CITY COMMISSION AND COMMUNITY REDEVELOPMENT AGENCY AGENDA
City Hall Commission Chambers
300 W. Plant Street
Winter Garden, Florida

Regular Meeting **December 11, 2025** **6:30 PM**

Call to Order
Determination of a Quorum
Invocation and Pledge of Allegiance

1. Approval of Minutes

A. Regular Meeting Minutes — November 13, 2025

2. First Reading and Public Hearing of Proposed Ordinance

A. **ORDINANCE 26-05:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 74, "TRAFFIC AND VEHICLES," ARTICLE I, "IN GENERAL," TO REVISE SECTION 74-2 GOVERNING THE OPERATION OF BICYCLES AND OTHER WHEELED DEVICES, CREATING A NEW SECTION 74-5 REGULATING THE OPERATION OF ELECTRIC BICYCLES, AND RECODIFYING AND AMENDING SECTION 50-154 GOVERNING MOTORIZED SCOOTERS TO SECTION 74-6; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE - **Second Reading and Public Hearing January 8, 2026** - **Planning Director Carson**

3. Second Reading and Public Hearing of Proposed Ordinances

A. **ORDINANCE 25-36:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING CHAPTER 78, ARTICLE II, WATER AND SANITARY SEWER SYSTEMS OF THE CITY OF WINTER GARDEN CODE OF ORDINANCES BY AMENDING SECTION 78-59 TO MODIFY WATER AND WASTEWATER IMPACT FEE AMOUNTS, ADOPT METHODOLOGY FOR WATER AND WASTEWATER IMPACT FEES AND OTHER RELATED AMENDMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE - **Assistant City Manager of Public Services Pash**

B. **ORDINANCE 25-37:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 15.99 ± ACRES LOCATED AT 530, 550, 570, 590, 610, and 630 EAST CROWN POINT ROAD GENERALLY LOCATED NORTH OF CROWN PARK CIRCLE, WEST OF EAST CROWN POINT ROAD, SOUTH OF CROWN POINT CROSS ROAD, AND EAST OF SUSAN B BRITT COURT FROM C-2 (ARTERIAL COMMERCIAL DISTRICT) TO PCD (PLANNED COMMERCIAL DEVELOPMENT); PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE - **Planning Director Carson**

C. **ORDINANCE 25-38:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 118, ZONING, ARTICLE II, DIVISION 4 TO ADD A NEW SECTION 118-136 TO ESTABLISH REGULATIONS AND PROCEDURES FOR CERTIFIED RECOVERY RESIDENCES, INCLUDING A PROCESS FOR REQUESTING REASONABLE ACCOMMODATION AS REQUIRED BY CHAPTER 2025-182, LAWS OF FLORIDA; PROVIDING FOR DEFINITIONS; PROVIDING FOR A REASONABLE ACCOMMODATION PROCESS IN ACCORDANCE WITH FEDERAL AND STATE LAW; PROVIDING FOR APPLICATION REQUIREMENTS, REVIEW PROCEDURES, AND DEADLINES; PROVIDING FOR REVOCATION AND REINSTATEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE - **Planning Director Carson**

D. **ORDINANCE 26-04:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 25-33, THE CITY OF WINTER GARDEN FISCAL YEAR 2025-2026 BUDGET TO CARRY FORWARD PRIOR YEAR APPROPRIATIONS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE - **Finance Director Zielonka**

4. Regular Business

A. Recommendation to approve hiring Process Control Services LLC to install new VTScada System for Fullers Reuse Facility, Daniels Storage, Western Storage, and the Avalon Booster Pump Station in the amount of **$135,000** – **Assistant City Manager for Public Services Pash**

B. Recommendation to approve Change Order Request for design modification for Fire Station 21 in the amount of **$250,000** – **Fire Chief Gainza**

C. Recommendation to award Purchase Order to T.D. Thomson Construction Co., Inc for construction of underdrain at Sanctuary at Twinwaters in the amount of **$143,305** – **City Engineer Monahan**

D. Recommendation to approve **SITE PLAN** for 13575 West Colonial Drive (Davila Homes Office), subject to conditions - **Planning Director Carson**

Dispense as the City Commission and convene as the Community Redevelopment Agency (CRA)

E. Recommendation to authorize City Manager to execute revised proposal and change in scope of work with Advantage Courts, Inc. in the amount of **$79,954** - **Economic Development Director Hutchinson**

Adjourn as the Community Redevelopment Agency and reconvene as the City Commission

F. Recommendation to approve **SPECIAL EVENT** – Dog Days of Summer, an Art in Public Places Event, Friday, July 10, 2026, from 6:00 – 8:00 p.m., City Hall – **Sustainability & Community Liaison Corbus**

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

6. Matters From City Attorney - A. Kurt Ardaman

A. **Resolution 25-13**: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA, EXTENDING THE TERM OF THE CITY MANAGER'S EMPLOYMENT AGREEMENT FOR AN ADDITIONAL THREE YEARS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

B. Interim City Clerk Employment Agreement

7. Matters From City Manager - Jon C. Williams

8. Matters From Mayor and Commissioners

9. Adjourn To Regular Meeting – Thursday, January 8, 2026 – 6:30 p.m. – City Hall

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 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

November 13, 2025

A **Regular Meeting** of the City of Winter Garden City Commission was called to order by Mayor Rees at 6:31 p.m. 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 2 - Iliana R. Jones
Commissioner District 3 - Chloe Johnson
Commissioner District 4 - Colin Sharman

Also Present:
City Manager - Jon C. Williams
City Attorney - A. Kurt Ardaman
City Clerk - Angela J. Grimmage

Absent:
Commissioner District 1 - Lisa L. Bennett

1. Approval of Minutes

A. Regular Meeting Minutes - October 23, 2025

Motion by Commissioner Johnson to approve the regular meeting minutes of October 23, 2025, as submitted. Seconded by Commissioner Jones and carried unanimously 3-0.

Commissioner Sharman arrived at this point in the meeting at 6:34 p.m.

Regular Business Item 3.A. was heard at this point in the meeting.

2. First Reading and Public Hearing of Proposed Ordinances

A. **ORDINANCE 25-36:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING CHAPTER 78, ARTICLE II, WATER AND SANITARY SEWER SYSTEMS OF THE CITY OF WINTER GARDEN CODE OF ORDINANCES BY AMENDING SECTION 78-59 TO MODIFY WATER AND WASTEWATER IMPACT FEE AMOUNTS, ADOPT METHODOLOGY FOR WATER AND WASTEWATER IMPACT FEES AND OTHER RELATED AMENDMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 25-36 by title only. Assistant City Manager of Public Services Stephen Pash stated that this ordinance amends Chapter 78 to increase water, wastewater, and irrigation impact fees. He noted that these fees

were last updated in 2011. He surmised that they probably should have been increased on a yearly basis but noted this was not in the City code at that time. Furthermore, Mr. Pash stated that, as mentioned in the previous workshop, staff believe that we have an extraordinary circumstance with major cost increases as seen with state mandates, and the substantial growth in the City. He also indicated that the state requires the City meet nutrient pollution reductions and build more facilities for reclaimed water. He noted that these fees would be used to help fund those projects. Staff recommended approval.

There was discussion on incremental fee implementation, this ordinance locking in an increase for four years without the ability to increase fees during that time, and this being the worse inflation. It was reiterated that fees had not increased since 2011.

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

Motion by Commissioner Sharman to approve Ordinance 25-36, due to extraordinary circumstances, with the second reading and public hearing scheduled for December 11, 2025. Seconded by Commissioner Johnson and carried unanimously 4-0.

B. **ORDINANCE 25-37:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 15.99 ± ACRES LOCATED AT 530, 550, 570, 590, 610, and 630 EAST CROWN POINT ROAD GENERALLY LOCATED NORTH OF CROWN PARK CIRCLE, WEST OF EAST CROWN POINT ROAD, SOUTH OF CROWN POINT CROSS ROAD, AND EAST OF SUSAN B BRITT COURT FROM C-2 (ARTERIAL COMMERCIAL DISTRICT) TO PCD (PLANNED COMMERCIAL DEVELOPMENT); PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 25-37 by title only. Planning Director Kelly Carson described the applicant's plan to rezone the property and noted its size and location. She spoke of proposed buildings, site improvements, and landscaping for the property. Staff reviewed the application and recommended approval.

Mayor Rees opened the public hearing.

Kathryn Zalesky, 1357 Hunterman Lane, Winter Garden, Florida, spoke against the rezoning of this area, noting that there are open and available spaces elsewhere. She would love to see something developed there but does not see a need for additional industrial or warehouse spaces.

Mayor Rees, hearing and seeing no other requests for comment, closed the public hearing and recognized Planning Director Kelly Carson to address Ms. Zalesky's concerns regarding the use of this space.

Ms. Carson responded by noting that should this space be used for commercial uses, the traffic would be greater. She explained that there would be storage of products, offices, and people going in and out on a day-to-day basis. She described the intent is to create a transitional state in keeping with the area.

Commissioner Sharman inquired about the current commercial zoning and asked Ms. Carson if she would explain the potential uses of that space with its current zoning.

Ms. Carson responded that any range of commercial uses could go in this location, such as restaurant, professional office, personal services and retail, except those needing a special exception.

There was discussion about the renderings in the agenda packet, the location in relation to State Road 429, and the light industrial type of use being appropriate and the best use for that area.

Motion by Commissioner Jones to approve Ordinance 25-37 with the second reading and public hearing scheduled for December 11, 2025. Seconded by Commissioner Johnson and carried unanimously 4-0.

C. **ORDINANCE 25-38:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 118, ZONING, ARTICLE II, DIVISION 4 TO ADD A NEW SECTION 118-136 TO ESTABLISH REGULATIONS AND PROCEDURES FOR CERTIFIED RECOVERY RESIDENCES, INCLUDING A PROCESS FOR REQUESTING REASONABLE ACCOMMODATION AS REQUIRED BY CHAPTER 2025-182, LAWS OF FLORIDA; PROVIDING FOR DEFINITIONS; PROVIDING FOR A REASONABLE ACCOMMODATION PROCESS IN ACCORDANCE WITH FEDERAL AND STATE LAW; PROVIDING FOR APPLICATION REQUIREMENTS, REVIEW PROCEDURES, AND DEADLINES; PROVIDING FOR REVOCATION AND REINSTATEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 25-38 by title only. Planning Director Kelly Carson stated that Ordinance 25-38 would amend Chapter 118 of the City Code and add a new section for establishing regulations and procedures for certified recovery residences, to be consistent with State law. Staff recommended approval.

There was discussion on the consequences if this State mandate was not followed. City Attorney Ardaman responded that a complainant would then have an opportunity to say that the City is not in compliance with State law, which would refer back to the Fair Housing Act and the American with Disabilities Act (ADA) for those standards. The State expressing its authority and local governments knowing what is best for its residents was also discussed.

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

Motion by Commissioner Sharman to approve Ordinance 25-38 with the second reading and public hearing scheduled for December 11, 2025. Seconded by Commissioner Johnson and carried unanimously 4-0.

D. **ORDINANCE 26-04:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 25-33, THE CITY OF WINTER GARDEN FISCAL YEAR 2025-2026 BUDGET TO CARRY FORWARD PRIOR YEAR APPROPRIATIONS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 26-04 by title and an excerpt from section one noting revenues with matching expenditures. Finance Director Zielonka stated that this ordinance amends the current year budget to carry forward prior year appropriations not billed in the last fiscal year, allowing the City to continue those projects. Staff recommended approval.

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

Motion by Commissioner Jones to approve Ordinance 26-04 with the second reading and public hearing scheduled for December 11, 2025. Seconded by Commissioner Johnson and carried unanimously 4-0.

3. Regular Business

A. Recommendation to approve Retirement of Canine Dak and award custody to Joe Thompson

This item was heard earlier in the meeting after Item 1.A.

Police Chief Steve Graham stated that Canine Dak, after working for six years, has reached a point where he must be medically retired as determined by the veterinarian. He noted that Dak's handler Officer Joe Thompson requests to keep Dak as a pet and would assume all responsibility for Dak's care and maintenance. Staff recommended approval.

Motion by Commissioner Sharman to approve the retirement of Canine Dak and award custody to Joe Thompson. Seconded by Commissioner Johnson and carried unanimously 4-0.

Mayor Rees voiced appreciation for Dak's service.

B. Recommendation to approve purchase order with Brightview for landscaping and irrigation along Marsh Road with an additional three months of tree watering in the amount of $222,785.88

City Engineer Jim Monahan stated that this is the final portion of the Marsh Road project; traffic-calming measures and widening are complete. He indicated that this item is for landscaping and irrigation and described the location for installation. Staff recommended approval of the purchase order with Brightview for landscaping and irrigation along Marsh Road in the amount of $195,195.81 with an additional $27,590.07 for an additional three months of tree watering for a total amount of $222,785.88.

There was discussion on irrigation, costs for additional tree watering, trees eventually becoming self-sustainable, and limited availability of irrigation to some areas.

Motion by Commissioner Sharman to approve a purchase order with Brightview for landscaping and irrigation along Marsh Road with an additional three months of tree watering in the amount of $222,785.88. Seconded by Commissioner Johnson and carried unanimously 4-0.

C. Recommendation to approve a purchase order to T D Thomson Construction Inc for Roper Drive Stormwater improvements in the amount of $241,381.80, which includes a 10 percent contingency

City Engineer Jim Monahan stated that this request is to waive the formal procurement process and approve a purchase order to T.D. Thomson Construction Inc. for the installation of storm piping on Roper Drive. He noted that the City has completed the demolition of 141 Roper Drive and now intends to install two new storm structures and piping to Dr. Bradford Park to alleviate the pressure in the pipe and direct the runoff to another location. Furthermore, he stated that staff recommend approving the purchase order to TD Thomson for the Roper Drive stormwater improvements in the amount of $241,381.80, which includes a 10% contingency.

Commissioner Jones inquired about the runoff water and its collection location. Mr. Monahan explained the process, indicating a main trunkline and smaller lines, their connections, runoff, and an added pipe as a solution. The surface above the piping forms to create a swale directing any bypassed runoff overland to the drainage ditch.

Motion by Commissioner Jones to approve a purchase order to T D Thomson Construction Inc for Roper Drive Stormwater improvements in the amount of $241,381.80, which includes a ten percent contingency. Seconded by Commissioner Johnson and carried unanimously 4-0.

D. Recommendation to approve hiring Process Control Services, LLC to install a new VTScada system for the Palmetto Water Treatment Plant in the amount of $123,515.69

Assistant City Manager of Public Services Stephen Pash stated that, unfortunately, on August 28, 2025, the Palmetto Water Treatment plant was struck by lightning causing substantial damage. He noted staff efforts towards having everything repaired but noted one of the largest problems being the computer system and software severely damaged. He indicated that these items are being presented to the insurance company, the item being brought before the City Commission if the cost of repair is not entirely covered. He reminded that this is the software that has allowed for zero issues at the plant.

Motion by Commissioner Sharman to approve hiring Process Control Services LLC to install the new VTScada system for the Palmetto Water Treatment Plant in the amount of $123,515.69. Seconded by Commissioner Johnson and carried unanimously 4-0.

E. Recommendation to approve renewal of CrowdStrike Falcon Complete and CrowdStrike SIEM Licensing Agreement in the amount of $109,999.99

Information Technology Director David Livingston stated that the CrowdStrike Falcon Complete and SIEM Licensing Agreement are due for renewal. He noted that renewing would allow the City to continue utilizing the CrowdStrike Falcon Complete as well as other information security related software and services. He noted the cost and stated that it is included in this year's fiscal budget. Staff recommended approval.

Commissioner Jones expressed that there is a need for this item, having herself been a victim in the case of a cyber-hijacking.

Motion by Commissioner Jones to approve renewal of CrowdStrike Falcon Complete and CrowdStrike SIEM Licensing Agreement in the amount of $109,999.99. Seconded by Commissioner Sharman and carried unanimously 4-0.

Dispensed as the City Commission and convened as the Community Redevelopment Agency (CRA) at 7:06 p.m.

Members Present:
CRA Chairman John Rees and CRA Members Iliana R. Jones, Chloe Johnson, Colin Sharman and CRA Advisory Board Member Larry Cappleman, and Orange County Appointee Charlie Mae Wilder

Members Absent:
CRA Members Lisa L. Bennett

F. Recommendation to approve and authorize the City Manager execute a Change Order for the Dysons Plaza Shell Construction for the 3-phase electrical connection and canopy awning installation in the amount of $58,054.59

Economic Development Director Marc Hutchinson stated that the Dysons Plaza Shell construction is 94% completed with two remaining items, the undergrounding of a 3-phase electrical connection including a transformer and the installation of a canopy awning. He noted that the original construction estimates did not include these items. He indicated that the 3-phase electric power connection would be provided by Duke Energy at a cost of $43,755.59. Furthermore, he noted that there were three quotes obtained regarding the aluminum canopy awning installation and Awnings Direct, LLC. was selected as the lowest and most suitable bidder at a cost of $14,299 for a total combined cost of the change order is in the amount of $58,054.59.

CRA Member Larry Cappleman noted that the Community Redevelopment Agency Advisory Board (CRAAB) met to discuss this item. Not all members agreed with this solution due to these being items missed in the original quote. He noted the board discussed possible scenarios of recouping costs and legal fees involved and voted 5 to 2 in favor.

Motion by CRA Member Charlie Mae Wilder to approve and authorize the City Manager to execute a Change Order for the Dysons Plaza Shell Construction for the 3-phase electrical connection and canopy awning installation in the amount of $58,054.59. Seconded by CRA Member Larry Cappleman and carried unanimously 6-0.

Dispensed as the Community Redevelopment Agency (CRA) and reconvened as the City Commission at 7:11 p.m.

G. Recommendation to approve SPECIAL EVENT - Small Business Saturday - November 29, 2025

Economic Development Director Marc Hutchinson stated that the Small Business Saturday event is promoted nationwide to encourage shopping at local mom-and-pop businesses. He noted the event activities, location and times in the downtown Winter Garden on Saturday, November 29, 2025. Staff recommended approval.

Motion by Commissioner Johnson to approve the special event Small Business Saturday on November 29, 2025. Seconded by Commissioner Sharman and carried unanimously 4-0.

H. Recommendation to approve SPECIAL EVENT and waive application fee for the 2026 Annual "Spring Fever in the Garden" by Bloom and Grow Garden Society, April 11, 2026, and Sunday, April 12, 2026

Planning Director Kelly Carson stated that the Bloom and Grow Garden Society requests approval to hold their annual "Spring Fever in the Garden" event in Down-

town Winter Garden on Saturday, April 11, 2026, and Sunday, April 12, 2026. She spoke of event times, activities, locations, vendors and amplified music throughout the downtown and waiver of the application fee. Staff recommended approval.

Motion by Commissioner Jones to approve a special event and waive the application fee for the 2026 Annual "Spring Fever in the Garden" by Bloom and Grow Garden Society, April 11, 2026, and Sunday, April 12, 2026. Seconded by Commissioner Johnson and carried unanimously 4-0.

City Manager Jon C. Williams requested approval of the annual special event and waiver of the application fees for Chanukah in Winter Garden by Chabad of Winter Garden on December 14, 2025, from 6:00 p.m. to 8:30 p.m.

Motion by Johnson to approve a special event and waive the application fee for Chanukah in Winter Garden by Chabad of Winter Garden on December 14, 2025, from 6:00 p.m. to 8:30 p.m. Seconded by Commissioner Sharman and carried unanimously 4-0.

4. Matters From Public

Edwin Morales, 951 Copenhagen Way, Winter Garden, Florida, addressed concerns of flooding in the Sterling Pointe subdivision. He gave a history of issues, the effects of new construction, rain, debris, water accumulation and stormwater drainage issues. He also mentioned fence replacements due to mold, unlevel pavement, mosquitoes and medical issues. He spoke of letters he sent to governmental agencies addressing the issue with no resolve.

Mr. Morales was directed to a staff member regarding his concerns and Mayor Rees stated that they would address the matter.

Sterling Pointe Homeowner's Association representatives Natasha Frost, Reginald Dorsett, and Greg Carrero, voiced concerns regarding the need for road repaving, issues of flooding and a potentially hazardous ditch adjacent to the community.

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

6. Matters From City Manager

A. Historic East Winter Garden Neighborhood Project Update

City Manager Jon C. Williams recognized Economic Development Director Marc Hutchinson to provide an update on the progress of the Historic East Winter Garden Neighborhood project.

Economic Development Director Marc Hutchinson gave a PowerPoint presentation regarding Dyson’s Plaza Commercial Revitalization and the Legacy Home Rehabilitation pilot program. He spoke of the partnership between the City of Winter Garden, the Community Redevelopment Agency, and Orange County. He showed

before and after pictures of commercial improvements, a garbage receptacle, and spoke of the remaining work. He updated the City Commission on the Legacy Home Rehabilitation pilot program, noting collaborations between the City of Winter Garden, One Winter Garden, the Community Redevelopment Agency, and Rebuilding Together of Greater Florida. He mentioned application activity, four Legacy pilot approved homes, displayed before and after pictures, and noted the next steps of upcoming activities, such as completion of the pilot homes, documentation of lessons learned and implementation of those lessons for a full program launch.

Mayor Rees commended Mr. Hutchinson on the progress and the update presentation.

City Manager Jon C. Williams spoke of the President signing the American Relief Act of 2025 into law, which he states included $88 billion in disaster supplement funding for water and wastewater facilities impacted by Hurricanes Helen and Milton, as well as the wildfires of Hawaii. He noted that, through the efforts of staff Steve Pash, Laura Zielonka, Robert Heaviside and Jim Monahan, the City was able to submit an SRF request for inclusion and was approved for an award amount of more than $19 million, which provides for 50 percent of that amount to be forgiven while the remaining amount would be a zero percent loan. Furthermore, Mr. Williams noted that previous discussions when starting efforts in the wastewater expansion project included the City seeking grant funding. He expressed that he was pleased to report that, as of today, the City has received a total of $39.4 million in grant funding for the wastewater treatment plant. He again commended staff for their efforts in bringing the cost of this construction project down by seeking grant funding.

City Manager Jon C. Williams wished everyone a happy, healthy, and safe Thanksgiving.

7. Matters From Mayor and Commissioners

Commissioner Iliana R. Jones thanked the City staff for all their work, the first responders, and wished everyone a wonderful and blessed Thanksgiving.

Commissioner Chloe Johnson expressed that the staff does amazing work. She encouraged them to continue and wished everyone a very happy holiday season.

Commissioner Colin Sharman stated that the most important commodity that we have is time, and he thanked staff for their time and efforts.

Mayor John Rees mentioned the recent Veteran's Day, encouraged everyone to thank our Veterans whenever they see them. He noted the City Manager's recent birthday and wished everyone a Happy Thanksgiving.

8. Adjourn

The meeting adjourned at 7:39 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: December 2, 2025 **Meeting Date:** December 11, 2025

Subject: **Ordinance 26-05**

Issue: Amending City of Winter Garden Code of Ordinances 74 governing the operation of bicycles and other wheeled devices and recodifying and amending section 50-154 governing motorized scooters to section 74-6.

Discussion:

Ordinance 26-05 would amend City of Winter Garden Chapter 74. The ordinance would regulate the operation of electric bicycles and motor scooters on streets, highways, and sidewalks on or within the City's jurisdiction and restrict or prohibit the operation of electric bicycles or motor scooters on bicycle paths, multiuse paths, trail networks, etc. The ordinance would also recodify and amend Section 50-154, Winter Garden City Code, to consolidate vehicle regulations under Chapter 74 of the Winter Garden City Code.

The purpose of this ordinance is to improve public health, safety, and welfare by regulating the operation of bicycles, electric bicycles, and motorized scooters in order to reduce conflicts and prevent fatalities or serious injuries resulting from unsafe use of wheeled devices within public rights-of-way.

Recommended Action:

Staff recommends approval of Ordinance 26-05, with the second reading and adoption anticipated to be on January 8, 2026.

Attachment(s)/References:

Location Map
Ordinance 26-05
Business Impact Estimate

ORDINANCE NO. 26-05

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 74, "TRAFFIC AND VEHICLES," ARTICLE I, "IN GENERAL," TO REVISE SECTION 74-2 GOVERNING THE OPERATION OF BICYCLES AND OTHER WHEELED DEVICES, CREATING A NEW SECTION 74-5 REGULATING THE OPERATION OF ELECTRIC BICYCLES, AND RECODIFYING AND AMENDING SECTION 50-154 GOVERNING MOTORIZED SCOOTERS TO SECTION 74-6; PROVIDING FOR SEVERABILITY, CONFLICTS, CODIFICATION, AND AN EFFECTIVE DATE.

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

WHEREAS, Section 316.008, Florida Statutes, states that local governments are authorized to implement reasonable regulations relating to streets and highways within their jurisdiction under the exercise of the police power; and

WHEREAS, Section 316.20655, Florida Statutes states that local governments are authorized to adopt ordinances governing the operation of electric bicycles on streets, highways, sidewalks, and sidewalk areas under or within the local government's jurisdiction and restricting or prohibiting the operation of an electric bicycle on a bicycle path, multiuse path, trail network, beach, or dune; and

WHEREAS, Section 50-154, Winter Garden City Code, regulates the operation of motorized scooters within the jurisdiction of the City of Winter Garden; and

WHEREAS, the City Commission deems it appropriate to recodify and amend Section 50-154, Winter Garden City Code, to consolidate vehicle regulations under Chapter 74 of the Winter Garden City Code; and

WHEREAS, the City Commission seeks to adopt an ordinance regulating the operation of bicycles, electric bicycles, and motorized scooters, as those terms are defined herein and in the Winter Garden City Code, within the City of Winter Garden; 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. Chapter 74 of the City Code of Ordinances is hereby amended to amend Section 74-2, create a new Section 74-5, currently reserved, and recodify and amend former Section 50-154 as Section 74-6 as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions; provisions not included are not being amended):

Sec. 74-2. – Bicycle and other wheeled ~~toy~~device operation.

(a) No person while upon a bicycle, electric bicycle, motorized scooter, skateboard, roller skates, or riding in or by means of any coaster, toy vehicle or similar device shall conduct himself in such a manner as to be a nuisance, safety hazard or endangerment to himself, pedestrians, other forms of traffic, the operation of businesses or to the quiet enjoyment of the residents of the city.

(b) No person shall ride, use or operate any bicycle, electric bicycle, motorized scooter, skateboard, rollers skates, coaster, toy vehicle or similar device upon a sidewalk less than eight feet in width in the commercial areas of the city. The commercial areas are defined as Plant Street, east from ~~Highland~~ South Park Avenue to Dillard Street, and South Dillard Street to Highway 50, or any other areas of the city, such as shopping centers, of any size, where the predominance of buildings or structures in the area are commercial or business in nature. This prohibition does not apply to the paved path designated as part of the West Orange Trail.

(c) Bicycles shall be operated in accordance with F.S. § 316.2065, Bicycle regulations. When operating on roadways, bicycle operators shall comply with all traffic regulations.

(~~c~~d) Violation of subsection (a), ~~or~~ (b), or (c) of this section shall be punishable by a fine of ~~$5.00~~$100.00 as a class II violation under division 3, article II, chapter 2 of this Code and subject to increased fines for repeat violations.

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Sec. 74-5. –Electric bicycle operation.

(a) Definitions. The following words, terms, and phrases, when used in this section, shall have the following meanings except where the context clearly indicates a different meaning:

Bicycle lane means any portion of roadway or highway which is designated by pavement markings and signs for preferential or exclusive use by bicycles.

Bicycle path means any road, path, or way that is open to bicycle travel, which road, path, or way is physical separated from motorized vehicular traffic by an open space or by a barrier and is located either within the highway right-of-way or within an independent right-of-way.

City-owned property means:

(1) Property in which the City has a property interest, such as fee simple ownership or an easement; and

(2) Property the City maintains regardless of ownership, such as rights-of-way maintained by the City.

(3) Property where, regardless of ownership, the City has jurisdiction to enforce speed limits and other traffic regulations.

Crosswalk means:

(1) That part of a roadway at an intersection included within the connections of the lateral lines of the sidewalks on opposite sides of the highway, measured from the curbs, or, in the absence of curbs, from the edges of the traversable walkway; and

(2) Any portion of a roadway at an intersection or elsewhere distinctly indicated for pedestrian crossing by lines or other markings on the surface.

Electric bike or *E-Bike* means a bicycle or tricycle equipped with fully operable pedals, a seat or saddle for the use of the rider, and an electric motor of less than 750 watts which meets the requirements of one of the following three classifications:

(1) Class 1: an E-Bike equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the E-Bike reaches the speed of 20 miles per hour.

(2) Class 2: an E-Bike equipped with a motor that may be used exclusively to propel the electric bicycle and that ceases to provide assistance when the E-Bike reaches the speed of 20 miles per hour.

(3) Class 3: an E-Bike equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the E-Bike reaches the speed of 28 miles per hour.

Government issued photographic identification means a driver license, passport, military ID, identification card issued under F.S. Ch. 322, or comparable government ID displaying an individual's name, date of birth, and photograph.

Operator means any person who is in actual physical control of an E-Bike.

Right-of-way means land devoted to or required for use as a roadway, sidewalk, or other associated feature and includes, without limitation, all existing or dedicated road rights-of-way and all proposed dedications of road rights-of-way set forth on official grading and drainage plans approved pursuant to plats.

Road or *roadway* means any portion of any street or highway improved, designed, or ordinarily used for vehicular travel, exclusive of the berm or shoulder.

Sidewalk means that portion of a street between the curbline, or the lateral line, of a road and the adjacent property lines, intended for use by pedestrians.

(b) Proper usage and prohibitions.

1. E-Bikes shall be operated in accordance with F.S. § 316.2065, Bicycle regulations, and § 316.20655, Electric bicycle regulations. When operating on roadways, E-Bike operators shall comply with all traffic regulations.

2. E-Bikes operated between sunset and sunrise shall be equipped with a lamp on the front exhibiting white light visible from a distance of at least 500 feet to the front and a lamp and reflector on the rear each exhibiting a red light visible from a distance of 600 feet to the rear in compliance with F.S. § 316.2065(7). All safety lights shall remain active and operational when the E-Bike is in use between sunset and sunrise.

3. An operator or passenger under 16 years of age on an E-Bike must wear a properly fitted, securely fastened bicycle helmet upon the operator's or passenger's head that meets the federal safety standard for bicycle helmets established in 16 CFR Part 1203. A parent or legal guardian may not knowingly permit a child under 16 years of age to violate this subsection.

4. E-Bikes operators shall not exceed a speed of 10 miles per hour while on any sidewalk or bicycle path that is not immediately adjacent to a roadway. E-Bike operators shall yield the right-of-way to any pedestrian and shall give an audible warning before overtaking and passing such pedestrian.

5. Class 3 E-Bikes are prohibited from the paved path designated as part of the West Orange Trail.

6. No person under 15 years of age may operate an E-Bike on any bicycle lane, bicycle path, right-of-way, road, sidewalk, or other City-owned property. A minor under the minimum age may ride as a passenger on an E-Bike designed and equipped for a passenger in compliance with F.S. § 316.2065.

7. All E-Bike operators shall carry government-issued photographic identification and shall present such identification upon lawful request of a law enforcement officer.

(c) Penalties. In addition to other penalties authorized herein or by statute, a person who violates this section may be administratively or judicially assessed a civil penalty of $100 as a class II violation under division 3, article II, chapter 2 of this Code and subject to increased fines for repeat violations.

(d) Enforcement. This section shall apply to and be enforced within the City of Winter Garden by the chief of police, with such aid as may be rendered by other members of the police department, pursuant to Section 74-3 of the Winter Garden City Code.

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~~Sec. 50-154~~Sec. 74-6. – Motorized scooters.

(a) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them as set forth below, except where the context clearly indicates a different meaning:

"Helmet" means a bicycle helmet that is properly fitted and is securely fastened upon the rider's head by a strap. Said helmet must meet or exceed the federal safety standards for bicycle helmets established in 16 CFR Part 1203.~~of the American National Standards Institute (ANSI Z 90.4 Bicycle Helmet Standards), the standards of the Snell Memorial Foundation (1984 Standards for Protective Headgear for Use in Bicycling), or any other nationally recognized standards for bicycle helmets adopted by the United States Department of Transportation.~~

"Motorized scooter" means any ~~motorized or motor propelled~~ vehicle or micromobility device that is powered by a motor~~,~~ with or without a seat or saddle for the use of the rider, which is designed to travel on not more than three wheels, and which is not capable of propelling the vehicle at ~~speeds~~a speed greater than ~~30~~20 miles per hour on level ground. Vehicles used by disabled persons are excluded. The term does not include electric bicycles or E-Bikes.

"Operator" means any person who is in actual physical control of a motorized scooter.

"Road" or *"roadway"* means any portion of any street or highway improved, designed, or ordinarily used for vehicular travel, exclusive of the berm or shoulder.

"Sidewalk" means that portion of a street between the curbline, or the lateral line, of a road and the adjacent property lines, intended for use by pedestrians.

(b) *Regulations.* Parents or guardians of children under 18 years of age who operate motorized scooters shall not knowingly permit any such child to violate any provision of this section nor shall any person operate a motorized scooter except in conformance with the regulations set forth as follows:

(1) Motorized scooters shall only be operated on public streets and roadways having speed limits not exceeding 35 mph within the City of Winter Garden by persons who possess a valid driver's license. Motorized scooters are not permitted to be operated on any public highway, expressway, turnpike, street or roadway where the speed limit exceeds 35 mph. When operating on public streets and roadways, motorized scooter operators shall comply with all traffic regulations.

(2) Motorized scooters shall not be operated on public sidewalks less than eight feet in width within the City of Winter Garden. This prohibition does not apply to the paved path designated as part of the West Orange Trail.

(3) Motorized scooters shall not be operated in public parks within the City of Winter Garden unless such use is specifically allowed by signage posted in that particular park.

(4) Motorized scooters shall be operated and used by one person only; passengers are not allowed on motorized scooters, and motorized scooters may not tow any other person, object or vehicle of any kind.

(5) Motorized scooters shall only be operated during daylight hours within the City of Winter Garden.

(6) Motorized scooters shall be operated as close as practicable to the right hand curb or edge of the roadway, except when preparing to make a left-turn at an intersection or into a private road or driveway, at which time the motorized scooter operator shall obey all authorized traffic control devices, markings, and signs.

(7) Motorized scooters shall be operated only in a single file formation.

(8) Motorized scooters shall not be operated abreast of each other.

(9) Motorized scooters shall be operated at all times with both of the operator's hands on the scooter's handlebars.

(10) An operator under 16 years of age on a motorized scooter must wear a properly fitted, securely fastened helmet upon the operator's head. A parent or legal guardian may not knowingly permit a child under 16 years of age to violate this subsection.~~Motorized scooters shall not be operated unless the operator, at all times, is wearing a helmet; and~~

(11) Motorized scooters shall be operated at all times in accordance with all authorized traffic control devices.

(12) The operator of a motorized scooter has all of the duties applicable to the rider of a bicycle under F.S. § 316.2065, except the duties imposed by F.S. § 316.2065(2), (3)(b), and (3)(c), which by their nature do not apply.

(c) *Violations.* Violations of this section shall be classified as a class ~~I~~ II violation under division 3, article II, chapter 2 of this Code and subject to increased fines for repeat violations. This section shall apply to and be enforced within the City of Winter Garden by the chief of police, with such aid as may be rendered by other members of the police department, pursuant to Section 74-3 of the Winter Garden City Code.

Secs. ~~74.5~~74-7 – 74-30 – Reserved.

SECTION 3. Severability. If any section, subsection, sentence, clause, phrase, word or provision of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. Conflicts. In the event of a conflict or conflicts between this Ordinance and any other ordinance or provision of law, this Ordinance controls to the extent of the conflict, as allowable under the law.

SECTION 5. Codification. Section 2 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 6. 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 26-05** – Amending Chapter 74 governing the operation of bicycles and other wheeled devices and recodifying and amending section 50-154 governing motorized scooters to section 74-6.

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 26-05 would amend City of Winter Garden Chapter 74. The ordinance would regulate the operation of electric bicycles and motor scooters on streets, highways, and sidewalks on or within the City's jurisdiction and restrict or prohibit the operation of electric bicycles or motor scooters on bicycle paths, multiuse paths, trail networks, beaches, and/or dunes. The ordinance would also recodify and amend Section 50-154, Winter Garden City Code, to consolidate vehicle regulations under Chapter 74 of the Winter Garden City Code.

The purpose of this ordinance is to improve public health, safety, and welfare by regulating the operation of bicycles, electric bicycles, and motorized scooters in order to reduce conflicts and prevent fatalities or serious injuries resulting from unsafe use of wheeled devices within public rights-of-way.

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

There should be no direct negative economic impact on the proposed ordinance on private, for-profit businesses in the City.

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 - unless a wheeled device operator is in violation of the new code provisions, in which case fines may be imposed.

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 and will be largely due to enforcement of new regulations. The new regulations will be enforced within the City of Winter Garden by the chief of police, with such aid as may be rendered by other members of the police department, pursuant to Section 74-3 of the Winter Garden City Code.

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

The proposed ordinance is not anticipated to have an impact on any businesses.

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

CITY COMMISSION AGENDA ITEM

From: Steve Pash, Assistant City Manager – Public Services

Via: City Manager, Jon C. Williams

Date: October 16, 2025 **Meeting Date:** December 11, 2025

Subject: Ordinance 25-36 Water, Wastewater, Irrigation Impact Fees

Issue:

Ordinance 25-36 amends City of Winter Garden Code of Ordinances Chapter 78, Article II, Water and Sanitary Sewer Systems to increase Water, Wastewater, and Irrigation Impact Fees.

Recommended Action:

Recommendation to adopt Ordinance 25-36 due to extraordinary circumstances.

Attachment(s)/References:

Ordinance 25-36

ORDINANCE 25-36

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA AMENDING CHAPTER 78, ARTICLE II, WATER AND SANITARY SEWER SYSTEMS OF THE CITY OF WINTER GARDEN CODE OF ORDINANCES BY AMENDING SECTION 78-59 TO MODIFY WATER AND WASTEWATER IMPACT FEE AMOUNTS, ADOPT METHODOLOGY FOR WATER AND WASTEWATER IMPACT FEES AND OTHER RELATED AMENDMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION AND AN EFFECTIVE DATE

WHEREAS, the City of Winter Garden, Florida ("City") owns and operates a water and wastewater system within an exclusive water and wastewater service area;

WHEREAS, the City has adopted a comprehensive plan containing various elements, including a capital improvements element, which projects significant expansions to the City's water and wastewater system;

WHEREAS, the City is currently constructing its Crest Avenue Wastewater Treatment Facility and Reclaimed Water Expansion and Upgrade Program which has a cost exceeding one hundred and thirty million dollars and it has caused a substantial strain on the City's water and wastewater system fiscal resources; and

WHEREAS, Florida law authorizes cities to fund capital expansion by imposing and collecting impact fees;

WHEREAS, the City has engaged Raftelis as a consultant who has analyzed the data, applied the dual rational nexus test, and determined that the impact fees adopted by this Ordinance have a reasonable connection, or rational nexus, between the anticipated need for additional capital facilities and the growth in population;

WHEREAS, extraordinary circumstances exist that have been put into the record during the public workshops and public hearings on this Ordinance that justify the need to make the substantial increases in impact fees as adopted by this Ordinance and to not phase in the increases; and

WHEREAS, the City has conducted at least two publicly noticed workshops concerning the impact fee increases set forth herein and has conducted public hearings on this Ordinance before the P&Z Board and City Commission;

WHEREAS, the City Commission hereby accepts and adopts the Raftelis Water and Wastewater Impact Fee Study and methodology for the impact fee changes adopted by this Ordinance and accepts the finding of extraordinary circumstances for the impact fee increases set forth herein;

WHEREAS, the City Commission finds that the impact fees adopted by this Ordinance are in the best interest of and for the health, safety and welfare of the citizens of the City of Winter Garden and users of the City utility system and are consistent with the requirements of Florida Law.

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

Section I **Recitals.** The recitals above are true and correct and incorporated into as legislative findings of the City Commission.

Section II **Adoption**. Chapter 78, Article II, Section 78-59 of the City of Winter Garden Code is amended to delete the existing Impact Fee Schedule in subsection (b)(1) and replace it with the Impact Fee Schedule set forth herein and to make the wording changes as reflected below (words that are ~~stricken out~~ are deletions; words that are underlined are additions):

Sec. 78-59. Water and wastewater impact fees.

(a) *Imposition.* A water impact fee, irrigation impact fee and wastewater impact fee is hereby imposed and levied on all development requesting capacity from the city's water system and/or wastewater system to provide service to their properties and on all properties presently connected to the city's water system or wastewater collection system when structural changes, additions, or changes in permitted use result in an additional impact to the city's water system or wastewater system. The water impact fee, irrigation impact fee and wastewater impact fee will be charged based on water meter size to be installed in accordance with the fee schedule adopted in this section. A water impact fee, irrigation impact fee and wastewater impact fee shall be paid for each individual water meter to be installed. When an existing development increases its water meter size, the development shall pay an additional water, irrigation and wastewater impact fee equal to the difference between the current impact fee charged for the desired increased water meter size and the existing water meter size. The impact fee will be charged over and above any service connection fee, lateral charge, inspection fee, monthly user charge, and monthly service charge as may be established by city from time to time.

(b) *Impact fees.* Water impact fees, irrigation impact fees and wastewater impact fees shall be paid in accordance with this subsection.

(1) *Impact fee schedule.* The following water impact fees, irrigation impact fees and wastewater impact fees shall be paid based on water meter size for each water meter to be connected to the city's system:

~~Impact Fees for Water and Wastewater Service—Water Meter Based~~			
~~Water Meter Size~~	~~ERUs~~	~~Water Impact Fees~~	~~Wastewater Impact Fees~~
~~¾" meter~~	~~1.00~~	~~$1,086~~	~~$1,767~~
~~1" meter~~	~~2.50~~	~~$2,715~~	~~$4,418~~

~~2″ meter~~	~~8.00~~	~~$8,688~~	~~$14,136~~
~~3″ meter~~	~~15.00~~	~~$16,290~~	~~$26,505~~
~~4″ meter~~	~~25.00~~	~~$27,150~~	~~$44,175~~
~~6″ meter~~	~~50.00~~	~~$54,300~~	~~$88,350~~
~~8″ meter~~	~~80.00~~	~~$86,880~~	~~$141,360~~
~~10″ meter~~	~~115.00~~	~~$124,890~~	~~$203,205~~

		Water Impact Fees		Wastewater Impact Fees		Irrigation Impact Fees	
Description	ERUs	Service Level (gpd)	Amount Charged	Service Level (gpd)	Amount Charged	Service Level (gpd)	Amount Charged
Dual Metered Service							
3/4" Meter	1.00	250	$1,343	250	$5,843	500	$2,685
1" Meter	2.50	625	$3,356	625	$14,606	1,250	$6,713
1.5" Meter	5.00	1,250	$6,713	1,250	$29,213	2,500	$13,425
2" Meter	8.00	2,000	$10,740	2,000	$46,740	4,000	$21,480
3" Meter	15.00	3,750	$20,138	3,750	$87,638	7,500	$40,275
4" Meter	25.00	6,250	$33,563	6,250	$146,063	12,500	$67,125
6" Meter	50.00	12,500	$67,125	12,500	$292,125	25,000	$134,250
8" Meter	80.00	20,000	$107,400	20,000	$467,400	40,000	$214,800
10” Meter	115.00	28,750	$154,388	28,750	$671,888	57,500	$308,775
Single Metered Service							
3/4" Meter	1.00	350	$1,880	250	$5,843		
1" Meter	2.50	875	$4,699	625	$14,606		
1.5" Meter	5.00	1,750	$9,398	1,250	$29,213		
2" Meter	8.00	2,800	$15,036	2,000	$46,740		
3" Meter	15.00	5,250	$28,193	3,750	$87,638		
4" Meter	25.00	8,750	$46,988	6,250	$146,063		
6" Meter	50.00	17,500	$93,975	12,500	$292,125		
8" Meter	80.00	28,000	$150,360	20,000	$467,400		
10" Meter	115.00	40,250	$216,143	28,750	$671,888		

(2) *Irrigation meter.* For potable or reclaimed water meters used for irrigation only, the ~~water~~ irrigation impact fee shall be paid for each irrigation meter based on meter size~~; however, the wastewater impact fee is not charged~~.

(3) *Single vs. dual meter service*. For the purposes of this section, a "single meter service" is a single meter measuring potable water use which could also include irrigation use. For the purposes of this section, a "dual meter service" is two meters separately measuring both potable water and irrigation water use.

(~~3~~4) *Connection not provided.* In the event that the city provides a connection for only water, irrigation or wastewater service to a development, only the impact fee applicable to the service provided shall be paid.

(c) *Payment schedule for impact fees.* The water, irrigation and wastewater impact fees based on water meter size as described in this section shall be due and payable as follows:

(1) *New residential development.* For proposed residential development, except development described in subsection (c)(2), an amount equal to 50 percent of the water, irrigation and wastewater impact fees based on all requested water meters for the proposed development shall be due and payable to the city at the time of application for a FDEP permit and prior to issuance of the FDEP permit in order to temporarily reserve water and wastewater capacity for the development. When 50 percent of the water, irrigation and wastewater impact fees are paid at the time of application for a FDEP permit, the remaining 50 percent of the water, irrigation and wastewater impact fees shall be paid at the time of application for each building permit requested commencing with the first building permit issued and continuing until 100 percent of the water, irrigation and wastewater impact fees have been paid for the requested water meters which are reserved. The water, irrigation and wastewater impact fee payment made at the time of application for each building permit shall equal 100 percent of the impact fees for water meters associated with the building permit requested, so that the city collects the full amount of water and wastewater impact fees for the development when approximately half of the building permits for the development have been sought. Any sewer and water reserve capacity for and any partial impact fee payment previously made concerning any remaining water meters for the project for which water, irrigation and wastewater impact fees have not been paid in full shall be forfeited by the applicant unless 100 percent of the entire projects' water, irrigation and wastewater impact fees have been paid no later than 24 months after the date of issuance of the FDEP permit or 12 months from the date of final plat approval, whichever comes first. The applicant may choose to pre-pay remaining impact fees for the development in order to avoid forfeiture of reserve capacity and partial impact fee payments. In the event additional water meters are requested for the development that were not originally contemplated when applying for the FDEP permit, 100 percent of water, irrigation and wastewater impact fee associated with such additional water meters shall be paid to the city at the earlier of at the time of application for a building permit associated with water meter requested, and prior to installation of the water meter requested.

(2) *De minimus new residential development.* For the following residential development, 100 percent of water, irrigation and wastewater impact fees based on all requested water meters shall be paid at the time application is made to the city for a building

permit that requires use of a water meter(s) and prior to issuance of a building permit: (i) a single user individual lot; or (ii) residential development where no FDEP permit for water or wastewater is required.

(3) *New nonresidential development.* The water, irrigation and wastewater impact fees for 100 percent of the water meters for a commercial or industrial development are due and payable to the city at the time of application for a FDEP permit, or, if no such permit is required, at the time application is made to the city for a building permit that requires use of the water meter and prior to the issuance of a building permit.

(4) *Existing development.* When an existing development increases its water meter size, the development shall pay an additional water, irrigation and wastewater impact fee as specified in this section at the earlier of (i) the time application is made to the city for a building permit that requires use of the larger water meter and prior to the issuance of such building permit; and (ii) prior to the installation of the water meter. When an existing development that is not currently connected to the city's system desires to connect to the city's water and/or wastewater system, the development shall pay the city the applicable impact fees based on water meter size prior to connection to the city's system.

(5) *Non-transferable.* Reserved water and wastewater capacity is not transferable to any other property or development. Water, irrigation and wastewater impact fee payments or credits are not transferable to any other property or development and cannot be applied towards other types of impact fees.

(6) *Administrative policies.* The city shall have the right to adopt and enforce policies and rules consistent with this section in order to administer the collection of water and wastewater impact fees.

(d) *Disposition of revenues imposed by water and irrigation impact fee.* All revenues derived from the water and irrigation impact fees imposed by this section shall be accounted for separately in a capital fund of the public services department enterprise fund. Irrigation water is part of the City's water system, thus water impact fees and irrigation impact fees collected will be placed within the same capital fund. All water and irrigation impact fee revenues expended from the impact fee capital fund shall be used for the purpose of providing growth necessitated capital improvements and extending, oversizing, or separating existing water system improvements, or constructing new additions to the water plant, distribution or transmission systems or part thereof as authorized by the city commission, including, but not limited to expenses for: (i) design or construction plan preparation; (ii) permitting and related fees; (iii) land or utility system acquisition, including acquisition or condemnation costs; (iv) construction and design of water systems buildings, facilities, or improvements and additions thereto; (v) design and construction of drainage facilities reasonably required by, or convenient to, the construction of water systems buildings, facilities, or improvements and additions thereto; (vi) relocating utilities required by the construction of water systems buildings, facilities, or improvements and addition thereto; (vii) construction management, inspection, or both; (viii) surveying, soils and material testing, and the evaluation and development of raw water, alternative water,

and reuse water resources and supplies; (ix) acquisition of plant or equipment necessary or convenient to expand the water system; and (x) payment of principal and interest, reserves and costs of issuance under any bonds or other indebtedness issued by the city to fund growth impacted improvements, and additions to the water system. No part of such water impact fee revenues shall be budgeted or used for the operating expenses of the water system.

(e) *Disposition of revenues imposed by wastewater impact fee.* All revenues derived from the wastewater impact fees imposed by this section shall be accounted for separately in a capital fund of the public services department enterprise fund. All wastewater impact fee revenues expended from the impact fee capital fund shall be used for the purpose of providing growth necessitated capital improvements and extending, oversizing, or separating existing wastewater system improvements, or constructing new additions to the sewer plant, distribution or transmission systems or part thereof as authorized by the city commission, including, but not limited to expenses for: (i) design or construction plan preparation; (ii) permitting and related fees; (iii) land or utility system acquisition, including acquisition or condemnation costs; (iv) construction and design of wastewater systems buildings, facilities, or improvements and additions thereto; (v) design and construction of drainage facilities reasonably required by, or convenient to, the construction of wastewater systems buildings, facilities, or improvements and additions thereto; (vi) relocating utilities required by the construction of wastewater systems buildings, facilities, or improvements and addition thereto; (vii) construction management, inspection, or both; (viii) surveying, soils and material testing, and the evaluation and development of reuse water resources and supplies; (ix) acquisition of plant or equipment necessary or convenient to expand the wastewater system; and (x) payment of principal and interest, reserves and costs of issuance under any bonds or other indebtedness issued by the city to fund growth impacted improvements, and additions to the wastewater system. No part of such wastewater impact fee revenues shall be budgeted or used for the operating expenses of the wastewater system.

(f) *Disposition of funds not expended.* If the impact fees have not been expended or encumbered by the end of the calendar quarter immediately following six years from the date the fees were paid, upon application of the fee payer of proof of payment or the development for which the fees were paid was never begun, the fees shall be returned with interest at the rate determined by the city based upon the average interest earning rate incurred by the city in accordance with the following procedure:

(1) The then present owner must petition the city commissioners for the refund within one year following the end of the calendar quarter immediately following six years from the date on which the fee was received.

(2) The petition must be submitted to the city manager and must contain:

(i) A notarized sworn statement that the petitioner is the current owner of the property;
(ii) A copy of the dated receipt issued for payment of the fee;
(iii) A certified copy of the latest recorded deed; and

(iv) A copy of the most recent ad valorem tax bill.

(3) If reimbursement is approved, the city shall remit to the present owner of the petition within 60 days of approval.

(g) *Disposition of funds on deposit.* Any funds on deposit in the utilities impact fee fund not immediately necessary for expenditure shall be invested in interest-bearing accounts up to and including interfund loans. Interfund loans shall be made by resolution by the city commission payable in full over time at the prevailing interest rate. Applicants shall not receive a credit for or be entitled to interest from the investment of funds except as provided in subsection (f) above.

Section III **Conflicts**. In the event of a conflict or conflicts between this ordinance and other ordinances, this Ordinance controls.

Section IV **Severability**. If any portion of this Ordinance is determined to be void, unconstitutional, or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section V **Codification**. Section II of this Ordinance shall be codified and made a part of the City of Winter Garden Code of Ordinances; that the Sections and exhibits of this Ordinance may be renumbered or relettered to accomplish such intention. The word "Ordinance" may be change to "Section," "Article," or other appropriate word.

Section VI **Effective Date**. This Ordinance shall become effective on April 1, 2026 after its adoption.

FIRST READING: _____.

SECOND READING AND PUBLIC HEARING: _____.

APPROVED:

_____
John Rees, Mayor/Commissioner

ATTESTED:

_____

Angee Grimmage, City Clerk

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THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Kelly Carson, Planning Director

Via: City Manager Jon C. Williams

Date: October 30, 2025 **Meeting Date:** December 11, 2025

Subject: 530, 550, 570, 590, 610, and 630 EAST CROWN POINT RDPCD Rezoning (15.99+/- Acres)

Ordinance 25-37

PARCEL ID# – 13-22-27-0895-00-070; -080; -090; -100; -110; and -120

Issue: The applicant is requesting to rezone the properties located at 530, 550, 570, 590, 610, and 630 East Crown Point Road 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 development of nine (9) commercial office, warehouse, and flex space buildings totaling 203,306 square feet as well as associated site improvements such as parking and landscaping. The proposed PCD rezoning is consistent with the City's Comprehensive Plan and the City's Code of Ordinances.

Recommended Action:

Staff recommends adoption of Ordinance 25-37.

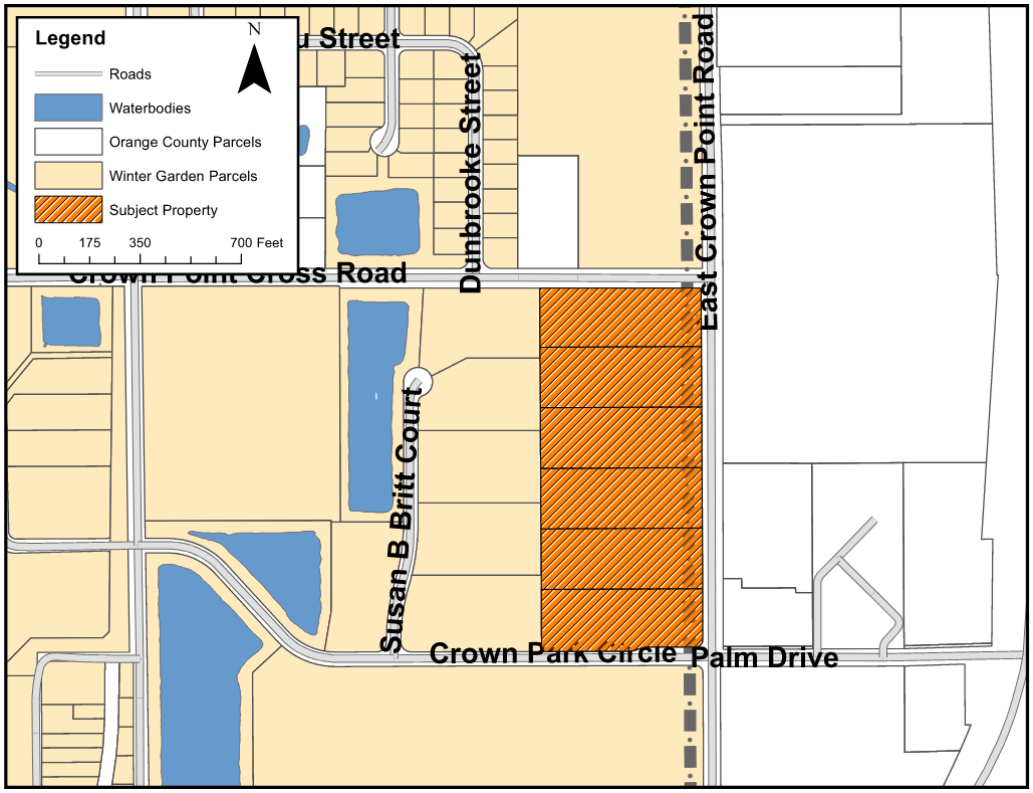
Attachment(s)/References:

Location Map
Ordinance 25-37
Staff Report
Business Impact Estimate

LOCATION MAP

530, 550, 570, 590, 610, and 630 EAST CROWN POINT RD

Planned Commercial Development



ORDINANCE 25-37

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA REZONING APPROXIMATELY 15.99 ± ACRES LOCATED AT 530, 550, 570, 590, 610, and 630 EAST CROWN POINT ROAD GENERALLY LOCATED NORTH OF CROWN PARK CIRCLE, WEST OF EAST CROWN POINT ROAD, SOUTH OF CROWN POINT CROSS ROAD, AND EAST OF SUSAN B BRITT COURT 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 15.99 ± acres located at 530, 550, 570, 590, 610, and 630 East Crown Point Road generally located north of Crown Park Circle, west of East Crown Point Road, south of Crown Point Cross Road, and east of Susan B Britt Court 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 Preliminary Development Plans attached hereto as Exhibit "B". Should any conflict exist between this Ordinance and the Preliminary Development Plans attached hereto as Exhibit "B", then the standards and conditions established by this Ordinance shall control to the extent of the conflict.

d) Design Criteria / Architectural Standards.

1. Architecture - All new buildings and accessory structures within the Property shall adhere to the requirements set forth in the Planned Commercial Development Design Standards, attached hereto as Exhibit "B".
2. Landscape Design – Landscaping shall be required to adhere to the landscape design standards shown in Exhibit "B" as well as the standards for specified commercial corridors in accordance with Chapter 118, Article X, Division 3 of the City of Winter Garden Code of Ordinances, except in cases where required canopy trees would interfere with existing overhead power lines, in which case understory trees may be substituted.
3. Site Furnishings – Bicycle parking spaces shall be provided in a quantity commensurate with the proposed uses. Benches and trash receptacles shall be provided near the main building entrances.
4. Impervious Surface Area Ratio- The maximum impervious surface area ratio for the Property shall be consistent with the overall maximum impervious surface area ratio that the Planned Commercial Development is permitted by the Saint John's River Water Management District.
5. Site Lighting - all exterior lighting shall be designed to provide safe,

convenient and efficient lighting for pedestrians and vehicles. Exterior lighting shall be designed as dark skies lighting in a consistent and coordinated manner for the entire project in compliance with the requirements of Chapter 118, Article X, Division 4 of the City Code of Ordinances. The proposed light fixtures shall be consistent throughout the development.

6. Signage-
   i. All other signage shall adhere to the requirements of Chapter 102 – Signs.
7. Building Height- The maximum building height shall not exceed 40 feet.
8. Setbacks and Required Yards- Interior drives are not considered streets for the purposes of these requirements.
   i. Front (Street): 40’ min.
   ii. Front (Interior): 0’ min.
   iii. Side (Street): 40’ min.
   iv. Side (Interior): 0’ min.
   v. Rear: 10’ min.

D) Permitted Uses. All permitted, special exception, and prohibited uses listed in Sheet C-2 and C-3 of the Development Plan attached hereto as Exhibit “B.”

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:*

1. 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.

2. 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.

3. 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.

4. General Requirements (note on all future submittals):
   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 (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.

5. Tree removal shall adhere to the City's Tree Protection Ordinance – separate review, approval and permit is required. As required by Code (Sec. 114-70), submittal of the Tree Removal Permit application is required with the preliminary plat submittal. Coordinate with the Building Department on any tree removal and protection. Additional landscaping and tree replacement may be required with final plan.

6. 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 for the entire project frontage. Final plans shall detail all connections including fire protection, reuse water and domestic water supply. All irrigation on the site shall be designed to be supplied by reclaimed water.

7. 100% of the water/sewer impact fees shall be paid prior to site or building permit issuance or execution of FDEP permit applications by the City. Sanitary laterals, fittings, and pipes shall be SDR 26 per City standards. Use City Standard Detail Sheets for utilities and public works. Provide the proposed uses of the buildings and anticipated meter sizes for impact fee payment. When building plans are submitted, a determination of fees will be calculated.

8. Fire sprinkler systems will be required on all buildings over 6,000 s.f. with Point of Service (POS), backflow prevention, etc. shown. All work downstream of the POS shall be performed by a licensed fire sprinkler contractor.

9. 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.

10. Permit modification from SJRWMD for stormwater is required. Permits or exemptions shall also be required from FDEP for water and sewer and FDEP NPDES NOI as may be applicable.

11. Any signs, screen walls or retaining walls shall require a separate permit from the Building Department.

12. Streetlighting both internally and on all street frontages (if not existing) is required pursuant to City Code – dark skies lighting is required. Streetlighting plan from Duke Energy shall be provided prior to the pre-con, once the plans are approved.

13. Traffic study (TIA) was submitted for review by the Planning Department. An Agreement to participate in the Traffic Impact Analysis and coordination with the City's Transportation Consultant on proposed improvements to the intersection of East Crown Point Road and Crown Park Circle (i.e. signalization, etc.) will be required. A proportionate fair share contribution will be determined for the needed improvements.

14. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.

15. All work shall conform to City of Winter Garden standards and specifications.

16. Fencing, shall meet all City requirements for height, type, etc. Chain link fencing, if used, shall be vinyl coated per Code.

17. 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.

18. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.

19. 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.

20. 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#: 13-22-27-0895-00-070; 13-22-27-0895-00-080; 13-22-27-0895-00-090; 13-22-27-0895-00-100; 13-22-27-0895-00-110; and 13-22-27-0895-00-120

DESCRIPTION:

Lots 7 through 12, inclusive, BRITT BUSINESS CENTER NORTH PHASE 2, according to the plat thereof as recorded in Plat Book 56, Pages 110 through 113, Public Records of Orange County.

Containing 15.99 acres, more or less.

Exhibit “B” – Development Plan

E. CROWN POINT COMPLEX

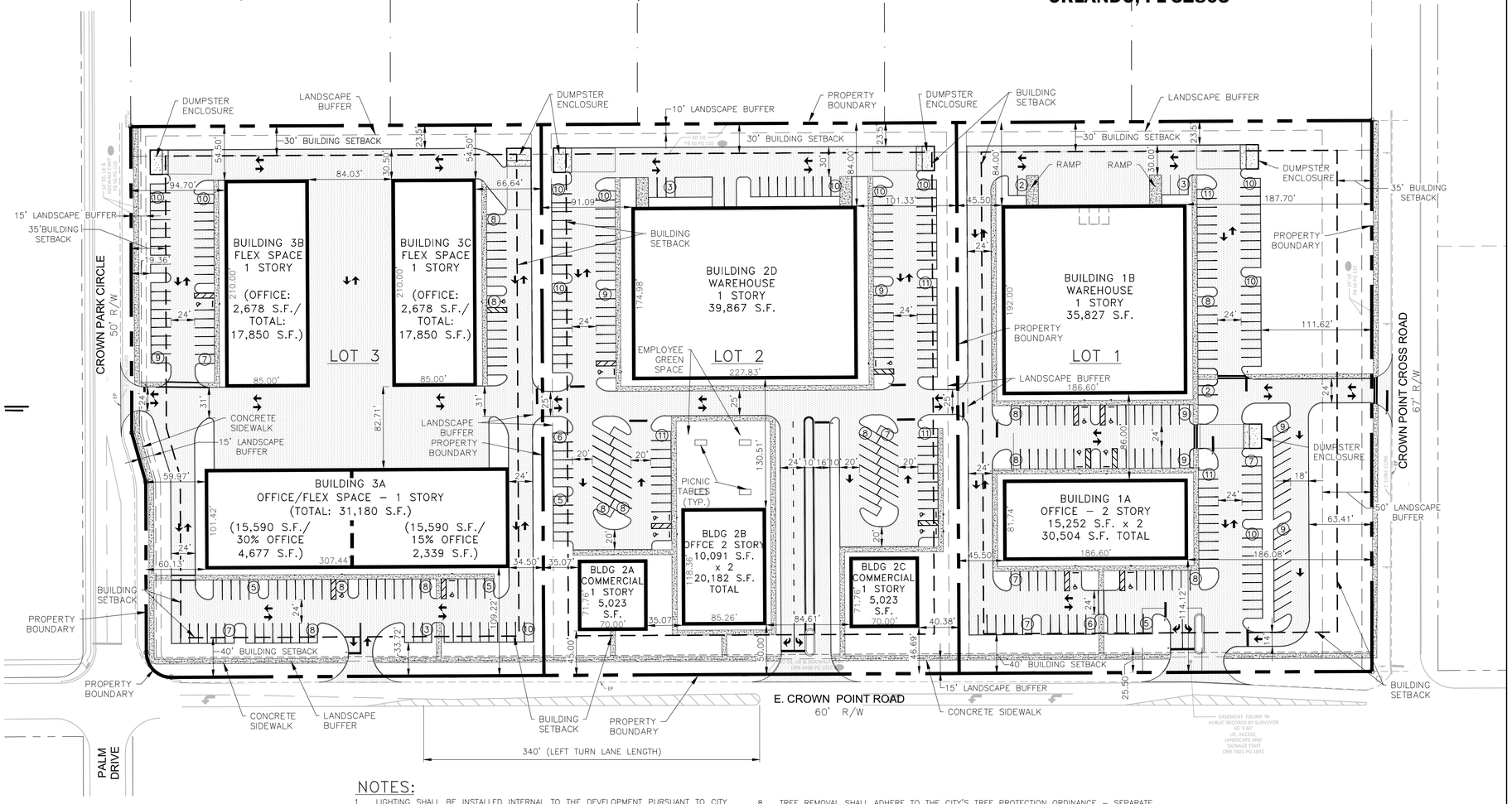
OWNERS: **ARMSTRONG COMMERCIAL HOLDINGS, LLC**
671 BUSINESS PARK ROAD
WINTER GARDEN, FL 34787

570-590 E CROWN POINT ROAD, LLC
1028 E. CELADON STREET
WINTER GARDEN, FL 34787

CROWN 429, LLC
P.O. BOX 429
POLK CITY, FL 33868

SURVEYOR:
ACCURIGHT SURVEYS OF ORLANDO, INC.
2012 E. ROBINSON STREET
ORLANDO, FL 32803

GRAPHIC SCALE
60' 0 30' 60' 120'
1" = 60'



SITE VICINITY MAP

SCALE: 1" = 2000'

NOTES:

1. LIGHTING SHALL BE INSTALLED INTERNAL TO THE DEVELOPMENT PURSUANT TO CITY CODE MEETING DARK SKIES REQUIREMENTS (CODE SECTION 118-1536(K)). A PHOTOMETRIC PLAN WILL BE REQUIRED AS PART OF THE SITE PLAN APPROVAL APPLICATION.
2. SIGNS, SCREEN AND RETAINING WALLS WILL NEED A SEPARATE PERMIT FROM BUILDING DEPARTMENT. (ALL SIGNAGE SHALL ADHERE TO THE CITY CODE CHAPTER 102-SIGNS.)
3. MINIMUM 5' WIDE CONCRETE SIDEWALKS SHALL BE CONSTRUCTED ALONG ALL STREET FRONTAGES PURSUANT TO CODE. ANY DAMAGED, BROKEN OR CRACKEDSECTIONS (INCLUDING EXISTING CURBS AND PAVEMENT) SHALL BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. INTERNAL SIDEWALKS SHALL CONNECT TO THE PUBLIC SIDEWALKS IN THE RIGHT-OF-WAY PER ADA.
4. ALL DUMPSTERS SHALL BE ENCLOSED AND SHALL PROVIDE 12' MINIMUM INSIDE CLEARANCE EACH WAY (INSIDE OF BOLLARDS AND GATE HARDWARE). APPROVAL FROM PUBLIC SERVICES SOLID WASTE DIVISION IS REQUIRED.
5. BUILDINGS OVER 6,000 S.F. WILL REQUIRE FIRE SPRINKLERS SUBJECT TO REVIEW AND APPROVAL BY THE BUILDING AND FIRE DEPARTMENT. THE BUILDINGS SHALL BE PROVIDED WITH A POINT OF SERVICE (POS), BACKFLOW PREVENTION, ETC. AND ALL WORK DOWNSTREAM OF THE POS SHALL BE PERFORMED BY A LICENSED FIRE SPRINKLER CONTRACTOR.
6. SEE SHEET C-2 FOR THE LIST OF ALLOWABLE, SPECIAL EXCEPTION, AND PROHIBITED USES.
7. PLATTING, REPLATTING, LOT COMBINATIONS, OR BINDING LOT AGREEMENTS MAY BE REQUIRED FOR THE PROPERTY DEPENDING ON THE OWNERSHIP AND CONFIGURATIONS OF THE IMPROVEMENTS. EXISTING EASEMENT VACATION MAY ALSO BE REQUIRED.
8. TREE REMOVAL SHALL ADHERE TO THE CITY'S TREE PROTECTION ORDINANCE – SEPARATE REVIEW, APPROVAL AND PERMIT IS REQUIRED. AS REQUIRED BY CODE (SEC. 114-70), SUBMITTAL OF THE TREE REMOVAL PERMIT APPLICATION IS REQUIRED WITH THE PRELIMINARY PLAT SUBMITTAL. COORDINATE WITH THE BUILDING DEPARTMENT ON ANY TREE REMOVAL AND PROTECTION. ADDITIONAL LANDSCAPING AND TREE REPLACEMENT MAY BE REQUIRED WITH FINAL PLAN.
9. 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 FOR THE ENTIRE PROJECT FRONTAGE. FINAL PLANS SHALL DETAIL ALL CONNECTIONS INCLUDING FIRE PROTECTION, REUSE WATER AND DOMESTIC WATER SUPPLY. ALL IRRIGATION ON THE SITE SHALL BE DESIGNED TO BE SUPPLIED BY RECLAIMED WATER.
10. 100% OF THE WATER/SEWER IMPACT FEES SHALL BE PAID PRIOR TO SITE OR BUILDING PERMIT ISSUANCE OR EXECUTION OF FDEP PERMIT APPLICATIONS BY THE CITY. SANITARY LATERALS, FITTINGS, AND PIPES SHALL BE SDR 26 PER CITY STANDARDS. USE CITY STANDARD DETAIL SHEETS FOR UTILITIES AND PUBLIC WORKS. PROVIDE THE PROPOSED USES OF THE BUILDINGS AND ANTICIPATED METER SIZES FOR IMPACT FEE PAYMENT. WHEN BUILDING PLANS ARE SUBMITTED, A DETERMINATION OF FEES WILL BE CALCULATED.
11. PERMIT OR MODIFICATION FROM SJRWMD FOR STORMWATER IS REQUIRED. PERMITS OR EXEMPTIONS SHALL ALSO BE REQUIRED FROM FDEP FOR WATER AND SEWER AND FDEP NPDES NOI AS MAY BE APPLICABLE.
12. TRAFFIC STUDY WILL BE REQUIRED. AN AGREEMENT TO PARTICIPATE IN THE TRAFFIC IMPACT ANALYSIS AND COORDINATION WITH THE CITY'S TRANSPORTATION CONSULTANT ON PROPOSED IMPROVEMENTS TO THE INTERSECTION OF EAST CROWN POINT ROAD AND CROWN PARK CIRCLE (I.E. SIGNALIZATION, ETC.) WILL BE REQUIRED. A PROPORTIONATE FAIR SHARE CONTRIBUTION WILL BE DETERMINED FOR THE NEEDED IMPROVEMENTS.
13. PHASE I ENVIRONMENTAL SITE ASSESSMENT SHALL BE PROVIDED FOR SITE DEVELOPMENT OVER 1 ACRE.

PHASING

PROJECT WILL BE CONSTRUCTED IN MULTIPLE PHASES (SEE SHEET C-3 FOR PHASING PLAN).

STORMWATER

THE PROPOSED PROJECT IS PART OF AN OVERALL EXISTING DEVELOPMENT KNOWN AS BRITT BUSINESS CENTER NORTH. THE EXISTING DEVELOPMENT INCLUDES A MASTER STORMWATER POND AND SYSTEM THAT WAS PREVIOUSLY PERMITTED BY WINTER GARDEN AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT. THE PROPOSED DEVELOPMENT WILL DISCHARGE TO THE EXISTING MASTER STORMWATER SYSTEM.

