OCOEE CITY COMMISSION

Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

February 20, 2024 **AGENDA** **6:15 PM**

REGULAR CITY COMMISSION MEETING

- **CALL TO ORDER**

  Invocation

  Pledge of Allegiance

  Roll Call and Determination of Quorum

- **PRESENTATIONS AND PROCLAMATIONS**

- **STAFF REPORTS AND AGENDA REVIEW**

  Emergency Item - Approval of First Amendment to the Utility Use Agreement for the Ocoee Village Center. **(Utilities Director Croteau)**

- **PUBLIC COMMENTS**

- **CONSENT AGENDA**

  Matters listed under the consent agenda are considered to be routine and will be acted upon by one motion. There will be no separate discussion of these items unless discussion is desired by a member of the commission, in which case the Mayor will instruct the City Clerk to remove that item from the Consent Agenda and such item will be considered separately.

  1. Approval of Minutes from the Regular City Commission Meeting held February 6, 2024. **(City Clerk Sibbitt)**
  2. Approval of New Appointment to the Code Enforcement Board. **(City Clerk Sibbitt)**
  3. Approval of Resolution Establishing Rules and Procedures for the City Commission. **(City Attorney Geller)**
  4. Approval of Wynwood Phase 3 & 4 Final Subdivision Plan - LS-2023-006. **(Development Services Director Rumer)**
  5. Approval for the Carpet Replacement at Ocoee Police Department. **(Acting Police Chief Ogburn)**

- **FIRST READING OF ORDINANCE**

  6. First Reading of Ordinance on City Commission Initiated Charter Amendments to Sections C-9, C-10, and C-17. **(City Attorney Geller)**
  7. First Reading of Ordinance Updating the City's Code of Ordinances Chapter 45, Arbor Code. **(Development Services Director Rumer)**
  8. First Reading of Ordinance for FY 2024 Budget Amendment. **(Finance Director Roberts)**

9. First Reading of Ordinance Amending the City of Ocoee Police Officer's and Firefighters' Retirement Trust Fund Section 27 – Deferred Retirement Option Plan. **(Pension Board Attorney Herrera)**
10. First Reading of Ordinances for 440 Ocoee Apopka Road - Parrinello Property Annexation & Rezoning from County A-2 (Farmland Rural District) to City C-3 (General Commercial District); Project No(s). AX-10-23-07 & RZ-23-10-10. **(Zoning Manager Whitfield)**
11. First Reading of Ordinance for Mansour Property Rezoning from R-1 (Single Family Dwelling District) to C-2 (Community Commercial District); Project No. RZ-23-12-11. **(Zoning Manager Whitfield)**
12. First Reading of Ordinance for W. Delaware Street - West Property Small-Scale Comprehensive Plan Amendment from Public Facilities/Institutional to Low-Density Residential; Project No. CPA-2024-001. **(Zoning Manager Whitfield)**
13. First Reading of Ordinance for Annual Comprehensive Plan Text Amendment to Adopt Five-Year Schedule of Capital Improvements and Update the Capital Improvement Element (CIE); Project No. CPA-2023-003. **(Zoning Manager Whitfield)**

- **SECOND READING OF ORDINANCE – PUBLIC HEARING**

- **PUBLIC HEARING**

- **REGULAR AGENDA**

14. Discussion and Direction for Installation of School Zone Speed Enforcement Cameras. **(Acting Police Chief Ogburn)**
15. Discussion and Direction for Sleepy Harbour Golf Cart Community Designation Request. **(Acting Police Chief Ogburn)**

- **COMMENTS FROM COMMISSIONERS**
  (Limit to Five Minutes)

- **ADJOURNMENT**

Notice: In accordance with Florida Statutes 286.0105: Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. Also, in accordance with Florida Statute 286.26: Persons with disabilities needing assistance to participate in any of these proceedings should contact the office of the City Clerk, 1 N. Bluford Avenue, Ocoee, FL 34761, (407) 905 -3105 48 hours in advance of the meeting.

STAFF REPORT

Meeting Date: February 20, 2024
Item #:

Contact Name: Michael Rumer
Contact Number: Ext. 1018

Department Director: Craig Shadrix
City Manager: Robert Frank

Subject: Emergency Item - Approval of First Amendment to the Utility Use Agreement for the Ocoee Village Center. (Utilities Director Croteau)

Background Summary:

In October 2023, the City entered into a Utility Use Agreement with DKC Ocoee Village Center SE, LLC, Kimaya Ocoee Village, LLC, and NRP also referred to as the Ocoee Village Developers Consortium (Developers). In October, the Developers had not finished all off-site improvements to the level needed to achieve a Certificate of Completion. However, although the road had not been finished, the majority of the utility work had been completed to a level that would allow the City to operate the water and sewer infrastructure along the realigned Lakewood Avenue extension.

The Utility Use Agreement allowed the Allure Multi-Family Development to be granted Temporary Certificates of Occupancy and the City the right to operate the off-site utility improvements along Lakewood Avenue. The Developers were responsible for all costs associated with maintenance and repairs until such time as the Lakewood Avenue extension was permanently transferred to the City.

At this time, the City and the Developers would like to open the Lakewood Avenue extension to the public. However, there are several outstanding permits and Certificate of Completion items that must be addressed before the permit for offsite work can be closed and the Certificate of Completion issued. No Certificates of Occupancy can be issued until the Certificate of Completion is issued to the Developer. Although the Developers are working to resolve their issues, the City's estimate for them to complete the necessary work is approximately 60 days.

The attached modification to the Utility Use Agreement provides that the Developers will open the road and the City will maintain the roadway. This will not trigger an effective date change to the November 7, 2023, Maintenance, Materials, and Workmanship Escrow Agreement. This date will remain linked to the Certificate of Completion and will begin on the date that the Certificate is issued.

The Developer also agrees to be responsible for all costs associated with the maintenance and repair of all Utility systems operated by the City of Ocoee until the Certificate of Completion is issued. This includes roadway and right-of-way restoration caused by a utility repair.

The City further agrees that should the Southeast Retail Building (Retail B) complete all work necessary, in the next 60 days, to receive a Temporary Certificate of Occupancy, the City will agree to issue an interior alteration permit for Chipotle Restaurant. However, no other permits or Certificates of Occupancy will be issued until all work necessary for the off-site Certificate of Completion is completed and issued.

Issue:
Should the Honorable Mayor and City Commissioners approve the First Amendment to the Utility Use Agreement, with the understanding the only Certificate of Occupancy that will be issued until the Certificate of Completion is granted is the Temporary Certificate of Occupancy for Retail Building B, relating to the interior alterations for Chipotle?

Recommendations:
Staff recommends the Honorable Mayor and City Commissioners approve the First Amendment to the Utility Use Agreement, and authorize the City Manager to sign off on the Chipotle interior alteration permit.

Attachments:
1. First Amendment to Utility Use Agreement (Ocoee Village)

Financial Impacts:
N/A

Type of Item: Staff Action Items

AFTER RECORDING RETURN TO:
City Clerk
CITY OF OCOEE
1 North Bluford Avenue
Ocoee, FL 34761
(407)656-2322

FIRST AMENDMENT TO UTILITY USE AGREEMENT
(OCOEE VILLAGE CENTER)

THIS FIRST AMENDMENT TO UTILITY USE AGREEMENT (this "Amendment") is made this ____ day of _____, 2024 by **CITY OF OCOEE**, a Florida municipal corporation, whose address is 150 North Lakeshore Drive, Ocoee, Florida 34761 (the "City"), **OCOEE VILLAGE RESIDENTIAL LLC**, a Delaware limited liability company ("NRP"), and **KIMAYA OCOEE VILLAGE, LLC**, a Florida limited liability company ("Park Square", and together with NRP, the "Developers").

W I T N E S S E T H:

WHEREAS, the City, NRP and Park Square entered into that certain Utility Use Agreement (Ocoee Village Center) dated October 17, 2023, and recorded as Document Number 20230623393 of the Official Records of Orange County, Florida (the "Agreement"). All capitalized terms in this Amendment will have the meanings ascribed to them in the Agreement; and

WHEREAS, in the Agreement, the City agreed to operate and maintain the lift station and water and sewer infrastructure prior to completion of the Realigned North Lakewood Avenue Section; and

WHEREAS, as of the date hereof, the Developer has not completed the requirements to obtain a Certificate of Completion and other requirements necessary to transfer ownership of the utilities to the City; and

WHEREAS, the Realigned North Lakewood Avenue Section is complete and the City is ready to accept dedication of such road for use by the public; and

WHEREAS, the City and Developer desire to amend the Agreement to provide that the City may accept the paving, grading, and drainage for the Realigned North Lakewood Avenue Section located south of Clarcona Ocoee Road prior to the City's acceptance of the ownership of the utilities via a Bill of Sale and Maintenance Agreement as hereinafter set forth.

NOW THEREFORE, the City and the Developers agree as follows:

SECTION 1. Temporary Certificates of Occupancy, Use Authorizations.

