



CITY COMMISSION

AGENDA

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

Regular Meeting

January 22, 2026

6:30 PM

Call to Order

Determination of a Quorum

Invocation and Pledge of Allegiance

1. Approval of Minutes

A. Regular Meeting Minutes – January 8, 2026

2. Presentation

A. Tri-County League of Cities — **Commissioner Joseph McMullen and Commissioner Rosemary Wilsen**

3. Public Hearing

A. **RESOLUTION 26-02**: A RESOLUTION OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 19-21 ESTABLISHING THE PCD ZONING ON CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 0.58 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED AT 8 N. HIGHLAND AVENUE ON THE NORTHWEST CORNER OF N HIGHLAND AVENUE AND W PLANT STREET, (ALSO KNOWN AS THE WINTER GARDEN HOTEL PCD), APPROVING A MINOR AMENDMENT TO THE WINTER GARDEN HOTEL PCD TO EXTEND THE PCD, EXTEND THE SITE PLAN APPROVAL, EXTEND THE ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD APPROVAL, ADDRESS THE EXPIRED STATUS OF THE IMPACT FEE DEFERRAL AND FORGIVENESS AGREEMENT, AND ADDRESS OFF-SITE PARKING REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE – **Planning Director Carson**

4. Regular Business

A. Recommendation to award contract to Aabot Fence Inc. for Tucker Ranch Project in the amount of \$648,848, with a 10% contingency — **City Manager Williams**

- B. Recommendation to hire Old World Masonry, All-Rite Fencing, and Southeastern Surveying and Mapping for Cemetery Column & Fence Extension at 13460 Lake Butler Blvd in the amount of **\$99,412.50**, which includes a 10% contingency – **Assistant City Manager for Public Services Pash**
 - C. Recommendation to approve **SITE PLAN** for 721 Garden Commerce Pkwy (LVS Building Addition), subject to conditions — **Planning Director Carson**
 - D. Recommendation to approve **SITE PLAN** for 1061, 1063, and 1065 Tildenville School Road (Old Packing Plant), subject to conditions — **Planning Director Carson**
 - E. Recommendation to waive formal procurement procedures and purchase quoted enterprise storage arrays in the amount of **\$130,653.69** — **Information Technology Director Livingston**
- 5. **Matters From Public - (Limited to 3 minutes per speaker)**
 - 6. **Matters From City Attorney - A. Kurt Ardaman**
 - 7. **Matters From City Manager - Jon C. Williams**
 - 8. **Matters From Mayor and Commissioners**
 - 9. **Adjourn — To Regular Meeting — Thursday, February 12, 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
REGULAR MEETING MINUTES**

January 8, 2026

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

Present:

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

Also Present:

City Manager - Jon C. Williams
City Attorney - A. Kurt Ardaman
Interim City Clerk – Ronisha Martin

Absent:

Commissioner District 4 - Colin Sharman

1. APPROVAL OF MINUTES

A. Regular Meeting Minutes – December 11, 2025

Motion by Commissioner Bennett to approve the regular meeting minutes of December 11, 2025. Seconded by Commissioner Jones and carried unanimously 4-0.

2. PRESENTATIONS

A. **PROCLAMATION 26-01:** Proclaiming Certified Registered Nurse Anesthetists Week of January 18-24, 2026, was read by Mayor John Rees

B. Bloom N’ Grow Presentation (Pollinator Plants in the Butterfly Garden)

Katy Moss Warner stated that the Bloom and Grow Garden Society was grateful to partner with the City of Winter Garden and highlighted the 2021 donation of the Flora butterfly sculpture. Miss Warner and members of the Bloom and Grow Society recognized Parks and Recreation Director Laura Coar for her leadership and presented the city with a \$3000 check to support pollinator plants in the Butterfly Sculpture Garden, with a commitment to donate annually.

3. SECOND 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

City Attorney Kurt Ardaman read Ordinance 26-05 by title only. Planning Director Kelly Carson stated that Ordinance 26–05 amends Chapter 74 of the City Code to regulate the use of electric bicycles, motorized scooters, and other wheeled mobility devices on city streets, trails, and sidewalks, with the goal of improving safety and reducing conflicts. She noted that minor revisions were made to clarify a 10-mph speed limit for motorized scooters on sidewalks and off-road paths, require yielding to pedestrians with an audible warning when passing, remove language allowing scooters on the West Orange Trail, and clarify age and safety gear requirements consistent with e-bike regulations. Staff recommended approval.

Mayor Rees opened the public hearing.

Lauren, a longtime Winter Garden resident, shared her background as a former nationally ranked competitive cyclist with extensive riding experience. She expressed concerns that the ordinance may be unclear and felt additional time and discussion would be helpful before adoption. She acknowledged that safety issues exist, particularly with some motorized devices, but emphasized the importance of considering responsible cyclists. Furthermore, she noted that existing laws may already address some concerns. She encouraged the commission to seek more input and study the issue further before moving forward.

John Gibbs, 751 Reflections Lane, Winter Garden, Florida, spoke about serious safety concerns in his neighborhood. He stated that children ride electric bikes at high speeds and perform dangerous maneuvers on residential roads. He expressed support for the ordinance and noted that additional measures may be needed. Furthermore, he emphasized that the issue affects residential neighborhoods, not just trails, and urged the commission to consider community safety.

Rebecca Carpenter, Glen Harbor Circle, Winter Garden, Florida, stated that her son uses an e-bike to travel to school because bus service is unavailable. She explained that he rides responsibly and expressed concern that restricting trail access would force him onto unsafe roads with no sidewalks. She noted that this would create safety and transportation challenges.

Staff confirmed he could safely use the trail, which is under county jurisdiction.

Dennis Jones, owner of Wheel Works, 101 West Plant Street, Winter Garden, Florida, expressed support for the ordinance. He emphasized that education is key, as many young riders do not understand traffic rules, and encouraged clear guidance so everyone could enjoy their e-bikes responsibly.

Mayor Rees, hearing and seeing no other requests for public comment, closed the

public hearing.

There was discussion on what qualifies as a valid ID for a fifteen-year-old to ride an e-bike. Ms. Carson clarified that government-issued photo ID, such as a driver's license, passport, military ID, or other comparable ID showing name, birth date, and photo, is required.

Commissioner Bennett noted that while new measures may not be perfect, the main priority is safety. She spoke about near misses and incidents involving children, noting the importance of addressing these risks.

City Manager Jon C. Williams stated that the ordinance addresses immediate safety concerns, with potential updates following the Florida Legislature Session, which the county is also reviewing.

Mayor John Rees stated that the state should preempt the ordinance and empathize safety concerns with young riders traveling at high speeds.

Motion by Commissioner Bennett to adopt Ordinance 26-05 with staff changes. Seconded by Commissioners Jones and Johnson simultaneously carried unanimously 4-0.

4. REGULAR BUSINESS

- A. **RESOLUTION 26-01**: RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA, ADOPTING A GOLF CART DISTRICT PURSUANT TO §74-4 OF THE CITY OF WINTER GARDEN CODE OF ORDINANCES; IDENTIFYING STREETS UPON WHICH GOLF CARTS MAY BE OPERATED; PROVIDING FOR SIGNAGE; AND PROVIDING FOR CONFLICTS AND AN EFFECTIVE DATE

City Attorney Kurt Ardaman read Resolution 26-01 by title only. Assistant City Manager of Public Services Stephen Pash stated that this resolution amends the golf cart district to include the majority of streets on the north side of the city following citizen requests, staff analysis, and public survey. He noted that speed limits were lowered in November based on survey results, and a revised map was presented. Staff recommended approval of Resolution 26-01.

Motion by Commissioner Johnson to approve Resolution 26-01. Seconded by Commissioner Jones and carried unanimously 4-0.

- B. Recommendation to approve INTERLOCAL AGREEMENT with Orange County for transfer of jurisdiction of portions of certain roads

Assistant City Manager of Public Services Stephen Pash stated that this is an Interlocal Agreement with Orange County to transfer Winter Garden Vineland Road (SR 535) from the southern city boundary to the south right-of-way of 429 under city jurisdiction. He noted that the road was recently repaved, and staff recommend

approval.

Mayor John Rees stated that the sidewalk along Sunridge is only four feet from the road and should have reduced speed limits.

Motion by Commissioner Johnson to approve INTERLOCAL AGREEMENT with Orange County for transfer of portions of certain roads. Seconded by Commissioner Bennett and carried unanimously 4-0.

- C. Recommendation to approve addendum for Orange County Public Schools School Resource Officer and authorize Mayor to sign agreement

Police Chief Graham stated that Orange County Public Schools is requesting an addendum to the School Resource Officer (SRO) agreement to add a sign-in log for audit purposes, which is already in practice. Staff recommended approval.

Motion by Commissioner Jones to approve addendum for Orange County Public School Resource Officer and authorize Mayor to sign agreement. Seconded by Commissioner Johnson and carried unanimously 4-0.

- D. Recommendation to approve purchase of weapons and ammunition from law enforcement trust fund in an amount not to exceed \$65,000

Police Chief Stephen Graham stated that the department is transitioning from .40 caliber to 9mm Glock firearms and is requesting approval to purchase all weapons and ammunition at once due to supply concerns, with training to be phased in. Staff recommended approval.

There was discussion clarifying that the new Glock firearms will replace the current .40 caliber weapons, which will be traded in.

Motion by Commissioner Bennett to approve purchase of weapons and ammunition from law enforcement trust fund in an amount not to exceed \$65,000. Seconded by Commissioner Jones and carried unanimously 4-0.

- E. Recommendation to declare vehicles and equipment as surplus and authorize sale or disposal in a manner to be determined by the City Manager

Fleet Division Manager Dudley Watson stated that the city has several inoperable or decommissioned vehicles and equipment designated as surplus and is requesting authorization to sell them. Staff recommended approval.

Motion by Commissioner Bennett to declare vehicles and equipment as surplus and authorize sale or disposal in a manner to be determined by the City Manager. Seconded by Commissioner Johnson and carried unanimously 4-0.

Items 4F through 4I were presented together.

- F. Recommendation to approve procurement of two front-load garbage trucks under the Florida Sheriffs Association contract number FSA25-VEH23.0 in the amount of \$764,000
- G. Recommendation to approve procurement of one rear-load garbage truck under the Florida Sheriffs Association contract number FSA25-VEH23.0 in the amount of \$334,900
- H. Recommendation to approve procurement of one fifty-five-yard grapple/claw truck under City of Tallahassee contract number 5073 in the amount of \$359,323
- I. Recommendation to approve procurement of two 28-yard grapple/claw trucks under the National Cooperative Procurement Partners contract number PS24140 in the amount of \$409,800

Fleet Division Manager Dudley Watson stated that the city is requesting to purchase six vehicles for the Solid Waste Department in the amount of \$1.8 million financed through Magnolia Bank at 4.49% over a five-year lease with a \$1 buyout. Staff recommended approval and authorized City Manager to execute the lease.

Motion by Commissioner Jones to approve the purchase of six vehicles for Solid Waste Department in the amount of \$1.8 million. Seconded by Commissioner Johnson and carried unanimously 4-0.

- J. Recommendation to approve purchase of one K-9 vehicle in the amount of \$61,850 and five-year lease-to own agreement for one unmarked investigative vehicle

Fleet Division Manager Dudley Watson stated that the city is requesting to purchase six vehicles for the Solid Waste Department in the amount of \$1.8 million financed through Magnolia Bank at 4.49% over a five-year lease with a \$1 buyout. Staff recommended approval and authorized City Manager to execute the lease.

Motion by Commissioner Bennett to approve purchase of one K-9 vehicle in the amount of \$61,850 and five-year lease-to own agreement for one unmarked investigative vehicle. Seconded by Commissioner Johnson and carried unanimously 4-0.

- K. Recommendation to approve designating Interim City Clerk Ronisha Martin as the Records Management Liaison Officer (RMLO) for the City of Winter Garden
Interim City Clerk Ronisha Martin stated that in accordance with Florida Department of State requirements, the interim city clerk is appointed as the Records Management Liaison Officer (RMLO) by the city commission. Staff recommended approval.

Motion by Commissioner Johnson to approve designating Interim City Clerk Ronisha Martin as the Records Management Liaison Officer (RMLO) for the City of Winter Garden. Seconded by Commissioner Bennett and carried unanimously 4-0.

5. MATTERS FROM PUBLIC

Ken Brown, 434 New Hearth Circle, Winter Garden, Florida, spoke of including a small section of Crest near Glen Oakland Estates in the golf cart map, relocating an unsafe school crosswalk on Division Street, and adding a speed bump on a dangerous hill near Hennis Road. Mr. Brown also spoke about converting a city-owned property between Plant and Division into a passive nature park to benefit residents and visitors and address safety and trespassing concerns.

6. MATTERS FROM CITY ATTORNEY

City Attorney Kurt Ardaman wished the City Commission a Happy New Year.

7. MATTERS FROM CITY MANAGER

City Manager Jon C. Williams wished everyone a very happy new year and noted there were a few items to address. He stated that the first was a walk-on agenda item requesting approval of a purchase order for adjustments to eighteen sanitary sewer lines as part of the East Winter Garden Drainage Project. It was noted that City Engineer Jim Monahan would present the item.

City Engineer Jim Monahan stated that the city is working with Orange County on drainage improvements along Christopher and East Bay Street in East Winter Garden. He explained that during construction, conflicts between the sanitary laterals and the stormwater system were discovered, which were not identified in the original design. To avoid further delays, he recommended awarding a purchase order to Dale Beasley Construction in the amount of \$168,347.42.

Motion by Commissioner Johnson to award purchase order to Dale Beasley Construction in the amount of \$168,347.42. Seconded by Commissioner Jones and carried unanimously 4-0.

Mr. Williams reminded everyone of the MLK Parade and celebration event on Monday, January 19, 2026, from 11:00 a.m. to 4:00 p.m. He noted that the city is seeking additional parade participants and has also opened participation to outside groups.

Mr. Williams recognized Assistant City Manager for Administrative Services Frank Gilbert on his retirement, noting this was his last city commission meeting.

Assistant City Manager for Administrative Services Frank Gilbert expressed gratitude after 21 years of service to the City Commission, City Manager John Williams, the leadership team, and all city employees, praising their dedication, teamwork, and commitment to Winter Garden. Mr. Gilbert highlighted the city's employee culture as a "family," acknowledged the leadership's focus on citizen service, financial responsibility, and efficient operations, and

recognized the contributions of staff who keep the city safe, well-managed, and beautiful. He also shared personal appreciation for the friendships and support he received throughout his tenure.

Mayor Rees thanked Mr. Gilbert for his many years of service, expressing appreciation for all he has done, noting he will be missed.

8. MATTERS FROM MAYOR AND COMMISSIONERS

Commissioner Chloe Johnson wished staff and residents a Happy New Year, congratulated Frank on his retirement, and thanked staff for their hard work in keeping the city beautiful, safe, and a great place to live and work.

Commissioner Jones thanked everyone for attending, wished a Happy New Year, and expressed appreciation to staff, including the police department and fire department, for making the city a beautiful place.

Commissioner Bennett thanked staff for their hard work during the holiday season, expressed appreciation for Frank's services, and wished everyone a Happy New Year.

Mayor John Rees thanked staff for creating a wonderland during the holiday activities and expressed appreciation for their efforts and dedication.

9. ADJOURN

The meeting adjourned at 7:24 p.m.

APPROVED:

Mayor John Rees

ATTEST:

Interim City Clerk Ronisha Martin

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Kelly Carson, Planning Director

Via: City Manager Jon C. Williams

Date: January 15, 2026 **Meeting Date:** January 22, 2026

Subject: Resolution to PCD Ordinance 19-21
Resolution 26-02
PARCEL ID # 23-22-27-2548-01-010 (8 N. Highland Ave)

Issue: The applicant is proposing a minor amendment to the Winter Garden Hotel PCD Zoning Ordinance 19-21.

Discuss Resolution 26-02 would amend the Winter Garden Hotel PCD Ordinance 19-21 to extend the PCD, extend the site plan approval, extend the Architectural Review & Historic Preservation Board approval, address the expired status of the Impact Fee Deferral and Forgiveness Agreement, and address off-site parking requirements. All other requirements of Ordinance 19-21 and Resolution 21-02 will remain as previous approved.

The proposed resolution is consistent with the property's PCD Ordinance 19-21, the Future Land Use designation of TD Traditional Downtown, as well as the policies contained within the City's Comprehensive Plan.

Recommended Action:

Staff recommends approval and adoption of Resolution 26-02.

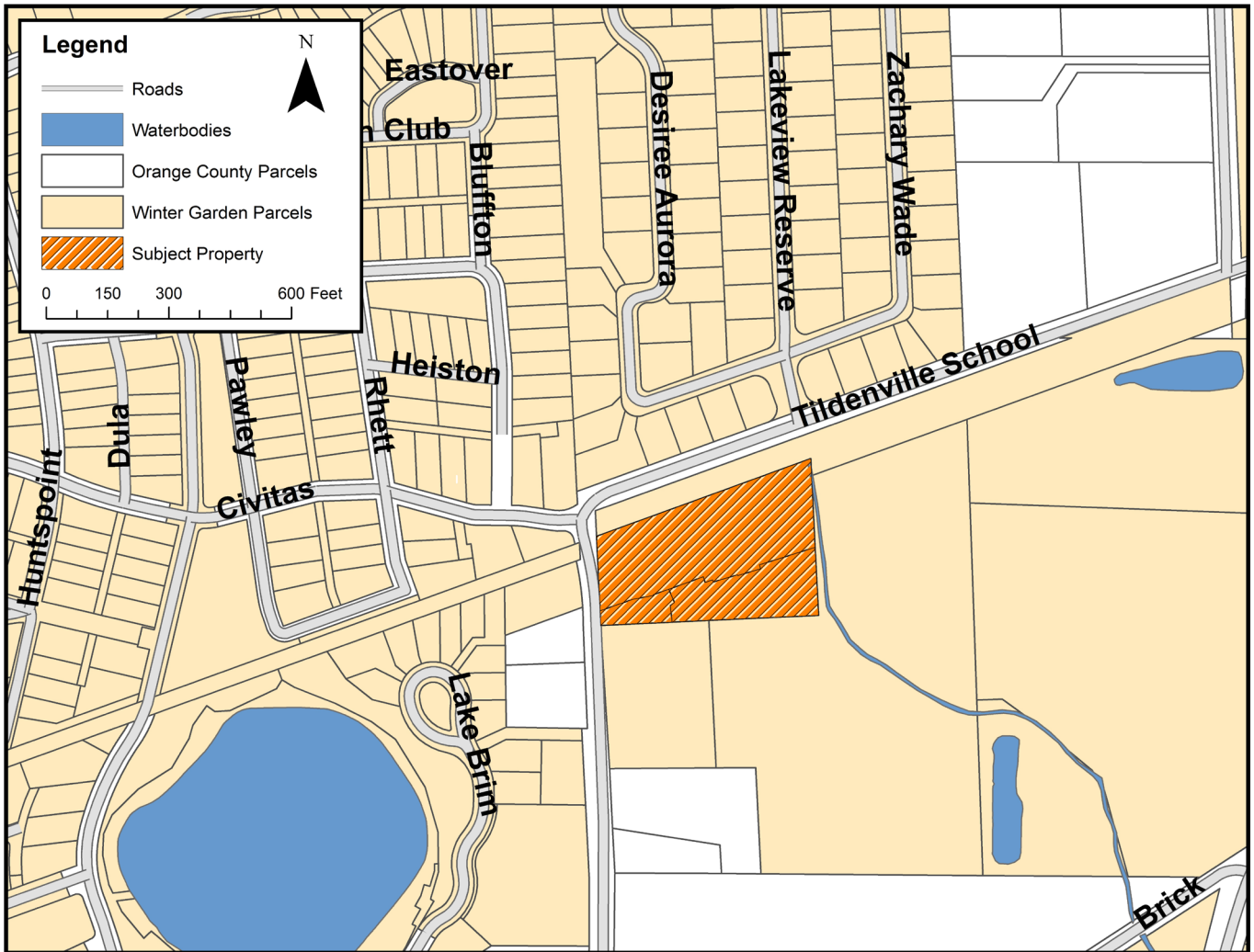
Attachment(s)/References:

Location Map
Resolution 26-02
Ordinance 19-21 & Resolution 21-02
Impact Fee Deferral and Forgiveness Agreement

Location Map

Old Packing Plant – Resolution 24-08

1061, 1063, 1065 Tildenville School Road



RESOLUTION 26-02

A RESOLUTION OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 19-21 ESTABLISHING THE PCD ZONING ON CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 0.58 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED AT 8 N. HIGHLAND AVENUE ON THE NORTHWEST CORNER OF N HIGHLAND AVENUE AND W PLANT STREET, (ALSO KNOWN AS THE WINTER GARDEN HOTEL PCD), APPROVING A MINOR AMENDMENT TO THE WINTER GARDEN HOTEL PCD TO EXTEND THE PCD, EXTEND THE SITE PLAN APPROVAL, EXTEND THE ARCHITECTURAL REVIEW AND HISTORIC PRESERVATION BOARD APPROVAL, ADDRESS THE EXPIRED STATUS OF THE IMPACT FEE DEFERRAL AND FORGIVENESS AGREEMENT, AND ADDRESS OFF-SITE PARKING REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 27, 2019 the City Commission approved Ordinance 19-21 (PCD Ordinance) which changed the zoning of real property generally described as approximately 0.58 ± acres of certain real property generally located at 8 N. Highland Avenue on the northwest corner of N. Highland Avenue and W. Plant Street, being more particularly described on Exhibit "1" attached hereto and incorporated herein by this reference (the "Property"), from City R-2 to City PCD, and

WHEREAS, Ordinance 19-21 defined specific parameters for the expiration of the PCD; and

WHEREAS, the applicant did not meet the time criteria outlined in Ordinance 19-21, and the PCD Ordinance has since expired; and

WHEREAS, the applicant has requested minor revisions to requirements of the PCD Ordinance (Ordinance 19-21) to extend the PCD; and

WHEREAS, the applicant has also requested that the prior approvals for the site plan and architectural design be extended; and

WHEREAS, the Impact Fee Deferral and Forgiveness Agreement associated with the Property has also expired for missed Project deadlines and the City does not elect to revive or extend it; and

WHEREAS, the City has determined that additional off-site parking resources

need to be secured by the applicant to address the long-term parking needs of the hotel; and

WHEREAS, Section 3 b. of Ordinance 19-21 allows for minor amendments to be approved by Resolution of the City Commission of the City of Winter Garden;

WHEREAS, the City Commission of the City of Winter Garden hereby finds and declares the minor amendment to the PCD Ordinance (Ordinance 19-21) approved by this Resolution 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 minor amendment to the PCD Ordinance (Ordinance 19-21) approved by this Resolution meets all applicable criteria contained within the City of Winter Garden Comprehensive Plan and the Code of Ordinances.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF WINTER GARDEN, FLORIDA:

SECTION 1: *Amendment to the PCD.* The City Commission hereby approves the minor amendments to the Property's PCD. Accordingly, Section 3 of the PCD Ordinance 19-21 establishing the PCD zoning classification of the Property is hereby amended to read as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions. Sections, subsections and provisions not included are not being amended):

SECTION 3. *General Requirements.*

c. **PCD Expiration/Extension** – Expiration of this PCD shall occur on January 22, 2027 unless a building permit for vertical construction consistent with this PCD and the approved site plan is obtained for the construction and vertical construction is commenced on the Property prior to January 22, 2027 ~~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.

d. **Violation** – A violation of this ordinance is considered a violation of the City of Winter Garden Code of Ordinances and zoning of the Property.

e. **Site Plan Approval Expiration/Extension** – The Site Plan for the Property that was approved by City Commission on March 11, 2021 is hereby extended to January 22, 2027.

f. Architectural Review and Historic Preservation Board Approval Expiration/Extension – The architectural design of the hotel building on the Property that was approved by the Architectural Review and Historic Preservation Board on April 16, 2019 is hereby extended to January 22, 2027.

g. Impact Fee Deferral and Forgiveness Agreement – The Project deadlines set forth in the Impact Fee Deferral and Forgiveness Agreement dated June 30, 2021, recorded at Official Records Document 20210401226, Public Records of Orange County, Florida, were not met and such agreement is null and void and no longer in effect. The City Manager is directed to execute and record a notice of termination of the same in the public records of Orange County, Florida.

h. Off-Site Parking Requirements – Prior to the issuance of and obtaining a building permit for the Project, all conditions in sections (i), (ii), and (iii) below shall be fully adhered to.

(i) At the time of obtaining a building permit for the Project, the developer shall pay to the City a downtown core parking fee pursuant to Section 118-1389, City Code in the amount of \$300,000.00 representing 30 vehicle parking spaces at \$10,000.00 per space.

(ii) As a precondition to obtaining a building permit, prior to applying for and obtaining a building permit for the Project, the developer shall legally secure the Project's use of at least 20 off-site vehicle parking spaces on private property located within 3,000 feet from the Property through a parking easement or lease agreement benefiting the Property for a period of no less than twenty (20) years from the anticipated date of certificate of occupancy for the Project. The parking easement(s) or lease agreement(s) must be provided to the City for review. The Project shall provide valet services at the hotel to park customer vehicles in these off-site vehicle parking spaces. Valets would be responsible for returning to the Property after vehicle drop-off via shuttle or golf-cart.

(iii) As a precondition to obtaining a building permit, prior to applying for and obtaining a building permit for the Project, the developer shall legally secure the Project's use of at least 66 additional off-site vehicle parking spaces on private property located within three miles from the Property through a parking easement or lease agreement benefiting the Property for a period of no less than five (5) years from the anticipated date of certificate of occupancy for the Project. The parking easement(s) or lease agreement(s) must be provided to the City for review. The Project shall provide valet services at the hotel to park customer vehicles in these off-site vehicle parking spaces. Valets would be responsible for returning to the Property after vehicle drop-off via shuttle or golf-cart. It is intended

that such additional 66 off-site parking spaces be relocated to be within 3,000 feet of the Property within five years of the issuance of the certificate of occupancy. Within five years of receiving a certificate of occupancy for the Project, the owner/developer shall either secure: (i) a long-term vehicle parking solution for at least 66 vehicle parking spaces within 3,000 feet of the Property for at least twenty (20) years from the date of issuance of the certificate of occupancy via parking easement(s) or lease agreement(s) and present evidence of the same to the City for review; or (ii) pay an additional downtown core parking fee pursuant to Section 118-1389, City Code to the City within thirty (30) days of written demand in the amount of \$10,000.00 multiplied by 66 parking spaces minus the number of parking spaces that are legally secured for Project use within 3,000 feet of the Property as stated in section (ii) above. Any parking fee amounts that become due and owing to the City shall accrue interest of twelve percent (12%) per annum and such principal amounts plus interest owed shall constitute a lien against the Property, which may be foreclosed in accordance with the procedures established in Section 702.10, Florida Statutes, or successor or other statute providing for lien foreclosure procedures.

(iv) Developer's/owner's payment of the downtown core parking fee does not in any way entitle the Property or business owner to ownership, use, occupancy or claim to any parking spaces owned by the City. No parking spaces will be reserved for any person or entity and all will remain available for public parking subject to the rules and ordinances of the City of Winter Garden and provided that the City Manager may reserve any or all of the parking spaces for emergency, law enforcement, and municipal service purposes, as well as special events and activities

SECTION 2: *Ratification.* Except as modified herein, all other terms and conditions of Ordinance 19-21 and Resolution 21-02 remain valid and effective.

SECTION 3: *Severability.* If any section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The City Commission declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, or portion thereof, despite the fact that any one or more of such section, subsection, sentence, clause, phrase, or portion thereof would be declared invalid or unconstitutional.

SECTION 4: *Effective Date.* This Resolution shall become effective immediately upon its adoption by the City Commission.

ADOPTED this 22nd day of January, 2026, after a reading and public hearing by the City Commission of the City of Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

RONISHA MARTIN, Interim City Clerk

Exhibit "1"

**PROPERTY
LEGAL DESCRIPTION**

PARCEL ID(s): 23-22-27-2548-01-010

LEGAL DESCRIPTION (PER OFFICIAL RECORDS BOOK 4973, PAGE 2379):

LOT 1, 2 AND 3, BLOCK A OF EWING' S ADDITION TO THE CITY OF WINTER GARDEN,
PER PLAT BOOK " F", PAGE 42, PUBLIC RECORDS OF ORANGE COUNTY FLORIDA.

ORDINANCE 19-21

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 0.58 +/- ACRES OF LAND GENERALLY LOCATED AT 8 N HIGHLAND AVENUE ON THE NORTHWEST CORNER OF N HIGHLAND AVENUE AND W PLANT STREET, FROM R-2 (RESIDENTIAL) TO PCD (PLANNED COMMERCIAL DEVELOPMENT); PROVIDING FOR CERTAIN PCD REQUIREMENTS AND DESCRIBING THE DEVELOPMENT AS THE WINTER GARDEN HOTEL PCD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City of Winter Garden ("applicant") is the owner of approximately 0.58 ± acres of certain real property located at 8 North Highland Avenue, Winter Garden, Florida, located at the northwest corner of North Highland Avenue and West Plant Street and legally described in Exhibit "A" attached hereto ("Property"); and

WHEREAS, the applicant has submitted an application to rezone the Property from R-2 (Residential) to PCD (Planned Commercial Development); 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 of the subject property 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 Property legally described in Exhibit "A" attached hereto, is hereby rezoned from R-2 (Residential) 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-1 (Central Commercial District) zoning district and the development standards of the City of Winter Garden Historic Downtown District Overlay. 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, architectural design criteria, signage, and the City

Code and ordinances, resolutions, and policies of the City, the requirements set forth herein shall control to the extent of the conflict.

b) Development Plan. The Property shall be developed in substantial conformance with the Development Plan attached hereto as Exhibit "B". Should any conflict exist between this Ordinance and the Development Plan attached hereto as Exhibit "B", then the standards and conditions established by this Ordinance shall control to the extent of the conflict.

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

- i. Boutique hotel with maximum of 60 guest rooms. Such hotel shall not be an extended stay hotel. For the purposes of this restriction "extended stay hotel" means a hotel or other public lodging establishment with guest rooms for lodging offered to the public for compensation, which: (i) are advertised, designed, intended or routinely utilized for weekly or monthly occupancy; or (ii) any of the guest rooms have cooking facilities, dishwasher or a refrigerator larger than 3.2 cubic feet. "Cooking facilities" shall mean a stove top burner; a hotplate that does not serve as an integral part of an appliance designed solely to produce coffee; a conventional oven; a convection oven; a grill; a hibachi; or any oven producing heat using resistance heating elements or infrared heating sources.
- ii. One (1) full service restaurant within the same structure as the boutique hotel. No drive-in or drive-through components shall be permitted.
- iii. Customary accessory uses of one or more of the principal uses clearly incidental and subordinate to the permitted principal uses including, but not limited to, meeting spaces, a coffee shop, and gift shop.

d) Special Exceptions:

- i. There are no Special Exception uses for the property.

e) Prohibited Uses:

- i. Any use not specifically set forth in this Ordinance as a permitted use is prohibited.

f) Design Criteria/Architectural Standards:

- i. **Architectural Standards-** Any new proposed buildings or structures on the property shall adhere to the aesthetic character and design quality of the proposed architectural renderings, attached hereto as Exhibit "C". All proposed structures require approval the City's Architectural Review and Historic Preservation Board.
- ii. **Maximum Building Height-** The maximum building height at the top of the parapet shall not exceed 52 feet (three stories).
- iii. **Landscape Design-** The property shall be required to adhere to the landscape requirements of the City of Winter Garden Historic Downtown District Overlay in accordance with Chapter 98, Article VII of the City of Winter Garden Code of Ordinances as well as the conceptual landscaping depicted in the Development

Plan attached hereto as Exhibit "B". The north side of the site shall have a landscape buffer located adjacent to W Bay Street that shall be planted with dense layers of trees and shrubs to screen hotel uses from the adjacent residential properties to the north. The landscaping plan shall be reviewed at time of Site Plan review.

- iv. **Site Design-** Bicycle racks, seating, and trash receptacles are required to be provided on site.
- v. **Setbacks and Required Yards-** All buildings and accessory structures shall adhere to the setbacks outlined in the Winter Garden Historic Downtown District Overlay, in accordance with Chapter 98, Article VII of the City of Winter Garden Code of Ordinances, with the following exceptions:
 - i. Setback from property line on W Plant Street: Max: 10'
 - ii. Setback from property line on W Bay St: Max: 20'
 - iii. Setback from property line on N Highland Ave: Max: 20'

Minor variances to the required setbacks (within 5' or less) may be granted by the Community Development Director upon written request by the applicant.

- vi. **Outdoor Storage-** Outdoor storage of materials or equipment is prohibited. All dumpsters and large-scale refuse containers shall be located internal to the building.
- vii. **Signage-** All signage proposed for the Property shall comply with the City of Winter Garden Downtown Historic District Design Standards and Guidelines Manual as well as City Code requirements. No signage may be located adjacent to W Bay Street. The proposed signage shall be reviewed at time of Site Plan Review.
- viii. **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 property is permitted by Saint John's River Water Management District.
- ix. **Lighting-** all exterior lighting shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.
 - i. **Street Lighting:** All lighting provided along public streets shall comply with the requirements pertaining to construction and installation of public improvements in accordance with Appendix A, Article II, Section 2.
 - ii. **Site Lighting:** Vehicular, building, and pedestrian site 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. During the site plan review, a photometric lighting plan will be required.

SECTION 2: Staff Conditions:

- a. Deliveries to the hotel and restaurant will be by box type trucks or other vehicles being GVWR Class 6 or below. No semi-tractor/trailers or any other GVWR Class 7 or 8 vehicles shall be used for deliveries to the hotel or restaurant. In the event something must be delivered via a semi-tractor/trailer or other GVWR Class 7 or 8 vehicle, such vehicle must make the delivery to an offsite City approved location and brought to the hotel or restaurant by hand trucks. Deliveries shall be limited to the hours between 8:00 a.m. and 8:00 p.m. on Monday through Saturday. Delivery hours on Sundays are restricted to the hours between 9 a.m. and 8 p.m. The City Manager or his/her designee may grant exceptions to these delivery restrictions to accommodate a special event. Delivery trucks shall follow City approved truck route. All delivery vehicles are required to park in the designated loading area and may not park on any adjacent streets.
- b. Valet parking shall be provided by the hotel as an option available to all hotel guests provided that the City can make certain designated City owned or controlled parking spaces available for the hotel's valet parking use pursuant to a license agreement. In case the City cannot provide parking spaces, Hotel guests can use public parking spaces. Off-site valet parking location shall be in the location that is determined by the City to have the least impact on municipal parking demand. An off-street drop-off area shall be provided by the hotel for valet parking.
- c. Employee parking and event parking locations shall be in the location that is determined by the City to have the least impact on municipal parking demand.
- d. All hotel-related outdoor activities are required to cease by 10:00 pm. Excluded from this requirement is the outdoor seating area adjacent to W Plant Street associated with the on-premises restaurant, which will be required to apply for a Sidewalk Café Permit. The permit will, among other requirements, specify permitted hours of operation for food and alcohol sales.
- e. Music and noise levels restricted to residential levels in accordance with City Code Chapter 38, Article IV - Noise.
- f. 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.
- g. 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 and pipes shall be SDR 26 per City standards. Use City Standard Detail Sheets for utilities and public works. All on-site utilities shall be privately owned and maintained.
- h. Permits or exemptions from SJRWMD for drainage are required. Permits or exemptions shall also be required from FDEP for water and sewer and FDEP NPDES NOI as may be applicable.
- i. All utilities shall conform to Chapter 78 of the City Code. Impact fees will be required for any utility connections and shall be paid prior to issuance of building permit and City execution of FDEP permit applications. The site shall be served by City water, sewer and reuse (if available). All utilities required for the development shall be run to the site at the Developer's expense, including potable water, reclaimed water and sanitary sewer. 100% of all required water, irrigation and sewer impact fees shall be paid prior to City execution of FDEP permits and issuance of site or building permits.

- j. No conceptual utility plans have been shown. This will be reviewed and commented on further at the construction plan phases (i.e. connection points, line sizes, etc.).
- k. Unless otherwise required herein, minimum 5' wide concrete sidewalks shall be constructed along all street frontages pursuant to City Code. Existing sidewalks, curbs, & pavement will be checked at completion and any damaged sections shall be replaced.
- l. Additional easements for drainage, utilities, and sidewalk may be required with the final engineering plan.
- m. Internal sidewalks shall connect to the public sidewalks in the right-of-way per ADA.
- n. An engineered site plan meeting all City Code requirements shall be submitted for review and approval by City Staff and City Commission prior to commencement of any construction.
- o. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.
- p. All work shall conform to City of Winter Garden standards and specifications.
- q. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.
- r. No fill or runoff will be allowed to discharge onto adjacent properties; existing drainage patterns shall not be altered. The City of Winter Garden is not granting rights or easements for drainage from, or onto, property owned by others, including by way of any development order or permit issued. 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 shall not be responsible and any corrective measures required will be the responsibility of the Owner/Developer. 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.
- s. 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.
- d. **Violation** - A violation of this Ordinance is considered a violation of the City of Winter Garden Code of Ordinances and zoning of the Property.

SECTION 4: Zoning Map. The City Community Development Director 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: JUNE 13, 2019.

SECOND READING AND PUBLIC HEARING: JUNE 27, 2019.

ADOPTED this 27TH day of JUNE, 2019, by the City Commission of the City of Winter Garden, Florida.

APPROVED:



JOHN REES, Mayor

ATTEST:



ANGELA GRIMMAGE, City Clerk



Exhibit "A"

LEGAL DESCRIPTION

PARCEL ID: 23-22-27-2548-01-010

DESCRIPTION:

LEGAL DESCRIPTION (PER OFFICIAL RECORDS BOOK 4973, PAGE 2379):

LOT 1, 2 AND 3, BLOCK A OF EWING'S ADDITION TO THE CITY OF WINTER GARDEN, PER PLAT BOOK "F", PAGE 42, PUBLIC RECORDS OF ORANGE COUNTY FLORIDA

Exhibit "B" – Development Plan

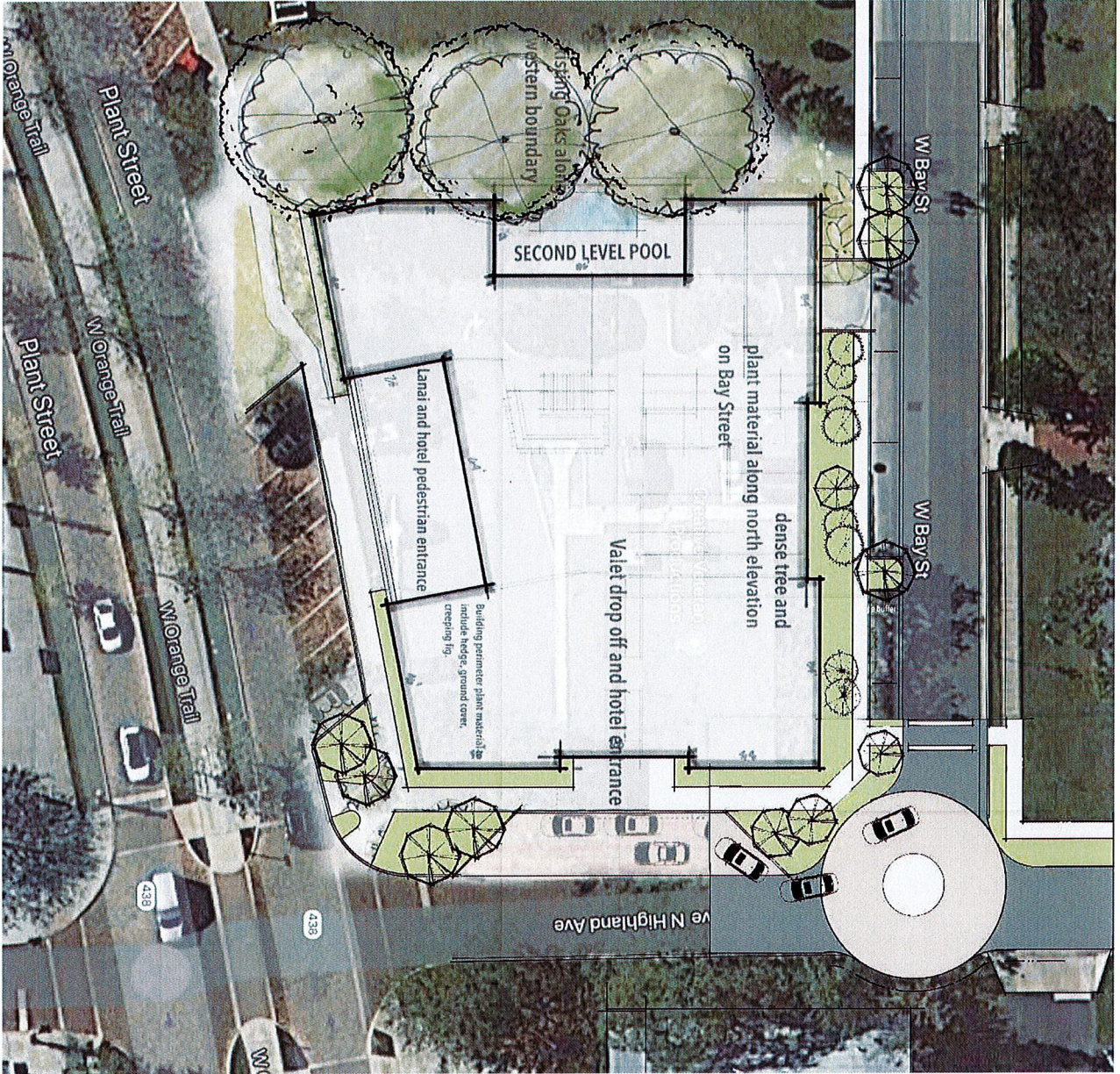


Exhibit "C" – Architectural Elevations



WEST VIEW
ELEVATION STUDY



W. BAY STREET
ELEVATION STUDY



RESOLUTION 21-02

A RESOLUTION OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ORDINANCE 19-21 ESTABLISHING THE PCD ZONING ON CERTAIN REAL PROPERTY GENERALLY DESCRIBED AS APPROXIMATELY 0.58 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED AT 8 N. HIGHLAND AVENUE ON THE NORTHWEST CORNER OF N HIGHLAND AVENUE AND W PLANT STREET, (ALSO KNOWN AS THE WINTER GARDEN HOTEL PCD), APPROVING A MINOR AMENDMENT TO THE WINTER GARDEN HOTEL PCD TO CLARIFY THE BUILDING HEIGHT REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 27, 2019 the City Commission approved Ordinance 19-21 (PCD Ordinance) which changed the zoning of real property generally described as approximately 0.58 ± acres of certain real property generally located at 8 N. Highland Avenue on the northwest corner of N. Highland Avenue and W. Plant Street, being more particularly described on Exhibit "1" attached hereto and incorporated herein by this reference (the "Property"), from City R-2 to City PCD, and

WHEREAS, Ordinance 19-21 defined specific zoning requirements for all new development upon the Property, including maximum height requirements for the building; and

WHEREAS, the applicant has requested minor revisions to requirements of the PCD Ordinance (Ordinance 19-21) to amend the building's height requirements; and

WHEREAS, Section 3 b. of Ordinance 19-21 allows for minor amendments to be approved by Resolution of the City Commission of the City of Winter Garden;

WHEREAS, the City Commission of the City of Winter Garden hereby finds and declares the minor amendment to the PCD Ordinance (Ordinance 19-21) 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 minor amendment to the PCD Ordinance (Ordinance 1921) approved by this Ordinance meets all applicable criteria contained within the City of Winter Garden Comprehensive Plan and the Code of Ordinances.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF WINTER GARDEN, FLORIDA:

SECTION 1: Amendment to the Winter Garden Hotel PCD. The City Commission hereby approves the applicant's request for a minor amendment to the Winter Garden Hotel PCD. Accordingly, Section 1 of the Winter Garden Hotel PCD Ordinance 19-21 establishing the PCD zoning classification of the Property is hereby amended to read as follows (words that are stricken out are deletions; words that are underlined are additions. Sections, subsections and provisions not included are not being amended):

SECTION 1. Rezoning.

f) Design Criteria/Architectural Standards:

- i. **Maximum Building Height-** For the main building massing, the maximum building height at the top of the parapet shall not exceed 52 feet (three stories). The permitted rooftop structures may not exceed 58'-4" feet in height.

SECTION 2: Ratification. Except as modified herein, all other terms and conditions of Ordinance 19-21 remain valid and effective.

SECTION 3: Severability. If any section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution. The City Commission declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, or portion thereof, despite the fact that any one or more of such section, subsection, sentence, clause, phrase, or portion thereof would be declared invalid or unconstitutional.

SECTION 4: Effective Date. This Resolution shall become effective immediately upon its adoption by the City Commission.

ADOPTED this _____ day of _____, 2021, after a reading and public hearing by the City Commission of the City of Winter Garden, Florida.

APPROVED:

JOHN REES, Mayor/Commissioner

ATTEST:

ANGELA GRIMMAGE, City Clerk

Exhibit "1"

PARCEL ID(s): 23-22-27-2548-01-010

LEGAL DESCRIPTION (PER OFFICIAL RECORDS BOOK 4973, PAGE 2379):

LOT 1, 2 AND 3, BLOCK A OF EWING' S ADDITION TO THE CITY OF WINTER GARDEN,
PER PLAT BOOK " F", PAGE 42, PUBLIC RECORDS OF ORANGE COUNTY FLORIDA.

After Recording Return to:
City of Winter Garden
Attn: City Clerk
300 West Plant Street
Winter Garden, Florida 34787

IMPACT FEE DEFERRAL AND FORGIVENESS AGREEMENT

THIS IMPACT FEE DEFERRAL AND FORGIVENESS AGREEMENT (the "Agreement") is entered into as of the 30th day of June, 2021, by and among the **City of Winter Garden**, a Florida municipal corporation, whose address is 300 West Plant Street, Winter Garden, Florida 34787 (the "City") and **WGH PROPERTY LLC, a Delaware limited liability company**, whose address is 7009 Dr. Phillips Blvd, Suite 220, Orlando, Florida 32801 (the "Owner").

WITNESSETH:

WHEREAS, on June 30, 2021 ("Acquisition Date"), Owner acquired fee simple ownership of that certain real property located within Orange County, Florida, from the City by way of and as described in that certain Special Warranty Deed recorded at Official Records Instrument # 20210396734 Public Records of Orange County, Florida (the "Property"); and

WHEREAS, the Owner shall develop the Property consistent with the uses and structures described in City of Winter Garden Ordinance 19-21 (The Winter Garden Hotel PCD) adopted on June 27, 2019, as amended from time to time by the City of Winter Garden (the "Project"); and

WHEREAS, the Owner has requested that the City defer and waive downtown parking user fees under Sec. 118-1389, City of Winter Garden Code of Ordinances, transportation impact fees, police impact fees, fire impact fees, and sewer and potable water impact fees for the Project, up to a maximum amount of \$884,279.48 in deferrals and waivers, which is more specifically described herein as the "Deferred Fees"; and

WHEREAS, the City desires to encourage economic development of Downtown Winter Garden and has determined that the Project, including with approving the Deferred Fees as set forth herein, facilitates such goal; and

WHEREAS, further, the City has determined that the Project enhances the aesthetics, function, developability and character of Downtown Winter Garden and has done such pursuant to specific design standards; and such findings further warrant granting of the Deferred Fees; and

WHEREAS, the City's Commission has found that it is in the best interest of the City and serves a municipal purpose to grant the Deferred Fees for the Project subject to the terms and conditions of this Agreement; and

WHEREAS, the Owner recognizes that it will not obtain the full benefit of the Deferred Fees in the event that it sells or conveys the Property for a period of at least five (5) years from the Acquisition Date; and

WHEREAS, the development of the Project remains subject to Owner seeking and obtaining development orders and approvals as required by the City’s Comprehensive Plan, City Code and other applicable laws, ordinances, rules and regulations; and

WHEREAS, City and Owner desire to set forth their agreement relating to the Deferrals as more particularly set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth in this Agreement, the parties hereto, each intending to be legally bound hereby, agree as follows:

SECTION 1
Impact Fee and User Fee Deferral

1.1 Based upon the proposed Project, the Owner will be required to pay downtown parking user fees under Sec. 118-1389, City of Winter Garden Code of Ordinances, transportation impact fees, police impact fees, fire impact fees, and sewer and potable water impact fees for the Project (“User and Impact Fees”). Owner has requested that the City defer and ultimately forgive User and Impact Fees for the Project in an amount of \$884,279.48 (the “Deferred Fees”) as set forth in this Agreement.

1.2 The \$884,279.48 amount for the Deferred Fees set forth in Section 1.1 is an estimated amount based on the proposed Project and User and Impact Fees in effect on the Effective Date of this Agreement, which is the sum of the following calculations:

Road Impact Fees

Use	Rate	Amount Due
Hotel	\$3,348/Room (60)	\$200,880
Restaurant	\$17,048/1,000 S.F. (2,500)	\$42,620.00
Existing Office Credit	\$5,748.00/1,000 S.F. (3,899)	- \$22,411.52
TOTAL		\$221,088.48

Sewer/Water Impact Fees

Use	Rate	Amount Due
1” Existing Potable Water	\$2,715.00	
1” Existing Sewer	\$4,418.00	
1” Existing Irrigation	\$2,715.00	
Proposed 2” Potable Water	\$8,688.00 (minus credit for existing 1”)	\$5,973.00
Proposed 2” Sewer	\$14,136.00 (minus credit for existing 1”)	\$9,718.00

Parking Fees

Use	Amount Due (\$5,000.00 per space)
Hotel 1 space/room (60 rooms) = 60 spaces	\$300,000.00
Hotel 1space/3 employees (9 employees) = 3 spaces	\$15,000.00
Restaurant 1 space/ 4 seats (80 seats) = 20 spaces	\$100,000.00
Restaurant 1 space/3employees	\$15,000.00

(9 employees) = 3 spaces	
Meeting Area (Assembly) 150 seats 1space/5 seats = 30 spaces	\$150,000.00
TOTAL	\$580,000.00

Fire Impact Fees

\$.85/S.F. (45,000 S.F.)	\$38,250.00
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Police Impact Fees

\$.65/S.F. (45,000 S.F.)	\$29,250.00
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1.3 If the Project is constructed in accordance with City of Winter Garden Ordinance 19-21 (The Winter Garden Hotel PCD) adopted on June 27, 2019, as amended from time to time by the City of Winter Garden and proposed utilities are not greater in size than contemplated by the above estimates, the estimated amount of \$884,279.48 will be the maximum amount charged for the User and Impact Fees. If an ordinance, code or law change results in reductions in impact fees, building permit fees or user fees for which the above amounts are based, the Owner shall not have the right to apply such differential amounts to offset other fees charged to the Project or otherwise receive credits or cash payments from the City. Any and all building permit fees, connection fees and user fees not being deferred or waived under this Agreement shall be paid when due.

1.4 The City agrees to defer the Owner’s obligation to pay \$884,279.48 of the Deferred Fees so that such fees are not required to be paid when normally due under the City’s regulations, codes and ordinances. The Deferred Fees are to be paid when due as set forth in Section 2.1 herein and the Deferred Fees are to be waived as set forth in Section 2.1 herein. The User and Impact Fees being deferred by this Agreement are exclusively for the benefit of Project on the Property to be developed by the Owner, thus they may not be sold or conveyed by Owner, or transferred to or used for any other property, project or development. The User and Impact Fees deferrals shall not be given to the Property and Owner (or its successors and assigns) if the Project is not developed consistent with the City of Winter Garden Ordinance 19-21 (The Winter Garden Hotel PCD) adopted on June 27, 2019, as amended from time to time by the City of Winter Garden.

1.5 This Agreement shall not be construed as a waiver, limitation or deferral of the Owner’s or Property’s responsibilities and obligations to pay any other impact fee, connection fee, building permit fee or other sums required under the City’s City Code, and other applicable laws, statutes, ordinances, resolutions and regulations.

1.6 In the event Owner fails to obtain a building permit (“Building Permit”) for the vertical construction of the Project on or before June 30, 2022, excepting any force majeure occurrence, the City shall have the right to terminate, without cost or penalty, this Agreement upon written notice to Owner. Further, the City shall have the right to terminate, without cost or penalty, this Agreement if the Owner or its successors and assigns do not construct the Project substantially consistent with the City of Winter Garden Ordinance 19-21 (The Winter Garden Hotel PCD) adopted on June 27, 2019; provided however, the City shall exercise such right on or before thirty (30) days after a permanent certificate of occupancy is issued for structures constructed

upon the Property. Upon termination of this Agreement, the City's obligations hereunder shall terminate, and no User and Impact Fees shall be deferred, forgiven or waived for the Project or the Property. The City's City Manager shall have the authority to extend this June 30, 2022 deadline for good cause shown by the Owner.

SECTION 2
Deferred Fee Forgiveness

2.1 For each annual anniversary that is after the Acquisition Date and the Building Permit is issued that the Owner remains the fee simple owner of 100% interest in the Property (including not having a Change of Control, as defined herein), the City agrees to forgive and waive the Deferred Fees consistent with the following schedule:

- If the Property is conveyed on or before the 1st annual anniversary after the Building Permit issuance, the amount of \$884,279.48 shall be paid on or before the Owner conveys the Property; thus zero will be waived and forgiven;
- Thereafter, if the Property is conveyed between the 1st annual anniversary and on or before the 2nd annual anniversary after the Building Permit issuance, the amount of \$709,279.48 shall be paid on or before the Owner conveys the Property; thus \$175,000.00 will be waived and forgiven;
- Thereafter, if the Property is conveyed between the 2nd annual anniversary and on or before the 3rd annual anniversary after the Building Permit issuance, the amount of \$534,279.48 shall be paid to the City on or before the Owner conveys the Property; thus \$350,000.00 will be waived and forgiven;
- Thereafter, if the Property is conveyed between the 3rd annual anniversary and on or before the 4th annual anniversary after the Building Permit issuance, the amount of \$359,279.48 shall be paid to the City on or before the Owner conveys the Property; thus, \$525,000.00 will be waived and forgiven;
- Thereafter, if the Property is conveyed between the 4th annual anniversary and on or before the 5th annual anniversary after the Building Permit issuance, the amount of \$184,279.48 shall be paid to the City on or before the Owner conveys the Property; thus \$700,000.00 will be waived and forgiven.

Thus, if the Owner remains the 100% owner of the Property for a period of more than 5 years after the Acquisition Date and Building Permit issuance, the Deferred Fees shall be forgiven and waived. The Deferred Fees if due shall be paid no more than one time as set forth above prior to or simultaneously with transfer or conveyance of the Property or an interest therein by Owner, in each case not otherwise permitted in this Agreement. If the Owner conveys the Property prior to the issuance of the Building Permit, then this Agreement will terminate unless otherwise approved by the City. In addition to a transfer of the Property or an interest therein via deed, the Owner shall be considered to have conveyed an interest in the Property if a "Change of Control" of the Owner (WGH PROPERTY LLC) shall have occurred. For purposes of this Agreement, a "Change of Control" shall be deemed to have occurred if neither of Justin Watzka or Peter Watzka have the direct or indirect power to direct or cause the direction of management, policies

or activities of the Owner, whether through ownership of voting securities or by contract rights with respect to such voting rights or otherwise. For the avoidance of doubt, transfers of direct or indirect ownership interests in Owner for estate planning purposes, or to immediate family members (which shall be limited to a spouse, parent, child and grandchild), transfers of direct or indirect interests in Owner by operation of law or upon death by devise or descent, issuance of new shares, partnership interests, membership interests or other direct or indirect ownership interests of any kind, or transfers of any direct or indirect ownership interests in Owner, its affiliates, subsidiaries, members, or parents shall be permitted hereunder so long as such transfer does not result in a Change of Control of Owner. Owner shall give the City at least twenty (20) days prior written notice of any intended transfer or conveyance of the Property or an interest therein which would require payment of any Deferred Fees.

2.2 This Section is not intended to prevent Owner from conveying or transferring the Property or an interest therein. The conveyance or transfer merely triggers the payment of the Deferred Fees according to the schedule set forth herein.

SECTION 3 Lien of this Agreement

3.1. Any amounts that become due and owing under this Agreement shall accrue interest of twelve percent (12%) per annum and such principal amounts plus interest owed shall constitute a lien against the Property, which may be foreclosed in accordance with the procedures established in Section 702.10, Florida Statutes, or successor or other statute providing for lien foreclosure procedures. For priority purposes, such lien provided in this Agreement shall be relate back in time to the recording of this Agreement, except that it shall be subordinate any first mortgage upon the Property securing the Project's financing, inclusive of any refinancing thereof (collectively, "Senior Debt"). Except for the Senior Debt, this Agreement and the lien thereunder shall be superior in priority to any and all other mortgages, liens, and encumbrances on the Property and superior in priority to all equity interest in the Property.

SECTION 4 Default and Remedies

4.1 Events of Default. An "Event of Default" shall occur if:

- (a) There shall have occurred a material breach by Owner or City in any respect under any provision of this Agreement;
- (b) An assignment in contravention of Section 5.6 of this Agreement shall have occurred;
- (c) Owner's corporate entity is dissolved without the City's written consent;
- (d) Owner is declared insolvent, or a voluntary or involuntary bankruptcy, receivership or any other similar federal or state proceeding is commenced pertaining to the Owner; and/or
- (e) An action for foreclosure of the 1st mortgage upon the Property is commenced.

4.2 Remedies.

(a) Notice. If there is an Event of Default under Section 4.1(a), the non-breaching party shall not exercise its remedies hereunder unless the breaching party has failed to cure the Event of Default after written notice and the expiration of thirty (30) days after receipt of such notice. The City shall not be required to give Owner written notice and an opportunity to cure an Event of Default under Section 4.1(b), (c) or (d).

(b) Remedies. Upon the occurrence of an Event of Default and the expiration of the cure period, if any, set forth in Section 4.2(a), the non-breaching party may institute an action for specific performance against the breaching party. In addition to the above remedies, upon the occurrence of an Event of Default by Owner, the City shall have the right to (i) accelerate the due date of payments to be made after the occurrence of an Event of Default under this Agreement to the date of the occurrence of the Event of Default and/or institute an action against the Owner seeking actual (but not punitive or consequential) damages; (ii) withhold or place a stop work order on development orders and permits for the Project and take such other remedies afforded under the City of Winter Garden Code of Ordinances as may be amended from time to time, (iii) take the remedies afforded to the City under the Security Documents, or (iv) any other remedies available by law and in equity; or any combination of (i), (ii), (iii) and (iv). Past due amounts owed by the Owner to the City shall accrue interest at the rate of twelve percent (12%) per annum commencing from their due date and until such amounts are paid in full. In addition, if an Event of Default occurs as described in Section 4.1(b), (c), (d) or (e), this Agreement shall automatically terminate if such occurs prior to the issuance of the Building Permit. The City may terminate this Agreement upon written notice to Owner if after issuance of the Building Permit an Event of Default occurs as described in Section 4.1(b), (c), (d) or (e).

(c) Termination. If the City terminates this Agreement for an Event of Default by Owner or failure to develop the Property or the Project consistent with the uses and structures described in City of Winter Garden Ordinance 19-21 (The Winter Garden Hotel PCD) adopted on June 27, 2019, as amended from time to time by the City of Winter Garden, all impact fees and user fees that were deferred or waived under this Agreement and not previously paid by the Owner or the Project shall be due and owing as provided under the City's Code of Ordinances and shall be paid to the City immediately upon termination of this Agreement, unless such fees would be due under the Code of Ordinances at a later time, then in such case, such fees shall be paid when typically due under the City's Code of Ordinances. In such event and without limitation to other rights and remedies, the City shall have all rights and remedies afforded by law, including pursuant to the City's Code of Ordinances, for the collection of impact fees and users fees due and owing on the Project. This subsection survives termination of this Agreement.

(d) No Waiver. The failure of the non-breaching party to exercise any right or remedy available to it pursuant to the terms of this Agreement or otherwise shall not be deemed to be a waiver of such right or remedy or of any of the terms and provisions of this Agreement.

SECTION 5 General Provisions

5.1 Amendment. No amendment, modification or termination of this Agreement shall be effective unless in writing and signed by the party intending to be bound thereby.

5.2 No Third Party Beneficiaries. The parties to this Agreement do not intend the benefit of this Agreement to inure to any third party.

5.3 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original.

5.4 Time is of the Essence. The parties hereto agree that time is of the essence for the performance of all obligations hereunder.

5.5 Recording. The City shall have the right to record this Agreement in the official public records of Orange County, Florida. The recording costs shall be borne by the Owner.

5.6 Successors and Assigns. This Agreement shall not be assigned by either of the parties hereto without prior written consent of the other party. Subject to the aforesaid, this Agreement shall inure to the benefit of and shall be binding upon the Property and the parties hereto and their respective successors and permitted assigns.

5.7 Section Headings. The section headings inserted into this Agreement are for convenience only and are not intended to and shall not be construed to limit, enlarge or affect the scope or intent of this Agreement nor the meaning of any provision hereof.

5.8 Notices. Any notice or demand required or permitted to be given by or to any of the parties hereto and every allegation of a breach of a warranty or allegation of a misrepresentation contained in this Agreement shall be in writing and shall be personally delivered, sent by facsimile (with receipt confirmed of such facsimile delivered by one of the other methods described herein) or mailed by certified mail, return-receipt requested, postage prepaid, and addressed as follows:

If to Owner: WGH PROPERTY, LLC
 7009 Dr. Phillips Blvd, Suite 220
 Orlando, Florida 32801

If to City: City of Winter Garden
 Attn: City Manager
 300 West Plant Street
 Winter Garden, Florida 34787

or to such other addresses as the parties may from time to time designate in writing in the manner set forth above.

5.9 Governing Law. The laws of Florida shall govern this Agreement. Exclusive venue for any action or lawsuit interpreting or enforcing the provisions of or relating to this Agreement shall be in a court of competent jurisdiction in Orange County, Florida. Nothing contained in this Agreement or in any instruments executed relating to the terms of this Agreement shall be construed as a waiver or attempted waiver by the City of its sovereign immunity, home rule power, police power and zoning authority under the Constitution and laws of the State of Florida.

5.10 Compliance. Except for the Deferred Fees provided herein, all development of the Project shall be in compliance with all applicable federal, state, county and municipal laws and

ordinances, rules and regulations (including, but not limited to, the City's land development regulations, zoning requirements and comprehensive plan). The parties acknowledge and agree that the City cannot legally contract away its police power, zoning authority and land development review and approval authority, and therefore the City cannot legally agree to and is not agreeing to approve or issue any comprehensive plan amendment, development orders, development permits or any other land development approval by this Agreement, including without limitation, rezoning, development agreement, variance, special exception, condition use permit, final site plan, preliminary subdivision plan/plat, final subdivision plan/plat, building permit, grading permit, and stormwater drainage permit. These and any other required City development approvals and permits shall be processed, reviewed and issued (or rejected) by the City in accordance with procedures with respect to same as set forth in general law, the City's Code of Ordinances, and subject to any conditions of approval thereof. This Agreement, nor any verbal or written statement by City or any of the City's officers, officials, attorneys, employees or agents relating to or concerning this Agreement or any related agreement shall constitute evidence of, used for, or relied upon for any claim or allegation of estoppel, vested rights, inverse condemnation, substantive or procedural due process violation, or Bert J. Harris Act violation (or any combination thereof) against the City or any of the City's officers, officials, attorneys, employees or agents.