CROSS ACCESS

PROJECT WILL BE CONSTRUCTED WITH A CROSS ACCESS EASEMENT THROUGH THE LOTS (SEE SHEET C-5 FOR CROSS ACCESS EASEMENT LOCATION).

SITE DATA

PROPERTY LOCATION:	PALM DRIVE & E. CROWN POINT ROAD, WINTER GARDEN, FL
PROPERTY FUTURE LAND USE DESIGNATION:	M.U.D.
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-USE DEVELOPMENT (M.U.D.)
PROJECT AREA:	15.99 AC.
PARCEL ID:	13-22-27-0895-00-0070, 13-22-27-0895-00-0080, 13-22-27-0895-00-0090, 13-22-27-0895-00-0100, 13-22-27-0895-00-0110, 13-22-27-0895-00-0120,
ZONING: (EXISTING)	C-2
ZONING: (PROPOSED)	PCD

PROPOSED GROSS FLOOR AREA:

LOT 1	66,331 S.F.
LOT 2	70,095 S.F.
LOT 3	66,880 S.F.
TOTAL:	203,306 S.F.

BUILDING SETBACKS (REQUIRED)

LOT 1		
FRONT (EAST)	40'	
SIDE (NORTH)	35'	(ABUTTING RESIDENTIAL)
SIDE (SOUTH)	25'	
REAR (WEST)	30'	
LOT 2		
FRONT (EAST)	40'	
SIDE (NORTH)	25'	
SIDE (SOUTH)	25'	
REAR (WEST)	30'	
LOT 3		
FRONT (EAST)	40'	
SIDE (NORTH)	25'	
SIDE (SOUTH)	35'	
REAR (WEST)	30'	

BUILDING SETBACKS (PROPOSED)

LOT 1	
FRONT (EAST)	114.12'
SIDE (NORTH)	186.08'
SIDE (SOUTH)	45.50'
REAR (WEST)	84.00'
LOT 2	
FRONT (EAST)	45.00'
SIDE (NORTH)	40.38'
SIDE (SOUTH)	35.07'
REAR (WEST)	84.00'
LOT 3	
FRONT (EAST)	109.22'
SIDE (NORTH)	34.50'
SIDE (SOUTH)	59.97'
REAR (WEST)	54.50'

MAXIMUM ALLOWABLE BUILDING HEIGHT: 40'
BUILDING HEIGHT PROPOSED: <40'

PARKING (OVERALL FOR EACH LOT-SEE SHEET C-3 FOR PHASED PARKING CALCULATIONS)

PARKING REQUIRED – LOT 1		
WAREHOUSE	(1 SPACE PER 1,000 SF)	35,827/1,000 = 35.83 x 1 = 36 SPACES
OFFICE	(3 SPACES PER 1,000 SF)	30,504/1,000 = 30.50 x 3 = 92 SPACES
TOTAL PARKING REQUIRED		128 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		5 SPACES
PARKING PROVIDED		
STANDARD PARKING SPACES		153 SPACES
HANDICAP PARKING		6 SPACES
TOTAL PARKING PROVIDED		159 SPACES
PARKING REQUIRED – LOT 2		
WAREHOUSE	(1 SPACE PER 1,000 SF)	39,867/1,000 = 39.87 x 1 = 40 SPACES
OFFICE/COMMERCIAL	(3 SPACES PER 1,000 SF)	30,228/1,000 = 30.23 x 3 = 91 SPACES
TOTAL PARKING REQUIRED		131 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		5 SPACES
PARKING PROVIDED		
STANDARD PARKING SPACES		150 SPACES
HANDICAP PARKING		6 SPACES
TOTAL PARKING PROVIDED		156 SPACES
PARKING REQUIRED – LOT 3		
OFFICE/FLEX SPACE	(1 SPACE PER 1,000 SF)	54,508/1,000 = 54.51 x 1 = 55 SPACES
OFFICE	(3 SPACES PER 1,000 SF)	12,372/1,000 = 12.37 x 3 = 37 SPACES
TOTAL PARKING REQUIRED		92 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP		4 SPACES
PARKING PROVIDED		
STANDARD PARKING SPACES		102 SPACES
HANDICAP PARKING		4 SPACES
TOTAL PARKING PROVIDED		106 SPACES

SITE AREA CALCULATIONS

LOT 1	EXISTING			PROPOSED		
BUILDING	0.00 S.F.			51,079 S.F.		
DUMPSTER	0.00 S.F.			642 S.F.		
PAVING/CURBS	0.00 S.F.			92,907.32 S.F.		
SIDEWALK	0.00 S.F.			8,363.27 S.F.		
IMPERVIOUS AREA	0.00 S.F.	0.00 AC.	000.00 %	152,991.59 S.F.	3.51 AC.	65.47 %
PERVIOUS AREA	233,698.84 S.F.	5.36 AC.	100.00 %	80,707.25 S.F.	1.85 AC.	34.53 %
TOTAL SITE AREA	233,698.84 S.F.	5.36 AC.	100.00 %	233,698.84 S.F.	5.36 AC.	100.00 %
MAXIMUM IMPERVIOUS AREA ALLOWED (PCD ZONING/SJRWMD):						80/75 %
MAXIMUM IMPERVIOUS AREA PROPOSED						65.47 %

LOT 2	EXISTING			PROPOSED		
BUILDING	0.00 S.F.			60,004 S.F.		
DUMPSTER	0.00 S.F.			642 S.F.		
PAVING/CURBS	0.00 S.F.			91,683.73 S.F.		
SIDEWALK	0.00 S.F.			10,791.43 S.F.		
IMPERVIOUS AREA	0.00 S.F.	0.00 AC.	000.00 %	163,121.16 S.F.	3.74 AC.	69.58 %
PERVIOUS AREA	234,438.40 S.F.	5.38 AC.	100.00 %	71,317.24 S.F.	1.64 AC.	30.42 %
TOTAL SITE AREA	234,438.40 S.F.	5.38 AC.	100.00 %	234,438.40 S.F.	5.38 AC.	100.00 %
MAXIMUM IMPERVIOUS AREA ALLOWED (PCD ZONING/SJRWMD):						80/75 %
MAXIMUM IMPERVIOUS AREA PROPOSED						69.58 %

LOT 3	EXISTING			PROPOSED		
BUILDING	0.00 S.F.			66,880 S.F.		
DUMPSTER	0.00 S.F.			642 S.F.		
PAVING/CURBS	0.00 S.F.			107,941 S.F.		
SIDEWALK	0.00 S.F.			8,591 S.F.		
IMPERVIOUS AREA	0.00 S.F.	0.00 AC.	000.00 %	184,054 S.F.	4.23 AC.	80.49 %
PERVIOUS AREA	228,680.14 S.F.	5.25 AC.	100.00 %	44,626.14 S.F.	1.02 AC.	19.51 %
TOTAL SITE AREA	228,680.14 S.F.	5.25 AC.	100.00 %	228,680.14 S.F.	5.25 AC.	100.00 %
MAXIMUM IMPERVIOUS AREA ALLOWED (PCD ZONING/SJRWMD):						80/75 %
MAXIMUM IMPERVIOUS AREA PROPOSED						80.49 %

TOTAL SITE						
IMPERVIOUS AREA	0.00 S.F.	0.00 AC.	000.00 %	497,166.75 S.F.	11.41 AC.	71.35 %
PERVIOUS AREA	696,817.38 S.F.	15.99 AC.	100.00 %	199,650.63 S.F.	4.58 AC.	28.65 %
TOTAL SITE AREA	696,817.38 S.F.	15.99 AC.	100.00 %	696,817.38 S.F.	15.99 AC.	100.00 %
MAXIMUM IMPERVIOUS AREA ALLOWED (PCD ZONING/SJRWMD):						80/75 %
MAXIMUM IMPERVIOUS AREA PROPOSED						71.35 %

DATE		REVISIONS	BY	CHECKED
10/27/25	4	REVISED PER CITY COMMENTS	GRC	GRC
9/12/25	3	REVISED PER CITY COMMENTS	GRC	GRC
7/22/25	2	REVISED PER CITY COMMENTS	JWM	GRC
5/02/25	1	REVISED PER CITY COMMENTS	JWM	GRC

PRELIMINARY DEVELOPMENT PLAN
E. CROWN POINT COMPLEX
EAST CROWN POINT ROAD
WINTER GARDEN, FLORIDA

FEG FLORIDA ENGINEERING GROUP
now part of THOMAS & HUTTON
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.thomasandhutton.com

PRELIMINARY DEVELOPMENT PLAN (1 OF 5)

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JWM	JWM	GRC	GRC

PROJECT NO. 23-125
SCALE 1" = 60'
DATE JULY 2024
SHEET NO. C-1
SHEET 1 OF 5

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY: GREGORY R. CRAWFORD, P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FLORIDA ENGINEERING GROUP, INC. CERTIFICATE NO. EB-0006636
No 51335 STATE OF FLORIDA PROFESSIONAL ENGINEER
GREGORY R. CRAWFORD, P.E. LICENSE NO. 51335

23-125 DevelopmentPlan.dwg

E. CROWN POINT COMPLEX

ALLOWABLE USES FOR BUILDINGS
1A, 2A, 2B, 2C, 3A

Allowable Uses:

(1) Retail establishments.
(2) Restaurants & Cafe.
(3) Offices, studios, General and Professional
(4) Financial institutions.
(5) Private clubs and lodges.
(6) Personal services.
(7) Recreational and entertainment uses (indoor only).
(8) Public buildings.
(9) Flex commercial with accessory light industrial.
(10) Restaurants.
(11) Physical fitness studio/gym.
(12) Veterinary clinic/office (no overnight boarding).
(13) Medical Office.

Special Exception:

(1) All types of businesses that are otherwise permitted uses in buildings not of standard construction or without restroom facilities.
(2) Other uses which the planning and zoning board determines as the type and intensity of activity similar to and compatible with the permitted uses.
(3) Research and development facilities, provided that all activities are within an enclosed structure.

Prohibited Uses:

(1) Residential uses.
(2) Cargo transportation terminals, truck parking facilities, and other activities of similar nature.
(3) Tattoo or Body Art establishments.
(4) Mobile body art establishments.
(5) All uses not specifically or provisionally permitted in this division.
(6) Automobile sales and service.
(7) Junkyards, automobile junkyards, scrap yards, and salvage yards.
(8) Garages (commercial).
(9) Motels, hotels, rooming houses.
(10) Outside storage.
(11) Concrete, block, and asphalt plants including batch plants.
(12) Storage of liquefied petroleum products and petrochemical products, except as needed for allowable manufacturing and industrial processes.
(13) Churches.
(14) Vocational and trade schools.
(15) Public utility equipment and facilities.
(16) Radio or television transmitter, towers, or broadcasting facilities.
(17) Communication towers and communication antennas.
(18) Urban farm.
(19) Children day care centers.
(20) Planned shopping centers.
(21) Educational facilities as an accessory use to a church.
(22) Campgrounds.
(23) Gasoline station, service stations, or convenient stores with gasoline sales.
(24) Any permitted use with a drive-in or drive-through window, aisle or lane which permits or encourages service directly to patrons or occupants within their vehicles without the need to leave their vehicles.
(25) Freight handling and transportation terminals.
(26) Truck parking facilities, and other activities of similar nature.
(27) Any use deemed objectionable because it may be noxious or injurious because of the production or emission of dust, smoke, refuse matter, odor, gas, fumes, noise, vibration or similar substances or conditions, and any one or combination of these may be prohibited; however, any one of these uses may be permitted if approved by the planning and zoning board and subject to the conditions, restrictions, requirements and safeguards as may be deemed necessary by the planning and zoning board for the protection of health, safety and general welfare of the area.
(28) Mini-warehouse and mini-storage facilities; also known as Self Storage.
(29) 24-hour businesses or businesses that extend past the hours between 2am and 5am.
(30) Heavy Industrial Activities.
(31) Crematories/Funeral Homes.
(32) Outdoor Displays, Sale and/or Storage not specifically outlined under Permitted or Special Exceptions Uses.
(33) Car wash.
(34) Adult entertainment.
(35) Billboards.
(36) Adult or pornographic book, magazine, video and novelty stores or sales.
(37) Pawn shop.
(38) Vape shop, cigar shop or tobacco shop.
(39) Medical marijuana dispensary.

DATE	REVISIONS	BY	CHECKED
10/27/25	4 REVISED PER CITY COMMENTS	GRC	GRC
9/12/25	3 REVISED PER CITY COMMENTS	GRC	GRC
7/22/25	2 REVISED PER CITY COMMENTS	JWM	GRC
5/02/25	1 REVISED PER CITY COMMENTS	JWM	GRC

PRELIMINARY DEVELOPMENT PLAN
E. CROWN POINT COMPLEX
EAST CROWN POINT ROAD
WINTER GARDEN, FLORIDA

FLORIDA ENGINEERING GROUP
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Phone: 407-895-0324
Fax: 407-895-0325

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PRELIMINARY DEVELOPMENT PLAN (2 OF 5)

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JWM	JWM	GRC	GRC

PROJECT NO. 23-125
SCALE NONE
DATE JULY 2024
SHEET NO. C-2
SHEET 2 OF 5

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY: GREGORY R. CRAWFORD, P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. EB-0006538
No 51335 * STATE OF FLORIDA * REGISTERED PROFESSIONAL ENGINEER
GREGORY R. CRAWFORD, P.E.
LICENSE NO. 51335

23-125 DevelopmentPlan.dwg

E. CROWN POINT COMPLEX

ALLOWABLE USES FOR BUILDINGS
1B, 2D, 3B, 3C

Allowable Uses:

(1) Offices, studios, General and Professional.
(2) Private clubs and lodges.
(3) Recreational and entertainment uses (indoor only).
(4) Public buildings.
(5) Light manufacturing, processing, and assembly, including precision manufacturing, electrical machinery, instrumentation, and similar uses. This includes the assembly and combining of beauty supplies not for retail sale and within an enclosed structure.
(6) Commercial uses which are deemed compatible with the principal uses in this zone.
(7) Warehousing, wholesaling, and storage facilities within enclosed structures including Cold Storage and Frozen Food Lockers.
(8) Research and development facilities, provided that all activities are within an enclosed structure.
(9) Permitted accessory uses and structures in the PCD district are the customary accessory uses of one or more of the principal uses clearly incidental and subordinate to the principal uses, in keeping with the commercial character of the district.
(10) Physical fitness studio/gym.

Special Exception:

(1) Mini-warehouse and mini-storage facilities.
(2) All types of businesses that are otherwise permitted uses in buildings not of standard construction or without restroom facilities.
(3) Other uses which the planning and zoning board determines as the type and intensity of activity similar to and compatible with the permitted uses.

Prohibited Uses:

(1) Residential uses.
(2) Cargo transportation terminals, truck parking facilities, and other activities of similar nature.
(3) Tattoo or body art establishments.
(4) Mobile body art establishments.
(5) All uses not specifically or provisionally permitted in this division.
(6) Automobile sales and service.
(7) Junkyards, automobile junkyards, scrap yards, and salvage yards.
(8) Garages (commercial).
(9) Motels, hotels, rooming houses.
(10) Outside storage.
(11) Concrete, block, and asphalt plants including batch plants.
(12) Storage of liquefied petroleum products and petrochemical products, except as needed for allowable manufacturing and industrial processes.
(13) Churches.
(14) Vocational and trade schools.
(15) Public utility equipment and facilities.
(16) Radio or television transmitter, towers, or broadcasting facilities.
(17) Communication towers and communication antennas.
(18) Urban farm.
(19) Children day care centers.
(20) Planned shopping centers.
(21) Educational facilities as an accessory use to a church.
(22) Campgrounds.
(23) Gasoline station, service stations, or convenient stores with gasoline sales.
(24) Any permitted use with a drive-in or drive-through window, aisle or lane which permits or encourages service directly to patrons or occupants within their vehicles without the need to leave their vehicles.
(25) Freight handling and transportation terminals.
(26) Truck parking facilities, and other activities of similar nature.
(27) Any use deemed objectionable because it may be noxious or injurious because of the production or emission of dust, smoke, refuse matter, odor, gas, fumes, noise, vibration or similar substances or conditions, and any one or combination of these may be prohibited; however, any one of these uses may be permitted if approved by the planning and zoning board and subject to the conditions, restrictions, requirements and safeguards as may be deemed necessary by the planning and zoning board for the protection of health, safety and general welfare of the area.
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(33) Billboards.
(34) Adult or pornographic book, magazine, video and novelty stores or sales.
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(36) Vape shop, cigar shop or tobacco shop.
(37) Medical marijuana dispensary.

DATE		REVISIONS	BY	CHECKED
10/27/25	4	REVISED PER CITY COMMENTS	GRC	GRC
9/12/25	3	REVISED PER CITY COMMENTS	GRC	GRC
7/22/25	2	REVISED PER CITY COMMENTS	JWM	GRC
5/02/25	1	REVISED PER CITY COMMENTS	JWM	GRC

PRELIMINARY DEVELOPMENT PLAN
E. CROWN POINT COMPLEX
EAST CROWN POINT ROAD
WINTER GARDEN, FLORIDA

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Fax: 407-895-0325

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PRELIMINARY DEVELOPMENT PLAN (3 OF 5)

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JWM	JWM	GRC	GRC

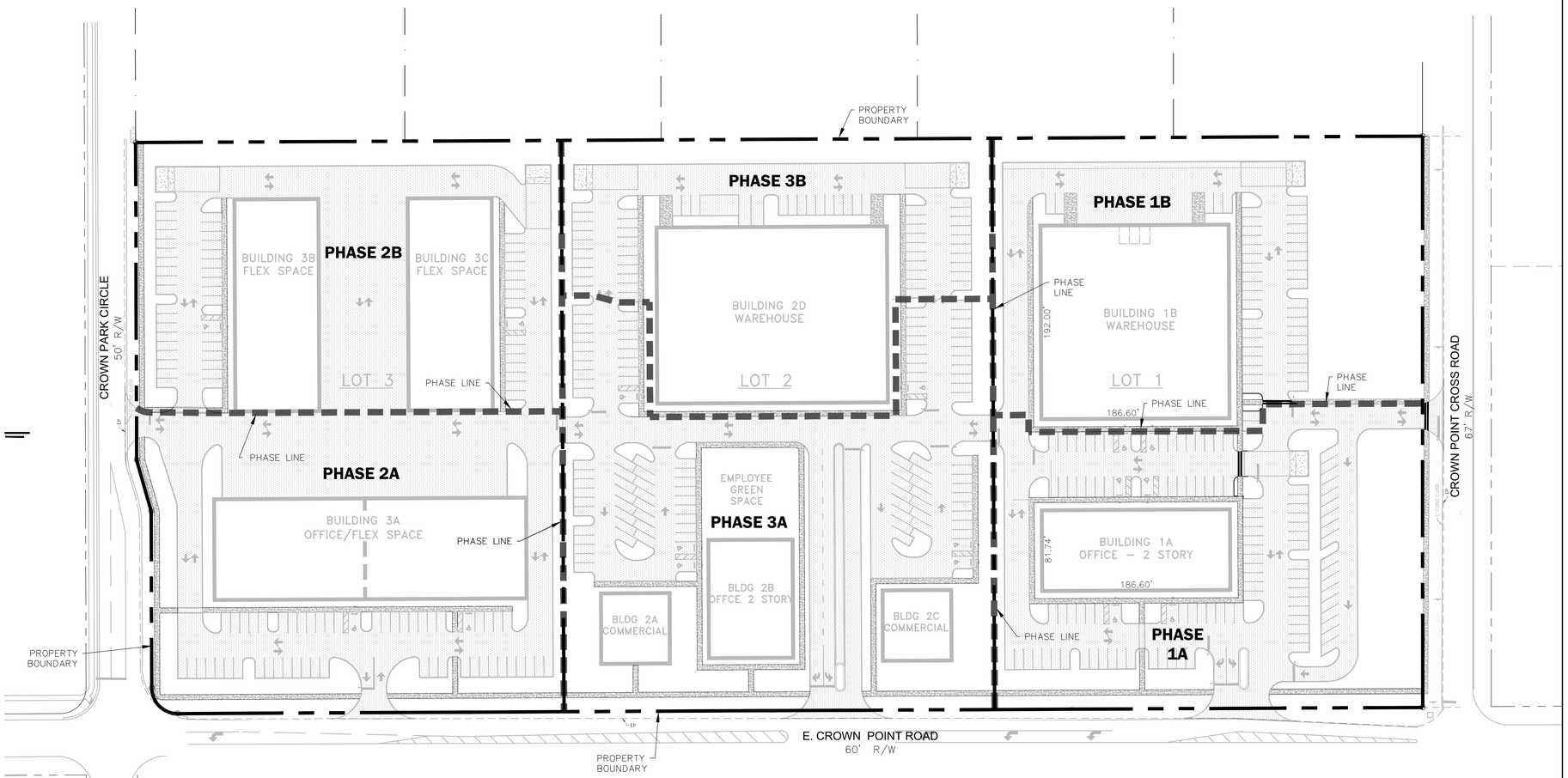
PROJECT NO. 23-125
SCALE NONE
DATE JULY 2024
SHEET NO. C-3
SHEET 3 OF 5

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY: GREGORY R. CRAWFORD, P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FLORIDA ENGINEERING GROUP, INC. CERTIFICATE NO. 6600596
GREGORY R. CRAWFORD
No 51335
STATE OF FLORIDA
PROFESSIONAL ENGINEER
GREGORY R. CRAWFORD, P.E.
LICENSE NO. 51335

23-125 DevelopmentPlan.dwg

E. CROWN POINT COMPLEX



GRAPHIC SCALE

60' 0 30' 60' 120'

1" = 60'

PARKING (PER PHASE)

PARKING REQUIRED – PHASE 2A

OFFICE/FLEX SPACE	(1 SPACE PER 1,000 SF)	24,164/1,000 = 24.16 x 1 =	24 SPACES
OFFICE	(3 SPACE PER 1,000 SF)	7,016/1,000 = 7.02 x 3 =	21 SPACES
TOTAL PARKING REQUIRED			45 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP			2 SPACES

PARKING PROVIDED

STANDARD PARKING SPACES	52 SPACES
HANDICAP PARKING	2 SPACES
TOTAL PARKING PROVIDED	54 SPACES

PARKING REQUIRED – PHASE 2B

FLEX SPACE	(1 SPACE PER 1,000 SF)	30,344/1,000 = 30.34 x 1 =	30 SPACES
OFFICE	(3 SPACE PER 1,000 SF)	5,356/1,000 = 5.36 x 3 =	16 SPACES
TOTAL PARKING REQUIRED			46 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP			2 SPACES

PARKING PROVIDED

STANDARD PARKING SPACES	50 SPACES
HANDICAP PARKING	2 SPACES
TOTAL PARKING PROVIDED	52 SPACES

PARKING REQUIRED – PHASE 3A

COMMERCIAL	(3 SPACES PER 1,000 SF)	10,046/1,000 = 10.05 x 1 =	10 SPACES
OFFICE	(3 SPACES PER 1,000 SF)	20,182/1,000 = 20.18 x 3 =	61 SPACES
TOTAL PARKING REQUIRED			71 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP			4 SPACES

PARKING PROVIDED

STANDARD PARKING SPACES	81 SPACES
HANDICAP PARKING	6 SPACES
TOTAL PARKING PROVIDED	87 SPACES

PARKING REQUIRED – PHASE 3B

WAREHOUSE	(1 SPACE PER 1,000 SF)	39,867/1,000 = 39.87 x 1 =	40 SPACES
TOTAL PARKING REQUIRED			40 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP			2 SPACES

PARKING PROVIDED

STANDARD PARKING SPACES	53 SPACES
HANDICAP PARKING	0 SPACES
TOTAL PARKING PROVIDED	53 SPACES

PARKING REQUIRED – PHASE 1A

OFFICE	(3 SPACE PER 1,000 SF)	30,504/1,000 = 30.50 x 3 =	92 SPACES
TOTAL PARKING REQUIRED			92 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP			4 SPACES

PARKING PROVIDED

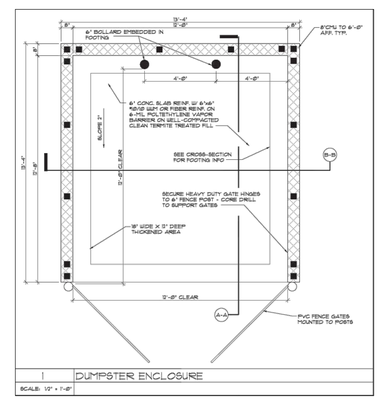
STANDARD PARKING SPACES	91 SPACES
HANDICAP PARKING	4 SPACES
TOTAL PARKING PROVIDED	95 SPACES

PARKING REQUIRED – PHASE 1B

WAREHOUSE	(1 SPACE PER 1,000 SF)	35,827/1,000 = 35.83 x 1 =	36 SPACES
TOTAL PARKING REQUIRED			36 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP			2 SPACES

PARKING PROVIDED

STANDARD PARKING SPACES	62 SPACES
HANDICAP PARKING	2 SPACES
TOTAL PARKING PROVIDED	64 SPACES



1 DUMPSTER ENCLOSURE

SCALE: 1/2" = 1'-0"

SCALE: 1" = 2000'

DATE		REVISIONS	BY	CHECKED
10/27/25	4	REVISED PER CITY COMMENTS	GRC	GRC
9/12/25	3	REVISED PER CITY COMMENTS	GRC	GRC
7/22/25	2	REVISED PER CITY COMMENTS	JWM	GRC
5/02/25	1	REVISED PER CITY COMMENTS	JWM	GRC

PRELIMINARY DEVELOPMENT PLAN
E. CROWN POINT COMPLEX
EAST CROWN POINT ROAD
WINTER GARDEN, FLORIDA

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PRELIMINARY PHASING PLAN
(4 OF 5)

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JWM	JWM	GRC	GRC

PROJECT NO. 23-125
SCALE 1" = 60'
DATE JULY 2024
SHEET NO. C-4
SHEET 4 OF 5

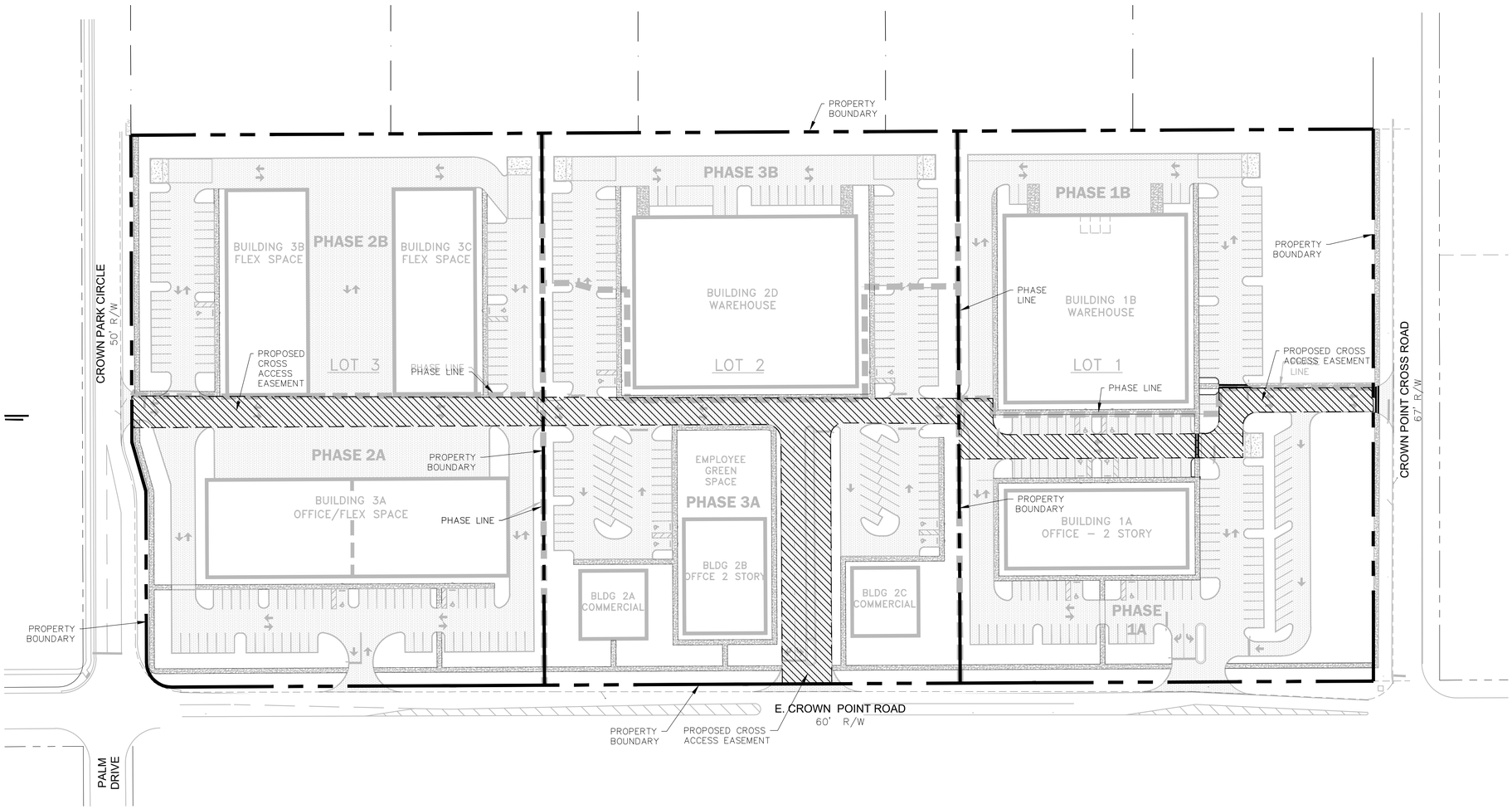
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY: GREGORY R. CRAWFORD, P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. EB 0006538
GREGORY R. CRAWFORD, P.E.
LICENSE NO. 51335

23-125 DevelopmentPlan.dwg

E. CROWN POINT COMPLEX

GRAPHIC SCALE
60' 0 30' 60' 120'
1" = 60'



DATE		REVISIONS	BY	CHECKED
10/27/25	4	REVISED PER CITY COMMENTS	GRC	GRC
9/12/25	3	REVISED PER CITY COMMENTS	GRC	GRC
7/22/25	2	REVISED PER CITY COMMENTS	JWM	GRC
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PRELIMINARY DEVELOPMENT PLAN
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PRELIMINARY CROSS ACCESS-SHARED EASEMENT PLAN (5 OF 5)

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JWM	JWM	GRC	GRC

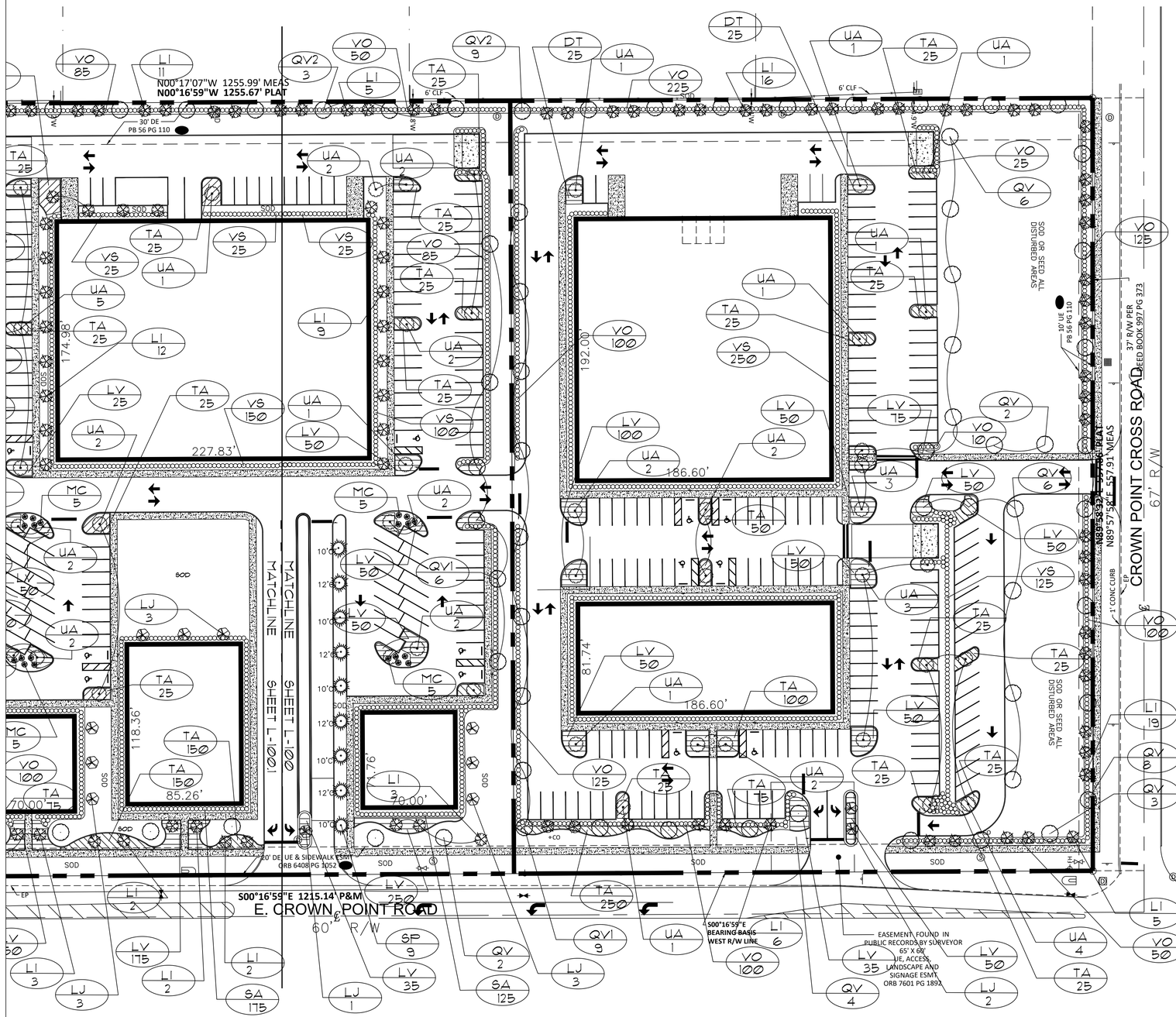
PROJECT NO. 23-125
SCALE 1" = 60'
DATE JULY 2024
SHEET NO. C-5
SHEET 5 OF 5

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY: GREGORY R. CRAWFORD, P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. EB 0006838
No 51335 STATE OF FLORIDA PROFESSIONAL ENGINEER
GREGORY R. CRAWFORD, P.E.
LICENSE NO. 51335

23-125 DevelopmentPlan.dwg

E. CROWN POINT COMPLEX



GRAPHIC SCALE

40' 0 20' 40' 80'

1" = 40'

PLANT LIST for SHEET L-100

PLANT LIST

QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
17	QV	QUERCUS VIRGINIA	LIVE OAK	13'± 3.5" CAL.
15	QV1	QUERCUS VIRGINIA	LIVE OAK	12'± 3" CAL.
12	QV2	QUERCUS VIRGINIA	LIVE OAK	12'± 2" CAL.
54	LI	LAGERSTROEMIA INDICA	CREPE MYRTLE	11'± 2" CAL.
9	SP	SABAL PALMETTO	SABAL PALM	SEE PLAN
6	LJ	LIGUSTRUM JAPONICUM	LIGUSTRUM	8'-10', MT
34	UA	ULMUS ALATA	WINGED ELM	11'± 2" CAL.
SHRUBS				
125	SA	SCHEFFLERA ARBORICOLA	VARIEGATED SCHEFFLERA	24"X24"± 30" OC
910	VO	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	24"X24"± 36' OC
500	VS	VIBURNUM SUSPENSUM	SANDANKWA	24"X24"± 30" OC
10	MC	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	24"X24"±
SHRUBS				
935	LV	LIRIOPE VARIEGATA	AZTEC GRASS	FULL GLS., 18" OC
50	DT	DIANELLA TASMANICA	FLAX LILY	FULL GLS., 18" OC
800	TA	TRACH. ASIATICUM	MINIMA	FULL GLS., 18" OC

SECTION 118-1523

EAST CROWN POINT RD.

15' BUFFER, PLANTED 50%
CANOPY TREES 1/10', 3.5" CAL., 13 OA
UNDERSTORY 3/100', 2" CAL., 13' OA
SHRUBS 33/100', MIN. 36" TALL

REQUIRED BUFFER IS 1140' LF
16 CANOPY TREES (22 PROVIDED)
34 UNDERSTORY (34 PROVIDED)
380 SHRUBS (400 PROVIDED)

CROWN POINT CROSS RD.

15' BUFFER, PLANTED 50%
CANOPY TREES 1/10', 3.5" CAL., 13 OA
UNDERSTORY 3/100', 2" CAL., 13' OA
SHRUBS 33/100', MIN. 36" TALL

REQUIRED BUFFER IS 532' LF
8 CANOPY TREES (8 PROVIDED)
16 UNDERSTORY (16 PROVIDED)
175 SHRUBS (185 PROVIDED)

CROWN POINT CIRCLE RD.

15' BUFFER, PLANTED 50%
CANOPY TREES 1/10', 3.5" CAL., 13' OA
UNDERSTORY 3/100', 2" CAL., 13' OA
SHRUBS 33/100', MIN. 36" TALL

REQUIRED BUFFER IS 532' LF
8 CANOPY TREES (11 PROVIDED)
16 UNDERSTORY (16 PROVIDED)
175 SHRUBS (185 PROVIDED)

REAR PROPERTY LINE

CANOPY TREES 2/100'', 2" CAL., 12' OA
UNDERSTORY 3/100', 2" CAL., 13' OA
SHRUBS 33/100', MIN. 36" TALL

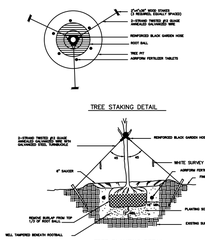
REQUIRED BUFFER IS 1255' LF
25 CANOPY TREES (26 PROVIDED)
38 UNDERSTORY (38 PROVIDED)
420 SHRUBS (460 PROVIDED)

PARKING LOT TREES

ONE CANOPY / 10 PARKING SPACES
414 P. SPACES / TEN=41.4 TREES
63 TREES SHOWN

GENERAL LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER 'GRADES AND STANDARDS FOR NURSERY PLANTS, PART 1, 1963 AND PART 11, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1980.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER N.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF PINE BARK MULCH.
7. NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION .
8. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ARGENTINE BAHIA.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACK FLOW PREVENTOR, & RAIN SENSOR DEVICE. DIRECT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND PAVED SURFACES.
12. THE TREE CALIPER OF ALL TREES SPECIFIED ON THE PLANT LIST SHALL BE MEASURED AT SIX (6) INCHES ABOVE GRADE.



Ravensdale Planning & Design
Land Planning Landscape Architecture Project Management Expert Witness
5106 South Pointe Drive Inverness, Florida 34450
(407) 647-1213

DATE	REVISIONS	BY	CHECKED
4/25/25	1 REVISED PER CITY COMMENTS	JWM	GRC

PRELIMINARY DEVELOPMENT PLAN
E. CROWN POINT LOTS 9 & 10
630 EAST CROWN POINT ROAD
WINTER GARDEN, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

LANDSCAPE PLAN

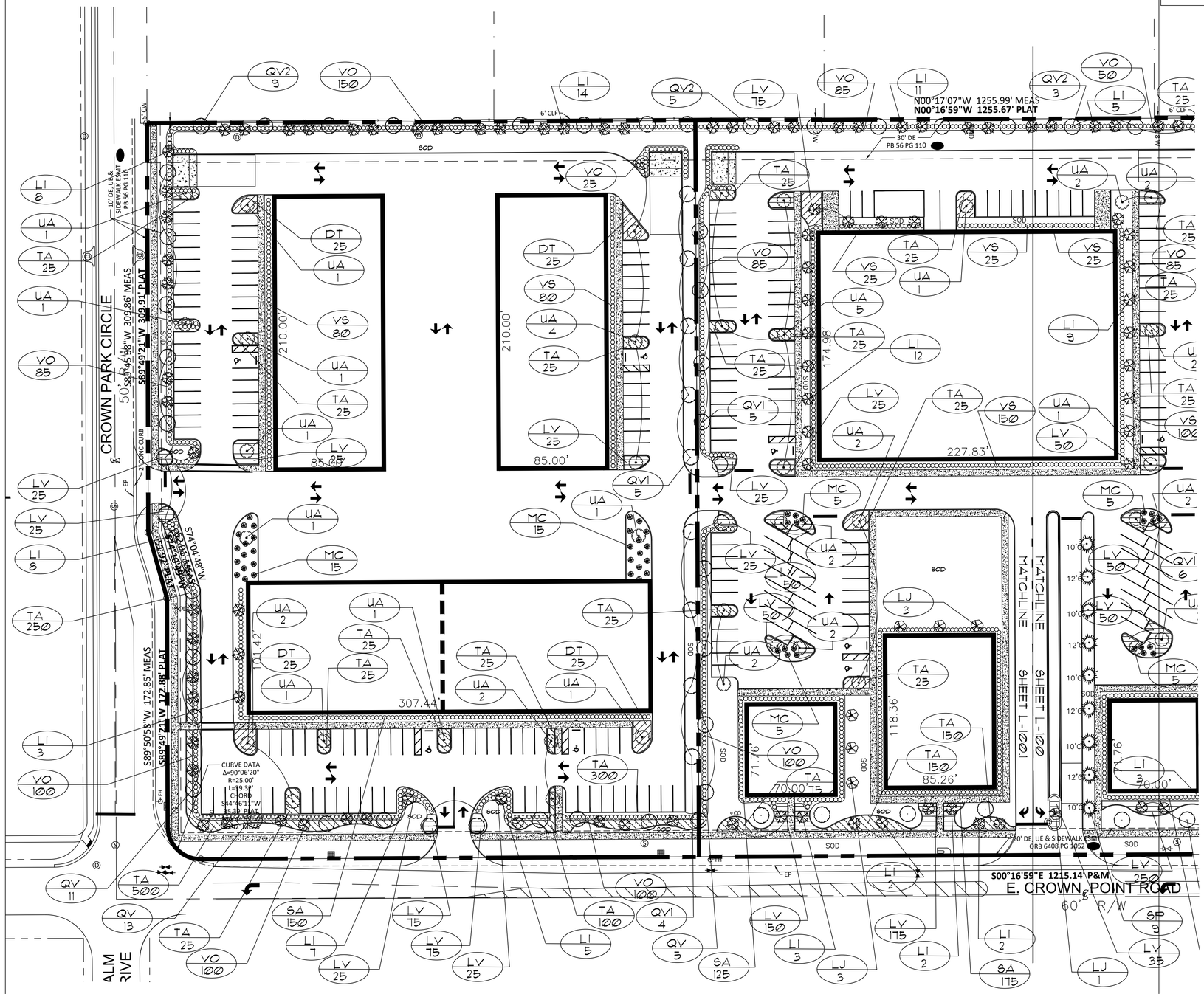
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JWM	JWM	GRC	GRC

PROJECT NO.	23-125
SCALE	1" = 60'
DATE	JULY 2024
SHEET NO.	L-100
SHEET	1 OF 4

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-0006595

23-125 Development Plan 9-20-25.dwg

E. CROWN POINT COMPLEX



PLANT LIST for SHEET L-100.1

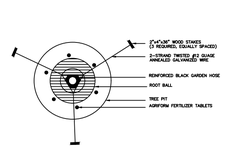
PLANT LIST

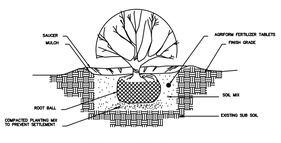
QTY.	SYM.	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
24	QV	QUERCUS VIRGINIA	LIVE OAK	13'± 3.5' CAL.
14	QV1	QUERCUS VIRGINIA	LIVE OAK	12'± 3' CAL.
14	QV2	QUERCUS VIRGINIA	LIVE OAK	11'± 2' CAL.
62	LI	LAGERSTROEMIA INDICA	CREPE MYRTLE	11'± 2' CAL.
0	SP	SABAL PALMETTO	SABAL PALM	SEE PLAN
6	LJ	LIGUSTRUM JAPONICUM	LIGUSTRUM	8'-10', MT
32	UA	ULMUS ALATA	WINGED ELM	11'± 2' CAL.
SHRUBS				
475	SA	SCHEFFLERA ARBORICOLA	VARIEGATED SCHEFFLERA	24"X24"± 30" OC
830	VO	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	24"X24"± 36" OC
280	VS	VIBURNUM SUSPENSUM	SANDANKWA	24"X24"± 30" OC
40	MC	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	24"X24"±
SHRUBS				
875	LV	LIRIOPE VARIEGATA	AZTEC GRASS	FULL GLS., 18" OC
100	DT	DIANELLA TASMANICA	FLAX LILY	FULL GLS., 18" OC
1800	TA	TRACH. ASIATICUM	MINIMA	FULL GLS., 18" OC

SOD TO BE ARGENTINE BAHIA OR EQUAL.

GENERAL LANDSCAPE NOTES

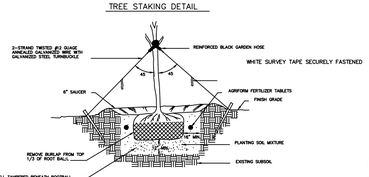
1. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER 'GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1980.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF PINE BARK MULCH.
7. NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
8. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ARGENTINE BAHIA.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM,
11. WITH 100% COVERAGE, BACK FLOW PREVENTOR, & RAIN SENSOR DEVICE. DIRECT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND PAVED SURFACES.
12. THE TREE CALIPER OF ALL TREES SPECIFIED ON THE PLANT LIST SHALL BE MEASURED AT SIX (6) INCHES ABOVE GRADE.





SHRUB PLANTING DETAIL

TREE STAKING DETAIL



TREE PLANTING DETAIL

Ravensdale Planning & Design
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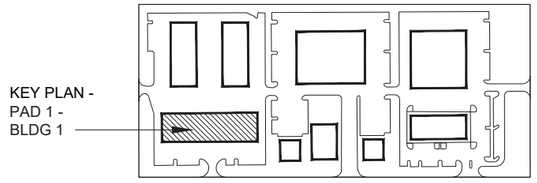
LANDSCAPE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JWM	JWM	GRC	GRC

PROJECT NO. 23-125
SCALE 1"=40'
DATE JULY 2024
SHEET NO. L-100.1
SHEET 1 OF 4

FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-0006595

23-125 Development Plan 9-20-25.dwg



PAD 1 - BUILDING 1 - EAST ELEVATION

PAD 1 - BUILDING 1 - WEST ELEVATION

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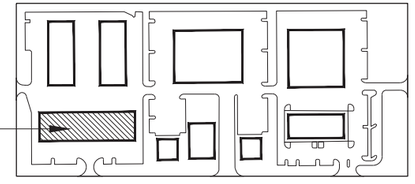
PAD 1 - BUILDING 1 - SOUTH ELEVATION



PAD 1 - BUILDING 1 - NORTH ELEVATION

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ELEVATION KEYNOTES

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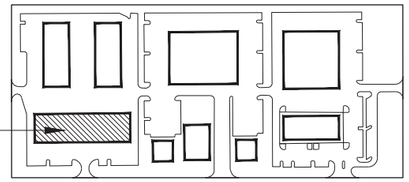
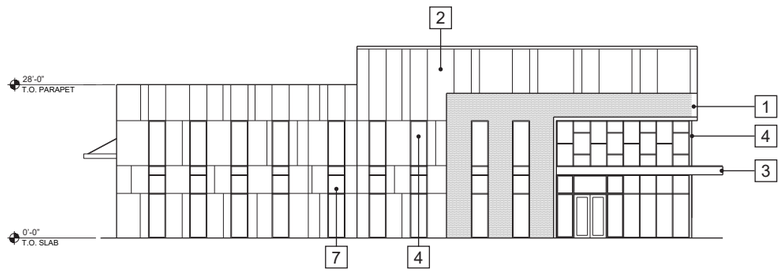
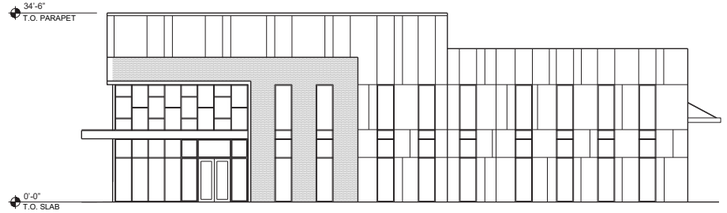
KEY PLAN -
PAD 1 -
BLDG 1



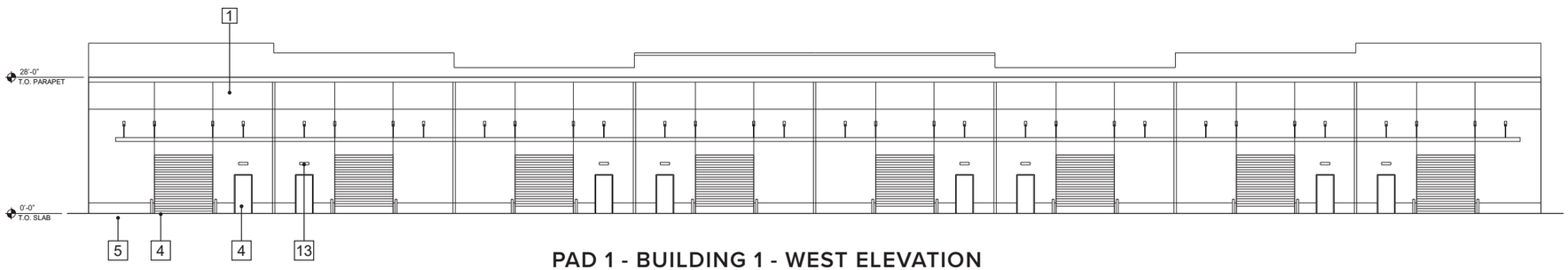
PAD 1 - BUILDING 1 - EAST ELEVATION



PAD 1 - BUILDING 1 - SOUTH ELEVATION



PAD 1 - BUILDING 1 - NORTH ELEVATION



PAD 1 - BUILDING 1 - WEST ELEVATION

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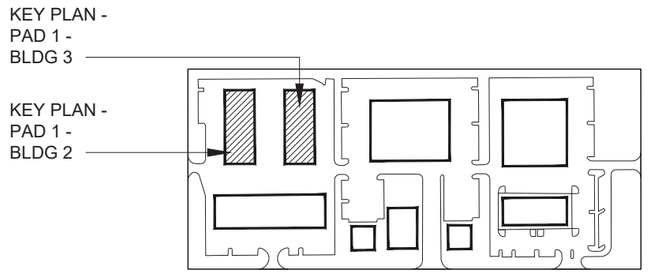
PAD 1 - BUILDING 2 & 3 (MIRRORED) - SOUTH ELEVATION (2) & NORTH ELEVATION (3)



PAD 1 - BUILDING 2 & 3 (MIRRORED) - NORTH ELEVATION (2) & SOUTH ELEVATION (3)

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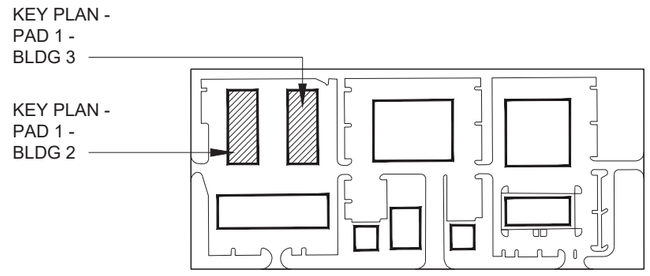
PAD 1 - BUILDING 2 & 3 (MIRRORED) - WEST ELEVATION (2) & EAST ELEVATION (3)



PAD 1 - BUILDING 2 & 3 (MIRRORED) - EAST ELEVATION (2) & WEST ELEVATION (3)

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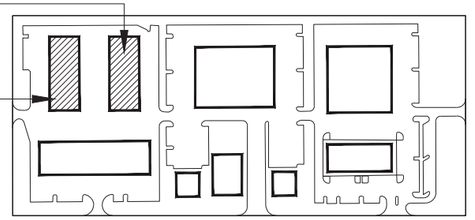
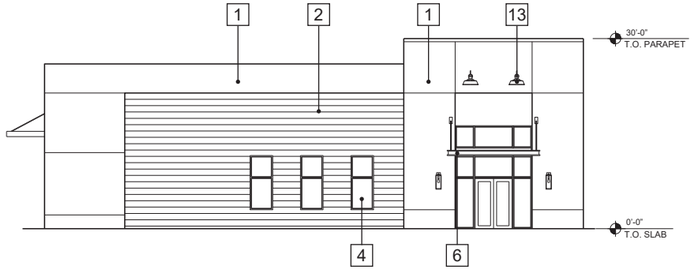
KEY PLAN - PAD 1 - BLDG 3

KEY PLAN - PAD 1 - BLDG 2



PAD 1 - BUILDING 2 & 3 (MIRRORED) - SOUTH ELEVATION (2) & NORTH ELEVATION (3)



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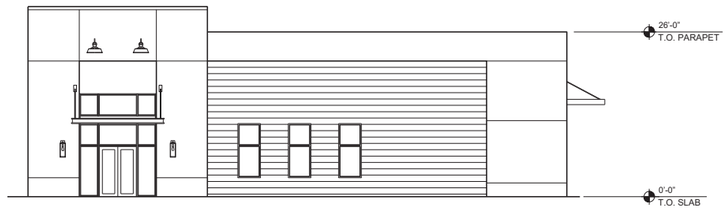
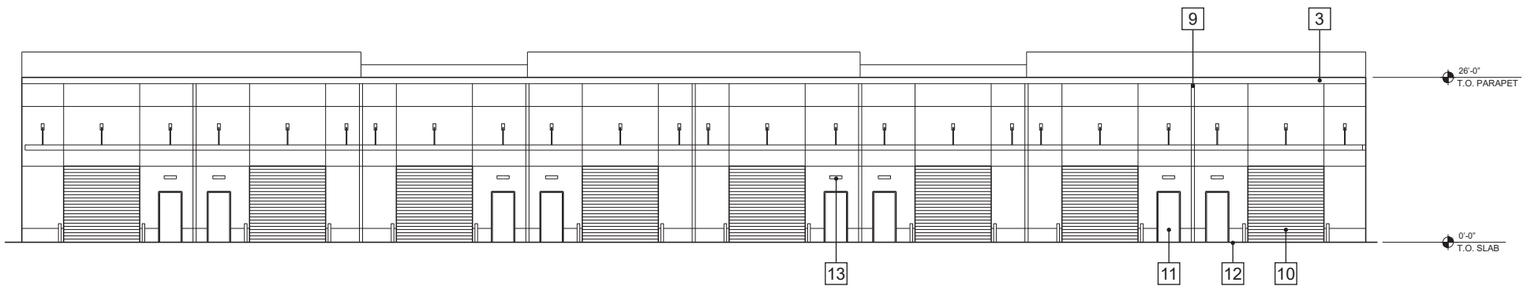


PAD 1 - BUILDING 2 & 3 (MIRRORED) - EAST ELEVATION (2) & WEST ELEVATION (3)



PAD 1 - BUILDING 2 & 3 (MIRRORED) - NORTH ELEVATION (2) & SOUTH ELEVATION (3)

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PAD 2 - BUILDING 1 & 2 - WEST ELEVATION

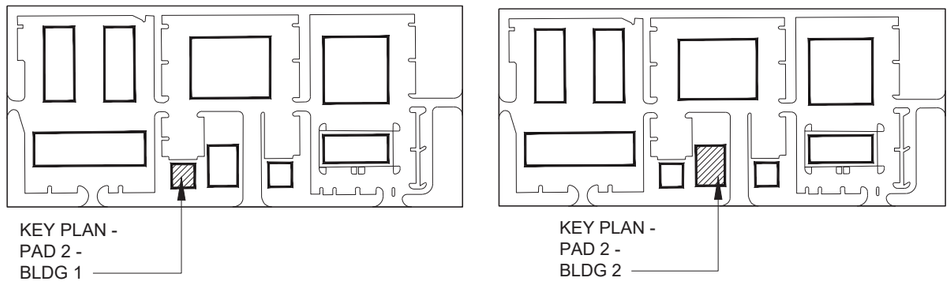
PAD 2 - BUILDING 2 - SOUTH ELEVATION

PAD 2 - BUILDING 1 & 2 - EAST ELEVATION

PAD 2 - BUILDING 2 - NORTH ELEVATION

PAD 2 - BUILDING 1 - NORTH ELEVATION

PAD 2 - BUILDING 1 - SOUTH ELEVATION



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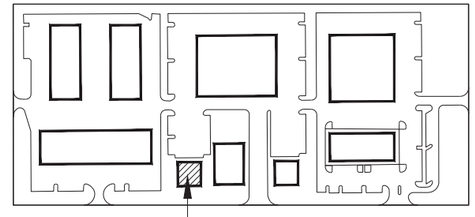
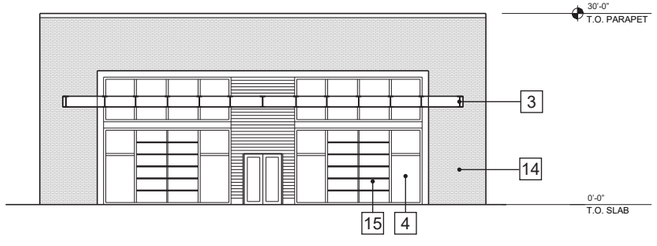
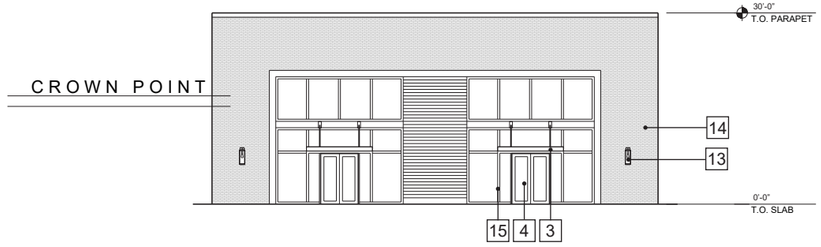


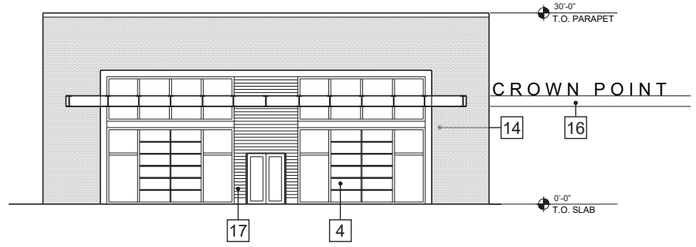
KEY PLAN - PAD 2 - BLDG 1



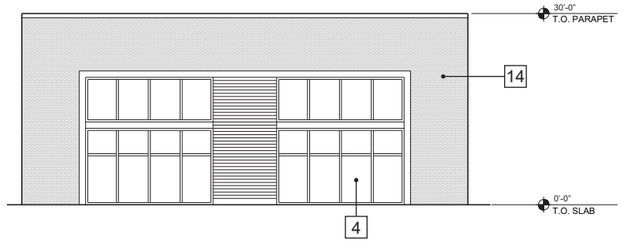
PAD 2 - BUILDING 1 - NORTH ELEVATION



PAD 2 - BUILDING 1 - WEST ELEVATION



PAD 2 - BUILDING 1 - EAST ELEVATION



PAD 2 - BUILDING 1 - SOUTH ELEVATION

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ELEVATION KEYNOTES

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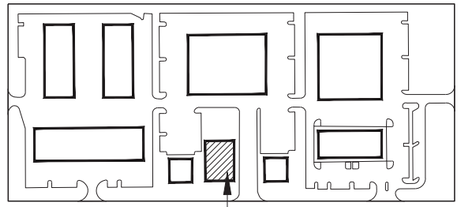
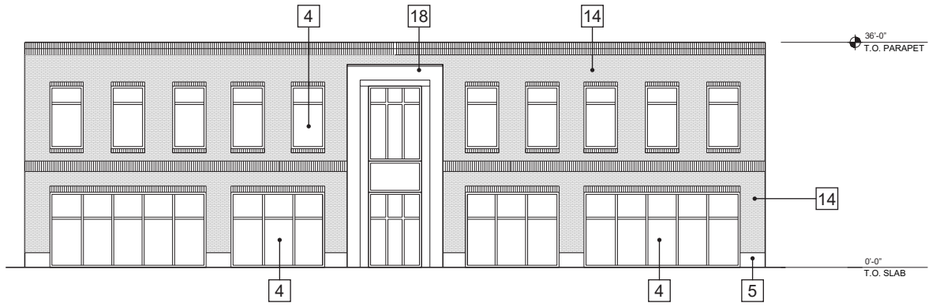


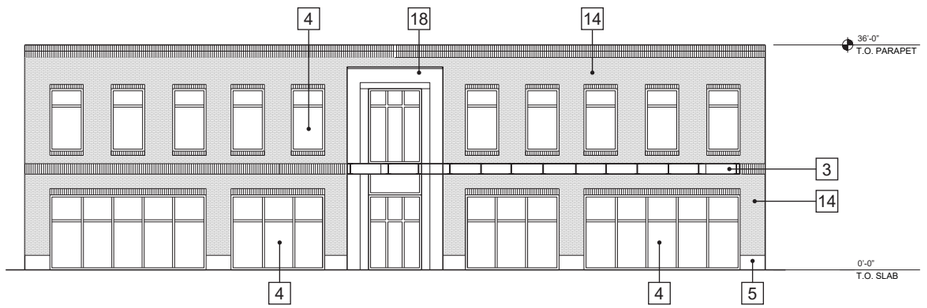
KEY PLAN - PAD 2 - BLDG 2



PAD 2 - BUILDING 2 - NORTH ELEVATION

PAD 2 - BUILDING 2 - WEST ELEVATION

PAD 2 - BUILDING 2 - EAST ELEVATION



PAD 2 - BUILDING 2 - SOUTH ELEVATION

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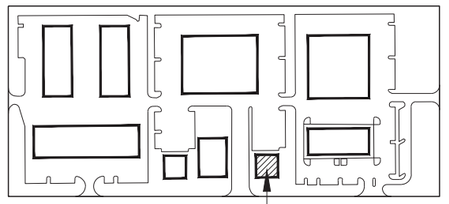
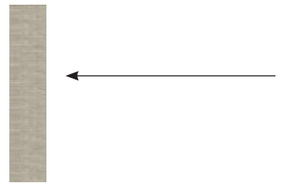
PAD 2 - BUILDING 3 - WEST ELEVATION



KEY PLAN - PAD 2 - BLDG 3

PAD 2 - BUILDING 3 - EAST ELEVATION



ELEVATION OF SQUARE COLUMN

PAD 2 - BUILDING 3 - SOUTH ELEVATION

PROFILE OF COLUMN IN FRONT

PAD 2 - BUILDING 3 - NORTH ELEVATION

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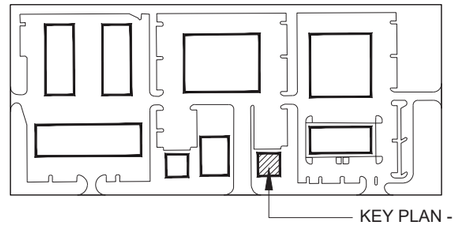
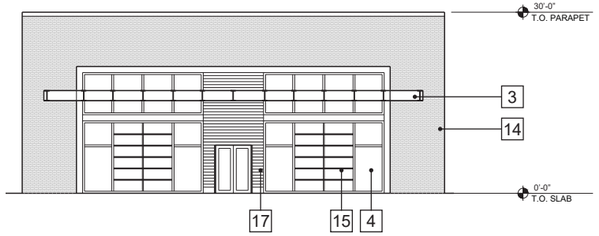
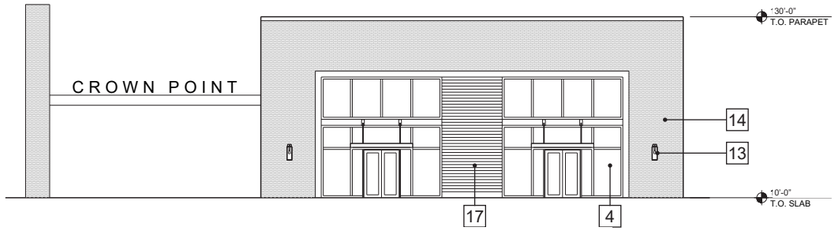
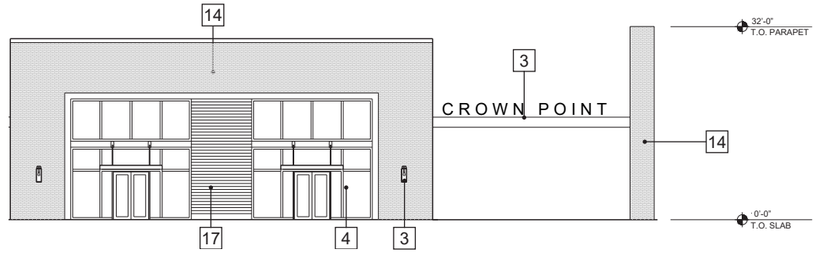




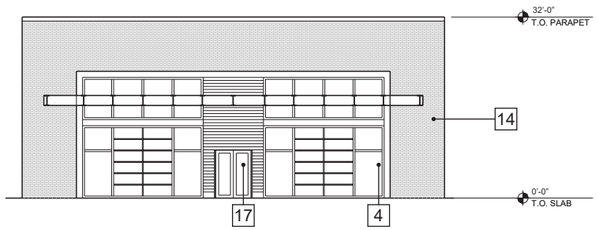
PAD 2 - BUILDING 3 - NORTH ELEVATION



PAD 2 - BUILDING 3 - WEST ELEVATION



PAD 2 - BUILDING 3 - EAST ELEVATION



PAD 2 - BUILDING 3 - SOUTH ELEVATION

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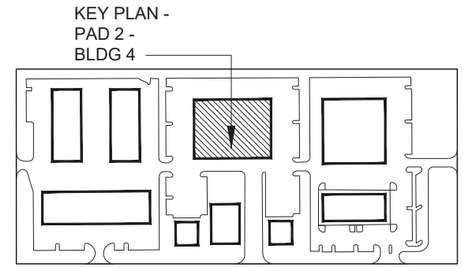
PAD 2 - BUILDING 4 - EAST ELEVATION

PAD 2 - BUILDING 4 - NORTH ELEVATION

PAD 2 - BUILDING 4 - SOUTH ELEVATION

PAD 2 - BUILDING 4 - WEST ELEVATION



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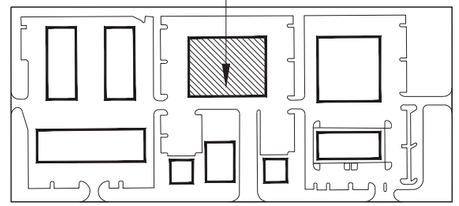
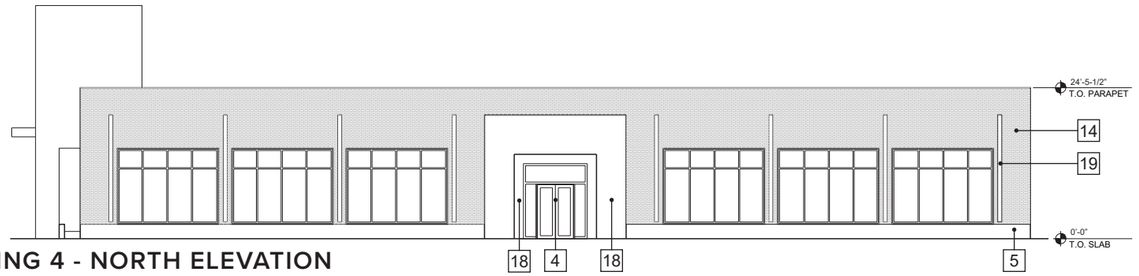
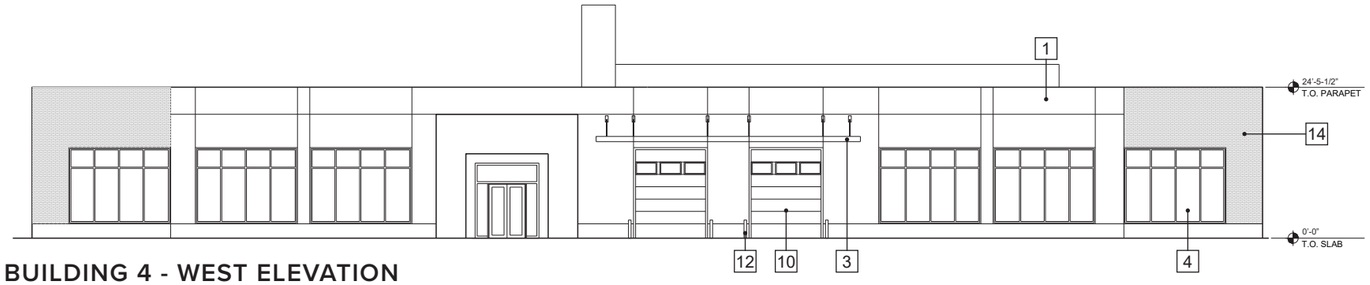
KEY PLAN - PAD 2 - BLDG 4



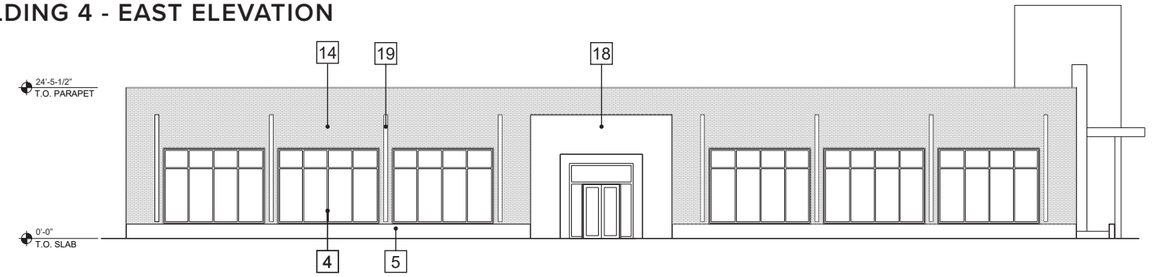


PAD 2 - BUILDING 4 - NORTH ELEVATION



PAD 2 - BUILDING 4 - WEST ELEVATION

PAD 2 - BUILDING 4 - EAST ELEVATION



PAD 2 - BUILDING 4 - SOUTH ELEVATION

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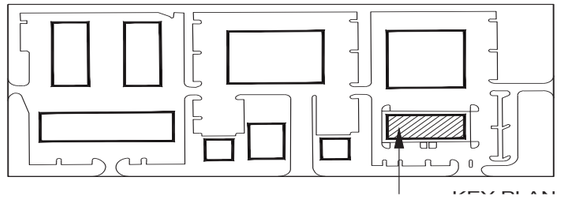

