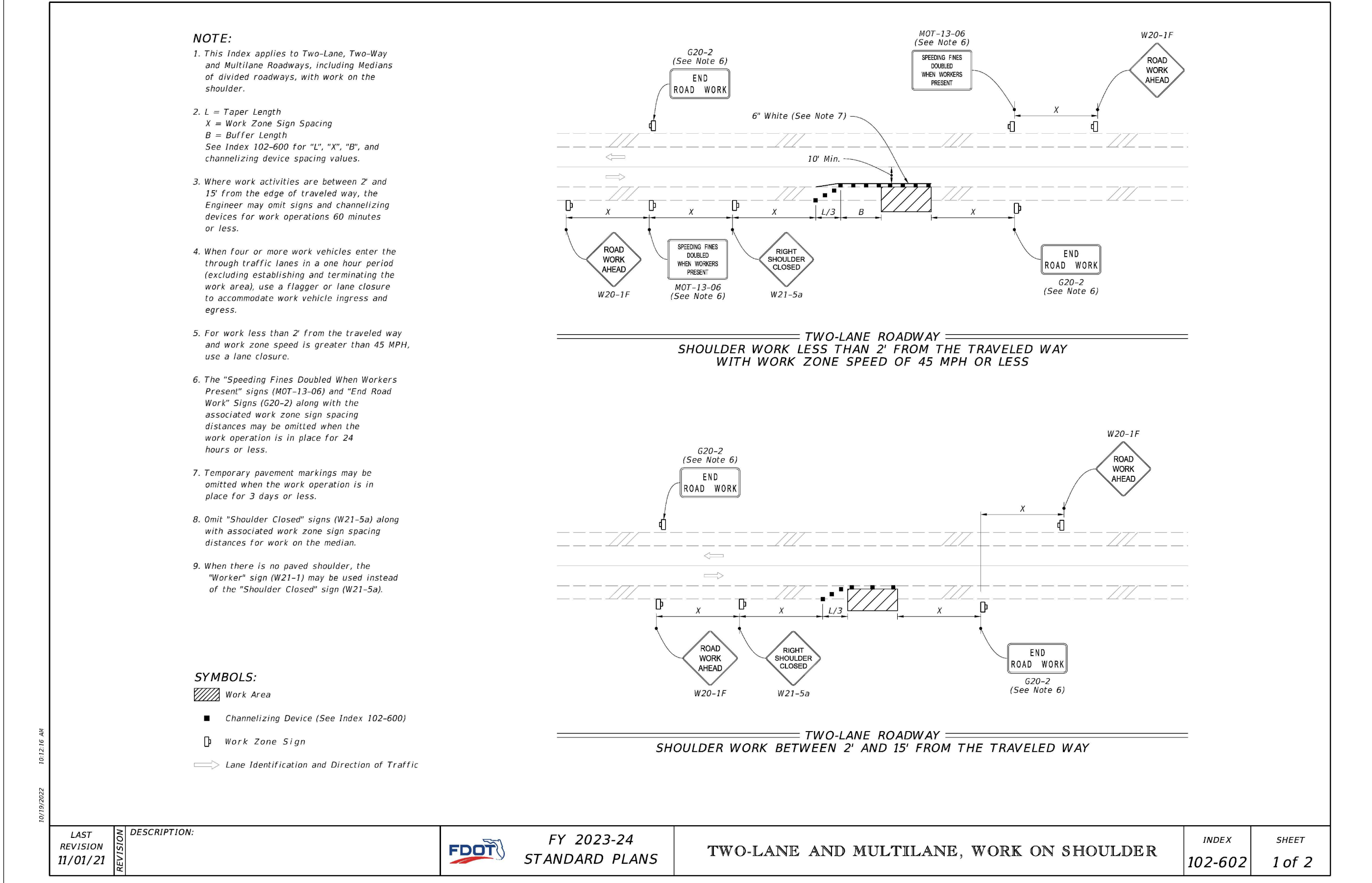
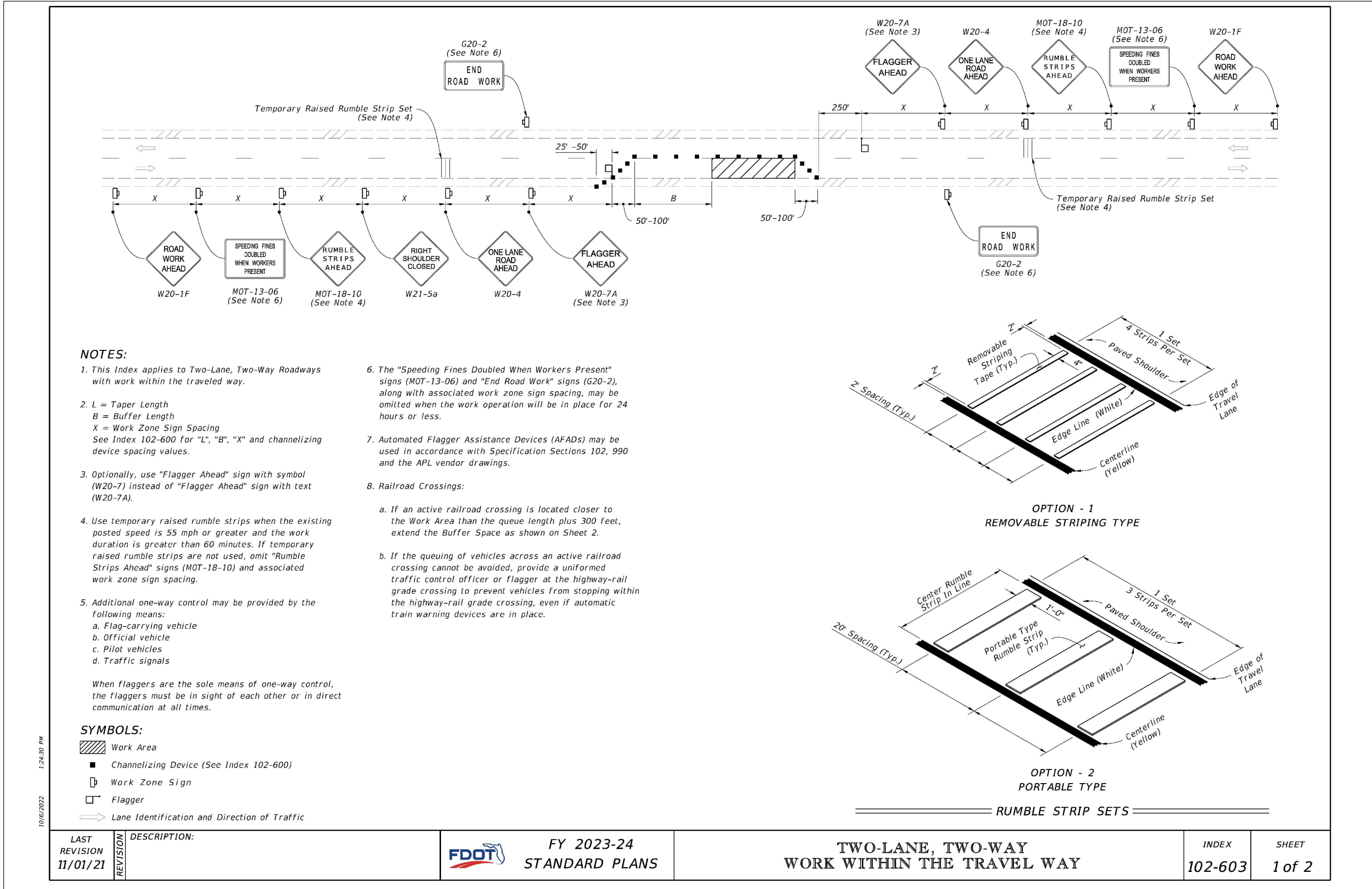
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DATE: 11-13-24

DRAWN BY: LCE

APPROVED BY: QTL

SHEET C7



SOLOMON'S AUTO BODY DEVELOPMENT

14451 W COLONIAL DR
WINTER GARDEN, FL 34787

FDOT STANDARD DETAILS

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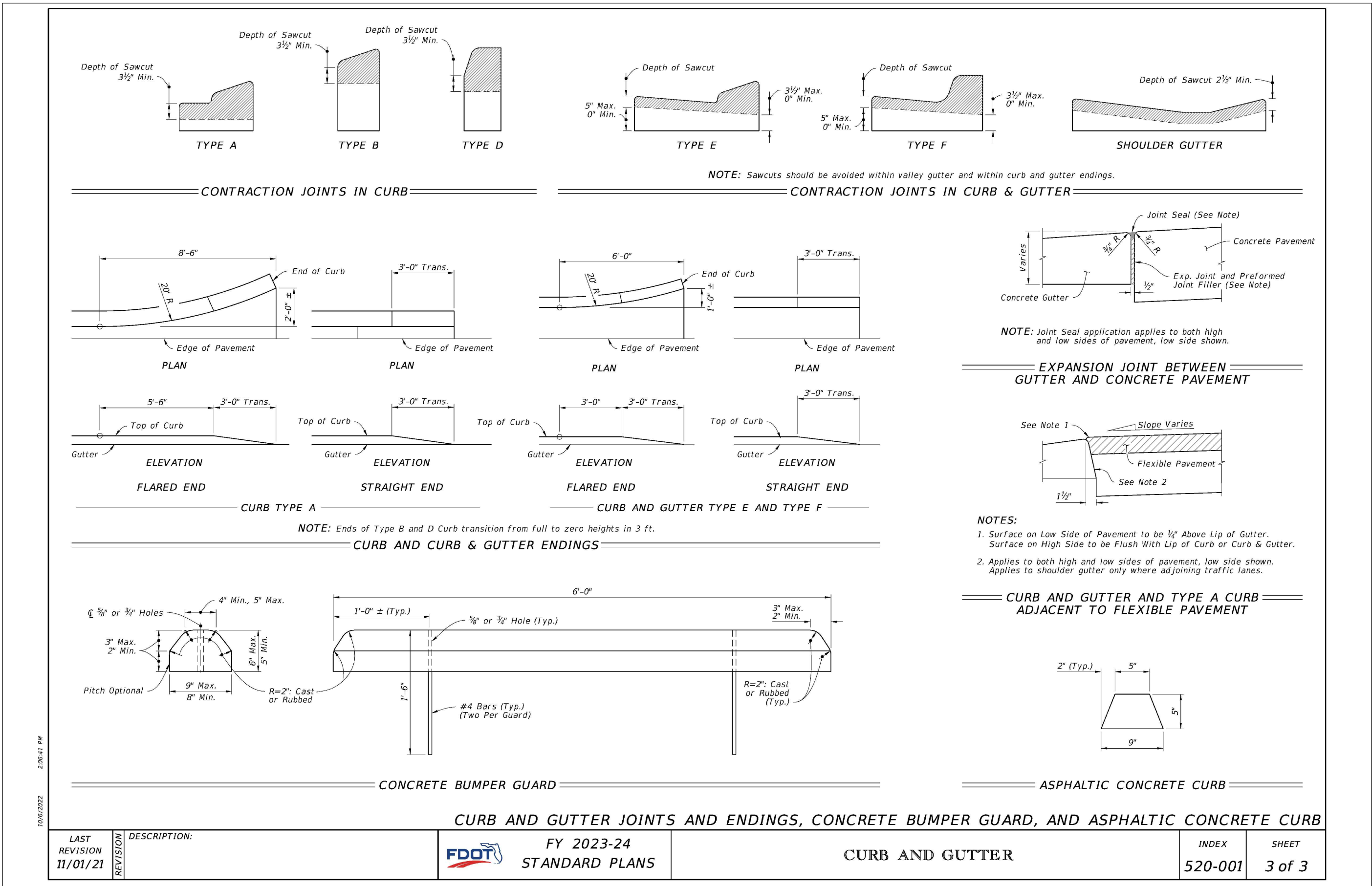
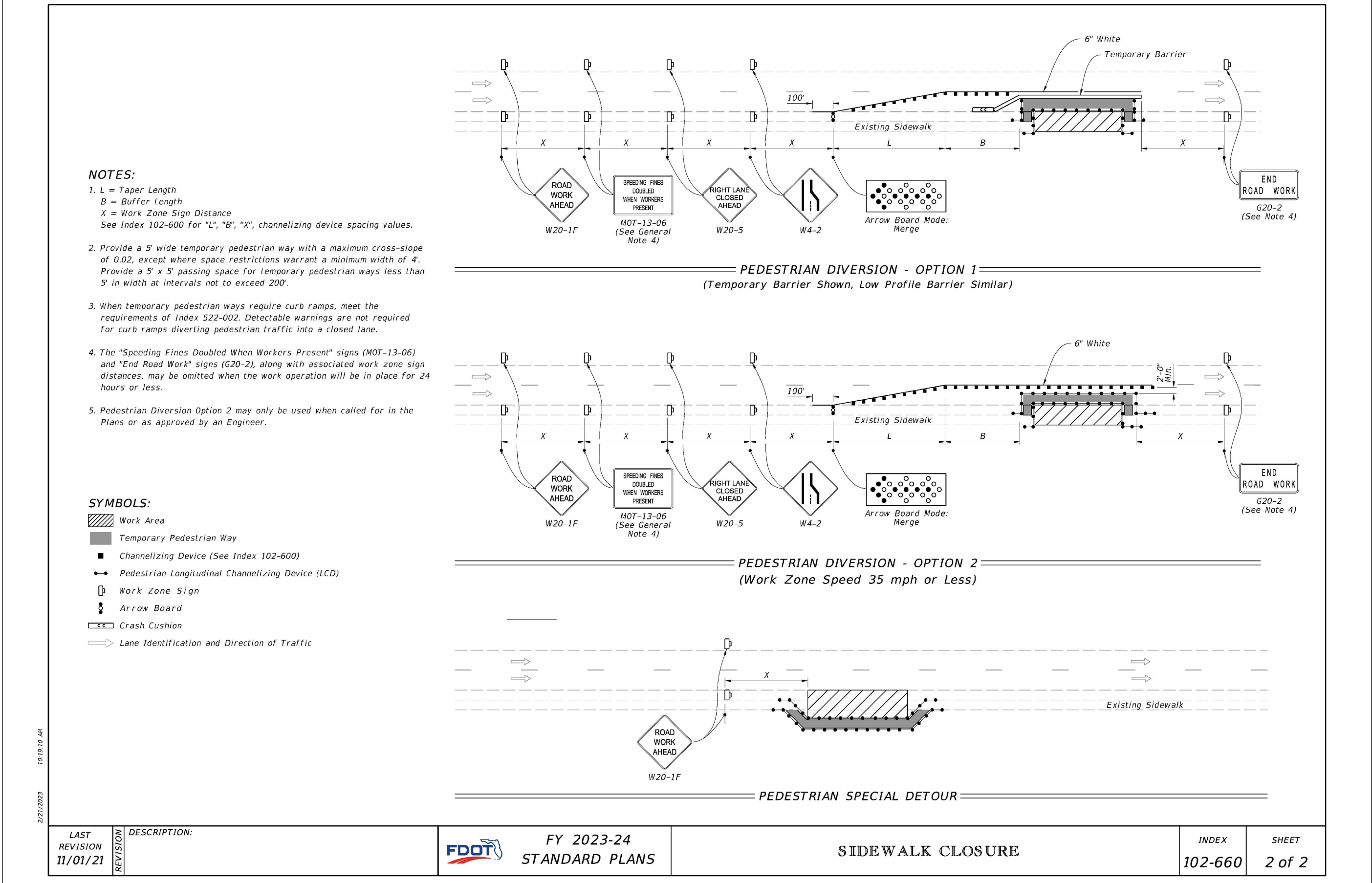
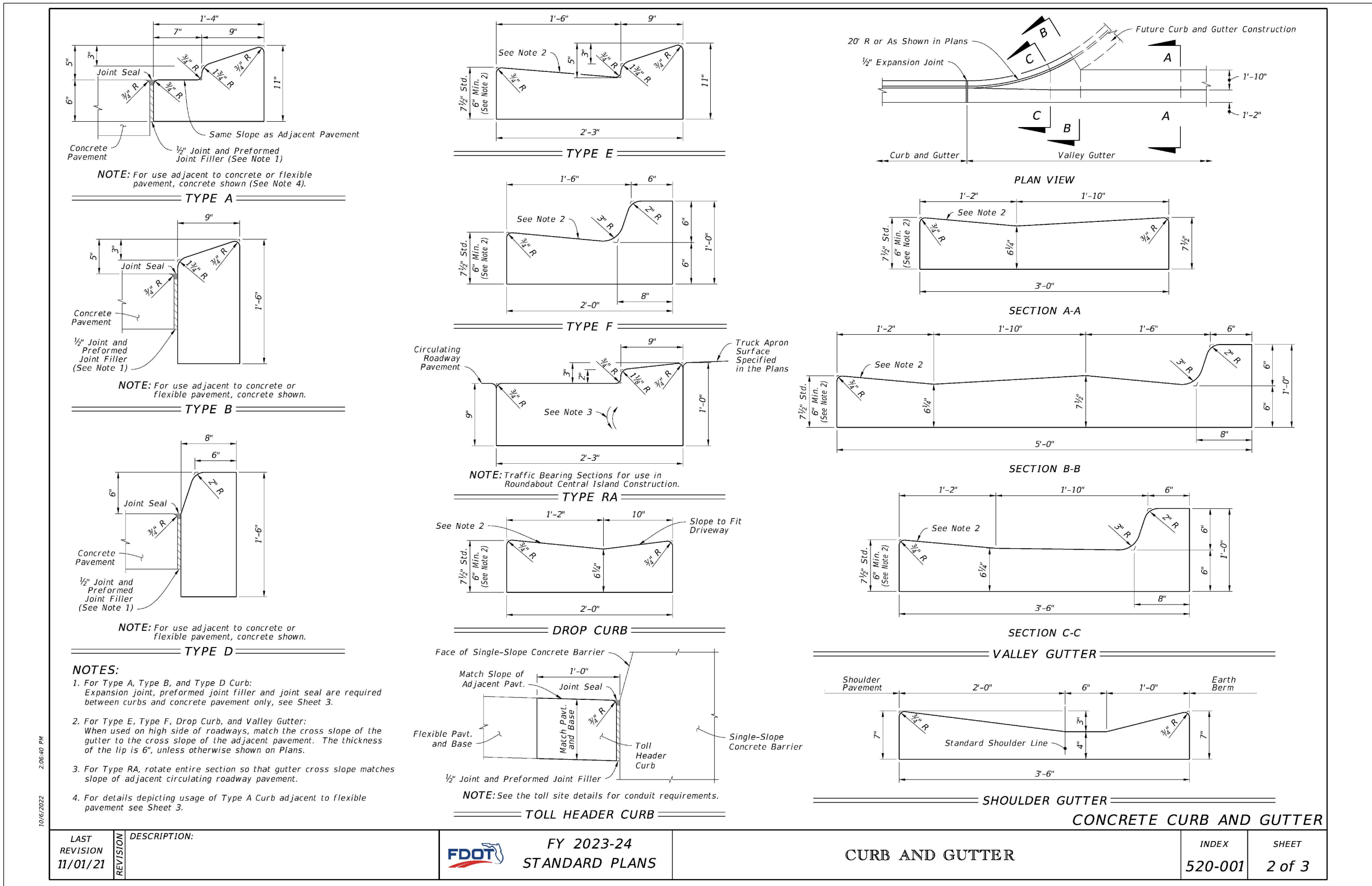
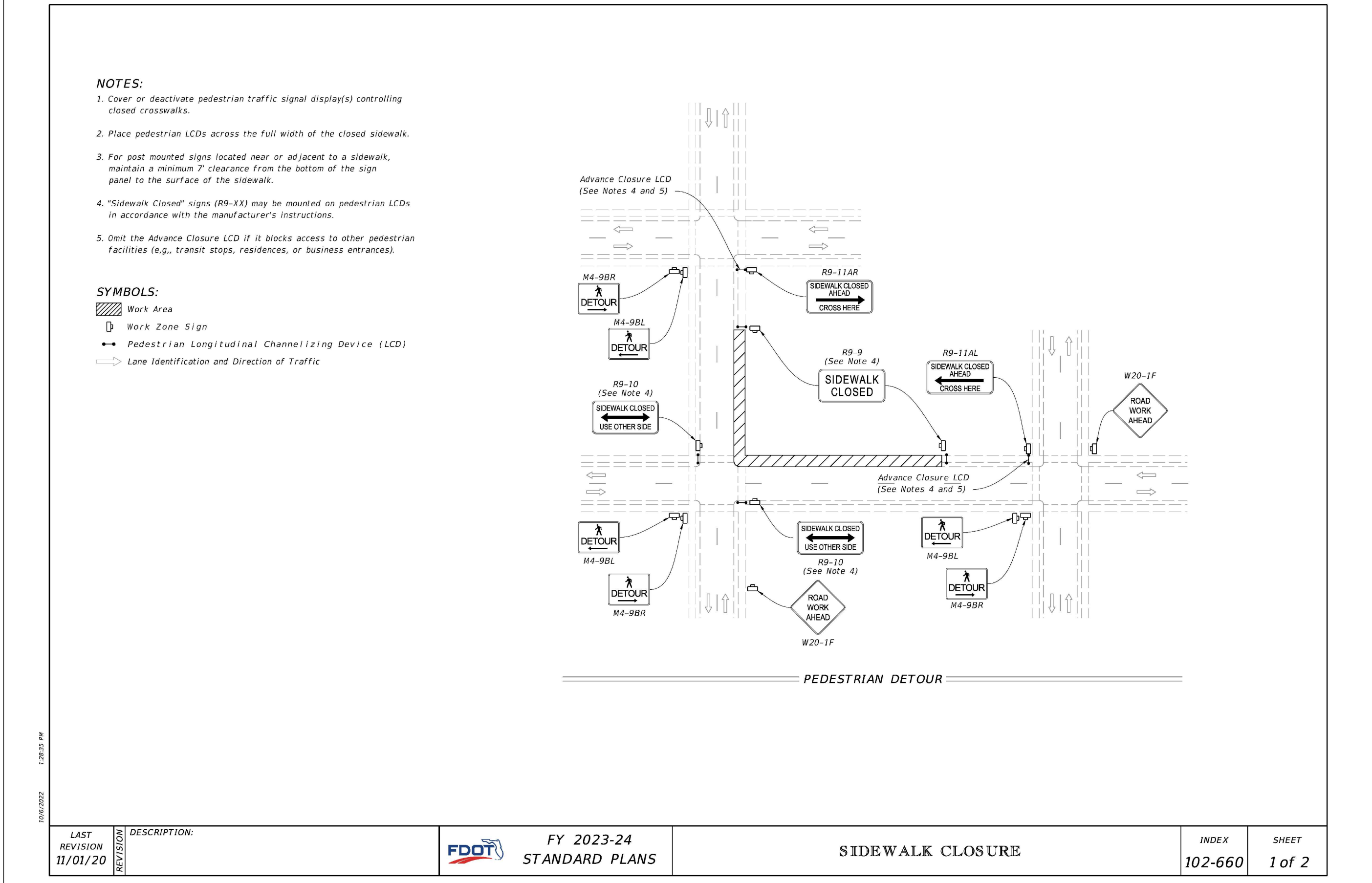
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SOLOMON'S AUTO BODY DEVELOPMENT