5.11 Severability. Invalidation or a holding of unenforceability of any provision of this Agreement shall not affect any other provisions hereof, which other provisions shall remain in full force and effect.

5.12 Effective Date. The Effective Date of this Agreement shall be the date when executed by the last of the parties to sign this Agreement, and such date should be inserted at the top of the first page of this Agreement.

5.13 Recitals. The recitals are incorporated herein as material provisions of this Agreement.

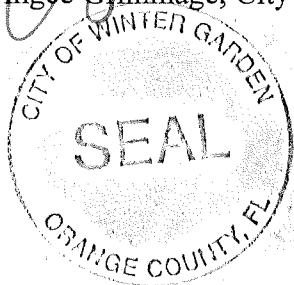
IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

CITY:
City of Winter Garden, a Florida municipal corporation

By: Michael Bollhoefer
Michael Bollhoefer, City Manager

ATTEST:

By: Angie Grimmage
Angie Grimmage, City Clerk



Witnesses:

Michelle Lindsay
Signature

Michelle Lindsay
Print

S. Gonz
Signature

Sonia Gonzalez
Print

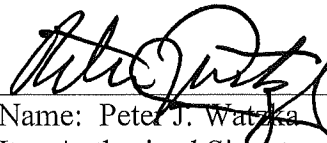
OWNER:

WGH PROPERTY, LLC, a Delaware limited liability company

By: **WGH PARTNERS LLC**, a Delaware limited liability company, its sole member and manager

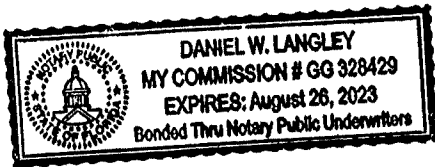
By: **WGH OPERATOR LLC**, a Delaware limited liability company, its Manager

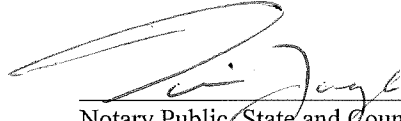
By: **JA HOSPITALITY LLC**, a Delaware limited liability company, its Manager

By: 
Name: Peter J. Watzka
Its: Authorized Signatory

COUNTY OF ORANGE
STATE OF FLORIDA

The foregoing instrument was executed, sworn to and acknowledged before me by physical presence this June 28, 2021 by Peter J. Watzka as authorized signatory of JA HOSPITALITY LLC, as Manager of WGH OPERATOR LLC, as Manager of WGH PARTNERS LLC, as sole member and manager of **WGH PROPERTY, LLC, a Delaware limited liability company**. He (check one) is personally known to me, or has produced a valid driver's license as identification.




Notary Public, State and County Aforesaid
Name: Daniel W. Langley
My Commission Expires: August 26, 2023
My Commission Number is: GG 328429

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Laura Coar, Parks and Recreation Director

Via: Jon C. Williams, City Manager

Date: January 15, 2026

Meeting Date: January 22, 2026

Subject: Approve Proposal and Authorize City Manager to Award Contract for the Tucker Ranch Project

Issue: The City's Construction Manager has received one proposal for bid package 21 (fencing) from:

- Aabot Fencing \$875,852
- CO # 1,2 & 4 -\$227,004
- Total \$648,848

Recommended Action:

Approve Aabot Fence, Inc. as the lowest responsive, responsible proposer for bid package 21 – Fencing and authorize City Manager to award a contract in the amount of \$648,848 plus a 10% contingency in the amount of \$64,884 for a total of \$713,732.00.

Attachments/References:

- Notice of Recommendation to Award
- Letter of Recommendation to Award
- Bid Tabulation & Change Orders
- Contract



City of Winter Garden

Notice of Recommendation to Award

Date: December 29th, 2025

Re: **NOTICE OF RECOMMENDATION TO AWARD**
Tucker Ranch Project – Bid Package 21 (Fencing)

On June 27th, 2024 (Fencing) the city received bid responses to the Request for the Tucker Ranch Project. Based upon independent reviews of the bids, the determination was made to award bid package 21. Please refer to the attached document that indicates the Recommended Awarded Contractors.

Staff will present their recommendation of award to the City of Winter Garden City Commission. The date of the meeting is January 22, 2025, at 6:30 pm at the regularly scheduled City Commission meeting in Commission Chambers at City Hall located at 300 West Plant Street, Winter Garden, FL 34787. Public comment shall be taken at this time.

Any actual or prospective submitter who is allegedly aggrieved in connection with the pending award of a contract may file a protest with the City Manager in accordance with the Winter Garden Purchasing Manual, Resolution #09-13, no later than 5:00 pm on the fifth business day after the posting of this notice of award recommendation. Failure to submit a written protest meeting the requirements of the Winter Garden Purchasing Manual by this deadline shall constitute a waiver and invalidation of any protest to the applicable solicitation, proposal, or award. Any written protest shall be directed and delivered to:

City of Winter Garden
Attn: Jon C. Williams, City Manager
300 West Plant Street
Winter Garden, FL 34787

A copy of such a written protest shall also be delivered to Laura Coar, Director - Parks and Recreation, 300 West Plant Street, Winter Garden, FL 34787.



Featherstone, Inc.

PROJECT + CONSTRUCTION MANAGEMENT

4610 Roslyn Road, Downers Grove, Illinois 60515
P 630.737.1990 www.featherstoneinc.com

December 29th, 2025

Ms. Laura Coar
Director, Parks and Recreation
City of Winter Garden
300 West Plant Street
Winter Garden, FL 34787

Re: City of Winter Garden – Tucker Ranch Project
Letter of Bid Award Recommendation

Dear Laura,

This letter is in response to the City of Winter Garden's request to prepare a formal written recommendation for the Owner's award of bids received on June 27th Bid Package 21 (Fencing).

Find attached is the Bid Tabulation Sheet dated December 4th, that documents the proposal forms as received, opened, and read publicly on June 27th. The dark green highlighted contractors are those recommended for the award.

Additionally, is our attached Recommendation Contract Table dated December 4th, 2024, with the breakout by contractors. Featherstone's recommendation reflects awarding the scope to the most responsive and responsible bidder. If the apparent low bidder was not recommended, their bid was incomplete and withdrawn. Additional information is provided within the Recommendation Contract Table.

Lastly, enclosed is the change order package for CO-001 and CO-002. While the recommended award amount for Aabot Fence reflects the original base bid of \$875,852.00, the City has subsequently implemented value-engineering revisions (CO-001) a sales-tax exclusion (CO-002) and removal of additional fencing scope for this contract (CO-004). As outlined in the approved change orders, these adjustments result in a revised contract value of \$648,848 pending the City's final execution of the complete change order package. It is important to note that the original contract must still be fully executed in accordance with the public procurement requirements, with the adjusted contract amount formally recognized upon approval of the change orders.

Featherstone has procured all bids through the public bidding requirements; public notification was issued via the Orlando Sentinel. In general, the bid interest was strong in the beginning of the bid process but seemed to have diminished as the contract requirements, prequalification documentation and project scope was conveyed to the potential bidders. Nevertheless, the public bidding process has rendered great value to the City of Winter Garden and generated a favorable cost variance against the latest approved project budget.

The recommended contractors have been vetted by Featherstone by reviewing the required AIA 305 Documentation (Contractor's Qualification Statement). Featherstone has contacted provided contractor recommendations and reviewed publicly available documentation (LLC standing, OSHA and lien searches) to verify that the recommended bidder is qualified to complete the project.

The following are Featherstone, Inc.'s recommendations for consideration. Please call if you have any questions or need additional information.

Sincerely,

Tom Featherstone



Featherstone, Inc.

PROJECT + CONSTRUCTION MANAGEMENT

City of Winter Garden
Tucker Ranch
Aabot Fence Table
December 4th 2025

Company Name	Bid Status Update	Base Bid	Bid Security	Exhibit A (Criminal Entity)	Prequalification Documentation	Voluntary Alternate	Recommended Alt. Subtotal:	Total Adjusted Bid
21 - Fencing								
Aabot Fence		875,852.00	x	x	x	N/A		875,852.00

Color Legend

Indicates Recommended Contractor and Approved Alternate



Indicates Received after Bid Opening



Contract	Approved Cost
Contract: 21 - Aabot Fencing	
Base Bid	875,852.00
Alternates	0.00
Total Adjusted Contract with Alternates	875,852.00
Total for all recommended Trade Contractor Costs with Alternates:	875,852.00



Featherstone, Inc.

PROJECT + CONSTRUCTION MANAGEMENT

4610 Roslyn Road, Downers Grove, Illinois 60516
P 630.737.1990 www.featherstoneinc.com

CHANGE ORDER

Project : Winter Garden - Tucker Ranch

Date : May 20, 2025

Contract : Fencing

C.O. # 001

To : Aabot Fence

You are directed to make the following change to the Contract:

Add to the contract the following:

- | | | |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1 | <p>Change Event # 056 - Aabot Fence: • Furnish and install M-4 6' chain link fence with black vinyl along the south end of the property. • Furnish and install M-5 aluminum member posts and gate in lieu of HSS refer to L4.21 and L.30. All M-5 to be prefinished black. • Furnish and install 5' fence (W-3) rough cut cedar. In lieu of (W-2) composite wood. Refer to detail 4/L4.20, 2/L4.15 • Dumpster enclosure 4"X3" (M-5) Aluminum member is lieu of HSS with 2"x2" aluminum member horizontal members welded together EQ. 4/L4.15 • Base price 4x4 post @ 6' O.C (W-3) rough cut cedar with 4" steel screw. 5/4 X 6 (W-3) rough cut cedar, typ. Refer to L4.20 o Alternate price for post spacing at 8" O.C (4x4 post) o Alternate price 6" diam @ 6' O.C (W-3) rough cut cedar with 4" steel screw. 5/4 X 6 (W-3) rough cut cedar, typ. □ Alternate price for 8' O.C post. o Perform mocks up for all options as referenced on L4.20. o Alternate price to prefinished black painted cedar plants</p> | -176,424.00 |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|

Consideration:

Contract Amount is Revised By:

(\$176,424.00)

The contract time will not be changed by this Change Order by

Not valid until signed by the Owner and the Project Manager.

City of Winter Garden

Project Manager

Architect

Contractor

CHANGE ORDER AMOUNT

-176,424.00



Featherstone, Inc.

PROJECT + CONSTRUCTION MANAGEMENT

4610 Roslyn Road, Downers Grove, Illinois 60515
P 630.737.1990 www.featherstoneinc.com

CHANGE ORDER

Project : Winter Garden - Tucker Ranch

Date : June 2, 2025

Contract : Fencing

C.O. # 002

To : Aabot Fence

You are directed to make the following change to the Contract:

Add to the contract the following:

- | | | |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 1 | Change Event # 050 - After further discussion Ownership has made the decision that Contractors are to exclude Sales Tax. The City will be providing Direct Purchase Orders with your vendors. Change orders are being issued to credit back previous additive change order in Change Event #001: Sales Tax Inclusion. Featherstone team will be working directly with each contractor to get all necessary paperwork into the city. | -15,240.00 |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|

Consideration:

Contract Amount is Revised By: (\$15,240.00)

The contract time will not be changed by this Change Order by _____

Not valid until signed by the Owner and the Project Manager.

City of Winter Garden

Project Manager

Architect

Contractor

CHANGE ORDER AMOUNT -15,240.00



Featherstone, Inc.

PROJECT + CONSTRUCTION MANAGEMENT

4610 Roslyn Road, Downers Grove, Illinois 60515
P 630.737.1990 www.featherstoneinc.com

CHANGE ORDER

Project : Winter Garden - Tucker Ranch

Date : December 8, 2025

Contract : Fencing

C.O. # 004

To : Aabot Fence

You are directed to make the following change to the Contract:

Add to the contract the following:

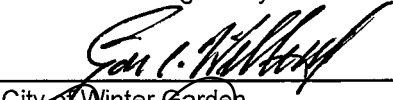
- | | | |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 1 | Change Event # 209 - Aabot Fence to provide a credit for the deletion of the garden fence previously scheduled to be furnished and installed between the Ranch House and the Retreat Building. | -35,340.00 |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|

Consideration:

Contract Amount is Revised By: (\$35,340.00)

The contract time will not be changed by this Change Order by _____

Not valid until signed by the Owner and the Project Manager.



City of Winter Garden



Architect



Project Manager

Contractor

CHANGE ORDER AMOUNT -35,340.00



AIA® Document A132® – 2019

Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition

AGREEMENT made as of the Twenty-Five day of September in the year Two Thousand Twenty Four
(In words, indicate day, month, and year.)

BETWEEN the Owner:
(Name, legal status, address, and other information)

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

and the Contractor:
(Name, legal status, address, and other information)

Aabot Fencing
3001 Old Winter Garden Road
Orlando, FL 32905

for the following Project:
(Name, location, and detailed description)

Tucker Ranch
100 Avalon Road,
Winter Garden, Florida 34787
Owner: City of Winter Garden
21 Fencing

(Name, legal status, address, and other information)

Featherstone, Inc. Providing Construction Management Services for
Madrid CPWG
3918 N. Highland Ave.
Tampa, FL 33603

The Architect:
(Name, legal status, address, and other information)

Hodgson Douglas, LLC
507 Main Street
Nashville, TN 37206

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Documents A232™–2019, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition; B132™–2019, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition; and C132™–2019, Standard Form of Agreement Between Owner and Construction Manager as Adviser. AIA Document A232™–2019 is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.

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User Notes:

(1697336935)

TABLE OF ARTICLES

1	THE CONTRACT DOCUMENTS
2	THE WORK OF THIS CONTRACT
3	DATE OF COMMENCEMENT AND DATES OF SUBSTANTIAL COMPLETION
4	CONTRACT SUM
5	PAYMENTS
6	DISPUTE RESOLUTION
7	TERMINATION OR SUSPENSION
8	MISCELLANEOUS PROVISIONS
9	ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

EXHIBIT B DETERMINATION OF THE COST OF THE WORK

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than Modifications, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

The scope of work for the 21 Fencing Contract is also further defined in the Project Manual General Requirement dated June 7, 2024, 8.21 Contract.

ARTICLE 3 DATE OF COMMENCEMENT AND DATES OF SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

The date of this Agreement.
(Paragraphs deleted)

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion of the Project or Portions Thereof

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the date of Substantial Completion of the Work of all of the Contractors for the Project will be:

(Insert the date of Substantial Completion of the Work of all Contractors for the Project.)

§ 3.3.1.1 As indicated on the attached Prebid Schedule Criteria dated March 28, 2024.

Init.

/

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work of all of the Contractors for the Project are to be completed prior to Substantial Completion of the entire Work of all of the Contractors for the Project, the Contractors shall achieve Substantial Completion of such portions by the following dates:

Portion of Work

Substantial Completion Date

§ 3.4 When the Work of this Contract, or any Portion Thereof, is Substantially Complete

§ 3.4.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall substantially complete the entire Work of this Contract:

(Check one of the following boxes and complete the necessary information.)

By the following date as defined in the Prebid Schedule Criteria dated March 28, 2024

§ 3.4.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work of this Contract are to be substantially complete prior to when the entire Work of this Contract shall be substantially complete, the Contractor shall substantially complete such portions by the following dates:

(Table deleted)

As defined in the Prebid Schedule Criteria dated March 28, 2024.

§ 3.4.3 If the Contractor fails to substantially complete the Work of this Contract, or portions thereof, as provided in this Section 3.4, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be one of the following:

(Check the appropriate box.)

Stipulated Sum, in accordance with Section 4.2

(Paragraphs deleted)

below

(Based on the selection above, complete Section 4.2, 4.3 or 4.4 below.)

§ 4.2 Stipulated Sum

§ 4.2.1 The Contract Sum shall be Eight Hundred Seventy-Five Thousand Eight Hundred Fifty-Two (\$ 875,852.00), subject to additions and deductions as provided in the Contract Documents.

§ 4.2.2 Alternates

§ 4.2.2.1 Alternates, if any, included in the Contract Sum:

(Table deleted)

(Table Deleted)

§ 4.2.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.

(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

(Table deleted)

(Table Deleted)

§ 4.2.3 Allowances, if any, included in the Contract Sum:

(Identify each allowance.)

(Table deleted)

(Table Deleted)

Init.

§ 4.2.4 Unit prices, if any:

(Identify the item and state the unit price, and quantity limitations, if any, to which the unit price will be applicable.)

(Table deleted)

Per the attached Exhibit A dated **September 25, 2024**

(Paragraphs deleted)

(Table deleted)

(Paragraphs deleted)

(Table deleted)

(Paragraphs deleted)

(Table deleted)

(Paragraphs deleted)

(Table deleted)

(Paragraphs deleted)

(Table deleted)

(Paragraphs deleted)

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1

If specifically requested by Contractor, progress payments will be made monthly as the Work progresses. No later than the **twenty-fifth (25th)** day of each month Contractor shall submit to the Construction Manager for approval a detailed estimate of the value of the Work done and materials furnished during such month together with all Partial and Final Waivers of Lien and certified payrolls for the applicable period using the applicable Federal US Department of Labor Certified Transcript of Payroll Form. Each progress payment will be equal, minus retention, to the estimate value (in relation to the contract price) of the Work in place. If payment is to be requested for the invoiced cost of material purchased and suitably stored on the construction site for permanent incorporation in the Work, authorization for such purchase and shipment must be secured from the Construction Manager before shipment is made. Such material must be documented with shipping lists, invoices, bills of lading, or other listings showing the size, quantity, description, and cost of the materials so that verification of receipt can be made by the Construction Manager prior to the request for payment. If payment is to be requested for material to be permanently incorporated in the Work but suitably stored away from the construction site, prior written approval must be given by the Construction Manager. Within forty-five (45) days after approving the payment request, the Owner will arrange for payment of the approved amount to the Contractor less the total of all previous payments and less the retained amounts as set forth below. Applications for payments must be approved by the Construction Manager before being forwarded to the City of Winter Garden.

(Paragraphs deleted)

§5.1.2 From such progress payments Owner shall retain a sum equal to five percent (5%) of each installment due, which said retained amount, together with any other amounts not theretofore paid, shall be paid by Owner to Contractor as the final payment upon Construction Manager's authorization for final payment and upon the expiration of the period during which liens, or notices thereof, must be filed or recorded by anyone (other than Contractor) performing Work or providing materials in connection with said Work to be performed hereunder or, in case there is no fixed expiration of such period, within thirty-five (35) days after the filing in the appropriate governmental offices of a good and sufficient notice of completion of all Work to be performed hereunder. Owner agrees to file promptly, after completion of said Work and acceptance thereof, any notice required of it to cause said period to begin running. Retainage on progress payments requested after fifty percent (50%) of the contract is complete may be reduced to two and a half percent (2.5%) if current and projected future progress is in accordance with the approved construction schedule, and upon written approval of the Owner and Construction Manager. The full contract retainage may be reinstated if the manner of completion of the Work and its progress do not remain satisfactory to the Architect or Construction Manager, (or if the Surety withholds his consent,) or for other good and sufficient reasons

(Paragraphs deleted)

§5.1.3 The Contractor shall submit for the Construction Manager's review and approval a Schedule of Values within seven (7) days of being awarded the Contract. It shall be an itemized breakdown of the construction contract cost, identifying all subcontractors, suppliers, and their contract amounts. Both the Contractor and subcontractor totals shall be separated into divisions of Work identified by specification section. The subtotals, whenever feasible, shall be further

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separated according to site area and division of work or by system. The Contractor shall itemize General Conditions, by item, for each of the following: insurance bonds, field supervision layout, and general requirements. The Contractor shall itemize divisions of Work to include quantities and unit prices by cost of material and cost for installation. The amount listed for each line item shall not exceed \$50,000.00. List subcontractor and suppliers by name. The Contractor shall submit through Procure the Schedule of Values on prepared form entitled "Application for Payment and Sworn Statement for Contractor and Subcontractor to Owner." G702 – 1992 and G703 – 1992.

(Paragraph deleted)

§5.1.4 No payment shall be issued to the Contractor except upon certification from Construction Manager; no such certification shall be construed as an acceptance of any portion of the Work not meeting requirements of Contract Documents whether known or unknown, at the date of certificate issuance. Before certificate for final payment is issued, Contractor shall furnish to the Construction Manager (1) copy of certificate of inspection from government authorities accepting Work under permits in compliance with codes and ordinances, and (2) his certification to the effect that all bills for labor and materials have been paid in full and state and federal taxes thereon have been paid in full.

(Paragraphs deleted)

§5.1.5 If payments are made on account of materials not incorporated in the Work but delivered and suitably stored at the site, such payments shall be conditioned upon submission by Contractor of bills of sale or such other procedure as will establish Owner's title to such material or otherwise adequately protect Owner's interest.

(Paragraph deleted)

§5.1.6 Title to all Work, labor, materials, equipment, and other items taken into account in making any progress payment hereunder shall pass to and vest in Owner upon proper incorporation into the Work or payment whichever first occurs. The provision of this clause relating to the vesting of title shall not apply to scrap, salvage, or other materials not to be incorporated in the Work. The vesting of title pursuant to this clause shall not be construed as relieving Contractor of any obligation or liability under this contract, or as a waiver of the right of Owner to require fulfillment of all the terms of this Contract.

(Paragraphs deleted)

§5.1.7 The Contractor's pencil draft payment application shall be reviewed with the Construction Manager. Upon the Construction Manager's acceptance, the Contractor shall promptly submit a typewritten original of the payment request with all Partial and Final Waivers of Lien and applicable certified payrolls using the applicable Federal US Department of Labor Certified Transcript of Payroll Form to the Construction Manager. The first payment application shall be accompanied by the Contractor's Partial Waiver of Lien only, for the full amount of the payment. Each subsequent monthly payment application shall be accompanied by the Contractor's Partial Waiver, in the full amount of the payment, and by the Partial Waivers of subcontractors and suppliers who were included in the immediately preceding payment application to the extent of this payment. Application for final payment shall be accompanied by Final Waivers of Lien from the Contractor, subcontractors and suppliers who have not previously furnished such Final Waivers. Application shall be submitted on prepared forms G702 – 1992 and G703 – 1992. Partial Waiver of Lien form and Final Waiver of Lien form shall be distributed through Procure.

(Paragraphs deleted)

§5.1.8 If the contract is to be paid with only one payment request, then all final waivers of lien must accompany the sworn statement.

(Paragraphs deleted)

§5.1.9 Initial payments will not be made until all required submittals have been received.

(Paragraphs deleted)

§ 5.2 Final Payment

§ 5.2.1 Final Payment Where the Contract Sum is Based on a Stipulated Sum

§ 5.2.1.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A232–2019, and to satisfy other requirements, if any, which extend beyond final payment; and

- .2 a final Certificate for Payment or Project Certificate for Payment has been issued by the Construction Manager.
- .3 the Owner has received the close out documents, "As Built" drawings, written warranties and guarantees, and all other documents identified in the General Conditions including operations and maintenance manuals for all systems and equipment, and any training of personnel required by the Contract Documents
- .4 Anything herein contained to the contrary notwithstanding, Owner may deduct from the final payment the estimated cost of any remaining Work to be done by Contractor hereunder, including (but not by way of limitation) the cost of any materials to be furnished and repairs and replacements at that time known; and such deducted amounts shall be paid to Contractor only after Construction Manager certifies that the Work, materials, repairs, etc. have been delivered and incorporated into the Work by Contractor.
- .5 Neither the final payment nor any part of the retained percentage shall become due until Contractor shall deliver to Owner a complete release of all liens arising out of the contract; and if required in either case, an affidavit that so far as he has knowledge or information the releases and receipts include all the labor and material for which a lien could be filed; but Contractor may, if any subcontractor refuses to furnish a release or receipt in full, furnish a Bond satisfactory to Owner, to indemnify Owner against any lien. If any lien remains unsatisfied after all payments are made, Contractor shall refund to Owner all monies that the latter may be compelled to pay in discharging such a lien, including all cost and reasonable attorney's fees.

§ 5.2.1.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the final Certificate for Payment or Project Certificate for Payment.

(Paragraphs deleted)

§ 5.3 Prompt Payment Act.

Payments and disputes concerning requests for payments shall be governed by Florida's Local Government Prompt Payment Act (Chapter 218, Florida Statutes, Part VII).

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as Initial Decision Maker pursuant to Article 15 of AIA Document A232–2019, unless the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

§ 6.2 Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A232–2019, the method of binding dispute resolution shall be as follows:

(Check the appropriate box.)

Litigation in a court of competent jurisdiction.

(Paragraph deleted)

Claims will be resolved by litigation in a court of competent jurisdiction. The sole and exclusive venue for any litigation arising out of or relating to this Agreement or the services hereunder shall be in Orange County, Florida before the County Court, or Circuit Court of the Ninth Judicial Circuit, in and for Orange County, Florida.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 Where the Contract Sum is a Stipulated Sum

§ 7.1.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A232–2019.

(Paragraphs deleted)

§ 7.1.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A232–2019.

(Paragraphs deleted)

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ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A232–2019 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner’s representative:
(Name, address, email address, and other information)

Jon C. Williams
City Manager
City of Winter Garden
310 N. Dillard Street
Winter Garden, FL 34787

§ 8.3 The Contractor’s representative:
(Name, address, email address, and other information)

Jay Palmer
President
Aabot Fence
3001 Old Winter Garden Road
Orlando, FL 32805

§ 8.4 Neither the Owner’s nor the Contractor’s representative shall be changed without ten days’ prior notice to the other party.

§ 8.5 Insurance and Bonds

(Paragraph deleted)

§ 8.5.1 Indemnity, Insurance, and Waiver of Subrogation

Indemnity

- (1) The Contractor agrees to indemnify and hold the Owner harmless from all claims for bodily injury and property damage (other than the Work itself and other property insured that may arise from the Contractor’s operations under any Agreement with SCF.
- (2) Loss Deductible Clause - The City shall be exempt from, and in no way liable for, any sums of money which may represent a deductible in any insurance policy. The payment of such deductible shall be the sole responsibility of the Contractor and/or subcontractor providing such insurance.
- (3) The foregoing indemnity shall survive the completion and/or termination of this Agreement.

Contractor’s Insurance

- (1) The Contractor shall not commence any construction Work until he has obtained all of the following types of insurance with coverage, limits, and terms delineated in Article 13.2 and such insurance has been approved by the City, nor shall the Contractor allow any Subcontractor to commence Work on his subcontract until all similar insurance required of the subcontractor has been so obtained and approved. All insurance policies shall be with insurers qualified and doing

business in Florida.

- (2) Worker's Compensation Insurance - The Contractor shall take out and maintain during the life of any Agreement Worker's Compensation Insurance for all his employees connected with the Work, of this Project and, in case any Work is sublet, the Contractor shall require the subcontractor similarly to provide Worker's Compensation Insurance for all of the latter's employees unless such employees are covered by the protection afforded by the Contractor. Such insurance shall comply with the Florida Worker's Compensation Law. In case any class of employees engaged in hazardous Work at the site of the Project is not protected under the Worker's Compensation statute, the Contractor shall provide adequate insurance, satisfactory to the City, for the protection of employees not otherwise protected.
- (3) Contractor's Public Liability and Property Damage Insurance - The Contractor shall take out and maintain during the life of any Agreement Comprehensive General Liability and Comprehensive Automobile Liability Insurance as shall protect him from claims for damage for personal injury, including accidental death, as well as claims for property damages which may arise from operating under any Agreement whether such operations are by himself or by anyone directly or indirectly employed by him, and the amount of such insurance shall be minimum limits as follows:
 - a) Contractor's Comprehensive General Liability:
 - (i) \$1,000,000 Each Occurrence,
 - (ii) Coverage, Bodily Injury & Property Damage - Combined Single Limit
 - (iii) Coverage shall include premises & Operations, Completed Operations & Products Liability
 - (iv) Coverage shall include Broad Form Contracts Liability
 - b) Automobile Liability Coverage:
 - (i) \$500,000 Each Occurrence,
 - (ii) Bodily Injury & Property Damage- Combined Single Limit
 - (iii) Hired and non-owned
 - c) Excess Liability, Umbrella Form:
 - (i) \$2,000,000 Each Occurrence,
 - (ii) Combined Single Limit

Insurance clause for both BODILY INJURY AND PROPERTY DAMAGE shall be amended to provide coverage on an occurrence basis.

- (4) Subcontractor's Public Liability and Property Damage Insurance - The Contractor shall require each of his subcontractors to procure and maintain during the life of any subcontract, insurance of the type specified above or insure the activities of his subcontractors in his policy, as specified above.
- (5) Owner's and Contractor's Protective Liability Insurance - The Contractor shall procure as a cost of the project and furnish an Owner's and Contractor's Protective Liability Insurance Policy with the following minimum limits:
 - a) Bodily Injury Liability & Property Damage Liability:
 - i. \$1,000,000 Each Occurrence.
 - ii. Combined Single Limit

- (6) "XCU" Explosion, Collapse, Underground Damage - The Contractor's Liability Policy shall

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provide "XCU" coverage for those classifications in which they are excluded. Broad Form Property Damage Coverage, Products & Completed Operations Coverage

The Contractor's Policy shall include Broad Form Property Damage Coverage, Products and Completed Operations Coverage.

- (7) Contractual Liability Work Contracts - The Contractor's Liability Policy shall include Contractual Liability Coverage designed to protect the Contractor for contractual liabilities assumed by the Contractor in the performance of this Agreement.
- (8) Indemnification Rider
 - (a) To cover to the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the City and its agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorney's fees, arising out of or resulting from the performance of the Work, provided that any such claim, damage, loss or expense (1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom, and (2) is caused in whole or in part by any negligent act or omission of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right to obligation of indemnity which would otherwise exist as to any party or person described in this Article.
 - (b) In any and all claims against the City or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligations under this Paragraph shall not be limited in any way by any limitation on the type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts in an amount not-to-exceed \$4,000,000.00 each occurrence.
 - (c) The obligations of the Contractor under this Article shall not extend to the liability of Architect, his agents or employees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications, or (2) the giving of or the failure to give directions or instruction by Architect, his agents or employees providing such giving or failure to give is the primary cause of the injury or damage.
- (9) The Contractor hereby acknowledges receipt of ten dollars and other good and valuable consideration from the City in exchange for giving the City the indemnification provided above. Builder's Risk Coverage - The City is presently self-insured through the Public Risk Management of Florida (PRM) for Builder's Risk Coverage. "PRM covers new construction and renovation as contemplated by this Agreement effective immediately upon commencement of said construction. All buildings and materials intended to be a part of said structure on the job site owned by the City are included, subject to a sixty (60) day notice on new locations or additions. The property of the Contractor and/or their employees such as tools, equipment, sheds, machinery, is not covered. City's are required to report each project construction on the form prescribed in

the Risk Management Manual. This program is included in the Consortium's Plan of Coverage (self-insured program). The PRM does not name the Contractor or any subcontractor thereof, as an additional insured.

(10) Certificate of Insurance - The City shall be furnished proof of coverage of Insurance as follows:

Each contract submitted shall require an individual Certificate of Insurance approved by the City prior to being issued a Notice to Commence. These shall be completed and signed by the authorized Florida Resident Agent, and returned to the office of Facilities Management. This Certificate shall be dated and show:

- (a) The name of the insured Contractor, the specific job by name and job number, the name of the insurer, the number of the policy, its effective date, and its termination date.
- (b) Statement that the Insurer will mail notice to the City and a copy to the Construction Manager at least forty-five (45) days prior to any material changes in provisions, non-renewal, cancellation or termination of the policy and listing the City of Winter Garden Florida, Manatee-Sarasota, and their Board of Trustees. Madrid CPWG, Hodgson Douglas, LLC, and Featherstone, Inc. as additional insured to the extent necessary to provide coverage under Contractor's insurance for the liabilities assumed by Contractor under the indemnity provisions of the Agreement.
 - (1) When cancellation is for nonpayment of premium, at least ten (10) days written of cancellation accompanied by the reason therefore shall be given; and
 - (2) For other than motor vehicle insurance, when such cancellation or termination occurs during the first ninety (90) days during which the insurance is in force and the insurance is canceled or terminated for reasons other than nonpayment of premium, at least twenty (20) days written notice of cancellation or termination accompanied by the reason therefore shall be given except where there has been a material misstatement or misrepresentation or failure to comply with the underwriting requirements established by the insurer,
- (c) Certificate of Insurance shall be in the form as approved by Insurance Standards Office (ISO) and such Certificate shall clearly state all the coverage required.

Waiver of Subrogation

Damages Caused by Perils Covered by Insurance - The City and the Contractor waive all rights against each other, for damages caused by perils covered by insurance provided under this Article to the extent covered by such insurance except such rights as they may have to the proceeds of such insurance held by the City and Contractor as trustees. The Contractor shall require similar waivers from all subcontractors and their sub-subcontractors.

Loss or Damage to Equipment Covered by Insurance - The Owner and Contractor waive all rights against each other for loss or damage to any equipment used in connection with the Project and covered by any

property insurance. The Contractor shall require similar waivers from all subcontractors and their sub-subcontractors.

Property and Consequential Loss Policies - The City waives subrogation against the Contractor on all property and consequential loss policies carried by the City on adjacent properties and under property and consequential loss policies purchased for the Project after its completion.

Endorsement of Policies - If the policies of insurance referred to in this Article require an endorsement to provide for continued coverage where there is a waiver of subrogation, the owner of such policies will cause them to be so endorsed, failure to obtain proper endorsement nullifies the waiver of subrogation.

§ 8.5.2 Bonds

Contractor shall be required, at its expense, to obtain, deliver, and record in the public records of Orange County, Florida a Payment and Performance Bond covering the Project in the amount of 120% of the Contract Price in a form acceptable to the Owner and in compliance with Section 255.05, Florida Statutes. A certified copy of the recorded Payment and Performance Bond shall be furnished by the Contractor to Owner prior to the commencement of Work or recommencing Work after a default or abandonment, and in accordance with Section 255.05, Florida Statutes, Contractor shall not be paid any sums until such occurs. All subcontractors, materialmen, laborers, vendors and all others claiming by and through Contractor shall look exclusively to the Payment and Performance Bond posted in accordance with Section 255.05, Florida Statutes, if not properly paid.

(Paragraphs deleted)

§ 8.8 Other provisions:

- 1 Contractor to provide procurement log that indicates all shop drawing, product data and material lead time
- .2 Contractor is be awarded off current Contract Documents and Base Bid. Contract 21 is under various value engineering
- .3 Sales tax is included
- .4 Davis Bacon Wages are not included

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A132™–2019, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition

(Paragraph deleted)

- .2 AIA Document A232™–2019, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition
- .3 Project Manual General Requirements Volume 1 dated March 28, 2024
- .4 Project Manual General Requirements Volume 2 dated June 7, 2024
- .5 Drawings

NUMBER	TITLE	DATE
	COVER SHEET	3/28/2024
L0.00	SHEET INDEX	3/28/2024
C1.00	COVER SHEET	3/28/2024
C2.0A	EXISTING CONDITIONS MAP	3/28/2024
C2.00	EXISTING CONDITIONS 1 OF 3	3/28/2024

C2.01	EXISTING CONDITIONS 2 OF 3	3/28/2024
C2.02	EXISTING CONDITIONS 3 OF 3	3/28/2024
C2.03	WETLAND IMPACTS PLAN	3/28/2024
C2.10	OVERALL EROSION AND SEDIMENT CONTROL PLAN	3/28/2024
C3.00	OVERALL SITE PLAN	3/28/2024
C3.01	GEOMETRY LAYOUT PLAN SHEET 1 OF 2	3/28/2024
C3.02	GEOMETRY LAYOUT PLAN SHEET 2 OF 2	3/28/2024
C3.03	COORDINATE DATA	3/28/2024
C3.04	GEOMETRY LAYOUT ISLAND PLAN	3/28/2024
C4.01	GRADING & DRAINAGE PLAN SHEET 1 OF 2	3/28/2024
C4.02	GRADING & DRAINAGE PLAN SHEET 2 OF 2	3/28/2024
C4.02A	ENLARGED GRADING PLAN GARDEN AREA	3/28/2024
C4.02B	ENLARGED GRADING PLAN GARDEN AREA	3/28/2024
C4.03	DRAINAGE STRUCTURE TABLE	3/28/2024
C4.10	PAVEMENT MARKINGS AND TRAFFIC SIGNS PLAN SHEET 1 OF 2	3/28/2024
C4.11	PAVEMENT MARKINGS AND TRAFFIC SIGNS PLAN SHEET 2 OF 2	3/28/2024
C4.12	PAVEMENT MARKINGS AND TRAFFIC SIGNS PLAN DETAIL SHEET	3/28/2024
C5.01	WATER & SEWER LAYOUT PLAN SHEET 1 OF 2	3/28/2024
C5.02	WATER & SEWER LAYOUT PLAN SHEET 2 OF 2	3/28/2024
C6.00	SITE DETAILS 1 OF 2	3/28/2024
C6.01	SITE DETAILS 2 OF 2	3/28/2024
C6.02	ROADWAY SECTIONS	3/28/2024
C6.03	STORMWATER DETAILS	3/28/2024
C6.04	STORMWATER SECTIONS & DETAILS	3/28/2024
C6.05	WETLAND SECTIONS & DETAIL SHEET 1 OF 2	3/28/2024
C6.06	WETLAND SECTIONS & DETAIL SHEET 2 OF 2	3/28/2024
C6.07	WINTER GARDEN WATER DETAILS	3/28/2024
C6.08	WINTER GARDEN SEWER DETAILS	3/28/2024
C6.09	EROSION AND SEDIMENT CONTROL DETAILS SHEET	3/28/2024
C7.01	ELECTRICAL LAYOUT PLAN SHEET 1 OF 1	3/28/2024
L0.01	GENERAL NOTES	3/28/2024
L0.02	MATERIALS LEGEND	3/28/2024
L0.03	MATERIALS LEGEND	3/28/2024
L0.10	CONSTRUCTION FENCING PLAN & TREE PROTECTION	3/28/2024
L0.20	DEMO PLAN	3/28/2024
L1.00	OVERALL SITE PLAN	3/28/2024
L1.10	PLAYGROUND - SITE PLAN	3/28/2024
L1.20	SERVICE AREA - SITE PLAN	3/28/2024
L1.30	SOUTHEAST CORNER	3/28/2024
L1.40	POTAGER GARDEN AND ORCHARD - SITE PLAN	3/28/2024
L1.41	PARTERRE & ORCHARDS - ENLARGEMENTS	3/28/2024
L1.50	GARDENS AND LABYRINTH - SITE PLAN	3/28/2024
L1.51	LABYRINTH - ENLARGEMENT	3/28/2024
L1.60	NATIVE GARDEN, LAKE PATH, AND FITNESS NODES - SITE PLAN	3/28/2024

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L1.70	ENTRANCE DRIVE AND DETENTION BASIN - SITE PLAN	3/28/2024
L1.71	DETENTION BASIN - SITE PLAN	3/28/2024
L2.10	PLAYGROUND - LAYOUT PLAN	3/28/2024
L2.20	SERVICE AREA - LAYOUT PLAN	3/28/2024
L2.30	SOUTHEAST CORNER	3/28/2024
L2.40	POTAGER GARDEN AND ORCHARD - LAYOUT PLAN	3/28/2024
L2.41	PARTERRE & ORCHARD - ENLARGEMENTS - LAYOUT PLAN	3/28/2024
L2.50	GARDENS AND LABYRINTH - LAYOUT PLAN	3/28/2024
L2.51	LABYRINTH ENLARGEMENT - LAYOUT PLAN	3/28/2024
L2.60	LAKE PATH AND EQUIPMENT AREAS - LAYOUT PLAN	3/28/2024
L2.70	ENTRANCE DRIVE AND DETENTION BASIN - LAYOUT PLAN	3/28/2024
L2.71	DETENTION BASIN - LAYOUT PLAN	3/28/2024
L3.00	PARTERRE GARDENS AND ORCHARDS - GRADING PLAN	3/28/2024
L3.01	PARTERRE & ORCHARDS - ENLARGEMENTS - GRADING PLAN	3/28/2024
L3.02	PARTERRE & ORCHARDS - ENLARGEMENTS - GRADING PLAN	3/28/2024
L4.00	SITE DETAILS	3/28/2024
L4.01	SITE DETAILS	3/28/2024
L4.10	STRUCTURAL WALL DETAILS	3/28/2024
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L4.21	FENCE AND GATE DETAILS	3/28/2024
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L4.31	ENTRY MONUMENT	3/28/2024
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L5.01	OVERALL SHRUB AND GROUNDCOVER PLAN	3/28/2024
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L5.03	MULCH PLAN	3/28/2024
L5.10	CENTRAL PARK TREES	3/28/2024
L5.13	CENTRAL PARK - SHRUBS AND GROUNDCOVERS	3/28/2024
L5.20	MAINTENANCE AREA TREES	3/28/2024
L5.21	MAINTENANCE AREA - SHRUBS AND GROUNDCOVERS	3/28/2024
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L5.41	ORCHARD - SHRUBS AND GROUNDCOVERS	3/28/2024
L5.42	ORCHARD - SHRUBS AND GROUNDCOVERS	3/28/2024
L5.43	OLD FLORIDA GARDEN - SHRUBS AND GROUNDCOVERS	3/28/2024

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L5.52	SERVICE YARD - SHRUBS AND GROUNDCOVERS	3/28/2024
L5.53	NATIVE AND MEDITATION GARDENS - SHRUBS AND GROUND COVERS	3/28/2024
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L5.61	LAKE PATH - SHRUBS AND GROUNDCOVERS	3/28/2024
L5.62	FITNESS NODES - SHRUBS AND GROUNDCOVERS	3/28/2024
L5.63	FITNESS NODES - SHRUBS AND GROUNDCOVERS	3/28/2024
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L5.71	ENTRANCE DRIVE - SHRUBS AND GROUNDCOVERS	3/28/2024
L5.80	PLANT SCHEDULE- TREES & GROUND COVERS	3/28/2024
L5.81	PLANT SCHEDULE- SHRUBS	3/28/2024
L5.82	PLANT SCHEDULE - SHRUBS AND SUPPLEMENTAL	3/28/2024
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L6.41	PARTERRE & ORCHARD - ENLARGEMENTS - LIGHTING PLAN	3/28/2024
L6.50	GARDENS AND LABYRINTH - LIGHTING PLAN	3/28/2024
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L6.70	ENTRANCE DRIVE AND DETENTION BASIN - LIGHTING PLAN	3/28/2024
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(Paragraph deleted)

.5 Specifications

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.6 Addenda, if any:

Number	Date
Addendum #1 - Project Manual Volume 1	April 18, 2024
Addendum #2 - Project Manual Volume 1	April 25, 2024
Addendum #3 - Project Manual Volume 1	May 2, 2024

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.7 Other Exhibits:

(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

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7.1 Exhibit A Cost Summary dated September 25, 2024

7.2 Exhibit B Unit Prices dated September 25, 2024

(Paragraph deleted)

[X] Supplementary and other Conditions of the Contract:

Document	Title	Date
Project Manual	General Requirements	June 7, 2024
01041	Project Coordination	
01120	Alteration Project Procedures	
01202	Progress Meetings	
01300	Submittals	
01500	Construction Facilities and Temporary	
01630	Controls	
	Product Option and Substitutions	

(Paragraphs deleted)

.8 Other documents, if any, listed below:

(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A232–2019 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor’s bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

Pre-Bid Presentation dated July 25th, 2024 - Project Manual Volume 1

Bid Clarification #1 dated May 1st, 2024 - Project Manual Volume 1

Bid Clarification #2 dated May 6th, 2024 - Project Manual Volume 1

ARTICLE X MISCELLANEOUS

§ 10.1 Public Records Laws. The Owner is a Florida municipal corporation subject to the Chapter 119, Florida Statutes, the Public Records Act. While in the possession and control of Contractor, at Contractor’s expense, all public records shall be secured, maintained, preserved, and retained in the manner specified and pursuant to the Public Records Act. Architect affirmatively agrees to comply with all "Contractor" provisions of Section 119.0701(2), Florida Statutes. Architect shall allow inspection and copying of such records in accordance with the Public Records Act. Architect shall provide public records in its possession and control to the Owner upon completion of the services as required by the Public Records Act. IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: Angela Grimmage, City Clerk, 300 West Plant Street, Winter Garden, Florida, 34787; Email – agrimmage@cwtdgn.com ; Telephone – (407) 656-4111, ext. 2254. This provision shall survive expiration and termination of this Agreement.

§ 10.2 Ethics Laws.

(a) Contractor shall not engage in any action that would create a conflict of interest in the performance of the actions of any Owner’s officials, officers, employees or other person during the course of performance of, or otherwise related to, this Agreement or which would violate or cause others to violate the provisions of Part III, Chapter 112, Florida Statutes, relating to ethics in government. Contractor hereby certifies that no officer, agent or employee of the Owner has any material interest (as defined in Section 112.312 (15), Florida Statutes), as over 5% either directly or indirectly, in the business of the Contractor to be conducted here, and that no such person shall have any such interest at any time during the term of this Agreement.

(b) Contractor warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Contractor to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for Contractor, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this provision, the Owner shall have the right to terminate this Agreement without liability.

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(c) Any Person or affiliate, as defined in 287.133 of the Florida Statutes, shall not be allowed to contract with the Owner, nor be allowed to enter into a subcontract for work on this Agreement, if such a person or affiliate has been convicted of a public entity crime within three (3) years of the date this Agreement was advertised for proposals, or if such person or affiliate was listed on the State's convicted vendor list within three (3) years of the date this Agreement was advertised, whichever time period is greater. A public entity crime means a violation of any state or federal law with respect to and directly related to the transaction of business with any public entity or agency (federal, state or local), involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, forgery, falsification of records, receiving stolen property or material misrepresentation. Any Agreement with the Owner obtained in violation of this Section shall be subject to termination for cause. A subconsultant or subcontractor who obtains a subcontract in violation of this Section shall be removed from the Project and promptly replaced by a subconsultant or subcontractor acceptable to the Owner.

§ 10.3 False Claims. If Contractor is unable to support any part of its claim and it is determined that such inability is attributable to misrepresentations of fact or fraud on the part of the Contractor, Contractor shall be liable to the Owner for an amount equal to such unsupported part of the claim in addition to all costs to the Owner attributable to the cost of reviewing said part of Contractor's claim. The Owner and Contractor acknowledge that the "Florida False Claims Act" provides civil penalties not more than \$10,000.00 plus remedies for obtaining treble damages against contractors or persons causing or assisting in causing Florida Governments to pay claims that are false when money or property is obtained from a Florida government by reason of a false claim. Contractor agrees to be bound by the provisions of the Florida False Claims Act for purposes of this Agreement and the services performed hereunder.

§ 10.4 No Waiver of Sovereign Immunity. Nothing contained in this Agreement shall be considered or deemed a waiver of the Owner's sovereign immunity protections or of any other immunity, defense or privilege afforded to the Owner or its officials, officers, employees and agents under law.

§ 10.5 IN NO EVENT SHALL THE OWNER BE LIABLE FOR ANY INDIRECT, INCIDENTAL, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING LOSS OF PROFITS, LOSS OF REVENUE, OR LOSS OF USE, OR COST OF COVER INCURRED BY ARCHITECT OR ANY THIRD PARTIES ARISING OUT OF THIS AGREEMENT AND/OR CONCERNING THE PERFORMANCE BY THE CONTRACTOR OR BY THE OWNER UNDER THIS AGREEMENT.

§ 10.6 No Liens. Contractor acknowledges and agrees that the real property for which the project is being constructed and the project itself is owned by a municipality, and therefore is not subject to construction liens pursuant to Chapter 713, Florida Statutes or any other liens pursuant to the Owner's sovereign immunity protections. Contractor and its subconsultants and all others claiming by and through Contractor shall not record or file any claims of lien concerning any project, services, work, or any portion thereof. Contractor shall indemnify and hold Owner harmless from any and all claims of lien arising out of or concerning this Agreement.

§ 10.7 No Damages Against Owner for Delay. Notwithstanding any other provisions of this Agreement, Contractor's exclusive remedy for delays, impacts, disruption, acceleration, resequencing, and interruptions in performance of the services caused by events beyond Contractor's and its employees', subconsultants' and agents' control, including delays, impacts, disruption, acceleration, resequencing and interruptions claimed to be caused by or attributable to the Owner or its officials, officers, employees and agents (or any combination thereof), shall be a claim for and be limited to an equitable extension of time under this Agreement. Without limiting the foregoing, Contractor shall not be entitled to costs for remobilization after a delay, impact, disruption, acceleration, resequencing or interruption in the performance of the services has occurred. In no event shall the Owner's liability under this Agreement exceed the compensation that the Owner is required to pay to Contractor for services under Article 4 of this Agreement.

§ 10.8 Assignment. This Agreement is not assignable by either party without the prior written consent of the other party.

§ 10.9 Procurement. The terms and conditions of the Owner's procurement documents for which this Agreement was awarded to Contractor are incorporated herein by this reference and made a part hereof as material provisions; however the terms of this Agreement shall control in the event of a conflict between such. Contractor represents and warrants that all representations and statements made or submitted in response to Owner's procurement process resulting in the award of this Agreement remain true, correct and accurate.

§ 10.10 Independent Contractor. Contractor is not authorized to act as the Owner’s agent hereunder and shall have no authority, expressed or implied, to act for or bind the Owner hereunder, either in Contractor’s relations with subconsultants or subcontractor, or in any other manner whatsoever. Contractor shall perform its services as an independent contractor and shall have responsibility for and control over the details of and means for performing the services assigned and shall be subject to the directions of the Owner only with respect to the scope of services and the general results required.

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

OWNER (Signature)

(Printed name and title)

Jay Palmer
CONTRACTOR (Signature)

Jay Palmer - President
(Printed name and title)

01-27-2025

Init.

/

City of Winter Garden
Tucker Ranch Wellness Park
Contract Break Down

Exhibit A
September 25, 2024

Contract: 21 - Fencing - Aabot Fence		Approved Costs
1	Base Bid	875,852.00
2		
3	Alternates	
4	Alt #1 - Eliminate Pond Pavilion from General Trades Contract	n/a
5	Alt #2 - Eliminate Ceramic Tile Scope from General Trades Contract	n/a
6		
7	Voluntary Alternate	
8		n/a
9	Addendums	
10	Addendum # 1 dated April 18th, 2024 - From Project Manual Volume 1	Acknowledged
11	Addendum # 2 dated April 25th, 2024 - From Project Manual Volume 1	Acknowledged
12	Addendum # 3 dated May 2nd, 2024 - From Project Manual Volume 1	Acknowledged
13		
14	Bid Clarifications	
15	Bid Clarification #1 dated May 1st, 2024 - From Project Manual Volume 1	Acknowledged
16	Bid Clarification #2 dated May 6th, 2024 - From Project Manual Volume 1	Acknowledged
17		
18	Bid Clarification #1 dated August 5th, 2024 - From Project Manual Volume 3	Acknowledged
19		
20	Scheduling Notes:	
21	Prebid Schedule Criteria dated March 28th, 2024	Acknowledged
22		
23	- Contractor to provide procurement log that indicates all shop drawing, product data and material lead time	
24		
25	Miscellaneous Provisions:	
26	- Contractor is be awarded off current Contract Documents and Base Bid. Contract 21 is under various value engineering	
27	- Sales tax is included	
28	- Davis Bacon Wages are not included	
29		
30		
31		
32		
33	Total Adjusted Contract:	875,852.00

Contract: 21 - Fencing - Aabot Fencing

Item #	Description	Quantity	Units	Cost / Unit	Cost
1	5' tall composite fence	1,740	LF	\$ 240.00	\$ 417,600.00
2					
3	Composite Fence Gates	1-lot	lot	\$ 448,402.00	\$ 448,402.00
4					
5	Garden Fence and Gates	98	LF	\$ 100.00	\$ 9,850.00
6					
7					
8					
9					
10					
11					
12					
45					
22	Subtotal:				\$ 875,852.00

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Steve Pash, Assistant City Manager – Public Services

Via: City Manager Jon C. Williams

Date: January 12, 2026 **Meeting Date:** January 22, 2026

Subject: Cemetery Column & Fence Extension – 13460 Lake Butler Blvd

Issue:

Request to hire Old World Masonry Construction, Inc. to install 33 columns, All-Rite Fence Services, LLC to install 600 linear feet of 6' tall aluminum fence, and Southeastern Surveying and Mapping Corporation to locate and flag the property line and location of 5 columns at the Winter Garden Cemetery 13460 Lake Butler Blvd.

Recommended Action:

Staff requests approval to hire Old World Masonry, All-Rite Fencing, and Southeastern Surveying and Mapping to install new columns, fence, and the survey work to extend the columns and fence around the south and west side of the Cemetery property located at 13460 Lake Butler Blvd with a 10% contingency for a total of \$99,412.50.

Attachment(s)/References:

All-Rite Fence Services Quote
Old World Masonry – Column Quote
SSM RW Staking (Survey) Quote



01-07-2026
Proposal No: 2862

City Of Winter Garden
300 W. Plant Street
Winter Garden, FL 34787

Attn: Steve Pash
spash@cwgdn.com

Reference: WG North Cemetery Fence Addition

Dear Steve Pash,

I am pleased to offer the following quote on fencing as referenced above.

To furnish and install 600LF of 6'H Black 3 rail aluminum press point ornamental fencing between columns.

Add \$1,000.00 for permitting if required.

EXCLUDES: Clearing and grading and staking of fence line.

TOTAL = \$31,600.00

Thank you,
Ryan Buskirk
Commercial Sales
All-Rite Fence Services, LLC.

Price valid for 7 days



Old World Masonry Construction, Inc

10660 Grande Blvd
West Palm Beach, FL 33412

407-688-2784

Proposal

Date	Proposal No.
1/7/2026	1204

Name/Address

City Of Winter Garden
Steve Pash
Assistant City Manager
300 West Plant Street
Winter Garden, FL 34787

*The Bitterness of Poor Quality Lingers Long
After the Cheap Price is Forgotten*

Project
City Of Winter Garden

Description	Qty	Rate	Total
1'4"x6'5 brick column repair includes footer. Permitting and engineering to be add later.	33	1,700.00	56,100.00
Total			\$56,100.00

* 50% nonrefundable deposit required
* Payments on completed construction due 5 days after invoicing
* Final payment due upon completion

- A. Owner shall supply water, survey and land will be at owner's desirable grade and site will be accessible for workers and equipment.
- B. Old World Masonry shall supply all labor and tools necessary to complete masonry work and haul away debris
- C. Price good for 30 days from estimate date.
- D. This price does not include paint, pumping, tile; capping or landscaping.
- E. Permit and engineering costs (if needed) will be added.
- F. Any additional work requested by the Property Manager/Owner/HOA after the project start requires a revised written Proposal signed by authorized party listing the additional work and approved pricing. The approved additional work will be deemed a Change Order, terms to comply with the original Proposal.

The purchaser agrees to pay all costs and expenses of collection, including a reasonable attorney's fee, if he shall fail to pay for work completed when due. Past due accounts are subject to a 1-1/2% service charge on the unpaid past due balance.

Accepted by: _____
Sign & Print _____



January 8, 2026

Steve Pash
Assistant City Manager – Public Services
City of Winter Garden
300 N. Plant Street
Winter Garden, FL 34787
407.656.4111 ext. 2263
spash@cwgd.com

RE: Winter Garden Cemetery Replat – R/W Staking

Dear Jim,

Southeastern Surveying and Mapping Corporation (SSMC) is pleased to present this proposal to provide Professional Surveying and Mapping Services related to the Winter Garden cemetery located within Section 11, Township 23 South, Range 27 East, Orange County, Florida. We have reviewed the documents provided and acquired preliminary site data.

The proposal is based on the following conditions and assumptions:

1. Horizontal control will be relative to the Florida State Plane Coordinate System, North American Datum of 1983, 2011 adjustment as established relative to the Florida Department of Transportation (FDOT) Florida Permanent Reference Network (FPRN).

Based on this information and the information provided as part of this project, we propose the following scope of services:

SCOPE OF SERVICES:

Survey Task 1: Right of Way Staking and Column Staking

SSMC will compute and stake the south right of way line of Lake Butler Boulevard starting at the west edge of the existing entrance to Braddock Park / Winter Garden Cemetery and heading west to Winter Garden Vineland Road and then south for approximately 100 feet along the east right of way line of Winter Garden Vineland Road. The total length of right of way staking is 750 feet +/- . The limits are show in **Survey Exhibit “A”** defined with green lines. Wooden lathes will be set approximately every 50 feet along the existing right of way lines.

SSMC will also stake 5 columns as shown in **Survey Exhibit “A”**. The columns will be staked in the field **16”** south of the existing right of way line and in line with the column on the North side of the street. A single lath will be set at each location identified as the center of the proposed column.

As part of this task, time is included to compute the existing right of way lines from various surveys completed for the City of Winter Garden under my direct supervision.

Schedule

We will work with the city on the overall schedule of this project. SSMC will be able to start the field work within 1 week after receiving notice to proceed or notice of the fence contractor start date.

Survey Deliverables

1. Staking: Wooden Lathes set in the field

All survey work shall be prepared in accordance with Chapter 5J-17, Florida Administrative Code, the Standards of Practice for land surveying in the State of Florida.

Compensation Summary and Terms

This Scope of Services will be billed as a lump sum contract, payable to **Southeastern Surveying and Mapping Corporation** in accordance with the Continuing Consulting Contract for Professional Surveying Services agreement. The total lump sum fee associated with this Scope of Services is: \$2,675.00.

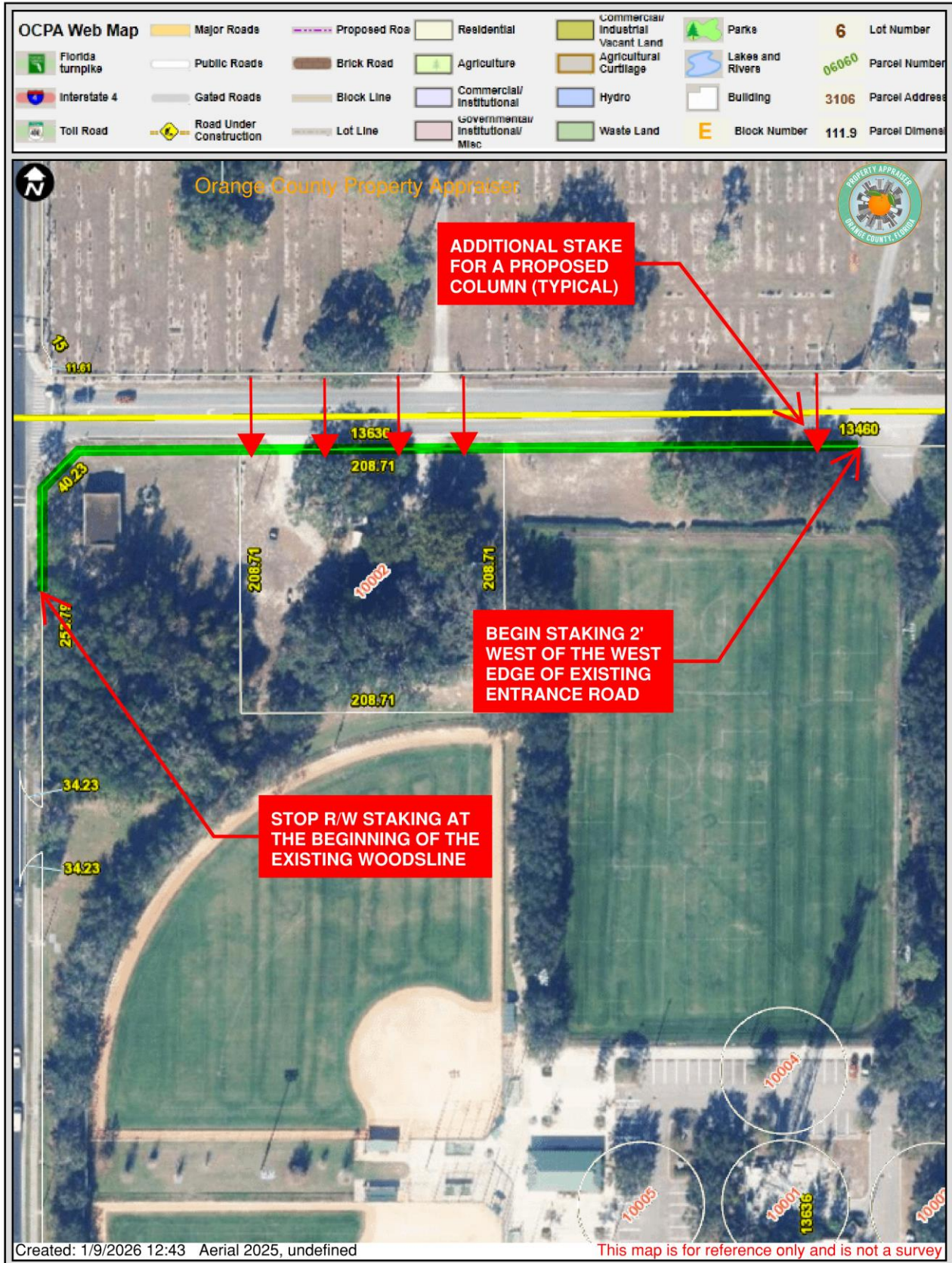
We sincerely appreciate this opportunity to provide professional surveying and mapping services for this project. If you have any questions concerning this proposal, please feel free to give me a call.

Sincerely,



Jeffrey Schwartz, PSM, PE
Southeastern Surveying and Mapping Corporation
jschwartz@southeasternsurveying.com
407.417.3505

SURVEY EXHIBIT "A" – STAKING



Date: 1/12/2026
 Project: Winter Garden Cemetery - R/W Staking



Activity	Hours						Hours by Activity	Comments
	Professional Surveyor	Sr. Survey Technician	Survey Technician	3 Person Crew	1 or 2 Person Crew	Clerical Support		
I. R/W Staking	5	5	0	0	10	0	20	750' +/-
II.							0	
III.							0	
IV.							0	
V.							0	

Position	Rate	Hours	Fee
Professional Surveyor	\$170.00	5	\$850.00
Sr. Survey Technician	\$105.00	5	\$525.00
Survey Technician	\$90.00	0	\$0.00
3 Person Crew	\$160.00	0	\$0.00
1 or 2 Person Crew	\$130.00	10	\$1,300.00
Clerical Support	\$75.00	0	\$0.00
		Total	\$2,675.00

Summary of Fees (Lump Sum)	
I. R/W Staking	\$2,675.00
II.	\$0.00
III.	\$0.00
IV.	\$0.00
V.	\$0.00
Total	\$2,675.00

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Kelly Carson, Planning Director

Via: City Manager Jon C. Williams

Date: January 15, 2026 **Meeting Date:** January 22, 2026

Subject: 721 Garden Commerce Pkwy (LVS Building Addition)
Site Plan Approval
PARCEL ID# 24-22-27-9385-00-080

Issue: The applicant is requesting Site Plan Approval for the property located at 721 Garden Commerce Pkwy.