PAD 1 - BUILDING 3 - EAST & WEST ELEVATIONS

PAD 1 - BUILDING 3 - NORTH & SOUTH ELEVATIONS

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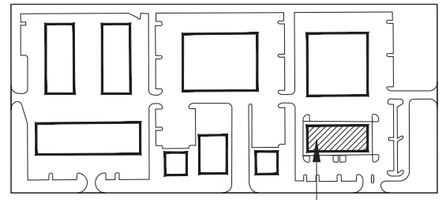
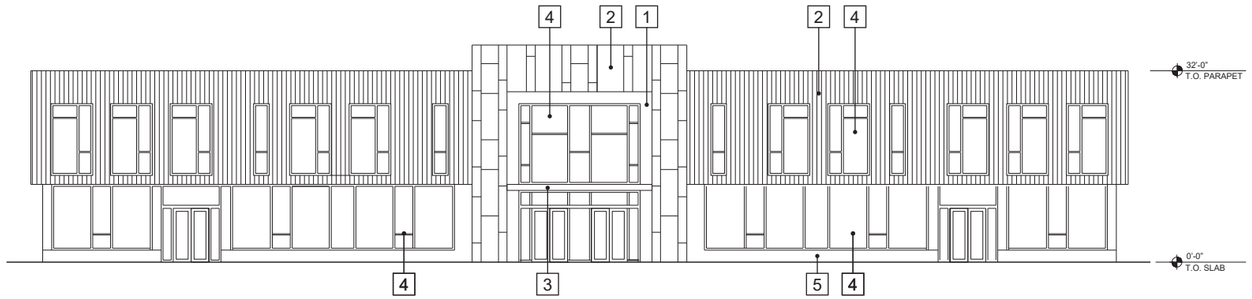
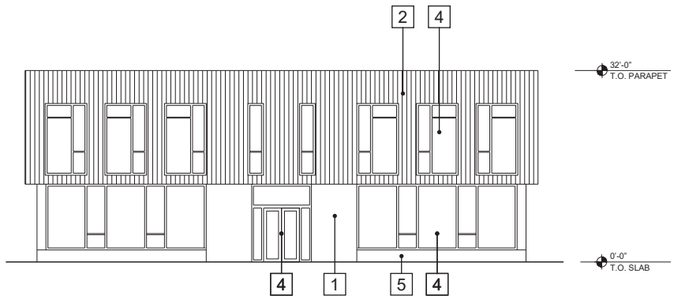


KEY PLAN - PAD 3 - BLDG 1



PAD 1 - BUILDING 3 - EAST & WEST ELEVATIONS



PAD 1 - BUILDING 3 - NORTH & SOUTH ELEVATIONS

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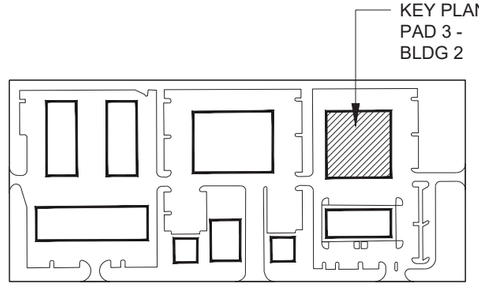

PAD 3 - BUILDING 2 - NORTH ELEVATION

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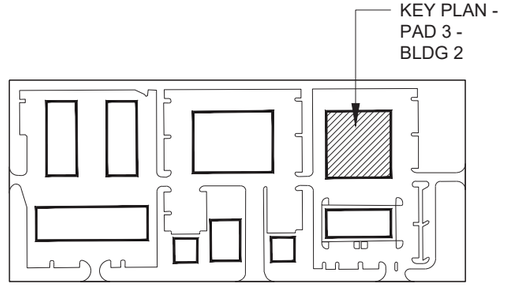

PAD 3 - BUILDING 2 - EAST ELEVATION

PAD 3 - BUILDING 2 - WEST ELEVATION

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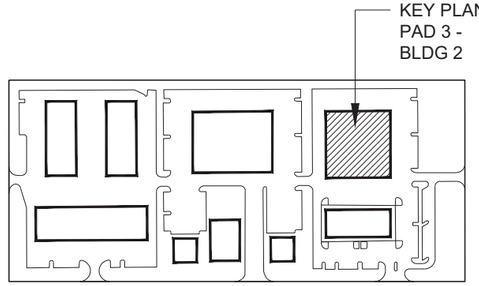
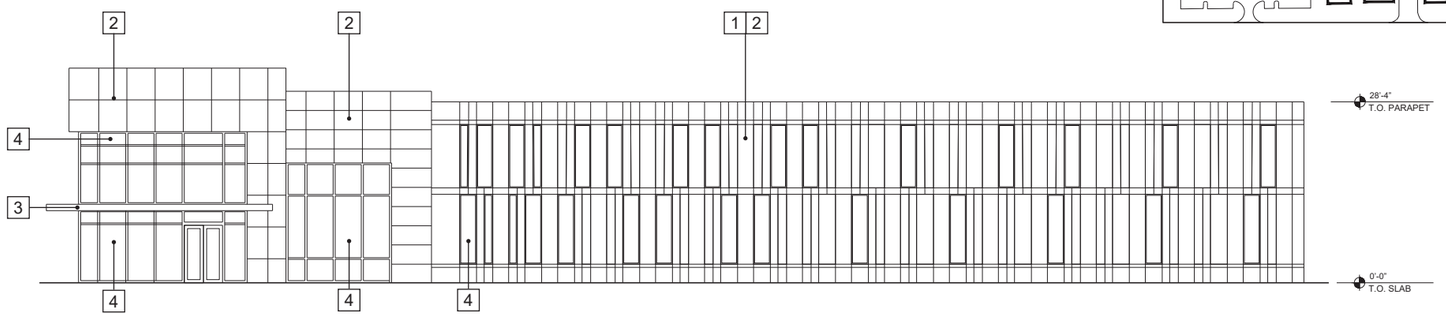
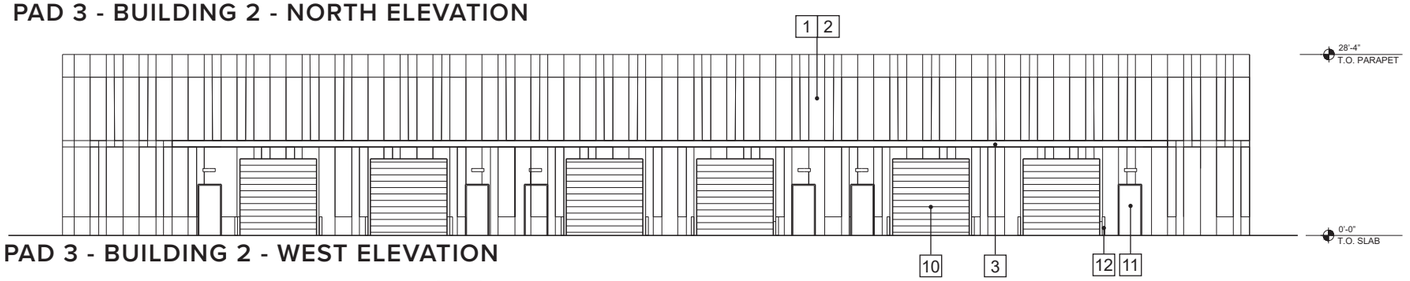
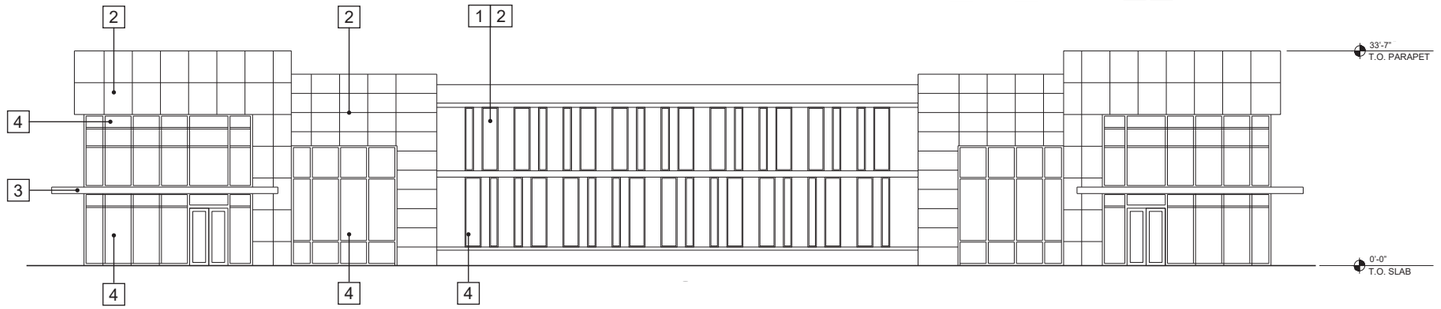




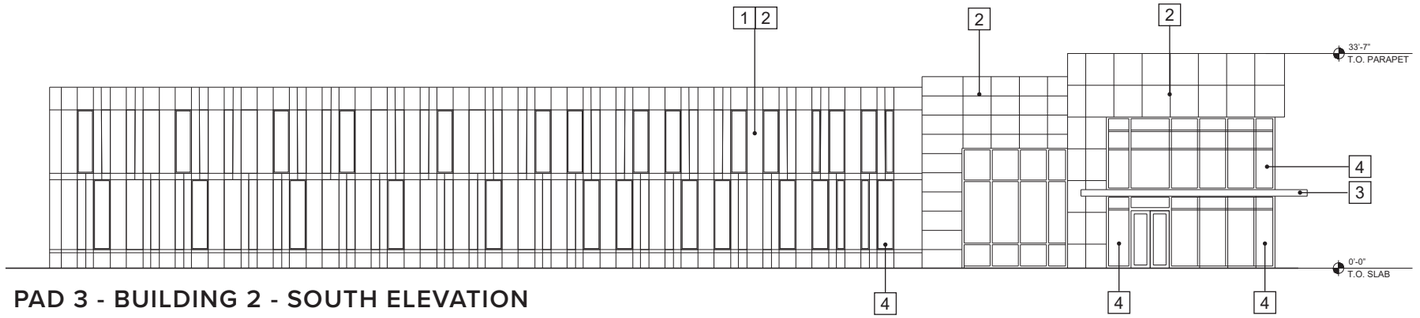
PAD 3 - BUILDING 2 - NORTH ELEVATION



PAD 3 - BUILDING 2 - WEST ELEVATION



PAD 3 - BUILDING 2 - EAST ELEVATION



PAD 3 - BUILDING 2 - SOUTH ELEVATION

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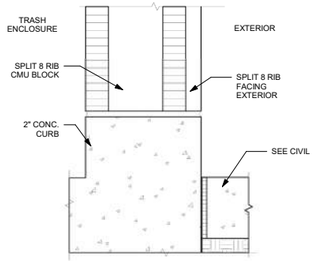
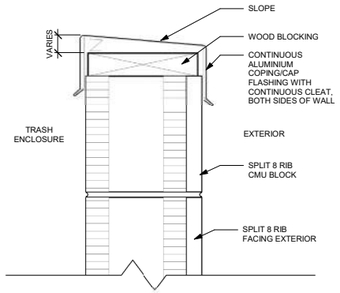
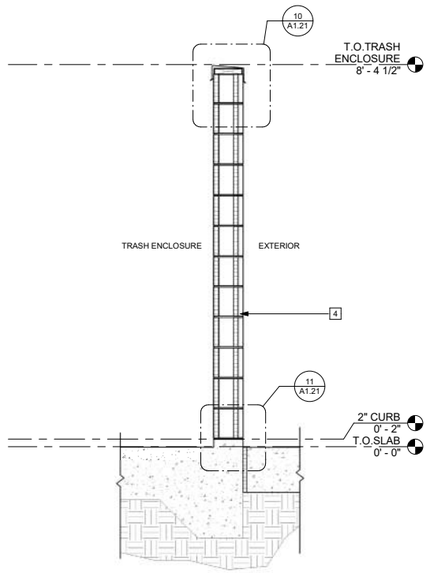
LEGEND	KEYNOTES		GENERAL NOTES
FLOAT FINISH CONCRETE BROOM FINISH CONCRETE	1 DEPRESSED SLAB 2 SLOPED SLAB 3 2" CONCRETE CURB 4 SPLIT 8 RIB CMU BLOCK - A-1 BLOCK CORP, SPLIT FACE, GRAY (S-141) 5 4" BOLLARD, TYP. SEE DETAIL 3/A1.21 6 TRASH ENCLOSURE	7 6" STEEL TUBE, TYP. 8 7'-4"W X 7'-6"H BLACK STEEL TUBE FRAME GATES. PROVIDE STEEL PANEL BACKS AND FOR EACH LEAF PROVIDE THREE HINGES, ONE CANE BOLT, AND ONE PUL HANDLE	1. EXTERIOR DIM'S ARE TO EDGE OF SLAB/FACE OF SHEATHING (BOTH TO ALIGN). SEE DETAILS FOR SLAB EDGE AT CENTERLINE OF TENANT WALL. 2. SEE STRUCTURAL FOR CONTROL JOINTS. 3. SLOPE SLAB AS REQ'D TO PROVIDE POSITIVE DRAINAGE BEHIND CURBS. 4. PROVIDE CRICKETS AS REQ'D TO PROVIVE POSITIVE DRAINAGE.



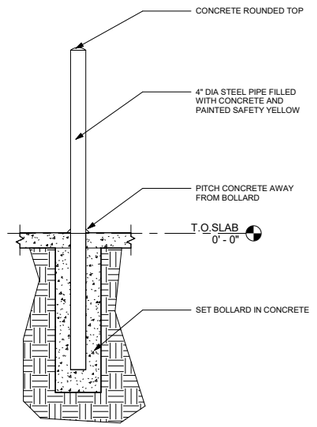
11 WALL AT GRADE
3" = 1'-0"



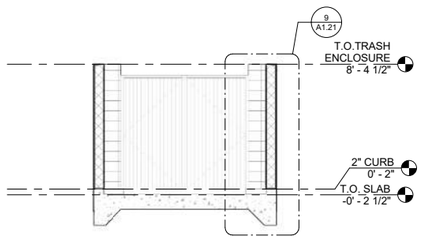
10 PARAPET CAP
3" = 1'-0"



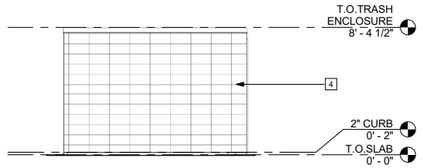
9 TRASH ENCLOSURE WALL SECTION
3/4" = 1'-0"



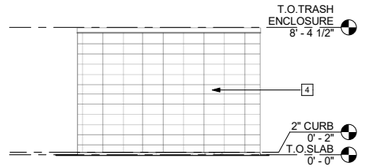
8 BOLLARD SECTION
3/4" = 1'-0"



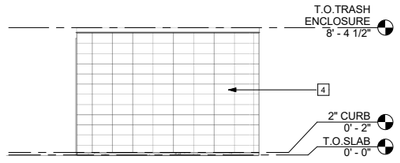
7 TRASH ENCLOSURE SECTION
1/4" = 1'-0"



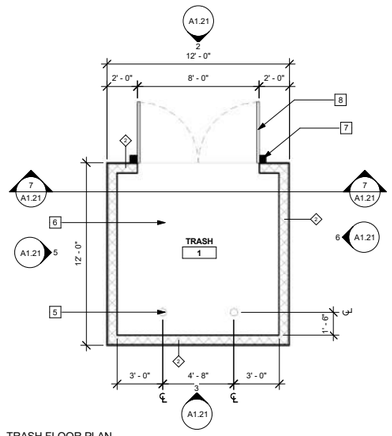
6 TRASH RIGHT SIDE ELEVATION
1/4" = 1'-0"



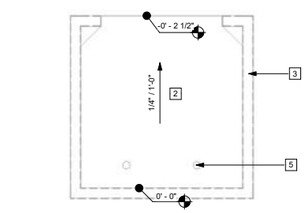
3 TRASH REAR ELEVATION
1/4" = 1'-0"



5 TRASH LEFT SIDE ELEVATION
1/4" = 1'-0"



4 TRASH FLOOR PLAN
1/4" = 1'-0"



1 TRASH SLAB PLAN
1/4" = 1'-0"

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CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

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

STAFF REPORT

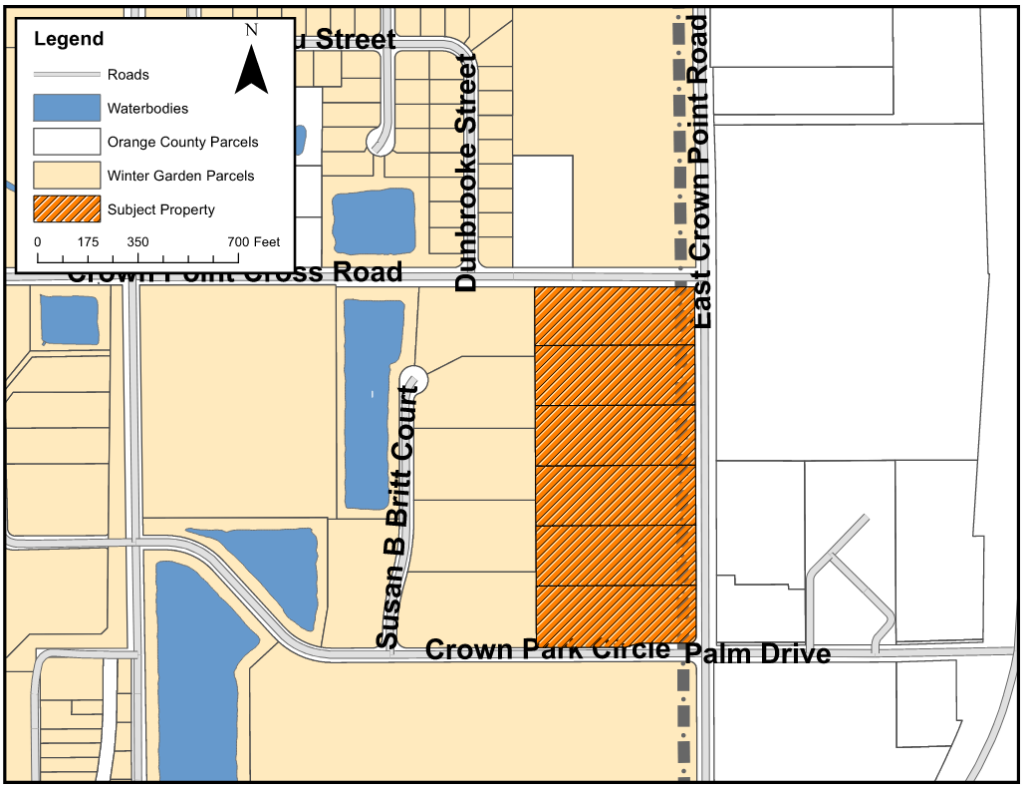
TO: PLANNING AND ZONING BOARD
PREPARED BY: SHANE FRIEDMAN, PLANNING SUPERVISOR
DATE: NOVEMBER 3, 2025
SUBJECT: PCD REZONING – EAST CROWN POINT COMPLEX
ORD 25-37
530, 550, 570, 590, 610, and 630 EAST CROWN POINT RD (15.99 +/- ACRES)
PARCEL ID # 13-22-27-0895-00-070; -080; -090; -100; -110; and -120

APPLICANT: Florida Engineering Group, 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 East Crown Point Road, and are approximately 15.99 ± 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 15.99 ± 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 MUD (Multi Use Development) on the Future Land Use Map of the Comprehensive Plan.

EXISTING USE

The project consists of six properties. All properties are vacant and reside within the Britt Business Center North Phase 2 commercial subdivision.

ADJACENT LAND USE AND ZONING

The properties to the west and south are developed with office and industrial buildings, are zoned I-2 (General Industrial District), and are located within the City's municipal limits. The properties to the east are developed with warehouse and office spaces, are zoned PUD-IND, and are located within the City of Ocoee. To the north there are two properties. The first property is developed with a single-family home, is zoned A-1, and is located in unincorporated Orange County. The second property is developed with a church (West Orlando Baptist), is zoned R-1, and is located within the City's municipal limits.

PROPOSED USE

The applicant is proposing to rezone the properties to PCD to allow the construction of nine (9) commercial office/flex space buildings totaling 203,306 square feet. The project is proposed to be phased across three lots and six phases. The purpose of PCD rezoning is to allow the light industrial, warehousing, and flex spaces that wouldn't otherwise be allowed in C-2 zoning. The rezoning to a PCD with a mix of uses is allowed and even encouraged within the MUD (Multi Use Development) future land use designation. It is also consistent with the area, which has a mix of commercial and industrial properties.

A traffic impact analysis (TIA) was performed and reviewed by the City's transportation consultant. The project will generate 1,718 net new daily trips with 216 A.M peak hour trips and 247 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

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 MEETING

The city organized a community meeting for this project on September 15, 2025. This was attended by about 15 to 20 residents, mostly consisting of Chapin Station subdivision residents. There were comments and concerns about access and traffic. The community was made aware that the traffic generated by the development would operate at acceptable levels of service. Some residents expressed concern about the access off Crown Point Cross Road and whether this can

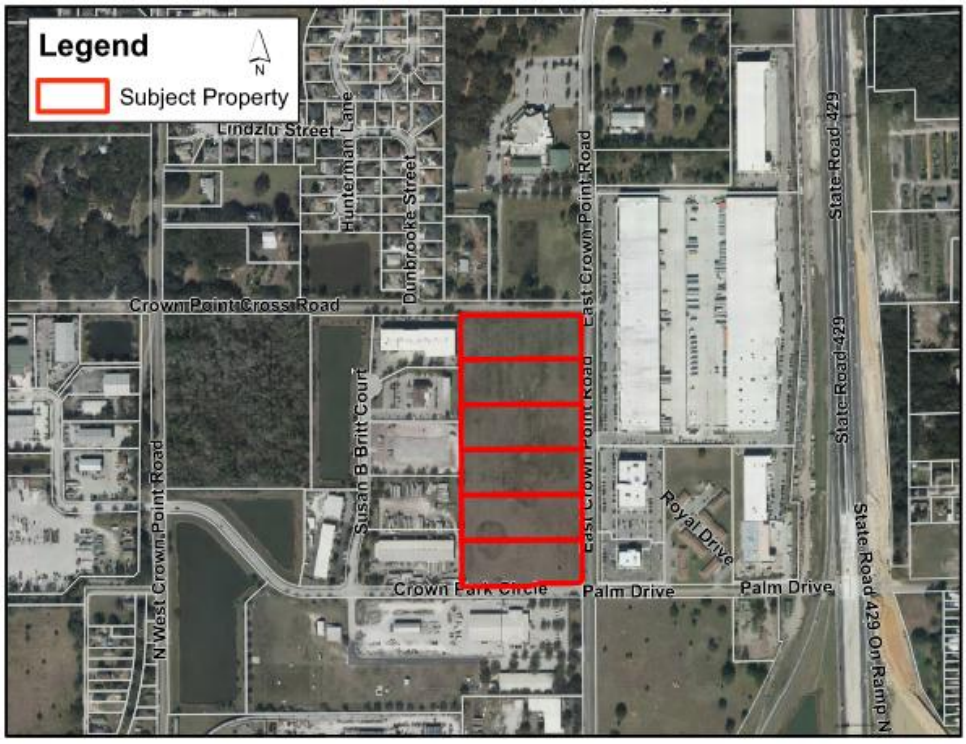
be removed. Staff explained to the public that that access is for the local traffic coming to this site and removing it would dump this traffic onto East Crown Point Road and make the project inefficient when it comes to access management and traffic.

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 East Crown Point Road corridor.

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 25-37.

AERIAL PHOTO
530, 550, 570, 590, 610, and 630 EAST CROWN POINT RD

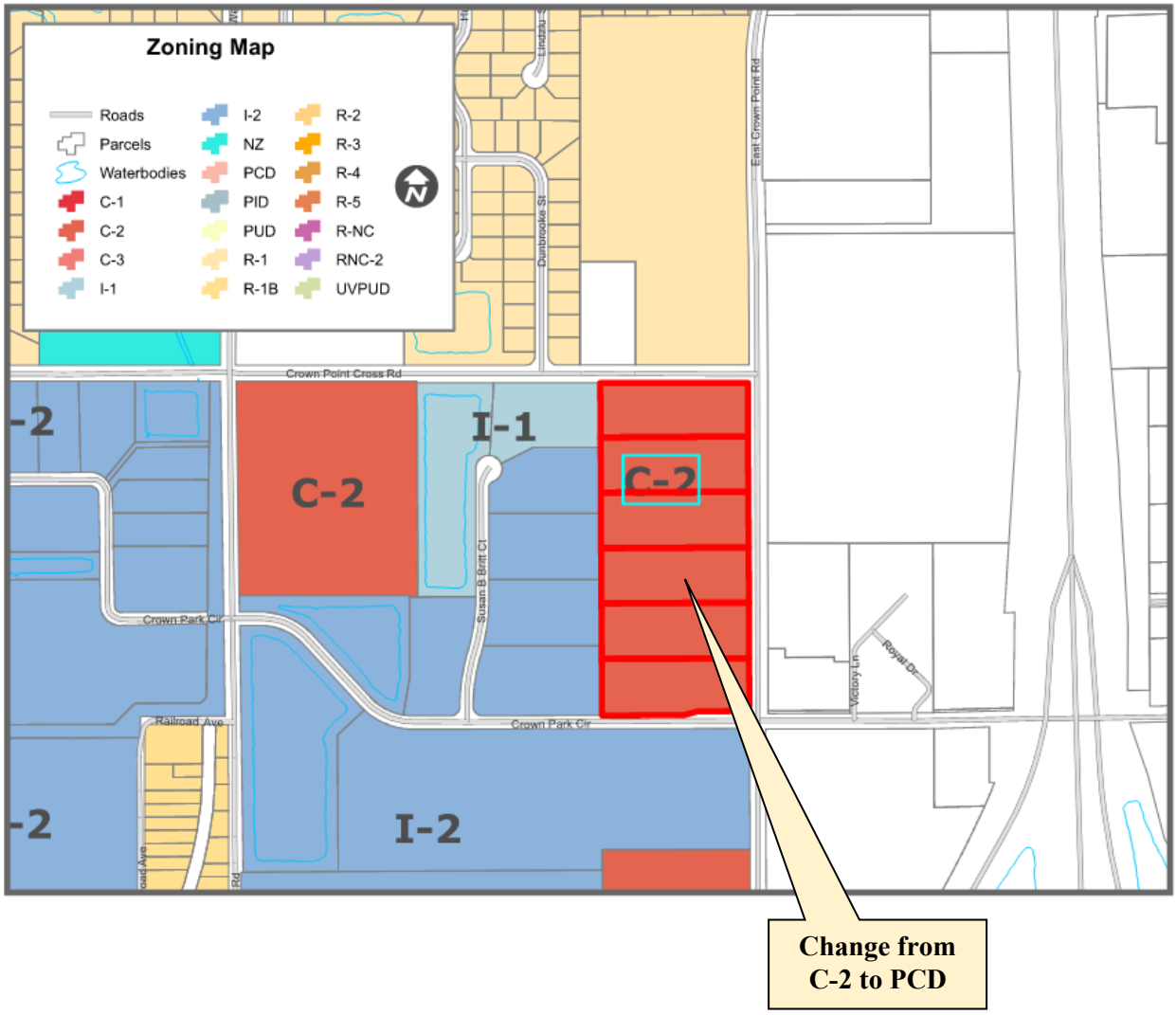


SITE PHOTO
530, 550, 570, 590, 610, and 630 EAST CROWN POINT RD

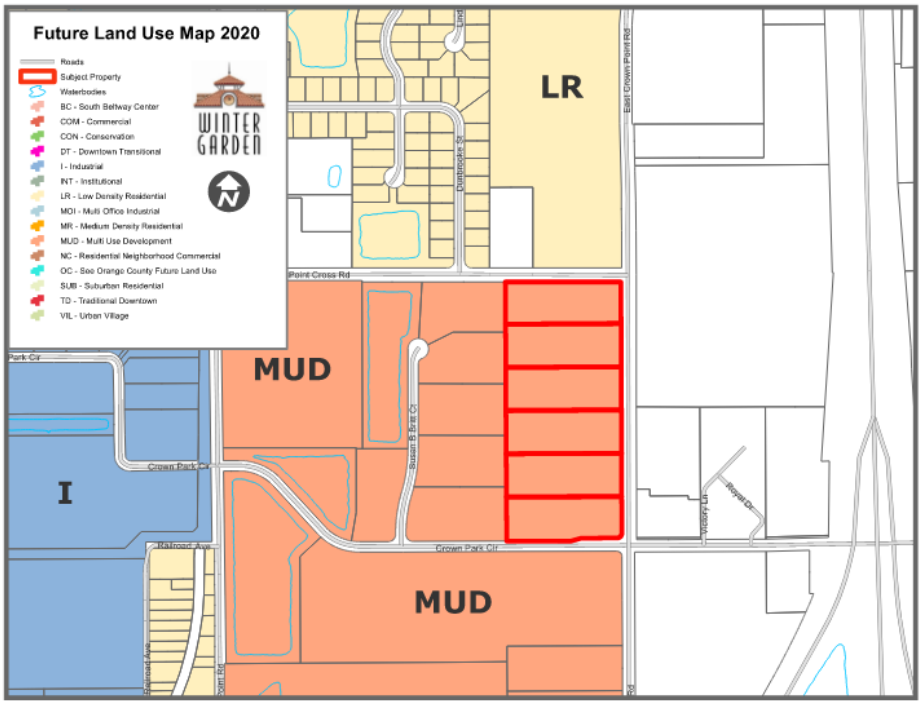
(Facing north on East Crown Point Road at Crown Park Circle)

(Facing south on East Crown Point Road at Crown Point Cross Rd)

ZONING MAP
530, 550, 570, 590, 610, and 630 EAST CROWN POINT RD



FUTURE LAND USE MAP
530, 550, 570, 590, 610, and 630 EAST CROWN POINT RD



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 25-37 (530, 550, 570, 590, 610, and 630 EAST CROWN POINT RD PCD REZONING)

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): Rezoning the properties located at 530, 550, 570, 590, 610, and 630 East Crown Point Rd to Planned Commercial Development (PCD)

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

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

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

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

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

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.): NA

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Kelly Carson, Planning Director

Via: City Manager Jon C. Williams

Date: November 5, 2025 **Meeting Date:** December 11, 2025

Subject: **Ordinance 25-38**

Issue: Amending City of Winter Garden Code of Ordinances Chapter 118, Zoning, Article II, Division 4 to add a new section 118-136.

Discussion:

Ordinance 25-38 would amend City of Winter Garden Code of Ordinances Chapter 118, Zoning, Article II, Division 4 to add a new section 118-136 to establish regulations and procedures for certified recovery residences, including a process for requesting reasonable accommodation as required by Chapter 2025-182, Laws of Florida.

The purpose of this ordinance is to conform to the regulations of Chapter 2025-182, Laws of Florida (SB 954), which requires that cities adopt a process for approving reasonable accommodations for certified recovery residences.

Recommended Action:

Staff recommends adoption of Ordinance 25-38.

Attachment(s)/References:

Location Map
Ordinance 25-38
Business Impact Estimate

ORDINANCE 25-38

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING CHAPTER 118, ZONING, ARTICLE II, DIVISION 4 TO ADD A NEW SECTION 118-136 TO ESTABLISH REGULATIONS AND PROCEDURES FOR CERTIFIED RECOVERY RESIDENCES, INCLUDING A PROCESS FOR REQUESTING REASONABLE ACCOMMODATION AS REQUIRED BY CHAPTER 2025-182, LAWS OF FLORIDA; PROVIDING FOR DEFINITIONS; PROVIDING FOR A REASONABLE ACCOMMODATION PROCESS IN ACCORDANCE WITH FEDERAL AND STATE LAW; PROVIDING FOR APPLICATION REQUIREMENTS, REVIEW PROCEDURES, AND DEADLINES; PROVIDING FOR REVOCATION AND REINSTATEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida adopted Chapter 2025-182, Laws of Florida, effective July 1, 2025, amending §§397.487 and 397.4871, Florida Statutes, relating to certified recovery residences; and

WHEREAS, Chapter 2025-182 requires all municipalities and counties to adopt ordinances establishing a process for the review and approval of certified recovery residences no later than January 1, 2026; and

WHEREAS, the City Commission of the City of Winter Garden recognizes that certified recovery residences provide important housing opportunities for persons in recovery from substance use disorders and are protected under the Fair Housing Amendments Act of 1988 and the Americans with Disabilities Act; and

WHEREAS, the City of Winter Garden is committed to ensuring its land use and zoning processes provide equal housing opportunities for individuals with disabilities while maintaining compliance with state and federal law; and

WHEREAS, the City Commission finds that it is in the best interest of the public health, safety, and welfare to establish clear, consistent procedures for processing requests for reasonable accommodation by certified recovery residences.

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

SECTION 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

SECTION 2. Adoption. Chapter 118, Zoning, Article II, Division 4 of the Code of Ordinances of the City of Winter Garden, Florida, is hereby amended to add a new **Section 118-136**, to read as follows:

Sec. 118-136.- Certified Recovery Residences.

A. Definitions. For purposes of this Section, the following terms shall have the meanings set forth in §397.311, Florida Statutes, as amended:

1. **Certified recovery residence** – A recovery residence that holds a valid certificate of compliance and is actively managed by a certified recovery residence administrator as defined in Section 397.311, Florida Statutes, as amended, including Level I through Level IV certified recovery residences.
2. **Certificate of compliance** – A certificate issued by a credentialing entity to a recovery residence or administrator.
3. **Certified recovery residence administrator** – An administrator who holds a valid certificate of compliance.
4. **Reasonable accommodation** – A waiver or modification of land use, zoning, or other regulations to afford persons with disabilities an equal opportunity to use and enjoy a dwelling, consistent with the Fair Housing Amendments Act and the Americans with Disabilities Act.

B. Applicability.

This Section applies to a certified recovery residence seeking a reasonable accommodation from land use, zoning or land development code regulations within the City. This Section shall not supersede any declaration of covenants, conditions, or restrictions of a condominium, cooperative, or homeowners' association governed by Chapters 718, 719, or 720, Florida Statutes. Except for the seeking of a reasonable accommodation, the review and approval of a certified recovery residence is governed by the City's standard review and approval processes and compliance with applicable codes and ordinances.

C. Application for Reasonable Accommodation.

(i) **Form of Application.** Applications under this Section shall be filed with the Planning and Zoning Department on a form provided by the City and shall include:

1. Applicant's name, mailing address, telephone number, and email address;
2. Address and parcel identification number of the subject property;
3. Identification of the specific regulation from which relief is sought; and
4. A description of the reasonable accommodation requested along with citations to the applicable code or ordinance provisions at issue and the basis for requesting such accommodation.
5. A copy of the applicable certificate of compliance pertaining to the applicant.

(ii) **Processing.**

1. The Planning and Zoning Department shall date-stamp all applications upon receipt.
2. Within thirty (30) days of receipt, the City may request additional information in writing. Applicants shall have at least thirty (30) days to respond.

3. Within sixty (60) days of receipt of a completed application, the Planning Director or designee shall issue a written determination approving, approving with conditions, or denying the request based on evidence-based findings.
4. If no determination is issued within sixty (60) days of a completed application, and no written extension has been agreed to, the request shall be deemed approved.

(iii) **Application Fee.**

1. Each applicant for approval of a reasonable accommodation from land use, zoning or land development code regulations within the city shall pay an application fee to help defray the cost to the city of reviewing the application and making a determination as to whether or not the request for a reasonable accommodation satisfies the review criteria outlined in Sec. 118-136.D below. This application fee will not be refundable, whether or not the request for a reasonable accommodation is approved.

D. Review Criteria.
Decisions on a request for a reasonable accommodation under this Section shall be based on making the minimum reasonable accommodation necessary to accomplish the purpose of the request and meet the requirements of the Fair Housing Amendments Act of 1988, the Americans with Disabilities Act, and Chapter 2025-182, Laws of Florida. Conditions may be imposed on the reasonable accommodation, provided such conditions are consistent with federal and state law.

E. Revocation and Reinstatement.
(a) **Revocation.** An accommodation granted under this Section may be revoked by the City if the certified recovery residence: (i) loses its certificate of compliance under Florida law, or (ii) closes or vacates the premises.
(b) **Reinstatement.** If the certificate of compliance is reinstated within one hundred eighty (180) days of revocation, the accommodation may be reinstated administratively by the Planning Director.
(c) **Appeal**. Any certified recovery residence who is adversely affected by a decision made concerning a request for a reasonable accommodation or revocation of accommodation shall have the right to appeal such decision to the City Commission by filing a notice of appeal with the City Clerk within ten (10) days of the applicable decision along with stating the specific basis of the appeal. The City Commission will conduct a quasi-judicial hearing on the appeal within sixty (60) days of the filing of the appeal unless otherwise agreed to by the Planning Director and the certified recovery residence.

SECTION 3. Conflicts. In the event of a conflict between this Ordinance and any other ordinance or provision of law, this Ordinance shall control to the extent allowable by law.

SECTION 4. Severability. If any portion of this Ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a

separate, distinct provision, and such holding shall not affect the validity of the remaining portions.

SECTION 5. Codification. This Ordinance shall be codified in the Code of Ordinances of the City of Winter Garden, Florida. Section numbering, formatting, and headings may be altered as necessary.

SECTION 6. Effective Date. This Ordinance shall take effect immediately upon adoption.

FIRST READING: _____.

SECOND READING: _____.

ADOPTED this ____ day of _____, 2025, by the City Commission of the City of Winter Garden, Florida.

CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA

_____
John Rees, Mayor

ATTEST:

_____
Angee 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 25-38** - Amending Code Chapter 118 – Establishing regulations and procedures for certified recovery residences.

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.

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☐ The proposed ordinance is an emergency ordinance;

☐ The ordinance relates to procurement; or

☐ The proposed ordinance is enacted to implement the following:

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

Ordinance 25-38 would amend City of Winter Garden Chapter 118, Zoning, Article II, Division 4 to add a new section 118-136 to establish regulations and procedures for certified recovery residences, including a process for requesting reasonable accommodation as required by Chapter 2025-182, Laws of Florida.

The purpose of this ordinance is to conform to the regulations of Chapter 2025-182, Laws of Florida (SB 954), which requires that cities adopt a process for approving reasonable accommodations for certified recovery residences.

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 certified recovery residences seeking a reasonable accommodation from land use, zoning or land development code regulations within the City. There should not be any real economic impacts on private, for-profit businesses beyond the administrative costs associated with completing an application.

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

The only direct compliance costs that should be incurred by businesses as a result of adopting this ordinance is the application fee.

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

The only new charge imposed will be the application fee.

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. Most of the regulatory onus will be on the Planning & Zoning Department to review and process the application.

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

The proposed ordinance would only potentially have an impact on certified recovery residences seeking a reasonable accommodation from land use, zoning or land development code regulations within the City. The City has not received many such requests to date.

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

CITY COMMISSION AGENDA ITEM

From: Laura Zielonka, Finance Director

Via: Jon C. Williams, City Manager

Date: November 7, 2025 **Meeting Date:** December 11, 2025

Subject: **Ordinance 26-04:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 25-33, THE CITY OF WINTER GARDEN FISCAL YEAR 2025-2026 BUDGET TO CARRY FORWARD PRIOR YEAR APPROPRIATIONS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

Issue: Ordinance 26-04 amends the current year budget to carry forward prior year appropriations for projects, machinery and equipment and other items budgeted but not purchased and projects budgeted but not completed by fiscal year ending FY 2025. This will ensure that there is adequate funding to purchase those items and complete those projects that were not completed by year-end.

Recommended action: Motion to adopt Ordinance 26-04.

Attachments/References: Ordinance 26-04

ORDINANCE 26-04

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 25-33, THE CITY OF WINTER GARDEN FISCAL YEAR 2025-2026 BUDGET TO CARRY FORWARD PRIOR YEAR APPROPRIATIONS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, on September 25, 2025, 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, 2025 and ending September 30, 2026;

WHEREAS, the City Commission has decided to amend the City of Winter Garden, Florida Budget for the tax year beginning October 1, 2025 and ending September 30, 2026 to provide for budget carryovers from the preceding budget year;

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

SECTION 1: That the sum of $95,954,403 to be appropriated as follows:

REVENUES

General Fund	$46,102,152
Community Redevelopment Agency Fund	5,782,553
Law Enforcement Grants Fund	21,054
Local Option Gas Tax Fund	450,000
General Impact Fee Fund	2,620,063
Transportation Impact Fee Fund	5,285,133
Capital Projects Fund	2,458,593
Utilities Operating Fund	25,265,536
Utilities Impact Fee Fund	594,297
Utilities Renewal & Replacement Fund	225,000
Stormwater Fund	7,092,331
Solid Waste Fund	53,691
Trailer City Fund	4,000
	$95,954,403

EXPENDITURES

General Fund	$46,102,152
Community Redevelopment Agency Fund	5,782,553
Law Enforcement Grants Fund	21,054
Local Option Gas Tax Fund	450,000
General Impact Fee Fund	2,620,063
Transportation Impact Fee Fund	5,285,133

Capital Projects Fund	2,458,593
Utilities Operating Fund	25,265,536
Utilities Impact Fee Fund	594,297
Utilities Renewal & Replacement Fund	225,000
Stormwater Fund	7,092,331
Solid Waste Fund	53,691
Trailer City Fund	4,000
	$95,954,403

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

City of Winter Garden
Carry Forward Budget FY2025-2026
Ordinance 26-04
Exhibit 1

Account Number	Project	Account Description	Amount	Item Description
General Fund				
001-0213-399.99-99		Use of Fund Balance	46,102,152	*To balance revenues/expenditures*
		Total Revenues	***46,102,152***	
Economic Development				
001-0215-552.63-00	17001	Improvements Other Than Buildings	693,074	*Wayfinding Signage Phase II*
001-0215-552.63-00	20039	Improvements Other Than Buildings	133,694	*SOBO Plaza*
001-0215-552.63-00	24034	Improvements Other Than Buildings	916,820	Boys & Girls Club
Information Tech:				
001-0225-513.63-00	25020	Improvements Other Than Buildings	26,747	*City Hall / Plant Street Cameras*
001-0225-513-64-00	23041	Equipment	23,097	*Firewalls - City Hall and Police Department*
001-0225-513-64-00	24028	Equipment	13,555	*Wireless Access Points (50)*
001-0225-513-64-00		Equipment	23,707	*Rackmount UPS*
Police:				
001-0521-521-62-00	24002	Building	15,164	*Office Space Reconfiguration*
001-0521-521-62-00	24003	Building	20,000	*Lighting Retrofit*
001-0521-521-64-00		Equipment	197,008	*CAD/RMS Dispatch and Records Management System*
001-0521-521-64-00		Equipment	17,576	*Insurance adjustment for vehicle replacement*
001-0530-521-62-00	18003	Building	41,230	*Fire Suppression System*
001-0530-521-63-00	24006	Improvements Other Than Buildings	30,000	*Dispatch Wave Radio*
Fire:				
001-0620-522.34-01		Misc Contractual Services	110,000	Medicare Cost Recovery (PEMT/MCO) Program Fees
001-0624-522.46-10		Building Maintenance	9,000	Station 24 Rear Gate Control Access Readers
001-0620-522.64-00		Equipment	65,715	*Fire Administration - Firefighting Drill Tower*
001-0620-522.64-00		Equipment	763,250	*SCBA replacements*
001-0621-522.62-00	18015	Building	4,999,434	*Fire Station - Southwest WG*
001-0621-522.64-00		Equipment	1,750	*Engine Cone Reconfiguration*
001-0622-522.62-00	13004	Building	26,634	*Concrete Apron Replacement*
001-0622-522.62-00	23003	Building	5,500	*FA Bay Cooling Fans*
001-0623-522.62-00	22007	Building	10,500	*Fire Station 23 Ventilation*
001-0623-522.62-00	23003	Building	5,500	*FA Bay Cooling Fans*
001-0624-522.62-00	17007	Building	2,800	*Fire Station 24 Storage Shed - A/C Units*
001-0624-522.62-00	22005	Building	10,500	*Fire Station 24 Ventilation*
001-0624-522.62-00	23003	Building	5,500	*FA Bay Cooling Fans*
001-0624-522.62-00	21003	Building	225,000	*Reserve Apparatus Storage Building*
001-0624-522.62-00	10001	Building	292,000	*Fire Station 24 Renovation Funding plan*
001-0624-522.62-00	25028	Building	39,506	*Fire Station 24 Generator*
001-0624-522.63-00	20005	Improvements Other Than Buildings	19,000	*Fire Station 24 Training Pad*
001-0624-522.64-00		Equipment	696,000	*Fire Engine - St 24, replacement*
001-0624-522.64-00		Equipment	1,750	*Engine Cone Reconfiguration*
Streets:				
001-0741-541.63-00	08005	Improvements Other Than Buildings	122,624	*Marsh Rd (CR545>Hckry Hammock)*
001-0741-541.63-00	13011	Improvements Other Than Buildings	12,272,039	*Dillard St Improv - SR 50> Plant St*
001-0741-541.63-00	16003	Improvements Other Than Buildings	1,682,160	*Trail Enhancement (Oval)*
001-0741-541.63-00	19006	Improvements Other Than Buildings	891,544	*Street/S-Walk Improvements (9th St, E Plant St)*
001-0741-541.63-00	20007	Improvements Other Than Buildings	120,891	*Tildenville School Road Trail Realignment*
001-0741-541.63-00	20008	Improvements Other Than Buildings	250,000	*Repair Joiner Street Parking Lot*
001-0741-541.63-00	22011	Improvements Other Than Buildings	150,000	*Golf Cart Trail Expansion*
001-0741-541.63-00	24007	Improvements Other Than Buildings	350,000	*Overhead to Underground Power Lines*
Cemetery:				
001-0739-539.63-00	18042	Improvements Other Than Buildings	66,836	*Cemetery Expansion*
001-0739-539.63-00	22012	Improvements Other Than Buildings	63,949	*Irrigation & Coping Replacement*
Engineering:				
001-1016-541.63-00	24008	Improvements Other Than Buildings	300,000	*Ballfield Parking Lot Design*
Administrative Services:				
Human Resources				
001-0745-513.54-02		Seminars and Courses	153,000	*Training budgeted in prior years, carry forward to FY26*
Facilities and Fleet				
001-0746-539.62-00	21006	Building	150,000	*City Hall Roof [Facilities Replacement Funding Plan]*
001-0746-539.62-00	22016	Building	100,000	*City Hall South Entrance Rehab*
001-0746-539.62-00	24010	Building	22,000	*Maple Street Park Electrical*
001-0746-539.62-00	24012	Building	250,000	*City Hall Chiller [Facilities Replacement Funding Plan]*
001-0746-539.62-00	25006	Building	5,756	*Palmetto WTP A/C*
001-0746-539.62-00	25011	Building	75,000	*Garden Theatre RTU Replacement [Funding plan]*
001-0746-539.63-00	11035	Improvements Other Than Buildings	21,600	*EV Charging Stations*

City of Winter Garden
Carry Forward Budget FY2025-2026
Ordinance 26-04
Exhibit 1

Account Number	Project	Account Description	Amount	Item Description
001-0746-539.63-00	12019	Improvements Other Than Buildings	26,906	*Downtown Audio Upgrades*
001-0746-539.63-00	16004	Improvements Other Than Buildings	3,548	*Downtown Streetlight Retrofit*
001-0746-539.63-00	19022	Improvements Other Than Buildings	31,000	*City Hall Parking Lot*
001-0746-539.63-00	22017	Improvements Other Than Buildings	15,000	*Tremaine Power Vault*
001-0746-539.63-00	24013	Improvements Other Than Buildings	5,000	*City Hall Fountain Improvement*
001-0746-539.62-00	19022	Building	11,000	*City Hall Parking Lot improvement [Funding plan]*
001-0747-539.62-00	19007	Building	44,310	*Fleet Building improvements*
001-0747-539.64-00		Equipment	13,700	*Diesel exhaust fluid tank*
Parks and Recreation:				
001-0775-572-62-00	*22018*	Building	8,263	*Parks Complex Security Cameras*
001-0775-572-62-00	*22019*	Building	32,320	*Parks Complex Shelter*
001-0775-572-62-00	*24014*	Building	8,465	*Storage Shed*
001-0775-572-62-00	*24015*	Building	50,000	*Senior Field Park Building Upgrades*
001-0775-572-62-00	*24016*	Building	325,000	*Walker Field Park Building Upgrades [Funding plan]*
001-0775-572-63-00	*09041*	Improvements Other Than Buildings	58,019	*SR 50 Median Lanscaping*
001-0775-572-63-00	*13007*	Improvements Other Than Buildings	860,805	*Tucker Ranch Heritage Park*
001-0775-572-63-00	*15036*	Improvements Other Than Buildings	16,912,312	*Tucker Ranch Welness Park*
001-0775-572-63-00	*17056*	Improvements Other Than Buildings	225,000	*9th St Community Farm*
001-0775-572-63-00	*23026*	Improvements Other Than Buildings	322,188	*Little League Field Enhancements*
001-0775-572-63-00	*24017*	Improvements Other Than Buildings	350,000	*Senior Field Park Light Upgrades*
001-0775-572-64-00	*25001*	Equipment	31,453	*Holiday Decorations*
001-0872-572-62-00	*17018*	Building	115,200	*Jessie Brock Roof*
001-0872-572-64-00		Equipment	34,404	*Lightning Protection System, multiple locations*
001-3658-575.62-00	*22026*	Building	58,987	*Tanner Hall Improvements*
001-3658-575.63-00	*23007*	Improvements Other Than Buildings	70,862	*Newton Park Electrical Upgrade*
		Total Expenditures	***46,102,152***	
Community Redevelopment Agency Fund				
120-0213-399.99-99		Use of Fund Balance	5,782,553	*To balance revenues/expenditures*
		Total Revenues	***5,782,553***	
120-0213-552.61-00	*24046*	Land	544,120	*EWG Acquired Property Redevelopment*
120-0213-552.63-00		Improvements Other Than Buildings	710,047	*Funding for Capital Projects*
120-0213-552.63-00	*17001*	Improvements Other Than Buildings	310,000	*Downtown Wayfinding Signs*
120-0213-552.63-00	*17022*	Improvements Other Than Buildings	1,780,000	*East Winter Garden*
120-0213-552.63-00	*24030*	Improvements Other Than Buildings	1,300,000	*EWG Legacy Fund*
120-0213-552.63-00	*24031*	Improvements Other Than Buildings	576,260	*EWG Infrastructure Streetscape Design*
120-0213-552.63-00	*24032*	Improvements Other Than Buildings	333,103	*Zanders Park Revitalization Program*
120-0213-552.63-00	*24033*	Improvements Other Than Buildings	20,000	*Habitat - EWG Neighborhood Revitalization*
120-0213-552.63-00	*24047*	Improvements Other Than Buildings	209,023	*Commercial Revitalization - Center Street*
		Total Expenditures	***5,782,553***	
Law Enforcement Grants				
122-0521-399.99-99		Use of Fund Balance	21,054	*To balance revenues/expenditures*
		Total Revenues	***21,054***	
122-0521-521.64-00		Equipment	21,054	*Law enforcement grant*
		Total Expenditures	***21,054***	
Local Option Gas Tax Fund				
160-0741-399.99-99		Use of Fund Balance	450,000	*To balance revenues/expenditures*
		Total Revenues	***450,000***	
160-0741-541.63-00	*25012*	Improvements Other Than Buildings	450,000	*Street Resurfacing*
		Total Expenditures	***450,000***	
General Impact Fee Fund				
170-0620-399.99-99		Use of Fund Balance	2,620,063	*To balance revenues/expenditures*
		Total Revenues	***2,620,063***	
170-0622-522.62-00	18015	Building	2,620,063	*Fire Station - Southwest WG*
		Total Expenditures	***2,620,063***	

City of Winter Garden
Carry Forward Budget FY2025-2026
Ordinance 26-04
Exhibit 1

Account Number	Project	Account Description	Amount	Item Description
Transportation Impact Fee Fund				
174-0741-399.99-99		Use of Fund Balance	5,285,133	*To balance revenues/expenditures*
		Total Revenues	***5,285,133***	
174-0741-541-61-00	*20038*	Land	51,924	*Plant St ROW - SR429*
174-0741-541-63-00	*24040*	Improvements Other Than Buildings	940,631	*681 W Plant St (Lumen/CL Property)*
174-0741-541-63-00	*08005*	Improvements Other Than Buildings	547,759	*Marsh Rd (CR545>Hickory Hammock)*
174-0741-541-63-00	*13043*	Improvements Other Than Buildings	125,739	*Lulu Creek/Stormwater Landscaping*
174-0741-541-63-00	*15008*	Improvements Other Than Buildings	100,000	*Plant St East-Median Landscaping*
174-0741-541-63-00	*16010*	Improvements Other Than Buildings	178,261	*E Crown Pt-Plant to Crown Pt Cross*
174-0741-541-63-00	*18043*	Improvements Other Than Buildings	9,684	*CR 545 4-Ln Turnpike to SR50*
174-0741-541-63-00	*20009*	Improvements Other Than Buildings	1,135,591	*Carter Road Intersection*
174-0741-541-63-00	*20026*	Improvements Other Than Buildings	2,101,031	*Dillard St Roundabouts-SR50>Plant*
174-0741-541-63-00	*23009*	Improvements Other Than Buildings	37,500	*Video Detection at Daniels & Foxcrest Signal*
174-0741-541-63-00	*23031*	Improvements Other Than Buildings	57,013	*Traffic Calming*
		Total Expenditures	***5,285,133***	
Capital Projects Fund				
336-0213-399.99-99		Use of Fund Balance	2,458,593	*To balance revenues/expenditures*
		Total Revenues	***2,458,593***	
336-0213-559.63-00	15036	Improvements Other Than Buildings	2,458,593	*Tucker Ranch Wellness Park*
		Total Expenditures	***2,458,593***	
Utilities Operating Fund				
410-2116-399.99-99		Use of Fund Balance	25,265,536	*To balance revenues/expenditures*
		Total Revenues	***25,265,536***	
410-2116-533.63-00	13011	Improvements Other Than Buildings	1,310,883	*Dillard Street Project SR50>Plant*
410-2116-533.63-00	13044	Improvements Other Than Buildings	300,000	*Johns Lake Waterside Util U/S*
410-2116-533.63-00	16003	Improvements Other Than Buildings	30,475	*Trail Enhancement (Oval)*
410-2116-533.64-00		Equipment	250,000	*SCADA System Upgrade*
410-2116-533.64-00		Equipment	9,251	*Pump Motors (2)*
410-2116-533.64-00		Equipment	22,000	*Hydraulic Check Valve*
410-2116-533.64-00		Equipment	612,400	*Western Storage Potable Well*
410-2117-535.63-00	13011	Improvements Other Than Buildings	1,080,205	*Dillard Street Project SR50>Plant*
410-2117-535.63-00	16003	Improvements Other Than Buildings	30,475	*Trail Enhancement (Oval)*
410-2117-535.63-00	17025	Improvements Other Than Buildings	10,382,286	*WWTP Expansion (engineering & design)*
410-2117-535.63-00	18021	Improvements Other Than Buildings	280,500	*Tucker Ranch Utilities (Wastewater)*
410-2117-535.63-00	25026	Improvements Other Than Buildings	250,000	*RIB underdrain gravity main repair*
410-2117-535.64-00		Equipment	250,000	*SCADA System Upgrade*
410-2126-533.63-00	12022	Improvements Other Than Buildings	22,391	*Flex Net Install*
410-2126-533.63-00	16014	Improvements Other Than Buildings	385,947	*2" Water Main Upgrades*
410-2126-533.63-00	16030	Improvements Other Than Buildings	796,534	*Water Meter Replacement - last phase*
410-2126-533.63-00	18004	Improvements Other Than Buildings	10,000	*Public Services Paving*
410-2126-533.63-00	18021	Improvements Other Than Buildings	26,885	*Tucker Ranch Utilities*
410-2126-533.63-00	20031	Improvements Other Than Buildings	100,000	*Reuse Line Relocation at Tiny & Tilden*
410-2126-533.63-00	23010	Improvements Other Than Buildings	18,500	*Daniels Business Park Reclaim Main Upsize*
410-2126-533.63-00	23011	Improvements Other Than Buildings	100,000	*Avalon Road Utility Relocates*
410-2126-533.63-00	24020	Improvements Other Than Buildings	12,000	*Public Works Truck Parking (cost-share)*
410-2126-533.63-00	24021	Improvements Other Than Buildings	500,000	*Lead Service Line Replacement*
410-2126-533.63-00	25013	Improvements Other Than Buildings	300,000	*Maple St Water Project (extend water line)*
410-2127-535.63-00	*12009*	Improvements Other Than Buildings	100,000	*Palm Dr Utility improvements*
410-2127-535.63-00	*12037*	Improvements Other Than Buildings	40,000	*Chemical additions @ LS 50&42 to LS 23 control odors*
410-2127-535.63-00	*15013*	Improvements Other Than Buildings	100,000	*Gravity Sewer Rehab*
410-2127-535.63-00	*18004*	Improvements Other Than Buildings	10,000	*Public Works Pavement Resurfacing (cost-share)*
410-2127-535.63-00	*19016*	Improvements Other Than Buildings	559,794	*Slip Lining*
410-2127-535.63-00	*20031*	Improvements Other Than Buildings	250,000	*Tiny Rd Utility Relocates*
410-2127-535.63-00	*21025*	Improvements Other Than Buildings	605,600	*Lift Station Rebuilds*
410-2127-535.63-00	*21025*	Improvements Other Than Buildings	300,000	*Generator at LS 25*
410-2127-535.63-00	*22032*	Improvements Other Than Buildings	136,316	*Manhole Rehabilitation*
410-2127-535.63-00	*23011*	Improvements Other Than Buildings	1,000,000	*Avalon Road Utility Relocates*
410-2127-535.63-00	*23012*	Improvements Other Than Buildings	300,000	*Rolling Rock Way Pump Station*
410-2127-535.63-00	*23013*	Improvements Other Than Buildings	3,369,907	*Teacup Springs Sewer Conversion*
410-2127-535.63-00	*23019*	Improvements Other Than Buildings	200,000	*Manhole Rehab FY23 > CF*
410-2127-535.63-00	*23039*	Improvements Other Than Buildings	251,187	*Sanitary Sewer Inflow + Infiltration inspections/repairs*

City of Winter Garden
Carry Forward Budget FY2025-2026
Ordinance 26-04
Exhibit 1

Account Number	Project	Account Description	Amount	Item Description
410-2127-535.63-00	*24020*	Improvements Other Than Buildings	12,000	*Public Works Truck Parking (cost-share)*
410-2127-535.63-00	*25014*	Improvements Other Than Buildings	100,000	*9th St (Prodalim) Sewer replacement*
410-2127-535.63-00	*25015*	Improvements Other Than Buildings	200,000	*Manhole Rehabilitation*
410-2127-535.63-00	*25016*	Improvements Other Than Buildings	250,000	*Morgan St Utility improvements*
410-2127-535.63-00	*25017*	Improvements Other Than Buildings	350,000	*Reclaimed Water Storage*
410-2127-535.63-00	*25027*	Improvements Other Than Buildings	50,000	*Railroad Ave Sanitary Line Design*
		Total Expenditures	***25,265,536***	
Utilities Impact Fee Fund				
411-2116-399.99-99		Use of Fund Balance-Water	594,297	*To balance revenues/expenditures*
		Total Revenues	***594,297***	
411-2126-533.63-00	16006	Improvements Other Than Buildings	8,500	*S Highland (Smith > Maple)*
411-2126-533.63-00	16014	Improvements Other Than Buildings	72,797	*2" Water Main Upgrades (city-wide)*
411-2126-533.63-00	17026	Improvements Other Than Buildings	288,000	*Windward Cay Reuse/Retrofit*
411-2126-533.63-00	23014	Improvements Other Than Buildings	150,000	*Western Storage Tank Fill Piping*
411-2126-533.63-00	23015	Improvements Other Than Buildings	75,000	*Tildenville Rd Water Main Extension*
		Total Expenditures	***594,297***	
Utilities Renewal & Replacement Fund				
412-2116-399.99-99		Use of Fund Balance	225,000	*To balance revenues/expenditures*
		Total Revenues	***225,000***	
412-2126-533.63-00	13016	Improvements Other Than Buildings	50,000	*Downtown Brick Pavers*
412-2127-535.63-00	13016	Improvements Other Than Buildings	75,000	*Downtown Brick Pavers*
412-2127-535.63-00	23016	Improvements Other Than Buildings	100,000	*20" RM Elevated Crossing (design phase)*
		Total Expenditures	***225,000***	
Stormwater Fund				
420-2218-399.99-99		Use of Fund Balance	7,092,331	
		Total Revenues	***7,092,331***	
420-2618-538.63-00	13011	Improvements Other Than Buildings	926,962	*Dillard Street Project SR50>Plant*
420-2618-538.63-00	14011	Improvements Other Than Buildings	296,847	*Stormwater R&R*
420-2618-538.63-00	16003	Improvements Other Than Buildings	34,300	*Trail Enhancement (Oval)*
420-2618-538.63-00	17028	Improvements Other Than Buildings	300,000	*Stormwater Pollution Control*
420-2618-538.63-00	18004	Improvements Other Than Buildings	10,000	*Public Works Pavement Resurfacing (cost-share)*
420-2618-538.63-00	19018	Improvements Other Than Buildings	1,800,000	*EWG-Stormwater Line Upgrade - E Plant/9th St*
420-2618-538.63-00	20033	Improvements Other Than Buildings	24,569	*Strates Property Drainage (orig budgeted under 31-04)*
420-2618-538.63-00	23017	Improvements Other Than Buildings	400,000	*Westside Townhomes Drainage Improvements*
420-2618-538.6X-00	23018	Improvements Other Than Buildings	2,599,653	*Roper Dr Stormwater improvements*
420-2618-538.63-00	23019	Improvements Other Than Buildings	200,000	*Manhole Rehab*
420-2618-538.63-00	23037	Improvements Other Than Buildings	100,000	*9th Street Drainage Impr - repair/replace corrigated metal*
420-2618-538.63-00	25018	Improvements Other Than Buildings	400,000	*Sunridge Storm System repair*
		Total Expenditures	***7,092,331***	
Solid Waste Fund				
430-3134-399.99-99		Use of Fund Balance	53,691	*To balance revenues/expenditures*
		Total Revenues	***53,691***	
430-3134-534.63-00	18004	Improvements Other Than Buildings	10,000	*Public Services Paving*
430-3134-534.63-00	24020	Improvements Other Than Buildings	12,000	*Public Works Truck parking*
430-3134-534-64-00		Equipment	31,691	*Chasis-Roll-Off Truck*
		Total Expenditures	***53,691***	
Trailer City Fund				
450-3657-399.99-99		Use of Fund Balance	4,000	*To balance revenues/expenditures*
		Total Revenues	***4,000***	
450-3657-539.63-00	16018	Improvement Other Than Bldg	4,000	*Upgrade city owned lots*
		Total Expenditures	***4,000***	
		Grand Total	***95,954,403***	

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Steve Pash, Assistant City Manager – Public Services

Via: City Manager, Jon C. Williams

Date: December 6, 2025 **Meeting Date:** December 11, 2025

Subject: Palmetto Reuse Facilities – Scada Repairs/Upgrades

Issue:

Over the last year, we have made upgrades to our computer systems for all of our lift stations by installing VTScada, the Water Department, and the Wastewater Plant will be upgraded during the expansion. This proposal is to install VTScada at the Fullers ReUse Facility, Daniels Storage, Western Storage, and the Avalon Booster Pump Station. These upgrades include ethernet radio, color touch screens, SmartComm Modems, and will put all of Public Services on the same VTScada system, creating better communication between all of the department.

Recommended Action:

Staff recommends the Board approve hiring Process Control Services, LLC, to install the new VTScada system for a total of $135,000.00.

Attachment(s)/References:

Process Control Services, LLC – Reuse Pump Station Quote

PROCESS CONTROL SERVICES

Ocoee FL, 34761

Scope of Supply

Date: 11/19/2025

Project: Reuse Pump Station Upgrades Rev2

Customer: City of Winter Garden – Crest Ave

Deliverables:

In accordance with the attached Terms and Conditions, Process Control Services LLC is pleased to offer the following materials/services for the above referenced project. While our complete offering is detailed in this submission, purchase orders directly to manufacturers may be required when ordering.

OVERVIEW:

This proposal is to work alongside the proposal provided to Wharton Smith regarding the Reuse Water System. This proposal will detail the upgrades for the following sites; Fullers Reuse Pump Station, Daniels Reuse Pump Station, Western Storage, and Avalon Booster Station. Each station will communicate to VTScada for alarm notification, monitoring, and control.

It should be noted that Process Control Services assumes that all flow meters, valves, VFD's, and instrumentation are in working order. No instrumentation is to be provided unless explicitly stated below.

SmartComm Cellular Modems work on all three major cell carriers in the United States (AT&T, T-Mobile, and Verizon), scanning the network for the best signal strength. The modems will change operator, tower, and band without the need for any user input. Cellular data is billed annually at a rate of $15/month/site.

PROCESS CONTROL SERVICES

Ocoee FL, 34761

PROPOSAL:

1. **Fullers PS PCP Upgrades:**
    a. **Replace the outdated SLC 5/05 and ethernet radio with Allen Bradley CompactLogix PLC and IO rack.**
    b. **Replace existing, outdated Panelview 1000 HMI with Maple Systems 15" color touchscreen.**

2. **Daniels PS PCP Upgrades:**
    a. **Replace the outdated SLC 5/05 and ethernet radio with Allen Bradley CompactLogix PLC and IO rack.**
    b. **Replace existing, outdated Panelview 1000 HMI with Maple Systems 15" color touchscreen.**

3. **Western Storage Upgrades:**
    a. **Remove and replace the existing radio communications with SmartComm Cellular Modem.**
    b. **Remove and replace the monitor in the MCP with a block off plate and install new 15" Maple Systems touchscreen HMI.**
    c. **SCADA programming to monitor and control the site.**
    d. **There is no need to replace the ControlLogix PLC at this plant as it is a new processor. Only modifications related to the new communications protocol are included.**

4. **Avalon Booster Station Upgrades:**
    a. **Remove and replace existing radio communications with Smartcomm Cellular Modem.**
    b. **Remove and replace Allen Bradley Panelview with 15" Maple Systems HMI.**
    c. **SCADA programming to monitor and control .**
    d. **There is no need to replace the CompactLogix at this site as it is a newer processor. Any programming needed to allow for new communications protocol is included.**

5. **VTScada Programming and screens**
    a. **Program high performance graphics to mimic the layout of each site.**
    b. **Monitor and control of each station remotely**
    c. **Alarm notifications and query messages**

6. **Services provided by Control Systems Engineer (CSE)**

PRICE, DELIVERY AND TERMS OF OFFERING

Prices submitted are for equipment/services specifically listed within this Scope of Supply which constitute our complete offering; Sections may be referenced for identification and clarification only and does not imply the Section is offered in its entirety.

BASE PROPOSAL PRICE: $135,000 + TAX if applicable. FOB factory with freight allowed to jobsite, shipped via standard commercial carrier.

DELIVERY: 3 - 5 weeks after complete and acceptable approval is received.

SUBMITTAL FOR APPROVAL: after acceptable purchase Agreement is received.

TERMS OF PAYMENT

Based on initial and continuing credit approval by Process Control Services LLC., the following payment terms apply:

- Net 30
- NO HOLDBACK (RETAINAGE) provision is offered or allowed

Thank you for the opportunity to offer this Scope of Supply, questions and/or comments regarding this offering should be directed to the salesperson whose name is affixed to the Scope of Supply.

Drew Darnell

(813) 526 - 0107

Drewd@ProcessControlServicesllc.com

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: José P. Gainza, Jr., Fire Chief

Via: Jon Williams, City Manager

Date: December 4, 2025 **Meeting Date**: December 11, 2025

Subject: Change Order Request – Fire Station 21 Build.

Issue: The Winter Garden Fire Rescue Department seeks City Commission approval for two modifications to the current design of the new Fire Station 21.

Recommended Action:

Recommend approving the proposed design modifications, including changing the roof specification from asphalt shingles to a metal deck roof to enhance durability, long-term performance, and wind-resistance. Additionally, recommend approval of the floor plan adjustments to better accommodate operational needs, improve workflow efficiency, and support future service demands.

Total Amount requested: $250,000.00

Attachments/References:

Bentley Proposal Letter

MCI Change Order Proposal

Email Proposal

November 24, 2025

Jose Gainza, Jr., CFO
City of Winter Garden Fire Chief
City of Winter Garden Fire Rescue Department
1 East Cypress Street
Winter Garden, FL 34787

SENT VIA: Email

Re: Winter Garden FS 21 Add Service 3: Interior Revisions
Bentley Project No.: 2022.107.A

Dear Chief Gainza,

We appreciate the opportunity to submit this proposal for additional professional services for the above-referenced project. This proposal includes modifications to the previously approved and designed interior layout of the fire station.

A. Scope

1. Contract Administration and coordination.
2. Interior alterations to rooms shown in the attachment to add an addition RR 113.
3. Change roof plan and roof details from shingles to metal panels.
4. MEP revisions – see attached fee proposal from Salas O'Brien.
5. Interior Design revisions – see attached fee proposal from TJNG.

B. Fees
Please see attached fee sheet.

Additional services shall be provided upon written request by the Client and will be billed at the following contractual rates:

Chief Engineer	$240.35	Senior Engineer 1-Civil	$212.07
Senior Architect	$197.94	Engineer 2-Civil	$169.66
Architect Intern	$ 87.66	Engineering Intern-Civil	$104.62
Chief Designer-Architect	$137.14	Engineer 2-Structural	$183.80
		Engineering Intern-Structural	$115.93

C. Exclusions
Please note that this additional services request is subject to the same terms included in our original fee proposal dated August 21, 2023.

D. Reimbursable Expenses
Other costs associated with the project would include normal reimbursables. Reimbursable costs including out of pocket expenses shall be itemized and invoiced directly plus an administrative charge of 15%. Typical expenses include but are not limited to delivery services, travel expenses, printing, CAD plotting and

reproduction costs.

If this proposal meets with your approval, please sign and return this proposal letter. We will await your authorization to begin work. If you have any questions, please do not hesitate to contact our office.

Sincerely,

Bentley Group, Inc.

Gary Kranston, RA, AIA
Vice President of Architecture

City of Winter Garden

ESTIMATE OF WORK EFFORT AND COST - PRIME CONSULTANT

Name of Project: COWG Fire Station #21 - Addendum 3
County:
FPN:
FAP No.:

Consultant Name: Bentley Architects + Engineers, Inc.
Consultant No.: 2022.107.A
Date: 11/24/2025
Estimator: Gary Kranston

Staff Classification	Total Staff Hours From "SH Summary - Firm"	Chief Engineer 2	Senior Architect	Architectural Intern	Chief Designer - Architecture	Senior Engineer 1 - Civil	Engineer 2 - Civil	Engineering Intern - Civil	Engineer 2 - Structural	Engineering Intern - Structural	Senior Designer - Architecture	Engineering Technician - Civil	0	SH By Activity	Salary Cost By Activity	Average Rate Per Task
		$240.35	$197.94	$87.66	$137.14	$212.07	$169.66	$104.62	$183.80	$115.93	$77.76	$95.43				
3. Project General and Project Common Tasks	6	0	6	0	0	0	0	0	0	0	0	0	0	6	$1,188	$197.94
31. Architecture Development	61	1	12	24	24	0	0	0	0	0	0	0	0	61	$8,011	$131.33
POST DESIGN	0	0	0	0	0	0	0	0	0	0	0	0	0	0	$0.00	#DIV/0!
Total Staff Hours	67	1	18	24	24	0	0	0	0	0	0	0	0	67		
Total Staff Cost		$240.35	$3,562.92	$2,103.84	$3,291.36	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00		**$9,198.47**	**$137.29**

SALARY RELATED COSTS:		$9,198.47
OVERHEAD:	0%	$0.00
OPERATING MARGIN:	0%	$0.00
FCCM (Facilities Capital Cost Money):	0.00%	$0.00
SUBTOTAL ESTIMATED FEE:		**$9,198.47**
Subconsultant: SOBE		$9,880.00
Subconsultant: TJNG		$4,500.00
SUBTOTAL ESTIMATED FEE:		**$23,578.47**
Geotechnical Field and Lab Testing		$0.00
SUBTOTAL ESTIMATED FEE:		**$23,578.47**
EXPENSES:	2.00%	$183.97
GRAND TOTAL ESTIMATED FEE:		**$23,762.44**

Salas O'Brien
3501 Quadrangle Blvd., Suite 100
Orlando, Florida 32817
407.380.0400 | www.salasobrien.com

November 13, 2025
Date

ADDITIONAL SERVICES AGREEMENT

Fernanda Silva, RA, AIA, NCARB, Principal Architect
CLIENT
Bentley Group, Inc.
ADDRESS

CITY, STATE, ZIP
Longwood, Florida

Project description:

SOBE Project Number: 2023-04845 Client number: 2022.107.A

Additional service description: Revise the MEP plans, schedules, risers, and details as needed to incorporate the floor plan changes attached to this form. Scope to include coordination with the architect, incorporation of changes across mechanical, electrical, plumbing, power, lighting and low voltage disciplines, quality control review, project management, and submission to the reviewing authority for permit approval. Indicated fee includes response to any permit comments and any added construction period services necessitated by these changes

Compensation: $9,880.00

Terms: [ ] Hourly, Not to exceed [X] Lump sum
[ ] Other:

Work will not proceed without authorization: [X]

Work is proceeding: [ ]

Authorization:

Salas O'Brien

Name / Title Date

Principal 11/13/25
Date

11/18/2025

LETTER OF AGREEMENT – ADD SERVICE 1
Winter Garden Fire Station 21
Winter Garden, FL

This agreement is entered into this the eighteenth day of November in the year of two thousand and twenty-five between ***Bentley Architects + Engineers Inc. (BA+E)*** and ***TJNG Partners, Inc. (TJNG).***

PROJECT
TJNG Partners, Inc. is pleased to submit this proposal for Interior Design services for the above-referenced project.