14451 W COLONIAL DR
WINTER GARDEN, FL 34787

FDOT STANDARD DETAILS

CLIENT:

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14451 W COLONIAL DR
WINTER GARDEN, FL 34787

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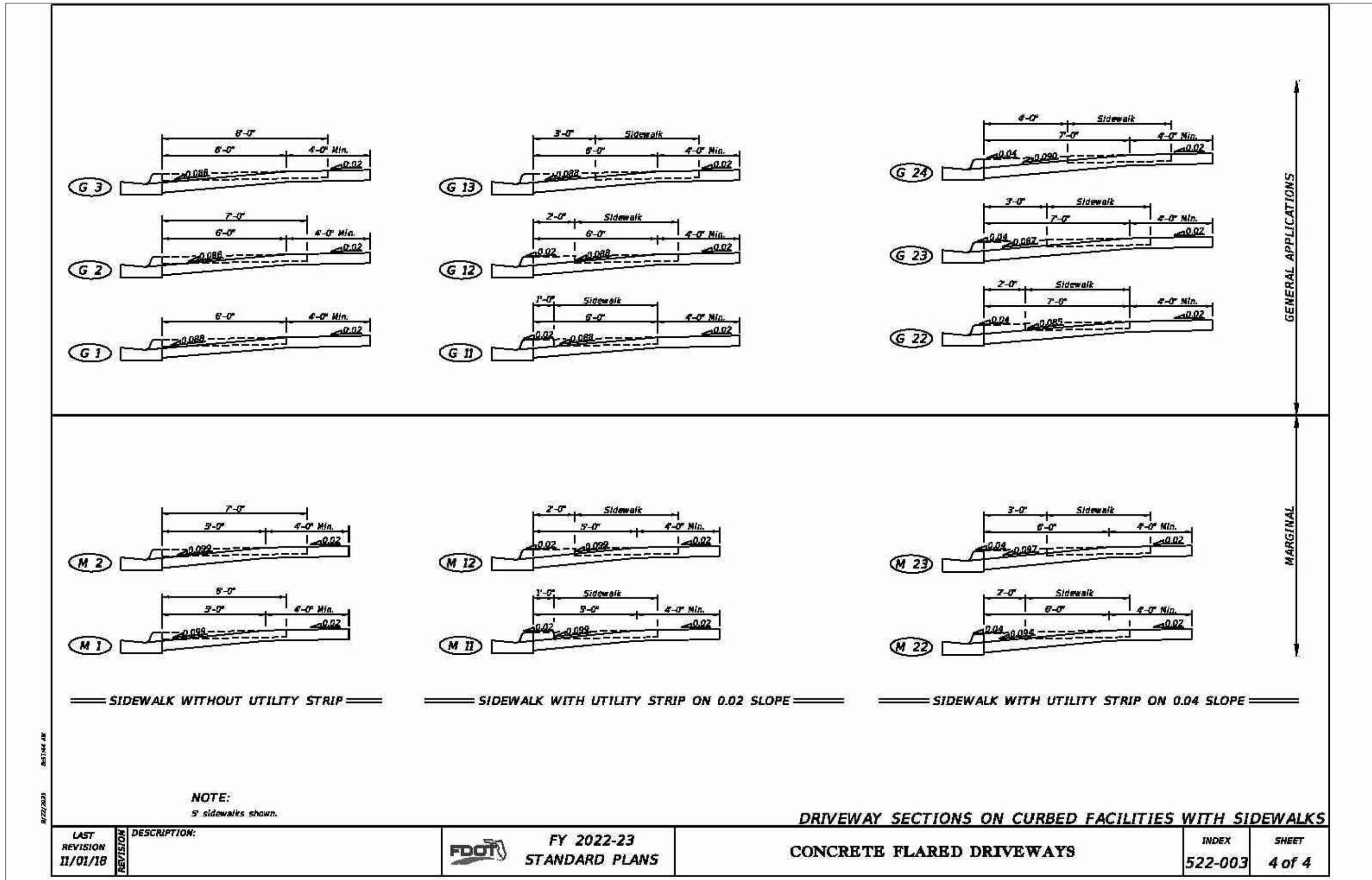
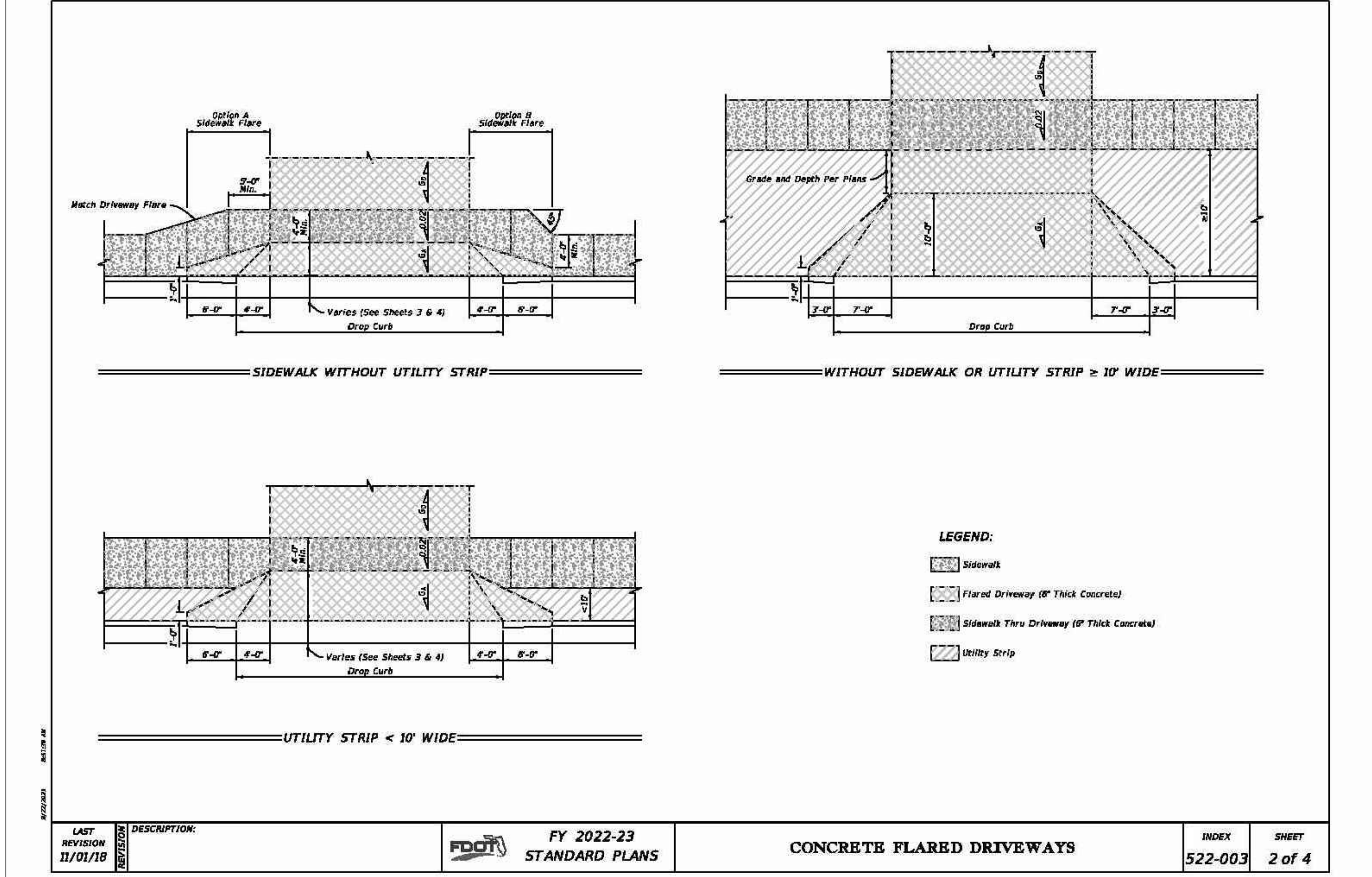
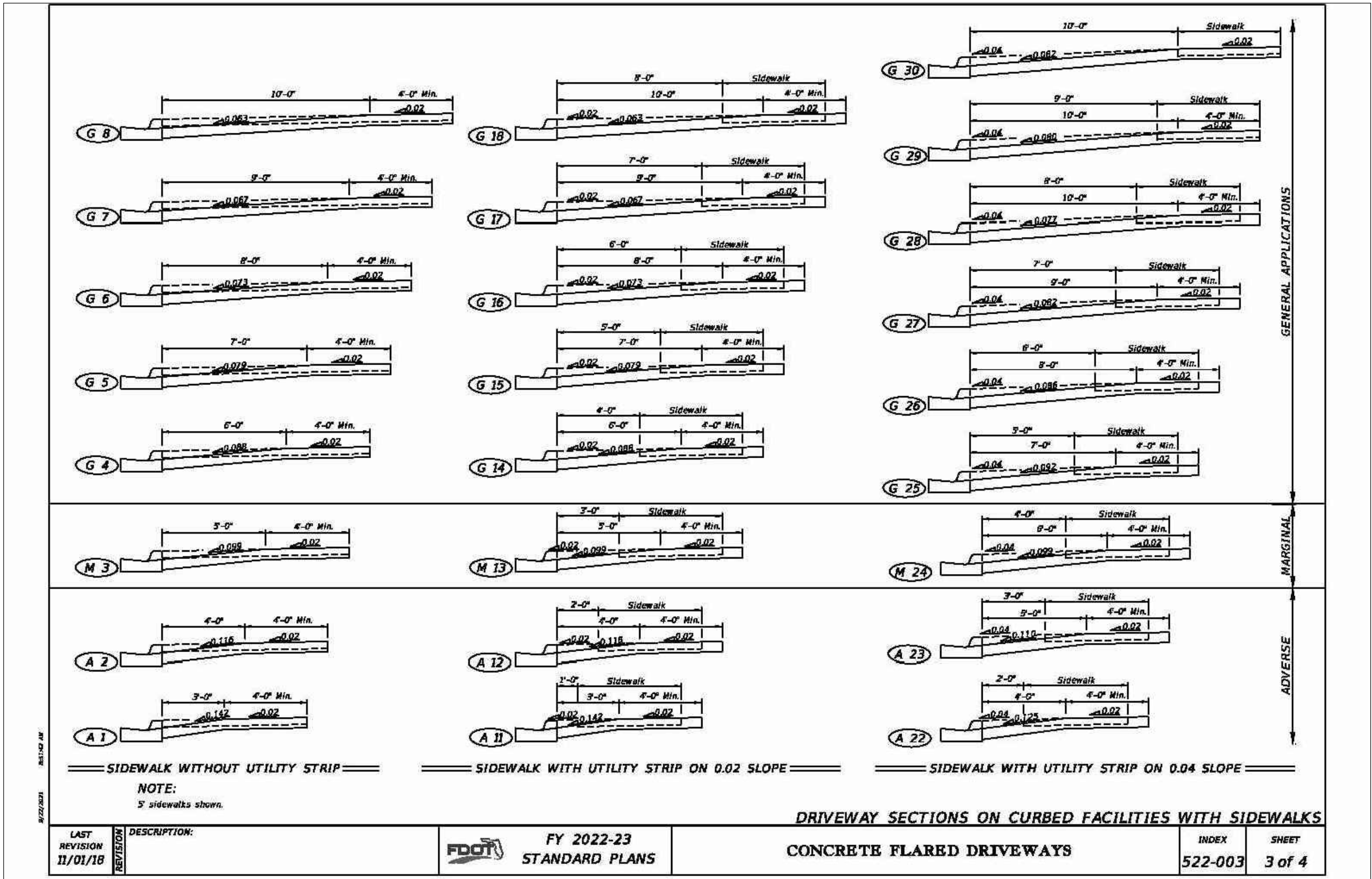
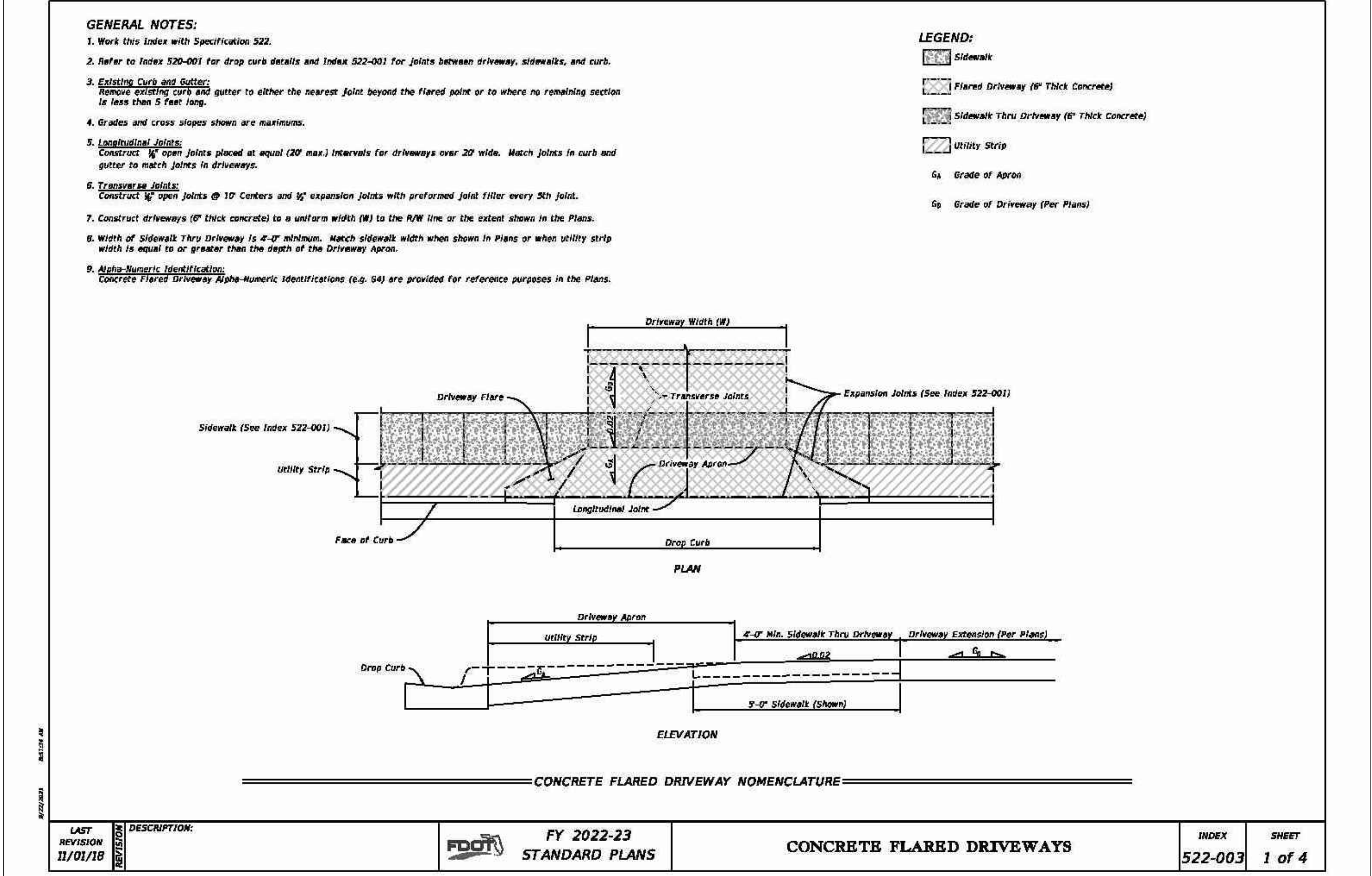
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DATE:	11-13-24
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APPROVED BY:	QTL
SHEET	C8.1



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SOLOMON'S AUTO BODY DEVELOPMENT

14451 W COLONIAL DR
WINTER GARDEN, FL 34787

FDOT STANDARD DETAILS

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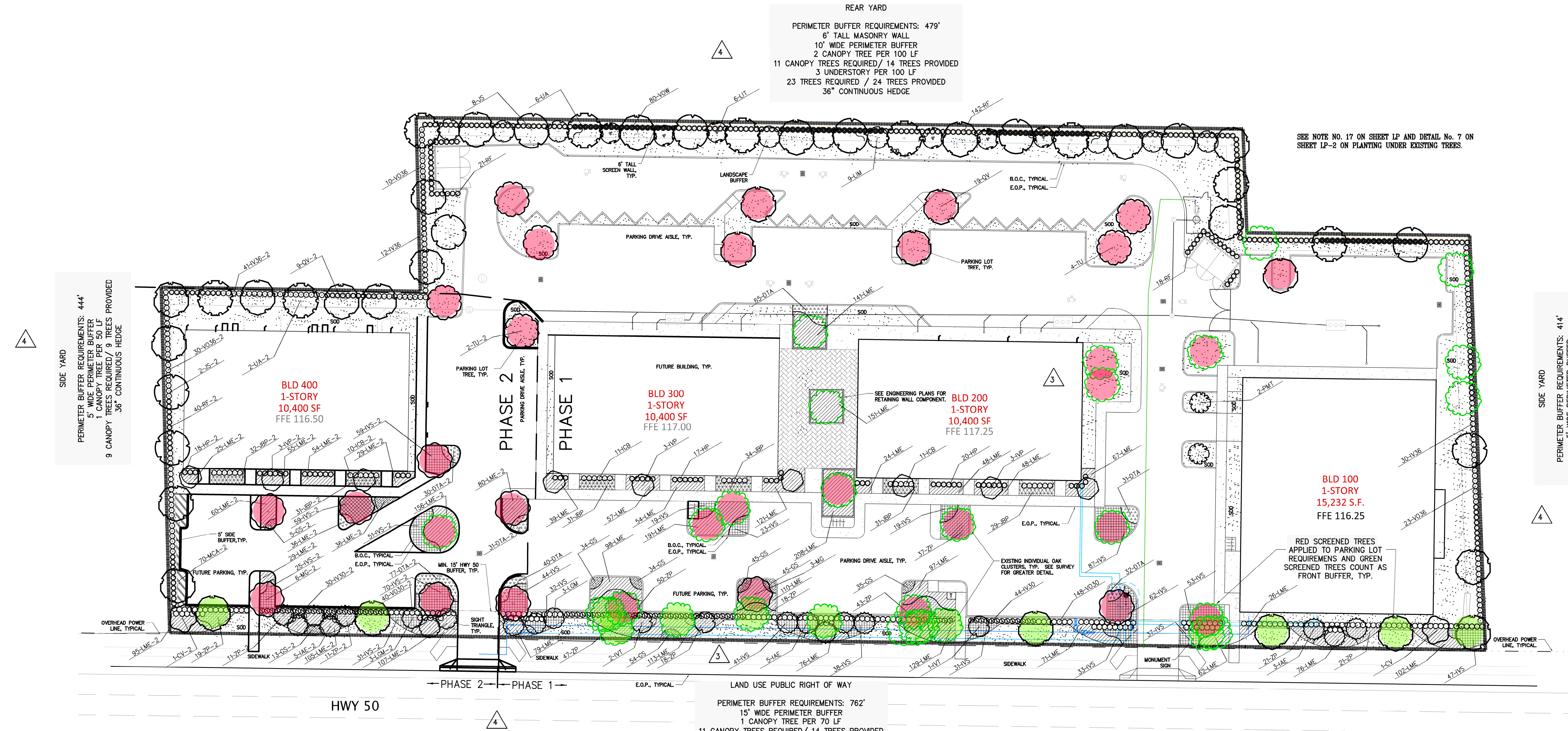
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DRAWN BY: LCE

APPROVED BY: QTL

SHEET C8.2



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.
- Landscape 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.