The last paragraph of the Agreement is hereby deleted and replaced with the following:

City hereby agrees to operate and maintain the lift station and water and sewer infrastructure located within the Realigned North Lakewood Avenue Section prior to the Developer obtaining a Certificate of Completion and transferring ownership of the utilities to the City via a Bill of Sale and Maintenance Agreement. Further, Park Square and NRP

agree to hold the City harmless for actions, matters and events that occur during the time prior to the Developer obtaining a Certificate of Completion. NRP and Park Square agree to provide the City with 24 hour / 7 Days a week access to the utilities under the Realigned North Lakewood Avenue Section and if the City has to make repairs to the Realigned North Lakewood Avenue Section, the City is not responsible to repair and/or replace the road section affected from repairs, maintenance or other actions relating to the utility lines. NRP and Park Square further agree to be responsible for all costs associated with the repair and replacement of utility lines, lift station and appurtenances, in the event any such work is required after the execution of this Utility Use Agreement until such time as the Developer has complied with all requirements of the City necessary to transfer the utilities to the City via a Bill of Sale and Maintenance Agreement. Developer acknowledges that the City may withhold any further Certificates of Completion, or Temporary or Final Certificates of Occupancy until the utilities have been properly transferred to the City. NRP and Park Square are jointly and severally responsible and liable for their obligations under this Utility Use Agreement and warrant they have the authority to, and hereby, bind the Consortium to this Agreement.

IN WITNESS WHEREOF, the City has caused these presents to be signed as of the date and year first above written.

ATTEST:

By:_____
Melanie Sibbitt, City Clerk

(SEAL)

CITY:

CITY OF OCOEE, FLORIDA, a Florida municipal corporation

By:_____
Rusty Johnson, Mayor

APPROVED BY THE OCOEE CITY COMMISSION AT A MEETING HELD ON _____, 20__ UNDER AGENDA ITEM NO. _____

PARK SQUARE:

Witnesses:

Kimaya Ocoee Village, LLC, a Florida limited liability company

_____
Printed Name:_____

By: _____
Name:_____
Title:_____

_____
Printed Name:_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by _____, as _____ of Kimaya Ocoee Village, LLC, a Foreign limited liability company, on behalf of the company. He/she appeared by *(check one)* ☐ physical appearance or ☐ online notarization, and *(check one)* ☐ is personally known to me or ☐ has produced _____ as identification.

_____
Print Name:_____
Notary Public
My Commission Expires:_____
Commission Number:_____

NRP:

Witnesses:

Ocoee Village Residential LLC, **c/o The NRP Group,** a Foreign limited liability company

_____
Printed Name:_____

_____
Printed Name:_____

By: _____
Name:_____
Title:_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2024, by _____, as _____ of Ocoee Village Residential LLC, a Foreign limited liability company, on behalf of the company. He/she appeared by *(check one)* ☐ physical appearance or ☐ online notarization, and *(check one)* ☐ is personally known to me or ☐ has produced _____ as identification.

_____
Print Name:_____
Notary Public
My Commission Expires:_____
Commission Number:_____

OCOEE CITY COMMISSION
Ocoee Commission Chambers
1 N. Bluford Avenue
Ocoee, Florida

February 6, 2024 **MINUTES** **6:15 PM**

REGULAR CITY COMMISSION MEETING

- **CALL TO ORDER** 6:15 PM

Mayor Johnson called the regular session to order at 6:15 PM in the Commission Chambers of City Hall. The invocation was led by **Commissioner Hart,** followed by the Pledge of Allegiance to the Flag led by **Brad Lomneck,** *Ocoee Resident*. **City Clerk Sibbitt** called the roll and declared a quorum present.
Present: Mayor Johnson, Commissioner Kennedy, Commissioner Wilsen, Commissioner Firstner, Commissioner Hart
Also Present: City Manager Frank, City Attorney Geller, City Clerk Sibbitt

- **PRESENTATIONS AND PROCLAMATIONS** 6:18 PM

2024 Black History Month Proclamation – read and proclaimed by **Mayor Johnson**, and accepted by members of the Human Relations Diversity Board.

- **STAFF REPORTS AND AGENDA REVIEW** - None

- **PUBLIC COMMENTS** 6:23 PM

The following persons addressed the City Commission:

- **Jim Moyer**, *Ocoee Resident* and *Chair of the Human Relations Diversity Board*, thanked the Mayor and Commissioners for celebrating Black History Month and presenting the Black History Month Proclamation; he stated that February also holds President's Day, Valentine's Day, and the Lunar New Year and wished everyone that celebrates the month's holidays a great month.

- **CONSENT AGENDA** 6:25 PM

Consent Agenda Motion

Motion: Move to adopt the Consent Agenda Item #1-6.

Moved by Commissioner Firstner, seconded by Commissioner Kennedy; Motion carried 5-0.

1. Approval of Minutes from the Regular City Commission Meeting held January 16, 2024. **(City Clerk Sibbitt)**
2. Approval of Fee Proposal for Final Design and Engineering Services for RFQ #21-003 South Bluford Avenue Streetscape from Geneva Street to Delaware Street. (**Deputy Development Services Director/CRA Administrator Corless**)

3. Approval to Award Invitation to Bid (ITB) #24-004 Asphalt Paving Projects for Fiscal Year 2024. **(Procurement Manager Tolbert)**
4. Approval to Reject the Sole Bid Received for ITB #24-001 Ocoee WWTF Electrical Upgrade and Expansion (ARPA Federal Grant Funded Project). **(Procurement Manager Tolbert)**
5. Approval of Clarke Road Widening Property Purchase Agreement. **(Public Works Director Krug)**
6. Approval of Contracted Sidewalk Repairs Utilizing Existing City of Kissimmee Contract with APEC LLC. **(Public Works Director Krug)**

- **FIRST READING OF ORDINANCE** – None

- **SECOND READING OF ORDINANCE – PUBLIC HEARING -** None

- **PUBLIC HEARING -** None

- **REGULAR AGENDA 6:26 PM**

7. HRDB 2024 Initiatives Presented by HRDB Board Member Kellie Beck. **(Support Services Director Gaines)**

HRDB Member Beck presented a brief overview of the 2024 Diversity Drives Ocoee Initiative for consideration by the City Commission. This initiative is designed to establish an ongoing educational program that corresponds with the HRDB's objectives delineated in its bylaws. The 2024 Diversity Drives Ocoee Initiative will offer monthly training topics aligned with various diversity months, and aims to educate, engage, and empower the community to embrace diversity, equity, and inclusion principles. Through collaboration with Orange County Library System's partnership with LinkedIn Learning, participants will have access to curated training resources that foster a deeper understanding of diverse perspectives, cultures, and experiences, ultimately contributing to a more inclusive and equitable community environment. There is no cost to the City on this initiative, the HRDB would only need City staff's support through updating the website and posting to the City's Facebook page each month.

Motion: Move to approve the HRDB Board 2024 Diversity Drives Ocoee Initiative; Moved by Commissioner Hart, Seconded by Commissioner Kennedy; motion carried unanimously.

Furthermore, **HRDB Member Beck** shared she seeks approval for the brochure in their agenda packet which detailed the Board's goals, featured an infographic illustrating Ocoee's demographics, and included a survey aimed at soliciting feedback from Ocoee residents. Brief discussion ensued on funding source and distribution as the HRDB only has $2,000 in their budget. **HRDB Member Beck** also asked the City Commission for permission to host the survey on the City's website for those who may not receive a City water bill but reside in the City limits.

Motion: Move to approve the printing and mailing of the HRDB Brochure which includes a survey, with necessary funding to come out of Contingency Funds; Moved by Commissioner Hart, Seconded by Commissioner Kennedy; motion carried unanimously.

- **COMMENTS FROM COMMISSIONERS 6:40 PM**

Commissioner Kennedy – Commented on the following:

1) Requested a discussion on Operating Rules and Procedures for the City Commission similar to what other cities may have. **Consensus of the City Commission was to have the City Attorney draft Operating Rules and Procedures for the City Commission for their review at the next City Commission Meeting.**

2) Shared that he would like an agenda item to discuss legal matters and receive the Attorney's thoughts on those issues, and if there are any possible ordinances or charter amendments that have raised from those issues. **City Attorney Geller** stated that he does have some recommendations and will present them at the next meeting.

Commissioner Wilsen – Commented on the following:

1) Announced March 9th is Spring into Conservation which will be held at Unity Park, on Franklin Street. She asked for a consensus to close the road between the railroad tracks and Bluford Avenue, for this event. **Consensus of the City Commission was to approve the road closure for this City event.** **City Manager Frank** informed the City Commission that staff looked into the road closure provisions in the Code, and they determined that these will not always have to come forward for consensus, unless there is some type of road closure of a vast number of streets or an event greater than a neighborhood celebration.

2) Announced the Mardi Gras Line Walk being held this Friday, February 9th at Unity Park, leading to the Mardi Gras Block Party in downtown.

3) Noted that the contract discussed last meeting was to appoint Assistant City Manager Craig Shadrix as City Manager upon Rob Frank's retirement, as that was not clarified in their discussion. **Mayor Johnson** inquired if they could designate the Assistant City Manager as the successor to the City Manager. **City Attorney Geller** answered in the affirmative. **Mayor Johnson** further voiced that he would like for Assistant City Manager Shadrix to be involved with his contract. **City Manager Frank** assured the Mayor that Assistant City Manager Shadrix will have reviewed his contract prior to their review for approval.

Commissioner Firstner – Commented on the following:

1) Announced the Community Market is now open every first Thursday of the month from 5:00 PM – 9:00 PM at the Ocoee Lakeshore Center.

2) Announced Healthy West Orange is having a party on February 17th from 4:00 PM – 7:00 PM at Wellness Park.

Commissioner Hart – Commented on the following:

1) Congratulated the Ocoee High School Jazz Band and praised their talents.
2) Expressed his content with Ocoee High School having the highest graduation rate in this region.
3) He urged and reminded residents to please vote this election for a candidate they believe in, and further expressed that the City Commission positions need to remain part-time.
4) Announced that at the next meeting, he will give his comments on Black History Month, and praised the Acting Police Chief for speaking at the HRDB.