Discussion: The applicant is requesting site plan approval to construct a single-story 10,053 sf addition to the existing 6,204 sf building. Additional improvements include a new paver patio area and associated parking.

The 1.59 +/- acre subject property is designated MOI (Multi Office Industrial) on the City's Future Land Use Map and is zoned PID (Planned Industrial Development) and is located in the Winter Garden Commerce Center PID.

Recommended Action:

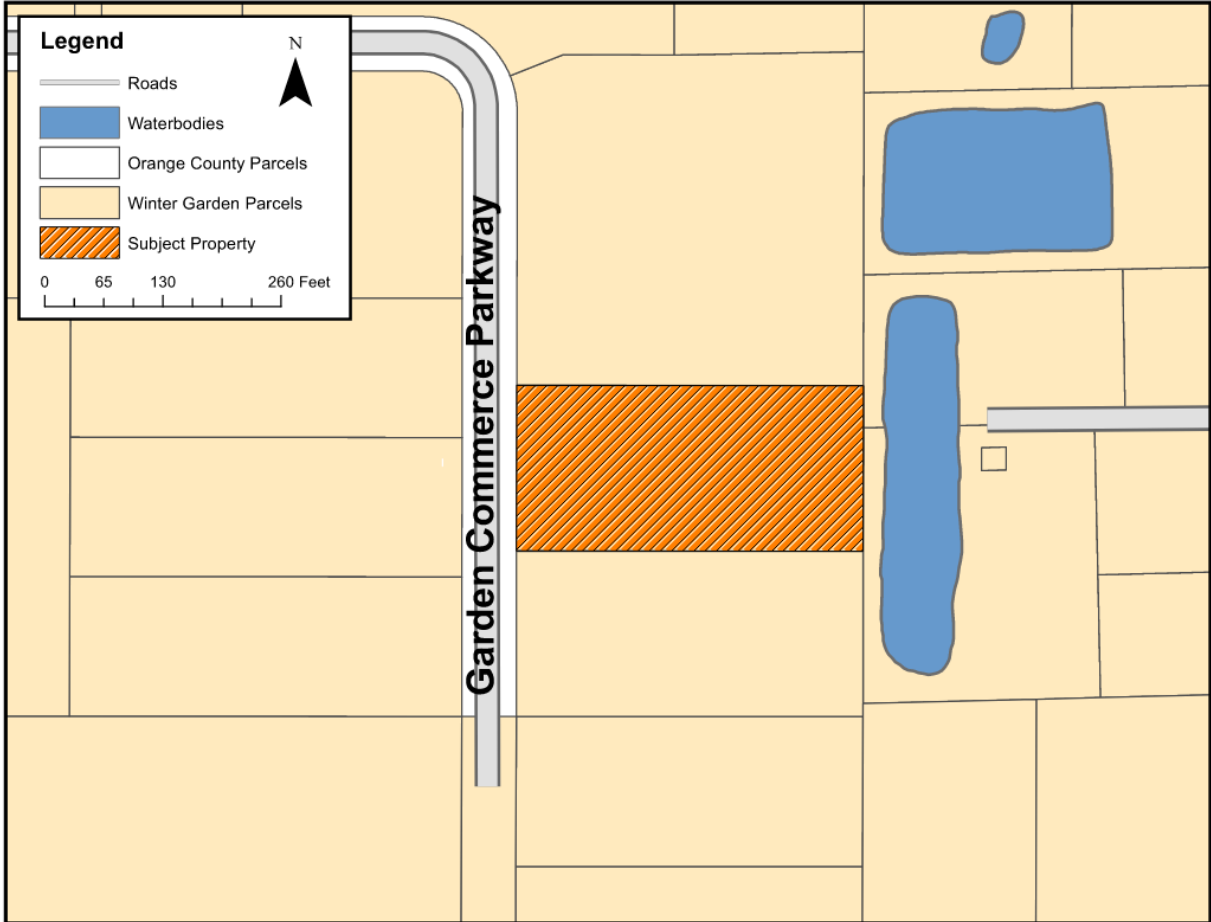
Staff recommends approval of the proposed Site Plan subject to the conditions of the DRC staff report dated January 15, 2026. Development of the property is consistent with the City's Comprehensive Plan and the property's PID zoning requirements.

Attachment(s)/References:

- Location Map
- Site Plan
- Building Elevations
- DRC Combined Comments

Location Map

721 Garden Commerce Pkwy



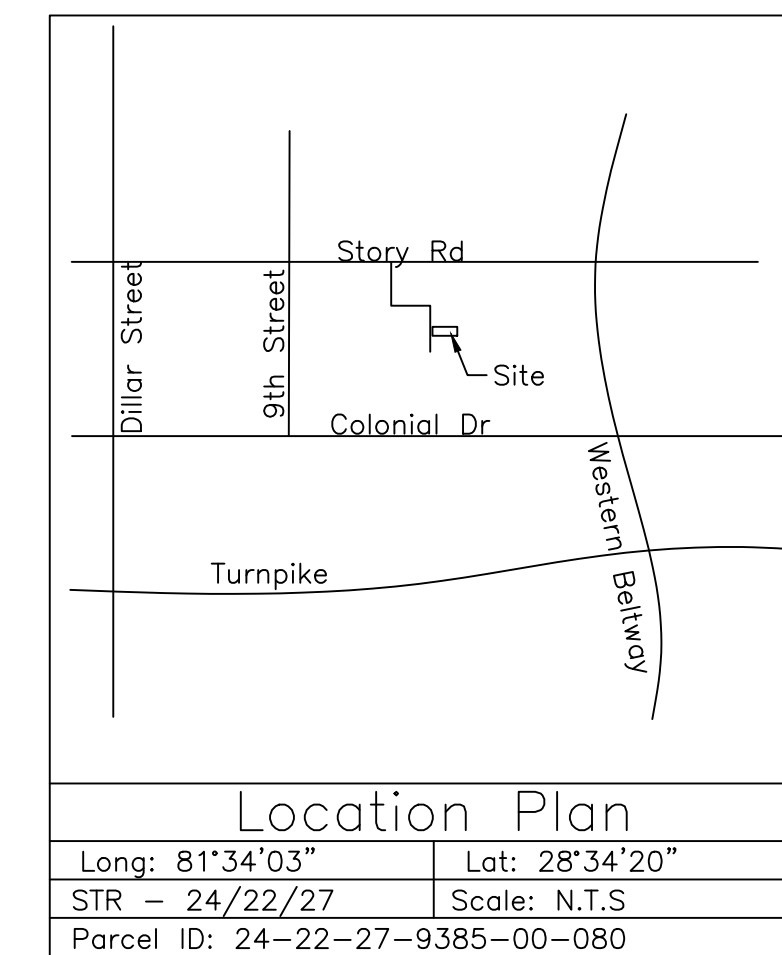
LVS Project - Bldg Addition

Architect:
Anthony Leopore, Architect
839 Magnolia Ave
Orlando, Florida 32869
Ph (407) 425-4280

Owner:
LVS Project Inc
13206 Suburban Ter
Winter Garden, Florida 34787

Engineer:
Darcy Unroe PE
Unroe Engineering, Inc
PO Box 690942
Orlando, Florida 32869
Ph (407) 299-0650
Fx (407) 429-7639

Surveyor:
ATLANTIC SURVEYING, INC.
308 S. DILLARD STREET
WINTER GARDEN, FLORIDA 34787
Work (407) 656-4993
FAX (407) 656-4437



Project Description
Construct an addition to and office/warehouse building and associated sitework on a 1.59 Acre site

Legal Description
LOT 8, WINTER GARDEN COMMERCE CENTER PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGES 133 AND 134, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

Schedule of Drawings

- C1 - Overall Site Plan
- C2 - Detailed Site Plan
- C3 - Landscape Site Plan
- C4 - Stormwater Pollution Prevention Plan
- A-2 - Exterior Elevations

Site Statistics

General Information
Total Site Area 1.59 Ac (69,224 sf)

Future Land Use - Industrial
Zoning Classification - PID

Ex Building GFA - 6,204 sf
New Building GFA - 10,053 sf
Total Building GFA - 16,257 sf
Total Building FAR - 0.23

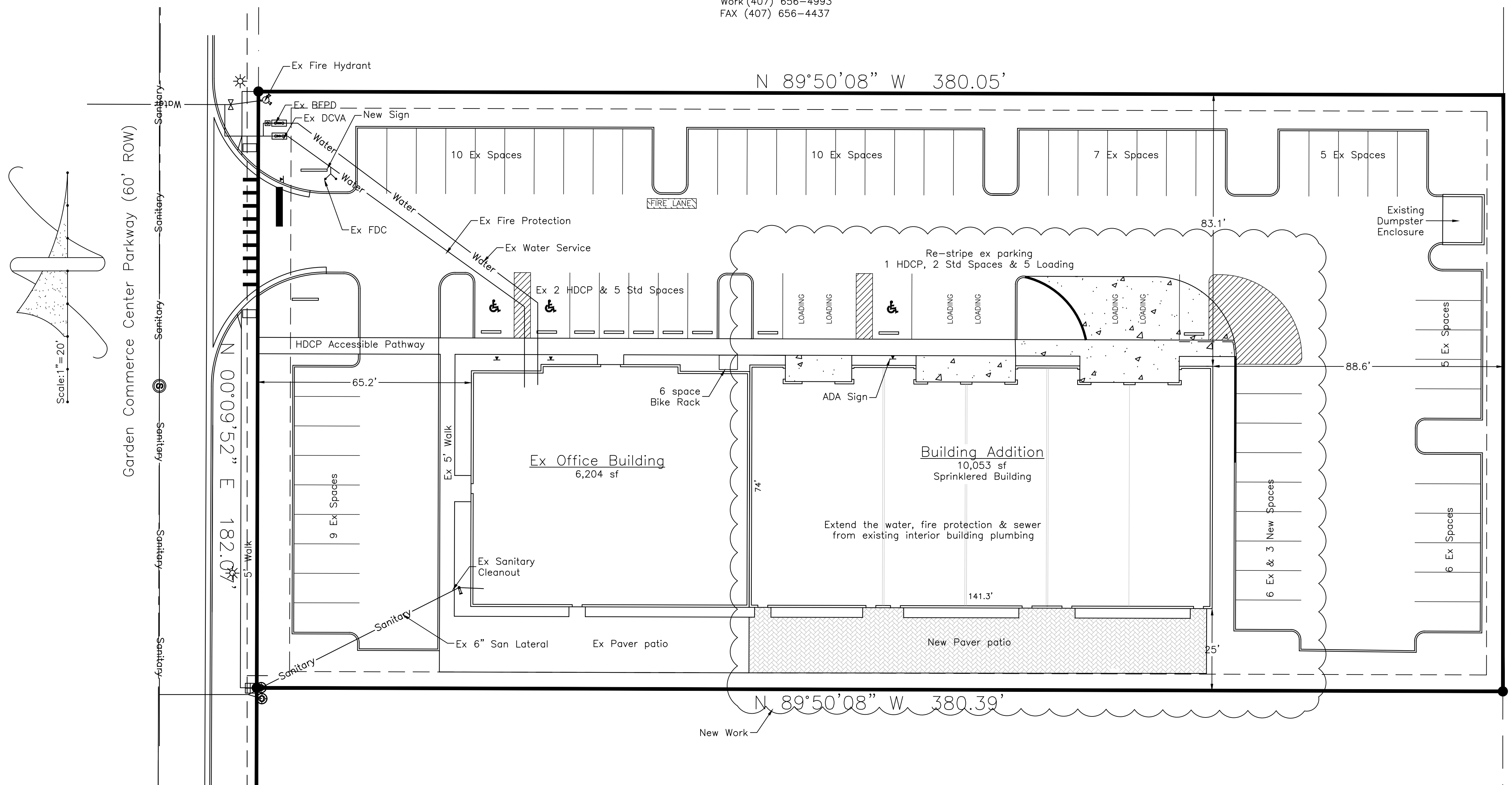
Setbacks	Required	Provided
Front (W)	50.0'	65.2'
Side (N)	25.0'	83.1'
Side (S)	25.0'	25.0'
Rear (E)	30.0'	88.6'

Parking Required
Office (14,251) 1 space/300 sf = 48 spaces
Warehouse (2,000) 1 spaces/thou = 2 spaces
Total Required = 50 spaces
HDCP required (50-75 range) = 3 spaces

Parking Provided
Ex Standard Spaces (20'x9') - 63 spaces
New Standard Spaces (20'x9') - 5 spaces
Ex ADA Spaces (20'x12') - 2 spaces
New ADA Spaces (20'x12') - 1 spaces
Total spaces provided - 71 spaces

Loading/Unloading Spaces - 6 spaces

Impervious Areas	Pre	Post
Building Footprint	6,204 sf	16,704 sf
Parking and Access	32,210 sf	31,288 sf
Walks, Pads and Misc.	5,780 sf	6,280 sf
Total Impervious	44,191 sf	54,272 sf
Percent Impervious	63.8%	78.4%
Percent Open Space	36.1%	21.6%



Legend

- | | | | |
|--|--------------------------|--|--------------------------|
| | - Catch Basin | | - New Asphalt |
| | - Mitered End Section | | - New Concrete |
| | - Manhole | | - Silt Fence |
| | - Cleanout | | - Waterline |
| | - Hydrant | | - Storm Sewer |
| | - Sanitary | | - Sanitary Sewer |
| | x 100.00 - Ex. Elevation | | • 100.00 - New Elevation |

City of Winter Garden Notes:

- All public improvements, including adjacent sidewalks, pavement, or curbs, will be checked at final inspection. Any damaged, broken or cracked sections shall be replaced by the developer prior to issuance of certificate of occupancy.
- The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.
- All construction shall conform to City of Winter Garden Standards, Specifications and Ordinances.
- As-built record drawings shall comply with City of Winter Garden requirements available on-line.

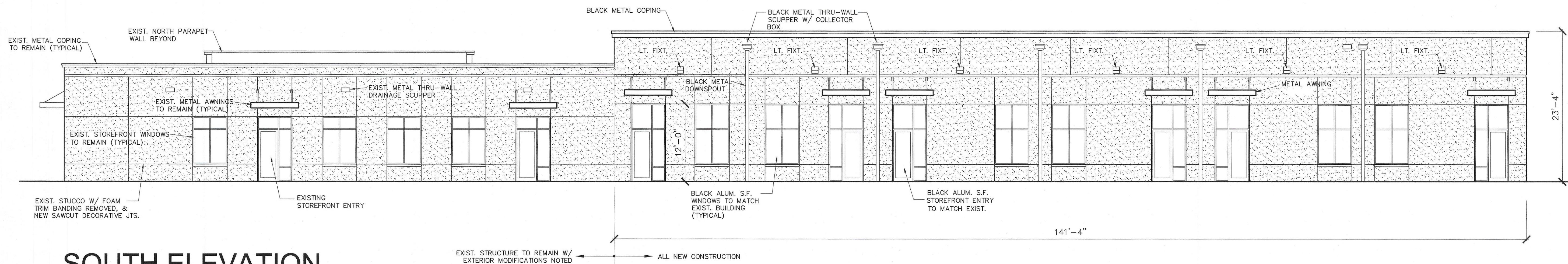
Utility Providers

- Water** - City of Winter Garden
300 West Plant Street
Winter Garden, FL 34787
Ph 407.656.4100
- Sewer** - City of Winter Garden
300 West Plant Street
Winter Garden, FL 34787
Ph 407.656.4100
- Electric** - Duke Energy
P.O. Box 14042
St. Petersburg, FL 33733
Ph 407.629.1010

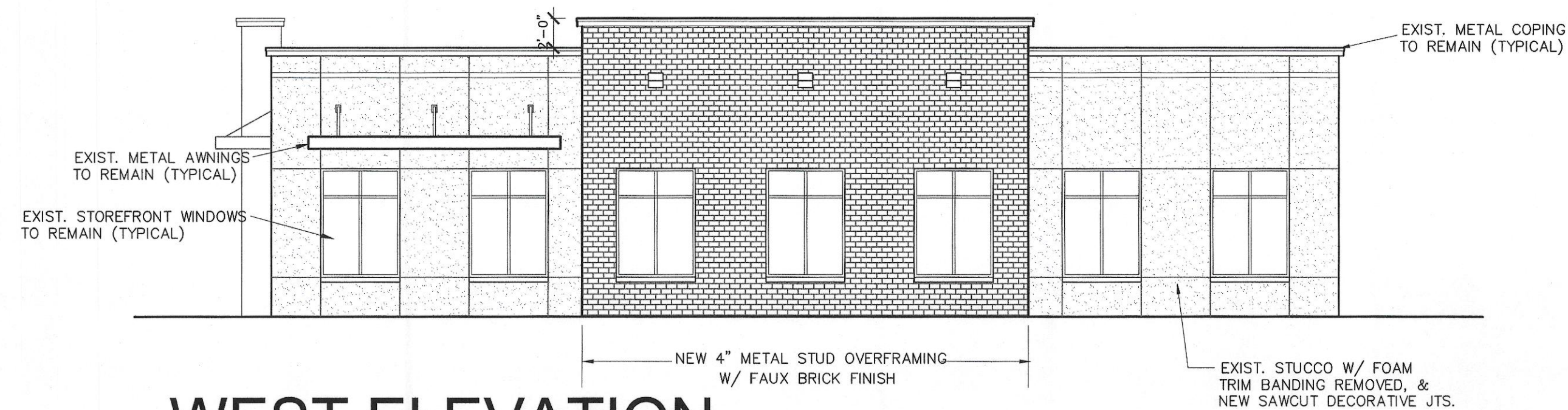
Unroe Engineering, Inc
Civil Engineering/Planning/Scientific Evaluation
PM Box 690942, Orlando, FL 32869-0942
Business Authorization Number - EB 00066579 ph (407) 299-0650

Overall Site Plan
LVS Project - Building Addition
721 Garden Commerce Parkway, Winter Garden, Florida 34787

DP	Drawn
DP	Checked
1"=20'	Scale
5/7/25	Date
LVS3-C1	File
Dwg. No.	
C1	
1	of 5



SOUTH ELEVATION

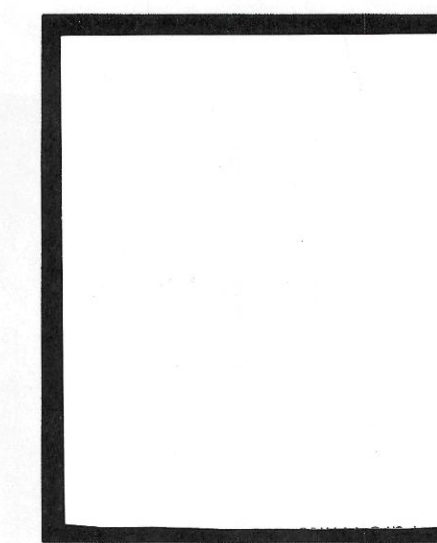


WEST ELEVATION

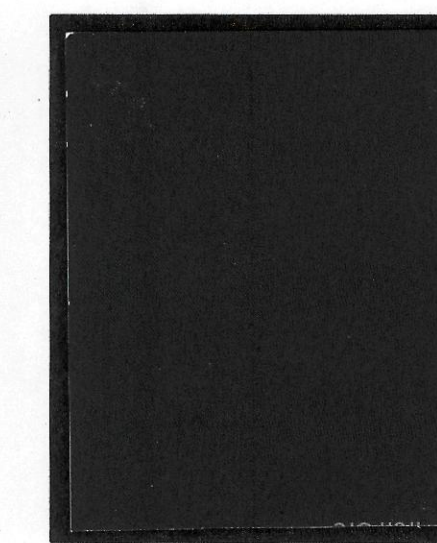
EXTERIOR COLOR PALETTE



STUCCO WALLS- SW 7638 "JOGGING PATH"



BRICK WALLS- SW 7005 "PURE WHITE"

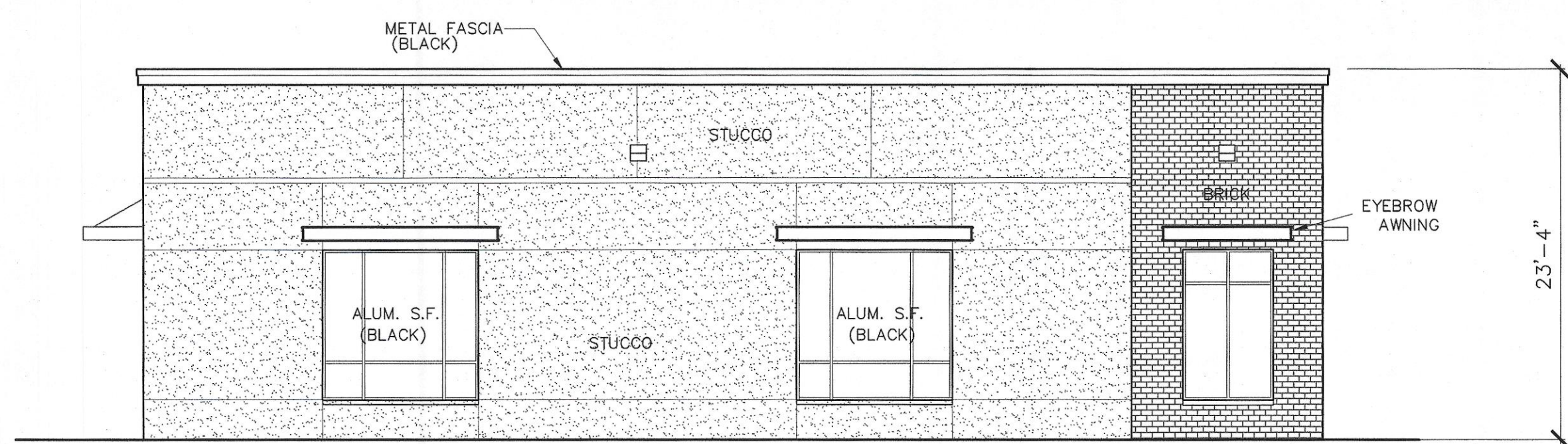


ALUMINUM WINDOWS & DOORS, METAL PARAPET COPING, LIGHT FIXTURE HOUSINGS- KYNAR 500 "DARK BRONZE"

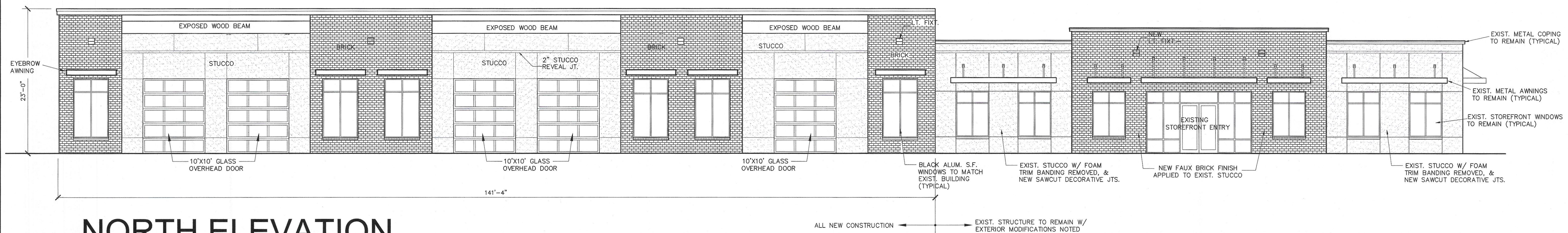


EXPOSED WOOD BEAMS- SW 3505 "YANKEE BARN" SEMI-TRANSPARENT STAIN

NOTE: ALL SPECIFIED COLORS ARE BY SHERWIN-WILLIAMS
GLASS- CLEAR



EAST ELEVATION



NORTH ELEVATION

LVS BUILDING ADDITION
721 Garden Commerce Parkway
Winter Garden, FL 34787

ANTHONY LEPORE, ARCHITECT
839 N. MAGNOLIA AVENUE
ORLANDO, FLORIDA 32803
LICENSE NUMBER AR0014692
TELEPHONE (407) 425-4820

Revisions

No.	Date	Description

Key Plan

Project No.:

Designed By:

Drawn By:

Checked By:

Issue Date: 11-12-2025

Drawing Scale:

Drawing Title:

EXTERIOR ELEVATIONS

Drawing No.

A-2



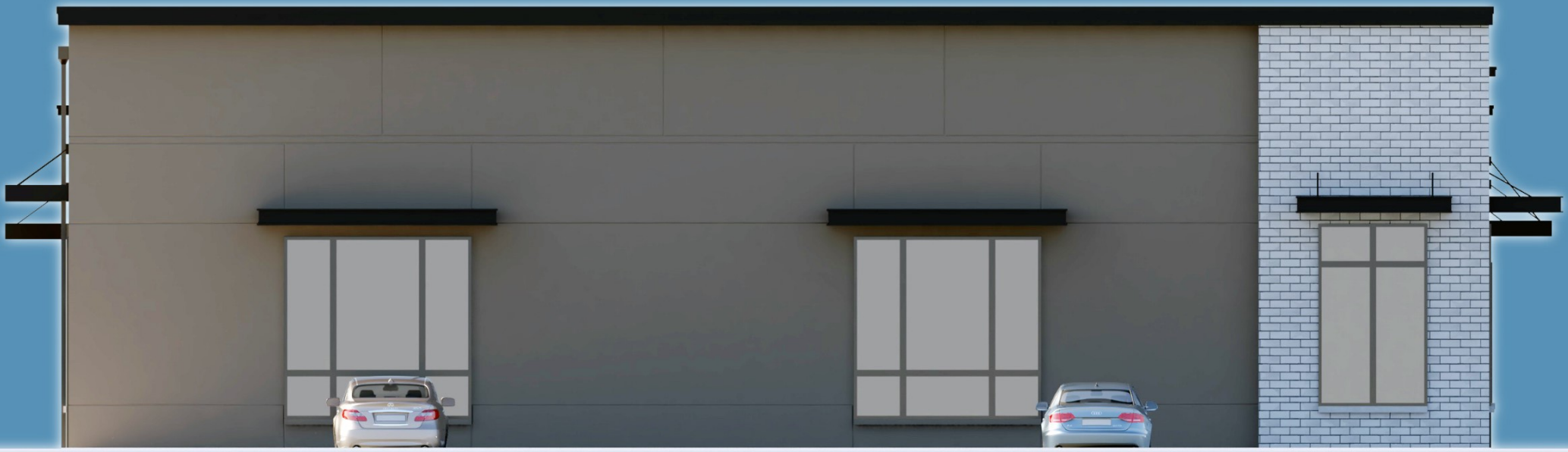
LVS ADDITION- VIEW FROM NORTHWEST



LVS ADDITION- VIEW FROM SOUTHEAST



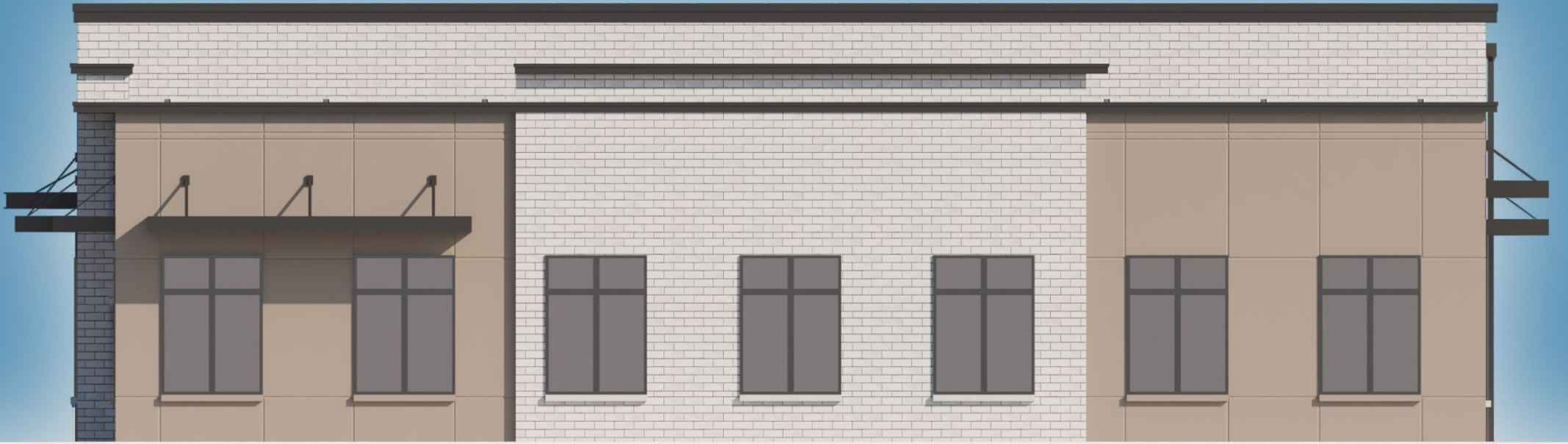
LVS ADDITION - NORTH ELEVATION



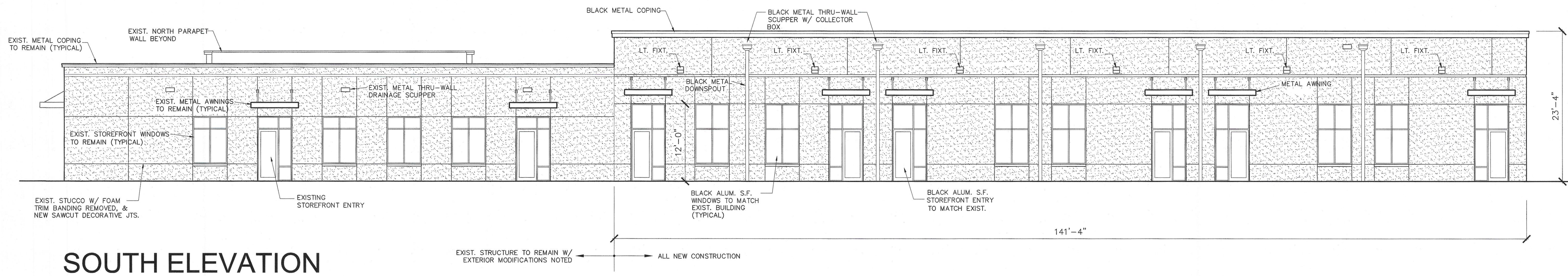
LVS ADDITION- EAST ELEVATION



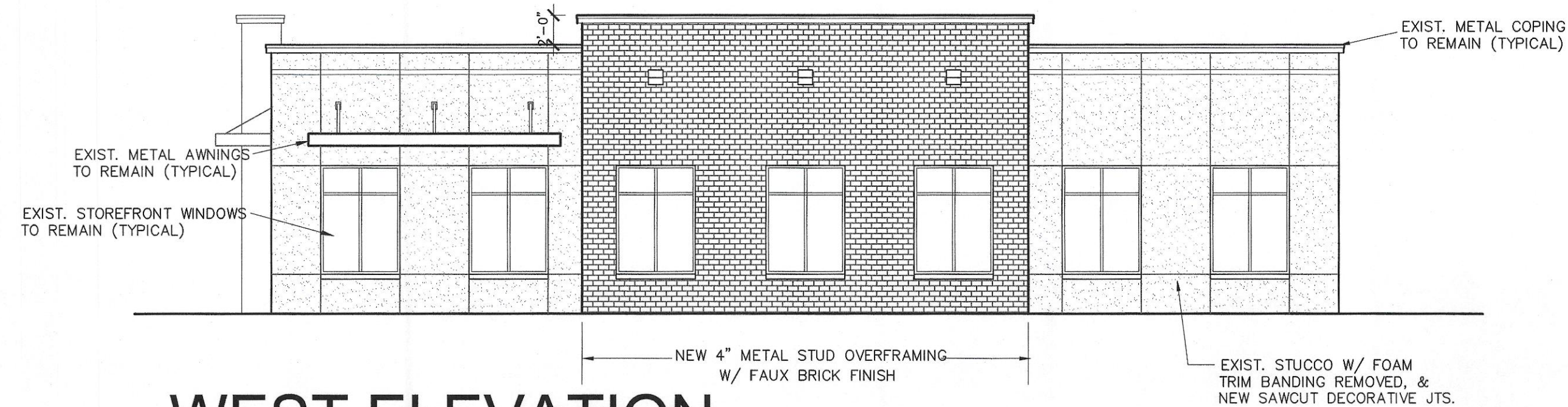
LVS ADDITION- SOUTH ELEVATION



LVS ADDITION- WEST ELEVATION



SOUTH ELEVATION

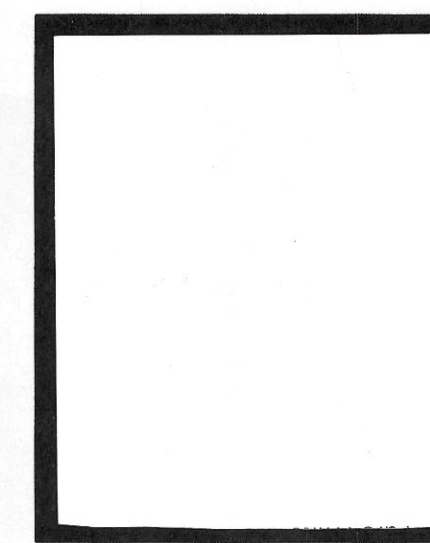


WEST ELEVATION

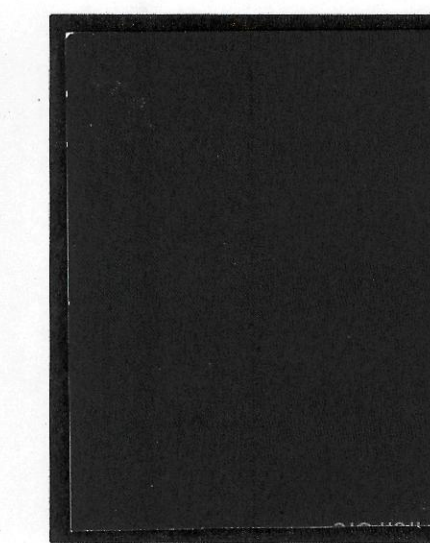
EXTERIOR COLOR PALETTE



STUCCO WALLS- SW 7638 "JOGGING PATH"



BRICK WALLS- SW 7005 "PURE WHITE"

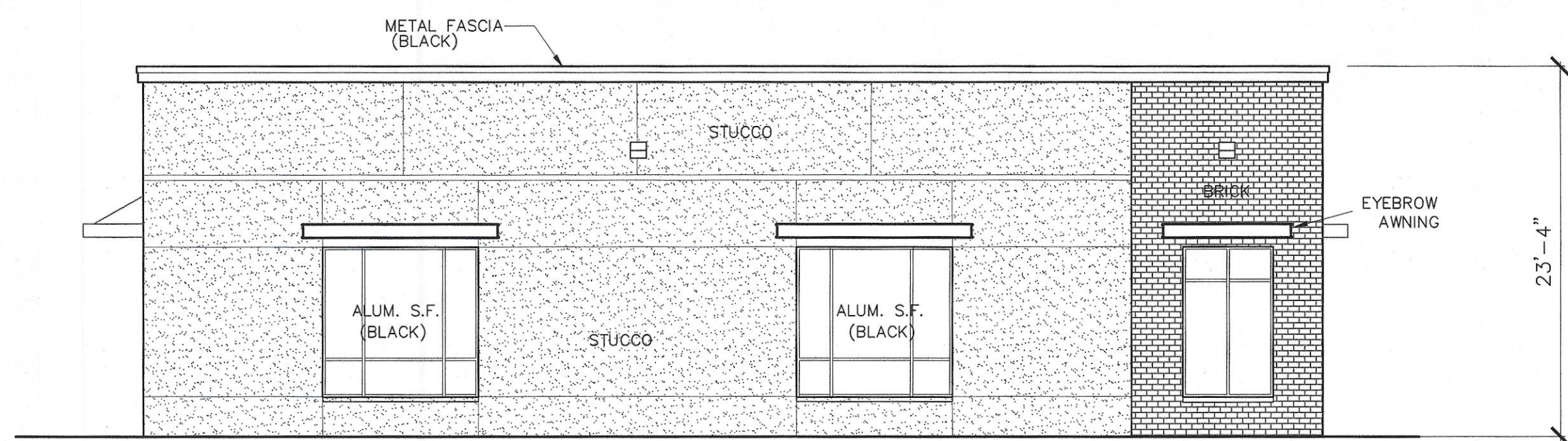


ALUMINUM WINDOWS & DOORS, METAL PARAPET COPING, LIGHT FIXTURE HOUSINGS- KYNAR 500 "DARK BRONZE"

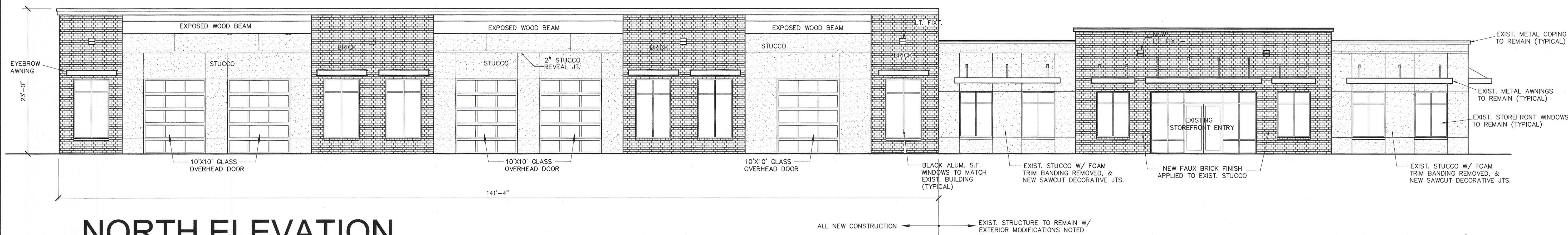


EXPOSED WOOD BEAMS- SW 3505 "YANKEE BARN" SEMI-TRANSPARENT STAIN

NOTE: ALL SPECIFIED COLORS ARE BY SHERWIN-WILLIAMS
GLASS- CLEAR



EAST ELEVATION



NORTH ELEVATION

LVS BUILDING ADDITION
721 Garden Commerce Parkway
Winter Garden, FL 34787

ANTHONY LEPORE, ARCHITECT
839 N. MAGNOLIA AVENUE
ORLANDO, FLORIDA 32803
LICENSE NUMBER AR0014692
TELEPHONE (407) 425-4820

Revisions

No.	Date	Description

Key Plan

Project No.:

Designed By:

Drawn By:

Checked By:

Issue Date: 11-12-2025

Drawing Scale:

Drawing Title:

EXTERIOR ELEVATIONS

Drawing No.

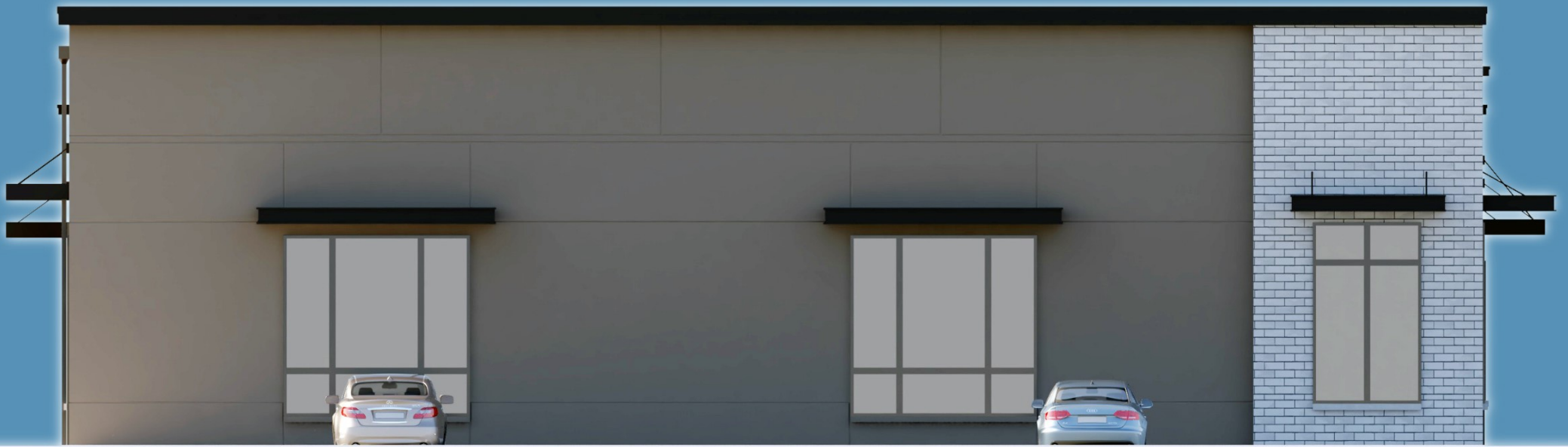
A-2



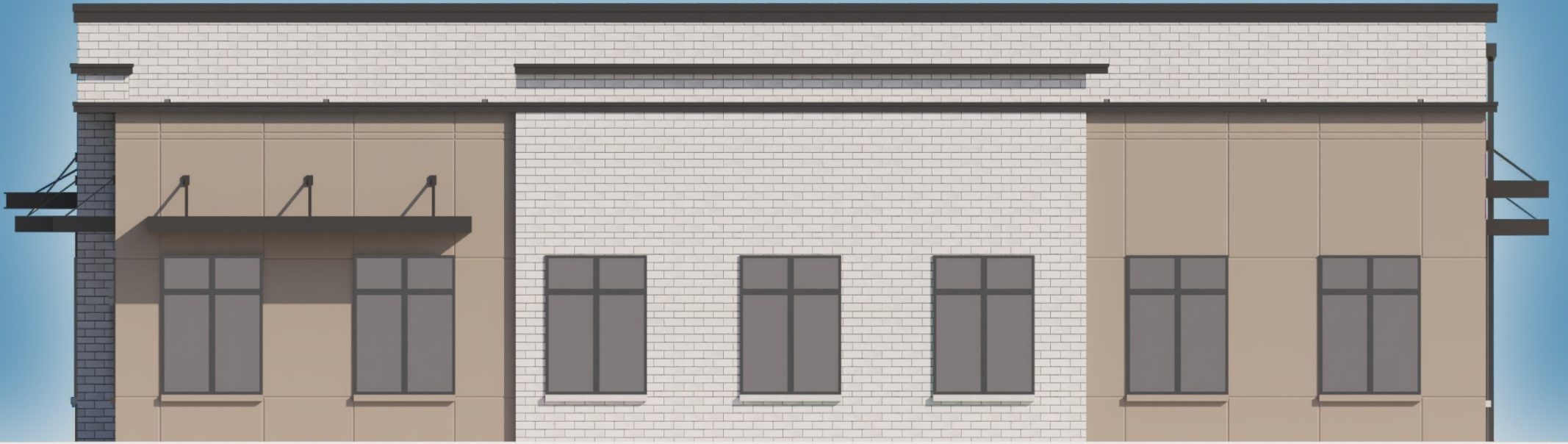
LVS ADDITION - NORTH ELEVATION



LVS ADDITION- SOUTH ELEVATION



LVS ADDITION- EAST ELEVATION



LVS ADDITION- WEST ELEVATION



LVS ADDITION- VIEW FROM NORTHWEST



LVS ADDITION- VIEW FROM SOUTHEAST

CITY OF WINTER GARDEN

DEVELOPMENT REVIEW COMMITTEE

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

MEMORANDUM

TO: KELLY CARSON, PLANNING DIRECTOR
FROM: DEVELOPMENT REVIEW COMMITTEE
DATE: JANUARY 15, 2026
SUBJECT: REVIEW OF MAJOR SITE PLAN – LVS PROJECT BUILDING ADDITION
721 GARDEN COMMERCE PARKWAY

Pursuant to your request, we have reviewed the revised site plan dated 5/15/25 for compliance with the City's stormwater and site requirements. The plan proposes to construct a 10,053 s.f. addition to the existing 6,204 s.f. building on the 1.59 acre PID zoned property in Winter Garden Commerce Center Phase I. This was submitted in response to our comments of 5/22/25 and DRC meeting of 6/18/25 where it was referred to staff review only.

ENGINEERING COMMENTS

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 proposed uses, parking, setbacks, landscaping, buffering, lighting and signage requirements. The addition is taking an area currently used for trailer parking.
2. All utilities shall conform to Chapter 78 of the City Code. Impact fees will be required for any new utility connections and shall be paid prior to issuance of building permit and City execution of FDEP permit applications. The site shall be served by City water, sewer and reuse. All utilities required for the development shall be run to the site at the Developer's expense, including potable water, reclaimed water and sanitary sewer. 100% of all required water, irrigation and sewer impact fees shall be paid prior to City execution of FDEP permits and issuance of site or building permits.

The plan shows the existing utility connections are to be extended inside the existing building. If new or upsized meters are required for the project, utility connection fees will be required.

3. Existing drainage pattern shall not be altered. Permit modification shall be provided from SJRWMD.
4. 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.
5. General Requirements (as may be appropriate):
 - a. All gravity sanitary pipe and fittings shall be SDR 26.
 - b. All compaction shall be 98% of the modified proctor maximum density (AASHTO T-180).
 - c. As-built record drawings shall comply with City of Winter Garden requirements available on-line (note on plan).
 - d. All Storm (>12") and Sanitary lines (>6") shall be inspected by CCTV prior to completion.
 - e. Use City Standard Detail sheets for utilities and public works in future submittals (see City website).
 - f. If Thermoplastic pipe is used it shall meet all City material and installation requirements as

specified in the City's Standards & Specifications including Class I bedding, HP polypropylene pipe (**not HDPE; 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.

PLANNING COMMENTS

- 6. Note: All signage shall adhere to City Code Chapter 102 – Signs.

STANDARD GENERAL CONDITIONS

- 7. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.
- 8. All work shall conform to City of Winter Garden standards and specifications.
- 9. Fencing, shall meet all City requirements for height, type, etc. Chain link fencing, if used, shall be vinyl coated per Code.
- 10. 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.
- 11. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.
- 12. 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.
- 13. After final plan approval, a preconstruction meeting will be required prior to any commencement of construction. The applicant shall provide an erosion control and street lighting plan at the preconstruction meeting and shall pay all engineering review and inspection fees prior to construction. Inspection fees in the amount of **2.25%** of the cost of all site improvements shall be paid prior to issuance of the building permit.

Additional comments may be generated at subsequent reviews

Please review this information and contact our office if you have any questions. Thank you.

END OF MEMORANDUM

THE CITY OF WINTER GARDEN
CITY COMMISSION AGENDA ITEM

From: Kelly Carson, Planning Director

Via: City Manager Jon C. Williams

Date: January 15, 2026 **Meeting Date:** January 22, 2026

Subject: 1061, 1063, and 1065 Tildenville School Road (Old Packing Plant)
Site Plan Approval
PARCEL ID# 21-22-27-0000-00-056; 21-22-27-0000-00-124; 21-22-27-0000-00-127

Issue: The applicant is requesting Site Plan Approval to renovate the property's existing buildings and construct associated site improvements on a property located at 1061, 1063, and 1065 Tildenville School Road.

Discussion: The redevelopment includes maintaining many of the existing historic industrial structures on site, and renovating and repurposing them to house a variety of new neighborhood-oriented uses such as art, retail, food, and professional and medical office. The site renovations include reconfiguring the parking and drive aisles, adding landscaped areas, installing a sidewalk on Tildenville School Road, incorporating golf cart and bike facilities, and installing new outdoor seating areas.

The 3.70 +/- acre subject property is designated Commercial (COM) on the City's Future Land Use Map and is zoned PCD (Planned Commercial Development).

Recommended Action:

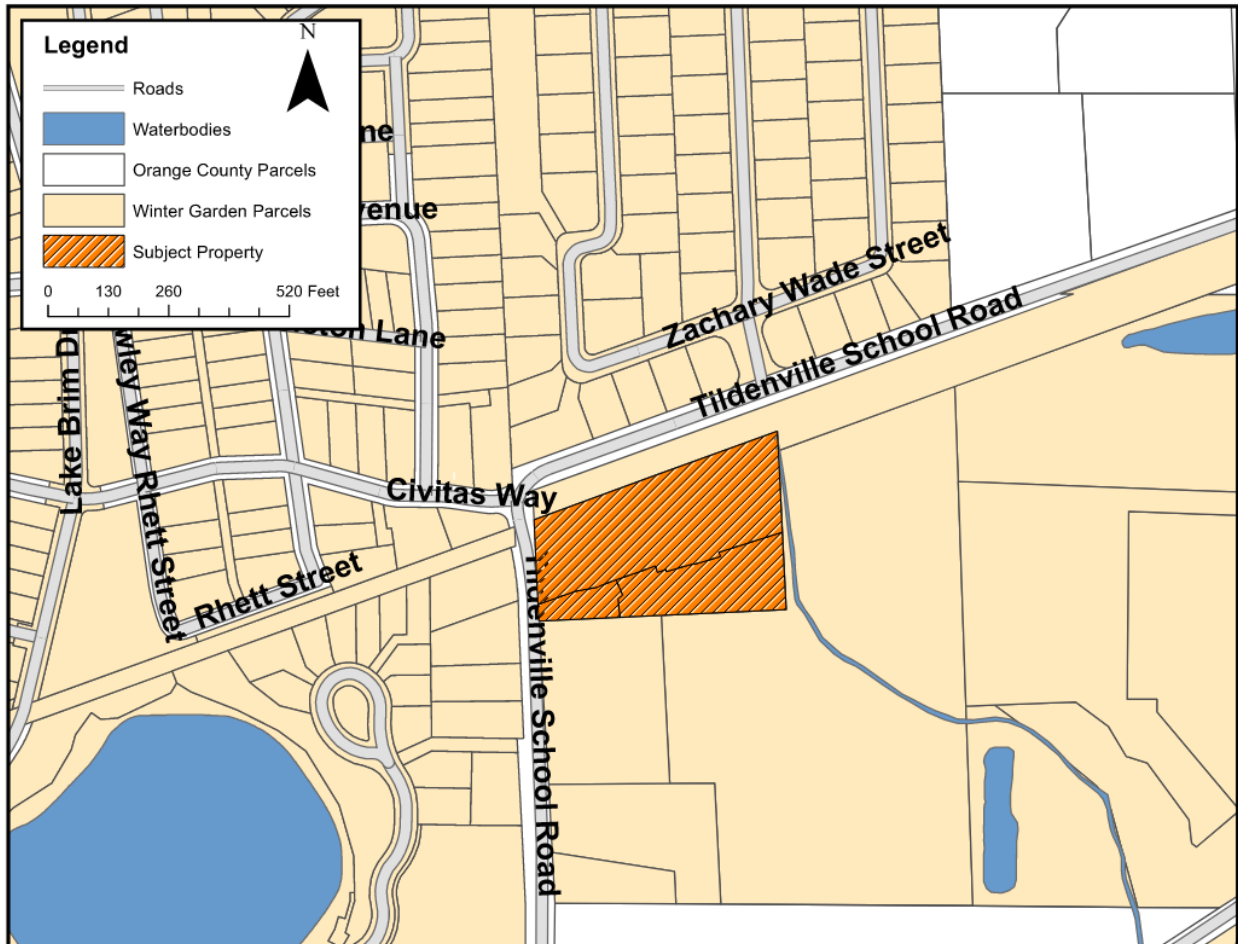
Staff recommends approval of the proposed Site Plan subject to the conditions of the DRC staff report dated January 15, 2026. Rdevelopment of the property is consistent with the City's Comprehensive Plan and the property's PCD zoning requirements.

Attachment(s)/References:

Location Map
Site Plan
Building Elevations
DRC Combined Comments

Location Map

1061 Tildenville School Road



I. GENERAL NOTES

- A. THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS.
B. 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.
C. CONTRACTOR IS ADVISED THAT THE U.S. ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT ALL OPERATORS FIE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK.
D. FLORIDA LAW (F.S. 553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF PROPOSED EXCAVATION."
E. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, WATER, SANITARY SEWER, POWER, NATURAL GAS, TELEPHONE AND CABLE TV COMPANIES.
F. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITIES.
G. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANY AND / OR THE APPROPRIATE POWER CORPORATION ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDER-GROUND POWER LINES.
H. CONTRACTOR SHALL VERIFY PROPER CLEARANCE ABOVE EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY OF THE POWER LINES.
I. ALL INSPECTIONS WILL BE MADE BY THE RESPECTIVE GOVERNING AGENCY, THE ENGINEER OF RECORD WILL PROVIDE CONSTRUCTION OBSERVATION SERVICE.
J. ALL RECOMMENDATIONS AND REQUIREMENTS OF THE INSPECTION PERSONNEL OTHER THAN THE OWNER'S SHALL BE REPORTED TO THE ENGINEER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY THE ENGINEER OR OWNER.
K. ALL WORK SHALL BE OPEN AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE COUNTY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER, AND REGULATORY AGENCIES.
L. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND THE OWNER IN WRITING, NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO OFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND THE OWNER.
M. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS PRIOR TO CONSTRUCTION IN THE AREA OF CONFLICT.
N. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS.
O. WORK SHALL BE PERFORMED IN ACCORDANCE WITH BOTH THE ORANGE COUNTY STANDARDS & THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND FOOT ROADWAY TRAFFIC DESIGN STANDARDS, LATEST EDITION. ALL FDOT INDEXES USED ARE REFERENCED HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF THE LATEST EDITION OF FDOT STANDARD INDEXES AND SPECIFICATIONS.
P. CONTRACTOR SHALL PROTECT ADJACENT WATER BODIES, WETLANDS AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
Q. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN ON THE PLAN OR DESIGNATED IN THE FIELD.
R. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS, WHERE A TRAFFIC MAINTENANCE PLAN IS REQUIRED, THE CONTRACTOR SHALL PREPARE AND SUBMIT THE PLAN FOR APPROVAL TO ALL APPLICABLE REGULATORY AGENCIES.
S. CONTRACTOR SHALL VERIFY THE ACCURACY OF THE BUILDING GEOMETRY SHOWN IN THE FINAL ARCHITECTURAL DRAWINGS PRIOR TO STAKE-OUT, AND SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY OF ANY DIFFERENCES.
T. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY TESTING TO ASSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED ON THE SUBGRADE, BASE MATERIAL, PIPE BASE MATERIAL AND ALL OTHER PERTINENT AREAS THAT HAVE BEEN COMPLETED. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH TESTING AND RETESTING THE AREAS AND SHALL PROVIDE THE OWNER AND THE ENGINEER WITH ALL TEST RESULTS. ALL REPORTS ARE TO BE SIGNED AND SEALED BY A REGISTERED GEOTECHNICAL ENGINEER IN THE STATE OF FLORIDA.
U. SSCOF- CHAPTER 556, FLORIDA STATUTES, REQUIRES EXCAVATORS TO NOTIFY SUNSHINE STATE OR E CALL OF FLORIDA (SSCOF) BEFORE BEGINNING ANY EXCAVATION IN THE STATE OF FLORIDA UNLESS A SPECIFIC EXEMPTION LISTED IN F.S. 556-192 APPLIES. AN EXCAVATOR MUST NOTIFY SSCOF TWO FULL BUSINESS DAYS BEFORE EXCAVATING. EXCAVATORS MAY CALL 1-800-432-7770 DURING BUSINESS HOURS OR USE THE INTERNET TO PROVIDE NOTIFICATION INFORMATION.
V. TRENCH SAFETY: CONTRACTOR SHALL COMPLY WITH OSHA TRENCH SAFETY STANDARDS 29 C.F.R., S. 926.650, SUBPART P, AND ALL SUBSEQUENT REVISIONS OR UPDATES ADOPTED BY THE DEPARTMENT OF LABOR AND EMPLOYMENT SECURITY AND WITH SECTION 553.82, FLORIDA

II. PRE-CONSTRUCTION RESPONSIBILITIES

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

III. PROJECT CLOSEOUT

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

IV. REQUIRED AS-BUILT INFORMATION

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

V. SHOP DRAWINGS AND SUBMITTALS

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

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

VI. CONSTRUCTION SAFETY

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

VII. TRENCH SAFETY ACT

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

VIII. SURVEY DATA

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

IX. TEMPORARY FACILITIES

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

X. INTERRUPTION OF EXISTING UTILITIES

- A. ANY CONSTRUCTION WORK THAT REQUIRES INTERRUPTION OF SERVICE TO ANY CUSTOMER SHALL BE DONE SO WITH A MINIMUM OF SEVENTY-TWO (72) HOUR NOTICE TO, AND WRITTEN APPROVAL BY, THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL ARRANGE A MEETING WITH THE LOCAL JURISDICTIONAL AGENCIES AND OTHER GOVERNING AGENCIES, AND OTHER AFFECTED UTILITIES PRIOR TO SCHEDULING THE SHUT DOWN TO ASSESS THE SCOPE OF WORK. ALL SYSTEM SHUT DOWNS SHALL BE SCHEDULED BY THE CONTRACTOR AT SUCH TIME THAT SYSTEM DEMAND IS LOW. THIS GENERALLY REQUIRES NIGHT TIME WORK BY THE CONTRACTOR AND REQUIRES FULL TIME INSPECTION BY A REPRESENTATIVE OF THE UTILITY. ALL COST FOR OVERTIME WORK BY THE REPRESENTATIVE OF THE UTILITY SHALL BE BORNE BY THE CONTRACTOR. EACH CUSTOMER AFFECTED BY THE SHUT DOWN SHALL BE PROVIDED, MINIMUM, FORTY-EIGHT (48) HOURS WRITTEN NOTIFICATION BY THE CONTRACTOR.

XI. EROSION CONTROL PLAN NOTES

FOR EROSION CONTROL NOTES, PLEASE REFERENCE SHEET 6

II. EARTHWORK

- A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SITE CONDITIONS OF SOIL DURING THE BID PREPARATION TO DETERMINE IF ANY OFF-SITE MATERIALS WILL NEED TO BE IMPORTED TO ACHIEVE THE GRADES SPECIFIED ON THE PLANS.
B. PRIOR TO BID PREPARATION, THE CONTRACTOR MUST BECOME FAMILIAR WITH THE OVERALL SITE, THE LIMIT AND DEPTH OF EXPECTED ORGANIC MATERIAL, ADEQUACY OF EXISTING MATERIALS AS FILL, DEWATERING REQUIREMENTS, CLEAN FILL REQUIRED FROM OFF SITE, AND MATERIALS TO BE DISPOSED OF OFF SITE. ANY DELAY, INCONVENIENCE OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE DRYING PRIOR TO USE AS BACKFILL AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS, AT NO EXTRA COST, FROM OFF SITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.
C. CLEAR AREAS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN.
D. ALL EXCESS FILL FROM THE SITE SHALL BE STOCKPILED BY THE CONTRACTOR, IN A LOCATION DETERMINED BY THE OWNER OR THE OWNERS REPRESENTATIVE AND THE ENGINEER.
E. ALL ORGANIC AND OTHER UNSUITABLE MATERIAL IN BUILDING OR PAVEMENT AREAS SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS AND SOUND CONSTRUCTION PRACTICES.

XIII. SIGNING AND PAVEMENT MARKING NOTES

- A. ALL PAVEMENT MARKINGS WITHIN FDOT, OR COUNTY RIGHT-OF-WAY SHALL BE THERMOPLASTIC.
B. ALL STOP BARS SHALL BE THERMOPLASTIC. ALL OTHER STRIPING SHALL BE PAINTED UNLESS OTHERWISE SPECIFIED.
C. ALL PAINT USED FOR PAVEMENT MARKINGS SHALL CONFORM TO SECTION 97-13 OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION (SSRBC). ALL PAINTED MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 710 OF THE FDOT SSRBC AND THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), ONLY PAINT MAY ONLY BE USED FOR PRIVATE DEVELOPMENT IMPROVEMENTS OR AS TEMPORARY MARKINGS.
D. THERMOPLASTIC TRAFFIC MARKINGS SHALL CONFORM TO SECTION 711-2 OF THE FDOT SSRBC. ONLY ALKYL BASED MATERIALS SHALL BE USED. THERMOPLASTIC TRAFFIC MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 711 OF THE FDOT SSRBC AND THE MUTCD.
E. ALL REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 706 OF THE FDOT SSRBC.
F. ALL TRAFFIC SIGNS SHALL BE CONSTRUCTED OF HIGHLY REFLECTIVE MATERIAL AND BE "STANDARD" SIZE AS ESTABLISHED IN THE MUTCD.
G. STOP BARS TO BE A MINIMUM OF 4 FEET CLEAR BEHIND CROSSWALKS.
H. HANDICAP PARKING SPACES SHALL BE DESIGNATED BY APPROPRIATE PAVEMENT MARKINGS AND SIGNS.