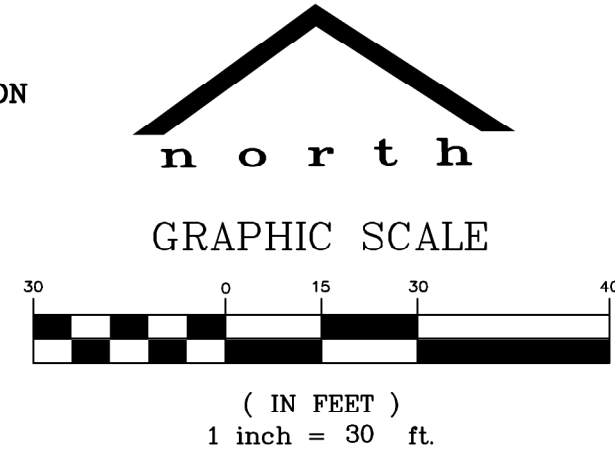
* ADDITIONAL PLANTINGS PROVIDED AT OWNER'S OPTION.

- PARKING AREA CANOPY TREE, TYP.
- R.O.W. BUFFER CANOPY TREE, TYP.
- EXISTING OAK TREE, TYP.

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

ABBREVIATIONS:

APPROX.	= APPROXIMATE	L.O.C.	= LIMITS OF CONSTRUCTION
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 BREST 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	ø	= DIAMETER



PLANTING PLAN

SOLOMON AUTO BODY, INC.

14451 WEST COLONIAL DRIVE
WINTER GARDEN, FLORIDA 34787

WINTER GARDEN

FLORIDA

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NOTES

1. 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.
2. 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.
3. 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: 1-80082-8981).
4. 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.
5. The LANDSCAPE CONTRACTOR shall control runoff and erosion during construction through the use of sediment basins, straw or hay bales as appropriate.
- 6 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.
7. 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.
8. The LANDSCAPE CONTRACTOR shall be responsible for removing existing vegetation as required and preparing planting areas prior to installation of plant materials.
9. 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.
10. 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.
11. 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.
12. 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.
13. The GENERAL CONTRACTOR shall carry out compaction and infiltration test in accordance with the written specification.
14. 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.
15. 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.
16. 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.
17. 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."
18. 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 of 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.
19. 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.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.

25. 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.
26. 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.
27. 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.
28. 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.
29. All plants shall be hardy under climatic conditions similar to those in the locality of the project.
30. 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.
31. 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.
32. 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.
33. 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.
34. 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.
35. 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.
36. 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.
37. 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.
38. 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.
39. 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.
40. 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".
41. 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.
42. 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.
43. Contractor shall not recommend and install invasive species as replacement for plants on planting plan. See fleppc.org and invasivespecies.org for problem species.
44. The LANDSCAPE CONTRACTOR shall submit a separate proposal for a one (1) year maintenance agreement.
45. 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.
46. See landscape specifications for further requirements.
47. 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 trees sizes. If the soil volume and open space are not available, the LC shall provide the 1A 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						4	Quantity
PH 1	PH 2	Scientific and Common	Size	Space	Canopy	PH 1	PH 2
Trees & Palms							
CV	CV-2	Callistemon viminalis "Red Cluster" 'Red Cluster' Bottlebrush	45 GAL.; 11'x 4'; 2.5" Cal.; 5' C.S.T	A.S.	NO	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	
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	
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 silicicola Southern Red Cedar	30 GAL.; 12'x 4'; 3" Cal; 4' C.S.T.; 2 1/2" D.B.H.	A.S.	YES	8	
LIM	LIM-2	Lagerstroemia indica "Muskogee" 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	
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	
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	
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	
UA	UA-2	Ulmus alatus Winged Elm	30 GAL.; 12'x3.5'; 2" Cal.; 5' C.S.T	A.S.	A.S.	6	
Shrubs and Groundcover							
DTA	DTA-2	Dianella tasmanica "Variegata" Variegated Tasmanian Flax Lily	1 Gal; 12" OA; 9 PPP; Full	18" O.C.		168	1
GS	GS-2	Gelsemium sempervirens Caroline Yellow Jessamine	1 Gal.; Full; 18" Runner, Min.	12" O.C.		301	
HP	HP-2	Hamelia patens "patens" Native Firebush	3 Gal.; 24" x 24", Full	3' O.C.		37	
ICB	ICB-2	Ilex cornuta "Burfordii" Burford Holly	3 Gal.; 24" x 24", Full	3' O.C.		22	
IV30	IV30-2	Ilex vomitoria Yaupon Holly	7-Gal.; 30"x22"; Full	3' O.C.		44	
IV36	IV36-2	Ilex vomitoria Yaupon Holly	7-Gal.; 36" x 27", Full	3' O.C.		42	
IVS	IVS-2	Ilex vomitoria "Stokes Dwarf" Dwarf Yaupon Holly	3 Gal.; 12" x 9"; Full	24" O.C.		528	2
JBP	JBP-2	Juniperus conferta "Blue Pacific" Blue Shore Juniper	3 Gal.; 7"x 19"	24" O.C.		60	
LME	LME-2	Liriodi muscari "Emerald Goddess" Emerald Goddess Liriope	1 Gal; 9 PPP; Full	18" O.C.		2188	8
MCA	MCA-2	Muhlenbergia capillaris Muhly Grass	1 Gal.; 18" O.A.; Full	24" O.C.		-	
RF	RF-2	Rhododenron "Formosa" Large Lavender Azalea	7 Gal.; 36" x 36", Full Sun Grown; Full	36" O.C.		181	
VOW	VOW-2	Viburnum obovatum "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	
VO36	VO36-2	Viburnum odoratissimum Sweet Viburnum	7-Gal.; 36" x 27", Full	3' O.C.		33	
ZP	ZP-2	Zamia pumila Coontie Fern	3 Gal.; 18"x18"; Min. 10+ Fronds	30" O.C.		255	
SOD	SOD	Paspalum notatum "Argentine" Bahia Grass	Solid Sod	S.F.		-	

Ecotone Land Design
INC.
Landscape Architectural Site Planning

1880 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	MJ
2	2/8/24	REVISED PER CITY COMMENTS	MJ
3	11/29/24	REVISED PER CITY COMMENTS	MJ
4	1/22/25	REVISED PER CITY COMMENTS	MJ

PLANTING PLAN

SOLOMON AUTO BODY, INC.

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

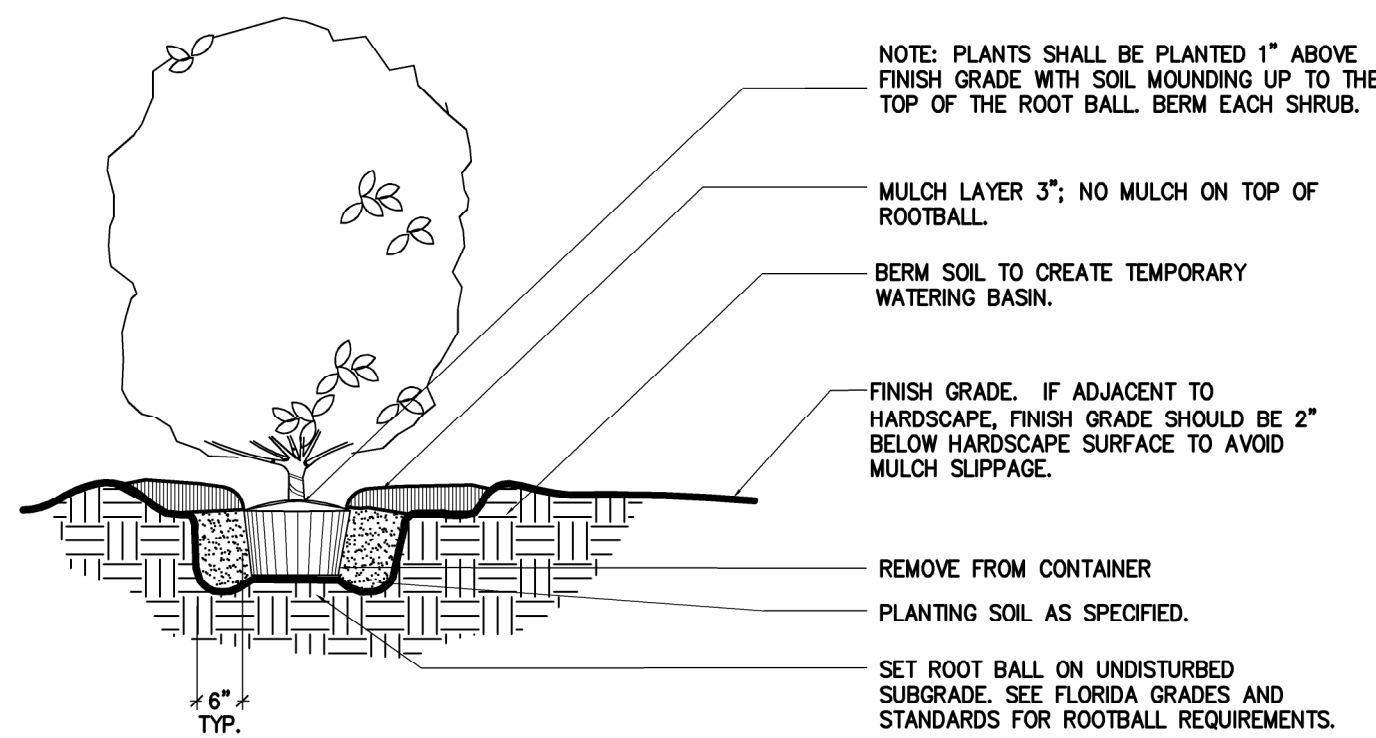
FLORIDA

WINTER GARDEN

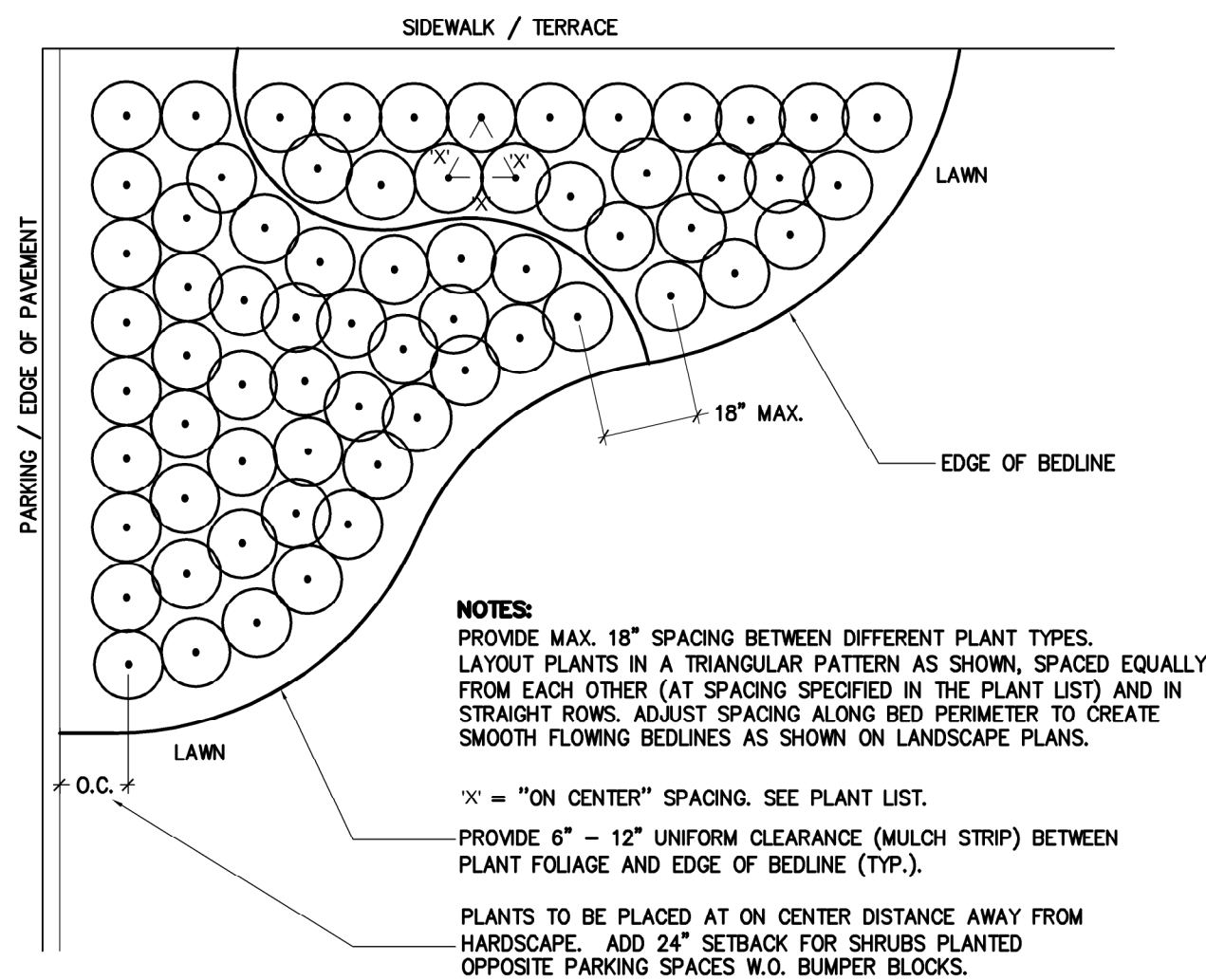
PROJECT NO./FILE NAME	20019	DESIGNED	MLJ
DATE	4/21/2023	DRAWN	MLJ
SCALE	AS SHOWN	CHECKED	MLJ
SHEET NO.	LP-2	OF	3

This has been electronically signed & sealed by Mark L. Johnson, P.L.A. on 11-22-2025. Printed copies of this document are not considered signed and the signature must be verified on any electronic copies.

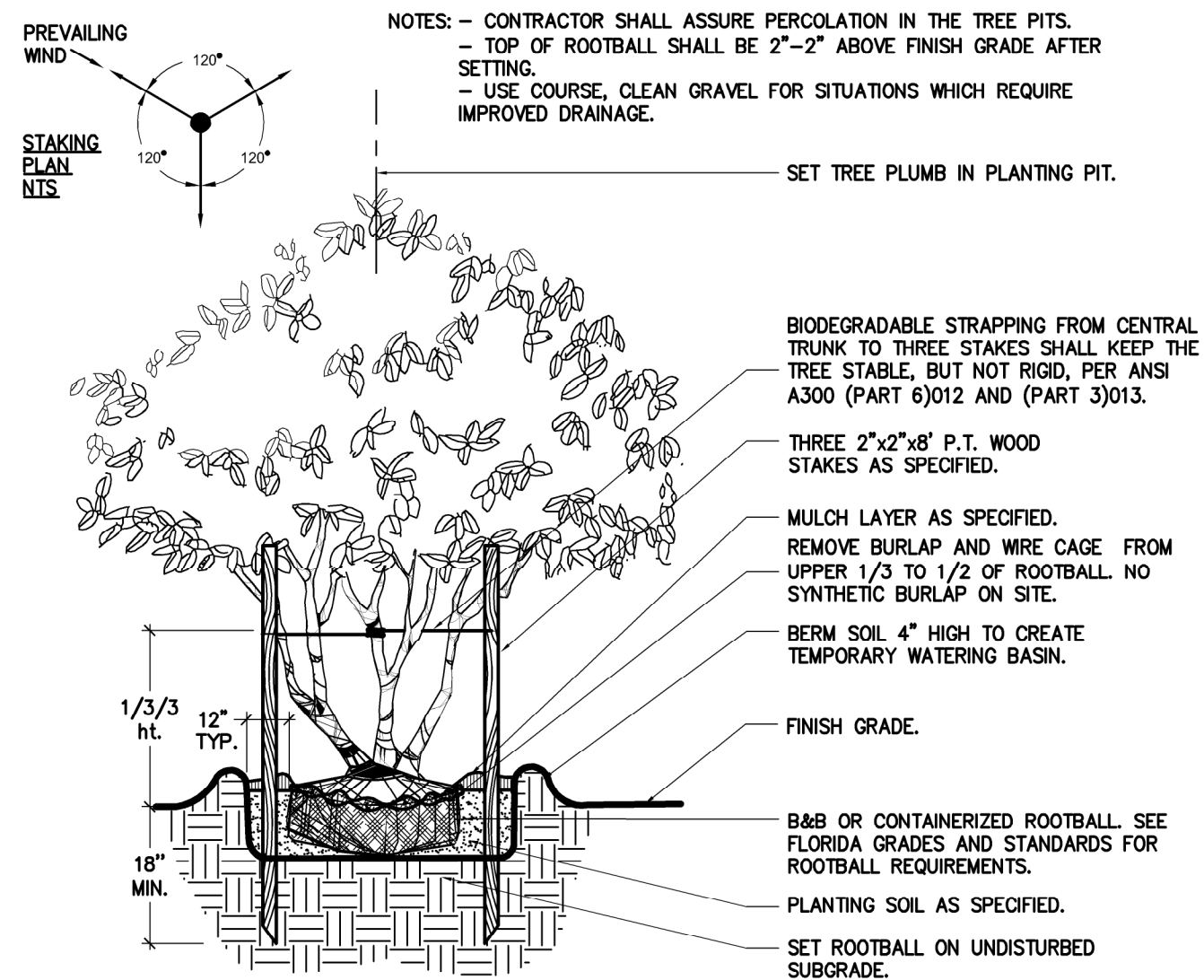
MARK LANIER JOHNSON
FLORIDA LICENSE NO. 1630