Mayor Johnson – Commented on the following:

1) Commended the HAPCO Jazz event, and shared music is great for the children.
2) Asked if City staff could post the upcoming concrete and paving locations on the City's website and Ocoee TV to help alleviate calls.
3) Announced the City is a great place thanks to the right staff, employees, managers, and elected officials.
4) Encouraged residents to please come out to both the Mardi Gras and Spring to Conservation events.

- **ADJOURNMENT 6:54 PM**

APPROVED:

Attest: **City of Ocoee**

_____ _____

Melanie Sibbitt, City Clerk **Rusty Johnson, Mayor**

STAFF REPORT

Meeting Date: February 20, 2024
Item #: 2

Contact Name: Victoria Parks
Contact Number: Ext. 1023

Department Director: Melanie Sibbitt
City Manager: Robert Frank

Subject: Approval of New Appointment to the Code Enforcement Board. (City Clerk Sibbitt)

Background Summary:

The Code Enforcement Board was created by Ordinance No. 741 on June 16, 1981. The purpose of this Board is to review residential property infractions of the City Technical Codes, negotiate compliance, and impose fines for failure to comply. The City utilizes a magistrate apart from the Code Board for code enforcement issues involving commercial properties. The Code Enforcement Board shall consist of seven (7) regular members and two (2) alternate members, all with three-year terms. Currently, the Board has six (6) regular members and no alternate members.

An application has been received by Johnmichael Fernandez who has shown an interest in being appointed to the Code Enforcement Board as a regular member, to complete a term ending June 2024. At this time there are no other applications on file for this Board.

Issue:

Should the Honorable Mayor and City Commissioners consider appointing Johnmichael Fernandez to serve as a regular member on the Code Enforcement Board, completing a three-year term?

Recommendations:

Staff recommends that the Honorable Mayor and City Commissioners consider appointing Johnmichael Fernandez to the Code Enforcement Board to serve as a regular member completing a term ending June 2024.

Attachments:

1. Board Application
2. Board List

Financial Impacts:

None

Type of Item: Consent

APPLICATION FOR SERVING ON CITY BOARDS

Please use this form to apply for appointment to a citizen advisory or quasi-judicial board. Completed applications must be signed and submitted to the Office of the City Clerk, 1 N. Bluford Ave., Ocoee, FL 34761 or emailed to ccdl@ocoee.org. Applications are valid for one (1) year from the date of submission. Please direct any questions to the Office of the City Clerk, 407-905-3105.

All submitted applications are public records under Chapter 119, Florida Statutes, and are open to inspection by all persons.

Name (please print) Johnmichael Fernandez E-mail Address johnmichaelf98@yahoo.com

Home Address 1667 Fallmonte Court Ocoee, FL 34761

Phone 321-947-3110 City Resident at Least 6 Months? ☑ Yes ☐ No City District # 4

When possible, equal representation for all districts shall be maintained on all advisory boards, and the City Commission shall consider the demographic makeup of the board upon making their appointment.

Place of Work Florida Apartment Association Position Director of Local Gov. Affairs

Business Address 200 E. Robinson Street

US Citizen? ☑ Yes ☐ No Registered Voter? ☑ Yes ☐ No City Employee? ☐ Yes ☑ No Dept. N/A

Presently Serve on Quasi-judicial Board? ☐ Yes ☑ No If yes, please describe N/A

State law prohibits service on more than one quasi-judicial board or elected/appointed office.

Please indicate the board(s) for which you seek appointment by the City Commission. Financial disclosure and/or background checks are required for certain citizen board members; see footnotes.

☐	Citizen Advisory Council for Fire Dept.[2]	☐	Parks & Recreation Advisory Board[2]
☐	Citizen Advisory Council for Police Dept.[2]	☑	Planning & Zoning Commission[1]
☑	Code Enforcement Board[1]	☐	Personnel Board
☐	General Employees' Retirement Trust Fund Board of Trustees[1]	☐	Police Officers' and Firefighters' Retirement Trust Fund Board of Trustees[1]
☐	Human Relations Diversity Board[2]		

[1] Financial disclosure forms must be submitted after appointment to a quasi-judicial board.
[2] Background checks are required before a member may participate in public-contact events.

Is this for Reappointment? ☐ Yes ☑ No

Have Attended at Least 1 Meeting of Requested Board(s)? ☑ Yes ☐ No

You are strongly encouraged to attend at least one meeting of any board for which you seek appointment prior to submitting your application.

List any education, experience, and/or skill or civic involvement that would be relevant to serving on a board.
Is a Resume Attached? ☑ Yes ☐ No

Education: B.A. Political Science - UCF (2020)

Experience:

Special Knowledge or Skills:

Community/Civic Organizations & Involvement: Orange County Affordable Housing Board
Orange County Nuisance Abatement Board

Hobbies or Special Interests:

ACKNOWLEDGMENT (Check Below):

- ☑ I understand that in accordance with the Florida Sunshine Law, this information will be available for public review and I waive any objections to such publication.
- ☑ If appointed, I agree to faithfully and fully perform the duties of the Board, make every endeavor to serve my full term, and will comply with all laws or Ordinances of the City, County, and State of Florida.
- ☑ I understand, if appointed, an updated application must be submitted to seek appointment to another advisory board.
- ☑ I understand that Financial disclosure forms must be submitted after appointment to a quasi-judicial board.

STATE REPORTING REQUIREMENTS

Section 760.80, F.S., requires the City submit a report annually to the Secretary of State disclosing race, gender, and physical disabilities of board and committee members. Please check the appropriate boxes below:

Race	Gender	Disability
○ African-American	◉ Male	☐ Physically Disabled
○ Asian- American	○ Female	
◉ Hispanic-American		
○ Native American		
○ Caucasian		

By my signature below, I attest that the information provided herein is true and correct, and I acknowledge and agree that a background check will be required when my duties include contact with the public.

Signature _____ Date 1/30/2024

1667 Fallmonte Court
Ocoee, FL 34761
321-947-3110
johnmichaelf98@yahoo.com

Johnmichael Fernandez

EXPERIENCE

Florida Apartment Association, Orlando, FL — *Local Government Affairs Manager*

September 2021 - PRESENT

- Assist in the development, coordination, and implementation of local government relations efforts on behalf of four affiliates of the Florida Apartment Association.
- Represent the apartment industry's positions at public hearing, in private local legislative meetings, and in public forums.
- Develop talking points for local issues, and serve as a point of contact for local legislative information.

Osceola County Association of Realtors, Kissimmee, FL — *Government Affairs Coordinator*

February 2021 - September 2021

- Assisted in the development and growth of the association's Realtor PAC.
- Coordinated government relation efforts with local governments and engaged similar associations as potential coalition members.
- Liaison for Legislative and RPAC committees, drafting minutes and facilitating meetings.
- Represented the association at local government and other stakeholder meetings.

Orange County Bar Association, Orlando, FL — *Lawyer Referral Counselor*

August 2018 - February 2021

- Assisted Orange County residents in securing legal representation through the lawyer referral program.
- Assisted the Director of Public Programs with the development and growth of the lawyer referral program to over 600 referrals made each month and over 50,000 calls a year.
- Coordinated with volunteers and interns for program training.

EDUCATION

University of Central Florida, Orlando, FL — *Bachelors of Arts in Political Science*

- Minor in Hospitality Management

- Certificate in Intelligence and National Security

CIVIC ENGAGEMENT

- Orange County Nuisance Abatement Board, May 2021-Present
- Orange County Affordable Housing Advisory Board, November 2022-Present

AWARDS

Eagle Scout - 2013

CODE ENFORCEMENT BOARD

Created by Ord. #741 on 6-16-81/Amended by Ord. #1004 on 9-1-87/ #89-43 on 11-21-89/ #95-06 on 3-7-95 / #2017-005 on 1-17-17.
Members must be City residents per § 7-5.A, Code of Ordinances and they will serve 3 year terms.
Election for Chair and Vice-Chair held in June.

(7 Regular and 2 Alternate Members ~ 4 is a Quorum)

Member	District	Email	Term Expires
1. Vacant			June 2024
2. Warren Lewis	1	walewis051515@gmail.com	June 2026
3. Joe Bandur	1	joecodee@yahoo.com	June 2025
4. William Mann	4	Malachiyehuda17@gmail.com	June 2025
5. David Brennan	4	mrhometurf@aol.com	June 2024
6. Laini Schultz	2	lainischultz@gmail.com	June 2025
7. Crystal Smalldon	2	crystalsmalldon@gmail.com	June 2026

Alternate Members	District	Email	Term Expires
1. Vacant			
2. Vacant			

Board Attorney

Fowler, Feeney & Associates ***407/425-2684 (W)***
James A. Fowler "Skip", Esq. ***407/487-0005 (Fax)***
Sharyn Hudson – Executive Assistant ***sharyn@ffalaw.org***
28 West Central Blvd.
Suite 400
Orlando, FL 32801

STAFF REPORT

Meeting Date: February 20, 2024
Item #: 3

Contact Name: Rick Geller, City Attorney
Contact Number:

Department Director: Rick Geller, City Attorney
City Manager: Robert Frank

Subject: Approval of Resolution Establishing Rules and Procedures for the City Commission. (City Attorney Geller)

Background Summary:
On February 6, 2024, the City Commission, by consensus, formally directed the City Attorney to propose Rules and Procedures. The City Attorney has conducted research going back decades and determined that the City Commission has not formally adopted comprehensive rules and procedures; however, the City Commission has adopted specific rules governing decorum and travel expensive reimbursement.

Section C-13 of the City Charter states, "The City Commission shall determine its own rules and order of business and shall keep a record of its proceedings."