XIV. PAVING, GRADING AND DRAINAGE NOTES

- A. CONTRACTOR ACCEPTS SITE AS IS, ANY REPAIRS TO EXISTING SITE ELEMENTS INCLUDING PAVEMENT, SIDEWALKS, CURBING, DRAINAGE, SANITARY SEWER, WATER, SIGNAGE AND STRIPING SHALL BE INCLUDED IN THE BID PRICE.
B. ALL CURB RADI AND DIMENSIONING ARE TO EDGE OF CURB OR INLET.
C. PRIOR TO BACKFILLING THE DRAINAGE SYSTEM, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND LOCAL JURISDICTIONAL AGENCIES FOR INSPECTION.
D. ALL EXISTING AND PROPOSED UTILITIES SHALL BE ADJUSTED TO NEW FINISH GRADES AND PROPERLY SET TO PAVEMENT CROSS SLOPE AS REQUIRED.
E. ALL UTILITIES SHALL BE COMPLETED OR SLEEVING PROVIDED BEFORE ANY PAVEMENT CONSTRUCTION BEGINS.
F. GRADING FROM PROPOSED TO EXISTING CONDITIONS SHALL NOT BE STEEPER THAN 3H:1V NOR FLATTER THAN 20H:1V. ALL SWALES AND SLOPES SHALL BE SLODED AFTER GRADING (SEE NOTE IV.C.6).
G. IF THE PLANS INDICATE A STABILIZED SUBGRADE IS TO BE USED, IT SHALL HAVE A MINIMUM LBR VALUE OF 40 OR A FBV OF 25 AND SHALL BE IN ACCORDANCE WITH F.O.D.T. SPECIFICATIONS, SECTION 160. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT TO THE ENGINEER FOR APPROVAL, THE MATERIAL TO BE USED FOR THE SUBGRADE, AND THEIR PROPORTIONS AND LABORATORY LBR. BEFORE DELIVERY TO THE SITE, QUALITY CONTROL LBR'S MAY BE REQUIRED BY THE ENGINEER TO PROVE THE IN-PLACE CONDITION.
H. MATERIAL HAVING A PLASTICITY INDEX AT MORE THAN 10 OR A LIQUID LIMIT GREATER THAN 40 SHALL NOT BE USED. ALL MATERIAL USED FOR STABILIZING THE ROADBED SHALL PASS A 3-1/2 INCH SIEVE.
I. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR SUBGRADE SHALL BE PROVIDED TO THE ENGINEER PRIOR TO PLACING BASE COURSE MATERIAL.
J. IF THE PLANS INDICATE A LIMEROCK BASE, THE CONSTRUCTION AND THE MATERIAL FOR THE LIMEROCK BASE SHALL CONFORM TO THE REQUIREMENTS OF THE F.O.D.T. SPECIFICATIONS, SECTION 200. THE LIMEROCK BASE SHALL BE COMPACTED TO A 98% MAXIMUM DENSITY AT OPTIMUM MOISTURE, AASHTO T-190, METHOD "D". THE GEOTECHNICAL ENGINEER SHALL SPECIFY THE LOCATION AND NUMBER OF DENSITY TESTS REQUIRED. THE TESTS RESULTS SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO THE APPLICATION OF THE PRIME AND TACK COATS.
K. IF THE PLANS INDICATE A SOIL CEMENT BASE, THE CONSTRUCTION AND THE MATERIAL FOR THE SOIL CEMENT BASE SHALL CONFORM TO THE REQUIREMENTS OF THE F.O.D.T. SECTION 200. THE SOIL CEMENT BASE SHALL BE COMPACTED TO A 98% MAXIMUM DENSITY AT OPTIMUM MOISTURE, AASHTO T-134, METHOD "D". THE GEOTECHNICAL ENGINEER SHALL SPECIFY THE LOCATION AND NUMBER OF DENSITY TESTS REQUIRED. THE TESTS RESULTS SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO THE APPLICATION OF THE PRIME AND TACK COATS.
L. THE BASE SHALL BE TRANSPORTED TO THE POINT WHERE IT IS TO BE USED, OVER BASE PREVIOUSLY PLACED IF PRACTICABLE, AND DUMPED ON THE END OF THE PRECEDING SPREAD, HAULING OVER THE SUBGRADE AND DUMPING ON THE SUBGRADE WILL BE PERMITTED ONLY WHEN, IN THE ENGINEERS OPINION, THESE OPERATIONS WILL NOT BE DETRIMENTAL TO THE SUBGRADE.
M. ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR BASE COURSE SHALL BE PROVIDED TO THE ENGINEER & THE ORANGE COUNTY'S ENGINEERING INSPECTOR PRIOR TO PLACING ASPHALT.
N. THE PRIME COAT BITUMINOUS MATERIAL SHALL BE APPLIED BY MEANS OF PRESSURE DISTRIBUTOR. THE AMOUNT OF BITUMINOUS MATERIAL APPLIED SHALL BE AT A RATE NOT LESS THAN 0.15 GALS./SY FOR LIMEROCK BASES AND NOT LESS THAN 0.25 GALS./SY FOR SOIL-CEMENT BASES. THE RATE OF APPLICATION SHALL COAT THE SURFACE THOROUGHLY AND UNIFORMLY WITHOUT HAVING ANY EXCESS TO FORM POOLS OR FLOW OFF THE BASE. THE PRIME SHALL BE ALLOWED TO STAND WITHOUT COVER MATERIAL FOR A PERIOD OF 48 HOURS UNLESS OTHERWISE ORDERED BY THE ENGINEER.
O. NO BITUMINOUS MATERIAL SHALL BE APPLIED WHEN THE TEMPERATURE OF THE AIR IS LESS THAN 40 DEGREES FAHRENHEIT IN THE SHADE AND FALLING, OR WHEN IN THE OPINION OF THE ENGINEER, THE WEATHER CONDITIONS OR THE CONDITION OF THE EXISTING SURFACE IS UNSUITABLE.
P. THE SURFACE TO BE PRIMED SHALL BE CLEAN AND DRY. FOR LIMEROCK BASES, THE GLAZED FINISH SHALL BE REMOVED BEFORE THE APPLICATION OF PRIME COAT. THE TEMPERATURE OF THE PRIME MATERIAL SHALL BE BETWEEN 100 DEGREES FAHRENHEIT AND 150 DEGREES FAHRENHEIT.
Q. ALL EXPOSED ENDS OF CURB SHALL TRANSITION TO FINISHED GRADE.
R. ALL CONCRETE CURBS, SIDEWALKS, INLET TIPS, ETC., SHALL BE 3000 PSI CONCRETE, UNLESS OTHERWISE SPECIFIED.
S. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENT TO DRAIN POSITIVELY, INTERSECTIONS SHALL TRANSITION TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHAED AREAS OF POOR DRAINAGE BE OBSERVED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS OR CORRECTION CAN BE MADE.
T. PAVEMENT GRADES AT HANDICAP PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.
U. PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMPS SHALL NOT EXCEED A 12 HORIZONTAL TO 1 VERTICAL SLOPE.
V. SIDEWALK RAMPS SHALL BE TEXTURED IN CONFORMANCE WITH FDOT STANDARDS EXCEPT WHERE LOCAL CODES DICTATE OTHERWISE OR IF INDICATED OTHERWISE ON THE PLANS. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND THE MUNICIPAL AUTHORITY FOR FORM BOARD AND PER POUR INSPECTIONS PRIOR TO ANY SIDEWALK AND /OR CONCRETE RAMP

- C. INSTALLATION. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL ADA STANDARDS.
D. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION OR BETTER.
E. ALL LANDSCAPE ISLANDS AND CONCOURSE ISLANDS SHALL BE INSTALLED AND FINISHED TO THE SAME FINISH GRADE AS THE ELEVATIONS OF GRASSSED AREAS ARE GIVEN AT FINISHED SOI / SEED GRADE.
F. ELEVATIONS ADJACENT TO CURB OR FRONT OF SIDEWALK ARE CONSIDERED EDGE OF PAVEMENT GRADES.
H. SUBGRADE SHALL BE FREE OF MUCK, STUMPS, ROOTS, UNDERBRUSH, VEGETATIVE MATTER, GARBAGE, TRASH OR ANY MATERIAL THAT WILL NOT PROVIDE A SUITABLE STABLE SUBGRADE.
I. ALL SUBGRADE, BASE COURSE, PRIME COAT, TACK COAT AND ASPHALT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS (LATEST EDITION).
J. BEFORE CONSTRUCTION OF ASPHALT SURFACE, A JOB MIX FORMULA SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER.
K. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF DEBRIS AND SILT WHERE TIENS TO EXISTING DRAINAGE STRUCTURES OR SWALES ARE TO BE PERFORMED.
L. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENDWALLS AND OF FINISHED END SECTIONS.
M. JOINTS FOR REINFORCED CONCRETE STORM DRAINS AND CULVERTS SHALL BE FOR ROUND PIPE, RUBBER GASKETS MEETING THE REQUIREMENTS OF SECTION 430-7.2, 941-1.5 AND 942-1, FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, SHALL BE USED.
N. REINFORCED CONCRETE PIPE SHALL BE PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. INSTALLATION OF REINFORCED CONCRETE PIPE SHALL BE IN ACCORDANCE WITH FDOT SSRBC (LATEST EDITION).
O. ALL STORM STRUCTURES SHALL BE CONSTRUCTED AND INSTALLED PER FDOT SSRBC. GRATES SHALL BE CAST IRON. GRATES IN PAVEMENT SHALL BE FRAME AND GRATE CONSTRUCTION UNLESS OTHERWISE SPECIFIED OR APPROVED.
P. ALL TYPE 'P' STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL HAVE A 4-FOOT MINIMUM DIAMETER.
Q. REINFORCED CONCRETE PIPE SHALL MEET THE REQUIREMENTS OF F.D.O.T. STANDARD SPECIFICATIONS SECTION 941. CONCRETE PIPE SHALL BE CLASS III OR AS SHOWN ON THE PLANS. PIPE GASKETS SHALL MEET F.D.O.T. STANDARD SPECIFICATIONS SECTION 942.
R. ALL PIPE JOINTS SHALL BE WRAPPED PER FDOT STANDARD INDEX NUMBER 289.
S. ALL PIPE SHALL BE CAREFULLY LAID, TRUE TO THE LINES AND GRADES GIVEN, WITH HUB UPGRADE AND TONGUE END FULLY ENTERED INTO THE HUB. WHEN PIPE WITH QUADRANT REINFORCEMENT OR CIRCULAR PIPE WITH ELLIPTICAL REINFORCEMENT IS USED, THE PIPE SHALL BE INSTALLED IN A POSITION SUCH THAT THE MANUFACTURER'S MARKS DESIGNATING TOP AND BOTTOM OF THE PIPE SHALL NOT BE MORE THAN FIVE DEGREES FROM THE VERTICAL PLANE THROUGH THE LONGITUDINAL AXIS OF THE PIPE. ANY PIPE THAT IS NOT TRUE IN ALIGNMENT OR WHICH SHOWS ANY SETTLEMENT AFTER LAYING SHALL BE TAKEN UP AND RELAID WITHOUT ADDITIONAL COMPENSATION.
T. PVC PIPE SHALL CONFORM TO ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNI-BELL PLASTIC PIPE ASSOCIATIONS "RECOMMENDED PRACTICE FOR INSTALLATION OF PVC SEWER PIPE". SDR 35 PVC DRAINAGE PIPE SHALL BE CONNECTED TO THE CATCH BASIN WALLS WITH A COATED PVC ADAPTER, CEMENT COLLAR, RUBBER BOOT, OR GASKET AS REQUIRED BY THE ENGINEER.
U. POLYETHYLENE PIPE SHALL BE HDPE CONFORMING TO AASHTO M252 AND AASHTO M294 (WHERE APPLICABLE) EQUAL TO A20 WITH PIPE AND FITTINGS BY THE SAME MANUFACTURER. YARD INLETS SHALL BE ADS NYLOPLAST WITH 12-INCH DIAMETER CAST IRON GRATES (UNLESS OTHERWISE SPECIFIED).
W. ROOF DRAIN POLYETHYLENE TUBING SHALL BE TERMINATE 5 FEET OUTSIDE THE BUILDING ENVELOPE.
X. ALL CONNECTIONS WITH FDOT, CITY OR COUNTY RIGHTS-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE JURISDICTION.
Y. ALL STORM STRUCTURES ARE TO BE PLACED ON A 12 INCH BED OF CRUSHED STONE OR EQUAL A APPROVED BY THE COUNTY ENGINEER AND FULLY ENVELOPED WITH FILTER FABRIC.

XV. WATER AND SEWER DISTRIBUTION & COLLECTION SYSTEM NOTES

- A. ALL WATER DISTRIBUTION SYSTEM, SANITARY SEWER AND RECLAIMED WATER MATERIALS (INCLUDING SERVICES) AND INSTALLATION SHALL CONFORM TO THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY AS PROVIDED IN THEIR STANDARD SPECIFICATIONS MANUAL.
B. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE MOST RECENT MATERIAL AND INSTALLATION SPECIFICATIONS FROM THE UTILITY COMPANY. ALL WATER AND SEWER MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MOST UPDATE SPECIFICATIONS FROM THE MUNICIPALITY UNLESS OTHERWISE SPECIFIED BY THE MUNICIPALITY. CONTRACTOR SHALL BID THE PROJECT AS SUCH. WHENEVER LOCAL SPECIFICATIONS DIFFER FROM THESE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
C. WATER, SEWER AND REUSE PIPES SHALL HAVE A MINIMUM OF 3 FEET OF COVER UNLESS OTHERWISE SPECIFIED.
D. WATER SERVICES SHALL BE POLYETHYLENE TUBING COMPLYING WITH APPLICABLE REQUIREMENTS OF PE-3034. MATERIAL SHALL BE AS DESCRIBED IN ASTM D-2737 AND HAVE A STANDARD DIMENSION RATIO (SDR) OF 9.0 AND SHALL CONFORM TO ANSI / AWWA STANDARD C901.
E. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR CONNECTION OF WATER SYSTEM AND FOR CONNECTION OF SANITARY SEWER AND RECLAIMED SYSTEM.
F. JOINTS FOR POLYETHYLENE TUBING SHALL BE COMPRESSION TYPE, UTILIZING A TOTALLY CONFINED GRIP SEAL AND COUPLING NUT. STAINLESS STEEL TUBE STIFFENER INSERTS SHALL ALSO BE USED FOR P.E. TUBING SERVICES.
G. CONTRACTOR SHALL PROVIDE DISINFECTION, HYDROSTATIC PRESSURE AND LEAKAGE TESTING IN ACCORDANCE WITH AWWA C600, C605 AND C651 AS APPLICABLE AND BACTERIOLOGICAL TEST RESULTS, ALL IN ACCORDANCE WITH GOVERNING SPECIFICATIONS, FDEP PERMIT CONDITIONS AND AWWA STANDARDS.
H. CONTRACTOR SHALL NOT ACTIVATE WATER SERVICE UNTIL THE FDEP HAS CLEARED THE SYSTEM FOR USE AND THE CLEARANCE LETTER HAS BEEN RECEIVED BY THE OWNER.
I. SITE CONTRACTOR SHALL COORDINATE AND VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS AND BUILDING CONTRACTOR.
J. WATER MAIN TAPS SHALL BE WITNESSED BY THE GOVERNING MUNICIPALITY. WATER METER VALVES SHALL BE INSTALLED BY THE GOVERNING MUNICIPALITY. WATER METERS SHALL BE INSTALLED BY THE GOVERNING MUNICIPALITY UNLESS OTHERWISE SPECIFIED; BACKFLOW PREVENTERS SHALL BE INSTALLED BY THE CONTRACTOR.
K. EXISTING WATER MAINS SHALL BE PROTECTED FROM CONTAMINATION DURING FILLING, FLUSHING AND TESTING OF NEW LINES IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF AWWA C651-92. SEE JUMPER DETAIL.
L. ALL FITTINGS 3 INCHES AND OVER SHALL BE PROPERLY ANCHORED WIRESTRAINED JOINT FITTINGS, CONFORMING WITH THE DETAILS OF THE PLANS.
M. ALL PIPE SHALL BE LAID TO LINE AND GRADE WITH VALVES AND HYDRANT STEMS PLUMB. ALL PIPE MAINS SHALL BE INSTALLED.
N. THE WATER SYSTEM SHALL BE TESTED FOR A PERIOD OF NOT LESS THAN 2 HOURS AT 150 PSI IN ACCORDANCE WITH ANSI / AWWA STANDARD C600-99 AND PER AWWA MANUAL M23 WITH AN ALLOWABLE LEAKAGE AS DETERMINED BY THE FOLLOWING FORMULA FOR PVC MAINS:

L-S(D)^0.5 / 133-200 WHERE
L = ALLOWABLE LEAKAGE IN GALLONS PER HOUR
S = PIPE LENGTH IN FEET
D = NOMINAL DIAMETER OF PIPE IN INCHES
P = AVERAGE TEST PRESSURE IN PSI

- O. SITE UTILITY WORK SHALL TERMINATE 5 FEET OUTSIDE THE BUILDING ENVELOPE UNLESS OTHERWISE SPECIFIED.
P. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN CENTERLINES OF MANHOLE STRUCTURES.
Q. UNLESS OTHERWISE NOTED OR APPROVED, ALL GRAVITY MAINS AND SERVICES SHALL BE UNPLASTICIZED POLYVINYL CHLORIDE (PVC) NON-PRESSURE PIPE CONFORMING TO ASTM D-3034 AND SDR 35 WITH INTEGRAL BELL AND SPIGOT JOINTS FOR PUSH-ON RUBBER GASKET TYPE JOINT SEALS CONFORMING TO ASTM D-1989.
R. ALL GRAVITY MAINS ARE 8 INCHES PVC PIPE AT 0.40% MINIMUM SLOPE AND ALL LATERALS ARE 6 INCHES PVC AT 1/8 INCHES PER FOOT MINIMUM SLOPE, UNLESS OTHERWISE SHOWN ON THE PLANS.
S. MINIMUM COVER ON SANITARY SEWER MAIN SHALL BE 60 INCHES TO INVERT; MINIMUM COVER ON LATERALS SHALL BE 18 INCHES AT HIGH END OR AS SHOWN ON PLANS.
T. ALL MANHOLES SHALL HAVE THE WORDS "SANITARY SEWER" CAST IN THE LIDS. CASTINGS SHALL BE CLEAN AND COATED WITH A COAL TAR PITCH VARNISH WHICH IS TOUGH WHEN COLD BUT NOT TACKY OR BRITTLE. PICK TYPE LIFTING HOLES WILL BE CAST INTO LIDS, BUT SHALL NOT GO CLEAR THROUGH THE LID.
U. CONTRACTOR SHALL INSTALL ONE LENGTH OF DR14 PVC FOR ALL SANITARY SEWER MAINS OR LATERALS HAVING LESS THAN 18 INCHES SEPARATION FROM WATER MAIN. (SEE STANDARD SEWER SEPARATION STATEMENT AND DETAILS ON INSTALLATION).
V. THERE SHALL BE NO DETECTABLE LEVEL OF INFILTRATION OR EXFILTRATION WITHIN THE SANITARY SEWER SYSTEM AT THE TIME OF INSPECTION. ANY EVIDENCE OF LEAKAGE MUST BE CORRECTED PRIOR TO ACCEPTANCE.
W. ALL VISIBLE LEAKS, REPAIRS, OR RESULTS OF INFILTRATION OR EXFILTRATION TESTS, SHALL BE REPAIRED. ALL REPAIRS SHOWN NECESSARY BY THE TESTS ARE TO BE MADE: BROKEN OR CRACKED PIPE REPLACED, ALL DEPOSITS REMOVED, THE SEWER LEFT TRY TO LINE AND GRADE AND ENTIRELY CLEAN, FREE FROM LUMPS OF CEMENT, PROTRUDING GASKETS, BULKHEADS, ETC., AND READY FOR USE BEFORE FIRE TESTING. ACCEPTANCE IS NOT TO BE MADE UNTIL THE SEWER IS FULLY TESTED AND ACCEPTED.
X. REPAIR OF ANY DEFECTS FOUND IN THE SYSTEM ARE TO BE COMPLETED AT THE EXPENSE OF THE CONTRACTOR.
Y. BEDDING OF THE PIPE SHALL BE F.O.D.T. CLASS "C" OR BETTER, REQUIRING THE BOTTOM OF THE TRENCH TO BE SHAPED TO FIT THE BOTTOM OF THE PIPE FOR A DISTANCE EQUAL TO ONE-HALF OF THE OUTSIDE DIAMETER OF THE PIPE. BELL HOLES SHALL BE DEEP ENOUGH TO INSURE PROPER CONTACT OF THE PIPE BARREL ON THE BEDDING.
Z. CONTRACTOR SHALL IDENTIFY AND PAINT ALL FIRE HYDRANTS IN ACCORDANCE WITH THE UTILITY PROVIDERS SERVICE AND DFP SPECIFICATIONS.
AA. FIRE LINES TO BE TESTED AT 200 PSI.
AB. FLOW AND COLOR WILL BE BASED ON ACTUAL FLOW TEST CONDUCTED BY THE FIRE INSPECTOR. THIS ACTIVITY SHALL BE COORDINATED BY THE CONTRACTOR. THE OWNER AND ENGINEER SHALL BE GIVEN PRIOR NOTICE OF TESTING AND PROVIDED COPIES OF ALL TEST REPORTS.
AC. FIRE LINE MATERIAL TO BE C900 CLASS 200 PIPING.
AD. FIRE HYDRANTS WILL BE FURNISHED WITH A BREAKABLE FEATURE THAT WILL BREAK CLEANLY UPON IMPACT. THIS SHALL CONSIST OF A TWO PART BREAKABLE STEEL FLANGE WITH A BREAKABLE STEEL COUPLING. THE UPPER AND LOWER BARRELS SHALL BE FLUTED AND RIBBED ABOVE AND BELOW THE SAFETY FLANGE OR HAVE AN EXTRA STRENGTH LOWER BARREL.
AE. ALL FIRE HYDRANTS SHALL MEET THE LOCAL JURISDICTIONAL AGENCIES AND APPROVED MANUFACTURERS LIST AS STATED IN THE DEVELOPMENT CODE.
AF. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED OPPOSITE FIRE HYDRANTS IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATION.
AG. ALL FIRE HYDRANTS SHALL COMPLY WITH ANSI / AWWA STANDARD C502-94.

XVI. UTILITY SEPARATION NOTES

- A. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE: (FAC 62-555.314)(1)(4)(2); EXCEPTIONS ALLOWED UNDER FAC 62-555.314(9)(1)
1. A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.;
2. A HORIZONTAL DISTANCE OF AT LEAST SEVEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER;
3. HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND
4. A HORIZONTAL DISTANCE OF AT LEAST SEVEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED SEWAGE TREATMENT AND DISPOSAL SYSTEM.
B. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT:
1. THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND
2. THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
C. AT THE UTILITY CROSSINGS DESCRIBED IN PART A. ABOVE:
1. ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AT LEAST THREE FEET FROM THE OTHER PIPELINE.
2. JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND
3. AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.



THE OLD PACKING HOUSE
GENERAL NOTES
WINNER GARDEN, FLORIDA

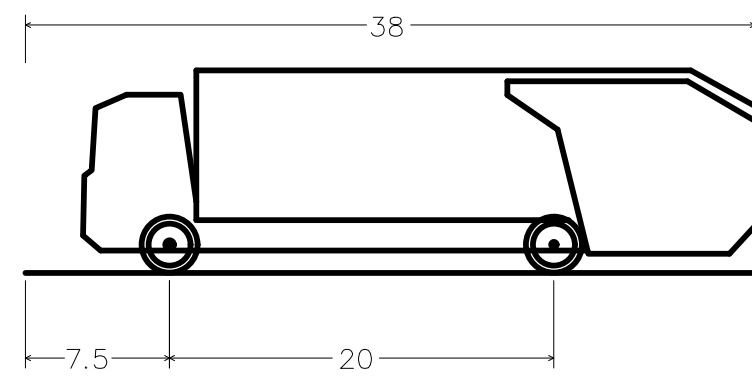
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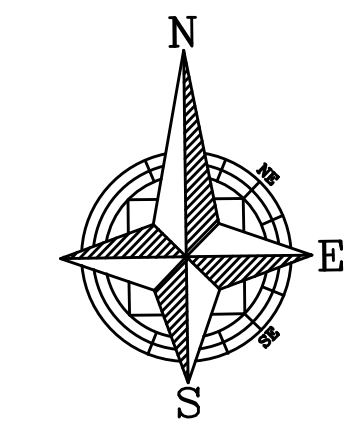
Engineer of Record

Laurence Poliner
#56974
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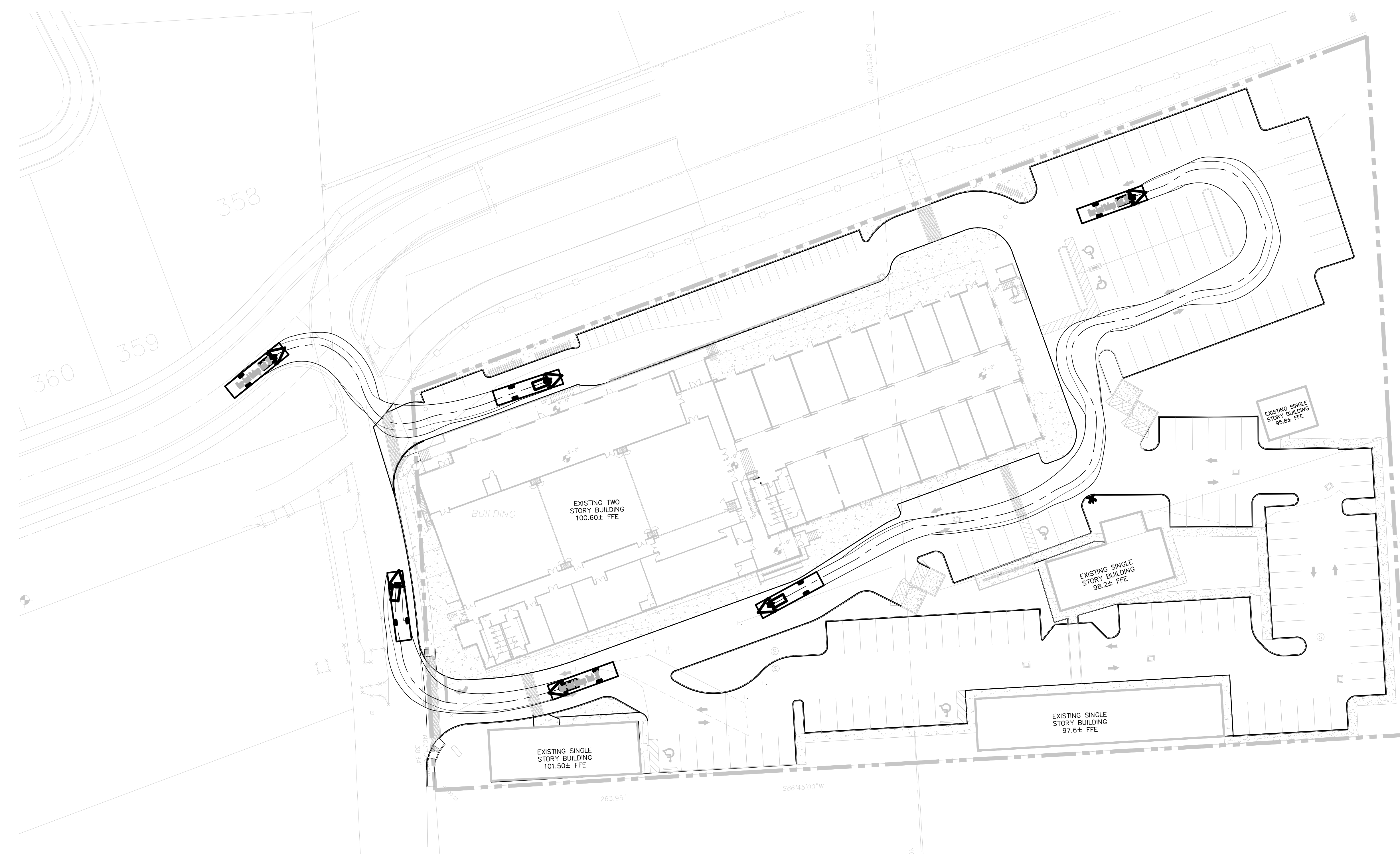
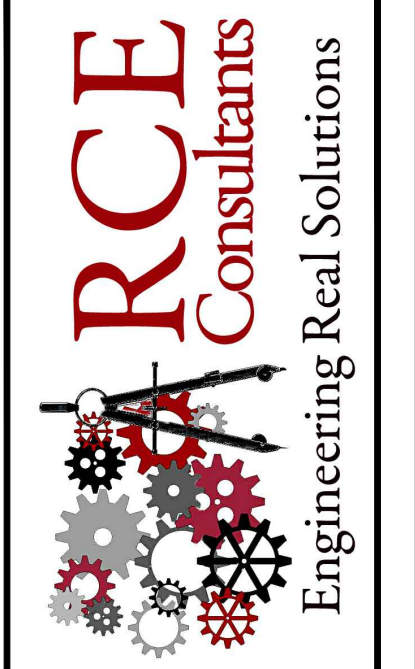
PROJECT #: 25.2025
DRAWN: SK CHECKED: LMP



Rear-Load Garbage Truck 38'
 Overall Length 38.000ft
 Overall Width 8.375ft
 Overall Body Height 10.546ft
 Min Body Ground Clearance 1.000ft
 Track Width 8.375ft
 Lock-to-lock time 6.00s
 Curb to Curb Turning Radius 29.300ft



GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.



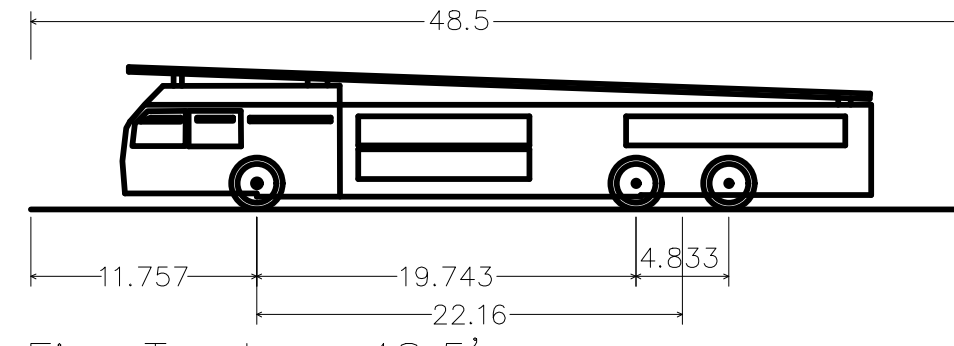
**THE OLD PACKING HOUSE
 ACCESS PLAN
 WINTER GARDEN, FLORIDA**

NO.	DATE	REVISION / ISSUE DATE	BY:

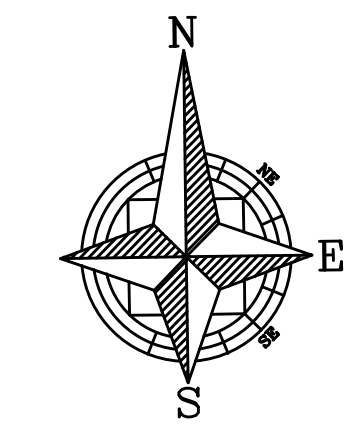
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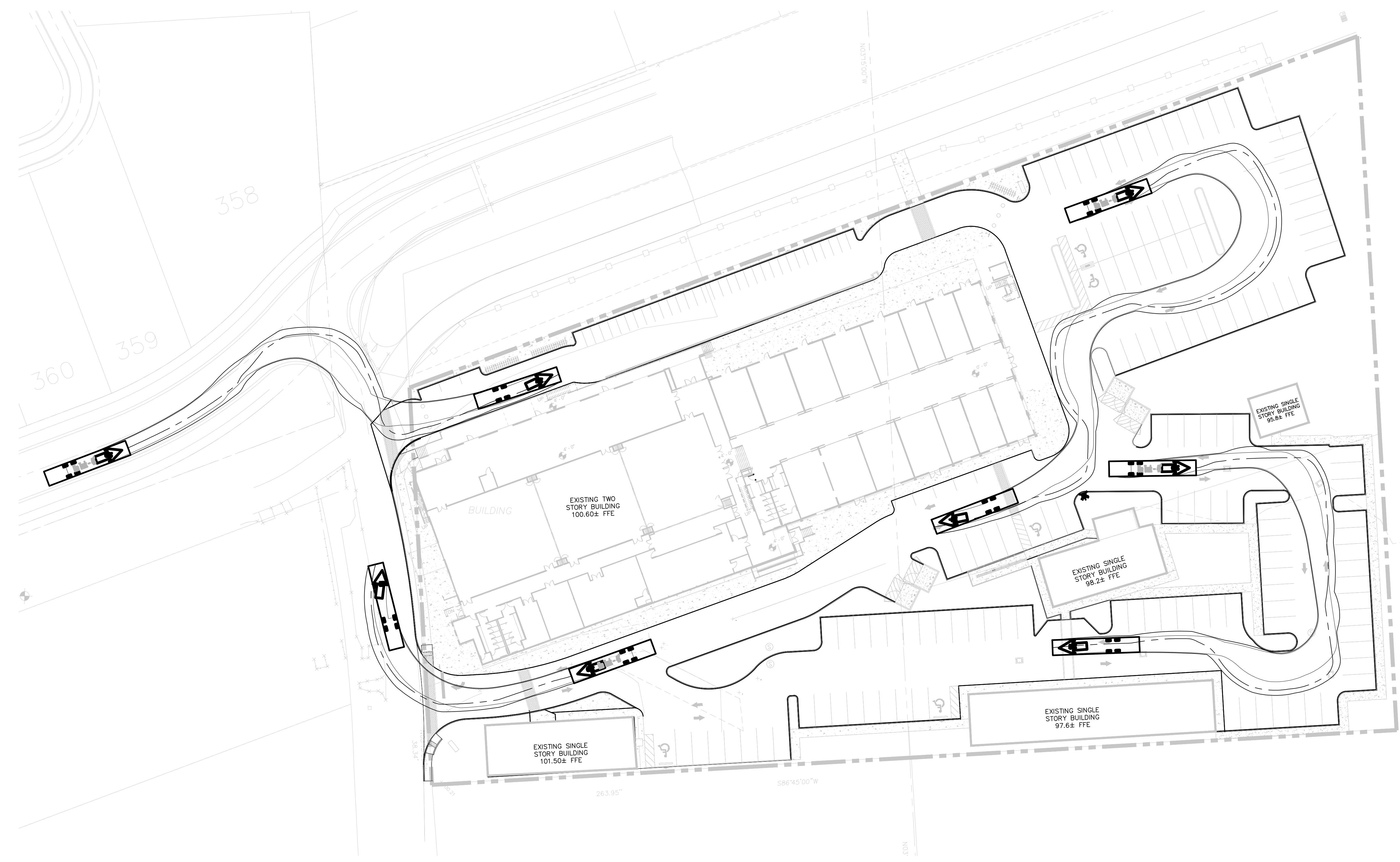
PROJECT #:
 25.2025
 DRAWN: SK CHECKED: LMP
 DATE: JAN 2025 SHEET: C-3.1
 SCALE: 1"=30'
**GARBAGE TRUCK
 TURNING ANALYSIS**



Fire Truck - 48.5'
 Overall Length 48.500ft
 Overall Width 10.000ft
 Overall Body Height 7.417ft
 Min Body Ground Clearance 0.667ft
 Track Width 7.690ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 45.00°



GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.



**THE OLD PACKING HOUSE
 ACCESS PLAN
 WINTER GARDEN, FLORIDA**

NO.	DATE	REVISION / ISSUE DATE	BY:

RCE CONSULTANTS, LLC
 617 ARVERN DRIVE
 ALTAMONTE SPRINGS, FL 32701
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PROJECT #:
 25.2025
 DRAWN: SK CHECKED: LMP
 DATE: JAN 2025 SHEET: C-3.2
 SCALE: 1"=30'
**FIRE TRUCK
 TURNING ANALYSIS**

SITE DATA

PROJECT AREA- 160,603 sq.ft. - 3.69 ac.

SURFACE RATIOS

EXISTING
 EXISTING PERVIOUS AREA - 9,703 sq.ft. - 0.22 ac.
 EXISTING IMPERVIOUS AREA - 150,900 sq.ft. - 3.47 ac.
 ISR - 94%

PROPOSED

PROPOSED PERVIOUS AREA - 24,260 sq.ft. - 0.56 ac.
 PROPOSED IMPERVIOUS AREA - 136,342 sq.ft. - 3.13 ac.
 ISR - 85%

ZONING

- PCD
 ADJACENT ZONING IS: NORTH - A-1
 EAST - A-1
 WEST - A-1
 SOUTH - R-1 & A-1

WATER AND SEWER TO BE SUPPLIED BY CITY OF WINTER GARDEN
 (WATER, SEWER & REUSE)

PROJECT SOILS: APOPKA AND ASTATULA SAND

SETBACKS:

FRONT - 25'
 SIDES - 5'
 REAR - 20'

BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY:
 BISHMON SURVEYING AND MAPPING, INC.
 ARON D. BISHMON, PSM.
 DATED AUGUST 28, 2006

THERE ARE NO WETLANDS OR FLOOD PRONE AREAS ON SITE.

PARKING:

AUTO PARKING: 132 SPACES INCLUDING 5 H/C PARKING

GOLF CART PARKING: 35 SPACES

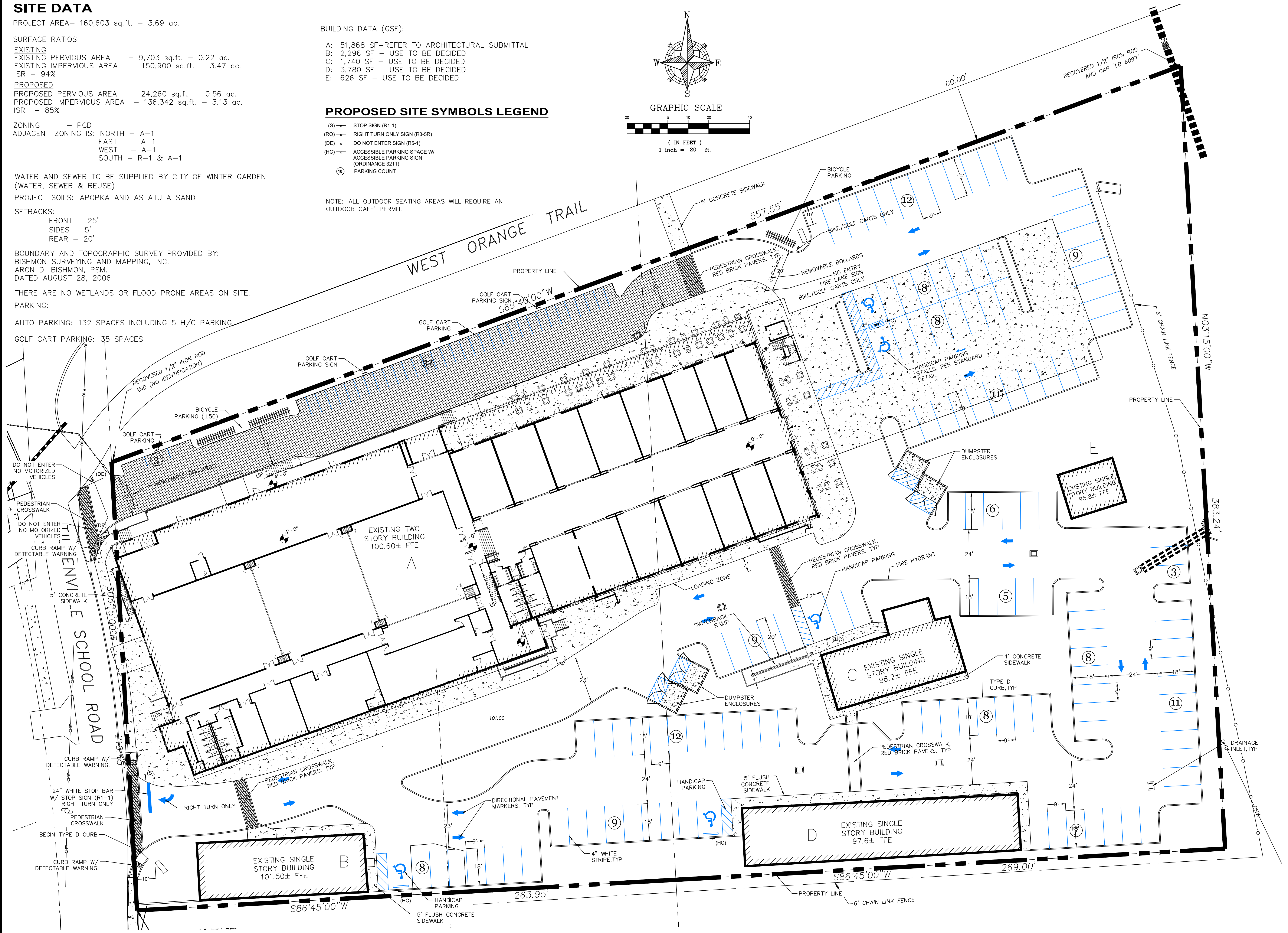
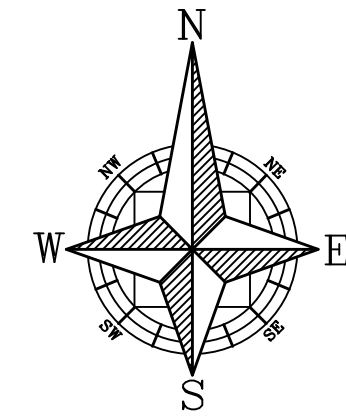
BUILDING DATA (GSF):

A: 51,868 SF-REFER TO ARCHITECTURAL SUBMITTAL
 B: 2,296 SF - USE TO BE DECIDED
 C: 1,740 SF - USE TO BE DECIDED
 D: 3,780 SF - USE TO BE DECIDED
 E: 626 SF - USE TO BE DECIDED

PROPOSED SITE SYMBOLS LEGEND

- (S) STOP SIGN (R1-1)
- (RO) RIGHT TURN ONLY SIGN (R3-5R)
- (DE) DO NOT ENTER SIGN (R5-1)
- (HC) ACCESSIBLE PARKING SPACE W/
ACCESSIBLE PARKING SIGN
(ORDINANCE 3211)
- (10) PARKING COUNT

NOTE: ALL OUTDOOR SEATING AREAS WILL REQUIRE AN
 OUTDOOR CAFE PERMIT.



**THE OLD PACKING HOUSE
 SITE PLAN
 WINTER GARDEN, FLORIDA**

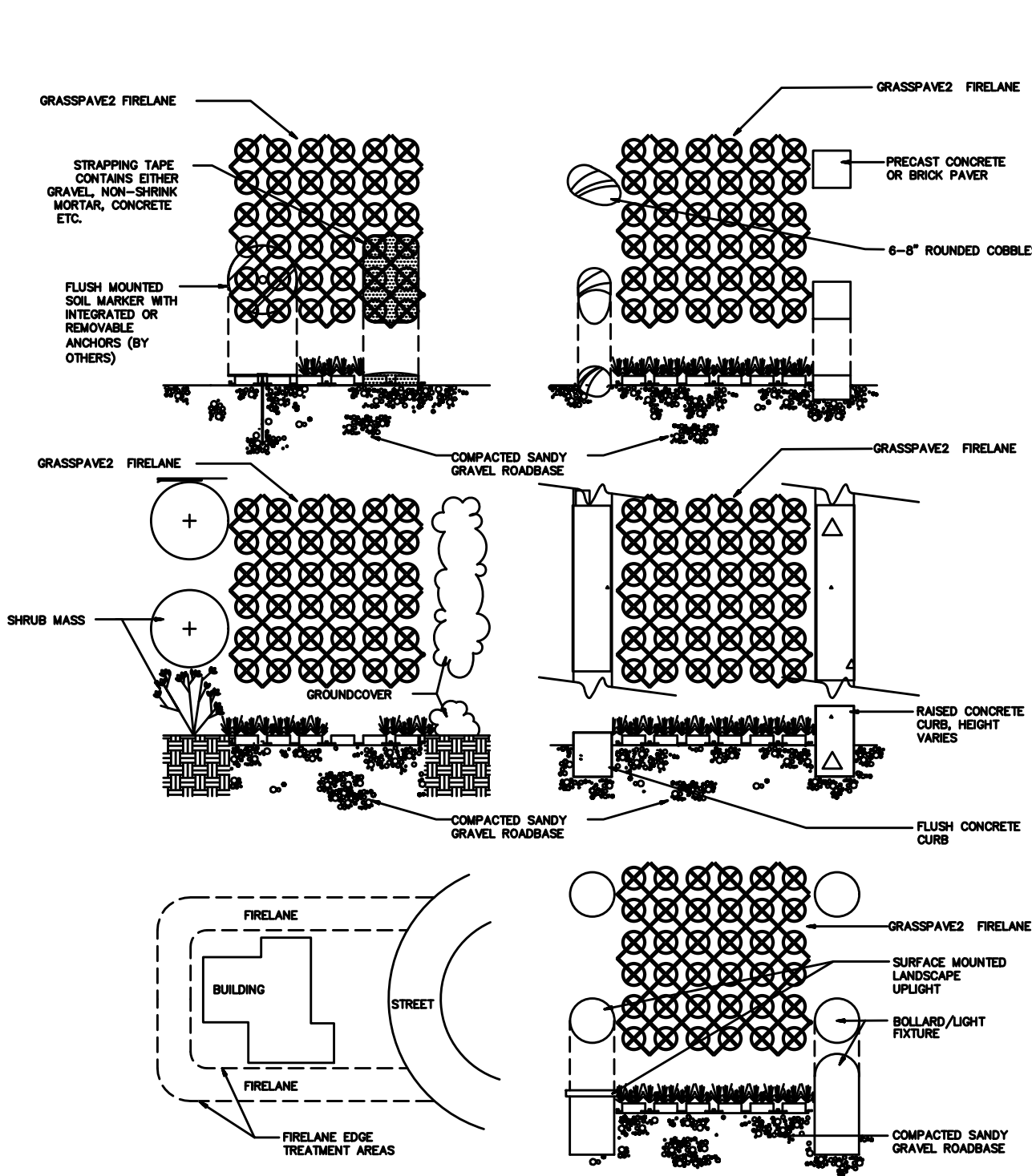
NO.	DATE	REVISION/ISSUE DATE	BY

RCE CONSULTANTS, LLC
 617 ARVERN DRIVE
 ALTA MONTE SPRINGS, FL 32701
 PHONE NO. 407-452-8633
 LARRY@RCECONSULTANTS.NET

Engineer of Record

Laurence Polmer
 #55974
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PROJECT #:	25.2025
DATE:	JAN 2025
SCALE:	1"=20'
SHEET:	C-4
DRAWN: SK CHECKED: LMP	
SITE PLAN	



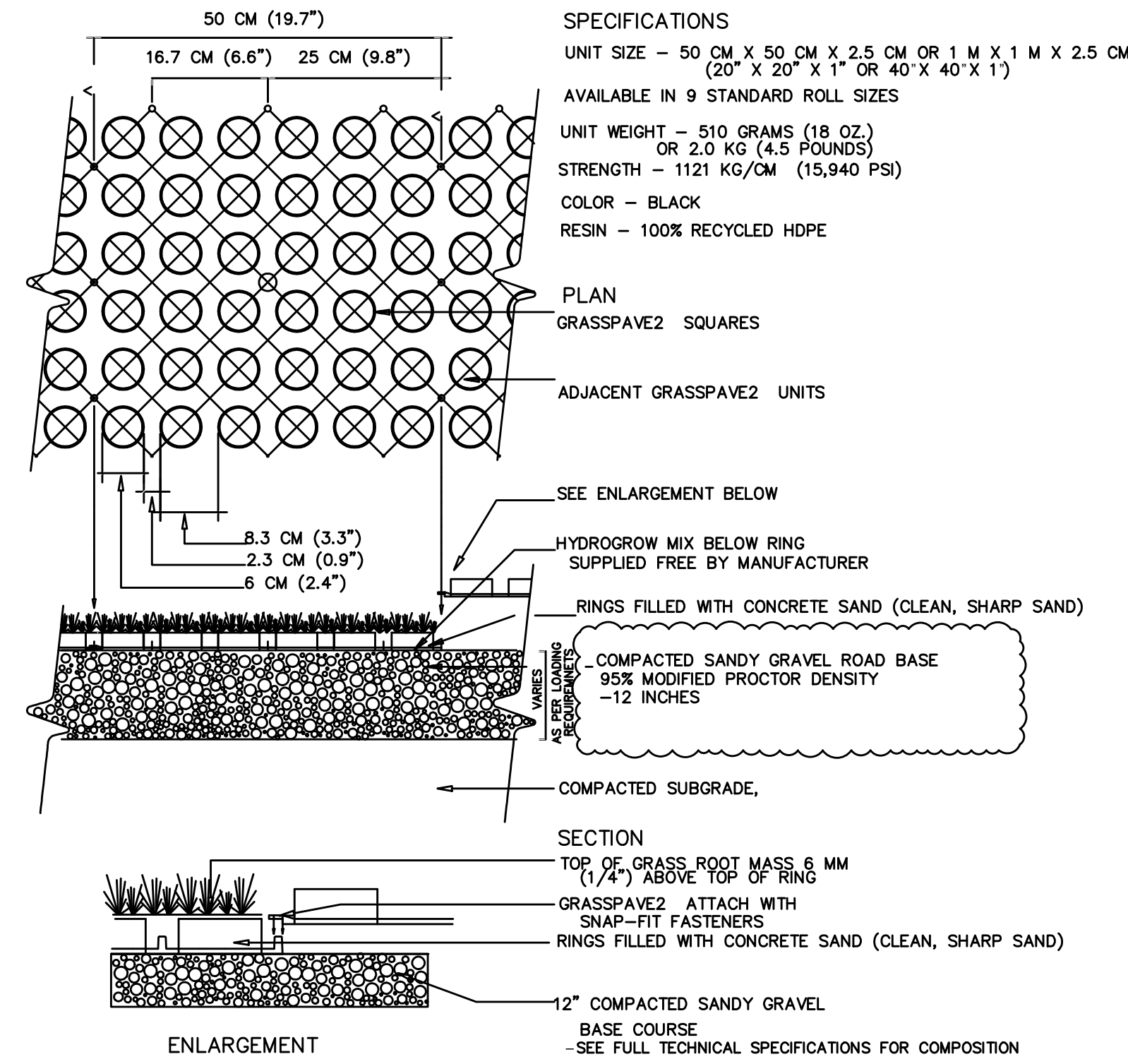
NOTE: THIS DETAIL IS SCHEMATIC IN NATURE. DESIGNER SHALL SPECIFY SPACING AND DESIGN OF EDGE TREATMENTS. SPACING WILL VARY WITH TURF TYPE, SLOPE, FIRE DEPARTMENT REQUIREMENTS, ETC.

Grasspave2 Firelane Detail

NOT TO SCALE Use this detail for delineating a Grasspave2 firelane

Invisible Structures, Inc.
GP2Firelane1.dwg

1600 Jackson Street, Suite 310
Golden, CO 80401
800-233-1510 OR 303-373-1234
FAX: 303-373-1223
www.invisiblestructures.com
rev. 09/2011

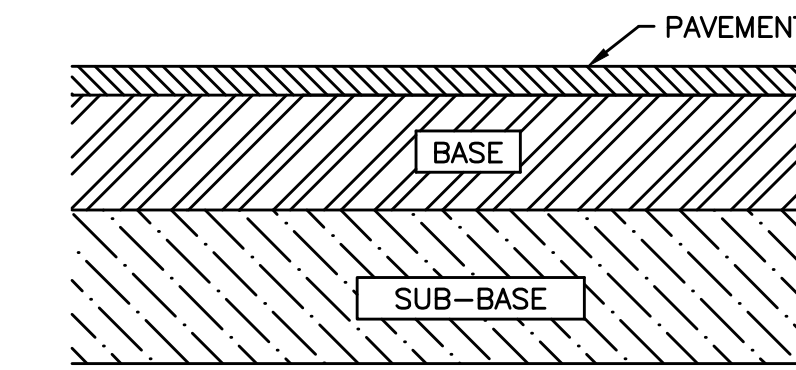


NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

TYPICAL GRASSPAVE2 DETAIL

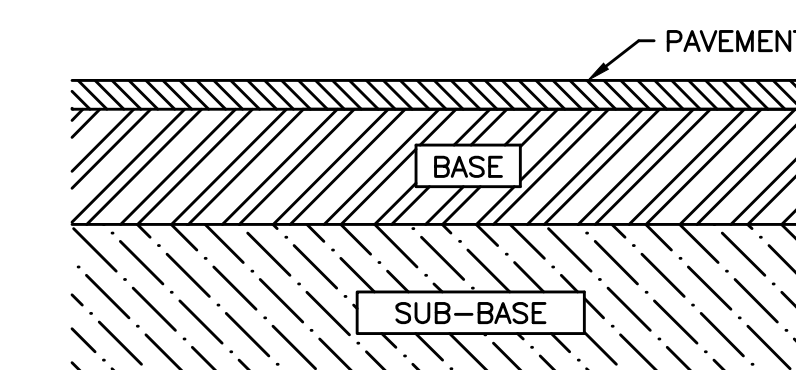
NOT TO SCALE CHOOSE THIS PRODUCT FOR REINFORCING GRASS WEARING SURFACES

GP2Typical.dwg



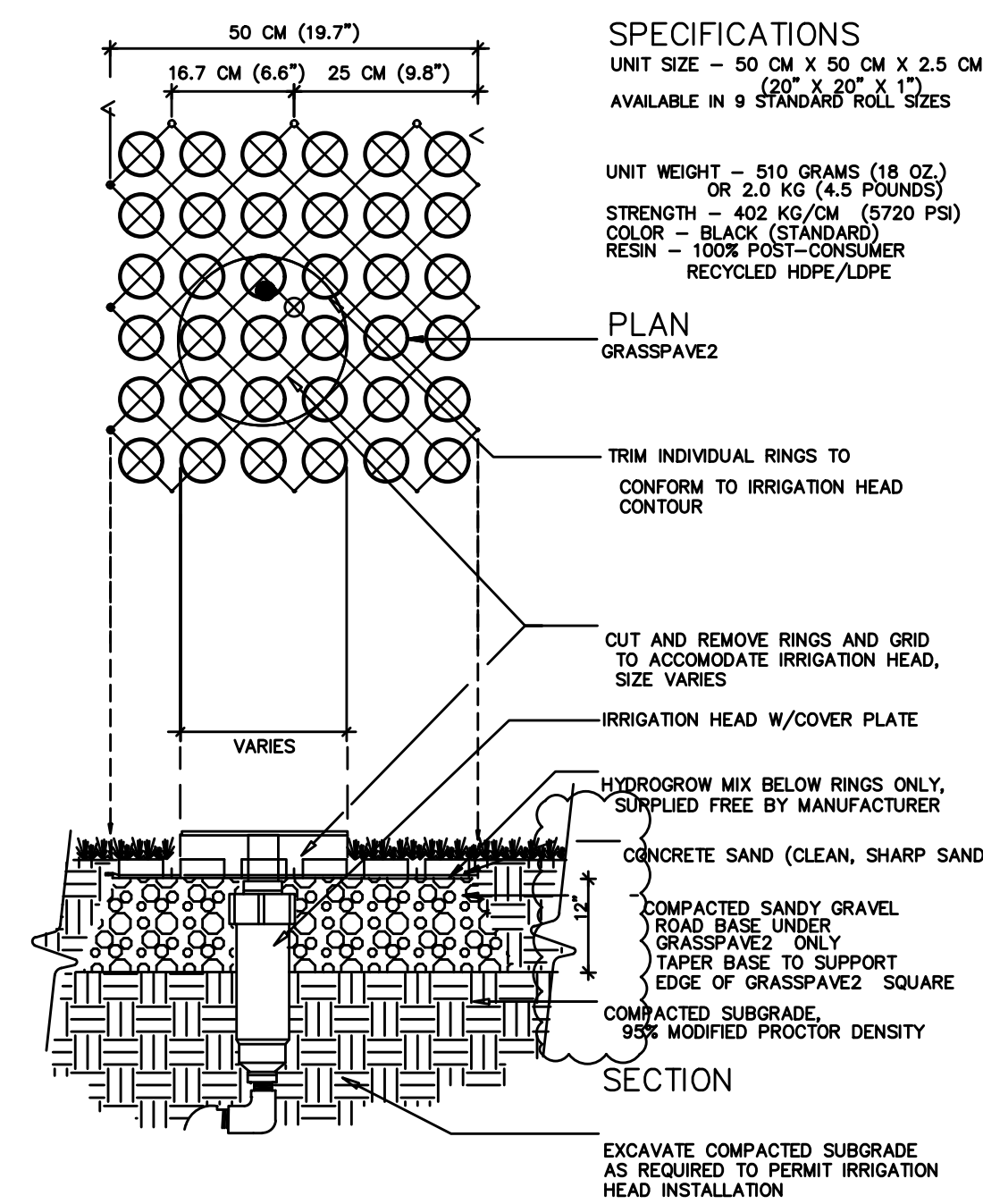
- BASE COURSE 6" 1 1/2" TYPE S-9.5 ASPHALTIC CONCRETE
- 6" CRUSHED CONCRETE
- 98% DENSITY STANDARD PROCTOR PER ASTM D-558
- SUB-BASE 10" STABILIZED SUBBASE WITH MIN. (FBV) OF 75 PSI

ASPHALT PAVEMENT DETAIL



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

CONCRETE PAVEMENT DETAIL



SPECIFICATIONS
UNIT SIZE - 50 CM X 50 CM X 2.5 CM
(20" X 20" X 1")
AVAILABLE IN 9 STANDARD ROLL SIZES
UNIT WEIGHT - 510 GRAMS (18 OZ.)
OR 2.0 KG (4.5 POUNDS)
STRENGTH - 402 KG/CM (9700 PSI)
COLOR - BLACK (STANDARD)
RESIN - 100% POST-CONSUMER RECYCLED HDPE/LDPE

PLAN
GRASSPAVE2

TRIM INDIVIDUAL RINGS TO CONFORM TO IRRIGATION HEAD CONTOUR

CUT AND REMOVE RINGS AND GRID TO ACCOMMODATE IRRIGATION HEAD, SIZE VARIES

IRRIGATION HEAD W/COVER PLATE

HYDROGROW MIX BELOW RINGS ONLY, SUPPLIED FREE BY MANUFACTURER

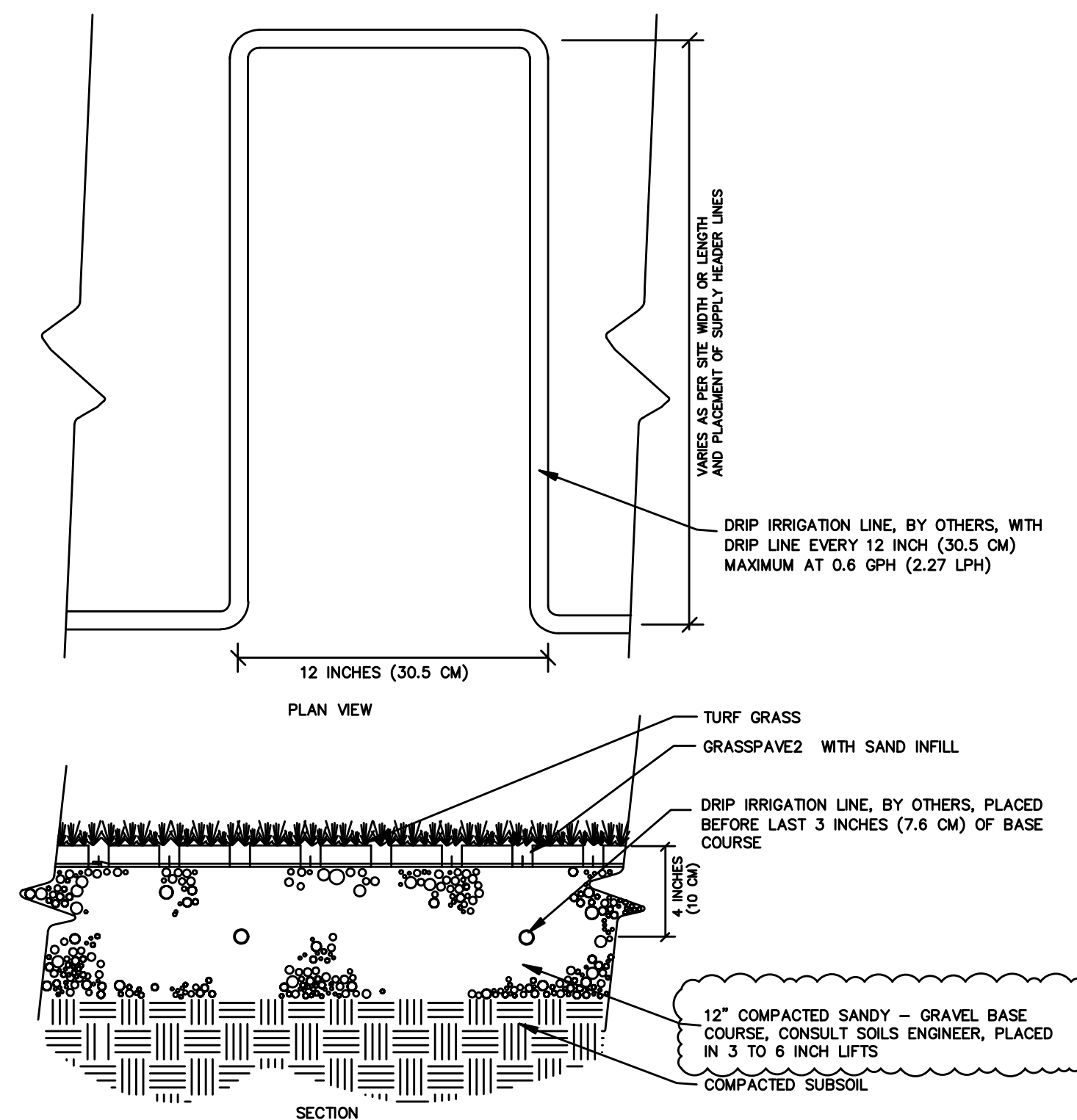
CONCRETE SAND (CLEAN, SHARP SAND)
COMPACTED SANDY GRAVEL ROAD BASE UNDER GRASSPAVE2 ONLY
PAPER BASE TO SUPPORT EDGE OF GRASSPAVE2 SQUARE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR DENSITY

SECTION

EXCAVATE COMPACTED SUBGRADE AS REQUIRED TO PERMIT IRRIGATION HEAD INSTALLATION

GRASSPAVE2 W/ IRRIGATION HEADS

NOT TO SCALE CHOOSE THIS PRODUCT FOR REINFORCING IRRIGATION HEADS
Invisible Structures, Inc.
GP2Irrigation.dwg



DRIP IRRIGATION LINE, BY OTHERS, WITH DRIP LINE EVERY 12 INCH (30.5 CM) MAXIMUM AT 0.6 GPH (2.27 LPH)

TURF GRASS
GRASSPAVE2 WITH SAND INFILL
DRIP IRRIGATION LINE, BY OTHERS, PLACED BEFORE LAST 3 INCHES (7.6 CM) OF BASE COURSE

12" COMPACTED SANDY - GRAVEL BASE COURSE, CONSULT SOILS ENGINEER, PLACED IN 3 TO 6 INCH LIFTS
COMPACTED SUBSOIL

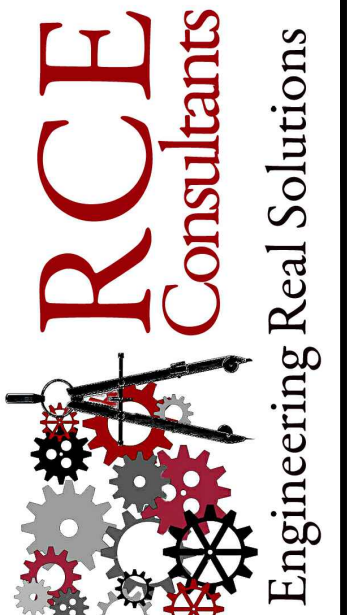
SECTION

NOTE: GRASS/PLANT TYPES SHALL BE SPECIFIED BY A LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER.