SCOPE OF SERVICES
Revision to current plans to accommodate additional restroom and reallocation of adjacent space per the plans supplied by ***(BA+E)***. Services include adjustments to finish plan and elevations and other drawings that are affected by the background changes to allow for clear constructability. Rooms affected are ADA Restroom, Dorm 1, Restroom 1, Day Room, and RR3.

BASIS OF COMPENSATION
Compensation shall be a total fee of **$4,500.00** US dollars for the scope as defined above. Invoicing shall occur monthly for the percentage of projects completed. Invoices shall be at (***BA+E)*** offices by the first of each month. All invoices are due within thirty (30) days of issuance. The amounts remaining unpaid forty-five (45) days from the date on the invoice must be charged interest at one and one-half percent (1 1/2%) per month on the outstanding balance (Equal to 18% Annum).

REIMBURSABLE COSTS
All expenses, such as: Plots, reproductions, overnight courier, long distance communications, facsimile communications, presentation material and notebooks, out-of-town travel expenses, accommodations and meals are estimated NTE $1,000.00. The reimbursable expenses shall be billed to **BA+E**, at a direct cost as indicated on the provided receipts within each invoice.

ADDITIONAL SERVICES
Services not included within the identified scope of services shall be provided if authorized in advance and in writing by **BA+E** as an additional service and will be billed at the hourly rate according to the attached Hourly Rate Schedule.

404 East Central Blvd.
Suite 200
Orlando, FL 32801
phone 407-644-2445

CHANGES TO THE WORK

Time expended on changes to the work requested after prior approval by **BA+E*'s*** appointed representative(s) shall be billed as an additional service. Changes or revisions will be made only upon receipt of a written order from **BA+E**.

OTHER CONDITIONS OR SERVICES

Documentation of each design Phase of the project shall be produced only upon receipt of a written or verbal approval/sign-off by **BA+E*'s*** representative for the proceeding phase.

PROJECT SUSPENSION OR TERMINATION

If the project is suspended or abandoned in whole or in part for more than three months, ***TJNG*** shall be compensated for all services performed prior to receipt of written notice from **BA+E** of such suspension or abandonment, together with reimbursable expenses then due and all termination expenses. If the project is resumed after being suspended for more than three months, ***TJNG*** compensation shall be equitably adjusted to consider re-start hours incurred.

PROJECT SCHEDULE

The project schedule shall be produced by **BA+E** *and* ***TJNG*** for the timely completion of project. It shall be the responsibility of **BA+E** to advise ***TJNG*** of schedule milestones and deadlines. ***TJNG*** shall review schedules, maintain a working knowledge of deadlines and critical path issues, and commit to all schedule milestones.

END OF LETTER OF AGREEMENT

This agreement is entered into as of the day and year first written above.

ARCHITECT	**INTERIOR DESIGNER**
Bentley Architects + Engineering, Inc.	**TJNG Partners, Inc.**
_____	_____
Gray Kranston	**Robert Van Den Bogaert**

404 East Central Blvd.
Suite 200
Orlando, FL 32801
phone 407-644-2445

Hourly Rate Schedule

Principal	*$200 per hour*		
Senior Interior Designer	*$150 per hour*	*x30*	*= $4,500.00*
Staff Designer	*$125 per hour*		

Notebook and Board pricing / To be billed under reimbursable expenses.
Price includes - Labor and cost of materials. Shipping to be billed as a direct, reimbursable cost.

Notebooks

First set of binders:

Large 3″ binder	$750.00
Medium 2″ binder	$500.00
1″ or smaller	$200.00

Additional binders:

Large 3″ binder	$450.00
Medium 2″ binder	$300.00
1″ or smaller	$120.00

Additional Finish Boards / Excludes cost of framing)

Large	(approx. 24 x 36)	$1500.00
Medium	(approx. 18 x 24)	$1000.00
Small	(approx. 11 x 17)	$500.00

Renderings / Requires work to be completed in Revit prior to commencement of rendering.

Each room / First view	$1,800.00
Additional views	$800.00

404 East Central Blvd.
Suite 200
Orlando, FL 32801
phone 407-644-2445

Proposal Request 003

Project: Winter Garden Fire Station #21 16290 Marsh Road, Winter Garden, FL	**Contract Information:** Contractor for: Date:	**Architect's Proj. No.: 2022.107.A** Proposal Request Number: **003** Proposal Request Date: **11/25/2025**

Owner: City of Winter Garden 300 W. Plant Street Winter Garden, FL 34787	**Architect:** Bentley Group Inc. 651 W. Warren Av., Ste 200, Longwood, FL 32750	**Contractor:** Mulligan Constructors, Inc. 1027 W. Lancaster Road, Orlando, FL 32809

The owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within Fourteen (14) calendar days or notify the Architect in writing of anticipated date of submission.

Provide a cost proposal to provide labor, equipment and materials to furnish and install:

- **Please provide cost to provide labor and materials to modify the current constructions documents including but not limited to description below:**
  - **In room 109 ADA RR 1: Relocated west wall of Room 109, relocate opening 109 B, relocate sink and toilet to east wall of room 109. Shower and opening 109 A to be relocated to new room 112.1 RR.**
  - **Room 112 Dorm. 1 has shifted north in plan including associated window.**
  - **Rooms Closet 108, and 113 have been deleted in their entirety included associated walls, ceilings, finishes and opening pairs 108A and 114C.**
  - **In room 110 Circ. South wall has been deleted including opening 110A.**
  - **In room 114 Day Room, Opening 114A have been relocated to continuation of east wall in room 106, north wall of room 114 has been deleted and portion of south wall shared with room 121 Circ. And associated opening 114B has been deleted.**
  - **In room 124 Non Hazardous storage, east wall has shifted east.**
  - **In room 123 RR 2, east and west walls have shifted slightly, and shower has been rotate 90 degrees to be located on north wall.**
  - **In room 122 RR 3, west wall have shifted slightly, and shower has been rotate 90 degrees to be located on north wall. Opening 122A has been relocated and door swing and ratings has been revised.**

- **Openings 115B, 115C, 115D, 115E, 115F, 115G previously shown on the schedule as 20 min rated should be updated to non-rated doors.**
- **For all deleted scopes of work, please provide cost of credit.**

The cost proposal shall include changes to the following Exhibits:

- ***EXHIBIT A (FULL ARCHITECTURAL, INTERIORS, STRUCTURAL AND MEPFP DRAWINGS WILL BE PROVIDED AS A REVISION TO THIS PROPOSAL REQUEST ON 12.12.2025)***

This is not a change order, a construction change directive, or a direction to proceed with work described in the proposed modifications.

REQUESTED BY THE ARCHITECT:
BENTLEY GROUP INC.

Fernanda Silva
_____
BY *(Signature)*

FERNANDA A. SILVA, RA
_____
BY *(Type/Print Name)*

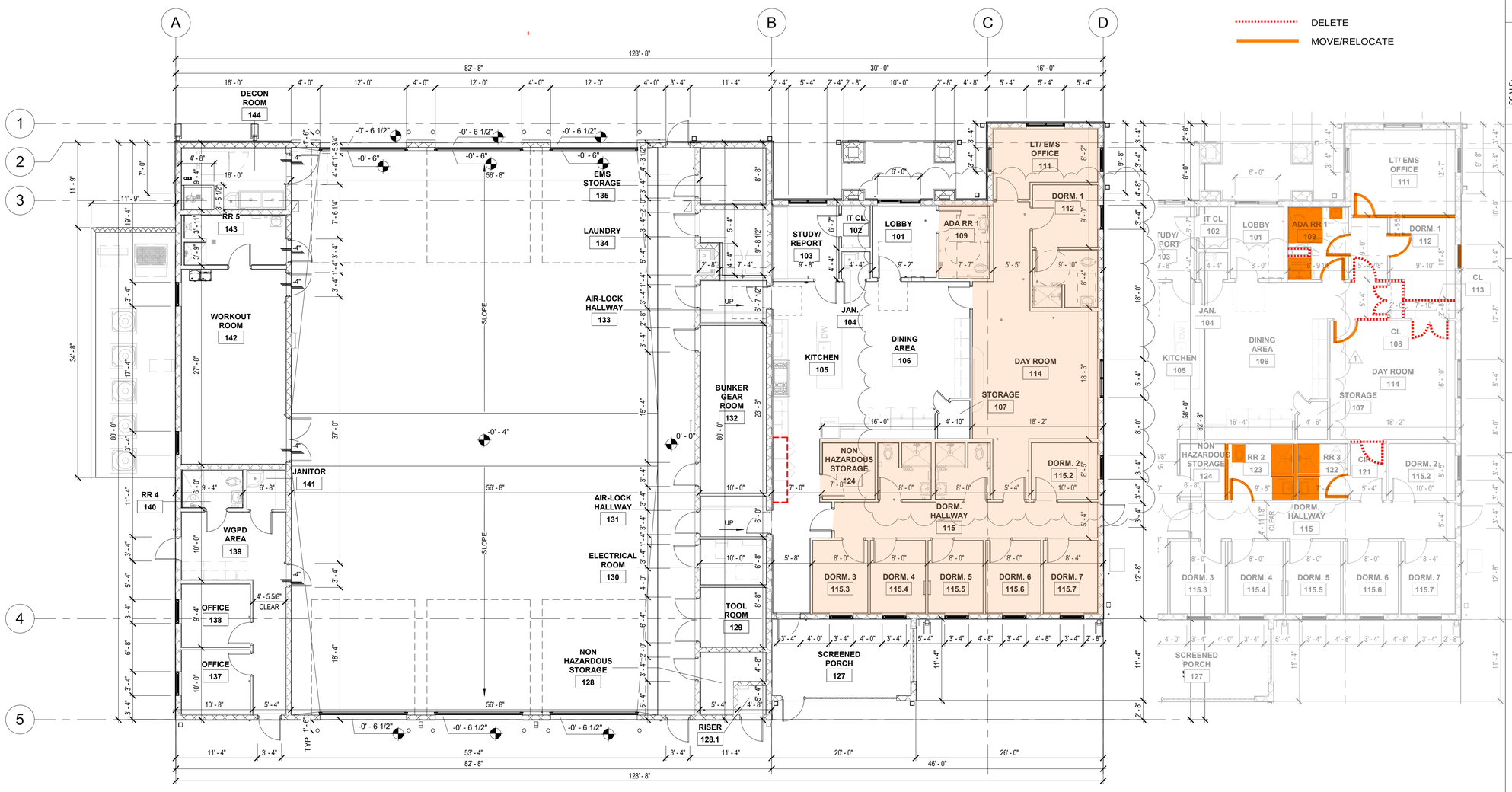
EXHIBIT A - 11.26.2026 - FOR PRICING PURPOSES ONLY

DIMENSION GENERAL NOTES:

1. SEE GENERAL NOTES AT THE BEGINNING OF THIS SET IN REFERENCE TO SCALING DIMENSIONS FROM THESE DRAWINGS.
2. ALL DIMENSIONS TO INTERIOR PARTITIONS ARE TYPICALLY TAKEN FROM FACE OF STEEL OR FACE OF MASONRY.
3. ALL DIMENSIONS TO EXTERIOR WALLS ARE TAKEN FROM OUTSIDE FACE OF MASONRY TO OUTSIDE OF MASONRY.
4. SEE REFERENCE FLOOR PLAN FOR LOCATION OF ENLARGED PLANS WITH CONTAIN ADDITIONAL DIMENSIONAL INFORMATION.
5. COORDINATE DIMENSIONAL REQUIREMENTS WITH ALL EQUIPMENT AND BUILT-IN ITEMS PRIOR TO CONSTRUCTION.
6. CONFIRM LOCATION OF AREAS REQUIRING SLAB RECESS FOR FINISHES, SPECIAL REQUIREMENTS FOR MEP EQUIPMENT, AND ALL OTHER ITEMS REQUIRING COORDINATION WITH THE STRUCTURAL WORK PRIOR TO INSTALLATION.
7. CONFIRM DIMENSIONS WITH ALL ROUGH OPENING REQUIREMENTS PRIOR TO INSTALLATION.
8. REFER TO SHEET AA-020 FOR SYMBOL & NOTATION LEGEND.
9. ALL FURNITURE SHOWN DASHED (N.I.C) PROVIDED BY OWNER.

DELETE

MOVE/RELOCATE



1 DIMENSIONED FLOOR PLAN
1/8" = 1'-0"

N

GRAPHIC SCALE
SCALE 1/8" = 1'-0"
0' 4' 8'

NO.	DATE	DESCRIPTION	BY
REVISIONS			
1	10/13/2025	ASI 001 - CONFORMED SET	
2	12/11/2025	REVISION 001	

SCALE: AS NOTED
DRAWN BY: FS
PROJECT MANAGER: GK
PROJ. #: 2022.107 A
DATE: 02/03/2025

ISSUED FOR: ☐ PRELIMINARY ■ PERMITTING ■ BIDDING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

BPE CA NO.: 00005898
BPA&ID CA NO.: AAC002023

BENTLEY

651 WEST WARREN AVENUE
SUITE 200
LONGWOOD, FLORIDA 32750
T 407.331.6116
WWW.BENTLEYGROUPINC.COM

CITY OF WINTER GARDEN
FIRE STATION 21
16290 MARSH ROAD, WINTER GARDEN, FL

DIMENSION PLAN

AA-110

C:\Users\fsorak2\Documents\2022.107A Winter Garden Fire Station_lorsak2K35J.rvt

11/26/2025 10:11:07 AM

EXHIBIT A - 11.26.2026 - FOR PRICING PURPOSES ONLY

EQUIPMENT SCHEDULE

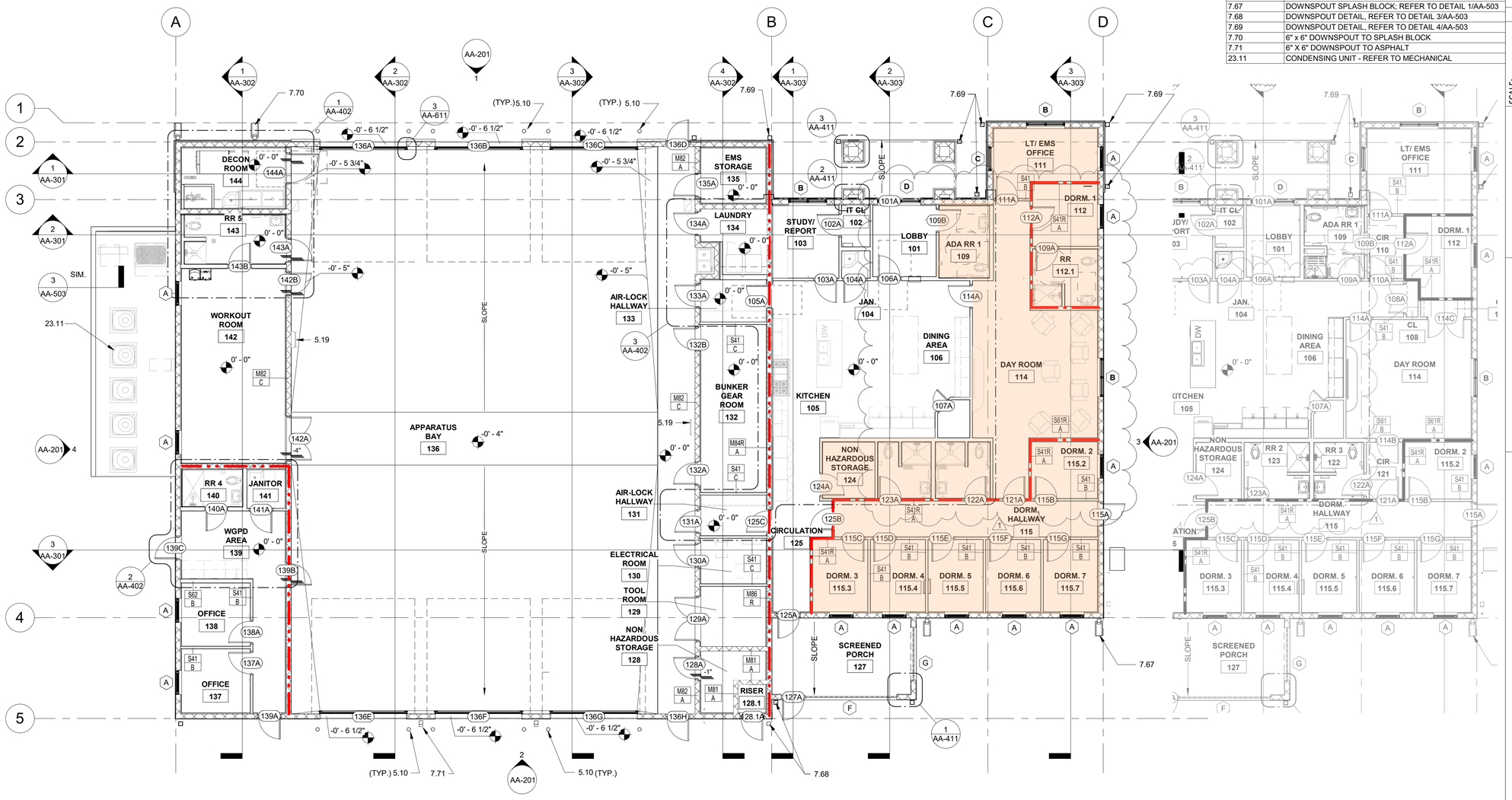
				MODEL NO.	SIZE/DIMENSIONS	POWER	PROVIDED BY	INSTALLED BY	REMARKS
				GR606DG	60 1/8"W X 37"HX 28 3/8"D	110/120 VAC	OWNER	OWNER	
E.8	DISHWASHER	KITCHEN					OWNER	OWNER	
E.9	REFRIGERATOR	KITCHEN					OWNER	OWNER	
E.10	ICE MAKER	KITCHEN					OWNER	OWNER	

REFERENCE GENERAL NOTES:

1. SEE GENERAL NOTES AT THE BEGINNING OF THIS SET IN REFERENCE TO SCALING DIMENSIONS FROM THESE DRAWINGS.
2. COORDINATE DIMENSIONAL REQUIREMENTS WITH ALL EQUIPMENT AND BUILT-IN ITEMS PRIOR TO CONSTRUCTION.
3. CONFIRM LOCATION OF AREAS REQUIRING SLAB RECESS FOR FINISHES, SPECIAL REQUIREMENTS FOR MEP EQUIPMENT, AND ALL OTHER ITEMS REQUIRING COORDINATION WITH THE STRUCTURAL WORK PRIOR TO INSTALLATION.
4. REFER TO EQUIPMENT SCHEDULE FOR OWNER SPECIFIED BASIS OF DESIGN.
5. REFER TO SHEET AA-002 FOR SYMBOL & NOTATION LEGEND.
6. ALL FURNITURE SHOWN DASHED (N.I.C) PROVIDED BY OWNER.
7. REFER TO STRUCTURAL FOR SLOPE OF SLABS

KEYNOTE LEGEND.

KEY VALUE	KEYNOTE TEXT
5.10	6" DIAMETER CONCRETE FILLED STEEL BOLLARDS - REFER TO EXTERIOR FINISH MATERIAL LIST FOR PAINTED FINISH
5.19	STEEL LADDER;
7.67	DOWNSPOUT SPLASH BLOCK; REFER TO DETAIL 1/AA-503
7.68	DOWNSPOUT DETAIL, REFER TO DETAIL 3/AA-503
7.69	DOWNSPOUT DETAIL, REFER TO DETAIL 4/AA-503
7.70	6" x 6" DOWNSPOUT TO SPLASH BLOCK
7.71	6" X 6" DOWNSPOUT TO ASPHALT
23.11	CONDENSING UNIT - REFER TO MECHANICAL



1 REFERENCE FLOOR PLAN
1/8" = 1'-0"

N

GRAPHIC SCALE
SCALE 1/8" = 1'-0"
0' 4' 8'

NO.	DATE	DESCRIPTION	BY
1	10/13/2025	ASI 001 - CONFORMED SET	
1	12/11/2025	REVISION 001	

REVISIONS

RECORD DWG ☐ CONSTRUCTION ☐ FINAL ☐ BIDDING ■ PERMITTING ■ PRELIMINARY ☐ ISSUED FOR:

SCALE: AS NOTED
DRAWN BY: FS
PROJECT MANAGER: GK
PROJ. #: 2022.107 A
DATE: 02/03/2025

BPE CA NO.: 00005898
BPA&ID CA NO.: AAC002023

BENTLEY

651 WEST WARREN AVENUE
SUITE 200
LONGWOOD, FLORIDA 32750
T 407.331.6116
WWW.BENTLEYGROUPINC.COM

CITY OF WINTER GARDEN
FIRE STATION 21
16290 MARSH ROAD, WINTER GARDEN, FL

REFERENCE PLAN

AA-120

C:\Users\lorodz\Documents\2022.107A Winter Garden Fire Station_lorodzBK35L.rvt

11/26/2025 10:11:09 AM

EXHIBIT A - 11.26.2026 - FOR PRICING PURPOSES ONLY

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
5.21	METAL TRUSS - REFER TO STRUCTURAL
7.68	DOWNSPOUT DETAIL, REFER TO DETAIL 3/AA-503
7.69	DOWNSPOUT DETAIL, REFER TO DETAIL 4/AA-503
7.70	6" x 6" DOWNSPOUT TO SPLASH BLOCK
7.71	6" X 6" DOWNSPOUT TO ASPHALT
7.74	SOFFIT VENT

RCP GENERAL NOTES:

1. REFER TO THE FINISH SCHEDULE FOR INTERIOR FINISHES AND CEILING TYPES.
2. REFER TO MEP DRAWINGS FOR LIGHT FIXTURE AND HVAC DIFFUSER TYPES
3. REFER TO MEP DRAWINGS FOR TYPE AND LOCATIONS OF EMERGENCY DEVICES
4. AT ROOMS WITH GWB AT UNDERSIDE OF TRUSS, SEAL ALL OPENINGS AT CEILING GRID TIE WIRE, DUCT, AND CONDUIT PENETRATIONS
5. REFER TO ID SHEETS FOR ACOUSTIC CEILING TILE AND GYPSUM BOARD CEILING TILE DETAILS NOT FOUND ON THIS SHEET.

RCP LEGEND:

NOTE: SEE ELECTRICAL FOR SPECIFIC LIGHT FIXTURE SCHEDULEING, FIXTURE SYMBOLS/GRAPHICS MAY VARY FROM THOSE SHOWN ON ELEC DRAWINGS.

- FOAMED IN PLACE INSULATION WITH INTUMESCENT PAINT ON UNDERSIDE OF METAL DECKING
- SOFFIT VEN
- 5/8" GYPSUM BOARD CEILING
- 24" X 24" ACOUSTIC CEILING TILE
- OPEN TO UNDERSIDE OF STRUCTURE ABOVE
- FIBER CEMENT SOFFIT PANEL
- METAL SOFFIT
- EXIT LIGHT
- WALL MOUNTED EMERGENCY LIGHT
- 24" X 24" CEILING MOUNTED LED LIGHT
- 24" X 24" CEILING MOUNTED LED LIGHT; EMERGENCY CIRCUITED
- 12" X 48" CEILING MOUNTED LED LIGHT
- 12" X 48" CEILING MOUNTED LED LIGHT; EMERGENCY CIRCUITED
- WALL MOUNTED LED LIGHT
- LED CEILING DOWNLIGHT
- LED HIGH BAY LIGHT FIXTURE
- CEILING MOUNTED EXHAUST FAN
- CEILING MOUNTED SUPPLY DIFFUSER
- CEILING MOUNTED RETURN DIFFUSER
- CEILING MOUNTED SPEAKER ENCLOSURE
- CEILING MOUNTED WIRELESS ACCESS POINT
- CEILING MOUNTED OCCUPANCY SENSOR
- CEILING ACCESS PANEL
- PLUMBING VENT PENETRATION
- HVLS FAN
- SPRINKLER HEAD
- LIGHT PENDANT
- 20A DUPLEX FOR RETRACTABLE CORD REEL

RCP WILL BE UPDATED

DECON ROOM 144 · RR 5 143 · WH · WORKOUT ROOM 142 · RR 4 140 · JANITOR 141 · WGPD AREA 139 · OFFICE 138 · OFFICE 137 · APPARATUS BAY 136 · EMS STORAGE 135 · LAUNDRY 134 · AIR-LOCK HALLWAY 133 · HALLWAY 133 · BUNKER GEAR ROOM 132 · AIR-LOCK HALLWAY 131 · ELECTRICAL ROOM 130 · TOOL ROOM 129 · NON HAZARDOUS STORAGE 128 · RISER 128.1 · STUDY/ REPORT 103 · LOBBY 101 · ADA RR 1 109 · LT/ EMS OFFICE 111 · DOPM 1 112 · KITCHEN 105 · DINING AREA 106 · STORAGE 107 · DAY ROOM 114 · NON HAZARDOUS STORAGE 124 · RR 2 123 · RR 3 122 · DORM. 2 115.2 · DORM. HALLWAY 115 · CIRCULATION 125 · DORM. 3 115.3 · DORM. 4 115.4 · DORM. 5 115.5 · DORM. 6 115.6 · DORM. 7 115.7 · SCREENED PORCH 127

7.70 · 7.74 (PER MANUFACTURER, TYP.) · 5.21 (TYP.) · 7.69 · 7.68 · 7.71 · (PER MANUFACTURER, TYP.) 7.74 · 7.68

1 REFLECTED CEILING PLAN
1/8" = 1'-0"

N

GRAPHIC SCALE
SCALE 1/8" = 1'-0"
0' 4' 8'

NO.	DATE	DESCRIPTION	BY
1	10/13/2025	ASI 001 - CONFORMED SET	
2	12/11/2025	REVISION 001	

REVISIONS

SCALE: AS NOTED
DRAWN BY: FS
PROJECT MANAGER: GK
PROJ. #: 2022.107 A
DATE: 02/03/2025

ISSUED FOR: ☐ PRELIMINARY ■ PERMITTING ■ BIDDING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

BPE CA NO.: 00005898
BPA&ID CA NO.: AAC002023

BENTLEY

651 WEST WARREN AVENUE
SUITE 200
LONGWOOD, FLORIDA 32750
T 407.331.6116
WWW.BENTLEYGROUPINC.COM

CITY OF WINTER GARDEN
FIRE STATION 21

16290 MARSH ROAD, WINTER GARDEN, FL

REFLECTED CEILING PLAN

AA-130

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11/26/2025 10:11:12 AM

Mulligan Constructors, Inc.
Powered by RedTeam

CONSTRUCTION MANAGEMENT CHANGE PROPOSAL

12/3/2025

Jose Gainza
City of Winter Garden
300 W Plant Street
Winter Garden, FL 34787

Re: Our Change Proposal 1500001-02 for **Half bath, misc, layout changes**

Project: City of Winter Garden Fire Station 21
Fire Rescue Department
City of Winter Garden Fire Station 21, 16290 Marsh Road, Winter Garden, FL 34787

This Proposal is for the Change referenced above and more particularly defined by the Scope of Work comprised of this Proposal, its Attachments, and other Contract Documents incorporated by reference. Therefore, we propose to change the following:

Per Proposal Request 3, costs are to add a 1/2 public ADA restroom and misc. wall / layout changes per attached.

Price:	**$ 30,312.29** *Thirty Thousand Three Hundred Twelve Dollars and Twenty Nine Cents*
Time:	The duration of the Work to achieve Substantial Completion will be **UNCHANGED**.
Clarification(s):	None.
Expiration:	This Proposal shall remain open for 30 calendar day(s).
Attachment(s):	Negotiated Pricing Detail

Please contact me at 407-654-6523 or via e-mail cotto@mulliganconstructors.com if you have any questions or require additional information.

Regards,

Mulligan Constructors, Inc.

Carl Otto

Senior Project Manager

ACCEPTANCE OF PROPOSAL

The Scope of Work described above supersedes any and all prior communication about this Change.

Client Signature:

_____

City of Winter Garden

Date:

_____

1500001 - 02 - Half bath, misc, layout changes

Manager:Carl Otto

As of 12/4/2025

Potential Change 02

	Description	Quantity	U/M	Labor ($)	Material ($)		Subcontract ($)	Equipment ($)	Other ($)	Total ($)
R 09-255	Drywall	0.00	l/s	0.00	0.00		0.00	0.00	0.00	0.00
	No Cost implications	0.00	l/s	Subcontract @	0.00	=				0.00
R 09-600	All Flooring	1.00	l/s	0.00	0.00		0.00	0.00	16,658.30	16,658.30
	Wall tile	340.00	sf	Other @	16.30	=				5,542.00
	Floor tile, A109, A112.1	170.00	sf	Other @	65.39	=				11,116.30
R 10-440	Signage	1.00	l/s	0.00	0.00		0.00	0.00	197.47	197.47
	Restroom ADA Sign	1.00	cf	Other @	197.47	=				197.47
R 10-800	Toilet Accessories	1.00	l/s	0.00	0.00		0.00	0.00	930.00	930.00
	36" Grab Bar	1.00	l/s	Other @	125.00	=				125.00
	42" Grab Bar	1.00	l/s	Other @	130.00	=				130.00
	Mirror	1.00	l/s	Other @	250.00	=				250.00
	TP	1.00	l/s	Other @	125.00	=				125.00
	Paper Towel	1.00	l/s	Other @	150.00	=				150.00
	Sanitary Napkin	1.00	l/s	Other @	150.00	=				150.00
R 15-100	HVAC	1.00	l/s	0.00	0.00		1,800.00	0.00	0.00	1,800.00
	Added supply, exhaust drop	1.00	l/s	Subcontract @	1,800.00	=				1,800.00
R 15-410	Plumbing	1.00	l/s	0.00	0.00		6,500.00	0.00	0.00	6,500.00
	Add toilet, sink	1.00	l/s	Subcontract @	6,500.00	=				6,500.00
R 16-100	Electrical	1.00	l/s	0.00	0.00		825.00	0.00	0.00	825.00
	Misc light, added electrical	1.00	l/s	Subcontract @	825.00	=				825.00

SUBTOTAL DIRECT COSTS	**0.00**	**0.00**	**9,125.00**	**0.00**	**17,785.77**	**26,910.77**
Indirect Costs	0.00	0.00	0.00	0.00	0.00	
Indirect Cost Allocation Rates	0.00%	0.00%	0.00%	0.00%	0.00%	
TOTAL DIRECT & INDIRECT COSTS	**0.00**	**0.00**	**9,125.00**	**0.00**	**17,785.77**	**26,910.77**
Fee					10.00%	2,691.08

Supplemental Markups:

001	Bond	1.20	Percent of Total Direct, Indirect Costs & Fee	355.22
002	General Liability	1.00	Percent of Total Direct, Indirect Costs & Fee	296.02
003	Builder"s Risk Ins	0.20	Percent of Total Direct, Indirect Costs & Fee	59.20

TOTAL PRICE	**30,312.29**

Proposal Request 003

Project: Winter Garden Fire Station #21 16290 Marsh Road, Winter Garden, FL	**Contract Information:** Contractor for: Date:	**Architect's Proj. No.: 2022.107.A** Proposal Request Number: **003** Proposal Request Date: **11/25/2025**
Owner: City of Winter Garden 300 W. Plant Street Winter Garden, FL 34787	**Architect:** Bentley Group Inc. 651 W. Warren Av., Ste 200, Longwood, FL 32750	**Contractor:** Mulligan Constructors, Inc. 1027 W. Lancaster Road, Orlando, FL 32809

The owner requests an itemized proposal for changes to the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. The Contractor shall submit this proposal within Fourteen (14) calendar days or notify the Architect in writing of anticipated date of submission.

Provide a cost proposal to provide labor, equipment and materials to furnish and install:

- **Please provide cost to provide labor and materials to modify the current constructions documents including but not limited to description below:**
  - **In room 109 ADA RR 1: Relocated west wall of Room 109, relocate opening 109 B, relocate sink and toilet to east wall of room 109. Shower and opening 109 A to be relocated to new room 112.1 RR.**
  - **Room 112 Dorm. 1 has shifted north in plan including associated window.**
  - **Rooms Closet 108, and 113 have been deleted in their entirety included associated walls, ceilings, finishes and opening pairs 108A and 114C.**
  - **In room 110 Circ. South wall has been deleted including opening 110A.**
  - **In room 114 Day Room, Opening 114A have been relocated to continuation of east wall in room 106, north wall of room 114 has been deleted and portion of south wall shared with room 121 Circ. And associated opening 114B has been deleted.**
  - **In room 124 Non Hazardous storage, east wall has shifted east.**
  - **In room 123 RR 2, east and west walls have shifted slightly, and shower has been rotate 90 degrees to be located on north wall.**
  - **In room 122 RR 3, west wall have shifted slightly, and shower has been rotate 90 degrees to be located on north wall. Opening 122A has been relocated and door swing and ratings has been revised.**

- **Openings 115B, 115C, 115D, 115E, 115F, 115G previously shown on the schedule as 20 min rated should be updated to non-rated doors.**
- **For all deleted scopes of work, please provide cost of credit.**

The cost proposal shall include changes to the following Exhibits:

- ***EXHIBIT A (FULL ARCHITECTURAL, INTERIORS, STRUCTURAL AND MEPFP DRAWINGS WILL BE PROVIDED AS A REVISION TO THIS PROPOSAL REQUEST ON 12.12.2025)***

This is not a change order, a construction change directive, or a direction to proceed with work described in the proposed modifications.

REQUESTED BY THE ARCHITECT:
BENTLEY GROUP INC.

Fernanda Silva
_____
BY *(Signature)*

FERNANDA A. SILVA, RA
_____
BY *(Type/Print Name)*

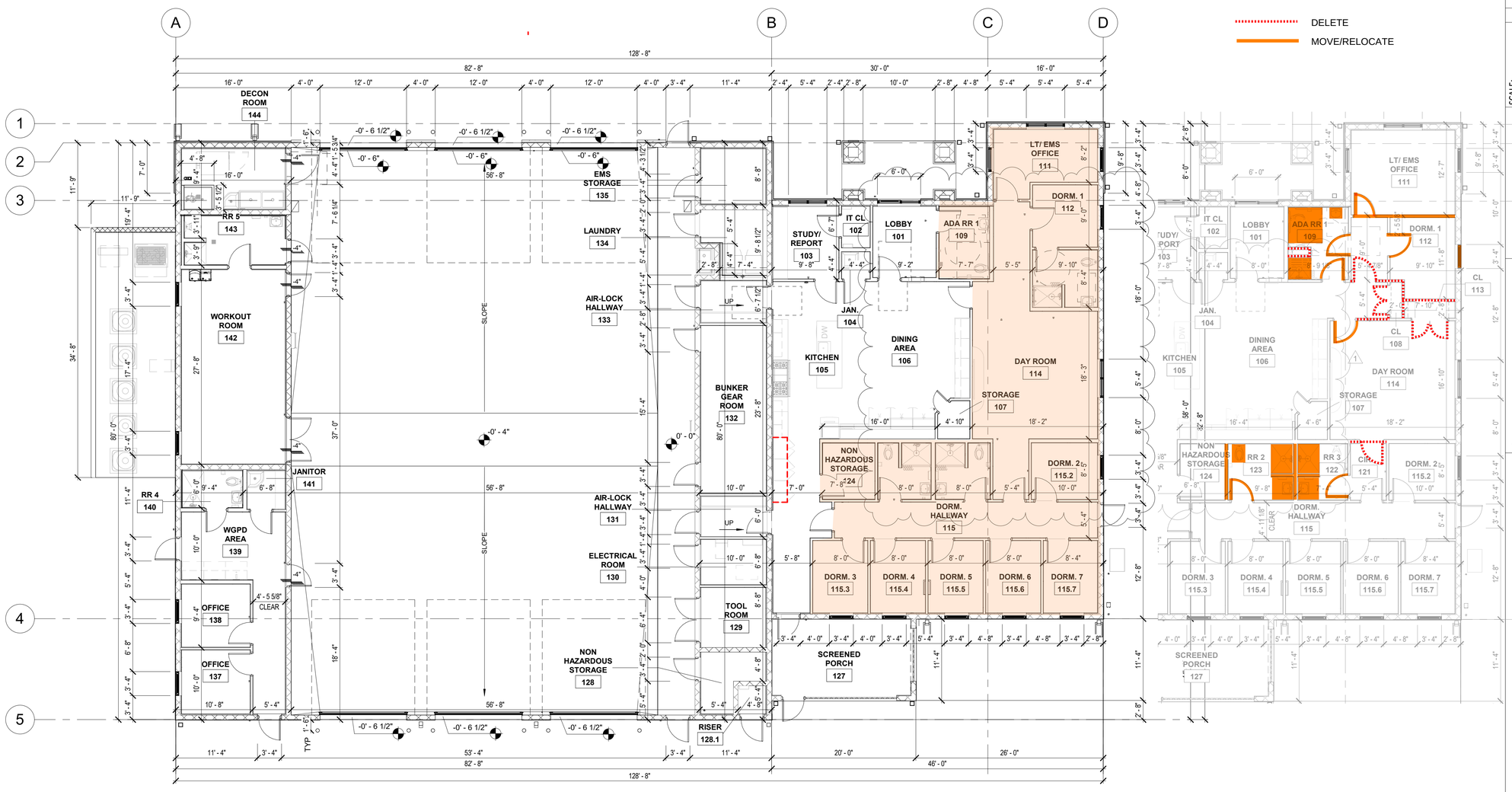
EXHIBIT A - 11.26.2026 - FOR PRICING PURPOSES ONLY

DIMENSION GENERAL NOTES:

1. SEE GENERAL NOTES AT THE BEGINNING OF THIS SET IN REFERENCE TO SCALING DIMENSIONS FROM THESE DRAWINGS.
2. ALL DIMENSIONS TO INTERIOR PARTITIONS ARE TYPICALLY TAKEN FROM FACE OF STEEL OR FACE OF MASONRY.
3. ALL DIMENSIONS TO EXTERIOR WALLS ARE TAKEN FROM OUTSIDE FACE OF MASONRY TO OUTSIDE OF MASONRY.
4. SEE REFERENCE FLOOR PLAN FOR LOCATION OF ENLARGED PLANS WITH CONTAIN ADDITIONAL DIMENSIONAL INFORMATION.
5. COORDINATE DIMENSIONAL REQUIREMENTS WITH ALL EQUIPMENT AND BUILT-IN ITEMS PRIOR TO CONSTRUCTION.
6. CONFIRM LOCATION OF AREAS REQUIRING SLAB RECESS FOR FINISHES, SPECIAL REQUIREMENTS FOR MEP EQUIPMENT, AND ALL OTHER ITEMS REQUIRING COORDINATION WITH THE STRUCTURAL WORK PRIOR TO INSTALLATION.
7. CONFIRM DIMENSIONS WITH ALL ROUGH OPENING REQUIREMENTS PRIOR TO INSTALLATION.
8. REFER TO SHEET AA-020 FOR SYMBOL & NOTATION LEGEND.
9. ALL FURNITURE SHOWN DASHED (N.I.C) PROVIDED BY OWNER.

DELETE

MOVE/RELOCATE



1 DIMENSIONED FLOOR PLAN
1/8" = 1'-0"

N

GRAPHIC SCALE
SCALE 1/8" = 1'-0"
0' 4' 8'

NO.	DATE	DESCRIPTION	BY
REVISIONS			
1	10/13/2025	ASI 001 - CONFORMED SET	
2	12/11/2025	REVISION 001	

SCALE: AS NOTED
DRAWN BY: FS
PROJECT MANAGER: GK
PROJ. #: 2022.107 A
DATE: 02/03/2025

ISSUED FOR: ☐ PRELIMINARY ■ PERMITTING ■ BIDDING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

BPE CA NO.: 00005898
BPA&ID CA NO.: AAC002023

BENTLEY

651 WEST WARREN AVENUE
SUITE 200
LONGWOOD, FLORIDA 32750
T 407.331.6116
WWW.BENTLEYGROUPINC.COM

CITY OF WINTER GARDEN
FIRE STATION 21
16290 MARSH ROAD, WINTER GARDEN, FL

DIMENSION PLAN

AA-110

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EXHIBIT A - 11.26.2026 - FOR PRICING PURPOSES ONLY

EQUIPMENT SCHEDULE

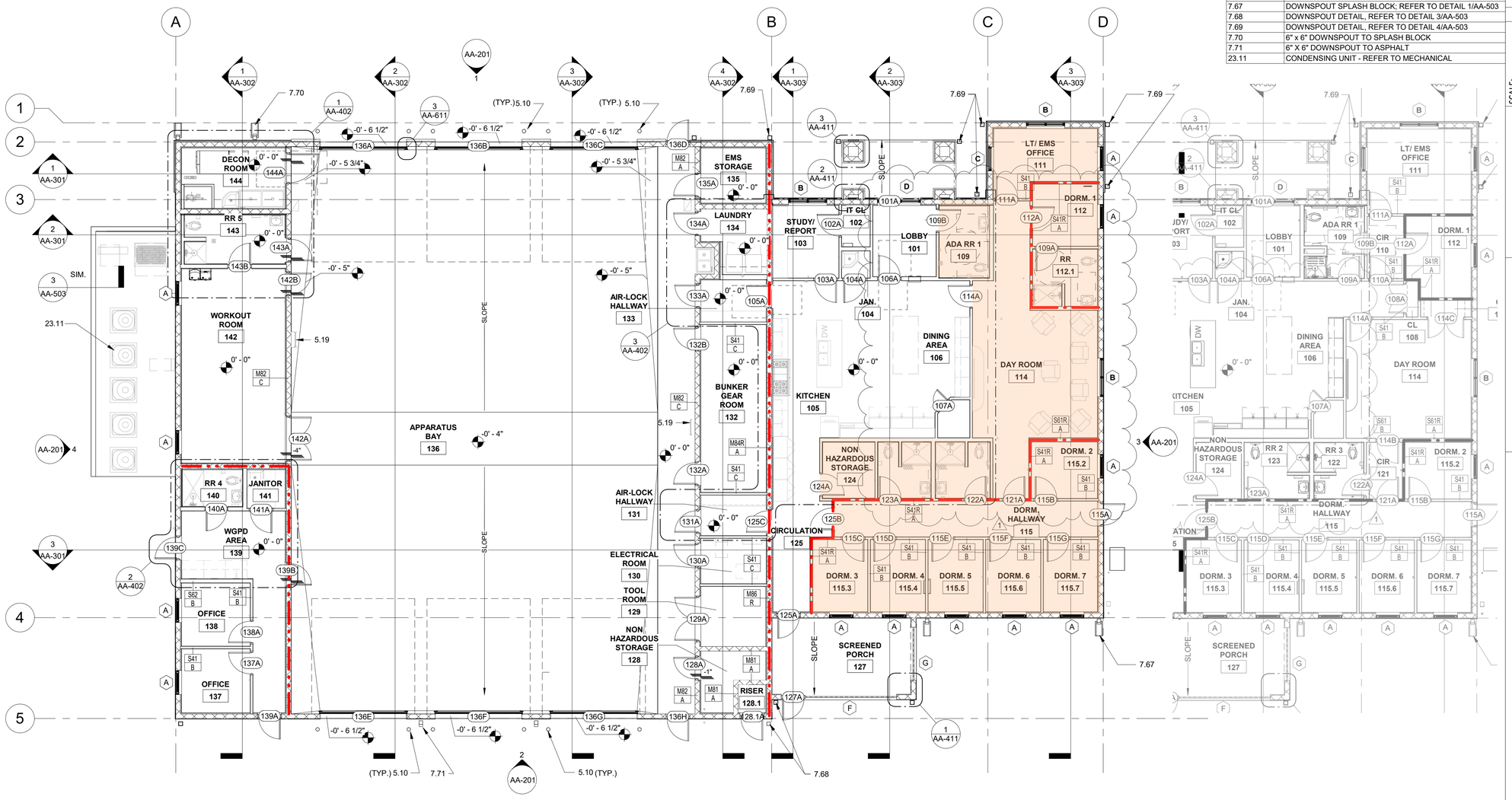
				MODEL NO.	SIZE/DIMENSIONS	POWER	PROVIDED BY	INSTALLED BY	REMARKS
				GR606DG	60 1/8"W X 37"HX 28 3/8"D	110/120 VAC	OWNER	OWNER	
E.8	DISHWASHER	KITCHEN					OWNER	OWNER	
E.9	REFRIGERATOR	KITCHEN					OWNER	OWNER	
E.10	ICE MAKER	KITCHEN					OWNER	OWNER	

REFERENCE GENERAL NOTES:

1. SEE GENERAL NOTES AT THE BEGINNING OF THIS SET IN REFERENCE TO SCALING DIMENSIONS FROM THESE DRAWINGS.
2. COORDINATE DIMENSIONAL REQUIREMENTS WITH ALL EQUIPMENT AND BUILT-IN ITEMS PRIOR TO CONSTRUCTION.
3. CONFIRM LOCATION OF AREAS REQUIRING SLAB RECESS FOR FINISHES, SPECIAL REQUIREMENTS FOR MEP EQUIPMENT, AND ALL OTHER ITEMS REQUIRING COORDINATION WITH THE STRUCTURAL WORK PRIOR TO INSTALLATION.
4. REFER TO EQUIPMENT SCHEDULE FOR OWNER SPECIFIED BASIS OF DESIGN.
5. REFER TO SHEET AA-002 FOR SYMBOL & NOTATION LEGEND.
6. ALL FURNITURE SHOWN DASHED (N.I.C) PROVIDED BY OWNER.
7. REFER TO STRUCTURAL FOR SLOPE OF SLABS

KEYNOTE LEGEND.

KEY VALUE	KEYNOTE TEXT
5.10	6" DIAMETER CONCRETE FILLED STEEL BOLLARDS - REFER TO EXTERIOR FINISH MATERIAL LIST FOR PAINTED FINISH
5.19	STEEL LADDER;
7.67	DOWNSPOUT SPLASH BLOCK; REFER TO DETAIL 1/AA-503
7.68	DOWNSPOUT DETAIL, REFER TO DETAIL 3/AA-503
7.69	DOWNSPOUT DETAIL, REFER TO DETAIL 4/AA-503
7.70	6" x 6" DOWNSPOUT TO SPLASH BLOCK
7.71	6" X 6" DOWNSPOUT TO ASPHALT
23.11	CONDENSING UNIT - REFER TO MECHANICAL



1 REFERENCE FLOOR PLAN
1/8" = 1'-0"

N

GRAPHIC SCALE
SCALE 1/8" = 1'-0"
0' 4' 8'

NO.	DATE	DESCRIPTION	BY
1	10/13/2025	ASI 001 - CONFORMED SET	
1	12/11/2025	REVISION 001	

REVISIONS

RECORD DWG ☐ CONSTRUCTION ☐ FINAL ☐ BIDDING ■ PERMITTING ■ PRELIMINARY ☐ ISSUED FOR:

SCALE: AS NOTED
DRAWN BY: FS
PROJECT MANAGER: GK
PROJ. #: 2022.107 A
DATE: 02/03/2025

BPE CA NO.: 00005898
BPA&ID CA NO.: AAC002023

BENTLEY

651 WEST WARREN AVENUE
SUITE 200
LONGWOOD, FLORIDA 32750
T 407.331.6116
WWW.BENTLEYGROUPINC.COM

CITY OF WINTER GARDEN
FIRE STATION 21
16290 MARSH ROAD, WINTER GARDEN, FL

REFERENCE PLAN

SHEET NO. AA-120

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11/26/2025 10:11:09 AM

EXHIBIT A - 11.26.2026 - FOR PRICING PURPOSES ONLY

KEYNOTE LEGEND

KEY VALUE	KEYNOTE TEXT
5.21	METAL TRUSS - REFER TO STRUCTURAL
7.68	DOWNSPOUT DETAIL, REFER TO DETAIL 3/AA-503
7.69	DOWNSPOUT DETAIL, REFER TO DETAIL 4/AA-503
7.70	6" x 6" DOWNSPOUT TO SPLASH BLOCK
7.71	6" X 6" DOWNSPOUT TO ASPHALT
7.74	SOFFIT VENT

RCP GENERAL NOTES:

1. REFER TO THE FINISH SCHEDULE FOR INTERIOR FINISHES AND CEILING TYPES.
2. REFER TO MEP DRAWINGS FOR LIGHT FIXTURE AND HVAC DIFFUSER TYPES
3. REFER TO MEP DRAWINGS FOR TYPE AND LOCATIONS OF EMERGENCY DEVICES
4. AT ROOMS WITH GWB AT UNDERSIDE OF TRUSS, SEAL ALL OPENINGS AT CEILING GRID TIE WIRE, DUCT, AND CONDUIT PENETRATIONS
5. REFER TO ID SHEETS FOR ACOUSTIC CEILING TILE AND GYPSUM BOARD CEILING TILE DETAILS NOT FOUND ON THIS SHEET.

RCP LEGEND:

NOTE: SEE ELECTRICAL FOR SPECIFIC LIGHT FIXTURE SCHEDULEING, FIXTURE SYMBOLS/GRAPHICS MAY VARY FROM THOSE SHOWN ON ELEC DRAWINGS.

- FOAMED IN PLACE INSULATION WITH INTUMESCENT PAINT ON UNDERSIDE OF METAL DECKING
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- 5/8" GYPSUM BOARD CEILING
- 24" X 24" ACOUSTIC CEILING TILE
- OPEN TO UNDERSIDE OF STRUCTURE ABOVE
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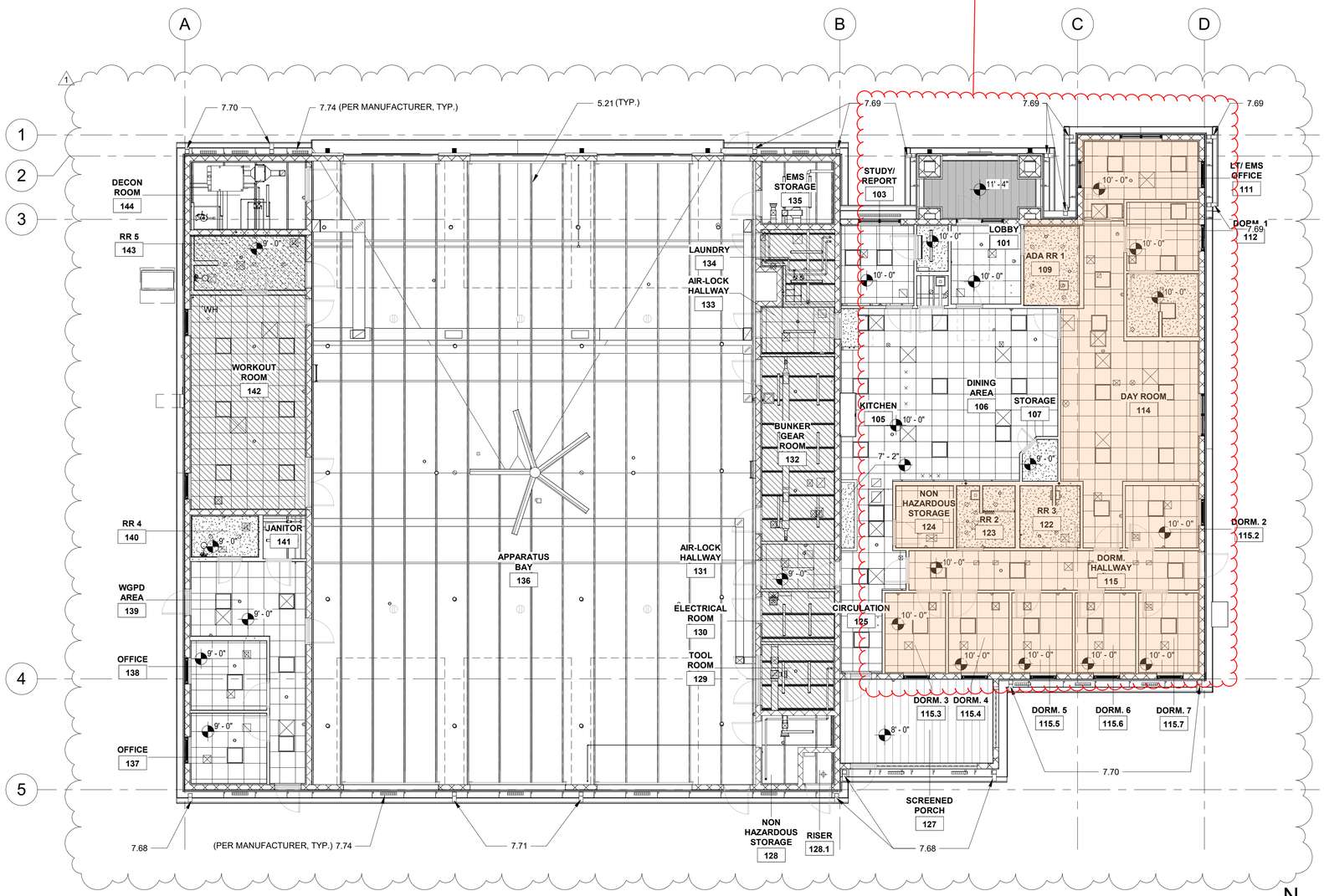
- CEILING ACCESS PANEL
- PLUMBING VENT PENETRATION
- HVLS FAN
- SPRINKLER HEAD
- LIGHT PENDANT
- 20A DUPLEX FOR RETRACTABLE CORD REEL

RCP WILL BE UPDATED



1 REFLECTED CEILING PLAN
1/8" = 1'-0"

GRAPHIC SCALE
SCALE 1/8" = 1'-0"
0' 4' 8'

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SCALE: AS NOTED
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ISSUED FOR: ☐ PRELIMINARY ■ PERMITTING ■ BIDDING ☐ FINAL ☐ CONSTRUCTION ☐ RECORD DWG

BPE CA NO.: 00005898
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BENTLEY

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T 407.331.6116
WWW.BENTLEYGROUPINC.COM

CITY OF WINTER GARDEN
FIRE STATION 21
16290 MARSH ROAD, WINTER GARDEN, FL

REFLECTED CEILING PLAN

AA-130

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11/26/2025 10:11:12 AM

All Pro Plumbing Services, Inc.
975 Sunshine Lane
Altamonte Springs FL 32714
407-295-1000

Change Order

Order#: AP01

Order Date: 12/01/2025

License: CFC1425861

To: Mulligan Constructors, Inc
1027 W. Lancaster Rd.
Orlando FL 32819

Project: 25062
City of Winter Garden Fire Station 21
16290 Marsh Rd.
Winter Garden FL 34787

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract.

Plans Attached ☐

Ordered By: 233 Kayla Dixon **Customer Order:** 1500001

Specifications Attached ☐

Description of Work	Amount
Change Order	6,500.00

Notes
Add one Water Closet and one Lavatory per PR 003.

Negative changes will lower the overall contract price requiring no additional payment by owner.

Requested Amount of Change **6,500.00**

The original Contract Sum was	208,000.00
Net change by previous Change Orders	0.00
The Contract Sum prior to this Change Order	
The Contract Sum will be changed by this Change Order	6,500.00
The new Contract Sum including this Change Order will be	
The Contract Time will be changed by	0 Days

Owner: _____ Date: _____

Contractor: _____ Date: _____

Sun State Power L.L.C.
13520 SE 36th Ave
Summerfield, Fl. 34491
Email: brendan@sunstatepower.com
Sunstatepower.com

12/2/25

For: Mulligan Constructors, INC
1027 W. Lancaster Road
Orlando, Fl 32809

Job: **Fire Station 21 (Winter Garden)**
16290 Marsh Road
Winter Garden, Fl

Scope of Work:

- **Removing 2 (G) Fixtures and 2 (LV) Occupancy switches from the two Closets between the Dayroom (108) and Dorm 1. (112)**
- Adding 2 (F) Fixtures and LV switch in the bathroom to match the other designed restrooms.

We propose to furnish the material in accordance with the scope of work with inclusions and exclusions for the sum of: **$825.00**

Proposal price subject to change if not accepted within 30 Days.

Payment Schedule: **Progress Payments**

Authorization to complete the work as outlined above according to the conditions on this proposal.

Acceptance Signed By: _____ Date_____

Print name: _____

It would not change the design cost chief.

Respectfully,

FERNANDA SILVA, RA, AIA, NCARB
PRINCIPAL ARCHITECT
fsilva@BentleyGroupInc.com | 407.331.6116 ext.123
Connect with us! Website | LinkedIn | Instagram

From: Jose Gainza <jgainza@cwgdn.com>
Sent: Thursday, December 4, 2025 1:12 PM
To: Carl Otto <cotto@mulliganconstructors.com>; Fernanda Silva <fsilva@bentleygroupinc.com>; Justin Mulligan <justinm@mulliganconstructors.com>; Jason Mulligan <jmulligan@mulliganconstructors.com>
Cc: Gary Kranston <gary@bentleygroupinc.com>; Leon Ordaz <lordaz@bentleygroupinc.com>
Subject: RE: Winter Garden FS 21 - PR 003 for restroom layout modifications

If we do steel it wouldn't change any of the design cost, would it?

José P. Gainza, Jr., CFO - Fire Chief
Winter Garden Fire Rescue Department
1 East Cypress Street, Winter Garden, FL 34787
Ph: 407.877.5175 Ext. 2293 Cell: 407-202-2419
Fx: 407.656.4017
jgainza@cwgdn.com
*KEEPING EVERYONE SAFE * EVERYONE GOES HOME*
Go Green: Consider the environment before printing this email.

From: Carl Otto <cotto@mulliganconstructors.com>
Sent: Thursday, December 4, 2025 12:42 PM
To: Jose Gainza <jgainza@cwgdn.com>; Fernanda Silva <fsilva@bentleygroupinc.com>; Justin Mulligan <justinm@mulliganconstructors.com>; Jason Mulligan <jmulligan@mulliganconstructors.com>
Cc: Gary Kranston <gary@bentleygroupinc.com>; Leon Ordaz <lordaz@bentleygroupinc.com>
Subject: RE: Winter Garden FS 21 - PR 003 for restroom layout modifications

We originally did a WAG for 24 ga steel, with a Kynar finish, I believe a snap seam system and its roughly a 100k add, plus or minus.

The request calls for aluminum, and the aluminum will be more expensive than the steel. My sub is waiting for pricing from his supplier, the aluminum roofs are not as common as the steel, so he had to get costs from a different supplier.

Carl

Carl Otto
Operations Manager
Mulligan Constructors, Inc.
1027 W. Lancaster Road
Orlando, FL 32809
P:407-654-6523 | C:407-496-4053 | F:407-654-7597
www.mulliganconstructors.com

From: Jose Gainza <jgainza@cwgdn.com>
Sent: Thursday, December 4, 2025 11:51 AM
To: Carl Otto <cotto@mulliganconstructors.com>; Fernanda Silva <fsilva@bentleygroupinc.com>; Justin Mulligan <justinm@mulliganconstructors.com>; Jason Mulligan <jmulligan@mulliganconstructors.com>
Cc: Gary Kranston <gary@bentleygroupinc.com>; Leon Ordaz <lordaz@bentleygroupinc.com>
Subject: RE: Winter Garden FS 21 - PR 003 for restroom layout modifications

Any way I can get something within the ballpark so I can have the discussion with my boss?

José P. Gainza, Jr., CFO - Fire Chief
Winter Garden Fire Rescue Department
1 East Cypress Street, Winter Garden, FL 34787
Ph: 407.877.5175 Ext. 2293 Cell: 407-202-2419
Fx: 407.656.4017
jgainza@cwgdn.com
*KEEPING EVERYONE SAFE * EVERYONE GOES HOME*
Go Green: Consider the environment before printing this email.

From: Carl Otto <cotto@mulliganconstructors.com>
Sent: Thursday, December 4, 2025 8:32 AM
To: Jose Gainza <jgainza@cwgdn.com>; Fernanda Silva <fsilva@bentleygroupinc.com>; Justin Mulligan <justinm@mulliganconstructors.com>; Jason Mulligan <jmulligan@mulliganconstructors.com>
Cc: Gary Kranston <gary@bentleygroupinc.com>; Leon Ordaz <lordaz@bentleygroupinc.com>
Subject: RE: Winter Garden FS 21 - PR 003 for restroom layout modifications

Still waiting on pricing for that, I will not have that back today.

Carl Otto
Operations Manager
Mulligan Constructors, Inc.
1027 W. Lancaster Road
Orlando, FL 32809
P:407-654-6523 | C:407-496-4053 | F:407-654-7597
www.mulliganconstructors.com

From: Jose Gainza <jgainza@cwgdn.com>
Sent: Thursday, December 4, 2025 8:05 AM
To: Carl Otto <cotto@mulliganconstructors.com>; Fernanda Silva <fsilva@bentleygroupinc.com>; Justin Mulligan <justinm@mulliganconstructors.com>; Jason Mulligan <jmulligan@mulliganconstructors.com>
Cc: Gary Kranston <gary@bentleygroupinc.com>; Leon Ordaz <lordaz@bentleygroupinc.com>
Subject: RE: Winter Garden FS 21 - PR 003 for restroom layout modifications

Carl,

I was also wondering about the roof change. We were moving from shingle to metal. Do you have a cost quote for that upgrade?

Regards,

José P. Gainza, Jr., CFO - Fire Chief
Winter Garden Fire Rescue Department
1 East Cypress Street, Winter Garden, FL 34787
Ph: 407.877.5175 Ext. 2293 Cell: 407-202-2419
Fx: 407.656.4017
jgainza@cwgdn.com
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From: Carl Otto <cotto@mulliganconstructors.com>
Sent: Thursday, December 4, 2025 7:02 AM
To: Jose Gainza <jgainza@cwgdn.com>; Fernanda Silva <fsilva@bentleygroupinc.com>; Justin Mulligan <justinm@mulliganconstructors.com>; Jason Mulligan <jmulligan@mulliganconstructors.com>
Cc: Gary Kranston <gary@bentleygroupinc.com>; Leon Ordaz <lordaz@bentleygroupinc.com>
Subject: RE: Winter Garden FS 21 - PR 003 for restroom layout modifications

Please see attached.

Few notes, tile and toilet accessories are per the Unit Prices previously submitted.

HVAC was verbal and is based on adding a supply and exhaust drop to the new restroom.

Many items are a wash and are not listed. Quotes are included where received, the HVAC was verbal.

Thanks, please let me know if there are any questions.

Carl

Carl Otto
Operations Manager
Mulligan Constructors, Inc.
1027 W. Lancaster Road
Orlando, FL 32809
P:407-654-6523 | C:407-496-4053 | F:407-654-7597
www.mulliganconstructors.com

From: Jose Gainza <jgainza@cwgdn.com>
Sent: Wednesday, December 3, 2025 8:07 AM

To: Carl Otto <cotto@mulliganconstructors.com>; Fernanda Silva <fsilva@bentleygroupinc.com>; Justin Mulligan <justinm@mulliganconstructors.com>; Jason Mulligan <jmulligan@mulliganconstructors.com>
Cc: Gary Kranston <gary@bentleygroupinc.com>; Leon Ordaz <lordaz@bentleygroupinc.com>
Subject: RE: Winter Garden FS 21 - PR 003 for restroom layout modifications

Carl,

Good morning! I really need pricing as soon as you can. The reason I was needing it quickly is because I would need to present this to the City Commission for approval. If we do not get this on the agenda for next week then I will not be able to get this in until the first meeting in January. The second meeting in December is canceled because it falls on Christmas Eve. So if you can get me a good price I would be grateful.

Regards,

José P. Gainza, Jr., CFO - Fire Chief
Winter Garden Fire Rescue Department
1 East Cypress Street, Winter Garden, FL 34787
Ph: 407.877.5175 Ext. 2293 Cell: 407-202-2419
Fx: 407.656.4017
jgainza@cwgdn.com
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From: Carl Otto <cotto@mulliganconstructors.com>
Sent: Monday, December 1, 2025 10:45 AM
To: Jose Gainza <jgainza@cwgdn.com>; Fernanda Silva <fsilva@bentleygroupinc.com>; Justin Mulligan <justinm@mulliganconstructors.com>; Jason Mulligan <jmulligan@mulliganconstructors.com>
Cc: Gary Kranston <gary@bentleygroupinc.com>; Leon Ordaz <lordaz@bentleygroupinc.com>
Subject: RE: Winter Garden FS 21 - PR 003 for restroom layout modifications

Jose, we can get you a ballpark but we will not have final pricing by Thursday.

Carl

Carl Otto
Operations Manager
Mulligan Constructors, Inc.
1027 W. Lancaster Road
Orlando, FL 32809
P:407-654-6523 | C:407-496-4053 | F:407-654-7597
www.mulliganconstructors.com

From: Jose Gainza <jgainza@cwgdn.com>
Sent: Monday, December 1, 2025 10:09 AM
To: Fernanda Silva <fsilva@bentleygroupinc.com>; Justin Mulligan

<justinm@mulliganconstructors.com>; Carl Otto <cotto@mulliganconstructors.com>; Jason Mulligan <jmulligan@mulliganconstructors.com>
Cc: Gary Kranston <gary@bentleygroupinc.com>; Leon Ordaz <lordaz@bentleygroupinc.com>
Subject: RE: Winter Garden FS 21 - PR 003 for restroom layout modifications

Fernanda,

Good morning! Just trying to ensure I can get total cost for the changes. I need to submit this by Thursday in order for it to be approved to be placed on the agenda for next Thursdays City Council meeting.

Regards,

José P. Gainza, Jr., CFO - Fire Chief
Winter Garden Fire Rescue Department
1 East Cypress Street, Winter Garden, FL 34787
Ph: 407.877.5175 Ext. 2293 Cell: 407-202-2419
Fx: 407.656.4017
jgainza@cwgdn.com
*KEEPING EVERYONE SAFE * EVERYONE GOES HOME*
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From: Fernanda Silva <fsilva@bentleygroupinc.com>
Sent: Wednesday, November 26, 2025 10:58 AM
To: Justin Mulligan <justinm@mulliganconstructors.com>; Carl Otto <cotto@mulliganconstructors.com>; Jason Mulligan <jmulligan@mulliganconstructors.com>
Cc: Jose Gainza <jgainza@cwgdn.com>; Gary Kranston <gary@bentleygroupinc.com>; Leon Ordaz <lordaz@bentleygroupinc.com>
Subject: Winter Garden FS 21 - PR 003 for restroom layout modifications

Carl,

As I promised to you, attached is the request for cost proposal 003 Binder with narrative and exhibit for pricing.

In the meantime, our team will be completing more detail drawings but this will help you provide cost so the city can approve the changes.

Let us know if you have any questions and if we can assist you in any way.

Respectfully,

FERNANDA SILVA, RA, AIA, NCARB
PRINCIPAL ARCHITECT

BENTLEY GROUP, INC.
651 W. Warren Avenue, Suite 200 | Longwood, FL 32750
fsilva@BentleyGroupInc.com | 407.331.6116 ext.123

BENTLEY

Connect with us! Website | LinkedIn | Instagram

Bentley is an FDOT firm prequalified in 3.1, 3.2, 3.3, 4.1.1, 4.1.2, 5.4, 7.1, 13.6, and 14.0

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All emails to and from City of Winter Garden officials and employees are kept as a public record unless such written communication falls within an exception or exemption to the Public Records Act. Your email communications, including your email address, may be disclosed to the public and media at any time.

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THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Jim Monahan, P.E., City Engineer – Public Services

Via: Jon C Williams, City Manager

Date: December 3, 2025 Meeting Date: December 11, 2025

Subject: Approve a Purchase Order to TD Thomson Construction Co., Inc. for an Underdrain at Sanctuary at Twinwaters.

Issue: The City of Winter Garden has been working with MI Homes to fix a dry retention pond that is not drying up. Through joint cooperation with MI Homes, the Soil and Civil Engineers and the City, we have an underdrain design that has been permitted with SJRWMD and is ready to be installed.

Recommended Action:

Recommend awarding the construction of the Sanctuary at Twinwaters Underdrain to TD Thomson Construction Co., Inc. in the amount of $143,305.00.

Attachments:

- Quote from TD Thomson Construction Co., Inc.
- AEI Underdrain Report (Abbreviated)

T. D.THOMSON CONSTRUCTION INC.

Estimate

Remitt To
PO BOx 1239
Sorrento FL 32776

Date	Estimate #
12/3/2025	100-256

Name / Address

City of Winter Garden
ATT: Jim Monahan
300 W. Plant Street
Winter Garden Fl 34787

Project

6" Under drain @ 16761 Sanctuary DR

Description	Qty	Unit	Rate	Total
MOBILIZATION	1	LS	5,000.00	5,000.00
TIE INTO EXISTING STRUCTURE	2	EA	1,800.00	3,600.00
PUMP DOWN WATER AND DEWATERING	1	LS	6,500.00	6,500.00
GRADE TEMPORARY RD	1,400	SY	4.25	5,950.00
IMPORT CLAY FOR HAUL ROAD	90	CY	25.00	2,250.00
REMOVE AND HAUL OFF UNSUITABLE MATERIAL	445	CY	25.00	11,125.00
HAUL IN IMPORT SAND	300	C Y	50.40	15,120.00
IMPORT DOT 57 ROCK	240	TON	149.00	35,760.00
6" PVC PERF PIPE GREEN	1,000	LF	32.00	32,000.00
NON WOVEN FILTER FABRIC	12,500	SF	1.00	12,500.00
CLEAN OUT	2	EA	350.00	700.00
REGRADE DISTURBED AREA	8,000	SF	0.75	6,000.00
SOD (ST AUGUSTINE)	8,000	SF	0.85	6,800.00
NOTES*				
NOT RESPONSIBLE FOR ANY BROKEN IRRIGATION				
IRRIGATION IS AN ADDITIONAL PRICE IF BROKEN				
AN ADDITIONAL COST FOR REPLACEMENT OF APRON IF DAMAGED				

tdthomson92@gmail.com

407-654-8388

Total $143,305.00

This quote is based on the availability of materials.
This quote is good for 30 days.

Andreyev Engineering, Inc.

SANFORD OFFICE
4055 St. John's Parkway
Sanford, Florida 32771
407-330-7763
Fax: 407-330-7765

▼ Groundwater ▼ Environmental ▼ Geotechnical ▼ Construction Materials Testing

February 18, 2025
AEI Project No.: GPGT-17-004

TO: MI Homes, Inc.
400 International Parkway #470
Lake Mary, FL 32746
Attn: Mr. Jimmy Palm, P.E.

SUBJECT: Retention Pond Repair Assessment and Recommendations
Sanctuary at Twin Waters, Stormwater Pond 3, Winter Garden, Florida

Dear Mr. Palm:

Per your request, Andreyev Engineering, Inc. (AEI) has updated the previous water balance and pond repair study. The update included assessment of Pond 3, which is not recovering as quickly as it was designed. This updated water balance study was completed to assess if underdrains can be installed in Pond 3 and still maintain post development net recharge at or higher than the pre-development net recharge at this site.