The attached Resolution would approve the proposed City Commission Rules and Procedures, broken into seven parts:

Rule 1 - General Principles

Rule 2 –Meetings

Rule 3 – Agenda

Rule 4 – Conduct of Meetings

Rule 5 – Use of Commission Chambers;

Rule 6 – Travel; and

Rule 7 – City Website.

Rule 1, setting forth "General Principles," would establish that the most recent edition of *Roberts Rules of Order* are a "general guideline." (Rule 1.1.4). "The City Commission is the sole judge, interpreter and enforcer of these Rules." (Rule 1.1.5). "The failure by the City Commission to strictly observe any of these Rules shall not affect the jurisdiction of the City Commission or invalidate or otherwise affect the legality of any action taken by the City Commission that otherwise comports with

basic due process." (Rule 1.1.3). The Rules do not "grant any rights to any third party," including the right to enforce the Rules. (Rule 1.1.2).

Rule 2 describes procedures for the various types of meetings (Regular, Special, Emergency, and Public Workshops), and ensures public notice (Rule 2.1) and access (Rule 2.8).

Rule 3, governing the Agenda, mandates certain notices regarding appeals and accommodations for persons with disabilities (Rule 3.2.2), establishes the means by which the City Commission may ask the City Manager to place an item on a regular meeting agenda (Rule 3.3.1), sets agenda deadlines (Rule 3.4.1), and requires posting and distribution of the Agenda Packet (Rules 3.5 and 3.6). Rule 3.3.3 prohibits, without Commission approval, "business sales presentations outside of an interview" in response to an official City solicitation, such as a Request for Proposal or Invitation to Bid. Rule 3.6.2 establishes an expectation that Commission members shall conduct a "full review the agenda packet prior to attendance at the City Commission" and shall "direct questions or requests for clarification" to the City Manager and City Attorney prior to the meeting.

Rule 4, governing the "Conduct of Meetings," sets forth basic parliamentary procedure, including the use of "point of order" (Rule 4.1.3), "call for the question," a "motion to limit debate" (Rule 4.1.7(9)), and procedures for amending a motion (Rule 4.7). Rules 4.1.2 and 4.1.3 establish the Commission's right to overrule a ruling of the presiding officer by a majority vote upon a motion and a second. Rule 4.2 reflects the City's usual and customary Order of Business. Rule 4.3 establishes procedures with regard to public participation. Rule 4.4 governs meeting decorum. Rule 4.5 establishes that removing an item from the consent agenda would require a motion and a second. Rule 4.6 establishes procedures for legislative and quasi-judicial public hearings, including public participation. Rule 4.9 authorizes a Commission member's participation via the use of video conferencing to twice in a calendar year and "only in exceptional circumstances," including hospitalization and military deployment. Rules 4.9 and 2.6 reflect State law that virtual attendance cannot establish a physically-present quorum absent an Executive Order or declaration of emergency by the Governor. Rule 4.10 recognizes the voluntary nature of the opening invocation and pledge of allegiance.

Rule 5 prohibits the use of Commission Chambers by a candidate or political campaign in order to preserve "the City's neutrality with respect to political campaigns, and to avoid any false or misleading impression that the City or City Commission endorses or favors a particular candidate."

Rule 6 incorporates the City Commission's Non-Local Travel Policy.

Rule 7 recognizes the City Manager's control over the City website and requires Commission approval prior to submitting unsolicited items for posting.

Issue:
Should the Honorable Mayor and City Commissioners approve of the Resolution approving of the City Commission Rules and Procedures?

Recommendations:
The City Attorney recommends approval of the Resolution approving of the City Commission Rules and Procedures.

Attachments:
1. Resolution
2. Rules and Procedures of the Ocoee City Commission

Financial Impacts:
None

Type of Item: Consent

RESOLUTION NO. ____

A RESOLUTION APPROVING OF RULES AND PROCEDURES FOR THE CITY COMMISSION OF THE CITY OF OCOEE, GOVERNING GENERAL PRINCIPLES, NOTICE REQUIREMENTS, DECORUM, THE AGENDA, THE CONDUCT OF MEETINGS, USE OF COMMISSION CHAMBERS, AND SUBMISSION OF MATERIALS FOR THE CITY WEBSITE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Ocoee has the authority to adopt this Resolution pursuant to Article VIII of the Constitution of the State of Florida and Chapter 166, Florida Statutes; and

WHEREAS, pursuant section C-13 of the Charter of the City of Ocoee, "The City Commission shall determine its own rules and order of business and shall keep a record of its proceedings;" and

WHEREAS, the City Commission finds that adopting and enforcing reasonable rules and procedures governing its meetings, including notice requirements, rules of decorum, the agenda, the order of business, public hearing procedures, and use of Commission Chambers, is in the best interest of promoting the public health, safety and welfare; and

NOW, THEREFORE, BE IT RESOLVED AND ENACTED by the City Commission of the City of Ocoee, as follows:

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

SECTION 2. Adoption. The City Commission hereby approves and adopts the attached "City of Ocoee City Commission Rules and Procedures" (hereinafter, the "Rules and Procedures").

SECTION 3. Severability**.** If any section, subsection, sentence, clause, phrase, word or provision of this Resolution or of the Rules and Procedures is for any reason held invalid or

unconstitutional by any court of competent jurisdiction, whether for substantive, procedural, or any other reason, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions of this Resolution or of the Rules and Procedures.

SECTION 4. Conflicts. In the event of a conflict or conflicts between this Resolution and any other resolution, ordinance, any prior approved rules or procedures of the City Commission, or any provision of law, this Resolution and the Rules and Procedures shall control to the extent of the conflict, as allowable under the law.

SECTION 5. Effective Date. This Resolution and the Rules and Procedures shall become effective immediately upon passage and adoption.

PASSED AND ADOPTED this ____ day of _____, 2024.

APPROVED:

ATTEST:

CITY OF OCOEE, FLORIDA

_____
Melanie Sibbitt, City Clerk

_____
Rusty Johnson, Mayor

(SEAL)

APPROVED BY THE OCOEE CITY COMMISSION ON _____, 2024 UNDER AGENDA ITEM NO._____

FOR USE AND RELIANCE ONLY BY THE CITY OF OCOEE, FLORIDA;

APPROVED AS TO FORM AND LEGALITY
this ___ day of _____, 2024.

FISHBACK DOMINICK

By:_____
Richard S. Geller, City Attorney

CITY OF OCOEE
CITY COMMISSION

RULES AND PROCEDURES

RULE 1 - GENERAL PRINCIPLES

Rule 1.1 PURPOSE & INTERPRETATION

1.1.1 Pursuant section C-13 of the Charter of the City of Ocoee, "The City Commission shall determine its own rules and order of business and shall keep a record of its proceedings."

1.1.2 The City Commission has adopted these Rules and Procedures (sometimes herein called "Rules") for the purpose of providing a method for conducting its affairs. Nothing herein is intended to, nor shall grant any rights to any third party, including, without limitation, for enforcement of the Rules set forth herein.

1.1.3 The failure by the City Commission to strictly observe any of these Rules shall not affect the jurisdiction of the City Commission or invalidate or otherwise affect the legality of any action taken by the City Commission that otherwise comports with basic due process.

1.1.4 Matters of procedure not otherwise provided for herein shall, insofar as practical, be determined by reference to *Robert's Rules of Order, Newly Revised Edition (Most Recent)* as a general guideline. Robert's Rules of Order are not applicable to every procedural matter governing a public meeting in the State of Florida and such parliamentary rules shall not govern to the extent inconsistent with law or procedural rules the City Commission may adopt from time to time.

1.1.5 The City Commission is the sole judge, interpreter and enforcer of these Rules.

1.1.6 To the extent inconsistent, the Rules set forth herein shall supersede and replace any prior adopted policies, rules, and resolutions governing the City Commission and meetings of the City Commission concerning the matters set forth herein.

1.1.7 If any email address, website address, telephone number or other contact information, or statutory citation referenced in these Rules becomes outdated or incorrect, the City Manager may update such information as needed without need for a vote of the City Commission.

1.1.8 References to the City Clerk shall include the City Clerk or, in the appropriate context, the City Clerk's designee.

1.1.9 References to the City Manager shall include the City Manager or, in the appropriate context, the City Manager's designee.

Rule 1.2 MAYOR

1.2.1 In accordance with section C-20 of the City Charter, the Mayor shall preside at all meetings of the City Commission, if present, and in the Mayor's absence, the Mayor pro tem shall preside. In the absence of both the Mayor and the Mayor pro tem at a particular meeting, the City Commission members present may select another City Commission member in attendance to preside, and should consider the Commissioner with the most seniority of service as a member to preside. The term "Mayor" within these Rules shall include, in the appropriate context, the Mayor pro tem or other member of the City Commission serving as the presiding officer of a City Commission meeting in the Mayor's absence.

1.2.2 The Mayor shall preserve order and decorum in the City Commission meeting chambers before, during, and after all regular or special meetings and workshops of the City Commission, and shall have authority to regulate irrelevant debate, repetitious discussion, and disruptive behavior at a public meeting.

1.2.3 The Mayor shall serve as the City Commission's designated liaison and representative for meetings and interactions with elected and appointed representatives of the Federal, state, and other local governments, unless the City Commission designates another member for a specific task.

1.2.4 These Rules may be suspended, in part or in whole, by order of the Mayor in his/her discretion, or (ii) by a majority vote of the City Commission. The City Commission may overrule the Mayor's decision to suspend these Rules in whole or in part by a majority vote.