GRASSPAVE2 WITH DRIP IRRIGATION

NOT TO SCALE Invisible Structures, Inc. SUBSURFACE DRIP IRRIGATION SYSTEM FOR GRASSPAVE2
GP2DrIrrigation.dwg

1600 Jackson St., Suite 310
Golden, Colorado 80401
800-233-1510 OR 303-373-1234
FAX: 303-373-1223
www.invisiblestructures.com
rev. 09/10



THE OLD PACKING HOUSE
PAVING DETAILS
WINTER GARDEN, FLORIDA

NO.	DATE	REVISION / ISSUE DATE	PER CITY COMMENTS
1	11/21/19		

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALAMONTE SPRINGS, FL 32701
PHONE NO. 407-452-8633
LARRY@RCECONSULTANTS.NET

Engineer of Record

Laurence Polner
#56974

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PROJECT #: 25.2025

DRAWN: SK CHECKED: LMP

DATE: SHEET:

JAN 2025

SCALE: C-5.2

N/A

PAVING DETAILS

FIRE FLOW CALCULATIONS (MAIN BUILDING)

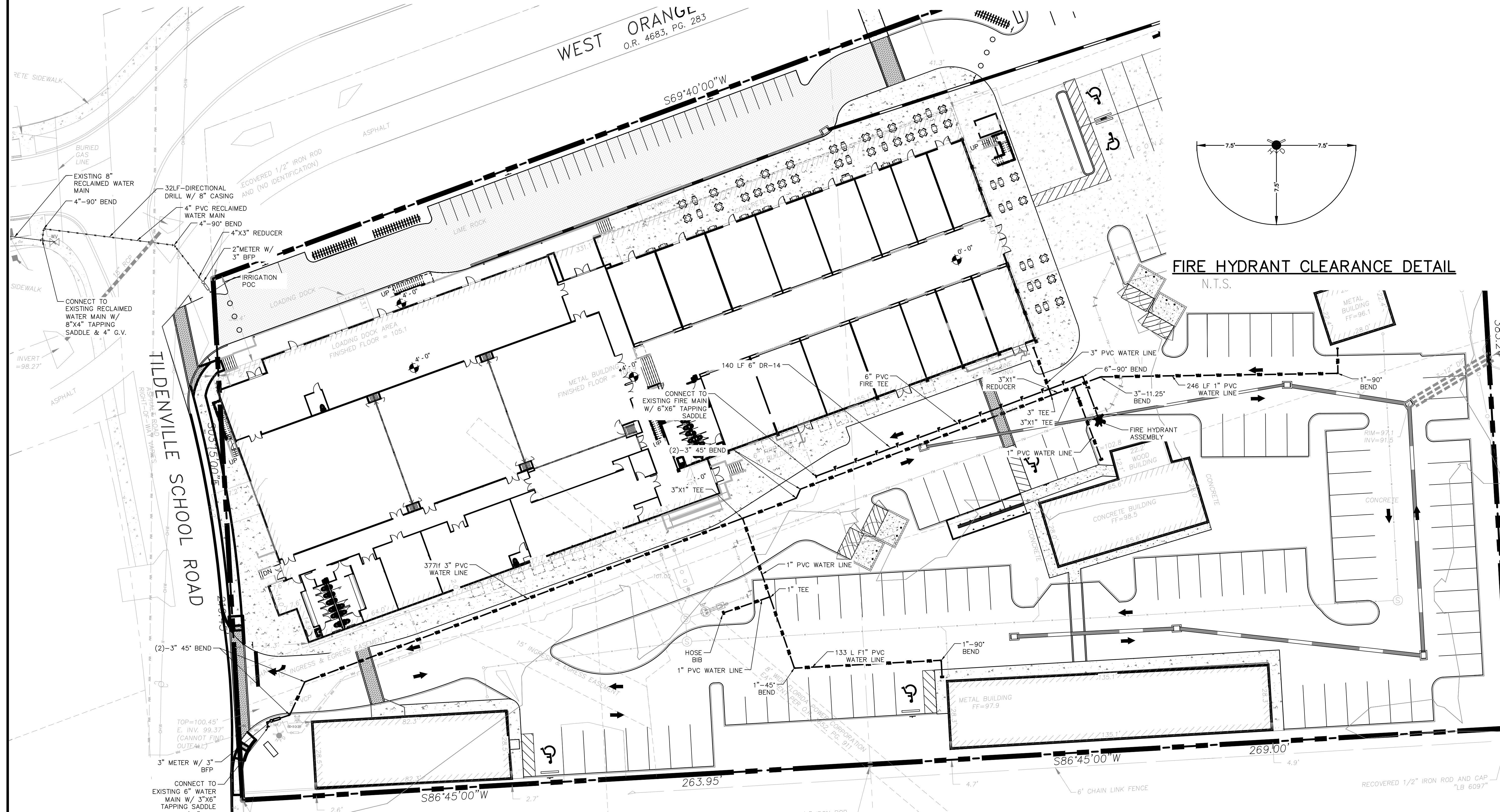
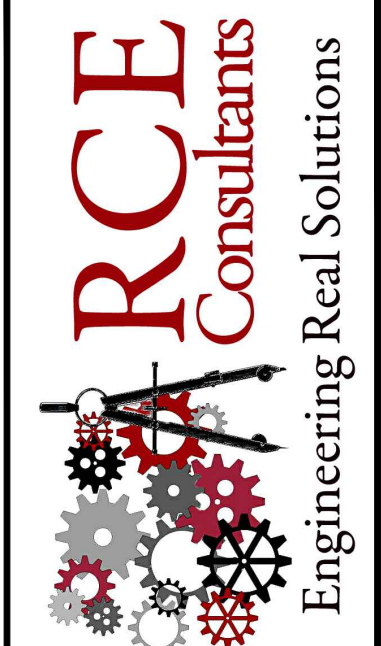
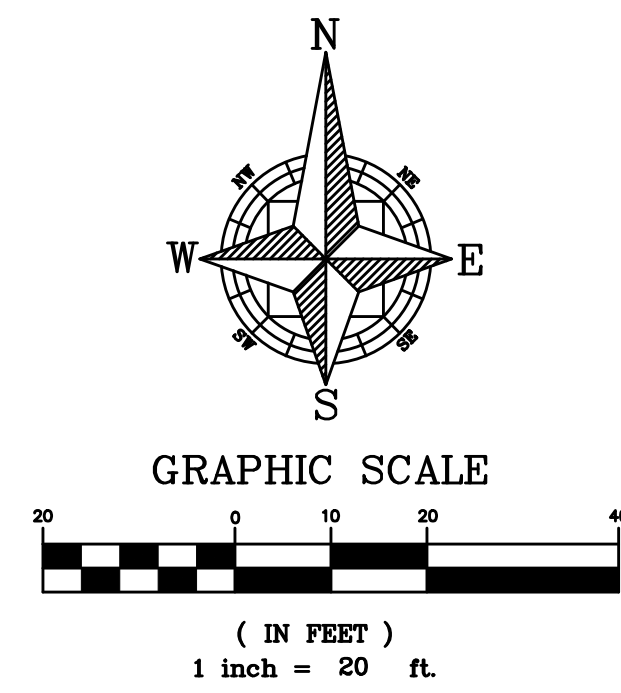
BUILDING TYPE	TYPE II (B)
BUILDING AREA	70,000 SF
TABLE 18.4.5.1.2 NFF	5,750 G.P.M.
75% REDUCTION FOR AUTOMATIC SPRINKLERS = 1437.5	
NUM. OF HYDRANTS PER TABLE E.3.	2

FIRE FLOW CALCULATIONS (OTHER BUILDINGS)

BUILDING TYPE	TYPE II (B)
BUILDING AREA	8,200 SF
TABLE 18.4.5.1.2 NFF	2,000 G.P.M.
75% REDUCTION FOR AUTOMATIC SPRINKLERS = N/A	
NUM. OF HYDRANTS PER TABLE E.3.	2

NOTES:

- ANY COMMERCIAL BUILDING OVER 6000 SQ. FT SHALL BE PROVIDED WITH A DEDICATED FIRE SPRINKLER SYSTEM AND A MONITORED FIRE ALARM SYSTEM.
- ANY ALTERATIONS TO THE FIRE SPRINKLER SYSTEM OR FIRE ALARM SYSTEM SHALL REQUIRE A SEPARATE PERMIT ISSUED BY THE BUILDING DEPARTMENT.
- LOCK BOX SHALL BE NO HIGHER THAN 7' FROM THE FINISH FLOOR AND SHALL BE MONITORED BY THE FIRE ALARM SYSTEM OR BURGLAR ALARM SYSTEM.
- FIRE DEPARTMENT CONNECTIONS SHALL BE A MINIMUM OF 40 FT. OFF THE BUILDING. FIRE HYDRANTS SHALL BE NO MORE THAN 150 FT. AWAY FROM FIRE DEPARTMENT CONNECTIONS.
- FIRE LANES SHALL BE ESTABLISHED AROUND FIRE DEPT. CONNECTIONS.
- NEW BUILDINGS SHALL BE EQUIPPED WITH A CLASS I STANDPIPE CONNECTION IN EACH STAIRWELL ON THE SECOND FLOOR AND EACH ADDITIONAL FLOOR.
- NEW CONSTRUCTION OVER 12,000 SQ. FT. OF CONSTRUCTION TYPE IIB OR HIGHER, OR SPECIALTY USE STRUCTURE AS DETERMINED BY THE AHJ; SHALL PROVIDE A SITE SURVEY TEST TO DETERMINE THE AVAILABLE SIGNAL.
- STRENGTH FOR TWO-WAY RADIO COMMUNICATION COMPLIANCE PER STATE STATUE 633.202 (ANY 18) AND NFPA-1 (2018 EDITION).
- ALL PRIVATE HYDRANTS SHALL BE PAINTED RED.



FIRE HYDRANT CLEARANCE DETAIL
N.T.S.

PROPOSED WATER UTILITY PLAN

NOTE: ANY WORK DOWNSTREAM OF THE POINT OF SERVICE SHALL BE PERFORMED BY A LICENSED FIRE SPRINKLER CONTRACTOR. REVIEW AND APPROVAL BY THE FIRE DEPARTMENT IS REQUIRED.

**THE OLD PACKING HOUSE
WATER UTILITY PLAN
WINTER GARDEN, FLORIDA**

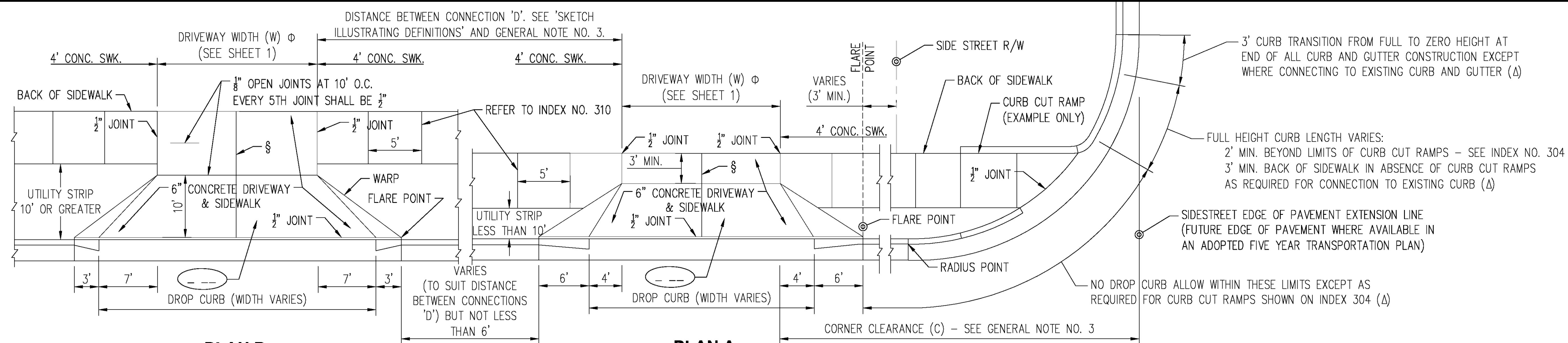
NO.	REVISION / ISSUE DATE

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALAMONTE SPRINGS, FL 32701
PHONE NO. 407-452-8633
LARRY@RCECONSULTANTS.NET

Engineer of Record

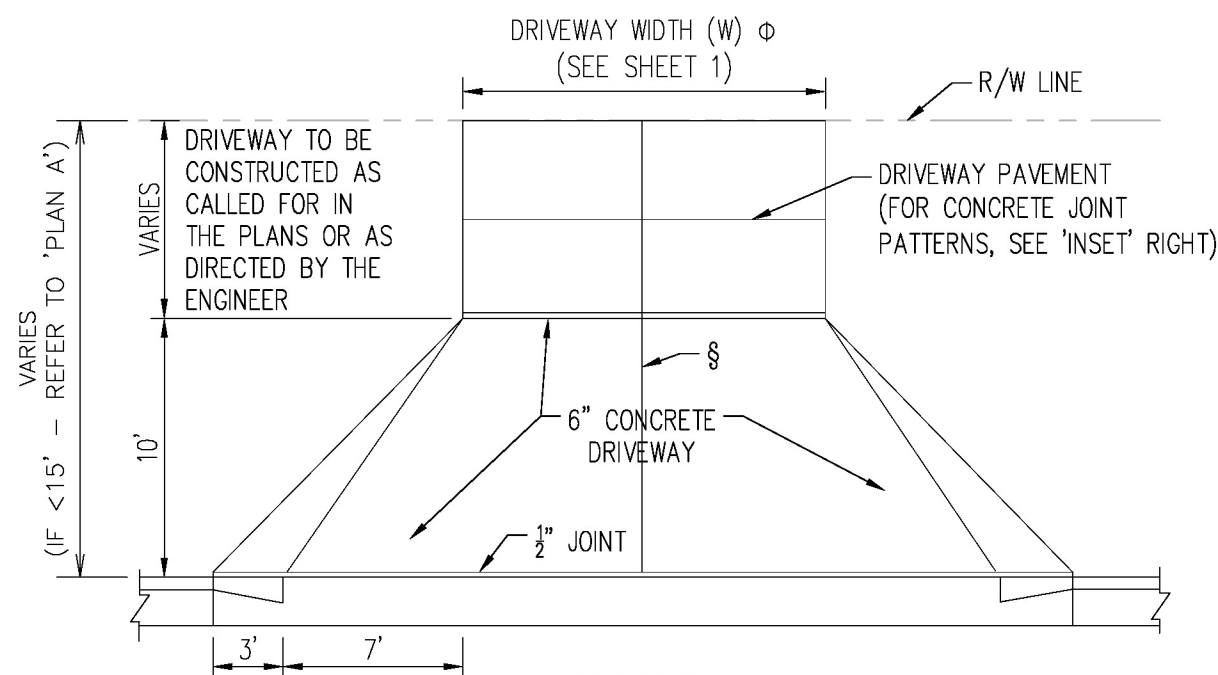
Laurence Polner
#56974
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PROJECT #:	25.2025
DRAWN: SK CHECKED: LMP	
DATE:	JAN 2025
SHEET:	C-6.0
SCALE:	1"=20'
WATER UTILITY PLAN	

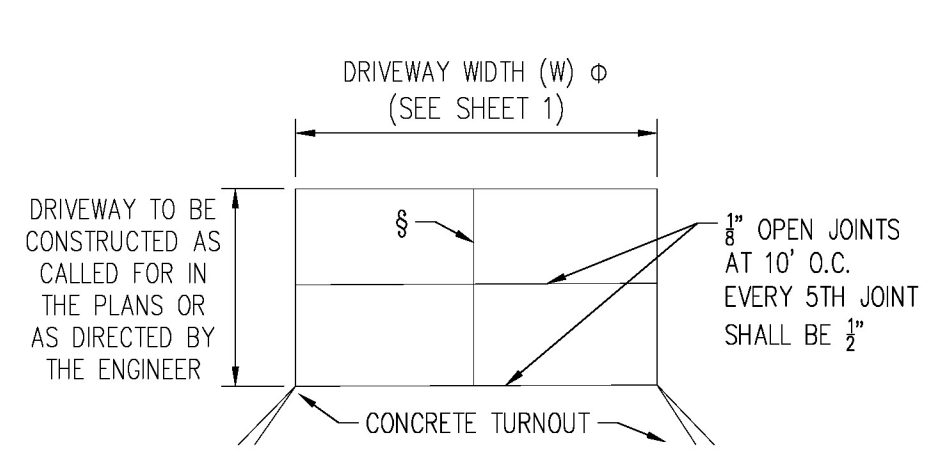


PLAN B
TURNOUT WITH SIDEWALK AND UTILITY STRIP (10' OR GREATER)

PLAN A
TURNOUT WITH SIDEWALK AND UTILITY STRIP (LESS THAN 10')



PLAN C
TURNOUT WITHOUT SIDEWALK



JOINT PATTERN WHEN CONCRETE DRIVEWAY IS CONSTRUCTED INSET

- FOOTNOTES:**
- ALL $\frac{1}{2}$ " JOINTS SHALL BE CONSTRUCTED WITH PREFORMED JOINT FILLER.
 - § OPEN JOINTS PLACED AT EQUAL (20' MAX.) INTERVALS FOR DRIVEWAYS OVER 20' WIDE. JOINTS IN CURB AND GUTTER TO MATCH JOINTS IN DRIVEWAYS.
 - Δ WHEN CONNECTING TO SIDESTREET CURB AND GUTTER, THE NO DROP CURB LIMITS SHOULD EXTEND BACK TO THE SIDESTREET RADIUS POINT. WITH OR WITHOUT CURB AND GUTTER, NO DRIVEWAY SHOULD ENCR OACH ON THE CORNER RADIUS.
 - ⊙ DRIVEWAYS (6" CONCRETE) SHALL BE OF A UNIFORM WIDTH (W) TO THE RIGHT OF WAY LINE.
 - ⊖ ALPHA-NUMERIC IDENTIFICATION OF A FLARED DRIVEWAY TYPE SPECIFICALLY CALLED FOR IN THE PLANS, SEE SHEETS 3 AND 4.

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.

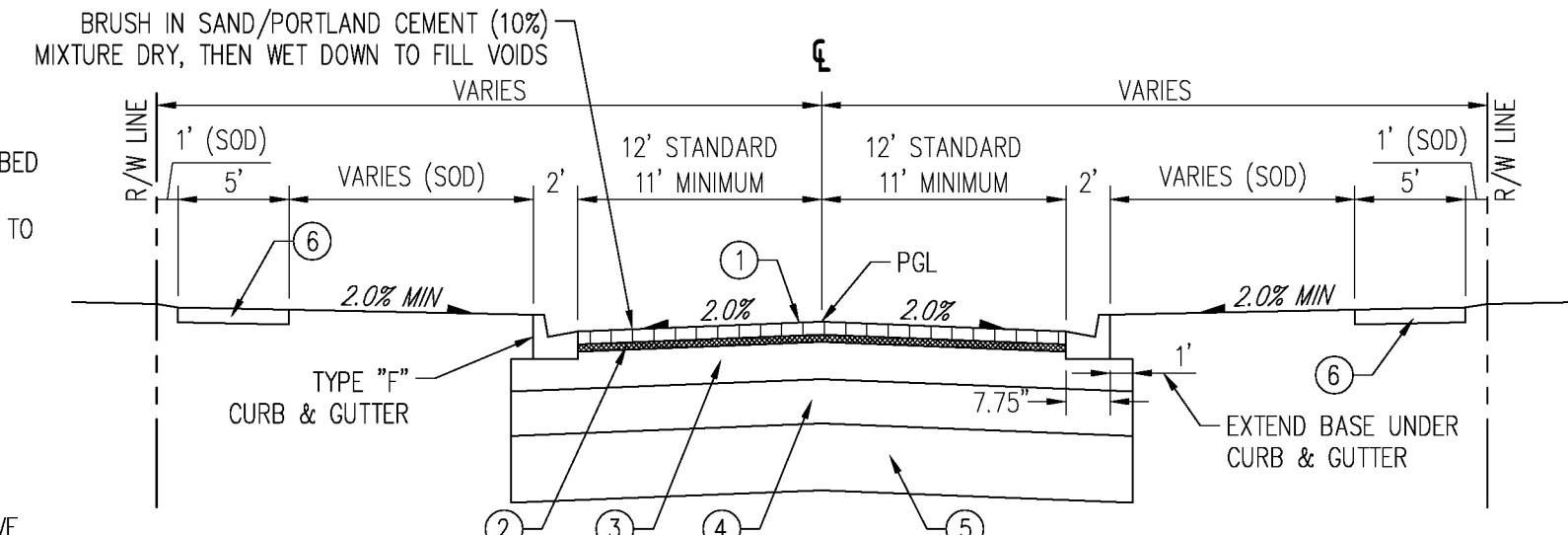
DESIGN NOTES FOR URBAN FLARED TURNOUTS

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.
 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.
- 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, BUSES AND RECREATIONAL VEHICLES OPERATING UNDER NORMAL CROWN AND SUPERELEVATION CONDITIONS.

Note: See sheet 1 for 'GENERAL NOTES'

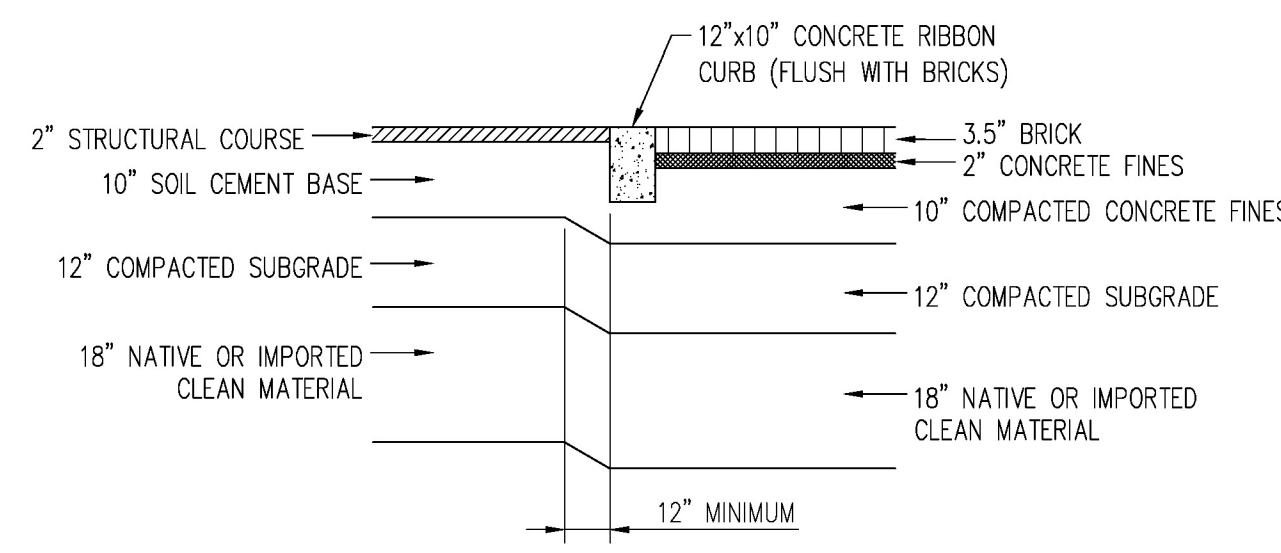
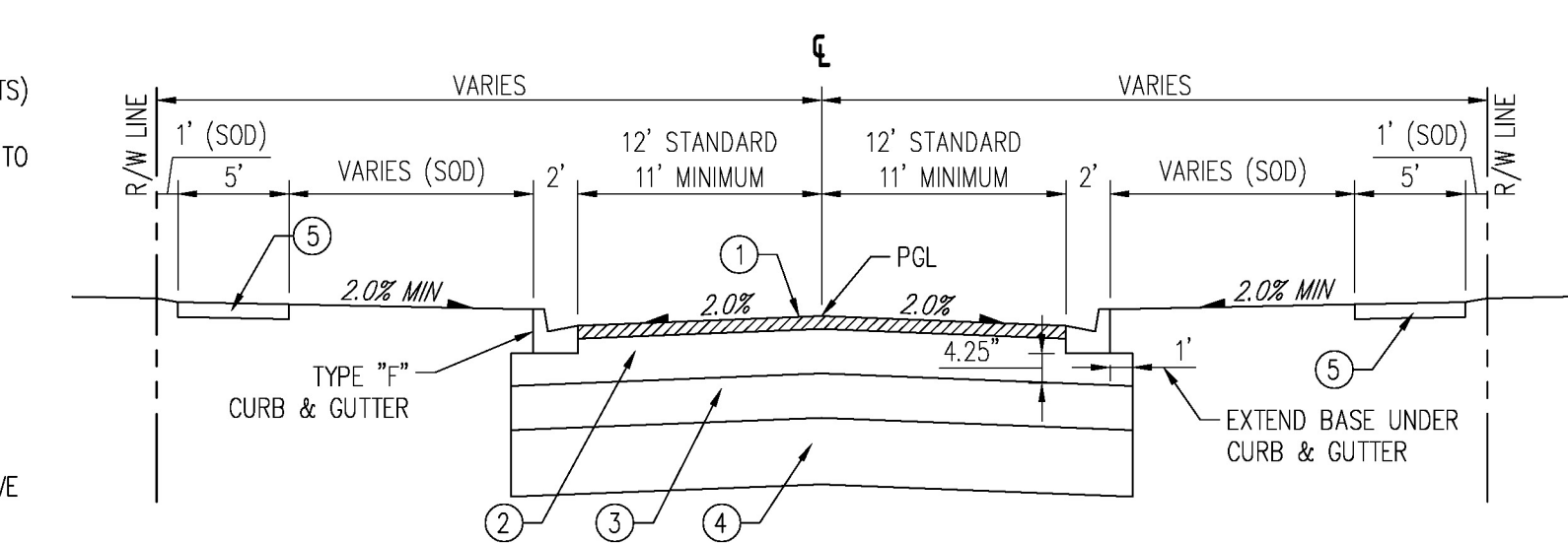
PAVEMENT DESIGN

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

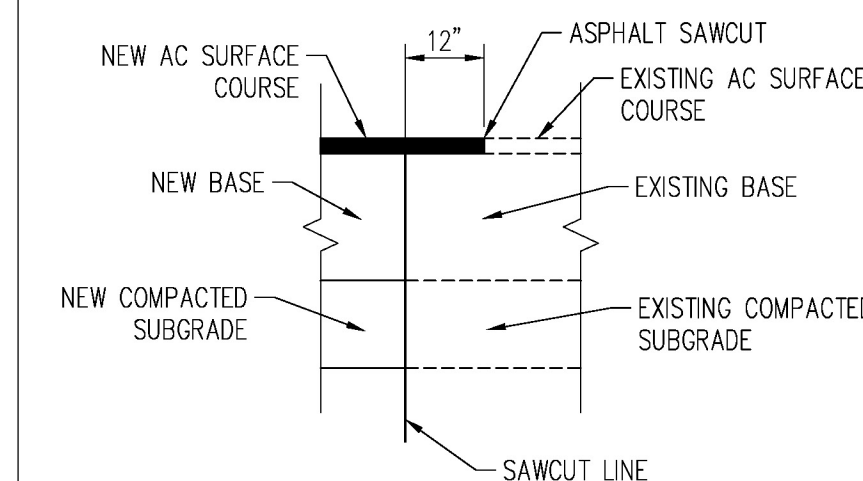


PAVEMENT DESIGN

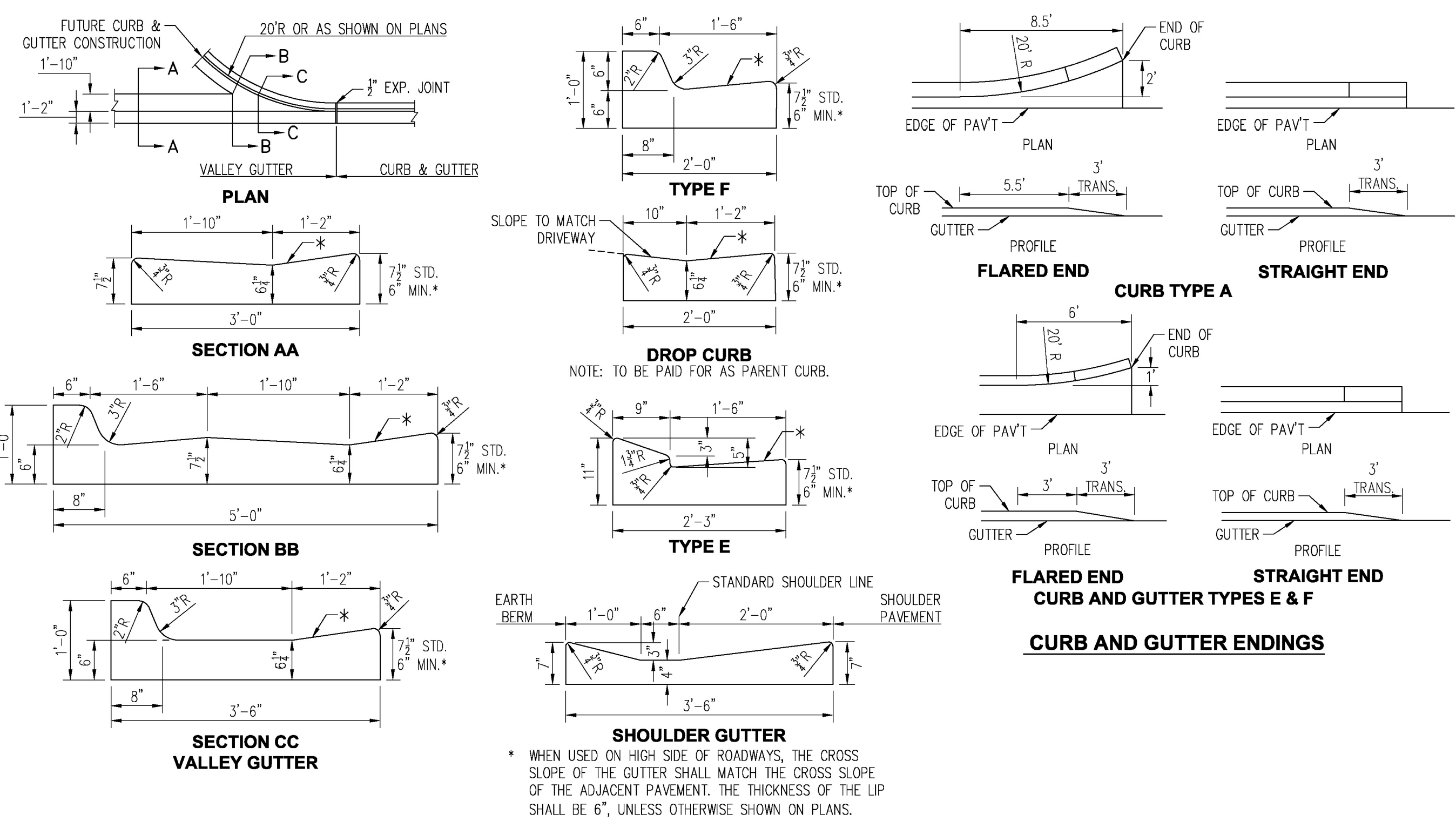
1. 2" TYPE S-1 STRUCTURAL COURSE (2 LIFTS)
2. 10" BASE TYPE SOIL CEMENT COMPACTED TO 98% MAX. DENSITY (AASHTO T-134). ASPHALTIC PRIME COAT APPLIED AT 0.15 GAL./SF 300 PSI 7-DAY COMPRESSIVE STRENGTH
3. 12" COMPACTED SUBGRADE (98% DENSITY) AASHTO T-180 AND LBR 40
4. 18" OF NATIVE OR IMPORTED MATERIAL HAVING 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.

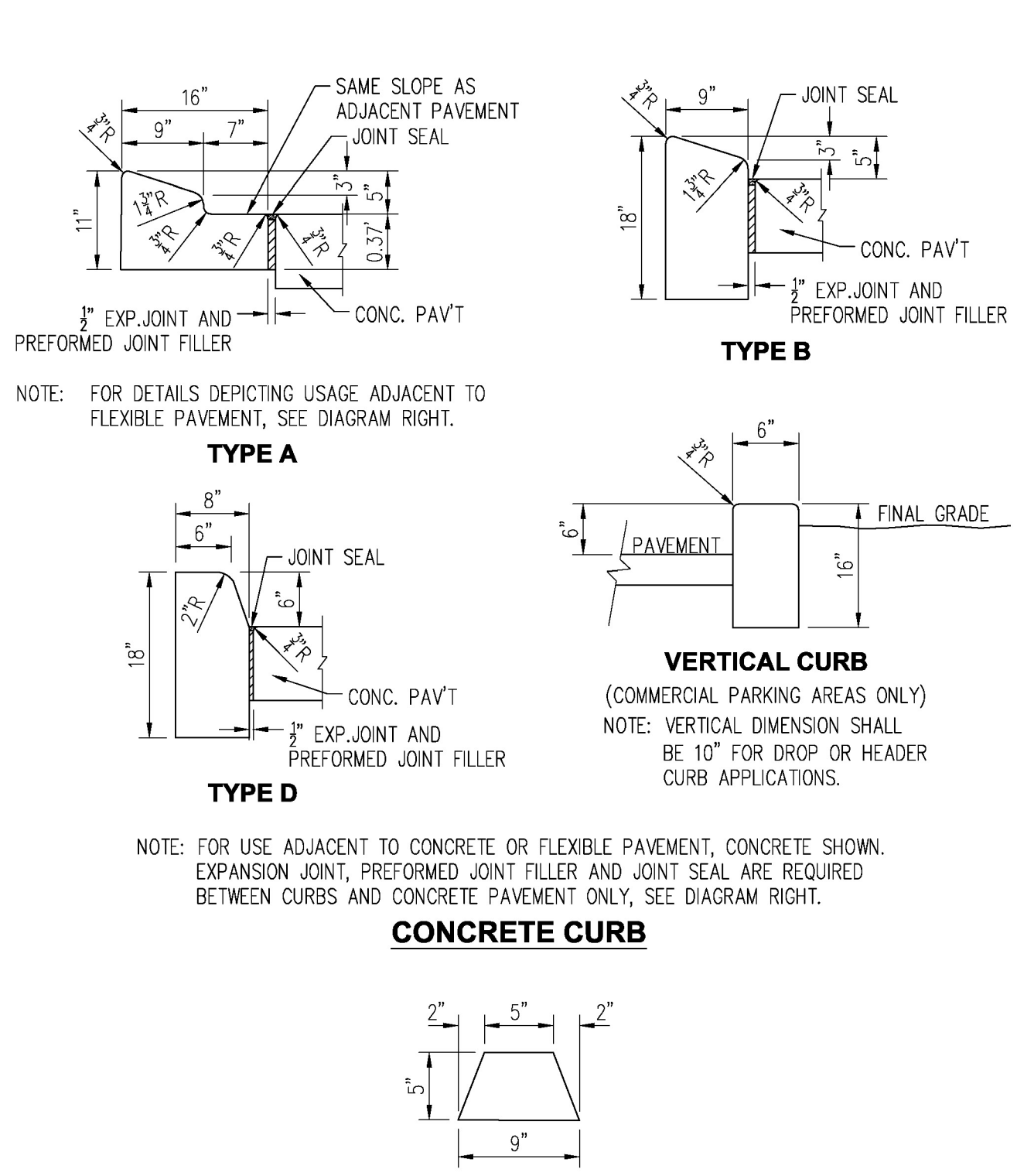


1 SAWCUT TYPICAL DETAIL
N.T.S.

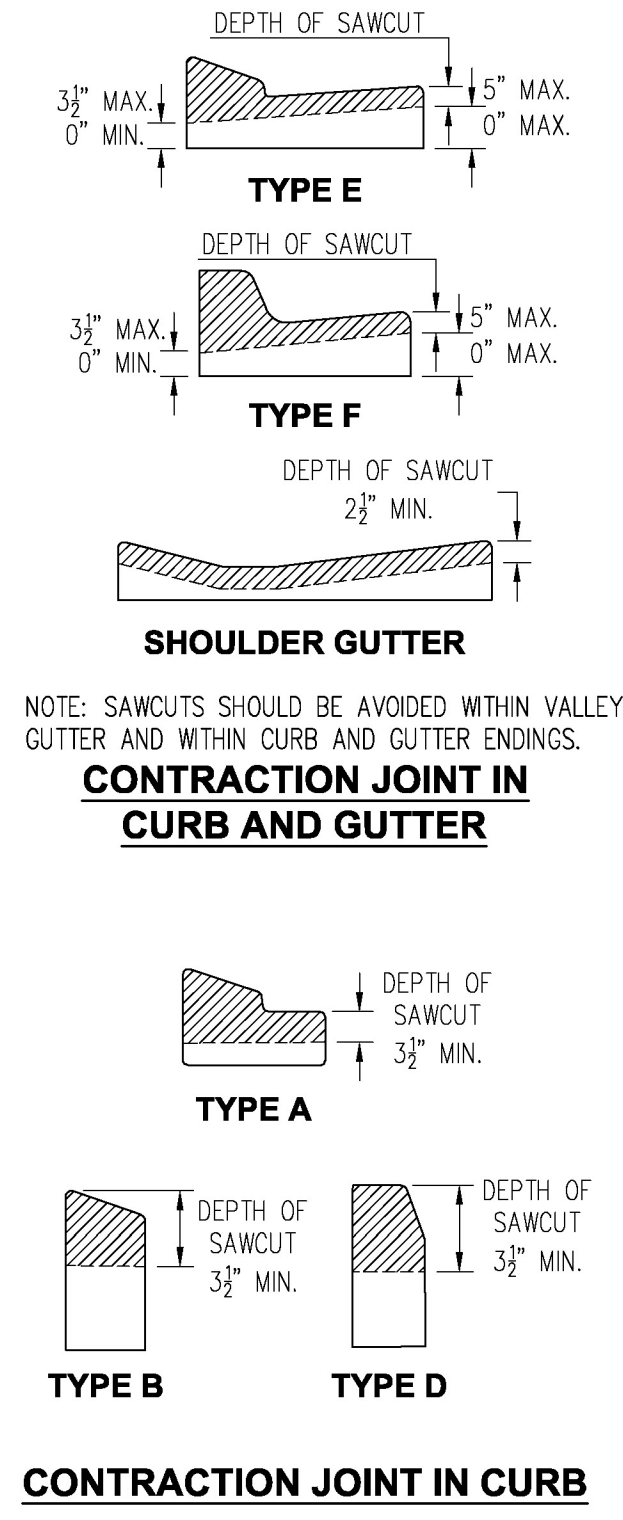


CONCRETE CURB AND GUTTER

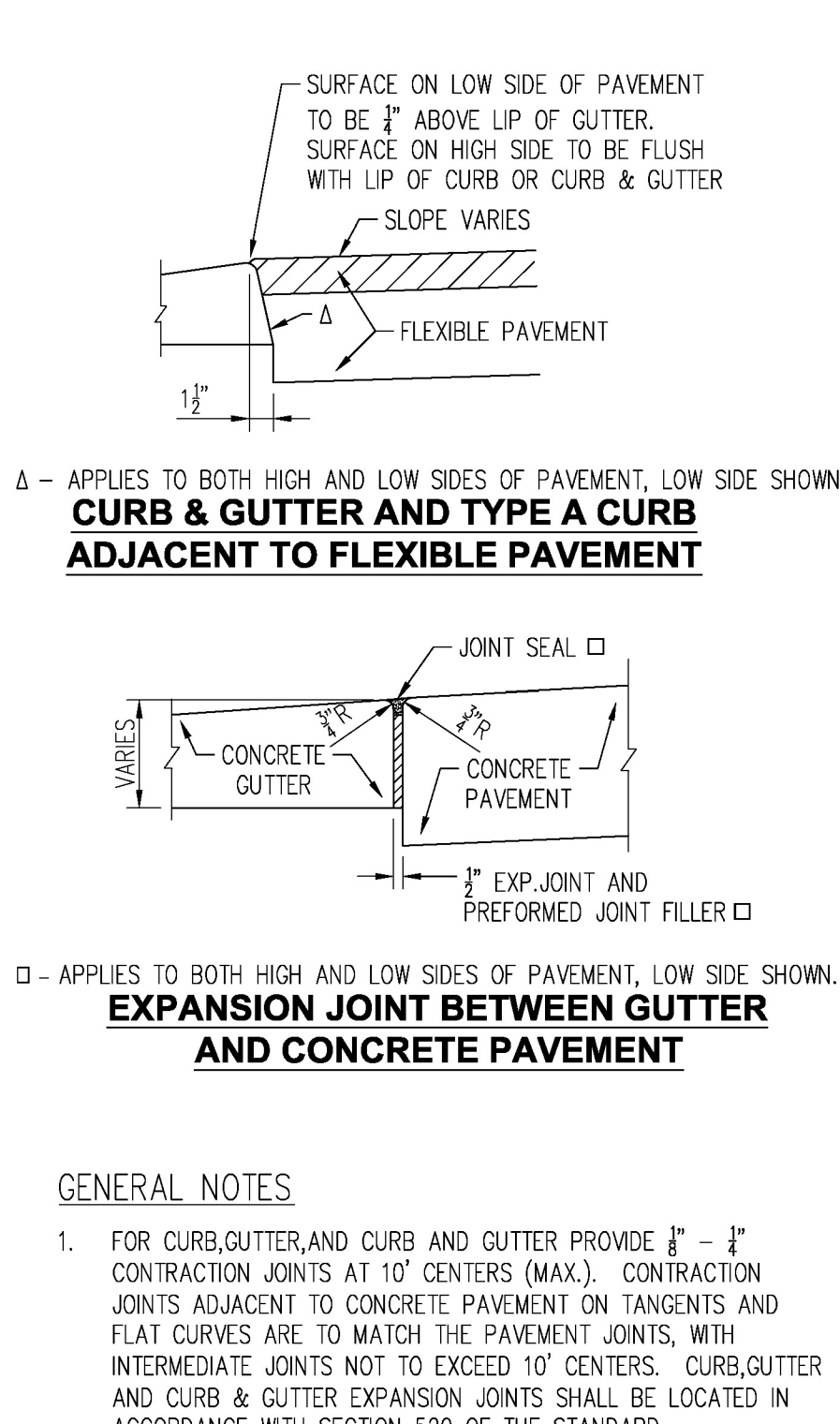
NOTE: FOR USE ADJACENT TO CONCRETE OR FLEXIBLE PAVEMENT, CONCRETE SHOWN. FOR DETAILS DEPICTING USAGE ADJACENT TO FLEXIBLE PAVEMENT, SEE DIAGRAM RIGHT. EXPANSION JOINT, PREFORMED JOINT FILLER AND JOINT SEAL ARE REQUIRED BETWEEN CURB & GUTTER AND CONCRETE PAVEMENT ONLY, SEE DIAGRAM RIGHT.



ASPHALTIC CONCRETE CURB



CONTRACTION JOINT IN CURB

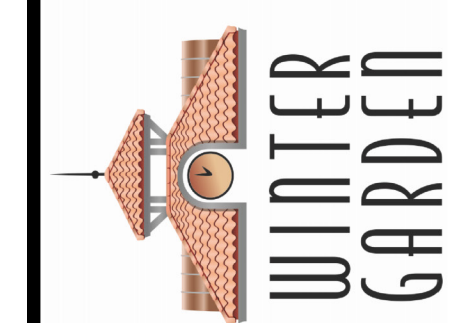


GENERAL NOTES

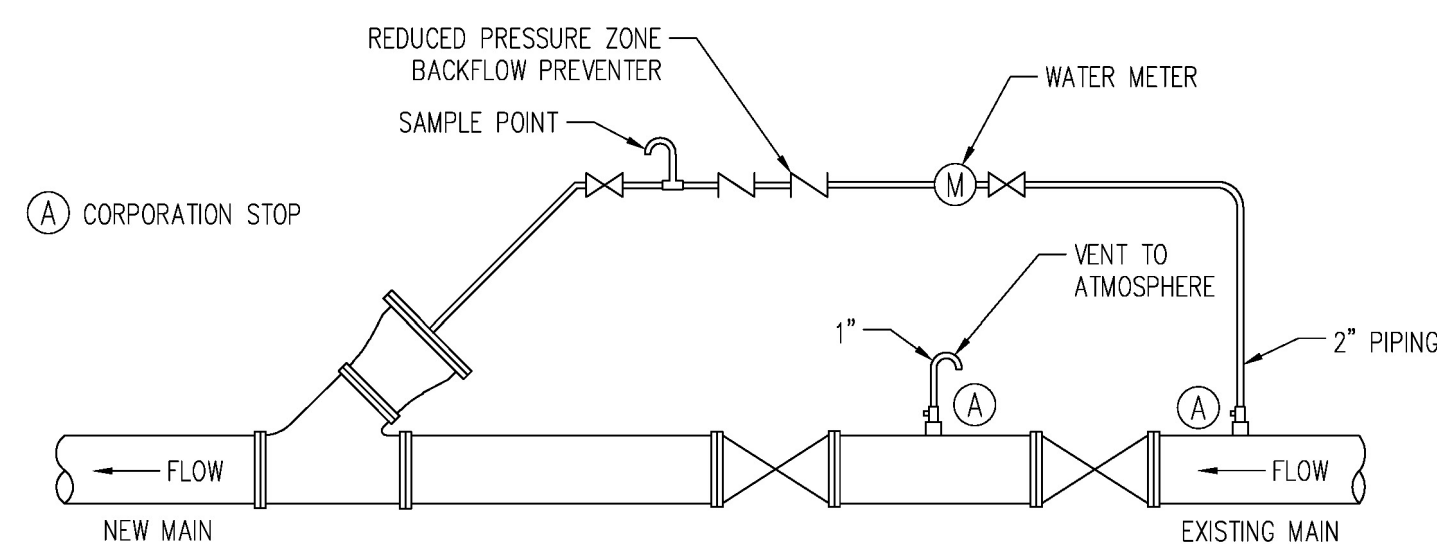
1. FOR CURB, GUTTER, AND CURB AND GUTTER PROVIDE $\frac{1}{2}$ " - $\frac{1}{2}$ " CONTRACTION JOINTS AT 10' CENTERS (MAX.). CONTRACTION JOINTS ADJACENT TO CONCRETE PAVEMENT ON TANGENTS AND FLAT CURVES ARE TO MATCH THE PAVEMENT JOINTS. WITH INTERMEDIATE JOINTS NOT TO EXCEED 10' CENTERS. CURB, GUTTER 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.

DATE	4/4/14
ITEM	Brick Typical Section
No.	1
	RLW-S-020

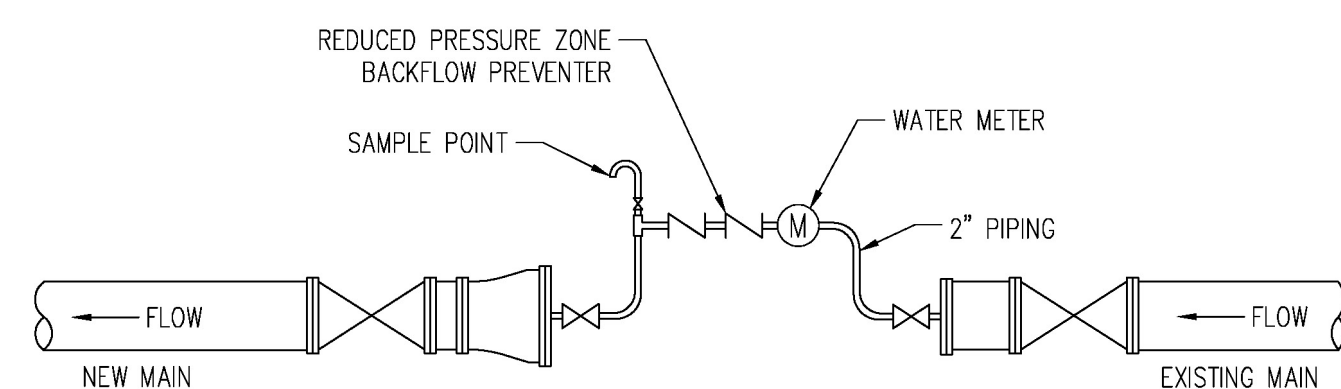
CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR ROADWAY & DRAINAGE CONSTRUCTION



STANDARD DETAILS
FOR
PUBLIC SERVICES



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.

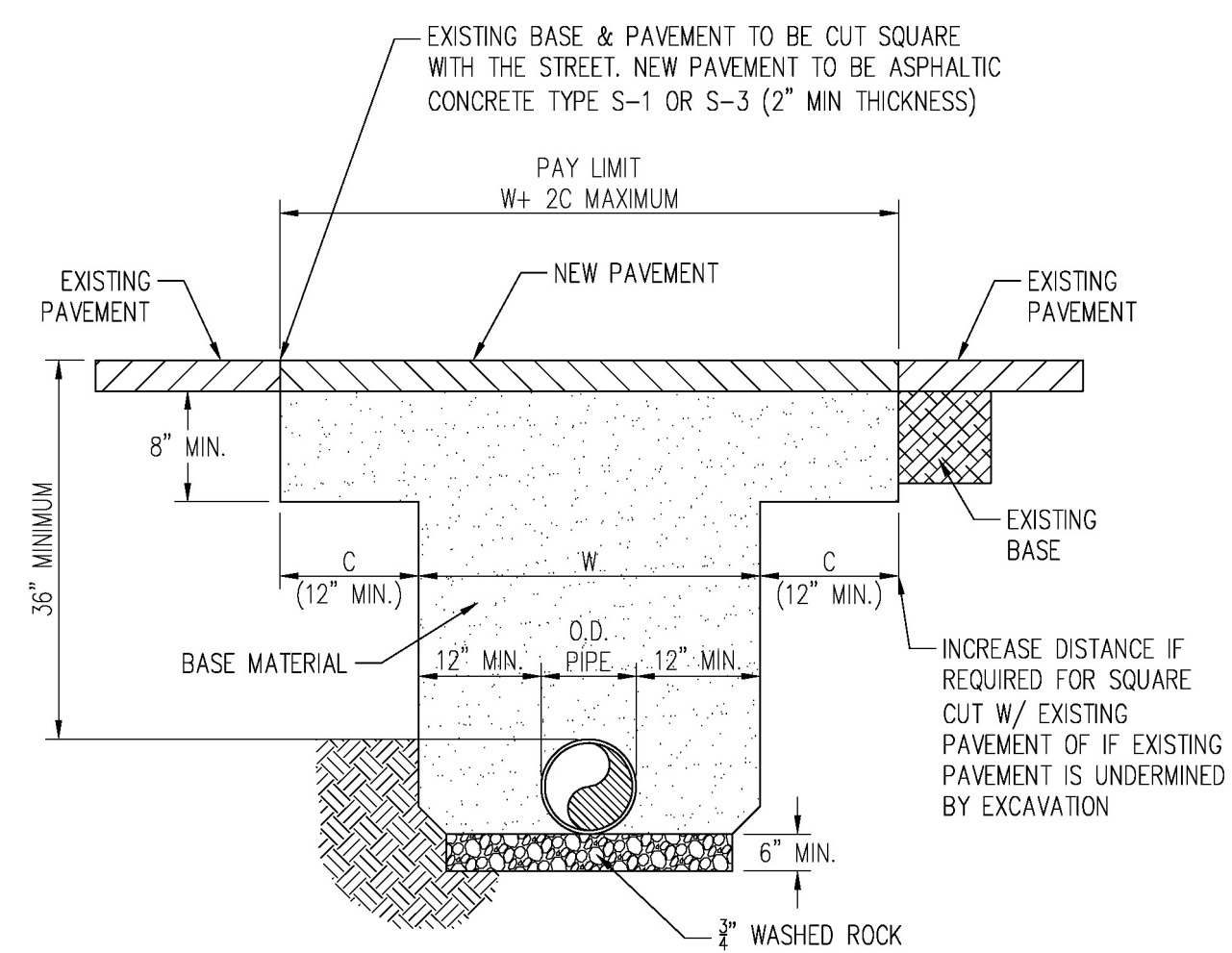
A CITY REPRESENTATIVE SHALL BE PRESENT AT THE TIME OF INSERTION AND EXIT OF THE PIGS. LINES SHALL BE PIGGED AND/OR FLUSHED UNTIL THE WATER RUNS CLEAN AND IS APPROVED BY THE CITY REPRESENTATIVE. THE CITY REPRESENTATIVE SHALL BE GIVEN 48 HOURS MINIMUM NOTICE PRIOR TO PIGGING OR FLUSHING.

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:

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

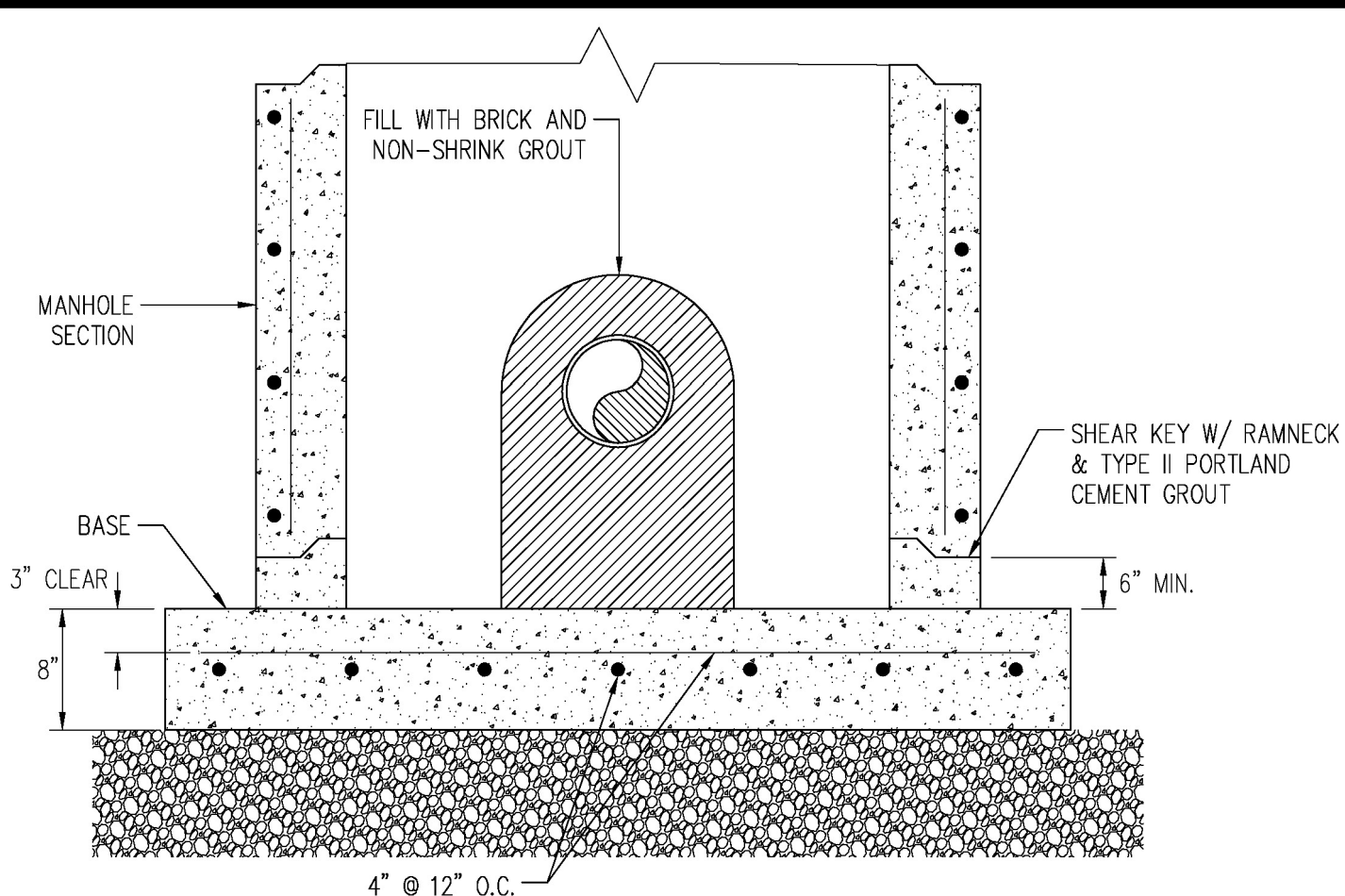
1 PIPE PIGGING DETAIL
N.T.S.



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.

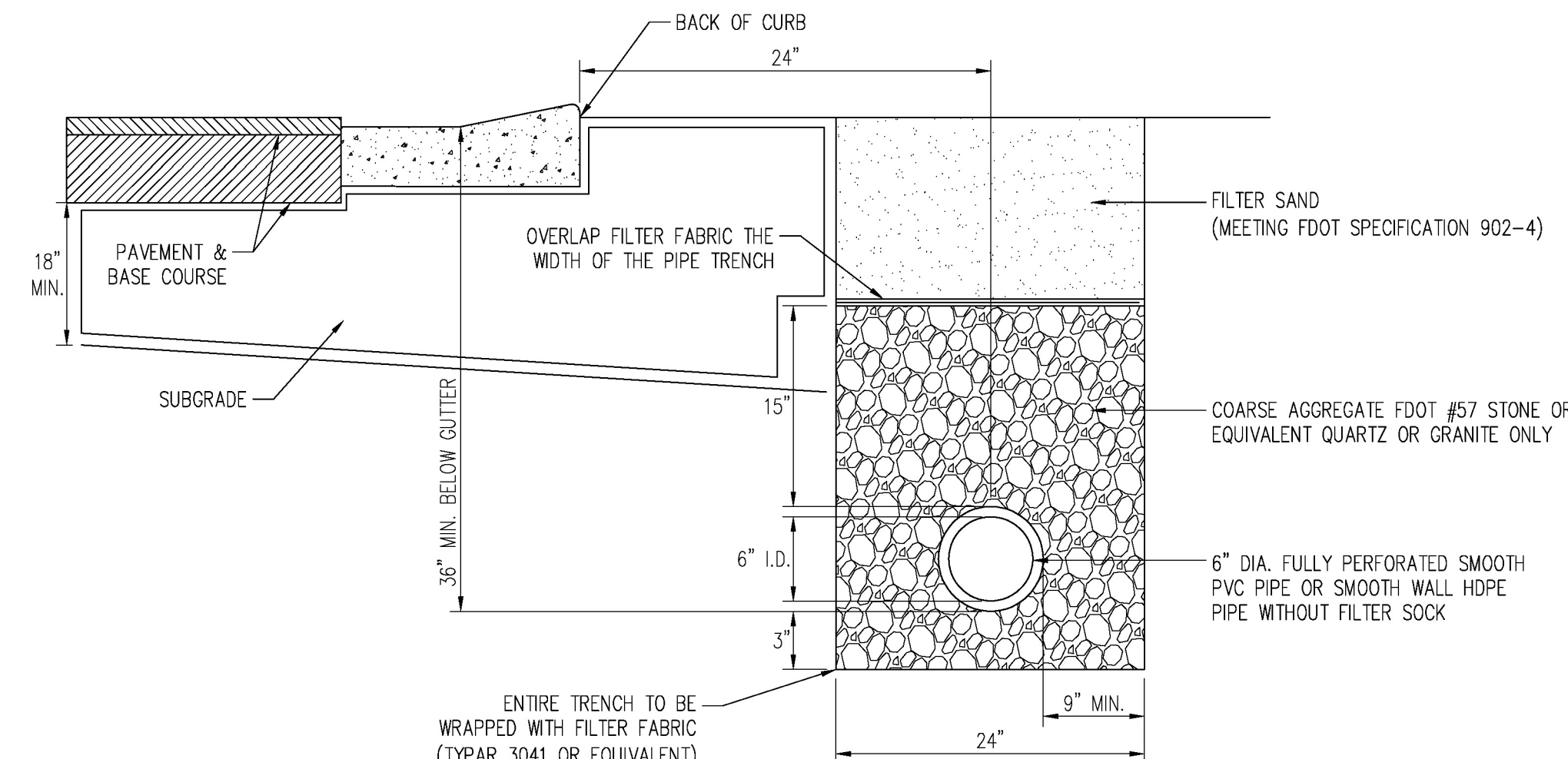
5 PAVEMENT RESTORATION DETAIL
N.T.S.



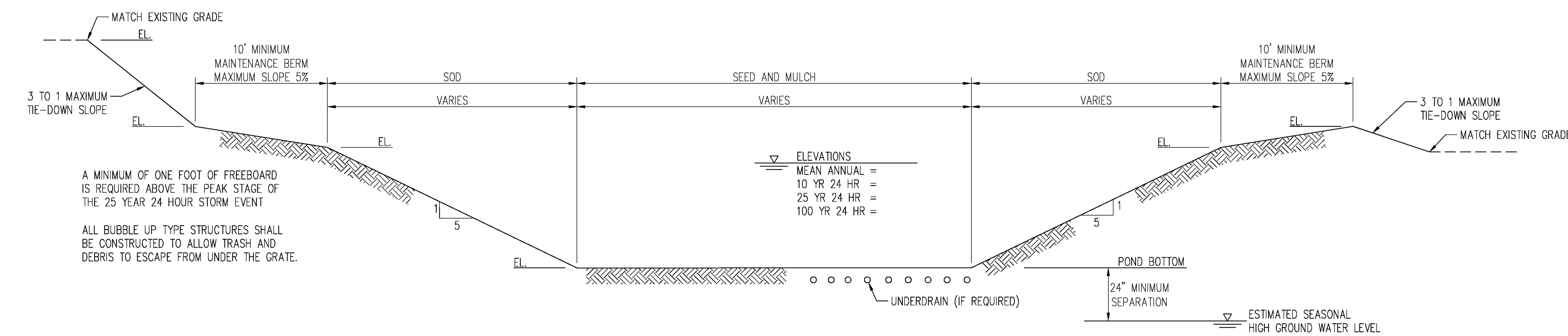
NOTES:

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

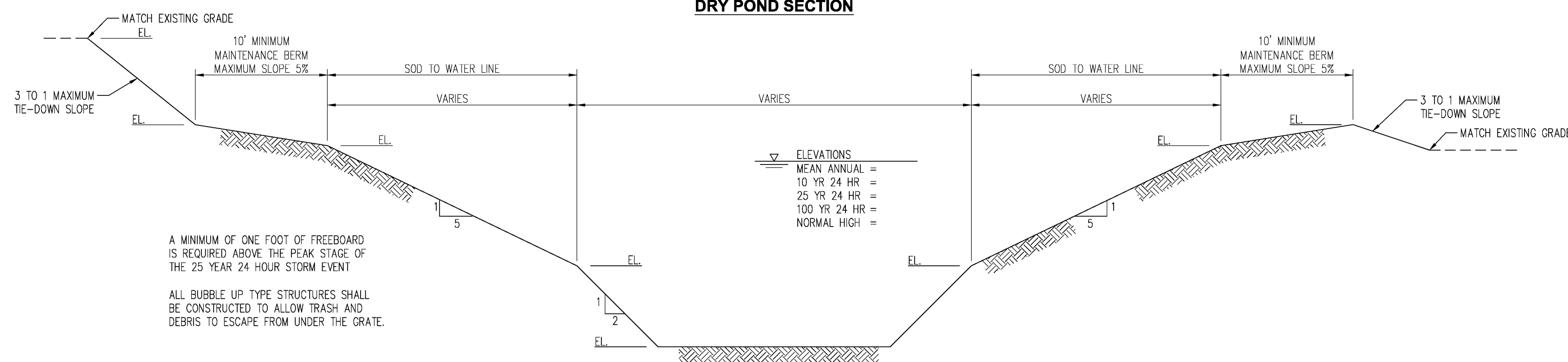
2 GRAVITY SEWER DOGHOUSE MANHOLE
N.T.S.