For the updated evaluation and repair analyses AEI conducted a review of the original investigations, design and permitting data for retention Ponds 2 at the subject site and conducted additional investigations and evaluations to include Pond 3 in the water balance modeling. A copy of additional soil borings drilled at Pond 3 and measured water levels from our additional study in May 2024 are presented on the attached **Figures 1 & 2**.

The retained stormwater runoff in Pond 3 appears to recover during dry periods of the year but it is reported to have standing water during periods of extended rainfall, especially in the last 2 years where above normal rainfall has been recorded throughout central Florida. The water levels in Lake Avalon also have risen considerably during the last 2 years. Our investigation of the pond bottom soils indicates that fine sands to silty fine sands are present below the pond down to about 5 feet and the dry season groundwater levels occur at 3 to 4 feet below pond bottom. However, during wet season periods the pond appears to stay wet for extended periods of time and prevents proper maintenance of pond bottom.

Evaluation of Recharge Conditions and Water Balance Analyses

Based our analyses, and discussions with the project team and our experience with previous pond repairs in the area, we conducted water balance analyses, underdrain modeling and provide recommendations for installation of an underdrain system to improve recovery of the existing stormwater retention pond, Pond 3.

As you are aware, the site is located within the Wekiva study area, and as a result, underdrains in retention ponds are typically not allowed under the permitting criteria, unless it can be demonstrated that the net recharge over the project area under the post-development (post) conditions will be the same or higher than the pre-development (pre) conditions. AEI has completed a project-wide water balance analysis to estimate the net recharge under both the

pre and post developed conditions. For these analyses, we have conservatively assumed that all runoff water to Ponds 2 and 3 will not contribute to any net recharge to the aquifer. Although the ponds do have some infiltration capacity and will provide some recharge to the on-site shallow aquifer. To optimize recharge at Pond 3, it is proposed to minimize the amount of underdrains in the pond but still maintain dry pond bottom conditions. However, in our modeling all recharge within Pond 3 was fully excluded. Additionally, the water losses due to evaporation from the pond were included in the water balance (again very conservative). Instead of using the typical parallel underdrains covering the pond bottom, we propose to utilize perimeter bottom underdrain system for this pond, sized just to recover the water quality volume in 72 hours, which will tend to increase recharge at the pond during heavier storm events.

The water balance analysis consisted of quantifying all the water sources entering the subject property and all the water losses leaving the subject property under both the pre and post development conditions. Once quantified, the components were input to a spreadsheet-based water balance program for evaluation of net recharge under pre to post development conditions.

The components of water sources and water losses which were quantified for input to the water balance are summarized below:

Predevelopment Water Sources:

- Direct rainfall on the entire project area, which is described in the drainage design report prepared by Poulos and Bennett dated May 2018, copy attached in **Attachment A**.

Predevelopment Water Losses:

- Evapotranspiration (ET) from all surfaces of the project area.
- Specific ET values were assigned to impervious areas and pervious non-irrigated areas
- Calculated daily runoff that leaves the site from the basin area as described in the drainage design report prepared by Poulos and Bennett. The daily runoff was calculated using the basin area and the corresponding CN value for the daily storm events of an average rainfall year, which was selected to be the year 2003 with a total rainfall of 49.77 inches.

Post development Water Sources:

- Direct rainfall on the same project area (mostly developed now).
- Irrigation of lawns and landscape areas, estimated at 50% of total pervious areas within the development, but excluding the pond areas. The source of irrigation water for this project will be reclaimed water provided by the City of Winter Garden and represents off-site contribution of water to the post development site.

Post development Water Losses:

- Evaporation from retention ponds
- Evapotranspiration from pervious non-irrigated areas
- Evapotranspiration from irrigated lawns and landscape areas
- Runoff from directly connected impervious areas (DCIA, at 34% of all impervious areas)
- Daily runoff from pervious and impervious (non-DCIA) areas as described in the drainage design report prepared by Poulos and Bennett. The daily runoff was calculated using the same method as pre-development, utilizing the pervious and impervious runoff areas and their corresponding CN values.

To quantify the various water balance components, we relied on the drainage basin plans and drainage calculations presented in the drainage design report prepared by Poulos and Bennett

dated May 2018. Daily rainfall for an average rainfall year was utilized for the program and consisted of 2003 rainfall data as reported from the nearest weather station (Clermont station). The annual rainfall for that year was reported to be a total of 49.77 inches, and closely reflects average rainfall conditions. Evaporation and evapotranspiration values were obtained from the Institute for Food and Agricultural Science (IFAS). The various water balance components and values used in the modeling and runoff calculations are presented in **Attachment B**.

In the water balance modeling, the difference between the water sources (+ side) and the water losses (- side) can be reasonably assumed to constitute the net vertical recharge below the site. Therefore, a comparison of these differences for the pre and post development conditions indicates the effect on net recharge as a result of the proposed development.

For the pre-development condition, the net recharge was calculated to be 2,241,746 cubic feet per year (11.75 inches/year). Considering both Ponds 2 and 3 with underdrains in the water balance for the post-development condition, the net recharge was calculated to be 3,721,911cubic feet per year (19.52 inches/year). The results indicate that the post development net recharge will be higher than the predevelopment net recharge by about 66%. The water balance modeling results are presented in a summary table below and a complete set of water balance analyses and supporting calculations are included in **Attachment B**.

Sanctuary at Twin Waters - Pre/Post Water Balance

Rain & Irrigation Rates		ET (in/year)	
Rainfall (in/yr)	49.77	Irrig. Lawn ET	58.0
Irrigation (in/yr)	32.00	Open Water (Ponds)	52.0
Pervious % Irrigated	50%	Impervious ET	12.0
Pervious % Non-Irrigated	50%	Non-Irrig ET-A, B/D	38.0

Overall Site (PRE) per Drainage Report Data

Parcel ID	Soil Group	DCIA (ft²)	Area (acres)	CN for RO Area	Imperv. Non-DCIA (ft²)	Irrigated (ft²)	Non-Irrig Perv. (ft²)	Open Water (ft²)	Total Area (ft²)	Water Sources: Rain (in/year)	Rain (ft³/year)	Irrigation (in/year)	Irrigation (ft³/year)	Total Sources (ft³/year)	Open Water (in/year)	Open Water (ft³/year)	Water Losses: Non-Irrig. ET (in/year)	Non-Irrig. ET (ft³/year)	Irrig Lawn ET (in/year)	Irrig Lawn ET (ft³/year)	Imperv. ET (in/year)	Imperv.ET (ft³/year)	All Other RO (ft³/year)	Total Loss (ft³/year)	Net Recharge (ft³/year)	Net recharge (in/year)
Pre-1	A- B/D		52.56	52.00			2,289,514		**2,289,514**	49.77	9,495,758	32.00	-	9,495,758	52	-	38.00	7,250,126	58.00	-	12.00	-	3,885	7,254,011	2,241,746	11.75
*all other offsite stays the same in the post			52.56						52.56					9,495,758									**Total**	**7,254,011**	**2,241,746**	**11.75**

Overall Site (POST) per Drainage Report Data

Parcel ID	Soil Group	DCIA (ft²)	Area (acres)	CN for RO Area	Imperv. Non-DCIA (ft²)	Irrigated (ft²)	Non-Irrig Perv. (ft²)	Open Water (ft²)	Total Area (ft²)	Water Sources: Rain (in/year)	Rain (ft³/year)	Irrigation (in/year)	Irrigation (ft³/year)	Total Sources (ft³/year)	Open Water (in/year)	Open Water (ft³/year)	Water Losses: Non-Irrig. ET (in/year)	Non-Irrig. ET (ft³/year)	Irrig Lawn ET (in/year)	Irrig Lawn ET (ft³/year)	Imperv. ET (in/year)	Imperv.ET (ft³/year)	Daily RO Calcs (ft³/year)	Total Loss (ft³/year)	Net Recharge (ft³/year)	Net recharge (in/year)
Area for RO Calcs (Post 2)	A, D		13.70	73.00					0	49.77	-	32.00	-	-	52	-	38.00	-	58.00	-	12.00	-	103,593	103,593	(103,593)	(2.08)
DCIA for RO Calcs (Post 2)			1.98	98.00					0	49.77		32.00	-	-	52	-	38.00	-	58.00	-	12.00	-	251,274	251,274	(251,274)	(34.96)
RO Calcs OFF-1			0.35						0				-	-												0.00
RO Calcs OFF-2A			0.93						0				-	-									7,032	7,032	(7,032)	(2.08)
Area for RO Calcs (Post 3)			10.83						0				-	-									10,281	10,281	(10,281)	(0.26)
DCIA for RO Calcs (Post 3)			1.59						0				-	-									201,781	201,781	(201,781)	(34.96)
Pond Areas			3.80					165,528	**165,528**	49.77	686,527	32.00	-	686,527	52	717,288	38.00	-	58.00	-	12.00	-		717,288	(30,761)	(2.23)
Impervious			16.29	98.00	709,592				**709,592**	49.77	2,943,034	32.00	-	2,943,034	52	-	38.00	-	58.00	-	12.00	709,592		709,592	2,233,442	37.77
Pervious	A, D, A/D		20.45	57.00		706,761	706,761		**1,413,522**	49.77	5,862,582	32.00	1,884,696	7,747,278	52	-	38.00	2,238,077	58.00	3,416,012	12.00	-		5,654,088	2,093,190	17.77
			52.54						52.54					11,376,840									**Total**	**7,654,928**	**3,721,911**	**19.52**

**Post 2 & Post 3 RO Calcs account for water collected and lost by the proposed unedrains in Ponds 2 & 3

Post Net Recharge (Project)	**3,721,911**	**CF**
Post Net Recharge (Project)	**19.52**	**in/year**

Basin Summary (Area in acres)

Basin Name	POST 1	POST 2	POST 3	POST 4	POST 5	POST 6	POST 7	POST 8	POST 9	Summary		
Pervious Type A	3.76	5.14	6.86	0.05					3.73	19.54	Pervious Total	
Pervious other	1.18	3.93		1.21	1.17	2.06	2.46	0.15	0.78	12.91	32.45	
Pond	0.44	2.21	1.15							3.8	Impervious Total	
DCIA (pavement)	1.04	1.98	1.12							4.14	16.29	
Impervious	3.08	4.63	4.44							12.15		
	9.47	17.89	13.57	1.26	1.17	2.06	2.46	0.15	4.51	**52.54**		

Recommendations for Repairing the Retention Pond 3

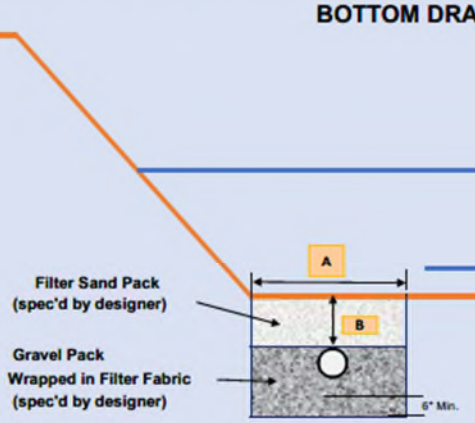
Based on the data presented in this report and the calculated increased net recharge for the post development conditions (primarily due to import of reclaimed water for irrigation), underdrains can be installed at the retention Pond 3 with a discharge to the adjacent Lake system. Although this site is located within the Wekiva study area and underdrains in the retention ponds are typically not allowed, it is our opinion that at this project area the net recharge in the post development will be significantly higher as demonstrated by the water balance modeling and the proposed underdrains will not create an adverse impact. In addition, the water that discharges from the underdrains will stay within the immediate area of this site and will continue to recharge the aquifer since Lake Avalon is basically a closed basin.

To design the underdrain system within the pond, we have utilized the FilterDrain model for a perimeter bottom drain with gravel pack option. The pond design information was extracted from the original drainage report and was used to design the supplemental recovery system, which will consist of a perimeter bottom underdrain. Although part of the recovery of Pond 3 will be through natural infiltration, for conservative design, we have assumed that the entire water quality volume of 2.53 ac-ft of water will be recovered by the underdrains. An underdrain trench

of 4 feet wide was assumed to be used for the underdrain system. Either on-site sandy soils or off-site fine sand soils can be used to backfill the trench system, as long as the in-place permeability of the soils is 15 feet per day or higher. The following model printout presents the bottom underdrain with gravel pack (FilterDrain model) input data and the resulting output design parameters:

Project Name: Sanctuary at Twin Waters Pond 3 Supplemental Recovery Underdrains

BOTTOM DRAIN WITH GRAVEL PACK MODEL



Input Design Parameters

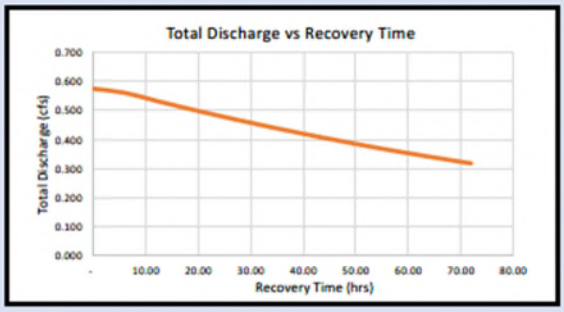
Width of Trench, A =	4.00	feet
Separation of Gravel Pack from Pond Bottom, B =	2.00	feet
DHW Elevation =	104.00	feet
Recovery Volume, V =	110,207	ft^3
Area at DLW Elev., A_{DLW} =	55,103	ft^2
DLW Elevation =	102.00	feet
Pond Bottom Elev. =	102.00	feet
Diameter of Drain Pipe =	6.00	inches
Manning's Coefficient of Drain Pipe =	0.0150	
Permeability of Fine Sand Pack =	15.00	ft/day
Factor of Safety =	2.00	
Elevation of Top of Drain Pipe =	100.00	feet
Elevation of Water Level at Discharge Point =	100.00	feet
Time of Recovery =	72.00	hours
Number of Equal Sections of Drain (1, 2. . .) =	2	

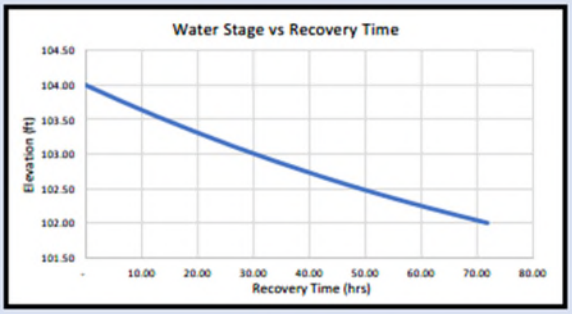
Iterative Manual Solver

Select The Length of Drain (One Equal Section)	459	feet
Calculated Time of Recovery (match this to 72.00 hrs)	71.94	hrs

Model Results

Length of Each Section of Bottom Drain =	459	feet
Total Length of Bottom Drain =	918	feet





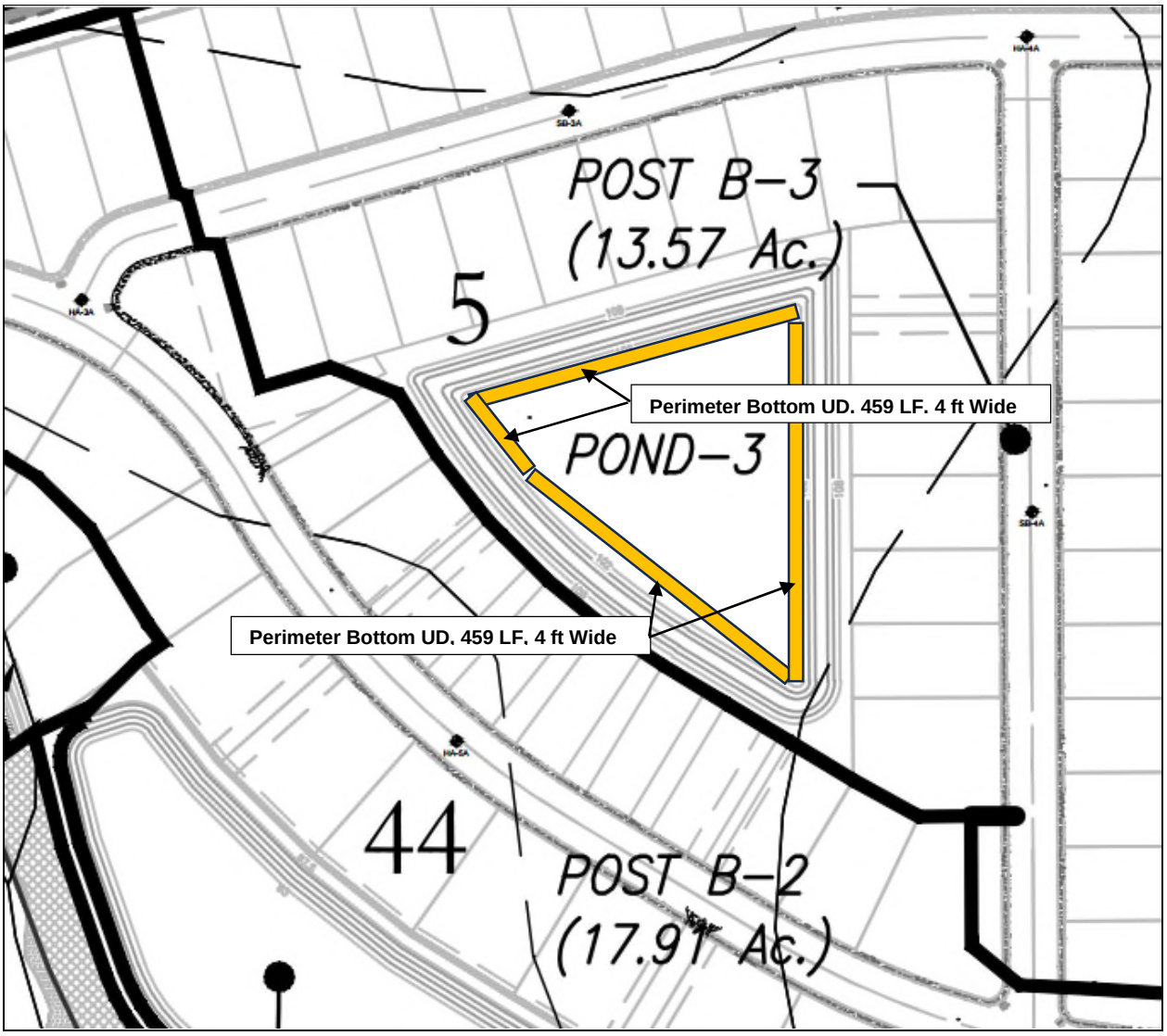
Discharge

hours	cfs
-	0.575
6.07	0.560
12.48	0.531
19.27	0.501
26.49	0.471
34.20	0.441
42.49	0.410
51.45	0.380
61.21	0.349
71.94	0.317

Stage

hours	ft
-	104.00
6.07	103.78
12.48	103.56
19.27	103.33
26.49	103.11
34.20	102.89
42.49	102.67
51.45	102.44
61.21	102.22
71.94	102.00

Based on our review of the pond conditions and the results of our underdrain analyses, the pond can be retrofitted with 918 lineal feet of perimeter underdrain system, divided in two sections of 459 LF each. This will allow recovery of the pond and maintain dry pond bottom conditions under normal wet season rainfall. The following figure presents the conceptual location of the proposed perimeter underdrains to retrofit Pond 3:



A typical cross section of the recommended perimeter underdrain and other details are presented in **Figure 3**. The underdrain system presented in this report is a conceptual perimeter bottom underdrain with a gravel pack around the 6" perforated underdrain pipe. It is recommended that the project civil engineer, review this report and prepare construction plans with the required level of detail to connect it to the existing drainage system, and properly construct and maintain the underdrain system. AEI shall be allowed to review and approve the final construction plans of the underdrain system.

Limitations

This report has been prepared for the exclusive use of MI Homes and its designers, based on our understanding of the project as stated in this report. This exploration was performed in accordance with generally accepted geotechnical engineering practices. No other warranty, expressed or implied, is made as to the professional advice presented herein. Statements regarding all geotechnical recommendations are for use by the designers and are not intended

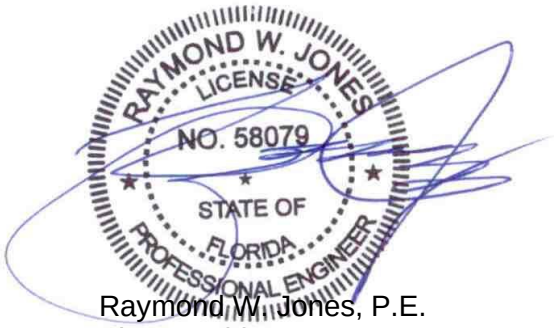
for use by potential contractors. The geotechnical recommendations submitted herein are based on the data obtained by AEI. If the proposed retro-fit perimeter underdrain system does not lead to a significant overall improvement through-out the entire pond, additional underdrain may be required. Additionally, it is understood that water levels in Lake Avalon above the current established high-water elevation, can continue to affect drainage system performance on this site, even with the retrofit underdrain system. This design is based on our observations and available data collected as of the date of this report. AEI should be provided the opportunity to review any additional data not made available to us and shall be allowed to modify or amend our recommendations if additional data becomes available.

Closure

We appreciate the opportunity to provide our services on this project and trust that this information is sufficient for your needs. Should you have any questions or comments concerning this report please feel free to contact the undersigned.

Sincerely,
ANDREYEV ENGINEERING, INC.

Nicolas E. Andreyev, P.E.
President
Florida Registration No. 35459



Raymond W. Jones, P.E.
Vice President
Florida Registration No.58079

Attachments:
Figures 1, 2, and 3 – May 2024 Soil Borings and Proposed Underdrain Cross Section Detail
Attachment A – Poulos and Bennett Drainage Report Information, May 2018
Attachment B – Water Balance Analyses and Calculations

FIGURES

LEGEND:

APPROXIMATE LOCATION OF HAND AUGER BORING

0 50 100 200

GRAPHIC SCALE: 1"=100'

Andreyev Engineering, Inc.

GEOTECHNICAL INVESTIGATION

POND 3

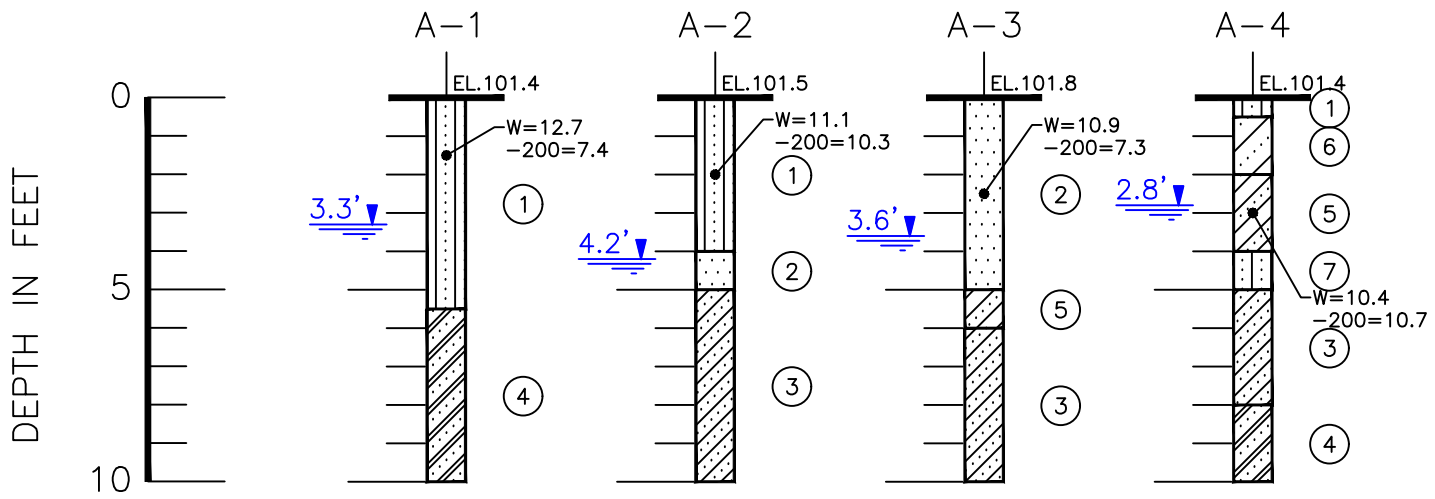
THE SANCTUARY AT TWIN WATERS

WINTER GARDEN, FL

BORING LOCATION PLAN

APPROXIMATE SCALE:	DATE: 05/30/24	ENGINEER: RJ
1"=100'	PN: GPGT-17-004	DRAWN BY: DLS

FIGURE 1



LEGEND:

1. DARK GRAYISH BROWN SLIGHTLY SILTY FINE SAND (SP–SM)
2. BROWN TO GRAYISH BROWN FINE SAND (SP)
3. ORANGE BROWN TO ORANGE TO LIGHT BROWN CLAYEY FINE SAND (SC)
4. LIGHT ORANGE TO ORANGE SANDY CLAY TO CLAY (CL)(CH)
5. LIGHT BROWN SLIGHTLY CLAYEY FINE SAND (SP–SC)
6. LIGHT BROWN FINE SAND WITH SMALL ORANGE CLAY NODULES (SP)(CH)
7. DARK GRAY SILTY FINE SAND WITH ROOTS (SM)

(SP) UNIFIED SOIL CLASSIFICATION SYSTEM GROUP SYMBOL

1.0' MEASURED DEPTH TO GROUNDWATER

W MOISTURE CONTENT, IN PERCENT

–200 PERCENT OF FINES PASSING THE U.S. No. 200 SIEVE

EL. GROUND SURFACE ELEVATION AT BORING LOCATION (FT–NAVD88)

Andreyev Engineering, Inc.

GEOTECHNICAL INVESTIGATION

POND 3

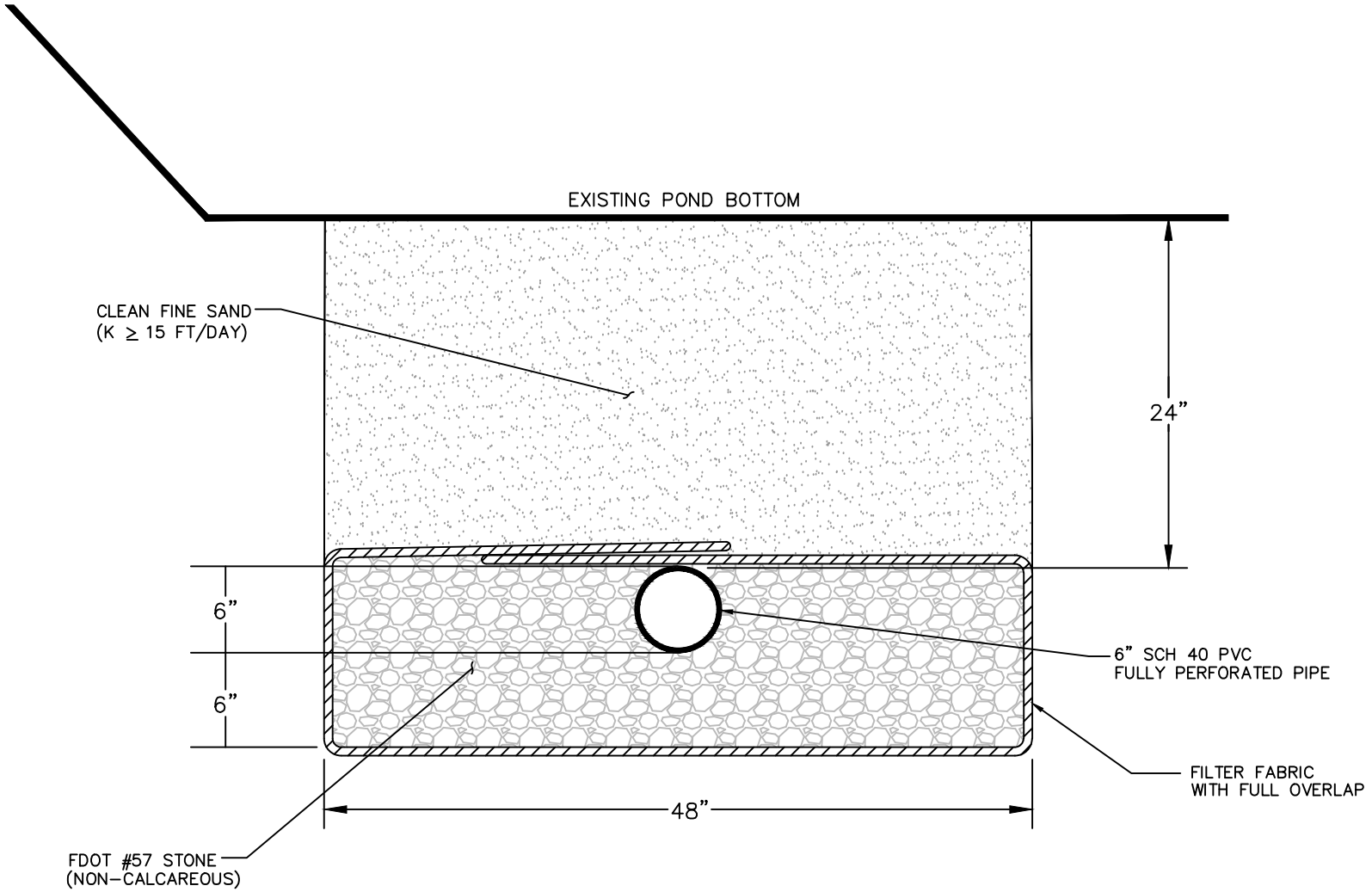
THE SANCTUARY AT TWIN WATERS

WINTER GARDEN, FL

SOIL PROFILES

APPROXIMATE SCALE:	DATE: 05/30/24	ENGINEER: RJ
1"=5'	PN: GPGT–17–004	DRAWN BY: DLS

FIGURE 2



Andreyev Engineering, Inc.			GEOTECHNICAL INVESTIGATION **POND 3** THE SANCTUARY AT TWIN WATERS WINTER GARDEN, FL
APPROXIMATE SCALE: N.T.S.	DATE: 03/04/25	ENGINEER: RJ	TYPICAL CROSS-SECTION DETAIL
	PN: GPGT-17-004	DRAWN BY: DLS	FIGURE 3

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Kelly Carson, Planning Director

Via: City Manager Jon C. Williams

Date: December 4, 2025 **Meeting Date:** December 11, 2025

Subject: 13575 W Colonial Drive
13575 W Colonial Drive – SITE PLAN
PARCEL ID # 23-22-27-0001-05-000

Issue: For the property located at 13575 W Colonial Drive, the applicant is requesting site plan approval.

Discussion: The applicant is requesting site plan approval for the approximately 1.59 ± acre property located at 13575 W Colonial Drive to permit the development of a single-story 9,179 sf commercial office building. The project also consists of parking, landscaping, and associated site improvements. This site is the final property to be built in the Planned Commercial Development that contains the Wawa convenience store, Culver's, Wendy's, etc. The proposed site plan is consistent with the property's PCD zoning and is consistent with the City's Comprehensive Plan and the City's Code of Ordinances.

Recommended Action:

Staff recommends approval of the proposed Site Plan subject to the conditions of the DRC staff report dated December 4, 2025.

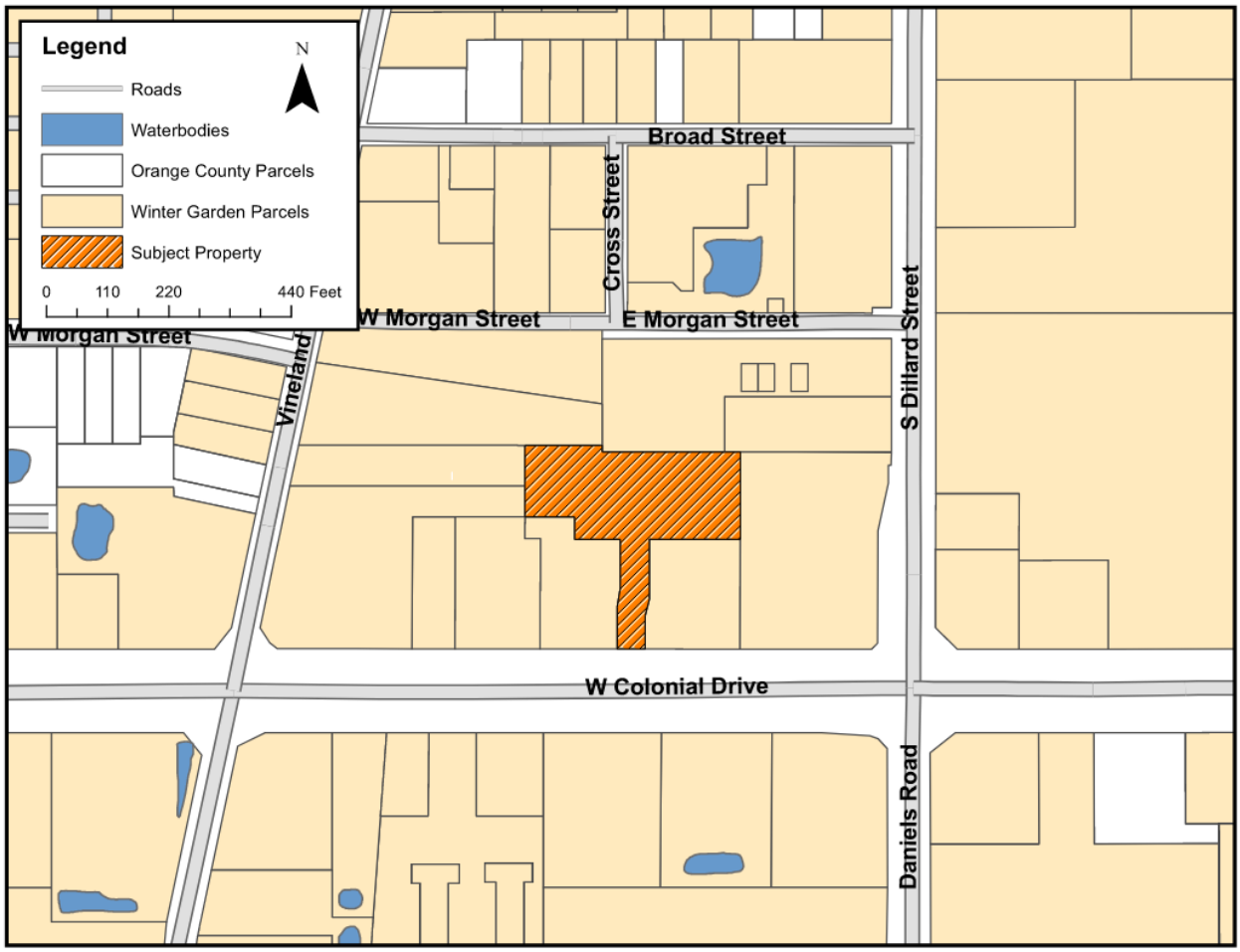
Attachment(s)/References:

Location Map
Site Plan
Elevations
DRC Staff Report

LOCATION MAP

13575 W Colonial Drive

Site Plan



Construction Plans
for
Davila Homes Office Building

13575 W. Colonial Drive, Winter Garden, FL

Legal Description

LEGAL DESCRIPTION:

LOT 5, 50 AT DILLARD PLAZA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 94, PAGE 39, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Parcel Id. No.:
23-22-27-0001-05-000

Owner:
Davila Homes
4210 LB Mcleod Rd., Suite 101
Orlando, FL 32811

Utility Providers

Electric:
Duke Energy
452 East Crown Point Road
Winter Garden, FL 34787
407.877.2363

Telephone:
AT&T - Southeast
450 N. Goldenrod Road
Orlando, FL 32807
407.380.0938

Water, Wastewater and Reclaimed:
City of Winter Garden
300 West Plant Street
Winter Garden, FL 34787
407.656.4111

Cable:
Bright House Networks
3767 All American Blvd.
Orlando, FL 32810
407.532.8509

Gas:
Lake Apopka Natural Gas District
1320 Winter Garden-Vineland Road
Winter Garden, FL 34778
407.656.2734

Consultants

Civil Engineer:
Poulos & Bennett, LLC
2602 E. Livingston St.
Orlando, FL 32803
407.487.2594

Geotechnical Engineer:
UES Professional Solutions, LLC
3532 Maggie Blvd
Orlando, FL 32811
407.423.0504

Surveyor:
Poulos & Bennett, LLC
2602 E. Livingston St.
Orlando, FL 32803
407.487.2594

Transportation:
Traffic & Mobility Consultants
988 Woodcock Rd., Suite 200
Orlando, FL 32803
407.531.5332

Vicinity Map
Scale: 1" = 250'

Sheet Index

Sheet Id.		Sheet Title	Subm./Rev. 1	2	3	4	5	6
C0.01	- C0.02	General Notes	■	■				
C0.20		Existing Conditions Plan	■	■				
C1.00		Erosion Control & Demolition Plan	■	■				
C1.01		Erosion Control Notes & Details	■	■				
C2.00		Master Site Plan & Site Data	■	■				
C3.00		Site & Geometry Plan	■	■				
C4.00		Paving, Grading & Drainage Plan	■	■	■			
C4.10		Grading Sections & Details	■	■				
C5.00		Water & Sewer Utilities Plan	■	■	■			
C5.50		Fire Protection Plan & Details	■	■				
C6.00		General Construction Details	■	■				
C7.00	- C7.05	City Of Winter Garden Standard Details	■	■				

Survey Reference Sheets

Geotechnical Engineering Reference Sheets

Lighting Reference Sheets

Date		Description
5/7/2025		Submit To City Of Winter Garden
6/30/2025	1	Response To City Of Winter Garden Comments
9/29/2025	2	Response to City of Winter Garden Comments

(All agencies project numbers)

NOTE:
CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE LATEST FDOT MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS, FDOT GREEN BOOK, AND THE CITY OF WINTER GARDEN REGULATIONS AND SPECIFICATIONS.

DATE: June 23, 2025

Brian DeGirolmo, Professional Engineer, State of Florida, License No. 40095. This item has been digitally signed and sealed by Brian DeGirolmo, P.E. on the date indicated here 11/13/2025 . Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

POULOS & BENNETT
a Pape-Dawson company
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No.: 24-211

Construction Plans for Davila Homes Office Building
Z:\2024\24-211 DAVILA HOMES LLC - WINTER GARDEN PROPERTY\CAD\FINAL\CDPY\24-211 CS

GENERAL NOTES:

1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
   - WATER MANAGEMENT DISTRICT CONSUMPTIVE USE (WATER USE) FOR CONSTRUCTION DEWATERING (CUP)
   - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP) OR MSSW
   WATER MANAGEMENT DISTRICT WETLAND RESOURCE PERMIT
   - FDEP WATER DISTRIBUTION
   - FDEP SANITARY SEWER COLLECTION AND TRANSMISSION
   - FDEP REUSE
   - FDEP DREDGE AND FILL
   - ACOE NATIONWIDE OR INDIVIDUAL DREDGE AND FILL
   - LOCAL RIGHT OF WAY USE
   - LOCAL UNDERGROUND UTILITIES
   - FDOT DRIVEWAY CONNECTION
   - FDOT UTILITY
   - FDOT STORMWATER DISCHARGE CONNECTION
   - FDEP & EPA NPDES STORMWATER
   - FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION TORTOISE INCIDENTAL TAKE
2. CONTRACTOR IS ADVISED THAT THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IN THE STATE OF FLORIDA THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION IS THE PERMITTING AGENCY. IT IS CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN SAME. A COPY SHALL BE SENT TO OWNER AND PROVIDED TO THE CITY FOR THEIR RECORDS.
3. FLORIDA LAW (F.S. 553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION IN ANY PUBLIC OR PRIVATE STREET, ALLEY, RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE, OR GAS UTILITY EASEMENT WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF THE PROPOSED EXCAVATION." THIS INCLUDES ANY OPERATION UTILIZING HAND TOOLS OR POWER TOOLS WHICH MOVES OR REMOVES ANY STRUCTURE, EARTH, ROCK, OR OTHER MASS OF MATERIAL BY SUCH METHODS AS DIGGING, BACKFILLING, DEMOLITION, GRADING, DITCHING, DRILLING, BORING AND CABLE PLOWING. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATING (EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS).
4. IT IS THE CONTACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION, TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.
5. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, RECLAIMED WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.
6. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE POULOS & BENNETT WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ENSURE TIMELY CERTIFICATION OF COMPLETION TO AGENCIES AND AVOID DELAYS IN ISSUANCE OF CERTIFICATES OF OCCUPANCY/COMPLETION.
7. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF ALL APPLICABLE AGENCIES.
8. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY FASHION TO MINIMIZE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED THE CONTRACTOR BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
9. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.
10. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE ALL FENCING AND/OR EXISTING FACILITIES FROM THE SITE. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE VISIT TO UNDERSTAND THE EXISTING CONDITIONS OF THE SITE. IF REMOVAL OF EXISTING FACILITIES IS NOT INCLUDED IN THE BASE BID, THEN IT SHALL BE SPECIFICALLY IDENTIFIED.
11. CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
12. IF AN EAGLE MANAGEMENT PLAN HAS BEEN FILED AND APPROVED BY FLORIDA GAME AND FRESHWATER FISH COMMISSION AND THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE. CONTRACTOR SHALL ABIDE BY THE PERMIT.
13. MAINTAIN MINIMUM 3' COVER OVER PROPOSED GRAVITY SANITARY, FORCE MAIN, WATER AND REUSE LINES, UNLESS OTHERWISE NOTED.
14. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED.
15. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER'S SHALL BE REPORTED TO ENGINEER/OWNER/OWNERS REPRESENTATIVE PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.
16. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT AND MITIGATION COSTS FOR ANY TREES REMOVED THAT WERE DESIGNATED TO BE PRESERVED.
17. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY, COUNTY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES..
18. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.
19. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS OR AS APPROVED BY ENGINEER/OWNER IN WRITING.
20. ALL FDOT STANDARD PLANS ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FDOT ROADWAY AND TRAFFIC STANDARD PLANS, LATEST EDITION.
21. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S SOLE EXPENSE.
23. IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, REUSE, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
24. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PROVIDING CONSTRUCTION TESTING TO PROVIDE POULOS & BENNETT WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. CONTRACTOR SHALL MAINTAIN THE RESPONSIBILITY OF CONSTRUCTING THE PROJECT IN STRICT ACCORDANCE WITH THE PROJECT PLANS, SPECIFICATIONS AND REQUIREMENTS. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY POULOS & BENNETT IN NO WAY OBLIGATES POULOS & BENNETT TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.
25. DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. HOWEVER, IF DEWATERING IS REQUIRED, THEN DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM THE CITY OF WINTER GARDEN, FDEP, AND THE APPLICABLE WATER MANAGEMENT DISTRICT. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
26. WORK SHALL BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT THROUGH THE U.S. DEPARTMENT OF LABOR AND THE FLORIDA TRENCH SAFETY ACT.
27. ALL PERSONAL PROPERTY, EXCEPT MAIL BOXES, WITHIN THE RIGHT-OF-WAY THAT IS NOT RELOCATED BY THE PROPERTY OWNER SHALL BE REMOVED BY THE CONTRACTOR AS NECESSARY TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE PLANS. MAIL BOXES SHALL BE RELCOATED BY THE CONTRACTOR IN ACCORDANCE WITH FDOT STANDARD PLANS 110-200.
28. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON AVAILABLE RECORDS AND SURVEYS BUT IS NOT GUARANTEED TO BE ACCURATE OR ALL-INCLUSIVE. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO AND PROTECT EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WITH UTILITY OWNERS AND ENGINEER SHOULD SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS.
29. CONTRACTOR IS TO MAINTAIN UNINTERRUPTED ACCESS TO ALL DRIVEWAYS AT ALL TIMES AND IS TO NOTIFY PROPERTY OWNERS FIVE DAYS PRIOR TO STARTING CONSTRUCTION.
30. SHOULD AGGRESSIVE SOILS BE ENCOUNTERED, CONTRACTOR SHALL NOTIFY ENGINEER FOR REMEDIAL ACTION.
31. IMPACTS TO OFFSITE ROADWAYS, IF ANY, SHALL TO BE REPAIRED IN ACCORDANCE WITH CITY/COUNTY/FDOT REQUIREMENTS. IF REQUIRED, CONTRACTOR SHALL OBTAIN SURETY BOND.
32. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
33. ANY WELLS SHOWN HEREON ARE THE WELLS LOCATED TO DATE AND DO NOT NECESSARILY REPRESENT ALL WELLS ON THE PROPERTY. THE ENGINEER SHALL BE NOTIFIED OF ANY WELLS ENCOUNTERED DURING CONSTRUCTION. ALL WELLS NOT DESIGNATED TO REMAIN OR FUNCTION SHALL BE PROPERLY SEALED AND ABANDONED PER APPLICABLE AGENCY REQUIREMENTS.
34. VIBRATORY COMPACTION METHODS SHALL NOT BE USED WITHIN ANY EXISTING GAS EASEMENTS.
35. ALL LIGHT POLES AND STRUCTURES TO BE LOCATED IN THE FIELD BY SURVEYOR RETAINED BY CONTRACTOR.
36. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC EQUIPMENT, INCLUDING BUT NOT LIMITED TO, FIBER, LOOP SENSORS, PULL BOXES, CONDUIT, TRAFFIC SIGNALS AND CABINETS. ANY ITEMS DAMAGED BY THE CONTRACTOR SHALL BE RESTORED TO THEIR ORIGINAL CONDITION UNLESS OTHERWISE AGREED UPON BY THE STATE AND/OR LOCAL ENGINEER.
37. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SEEDED/SODDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
38. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY, BOUNDARY SURVEY OR TITLE WORK FOR ASSOCIATED ENCUMBRANCES.
39. SURROUNDING DEVELOPMENT AND ELEVATIONS WERE DETERMINED FROM DESIGN DRAWINGS AS LISTED IN THE SURVEYOR SECTION. CONTRACTOR TO FIELD VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF DIFFERENT.
40. SIGHT LINES SHOWN ON THE PLANS SHALL BE MAINTAINED WITHIN THE TRIANGLES BOTH HORIZONTALLY AND VERTICALLY FROM 30 INCHES TO EIGHT FEET IN HEIGHT. ALL VERTICAL SITE IMPROVEMENTS SHALL BE REMOVED OR KEPT CLEAR FROM TRIANGLES.
41. MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE APPROVED M.O.T. PLAN ON FILE.
42. CONTRACTOR TO MAINTAIN ALL EXISTING SIDEWALKS OPEN DURING CONSTRUCTION, OR A SAFE, ADA COMPLIANT, TEMPORARY APPROVED PEDESTRIAN PATH SHALL BE PROVIDED UNTIL THE SIDEWALK CAN BE REOPENED.
43. ANY RETAINING WALLS SHOWN HEREON ARE TO BE DESIGNED BY OTHERS. ENGINEER ASSUMES NO LIABILITY FOR DAMAGE OR FAILURE OF CIVIL IMPROVEMENTS CAUSED BY FAILURE OF WALLS WHETHER DIRECTLY OR INDIRECTLY. ENGINEER RECOMMENDS GEOTECHNICAL CONSULTANT REVIEW SITE CONDITIONS TO DETERMINE IF A GLOBAL STABILITY ANALYSIS FOR RETAINING WALLS IS APPROPRIATE.
44. MANHOLE LIDS, VALVE COVERS AND CLEAN-OUTS LOCATED IN TRAVEL LANES SHALL BE TRAFFIC BEARING RATED
45. CONSTRUCTION WATER SHALL NOT BE SOURCED FROM A FIRE HYDRANT, EVEN IF THE FIRE HYDRANT IS EQUIPPED WITH A WATER METER

AS-BUILT NOTES:

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE CITY OF WINTER GARDEN REQUIREMENTS AND THE FOLLOWING REQUIREMENTS.
   1.1. THE VERTICAL AND HORIZONTAL DATUMS USED SHALL BE AS STATED ON THE DRAWINGS.
   1.2. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
   1.3. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, POTABLE WATER AND WASTEWATER PIPING, AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
   1.4. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIMED WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA AND UTILITY PROVIDER REQUIREMENTS.
   1.5. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
   1.6. 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.
   1.7. LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES, AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS OR BY STATE PLANE COORDINATES OR OTHER UTILITY PROVIDER ACCEPTABLE REFERENCE.
   1.8. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE FIELD VERIFIED, AND THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS AND MANHOLES SHALL BE SHOWN.
   1.9. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. AS-BUILT POND CONTOURS SHALL BE PROVIDED AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AND ELEVATIONS SPECIFIED ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-GRADING POND SLOPES THAT ARE STEEPER THAN REQUIRED PER PLAN (HORIZONTAL:VERTICAL) TO A DEPTH OF 2 FT MINIMUM BELOW THE SLWT.
   1.10. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS, ALONG WITH PHOTOGRAPHS OF EACH CROSSING, IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT THE CONTRACTOR'S SOLE EXPENSE.
   1.11. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT THE CONTRACTOR'S SOLE EXPENSE.
   1.12. WHERE UPGRADED PIPE MATERIALS ARE SHOWN IN THE PLANS OR AS DIRECTED IN THE FIELD BY THE ENGINEER OR MUNICIPALITY, THE LENGTH, LOCATIONS, FITTINGS, ETC. FOR UPGRADED PIPE SHALL BE SHOWN ON THE AS-BUILT DRAWINGS, RECORD DRAWINGS OR PHOTOS.
   1.13. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR ALL PARK AND OPEN SPACE TRACTS GRADING. ENGINEER WILL CONFIRM COMPLIANCE WITH AGENCY REQUIREMENTS AND NOTIFY CONTRACTOR IF REMEDIAL ACTION IS NECESSARY.
2. CONTRACTOR TO PLACE GRADE STAKES AT CENTER OF FRONT AND REAR LIMITS OF EACH BUILDING PAD FOR OWNER/ENGINEER INSPECTION AND APPROVAL.
3. COMPLETE CERTIFIED AS-BULT DRAWINGS SHALL BE PROVIDED TO THE ENGINEER PRIOR TO BACTERIOLOGICAL TESTING. FAILURE TO PROVIDE ACCURATE DRAWINGS MAY RESULT IN EXPIRED TEST RESULTS AND REQUIRE ADDITIONAL TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
4. AS-BUILT DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH POULOS & BENNETT CAD STANDARDS.
5. POTABLE WATER CROSSINGS - POULOS & BENNETT REQUIRES THAT AT LEAST TEN PERCENT (10%) OF THE POTABLE WATER CROSSINGS AND INSTALLATIONS BE FIELD VERIFIED BY POULOS & BENNETT STAFF. THE 10% TO BE FIELD VERIFIED WILL BE IDENTIFIED BY POULOS & BENNETT PRIOR TO CONSTRUCTION AND PROVIDED TO THE SITE CONTRACTOR.

PAVING, DRAINAGE AND GRADING:

1. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET STATE OF FLORIDA ACCESSIBILITY CODE AND FEDERAL A.D.A. REQUIREMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING FDEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY IN ACCORDANCE OF FLORIDA ADMINISTRATIVE CODE 62-621.300 (2), 62-620, AND FLORIDA STATUTES CHAPTER 403.
3. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PROVIDING PROJECT TESTING SHALL MONITOR CONSTRUCTION CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERORAINS AS NEEDED. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.
4. ALL UPLAND DEVELOPMENT ONSITE AREA, EXCLUDING LANDSCAPE AREAS, SHALL, AT A MINIMUM, BE COMPACTED TO 95% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180 TEST METHOD. THIS REQUIREMENT APPLIES TO ALL WORK PREPARED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS PERFORMING WORK ONSITE. ENGINEER RESERVES RIGHT TO WITHHOLD PAYMENT FOR ANY AREA THAT DOES NOT MEET DENSITY AS SPECIFIED.
5. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND ROPING AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
6. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FDOT "STANDARD PLANS" AND FHWA "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES"; LATEST EDITIONS.
7. REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS. UNLESS SIGNAGE IS PROVIDED BY THE MUNICIPALITY
8. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENDWALLS AND/OR MITERED END SECTIONS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING MITERED END SECTIONS.
9. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS OR MEDIANS. WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO OWNER'S LANDSCAPE ARCHITECT.
10. ALL PAVEMENT RETURN RADII SHALL BE 25' AND MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
11. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION (AND TO THE CITY OF WINTER GARDEN STANDARD SPECIFICATIONS).
12. STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.
13. YARD DRAINS SHALL BE NYOPLAST INLINE DRAINS AND DRAIN BASINS AS APPLICABLE WITH CAST IRON GRATES AND WATERTIGHT ADAPTER CONNECTIONS (OR APPROVED EQUAL).
14. YARD DRAIN PIPING: PVC CONFORMING TO ASTM D3034, SDR35 SHALL BE USED FOR ALL PIPE RUNS IN WHICH ANY PART LIES UNDER PAVED AREAS. SAID PVC OR HEAVY DUTY CORRUGATED POLYETHYLENE MAY BE USED FOR ALL OTHER RUNS. MATERIAL SELECTION SHALL BE CONSISTENT THROUGHOUT THE PROJECT.
15. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
16. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
17. THE LIMITS OF THE POND TRACTS SHALL BE SODDED FROM TRACT LIMITS TO 2' BELOW NCL. IN THE CASE OF DRY BOTTOM PONDS, THE BOTTOM WILL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFIED.
18. BLUE REFLECTIVE PAVEMENT MARKERS FOR ALL FIRE HYDRANTS SHALL BE PLACED IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.
19. CONCRETE SIDEWALKS (AS SPECIFIED BY APPROPRIATE ROADWAY SECTION) ADJACENT TO ALL LOTS TO BE INSTALLED BY HOME BUILDER. SIDEWALKS ADJACENT TO PONDS, PARKS, AND OPEN SPACE, AS WELL AS TRACT ACCESS APRONS AS SHOWN ON PLANS, ARE TO BE CONSTRUCTED WITH INFRASTRUCTURE.
20. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE AT MINIMUM 4 INCHES ABOVE FINISH GRADE.
21. MINIMUM LONGITUDINAL SLOPE OF CURB SHALL BE 0.30% UNLESS SPECIFIED OTHERWISE.
22. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE DOCUMENTATION, FOR ADS STORM PIPE, FROM THE PIPE MANUFACTURER CONFIRMING THAT SUFFICIENT COVER HAS BEEN PROVIDED TO PREVENT FLOTATION. IN THE EVENT THAT ADEQUATE COVER IS NOT PROVIDED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN DESIGN AND CONSTRUCTION SPECIFICATIONS FROM THE MANUFACTURER, FOR THE ADS PIPE ANCHORING SYSTEM. IF ADS STORM PIPE IS USED THEN MITERED END SECTIONS (MES) MAY BE SUBSTITUTED FOR FLARED END SECTIONS (FES) AT PIPE RUN TERMINATIONS.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN IS REQUIRED, THE CONTRACTOR SHALL HAVE THE PLAN PREPARED BY AN FDOT CERTIFIED DESIGNER AND SUBMIT THE PLAN FOR APPROVAL.
24. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED AS REFERENCED BELOW. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF POULOS & BENNETT. POULOS & BENNETT HAS RELIED ON THE BELOW REFERENCED GEOTECHNICAL REPORT(S) IN PREPARATION OF THE DRAWINGS. ANY CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE DRAWINGS SHALL BE REPORTED TO ENGINEER/OWNER. POULOS & BENNETT ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS OR ACCURACY OF GEOTECHNICAL INFORMATION.

⚠ GEOTECHNICAL ENGINEER: UES PROFESSIONAL SOLUTIONS

UES REPORT NO(S).: 2134567

DATE: 02/28/2025

25. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHALL AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
26. FINISHED FLOOR ELEVATION IS TYPICALLY 8 INCHES ABOVE DESIGN FINISHED GRADE AT OUTSIDE PERIMETER OF BUILDINGS EXCEPT AT ENTRIES AND WHERE OTHERWISE SHOWN.
27. 100-YEAR FLOOD ELEVATIONS SHOWN HEREIN ARE DERIVED FROM (FEMA/FLOOD INSURANCE RATE MAP 12105C0225G OF THE CITY OF WINTER GARDEN, FLORIDA, COMMUNITY PANEL #225 OF 1025, REVISED DECEMBER 22, 2016)
28. ALL DISTURBED FDOT, CITY A

DEMOLITION NOTES:

1. CONTRACTOR SHALL REMOVE ALL WASTE MATERIAL FOR DISPOSAL OFF-SITE. DISPOSAL SHALL CONFORM TO ALL APPLICABLE REGULATIONS.
2. EXISTING UNDERGROUND UTILITIES, UNLESS OTHERWISE NOTED, MAY BE CAPPED/PLUGGED AND ABANDONED IN PLACE EXCEPT WITHIN 30 FT. OF BUILDING. CAPPED AND PLUGGED PIPE ENDS SHALL BE ENCASED IN CONCRETE, 6" MINIMUM THICKNESS AROUND PIPE. MANHOLE BASES MAY BE LEFT IN PLACE PROVIDED THAT PIPE OPENINGS ARE PLUGGED AND REMAINING BASES ARE FILLED WITH CONCRETE 6" MINIMUM ABOVE HIGHEST INVERT.
3. ANY MATERIALS CLAIMED AS SALVAGE BY OWNER EITHER IN THE FIELD OR IN THE DRAWINGS SHALL BE STOCKPILED FOR OWNER'S REMOVAL.
4. CONTRACTOR SHALL BE KNOWLEDGEABLE OF THE CONSTRUCTION DOCUMENTS AND BE RESPONSIBLE FOR PROTECTING ANY EXISTING FACILITY SO DESIGNATED OR DESIGNATED TO BE UTILIZED IN THE WORK.
5. CONTRACTOR SHALL REMOVE ALL FOUNDATIONS, CONCRETE SLABS, AND UNDERGROUND STRUCTURES EXISTING ON THE SITE AT THE TIME OF BIDDING UNLESS OTHERWISE DIRECTED.
6. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES AND BE RESPONSIBLE FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL UNDERGROUND AND ABOVE-GROUND UTILITY SERVICES EXISTING AT THE TIME OF BIDDING UNLESS DIRECTED TO BID OTHERWISE.
7. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.

EROSION CONTROL NOTES:

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS. SUCH MEASURES MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES, SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. SODDING OF DETENTION PONDS SHALL BE ACCOMPLISHED WITHIN SEVEN (7) DAYS FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.
3. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
4. IF DURING CONSTRUCTION, THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH EPA, W.M.D, AND CITY/COUNTY EROSION PROTECTION STANDARDS. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
5. 2' STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB.
6. ALL PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF FINAL GRADING. ALL TEMPORARY EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE COMPLETED AND ESTABLISHED.
7. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH NPDES REQUIREMENTS.
8. CONTRACTOR SHALL REMAIN RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION PROTECTION MEASURES UNITL CONSTRUCTION HAS BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT PLANS AND CERTIFIED AS SUCH BY POULOS & BENNETT, WHETHER OR NOT CONTRACTOR HAS SUBMITTED A NOTICE OF TERMINATION (NOT) TO FDEP.

SURVEY AND CONTROL:

1. EXISTING TOPOGRAPHY AND CONTOURS BASED ON THE FOLLOWING:

SURVEYOR: POULOS & BENNETT
PROJECT NO.: 24-211
DATED: 2025-03-10
REVISION DATE: 2025-04-08

2. SITE VERTICAL BENCHMARK:

DESCRIPTION: FDOT BENCHMARK "7502 J060"
LOCATION: SOUTH EAST OF SITE ALONG COLONIAL EASTBOUND NEAR KFC
ELEVATION: 123.56 (NAVD 88)

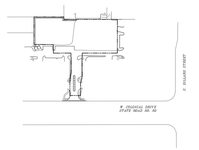
⚠1

BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF THE SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.

ADA NOTES:

1. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS, STRIPING AND HANDICAP RAMPS AT ALL INTERSECTIONS OF SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET STATE OF FLORIDA ACCESSIBILITY CODE AND FEDERAL A.D.A. SPECIFICATIONS.
2. PAVEMENT GRADES OVER HANDICAPPED PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION EXCEPT AT RAMPS. (NOTE: RAMP LENGTHS MAY EXCEED 6 FEET.)
3. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMPS SHALL NOT EXCEED SLOPES OF 12 HORIZONTAL TO 1 VERTICAL. (NOTE: RAMP LENGTHS REQUIRED MAY EXCEED 6 FT.)
4. WHERE SIDEWALK RAMPS CONNECT TO MIAMI CURB, THE SLOPE OF THE MIAMI CURB SHALL BE NO STEEPER THAN 12:1 TO CONFORM WITH FLORIDA/FEDERAL REGULATORY REQUIREMENTS. TWO FT. LONG CURB TRANSITIONS SHALL BE UTILIZED AT EACH SIDE OF THE RAMP.
5. WHERE RAMPS ARE POURED ADJACENT TO EXISTING MIAMI CURB, THE CURB SHALL BE REMOVED, FOR A DISTANCE EXTENDING TWO FT. BEYOND EACH END OF THE WALK AND RECONSTRUCTED.
6. SIDEWALK RAMPS SHALL INCLUDE DETECTABLE WARNINGS THAT ARE TEXTURED IN CONFORMANCE WITH FDOT STANDARDS EXCEPT WHERE LOCAL CODES DICTATE OTHERWISE. CONTRACTOR SHALL COORDINATE WITH LOCAL AUTHORITY FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR RAMP CONCRETE POURS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL ADA AND FAIR HOUSING ACT STANDARDS.
7. CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR CURB RAMP CONCRETE POURS.
8. PER DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN 403.5.3, IN AREAS WITH PROPOSED 4' WIDE SIDEWALKS, 5'X5' PASSING SPACES SHALL BE PROVIDED EVERY 200'.

Key Map:



Consultant:

NO.	DATE:	DESCRIPTIONS:
2	09/29/25	Response to City of Winter Garden Comments
1	06/30/25	Response to City of Winter Garden Comments

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	24-211
DESIGNED BY:	BD
DRAWN BY:	JL./AB
CHECKED BY:	BD
APPROVED BY:	RLB
SCALE IN FEET:	N.T.S.

Project Name:

Davila Homes
Office Building

(All agencies project numbers)

Submittal To:

Winter Garden, FL

Sheet Title:

General Notes

Sheet No.:

C0.02

Seal:

DATE: June 23, 2025

Brian DeGirolmo, Professional Engineer, State of Florida, License No. 80099. This item has been digitally signed and sealed by Brian DeGirolmo, P.E. on the date indicated here 11/13/2025. - Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

POULOS & BENNETT
a Pape-Dawson company

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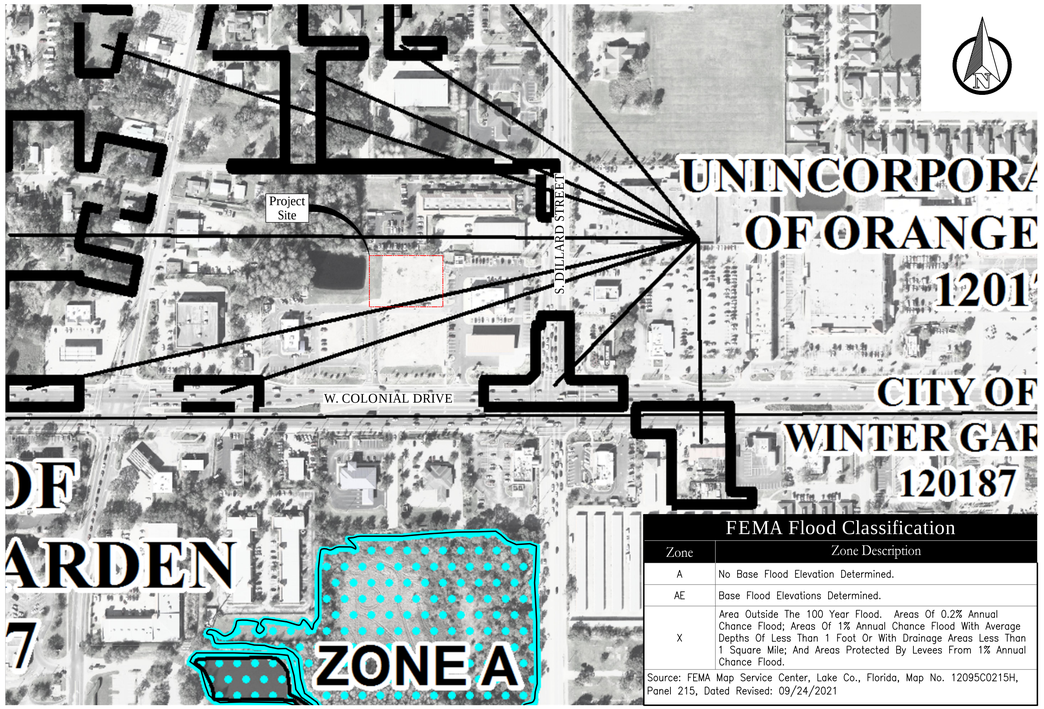
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2024\24-211 DAVILA HOMES LLC - WINTER GARDEN PROPERTY\CAD\FINAL\CITY\24-211 GN

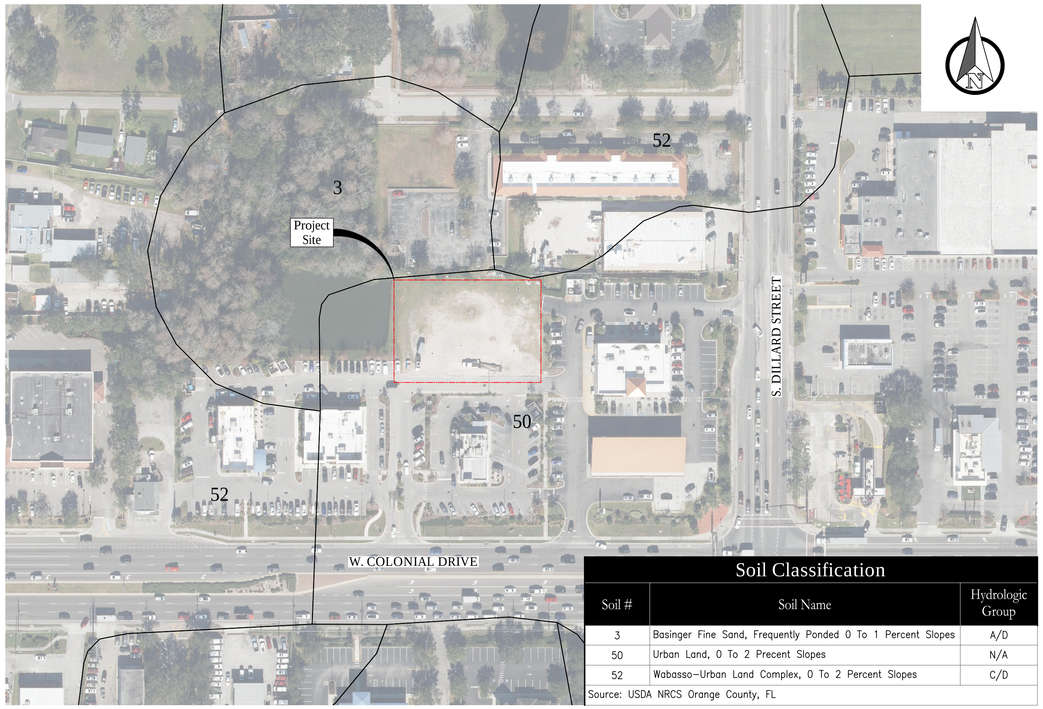


FEMA Flood Classification	
Zone	Zone Description
A	No Base Flood Elevation Determined.
AE	Base Flood Elevations Determined.
X	Area Outside The 100 Year Flood. Areas Of 0.2% Annual Chance Flood; Areas Of 1% Annual Chance Flood With Average Depths Of Less Than 1 Foot Or With Drainage Areas Less Than 1 Square Mile; And Areas Protected By Levees From 1% Annual Chance Flood.