RULE 2 – MEETINGS

Rule 2.1 PUBLIC NOTICE OF MEETINGS

2.1.1 The City Clerk shall provide proper notice for all meetings of the City Commission via the City's webpage. Further, the City Clerk is responsible for ensuring compliance with meeting notice and public hearing requirements under the Florida Sunshine Act, Florida Statutes § 286.011.

2.1.2 Except for an emergency ordinance, a public hearing concerning the proposed adoption of an Ordinance will be advertised in a newspaper of general

circulation at least (10) days in advance of the public hearing, in accordance with Florida Statutes § 166.041(3)(a).

Rule 2.2 REGULAR MEETINGS

2.2.1 The City Commission will meet in regular session on the dates and times the City Commission establishes on its schedule of City Commission meetings and on such other days as special meetings, emergency meetings, or workshops may be called to conduct City business. The City Commission will meet no less than once per month. City Commission meetings will normally start at 6:15 PM unless otherwise announced. The City Commission, upon the proposal of a member or the City Manager, may cancel certain meetings in proximity to nationally-recognized holidays or due to other circumstances that may prevent the attendance of at least two City Commissioners. The City Manager may propose a list of meetings for the City Commission's review for cancellation.

2.2.2 If the City Commission chambers shall appear inadequate to accommodate members of the public who wish to attend a meeting of great public interest, overflow viewing may be established using video technology in one or more conference rooms at City Hall. Alternatively, the Mayor, in consultation with the City Manager, may authorize a change of venue for the meeting to a larger offsite facility within the City. A notice of such change shall be prominently posted on the door of the regular meeting place. The City Clerk shall also post notice of such change in the meeting location on the City's website.

2.2.3 A regular meeting of City Commission shall be limited to four (4) hours in duration, unless extended by majority vote. In the event the Mayor anticipates that business on the agenda will not be completed within four hours, the Mayor may change the order of items to accomplish as much business as possible within the time limitation. Any business not concluded within the time limitation will be carried forward to the next regularly scheduled City Commission meeting, unless a special meeting is called to address such items before the next regular meeting.

2.2.4 The Mayor may change the order of items on the agenda when in the best interest of all parties in attendance.

Rule 2.3 SPECIAL MEETINGS

2.3.1 The Mayor may call a special meeting of the City Commission upon written request delivered to the City Clerk and City Manager or the City Manager may call a Special Meeting in consultation with the Mayor.

2.3.2 A notice of a special meeting called shall be given to each City Commission member at least 24 hours before the special meeting occurs. The City Clerk shall send such notice to each City Commission member by electronic mail and attempt to inform each Commission member by cell phone about the special meeting if the special meeting

was not announced at another City Commission meeting. The notice shall contain the date, time, place, and purpose of the special meeting. The City Clerk shall also post on the City's website, and advertise in accordance with chapter 50, Florida Statutes, the time, place, and purpose of the special meeting at least 24 hours before the special meeting occurs.

Rule 2.4 EMERGENCY MEETINGS

2.4.1 An emergency meeting shall be called: (1) upon notification by the City Manager to the City Commission and City Clerk; (2) on a request by the Mayor to the City Manager and City Clerk; or (3) on a request by a City Commissioner to the City Manager, who shall either schedule the emergency meeting with the City Clerk or notify the City Commission of the request and ask if any other member concurs in the request, in which case the emergency meeting shall be scheduled. An emergency meeting should be called only if a delay in addressing an issue could result in severe and imminent danger to the health, safety, and welfare of the public or property, or cause irreparable harm to the City or its taxpayers, business owners, or residents.

2.4.2 Emergency meetings should be posted on the City's website 24 hours in advance or as soon as practicable. The City Clerk should attempt to notify each City Commission member about any emergency meeting via email and cell phone.

2.4.3 Under Florida Statutes § 286.0114(3), the public's opportunity to be heard does not apply to Emergency Meetings if the time required for public comment would cause an unreasonable delay in the City Commission's ability to deal with an emergency situation affecting public health, welfare, or safety.

2.4.3 Actions taken by the City Commission at an emergency meeting must be discussed and ratified at a subsequent special or regular meeting of the City Commission.

Rule 2.5 PUBLIC WORKSHOPS

2.5.1 The City Commission, by consensus or majority vote, may schedule public workshops for such purposes as receiving background information on staff matters, briefings from staff, and discussion among City Commission members and staff as to issues of concern.

2.5.2 Such workshop meetings are to be informational in nature with no public hearing. The City Commission will not make any final disposition of any item at a workshop.

2.5.3 A City Commission workshop shall be publicly noticed by the City Clerk in the same manner as a special meeting.

2.5.4 Public comment is not permitted at a workshop, unless authorized by an affirmative vote of the City Commission.

Rule 2.6 QUORUM

2.6.1 A quorum of the City Commission consists of three (3) or more City Commission members physically present and qualified to act. A quorum may be established by virtual presence, either via video or telephonically, if allowed by a declaration of emergency or Executive Order issued by the Governor of the State of Florida.

Rule 2.7 ADJOURNED MEETINGS

2.7.1 Any meeting may be adjourned to a time and place fixed in a motion. If a time and place is not specified in the motion, the meeting will be adjourned to the place and time fixed for the next regular meeting.

2.7.2 If at the time fixed to begin any meeting, or at any time in the course of a meeting, less than a quorum is present, the Mayor, or in the Mayor's absence any City Commission member, or if no City Commission members are present then the City Clerk shall declare the meeting adjourned to the next regular meeting.

2.7.3 In the event a meeting is adjourned, all matters on the agenda not disposed of shall be continued to the next City Commission meeting.

Rule 2.8 PUBLIC ACCESS

2.8.1 All meetings of the City Commission are open to the public except for portions thereof that may be closed to the public as permitted by applicable law, such as to discuss pending litigation under Florida Statutes § 286.011(8).

2.8.2 All visitors may be requested to comply with security screening protocols.

2.8.3 Pursuant to Florida Statutes § 381.00316, no person shall be barred from a public meeting of the City due to failure to wear a face mask or obtain a vaccination. The City will not require persons to provide any documentation certifying COVID-19 vaccination or post infection recovery, impose a COVID-19 testing mandate to gain access to or entry upon any City property or as a condition of receiving any service from the City. The City will not require a person to wear a face mask, a face shield, or any other facial covering that covers the mouth and nose to gain access to or entry upon any City property or as a condition of receiving any service from the City. Notwithstanding the foregoing, persons shall be free to undertake such healthcare precautions voluntarily.

Rule 2.9 MEETING RECORD

2.9.1 The City Clerk shall take and maintain minutes of each City Commission meeting. The term "minutes," as used in Florida Statutes § 286.011, contemplates a brief

summary or series of brief notes or memoranda reflecting the events at the meeting, as stated in AGO 82-47. The City Clerk shall make the minutes of each meeting available to members of the public by a public records request. The approval of the minutes shall be on the consent agenda at a subsequent City Commission meeting. The minutes shall be posted for public view on the City's website after their approval.

RULE 3 – AGENDA

Rule 3.1 FUNCTIONS OF AGENDA

3.1.1 The agenda serves to introduce items to the City Commission, to establish the order of business and to give notice of the City's upcoming business to the public. The notice of a special meeting and any notice of an emergency meeting is the agenda for such meeting.

Rule 3.2 NOTICE BY AGENDA

3.2.1 Unless a law requires particular notice of a particular item to an affected person, the agenda is the only required notice.

3.2.2 The agenda shall contain the following notices to the public:

> **APPEALS:** IN ACCORDANCE WITH FLORIDA STATUTES § 286.0105, ANY PERSON WHO DESIRES TO APPEAL ANY DECISION AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THIS PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.
>
> **ACCOMMODATIONS FOR DISABILITIES:** IN ACCORDANCE WITH FLORIDA STATUTES § 286.26, PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY PROCEEDINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK, 1 N. BLUFORD AVENUE, OCOEE, FL 34761, (407) 905-3105, 48 HOURS IN ADVANCE OF THE MEETING.

Rule 3.3 INTRODUCTION OF ITEMS

3.3.1 Subject to compliance with agenda deadlines and Rule 3.4, the City Commission and City Attorney may ask the City Manager to place an item on a regular meeting agenda. The Mayor shall have final approval of the agenda except where the City Commission has previously voted to include or not include a specific agenda item.

Requests to place an item on the agenda shall be directed to the City Manager, who shall then forward the request to the City Clerk unless the timing or subject matter of the requested agenda item is likely to compromise the City's position in any imminent or on-going litigation or administrative proceedings in which the City is or is likely to be involved. Subject to the foregoing, any agenda item requested by a member of the City Commission must be placed on the agenda.

3.3.2 The City Manager, City Clerk, and Mayor shall conduct an agenda review meeting, at which they may authorize state and local governments, city advisory boards, civic groups, and nonprofit organizations to give presentation at a City Commission meeting. The City Commission may also approve such presentations.

3.3.3 Business sales presentations outside of an interview in response to an Invitation to Bid, Request for Proposals, or Request for Information, or other official solicitation of the City are not permitted unless authorized by the City Commission. No City Commissioner shall verbally authorize or promise payment to any individual or business for services to the City without City Commission approval.

3.3.4 The agenda for every regular meeting shall be prepared by the office of the City Clerk and/or the City Manager in the manner and format prescribed herein.

Rule 3.4 AGENDA DEADLINES

3.4.1 Any City Commission member who wishes to place an item on the agenda shall endeavor to notify the City Clerk of such item no later than 4:00 P.M., fourteen (14) days before the next regularly scheduled meeting and provide the City Manager and/or City Clerk with any relevant information. Any agenda item requested by a City Commission member that requires adoption by resolution, or requires a public hearing or particular public notice that cannot be met by the next regular meeting may be deferred to a future City Commission meeting in order to meet applicable advertising requirements and/or to provide for sufficient time to prepare a resolution.