3 UNDERDRAIN DETAIL
N.T.S.



DRY POND SECTION



WET POND SECTION

4 POND SECTIONS
N.T.S.

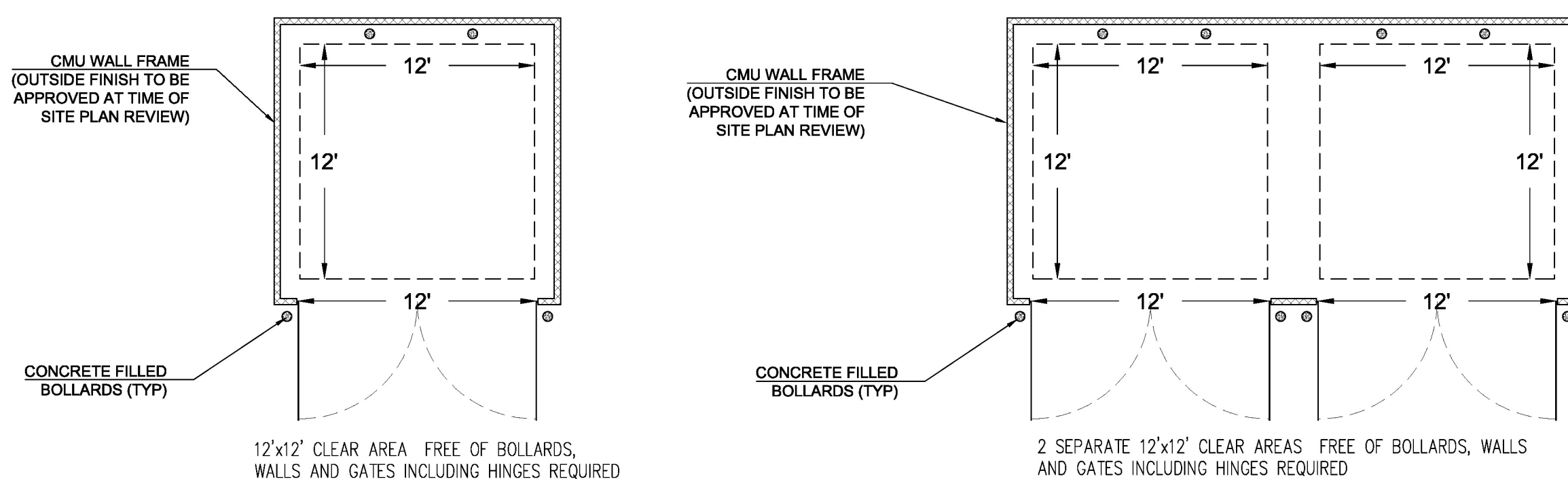
WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

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



THE BACKGROUND COLOR SHALL BE RETROREFLECTIVE GREEN AND THE LETTERING AND BORDER SHALL BE RETROREFLECTIVE WHITE.

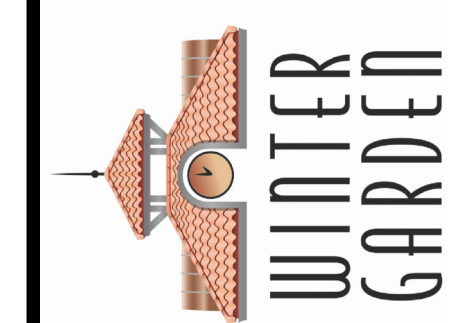
6 STREET SIGN BLADE DETAIL
N.T.S.



7 DUMPSTER LAYOUT DETAIL
N.T.S.

DATE	
ITEM	
No.	

CITY OF WINTER GARDEN, FLORIDA
STANDARDS AND SPECIFICATIONS
FOR UTILITY CONSTRUCTION



STANDARD DETAILS
FOR
MISCELLANEOUS DETAILS

NOTE: COMPLETE SYSTEM TO BE SUPPLIED BY:
RILEY & COMPANY, INC.
SANFORD, FL 32773
(407)265-9963

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

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

NO SUBSTITUTIONS - NO ALTERNATES
LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

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

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

PUMPS: 3 YR. WARRANTY

The submersible grinder pumps shall be manufactured by HOMA. The pumps shall be installed in the H-20 GP FRP wetwell utilizing a dual slide rail system. Each grinder pump shall contain special cutters to reduce sewage to a fine slurry. The stationary cutter shall consist of hardened 316 "L" stainless steel and the rotary cutter shall consist of chrome alloy cast iron.

Major pump components shall be grey cast iron, ASTM A-48, Class 35B. The pump motor shall be NEMA B design and housed in an air-filled watertight chamber. The stator windings shall be insulated with moisture resistant Class F insulation by use of the trickle impregnation method. The motor shall be heat-shrink fit into the stator housing. The use of bolts, pins, or other fastening devices is not acceptable. Thermal switches set to open at 125 degrees C shall be embedded in the stator end coils to monitor the temperature of each phase winding. The motor horsepower shall be adequate so that the pump is non-overloading throughout the entire pump performance curve from shut-off through run-out.

The pump shall be provided with a dual mechanical seal. The upper and lower seals shall be silicon carbide.

DUPLEX CONTROL PANEL: 3 YR. WARRANTY

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

The Enclosure shall be NEMA 4X, minimum 30" high x 30" wide x 10" deep fiberglass with 5 point latching system.

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

The following components shall be mounted through the enclosure:

- 1- ea. Red Alarm Beacon (Light) 4" x 4" Minimum Diameter
- 1- ea. Alarm Horn (minimum 95 DCB)
- 1- ea. Generator Receptacle w/ weatherproof cover (SCM460 -UL 1686)
- 1- ea. Alarm Silence Pushbutton

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

The following components shall be mounted to back panel:

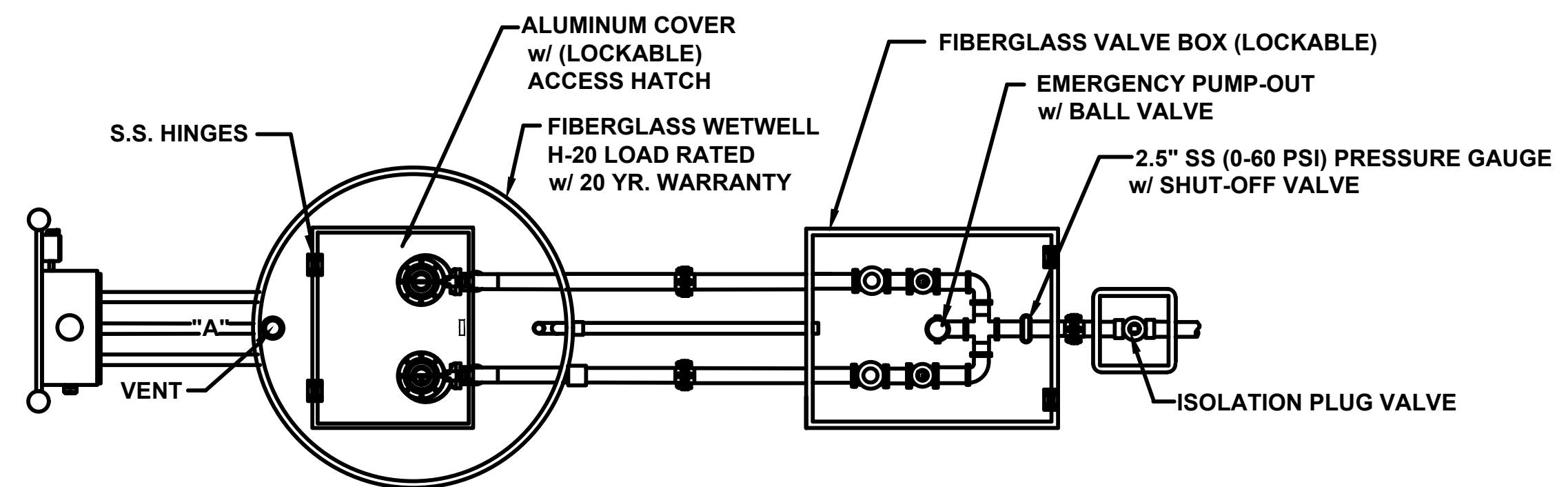
- 2- ea. Motor Contactors
- 1- ea. Volt Monitor (1 Ph) Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts
- 1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
- 1- ea. Silence Relay Module
- 1- ea. Duplex Alternator w/ Pump Selector Switch
- 1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger For The High Level Alarm System
- 20- ea. Terminals For Field Connections
- 6- ea. Terminals For Motor Connections (Single Phase Only)
- 7- ea. Grounding Lugs
- 1- ea. Seal Failure Relay

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

The following components shall be mounted through the inner door:

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

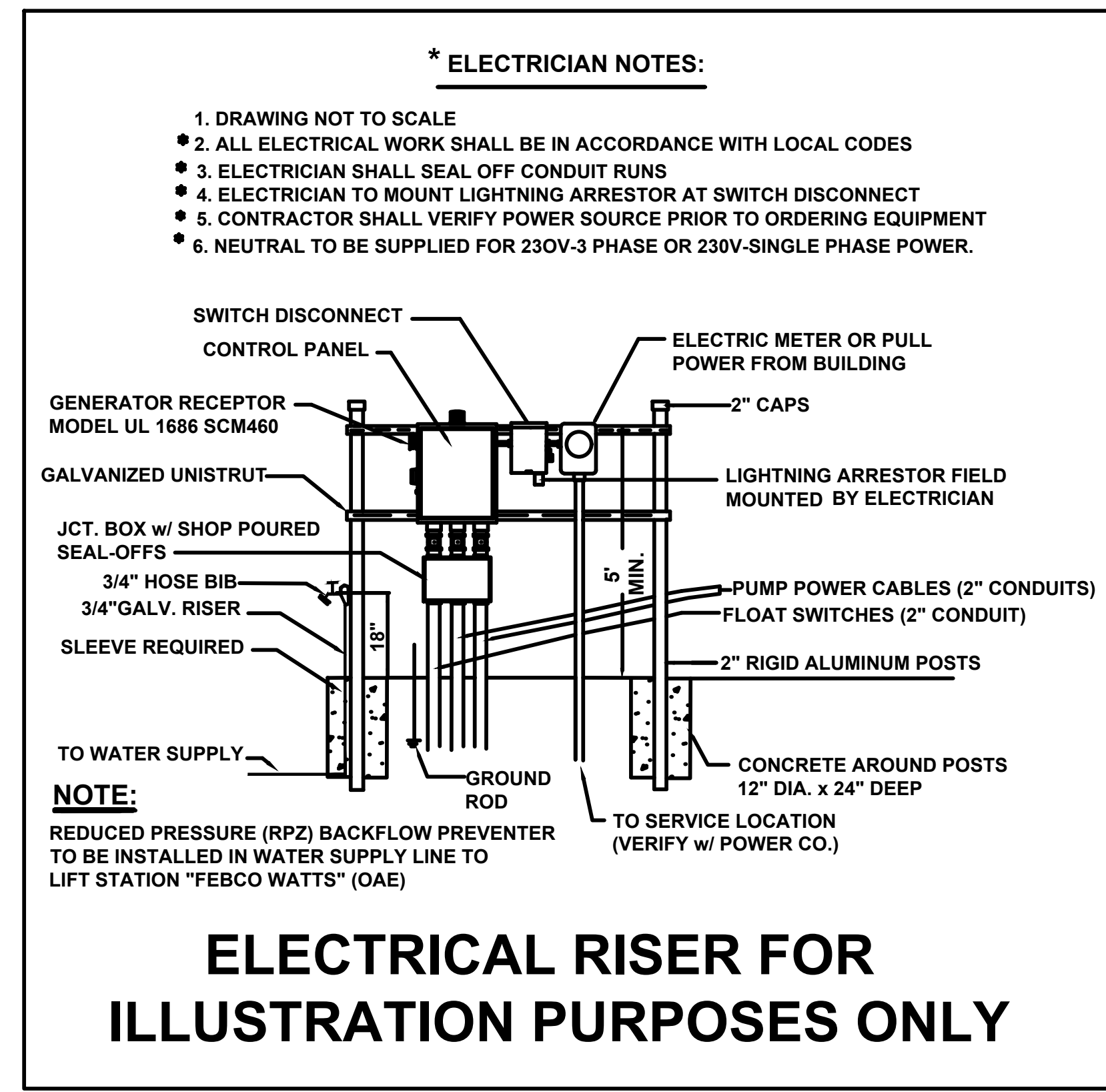
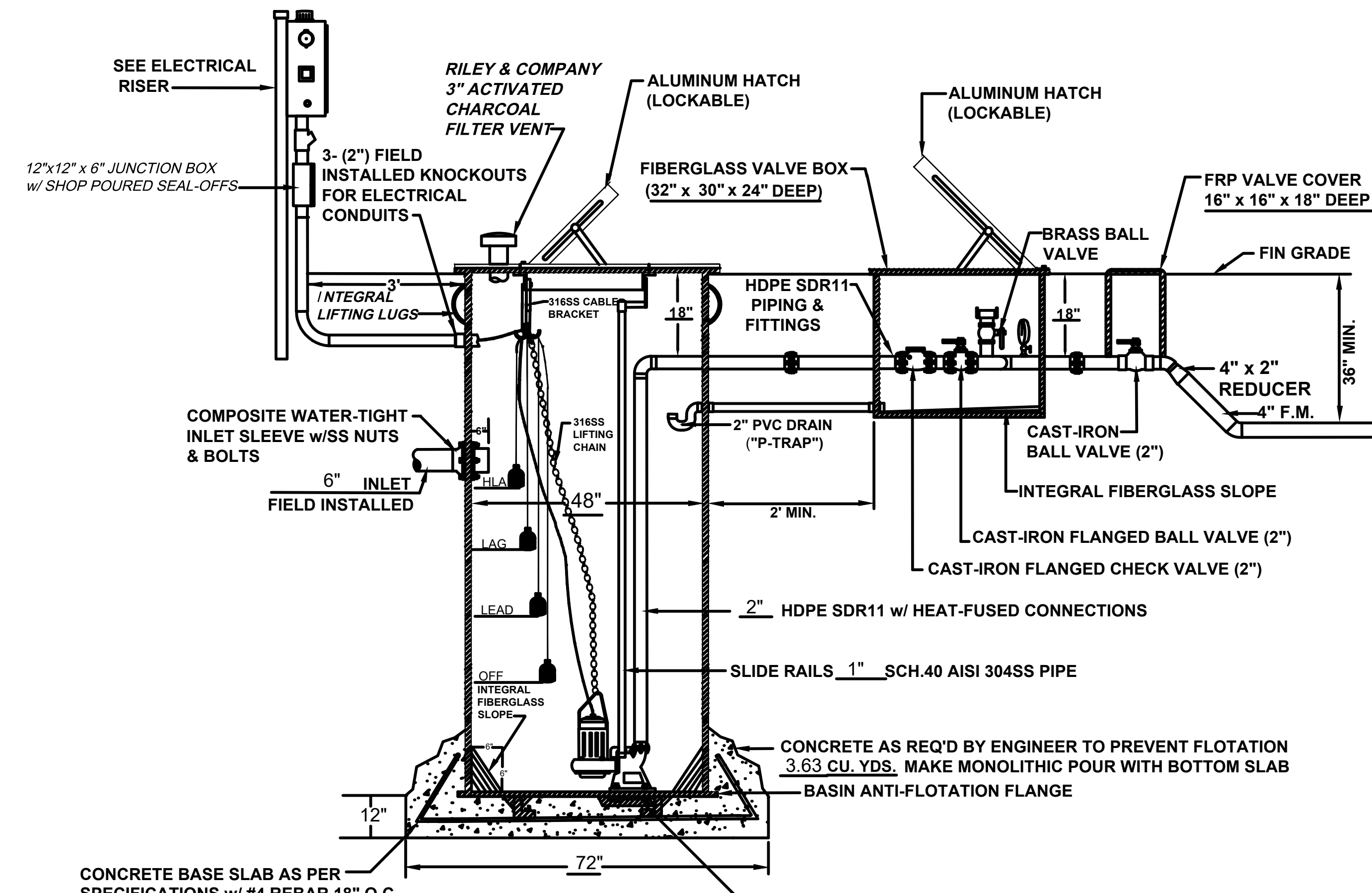
PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	82 GPM	TOP OF WETWELL	98.50
PRIMARY TDH	60 'TDH	INLET INVERT	91.50
PUMP MANUFACTURER	HOMA	HIGH LEVEL ALARM (HLA)	90.80
PUMP MODEL #	RC30087	2nd PUMP ON (LAG)	90.30
R.P.M.	3450	1st PUMP ON (LEAD)	91.00
HORSEPOWER	4.10	PUMPS OFF (OFF)	89.80
ELECTRICAL/ VOLTS / PHASE	230V/3	BOTTOM OF WETWELL	86.30
PUMP DISCHARGE SIZE	2"	WETWELL DIAMETER	48"



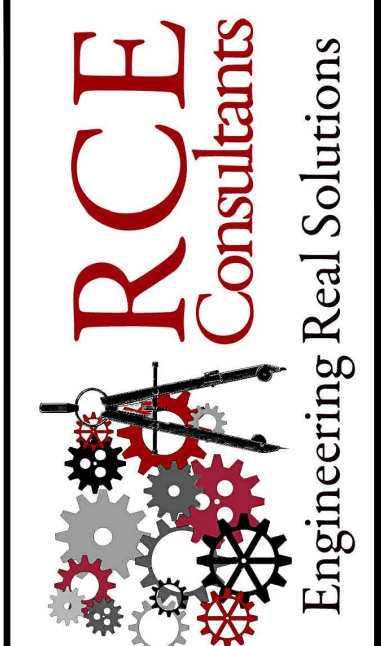
NOTE: PUMP CONTROL PANEL SHALL BE LOCATED 3 FEET FROM WETWELL PERIMETER AT POINT "A"

NOTES:

1. Water service with hose bibb and reduced pressure backflow preventer to be installed near lift station. (See Electrical Riser Illustration)
2. System shall be operated and maintained to provide uninterrupted service as required by DEP Chapter 62-604.500.
3. Approved Operation & Maintenance Manual(O&M) shall be kept available for operation and maintenance personnel
4. A weather resistant emergency contact sign shall be installed at the lift station and made visible to the public (Lettering shall be min. 2" in height.
5. INSPECTION & TESTING: A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance for the complete system.
6. WIRELESS REMOTE ALARM: Model RCWAU 120V / Transmitter and HLA float to be mounted inside wetwell and wireless receiver to be installed inside building.



08-20-2020



THE OLD PACKING HOUSE
LIFT STATION PLN
WINTER GARDEN, FLORIDA

NO.	1	REVISION / ISSUE DATE	7/20/2021
BY:	LMP	REVISED LIFT STATION LOCATION	

RCE CONSULTANTS, LLC
 617 ARVERN DRIVE
 ALTA MONTE SPRINGS, FL 32701
 PHONE NO. 407-452-8633
 LARRY@RCECONSULTANTS.NET

Engineer of Record
 Laurence Poliner
 #56974
 This item has been electronically signed and sealed by Laurence Poliner, P.E., on the date delineated using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

PROJECT #:
 25.2025
 DRAWN: SK CHECKED: LMP
 DATE: JAN 2025 SHEET: C-7
 SCALE:
 LIFT STATION

NO.	DATE	REVISION / ISSUE DATE	BY:

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTA MONTE SPRINGS, FL 32701
PHONE NO. 407-452-8633
LARRY@RCECONSULTANTS.NET

Engineer of Record

Laurence Poliner
#56974
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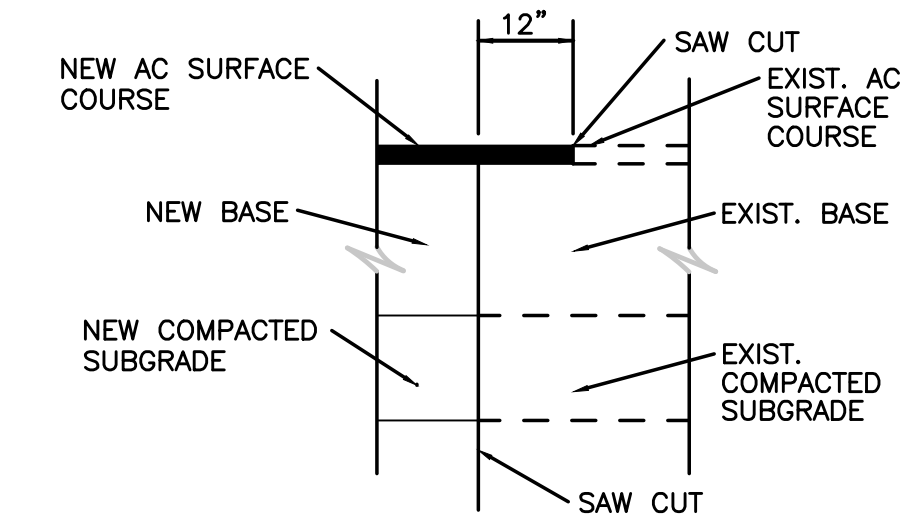
PROJECT #:
25-2025
DRAWN: SK CHECKED: LMP
DATE: JAN 2025 SHEET: C-8
SCALE: N/A
STANDARD DETAILS

GENERAL NOTES:

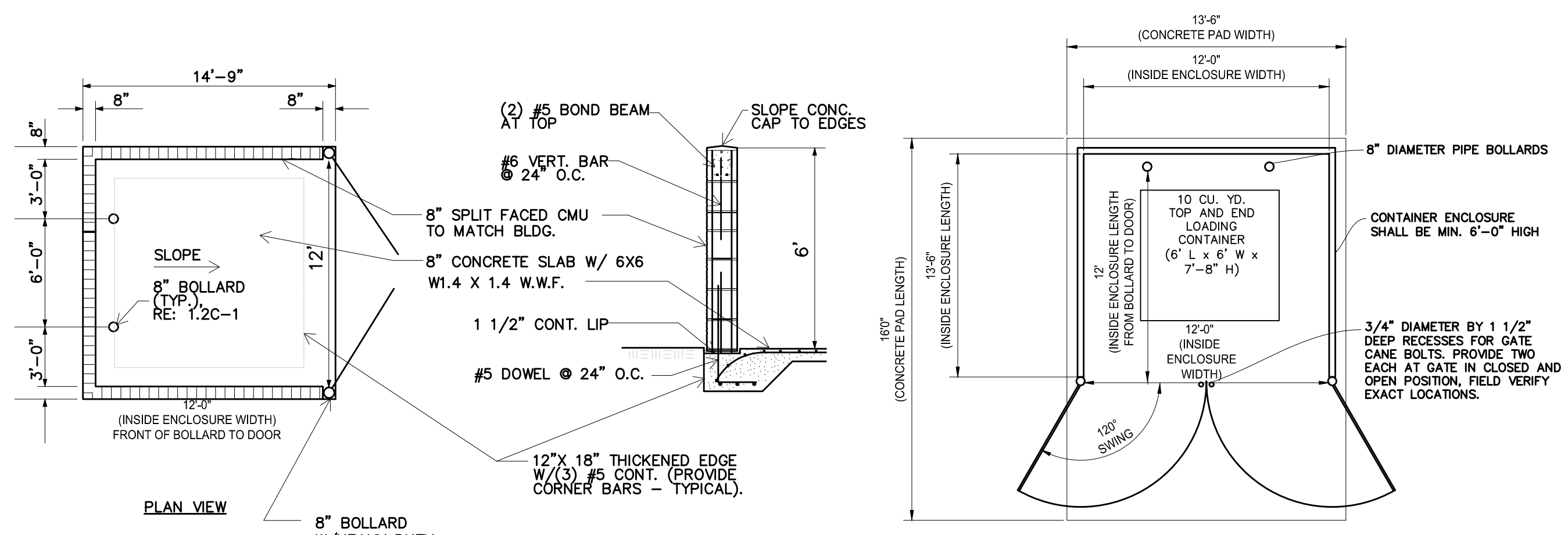
- USE ACI OR FC&PA CERTIFIED FLATWORK FINISHER
- USE ACI 330R-01 GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS
- USE ACI 330.1-94 STANDARD SPECIFICATION FOR PLAIN CONCRETE PARKING LOTS
- ALL CONCRETE USED IN PARKING LOT, UNLESS OTHERWISE INDICATED, SHALL HAVE A COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
- PREPARE THE SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS FOR RIGID PAVEMENTS. SUBGRADE SOIL DENSITY TESTING MUST BE COMPLETED AND VERIFIED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT.
- IMPORTED SOIL USE FOR BACK FILL SHOULD BE FREE OF HEAVY CLAY, SILTS, STONES, PLANT ROOT OR OTHER FOREIGN MATERIAL GREATER THAN 1" IN DIA
- LAYOUT CONTROL JOINT BY STARTING WITH ANY DRAINAGE INLET WITHIN THE PAVEMENT SECTION AND WORK TOWARD EDGE OF PAVEMENT
- KEEP ALL JOINTS CONTINUOUS
- CONTROL JOINTS SHALL BE FORMED OR SAWED WITHIN 12 HOURS FROM TIME OF PLACEMENT:
 - SIDEWALK-SPACING SHALL BE SAME AS WIDTH OF PAVEMENT AND LESS THAN 5 FEET IN LENGTH
 - PAVEMENT-MAXIMUM SPACING SHALL BE 2.5 TIMES THICKNESS IN UNIT OF FEET AND LESS THAN 15 FEET IN LENGTH (E.G. T=4 INCH SPACING AT 10'x10')
- CURE CONCRETE IMMEDIATELY AFTER FINISHING OPERATION IS COMPLETED BY USING ONE OF THE FOLLOWING METHODS: WATER, PIGMENTED WATER-BASED CURING COMPOUND OR VISQUEEN AND BURLAP

CURBS:

- ALL CURBING SHALL BE CONSTRUCTED OF CONCRETE THAT WILL OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS
- ALL CONCRETE CURBS SHALL BE SPACED WITH A FULL-DEPTH, 1/2" WIDTH ISOLATION JOINT MATERIAL PRIOR TO PLACEMENT OF ADJACENT CONCRETE PAVEMENT
- THERE SHALL BE CONTROL JOINTS, EITHER TOOL OR SAW-CUT, MATCH PAVEMENT JOINTS, UNLESS OTHERWISE SPECIFIED; JOINTS SHALL BE FORMED WITHIN 12 HOURS OF PLACEMENT
- ALL CURB ENDS THAT DO NOT TIE INTO OTHER FACILITIES SHALL TRANSITION DOWN TO PAVEMENT GRADE IN 24 INCHES
- CONSTRUCTION JOINT SHALL BE TIED WITH A No.4 TIE BAR EXTENDED 6 INCHES INTO EACH CURB SECTION AND SHALL BE SPACED WITH A FULL-DEPTH 1/2" WIDTH ISOLATION JOINT MATERIAL



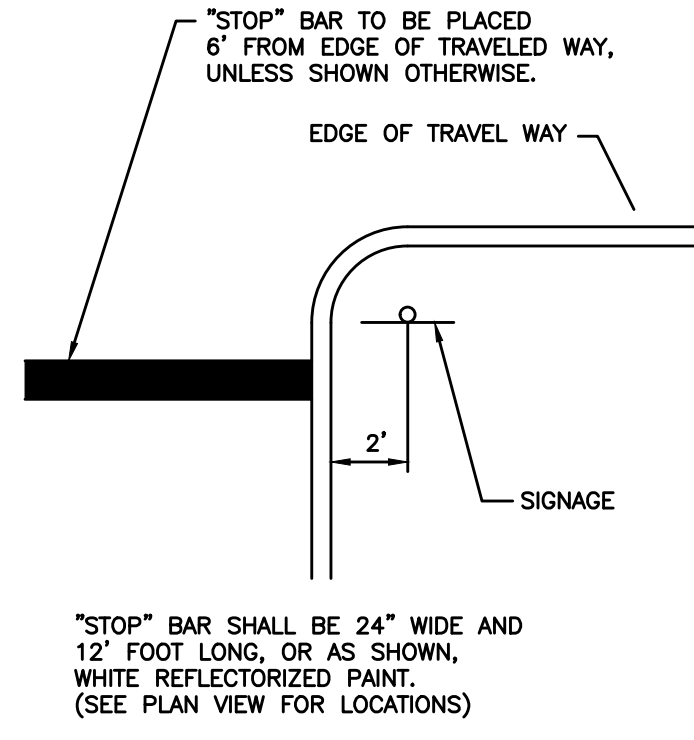
CONNECTION BETWEEN NEW AND EXISTING PAVEMENT
N.T.S.



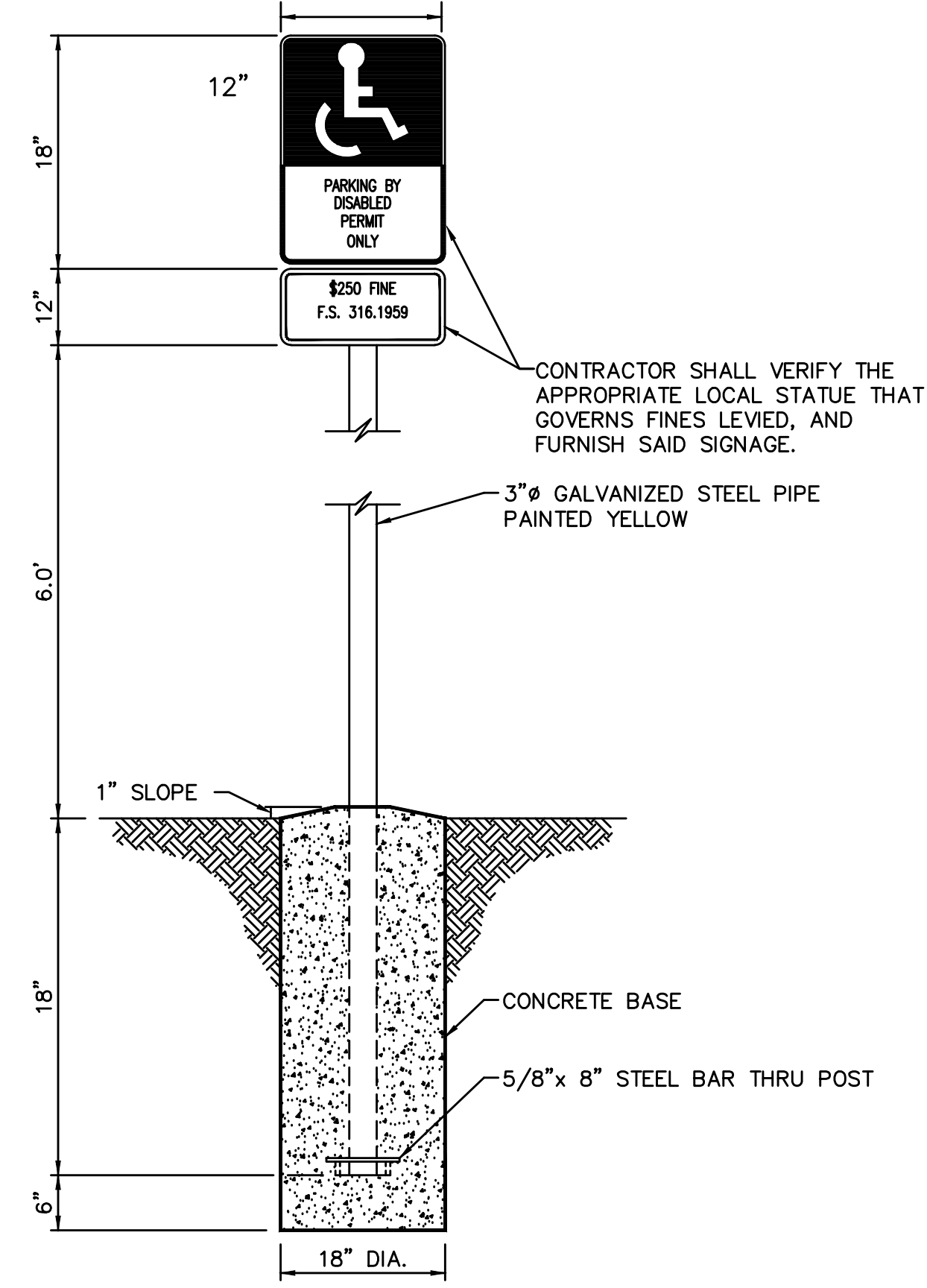
DUMPSTER ENCLOSURE PLAN
N.T.S.



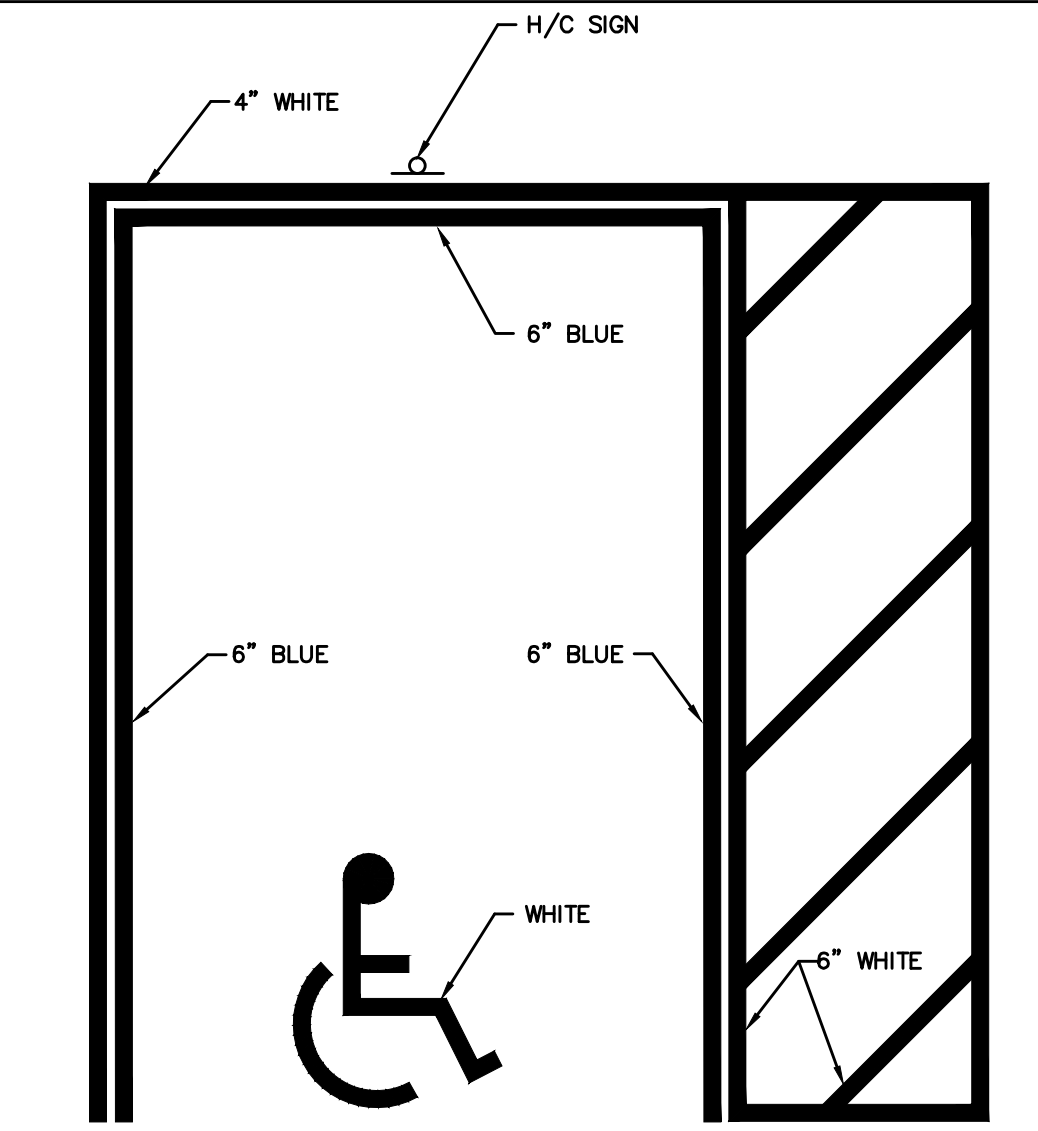
DUMPSTER ENCLOSURE RENDERING



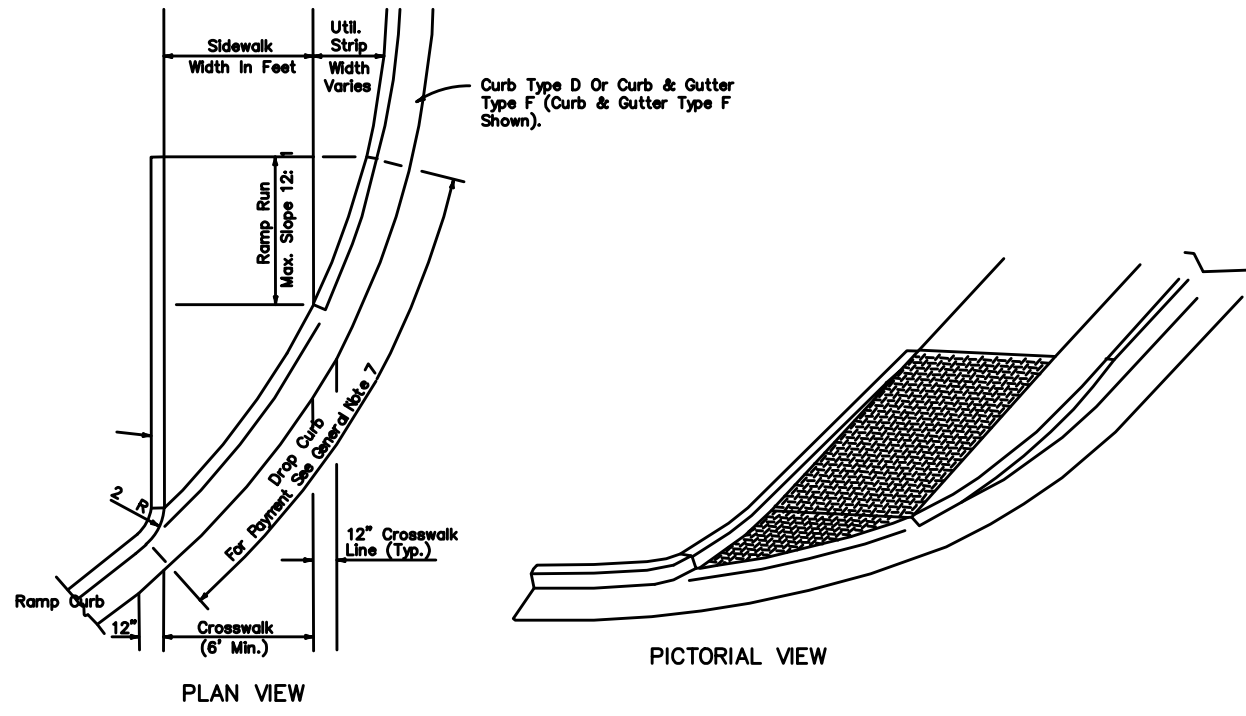
**STOP BAR
DETAIL WITH SIGNAGE**



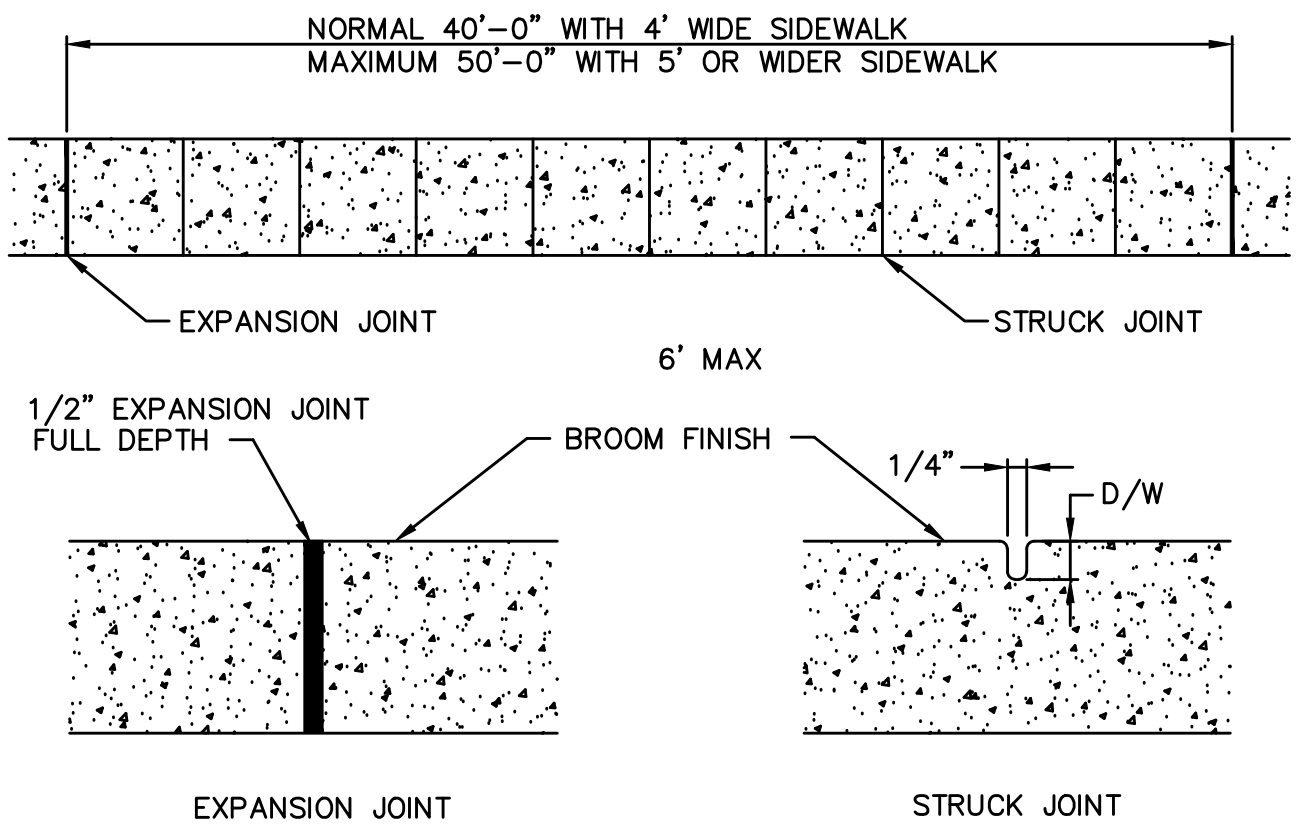
HANDICAP SIGN



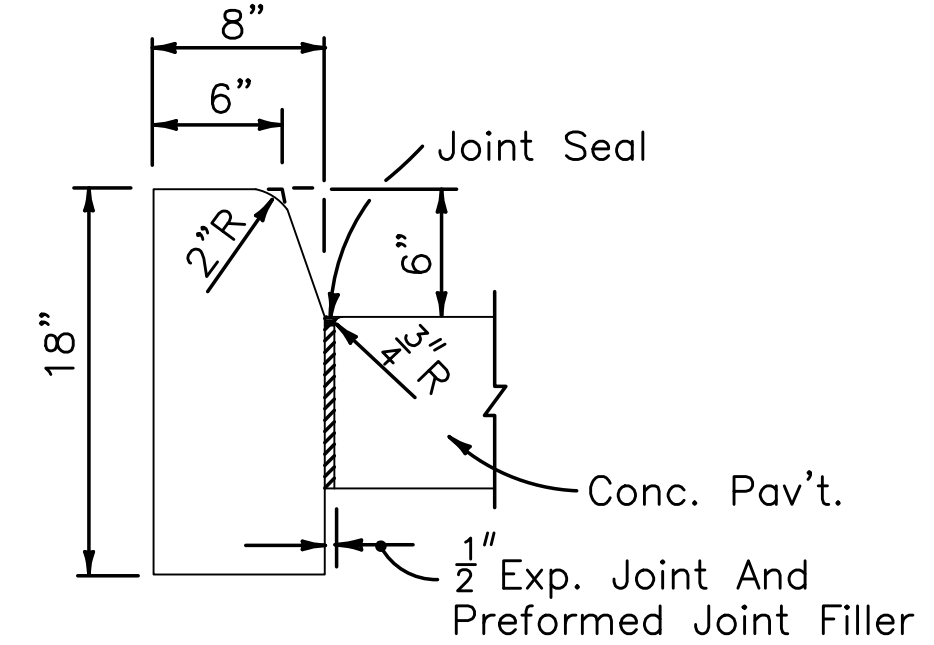
HANDICAP PARKING PAVEMENT MARKING



RAMPS FOR LINEAR PEDESTRIAN TRAFFIC



TYPICAL SIDEWALK



TYPE D CURB DETAIL

GENERAL NOTES

GENERAL EROSION SITES

CONTRACTOR IS ADVISED THAT THE U.S. ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT ALL OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN THE SAME. IF NOT PROVIDED BY THE ENGINEER AND TO PROVIDE ALL REQUIRED MONITORING REPORTS. A COPY SHALL BE SENT TO THE ENGINEER OF RECORD, ARCHITECT OF RECORD AND THE OWNER.

THE STORMWATER POLLUTION PREVENTION PLAN IS COMPOSED OF THIS DRAWING (SITE MAP), THE STANDARD DETAILS AND THE PLAN NARRATIVE INCLUDED IN SPECIFICATIONS PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH THE STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND BECOME FAMILIAR WITH THEIR CONTENTS.

CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS INDICATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BUOYS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

DUST ON THE SITE SHALL BE CONTROLLED BY WATERING. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TONIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.

DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 30 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

ALL MATERIAL SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

ON-SITE AND OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ROCK BAGS, ETC.) TO PREVENT EROSION.

ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

CONTRACTOR SHALL PROVIDE TREE PROTECTION MEASURES AS NEEDED.

DEWATERING IS NOT ANTICIPATED FOR THE INSTALLATION OF UTILITIES.

ALL WORK SHALL BE IN COMPLIANCE WITH NPDES.

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.

SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED SEDIMENT SHALL BE REMOVED FROM THE FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE); THIS MAY REQUIRE PERIODIC TOP DRESSING ON THE TEMPORARY PARKING AS CONDITIONS DEMAND.

OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

SEQUENCE OF CONSTRUCTION

PHASE I

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. CLEAR AND GRUB THE SITE.
6. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
7. BEGIN GRADING THE SITE.

PHASE II

1. TEMPORARY SEED DEMUCKED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).

DEVELOPER / OWNER

NAME _____

SITE OPERATOR / GENERAL CONTRACTOR:

NAME _____

SUPERINTENDENT:

NAME _____

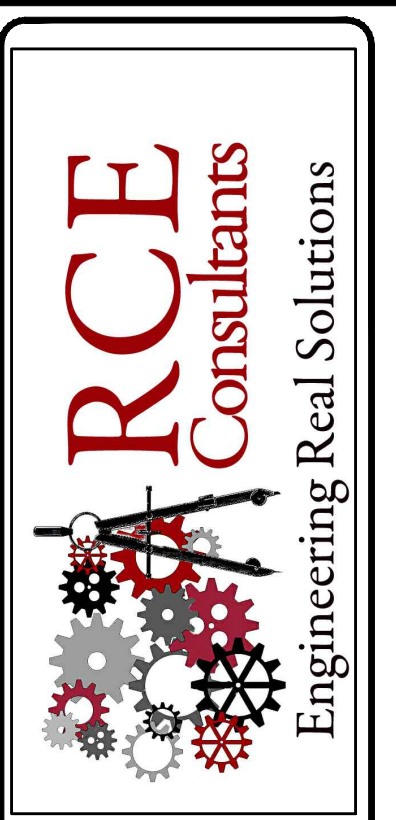
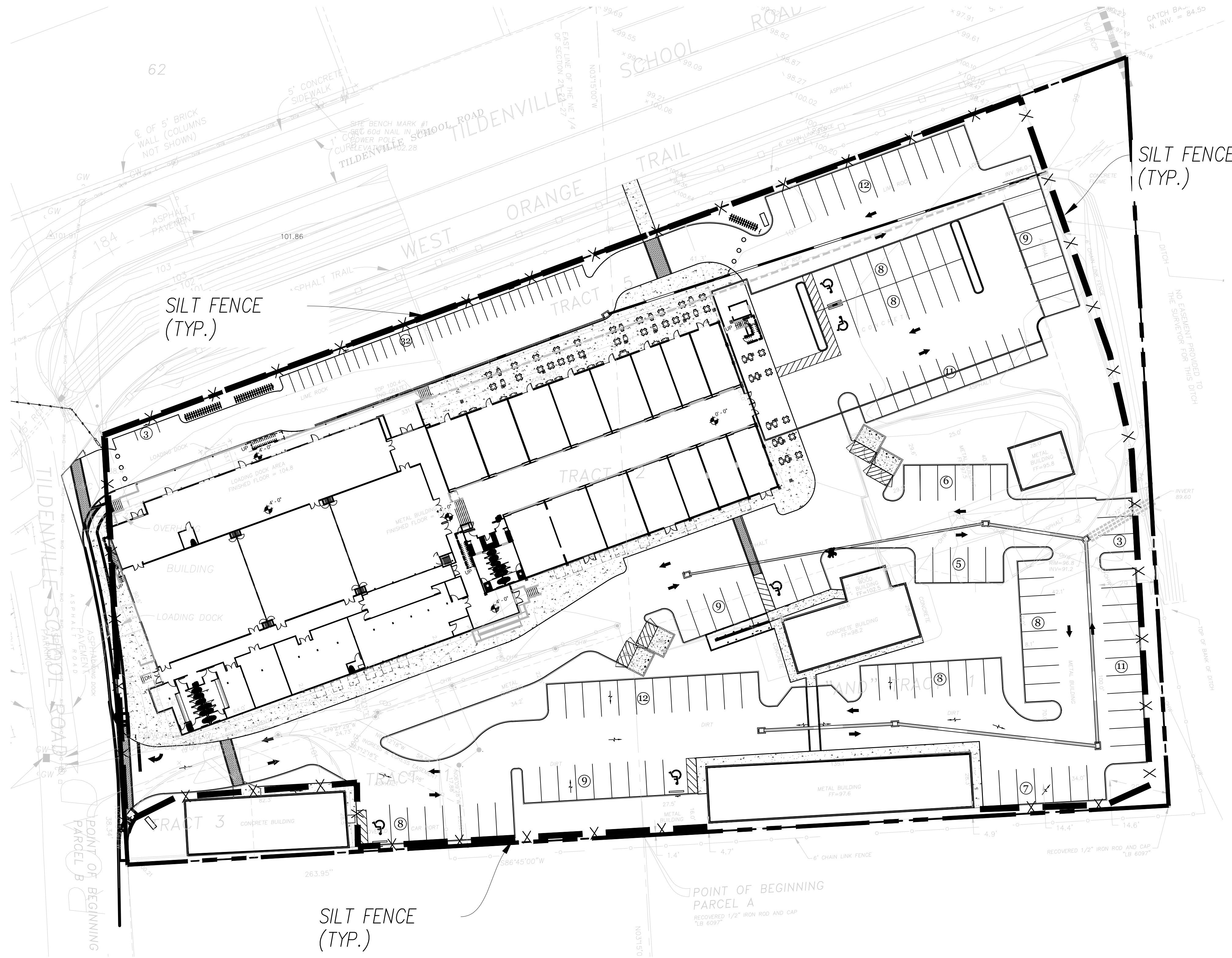
SOIL EROSION / SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
	A	E	A	P	A	U	U	E	C	O	E	A	E	A	P	A	U	N
	N	B	R	Y	N	L	G	P	T	V	C	N	B	R	Y	N		
ROUGH GRADE / SEDIMENT CONTROL																		
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
STORM FACILITIES																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING / SEED / FINAL STABILIZATION																		

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

SYMBOLS LEGEND

	DOUBLE SILT FENCE
	SINGLE SILT FENCE
	SCM-1 ROCK BAGS (USED ON ASPHALT SURFACES)



**THE OLD PACKING HOUSE
EROSION CONTROL PLAN
WINTER GARDEN, FLORIDA**

NO.	DATE	REVISION / ISSUE DATE	BY:

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTA MONTE SPRINGS, FL 32701
PHONE NO. 407-452-8633
LARRY@RCECONSULTANTS.NET

Engineer of Record

Laurence Polner
#56974
This item has been electronically signed and sealed by Laurence Polner, P.E., on the date delineated using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

PROJECT #:
25.2025
DRAWN: SK CHECKED: LMP
DATE: **JAN 2025** SHEET:
SCALE: **1"=30'** **C-9**
EROSION CONTROL PLAN

1527LED OMEGA SERIES

LED

Performance (Based on FG Lens)

MODEL #	T2 DELIVERED LUMENS	EFFICACY (LPW)	T3 DELIVERED LUMENS	EFFICACY (LPW)	T4 DELIVERED LUMENS	EFFICACY (LPW)	T5 DELIVERED LUMENS	EFFICACY (LPW)	WATTS
32L40T_MDL018	16970	107.4	17190	108.8	15925	100.8	17085	108.1	158
32L30T_MDL018	16180	102.4	16390	103.7	15185	96.1	16290	103.1	158
32L27T_MDL018	14630	92.6	14820	93.8	13730	86.9	14730	93.2	158
32L40T_MDL014	13400	111.7	13590	113.3	12655	105.5	13590	113.3	120
32L30T_MDL014	12775	106.5	12955	108.0	12065	100.5	12955	108.0	120
32L27T_MDL014	11550	96.3	11715	97.6	10910	90.9	11715	97.6	120
24L40T_MDL018	12955	108.0	13180	109.8	12000	100.0	12990	108.3	120
24L30T_MDL018	12350	102.9	12565	104.7	11440	95.3	12385	103.2	120
24L27T_MDL018	11170	93.1	11390	94.7	10345	86.2	11200	93.3	120
24L40T_MDL014	9955	110.6	10050	111.7	9435	104.8	10075	111.9	90
24L30T_MDL014	9490	105.4	9590	106.4	8995	99.9	9605	106.7	90
24L27T_MDL014	8680	95.3	8865	96.3	8135	90.4	8685	96.5	90
12L40T_MDL018	6555	107.5	6475	106.1	6125	100.4	6350	104.1	61
12L30T_MDL018	6250	102.5	6175	101.2	5840	95.7	6055	99.3	61
12L27T_MDL018	5650	92.6	5580	91.5	5280	86.6	5475	89.8	61



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1527LED OMEGA SERIES

LED



EPA 393 (T1)	7 YEAR WARRANTY	LUMEN RANGE 5,350 TO 17,190	LIFE SPAN L70 L10 MINIMUM 100,000 HOURS	UL LISTED	CLICK FOR FACTS	RATED IP65
--------------	-----------------	-----------------------------	-----------------------------------------	-----------	-----------------	------------

JOB NAME	FIXTURE TYPE	MEMO
----------	--------------	------

ORDERING EXAMPLE: 2A-1527LED-F-24L40T3-MDL018-SV1-HSHS/CAA/5214PS/RCC/BKT

Mounting Config.	Fixture	Shade Edge	LED	CCT	Distribution Type	Driver	Lens	Optional Control Receptacle	Optional Control	Option Fuse	Option Hangstraight	Option Terminal Block	Option House Side Shield	Arm (on pole spec sheet)	Pole (on pole spec sheet)	Finish
------------------	---------	------------	-----	-----	-------------------	--------	------	-----------------------------	------------------	-------------	---------------------	-----------------------	--------------------------	--------------------------	---------------------------	--------

Mounting Configuration

- IW - 2A90
- IA - 3A
- 2A - 3A90
- 4A - 1AM
- 3A - 2AM
- SH44¹
- CH44¹
- CAT

W= Wall Mount, A= Arm Mount, AM= Arm Mid-Mount, SH= Stern Hung, CH= Chain Hung, CAT= Catenary

¹Include overall drop length in inches after designation for Stern/Chain application (E-CH44-4F)

Fixture

- 1527LED
- 1527LEDSM

Shade Edge

- R (Round Edge)
- F (Flared Edge)

LED

- 32L
- 24L
- 12L

CCT - Color Temperature (K)

- 27(OO)
- 30(OO)
- 40(OO)
- 50(OO)

Distribution Type

- T2
- T3
- T4
- T5

Driver

- MDL018 (120V-277V, 180mA)
- MDH018 (347V-480V, 180mA)
- MDL014 (120V-277V, 140mA)
- MDH014 (347V-480V, 140mA)

¹32L or 24L system only

Lens

- FG (Flat Glass)
- SG (Sag Glass)
- FSG (Frosted Sag Glass)
- SV1 (Flat Soft Vue Light Diffused Acrylic)
- SV2 (Flat Soft Vue Moderate Diffused Acrylic)
- SV4 (Flat Soft Vue Maximum Diffused Acrylic)

Options

- R¹ Pin control receptacle only
- RS¹ 5-Pin control receptacle only
- RP¹ 7-Pin control receptacle only
- PE¹ Twist-Lock Photocontrol (120V-277V)
- PE3¹ Twist-Lock Photocontrol (347V)
- PE4¹ Twist-Lock Photocontrol (480V)

Finish

- Standard Urban Finishes (click here to view paint finish sheet)
- UGTM Gun Metal Textured
- UGM Gun Metal Matte
- ULBT Urban Bronze Textured
- ULB Urban Bronze Matte
- ULBT Urban Light Bronze Textured
- ULB Urban Light Bronze Matte
- USLT Urban Silver Textured
- USL Urban Silver Matte
- UWHT Urban White Textured
- UWH Urban White Matte
- UCHS Urban Champagne Satin Smooth
- BKT Black Textured

Custom Urban Finishes*

- CM Custom Match

*Smooth finishes are available upon request.

Specifications

Fixture

The 1527LED Omega series is medium scale, decorative downlight fixture with a spun aluminum bell styled dome. The dome is available with two types of shades: round edge (R) and flared edge (F) styles. The luminaire measures 2" outside diameter and 1.5" overall height. The luminaire has a hinged door for tool-less driver and LED access. The luminaire is UL listed in U.S. and Canada.

LEDs

The luminaire shall use high output, high brightness LEDs. They shall be mounted in arrays, on printed circuit boards designed to maximize heat transfer to the heat sink surface. The arrays shall be roof mounted to minimize up-light. The LEDs and printed circuit boards shall be 100% recyclable; they shall also be protected from moisture and corrosion by a conformal coating. They shall not contain lead, mercury or any other hazardous substances and shall be RoHS compliant. The LED life rating data shall be determined in accordance with IESNA LM-80. The High Performance white LED's will have a life expectancy of approximately 100,000 hours with not less than 70% of original brightness (lumen maintenance), rated at 25°C. The High Brightness, High Output LED's shall be 4000K (2700K, 3000K or 5000K optional) color temperature with a minimum CRI of 70. Consult factory for custom color CCT. The luminaire shall have a minimum _____ (see table) delivered initial lumen rating when operated at steady state with an average ambient temperature of 25°C (77°F).

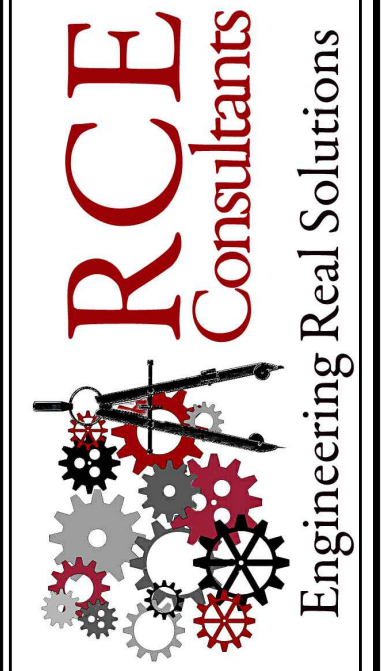
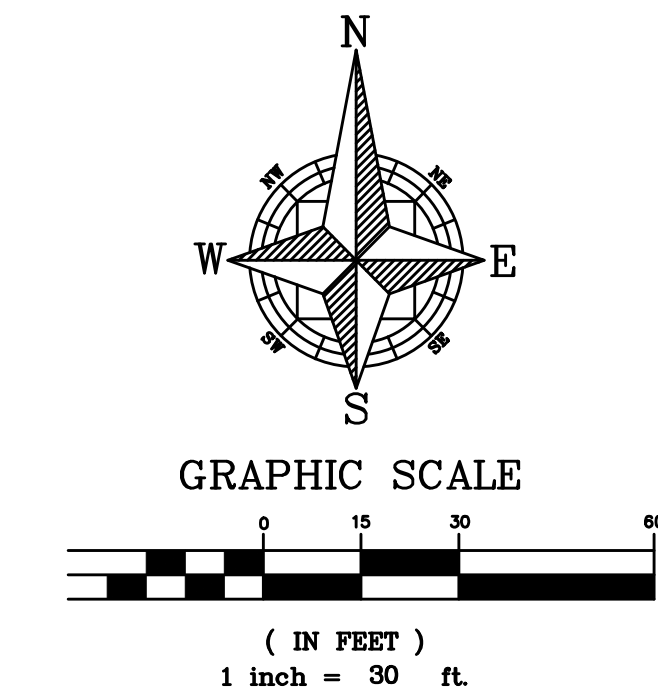
Optics

The luminaire shall be provided with refractor type optics applied to each LED array. The luminaire shall provide Type _____ (2, 3, 4 or 5)

See next page



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THE OLD PACKING HOUSE
PHOTOMETRIC PLAN
WINTER GARDEN, FLORIDA

1527LED OMEGA SERIES

LED

light distribution per the IESNA classifications. Testing shall be done in accordance with IESNA LM-79.

BLOC Optic: An optional "Back Light Optical Control" shield can be provided at the factory. This is an internal optic level "House Side Shield" offering significantly reduced backlight and glare while maintaining the original design aesthetics of the luminaire.

Electronic Drivers

The LED driver shall be UL Recognized. It shall be securely mounted inside the fixture, for optimized performance and longevity. It shall be supplied with a quick-disconnect electrical connector on the power supply, providing easy power connections and fixture installation. It shall have overload, overheat and short circuit protection, and have a DC voltage output, constant current design, 50/60HZ. It shall be supplied with line-ground, line-neutral and neutral-ground electrical surge protection in accordance with IEEE/ANSI C62.41.2 guidelines. It shall be a high efficiency driver with a THD less than 20% and a high power factor greater than 9. It shall be dimming capable using a 0-10V signal, consult factory for more information.

Photocontrols

Button Style: The photocontrol shall be mounted on the fixture and pre-wired to driver. The electronic button type photocontrol is instant on with a 5-10 second turn off, and shall turn on at 1.5 footcandles with a turn-off at 2-3 footcandles. Photocontrol is 120-277 volt and warranted for 6 years. This option removes the current IP rating. See pole spec sheet for pole mounted version.

Twist-Lock Style: The photocontrol shall be mounted externally on the fixture (1527LEDSM), or mounted on the hang-straight, and pre-wired to driver. The twist lock type photocontrol is instant on with a 3-6 second turn off, and shall turn on at 1.5 footcandles with a turn-off at 2-3 footcandles. Photocontrol is 120-277 volt and warranted for 6 years.

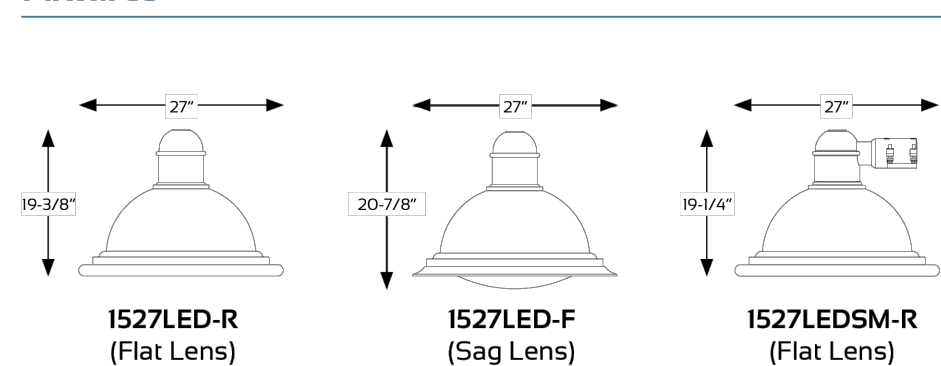
Warranty

Seven-year limited warranty. See product and finish warranty guide for details.