1 TYP. HEDGE PLANTING DETAIL
LP-03 SECTION SCALE: N.T.S.

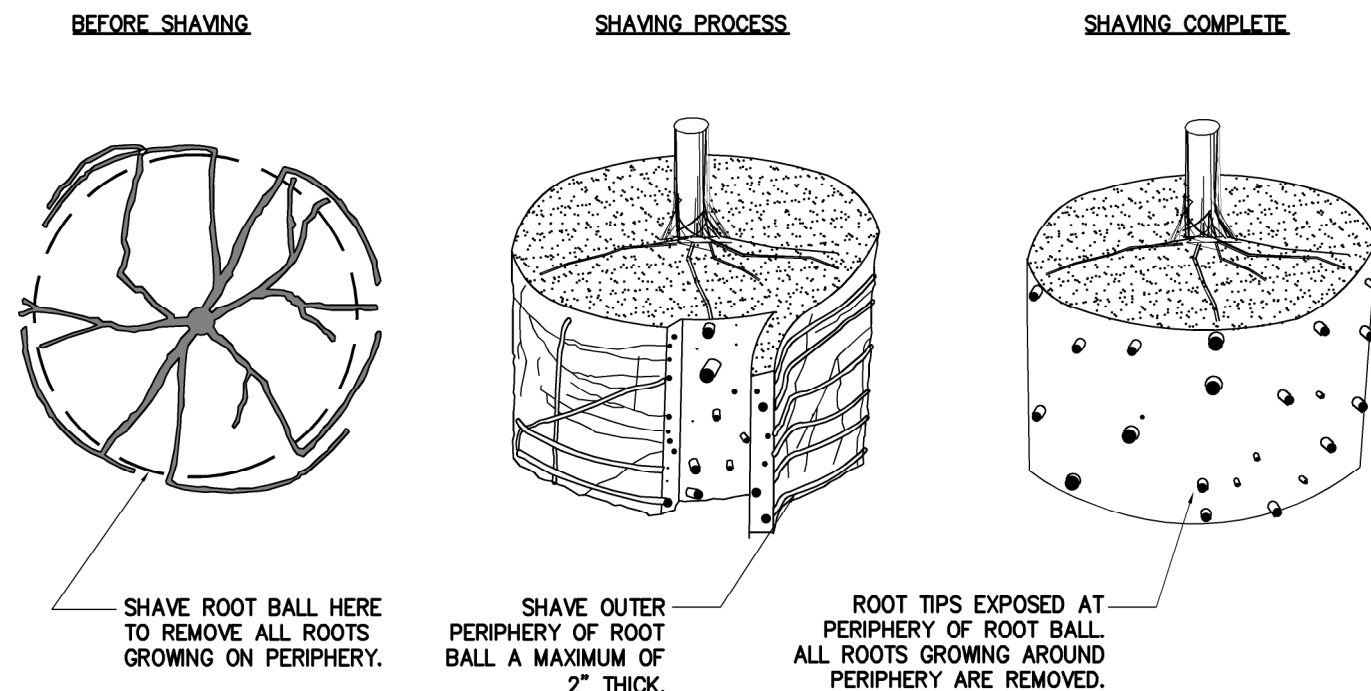


2 SHRUB/GROUNDCOVER SPACING DETAIL
LP-03 SECTION SCALE: N.T.S.

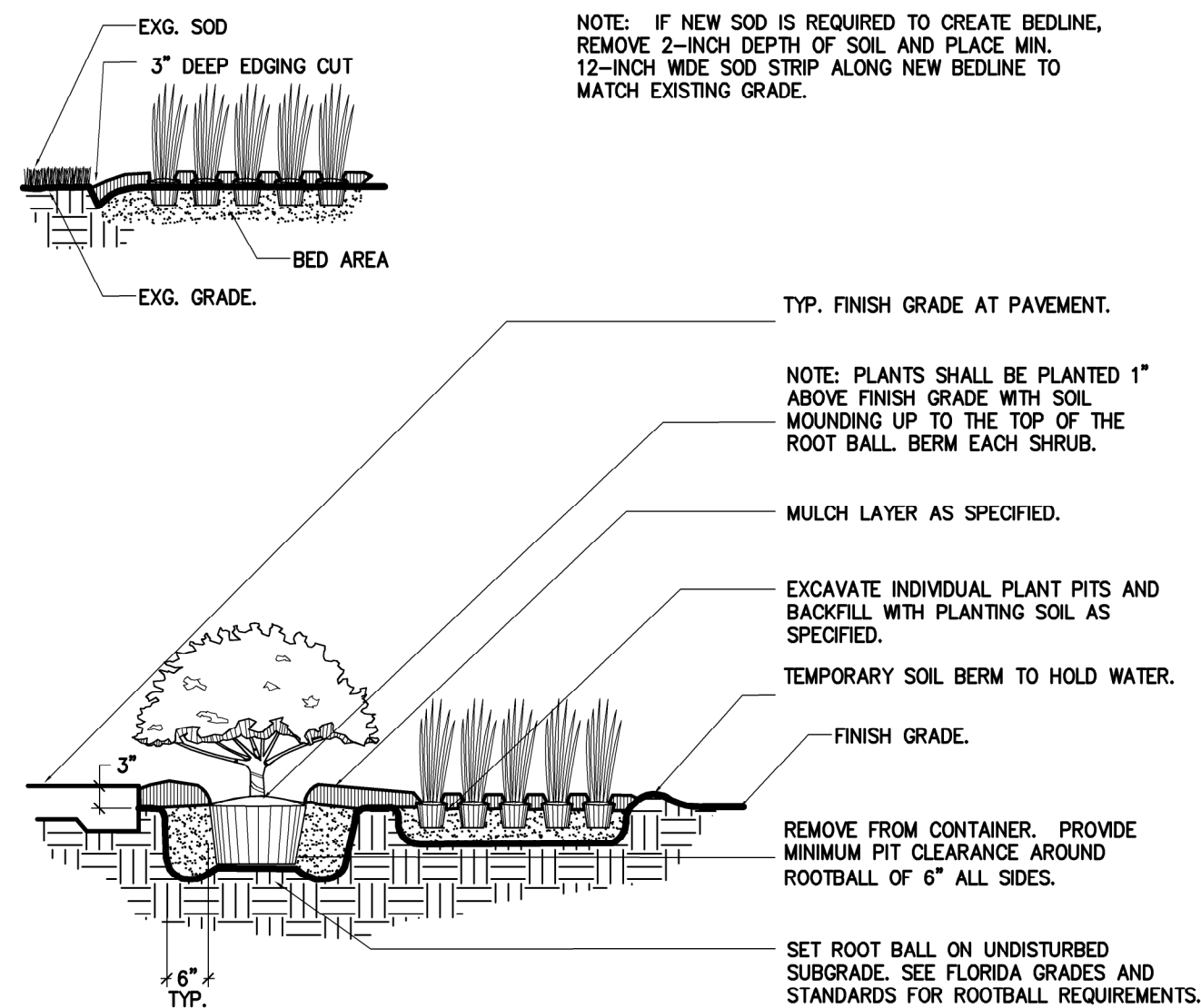


3 TYP. MULTI-TRUNK PLANTING DETAIL
LD-03 SECTION SCALE: N.T.S.

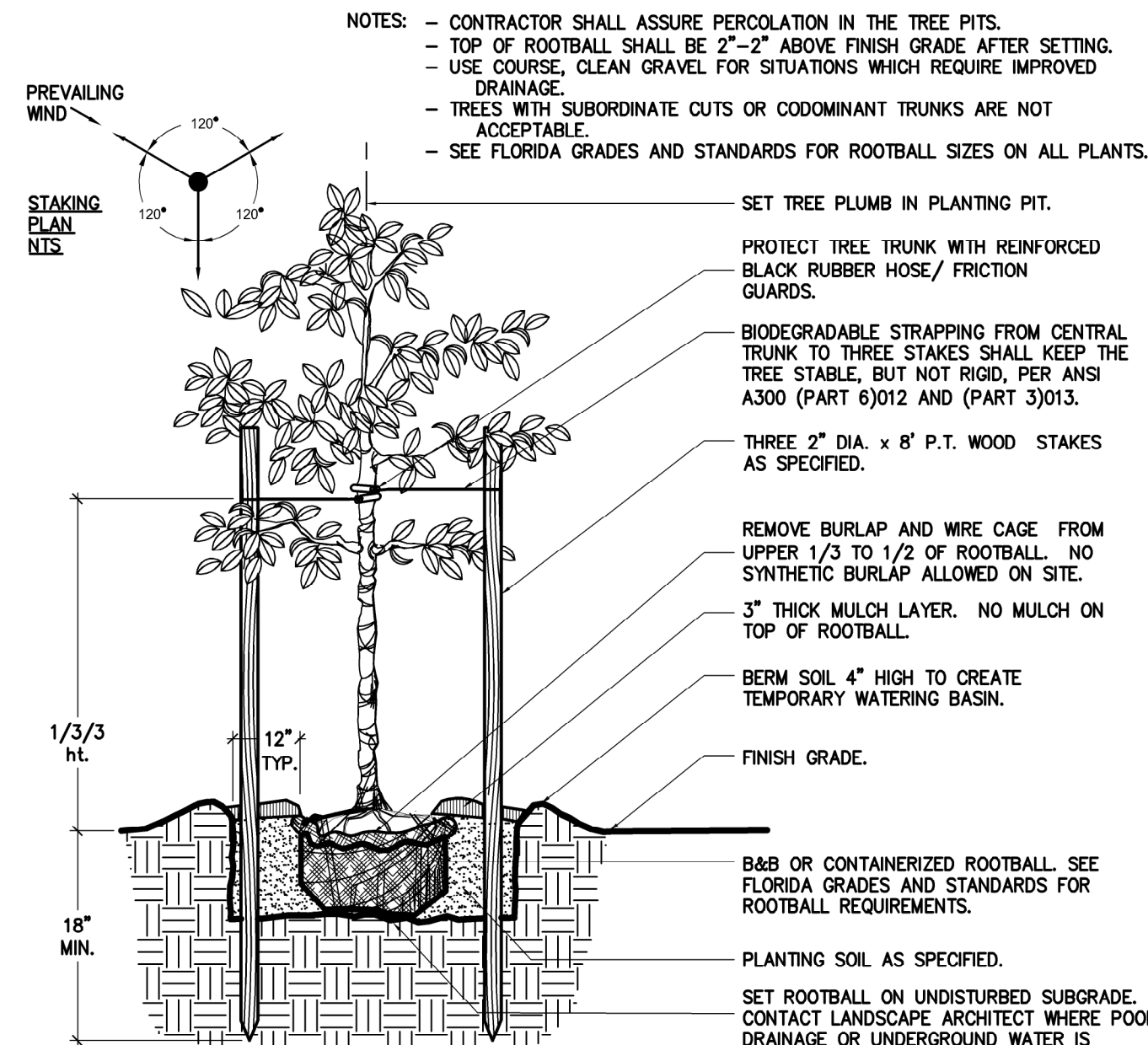
- NOTES: - CONTRACTOR SHALL USE A CLEAN, SHARP BLADE OR HAND SAW, ELIMINATING NO MORE THAN NEEDED TO REMOVE ROOTS ON THE PERIPHERY OF ROOT BALL.
- SHAVING CAN BE PERFORMED JUST PRIOR TO PLANTING OR AFTER PLACING IN THE HOLE.
- CUT ROOT TANGENT TO THE TREE TRUNK.
- IRRIGATE ROOTBALL AND SURROUNDING SOIL THOROUGHLY, WITHIN ONE HOUR FOLLOWING ROOT PRUNING AND TWICE WEEKLY FOR TWO MONTHS.
- TREES THAT RETAIN ENCIRCLING LATERAL ROOTS AFTER PRUNING ARE NOT ACCEPTABLE.



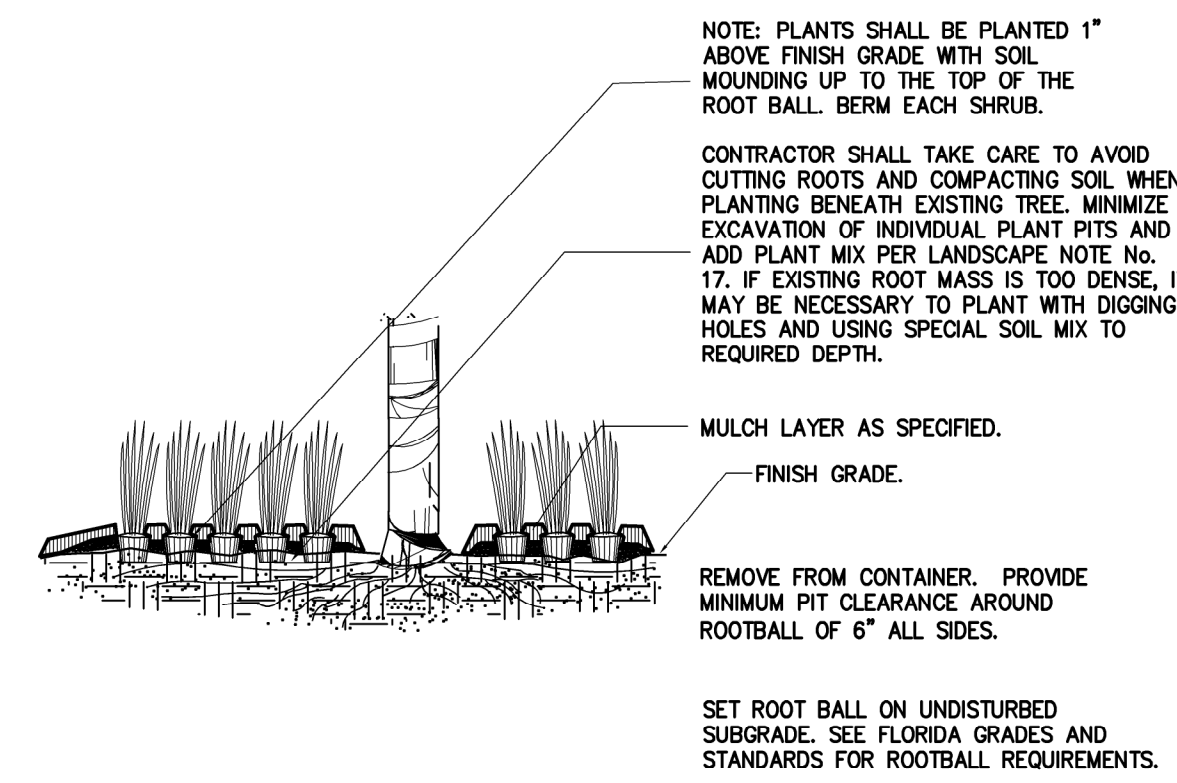
4 TYP. ROOT BALL SHAVING DETAIL
LP-03 SECTION AND ELEVATION SCALE: N.T.S.



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.

REVISIONS	
NO.	DESCRIPTION

PLANTING PLAN

SOLOMON AUTO BODY, INC.

14451 WEST COLONIAL DRIVE
WINTER GARDEN, FLORIDA 34787
(407) 656-4223

FLORIDA

WINTER GARDEN

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 1-22-2025. 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.

Landscaping Architectural Site Planning

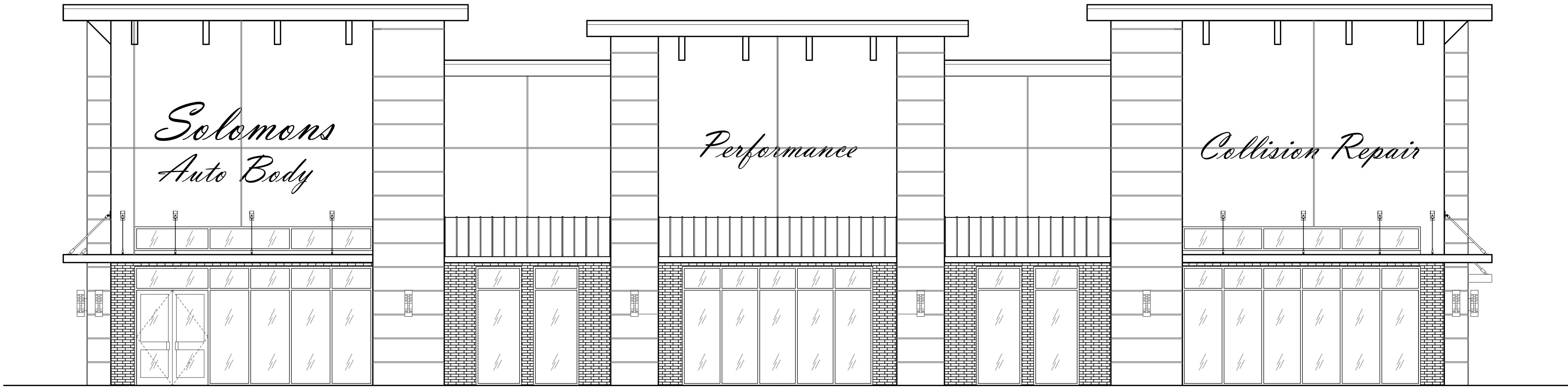
1850 Kings Court • Kissimmee, Florida • 34741
Phone: (407) 931225 • Fax: (407) 209-2884

DRAWING INDEX	
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	TYPE UNSPRINKLED
OCCUPANCY CLASSIFICATION	GROUP S-1 Motor Vehicle Repair Garage
OCCUPANT LOAD	74 PEOPLE
NO. OF STORIES	1
BUILDING HEIGHT	26'-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



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

SCALE: AS SHOWN
DRAWN BY: GJK
DATE: 03-25-2025
PROJECT NO:
KAD 3653

SHEET NO:
A-1.0

SHEET TITLE:
INDEX

COMMERCIAL CODE COMPLIANCE:
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE
REQUIREMENTS OF THE 2023 FLORIDA BUILDING CODE (FBC),
SECTION 1604.05, LATEST EDITION (2023).
1. BASIC WIND SPEED: 140 MPH (11.0 MINUTE WIND SPEED (VW) AND 100 MPH (VW))
2. EXPOSURE CATEGORY: B
3. WIND EXPOSURE CATEGORY: C
4. WIND EXPOSURE CATEGORY: C
HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.0

CONTRACTOR:

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

REVISIONS



1
A-2

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

DATE : 03-25-200

A-2.0

SHEET TITLE :
1ST. F.

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

CONTRACTOR:

REVISIONS

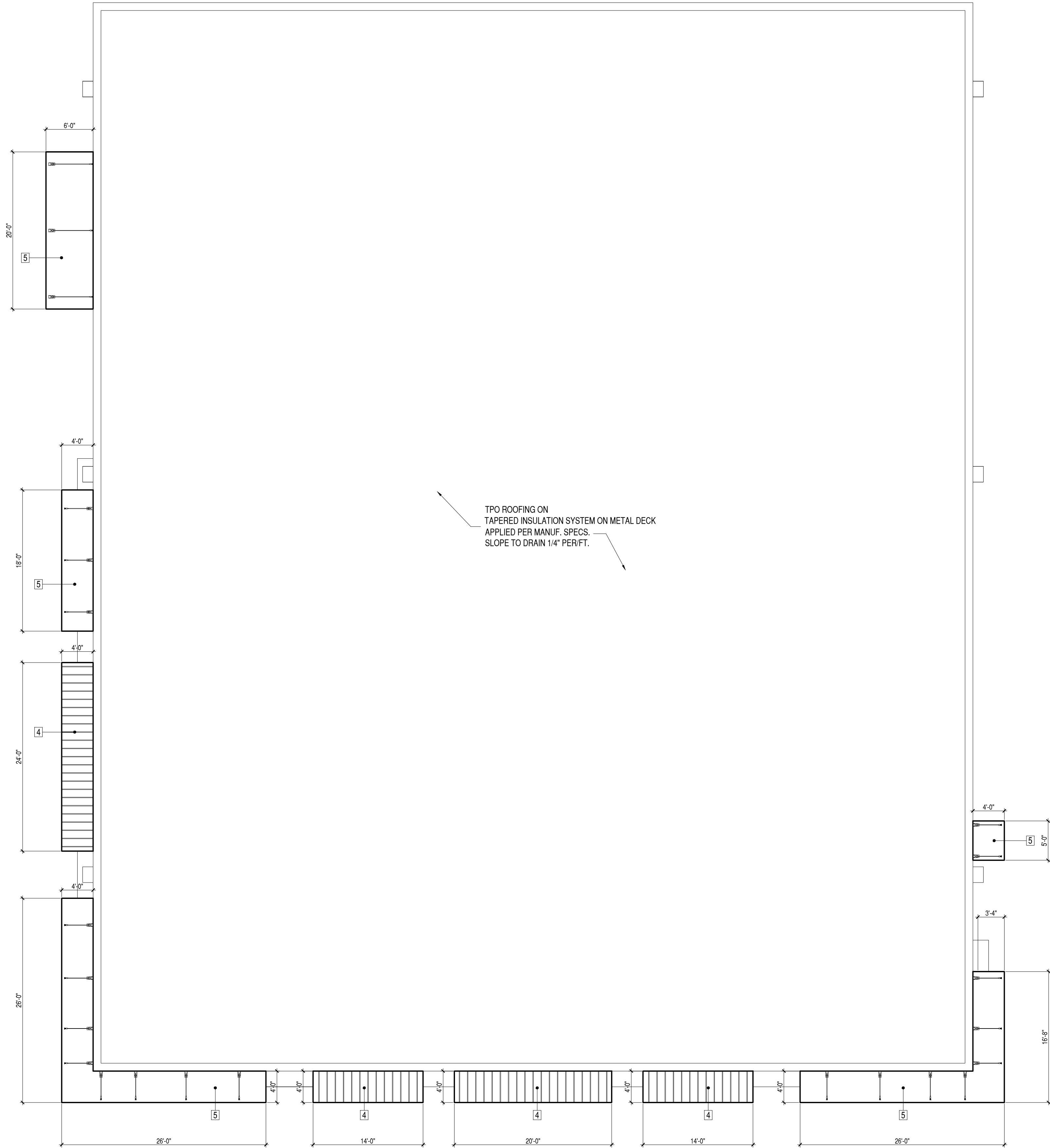
COMMERCIAL CODE COMPLIANCE :
 THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE
 WIND LOAD REQUIREMENTS OF IRC, IITL EDITION (2003)
 SECTION 149 AND INCLUDING ASCE 7-22,
 N.E.C. 2020 & IFC 2021 Energy Code Ed. Edition
 1. BASIC WIND SPEED= 140 MPH ULTIMATE WIND SPEED (V_{ULT}) AND 140
 2. RISK CATEGORY 2
 3. CONSTRUCTION TYPE- SINGLE FAMILY RESIDENCE (TYPE V)
 3. WIND EXPOSURE- CATEGORY C
 4. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDING IS
 HEIGHT & PRESSURE ADJUSTMENT COEFFICIENT IS 1.40

ROOF DRAINS PROVIDED = 6



Page 51 of 119

4 METAL AWNING
BY SPECIALTY ENGINEER
5 METAL CANOPY
BY SPECIALTY ENGINEER



ROOF PLAN- CANOPY & AWNING
SCALE 1/8" = 1'-0"

1
A-2.3

SHEET NO: A-2.3	PROJECT NO: KAD 3653	DATE: 03-25-2025	DRAWN BY: <i>gk</i>	SCALE: AS SHOWN
COMMERCIAL CODE COMPLIANCE: THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE FOLLOWING REQUIREMENTS: SECTION 1905 AWNING & CANOPY (A.C.E. 1.2) 1. BASIC WIND SPEED - HURRICANE WIND SPEED (TYPE I) 2. EXPOSURE CATEGORY - B 3. WIND EXPOSURE CATEGORY - C 4. WIND EXPOSURE CATEGORY - C HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.0				
SHEET TITLE: ROOF PLAN- CANOPY & AWNING				
PROJECT: COMMERCIAL BUILDING Building #100 - Solomons Auto Body 14451 W Colonial Drive Winter Garden, FL 34787				
CONTRACTOR: COMMERCIAL BUILDING				
REVISIONS				



SHEET TITLE :
ELEVATIONS

COMMERCIAL CODE COMPLIANCE:
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE
WIND LOAD REQUIREMENTS OF THE 1998 EDITION (2021)
SECTION 609 AND INCLUDING ASCE 7-10 Edition
N.E.C. 2001 and IBC 2003 Energy Code 901.2.1
1. BASIC WIND SPEED= 140 MPH ULTIMATE WIND SPEED (V_{ult}) AND 106 MPH (V_{basic})
2. RISK CATEGORY = 2
3. CONSTRUCTION TYPE = SINGLE FAMILY RESIDENCE (TYPE V)
4. WIND EXPOSURE CATEGORY = C
5. INTERNAL PRESSURE COEFFICIENT FOR ENCLOSED BUILDING IS 15 AND
HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.40

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

A-3.0

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

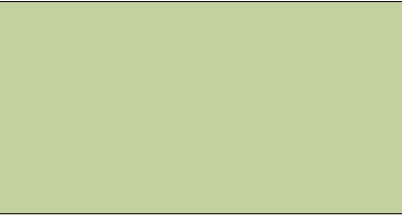
CONTRACTOR:

REVISIONS



West Elevation

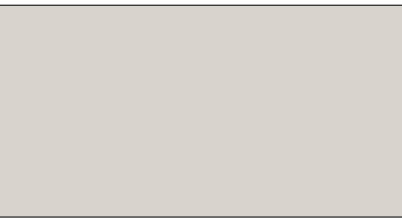
SHERWIN WILLIAMS
SW 6437
HAVEN



SHERWIN WILLIAMS
SW 9542
NATURAL WHITE



SHERWIN WILLIAMS
SW 7035
AESTHETIC WHITE



SHERWIN WILLIAMS
SW 9192
AFRICAN GRAY



SHERWIN WILLIAMS
SW 7069
IRON ORE



South Elevation

KAD - Designs Inc.