Rule 3.5 AGENDA POSTING

3.5.1 The agenda for regular and special meetings of the City Commission shall be posted on the City’s website and distributed to the City Commission at least three (3) days in advance of each regular and special meeting of the City Commission.

Rule 3.6 DISTRIBUTION OF AGENDA PACKET

3.6.1 No later than three calendar (3) days before the next regularly scheduled City Commission meeting, or as soon as possible before an emergency meeting or special meeting, the City Clerk will distribute copies of the agenda together with an agenda packet to City Commission members, consisting of reports and other written materials that relate to the business matters coming before the City Commission.

Generally, the goal should be to distribute the agenda package to the City Commission on the Friday before each City Commission meeting held on a Tuesday evening followed by updates to the agenda package as needed made by the end of day on the Monday before the Tuesday meeting.

3.6.2 City Commission members are expected to fully review the agenda packet prior to attendance at the City Commission meeting. Members should direct any questions or requests for clarification to the City Manager prior to the meeting. Members should direct any legal questions to the City Attorney prior to the meeting.

3.6.3 The City Clerk shall post the agenda packet on the City's website at least 36 hours before a regular or special meeting.

RULE 4 - CONDUCT OF MEETINGS

Rule 4.1 THE MAYOR

4.1.1 The Mayor, or in his or her absence or incapacity the Mayor pro tem, shall preside over meetings of the City Commission and cause the business of the City Commission to be transacted in accordance with these Rules. The Mayor may yield as presiding officer to a member of his or her choice to conduct a portion of a meeting.

4.1.2 The Mayor shall determine all questions of order and procedure, subject to appeal to the full City Commission, but shall liberally grant leave to the City Attorney, who shall serve as parliamentarian, to speak to the question and provide guidance. A City Commission member can announce an appeal of the Mayor's ruling, which shall require a second from another City Commission member. The Mayor shall then state the question in terms of upholding the ruling and may state his or her reasons for the ruling. Then the member appealing has the floor to open debate on the appeal. Once debate has ended, the Mayor shall put to a vote the question, "Shall the decision of the Mayor be sustained?" A majority or tie vote shall sustain the ruling of the Mayor. The Mayor votes on such appeals.

4.1.3 If a City Commission member believes the Rules are being violated, that City Commission member may interrupt a speaker without being recognized by stating, "Point of order." No motion is required, nor is debate allowed. The Mayor shall ask the City Commission member to state the point, and then shall rule. The ruling is subject to appeal to the full Commission. The Mayor, if in doubt, may put the question to an immediate vote.

4.1.4 The Mayor has authority to recess without appeal any meeting when noise, disturbance, indecorum, or any other circumstances warrant a recess to enable the City Commission to conduct its business in an appropriate manner. The Mayor may direct security personnel to cause any person disrupting a meeting to be removed from the meeting room or building or to otherwise eliminate a source of disruption.

4.1.5 The Mayor has the authority to recess a meeting upon the request of any City Commission member. Recognizing that fatigue, discomfort and tedium detract from the quality of participation in deliberative processes, the Mayor is encouraged to call or grant requests for recesses at such frequency as dictated by the time of day, temperature, and other circumstances.

4.1.6 The Mayor shall have the right to make motions, second motions and participate in debate and discussions, and vote on all agenda items at all meetings of the City Commission.

4.1.7 The Mayor shall:

(1) Conduct the meeting firmly and courteously while maintaining order at all times.

(2) Ensure that a City Commission member is recognized before speaking and permit only one person to speak at a time.

(3) Allow persons not on the City Commission to speak only at designated times, applying time limits with reasonable allowances for additional time as the Mayor determines is appropriate under the circumstances, and may limit immaterial or redundant presentations or requests.

(4) Reject frivolous motions and motions not permitted by the Rules. Require motions to be stated affirmatively and to the point.

(5) Allow the maker of the motion to speak first. Restate the motion only if necessary. The City Clerk may also restate the motion upon request by a City Commission member. The City Attorney may assist in articulating a motion.

(6) Allow a City Commission member additional opportunities to speak on a matter after all other City Commission members have had an opportunity to speak.

(7) Allow interruption of a speaker only by consent of the speaker or for permitted reasons (*e.g.*, “point of order”).

(9) Terminate debate upon a majority vote to “Call for the Question.” If a member “Calls for the Question,” the Mayor shall ask if any member objects to closing debate. If any member objects to closing debate, the Mayor shall request a second to Call for the Question, and shall put the “Call for the Question” to vote without debate. The Mayor shall also enforce a Motion to Limit Debate which also requires a majority vote in favor. A Motion to Limit Debate may set a time-limit on debate for an entire matter or per side of a

disputed matter, or state a time certain when a vote will take place. A Motion to Limit Debate must be seconded and is not subject to debate.

(10) Reject discussion of motions not debatable (*e.g.*, a Motion to Adjourn, Motion to Recess, Call the Question, Motion to Limit Debate, or Motion to Table an item).

(11) Recognize that all City Commission members have equal rights, privileges, and obligations, remaining impartial in the use of authority.

Rule 4.2 ORDER OF BUSINESS

4.2.1 The agenda of regular meetings shall adhere substantially to the following order:

1. Call to Order
2. Opening Invocation
3. Pledge of Allegiance
4. Public Comment (non-public hearing items)
5. Emergency Items (if any)
6. Consent Agenda
7. Public Hearings (if any)
8. Regular Business
9. Discussion and direction on future agenda items
10. Mayor and Commissioner Reports (5 minutes per member)
11. Adjourn

The foregoing order of business shall be truncated to attend to the subject matter of a special meeting or emergency meeting.

4.2.2 The City Clerk shall provide a reasonable number of hard copies of the agenda (not including supporting material) for public review at the meeting. The public may review supporting material on the City's website or inspect the material in person on request to the City Clerk.

4.2.3 By majority vote of City Commission, agenda items may be added or deleted at the start of a regular City Commission meeting. Items added should be limited to emergencies, matters affecting public safety, or urgent or time-sensitive items of major significance affecting City operations.

Rule 4.3 PUBLIC PARTICIPATION

4.3.1 Members of the public shall be given a reasonable opportunity to be heard during the Public Comment portion on items coming before the City Commission for official action, except for the following items:

(i) An official act that must be taken to deal with an emergency situation affecting the public health, welfare, or safety, if devoting time to public comments would cause an unreasonable delay in the ability of the City Commission to act; or

(ii) Ministerial acts, including but not limited to, approval of minutes, parliamentary motions, and ceremonial proclamations; or

(iii) A meeting that is exempt from public participation pursuant to F.S. § 286.011; or

(iv) A hearing during which the City Commission is acting in a quasi-judicial capacity. This paragraph does not affect the right of a person-in-interest to be heard and present witnesses as provided by law; or

(v) A workshop at which no official action is taken.

4.3.2 In accordance with Florida Statutes § 286.0114, the opportunity to be heard need not occur at the same meeting at which the City Commission takes official action on the matter if the opportunity occurs during the decision-making process and is within reasonable proximity in time before the meeting at which the City Commission takes official action, as determined by the City Commission.

4.3.3 Members of the public should use the Public Comment portion of the agenda to discuss any non-public hearing item that is on the agenda as well other relevant City business that such person would like to discuss. Before the start of the Public Comment segment of a meeting, anyone wishing to address the City Commission shall submit a written request to the City Clerk on the City Clerk's prescribed form, identifying the following information:

1. Name

2. Address, Subdivision, or P.O. Box

3. Telephone number

4. Specific subject matter to be discussed. All subjects must be germane to City business. Subjects shall be reviewed and questions that are germane to areas of City business may be referred to the City Manager for consideration or resolution. The subject matter shall be clear and address a specific issue.

4.3.3 The Mayor shall call the speaker's name and may state the subject matter to be discussed. The individual speaking shall thereafter take his or her place at the podium,

state their name and may state their address, subdivision, or Post Office Box, and may further state whether he or she resides in, works in, or has a business in the City (and the name of the business, if applicable).

4.3.4 A time limit of 3 minutes shall be allotted to speak per person, unless the Mayor specifies otherwise. The mayor may reduce the allotted time to speak to 2 minutes when a large number of persons wish to be heard. Groups are encouraged to designate a spokesperson to whom individuals who are present at the meeting may give their time to speak on their behalf, up to a total of 12 minutes, or as much time as otherwise allowed by the Mayor.

4.3.5 During the Public Comment portion of the meeting, the City Commission generally shall not respond to any questions or comments by the public, but a member may ask the Mayor for an opportunity to respond. The Mayor may direct any responses to public comments and questions to the City Manager.

4.3.6 The City Commission generally shall not attempt to resolve issues addressed during Public Comment but the Mayor may ask the City Manager and/or City Attorney as appropriate to evaluate and seek resolution of such matters.

4.3.7 The Mayor may call out of order any person who fails to make germane comments or otherwise disrupts the proceedings. When a speaker has been declared out of order by the Mayor, they shall cease speaking and be seated immediately. If the person refuses to be seated when declared out of order and/or if the person continues to disrupt the meeting, the Mayor may order the person removed from the City Commission Chambers by law enforcement for the remainder of the meeting. Actions of the Mayor are considered actions of the City Commission. Should any City Commission member disagree or disapprove of the actions of the Mayor, the City Commission member may call a point of order and the City Commission shall rule on the point of order.

4.3.8 All relevant documentary evidence shall be submitted to the City Clerk for the record of the proceedings, who may administratively mark such evidence in the event of an appeal.