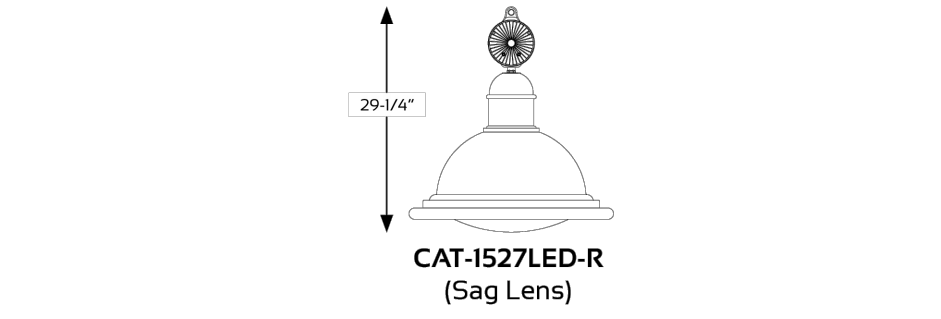
Finish

Refer to website for details.

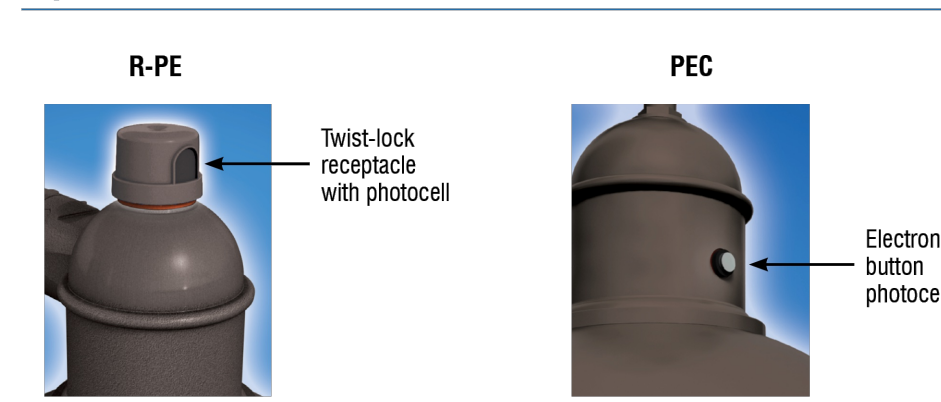
Fixtures



Options

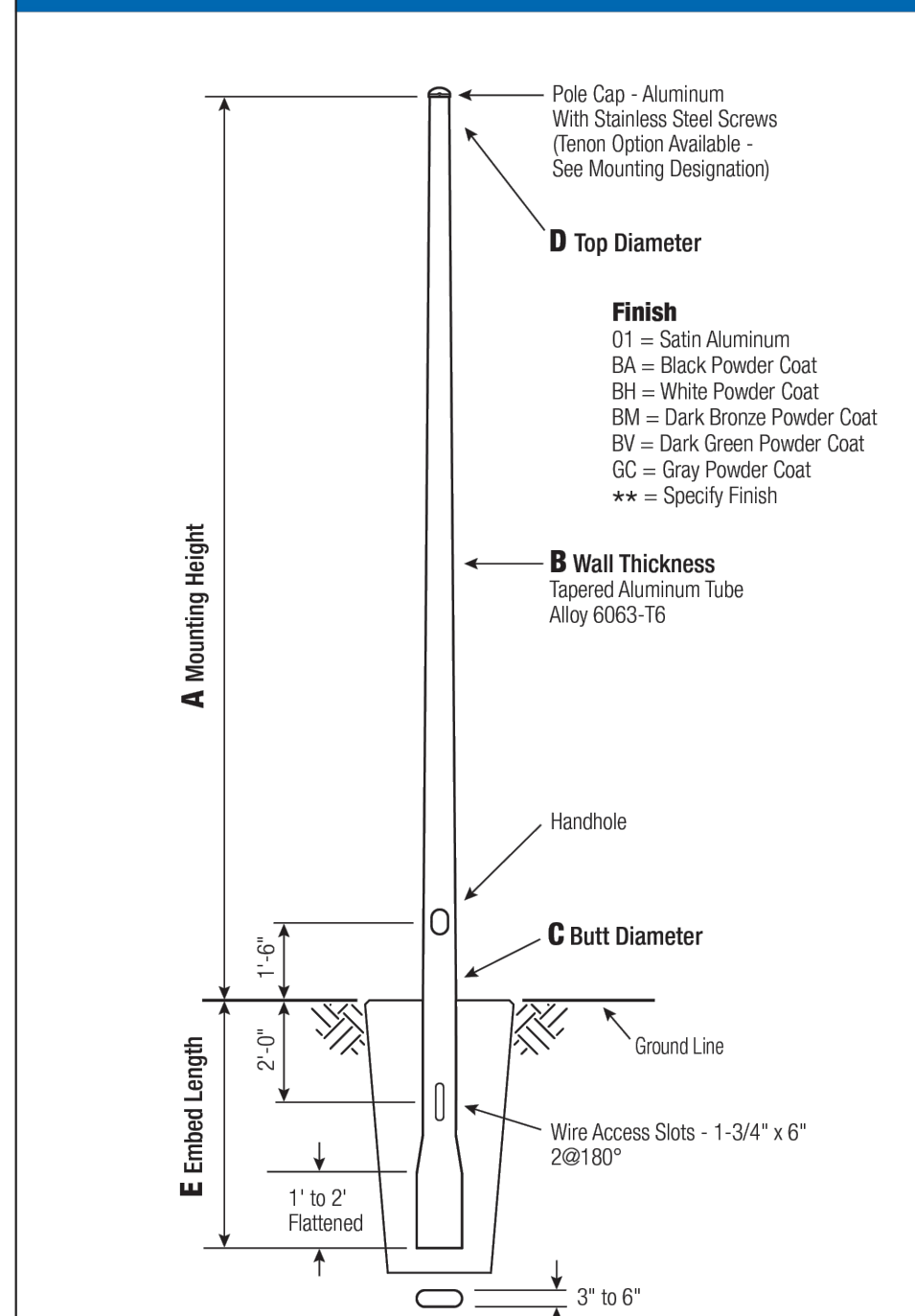


Options



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RTA Round Tapered Aluminum Pole No Arm — Direct Buried



WARNING: Do not install light pole without luminaire. Satin Aluminum or Powder Coated Finish per Customer Specification.

A Mtg. Hgt.	B Wall Thickness	C Butt Diameter	D Top Dia.	E Embed	Max. EPA	Max. Ctr. Hgt.	Max. Ctr. Dia.	Code Name		
25	0.188"	7	100	20.2	15.6	14.2	11.6	9.6	50-065	RTA25D7BE-***

C Butt Dia.	D Top Dia.	E Embed
7	4.5	5'

Cat D Dimensions in Inches

CUSTOMER NAME: _____ LOCATION: _____ QUANTITY: _____

PROJECT: _____ NOTES: _____

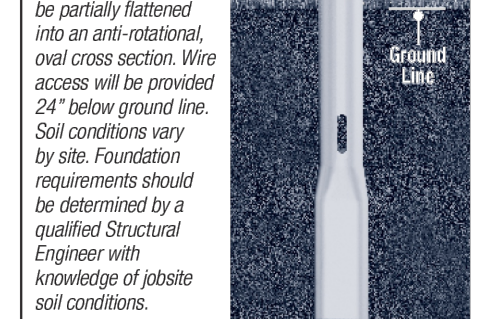
RTA25D7BE

CATALOG NUMBER: _____ FINISH: _____

Pole
The pole shaft will be constructed of seamless extruded tube of 6063 Aluminum Alloy per the requirements of ASTM B221. The shaft assembly shall be full-length heat treated to produce a T6 temper.

Handhole
Reinforced, 4" x 6" curved Cast Aluminum Frame (Alloy 356-T6) with Aluminum Door and two (2) 3/8" Hex Head Screws. Reinforced Frame will contain a tapered 3/8" - 16NC Grounding Provision.

Embed Detail
Direct Buried Pole bottom section on 6" - butt diameter poles will be partially flattened into an anti-rotational, oval cross section. Wire access will be provided 24" below ground line. Soil conditions vary by site. Foundation requirements should be determined by a qualified Structural Engineer with knowledge of jobsite soil conditions.



Vibration Damper

When determined necessary by Hapco, a Vibration Damper will be factory-installed inside the pole shaft. Customer specification of the damper is available.

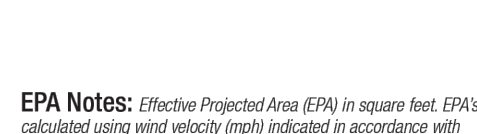
Mounting Designation

Side Drill Mount - For Side Drill Mount applications specify luminaire type, quantity and orientation. A luminaire drilling template must be supplied at time of order.

Tenon Mount - Welded or Spun
For Tenon Mount applications specify both Tenon diameter (2.375", 2.875", 3.375", etc.) and length (2', 4', etc.). Tenon style is factory option. Welded Tenon can be specified.



EPA Notes: Effective Projected Area (EPA) in square feet. EPA is calculated using wind velocity indicated in accordance with 2009 ASHRAE 90.1-5 using a 25 year design life. Maximum EPA is based on the luminaire height shown. Increased luminaire height may reduce the maximum EPA. If weight is exceeded, or if other design life or code is required, please consult the factory.



26252 Hillman Highway
Abrington, VA 24210
800-368-7171
www.hapco.com

BY:	
REVISION / ISSUE DATE:	
DATE:	
NO.:	

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALAMONTA SPRINGS, FL 32701
PHONE NO. 407-452-8633
LARRY@RCECONSULTANTS.NET

Engineer of Record

Laurence Poliner
#56974
This item has been electronically signed and sealed by Laurence Poliner, P.E., on the date delineated using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

PROJECT #:

25-2025

DRAWN: SK CHECKED: LMP

DATE: _____ SHEET: _____

JAN 2025

SCALE: 1"=30'

P-2

PHOTOMETRIC PLAN

The Old Packing House

Winter Garden, Florida

Landscape Permit Plans

SHEET INDEX

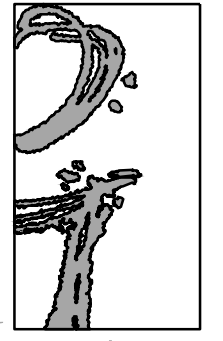
LS-00	LANDSCAPE NOTES
LS-01	LANDSCAPE PLAN
LS-02	LANDSCAPE DETAILS
IR-00	IRRIGATION NOTES
IR-01	IRRIGATION PLAN
IR-02	IRRIGATION DETAILS

LANDSCAPE INSTALLATION NOTES :

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND BASE INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
- CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING PLANTING. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE DRAWINGS. (REFER TO CIVIL ENGINEERING DRAWINGS).
- REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
- CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE EXISTING GROUND COVER FOR ALL PLANTING BEDS AS SPECIFIED PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH THE SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS PRIOR TO COMMENCEMENT OF THE LANDSCAPE PLANTING WORK. THE CONTRACTOR SHALL PROVIDE COMPLETE SOIL TESTS IN EACH PARK AND AT LEAST ONE ROW FOR AT LEAST TWO ON-SITE AREAS ONE OF WHICH PLANTING AREA THAT HAS BEEN IMPACTED BY CONSTRUCTION ACTIVITIES.
- ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS AS PUBLISHED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE. ALL PLANT MATERIAL SHALL MEET FLORIDA #1 OR BETTER, EXCEPT FOR RELOCATED TREES.
- ALL TREES SHALL HAVE SIX FEET (6') CLEAR TRUNK UNLESS OTHERWISE SPECIFIED.
- ALL CONTAINER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS.
- ALL TREE CALIPER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS.
- ANY TREES WITH A TRUNK FORMED "V" SHAPE CROTCH WILL BE REJECTED.
- EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUND COVER PLANTING AREAS AS PER SPECIFICATIONS FOR ALL SLOPES THAT EXCEED 3:1 . SEE GRADING PLANS FOR LOCATION OF SLOPES GREATER THAN 3:1 AND ADJACENT TO ANY WETLAND AREAS.
- TYPICALLY, SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED UNDER "COMMENTS" ON THE DIMENSIONS (O.C.) ARE LISTED UNDER "COMMENTS" ON THE PLANT LIST.
- LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO DEPTH SPECIFIED.
- ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL AND SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
- LANDSCAPE CONTRACTOR SHALL COORDINATE ALL PLANTING WORK WITH IRRIGATION WORK. LANDSCAPE PLANTING WORK WITH IRRIGATION WORK. LANDSCAPE WATERING AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
- LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
- LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION.
- CONTRACTORS SHALL COMPLY WITH ALL NPDES REQUIREMENTS.
- LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL PLANTING AREAS IMPACTED BY CONSTRUCTION ACTIVITIES ARE MADE SUITABLE FOR PLANTING AREAS. THIS INCLUDES BUT IS NOT LIMITED TO COMPACTED SOILS AND FILL MATERIALS, POORLY DRAINED SOILS AND SOILS WITH DEBRIS. OWNER'S REP AND LANDSCAPE ARCHITECT MUST BE CONSULTED WITH WHEN POOR PLANTING CONDITIONS ARE PRESENT PRIOR TO COMMENCEMENT OF WORK.
- LANDSCAPE CONTRACTOR SHALL REMOVE OR SPRAY ANY INVASIVE PLANT MATERIALS FOUND ON SITE.
- LANDSCAPE CONTRACTOR SHALL PROVIDE AN ALLOWANCE FOR TREE PRUNING. AND TREE LIMBS THOUGH TO ENDANGER LIFE OR PROPERTY SHALL BE PRUNED.

PLANT LIST			
KEY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
TREES			
AR	Acer rubrum 'Florida Flame'	Florida Flame Red Maple	3" Cal. 12' HT.
QV	Quercus virginiana	Live Oak	3" Cal. 12' HT.
UP	Ulms parvifolia 'Allee'	Allee Elm	3" Cal. 12' HT.
FLOWERING TREES			
LIT	Lagerstromia indica 'Tuscarora'	Red Crape Myrtle	3" Cal. 12' HT. M.T.
MG	Magnolia grandiflora	Southern Magnolia	3" Cal. 12' HT.
SHRUBS			
AZ	Alpinia zerumbet 'Variegata'	Variegated Ginger	18" HT 30" O.C.
BS	Bougainvillea spp.	Red Bougainvillea	24" HT 36" O.C.
HP	Hamelia patens 'Compacta'	Dwarf Firebush	24" HT 36" O.C.
MC	Muhlenbergia capillaris	Muhly Grass	Full Pot 30" O.C.
PM	Podocarpus macrophyllus	Podocarpus	24" HT 36" O.C.
VO	Viburnum odoratissimum	Sweet Viburnum	24" HT 36" O.C.
GROUDNCOVER			
DT	Dianella tasmanica 'Variegata'	Flax Lily	1 GAL 24" O.C.
TAM	Trachelospermum jasminoides 'Confederate'	Confederate Jasmine	1 GAL 18" O.C.
TURF			
SOD	Stenotaphrum secundatum "Floritam"	Saint Augustine 'Floritam'	Sod. 0 JOINTS, ROLLED FLAT
MULCH			
MULCH	Shredded hardwood, Landscape mulch	Landscape mulch	No dye, no cypress

Designed By:



INNOVATIONS DESIGN GROUP

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Key Map:

Owner:

THE OLD PACKING HOUSE
WINTER GARDEN, FL

PERMIT
LANDSCAPE NOTES

Rev:	Date:	Description:	By:
1	10/21/19	CITY	RR
2	12/19/19	BIKE RACKS	RR

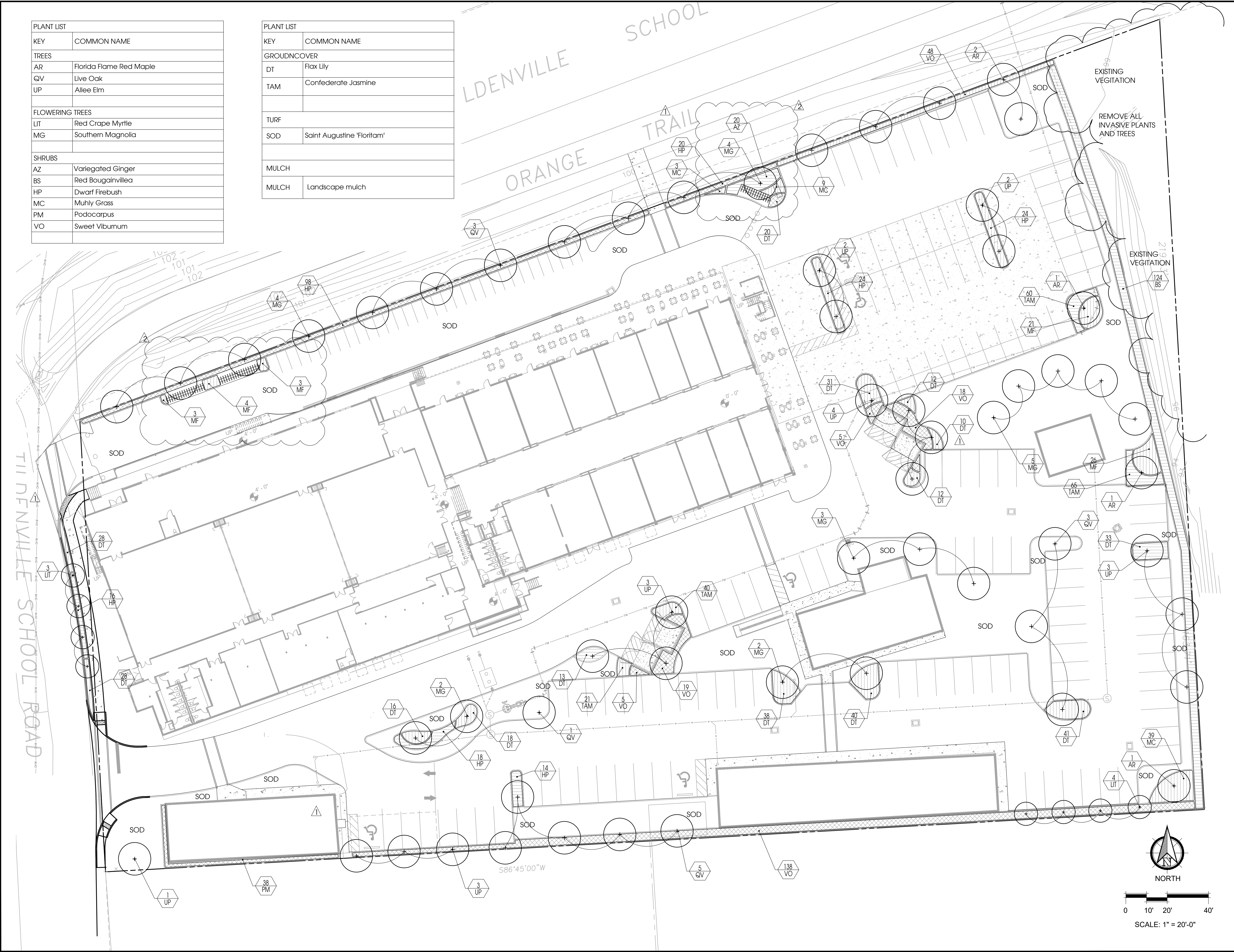
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Drawn By: LB RR	Designed By: MM
Approved By: MM	Project No: 19015
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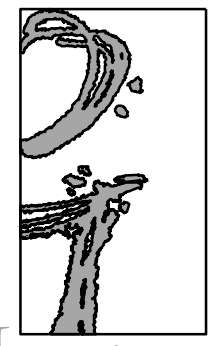
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 PRINT DATE: 19-Dec-19
 DRAWING SIZE: 24" X 36"

PLANT LIST	
KEY	COMMON NAME
TREES	
AR	Florida Flame Red Maple
QV	Live Oak
UP	Allee Elm
FLOWERING TREES	
LIT	Red Crape Myrtle
MG	Southern Magnolia
SHRUBS	
AZ	Variegated Ginger
BS	Red Bougainvillea
HP	Dwarf Firebush
MC	Muhly Grass
PM	Podocarpus
VO	Sweet Viburnum

PLANT LIST	
KEY	COMMON NAME
GROUNDCOVER	
DT	Flax Lily
TAM	Confederate Jasmine
TURF	
SOD	Saint Augustine 'Floritam'
MULCH	
MULCH	Landscape mulch



Designed By:



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Key Map:

Owner:

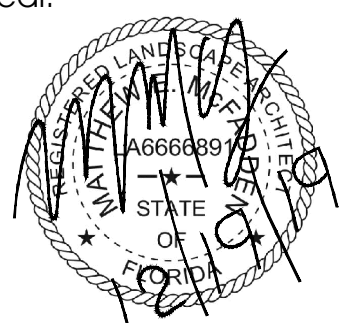
THE OLD PACKING HOUSE
 WINTER GARDEN, FL

PERMIT
LANDSCAPE PLAN

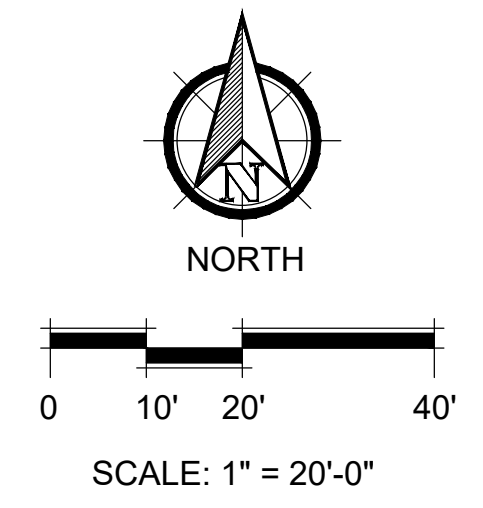
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2	12/19/19	BIKE RACKS	RR

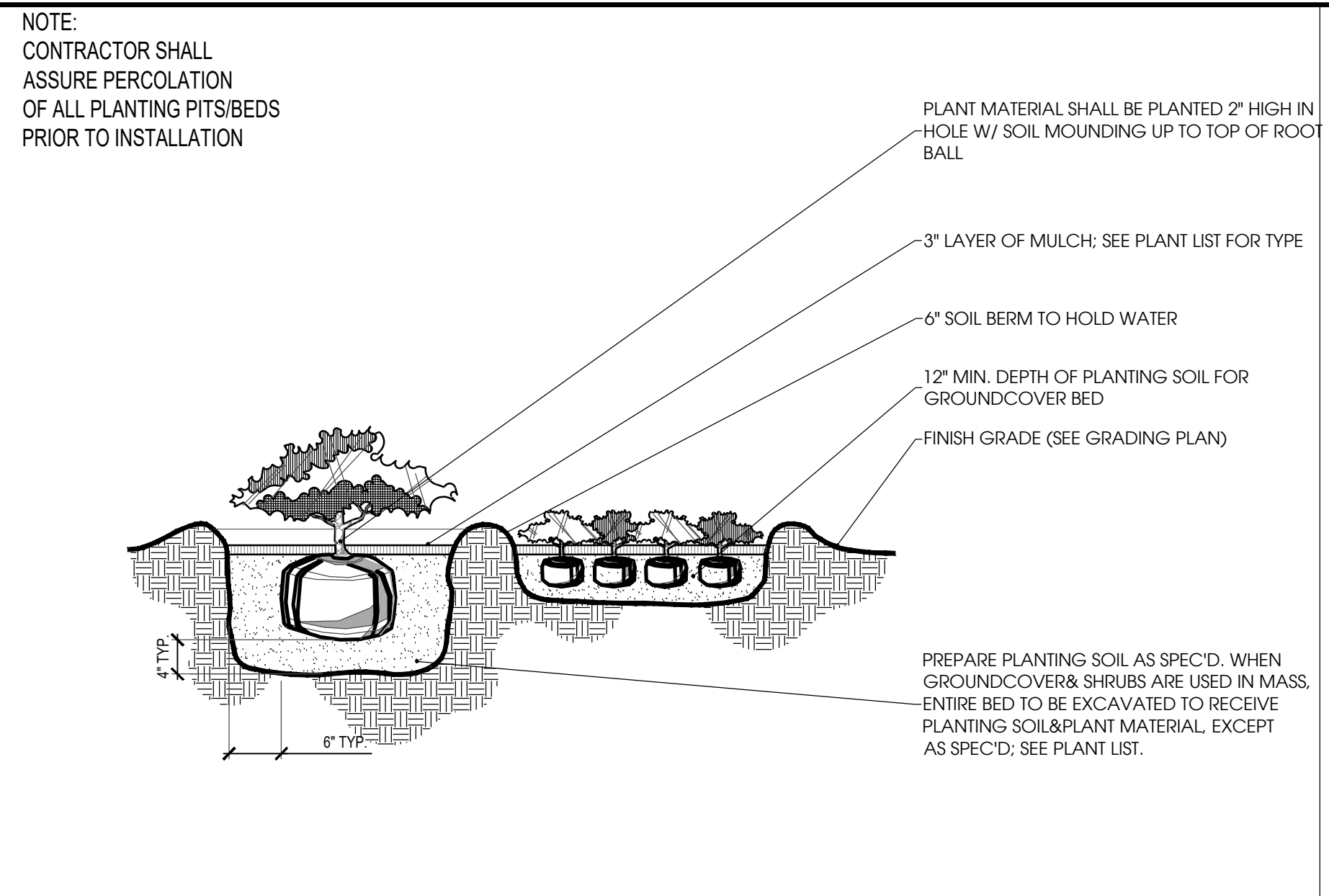
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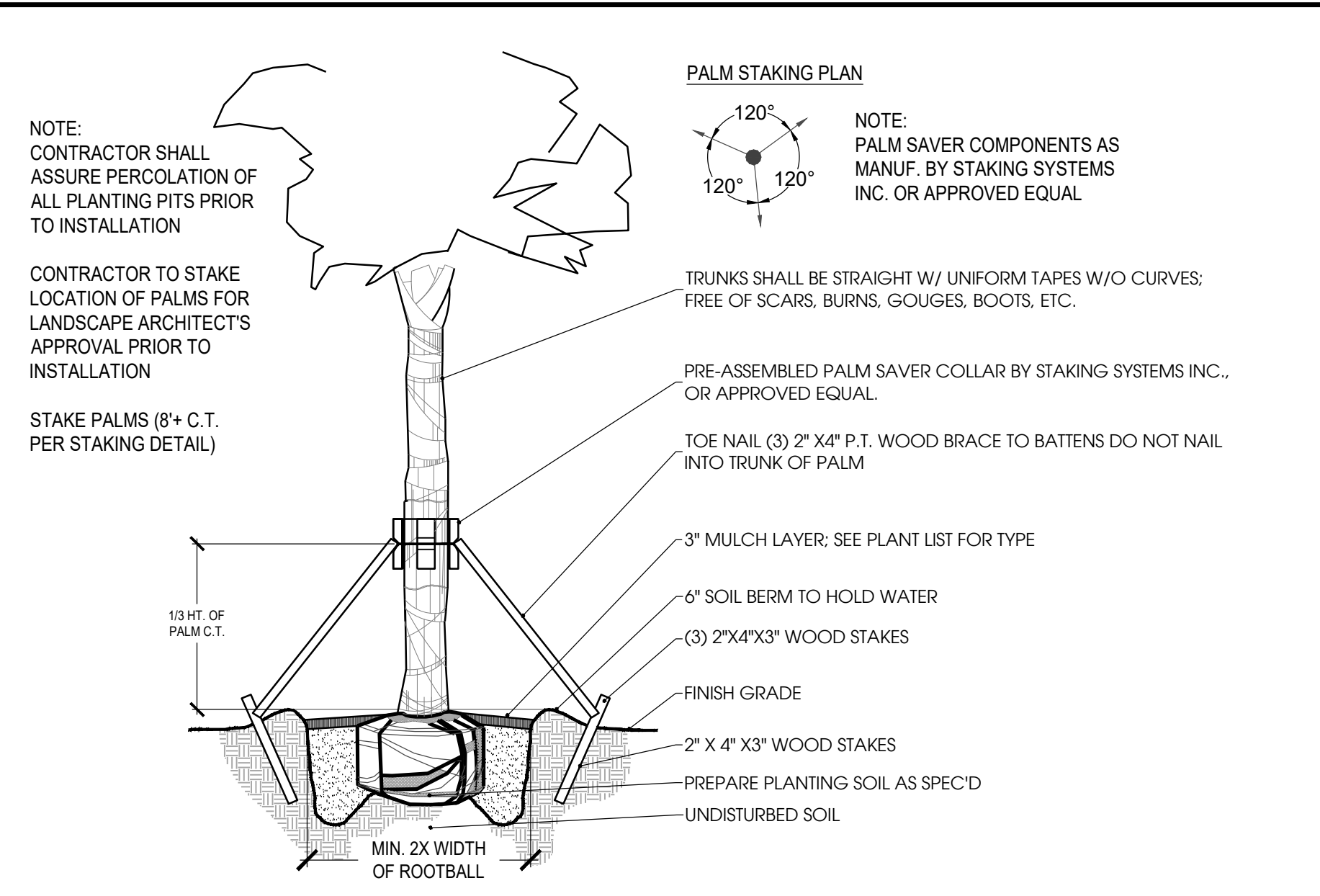


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LS-01

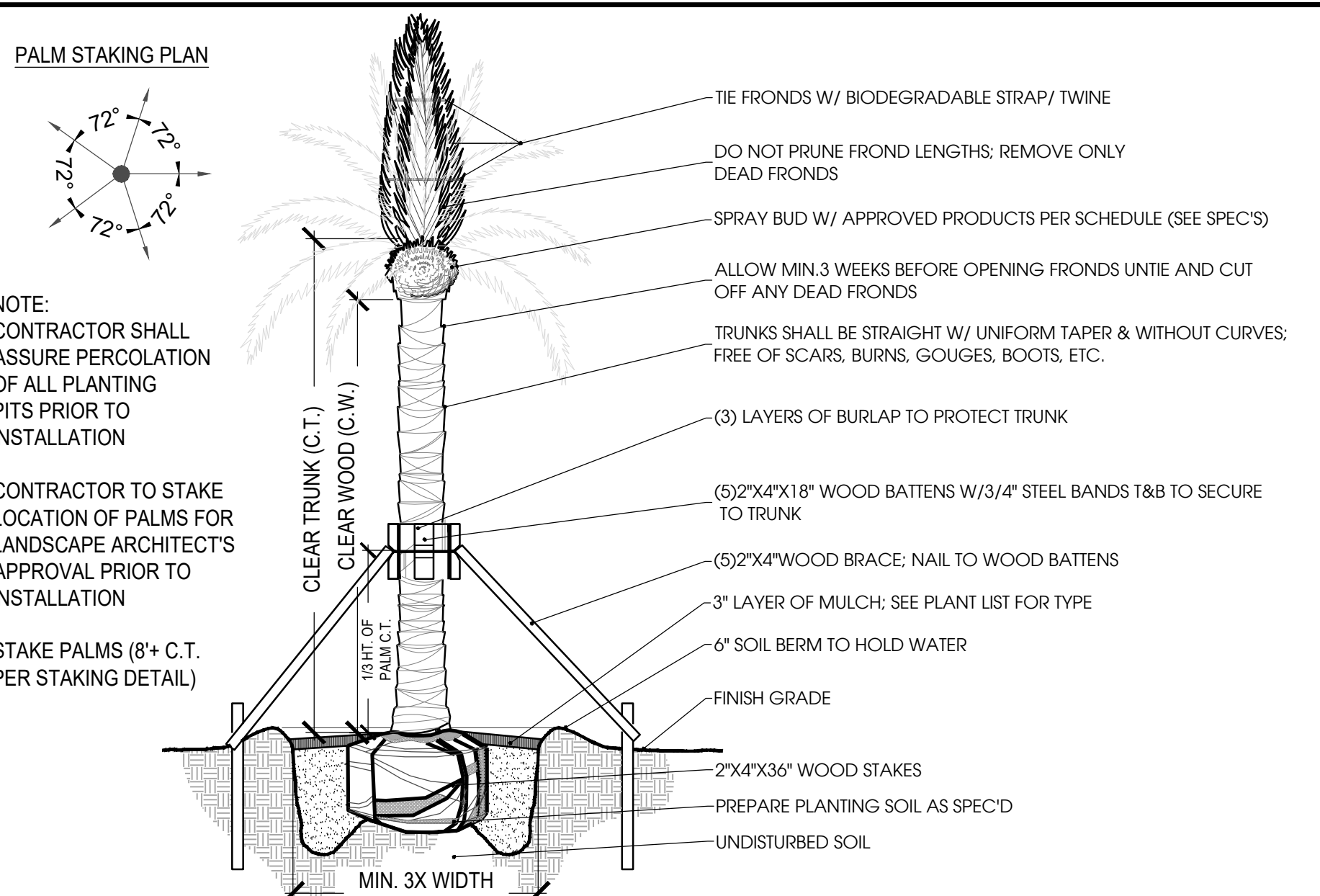




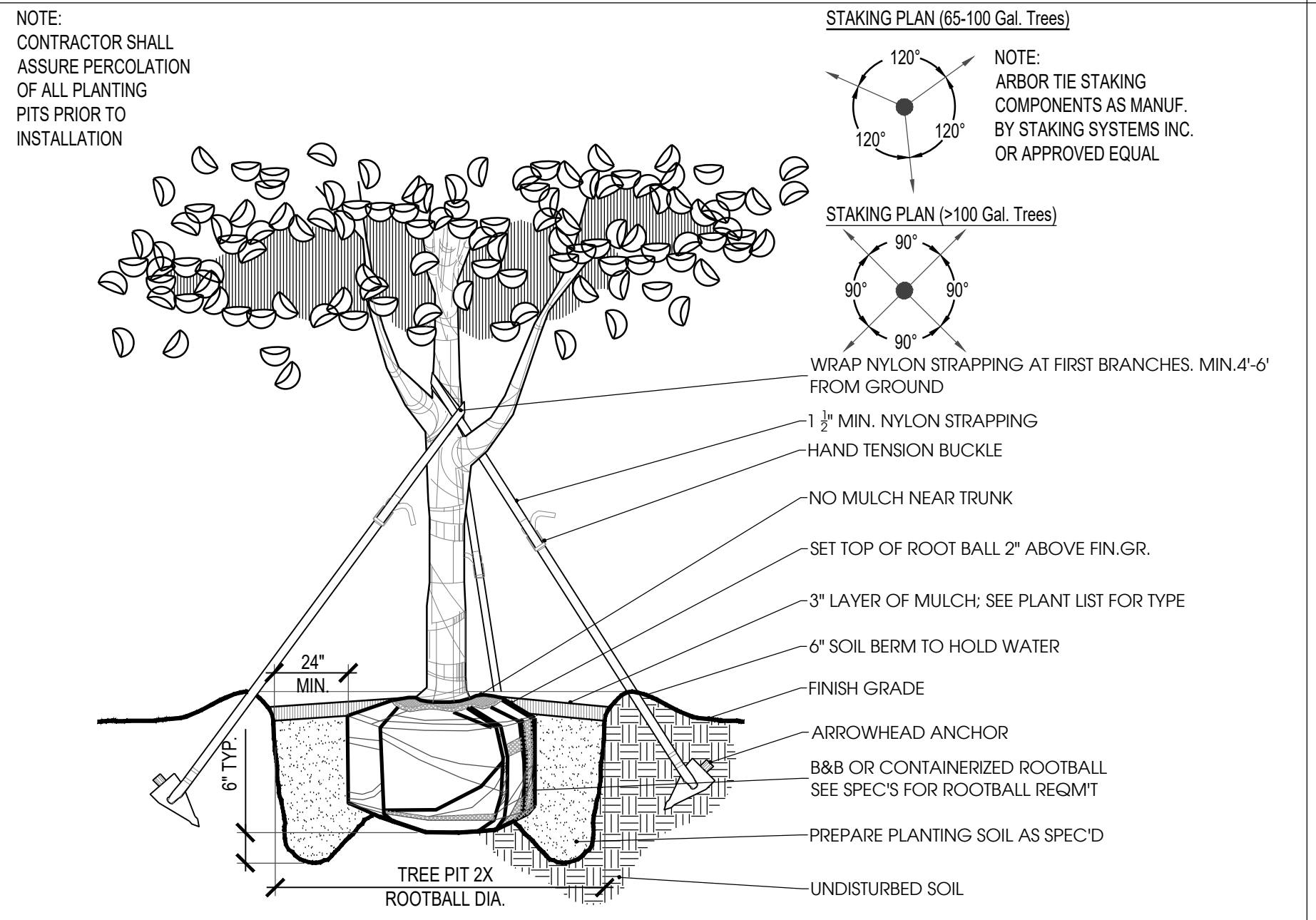
1 Shrub & Groundcover Planting
Scale: N.T.S.



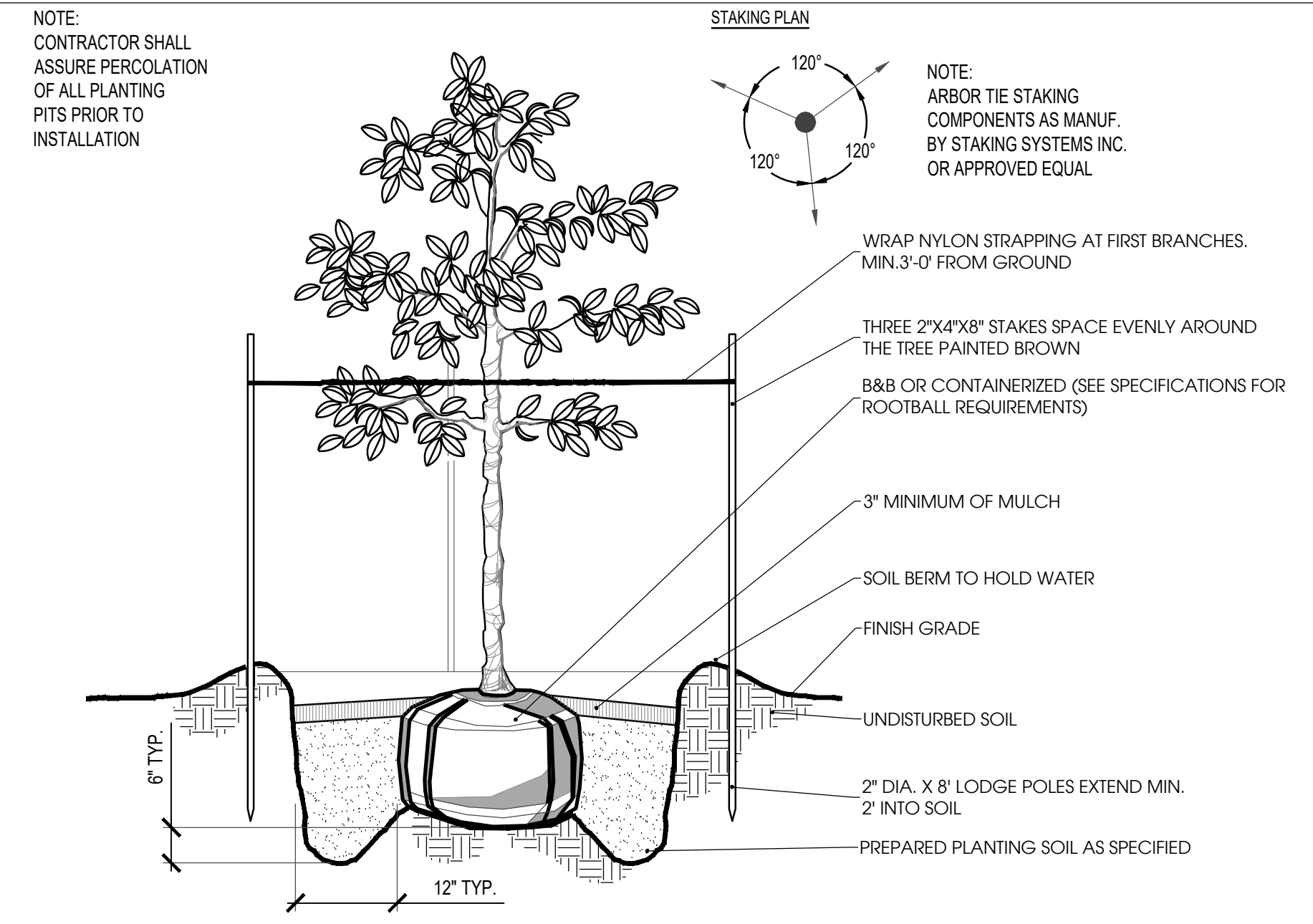
2 Sabal Palm Planting
Scale: N.T.S.



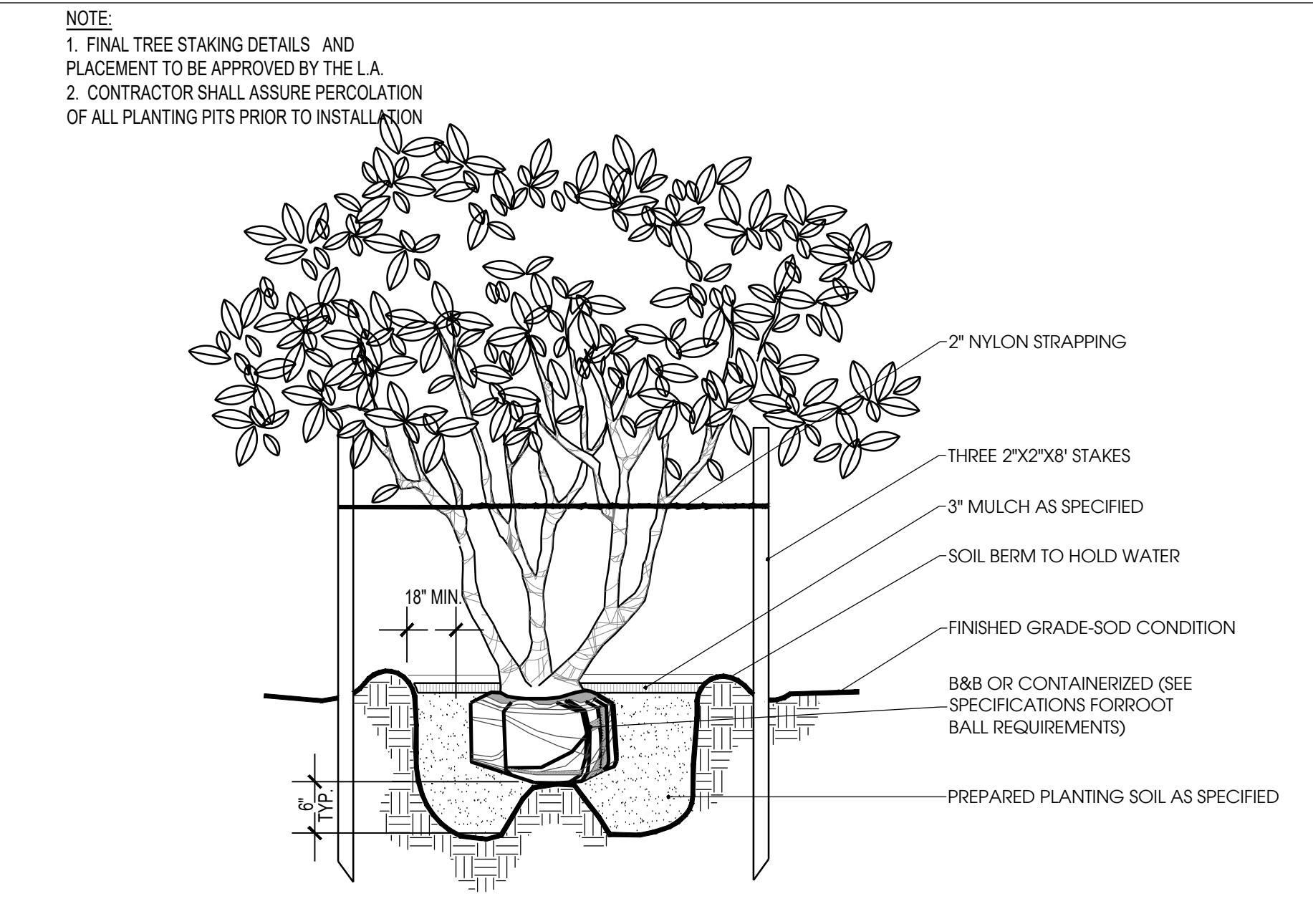
3 Phoenix Palm Planting
Scale: N.T.S.



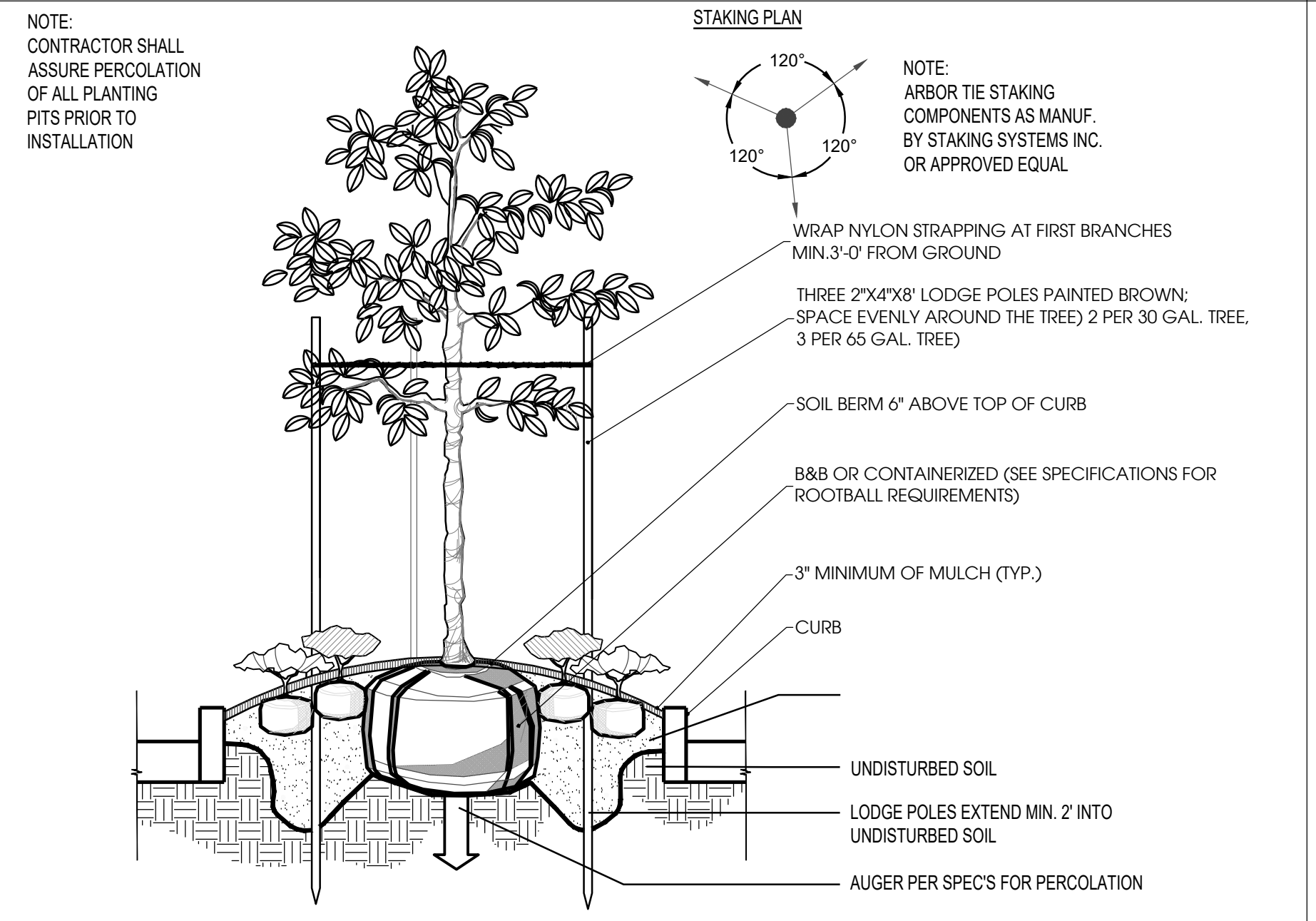
4 Tree Planting (65-100 Gal.)
Scale: N.T.S.



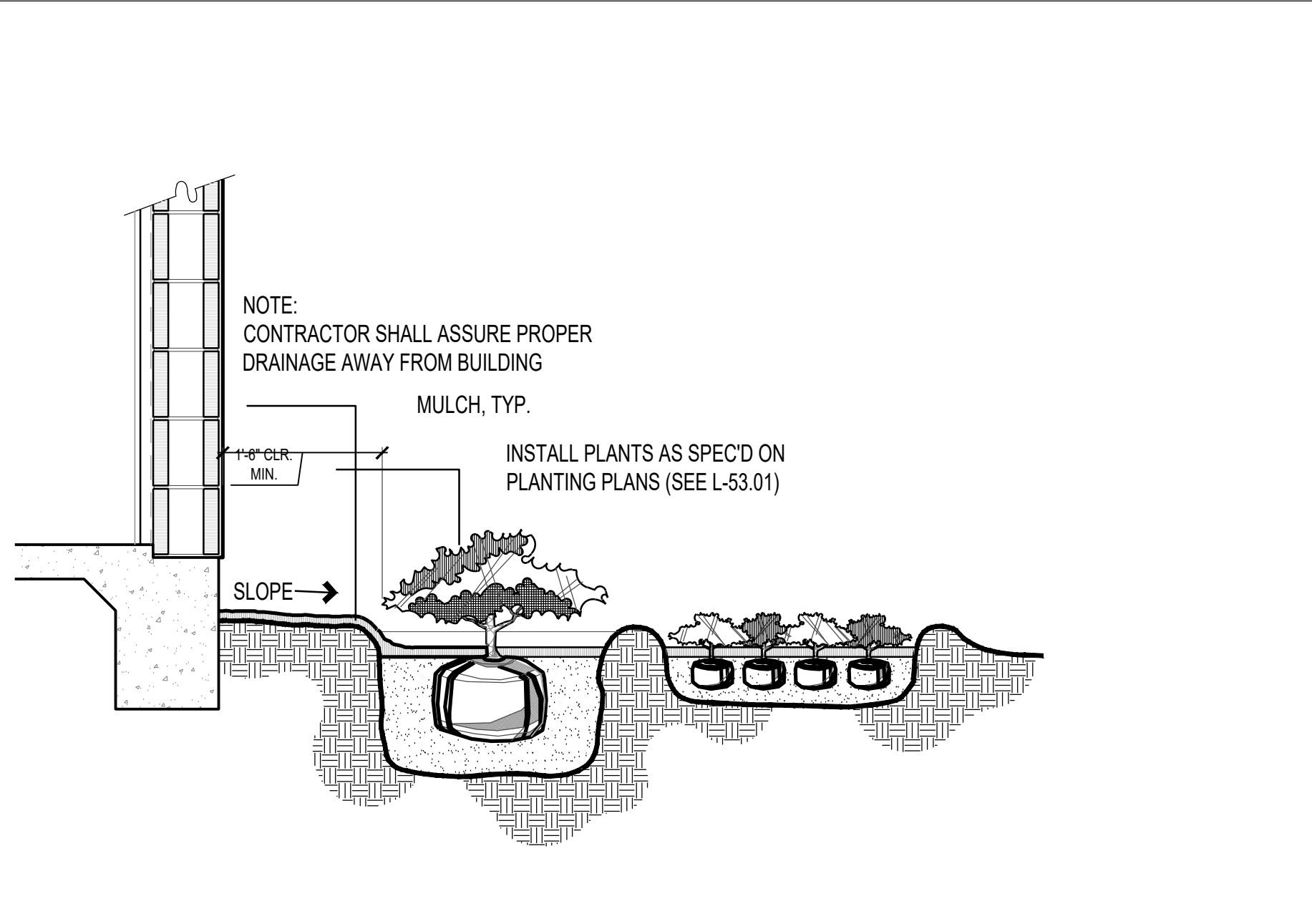
5 Tree Planting (15-45 Gal.)
Scale: N.T.S.



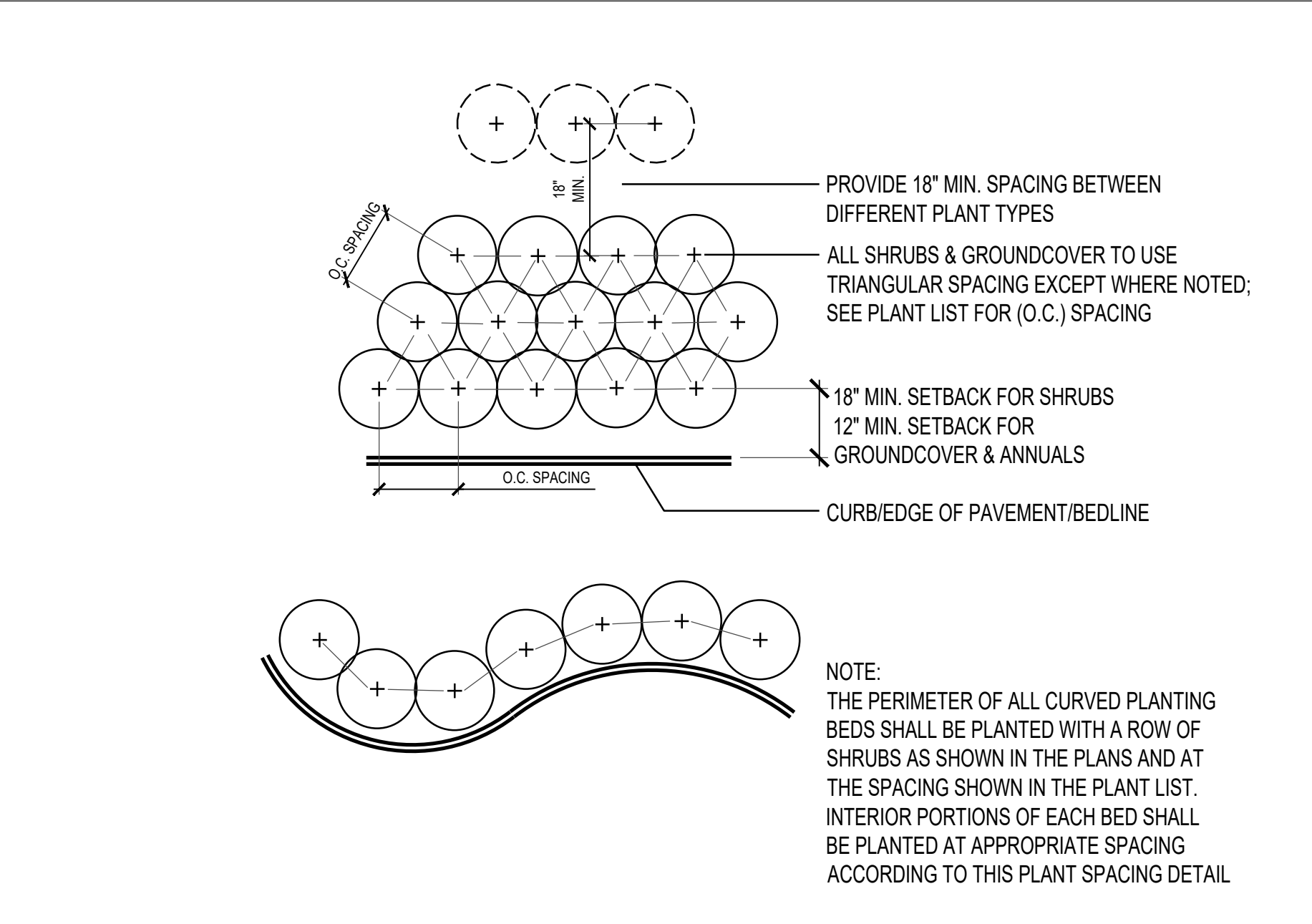
6 Multi-Trunk Tree Planting
Scale: N.T.S.



7 Curbed Island Plantings
Scale: N.T.S.



8 Foundation Planting
Scale: N.T.S.



9 Shrub and Groundcover Spacing
Scale: N.T.S.

Designed By:

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Key Map:

Owner:

THE OLD PACKING HOUSE
WINTER GARDEN, FL

PERMIT
LANDSCAPE DETAILS

Rev:	Date:	Description:	By:
1	10/21/19	CITY	RR
2	12/19/19	BIKE RACKS	RR

Date: 06/15/2019 Scale: SEE PLAN
 Drawn By: LB RR Designed By: MM
 Approved By: MM Project No: 19015
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Seal:

Sheet Number:
LS-02

FILE: Z:\4 Studio\Projects\2019\19015-Packing Plant\2 Autocad\5 Permits\Sheets\19015-Permit-Rev2.dwg
 PRINT DATE: 19-Dec-19
 DRAWING SIZE: 24" X 36"

HUNTER SPRAY IRRIGATION

SYB	KEY	PATTERN	GPM	SPECIFICATIONS
○	A	15' FULL	3.75	PRDS-12-PRS30-CV-R-15F
○	B	15' HALF	1.86	PRDS-12-PRS30-CV-R-15H
○	C	15' QUARTER	.97	PRDS-12-PRS30-CV-R-15Q
●	D	12' FULL	2.7	PRDS-12-PRS30-CV-R-15F
●	E	12' HALF	1.3	PRDS-12-PRS30-CV-R-15H
●	F	12' QUARTER	.67	PRDS-12-PRS30-CV-R-15Q
○	G	10' FULL	1.59	PRDS-12-PRS30-CV-R-15F
○	H	10' HALF	.88	PRDS-12-PRS30-CV-R-15H
○	I	10' QUARTER	.42	PRDS-12-PRS30-CV-R-15Q
⊕	J	8' FULL	.97	PRDS-12-PRS30-CV-R-15F
⊕	K	8' HALF	.47	PRDS-12-PRS30-CV-R-15H
⊕	L	8' QUARTER	.24	PRDS-12-PRS30-CV-R-15Q
●	M	5' FULL	.47	PRDS-12-PRS30-CV-R-15F
●	N	5' HALF	.23	PRDS-12-PRS30-CV-R-15H
●	O	5' QUARTER	.12	PRDS-12-PRS30-CV-R-15Q
■	P	5'X30' SIDE	1.3	PRDS-12-PRS30-CV-R-SS530
■	Q	5'X30' CENTER	1.3	PRDS-12-PRS30-CV-R-CS530
■	R	5'X15' END	.65	PRDS-12-PRS30-CV-R-EC515
□	S	9'X18' SIDE	1.72	PRDS-12-PRS30-CV-R-SS918
💧	T	BUBBLER	.5	PCN50 ON FLEX PIPE

HUNTER ROTOR AND MATCHED ROTATORS IRRIGATION

SYB	KEY	PATTERN	GPM	SPECIFICATIONS
△	AR	44' FULL	8.0	PGP-04-CV-R-8
△	BR	40' HALF	4.0	PGP-04-CV-R-4
△	CR	34' QUARTER	2.0	PGP-04-CV-R-2
▲	DR	25' FULL	3.0	PGP-04-CV-R-3.0SR
▲	ER	25' HALF	1.5	PGP-04-CV-R-1.5SR
▲	FR	25' QUARTER	.75	PGP-04-CV-R-.75SR
⊕	GR	15'-20' FULL	1.47	PRDS-12-PRS40-CV-R-MP2RED
⊕	HR	15'-20' HALF	.74	PRDS-12-PRS40-CV-R-MP2BLACK
⊕	IR	15'-20' QUARTER	.4	PRDS-12-PRS40-CV-R-MP2BLACK
●	JR	8'-13' FULL	.75	PRDS-12-PRS40-CV-R-MP1OLIVE
●	KR	8'-13' HALF	.37	PRDS-12-PRS40-CV-R-MP1RED
●	LR	8'-13' QUARTER	.19	PRDS-12-PRS40-CV-R-MP1RED
⊕	MR	5'-30' SIDE	.44	PRDS-12-PRS40-CV-R-MPSS550
⊕	NR	5'-15' END	.22	PRDS-12-PRS40-CV-R-MPLCS515
💧	OR	BUBBLER	.25	PCN25 ON FLEX PIPE

MISCELLANEOUS IRRIGATION ITEMS

🔧	CONTROLLER	I-CORE 6 CONTROLLER WITH RFC RAIN & FREEZE SENSOR
Ⓜ	METER	2" RECLAIMED METER
⊕	VALVE	ICV-201G-FS-R-AS-30
— — —	MAINLINE	2" LOOPED MAINLINE
▬▬▬	SLEEVE	4" SCH40 PVC SLEEVE 2 TIMES SIZE OF PIPE

- NOTES-**
- ALL IRRIGATION HEADS WITHIN SHRUBS SHALL BE ON RISERS. DO NOT USE METAL REBAR OR ANGLE IRON FOR STAKING (SEE IRRIGATION DETAIL SHEET FOR PROPER INSTALLATION).
 - SPRAYS WITHIN BEDS SHALL BE 12" POP-UPS.
 - SPRAYS IN LAWN LAWN AREAS SHALL BE 6" POP-UPS.
 - ADJUST HEADS TO AVOID OVER SPRAY.
 - USE PURPLE HEADS, PIPES, & VALVES ONLY.
 - FIELD ADJUST IRRIGATION PLAN TO ACCOMMODATE SITE CHANGES.
 - VELOCITY SHALL NOT EXCEED 5' PER SEC. IN ALL PIPELINES
 - ALL POTS SHALL BE IRRIGATED WITH DRIP BUBBLER AND ATTACHED TO LAND IRRIGATION ZONE

IRRIGATION INSTALLATION GENERAL NOTES
SECTION 02810
PART ONE - GENERAL

1.0 SUMMARY

- A. All portions of Division I - General Requirements are included with this section.
- B. Furnish all transportation, materials, labor, equipment, and services to complete all work shown on the drawings and as specified.

1.1 RELATED SECTIONS: section 02900 landscape planting

1.2 TOLERANCE

- A. Install sprinkler heads where indicated by symbol.
- B. Drawings are schematic. Adjust pipe and locations to conform to site conditions and to avoid obstructions. Conceal components behind walls of shrubbery where possible. Verify questionable locations before installation.

1.3 SUBMITTAL

- A. Submit two bound folders containing:
 1. Written operating instructions for all components.
 2. Complete parts list and manufacturer's data.
 3. Copy of well completion report.
 4. Written maintenance instructions.
- B. Provide 2 sets as-built record drawings with the following items dimensioned to the nearest foot:
 - a. Sprinkler main lines
 - b. Water source
 - c. Control valves
 - d. Gate valve
 - e. Electric control wire path (Red-line prints).

- B. Products furnished but not installed:
 1. 2 extra heads of each type and size
 2. 2 extra nozzles of each type and size
 3. 2 extra head wrenches for each type of head
 4. 1 extra valve box with lid

1.4 COORDINATE WORK WITH OWNER AND OTHER TRADES

- A. A licensed electrician will install/provide power to the controller, pump, or fountain if utilized on project.

1.5 QUALITY ASSURANCE

- A. Contractor is expected to participate in preconstruction meeting with Owner and landscape architect to coordinate schedule, clarify questions, and discuss acceptable performance criteria for payment.
- B. Contractor is expected to participate in contract closeout meeting with Owner and landscape architect to verify proper completion of the work, establish "Date of Substantial Completion", and advise Owner as to system operation.