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

SCALE: AS SHOWN
DRAWN BY: gk

DATE: 01-18-2024
PROJECT NO:

KAD 3653

SHEET NO:

A-3.0-C

SHEET TITLE:

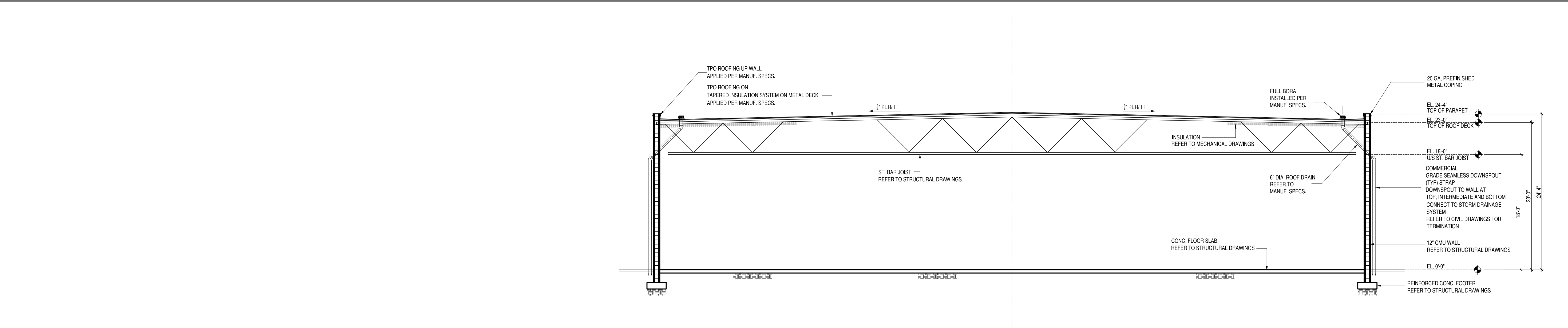
ELEVATIONS

CONTRACTOR:

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

REVISIONS

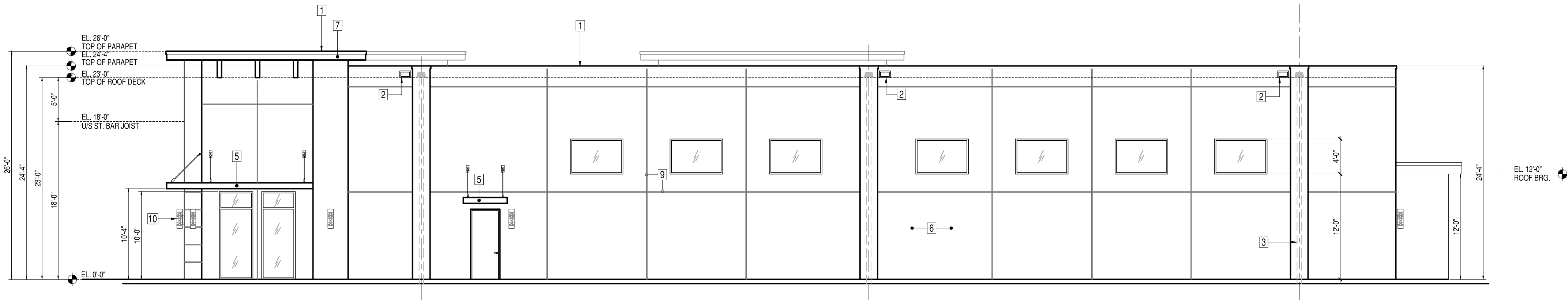
COMMERCIAL CODE COMPLIANCE:
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE
MINIMUM REQUIREMENTS OF THE FLORIDA BUILDING CODE (FBC) AND
FOLLOWING STANDARDS:
1. FBC 601.05 - MINIMUM WIND SPEED (VW) AND 100 MPH (VW)
2. FBC 601.06 - MINIMUM WIND SPEED (VW) AND 100 MPH (VW)
3. WIND EXPOSURE CATEGORY C
HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.48



BUILDING SECTION

3

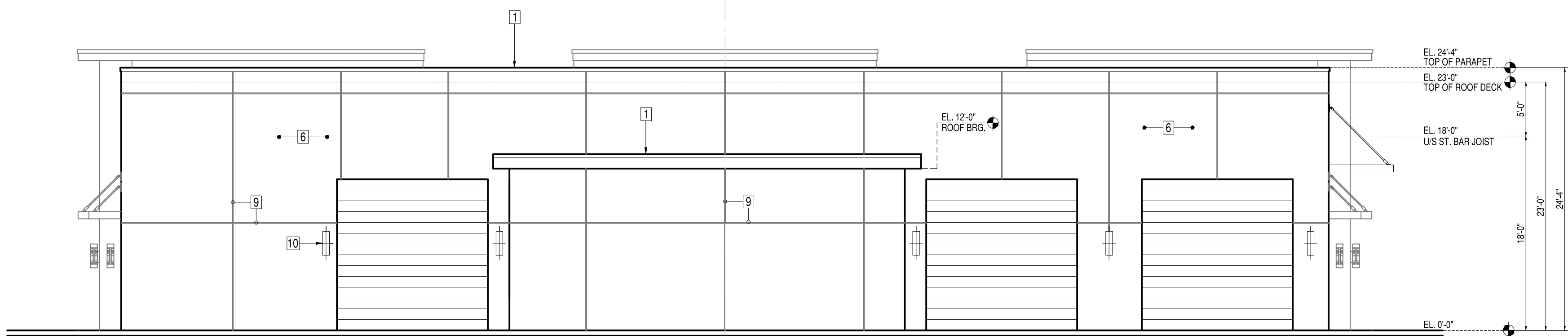
SCALE 1/8" = 1'-0"



EAST ELEVATION

2

SCALE 1/8" = 1'-0"



NORTH ELEVATION

1

SCALE 1/8" = 1'-0"



6900 Twisted Lakes Blvd Suite 400 Orlando Florida 32827 Tel. 407-344-4122 Fax. 407-344-1322 Email: karim.kadesigns@gmail.com

These Drawings may not be used or copied without written consent from KAD Design, Inc.

REVISIONS

CONTRACTOR:

PROJECT:

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

SHEET TITLE:

ELEVATIONS &
BUILDING SECTION

COMMERICAL CODE COMPLIANCE:
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE
MINIMUM REQUIREMENTS OF THE FLORIDA BUILDING CODE (FBC) AND
FOLLOWING STANDARDS:
1. FLORIDA BUILDING CODE (FBC) - 2019 EDITION (LATEST)
2. ASME Y14.5 - 2018 DIMENSIONING AND TOLERANCE PRACTICES
3. CONSTRUCTION SPECIFICATIONS FOR ALUMINUM CURTAIN WALLS (TYPE V)
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HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 0.8

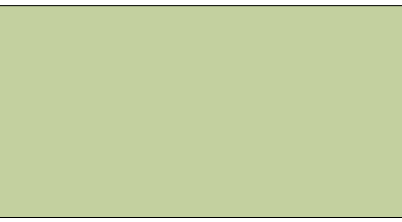
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DATE: 09-29-2025
PROJECT NO:
KAD 3653
SHEET NO:

A-3.1

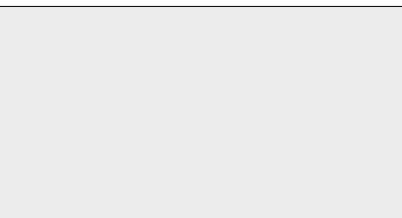


East Elevation

SHERWIN WILLIAMS
SW 6437
HAVEN



SHERWIN WILLIAMS
SW 6542
NATURAL WHITE



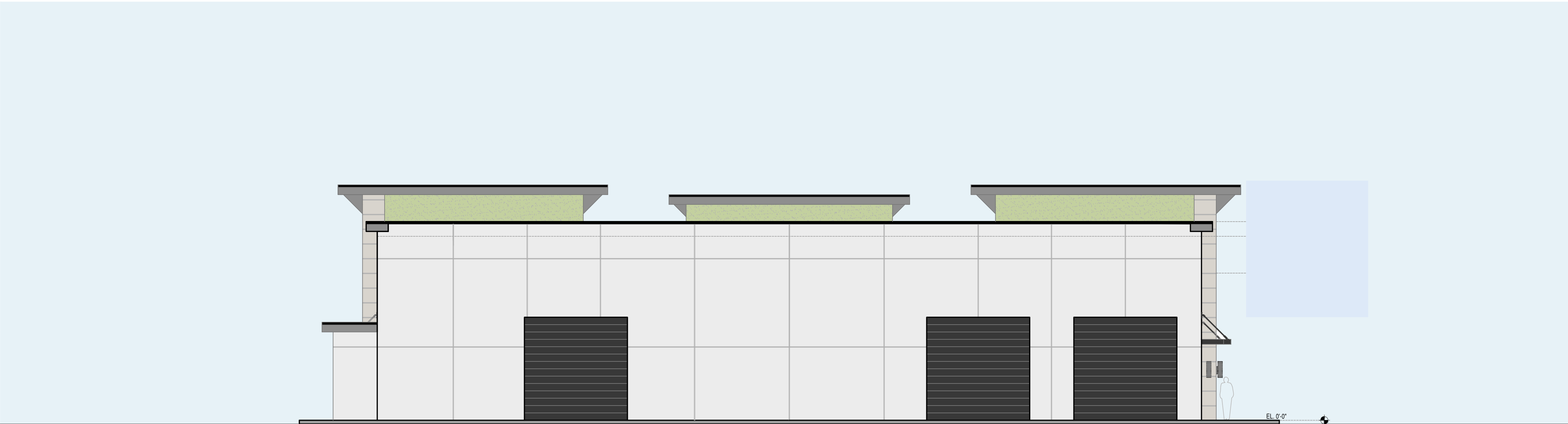
SHERWIN WILLIAMS
SW 7035
AESTHETIC WHITE



SHERWIN WILLIAMS
SW 9192
AFRICAN GRAY



SHERWIN WILLIAMS
SW 7069
IRON ORE



North Elevation

KAD - Designs Inc.

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

COMMERCIAL CODE COMPLIANCE:
THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE
REQUIREMENTS OF THE FLORIDA BUILDING CODE (FBC) AND THE
FOLLOWING STANDARDS:
1. FBC CATEGORY I - SINGLE FAMILY RESIDENCE (TYPE I)
2. FBC CATEGORY I - SINGLE FAMILY RESIDENCE (TYPE I)
3. WIND EXPOSURE CATEGORY C
4. HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.48

SCALE: AS SHOWN
DRAWN BY: JJK

DATE: 01-18-2024
PROJECT NO:

KAD 3653

SHEET NO:

A-3.1-C

ELEVATIONS

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

CONTRACTOR:

REVISIONS

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.

BUILDING # 200, #300 & #400



This Drawing may not be used or copied without written permission from KAD Designs, Inc.

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

CONTRACTOR:

SHEET TITLE: INDEX

1. COMMERCIAL CODE COMPLIANCE - THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE FLORIDA BUILDING CODE (FBC) 2023, WITH THE FOLLOWING EXCEPTIONS: 2. FLOOR CATEGORY: THIS SINGLE FAMILY RESIDENCE (TYPE 1). 3. WIND EXPOSURE: CATEGORY C. 4. HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.0.

SCALE: AS SHOWN

DRAWN BY: JGK

DATE: 01-18-2024

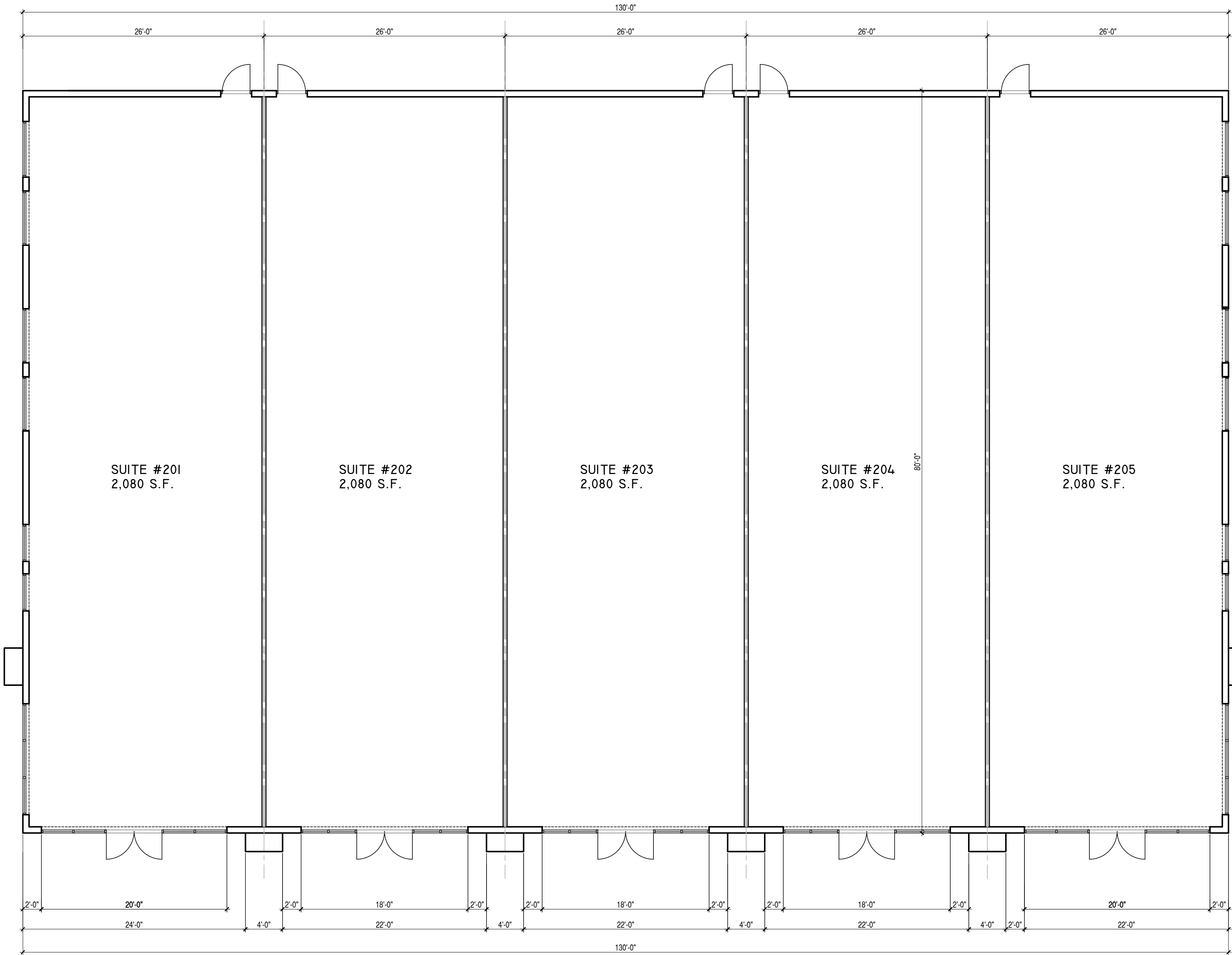
PROJECT NO:

KAD 3653

SHEET NO:

A-1.0

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



FLOOR PLAN

SCALE 1/8" = 1'-0"

1
A-2.0

KAD Designs Inc.

6900 Towne Creek Lakes Blvd Suite 400 Orlando Florida 32827 Tel. 407-344-4122 Fax. 407-344-1322 Email: karim.kaddesigns@gmail.com

SCALE: AS SHOWN
DRAWN BY: GJK
DATE: 01-18-2024
PROJECT NO:
KAD 3653
SHEET NO:

A-2.0

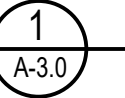
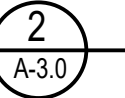
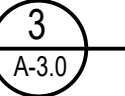
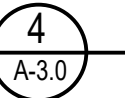
SHEET TITLE:
FLOOR PLAN

1. 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.
2. DESIGN CATEGORY: II, RISK CATEGORY: II, WIND SPEED: 140 MPH (158 MPH (164)
3. WIND EXPOSURE: CATEGORY C
4. HEIGHT & EXPOSURE ADJUSTMENT COEFFICIENT IS 1.0

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

CONTRACTOR:

REVISIONS

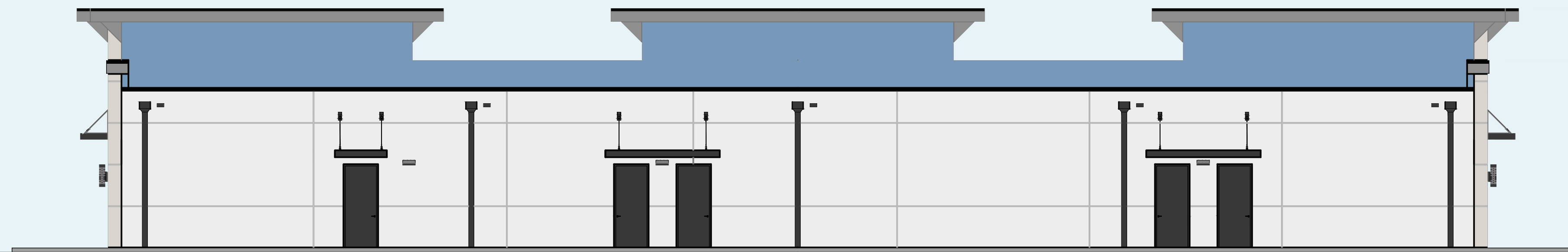


A-3.0

--



EL. 0'-0"

 EL. 0'-0"[illegible][illegible]

CON

THIS STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE WIND LOAD REQUIREMENTS OF IRC 6TH EDITION (2003)