4.3.9 Speakers shall follow all written and verbal instructions so that their remarks are electronically recorded.

4.3.10 A speaker asserting a statement of fact may be asked to document and identify the source of the fact asserted.

4.3.11 An individual who cannot attend a meeting may submit written comments and related materials at least one business day (*i.e*. Monday through Friday, excluding legal holidays) before 12 P.M. prior to the meeting. Written comments must include the writer's name, address, phone number, and clearly identify the agenda item addressed at the top of the written submission or subject line of an email. Comments are limited to

a maximum of 800 words per item and shall be submitted to the City Clerk in one of the following ways:

Email to: citizens@ocoee.org

U.S. Mail or hand delivery to: Office of the City Clerk

City of Ocoee
City Hall
1 N. Bluford Avenue
Ocoee, FL 34761

The City Clerk shall provide to the City Commission written comments and related materials relevant to an agenda item that are timely and appropriately submitted. Comments that are irrelevant to an agenda item, do not include the required information, or are not submitted within the prescribed timeframe may not be distributed to City Commission members for consideration at the meeting. All comments received by the City are public records, and shall be maintained accordingly.

Rule 4.4 DECORUM

4.4.1. The Mayor is empowered to, and shall preserve decorum. The Mayor may declare a recess or adjourn any meeting when necessary to maintain strict order and decorum.

4.4.2 Each City Commission member has a duty to maintain respect for each other, the City staff, and the public. Likewise, the City Commission shall require respectful behavior from all persons who attend a City Commission meeting.

4.4.3. Members of the public attending City Commission meetings also shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Commission, as set forth herein. A civility code consistent with the provisions set forth herein shall be posted outside of Commission Chambers.

4.4.4. No person attending a City Commission meeting shall engage in disruptive behavior, intimidation, threats, harassment, or disorderly or loud or boisterous conduct that disturbs, disrupts, or otherwise impedes the orderly conduct of the meeting. Disruptive conduct may include, but is not limited to, the use of profanities or vulgarities, the display of abusive behavior, engaging in personal attacks, heckling, stamping of feet, whistling, yelling, jeering, and similar demonstrations, or other interruptions that delay proceedings.

4.4.5. Signs, placards, banners, or other similar items shall not be permitted in the audience during a City Commission meeting if the presence of such item disturbs, disrupts, or otherwise impedes the orderly conduct of the meeting.

4.4.5 Attendees shall turn off or silence any smart phones, cellular phones, or other mechanical or electronic devices while the City Commission meeting is in session.

4.4.6. Prolonged conversations by persons attending a meeting shall be conducted outside of Commission Chambers.

4.4.7 Only those individuals who have submitted speaker forms and who have been recognized by the Mayor or other presiding officer may address comments to the Commission. Such comments shall be directed to municipal issues and avoid redundancy. Comments at a public hearing on a particular agenda items shall be limited to the subject under consideration by the City Commission.

4.4.6 Any violation of the rules of decorum may result in issuance of a verbal warning by the Mayor, curtailment of a speaker's comments or presentation, the option to cease the interruption or leave the meeting, or involuntary removal from the meeting.

4.4.7 If any person refuses to leave a public meeting in defiance of an order from the Mayor, the Mayor may order any law enforcement officer on duty to remove that person from the public meeting. A person removed from the meeting must vacate the building and may not return before adjournment of the meeting. In addition, anyone who willfully interrupts or disturbs an assembled public meeting in violation of Florida Statutes § 871.01, is subject to arrest.

4.4.8 In accordance with Florida Statutes § 838.021, it is a crime to harm or threaten to harm any public servant, his or her immediate family, or any other person whose welfare the public servant has an interested in, with the intent to:

(a) Influence the performance of any act or omission that the person believes to be, or that the public servant represents as being, within the official discretion of the public servant, in violation of a public duty, or in performance of a public duty.

(b) Cause or induce the public servant to use or exert, or procure the use or exertion of, any influence upon or with any other public servant regarding any act or omission that the person believes to be, or that the public servant represents as being, within the official discretion of the public servant, in violation of a public duty, or in performance of a public duty.

Rule 4.5 CONSENT AGENDA

4.5.1 The Consent Agenda is defined as those items on the City Commission Agenda, which the City Manager and/or the Mayor consider routine. The full Consent Agenda may be approved upon motion, second, and voice vote of the City Commission. Any City Commission member may make a motion requesting removal of an item from the Consent Agenda for full and separate consideration. Items shall be pulled from the Consent Agenda upon a second to the motion, and shall be discussed and considered after the City Commission votes on the items remaining on the Consent Agenda.

Rule 4.6 PUBLIC HEARINGS & QUASI-JUDICIAL MATTERS

4.6.1 Legislative Public Hearings. Public hearings on legislative matters shall substantially adhere to the following order of business:

(1) The City Attorney shall read the title of the resolution or ordinance, as applicable;

(2) City staff shall present the agenda item (up to 10 minutes allotted);

(3) Public comment shall be taken (individuals are allowed 5 minutes each; groups are allowed up to 12 minutes per group with the appointment of a spokesperson). The City strongly recommends the appointment of a spokesperson for all groups. All those in agreement with a speaker may be asked to raise their hands so that the number of persons adhering to the speaker's viewpoint can be recorded in the minutes;

(4) City Commission members may ask questions, comment on the agenda item, and deliberate; and

(5) Action by the City Commission.

4.6.2 Quasi-Judicial Public Hearings.

(a) Quasi-Judicial proceedings shall substantially adhere to the following order of business:

(1) The Mayor shall make a statement to the public outlining the quasi-judicial process and relevant rules of conduct and decorum of proceedings;

(2) The City Clerk shall swear in witnesses (attorneys making legal argument are not required to be sworn);

(3) City Commission members shall disclose any *ex parte* communications related to the request;

(4) City staff shall present the application or proposal (up to 10 minutes allotted);

(5) Applicant shall present its case (15 minutes allotted, of which the applicant may reserve any portion for rebuttal, in addition to time normally allotted for rebuttal);

(6) Supporters/objectors/and members of the public may make comments (individuals are allowed 5 minutes each; groups are allowed up to 12 minutes per group with the appointment of a spokesperson). The City strongly recommends the appointment of a spokesperson for all groups. All those in agreement with the speaker may be asked to raise their hands so that the number of persons adhering to the speaker's viewpoint can be recorded in the minutes;

(7) The Applicant may present any rebuttal (up to 6 minutes allotted for rebuttal plus any time reserved from Applicant's case as referenced in subparagraph (5) above;

(8) City Commission members may ask questions, comment on the agenda item, and deliberate; and

(9) Action by the City Commission.

(b) City Commission members may ask questions of speakers or City staff members. Cross-examination of witnesses and closing argument may be allowed by the Mayor upon request of a party-in-interest before the close of the public hearing. After closing of the public hearing no further public comment shall be allowed. When a motion has been made and seconded, the City Commission may discuss the motion and shall vote on the matter.

(c) Formal Rules of Evidence governing proceedings in courts in the State of Florida shall not apply; however, the Mayor may exclude testimony and evidence deemed irrelevant, impertinent, and unduly repetitious.

4.6.3 The City Clerk shall retain as public records any documents, photographs, drawings, and presentations shown to the City Commission in support of, and in opposition to an issue presenting during a public hearing. The Agenda Packet shall be administratively marked as City's Exhibit 1 and any slide presentation by the City shall be City's Exhibit 2 in the event of any appeal.

4.6.4 *Ex parte communications and disclosures.* Ex parte communications are not presumed prejudicial provided any disclosure required in subsections (1), (2), or (3) below is made before or during the public meeting at which a vote is taken on the matter so that persons who have opinions contrary to those expressed in the ex parte communications have a reasonable opportunity to refute or respond to such communications, pursuant to Florida Statutes § 286.0115(1)(c).

(1) The subject of the communication and the identity of the person, group or entity with whom the communication took place is disclosed and made a part of the record.

(2) A written communication that relates to the quasi-judicial proceeding is described or made a part of the record before final action on the matter.

(3) A City Commission member may investigate and conduct site visits and may receive expert opinions regarding quasi-judicial action pending before them. Such activity shall not be presumed prejudicial to the action if the existence of the investigation, site visit, or expert opinion is described or otherwise made a part of the record before final action on the matter.

(4) Notwithstanding the provisions of this section above, in quasi-judicial proceedings on land use matters, a person may not be precluded from communicating *ex parte* with a member of the City Commission. Disclosure of such communications by a member of the City Commission is not required,

and such nondisclosure shall not be presumed to be prejudicial to the decision of the City Commission pursuant to Florida Statutes § 286.0115(2)(c).

(5) All quasi-judicial decisions of the City Commission must be supported by substantial, competent evidence in the record pertinent to the proceedings, irrespective of such communications, and are subject to judicial review on a Petition for Writ of Certiorari.

This provision does not apply to decisions of a legislative or executive nature since ex parte communications are not required to be disclosed for such matters.

Rule 4.7 VOTING

4.7.1 A motion, must be seconded by another City Commission member before the City Commission votes on the proposed motion. Unless otherwise City Charter required by, all motions must receive an affirmative vote of the majority of the quorum of the City Commission present at a meeting to be approved. A nomination by a City Commission member of a person to serve on the City Commission, advisory board or other committee for which the City Commission has authority to appoint members, is not required to have a second.

4.7.2 The Mayor may permit discussion by the City Commission on an agenda item before introduction of a motion. If a motion fails to receive a second, discussion shall end on that motion. A City Commission member may either introduce a motion followed by discussion, or discuss the issue followed by a motion.