1.6 WARRANTIES

- A. Contractor will be fully responsible for system operation until Date of Substantial Completion.
- B. Contractor is fully responsible for all parts and workmanship for one year after Date of Substantial Completion of each specific phase or portion of the project.
- C. See to the fulfillment of all manufacturer's warranties.

PART TWO - PRODUCTS

2.0 MATERIALS

Backfill shall be free from stone, trash, or other debris.

2.1 MANUFACTURED UNITS

- A. Automatic electro-mechanical controller fully installed and operating.
- B. Electric valve installed in valve box.
- C. Valve box with lid manufactured by "Amtek" or "Brooks".
- D. Connection for control wires manufactured by "Pentite" or "3M" installed as per manufacturer's directions, and above grade in valve boxes.
- E. Gate valves shall be brass and installed in valve box.
- F. Automatic drain valves shall be installed in 1 cubic foot gravel.

2.2 COMPONENTS

- A. Control wire shall be direct burial # 14, type UF. Tape to underside of main every 10 feet. Install spare ground wire + 5 extra wires.
- B. Main line shall be class 200 PVC (ANSI/ASTM D2241).
- C. Lateral lines shall be class 160 PVC (ANSI/ASTM 02241).
- D. Sleeve at all road and drive crossings shall be class 200 PVC.
- E. All pipe, connectors and misc. fittings for the meter and check valve assembly will be galvanized.
- F. all electrical work will conform to year construction N.E.C.

PART THREE - EXECUTION

3.0 EXAMINATION

Examine surfaces to which work will be applied and immediately notify landscape architect in writing if site is not in proper condition for Contractor to perform his duties under the terms of this contract.

3.1 PROTECTION

- A. Locate identify, and mark all known utilities in area of the work. Take reasonable care to avoid damages or hazards.
- B. Damage caused by Contractor's work will be repaired to Owner's satisfaction at Contractor's expense.
- C. Document any damage to work caused by other trades. Immediately bring costs to Owner's attention and quickly repair at Owner's expense, as directed.

3.2 PREPARATION

- A. Surface Preparation. Stake out each run of pipes, each head, and each valve.
- B. Test control wire for continuity before unreeling for installation.

3.3 INSTALLATION

- A. Keep pipe interior clean and dry at all times.
- B. Ensure a square cut at all joints and ream ends to a smooth finish, inside and out.
- C. Lay all runs greater than 100 feet from side to side on trench bottom in serpentine pattern.
- D. Support all pipe with clean, compact soil.
- E. Backfill and compact to original soil.
- F. Set heads plumb and flush with top of sod or mulch.
- G. For lateral lines flush all debris from lines. Open valve and screw on one head at a time, starting at valve and continuing to the end. Ensure that lines are watertight.

3.4 TOLERANCES

- A. Main line and drive crossings shall have 18 inches minimum cover.
- B. Lateral lines shall have 12 inches minimum cover.
- C. All heads shall be 4 inches minimum from walks, drives, or curbs.
- D. All pop-up heads and valve boxes shall be installed with top flush with grade.
- E. All heads shall be installed plumb.

3.5

FIELD TESTS

Apply 100 psi hydrostatic pressure to main lines for 120 minutes. If a leak is found, repair and retest until satisfactory.

3.6 ADJUSTMENTS

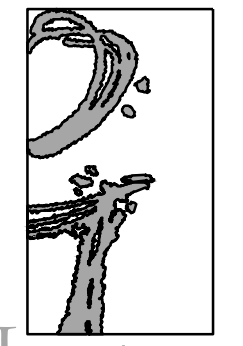
- A. Adjust sprinkler patterns and radius. Ensure uniform and sufficient coverage for optimum plant growth.
- B. No heads shall be allowed to spray walls, fences, walks, or drives.
- C. Set times to operate as appropriate for season, soil type, drainage, and plant requirements.

3.7 FIELD QUALITY CONTROL

- A. Landscape architect or Owner may conduct periodic inspections to determine that the terms of this contract are fulfilled.
- B. Contractor will be expected to participate with Owner in final inspection to review project for conformance to the contract. Items to be reviewed include, type, quantities, sizes, locations, dimensions, and quality of materials and workmanship.
- C. The Contractor shall keep the premises free from accumulations of waste materials or rubbish caused by his employees or work at all times.

END OF SECTION

Designed By:



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Key Map:

Owner:

THE OLD PACKING HOUSE
WINTER GARDEN, FL

PERMIT
IRRIGATION NOTES

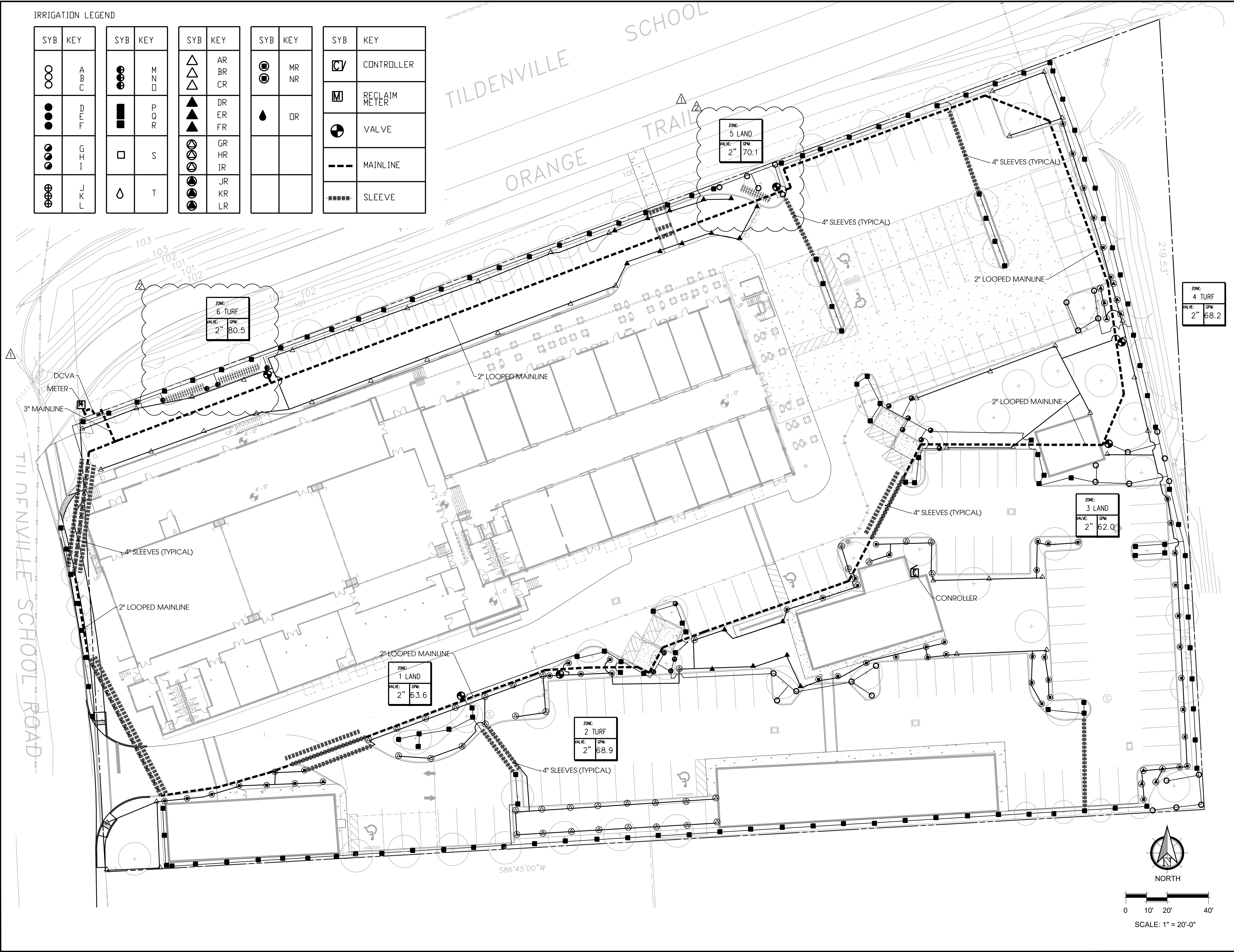
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2	12/19/19	BIKE RACKS	RR

Date: 06/15/2019	Scale: SEE PLAN
Drawn By: LB RR	Designed By: MM
Approved By: MM	Project No: 19015
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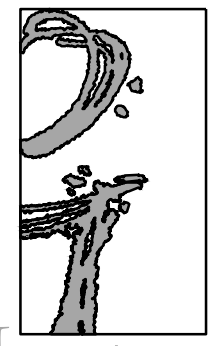
Seal: Sheet Number: IR-00

IRRIGATION LEGEND

SYB	KEY	SYB	KEY	SYB	KEY	SYB	KEY	SYB	KEY
∞	A B C	●●●	M N O	△	AR	⊙	MR	Ⓜ	CONTROLLER
●●●	D E F	■	P Q R	▲	BR	●	NR	Ⓜ	RECLAIM METER
●●●	G H I	□	S	▲	CR	●	OR	⊕	VALVE
⊕	J K L	○	T	▲	DR			---	MAINLINE
				▲	ER			----	SLEEVE
				▲	FR				
				⊕	GR				
				⊕	HR				
				⊕	IR				
				⊕	JR				
				⊕	KR				
				⊕	LR				



Designed By:



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Key Map:

Owner:

THE OLD PACKING HOUSE
WINTER GARDEN, FL

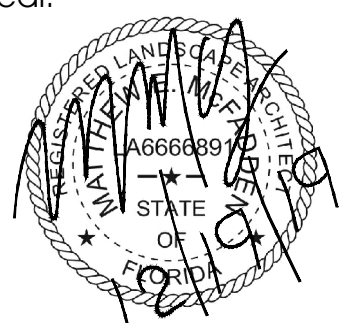
PERMIT

IRRIGATION PLAN

Rev:	Date:	Description:	By:
1	10/21/19	CITY	RR
2	12/19/19	BIKE RACKS	RR

Date: 06/15/2019 Scale: SEE PLAN
 Drawn By: LB RR Designed By: MM
 Approved By: MM Project No: 19015
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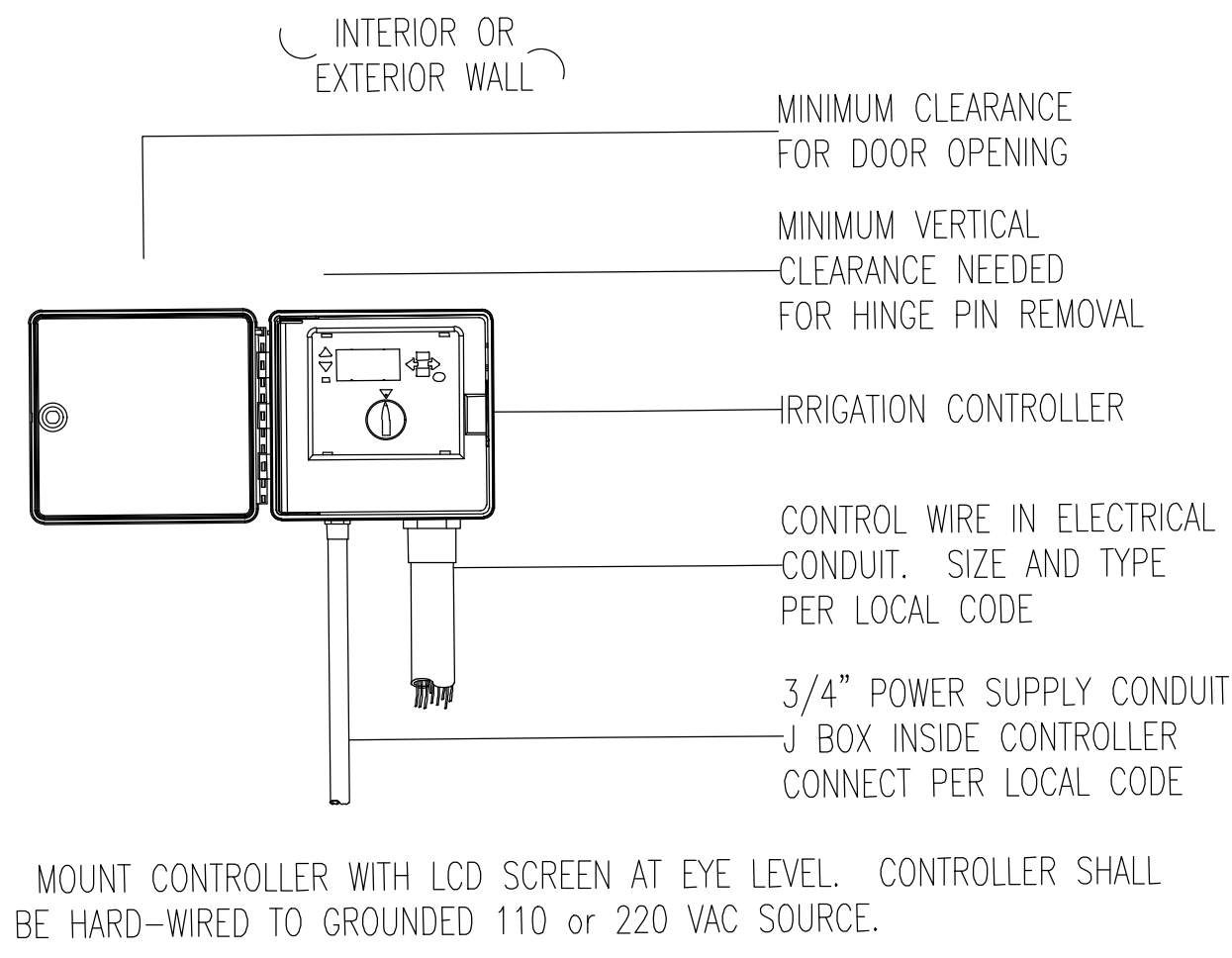
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Sheet Number:

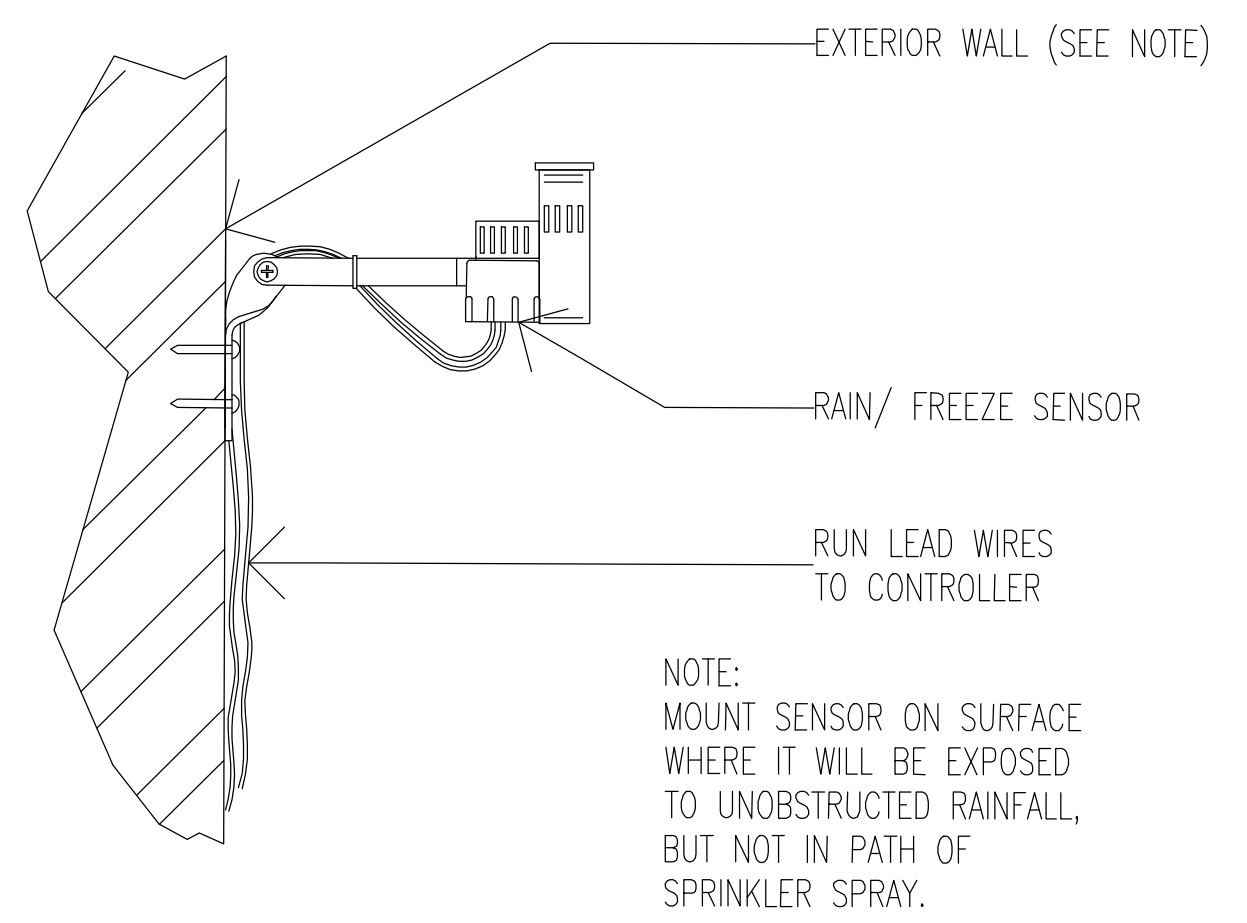
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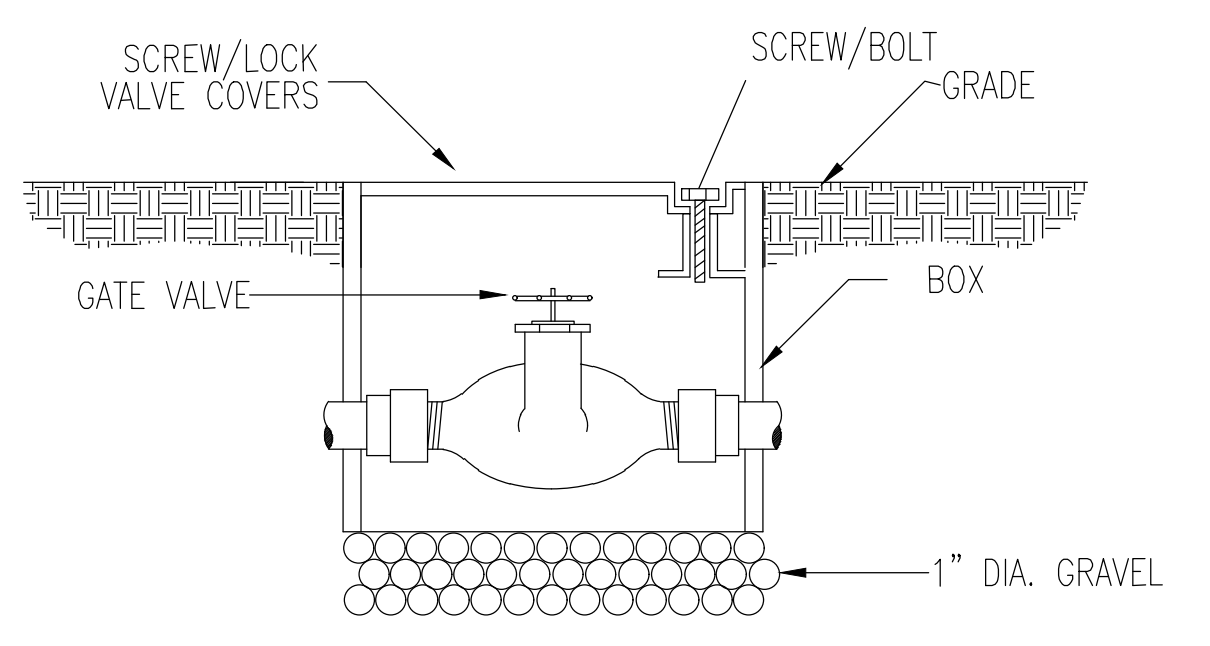


MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 or 220 VAC SOURCE.

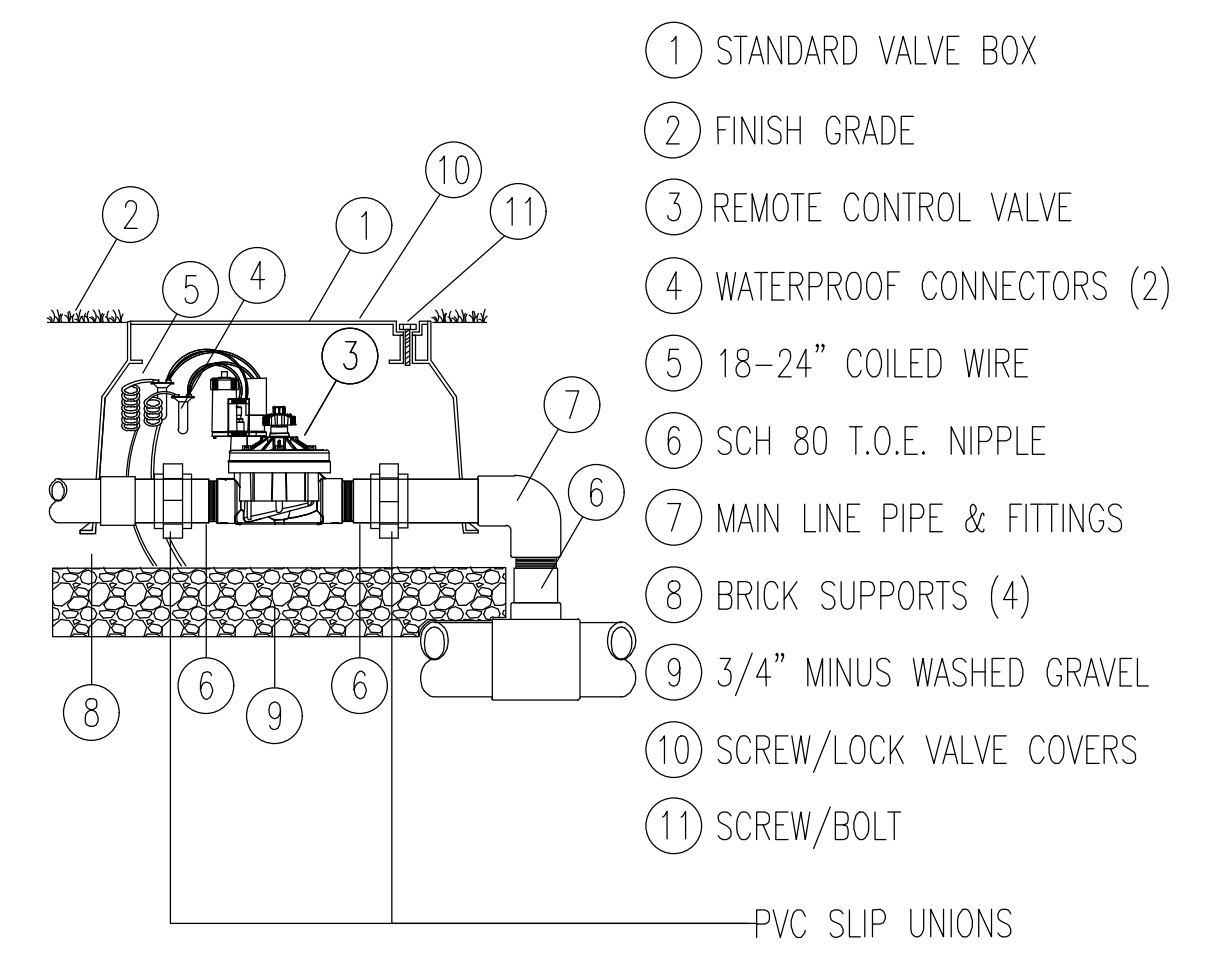
1 Irrigation Controller
Scale: N.T.S.



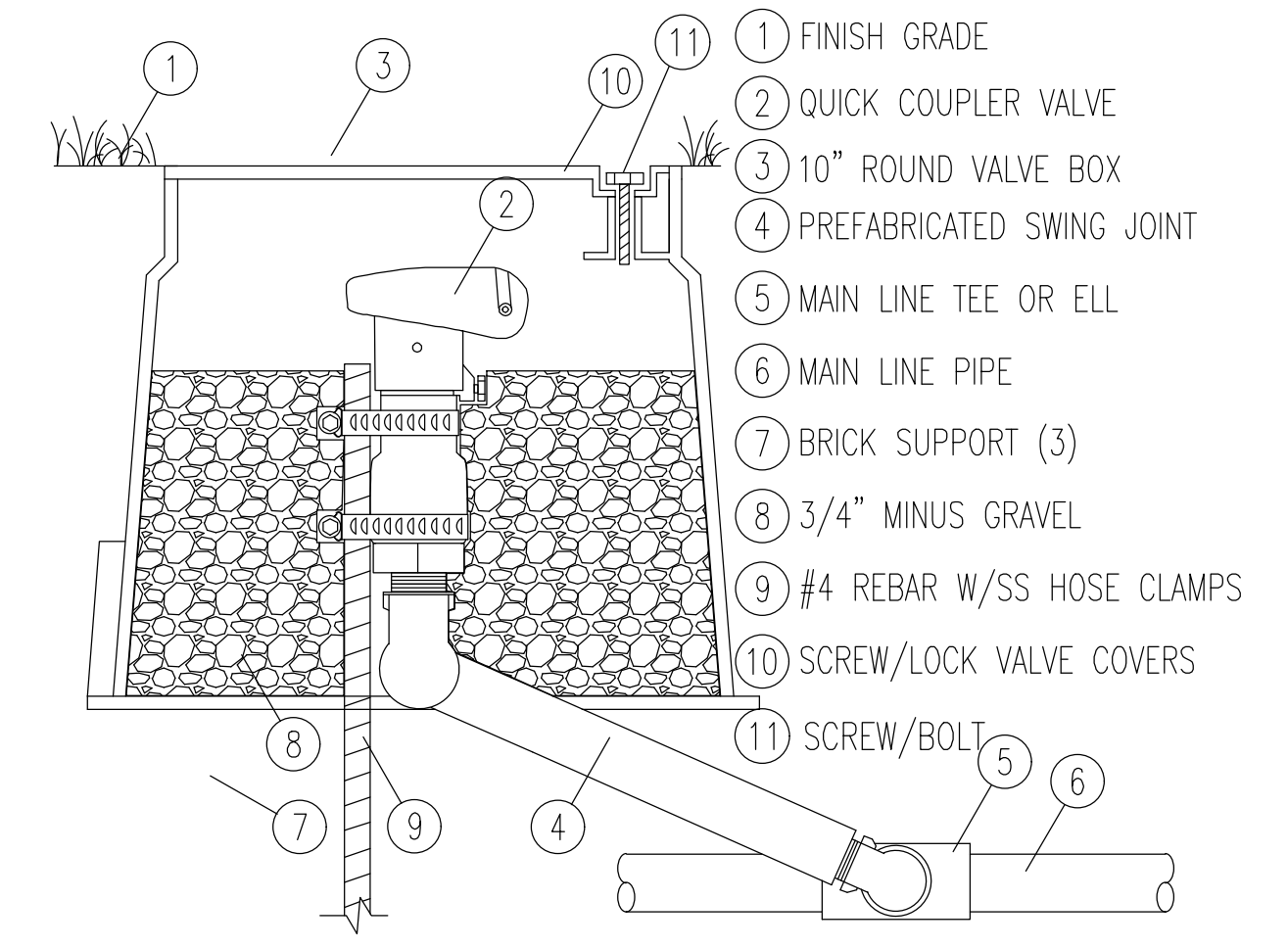
2 Rain and Freeze Sensor
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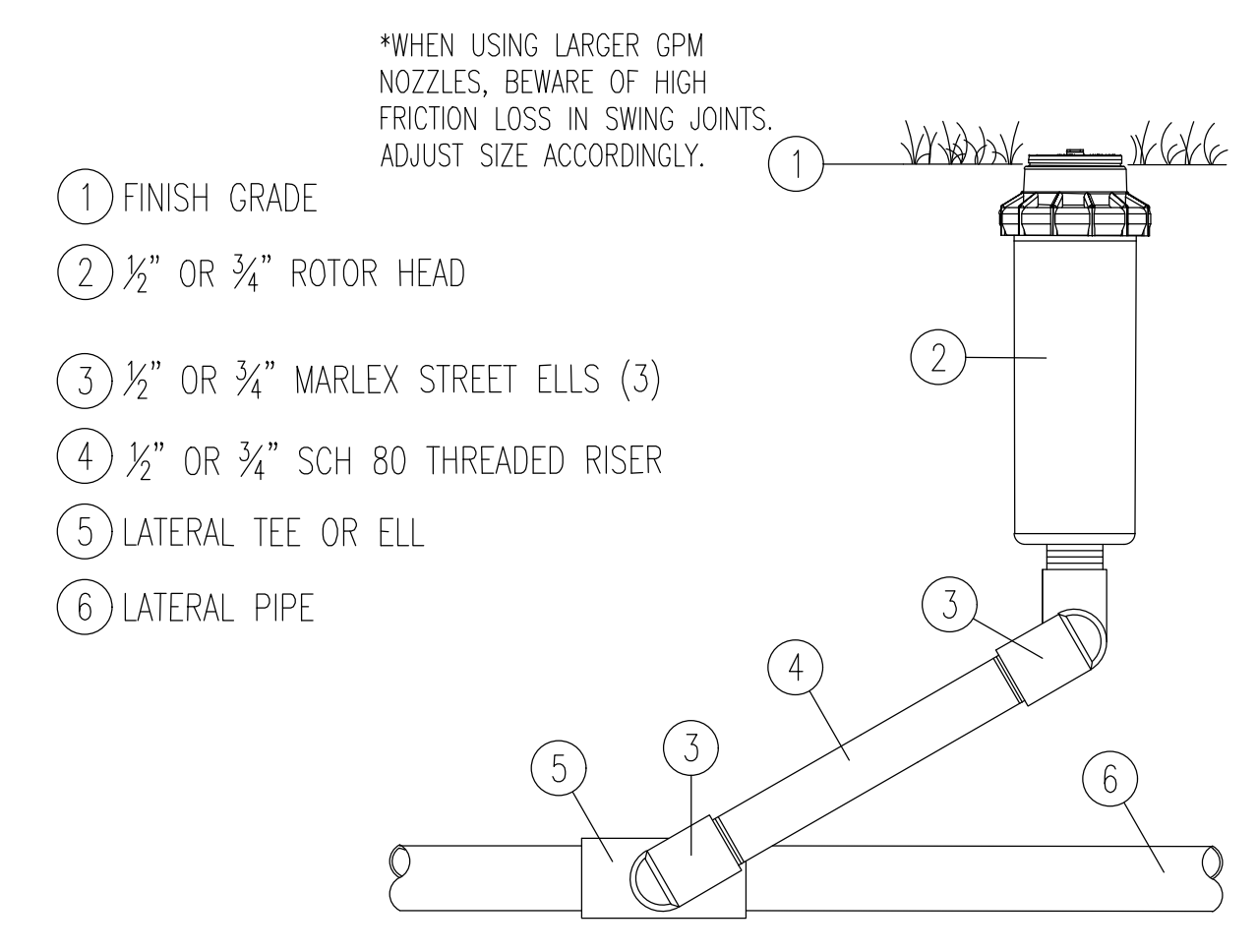
3 Gate Valve
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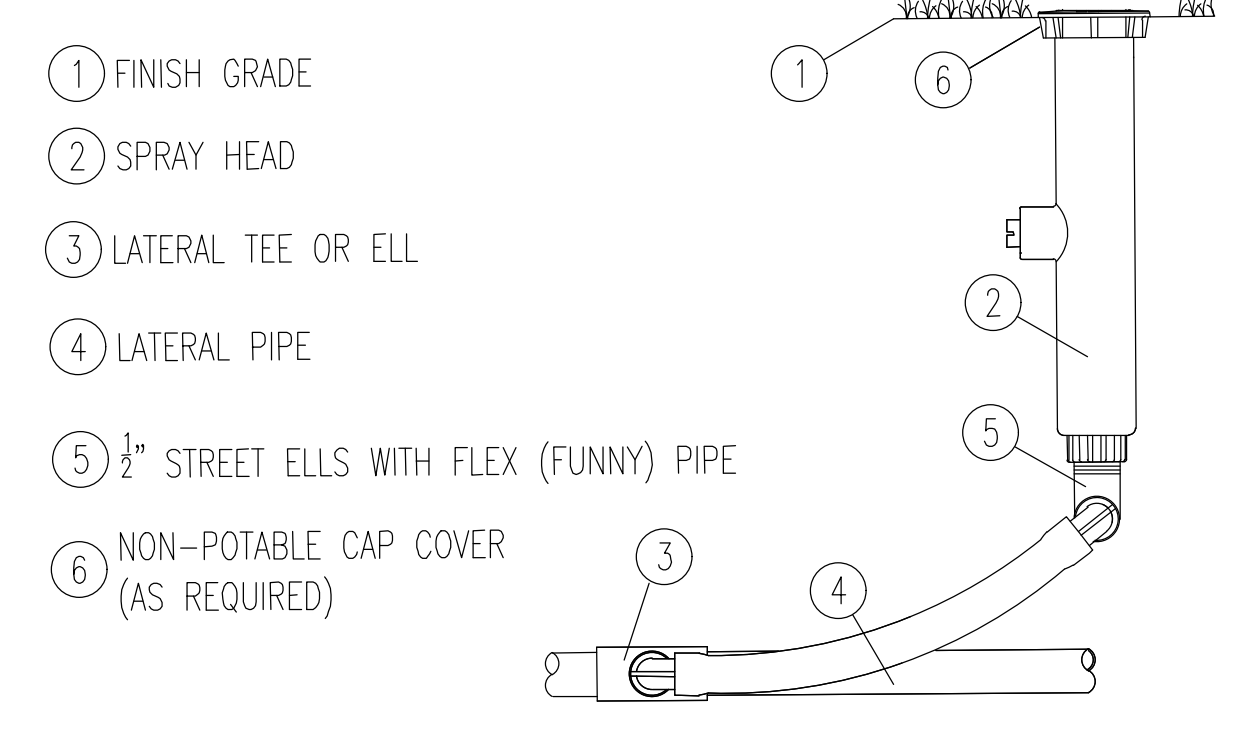
4 Remote Control Valve
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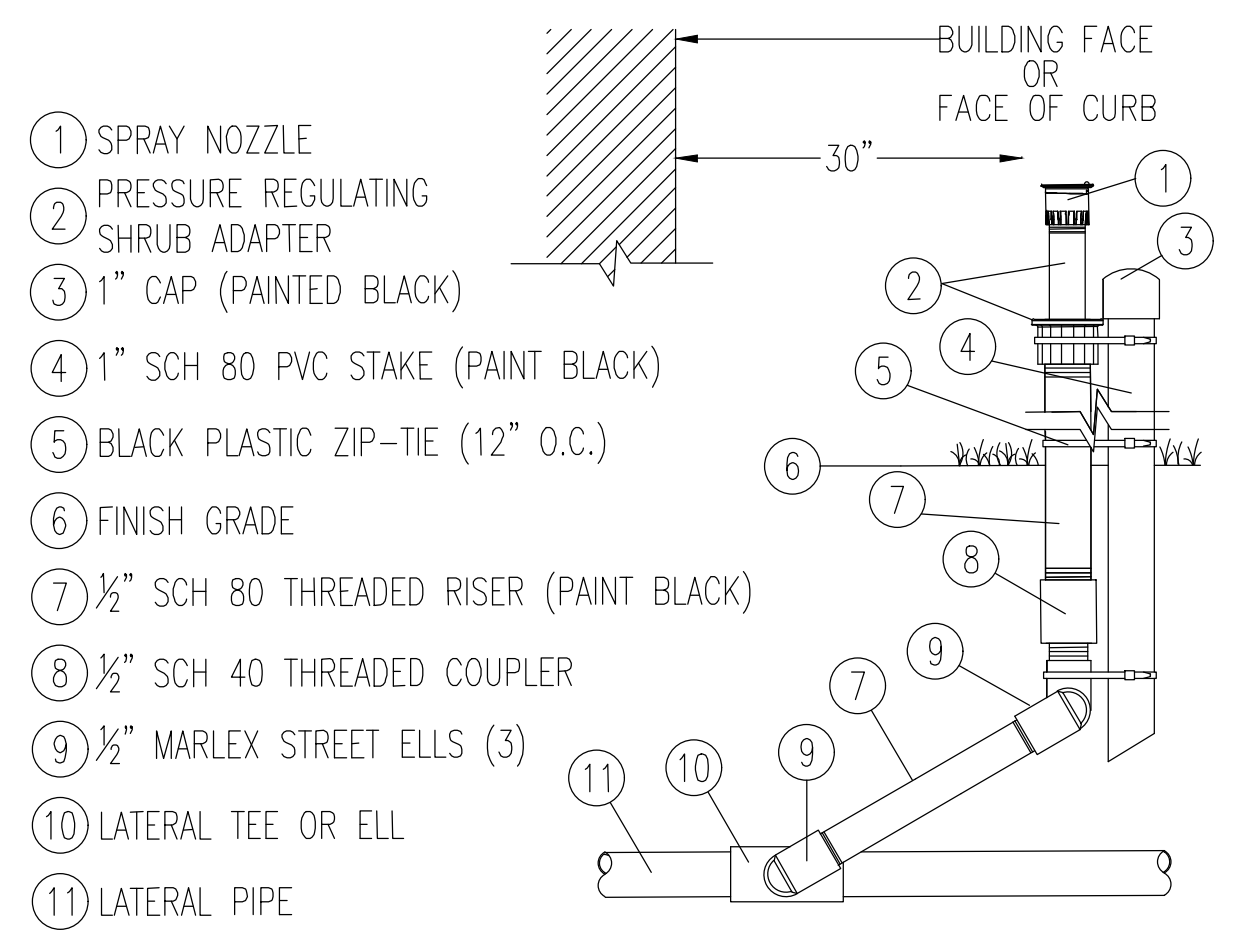
5 Quick Coupler Valve
Scale: N.T.S.



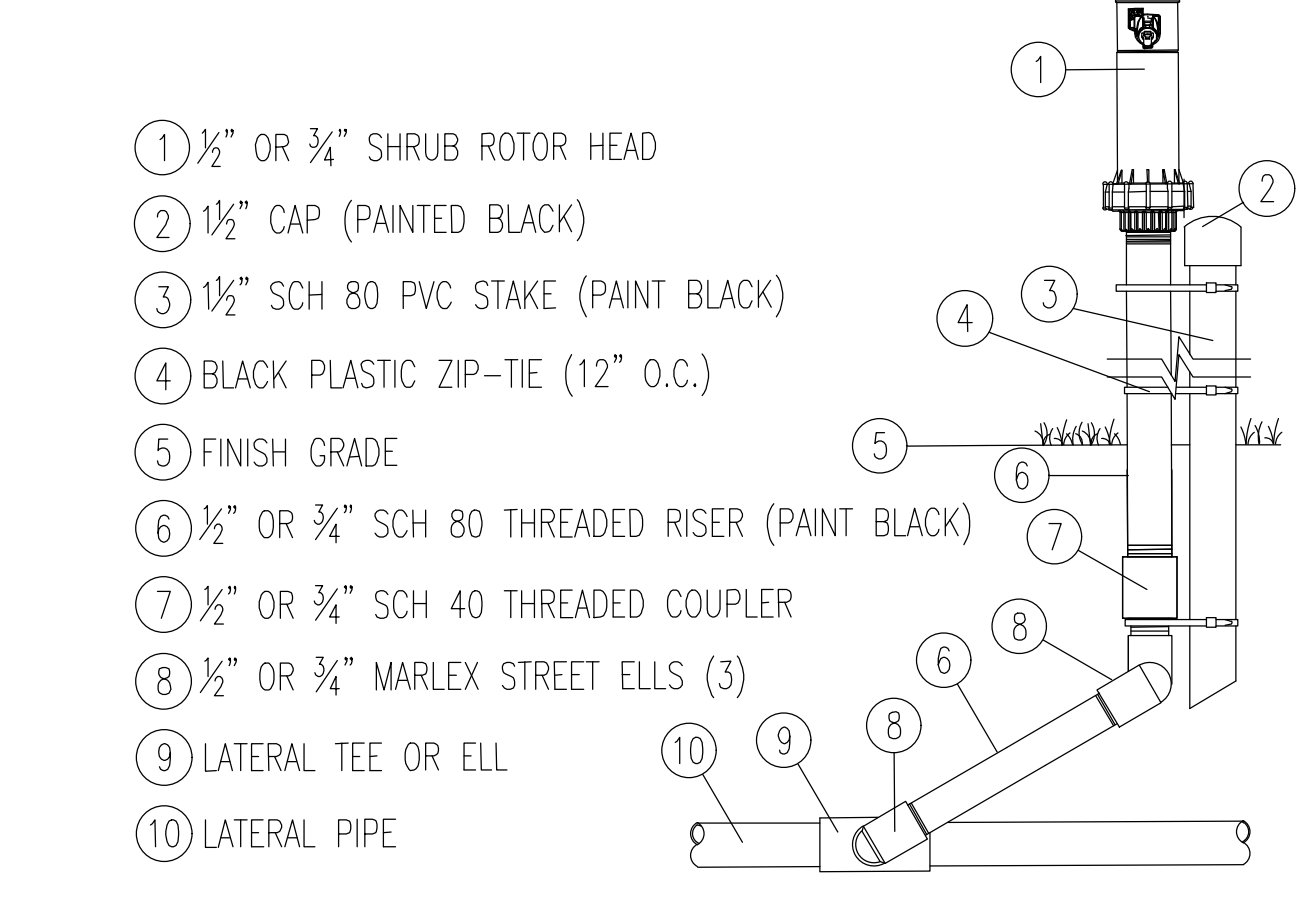
6 Rotor Head
Scale: N.T.S.



7 Spray Head
Scale: N.T.S.

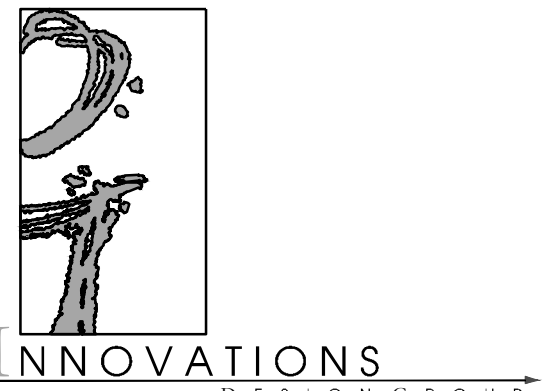


8 Shrub Spray Head
Scale: N.T.S.



9 Shrub Rotor Head
Scale: N.T.S.

Designed By:



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Key Map:

Owner:


THE OLD PACKING HOUSE
WINTER GARDEN, FL

PERMIT
IRRIGATION DETAILS

Rev:	Date:	Description:	By:
1	10/21/19	CITY	RR
2	12/19/19	BIKE RACKS	RR

Date: 06/15/2019	Scale: SEE PLAN
Drawn By: LB RR	Designed By: MM
Approved By: MM	Project No: 19015
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Seal:



Sheet Number:
IR-02

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 PRINT DATE: 19-Dec-19
 DRAWING SIZE: 24" X 36"









CITY OF WINTER GARDEN

DEVELOPMENT REVIEW COMMITTEE

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

MEMORANDUM

TO: KELLY CARSON, PLANNING DIRECTOR
FROM: DEVELOPMENT REVIEW COMMITTEE
DATE: JANUARY 15, 2026
SUBJECT: REVIEW OF SITE PLAN – THE OLD PACKING HOUSE 2025
1061-1065 TILDENVILLE SCHOOL ROAD – 3rd REVIEW

Pursuant to your request, we have reviewed the revised site plan submittal dated 8/7/25 for compliance with the City's stormwater and site requirements. The plans propose the renovation of the existing site that includes five buildings totaling 60,310 s.f. of mixed use with associated parking, stormwater and utility improvements. This was submitted in response to our comments of 10/15/25 and DRC meeting of 10/22/25 where it was referred to another full DRC review.

ENGINEERING COMMENTS

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 proposed use, parking count, setbacks, open space, landscaping, buffering, lighting and signage, including the recently approved PCD zoning requirements.
2. General Requirements:
 - 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 ($\geq 12''$) and Sanitary lines ($\geq 6''$) 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.
 - h. All existing wells shall be plugged/capped per SJRWMD requirements – well closure permit required (as noted).
 - i. Removal of existing septic tanks & drainfields will require an Orange County Health Department permit.
3. RCP is shown on the plans. If Thermoplastic pipe is used, the Engineer shall provide the City with a signed/sealed letter stating that he consents to this substitution and has made the necessary adjustments to the plans and specs to accommodate Thermoplastic pipe. 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 N-12**), laser profiling, installation per ASTM D2321, etc. (see under on-line forms on website).
4. On-site lighting and along street frontages will be required pursuant to City Code, meeting dark

skies requirements; A photometrics plan has been provided for Planning Department review. Coordinate final street lighting with Duke Energy. Previous response states this is in process.

5. Sheet C-6 Water Utility Plan:
 - a. Any work downstream of the Point of Service shall be performed by a licensed Fire Sprinkler Contractor. Review and approval by Fire Department required.
 - b. All fire lines shall be DR 14.
6. Sheet C-6.1 Sewer Utility Plan:
 - a. Grease trap sizing shall be reviewed and approved by the Building Department.
 - b. Approval by Orange County Parks & Rec is acknowledged as well as the easement approved by the Florida Board of Trustees of the Internal Improvement Trust Fund.
7. All public improvements, including adjacent sidewalks, pavement, utilities, storm lines, underdrain, or curbs, will be checked at final inspection. Any damaged, broken or cracked sections shall be replaced by the developer prior to issuance of certificate of occupancy.
8. All on-site utilities shall be privately owned and maintained. 100% of all required water and sewer impact fees shall be paid prior to City execution of FDEP permits or issuance of site or building permits. Meter sizes shall be provided for review by the Utilities Department for verification of impact fees at time of Building Permit application. Final plans will not be approved for construction until utility impact fees have been paid and FDEP permits or exemptions have been issued.
9. All irrigation shall be designed to be connected to existing reclaimed water mains. Any irrigation lines within City R/W shall be purple in color. All points of connection to reclaimed water mains shall have appropriate meters, backflow preventors, etc. All irrigation mains within the City's R/W under the pavement shall be encased within a sleeve.
10. Any new water, sewer, or irrigation connections are required to pay utility impact fees, to be paid prior to issuance of site or building permits or execution of FDEP permits. The plans currently show a 3" potable meter and a 2" irrigation meter. Assuming a 3" potable meter and 2" irrigation meter the following impact fees will be due:

3" Potable water meter	1 ea. @ \$16,290.00	= \$16,290.00
Wastewater for 3" meter	1 ea. @ \$26,505.00	= \$26,505.00
2" Irrigation meter	1 ea. @ \$8,688.00	= \$8,688.00
	TOTAL	= \$51,483.00

(does not include connection/installation fee)

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.
12. No trees may be planted over or within 5 feet of any utility lines. Only sod or shrubs may be planted over utility lines.
13. All dumpsters shall be enclosed and shall provide 12' minimum inside clearance (each way inside of bollards and clear of gate hardware). Response states Public Services Solid Waste has previously approved the dumpster locations and size.
14. Permit exemption from SJRWMD is acknowledged; permits or exemptions from FDEP for water, wastewater and NPDES are required.

PLANNING COMMENTS

15. The "pervious stabilized pavement" may not be a solid surface asphalt or concrete. The applicant

shall coordinate with staff on final approval of this material.

FIRE COMMENTS

16. Any commercial building over 6000 Sq. Ft shall be provided with a dedicated Fire Sprinkler System and a monitored Fire Alarm System.
17. Any alterations to the Fire Sprinkler System or Fire Alarm System shall require a separate permit issued by the Building Department.
18. Lock Box shall be no higher than 7' from the finish floor and shall be monitored by the Fire Alarm System or Burglar Alarm System.
19. Fire Department Connections shall be a minimum of 40 ft. off the building. Fire Hydrants shall be no more than 150 ft. away from Fire Department Connections.
20. Fire Lanes shall be established around Fire Dept. Connections and Backflow requires Tamper switch.
21. New buildings shall be equipped with a Class I Standpipe Connection in each stairwell on the second floor and each additional floor.
22. New construction over 12,000 sq. ft. of construction type IIb or higher, or specialty use structure as determined by the AHJ; shall provide a site survey test to determine the available signal strength for Two-way radio communication compliance per State Statue 633.202 (Any 18) and NFPA-1 (2018 Edition).
23. All private Hydrants shall be painted Red.

STANDARD GENERAL CONDITIONS

24. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.
25. All work shall conform to City of Winter Garden standards and specifications.
26. Fencing, shall meet all City requirements for height, type, etc. Chain link fencing, if used, shall be vinyl coated per Code.
27. 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.
28. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.
29. 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.

30. After final plan approval, a preconstruction meeting will be required prior to any commencement of construction. The applicant shall provide an erosion control and street lighting plan at the preconstruction meeting and shall pay all engineering review and inspection fees prior to construction. Inspection fees in the amount of 2.25% of the cost of all site improvements shall be paid prior to issuance of the building permit.

Additional comments may be generated at subsequent reviews

Please review this information and contact our office if you have any questions. Thank you.

END OF MEMORANDUM

THE CITY OF WINTER GARDEN

From: David Livingston, Director, Information Technology

Via: Jon C. Williams, City Manager

Date: 01/15/2026

Meeting Date: January 22, 2026

Subject: Recommendation to approve to waive formal procurement procedures for the purchase of enterprise storage arrays.

Issue: The Information Technology Department is requesting approval to bypass formal procurement procedures and issue a direct award for the refreshment of the City's data center storage environment under Section 4(b), Item (ix) of the City's purchasing procedures, which exempts proprietary computer software from RFP and RFQ requirements.

Recommended Action: City staff recommend waiving formal procurement procedures and purchasing the quoted enterprise storage arrays in the amount of \$130,653.69

Attachments/References:

- CDWG Quote PSQG521 - HPE Storage Arrays
- Request for Direct Award - justification



Thank you for choosing CDW. We have received your quote.

QUOTE CONFIRMATION

DAVID LIVINGSTON,

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

Convert Quote to Order

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
PSQG521	1/15/2026	HPE UPDATED 1/15	1271712	\$130,653.69

QUOTE DETAILS

ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
HPE Alletra 4120 - rack-mountable no CPU - 0 GB - no HDD Mfg. Part#: P46252-B21 Contract: Sourcwell 121923-CDWG Tech Catalog (121923)	1	7574284	\$4,479.13	\$4,479.13
Intel Xeon Gold 5416S 2 GHz processor Mfg. Part#: P50808-B21 Contract: Sourcwell 121923-CDWG Tech Catalog (121923)	1	7678751	\$1,639.48	\$1,639.48
HPE SmartMemory - DDR5 - module - 32 GB - DIMM 288-pin - 4800 MHz PC5-384 Mfg. Part#: P43328-K21 Contract: Sourcwell 121923-CDWG Tech Catalog (121923)	2	7696916	\$1,865.72	\$3,731.44
HPE Midline Helium - hard drive - 12 TB - SAS 12Gb/s Mfg. Part#: 881781-K21 Contract: Sourcwell 121923-CDWG Tech Catalog (121923)	12	5856548	\$1,155.09	\$13,861.08
HPE PCIe Primary Riser Kit - riser card Mfg. Part#: P50871-B21 Contract: Sourcwell 121923-CDWG Tech Catalog (121923)	1	7574289	\$372.63	\$372.63
HPE PCIe Secondary Riser Kit - riser card Mfg. Part#: P50872-B21 Contract: Sourcwell 121923-CDWG Tech Catalog (121923)	1	7574292	\$346.76	\$346.76
HPE 96W Smart Storage - storage device battery - Li-Ion Mfg. Part#: P01366-B21 Contract: Sourcwell 121923-CDWG Tech Catalog (121923)	1	6550591	\$51.01	\$51.01
HPE SR932i-p Gen11 SPDM - storage controller - support for 32 drives without Mfg. Part#: P47184-B21 Contract: Sourcwell 121923-CDWG Tech Catalog (121923)	1	7344470	\$1,814.22	\$1,814.22

QUOTE DETAILS (CONT.)

Broadcom BCM57412 - network adapter - OCP 3.0 - 1Gb Ethernet 10Gb Etherne	1	6405537	\$210.69	\$210.69
Mfg. Part#: P26256-B21 Contract: Sourcwell 121923-CDWG Tech Catalog (121923)				
HP COMPLEX CONFIGURATION SERVICE	1	2244382	\$1.17	\$1.17
Mfg. Part#: 389692-B21 Contract: Sourcwell 121923-CDWG Tech Catalog (121923)				
HPE Flex Slot Platinum - power supply - hot-plug - 800 Watt	2	6525640	\$126.77	\$253.54
Mfg. Part#: P38995-B21 Contract: Sourcwell 121923-CDWG Tech Catalog (121923)				
HPE - power cable - power IEC 60320 C13 to NEMA 5-15 - 1.83 m	2	2515457	\$22.61	\$45.22
Mfg. Part#: AF556A UNSPSC: 26121636 Contract: Sourcwell 121923-CDWG Tech Catalog (121923)				
HPE - enablement kit - NVMe, M.2	1	7574299	\$37.97	\$37.97
Mfg. Part#: P50885-B21 Contract: Sourcwell 121923-CDWG Tech Catalog (121923)				
HPE Shelf-Mount Adjustable rack rail kit	1	3825165	\$74.04	\$74.04
Mfg. Part#: 822731-B21 UNSPSC: 43211612 Contract: Sourcwell 121923-CDWG Tech Catalog (121923)				
HPE NS204i-u Gen11 - storage controller (RAID) - NVMe PCIe - PCIe 3.0	1	7292718	\$718.02	\$718.02
Mfg. Part#: P48183-B21 Contract: Sourcwell 121923-CDWG Tech Catalog (121923)				
HPE Standard Heat Sink Kit - heatsink	1	7570733	\$78.43	\$78.43
Mfg. Part#: P51833-B21 Contract: Sourcwell 121923-CDWG Tech Catalog (121923)				
HPE Alletra 4120 Cage2 to CPU1 FIO Storage Server	1	7574301	\$0.00	\$0.00
Mfg. Part#: P59379-B21 Contract: Sourcwell 121923-CDWG Tech Catalog (121923)				
HPE Integrated Lights-Out Advanced - license + 1 Year 24x7 Support - 1 lice	1	4268307	\$341.96	\$341.96
Mfg. Part#: E6U59ABE UNSPSC: 43232804 Electronic distribution - NO MEDIA Contract: Sourcwell 121923 CDWG-Software (121923)				
HPE GreenLake for Compute Ops Management Enhanced - subscription license (3	1	7696923	\$478.99	\$478.99
Mfg. Part#: S1E12AAE Contract: Sourcwell 121923-CDWG Tech Catalog (121923)				
HPE 3Y TECH CARE ESS SVC	1	7434414	\$0.00	\$0.00
Mfg. Part#: HU4A6A3 Electronic distribution - NO MEDIA				

QUOTE DETAILS (CONT.)

Contract: MARKET

<u>HPE Tech Care Essential Service - technical support - for HPE Integrated Li</u>	1	6526443	\$37.41	\$37.41
Mfg. Part#: HU4A6A3#7X4 Electronic distribution - NO MEDIA Contract: Sourcwell 121923-CDWG Tech Catalog (121923)				
<u>HPE ALLETRA 4X20 SUP</u>	1	7678756	\$1,778.06	\$1,778.06
Mfg. Part#: HU4A6A300G9 Electronic distribution - NO MEDIA Contract: Sourcwell 121923-CDWG Tech Catalog (121923)				
<u>HPE Alletra 5030 Adaptive Flash Array Dual Controller Base Array - SSD arra</u>	2	7172677	\$10,541.48	\$21,082.96
Mfg. Part#: R4U34A Contract: Sourcwell 121923-CDWG Tech Catalog (121923)				
<u>HPE Nimble Storage 4-port Adapter Kit - network adapter</u>	2	5128491	\$1,734.54	\$3,469.08
Mfg. Part#: Q8C17B UNSPSC: 43201404 Contract: Sourcwell 121923-CDWG Tech Catalog (121923)				
<u>HPE Alletra 5000 Adaptive Flash Array 2.88TB SATA 6G FIO Cache Bundle</u>	2	7172678	\$7,921.34	\$15,842.68
Mfg. Part#: R4U47A Contract: Sourcwell 121923-CDWG Tech Catalog (121923)				
<u>HPE Alletra 5000 Adaptive Flash Array 1.44TB SATA 6G FIO Cache Bundle</u>	2	7177282	\$4,169.22	\$8,338.44
Mfg. Part#: R8F35A Contract: Sourcwell 121923-CDWG Tech Catalog (121923)				
<u>HPE Alletra Storage 5000 2x1200W FIO Power Supply Kit</u>	2	7743905	\$920.22	\$1,840.44
Mfg. Part#: S2V19A Contract: Sourcwell 121923-CDWG Tech Catalog (121923)				
<u>HPE Nimble Storage NOS Default Software - license - 1 license</u>	2	7816370	\$0.00	\$0.00
Mfg. Part#: Q8G27B Electronic distribution - NO MEDIA Contract: Sourcwell 121923 CDWG-Software (121923)				
<u>HP Nimble Storage NEMA 5-15 to C13 US FIO Power Cord</u>	4	5102100	\$24.43	\$97.72
Mfg. Part#: Q8J18A UNSPSC: 26121636 Contract: Sourcwell 121923-CDWG Tech Catalog (121923)				
<u>HPE Alletra 5000 42TB SAS FIO Hard Drive Bundle</u>	2	7175766	\$9,741.38	\$19,482.76
Mfg. Part#: R4U42A Contract: Sourcwell 121923-CDWG Tech Catalog (121923)				
<u>HPE Alletra Tier 1 Storage Array</u>	2	7027805	\$0.00	\$0.00
Mfg. Part#: R9X15A Contract: Sourcwell 121923-CDWG Tech Catalog (121923)				

QUOTE DETAILS (CONT.)

<u>HPE Alletra Storage 5000 - subscription license (3 years) + Support - 1 TB</u>	84	7938020	\$254.82	\$21,404.88
Mfg. Part#: S0R41AAE Electronic distribution - NO MEDIA Contract: Sourcewell 121923 CDWG-Software (121923)				
<u>HPE Pointnext Tech Care Essential Exchange Service - extended service agree</u>	2	6810143	\$2,034.57	\$4,069.14
Mfg. Part#: HU4A9A3#ZG0 Electronic distribution - NO MEDIA Contract: Sourcewell 121923-CDWG Tech Catalog (121923)				
<u>HPE ALLETRA 5030 CTO BASE ARRAY SUPP</u>	2	7181808	\$761.20	\$1,522.40
Mfg. Part#: HU4A9A3007E Electronic distribution - NO MEDIA Contract: Sourcewell 121923-CDWG Tech Catalog (121923)				
<u>HPE ALLETRA 5000 42TB SAS HDD BDL</u>	2	7205388	\$703.26	\$1,406.52
Mfg. Part#: HU4A9A3007M Electronic distribution - NO MEDIA Contract: Sourcewell 121923-CDWG Tech Catalog (121923)				
<u>HPE ALLETRA 5000 1.44TB FIO CACHBDL</u>	2	7205390	\$300.99	\$601.98
Mfg. Part#: HU4A9A3007S Electronic distribution - NO MEDIA Contract: Sourcewell 121923-CDWG Tech Catalog (121923)				
<u>HPE ALLETRA 5000 2.88TB FIO CACHBDL</u>	2	7205384	\$571.72	\$1,143.44
Mfg. Part#: HU4A9A3007T Electronic distribution - NO MEDIA Contract: Sourcewell 121923-CDWG Tech Catalog (121923)				

SUBTOTAL	\$130,653.69
SHIPPING	\$0.00
SALES TAX	\$0.00
GRAND TOTAL	\$130,653.69

PURCHASER BILLING INFO	DELIVER TO
Billing Address: CITY OF WINTER GARDEN ACCOUNTS PAYABL 300 W PLANT ST WINTER GARDEN, FL 34787-3009 Phone: (407) 656-4111 Payment Terms: NET 30-VERBAL	Shipping Address: CITY OF WINTER GARDEN DAVID LIVINGSTON 300 W PLANT ST WINTER GARDEN, FL 34787-3009 Phone: (407) 656-4111 Shipping Method: DROP SHIP-GROUND
Please remit payments to:	
CDW Government 75 Remittance Drive Suite 1515 Chicago, IL 60675-1515	



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Request for Direct Award – Data Center Storage Refresh

The Information Technology Department is requesting approval to bypass formal procurement procedures and issue a direct award for the refresh of the City’s data center storage environment under Section 4(b), Item (ix) of the City’s purchasing procedures, which exempts proprietary computer software from RFP and RFQ requirements.

By standardizing on HPE Alletra technology, the City can continue to leverage proprietary architecture that is not available from competing vendors. This standardization is a critical prerequisite for the City’s 2027 virtualization strategy, which includes a planned migration away from VMware’s escalating licensing model. Successful execution of this strategy is expected to reduce annual recurring software costs by more than \$30,000.

1. Financial Justification: VMware Licensing Cost Escalation

The City’s virtualization software (VMware) has transitioned to a "Per-Core" subscription model, resulting in a significant increase in operating expenses.

VMWare Licensing costs

Fiscal Year	VMware Annual Licensing Cost	Year-over-Year Increase
2024	\$16,953	Baseline
2025	\$29,376	+73%
2026 (Current)	\$45,189	+54% (166% total since 2024)

Planned Exit Strategy

To mitigate continued cost escalation, the IT Department plans to transition to HPE Morpheus VM Essentials during the scheduled 2027 server refresh. Maintaining storage systems within the HPE ecosystem now ensures a native, low-risk migration path to this platform and avoids introducing additional compatibility or licensing costs.

2. Proprietary HPE Technology Justification

A Direct Award is appropriate because HPE provides patented and proprietary technology that delivers operational capabilities not available from competing vendors:

- **HPE InfoSight (AI-Driven Management)**
InfoSight is a proprietary, cloud-based AI platform that performs predictive analytics across the storage environment. It proactively identifies and resolves performance and capacity issues before they impact services, reducing reactive troubleshooting and minimizing staff time spent on manual diagnostics.
- **Patented CASL Architecture**
HPE Alletra arrays use Cache Accelerated Sequential Layout (CASL), a patented storage architecture that delivers high performance and resiliency while maximizing usable capacity. This allows the City to achieve enterprise-grade performance using more cost-efficient hardware configurations.

- **Disaggregated Scaling (Alletra MP)**

Alletra MP allows performance and storage capacity to be scaled independently, enabling the City to add resources based on actual workload needs without unnecessary hardware purchases.

3 Conclusion and Recommendation

Given the proprietary nature of HPE InfoSight, CASL architecture, and Alletra MP, along with the documented annual cost avoidance exceeding **\$25,000** through the planned Morpheus migration, the IT Department recommends a Direct Award to Hewlett Packard Enterprise.

This approach ensures the City maintains a high-performance, resilient infrastructure while executing a fiscally responsible transition away from escalating software licensing costs.