Source: FEMA Map Service Center, Lake Co., Florida, Map No. 12095C0215H, Panel 215, Dated Revised: 09/24/2021

FEMA FLOODPLAIN MAP

SCALE: 1" = 200'



Soil Classification		
Soil #	Soil Name	Hydrologic Group
3	Basinger Fine Sand, Frequently Ponded 0 To 1 Percent Slopes	A/D
50	Urban Land, 0 To 2 Precent Slopes	N/A
52	Wabasso–Urban Land Complex, 0 To 2 Percent Slopes	C/D

Source: USDA NRCS Orange County, FL

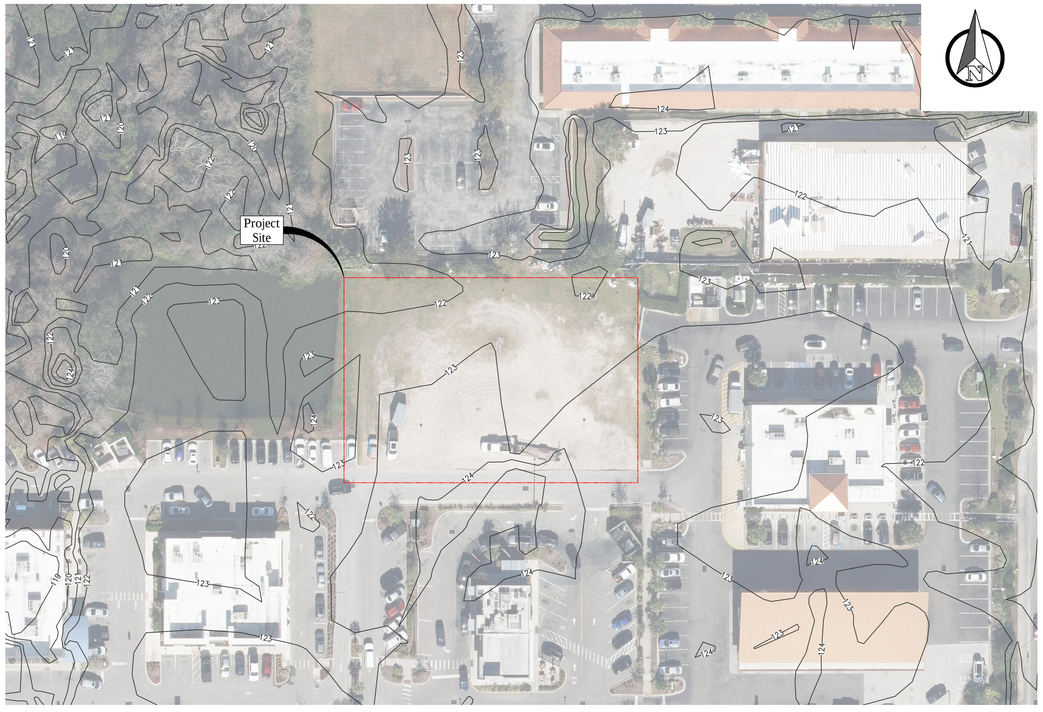
SOILS MAP

SCALE: 1" = 100'

AERIAL PLAN

Source: FDOT Aerial Orange County, FL

SCALE: 1" = 50'

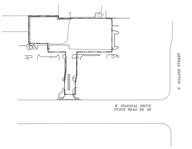


EXISTING TOPOGRAPHY MAP

Source: USGS GIS Orange County, FL

SCALE: 1" = 50'

Key Map:



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SCALE IN FEET:	VARIES

Project Name:

Davila Homes
Office Building

(All agencies project numbers)

Submittal To:

Winter Garden, FL

Sheet Title:

Existing Conditions Plan

Sheet No.:

C0.20

Seal:

DATE: June 23, 2025

Brian DeGirolmo, Professional Engineer, State of Florida, License No. 40095. This item has been digitally signed and sealed by Brian DeGirolmo, P.E. on the date indicated here 11/13/2025 . Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

POULOS & BENNETT
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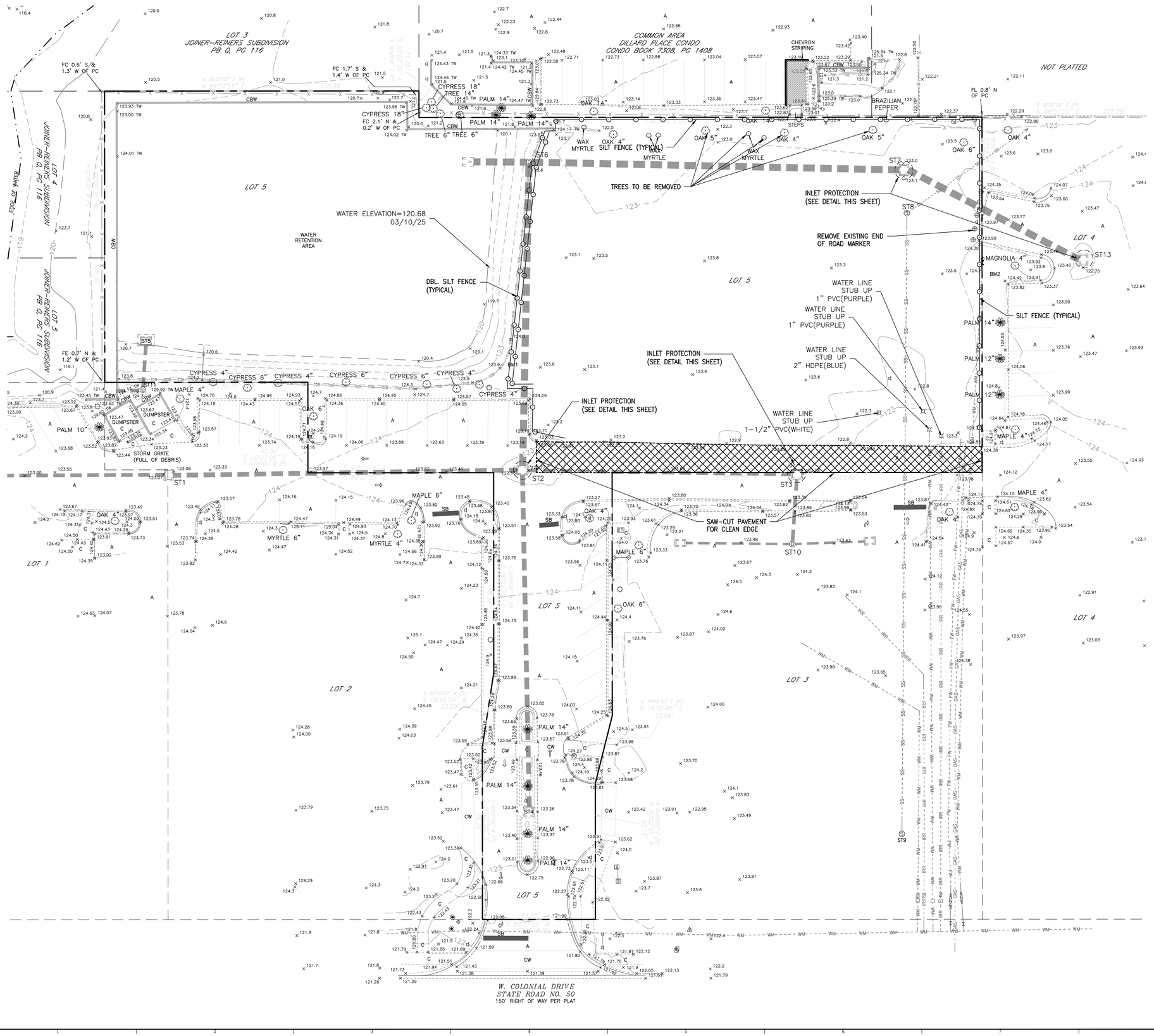


10' 0 20' 40'

SCALE IN FEET

Legend:

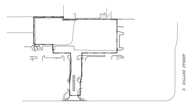
- PROPERTY LINE
- RIGHT OF WAY (R.O.W.)
- UTILITY EASEMENT
- BUILDING SETBACK
- LANDSCAPE BUFFER
- EXISTING FENCE TO REMAIN
- EXISTING FIRE WATER LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION WATER LINE
- EXISTING SANITARY SEWER PIPE
- EXISTING SANITARY MANHOLE STRUCTURE
- EXISTING STORMWATER PIPE & MANHOLE
- EXISTING STORM INLET STRUCTURES
- EXISTING CONTOUR
- EXISTING GRADING SPOT ELEVATION
- SILT FENCE (SEE DETAIL ON SHEET C0.21)
- INLET TO BE PROTECTED (SEE SHEET C0.21 FOR DETAILS)
- EXISTING BUILDINGS, TRAILERS, CONCRETE, ASPHALT, & CURB TO BE REMOVED OR DEMOLISHED

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

Key Map:



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APPROVED BY:	RLB
SCALE IN FEET:	1" = 20'

Project Name:

Davila Homes Office Building

(All agencies project numbers)

Submittal To:

Winter Garden, FL

Sheet Title:

Erosion Control & Demo Plan

Sheet No.:

C1.00

Seal:

DATE: June 23, 2025

Brian DeGirolmo, Professional Engineer, State of Florida, License No. 40095. This item has been digitally signed and sealed by Brian DeGirolmo, P.E. on the date indicated here 11/13/2025. 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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Z:\2024\24-211 DAVILA HOMES LLC - WINTER GARDEN PROPERTY\CAD\FINAL\CITY\24-211 EDP

EROSION CONTROL NOTES:

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS. SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES, SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. IF DURING CONSTRUCTION, THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH S.J.R.W.M.D, AND CITY OF WINTER GARDEN EROSION PROTECTION STANDARDS. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
3. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A DETAILED EROSION CONTROL PLAN TO CITY OF WINTER GARDEN FOR REVIEW AND APPROVAL A MINIMUM OF TWO WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. AT A MINIMUM, THE EROSION CONTROL PLAN SHALL PROPOSE SILT SCREEN AND TURBIDITY BARRIERS, IN ACCORDANCE WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
4. ALL PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF FINAL GRADING. ALL TEMPORARY EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE COMPLETED AND ESTABLISHED.
5. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH NPDES REQUIREMENTS.
6. CONTRACTOR SHALL RETAIN COPIES OF DATA USED TO COMPLETE THE NOTICE OF INTENT TO CONSTRUCT (NOI), THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND ALL REPORTS REQUIRED BY THE NPDES GENERIC PERMIT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED. SUCH REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
7. CONTRACTOR AND SUBCONTRACTOR(S) IDENTIFIED IN THE SWPPP SHALL SIGN THE CERTIFICATION STATEMENT CONTAINED IN PART V.E.2 OF THE GENERIC PERMIT BEFORE CONDUCTING ANY WORK IDENTIFIED IN THE SWPPP.
8. CONTRACTOR SHALL MAINTAIN A COPY OF THE SWPPP AT THE SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.
9. CONTRACTOR SHALL AMEND THE SWPPP WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE THAT MAY HAVE A SIGNIFICANT EFFECT ON THE POTENTIAL FOR OFF-SITE DISCHARGE OF POLLUTANTS, INCLUDING THE ADDITION OF OR CHANGE IN LOCATION OF DISCHARGE POINTS AND REVISION TO CONTROLS WHICH MAY HAVE PROVED TO BE INEFFECTIVE.
10. AMENDMENTS TO THE SWPPP SHALL INCLUDE IDENTIFYING ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A POLLUTION PREVENTION MEASURE.
11. AMENDMENTS TO THE SWPPP SHALL BE PREPARED, DATED AND KEPT AS ATTACHMENTS TO THE ORIGINAL PLAN.
12. THE SWPPP SHALL BE AMENDED TO REFLECT ANY CHANGE APPLICABLE TO PROTECTING SURFACE WATER RESOURCES IN SITE PERMITS APPROVED BY STATE, REGIONAL OR LOCAL OFFICIALS FOR WHICH CONTRACTOR RECEIVES WRITTEN NOTICE AND CONTRACTOR SHALL RE-CERTIFY SUCH CHANGES RELATED TO SUCH WRITTEN NOTICE.
13. CONTRACTOR SHALL REMAIN RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION PROTECTION MEASURES UNTIL CONSTRUCTION HAS BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT PLANS AND CERTIFIED AS SUCH BY POULOS & BENNETT, WHETHER OR NOT CONTRACTOR HAS SUBMITTED A NOTICE OF TERMINATION (NOT) TO FDEP.
14. THE SCHEDULING, SEQUENCING AND CONTROL MEASURES, WHICH ARE OUTLINED HEREIN, ARE SUBJECT TO FINAL DEFINITION BY THE CONTRACTOR WHO WILL BE RESPONSIBLE FOR IMPLEMENTATION AND COMPLIANCE.
15. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A CONSTRUCTION SCHEDULE DEPICTING EACH PHASE OF THE WORK. THE CONTRACTOR SHALL ALSO BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN TO THE OWNER, THE ENGINEER AND THE CITY OF ORLANDO ENCOMPASSING THE CONTRACTOR'S EXACT PLAN OF IMPLEMENTING THE PRINCIPLES AND THE REQUIREMENTS DESCRIBED HEREIN. NO CONSTRUCTION CAN BEGIN UNTIL SAID PLAN HAS BEEN APPROVED BY THE CITY OF ORLANDO.
16. THROUGHOUT THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL DAILY INSPECT PROTECTIVE INSTALLATIONS FOR FAILURES OR SIGNS OF FAILURE OR MALFUNCTION AND EFFECT REPAIRS OR REPLACEMENT IMMEDIATELY UPON DISCOVERY.
17. THE RECOMMENDED GENERAL SEQUENCE OF CONSTRUCTION FOR ALL BASINS IS AS FOLLOWS:
    - 17.1. PLACEMENT OF PERIMETER PROTECTIVE MEASURES (SILT FENCE, SYNTHETIC HAY BALES, ETC...) AROUND ONSITE, LAKES, AT POINTS OF OFFSITE DISCHARGE, AND AROUND WORK AREAS.
    - 17.2. REROUTE RUNOFF FROM AREAS OUTSIDE OF THE DEVELOPMENT AREA TO MINIMIZE FLOW THROUGH AREAS TO BE DISTRIBUTED BY CONSTRUCTION, BERMS, SWALES AND OTHER MEANS USED FOR SUCH CONVEYANCE SHALL BE VEGETATED AND MEASURES TAKEN TO PROVIDE PROTECTION UNTIL STABILIZATION HAS BEEN ESTABLISHED.
    - 17.3. SELECT LOCATIONS FOR PLACEMENT OF MATERIAL, WHETHER SUITABLE FOR FILL OR UNSUITABLE, AND CONSTRUCT CONTAINMENT BERMS AROUND THE AREA. THE USE OF STRIPPINGS FOR THIS PURPOSE MAY ACCELERATE BERM REVEGETATION. CONSTRUCT TEMPORARY OUTLETS FROM CONTAINMENT AREAS WITH SCREENS, SYNTHETIC HAY BALES, SETTLING BASINS OR OTHER MEASURES TO PREVENT SILT TRANSPORTATION.
    - 17.4. SELECT/ DESIGNATE ACCESS ROUTING FOR CONSTRUCTION EQUIPMENT AND VEHICLES AND PROVIDE PERIMETER PROTECTIVE MEASURES WHERE EXISTING TERRAIN WILL BE SUBJECT TO DISRUPTION BY SUCH TRAFFIC.
    - 17.5. IF REQUIRED, CONSTRUCT ABOVE GROUND OR OTHER CONTAINMENT AREAS FOR CONSTRUCTION AREA RUNOFF. PROVIDE SCREENS, SYNTHETIC HAY BALES ETC..., TO FILTER DISCHARGE THESE AREAS.
    - 17.6. GRASSING, SODDING, ETC. SHALL BE IN PLACE IMMEDIATELY UPON COMPLETION OF WORK IN DISTURBED AREAS WITHIN PROJECT AREA.
    - 17.7. IN ANY EVENT, CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING ANY AND ALL MEASURES ARE TAKEN TO COMPLY WITH LOCAL, STATE, FEDERAL AND OWNER REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION.
18. BAHIA SOD OR OTHER STABILIZATION IS REQUIRED AROUND ALL STORM INLETS IN UNPAVED AREAS.
19. THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY HAS AUTHORIZED THE STATE OF FLORIDA TO ADMINISTER THE NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (N.P.D.E.S.). CONTRACTOR IS ADVISED THAT OPERATORS ARE REQUIRED TO FILE WITH F.D.E.P., A NOTICE OF INTENT TO USE THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO SUBMIT THE NOTICE OF INTENT (N.O.I.) TO F.D.E.P. WITH A COPY TO THE OWNER, THE ENGINEER AND THE CITY AT LEASE 48 HOURS BEFORE INITIATING CONSTRUCTION.
20. AS REQUIRED BY THE GENERIC PERMIT, CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) PURSUANT TO ALL REQUIREMENTS OF THE GENERIC PERMIT.
21. PURSUANT TO THE N.P.D.E.S., CONTRACTOR SHALL MAINTAIN RECORDS OF DATES WHEN MAJOR GRADING ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE AND SHALL INITIATE STABILIZATION MEASURES WITHIN 14 DAYS AFTER SUCH TEMPORARY OR PERMANENT CESSATION OF CONSTRUCTION ACTIVITY. STABILIZATION REQUIREMENTS (SODDING WHERE SHOWN ON THE PLANS, SEEDING AND MULCHING ELSEWHERE) APPLY TO ALL AREAS DISTURBED BY CONSTRUCTION, ON-SITE AND OFF-SITE.
22. CONTRACTOR SHALL PROVIDE INSPECTIONS BY QUALIFIED PERSONNEL OF ALL POINTS OF DISCHARGE, DISTURBED AREAS NOT YET FINALLY STABILIZED, STORAGE AREAS EXPOSED TO RAINFALL, STRUCTURAL CONTROLS VEHICULAR ACCESS LOCATIONS, AND PROVIDE INSPECTION TO DETERMINE THE EFFECTIVENESS OF EROSION/SEDIMENT CONTROL EFFORTS. INSPECTIONS SHALL BE CONDUCTED DAILY AND WITHIN 24 HOURS AFTER EACH 0.50 INCH OR GREATER RAINFALL EVENT AND ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.
23. ALL EXCESS FILL MATERIAL SHALL BE HAULED OFFSITE AND DISPOSED IN A MANNER THAT WILL MEET THE REQUIREMENTS OF THE REGULATORY AUTHORITIES.
24. SOD STRIPS ARE NOT A SUBSTITUTE FOR TEMPORARY STABILIZATION. IF SOD STRIPS ARE USED FOR TEMPORARY STABILIZATION ALONG A CURBSIDE, IT MUST BE IN CONJUNCTION WITH ANOTHER FORM OF TEMPORARY STABILIZATION ON THE LOT PADS, SUCH AS HYDROSEED OR SEED/MULCH. IF USING SOD STRIPS DURING THE ESTABLISHMENT OF STABILIZATION AS A CURBSIDE BMP THEN THEY MUST BE A MIN OF 4'. SOD STRIPS ARE NOT SUFFICIENT FOR USE AS CURBSIDE BMP DURING VERTICAL CONSTRUCTION.

DUST CONTROL PROVISIONS

1. CONTRACTOR SHALL PRE-WATER THE SITE AND ALL WORK WILL BE PHASED TO REDUCED THE AMOUNT OF DISTURBED SURFACE AREA AT ANY ONE TIME ACTIVE OPERATIONS.
    - 1.1. WATER TO BE APPLIED TO DRY AREAS DURING LEVELING, GRADING, TRENCHING, AND EARTHMOVING ACTIVITIES.
    - 1.2. WATER TO BE APPLIED ON DISTURBED SURFACE AREAS TO FORM A VISIBLE CRUST.
    - 1.3. VEHICULAR ACCESS TO BE RESTRICTED AND WATER OR DUST SUPPRESSANTS TO BE APPLIED AND MAINTAINED AT ALL UN-VEGETATED AREAS.
2. CONTRACTOR SHALL PREVENT DUST FROM WIND EVENTS.
    - 2.1. WATER TO BE APPLIED TO VEHICULAR TRAFFIC AND EQUIPMENT STORAGE AREAS.
    - 2.2. WATER APPLICATION EQUIPMENT WILL APPLY WATER TO CONTROL FUGITIVE DUST DURING WIND EVENTS, UNLESS UNSAFE TO DO SO.
    - 2.3. OUTDOOR CONSTRUCTION ACTIVITIES THAT DISTURB THE SOIL TO BE CEASED WHENEVER VISIBLE DUST EMISSIONS CANNOT BE EFFECTIVELY CONTROLLED.
3. CONTRACTOR SHALL HANDLE BULK MATERIAL.
    - 3.1. WATER TO BE APPLIED WHEN HANDLING BULK MATERIALS.
    - 3.2. WATER TO BE APPLIED TO STORAGE PILES.
    - 3.3. VEHICLE SPEED TO BE LIMITED ON THE WORK SITE.
    - 3.4. ALL HAUL TRUCKS TO BE LOADED SUCH THAT THE FREEBOARD IS NOT LESS THAN SIX INCHES WHEN TRANSPORT USING A CHUTE OR CONVEYOR.
4. CONTRACTOR SHALL DO DAILY CLEANUPS:
    - 4.1. MINIMUM CLEANUP FREQUENCY TO BE DONE AT THE END OF THE WORK DAY AND REMOVED IMMEDIATELY IF CARRYOUT AND TRACK OUT EXTENDS BEYOND 50 FEET.
    - 4.2. CLEAN UP METHODS:
    - 4.2.1. MANUALLY SWEEPING AND PICKING UP.
    - 4.2.2. MECHANICAL SWEEPING WITH A ROTARY BRUSH OR BROOM ACCOMPANIED BY WATER SPRAYER ON BROOM.

SWPPP NOTES

1. CONSTRUCTION ACTIVITY PERTAINS TO CONSTRUCTION OF COMMERCIAL BLDG. AND ASSOCIATED UTILITIES, DRIVEWAY/PARKING, AND STORMWATER TREATMENT.
2. EXISTING ON-SITE SOILS: REFER TO NPDES CHART ON THIS SHEET.
3. ALL PROPOSED INLETS/OUTFALLS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF USING PROPERLY INSTALLED FILTER FABRICS. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE STABILIZED WITH SOD. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF THE SITE. A DOUBLE ROW OF SILT FENCE, REINFORCED WITH FIELD FENCING, SHALL BE PLACED AROUND VEGETATIVE BUFFERS AND WETLAND AREAS. ALL AREAS DISTURBED MORE THAN 7 DAYS SHALL BE STABILIZED WITH RYE GRASS OR OTHER APPROPRIATE TEMPORARY VEGETATION APPLIED AT MANUFACTURER'S RECOMMENDATION.
4. THE TEMPORARY AND PERMANENT STABILIZATION PRACTICES INCLUDE SODDING ALL DISTURBED AREAS FOR STABILIZATION.
5. SILT FENCE AND INLET/OUTLET PROTECTION SHALL BE INSTALLED PER BEST MANAGEMENT PRACTICES, SEE SECTION 8.
6. CONTROL DETAILS OF POTENTIAL POLLUTANTS AS FOLLOWS:
    - 6.1. WASTE DISPOSAL – ALL CONSTRUCTION MATERIALS AND DEBRIS WILL BE PLACED IN DUMPSTER AND HAULED OFF SITE TO A LANDFILL OR OTHER DISPOSAL SITE. NO MATERIALS SHALL BE BURIED ON SITE.
    - 6.2. PROPER APPLICATION RATES OF ALL FERTILIZERS, HERBICIDES AND PESTICIDES AT CONSTRUCTION SITE – FLORIDA FRIENDLY FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH MANUFACTURER'S SUGGESTED APPLICATION RATES. THE FERTILIZERS AND PESTICIDES WILL BE STORED IN A COVERED SHED.
    - 6.3. STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES – ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED.
    - 6.4. OTHER – PORT-O-LETS WILL BE PLACED AWAY FROM STORM SEWER SYSTEMS, STORM INLETS, SURFACE WATER AND WETLANDS. NO VEHICLE MAINTENANCE SHALL BE CONDUCTED ON-SITE. A WASHDOWN AREA SHALL BE DESIGNATED AT ALL TIMES AND WILL NOT BE LOCATED IN ANY AREA ALLOWING FOR DISCHARGE OF POLLUTED RUNOFF. A SMALL VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA.
7. MAINTENANCE FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS SHALL BE AS FOLLOWS:
    - 7.1. SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
    - 7.2. MAINTENANCE SHALL BE PERFORMED ON THE ROCK ENTRANCE WHEN ANY VOID SPACES ARE FULL OF SEDIMENTS.
    - 7.3. INLETS/OUTLETS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAIN EVENT AND ANY REQUIRED REPAIRS TO THE FILTER FABRIC ON INLETS AND SILT FENCE SHALL BE PERFORMED IMMEDIATELY.
    - 7.4. BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDED SHALL BE RE-SEEDED PER MANUFACTURER'S INSTRUCTIONS.
    - 7.5. MULCH AND SOD THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY.
    - 7.6. MAINTAIN ALL OTHER AREAS OF THE SITE WITH PROPER CONTROLS AS NECESSARY.
8. QUALIFIED PERSONNEL WILL INSPECT ALL POINTS OF DISCHARGES, ALL DISTURBED AREAS OF CONSTRUCTION NOT STABILIZED, CONSTRUCTION AREAS, INGRESS/EGRESS AND ALL BMPs DAILY AND WITHIN 24 HOURS OF A RAINFALL EVENT THAT IS 0.5 INCHES OR GREATER. WHERE SITES HAVE BEEN FINALLY STABILIZED, SAID INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH UNTIL NOTICE OF TERMINATION IS FILED.
9. NON-STORMWATER DISCHARGES MAY OCCUR FROM CONSTRUCTION ACTIVITIES SUCH AS WATERLINE FLUSHING, PAVEMENT WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED) AND UNCONTAMINATED GROUNDWATER (DEWATERING EXCAVATION). DEWATERING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY. IF SAID DISCHARGES DO OCCUR, THEY WILL BE DIRECTED TO THE TEMPORARY SEDIMENT BASIN PRIOR TO DISCHARGE. TURBID WATER FROM STORMWATER POND SHALL NOT BE PUMPED DIRECTLY INTO ANY RECEIVING WATERS. TREATMENT CAN INCLUDE SILT FENCES, SETTLING PONDS, PROPER USE OF FLOCCULATING AGENTS OR OTHER APPROPRIATE MEANS.
10. DRY RETENTION POND TO BE PROTECTED FROM SILT DURING CONSTRUCTION ACTIVITIES. IF IT IS DETERMINED THAT THE POND BOTTOM HAS BECOME SILTED THEN 6 INCHES OF POND BOTTOM SHALL BE REMOVED & REPLACED WITH CLEAN BACKFILL.

DEMOLITION NOTES:

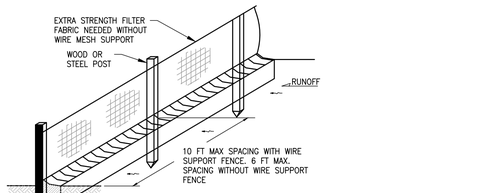
1. IF LOCATION OF EXISTING UTILITIES TO STRUCTURE ARE UNKNOWN, CONTRACTOR TO FIELD VERIFY PRIOR TO DEMOLITION.

NPDES Information	
Address	13575 W. Colonial Dr. Winter Garden, FL.
Latitude	28°33'7.12"N
Longitude	81°35'5.21"W
Jurisdictional Authority	SJRWMD
Total Area (Per Survey)	±1.59 ac
Project (Disturbed) Area	±1.09 ac
Area Operator	N/A
MS4 Operator	--------
Receiving Water Name	--------
Soils (USDA NCRS "Web Soil Survey")	'50' Urban Land

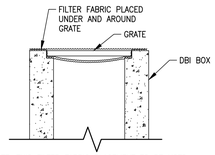
NOTE: FOR PROJECTS WITH DISTURBED AREAS LESS THAN 1 ACRE NPDES PERMITTING IS NOT REQUIRED.

NPDES PERMIT

CONTRACTOR SHALL PREPARE AND SUBMIT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION THE "NOTICE OF INTENT" AND "NOTICE OF TERMINATION" FOR "STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES," PER FLORIDA ADMINISTRATIVE CODE 62-621.300(4) IN ACCORDANCE WITH FDEP REQUIREMENTS. THE CONTRACTOR SHALL PREPARE AND SUBMIT WITH THE APPLICATION, AN APPROVED "STORMWATER POLLUTION PREVENTION PLAN" AND PERFORM/CERTIFY ALL INSPECTIONS AND RETAIN ALL. INSPECTION REPORTS AND DOCUMENTATION ON FILE AS REQUIRED FOR FDEP REVIEW. ALL FEES SHALL BE PAID BY THE CONTRACTOR, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PENALTIES OR FINES FDEP MAY LEVY FOR FAILURE TO COMPLY WITH THE PERMITTING REQUIREMENTS.



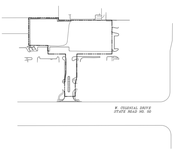
FILTER FABRIC SILT FENCE INSTALLATION
N.T.S.



NOTE: THIS FILTER FABRIC PLACEMENT TO BE USED ON EXISTING DBI, OR AFTER DBI HAS BEEN INSTALLED AND DURING SOIL DISTURBING ACTIVITIES. THE FILTER MUST BE CHECKED PERIODICALLY FOR SEDIMENT BUILDUP AND/OR DAMAGE TO FILTER MATERIAL. THE CONTRACTOR MUST REMOVE THE FILTER FABRIC AND CHECK THE STRUCTURES FOR SEDIMENT BUILDUP AFTER SOIL DISTURBING ACTIVITIES HAVE CEASED.

D.B.I. FILTER FABRIC DETAIL
N.T.S.

Key Map:



Consultant:

NO.	DATE:	DESCRIPTIONS
2	09/29/25	Response to City of Winter Garden Comments
1	06/30/25	Response to City of Winter Garden Comments

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	24-211
DESIGNED BY:	BD
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(All agencies project numbers)

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Winter Garden, FL

Sheet Title:

Erosion Control Notes & Details

Sheet No.:

C1.01

Seal:

DATE: June 23, 2025

Brian DeGirolmo, Professional Engineer, State of Florida, License No. 40095. This item has been digitally signed and sealed by Brian DeGirolmo, P.E. on the date indicated here 11/13/2025 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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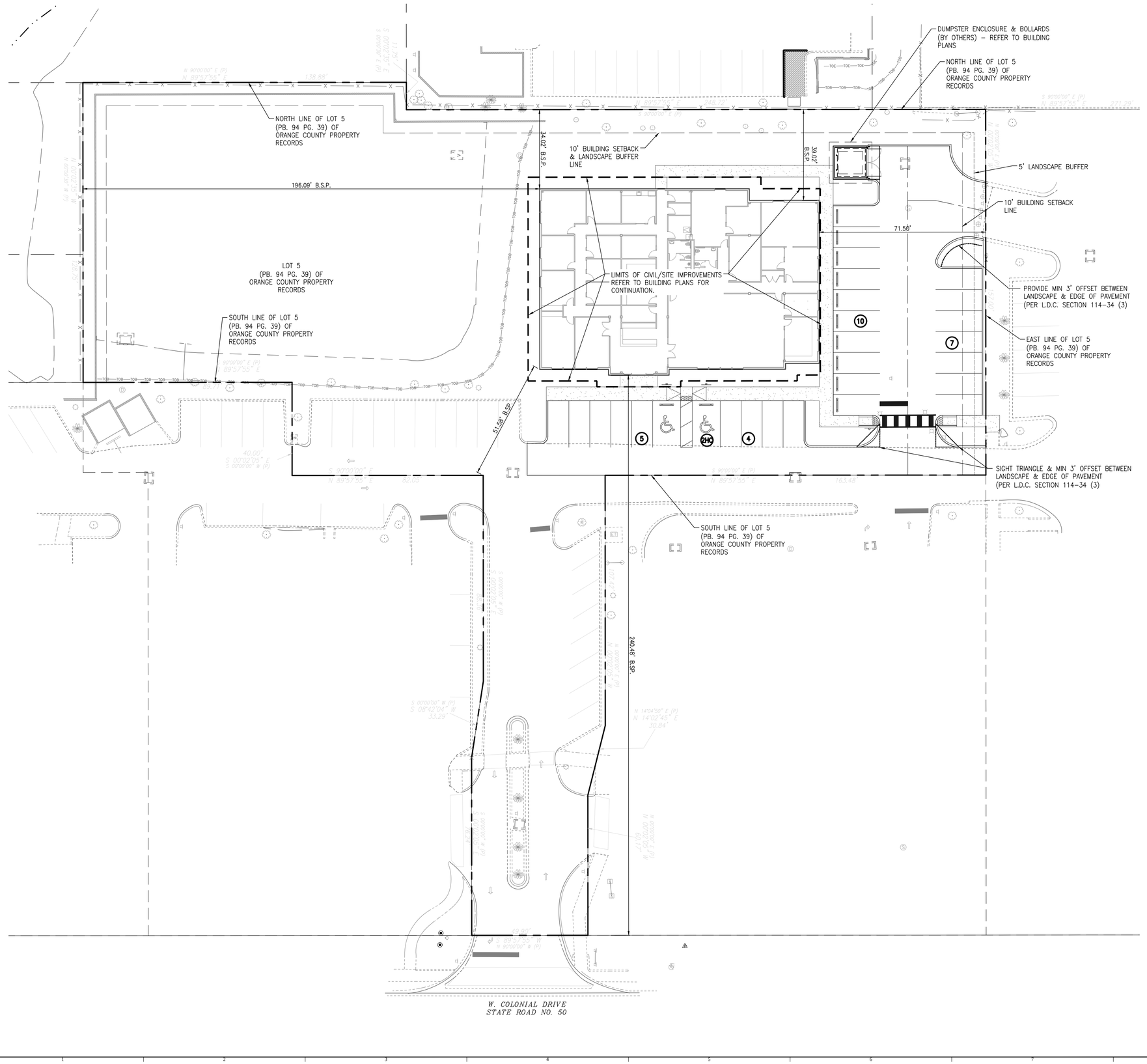


Notes:
1. Site line triangles shown hereon shall be maintained free of landscape obstructions in accordance with Section 114-34 (3)a. of the City of Winter Garden Land Development Code.

10' 0 20' 40'
SCALE IN FEET

Legend:

- PROPERTY LINE
- RIGHT OF WAY (R.O.W.)
- UTILITY EASEMENT
- BUILDING SETBACK
- LANDSCAPE BUFFER
- EXISTING FENCE TO REMAIN
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT (REFER TO SHEET C4.10 FOR PAVEMENT SECTIONS)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (REFER TO SHEET C4.10 FOR PAVEMENT SECTIONS)
- PROPOSED CONCRETE SIDEWALK (REFER TO SHEET C4.10 FOR DETAIL)
- PROPOSED HEAVY DUTY CONCRETE (REFER TO SHEET C4.10 FOR DETAIL)

Site Data

Jurisdiction	City of Winter Garden	
Existing Land Use	Commercial	
Proposed Land Use	Commercial	
Existing Zoning	PCD	
Site Details		
Site Area:	29,042 SF	0.67 AC
Open Space Required (25%):	0.17 Ac.	
Open Space Provided:	0.19 Ac.	

Adjacent Zoning & Future Land Use	Zoning	Future Land Use
North	PCD	Commercial
East	PCD	Commercial
South	PCD	Commercial
West	PCD	Commercial

Proposed Development	Required or Allowed	Provided
One Story Office		
Gross Floor Area:		9,179 SF
Floor Area Ratio (FAR)	0.35	0.32
Impervious Area:		
Pavement		0.21 AC
Dumpster		0.01 AC
Sidewalk/Pavers		0.05 AC
Building Roof Area		0.21 AC
Total Impervious Area: (80%)	0.54 AC	0.48 AC
Impervious Surface Ratio (ISR)	80% Max.	71.6%
Pervious Area	20% Min.	28.7%
Max Building Height	35 FT	22 FT
Buffers:		
Side (Interior)	5 FT	5 FT
Rear (Interior)	10 FT	10 FT
Building Setbacks:		
Front (Interior):	50 FT	240 FT
Side Setback (Interior):	10 FT	72 FT
Rear Setback (Interior):	10 FT	34 FT

Notes:
1. No known flood zones, wetlands, or resource protection areas onsite.

Parking Requirements

Parking Requirement	Building Area	Spaces Required
3 Parking Spaces per 1000 SF [1]	9,179	28
ADA Parking Requirement		**Spaces Required**
ADA Space (12'x20') (with 5 ft wide loading area) per every 26 to 50 proposed regular spaces [2]		2
Parking Provided		**Spaces Provided**
Standard Parking [3]		26
ADA Parking		2
Total Parking Provided		28

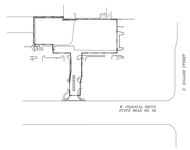
Parking Notes:

1. Per City of Winter Garden Off-Street Parking LDC Sec. 118-1386 (3)

2. Minimum number of ADA parking spaces per 2010 ADA Standards For Accessible Designs, Section 208 Parking Space, Table 208.2. ADA parking spaces are included in the total parking space count

3. Per Per City of Winter Garden LDC SEC. 118-1387 (G) Parking Space Requirements, Standard parking stall 9'x20'

Key Map:



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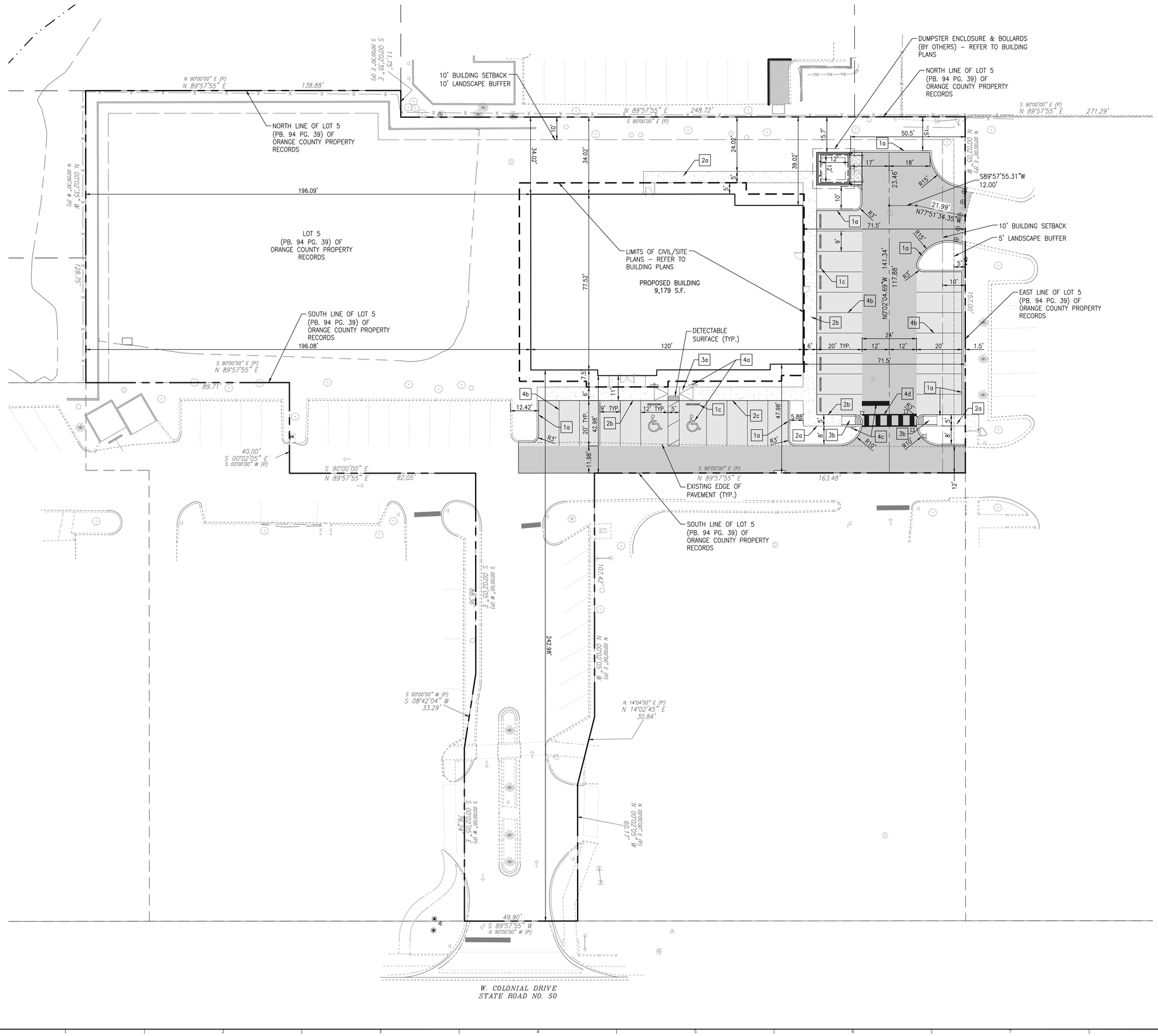
Seal:

DATE: June 23, 2025

Brian DeGirolmo, Professional Engineer, State of Florida, License No. 40095. This item has been digitally signed and sealed by Brian DeGirolmo, P.E. on the date indicated here 11/13/2025. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

POULOS & BENNETT
a Pape-Dawson company
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2024\24-211 DAVILA HOMES LLC - WINTER GARDEN PROPERTY\CAD\FINAL\CITY\24-211 SP



Legend:

- PROPERTY LINE
- RIGHT OF WAY (R.O.W.)
- UTILITY EASEMENT
- BUILDING SETBACK
- LANDSCAPE BUFFER
- EXISTING FENCE TO REMAIN
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT (REFER TO SHEET C4.10 FOR PAVEMENT SECTIONS)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (REFER TO SHEET C4.10 FOR PAVEMENT SECTIONS)
- PROPOSED CONCRETE SIDEWALK (REFER TO SHEET C6.00 FOR DETAIL)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (REFER TO SHEET C4.10 FOR DETAIL)

Legend:

- 1a TYPE "D" CURB PER FDOT STANDARD PLANS INDEX 520-001
- 1b TYPE "D" CURB TRANSITION (SEE DETAIL SHEET C6.00)
- 1c WHEEL STOPS (SEE DETAIL SHEET C6.00)
- 2a SIDEWALK (SEE PLAN FOR WIDTH; SEE SHEET C6.00 FOR DETAIL)
- 2b MONOLITHIC SIDEWALK/CURB (SEE PLAN FOR WIDTH) (SEE SHEET C6.00 FOR DETAIL)
- 2c MONOLITHIC SIDEWALK/CURB FLUSH WITH PAVEMENT (SEE PLAN FOR WIDTH) (SEE SHEET C6.00 FOR DETAIL)
- 3a MODIFIED F.D.O.T. CR-C ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER F.D.O.T STANDARD PLANS INDEX 522-002
- 3b MODIFIED F.D.O.T. CR-G ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER F.D.O.T STANDARD PLANS INDEX 522-002
- 4a ACCESSIBLE PARKING & SIGNAGE PER FDOT STANDARD PLANS INDEX 711-001 PAGE 12 OF 13 (SEE SHEET C6.00 FOR DETAIL)
- 4b 4" WIDE-WHITE PARKING STRIPE (TYP.) STANDARD PAINT PER FDOT STANDARD PLANS INDEX 711-001 & STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 710
- 4c R1-1 30"x30" STOP SIGN WITH 24" WIDE STOP BAR WITH FDOT STANDARD PAINT. (REFER TO FDOT STANDARD PLANS INDEX 711-001 & STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 710
- 4d SPECIAL EMPHASIS CROSSWALK WITH 12" WIDE WHITE PARALLEL STRIPES STANDARD FDOT PAINT PER FDOT STANDARDS PLANS INDEX 711-001 & STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 710 (SEE PLANS FOR WIDTH).

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, BUILDING FACE (OUTSIDE WALL), EDGE OF PAVEMENT (WHERE NO CURB IS PRESENT), OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
2. FOR ALL STRIPING AND MARKINGS REFER TO F.D.O.T STANDARD PLANS INDEX 711-001 FOR DETAILS – ALL REGULATORY STRIPING INCLUDING STOP BARS & CROSSWALKS SHALL BE THERMOPLASTIC & ALL PARKING STALL STRIPING SHALL BE PAINT PER FDOT STANDARD PLAN INDEX 711-001 & SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION. FOR ALL SIGNAGE REFER TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. SURVEYOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. CONTRACTOR TO REFER TO GENERAL NOTES SHEETS C0.01–C0.02 FOR ADDITIONAL CONDITIONS.

SIDEWALK REQUIREMENTS:

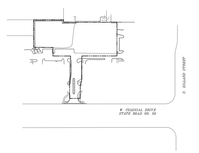
1. THE SIDEWALK CROSS SLOPE MUST NOT EXCEED 2%.
2. IF THE LONGITUDINAL SLOPE OF THE SIDEWALK EXCEEDS 1:20 (5%) IT IS CONSIDERED A RAMP AND A LEVEL LANDING MUST BE PROVIDED FOR EVERY 30-INCH CHANGE IN ELEVATION AND IN SUCH CASES HANDRAILS MAY BE REQUIRED.

SIDEWALK CURB RAMP REQUIREMENTS:

1. A LANDING MUST BE PROVIDED AT THE TOP OF RAMP WITH SLOPE THAT DOES NOT EXCEED 2% IN ANY DIRECTION.
2. THE CROSS SLOPE MUST NOT EXCEED 2%.
3. THE LONGITUDINAL SLOPE MUST NOT EXCEED 1:12.
4. THE RAMP SHALL HAVE A DETECTABLE WARNING SURFACE THAT SPANS THE FULL WIDTH OF THE DROP CURB/FLUSH CURB.
5. RAMPS THAT DO NOT EXCEED 6" IN HEIGHT DO NOT NEED HANDRAILS.

10' 0 20' 40'
SCALE IN FEET

Key Map:



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VERTICAL DATUM:	NAVD88
JOB NO.:	24-211
DESIGNED BY:	BD
DRAWN BY:	JL/AB
CHECKED BY:	BD
APPROVED BY:	RLB
SCALE IN FEET:	1" = 20'

Project Name:

Davila Homes
Office Building

(All agencies project numbers)

Submittal To:

Winter Garden, FL

Sheet Title:

Site Geometry Plan

Sheet No.:

C3.00

Seal:

DATE: June 23, 2025

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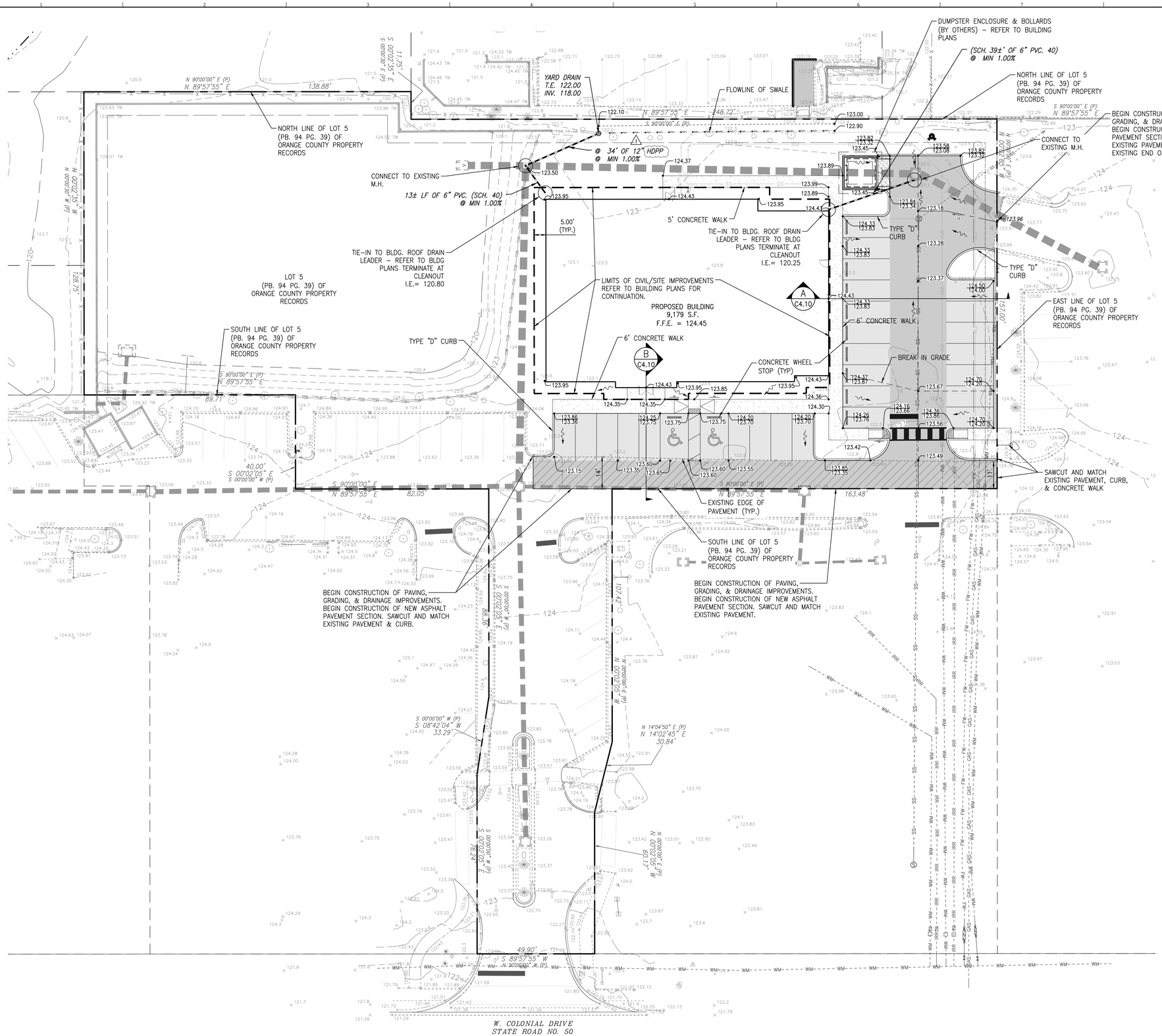


10' 0 20' 40'
SCALE IN FEET

Legend:

- PROPERTY LINE
- RIGHT OF WAY (R.O.W.)
- UTILITY EASEMENT
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED STORMWATER PVC PIPE
- EXISTING FENCE TO REMAIN
- EXISTING FIRE WATER LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION WATER LINE
- EXISTING SANITARY SEWER PIPE
- EXISTING SANITARY MANHOLE STRUCTURE
- EXISTING STORMWATER PIPE & MANHOLE
- EXISTING STORM INLET STRUCTURES
- PROPOSED GRADING SPOT ELEVATION
- PROPOSED TOP OF CURB ELEVATION / EDGE OF PAVEMENT ELEVATION
- EXISTING CONTOUR
- EXISTING GRADING SPOT ELEVATION
- FLOW DIRECTION ARROW
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT (REFER TO SHEET C4.10 FOR PAVEMENT SECTIONS)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (REFER TO SHEET C4.10 FOR PAVEMENT SECTIONS)
- PROPOSED CONCRETE SIDEWALK (REFER TO SHEET C4.10 FOR DETAIL)
- PROPOSED HEAVY DUTY CONCRETE (REFER TO SHEET C4.10 FOR DETAIL)
- PROPOSED MILLING & OVERLAY (REFER TO SHEET C4.10 FOR PAVEMENT SECTIONS)

EXISTING DRAINAGE STRUCTURES:

EX. ST2
FLAT GRATE INLET
GRATE EL=122.85
FULL OF WATER
N INV 36" RCP=116.49*
E INV 18" RCP=116.49*
S INV 24" RCP=116.49*
W INV 24" RCP=116.49*
BOTTOM EL=116.71

EX. ST3
FLAT GRATE INLET
GRATE EL=123.18
FULL OF WATER
W INV 18" RCP=117.75*
S INV 18" HDPE=117.29*
BOTTOM EL=118.40

EX. ST6
STORM MANHOLE
RIM EL=123.50
FULL OF WATER
E INV 36" RCP=114.44*
S INV 36" RCP=114.44*
W INV 36" RCP=114.44*
BOTTOM EL=113.67
NE INV 12" HDPE=117.50 (PROP.)
SE INV. 6" PVC=120.60 (PROP.)

EX. ST7
FLAT GRATE INLET
GRATE EL=123.22
FULL OF WATER
W INV 36" RCP=116.14*
SE INV 36" RCP=116.14*
S INV 15" RCP=120.19
SW INV 6" PVC=119.85 (PROP.)
BOTTOM EL=115.69

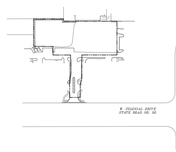
STRUCTURE (ST)
* INDICATES INVERT INFORMATION FROM PLANS BY OTHERS

NOTES:
1. EXISTING CONDITIONS DEPICTED HEREON ARE PROVIDED FROM THE SURVEY OF EXISTING CONDITIONS PREPARED BY POULOS & BENNETT AND FROM REVIEW OF AVAILABLE RECORDS. THE ENGINEER MAKES NO CLAIM AS TO THE ACCURACY OF THE EXISTING CONDITIONS. IN CASE OF CONFLICT THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO VERIFY AND ADJUST AS NECESSARY.
2. DRAINAGE INLETS AND MANHOLES PER F.D.O.T STANDARD PLANS INDEX 425.
3. CONTRACTOR TO REFER TO GENERAL NOTES SHEETS C0.10–C0.12 FOR ADDITIONAL CONDITIONS.
4. ALL REQUIRED CONNECTIONS BY SITE CONTRACTOR. SUBMIT ALL CONNECTIONS TO ENGINEER AND OWNER FOR APPROVAL.
5. HDPP DENOTES DUAL WALL HIGH DENSITY POLYPROPYLENE DRAINAGE PIPE & FITTINGS AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS), AND WHICH CONFORMS WITH FDOT SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO THE REQUIREMENTS OF SECTIONS 403 & 942 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION, & THE REQUIREMENTS OF THE CITY OF WINTER GARDEN
6. ALL STORM (GREATER THAN OR EQUAL TO 12") AND SANITARY LINES (GREATER THAN OR EQUAL TO 6") SHALL BE INSPECTED BY CCTV PRIOR TO COMPLETION.
7. NO TREES MAY BE PLANTED OVER OR WITHIN 5 FEET OF ANY UTILITY LINES. ONLY SOD OR SHRUBS MAY BE PLANTED OVER UTILITY LINES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION, LOCATION & PROTECTION OF ALL UTILITIES THAT MAY EXIST WITHIN THE PROJECT LIMITS.

SIDEWALK REQUIREMENTS:
1. THE SIDEWALK CROSS SLOPE MUST NOT EXCEED 2%.
2. IF THE LONGITUDINAL SLOPE OF THE SIDEWALK EXCEEDS 1:20 IT IS CONSIDERED A RAMP AND A LEVEL LANDING MUST BE PROVIDED FOR EVERY 30–INCH CHANGE IN ELEVATION AND IN SUCH CASES HANDRAILS MAY BE REQUIRED.

SIDEWALK CURB RAMP REQUIREMENTS:
1. A LANDING MUST BE PROVIDED AT THE TOP OF RAMP WITH SLOPE THAT DOES NOT EXCEED 2% IN ANY DIRECTION.
2. THE CROSS SLOPE MUST NOT EXCEED 2%.
3. THE LONGITUDINAL SLOPE MUST NOT EXCEED 1:12.
4. THE RAMP SHALL HAVE A DETECTABLE WARNING SURFACE THAT SPANS THE FULL WIDTH OF THE DROP CURB/FLUSH CURB.

Key Map:



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SCALE IN FEET:	1" = 20'

Project Name:

Davila Homes Office Building

(All agencies project numbers)

Submittal To:

Winter Garden, FL

Sheet Title:

Paving, Grading, & Drainage Plan

Sheet No.:

C4.00

Seal:

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LEGEND:

(1) HEAVY DUTY ASPHALTIC PAVEMENT SURFACE COURSE:
1. TOP LIFT: MIN 1" THICK TYPE SP-9.5
2. BOTTOM LIFT: MIN 1.5" THICK TYPE SP-9.5
3. PROVIDE TACK COAT IMMEDIATELY PRIOR TO PLACEMENT OF TOP LIFT
4. ALL ASPHALT MATERIALS & CONSTRUCTION INCLUDING, BUT NOT LIMITED TO ASPHALT MIX, ASPHALT MANUFACTURE, SUPPLIER, TRANSPORT AND PLACEMENT SHALL BE IN CONFORMANCE WITH FDOT STANDARDS & SPECIFICATIONS – FY 2025, SECTION 334 & ALL RELATED SPECIFICATIONS & STANDARDS

(2) PAVEMENT BASE:
MIN 8" THICK LIMEROCK BASE, MIN. LBR 100, COMPACTED IN A SINGLE LIFT TO A MINIMUM OF 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. PROVIDE PRIME COAT ON FINISHED ROCK BASE AFTER FINAL GRADING AND PRIOR TO PLACEMENT OF ASPHALTIC SURFACE COURSE

(3) STABALIZED SUBGRADE:
MIN 12" THICK STABALIZED SUBGRADE, MIN LBR 40, COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

(4) LIGHT DUTY ASPHALTIC PAVEMENT SURFACE COURSE:
1. TOP LIFT: MIN 1" THICK TYPE SP-9.5
2. BOTTOM LIFT: MIN 1" THICK TYPE SP-9.5
3. PROVIDE TACK COAT IMMEDIATELY PRIOR TO PLACEMENT OF TOP LIFT
4. ALL ASPHALT MATERIALS & CONSTRUCTION INCLUDING, BUT NOT LIMITED TO ASPHALT MIX, ASPHALT MANUFACTURE, SUPPLIER, TRANSPORT AND PLACEMENT SHALL BE IN CONFORMANCE WITH FDOT STANDARDS & SPECIFICATIONS – FY 2025, SECTION 334 & ALL RELATED SPECIFICATIONS & STANDARDS

(5) PAVEMENT BASE:
MIN 6" THICK LIMEROCK BASE, MIN. LBR 100, COMPACTED IN A SINGLE LIFT TO A MINIMUM OF 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. PROVIDE PRIME COAT ON FINISHED ROCK BASE AFTER FINAL GRADING AND PRIOR TO PLACEMENT OF ASPHALTIC SURFACE COURSE

(6) STABALIZED SUBGRADE:
MIN 12" THICK STABALIZED SUBGRADE, MIN LBR 40, COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

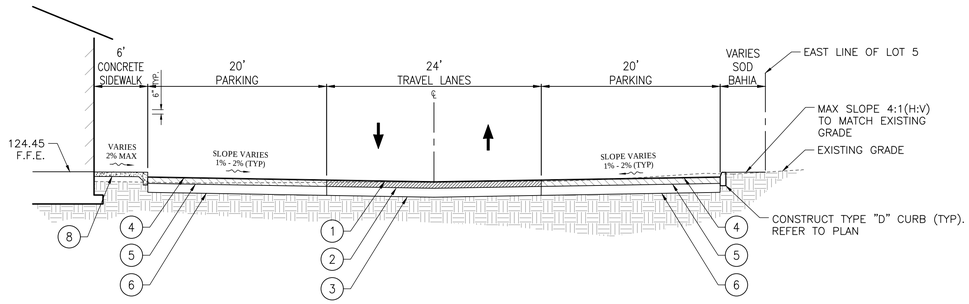
(7) MILLING & OVERLAY:
1. MILL A MINIMUM 2.5" THICK EXISTING SURFACE MATERIAL
2. SCARIFY, REWORK & REGRADE EXISTING BASE MATERIAL TO FINAL LINE & GRADE IN CONFORMANCE WITH SECTION 210 OF FDOT STANDARDS & SPECIFICATIONS – FY 2025, PROVIDE A PRIME COAT ON FINISHED BASE PRIOR TO PLACEMENT OF ASPHALTIC SURFACE COURSE.
3. PROVIDE MINIMUM 2.5" THICK ASPHALT OVERLAY CONSTRUCTED IN TWO(2) LIFTS AS FOLLOWS:
   A. BOTTOM LIFT: MIN. 1" THICK TYPE SP-9.5
   B. TOP LIFT: MIN. 1.5" THICK TYPE SP-9.5
   C. PROVIDE TACK COAT PRIOR TO PLACEMENT OF TOP LIFT

(8) MONOLITHIC CONCRETE SIDEWALK:
MIN 4" THICK CONCRETE SIDEWALK, MIN 3000 PSI (28 DAY), CLASS I. SIDEWALK TO BE CONSTRUCTED OVER A MINIMUM 12" THICK STABILIZED SUBGRADE, MIN LBR 40 COMPACTED TO A MIN OF 98% OF A MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. ALL SIDEWALK MATERIALS & CONSTRUCTION SHALL BE IN CONFORMANCE WITH FDOT STANDARDS & SPECIFICATIONS – FY 2025

NOTES:
ALL PAVEMENT SECTION MATERIALS & CONSTRUCTION SHALL BE IN CONFORMANCE WITH FDOT STANDARDS & SPECIFICATIONS – FY 2025.

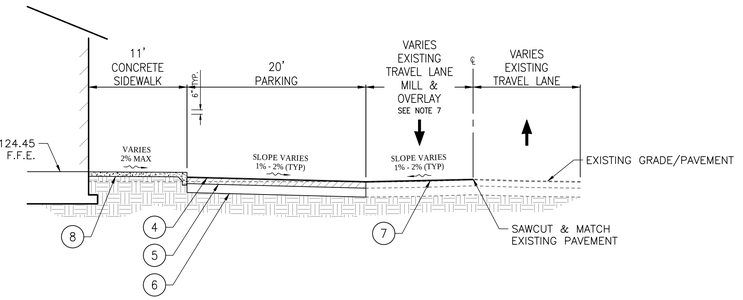
ALL PAVEMENT SECTION MATERIALS SHALL BE PROVIDED BY FDOT APPROVED PROVIDERS & SOURCES.

ALL PAVEMENT SECTION MATERIALS & CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL EXPLORATION REPORT OF THE PROJECT SITE, PREPARED BY UES PROFESSIONAL SOLUTIONS, LLC. REVISION DATED 3/5/25.

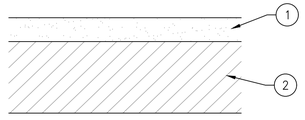


A TYPICAL SECTION
N.T.S.

NOTES:
- REFER TO PLANS FOR SIDEWALK LOCATIONS.
- REFER SIDEWALK CONSTRUCTION DETAILS



B TYPICAL SECTION
N.T.S.



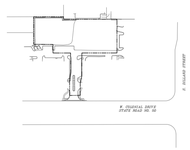
(1) 6" REINFORCED PORTLAND CEMENT CONCRETE WITH 4000 PSI MIN. 28-DAY COMPRESSIVE STRENGTH. REINFORCED WITH FIBER MESH (1.5LBS PER CY OF CONCRETE)

(2) 12" THICK STABILIZED SUBGRADE, MIN LBR 40 COMPACTED TO A MIN OF 98% OF A MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. ALL SIDEWALK MATERIALS & CONSTRUCTION SHALL BE IN CONFORMANCE WITH FDOT STANDARDS & SPECIFICATIONS – FY 2025

NOTE: PAVEMENT SPECIFICATIONS PER GEOTECHNICAL RECOMMENDATIONS. SEE GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.

HEAVY DUTY CONCRETE
N.T.S.

Key Map:



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(All agencies project numbers)

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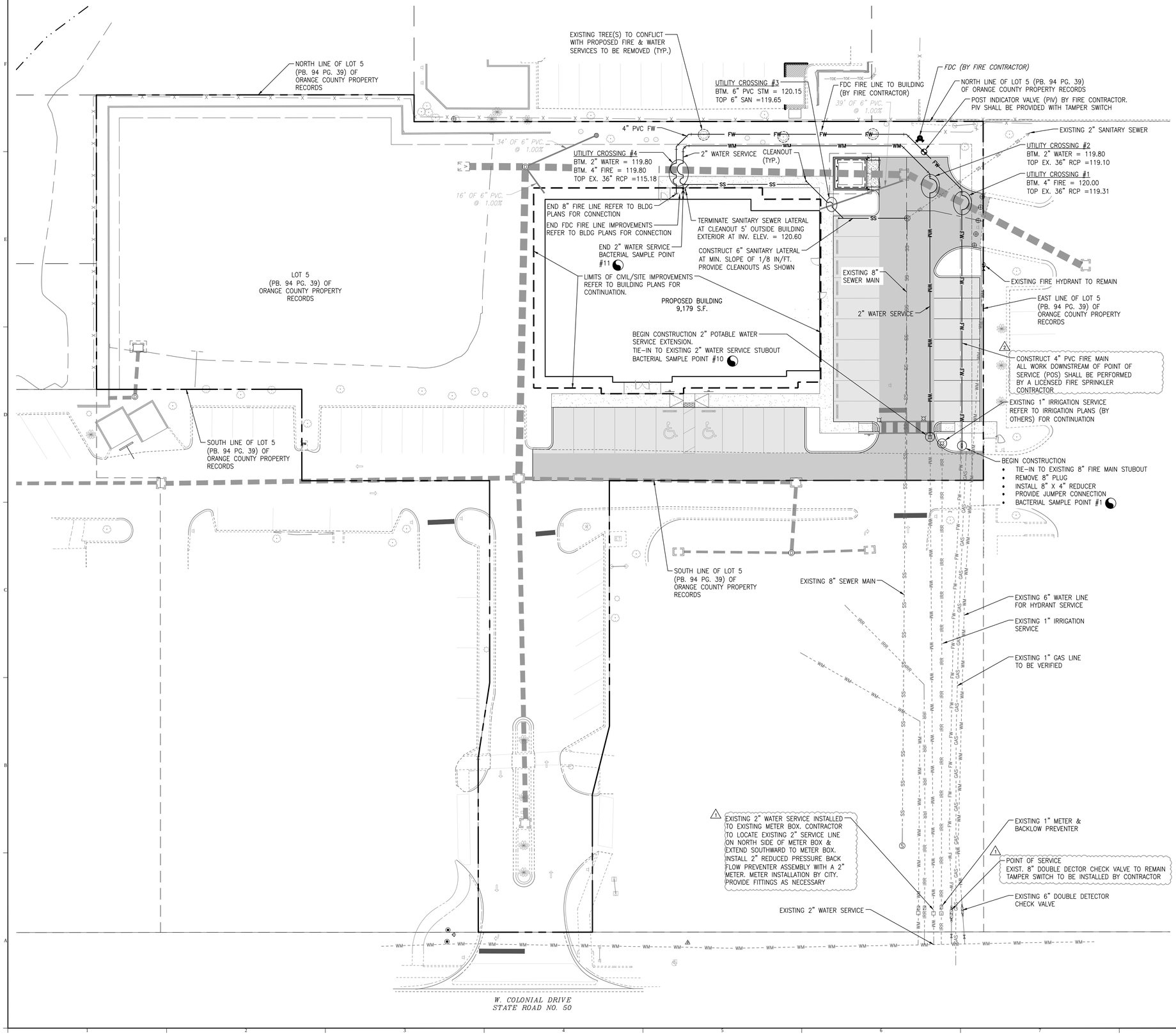

10' 0 20' 40'
SCALE IN FEET

Legend:

- PROPERTY LINE
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- UTILITY EASEMENT
- BUILDING SETBACK
- LANDSCAPE BUFFER
- FW — PROPOSED FIRE WATER LINE
- WM — PROPOSED WATER LINE
- PROPOSED SANITARY SERVICE W/ CLEANOUT
- PROPOSED STORMWATER PVC PIPE
- X — X — EXISTING FENCE TO REMAIN
- FW — FW — EXISTING FIRE WATER LINE
- WM — WM — EXISTING WATER LINE
- IRR — IRR — EXISTING IRRIGATION WATER LINE
- SS — SS — EXISTING SANITARY SEWER PIPE
- EXISTING SANITARY MANHOLE STRUCTURE
- EXISTING STORMWATER PIPE & MANHOLE
- EXISTING STORM INLET STRUCTURES
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT (REFER TO SHEET C4.10 FOR PAVEMENT SECTIONS)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (REFER TO SHEET C4.10 FOR PAVEMENT SECTIONS)
- PROPOSED CONCRETE SIDEWALK (REFER TO SHEET C4.10 FOR DETAIL)
- PROPOSED HEAVY DUTY CONCRETE (REFER TO SHEET C4.10 FOR DETAIL)

NOTES

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2. ALL WATER & SEWER IMPROVEMENTS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF WINTER GARDEN UTILITIES & ENGINEERING STANDARDS. IN CASE OF CONFLICT THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO ADJUST AS NECESSARY.
3. UNLESS OTHERWISE INDICATED ALL WATER AND SEWER SERVICE LINES SHALL TERMINATE AT 5 FEET OUTSIDE THE BUILDING EXTERIOR. ALL SANITARY SEWER LATERALS SHALL TERMINATE AT A CLEANOUT WITH COVER TO FINISH GRADE.
4. PROVIDE 45° BEND(S) TO MEET SEPARATION REQUIREMENTS BETWEEN WATER/FIRE MAINS AND SANITARY LATERALS/MAINS (TYP. ALL) PER WINTER GARDEN UTILITIES AND FDEP REQUIREMENTS.
5. PROVIDE 45° BEND(S) TO MEET SEPARATION REQUIREMENTS BETWEEN WATER/FIRE MAINS AND STORM LATERALS/MAINS (TYP. ALL) PER WINTER GARDEN UTILITIES AND FDEP REQUIREMENTS.
6. REFER TO SHEETS C7.00 THROUGH C7.02 FOR WINTER GARDEN UTILITIES DETAILS AND NOTES.
7. THE PRIVATE DEDICATED UNDERGROUND FIRE MAINS AND FIRE HYDRANTS MUST BE INSTALLED BY A LICENSED FIRE CONTRACTOR. CLASS I, II, OR V. COMBINATION FIRE MAINS (SHARED DOMESTIC AND FIRE PROTECTION SERVICE) AND FIRE HYDRANTS UP TO THE DEDICATED FIRE PROTECTION SYSTEM "POINT OF SERVICE" CAN BE INSTALLED BY A LICENSED UNDERGROUND UTILITY/ EXCAVATION CONTRACTOR, GENERAL CONTRACTOR, OR PLUMBING CONTRACTOR. [FLORIDA STATUTES 633.021, 633.539, 489.105]
8. ALL AREAS IN THE FDOT RIGHT OF WAY DISTURBED DURING CONSTRUCTION SHALL BE RESTORED, COMPACTED, SODDED AND WATERED IN CONFORMANCE WITH THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 570 AND 981 AND STANDARD PLANS INDEX 570-010
9. ALL FIRE SERVICE MAINS & APPURTENCES, INCLUDING BUT NOT LIMITED TO PIPING, VALVES, PVI'S, FIRE DEPARTMENT CONNECTIONS, AND TAMPER SWITCHES ON BACKFLOW DETECTION DEVICES ETC. SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR AND TESTED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND STANDARDS. REFER TO BUILDING PLANS (BY OTHERS) FOR DESIGN & CONSTRUCTION OF FIRE LINE RELATED IMPROVEMENTS
10. ALL STORM (GREATER THAN OR EQUAL TO 12") AND SANITARY LINES (GREATER THAN OR EQUAL TO 6") SHALL BE INSPECTED BY CCTV PRIOR TO COMPLETION.
11. NO TREES MAY BE PLANTED OVER OR WITHIN 5 FEET OF ANY UTILITY LINES. ONLY SOD OR SHRUBS MAY BE PLANTED OVER UTILITY LINES.
12. ALL WORK DOWNSTREAM OF POINT OF SERVICE (POS) SHALL BE PERFORMED BY A LICENSED FIRE SPRINKLER CONTRACTOR.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION, LOCATION & PROTECTION OF ALL UTILITIES THAT MAY EXIST WITHIN PROJECT LIMITS.

SANITARY STRUCTURE:

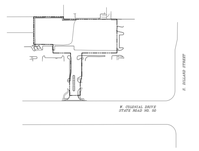
EXIST. ST8
SANITARY SEWER MANHOLE
RIM EL=123.34 (EXISTING)
RIM EL=123.20 (PROPOSED)
W INV 6" PVC=118.70 (PROPOSED)
N INV 6" PVC=118.70 (EXIST.)
NE INV 2" PVC=120.49 (EXIST.)
S INV 10" PVC=118.49 (EXIST.)
NW INV 6" PVC=119.01 (EXIST)

NOTES

CONTRACTOR TO INSTALL 6" SANITARY LATERAL CONNECTION TO EXISTING MANHOLE. CONSTRUCT FLOW CHANNEL(S) MODIFICATION AS NECESSARY.
ADJUST RIM ELEVATION TO MATCH PROPOSED FINISHED GRADE. PROVIDE TRAFFIC BEARING RING & COVER.