TE:01-18-2024

HEET NO: **A 20**

MEET M

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

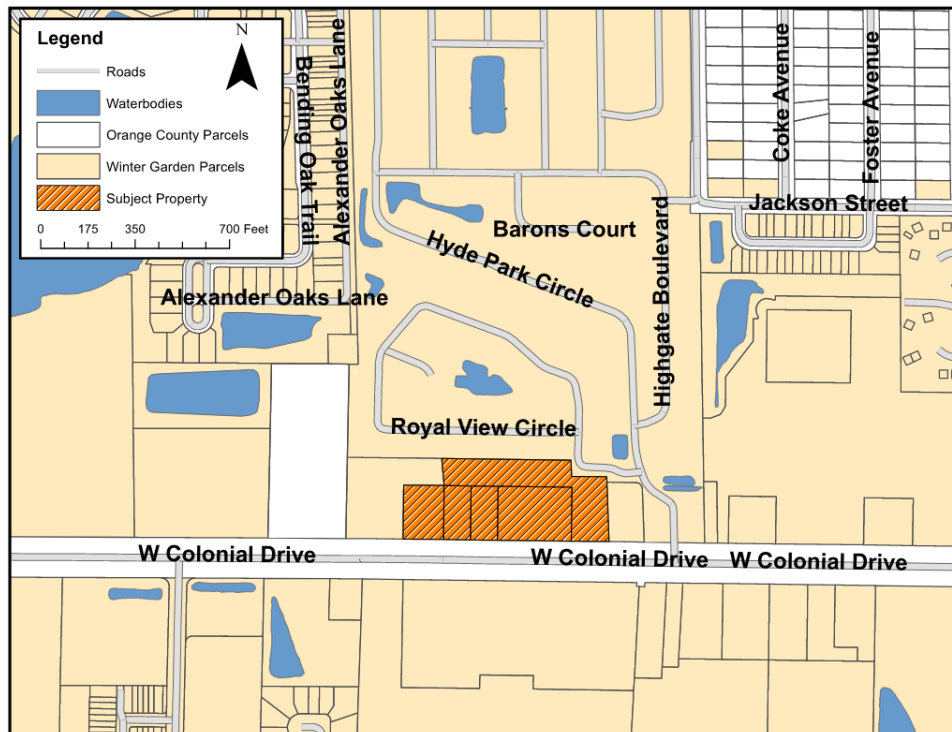
TO: PLANNING AND ZONING BOARD
PREPARED BY: SHANE FRIEDMAN, PLANNING SUPERVISOR
DATE: JULY 7, 2025
SUBJECT: PCD REZONING – Solomons Auto Body
ORD 25-13
14451, 14423, 14411, 14375, and 14345 W Colonial Drive (4.71 +/- ACRES)
PARCEL ID # 22-22-27-0000-00-075; -070; -056; -057; and -034

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

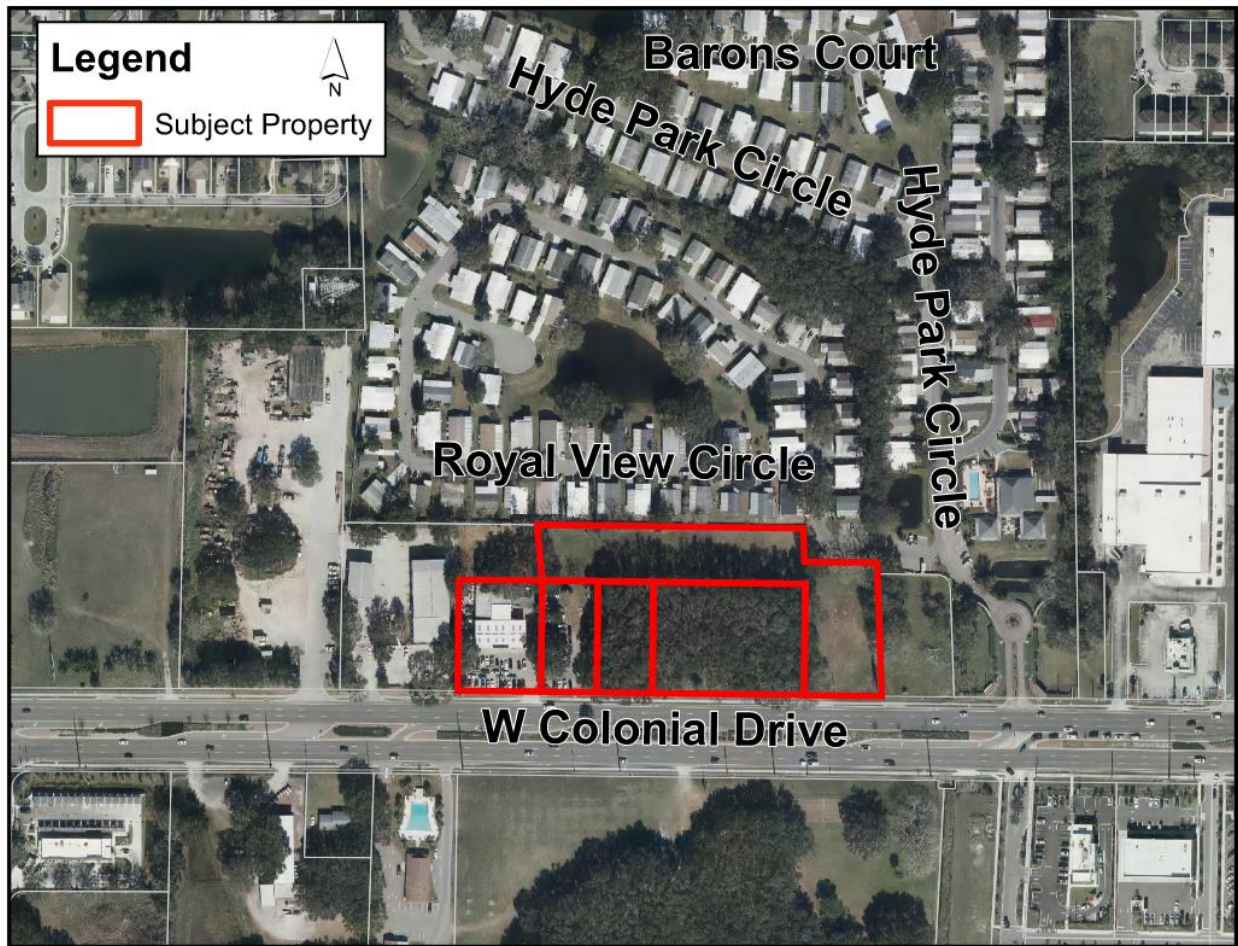
This type of development, specifically the commercial buildings and associated site improvements, is consistent with other commercial developments that exist in this area of the city and along the SR-50 corridor. There is a large live oak hammock located at these addresses however, the project was designed 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



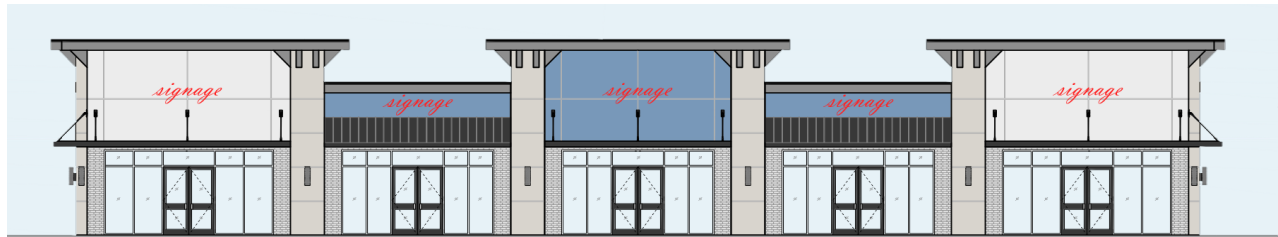
PROPOSED DEVELOPMENT PLAN
14451, 14423, 14411, 14375, and 14345 Colonial Drive



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

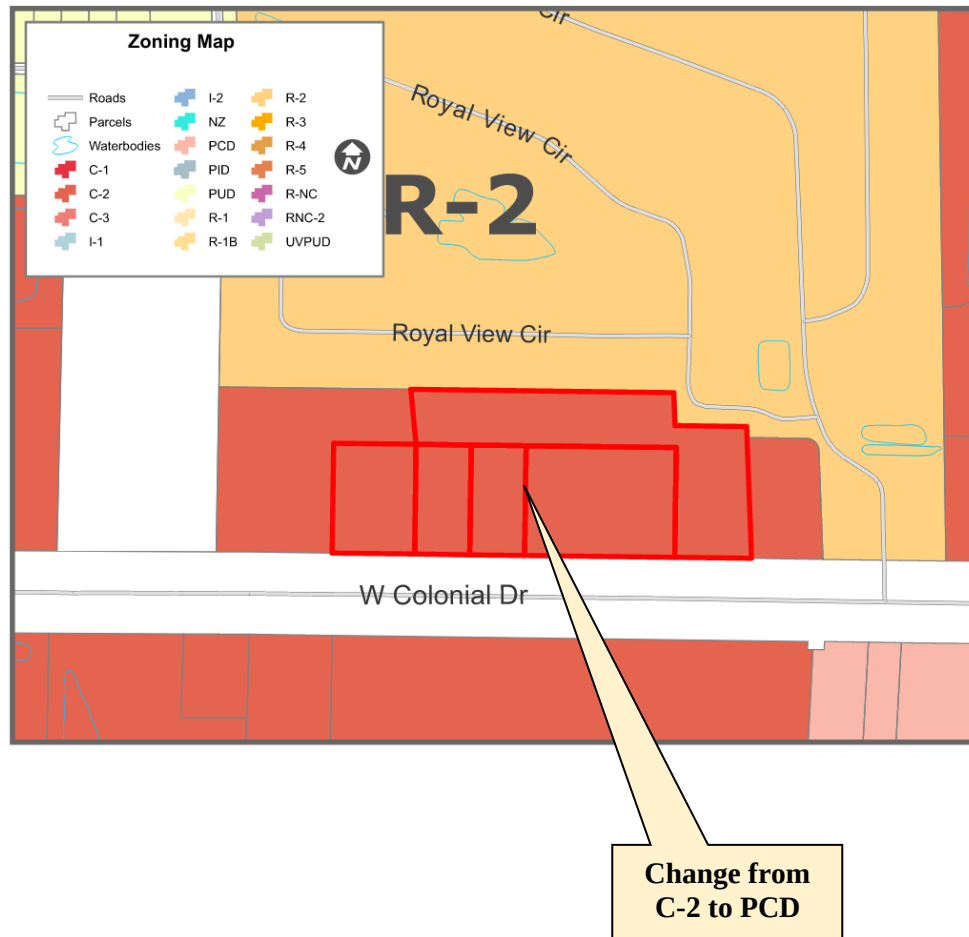


(Solomons Auto Body – Bldg. 100)

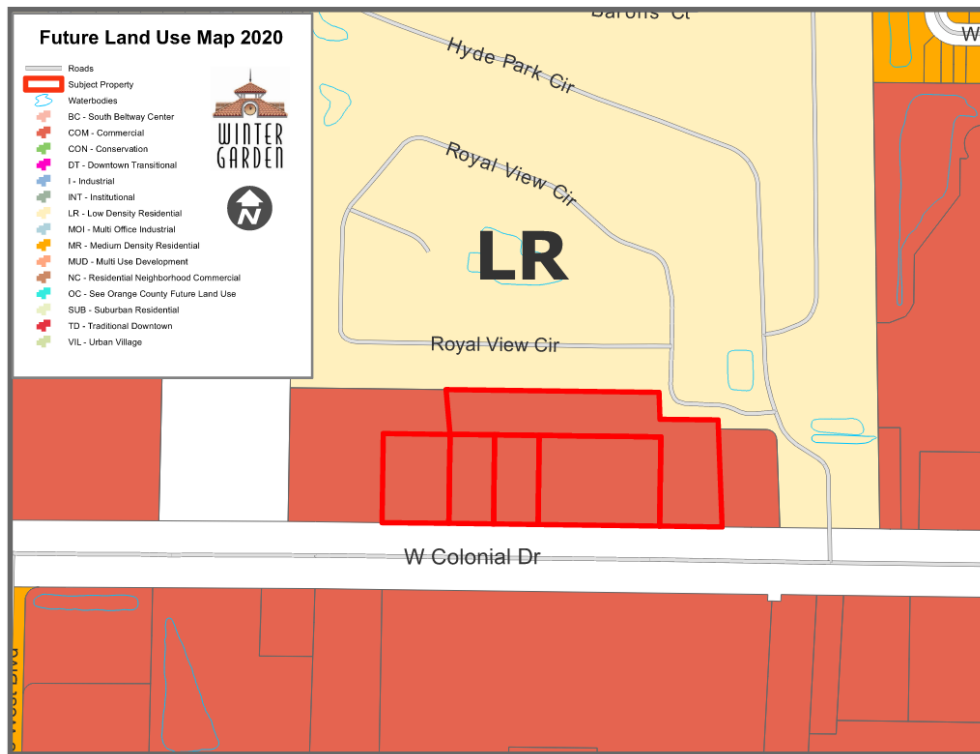


(Retail Spaces – Bldg. 200, 300, and 400)

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



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.

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Kelly Carson, Planning Director

Via: City Manager Jon C. Williams

Date: July 2, 2025 **Meeting Date:** July 10, 2025

Subject: 1150, 1158, 1166, and 1204 Avalon Road Annex/FLU/Rezoning (1.88+/- Acres)

Ordinance 25-18, 25-19 and 25-20

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

Issue: The applicant is requesting to annex the properties into the City, update the future land use designation on the City Future Land Use Map to Commercial and rezone to the City C-3 Professional Office District.

Discussion:

The applicant is requesting to annex into the City, an amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan to designate the property as COM (Commercial) and to rezone the property to the C-3 Professional Office District. The annexation will permit a more efficient delivery of services to the property and further the goals and objectives of the City's Comprehensive Plan to eliminate enclaves and the rezoning is consistent with the property's proposed professional office future land use designation.

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

Recommended Action:

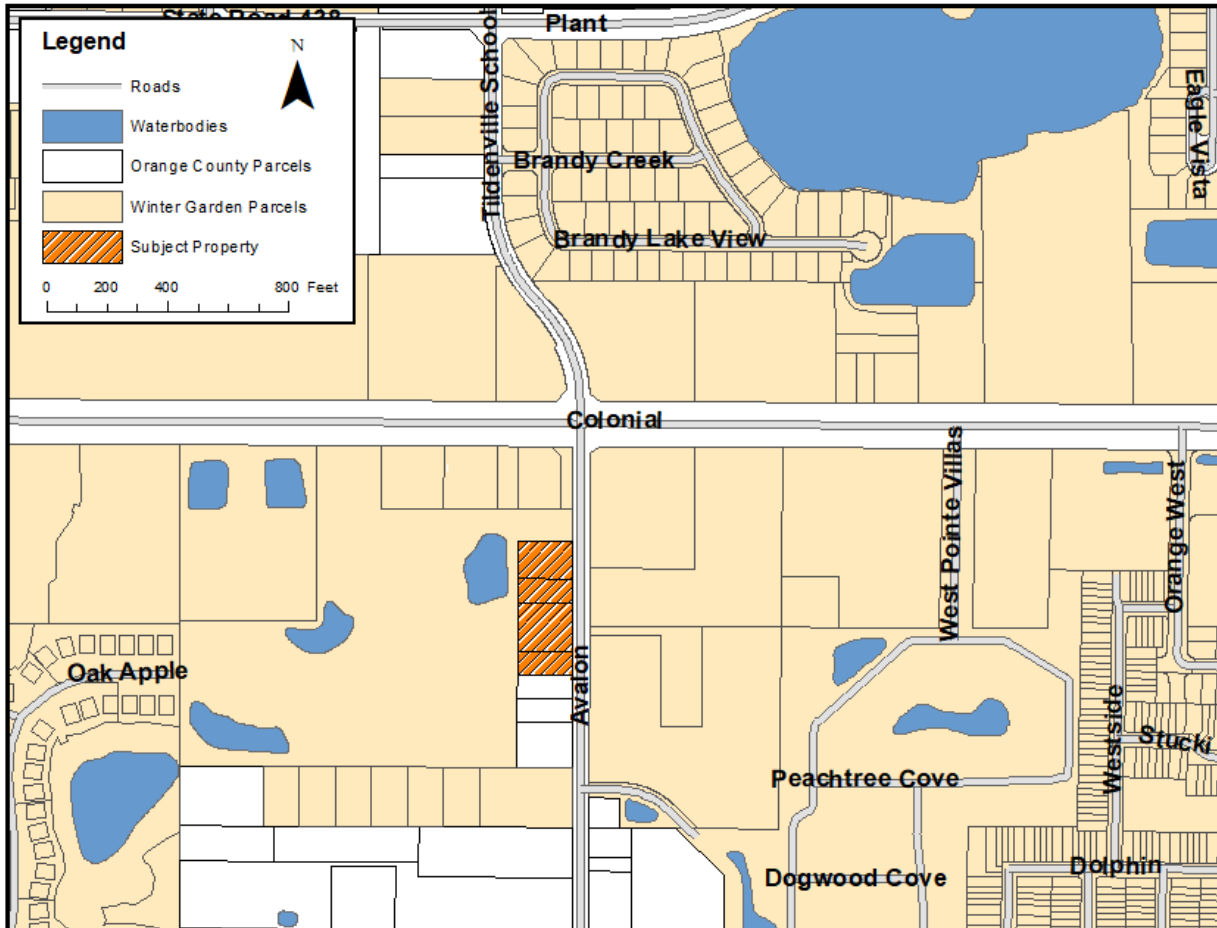
Staff recommends approval of Ordinance 25-18, 25-19 and 25-20, with second reading and adoption anticipated to be on July 24, 2025.

Attachment(s)/References:

Location Map
Ordinance 25-18, 25-19 and 25-20
Staff Report
Business Impact Estimate

LOCATION 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:

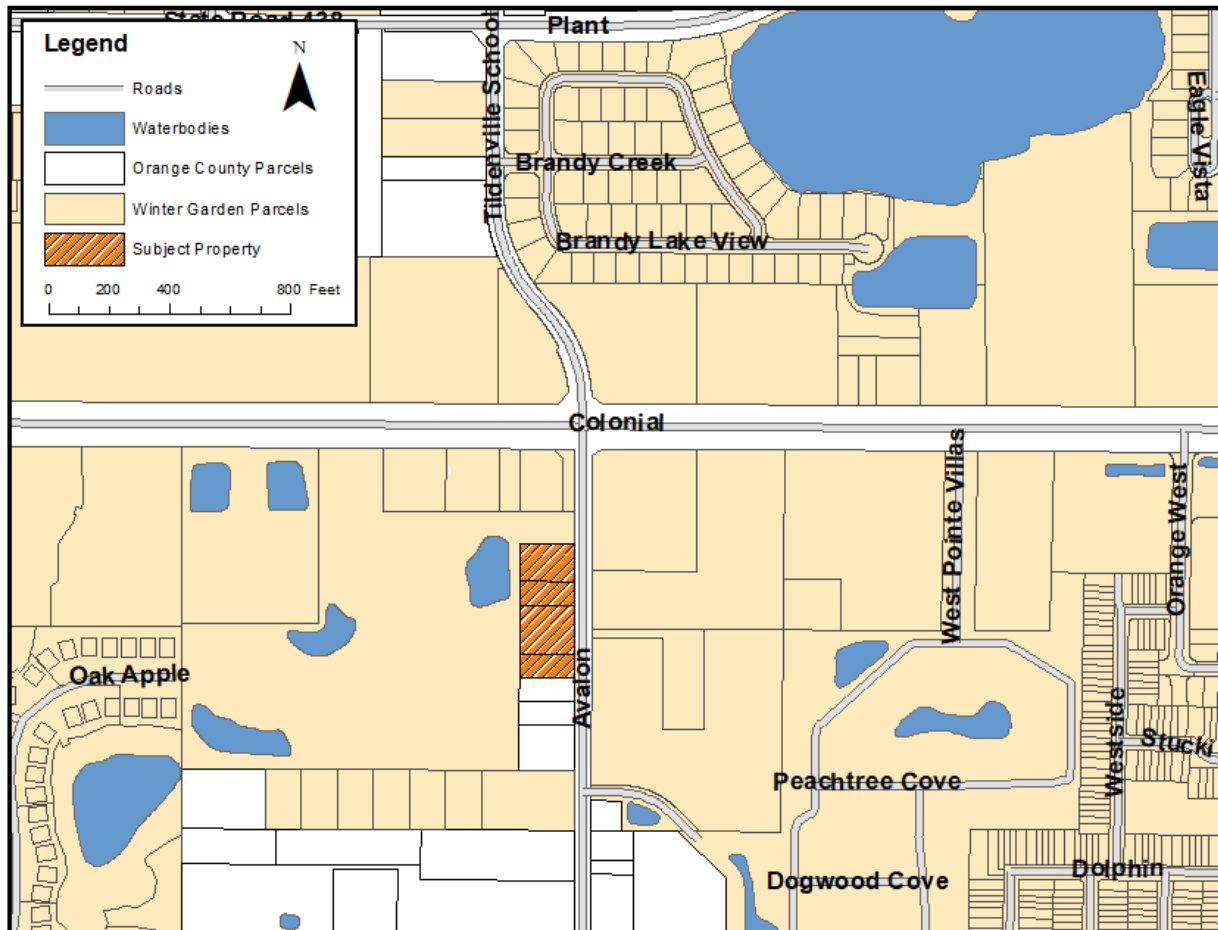
Begin 831.1 feet South of the Northeast corner of Section 28, Township 22 South, Range 36 East, Orange County, Florida; Run West 208.7 feet, North 80 feet, East 208.7 feet, South 80 feet to Point of Beginning (LESS the East 25 feet for Road).