EXIST. ST9
SANITARY SEWER MANHOLE
RIM EL=123.51
N INV 10" PVC=116.22

Key Map:



Consultant:

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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	24-211
DESIGNED BY:	BD
DRAWN BY:	JL/AB
CHECKED BY:	BD
APPROVED BY:	RLB
SCALE IN FEET:	1" = 20'

Project Name:

Davila Homes Office Building

(All agencies project numbers)

Submittal To:

Winter Garden, FL

Sheet Title:

Water & Sewer Utilities Plan

Sheet No.:

C5.00

Seal:

DATE: June 23, 2025

Brian DeGirolmo, Professional Engineer, State of Florida, License No. 40095. This item has been digitally signed and sealed by Brian DeGirolmo, P.E. on the date indicated here 11/13/2025 . 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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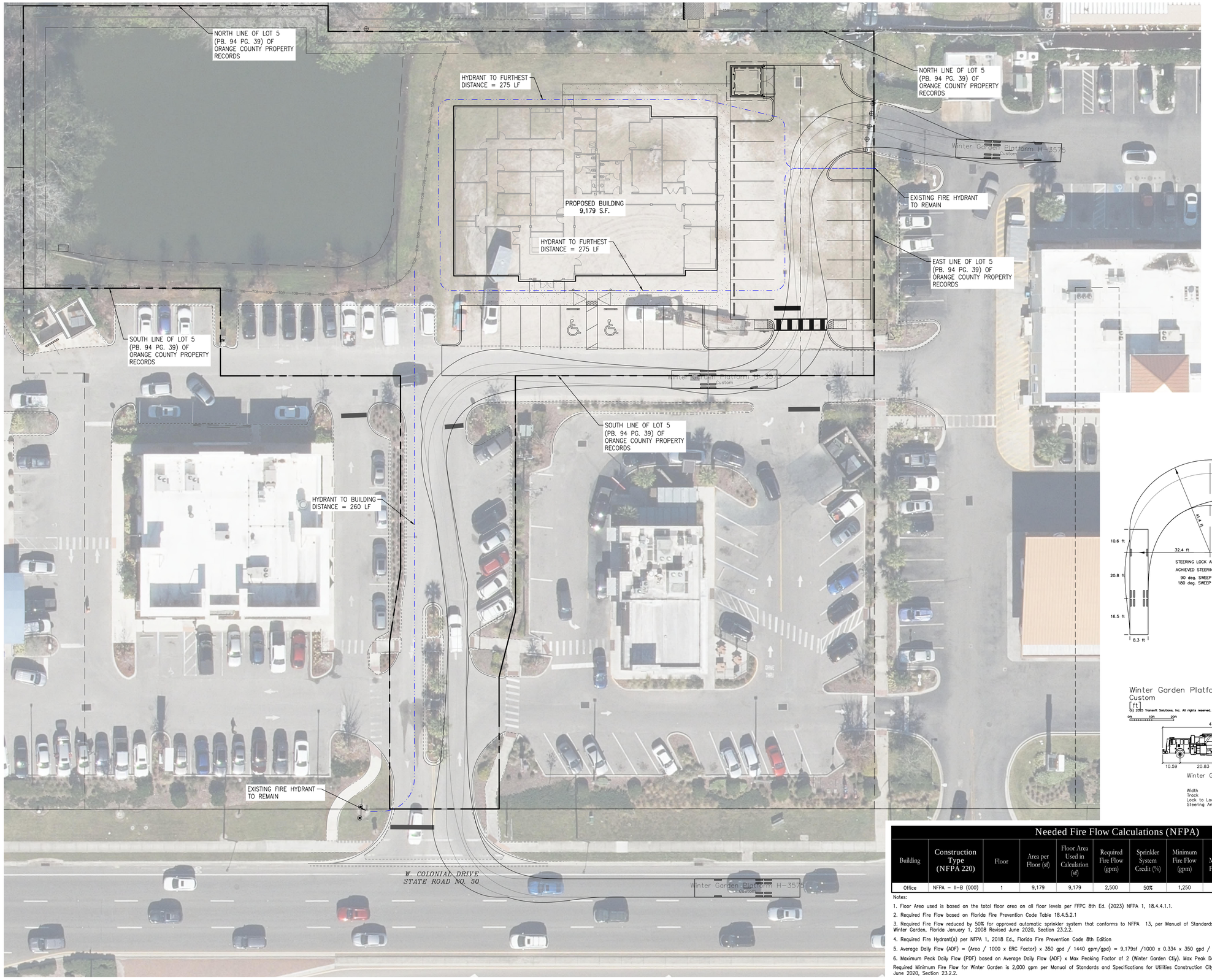

Winter Garden Platform H-3575
Custom
[ft]
0ft 10ft 20ft
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Winter Garden Platform H-3575

	feet
Width	: 8.33
Track	: 8.33
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

Needed Fire Flow Calculations (NFPA)

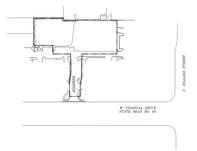
Building	Construction Type (NFPA 220)	Floor	Area per Floor (sf)	Floor Area Used in Calculation (sf)	Required Fire Flow (gpm)	Sprinkler System Credit (%)	Minimum Fire Flow (gpm)	Winter Garden Minimum Fire Flow (gpm)	Minimum Fire Flow & Max Peak Daily Flow (gpm)	Minimum Fire Hydrant Required	Fire Hydrant(s) Provided
Office	NFPA – II-B (000)	1	9,179	9,179	2,500	50%	1,250	2,000	2,002	2	2

Notes:

1. Floor Area used is based on the total floor area on all floor levels per FFPC 8th Ed. (2023) NFPA 1, 18.4.4.1.1.
2. Required Fire Flow based on Florida Fire Prevention Code Table 18.4.5.2.1
3. Required Fire Flow reduced by 50% for approved automatic sprinkler system that conforms to NFPA 13, per Manual of Standards and Specifications for Utilities Construction City of Winter Garden, Florida January 1, 2008 Revised June 2020, Section 23.2.2.
4. Required Fire Hydrant(s) per NFPA 1, 2018 Ed., Florida Fire Prevention Code 8th Edition
5. Average Daily Flow (ADF) = (Area / 1000 x ERC Factor) x 350 gpd / 1440 gpm/gpd) = 9,179sf /1000 x 0.334 x 350 gpd / 1440 gpm/gpd = 0.75 gpm
6. Maximum Peak Daily Flow (PDF) based on Average Daily Flow (ADF) x Max Peaking Factor of 2 (Winter Garden City). Max Peak Daily Flow = 0.75 gpm x 2 = 1.50 gpm = 2 gpm

Required Minimum Fire Flow for Winter Garden is 2,000 gpm per Manual of Standards and Specifications for Utilities Construction City of Winter Garden, Florida January 1, 2008 Revised June 2020, Section 23.2.2.

Key Map:



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Davila Homes Office Building

(All agencies project numbers)

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Winter Garden, FL

Sheet Title:

Fire Protection Plan

Sheet No.:

C5.50

Seal:

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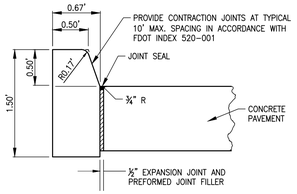
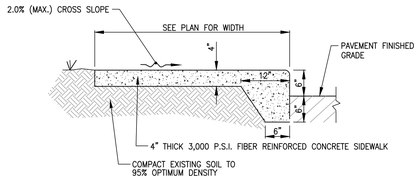


NOTE: EXPANSION JOINT, PREFORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED BETWEEN CURBS AND CONCRETE PAVEMENT ONLY.

TYPE 'D' CURB DETAIL

N.T.S.

NOTES:
1. CONCRETE SHALL BE MINIMUM 3000 PSI(28-DAY) AND SHALL CONFORM WITH THE REQUIREMENTS OF SECTION 347 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION.
2. CURBING SHALL BE CONSTRUCTED IN CONFORMANCE WITH FDOT 520-001.



MONOLITHIC SIDEWALK DETAIL

N.T.S.

NOTES:
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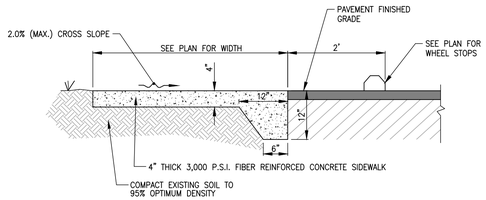

MONOLITHIC SIDEWALK FLUSH WITH PAVEMENT

N.T.S.

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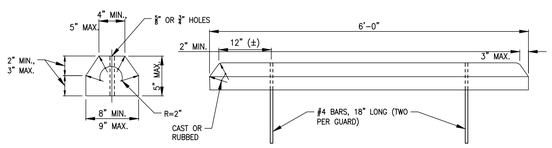
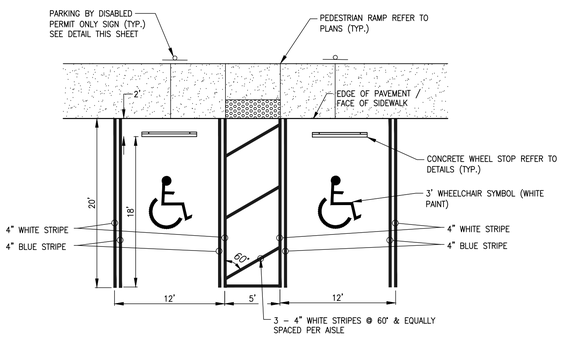


CONCRETE BUMPER DETAIL

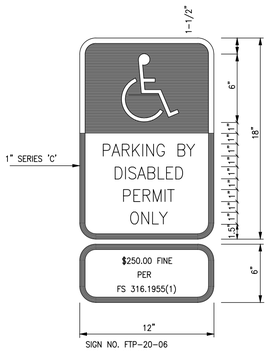
N.T.S.



SEE FDOT INDEX NO 711-001 FOR STRIPING INFORMATION

ADA PARKING STRIPING SCHEMATIC

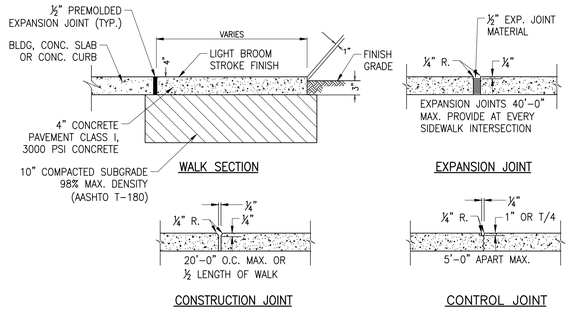
N.T.S.



NOTES:
1. TOP PORTION OF FTP-20-06 SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER (PER FDOT INDEX 700-102).
2. BOTTOM PORTION OF FTP-20-06 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER (PER FDOT INDEX 700-102).
3. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT (7' FROM PAVEMENT TO BOTTOM OF SIGN).

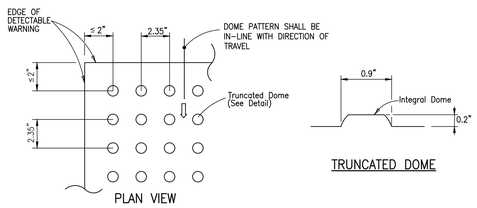
A.D.A. SIGN DETAIL

N.T.S.



SIDEWALK JOINT DETAIL

N.T.S.



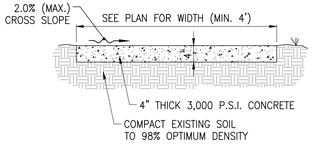
ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB.

CURB RAMP DETECTABLE WARNING SURFACE

CURB RAMP DETECTABLE WARNING SURFACE DETAIL

NTS

REFER TO FDOT INDEX 522-002 FOR PUBLIC & PRIVATE SIDEWALK CURB RAMPS



SIDEWALK DETAIL

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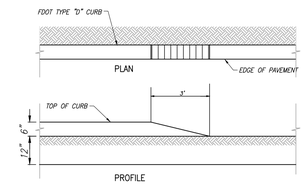
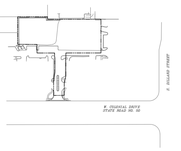


TYPE "D" TO GRADE TRANSITION DETAIL

NTS

Key Map:



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Project Name:

Davila Homes Office Building

(All agencies project numbers)

Submittal To:

Winter Garden, FL

Sheet Title:

General Construction Details

Sheet No.:

C6.00

Seal:

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CITY OF WINTER GARDEN - GENERAL NOTES:

1. ALL UTILITY SYSTEMS AND IMPROVEMENTS CONSTRUCTED IN THE CITY OF WINTER GARDEN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUAL OF STANDARDS AND SPECIFICATIONS FOR UTILITY CONSTRUCTION FOR THE CITY OF WINTER GARDEN, TO BE REFERRED TO AS MSS/CWG. THE LATEST EDITION AT THE TIME PERMITS ARE APPROVED SHALL BE EFFECTIVE FOR THE DURATION OF THE SUBJECT WORK OR PROJECT DEVELOPMENT.
2. THE CITY OF WINTER GARDEN GENERAL NOTES AND DETAILS ARE PROVIDED FOR THE CONVENIENCE OF FIELD PERSONNEL. THEY DO NOT INCLUDE ALL REQUIREMENTS OF THE MSS/CWG. THE CONTRACTOR SHALL REFER TO THE FULL TEXT OF THE MSS/CWG FOR FURTHER DETAIL AND CLARITY WHEN NEEDED.
3. ANY REQUEST FOR VARIANCE OR NONCOMPLIANCE FROM THE MSS/CWG NOTED ABOVE MUST BE APPROVED BY THE CITY ENGINEER OR UTILITIES DIRECTOR.
4. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN CLOSE PROXIMITY TO WATER, WASTEWATER, RECLAIMED WATER AND OTHER UTILITY SYSTEMS. THE CONTRACTOR SHALL COORDINATE UTILITY LOCATIONS WITH RESPECTIVE UTILITY OWNERS AND/OR CALL,"SUNSHINE ONE CALL", 1-800-432-4770 A MINIMUM OF 72 HOURS IN ADVANCE.
5. CONTRACTOR'S DAMAGE OF WINTER GARDEN UTILITY SYSTEM: THE CONTRACTOR SHALL IMMEDIATELY NOTIFY AND REPORT DAMAGE TO THE CITY OF WINTER GARDEN UTILITY DIVISION, (ND MESSAGE) PHONE # 407-656-4100.
6. IMMEDIATE REPAIR OF DAMAGED UTILITY SYSTEM: THE CONTRACTOR SHALL IMMEDIATELY REPAIR ANY DAMAGE TO THE CITY OF WINTER GARDEN UTILITY SYSTEM AS REQUIRED BY THE UTILITY OWNER AT CONTRACTORS COST. IN CASE OF UNRESPONSIVE ACTION BY THE CONTRACTOR, THE CITY RESERVES RIGHT TO REPAIR DAMAGE. THE CONTRACTOR SHALL REIMBURSE THE CITY OF WINTER GARDEN OF ALL REPAIR COST.
7. ADVANCE NOTIFICATION OF CONSTRUCTION: THE CONTRACTOR SHALL NOTIFY CITY OF WINTER GARDEN, UTILITY DIVISION, PH.# 407-656-4100, AT LEAST SEVEN (7) CALENDAR DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
8. ADVANCE NOTIFICATION OF UTILITY CONNECTION: THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN AT LEAST SEVEN CALENDAR DAYS IN ADVANCE TO SCHEDULE CONNECTIONS TO UTILITY SYSTEM.
9. UTILITY VALVE OPERATION: ONLY CITY OF WINTER GARDEN UTILITY PERSONNEL SHALL OPERATE VALVES AND FIRE HYDRANTS. THE CONTRACTOR, WHEN NEEDED, SHALL CALL THE CITY TO REQUEST VALVE OPERATIONS AT LEAST TWO (2) DAYS IN ADVANCE OF CONSTRUCTION WORK.
10. OPERATIONS INVOLVING WATER OR WASTEWATER FACILITIES INCLUDING PUMPING STATIONS: THE CONTRACTOR SHALL COORDINATE AT LEAST TWO (2) WEEKS IN ADVANCE, ANY CONSTRUCTION OPERATION THAT MAY REQUIRE THE DISCONTINUATION OF SERVICE OR OPERATION OF A FACILITY. THE CITY WILL PROVIDE PERSONNEL TO OPERATE THE CITY FACILITIES.
11. REQUIRED TESTING BY CONTRACTOR: THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN AT LEAST TWO (2) DAYS PRIOR TO SAMPLING ACTIVITIES FOR PURPOSE OF TESTING AS REQUIRED BY THE CITY. THE CONTRACTOR SHALL NOT TEST OR SAMPLE WITHOUT OBSERVATION BY CITY INSPECTION PERSONNEL.
12. TEMPORARY OR CONSTRUCTION WATER SERVICE CONNECTIONS PROVIDED BY FIRE HYDRANT CONNECTION: THE CITY WILL PROVIDE METER ON FIRE HYDRANT. THE CONTRACTOR SHALL PROVIDE NON-REFUNDABLE ACCOUNT INITIATION FEE, A REFUNDABLE SECURITY DEPOSIT FOR THE METER APPARATUS AND PAY ALL COST FOR WATER USED.
13. ALL AS-BUILT MEASUREMENTS & ELEVATIONS ARE TO BE MADE BY A LICENSED LAND SURVEYOR.

CITY OF WINTER GARDEN - WATER SYSTEM NOTES:

1. THE CONTRACTOR SHALL PROVIDE AND INSTALL A CITY APPROVED BACKFLOW DEVICE ASSEMBLY AT EACH CONNECTION POINT TO THE CITY WATER SYSTEM.
2. THE CONTRACTOR SHALL HYDROSTATICALLY TEST ALL WATER MAINS AND SERVICE LATERALS AT 150 PSI FOR A TWO HOUR PERIOD. TESTING MUST BE OBSERVED BY A CITY INSPECTOR.
3. THE CONTRACTOR SHALL INSTALL WARNING TAPE OVER ALL NEW WATER MAINS. WARNING TAPE SHALL BE AS FOLLOWS: NON-DETECTABLE, SIZE 3" WITH "WATER LINE BELOW", MUST BE PLACED 8" TO 12" BELOW FINISHED GRADE ON ALL PVC WATER MAINS, LATERALS AND HEADER TEES, NUMBER 10 GAUGE TRACER WIRE SHALL BE ATTACHED TO THE TOP OF THE PIPE WITH DUCT TAPE, AT LEAST FIVE TIMES PER JOINT. THE TRACER WIRE SHALL ALSO BE ATTACHED TO ALL PVC LATERALS AND ATTACHED TO THE OUTSIDE OF EACH VALVE BOX SO THAT A PIPE LOCATOR CAN BE CONNECTED TO IT.
4. THE CONTRACTOR SHALL INSTALL WATER MAINS PER MoSS/CoWG SPECIFICATIONS. SOLVENT CEMENTED JOINTS AND THRUST BLOCKS ON PIPING SYSTEMS SHALL NOT BE ALLOWED.
5. THE CONTRACTOR SHALL INSTALL ALL WATER MAINS TO A MINIMUM DEPTH OF 36 INCHES AND A MAXIMUM DEPTH OF 42 INCHES BELOW FINAL GRADE.
6. THE CONTRACTOR SHALL INSTALL ALL SERVICE LATERALS A UNIFORM DISTANCE APART, LOCATED ON PROPERTY LOT LINE AT 90° FROM THE WATER MAIN. SERVICE LATERALS SHALL BE SEPARATELY CONNECTED TO THE WATER MAIN, NOT SPLICED TOGETHER.
7. THE CONTRACTOR SHALL CUT A "W" INTO CONCRETE CURB, LOCATED INSIDE OF A PAINTED BLUE SQUARE, LOCATED DIRECTLY IN FRONT OF EACH SERVICE LATERAL.
8. THE CONTRACTOR SHALL INSTALL CURB STOP, IN METER BOX, CURB STOP SHALL BE SET 8" BELOW FINISHED GRADE.
9. THE CONTRACTOR SHALL PROVIDE AND INSTALL IN-LINE VALVES ON WATER MAINS AT 1,000 FOOT MAXIMUM SPACING BETWEEN VALVES. VALVES SHALL BE LOCATED ON ALL TEE'S AND CROSSES. WATER MAINS SHALL BE PLACED UNDER SIDEWALKS WHERE POSSIBLE.
10. ALL WATERMAINS SHALL BE CLEANED BY PIGGING THE LINE WITH A FOAM PIG (MINIMUM OF 2 IN SERIES, 1 FLUSH). A FULL BORE FLUSH MAY BE REQUIRED AFTER PIGGING TO ENSURE THE PIPE IS CLEAN AND READY FOR SERVICE. THE CONTRACTOR SHALL COORDINATE LINE PIGGING AND FULL BORE FLUSH WITH THE CITY INSPECTOR.
11. THE CONTRACTOR SHALL DEMONSTRATE THAT LOCATION WIRE INSTALLED OVER ALL WATER MAINS IS IN WORKING CONDITION AT TIME OF ACCEPTANCE BY THE CITY.
12. ALL NEW SUBDIVISION CONSTRUCTION SHALL INSTALL DOUBLE POTABLE WATER SERVICES AT THE PROPERTY LINES.

CITY OF WINTER GARDEN - WASTEWATER SYSTEM NOTES:

1. SANITARY SEWER MAINS AND SERVICES SHALL BE PVC SDR-26 (MINIMUM). FITTINGS SHALL BE SDR-26. DUCTILE IRON IS NOT APPROVED FOR SANITARY SEWERS.
2. ALL SERVICES SHALL BE 6" (MINIMUM) DIAMETER AND TERMINATE AT THE PROPERTY LINE WITH 6" CLEAN OUT, (36" TO 48" DEEP AT LOT LINE)
3. MAGNETIC TAPE MUST BE PLACED 2' ABOVE THE TOP OF PIPE FOR THE ENTIRE LENGTH OF ALL MAINS AND SERVICES.
4. ALL SANITARY MANHOLES SHALL BE PAINTED INSIDE AND OUT WITH "BITUMASTIC SUPER SERVICE BLACK", BY KOPPERS OR APPROVED EQUAL. MANHOLES RECEIVING FLOW FROM FORCE MAINS SHALL BE LINED WITH FIBERGLASS, HOPE OR EPOXY AT THE PRECASTERS FACILITY.
5. ALL PIPE CONNECTIONS TO PRE-CAST MANHOLES SHALL BE MADE USING A FLEXIBLE EPDM RUBBER BOOT AND STAINLESS STEEL STRAP OR CAST IN BOOT BY A-LOK, Z-LOK OR EQUAL.
6. CONNECTIONS MADE TO EXISTING MANHOLES SHALL BE CORE BORED WITH A MINIMUM 6" BORE AND CONNECTION SEALED WITH FLEXIBLE BOOT AND STAINLESS STEEL CLAMP.
7. DEAD END MANHOLES SHALL HAVE A MINIMUM OF 5 FEET OF COVER FROM FINISHED GRADE TO OUTLET PIPE INVERT.
8. ALL PRECAST SEWER MANHOLES SHALL HAVE A 4 FOOT MINIMUM HIGH BARREL. CONE SECTIONS SHALL BE 3 FOOT MAXIMUM. CONCRETE DONUTS FOR EXTENDING ARE ACCEPTABLE TO RAISE MANHOLES UP TO 1 FOOT MAXIMUM.
9. THE CONTRACTOR SHALL PROVIDE AND INSTALL BALLCENTRIC PLUG VALVES IN FORCE MAINS AT 1000 FOOT MAXIMUM SPACING BETWEEN VALVES. VALVES SHALL BE LOCATED AT ALL TEES AND CROSSES.
10. THE CONTRACTOR SHALL CUT A "S" INTO CONCRETE CURB LOCATED INSIDE OF A PAINTED GREEN SQUARE BOX, IN FRONT OF EACH SERVICE LOCATION.
11. THE CONTRACTOR SHALL PROVIDE TV INSPECTION OF ALL SANITARY SEWER MAINS AFTER SYSTEM IS COMPLETED, THOROUGHLY CLEANED, DRAINED AND FULLY VISIBLE. TV INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATIONS. FAULTY INSPECTION DUE TO POOR CONDITIONS WILL REQUIRE REINSPECTION BY CONTRACTOR.
12. THE CONTRACTOR SHALL PROVIDE A (WARRANTY) TV INSPECTION AT THE TWO YEAR IN SERVICE MILESTONE FOR EACH SYSTEM.
13. THE CONTRACTOR SHALL PROVIDE SANITARY SEWER TESTING, EXFILTRATION OR AIR, AS REQUIRED BY DESIGN ENGINEER AND SUBMIT CERTIFIED RESULTS TO THE CITY ENGINEER.
14. GRAVITY SEWERS DEPTHS SHALL NOT EXCEED 18 FEET.
15. THE DESIGN ENGINEER SHALL PROVIDE A MINIMUM OF ONE FOOT OF FREEBOARD BETWEEN THE LOWEST FINISHED FLOOR ELEVATION AND THE TOP ELEVATION OF THE WET WELL.
16. ALL PENETRATIONS INTO CONCRETE STRUCTURES SHALL BE PRE-CAST OR CORE-DRILLED.
17. WARRANTY – ALL MATERIALS & EQUIPMENT TO BE FURNISHED AND/OR INSTALLED BY THE CONTRACTOR SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS FROM THE DATE OF FINAL ACCEPTANCE THEREOF AGAINST DEFECTIVE MATERIALS, DESIGN, AND WORKMANSHIP. UPON RECEIPT OF NOTICE FROM THE CITY OF FAILURE OF ANY PART OF THE WARRANTED EQUIPMENT OR MATERIALS DURING THE WARRANTY PERIOD, THE AFFECTED PART, PARTS, OR MATERIALS SHALL BE PROMPTLY REPLACED BY THE CONTRACTOR WITH NEW PARTS OR MATERIALS AT NO EXPENSE TO THE CITY. IN THE EVENT THE CONTRACTOR FAILS TO MAKE THE NECESSARY REPLACEMENT OR REPAIRS IMMEDIATELY AFTER NOTIFICATION, THE CITY MAY ACCOMPLISH THE WORK AT THE EXPENSE OF THE CONTRACTOR.

CITY OF WINTER GARDEN - RECLAIMED WATER SYSTEM NOTES:

1. ALL PRIVATE RECLAIMED WATER SYSTEMS SHALL HAVE A CITY APPROVED BACKFLOW DEVICE ASSEMBLY AT EACH CONNECTION POINT WHEN CONNECTED TO THE CITY POTABLE WATER SYSTEM.
2. ALL MAINS AND SERVICE LATERALS SHALL BE HYDROSTATICALLY TESTED AT 150 PSI FOR A TWO HOUR PERIOD.
3. WARNING TAPE, NON-DETECTABLE, SIZE 3" WITH "REUSE WATER LINE BELOW", MUST BE PLACED 8" TO 12" BELOW FINISHED GRADE ON ALL PVC WATER MAINS, LATERALS AND HEADER TEES, NUMBER 10 GAUGE TRACER WIRE SHALL BE ATTACHED TO THE TOP OF THE PIPE WITH DUCT TAPE, AT LEAST FIVE TIMES PER JOINT. THE TRACER WIRE SHALL ALSO BE ATTACHED TO ALL PVC LATERALS AND ATTACHED TO THE OUTSIDE OF EACH VALVE BOX SO THAT A PIPE LOCATOR CAN BE CONNECTED TO IT. THE CONTRACTOR SHALL DEMONSTRATE THE LOCATE WIRE TO BE IN WORKING CONDITION AT PROJECT COMPLETION.
4. THE CONTRACTOR SHALL INSTALL RECLAIMED WATER MAINS PER MoSS/CoWG. SOLVENT CEMENTED JOINTS AND THRUST BLOCKS SHALL NOT BE ALLOWED.
5. REUSE WATER MAIN SHALL BE BURIED TO A MINIMUM DEPTH OF 36" AND A MAXIMUM DEPTH 42" BELOW FINAL GRADE.
6. SERVICE LATERALS MUST BE LOCATED A UNIFORM DISTANCE APART AND ALIGNED TO PROPERTY LOT LINE AT 90° FROM THE RECLAIMED WATERMAIN.
7. CUSTOMER SERVICE LATERALS SHALL NOT BE SPLICED TOGETHER BETWEEN THE WATER MAIN AND CURB STOP.
8. THE CONTRACTOR SHALL CUT CURB A "R" INTO CONCRETE CURB LOCATED INSIDE OF A PAINTED SQUARE (PURPLE), DIRECTLY IN FRONT OF EACH SERVICE LATERAL AND VALVE.
9. THE CONTRACTOR SHALL SET DEPTH OF CURB STOP, IN METER BOX, 8" BELOW FINISHED GRADE.
10. THE CONTRACTOR SHALL INSTALL VALVE(S) IN MAIN, NO MORE THAN 1,000 FEET APART IN BETWEEN TEES AND CROSSES. VALVES SHALL BE PROVIDED AT EACH TEE OR CROSS LOCATED IN MAIN LINE.
11. RECLAIMED WATER MAINS MAY BE LOCATED UNDER SIDEWALKS. RECLAIMED MAINS LOCATED UNDER PAVEMENT SHOULD BE MINIMIZED.
12. ALL WATERMAINS SHALL BE CLEANED BY PIGGING THE LINE WITH A FOAM PIG (MINIMUM OF 2 IN SERIES, 1 FLUSH). A FULL BORE FLUSH MAY BE REQUIRED AFTER PIGGING TO ENSURE THE PIPE IS CLEAN AND READY FOR SERVICE. THE CONTRACTOR SHALL COORDINATE LINE PIGGING AND FULL BORE FLUSH WITH THE CITY INSPECTOR.
13. RECLAIMED WATERMAIN MAINS SHALL BE 8 INCH DIAMETER MINIMUM, 4 INCH IS ALLOWED ON DEAD END RUNS SERVING LESS THAN 20 HOMES. THE DESIGN ENGINEER SHALL SUBMIT HYDRAULIC CALCULATIONS THAT DEMONSTRATE THE PROPOSED SYSTEM WILL PROVIDE REQUIRED FLOWS AND MAINTAIN SYSTEM ABOVE MINIMUM PRESSURE. PEAK IRRIGATION RATE SHALL BE SIX(6) TIMES GREATER THAN THE AVERAGE IRRIGATION RATE OF FLOW.
14. RECLAIMED WATER SYSTEM COMPONENTS INCLUDING PIPE, VALVE BOX TOPS AND METER BOX TOPS SHALL BE RECLAIMED PURPLE IN COLOR.

CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION OF SEWER LINES

GENERAL:

1. ALL NEW SANITARY SEWER LINES, PRIVATE OR CITY MAINTAINED, IN THE CITY OF WINTER GARDEN'S SERVICE AREA SHALL BE INSPECTED BY CLOSED CIRCUIT TV INSPECTION BY THE CONTRACTOR WITH A CITY INSPECTOR PRESENT PRIOR TO BEING ACCEPTED BY THE CITY.

REQUIREMENTS PRIOR TO INSPECTION RELEASE:

1. ALL ELEMENTS OF THE SEWER SYSTEM MUST BE INSTALLED AND BE COMPLETELY FINISHED, INCLUDING MAIN SEWER LINES, LATERALS, CLEAN OUTS, AND MANHOLES PRIOR TO CCTV INSPECTION.
2. ALL SEWER LINES SHALL BE COMPLETELY CLEANED OF ALL DEBRIS, SAND, WATER, ETC. PRIOR TO THE CCTV INSPECTION. ANY OBJECT OR MATTER THAT PREVENTS CCTV INSPECTION FROM VIEWING CONDITION OF PIPELINE IS CONSIDERED AN OBSTRUCTION REQUIRING ADDITIONAL CLEANING. WHEN CCTV VIEW IS OBSTRUCTED, INSPECTION SHALL BE TERMINATED. THE CONTRACTOR SHALL CLEAN THE SEWER SYSTEM COMPLETELY AND RESCHEDULE CCTV RE-INSPECTION WITH THE CITY.
3. A HYDRAULIC SEWER CLEANER SHALL NOT BE USED DURING THE CCTV INSPECTION. IF LINES ARE FOUND TO BE OBSCURED BY WATER OR DEBRIS DURING THE CCTV INSPECTION, THE INSPECTION SHALL BE TERMINATED AND RESCHEDULED TO A TIME WHEN SEWER CLEANING IS COMPLETE.
4. WHEN A SEWER LINE IS UNDER A PAVED AREA, THE AREA SHALL BE COMPACTED AND PRIMED BEFORE THE SYSTEM SHALL BE RELEASED FOR TV INSPECTION.

TELEVISION EQUIPMENT MINIMUM REQUIREMENTS:

1. THE CLOSED CIRCUIT TV CAMERA SHALL PRODUCE A CLEAR COLOR PICTURE ON THE MONITOR AND ON THE DVD RECORDING. 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 STOP AND PAN AT EACH JOINT FOR COMPLETE 360 DEGREE INSPECTION.
2. REFER TO APPENDIX B OF THE REFERENCED STANDARDS FOR SPECIFICATION OF CLOSED CIRCUIT TELEVISION INSPECTION EQUIPMENT.
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. GAUGE DEPTH, 0" TO 2" MIN. WITH 1/2" MARKINGS.
5. AUDIO OF THE INSPECTION SHALL BE SIMULTANEOUSLY RECORDED ON DVD DISC. THE AUDIO SHALL CONSIST OF ORDINARY DESCRIPTION AND COMMENTARY. A TAPE WILL BE GIVEN TO THE INSPECTOR ON SITE AT THE END OF THE DAY.

PROCEDURE FOR TELEVISING:

1. THE CITY'S ENGINEERING INSPECTION DIVISION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS 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. TV INSPECTION SHALL BE PERFORMED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR.
3. ALL CCTV 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 DOWNSTREAM MAN-HOLE AND PROCEED UPSTREAM IN DIRECTION OPPOSING THE NORMAL FLOW IN 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. CAMERA WILL HAVE A GAUGE SHOWING 1/2" MARKS FROM 1/2" TO 2-1/2". THIS WILL ENABLE THE CAMERA TO DETECT ANY CHANGES IN GRADE THAT MAY BE PRESENT IN THE SYSTEM.
5. THE CCTV AND DVD RECORDER 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 CCTV 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 AND PIPE JOINTS IN THE PIPELINE.
6. A DVD RECORDING 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 SECTION ACCORDING TO CONSTRUCTION PLANS CONTAINED ON EACH TAPE. A WRITTEN REPORT SHALL ACCOMPANY THE DVD DISC.

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

PROPOSED UTILITY	POTABLE WATER		RECLAIMED WATER※		SANITARY SEWER (GRAVITY)		SANITARY SEWER (FORCEMAIN)		STORM WATER		ACCEPTABLE VARIANCES
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	
POTABLE WATER	–	–	3'	12"	6'	12"	6'	12"	3'	6" A 12" B	SEE GENERAL NOTES: NO. 4 & 5
RECLAIMED WATER※	3'	12"	–	–	3'	6" A 12" B	3'	12"	–	–	
SANITARY SEWER (GRAVITY)	6'	12"	3'	6" A 12" B	–	–	–	–	–	–	
SANITARY SEWER (FORCEMAIN)	6'	12"	3'	12"	–	–	–	–	–	–	

GENERAL NOTES:

1. THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.). THESE SEPARATION REQUIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.

※2. FOR THE PURPOSE OF THIS TABLE, RECLAIMED WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 162-610, CHAPTER II. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.

3. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. CRITERION PRODUCING GREATER CLEARANCE SHALL BE USED.
   A. DENOTES POTABLE WATER ABOVE RECLAIMED WATER, SANITARY SEWER OR STORM WATER; OR RECLAIMED WATER ABOVE SANITARY SEWER.
   B. DENOTES POTABLE WATER BELOW RECLAIMED WATER, SANITARY SEWER OR STORM WATER; OR RECLAIMED WATER BELOW SANITARY SEWER.
4. UTILITY SEPARATION – VERTICAL CLEARANCE MITIGATION
   A. WHERE WATER AND GRAVITY SANITARY SEWER MAINS CROSS WITH LESS THAN REQUIRED VERTICAL CLEARANCE OR THE SEWER MAIN IS ABOVE THE WATER MAIN, THE SANITARY SEWER WILL BE 20 FEET OF EITHER:
      A.1. DUCTILE IRON PIPE, CENTERED ON THE POINT OF CROSSING, OR;
      A.2. CONCRETE ENCASED VITRIFIED CLAY, OR;
      A.3. PVC PIPE UPGRADED TO WATER MAIN STANDARDS AND PRESSURE TESTED.
   B. WHERE WATER MAINS AND STORM SEWER PIPES CROSS WITH LESS THAN REQUIRED VERTICAL CLEARANCE, THE WATER MAIN SHALL BE 20 FEET OF DUCTILE IRON PIPE CENTERED ON THE POINT OF CROSSING.
   C. SEPARATION REQUIREMENTS BETWEEN FORCE MAINS AND POTABLE WATER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.
5. UTILITY SEPARATION – HORIZONTAL SEPARATION MITIGATION
   A. WHEN A WATER MAIN PARALLELS A GRAVITY SANITARY SEWER MAIN, A SEPARATION (MEASURED EDGE TO EDGE) OF AT LEAST SIX FEET SHOULD BE MAINTAINED. WHERE THIS SEPARATION IS NOT MET, ONE OF THE FOLLOWING MUST OCCUR.
      A.1. THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER, OR;
      A.2. IF BOTH SANITARY SEWER AND POTABLE WATER MAINS ARE PROPOSED AND THE ABOVE (1.) IS NOT MET, THE SANITARY SEWER PIPES SHALL BE UPGRADED TO THE EQUIVALENT PIPE MATERIAL AS THE WATER MAIN AND PRESSURE TESTED.
      A.3. IF THE SANITARY SEWER IS EXISTING AND THE POTABLE WATER MAIN IS PROPOSED, THE WATER MAIN SHALL, AT A MINIMUM, BE UPGRADED TO DUCTILE IRON PIPE, CONSTRUCTED IN SEPARATE TRENCHES, LAID AT A HIGHER ELEVATION THAN THE SANITARY SEWER, AND UTILIZE STAGGERED JOINTS.
   B. SEPARATION REQUIREMENTS BETWEEN FORCE MAINS AND POTABLE WATER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.
6. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORM WATER MANHOLE OR STRUCTURE.

CITY OF WINTER GARDEN - TRUST RESTRAINT TABLE

RESTRAINED FORCE MAIN PIPE TABLE

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

	PIPE SIZE								
	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	19	25	30	34	44	52	60	70	80
45° BEND	8	10	12	14	18	21	25	30	34
22-1/2° BEND	4	5	6	7	9	10	12	14	16
11-1/4° BEND	2	3	4	5	6	7	8	9	10
PLUG, DEAD END OR BRANCH OF TEE	40	52	63	72	93	111	130	155	178
VALVE	20	25	32	36	47	56	78	116	89

RESTRAINED WATER AND RECLAIMED PIPE TABLE

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

	PIPE SIZE								
	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	29	37	44	51	65	77	89	105	120
45° BEND	12	15	18	21	27	32	37	44	50
22-1/2° BEND	6	7	9	10	13	15	18	21	24
11-1/4° BEND	3	4	5	6	7	8	9	10	12
PLUG, DEAD END OR BRANCH OF TEE	59	77	93	108	138	166	194	231	265
VALVE	59	77	93	108	138	166	194	231	265

THRUST RESTRAINT NOTES:

1. THE TABLES INDICATE MINIMUM LENGTHS OF RESTRAINED JOINTS ON EACH SIDE OF FITTINGS AND CHANGES IN DIRECTION. WHERE PRACTICAL, FULL LENGTHS OF RESTRAINED PIPE SHALL BE LAID TO ACHIEVE THE REQUIRED MINIMUM RESTRAINT.
2. WHERE COMBINATIONS OF FITTINGS ARE USED, THE PIPING BETWEEN THE FITTINGS SHALL BE RESTRAINED. THE MINIMUM RESTRAINED LENGTH OF PIPE REQUIRED UPSTREAM AND DOWNSTREAM OF THE COMBINATION OF FITTINGS SHALL BE DETERMINED ON THE BASIS OF ONE EQUIVALENT FITTING (I.E., 2-45 DEGREE BENDS WILL BE CONSIDERED AS THOUGH A 90° BEND WERE LOCATED MIDWAY BETWEEN THE TWO 45° BENDS).
3. FOR PIPE THAT IS ENCASED IN POLYETHYLENE, RESTRAINED JOINTS MINIMUM LENGTHS SHALL BE INCREASED BY 50 PERCENT.
4. FOR FITTINGS OTHER THAN THOSE PRESENTED IN THE ABOVE TABLES, RESTRAINED JOINT LENGTHS SHALL BE DETERMINED IN ACCORDANCE WITH "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION. RESTRAINED JOINT LENGTHS FOR A GIVEN PRESSURE RANGE SHALL BE BASED ON THE MAXIMUM PRESSURE FOR THE TEST PRESSURE RANGE, SM (SAND SILT) SOIL, 3-FEET DEPTH, LAYING CONDITION NO. 3 AND FACTOR OF SAFETY OF 1.5.
5. IN-LINE VALVES: PROVIDE MECHANICAL RESTRAINT ON EACH SIDE OF THE VALVE.
6. ALL RECLAIMED WATER PIPING SHALL BE HYDROSTATICALLY TESTED AT A PRESSURE OF 150 PSI. ALL WASTEWATER PIPING SHALL BE HYDROSTATICALLY TESTED AT A PRESSURE OF 100 PSI.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

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

No.	ITEM	DATE
1	Revised General Notes	4/4/14
2	Revised Water & Reuse Notes	4/4/14

REVISIONS

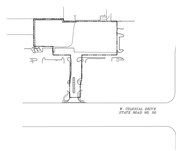
CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR UTILITY CONSTRUCTION

STANDARD DETAILS
FOR
UTILITY SYSTEMS

DATE
JANUARY 2024

SHEET
1
1 OF 11

Key Map:



Consultant:

NO.	DATE:	DESCRIPTIONS
2	09/29/25	Response to City of Winter Garden Comments
1	06/30/25	Response to City of Winter Garden Comments

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	24-211
DESIGNED BY:	BD
DRAWN BY:	JL/AB
CHECKED BY:	BD
APPROVED BY:	RLB
SCALE IN FEET:	N.T.S.

Project Name:
Davila Homes
Office Building

(All agencies project numbers)

Submittal To:
Winter Garden, FL

Sheet Title:
City of Winter Garden
Standard Details

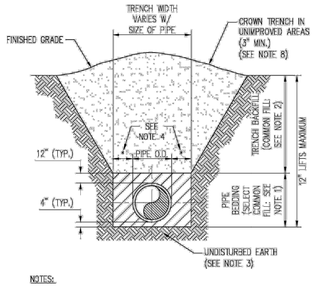
Sheet No.:
C7.00

Seal:

DATE: June 23, 2025

POULOS & BENNETT
a Pape-Dawson company
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

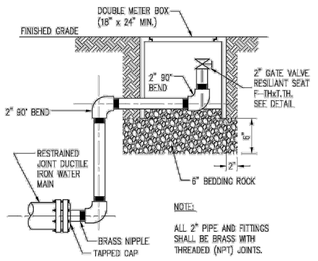
Z:\2024\24-211 DAVILA HOMES LLC - WINTER GARDEN PROPERTY\CAD\FINAL\CITY\24-211 WG-CDTL



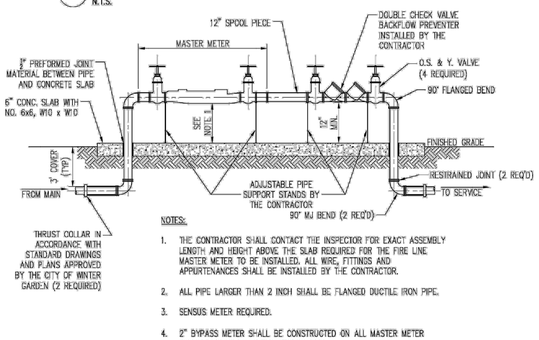
NOTES:

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

1 STANDARD BEDDING DETAIL
N.T.S.



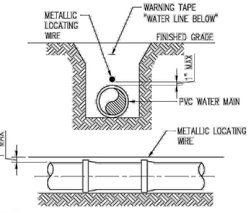
4 BLOWOFF VALVE DETAIL
N.T.S.



NOTES:

1. THE CONTRACTOR SHALL CONTACT THE INSPECTOR FOR EXACT ASSEMBLY LENGTH AND HEIGHT ABOVE THE SLAB REQUIRED FOR THE FIRE LINE MASTER METER TO BE INSTALLED. ALL WIRE, FITTINGS AND APPURTENANCES SHALL BE INSTALLED BY THE CONTRACTOR.
2. ALL PIPE LARGER THAN 2 INCH SHALL BE FLANGED DUCTILE IRON PIPE.
3. SENSUS METER REQUIRED.
4. 2" BYPASS METER SHALL BE CONSTRUCTED ON ALL MASTER METER ASSEMBLIES THREE INCHES AND LARGER.

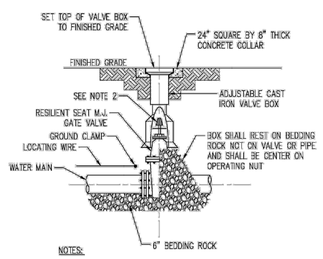
9 MASTER METER ASSEMBLY
N.T.S.



NOTES:

1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE ATTACHED TO THE TOP OF PIPE WITH DUCT TAPE, AT LEAST 5 TIMES PER JOINT.
2. LOCATING ROD SHALL TERMINATE AT THE TOP OF EACH VALVE BOX AND BE CAPABLE OF EXTENDING ABOVE TOP OF BOX 2" SO AS NOT TO INTERFERE WITH VALVE OPERATION.

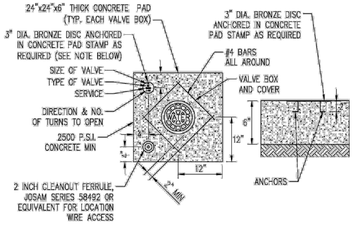
2 PVC PIPE LOCATING WIRE DETAIL
N.T.S.



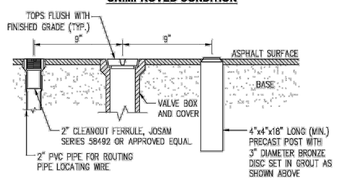
NOTES:

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

3 GATE VALVE & BOX DETAIL
N.T.S.



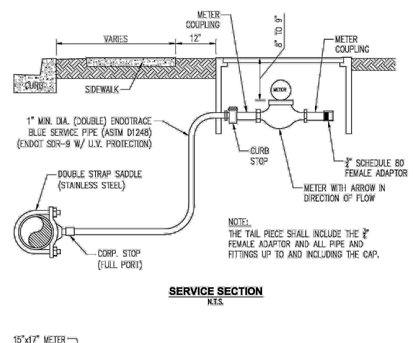
UNIMPROVED CONDITION



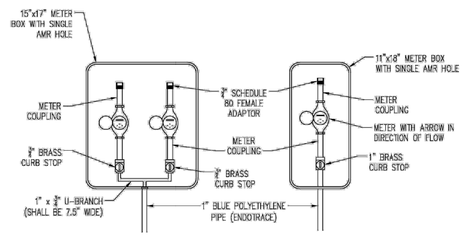
IMPROVED CONDITION

NOTE:
BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.

7 VALVE BOX COLLAR
N.T.S.



SERVICE SECTION
N.T.S.



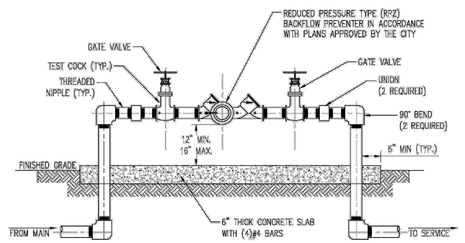
DOUBLE SERVICE (TOP VIEW)
N.T.S.

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

NOTES:

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

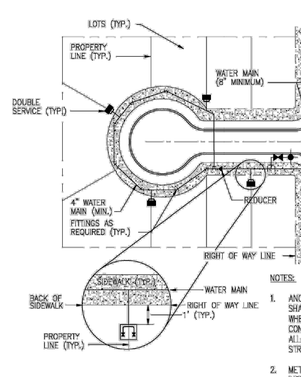
8 WATER SERVICE DETAIL
N.T.S.



NOTES:

1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED SCHEDULE 80 PVC. NO GALVANIZED PIPE WILL BE APPROVED.
2. ALL PIPE LARGER THAN 2" SHALL BE FLANGED DUCTILE IRON PIPE.
3. NO GALVANIZED PIPE ALLOWED.

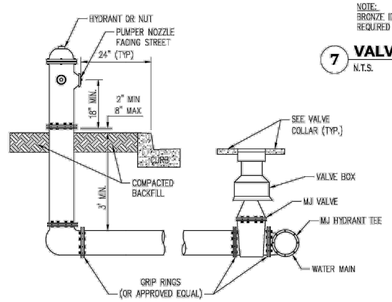
12 BACKFLOW PREVENTER ASSEMBLY
N.T.S.



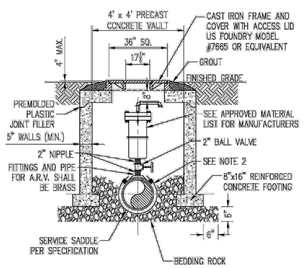
NOTES:

1. ANCHORING TYPE 90° BEND SHALL ONLY BE USED WHERE RIGHT-OF-WAY CONSTRICTIONS WILL NOT ALLOW INSTALLATION OF A STRAIGHT ASSEMBLY.
2. METER BOX TO BE INSTALLED BY THE CONTRACTOR.

5 CUL-DE-SAC LOOPING AND METER BOX PLACEMENT DETAIL
N.T.S.



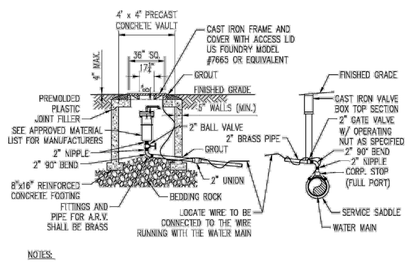
6 FIRE HYDRANT ASSEMBLY
N.T.S.



NOTES:

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

10 AIR RELEASE VALVE & VAULT
N.T.S.



NOTES:

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

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

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

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

No.	ITEM	DATE
1	Water Service	4/4/14
2	ARV Detail	4/4/14
3	Service Detail Update	1/24

REVISIONS

CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR UTILITY CONSTRUCTION

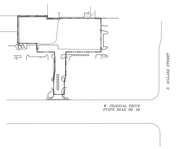
WINTER GARDEN

STANDARD DETAILS
FOR
POTABLE WATER SYSTEMS

DATE
JANUARY 2024

SHEET
2
2 OF 11

Key Map:



Consultant:

NO.	DATE:	DESCRIPTIONS
2	09/29/25	Response to City of Winter Garden Comments
1	06/30/25	Response to City of Winter Garden Comments

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	24-211
DESIGNED BY:	BD
DRAWN BY:	JL/AB
CHECKED BY:	BD
APPROVED BY:	RLB
SCALE IN FEET:	N.T.S.

Project Name:
Davila Homes
Office Building

(All agencies project numbers)

Submittal To:
Winter Garden, FL

Sheet Title:
City of Winter Garden
Standard Details

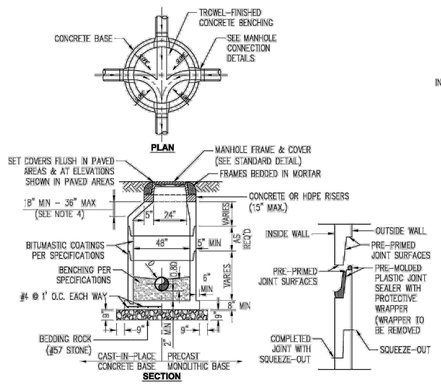
Sheet No.:
C7.01

Seal:

DATE: June 23, 2025

POULOS & BENNETT
a Pape-Dawson company
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

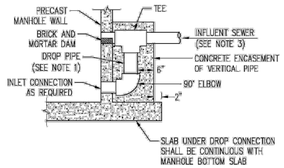
Z:\2024\24-211 DAVILA HOMES LLC - WINTER GARDEN PROPERTY\CAD\FINAL\CITY\24-211 WG-CDTLS



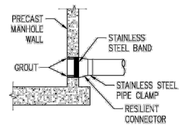
NOTES:

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

1 PRECAST CONCRETE SANITARY MANHOLE
N.T.S.



STANDARD DROP CONNECTION

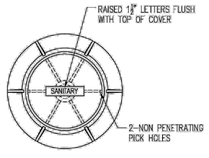


PRECAST MANHOLE CONNECTION

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 THEN MANHOLE INVERT.

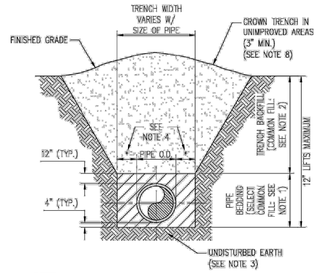
2 MANHOLE CONNECTION DETAIL
N.T.S.



NOTES:

1. MANHOLE FRAME & COVER SHALL BE 24" OPENINGS, USE #AS-225 AS MANUFACTURED BY U.S. FOUNDRY & MFG. CORP. OR COMPOSITE ACCESS PRODUCTS H-25 PRODUCT.
2. RAIN STOPPER LIDS OR RAIN GUARD LIDS (LPWIS) REQUIRED.

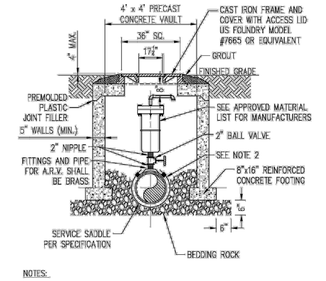
3 MANHOLE FRAME AND COVER
N.T.S.



NOTES:

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

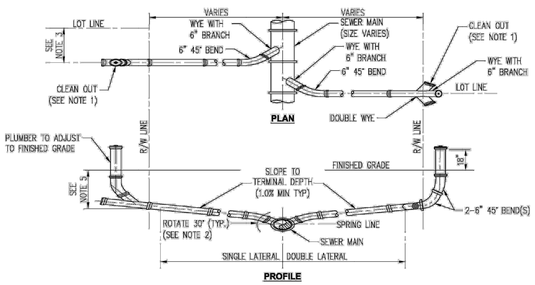
4 STANDARD BEDDING DETAIL
N.T.S.



NOTES:

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

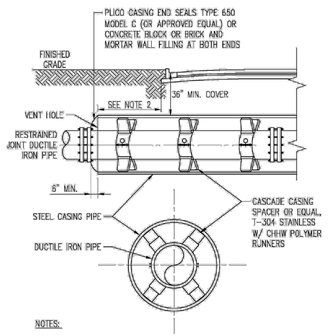
5 AIR RELEASE VALVE & VAULT
N.T.S.



NOTES:

1. CLEANOUT SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
3. WYES AND 45° BENDS SHALL BE PVC (SDR 26).
4. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE, 25' MAXIMUM.
5. 4' TYP TERMINAL DEPTH (3' MIN) REQUIRED FOR SERVICE AT RIGHT-OF-WAY.

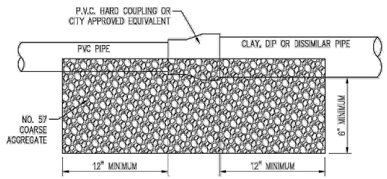
7 SANITARY SEWER SERVICE LATERAL DETAIL
N.T.S.



NOTES:

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

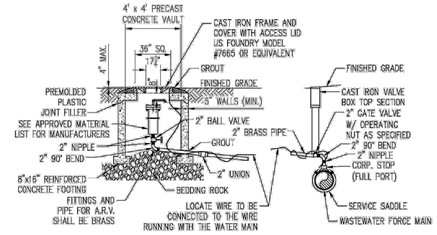
8 SEWER MAIN STEEL CASING DETAIL
N.T.S.



NOTE:

1. FIELD VERIFY MATERIALS OF EXISTING PIPES TO SELECT PROPER CONNECTION.
2. HARBCO COUPLING OR APPROVED EQUIVALENT FOR ALL PIPE MATERIALS, UNLESS APPROVED IN WRITING BY THE CITY.

9 SEWER MAIN CONNECTION DETAIL
N.T.S.



NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.
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10 OFFSET AIR RELEASE VALVE ASSEMBLY
N.T.S.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

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No.	ITEM	DATE
1	Sanitary Manhole	4/7/14
2	Offset ARV Detail	4/7/14
3	MH Ring & Cover	1/24

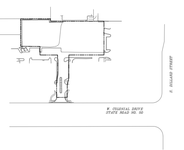
REVISIONS

CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR UTILITY CONSTRUCTION

STANDARD DETAILS
FOR
WASTEWATER SYSTEMS

DATE
JANUARY 2024
SHEET
3
3 OF 11

Key Map:



Consultant:

NO.	DATE:	DESCRIPTIONS
2	09/29/25	Response to City of Winter Garden Comments
1	06/30/25	Response to City of Winter Garden Comments

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	24-211
DESIGNED BY:	BD
DRAWN BY:	JL/AB
CHECKED BY:	BD
APPROVED BY:	RLB
SCALE IN FEET:	N.T.S.

Project Name:
Davila Homes
Office Building

(All agencies project numbers)

Submittal To:
Winter Garden, FL

Sheet Title:
City of Winter Garden
Standard Details

Sheet No.:
C7.02

Seal:

DATE: June 23, 2025

POULOS & BENNETT
a Pape-Dawson company
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2024\24-211 DAVILA HOMES LLC - WINTER GARDEN PROPERTY\CAD\FINAL\CITY\24-211 WC-CDTLS

GENERAL NOTES:

1. ALL NEW STORM AND SANITARY SEWER LINES IN THE CITY OF WINTER GARDEN SHALL BE SUBJECTED TO CLOSED CIRCUIT TV INSPECTION PRIOR TO BEING ACCEPTED BY THE CITY, WHETHER PRIVATE OR CITY MAINTAINED. ALL STORM SEWER PIPE SHALL BE REINSPECTED AT THE YEAR END, COST TO BE PAID BY THE OWNER.

2. PIPE MATERIAL SHALL BE AS SHOWN ON THE CONSTRUCTION PLANS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

3. CONTRACTOR AND OWNER ARE RESPONSIBLE FOR ENSURING THAT ALL CITY, COUNTY, STATE (FDEP, FDOT, SJRWMD, ETC.), AND FEDERAL PERMITS HAVE BEEN ISSUED FOR THE PROJECT.

4. ALL STORM SYSTEM MUST BE WATER-TIGHT WITH ALL JOINTS WRAPPED.

5. STORM SYSTEM WILL BE CLEANED PRIOR TO BEING TV'D.

6. THE OWNER SHALL KEEP A COPY OF THE WATER MANAGEMENT DISTRICT PERMIT, NPDES, NOI AND SWPP PLAN IN A CONSPICUOUS LOCATION ON THE JOB SITE AT ALL TIMES.

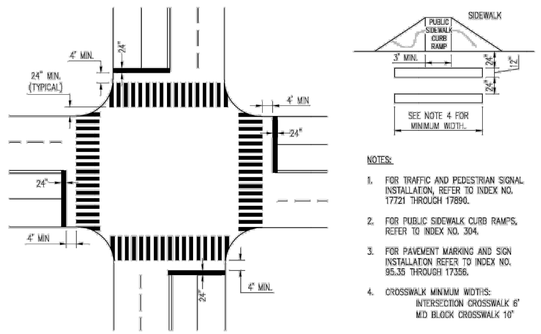
7. ALL STORM SEWER MANHOLES FRAME & COVER SHALL BE ASTM 225.

8. CLEAN SAND SHALL CONSIST OF MATERIAL HAVING LESS THAN 5% PASSING THE #200 SIEVE.

9. ONLY CONCRETE RISER RINGS WILL BE ALLOWED TO BE PLACED FOR STORM MANHOLES. ALL RISER RINGS SHALL BE SEALED TO THE STRUCTURE USING WRAPID SEAL. NO MORE THAN 15" WILL BE ALLOWED.

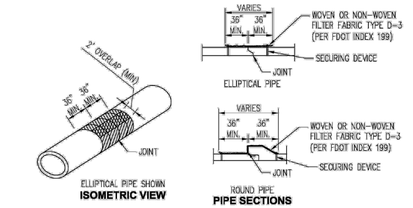
10. STORM SEWER PIPES SHALL MEET ASTM C76 & ASTM C507.

11. ALL STORM SEWER STRUCTURE SECTIONS SHALL BE SEALED WITH WRAPID SEAL.



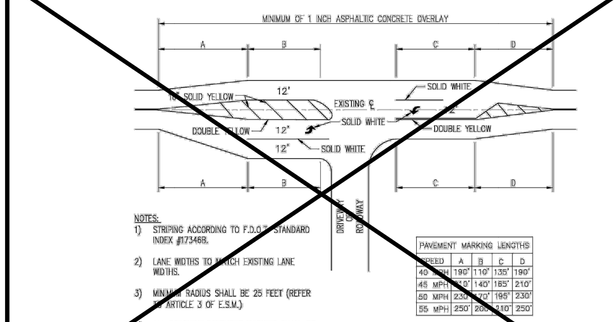
NOTES:
1. FOR TRAFFIC AND PEDESTRIAN SIGNAL INSTALLATION, REFER TO INDEX NO. 17721 THROUGH 17890.
2. FOR PUBLIC SIDEWALK CURB RAMPS, REFER TO INDEX NO. 304.
3. FOR PAVEMENT MARKING AND SIGN INSTALLATION REFER TO INDEX NO. 95.35 THROUGH 17356.
4. CROSSWALK MINIMUM WIDTHS: INTERSECTION CROSSWALK 6' MID BLOCK CROSSWALK 10'

1 TYPICAL CROSSWALK
N.T.S.



Cost of filter fabric jacket to be included in cost of pipe culverts.
FOR ALL PIPE TYPES - CONCRETE PIPE SHOWN

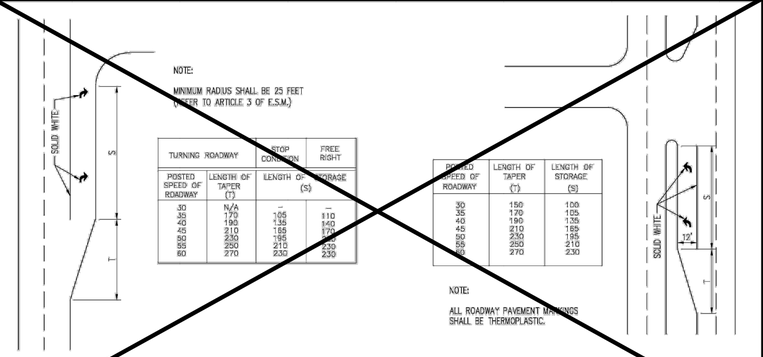
2 FILTER FABRIC JACKET
N.T.S.



NOTES:
1) STRIPING ACCORDING TO F.D.O.T. STANDARD INDEX #17346B.
2) LANE WIDTHS TO MATCH EXISTING LANE WIDTHS.
3) MINIMUM RADIUS SHALL BE 25 FEET (REFER TO ARTICLE 3 OF E.S.M.)
4) ALL ROADWAY PAVEMENT MARKING SHALL BE THERMOPLASTIC.

PAVEMENT MARKING LENGTHS				
SPEED	A	B	C	D
40 MPH	190'	110'	135'	190'
45 MPH	210'	140'	165'	210'
50 MPH	230'	170'	195'	230'
55 MPH	250'	205'	210'	250'

3 TYPICAL INTERSECTION
N.T.S.



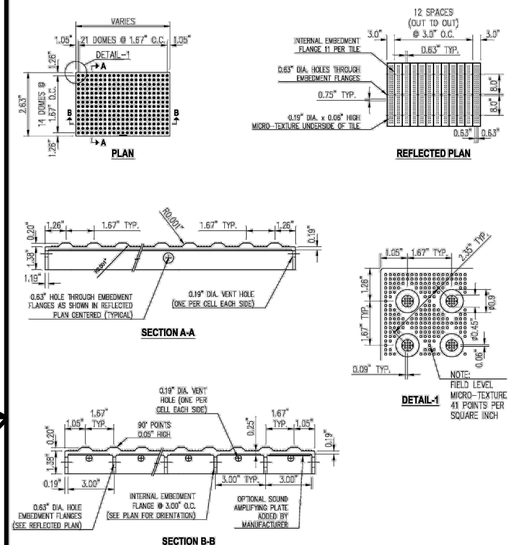
TURNING ROADWAY	STOP CONDITION	FREE RIGHT
POSTED SPEED OF ROADWAY	LENGTH OF TAPER (T)	LENGTH OF STORAGE (S)
30	N/A	–
35	120	105
40	190	135
45	210	165
50	230	195
55	250	210
60	270	230

4 RIGHT TURN DECELERATION LANE
N.T.S.

POSTED SPEED OF ROADWAY	LENGTH OF TAPER (T)	LENGTH OF STORAGE (S)
30	150	100
35	170	125
40	190	135
45	210	165
50	230	195
55	250	210
60	270	230

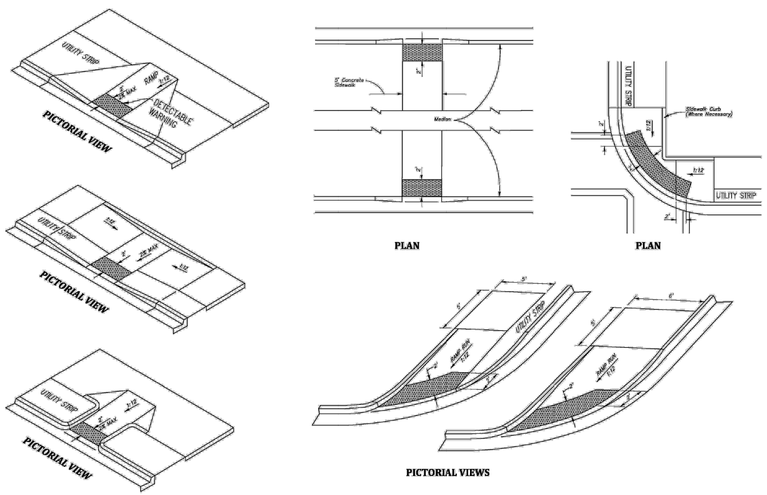
NOTE:
ALL ROADWAY PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.

5 DIVIDED HIGHWAY LEFT TURN STORAGE LANE
N.T.S.

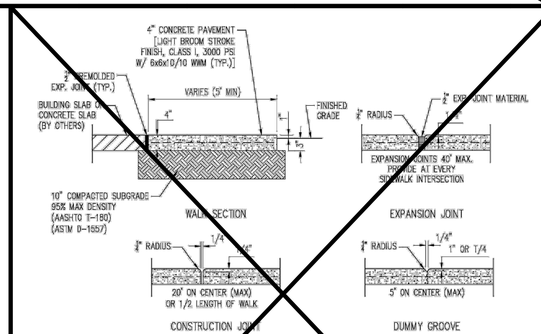


NOTE:
1. CURB RAMP DETECTABLE WARNING TILE SHALL BE ARMOR TILE OR EQUAL.
2. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB.

8 DETECTABLE WARNING DETAIL
N.T.S.



6 CURB RAMPS & DETECTABLE WARNING PLACEMENT
N.T.S.



7 SIDEWALK DETAILS
N.T.S.

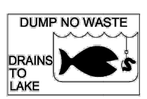


PLATE SHALL BE ADDED TO STORMWATER INLETS AS REQUIRED BY THE CITY.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

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

No.	ITEM	DATE
	REVISIONS	

CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR ROADWAY & DRAINAGE CONSTRUCTION

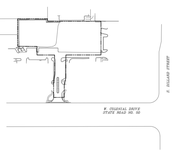
WINTER GARDEN

STANDARD DETAILS
FOR
PUBLIC SERVICES

DATE
JANUARY 2024

SHEET
9
9 OF 11

Key Map:



Consultant:

2 09/29/25 Response to City of Winter Garden Comments
1 06/30/25 Response to City of Winter Garden Comments
NO. DATE: DESCRIPTIONS
SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	24-211
DESIGNED BY:	BD
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APPROVED BY:	RLB
SCALE IN FEET:	N.T.S.

Project Name:
Davila Homes
Office Building

(All agencies project numbers)

Submittal To:
Winter Garden, FL

Sheet Title:
City of Winter Garden Standard Details

Sheet No.:
C7.03

Seal:

DATE: June 23, 2025

POULOS & BENNETT
a Pape-Dawson company
Poulos & Bennett, LLC
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7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
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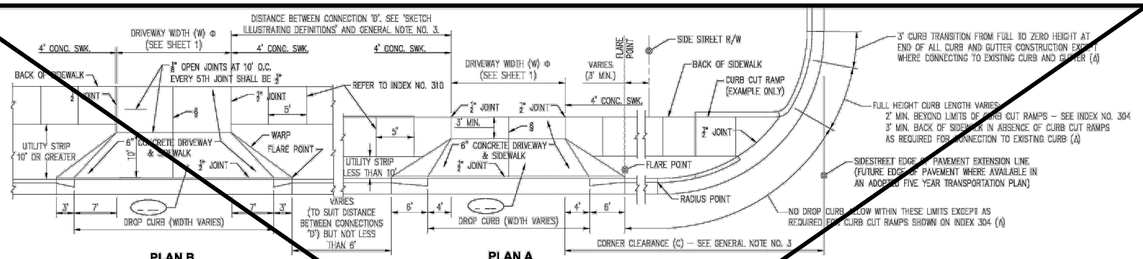
Eng. Bus. No. 28567

Z:\2024\24-211 DAVILA HOMES LLC - WINTER GARDEN PROPERTY\CAD\FINAL\CITY\24-211 WG-C01.S



SPECIAL NOTES FOR URBAN FLARED TURNOUTS

1. DRIVEWAY 6" CONCRETE PAVEMENT AND DROP CURB SHALL MEET THE MATERIAL AND CONSTRUCTION REQUIREMENTS OF SECTIONS 522 AND 520 RESPECTIVELY OF THE FDOT STANDARD SPECIFICATIONS. THE DRIVEWAY FOUNDATION SHALL MEET THE REQUIREMENT OF SUBARTICLE 522-4.
2. FOR DETAILS OF DROP CURB AND CURB CUT RAMPS REFER TO INDEXES NOS. 300 AND 304 RESPECTIVELY.
3. WHERE TURNOUTS ARE CONSTRUCTED WITHIN EXISTING CURB AND GUTTER, THE EXISTING CURB AND GUTTER SHALL BE REMOVED EITHER TO THE NEAREST JOINT BEYOND THE FLARE POINT OR TO THE EXTENT THAT NO REMAINING SECTION IS LESS THAN 5 FEET LONG, AND, DROP CURB CONSTRUCTED IN ACCORDANCE WITH NOTES NOS. 1 AND 2.
4. COST FOR PREFORMED JOINT FILLER SHALL BE INCLUDED IN THE COST FOR THE CONCRETE PAVEMENT (CONCRETE SIDEWALK, 6" THICK).
5. FOR TURNOUTS WITH RADIAL RETURNS SEE THE REQUIREMENTS UNDER THE "SUMMARY OF GEOMETRIC REQUIREMENTS FOR TURNOUTS", THE "GENERAL NOTES", THE DETAILS OF "RURAL TURNOUT CONSTRUCTION" AND THE DETAIL OF "LIMITS OF CLEARING & GRUBBING, STABILIZATION AND BASE AT INTERSECTIONS".
6. DEPARTMENT MAINTENANCE OF PAVEMENT SHALL EXTEND OUT TO THE RIGHT OF WAY OR 2 FEET BACK OF SIDEWALK, WHICHEVER DISTANCE IS LESS.
7. THE MAINTENANCE AND OPERATION OF HIGHWAY LIGHTING, TRAFFIC SIGNALS, ASSOCIATED EQUIPMENT, AND OTHER NECESSARY DEVICES SHALL BE THE RESPONSIBILITY OF A PUBLIC AGENCY.
8. ALL PAVEMENT MARKINGS ON THE STATE HIGHWAYS, INCLUDING ACCELERATION AND DECELERATION LANE MARKINGS, AND SIGNING INSTALLED FOR THE OPERATION OF THE STATE HIGHWAY SHALL BE MAINTAINED BY THE DEPARTMENT.
9. ALL SIGNING AND MARKING INSTALLED FOR THE OPERATION OF THE CONNECTION (SUCH AS STOP BARS AND STOP SIGNS FOR THE CONNECTION) SHALL BE THE RESPONSIBILITY OF THE PERMITTEE.
10. TURNOUTS WILL BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR SIDEWALK CONCRETE (6" THICK), SY.

DESIGN NOTES FOR URBAN FLARED TURNOUTS

1. DRIVEWAYS INDICATED AS "ADVERSE APPLICATIONS" ARE THOSE WITH SLOPES THAT CAN CAUSE OVERHANG DRAG FOR REPRESENTATIVE STANDARD PASSENGER VEHICLES UNDER FULLY LOADED CONDITIONS, OR, THOSE WITH SLOPES THAT CAN CAUSE DRIVERS WHO ARE LEAVING THE ROADWAY TO SLOW OR PAUSE TO THE EXTENT THAT TRAFFIC DEMAND VOLUMES WILL BE IMPEDED.

DRIVEWAYS INDICATED AS "MARGINAL APPLICATIONS" ARE THOSE WITH SLOPES THAT CAN CAUSE OVERHANG DRAG FOR REPRESENTATIVE STANDARD PASSENGER VEHICLES UNDER FULLY LOADED CONDITIONS WHEN THE DRIVEWAY IS LOCATED ON THE LOW SIDE OF FULLY SUPERELEVATED ROADWAYS.

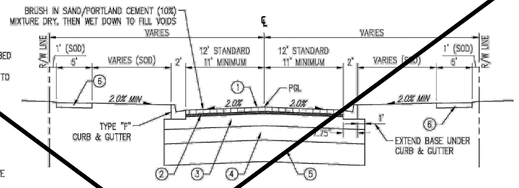
DRIVEWAYS INDICATED AS "GENERAL APPLICATIONS" ARE THOSE WITH SLOPES THAT CAN READILY ACCOMMODATE REPRESENTATIVE STANDARD PASSENGER VEHICLES AND THOSE AND THOSE THAT CAN ACCOMMODATE REPRESENTATIVE STANDARD TRUCKS, VANS, BUSSES AND RECREATIONAL VEHICLES OPERATING UNDER NORMAL CROWN AND SUPERELEVATION CONDITIONS.

2. THE STANDARD FLARED DRIVEWAYS ON THIS INDEX MAY NOT ACCOMMODATE VEHICLES WITH LOW BEDS, LOW UNDERCARRIAGE OR LOW APPENDAGE FEATURES. WHERE SUCH VEHICLES ARE DESIGN VEHICLES DRIVEWAYS ARE TO HAVE SITE SPECIFIC FLARE DESIGNS OR CATEGORY ~~~ DESIGNS.
3. WHEN SPECIFIC FLARE TYPE DRIVEWAYS ARE TO BE CONSTRUCTED, THE TYPE SHALL BE DESIGNATED IN THE PLANS USING THE ASSIGNED ALPHA-NUMERIC DESIGNATION.

Note: See sheet 1 for 'GENERAL NOTES'

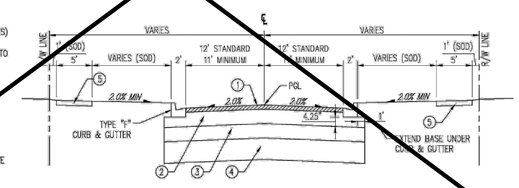
PAVEMENT DESIGN

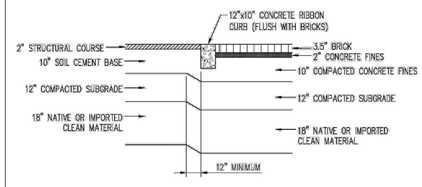
1. 3.5" BRICKS
2. 1" – 2" LOOSE CONCRETE FINES LEVELING BED
3. 10" BASE – COMPACTED CONCRETE FINES TO 98% MAX. DENSITY (AASHTO T-134). ASPHALTIC PRIME COAT APPLIED AT 0.15 GAL./SF
4. 12" COMPACTED SUBGRADE (98% DENSITY) AASHTO T-180 AND LBR 40
5. 18" OF NATIVE OR IMPORTED MATERIAL HAVING LESS THAN 5% PASSING #200 SIEVE COMPACTED TO 98% PER AASHTO T-180
6. 4" THICK CONCRETE SIDEWALK



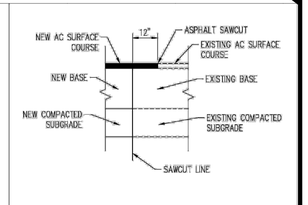
PAVEMENT DESIGN

1. 2" TYPE S-1 STRUCTURAL COURSE (2 LIFTS)
2. 10" BASE TYPE SOIL CEMENT COMPACTED TO 98% MAX. DENSITY (AASHTO T-134). ASPHALTIC PRIME COAT APPLIED AT 0.15 GAL./SF. 300 PSI 7-DAY COMPRESSIVE STRENGTH
3. 12" COMPACTED SUBGRADE (98% DENSITY) AASHTO T-180 AND LBR 40
4. 18" OF NATIVE OR IMPORTED MATERIAL HAVING LESS THAN 5% PASSING #200 SIEVE COMPACTED TO 98% PER AASHTO T-180
5. 4" THICK CONCRETE SIDEWALK



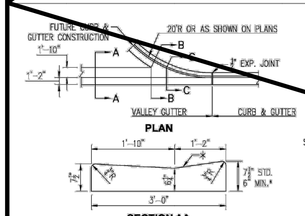


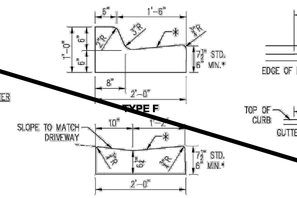
1 RIBBON CURB WITH BRICK PAVERS N.T.S.

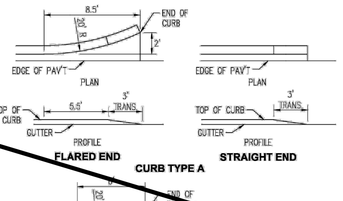


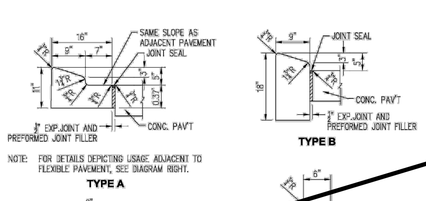
NOTE: CONTRACTOR SHALL APPLY A BITUMINOUS TACK COAT WHERE NEW ASPHALTIC CONCRETE PAVEMENT ABUTS EXISTING PORTLAND CEMENT CONCRETE PAVEMENT.

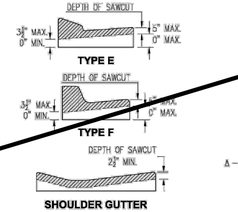
1 SAWCUT TYPCIAL DETAIL N.T.S.

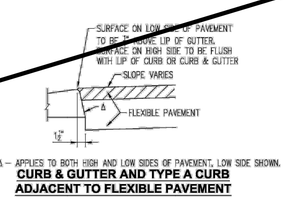


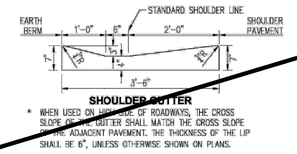


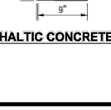












GENERAL NOTES

1. FOR CURB,GUTTER,AND CURB AND GUTTER PROVIDE ½" – ¾" CONTRACTION JOINTS AT 10' CENTERS (MAX.). CONTRACTION JOINTS ADJACENT TO CONCRETE PAVEMENT ON TANGENTS AND FLAT CURVES ARE TO MATCH THE PAVEMENT JOINTS, WITH INTERMEDIATE JOINTS NOT TO EXCEED 10' CENTERS. CURB,GUTTER AND CURB & GUTTER EXPANSION JOINTS SHALL BE LOCATED IN ACCORDANCE WITH SECTION 520 OF THE STANDARD SPECIFICATIONS.
2. ENDS OF CURBS TYPES B AND D SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3 FEET.

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

REVISIONS

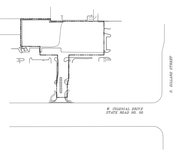
CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR ROADWAY & DRAINAGE CONSTRUCTION

STANDARD DETAILS FOR PUBLIC SERVICES

DATE
JANUARY 2024

SHEET
10
10 OF 11

Key Map:



Consultant:

NO.	DATE:	DESCRIPTIONS
2	09/29/25	Response to City of Winter Garden Comments
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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
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DESIGNED BY:	BD
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APPROVED BY:	RLB
SCALE IN FEET:	N.T.S.

Project Name:
Davila Homes Office Building

(All agencies project numbers)

Submittal To:
Winter Garden, FL

Sheet Title:
City of Winter Garden Standard Details

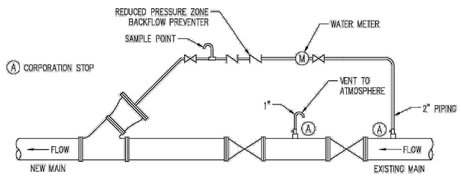
Sheet No.:
C7.04

Seal:

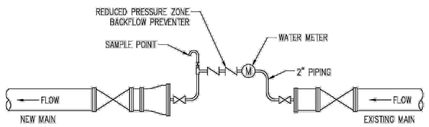
DATE: June 23, 2025

POULOS & BENNETT
a Pape-Dawson company
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2024\24-211 DAVILA HOMES LLC - WINTER GARDEN PROPERTY\CAD\FINAL\CITY\24-211 WG-COTLS



OPTION "A"



OPTION "B"

EXCEPT AS INDICATED BELOW FOR SHORT LENGTHS, EACH SECTION OF PIPELINE SHALL BE THOROUGHLY CLEANED WITH ONE POLYURETHANE FOAM PIG EACH TIME.

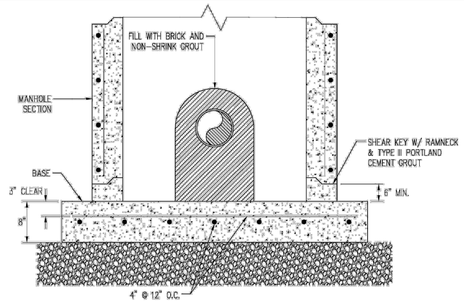
A CITY REPRESENTATIVE SHALL BE PRESENT AT THE TIME OF INSERTION AND EXIT OF THE PIGS. LINES SHALL BE PIGGED AND/OR FLUSHED UNTIL THE WATER RUNS CLEAN AND IS APPROVED BY THE CITY REPRESENTATIVE. THE CITY REPRESENTATIVE SHALL BE GIVEN 48 HOURS MINIMUM NOTICE PRIOR TO PIGGING OR FLUSHING.

ON SHORT LENGTHS OF PIPELINE (100' MAX) CLEANING MAY BE ACCOMPLISHED BY FLUSHING WITH WATER AT A MINIMUM VELOCITY OF 2.5 FEET PER SECOND. WATER REQUIRED FOR TESTING AND CLEANING SHALL BE SUPPLIED BY THE CITY AT THE CONTRACTOR'S EXPENSE. WATER SHALL BE FROM A POTABLE SOURCE SATISFACTORY TO THE CITY.

NOTES:

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

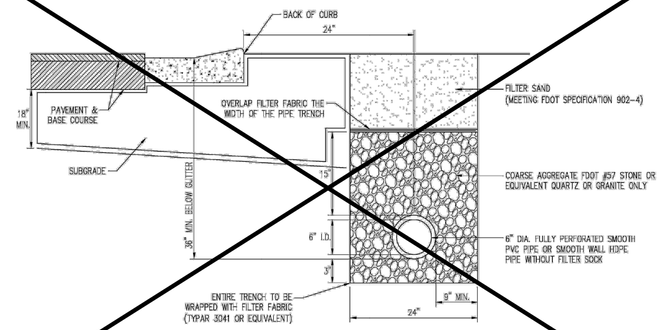
1 PIPE PIGGING DETAIL
N.T.S.



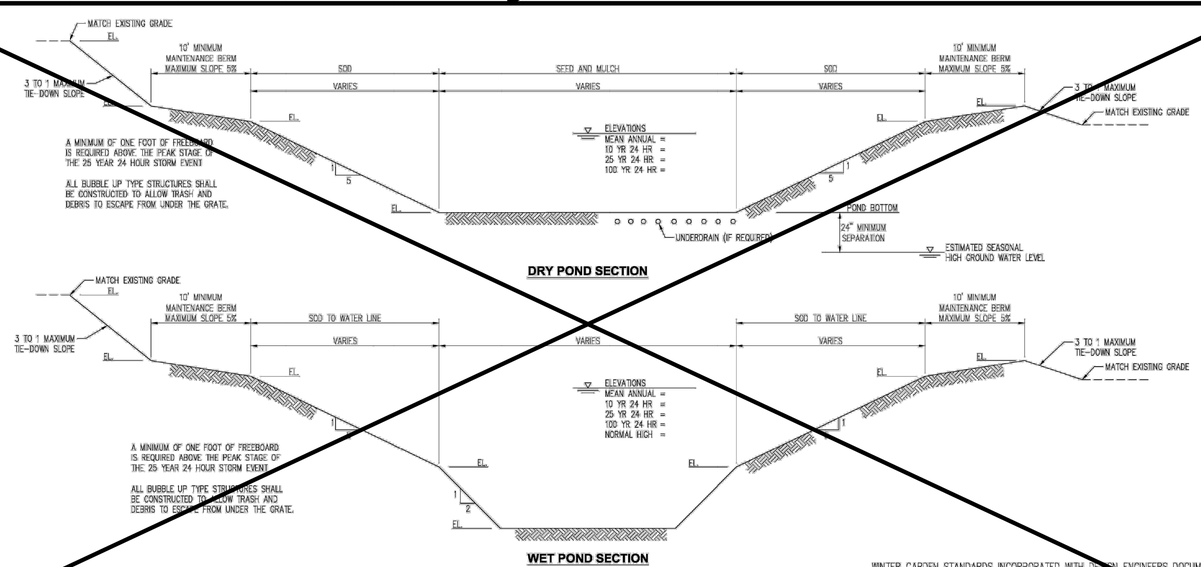
NOTES:

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

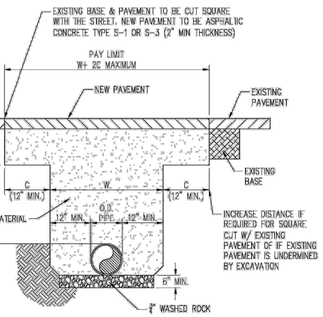
2 GRAVITY SEWER DOGHOUSE MANHOLE
N.T.S.



3 UNDERDRAIN DETAIL
N.T.S.



4 POND SECTIONS
N.T.S.



W = O.D. OF PIPE + 12" MIN. AT BOTH SIDES OF PIPE

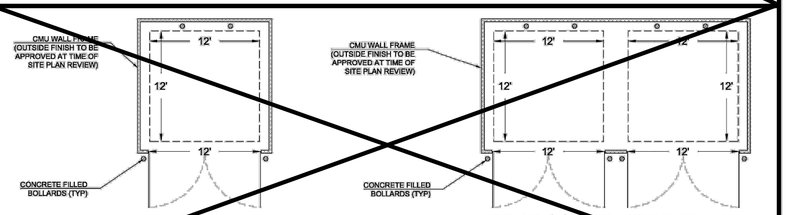
C = VARIES W/ SOIL TYPE
(CONTACT ENGINEER OF RECORD FOR DETERMINATION IN THE FIELD)

NOTE:
ALL BACKFILL COMPACTION SHALL BE 98% OF MAXIMUM DENSITY.

5 PAVEMENT RESTORATION DETAIL
N.T.S.

THE BACKGROUND COLOR SHALL BE RETROREFLECTIVE GREEN AND THE LETTERING AND BORDER SHALL BE RETOREFLECTIVE WHITE.

6 STREET SIGN BLADE DETAIL
N.T.S.



7 DUMPSTER LAYOUT DETAIL
N.T.S.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE NOTED STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY INFRASTRUCTURE. BY INCLUDING THIS STANDARDS, THE DESIGN ENGINEER HAS ACKNOWLEDGED THAT THEY ARE EFFECTIVE TO THE PROJECT AND THAT DETAILS, NOTES, OR SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND HAVE NOT BEEN REVISED OR MODIFIED WITH-OUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR UTILITY DIRECTOR.

No.	ITEM	DATE
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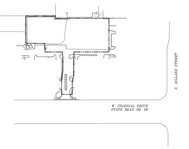
CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR UTILITY CONSTRUCTION

STANDARD DETAILS
FOR
MISCELLANEOUS DETAILS

DATE
JANUARY 2024
SHEET
11
11 OF 11

Key Map:



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(All agencies project numbers)

Submittal To:
Winter Garden, FL

Sheet Title:
City of Winter Garden
Standard Details

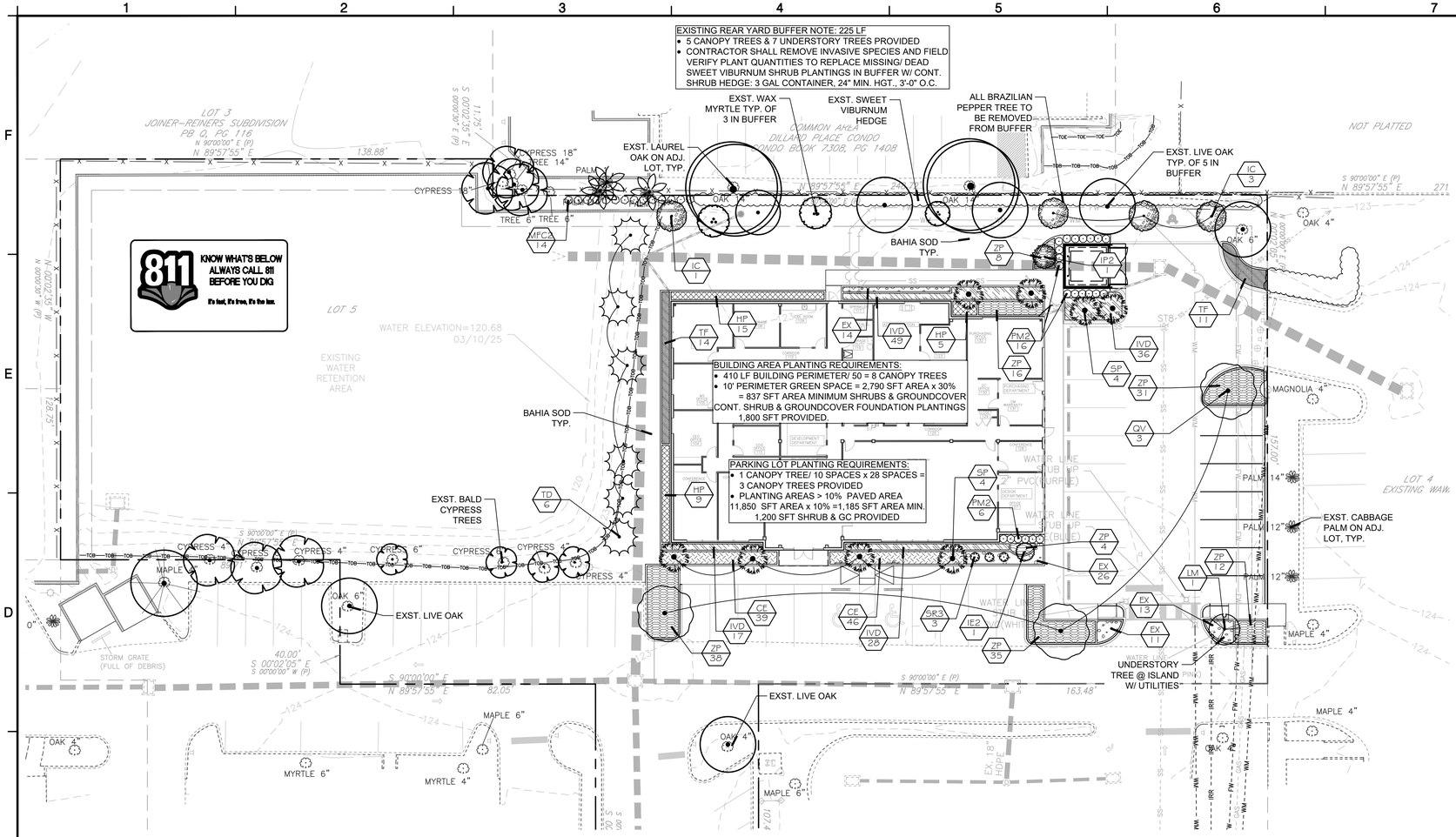
Sheet No.:
C7.05

Seal:

DATE: June 23, 2025

POULOS & BENNETT
a Pape-Dawson company
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2024\24-211 DAVILA HOMES LLC - WINTER GARDEN PROPERTY\CAD\FINAL\CITY\24-211 WG-CDTLS



PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	CONT	CAL	SIZE		QTY
TREES						
IC	Ilex cassine / Dahoon Holly	30 gal	2" CAL. FTG	7`-8` H x 3`-4` W		4
IP2	Ilex vomitoria `Pendula` / Weeping Yaupon Holly	65 gal	3" CAL STD	12`-14` x 6`-8`		1
IE2	Ilex x attenuata `Eagleston` / Eagleston Holly	30 gal	2-3" STD	7`-8` H x 3`-4` W		1
LM	Lagerstroemia x `Muskogee` / Lavender Crape Myrtle	30 gal	2-3" STD	8`-10` H x 4`-5` W		1
QV	Quercus virginiana / Southern Live Oak	45 gal	3"Cal	12`-14` x 6`-8`		3
SP	Sabal palmetto / Cabbage Palmetto	B & B		10`-24` C.T.		8
TD	Taxodium distichum / Bald Cypress	45 gal	3"Cal	12`-14` H x 4`-5` W		6
CODE	BOTANICAL / COMMON NAME	CONT	SIZE			QTY
SHRUBS						
MFC2	Myrcianthes fragrans / Simpson`s Stopper	3 gal	24"-30" X 24"-30"			14
PM2	Podocarpus macrophyllus / Yew Pine	3 gal	24"-30" H x 12"-15" W			22
SR3	Strelitzia reginae / Bird Of Paradise	3 gal	18"-24" x 18"-24"			3
CODE	BOTANICAL / COMMON NAME	CONT	SIZE		SPACING	QTY
SHRUB AREAS						
HP	Hamelia patens `compacta` / Dwarf Fire Bush	3 gal	18"-24" x 18"-24"		36" o.c.	29
IVD	Ilex vomitoria `Schillings Dwarf` / `Schillings Dwarf` Holly	3 gal	10-12" x 10-12"		24" o.c.	130
ORNAMENTAL GRASSES						
TF	Tripsacum floridanum / Florida Gamagrass	1 gal	15"-18" x 15"-18"		36" o.c.	25
GROUND COVERS						
CE	Carissa macrocarpa 'Emerald Blanket' / Emerald Blanket Natal Plum	3 gal	15-18" spd.		24" o.c.	85
EX	Evolvulus x 'USEVO1201' / Blue My Mind® Dwarf Morning Glory	1 gal	full w/ runners		24" o.c.	64
ZP	Zamia pumila / Coontie	3 gal	18"-24" spd.		30" o.c.	144

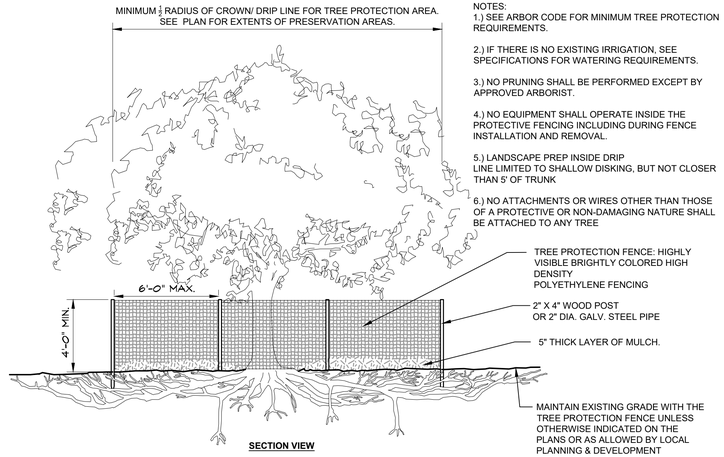
PLANTING NOTES:
1. ALL PLANT MATERIAL SIZES ARE MINIMUM SIZES. CONTAINER SIZES SHALL BE INCREASED IF NECESSARY TO PROVIDE OVERALL PLANT SIZED SPECIFIED.
2. FINAL ARRANGEMENT OF PLANT MATERIAL SHALL BE STAKED BY THE CONTRACTOR FOR THE APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLMENT.
3. THE PLANT QUANTITIES SHOWN ON THE LANDSCAPE CONTRACT DOCUMENTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND REPORTING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO CONTRACT AWARD AND COMMENCEMENT OF WORK.
4. ALL MULCH SHALL NATURAL COLORED SHREDDED HARDWOOD MULCH 3 INCHES THICK WHEN COMPACTED.
5. CONTRACTOR RESPONSIBLE TO REMOVING ALL INVASIVE OR PROHIBITED PLANT SPECIES ONSITE.
6. ALL LANDSCAPING SHALL CONFORM TO CITY OF SANFORD LANDSCAPE, BUFFER, AND TREE REQUIREMENTS.

TREE NOTES:
1. ALL REQUIRED CANOPY TREES SHALL BE A MINIMUM HEIGHT OF 12 FEET & 3 INCH CALIPER AT PLANTING
2. ALL TREES SHALL BE INSTALLED PER LAKE COUNTY CODE.
3. ALL TREES WITH INVASIVE ROOT SYSTEMS SHALL BE SET A MINIMUM OF 5 FEET AWAY FROM UTILITIES

SOD NOTE:
1. ALL SOD SHALL BE ARGENTINE BAHIA GRASS (paspalum notatum 'Argentine'). FINAL QUANITITU TO BE DETERMINED IN FIELD BY CONTRACTOR.

GENERAL NOTES:
1. THIS PLAN IS A "FLORIDA FRIENDLY PLAN" WHICH HAS BEEN DESIGNED IN ACCORDANCE WITH ORANGE COUNTY CODE, SECTION 34-131 (C)(3). THE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN COMPLIANCE WITH THIS CODE. A DEED RESTRICTION WILL BE INCLUDED WITH THE HOMEOWNER'S ASSOCIATION DOCUMNETS THAT OUTLINES THE MAINTENANCE OBLIGATIONS.
2. PURSUANT TO SECTION 34-133 (K), ONE (1) COPY OF ALL DEED RESTRICTIONS, AFFECTING THE SUBDIVISION, WHICH SHALL INCLUDED LANGUAGE PROVIDING THAT THE LANDSCAPE PLAN SUBMITTED SHALL BE MAINTAINED IN COMPLIANCE WITH THE ABOVE REFERENCE CODES. THIS LANDSCAPE COMPLIANCE LANGUAGE CANNOT BE CHANGED WITHOUT COUNTY APPROVAL AND SUCH LANDSCAPE COMPLIANCE ENFORCEMENT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
3. IF IRRIGATED, ALL BAHIA SOD SHALL BE ONLY BE IRRIGATED FOR ESTABLISHMENT PURPOSES ONLY. ONCE ESTABLISHED, ALL BAHIA SOD SHALL NOT BE IRRIGATED FURTHER.

SIGHT DISTANCE NOTE:
1. ALL LANDSCAPING WITHIN SIGHT TRIANGLES SHALL CONFORM TO FDOT STANDARDS.
2. SHRUBS AND GROUNDCOVERS WITHIN SIGHT TRIANGLES SHALL NOT EXCEED 36" IN HEIGHT ABOVE PAVEMENT.
3. TREES IN SIGHT TRIANGLE SHALL HAVE A MINIMUM OF 6 FEET OF CLEAR TRUNK AT INSTALLATION, AND SHALL BE MAINTAINED AT 8 FEET AFTER ESTABLISHMENT.



SECTION VIEW

NOTES:
1.) SEE ARBOR CODE FOR MINIMUM TREE PROTECTION REQUIREMENTS.

2.) IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

3.) NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4.) NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

5.) LANDSCAPE PREP INSIDE DRIP LINE LIMITED TO SHALLOW DISKING, BUT NOT CLOSER THAN 5' OF TRUNK

6.) NO ATTACHMENTS OR WIRES OTHER THAN THOSE OF A PROTECTIVE OR NON-DAMAGING NATURE SHALL BE ATTACHED TO ANY TREE

8 TREE PROTECTION

N.T.S.

P-CO1-WAT-W2C-30

THEODORE WEPPELMANN ARCHITECTS

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING

13073 Overstreet Rd.
Windermere, Florida 34786
ph: 321.663.9828
e-mail: thweppelmann@gmail.com

THEODORE WEPPELMANN ARCHITECTS (TWA), HEREBY RESERVES ITS LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS, AND DESIGNS. THESE PLANS, IDEAS, AND DESIGNS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MATTER; WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION, CONSENT, AND PROVIDING APPROPRIATE COMPENSATION TO TWA. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND CONDITIONS OF THE JOB. TWA IS NOT RESPONSIBLE FOR THE ACCURACY OF INFORMATION PROVIDED BY OTHERS AND INCORPORATED IN THESE DRAWINGS. TWA IS TO BE NOTIFIED IN WRITING OF ANY VARIATION FROM THE DIMENSIONS, CONDITIONS AND SPECIFICATIONS APPEARING ON THESE PLANS. (c) 2025.

Client
Davila Homes
4210 LB McLeod Rd. Ste 101
Orlando, FL 32811

Project
DAVILA HOMES OFFICE
13575 W. COLONIAL DR
WITNER GARDEN, FL 34787

Sign & Seal

THEODORE F. WEPPELMANN
FL ARCHITECTURE LICENSE # AR 97170
FL LANDSCAPE LICENSE # LA 6667307

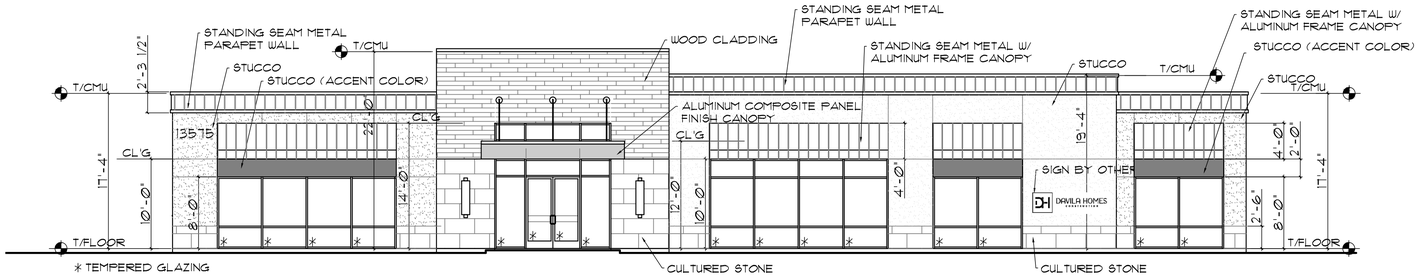
Consultant

Issue: 10-17-2025 PERMIT

Sheet title
LANDSCAPE PLAN

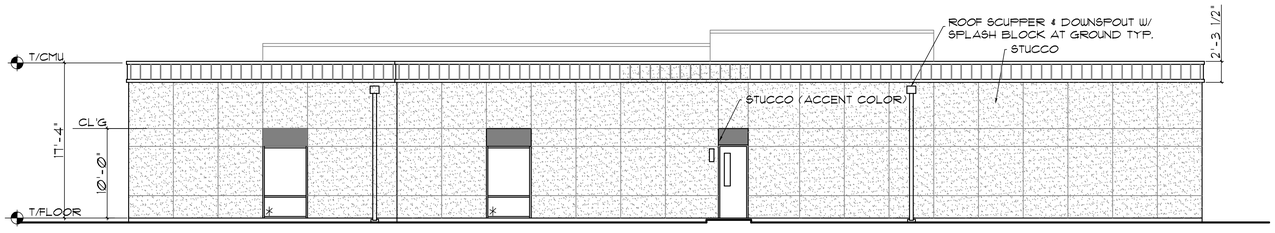
Scale
1"=20'
0 FT 10 20 North

Project Number	2025-DH_DHO
Design by	TFW
Drawn by	TFW
Checked by	TFW
Issued for	
Issue date	10/17/2025
Sheet #	LS-01
Sheet Series	2 OF 3

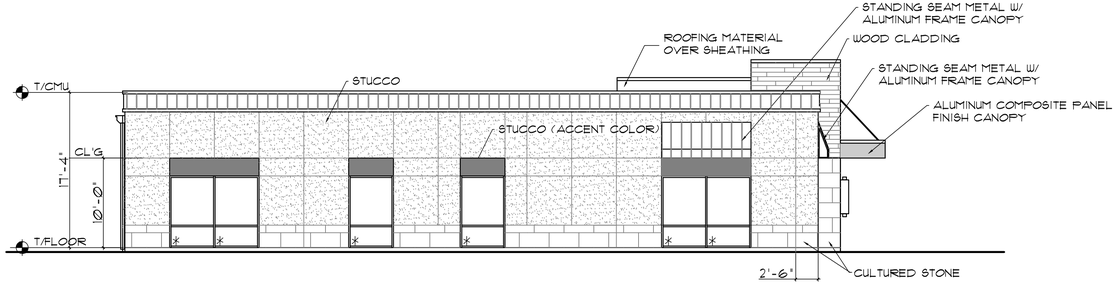


Ⓐ SOUTH ELEVATION
1/8" =1'-0"

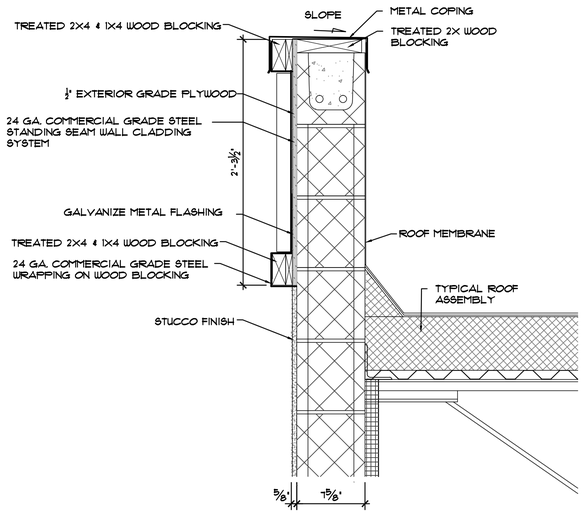
Ⓑ EAST ELEVATION
1/8" =1'-0"



Ⓒ NORTH ELEVATION
1/8" =1'-0"



Ⓓ WEST ELEVATION
1/8" =1'-0"



① PARAPET WALL CLADDING
1 1/2" =1'-0"

CLADDING SIMILAR PHOTO

CD Group

Construction Design Architects, Ltd.
Construction Design Services, Ltd.

249 E. Prospect Avenue Suite 100
Mount Prospect, IL 60056

T 847.797.1700
F 847.797.7800

www.cdgroupllc.com

PROJECT NAME & LOCATION:

DAVILA HOMES

13575 W. COLONIAL DR.
WINTER GARDEN, FL. 34787

CONSULTANTS:

MARK	DATE	DESCRIPTION
	07/10/24	ISSUED FOR REVIEW
	07/11/24	ISSUED FOR REVIEW
	12/18/24	ISSUED FOR REVIEW
	01/30/25	ISSUED FOR REVIEW
	02/28/25	ISSUED FOR REVIEW

PROJECT NO: 3953

DRAWN BY: Y.S.

CHK'D BY:

DATE: 07/10/24

SHEET TITLE:

STATE OF FLORIDA
THOMAS D. ECKHARDT
AR100352
REGISTERED ARCHITECT

EXP 2-28-27

SHEET NUMBER

ASK 11-13-25

SHEET OF

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

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

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

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

BUILDING ELEVATIONS.

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EXPIRES 2-28-27

PROJECT NAME & LOCATION:
DAVILA HOMES

13575 W. COLONIAL DR.
WINTER GARDEN, FL. 34787

CONSULTANTS:

PROJECT NO: 3953

11/19/25

CITY OF WINTER GARDEN

Development Review Committee

300 West Plant Street - Winter Garden, Florida 34787-3011
(407) 656-4111 - FAX (407) 877-2363

M E M O R A N D U M

TO: KELLY CARSON, PLANNING DIRECTOR
FROM: DEVELOPMENT REVIEW COMMITTEE
DATE: DECEMBER 4, 2025
SUBJECT: SITE PLAN REVIEW – 3rd REVIEW
13575 W COLONIAL DRIVE – DAVILA HOMES OFFICE

Pursuant to your request, we have reviewed the revised site plans dated 11/13/25 for compliance with the City's stormwater and site requirements. The plan proposes a 9,179 s.f. one-story office building on the 1.59 acre PCD zoned parcel with associated paving, drainage and utility improvements. This was submitted in response to our comments of 8/14/25 and DRC meeting of 6/18/25 where it was referred to staff review only.

ENGINEERING

We recommend approval of the site plan, subject to approval by all other departments and the following conditions and comments. Underlined comments shall be addressed prior to pre-con:

1. Planning Department shall review and comment on layout, setbacks, landscaping, buffering, lighting and signage, including PCD zoning and SR 50 overlay requirements.

2. 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.
    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 (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.

3. 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 for the entire project frontage. Final plans shall detail all connections including fire protection, reuse water and domestic water supply. All irrigation on the site shall be designed to be supplied by reclaimed water and shall be served by a jumper until reclaim is available.

4. 100% of the water/sewer impact fees shall be paid prior to site or building permit issuance or execution of FDEP permit applications by the City. Sanitary laterals, fittings, and pipes shall be SDR 26 per City standards. Use City Standard Detail Sheets for utilities and public works. Provide the proposed uses of the buildings and anticipated meter sizes for impact fee payment.

5. Sheet C5.0 – Water & Sewer Utilities Plan
    a. Fire sprinkler systems will be required on all buildings over 6,000 s.f. with Point of Service (POS), backflow prevention, etc. shown. All work downstream of the POS shall be performed by a licensed fire sprinkler contractor.
    b. Based on the plans a 2" potable water meter and 1" irrigation meter are proposed. Based on the above, the utility impact fees are as follows:

2" Potable water meter	1 ea. @ $8,688.00	=	$8,688.00
Wastewater for 2" meter	1 ea. @ $14,136.00	=	$14,136.00
1" Irrigation meter	1 ea. @ $2,715.00	=	$2,715.00
	TOTAL	=	**$25,539.00**

(does not include connection/installation fee – check with Utility Billing for any credits that may be due.)

6. No trees may be planted over or within 5 feet of any utility lines. Only sod or shrubs may be planted over utility lines.

7. All dumpsters shall be enclosed and shall provide 12' minimum inside clearance (each way inside of bollards or gate hardware), and access by solid waste vehicles. Coordinate additional requirements with Public Services Department, Solid Waste Division.

8. 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.

9. Permit modification from SJRWMD for stormwater is required.

   Per the Design Engineer's drainage letter and comment response, the Engineer of Record shall provide the City a copy of the certification of completion of construction submitted to SJRWMD attesting compliance with the permit. ***This shall be a condition of issuing the Certificate of Occupancy***.

10. Any signs, screen walls or retaining walls shall require a separate permit from the Building Department.

11. Landscaping shall not encroach on required sight lines at intersections or driveways. Design Engineer has provided certification that sight distance requirements are being met. All irrigation on the site shall be designed to be supplied by reclaimed water.

12. On-site lighting and along street frontages (if not existing) will be required pursuant to City Code, meeting dark skies requirements; a photometric plan has been submitted for Planning Department review.

13. A traffic impact study has been submitted for Planning Department review.

PLANNING COMMENTS

14. Please refer to memo dated November 26, 2025, for all traffic impact study comments.

15. Note: Although permitted separately, please be aware that all signage shall adhere to Ordinance 16-04 (Dillard Street PCD). Where the PCD is silent the applicant will follow City Code Chapter 102 – Signs.

STANDARD GENERAL CONDITIONS

16. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.
17. All work shall conform to City of Winter Garden standards and specifications.
18. Fencing, shall meet all City requirements for height, type, etc. Chain link fencing, if used, shall be vinyl coated per Code.
19. 5' wide concrete sidewalks shall be constructed along all street frontages pursuant to City Code.
20. 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.
21. The Contractor is responsible for the notification, location and protection of all utilities that may exist within

the project limits.

22. 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.
23. 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.
24. Additional comments will be generated at subsequent reviews.

Please review this information and contact our office if you have any questions. Thank you.

END OF MEMORANDUM

luke transportation engineering consultants

transportation engineering + planning

MEMORANDUM

TO: Shane Friedman, Planning Supervisor
FROM: Joseph T. Roviaro,
DATE: November 26, 2025
RE: Continuing Transportation Planning and Engineering Services – Review of the Davila Office - Traffic Statement
(LTEC № 23-0224)

The purpose of this memorandum is to provide a review of the November 4, 2025 Traffic Statement for the Davila Office to be located in the vacant lot of the previously approved West Colonial Retail site in the northwest quadrant of SR 50 and Dillard Street. As submitted the traffic statement is sufficient for a full review. Specific comments and findings are provided below.

Introduction

The proposed development will consist of a small office building totaling 9,179 square feet. This proposed office space will replace the previously approved but not built, 8,400 square foot strip retail center.

Trip Generation

As documented in the traffic statement, the proposed office space will generate fewer trips than the approved strip center. The proposed office will generate 277 fewer daily trips, 11 fewer AM peak hour trips, and 12 fewer PM peak hour trips.

Conclusion

Therefore, as documented in the traffic statement, the change in land use will not require a new traffic impact analysis.

This concludes our review of the *November 4, 2025 Davila Office Traffic Statement.* If you have any questions, please call.

[mailing address] po box 941556 maitland florida 32794-1556 • 2431 aloma avenue #307 winter park florida 32792 [phone] 407 423 8055 [web] Ltec-FL.com

THE CITY OF WINTER GARDEN

COMMUNITY REDEVELOPMENT AGENCY (CRA) AGENDA ITEM

From: Marc Hutchinson, Economic Development Director

Via: Jon C. Williams, City Manager

Date: December 4, 2025 **Meeting Date:** December 11, 2025

Subject: Zanders Park Improvements – Scope of Work Change to Pickleball/Basketball Court Conversion & Resurfacing Improvements

Issue: On October 23rd, 2025, the CRA approved converting the eastern basketball court (old tennis court) to four (4) pickleball courts along with resurfacing of the western basketball court. Originally, this project was initiated after being approached by residents to see if it would be possible to add pickleball to Zanders Park for expanded recreational opportunities. To further gauge interest, the City requested the assistance of One Winter Garden to conduct a door-to-door survey in which 73% of the households were in favor.

Construction commenced on November 11, 2025. Shortly after the start of construction, several active users of the basketball courts approached board members of One Winter Garden and Commissioner Chloe Johnson requesting to preserve the eastern court for basketball and to convert the western court to pickleball. Given the request for preserving the eastern court, it was decided to bring this request forward for board consideration.

If approved, there will be a change to the original scope of work that will require undoing the work completed to date, which includes removal/repair of perimeter fence posts, installation of 2 brand new basketball hoops, which were previously removed/disposed of as well as an additional 4,250 sq. ft. of resurfacing work to the larger eastern court. Other changes related to the switch from the larger eastern court to the smaller western court will result in the reduction of one (1) pickleball court from four (4) to three (3). The revised total cost from Advantage Courts, Inc. is **$79,954** vs. $50,248 resulting in an increase of $29,706.

Recommended Action: Motion to approve authorizing City Manager to execute the revised proposal and change in scope of work with Advantage Courts, Inc. in the amount of **$79,954**.

Attachments/References:

Advantage Courts Revised Proposal

Zanders Park Site Layout Illustration

ADVANTAGE COURTS
SPORT COURT CONSTRUCTION & RESURFACING

3001 Old Winter Garden Road
Orlando, FL 32805
407-208-0051

December 2, 2025

Zanders Park
362 11th Street
Winter Garden, FL 34787
Attn: Laura Coar
Phone: 407-470-0969
Email: lcoar@cwgdn.com

Re: Revise Current Project to Convert Western Court to 3-ea Pickleball Courts

Advantage Courts proposes to undo current work completed and repair and resurface the basketball courts (10,970 square feet) returning the eastern court to basketball as it was prior, and converting the western basketball court to 3-ea pickleball courts according to the following specifications:

A. Remove fence posts set around eastern court and fill voids with soil from fence posts on the western court.

B. Remove 8-ea pickleball post sleeves set in eastern court, fill voids and patch surface.

C. Remove 2ea basketball hoops on the western court by cutting post off flush with grade and filling holes.

D. Furnish and install 2-ea new First Team Tyrant Select, fixed height, basketball hoops on the eastern court in the same location as the old hoops that were removed.

E. Layout 3-ea pickleball courts on the western court with the courts oriented east to west, side by side.

F. Supply and install PVC sleeves for three sets of pickleball posts. The sleeves will be embedded in a 2'x2'x2' concrete footings.

G. Supply and install approximately 290LF of 8' tall heavy duty black vinyl chain link fence with top rail, bottom tension wire, brace and truss supports and 3ea 5' wide swing gates around the perimeter of the western court.

H. Machine sand the courts as necessary to remove crack edges and minor elevations.

I. Blow out structural cracks, fill with patch mix to reduce reflection.

J. Flood the courts and patch all areas holding water to 1/8" tolerance after draining.

K. Square up all patched areas with acrylic resurfacer and machine sand to a smooth surface.

L. Apply two coats of acrylic resurfacer to the entire surface.

M. Squeegee two coats of SportMaster sand-filled acrylic color over the entire surface inside fence. Colors for the pickleball courts will be blue play area, light blue kitchen, and light green border. The basketball court will be forest green.

N. Stripe the courts according to ASBA standards, producing sharp white lines for pickleball and basketball.

O. Install 3 sets of new pickleball posts and competition nets.

Proposal Price: $79,954.00

The above conditions and specifications are agreeable to the parties below unless modified in the remarks.

Date:_____ Date: _____

_____ _____

For: Advantage Courts, LLC. For: The City of Winter Garden

Warranty:

Advantage Courts, LLC. guarantees materials and workmanship for one year upon completion except for reopening of structural cracks or new structural cracking. Structural cracks appear for many reasons; Subterranean movement, brittle asphalt, poor stabilization of sub-base, lack of compaction of lime rock base to name a few. None of these causes can be addressed with resurfacing; therefore, the cracks will most likely return. On concrete surfaces, delamination can occur due to lack of vapor barrier or use of non-acrylic products on prior surfaces.

I have read and understand the warranty above: _____

The above conditions and specifications are agreeable to the parties below unless modified in the remarks.

Exclusions:

a. Surveying.
b. All construction permits.
c. Bond costs.
d. Underground and overhead utility locates.
e. Retaining Walls, drains, and concrete curbs.

Conditions: Our Proposal is based on the following:

a. All work to be performed under one mobilization with access to all areas with heavyequipment and dump trucks.
b. Job is done in sequence w/o interruption during normal working hours and days usingone crew.
c. All labor is open shop.
d. Owner to provide access to water for flooding of courts and mixing materials and trash dumpster for waste disposal.

Thank you for considering Advantage Courts for this project.

Sincerely,

Jay Palmer

Advantage Courts

Zanders Park Improvements

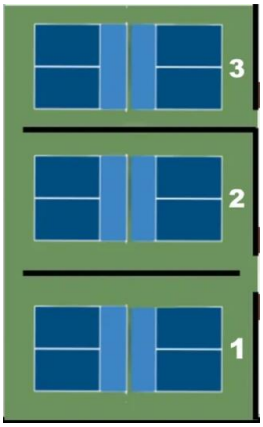
Basketball/Pickleball Conversion

Illustration Only

(New) Revised Proposal

Pickleball Conversion of Western Court

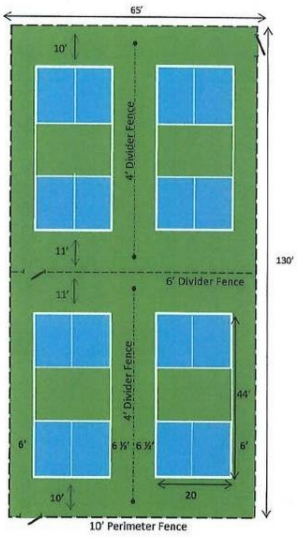
Basketball Resurfacing Work of Eastern Court



Previous Approved Proposal

Basketball Resurfacing Work of Western Court

Pickleball Conversion of Eastern Court



The City of Winter Garden

City Commission Agenda Item

From: Donna Corbus, Sustainability & Community Liaison

Via: Jon C. Williams, City Manager

Date: November 20, 2025 **Meeting Date:** December 11, 2025

Subject: Request to approve *Dog Days of Summer*, an Art in Public Places Event scheduled for 2026.

Background Summary and Discussion:

This spring, the City of Winter Garden will host an artists' call for our Art in Public Places gallery in City Hall. The theme will be *Dog Days of Summer*. The exhibit will run from July 1 – August 31, 2026. All mediums of art will be welcome, whether it's a portrait or a whimsical depiction of their favorite pooch, we want to see a unique interpretation of the theme.

Instead of having the normal Art in Public Places reception, we'd like to hold a special event to include the artist, their subject/model, residents and visitors and their dogs.

This event is planned for Friday, July 10,2026. 6pm – 8pm. Setup will begin at 4pm. The event will have a photo booth and a tent. Some food and drink will be offered. This event will take place in the AIPP Gallery and in front of City Hall.

Recommendation:

City staff recommend approval of this the Dog Days of Summer event.

Attachments:

Special Event Application

Dog Days of Summer Flyer

Event Date: 7/10/26

COMMUNITY DEVELOPMENT DEPARTMENT
300 WEST PLANT STREET
WINTER GARDEN, FLORIDA 34787

P: 407.877.5136
F: 407.656.0839
WWW. CWGDN.COM

RECEIVED
NOV 17
By CEF

P2E2025-0247

SPECIAL EVENT APPLICATION FOR PUBLIC PROPERTY

DATE OF APPLICATION: 11/17/2025
ORGANIZATION/GROUP: City of Winter Garden, Art in Public Places NON-PROFIT ☐ CORP ☐ INDIV. ☐
NAME OF EVENT: Dog Days of Summer
CONTACT/REPRESENTATIVE: Donna Corbus PHONE # 407-656-4111 ext. 5193
ALT. PHONE #: 407-839-7700 EMAIL: dcorbus@cwgdn.com
EVENT LOCATION: 300 West Plant Street, Winter Garden, FL 34787 PROPOSED DATES: Friday, July 10, 2026
HOURS: 6:00 pm - 8:00 pm ESTIMATED DAILY ATTENDANCE:
DATES & TIMES OF EVENT SETUP & BREAKDOWN:
SET UP: 4:00 pm BREAKDOWN: 8:15 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:
- ☑ OPEN TO PUBLIC
- ☐ STREET/SIDEWALK CLOSURE
  HOURS OF:
- ☑ CITY WATER USED
- ☐ EVENT HELP PREVIOUSLY
- ☑ CITY ELECTRIC USED

EQUIPMENT AT EVENT

- ☐ AMPLIFIED SPEAKING/MUSIC
  HOURS OF:
- ☐ PORTABLE RESTROOMS
- ☐ SPORTS EQUIPMENT
- ☐ STAGE/PROPS/PRODUCTION
- ☑ TENTS # & SIZE OF: 1 Tradional size
- ☑ TEMPORARY EVENT SIGNAGE
- ☐ DUMPSTERS/RECEPTACLES
- ☐ COOKING EQUIPMENT USED
- ☐ GAS ☐ OPEN FLAME
- ☑ OTHER (EXPLAIN):

Photo Booth, Catered:Serving Hot Dogs and Ice Cream

FOOD VENDING

THE DEPT. OF BUSINESS AND PROFESSIONAL REGULATION OF THE STATE OF FLORIDA REQUIRES THAT YOU NOTIFY THEIR DIVISION OF HOTELS AND RESTAURANTS NO LATER THAN THREE DAYS PRIOR TO ANY TEMPORARY EVENT WHERE FOOD WILL BE SOLD. ALL FOOD VENDORS MUST MEET MINIMUM SAFETY AND SANITATION REQUIREMENTS AND PAY A TEMPORARY EVENT LICENSING FEE IF THEY DO NOT ALREADY HOLD AN ANNUAL LICENSE WITH THE STATE OF FLORIDA. THE DIVISION OF HOTELS AND RESTAURANTS CAN BE REACHED AT 850-487-1395 OR VISIT http://www.myfloridalicense.com/dbpr/hr/licensing/GT_tempevents.html FOR MORE INFORMATION.

MISCELLANEOUS POLICIES

- BOUNCE HOUSES, INFLATABLES, AND ANY TYPE OF RIDES ARE NOT ALLOWED ON CITY PROPERTY.
- EVENT ADVERTISING WILL NOT INCLUDE ANY REFERENCE OF ENDORSEMENT BY THE CITY OF WINTER GARDEN.
- TEMPORARY EVENT SIGNAGE MUST MEET CITY CODE REQUIREMENTS. CONTACT W.G. CODE ENFORCEMENT FOR INFO.
- THERE ARE OTHER SPECIAL REQUIREMENTS FOR MOTION PHOTOGRAPHY PRODUCTION.
- THERE ARE SPECIAL REQUIREMENTS FOR FIREWORKS.
- ANY EVENT UTILIZING PLANT ST. AND EFFECTIVELY CLOSING THE WEST ORANGE TRAIL MUST NOTIFY ORANGE COUNTY PARKS AND RECREATION AT 407-654-1108.
- IF ANY PORTION OF A STATE ROAD IS TO BE CLOSED, A STATE D.O.T. REQUEST FORM MUST BE OBTAINED FROM THE WINTER GARDEN POLICE DEPT., COMPLETED AND RETURNED TO THE WGPD TO BE FILED WITH THE STATE OF FLORIDA. SUCH REQUESTS SHOULD BE SUBMITTED AT LEAST SIX WEEKS PRIOR TO THE EVENT DATE.
- MAY BE REQUIRED TO MEET WITH CITY TO PRESENT DETAILS OF EVENT.

Event Date 7/10/26

COMMUNITY DEVELOPMENT DEPARTMENT
300 WEST PLANT STREET
WINTER GARDEN, FLORIDA 34787

P: 407.877.5136
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PZE2025-0247

SPECIAL EVENTS

PLEASE PROVIDE A GENERAL DESCRIPTION OF THE EVENT THAT INCLUDES ALL FEATURES BEING PROPOSED TO TAKE PLACE. ELABORATE ON ANY 7 OF THE ABOVE CHECKED ITEMS, IF NECESSARY: (USE BACK IF NEEDED)

This spring the City of Winter Garden will host an Artists' Call for our Art in Public Places Gallery in City Hall. The theme is Dog Days of Summer. The exhibit will run from July 1 - August 31, 2026. Since Winter Garden is a dog-friendly city, we are seeking to have a special reception for this exhibit on Friday, July 10,2026, from 6pm - 8pm for the artists their subjects, as well as residents, vistiors and thier dogs.

We will have a photo booth, and a tent set up for giveaways.
The event will take place in the Art in Public Places Gallery as well as outside in front of City Hall.
This event will be catered. We are planning to serve hot DOGS, and ice cream.
This will be the ulti-MUTT art exhibit for 2026!

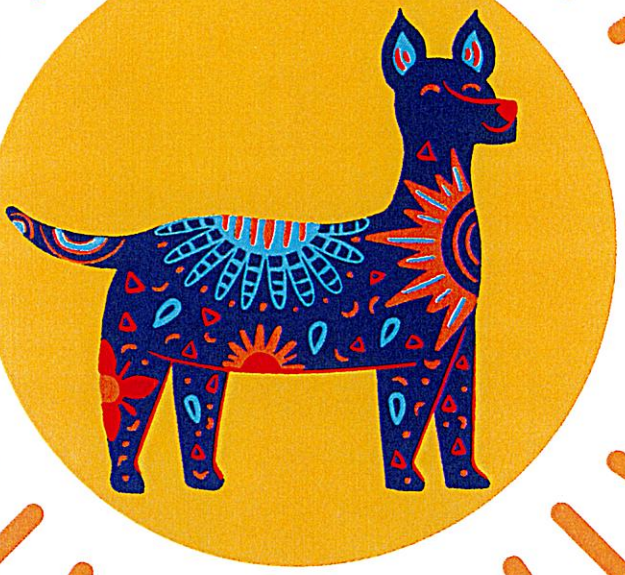
FOR OFFICIAL USE ONLY

TECHNICIAN INITIAL: _____ DATE RECEIVED: _____ ☐ FEE PAID

CITY MANAGER/DESIGNEE: _____ DATE: _____ APPROVED: ☐ YES / ☐ NO

CONDITIONS:

WINTER GARDEN



DOG DAYS OF SUMMER

THE ULTI-MUTT ART EXHIBIT

2026

WINTER GARDEN CITY HALL

300 W. PLANT ST.

ARTISTS' CALL: May 1-June 10 **RECEPTION: July 10, 6-8 pm** **ON VIEW: July 1-August 31**

COMMUNITY DEVELOPMENT DEPARTMENT
300 WEST PLANT STREET
WINTER GARDEN, FLORIDA 34787

P: 407.877.5136
F: 407.656.0839
WWW. CWGDN.COM

SPECIAL EVENT APPLICATION FOR PUBLIC PROPERTY

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 PUBLICLY 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 AND SHOULD BE SUBMITTED AT LEAST EIGHT (8) WEEKS PRIOR TO THE SCHEDULED EVENT.

PLEASE SUBMIT ALL OF THE FOLLOWING ITEMS THAT APPLY ELECTRONICALLY WITH YOUR APPLICATION.

_____ USE OF PROPERTY – PROOF OF REAL PROPERTY OWNER'S OR LESSEE'S PERMISSION (IF PRIVATE PROPERTY WILL ALSO BE USED FOR THE EVENT).

_____ ELECTRONIC SUBMITTAL OF ***ALL*** THE APPLICATION AND SUBMITTAL DOCUMENTS THROUGH THE CITY'S BS&A ONLINE PORTAL: (HTTPS://BSAONLINE.COM/CD_PZEPROCESSAPPLICATION/WIZARDSTEP?STEP=1&UID=3123)

_____ IF REGULATED BY THE STATE OF FLORIDA, A COPY OF THE STATE LICENSE, AND INSURANCE.

_____ SITE PLAN INDICATING ALL AFFECTED AREAS, STREETS PROPOSING TO BE CLOSED, TEMPORARY POWER SOURCES TO BE INSTALLED, PORTABLE RESTROOM LOCATIONS, REFUSE CANS OR DUMPSTERS, VENDOR PLACEMENT INCLUDING TENTS, PARADE ROUTE OR ANY OTHER SIGNIFICANT FEATURES, SIGNAGE, MEDICAL CARE LOCATIONS, SECURITY, ETC.

_____ COPY OF APPLICANT'S INSURANCE CERTIFICATE. ANY EVENTS THAT USE THE PUBLIC RIGHTS-OF-WAY OR CITY PROPERTY WILL REQUIRE THE APPLICANT TO NAME THE CITY OF WINTER GARDEN AS ADDITIONALLY INSURED.

LIMITS WILL IN MOST INSTANCES BE REQUIRED IN THE FOLLOWING AMOUNTS:

- GENERAL AGGREGATE 1,000,000
- PRODUCTS AGGREGATE 1,000,000
- PERSONAL & ADVERTISING INJURY 250,000 EACH OCCURRENCE 250,000
- FIRE LEGAL LIABILITY 50,000
- MEDICAL PAYMENTS 2,000

CITY STAFF RESERVES THE RIGHT TO REQUEST INCREASED LIMITS DEEMED NECESSARY FOR CERTAIN HIGH-RISK ACTIVITIES. INDIVIDUALS AND GROUPS WITHOUT INSURANCE, OR GROUPS THAT DO NOT PRODUCE AN APPROPRIATE CERTIFICATE OF INSURANCE TWO WEEKS PRIOR TO THE EVENT DATE WILL BE REQUIRED TO PURCHASE INDIVIDUAL EVENT POLICIES THROUGH THE CITY INSURANCE CARRIER AT LIMITS DEEMED NECESSARY BY CITY STAFF. PRICES FOR APPROPRIATE POLICIES ARE ESTABLISHED BY THE INSURANCE BROKER AND ARE NON-NEGOTIABLE. IF PROPER INSURANCE IS NOT OBTAINED OR PAID FOR AT LEAST TWO WEEKS PRIOR TO THE SCHEDULED EVENT, THE CITY RESERVES THE RIGHT TO CANCEL THE EVENT REQUEST.

PERMIT FEES :

- APPLICATION FEE ~~**$25.00**~~ NO FEE
- **$50.00** FOR EVENTS WITH LESS THAN 25 PEOPLE IN ATTENDANCE
- **$150.00** FOR EVENTS WITH 25-200 PEOPLE IN ATTENDANCE } NO FEE
- **$1,000.00** FOR EVENTS WITH MORE THAN 200 PEOPLE IN ATTENDANCE

NOTE: OTHER FEES WILL BE ASSESSED IF DEEMED NECESSARY BY CERTAIN APPLICABLE DEPARTMENTS. ALTHOUGH NOT AN EXHAUSTIVE LIST, FEES MAY BE ASSESSED FOR POLICE OFFICERS, POLICE SUPERVISORS, FIRE PROTECTION, EMT PERSONNEL, STREET BARRICADING, ELECTRIC USAGE, NECESSARY MAINTENANCE STAFF, TRASH RECEPTACLES & COLLECTION, OTHER NECESSARY STAFF ON-SITE DURING EVENT HOURS, ETC. BONDS OF UP TO $5,000,000 MAY BE REQUIRED AT THE DISCRETION OF CITY STAFF FOR EVENTS WITH ATTENDANCE OVER 500 PEOPLE AND EVENTS HOSTING CERTAIN HIGH-RISK ACTIVITIES. ALL FEES MUST BE PAID IN FULL IN CASH, CERTIFIED CHECK, MONEY ORDER, CREDIT/DEBIT CARD AT LEAST TWO WEEKS PRIOR TO THE EVENT DATE TO AVOID CANCELLATION.

_____

APPROVAL PROCESS

COMMUNITY DEVELOPMENT, ECONOMIC DEVELOPMENT, CITY MANAGER AND PARKS & RECREATION departments will review all requests and forward to additional departments as needed. You may be contacted to provide further information. You will be notified of initial approval, additional fee requirements and any other conditions of approval in approximately 3 to 6 weeks.

RESOLUTION NO. 25-13

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA, EXTENDING THE TERM OF THE CITY MANAGER'S EMPLOYMENT AGREEMENT FOR AN ADDITIONAL THREE YEARS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the City of Winter Garden ("City") desires to continue to employ City Manager, Jon C. Williams, pursuant to the City Charter and the terms of the Employment Agreement between the City and Mr. Williams dated April 14, 2022 ("Employment Agreement"); and

WHERAS, the Employment Agreement provides that the City Commission may extend the term of such agreement in successive three-year increments by resolution; and

WHEREAS, the City Commission, after due consideration of the City Manager's performance and service, finds that extending the term of the Employment Agreement for an additional three years is in the best interest of the City and its residents; and

WHEREAS, the City Manager has expressed his willingness to continue serving the City and its residents for an additional three-year term pursuant to the Employment Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA, THAT:

SECTION I. The foregoing recitals are true and correct and are incorporated herein by reference.

SECTION II. The City hereby extends the term of the Employment Agreement of the sitting City Manager, Jon C. Williams, for an additional three years to end on April 14, 2028.

SECTION III. If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Resolution shall not be affected.

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF WINTER GARDEN ON December, ___, 2025.

APPROVED:
WINTER GARDEN CITY COMMISSION

By: _____
John Rees, Mayor

ATTEST:

_____
Angela Grimmage, City Clerk

EMPLOYMENT AGREEMENT
(Interim City Clerk)

THIS EMPLOYMENT AGREEMENT (this "Agreement") made and entered into by and between the City of Winter Garden, a Florida municipal corporation, (hereinafter called "City") and Ronisha Martin (hereinafter called "Employee"), as party of the second part, both of whom understand and agree as follows:

WITNESSETH

WHEREAS, the Employee is currently employed with the City and serves as the Assistant City Clerk; and

WHEREAS, City desires on a temporary basis to employ the services of Employee as Interim City Clerk of the City of Winter Garden to perform the duties of the City Clerk as provided for in the City Charter of the City of Winter Garden; and

WHEREAS, it is the desire of the City to continue to provide certain benefits, to establish certain conditions of employment and to set working conditions of said Employee.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

Section 1. Powers and Duties of the Interim City Clerk.

A. The City hereby agrees to employ Employee as Interim City Clerk of the City of Winter Garden to perform the functions and duties of the City Clerk as specified in the City Charter, and to perform other legally permissible and proper duties and functions as the City of Winter Garden City Commission ("City Commission") shall from time to time assign, subject to this Agreement. The Employee agrees to perform said functions and duties of the City Clerk during the term of this Agreement. For purposes of describing the duties and relationship of the parties under this Agreement, references to City Clerk herein have the same meaning as Interim City Clerk.

B. As stated in Section 33 of the City Charter, the City Clerk has the duty to:

(1) Give notice of city commission meetings to its members and the public.

(2) Keep the minutes of city commission proceedings and its committees.

(3) Be the custodian of the city seal, all ordinances and resolutions and all records and papers of a general or permanent character pertaining to the affairs of the city.

(4) Have the power to administer oaths.

(5) Serve as the supervisor of municipal elections and be responsible for the conduct of such elections in the manner prescribed by state law, this charter, and city ordinances; provided, however, the city commission may delegate any or all such municipal election duties and/or authority to the County Supervisor of Elections as deemed necessary by the city commission.

(6) Perform such other duties as are assigned by this charter, the city commission, the city manager and state law. In the event of a conflict among duties assigned to the city clerk, the duties assigned by state law, this charter, the city commission and the city manager, shall control in that order. The city manager shall not interfere with the city clerk's performance of duties set forth in subsections (1)— (5), unless otherwise approved by the city commission.

C. The Employee agrees that she will devote substantially all of her full working time to the performance of the functions and duties required hereunder. The Employee agrees to remain in the exclusive employ of the City of Winter Garden while employed by the City of Winter Garden. The term "employ," however, shall not be construed to include occasional teaching, writing, speaking or consulting performed on her time off, even if outside compensation is provided for such services. Said activities are expressly allowed, provided that in no case is any activity allowed which would present a conflict of interest with the City of Winter Garden. In the event overnight travel is required for such non-City related business, the City Commission shall be notified in advance. De minimis use of City equipment for such purposes is hereby authorized.

D. The Employee will obey all laws of the federal, state, and applicable local governments, including but not limited to, the City's Charter, ordinances, regulations, and resolutions.

E. All provisions of City employee (or personnel) policies, procedures, rules and regulations (as they may be amended from time to time) shall apply to the Employee as they would to other employees of the City, except when inconsistent with or excepted by this Agreement or the City Charter.

Section 2. Effective Date/Term.

The term of this Agreement commences simultaneously with the end of current City Clerk,

Angela Grimmage's employment with the City, which is anticipated to be on or about December _____, 2025 (the "Effective Date"). The term of this Agreement shall expire six (6) months after the Effective Date, unless terminated earlier.

Section 3. Termination/Resignation

A. Termination. The City Commission shall have the right to terminate this Agreement and Employee's position and employment as Interim City Clerk at the City Commission's will at any time, with or without cause, subject to the provisions of subsection 3. D. In the event this Agreement and/or Employee's position and employment as Interim City Clerk is terminated by the City Commission, Employee shall not be entitled to or receive any severance pay or other compensation resulting or arising therefrom, except compensation for work already performed by Employee for which Employee has not yet been paid.

B. Appointment as City Clerk. The Employee desires to be considered for appointment by the City Commission as the City Clerk. The parties understand and agree that in the event the Employee is to be appointed as the City Clerk, a different employment agreement will need to be negotiated, agreed upon and executed between the City and Employee. The City Commission may at any time during the term of this Agreement appoint Employee (upon Employee's acceptance of the same) as the City Clerk and remove the Interim City Clerk designation from the Employee.

C. Voluntary Resignation. In the event Employee intends to voluntarily resign her position as Interim City Clerk with the City prior to the expiration of this Agreement's term, the Employee shall give the City at least fifteen (15) days' written notice in advance to the Mayor and all Commission members, unless the City Commission waives such notice requirement.

D. Resumption of Assistant City Clerk position. Unless the Employee is appointed by the City Commission as City Clerk under the City Charter or Employee's employment with the City ceases beforehand, upon the termination of this Agreement, whether voluntarily, involuntarily, by expiration of the term of this Agreement, or resignation, Employee will automatically return to her position as the City's Assistant City Clerk at her previous rate of annual compensation and benefits for such position. The Employee may not be terminated from employment for a period of one-hundred and twenty

(120) days after returning to her previous position as Assistant City Clerk (if applicable), unless such termination is based, in whole or part, on grounds specified for immediate termination by the City's personnel or employment policies, rules and procedures.

Section 4. Salary.

City agrees to pay Employee for her services rendered pursuant hereto as Interim City Clerk at an annual base salary of $110,000.00 (less any deductions or withholdings required by applicable law and other deductions authorized by the Employee) payable in installments at the same time as other employees of the City are paid. As an exempt employee, Employee will not receive overtime compensation.

Section 5. Benefits.

During the term of this Agreement, the City agrees to continue to provide all benefits to Employee as she currently employs as the City's Assistant City Clerk. Such benefits shall be governed in accordance with the City's policies, rules and regulations governing City employees (as they may be amended from time to time).

Section 6. Professional Development.

Subject to budget appropriations and providing supporting reimbursement documentation, City agrees to pay reasonable professional dues for the Florida Association of City Clerks (FACC) and International Institute of Municipal Clerks (IIMC), training, travel, and subsistence expenses of the Employee for professional participation, training, conferences, and meetings adequate to continue her professional development as a municipal clerk. City shall bear the full cost of any fidelity or other bonds required of the Employee under any law or ordinance. The Finance Director (or other designated employee) is hereby authorized to disburse funds as needed to fulfill all provisions of this Agreement, upon receipt of duly executed expense or petty cash vouchers, receipts, statements, or personal affidavits.

Section 7. Suspension.

City may suspend the Employee with full pay and benefits at any time during the term

of this Agreement, but only if a majority of the City Commission and the Employee agree; or after a public hearing, a majority of the City Commission votes to suspend the Employee for "just cause", provided, however, that Employee shall have been given written notice setting forth any charges at least ten (10) days prior to such hearing, by the City Commission members bringing such charges. "Just cause" is defined and hereby limited for the purposes of this Agreement to the following: (1) willful neglect of duty, (2) felony or misdemeanor conviction of any crime involving moral turpitude, (3) violation of duties to the City of honesty and sobriety, (4) misconduct as defined by Section 443.036(30), Florida Statutes, (5) violation of Code of Ethics for Public Employees, Chapter 112, Part III, Florida Statutes, as may be amended from time to time, or (6) any other act of similar nature, or of the same or greater seriousness.

Section 8. Indemnification.

City has made Employee aware of the provisions of §768.28, Florida Statutes. Pursuant to §768.28(9) (a), Florida Statutes, Employee, as an officer of the City, shall not be held personally liable in tort or named as a party defendant in any action for any injury or damage suffered as a result of any act, event, or omission of action in the scope of her employment or function, unless Employee acted in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, safety, or property. Further City has made Employee aware of the provisions of §111.07, Florida Statutes, authorizing municipalities to provide an attorney to defend certain civil actions arising from a complaint for damages or injury suffered as a result of any act or omission of action of any municipal officer for an act or omission arising out of and in the scope of such officer's employment and function. The City hereby extends to the Employee the protections afforded by Section 111.07, Florida Statutes, concerning the defense of civil actions against public officers and employees. However, this covenant to defend, save harmless and indemnify the Employee shall not apply to: (i) acts outside the scope of Employee’s employment; (ii) claims for punitive damages; and (iii) acts or omissions where the Employee acted in bad faith, with malicious purpose, or in a manner exhibiting wanton and willful disregard of human rights, safety, or property.

Section 9. Conflict of Interest Prohibition.

It is further understood and agreed that because of the duties of the Employee within and on behalf of the City of Winter Garden and its citizenry, the Employee shall not, during the term of this Agreement, individually, as a partner, joint venture, officer or shareholder, invest or participate in any business venture conducting business in the corporate limits of the City, except for stock ownership in any company whose capital stock is publicly held and regularly traded, without prior approval of the City Commission. For and during the term of this Agreement, Employee further agrees, except for a personal residence or residential property acquired or held for future use as her personal residence, not to invest in any other real estate or property improvements within the corporate limits of the City, without the prior consent of the City Commission.

Section 10. General Provisions.

A. During and after Employee's employment with the City, Employee shall not disclose any confidential or privileged information or records, or records that are exempt from public disclosure involving the business of the City, to any person or entity without the written permission of the City Commission or its designee, unless required to do so by law or court order. This Paragraph 10 A. shall remain effective beyond termination of Employee's employment and the termination of this Agreement.

B. The text herein shall constitute the entire Agreement between the parties, and all prior agreements (if any) between the City and Employee are terminated and no longer have any force or effect.

C. This Agreement shall be binding upon and inure to the benefit of the heirs at law and executors of the Employee.

D. This Agreement requires the approval of the City Commission prior to its effectiveness.

E. If any provisions, or any portion thereof, contained in this Agreement is held unconstitutional, invalid or unenforceable, the remainder of this Agreement, or portion thereof, shall not be affected and shall remain in full force and effect.

F. This Agreement shall be construed and governed in accordance with the laws of Florida. Venue for any litigation involving the terms, conditions and provisions of this Agreement shall exclusively lie in Orange County, Florida or the Federal Middle District Court of Florida, Orlando Division.

IN WITNESS THEREOF, the City of Winter Garden has caused this Agreement to be signed and executed on its behalf by its Mayor and duly attested by its City Clerk, and the Employee has signed and executed this Agreement, both in duplicate, the day and year first written above.

City of Winter Garden

_____
John Rees, Mayor

Attest:

_____
Angela Grimmage, City Clerk

Date Approved by the City Commission:
December ___, 2025

Employee

_____
Ronisha Martin

Date:_____

S:\AKA\CLIENTS\Winter Garden\General W500-20501\City Clerk\Interim City Clerk Contract 11-17-2025.docx