Containing 0.34 acres, more or less

ATTACHMENT "B"

LOCATION MAP

1150, 1158, 1166 and 1204 Avalon Road



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

WHEREAS, the 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:

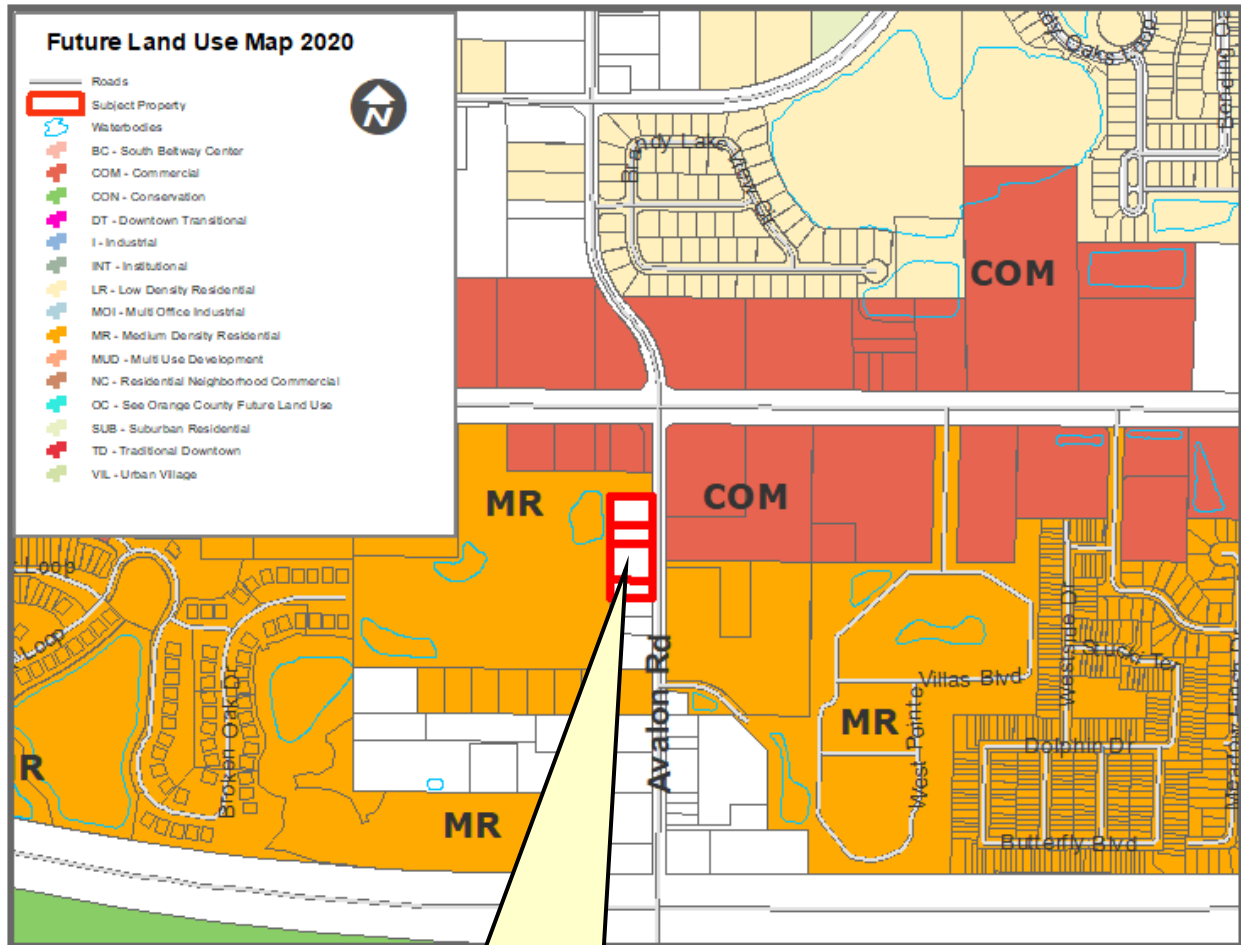
Begin 831.1 feet South of the Northeast corner of Section 28, Township 22 South, Range 36 East, Orange County, Florida; Run West 208.7 feet, North 80 feet, East 208.7 feet, South 80 feet to Point of Beginning (LESS the East 25 feet for Road).

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

CITY OF WINTER GARDEN PLANNING & ZONING DIVISION

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

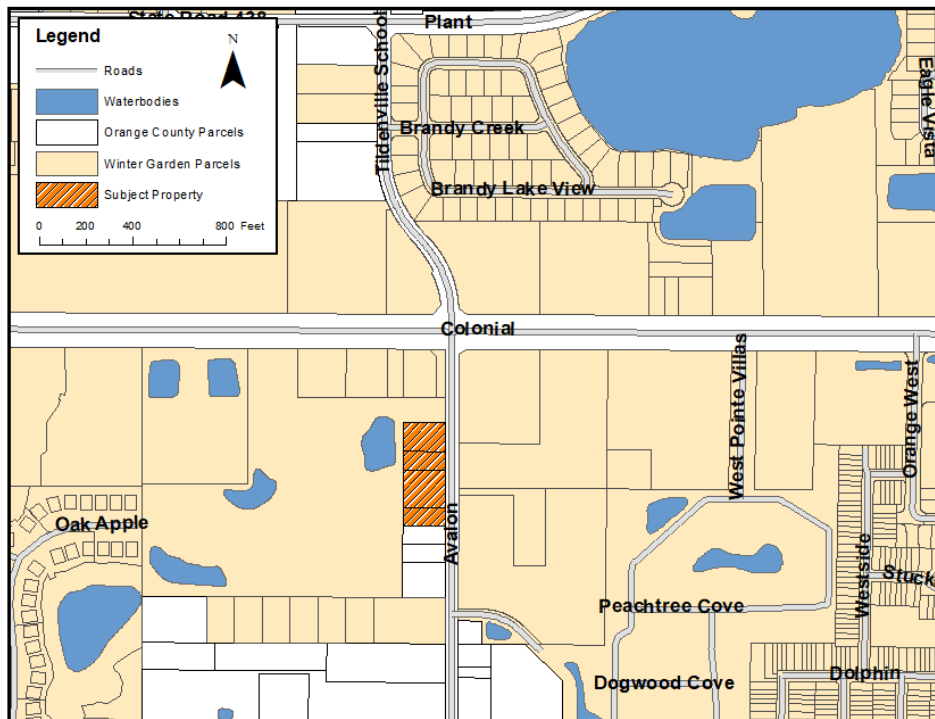
STAFF REPORT

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.

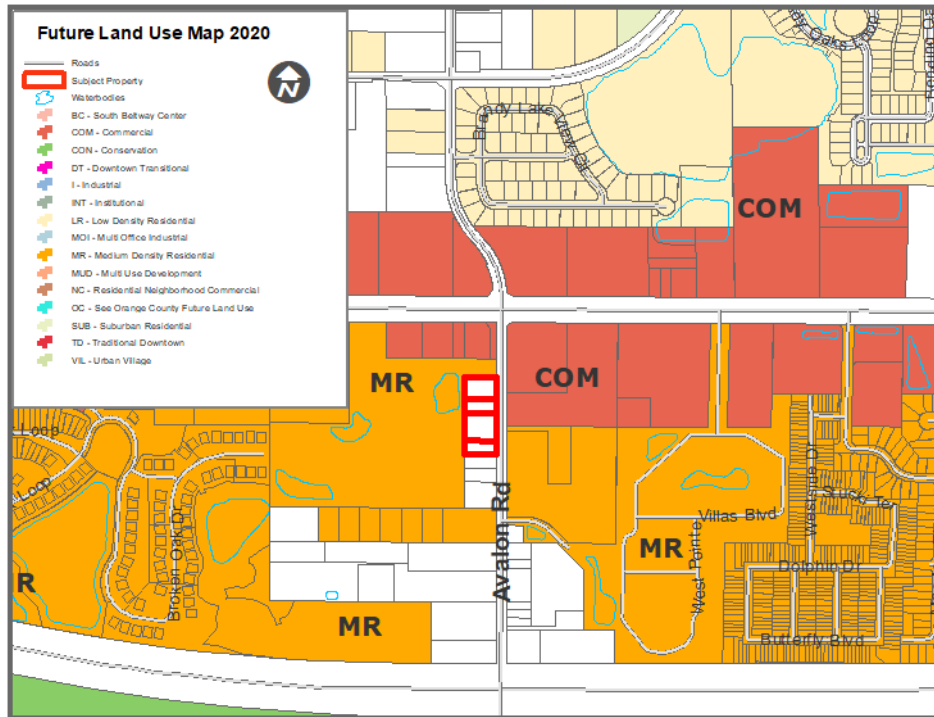
SUMMARY

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.

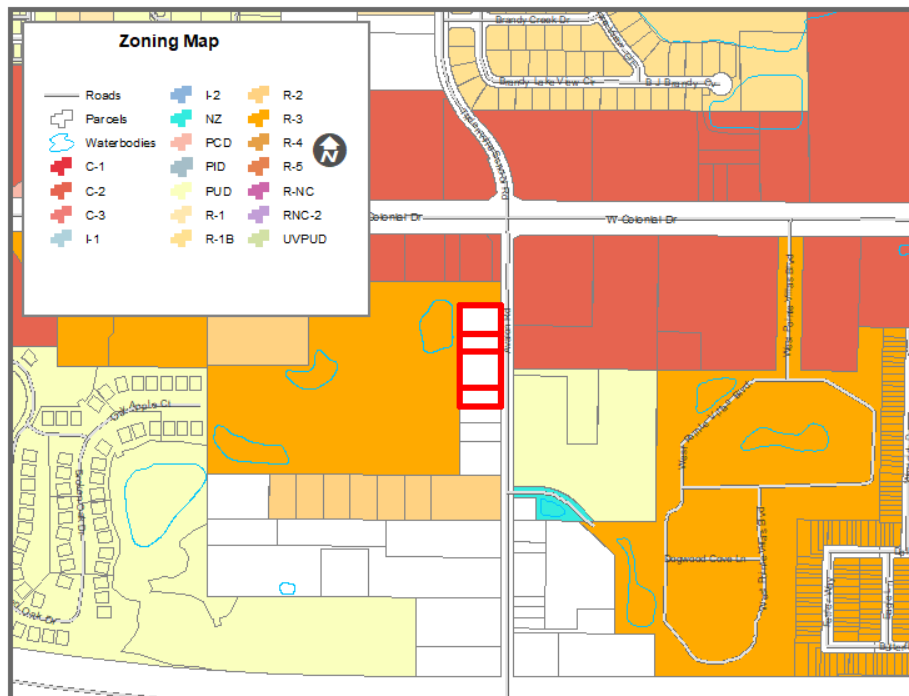
AERIAL PHOTO
1150, 1158, 1166 and 1204 Avalon Road



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



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





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

WHEREAS, the 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:

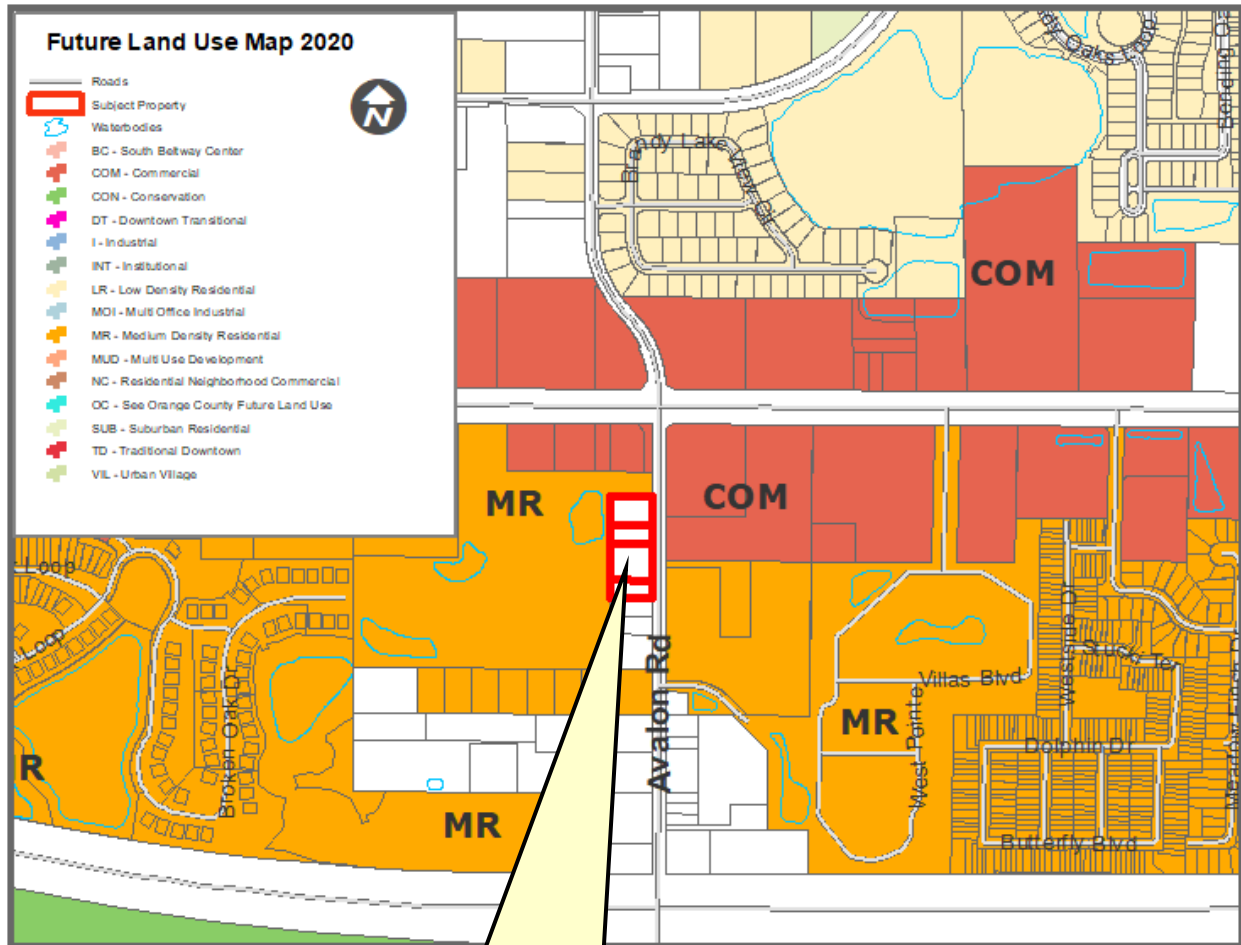
Begin 831.1 feet South of the Northeast corner of Section 28, Township 22 South, Range 36 East, Orange County, Florida; Run West 208.7 feet, North 80 feet, East 208.7 feet, South 80 feet to Point of Beginning (LESS the East 25 feet for Road).

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
CITY COMMISSION AGENDA ITEM

From: Laura Zielonka, Finance Director

Via: Jon C Williams, City Manager

Date: July 3, 2025

Meeting Date: July 10, 2025

Subject: Interim Budget Ordinance 25-21

Issue: Amending the 2024-2025 budget for mid-year adjustments. The interim budget is used as part of the budget process to account for changes that have occurred since the original budget was passed.

Recommended action:

Motion to approve Ordinance 25-21, amending the fiscal year 2024-2025 budget for mid-year adjustments with second hearing and adoption on July 24, 2025.

ORDINANCE 25-21

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING THE CITY OF WINTER GARDEN FISCAL YEAR 2024-2025 BUDGET; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on September 26, 2024, the City Commission of the City of Winter Garden, Florida, adopted Ordinance 24-20 appropriating and allocating all revenue and funds of the City of Winter Garden, Florida for the tax year beginning October 1, 2024 and ending September 30, 2024;

WHEREAS, the City Commission has decided to amend the City of Winter Garden, Florida Budget for the tax year beginning October 1, 2024 and ending September 30, 2025 to provide for interim adjustments;

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

SECTION 1: That the sum of \$1,302,498 to be appropriated as follows:

REVENUES

General Fund	\$ 348,406
General Fund Police Impact Fee	140,000
Utility Operating Fund	500,000
Stormwater Fund	<u>314,092</u>
	\$ 1,302,498

EXPENDITURES

General Fund	\$ 348,406
General Fund Police Impact Fee	140,000
Utility Operating Fund	500,000
Stormwater Fund	<u>314,092</u>
	\$ 1,302,498

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

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

READ FIRST TIME: _____

READ SECOND TIME AND PUBLIC HEARING HELD: _____

APPROVED:

Mayor/Commissioner John Rees

ATTEST:

Angela Grimmage, City Clerk

EXHIBIT #1

ORDINANCE 25-21

City of Winter Garden Interim Budget FYE 2025

**City of Winter Garden
Interim Budget
FYE 2025**

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Enterprise Funds	Utility Operating Fund	5
	Stormwater Fund	6

**City of Winter Garden
Interim Budget
General Fund**

<u>Account Number</u>	<u>Description</u>	<u>2024 Actual</u>	<u>2025 Current Budget</u>	<u>2025 Budget Adjustments</u>	<u>2025 Proposed Amended Budget</u>
Revenues					
Executive					
001-0213-399.99-99	Use of Fund Balance	-	49,054,639	348,406	49,403,045
Total Revenues				\$ 348,406	
Expenditures					
Information Technology					
001-0225-513-46-06	Repair and Maint-Hardware	44,407	124,000	100,000	224,000
<i>Replacement Cameras for parking garage</i>					
Cemetery					
001-0739-539-34-01	Contractual Services	64,076	54,550	35,150	89,700
<i>Add'l mowing at new cemetery section</i>					
Streets					
001-0741-541-34-08	Contract Personnel Services	21,641	19,800	17,246	37,046
<i>Add'l budget for daily workers</i>					
Facilities					
001-0746-539-46-02	Equipment Maintenance	375	1,500	10,157	11,657
001-0746-539-46-10	Building Maintenance	316,073	301,260	101,463	402,723
<i>Increase budget to account for anticipated actual expenditures</i>					
001-0746-539-62-00	Buildings	-	-	62,500	62,500
<i>Modular Building (FS21) Approved by Commission Jan Meeting</i>					
Fleet					
001-0747-539-64-00	Equipment	53,777	-	21,890	21,890
<i>Replacement diesel exhaust fluid tank</i>		13,700			
<i>Replacement wheel balancer</i>		8,190			
Total Expenditures				\$ 348,406	

City of Winter Garden
Interim Budget
Police General Impact Fee Fund

<u>Account Number</u>	<u>Description</u>	<u>PN</u>	<u>2024 Actual</u>	<u>2025 Current Budget</u>	<u>2025 Budget Adjustments</u>	<u>2025 Proposed Amended Budget</u>
Revenues						
170-0521-399.99-99	Use of Fund Balance		\$ -	\$ 4,646	\$ 140,000	\$ 144,646
<i>To balance increase in budgeted revenues</i>						
Total Revenues					\$ 140,000	
Expenditures						
170-0521-521.64-00	Machinery and Equipment		6,355	4,646	140,000	144,646
<i>Two Vehicles for new SRO and new Sergeant positions</i>						
Total Expenditures					\$ 140,000	

**City of Winter Garden
Interim Budget
Utility Operating Fund**

<u>Account Number</u>	<u>Description</u>	<u>PN</u>	<u>2024 Actual</u>	<u>2025 Current Budget</u>	<u>2025 Budget Adjustments</u>	<u>2025 Proposed Amended Budget</u>
Revenues						
410-2116-399.99-99	Use of Fund Balance		-	13,357,951	500,000	13,857,951
Total Revenues					\$ 500,000	
Expenditures						
Waste Water						
410-2117-535.31-01	Professional Services		34,808	15,126	35,000	50,126
410-2117-535.31-04	Engineering Services		74,072	25,000	25,000	50,000
410-2117-535.34-01	Contractual Services		629,065	688,800	120,000	808,800
<i>increased costs for services and repairs in wastewater</i>						
410-2117-535.44-00	Rentals and Leases		2,725	75,000	(55,000)	20,000
<i>Need for rental equipment has lowered</i>						
410-2117-535.63-00	Improvements other than building		3,360,847	31,362,852	250,000	31,612,852
<i>RIB underdrain gravity main repair</i>		<i>PN 25026</i>	<i>250,000</i>			
Collection						
410-2127-535.63-00	Improvements other than building		529,096	8,187,574	125,000	8,312,574
<i>Add'l budget for Design Western Storage R/C Water connection</i>		<i>PN 23014</i>	<i>75,000</i>			
<i>Railroad Avenue Sanitary Line Design</i>			<i>50,000</i>			
Total Expenditures					\$ 500,000	

**City of Winter Garden
Interim Budget
Stormwater Fund**

<u>Account Number</u>	<u>Description</u>	<u>2024 Actual</u>	<u>2025 Current Budget</u>	<u>2025 Budget Adjustments</u>	<u>2025 Proposed Amended Budget</u>
Revenues					
420-2618-399.99-99	Use of Fund Balance	-	5,988,301	<u>314,092</u>	6,302,393
Total Revenues				<u>\$ 314,092</u>	
Expenditures					
420-2618-538-34-01	Contractual Services	197,613	118,460	283,011	401,471
420-2618-538-34-08	Contract Personnel Services	16,478	1,640	<u>31,081</u>	32,721
<i>Add'l budget for emergency storm preparation and repairs</i>					
Total Expenditures				<u>\$ 314,092</u>	

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Kelly Carson, Planning Director

Via: City Manager Jon C. Williams

Date: July 2, 2025 **Meeting Date:** July 10, 2025

Subject: Ordinance 25-22 – Peddlers & Solicitors

Issue:

Ordinance 25-22 amending City Code of Ordinances Sections 22-26, 22-27, 22-30, 22-34, and 22-35 governing regulations around solicitation and peddling in the City.

Discussion:

Ordinance 25-22 would amend City of Winter Garden Code Section 22-26 revising the definition of “solicitor”; amend section 22-27 prohibiting certain actions of solicitors, agents, or peddlers within public rights-of-way; amend section 22-30 governing requirements and procedures for solicitor permits; amend section 22-34 relating to exemptions from solicitation permitting requirements for nonprofit entities; and create section 22-35 establishing a procedure for residents and business owners to opt out of solicitations.

Recommended Action:

Staff recommends approval of Ordinance 25-22, with the second reading and adoption hearing anticipated to be held on July 24, 2025.

Attachment(s)/References:

Ordinances 25-22
Business Impact Estimate

ORDINANCE NO. 25-22

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING SECTION 22-26 REVISING THE DEFINITION OF “SOLICITOR”; AMENDING SECTION 22-27 PROHIBITING CERTAIN ACTIONS OF SOLICITORS, AGENTS, OR PEDDLERS; AMENDING SECTION 22-30 GOVERNING REQUIREMENTS AND PROCEDURES FOR SOLICITOR PERMITS; AMENDING SECTION 22-34 RELATING TO EXEMPTIONS FROM SOLICITATION PERMITTING REQUIREMENTS FOR NONPROFIT ENTITIES; CREATING SECTION 22-35 ESTABLISHING A PROCEDURE FOR RESIDENTS TO OPT OUT OF SOLICITATIONS; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, the City has the authority under the City Charter, Section 2(b), Article VIII of the State Constitution, and Section 166.021(1), Florida Statutes, to exercise any power for municipal purposes except where expressly prohibited by law; and

WHEREAS, the City has a significant government interest in maintaining public safety, including managing pedestrian and vehicle traffic in the City’s sidewalks and other rights-of-way; and

WHEREAS, the City find it necessary to prohibit solicitation or peddling of goods, wares, or merchandise in public rights-of-way which can create clear hazards to pedestrian and vehicle traffic as well as a public nuisance to passersby; and

WHEREAS, the City finds it necessary to restrict permitted solicitors, agents, and vendors to individuals over the age of 18 in the interest of public safety and welfare; and

WHEREAS, the City finds it necessary to require nonprofit entities to abide by the same regulations regarding solicitation as for-profit entities while acknowledging that nonprofits should be exempt from payment of permit fees; and

WHEREAS, the City finds that it would be of public benefit to create of a No Solicitation List which would allow residents to opt out of having solicitors and peddlers come onto the residential properties on the list; and

WHEREAS, the City Commission of the City of Winter Garden finds that this Ordinance is in the interests of the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Winter Garden, Florida, that:

SECTION 1. Recitals. The foregoing recitals are hereby ratified and confirmed as being true and correct and are hereby made a part of this Ordinance.

SECTION 2. City Code Amendment. Sec. 22-26 of the City Code of Ordinances is hereby amended as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions):

Sec. 22-26. Definitions.

Solicitor means any agent or peddler who is otherwise permitted to do business in the city, whether or not such agent or peddler is engaged in interstate commerce; and shall include all servicemen or repairmen who engage in any activity as an agent or peddler, as defined in this section. “Solicitor” shall include persons asking for cash donations or other charitable contributions of any kind, as well as persons engaged in soliciting information door-to-door to conduct polls, surveys and similar activities for a commercial purpose, but shall not include religious or political canvassing during which donations are not sought, funds are not solicited, or products are not sought to be sold.

SECTION 3. City Code Amendment. Sec. 22-27 of the City Code of Ordinances is hereby amended as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions):

Sec. 22-27. Prohibitions.

It is unlawful for any individual solicitor, agent or peddler to:

- (1) Enter the premises of a private residence, gated community or business establishment for the purpose of selling or soliciting orders for goods, wares or merchandise, personal services or information when a sign stating "no solicitors" is posted.
- (2) Remain upon any premises after the owner or occupant requests the solicitor to depart.
- (3) Conduct business before 9:00 a.m. and after 9:00 p.m. and on Sundays at any time.
- (4) Approach back or rear doors or the sides or rear of residential premises.
- (5) Conduct any business within the public rights-of-way within the municipal limits of the city. This prohibition includes soliciting orders for the sale of any goods, wares, or merchandise on foot or from a vehicle, whether motorized or not. Vehicles used to conduct business in violation of this subject may be subject to towing and impoundment.

SECTION 4. City Code Amendment. Sec. 22-30 of the City Code of Ordinances is hereby amended as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions):

Sec. 22-30. Solicitor permit.

- (a) In addition to the business tax receipts required by section 66-104, every agent, peddler, and solicitor, as defined in section 22-26, shall obtain from the city a written solicitor permit authorizing such person to conduct business within the city.
- (b) Any person desiring to secure a solicitor permit required by this section shall first make written application to the city on forms provided by the city, and such application shall state at least the following:
 - (1) The name and current address of the applicant.
 - (2) The name and address of the person by whom such applicant is employed or who such applicant represents.
 - (3) The length of time the applicant has been so employed.
 - (4) The place of residence and nature of employment of the applicant during the preceding year.
 - (5) The nature and character of the goods, wares, merchandise or services to be offered by the applicant.
 - (6) The personal description of the applicant.
- (c) Such application shall be also accompanied by credentials and other personal references and identification as may be reasonably required by the city ~~commission~~, including, but not limited to, copies of a valid driver's license for the applicant or other similar form of photographic identification.
- (d) If, upon an investigation reasonably made, the city ascertains and determines that the applicant for a permit required by this section has submitted a complete, correct and signed application and proposes to engage in a lawful, commercial or professional enterprise, the city shall issue the permit. Such permit shall be carried at all times by the person to whom such permit is issued when soliciting or peddling within the city and shall be exhibited by any such person whenever requested by any police officer or any person solicited.
- (e) No solicitor permit shall be granted to an individual who is under the age of 18 at the time of application.
- (f) Solicitor permits are not assignable or transferable. Any individual participating in an organized effort to solicit or peddle goods, wares, or merchandise or solicit charitable donations must obtain his or her own solicitor permit.

SECTION 5. City Code Amendment. Sec. 22-34 of the City Code of Ordinances is hereby amended as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions):

Sec. 22-34. Nonprofit permit fee exemption.

Upon presentation of sufficient proof of charitable or benevolent intent and nonprofit status to the city manager or his/her designee, a charitable, benevolent, fraternal, educational, religious, or other similar nonprofit organization or association may apply for and receive a waiver of payment of from the permitting fee. ~~requirements contained in this article, provided that such organization or association agrees to conduct its activities in a safe and lawful manner.~~ If granted, such waiver shall be effective only as to the grantee, its volunteers, and its direct employees, and shall not be extended to any independent contractors or for-profit entities hired, paid, or retained by the grantee. The permit requirements of this article shall otherwise apply to all nonprofit entities and any individuals, whether volunteers, employees, or contractors, soliciting orders for the sale of any goods, wares, or merchandise or soliciting charitable contributions of any kind on behalf of such entities. ~~Once issued, a waiver shall be valid for a period of one year and may be renewed upon application. A waiver issued pursuant to this subsection shall not be construed to excuse or authorize otherwise unlawful conduct such as the conduct of vending or solicitation operations on properties without the consent of the owner or lessee of such property, trespass, disturbances of the peace, fraud, or the failure to observe and abide by any other applicable ordinance, law, or statute. The city shall be authorized to charge a nominal processing fee in conjunction with any applications submitted pursuant to this section.~~

SECTION 6. City Code Amendment. Sec. 22-35 of the City Code of Ordinances, currently reserved, is hereby created as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions):

Sec. 22-35. The No Solicitations List.

(a) Any resident of the City of Winter Garden or owner of commercial property within the municipal limits of the city, may file with the Winter Garden Police Department, on a form provided by the city, a written request that no agent, peddler, or solicitor shall come upon the property of the resident or commercial property owner to solicit orders for the sale of any goods, wares, or merchandise or to solicit charitable contributions of any kind. The form shall include an option for the resident or commercial property owner to indicate that they have no objection to charitable solicitations at the listed residential or commercial property. Upon filing of the form, the property location shall be added to the No Solicitations List to be maintained by the Police Department. The No Solicitations List must clearly identify each residential or commercial property for which a form has been submitted and identify those properties where the resident or commercial property owner has authorized charitable solicitations.

(b) The Winter Garden Police Department shall maintain a No Solicitations List, to be derived from the forms filed with the Police Department pursuant to subsection (a), of all property locations within the city at which solicitations and peddling are prohibited. The No Solicitations List shall clearly identify those locations at which charitable solicitations have been authorized by the residents or commercial property owners. A copy of the list containing all of the property locations at which solicitations and peddling are prohibited shall be delivered to all persons holding a solicitor permit at such time as such persons obtain their solicitor permit per section 22-30. The list shall also be made available via the city's website.

(c) No person shall solicit orders for the sale of any goods, wares, or merchandise or solicit charitable contributions of any kind from any person at any residence or commercial property

located on any property which is on the current No Solicitations List, except for the solicitation of charitable contributions at locations on the No Solicitations List where such charitable solicitations have been authorized by the resident or commercial property owner.

Secs. ~~22-3622-34~~—22-60. Reserved.

SECTION 7. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 8. Conflicts. In the event of a conflict or conflicts between this Ordinance and any other ordinance or provision of law, this Ordinance controls to the extent of the conflict, as allowable under the law.

SECTION 9. Codification. Sections 2 through 5 of this Ordinance shall be incorporated into the Winter Garden City Code. Any section, paragraph number, subsection number, letter and/or any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical and similar or like errors may be corrected, and additions, alterations, and omissions not affecting the construction or meaning of this ordinance or City Code may be freely made.

SECTION 10. Effective date. This Ordinance shall become effective immediately upon adoption by the City Commission of the City of Winter Garden, Florida.

FIRST READING: _____.

SECOND READING: _____.

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

**CITY COMMISSION OF THE CITY OF
WINTER GARDEN, FLORIDA**

John Rees, Mayor/Commissioner

ATTEST:

Angela Grimmage, City Clerk



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 25-22** - Amending Code Sections 22-26, 22-27, 22-30, 22-34, and 22-35 relating to Agents, Peddlers, and Solicitors

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):

Ordinance 25-22 would amend City of Winter Garden Code Sections 22-26, 22-27, 22-30, 22-34, and 22-35. The ordinance would revise the definition of “solicitor”; prohibit certain activities of solicitors, agents, and peddlers; revise requirements and procedures for solicitor permits; remove exemptions from solicitation permitting for nonprofit entities; and provide a new procedure for residents and businesses to opt out of being solicited.

The purpose of this ordinance is improve the safety and welfare of Winter Garden residents by providing more agency about what solicitation activities they are subjected to within their private residences, workplaces, and in public.

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

The impact this ordinance would have on private, for-profit businesses would be limited to those who utilize door-to-door or public solicitation as part of their business model. If so, these businesses would still need to apply for an Open Air Solicitors Permit with the City (this will not change), but the ordinance stipulates that no solicitation can be done within public rights-of-way. The ordinance also requires solicitors abide by the City’s new No Solicitation List, and any residential or commercial entity that signs up for this list will not be subjected to solicitation activities.

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

No direct compliance costs should be incurred by businesses as a result of adopting this ordinance.

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

No new charges or fees will be imposed by this ordinance.

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 will be minimal. The City’s Police Department will be required to maintain records of residences and businesses who opt to be part of the new No Solicitation List, but efforts are underway to streamline and automate this process.

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

The proposed ordinance should only have an impact on businesses that utilize door-to-door or public solicitation as part of their business model. While Winter Garden does not have an exact number of such businesses currently operating in the City, the number of companies who apply for and receive Open Air Solicitors Permits in any given year is typically very low (less than 10). This year to date (2025), only one business has applied for and received an Open Air Solicitors Permit.

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.):

N/A

THE CITY OF WINTER GARDEN

AGENDA ITEM

From: Kelly Carson, Planning Director

Via: Jon C. Williams, City Manager

Date: July 2, 2025 **Meeting Date:** July 10, 2025

Subject: Back to School Bash Special Event

Applicant: City of Winter Garden

Discussion:

The City of Winter Garden is proposing to hold the annual Back to School Bash at Zanders Park on Saturday, August 2, 2025 from 11:00 AM to 4:00 PM. The event will include water activities and games, a foam party, Boulder Pool will be open, and school supplies will be given away. The event includes a family-friendly DJ, free food, and kona ice. City Staff will facilitate the road closures and will work the event, with the Police and Fire Departments also on hand.

Recommended Action:

Staff recommends approval of the Back to School Bash Special Event.

Attachments/References:

Special Event Application with event plan



Community Development
Planning & Zoning

JUN 13 2025

Received by:

Project #:

CEF

P2E2025-0122

CITY OF WINTER GARDEN
Community Development
300 West Plant Street
WINTER GARDEN, FL 34787

(407) 656-4111

WWW.WINTERGARDEN-FL.GOV

SPECIAL EVENT APPLICATION

OFFICIAL USE ONLY

DATE RECEIVED: _____

PERMIT FEE PD. ON: _____

INIT. _____

PER CITY CODE 27.1.3 "SPECIAL EVENTS" ARE DEFINED AS ANY PUBLIC ASSEMBLY OF 100 OR MORE PEOPLE IN ANY PARK, SIDEWALK, ALLEY, LAKE OR OTHER PUBLICALLY OWNED AREA. COMPLETED APPLICATIONS SHOULD BE SUBMITTED NO LESS THAN 30 DAYS PRIOR TO THE FIRST DATE OF THE PROPOSED EVENT. EVENTS THAT REQUIRE CLOSURE OF ANY CITY STREET OR ARE ANTICIPATED HAVING MORE THAN 500 PEOPLE IN ATTENDANCE WILL REQUIRE APPROVAL OF THE CITY COMMISSION.

SPECIAL EVENTS ON CITY PROPERTY WHERE 500 OR MORE PEOPLE ARE REASONABLY ANTICIPATED TO BE IN ATTENDANCE OR WHERE THERE ARE REQUESTS FOR STREET CLOSURES WILL REQUIRE PRIOR APPROVAL BY THE CITY COMMISSION, AT LEAST FOUR WEEKS PRIOR TO THE SCHEDULED EVENT. THE APPLICANT MUST COMPLETE ALL OF THE FOLLOWING INFORMATION.

DATE OF APPLICATION: 6/13/2025
ORGANIZATION/GROUP: City of Winter Garden NON-PROFIT ☒ CORP ☐ INDIV. ☐
NAME OF EVENT: Back to School Bash
CONTACT/REPRESENTATIVE: Jackie Mathis PHONE # 407-656-4155
ALT. PHONE #: 407-467-5357 EMAIL: _____
EVENT LOCATION: Zander's Park & Boulder Pool 362 11th Street Winter Garden, FL PROPOSED DATES: Saturday, August 2, 2025
HOURS: 11 AM - 4 PM ESTIMATED DAILY ATTENDANCE: 600
DATES & TIMES OF EVENT SETUP & BREAKDOWN:
SET UP: 8 AM BREAKDOWN: 4 - 5 PM

PLEASE CHECK ALL OF THE FOLLOWING THAT APPLY:

TYPE OF EVENT

- ☐ FESTIVAL
☐ EXHIBIT(S)
☐ CARNIVAL/CIRCUS/FAIR
☐ GENERAL MEETING
☐ PARADE
☒ BLOCK PARTY OR PICNIC
☐ SPORTING EVENT/COMPETITION
☐ WEDDING/RECEPTION
☐ REVIVAL
☐ OTHER (EXPLAIN)

EVENT DETAILS

- ☐ ADMISSION CHARGE/TICKET SALES
☐ ALCOHOL SERVED
☐ ALCOHOL SALES
☐ FIREWORKS/PYROTECHNICS
☒ FOOD TRUCKS
☒ MERCH. VENDORS # OF: 6
☒ OPEN TO PUBLIC
☒ STREET/SIDEWALK CLOSURE
HOURS OF: 11 AM- 4 PM
☒ CITY WATER USED
☒ EVENT HELP PREVIOUSLY
☒ CITY ELECTRIC USED

EQUIPMENT AT EVENT

- ☒ AMPLIFIED SPEAKING/MUSIC
HOURS OF: 11 AM- 4 PM
☐ PORTABLE RESTROOMS
☐ SPORTS EQUIPMENT
☒ STAGE/PROPS/PRODUCTION
☒ TENTS # & SIZE OF: 12+ 10 X 10
☒ TEMPORARY EVENT SIGNAGE
☒ DUMPSTERS/RECEPTACLES
☐ COOKING EQUIPMENT USED
☐ GAS ☐ OPEN FLAME
☐ OTHER (EXPLAIN):



CITY OF WINTER GARDEN
Community Development
300 West Plant Street
WINTER GARDEN, FL 34787

(407) 656-4111
WWW.WINTERGARDEN-FL.GOV

SPECIAL EVENTS

PLEASE PROVIDE A GENERAL DESCRIPTION OF THE EVENT THAT INCLUDES ALL FEATURES BEING PROPOSED TO TAKE PLACE. ELABORATE ON ANY7 OF THE ABOVE CHECKED ITEMS, IF NECESSARY: (USE BACK IF NEEDED)

Event takes place at Zanders Park and is open to the public. We will have a huge water day with games and activities including a foam party. There will be a family friendly DJ, free food and shaved ice. School Supplies will be given away. Police and Fire Department will be on site. No inflatables. We will be using city staff for road closures, signage, trash detail, lifeguards and seasonal staff for games. Boulder Pool will be open for the entire event.

NO APPLICATION WILL BE ACCEPTED UNLESS THE FOLLOWING ITEMS ARE INCLUDED.

(APPROVAL PROCESS WILL NOT BEGIN UNTIL THE FOLLOWING IS SUBMITTED):

- COPY OF 501C-3 FORM SIGNIFYING NON-PROFIT STATUS (IF APPLICABLE)
- SITE PLAN INDICATING ALL AFFECTED AREAS, STREETS PROPOSING TO BE CLOSED, TEMPORARY POWER SOURCES TO BE INSTALLED, PORTABLE RESTROOM LOCATIONS, VENDOR PLACEMENT, PARADE ROUTE OR ANY OTHER SIGNIFICANT FEATURES.
- COPY OF APPLICANT'S INSURANCE CERTIFICATE NAMING THE CITY OF WINTER GARDEN AS ADDITIONALLY INSURED.
- IF ATTENDANCE IS REASONABLY ANTICIPATED TO BE GREATER THAN 100 PEOPLE, YOU SHOULD ALSO INCLUDE A PLAN FOR :
 - SANITATION – RESTROOM, PORT-O-LET PLACEMENT, POTABLE WATER, TRASH RECEPTACLES & COLLECTION PLAN, ETC.
 - PARKING AND TRAFFIC – REROUTING TRAFFIC AROUND BLOCKED STREETS, PARKING FOR EVENT PATRONS, ETC.
 - MEDICAL CARE – FIRST AID STATIONS, EMS SERVICES, AMBULANCE ON SITE, ETC.
 - SECURITY – OFF-DUTY OFFICERS SCHEDULES, SECURITY SERVICE UTILIZED, # OF EVENT STAFF IN ATTENDANCE, ETC.
- IF YOU WANT TO HAVE ANY SIGNAGE, PLEASE PROVIDE A SITE PLAN SHOWING WHERE SIGNS ARE PROPOSED (THE CITY PROHIBITS SNIPE SIGNS).

FOR OFFICIAL USE ONLY			
TECHNICIAN INITIAL: _____	DATE RECEIVED: _____	☐ FEE PAID	
CITY MANAGER/DESIGNEE: _____	DATE: _____	APPROVED: ☐ YES / ☐ NO	
CONDITIONS: _____			

REVISED 02/23/2016

Back To School Bash

Saturday, August 2nd 11am - 4pm

Department Responsibilities

Public Works

- 8 am - Place barricades in position
- 10 am - Water fill all barricades
- Provide 1-2 staff members to assist with trash during the event.
- Pick up Barricades between 4:30-5pm once we receive all clear from Police.

Parks and Recreation

- Provide staff for activities and trash detail.
- Place no Parking signs on surrounding streets as needed.
- Bring extra hoses and assist with connections
- Assist with Vendor/Community outreach load in

Facilities

- A staff member onsite for the duration of event for electric needs.

Police

- Staff as deemed necessary
- Provide a booth area at the event

Fire

- Provide unit onsite with first aid
- Contribute to the overall event

On-Site Contacts:

Laura Coar → 407.470.0969
Rick Reynolds → 407.398.5924
Jackie Mathis → 407.467.535