4.7.3 The Mayor shall give the City Commission member offering the motion the first opportunity to speak to the motion, followed in order by other City Commission members wishing to be heard.

4.7.4 Any City Commission member may offer an amendment to a pending motion, provided that such amendment does not have the effect of undermining or circumventing the primary objective of the main motion. In all cases in which an amendment shall be offered, the motion shall be seconded and is debatable before a vote is taken on the amendment. If an amendment is adopted by majority vote, debate may continue on the motion as amended. If the City Commission member who made the main motion and the City Commission member making the second on the main motion agree to a proposed amendment to the main motion, the main motion can be restated to include the proposed amendment without the need to act separately on the proposed amendment.

4.7.5 Before the vote, the City Attorney, City Manager, or City Clerk may ask the Mayor for clarification of any pending motion. The City Attorney may suggest rewording of, or clarifications to motions.

4.7.6 The principal purpose of parliamentary procedure is to ascertain the will of the majority and to see that this will is carried out. City Commission members recognize that

the legislative and policy decision-making process involves interaction of competing ideas that resolve themselves in a decision by the City Commission. That decision may not satisfy all members, but the will of the majority shall prevail. Once a question has been voted on, the decision becomes that of the City, and each member should accept and abide by the results.

4.7.7 Members present shall vote, with no provision for proxy or absentee voting. Every City Commission member present must vote on every question except when required or allowed to abstain from voting unless there appears to be a possible conflict of interest or otherwise pursuant to Florida Statutes § 286.012. The Mayor has the same full voting power as any other City Commission member.

4.7.8 Pursuant to Section C-14 of the City Charter, the votes on any ordinance or resolution shall be individually recorded on the City's electronic voting system. Whenever electronic voting is inoperable, the City Clerk shall call the roll of City Commission members and record the vote of each member.

4.7.9 A motion to adjourn, to recess, or to table shall always be in order and shall be decided without debate. However, the Mayor may rule a motion to adjourn out of order prior to receiving public comments if such comment period or a public hearing is so noted on the agenda.

Rule 4.8 MEDIA ATTENDANCE

4.8.1 The meeting room has limited space for in-person attendance. In an effort to ensure that the maximum amount of space is reserved for members of the public who wish to attend the meeting, if the City receives multiple requests by the media for video footage of a meeting, the City may permit one pool camera at that meeting and each network/affiliate seeking video footage shall be granted access to that footage. Still photographs and recordings taken on personal devices (such as smart phones and cellular telephones) are permitted. The City Manager may designate an area within the City Commission meeting room for media and their equipment.

Rule 4.9 PARTICIPATION AT MEETINGS VIA USE OF VIDEO-CONFERENCING

4.9.1 A City Commission member may attend a City Commission meeting via use of video-conferencing technology only in exceptional circumstances, such as a serious medical condition, such as one requiring hospitalization, or military deployment. The use of video-conferencing by an individual member of the City Commission for attending a special or regular meeting shall be limited to not more than two times per calendar year, unless the City Commission grants a waiver by a majority vote allowing additional attendance via video-conferencing.

4.9.2 A member participating by video-conference may vote on matters before the City Commission as long as a quorum is physically present at the meeting or as otherwise established under Rule 2.6.

4.9.3 It shall be the responsibility of the member desiring to participate by video-conferencing to notify the City Manager of such at least 48 hours before the scheduled meeting in order to allow staff time to be prepared to accommodate virtual participation.

4.9.4 It shall be the responsibility of the City Commission member participating by video-conferencing to assure they have the equipment and internet bandwidth to adequately accommodate video-conferencing on their end of the connection.

4.9.5 It shall be the responsibility of the City and City staff to ensure the City has the appropriate equipment and technology on the City's end to accommodate video-conferencing that at a minimum:

a. Allows the public to see and hear the City Commission member participating virtually while the City Commission Member is speaking.

b. Allows the City Commission Member participating virtually to see and hear the person speaking in-person at the meeting.

c. Allows the City Commission Member participating virtually to see any presentation materials that are displayed for those participating in person.

4.9.6 In situations where the technology is failing to accommodate of the above, regardless of the cause, the City Commission member's ability to vote remotely shall be suspended until such time that the problem has been rectified. Any vote taken by the City Commission members physically present during such time shall stand and not be reconsidered unless the majority rules to allow a re-vote.

4.9.7 If technology failure becomes an on-going disruption to the meeting, the Mayor can order that the video connection be terminated until such time the technological failure can be remedied. A majority vote of the City Commission members present in person at the meeting can overturn the Mayor's order. In the event of a tie vote, the Mayor's determination stands.

4.9.8 A City Commission member who participates in a meeting by video-conferencing shall not have any member of the public present with him or her who cannot be seen and heard by others participating in the meeting.

Rule 4.10 OPENING INVOCATION/PLEDGE OF ALLEGIANCE

4.10.1 It is the policy of the City Commission to allow for an opening invocation, which may include: prayer; a reflective moment of silence; or a short solemnizing message to be offered before the City Commission's regularly scheduled meetings for the benefit of, and to accommodate the spiritual needs of City Commission members.

4.10.2 Any City Commission member may volunteer to give an opening invocation. No one else shall perform the opening invocation outside of the Fire Department Chaplain, Police Department Chaplain, a City Commission member, or another individual designated by the Mayor. Alternatively, the Mayor may request a moment of silent meditation.

4.10.3 Consistent with United States Supreme Court precedent, invocation speakers are hereby advised that the invocation should not denigrate any religious faith or non-religious views of others, threaten damnation, or proselytize or preach conversion to their faith or viewpoint. Statements reflecting ideals relating to peace and security for the nation; safety of our armed forces, police, firefighters and emergency service personnel; wisdom for the City Commission; and justice for the people are encouraged.

4.10.4 No member of the City Commission, City employees or staff, or any other person in attendance at the City Commission meeting shall be required to participate in any opening invocation that is offered. Those who do not wish to participate or witness the opening invocation may exit the City Commission chambers and return upon completion of the opening invocation.

4.10.5 Persons attending a City Commission meeting are invited to stand during the opening invocation and Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. Such invitation constitutes a general invitation that a person in attendance may stand if he or she wishes to do so for such observances.

RULE 5 – USE OF COMMISSION CHAMBERS

5.1.1 RESERVATION AND PERMITTED USES.

The Commission Chambers are reserved for governmental entities, councils, commissions, boards, and committees for the sole purpose of holding public meetings and public hearings to conduct the City's business. The Commission Chambers may be utilized for special occasions upon permission of the City Manager or majority vote of the City Commission

5.1.2 PROHIBITED USES

In order to preserve the dignity and cleanliness of the Commission Chambers, as well as the City's neutrality with respect to political campaigns, and to avoid any false or misleading impression that the City or City Commission endorses or favors a particular candidate, and to avoid the use of the services of any municipal employee by a candidate in violation of Florida Statutes § 106.15(3), the Commission Chambers may not be used for:

a) For-profit use of any kind or for any purpose;

b) Individual or personal use;

c) Serving or consuming food and/or beverages unless expressly permitted in advance; or

d) Any uses relating to political campaigns, including solicitation or accepting of political contributions in violation of Florida Statutes § 106.15(4), a reception for campaign contributors, press conferences, town halls or other citizen outreach events, or filming or photography for political advertisements.

5.1.3 PROCEDURE FOR SCHEDULING

a) Requests to reserve Commission Chambers shall be writing and go through the Office of the City Clerk and/or Office of the City Manager, either of which may communicate an acceptance or rejection of the request. City government activities shall have priority over any other proposed uses.

b) The requesting person(s) shall be responsible not to exceed room capacity and to leave the Commission Chambers in a neat and orderly condition, including but not limited to removing any trash, turning off all lights, closing all doors, and returning all tables and chairs to their original positions.

RULE 6 - TRAVEL

The City Commission Non-Local Travel Policy, as amended by Resolution No. 2023-11 and appended thereto as Exhibit "A," is incorporated herein as if restated at length.

RULE 7 – CITY WEBSITE

7.1.1 The City of Ocoee website shall remain under control of the City Manager. No member of the Commission may submit unsolicited material for inclusion on the City website without Commission approval, unless otherwise authorized by these Rules.

S:\AKA\CLIENTS\Ocoee, City of\Meetings O164-27483\Rules and Procedures of the Ocoee City Commission - rsg - 1 3 24.doc

STAFF REPORT

Meeting Date: February 20, 2024
Item #: 4

Contact Name: Michael Rumer
Contact Number: Ext. 1018

Department Director: Michael Rumer
City Manager: Robert Frank

Subject: Approval of Wynwood Phase 3 & 4 Final Subdivision Plan - LS-2023-006. (Development Services Director Rumer)

Background Summary:

The Wynwood PUD (CLRM PUD) is a planned residential subdivision that proposes 377 single-family residential lots with a requested density of 2.21 units per acre. There are three (3) lot sizes proposed within the Preliminary Subdivision Plan and approved by the PUD: 40' x 120', 50' x 120', and 60' x 120'. The PUD has a minimum living area set at 1,200 square feet. The development is proposed to be developed in four (4) phases. The setback for the subdivision will be a front setback of 15 feet, a side setback of 5 feet, a rear setback of 20 feet, and a side street setback of 10 feet. The maximum impervious of each lot is 70%.

Phase 3&4 of the subdivision will comprise of the final two phases and 187 residential units. The total acreage is 161.57 net buildable acres with 60.29 acres of open space, 5.86 acres of park tracts, a 9.68-acre lake, and 23.12 acres in stormwater retention. The internal streets (50' wide) will be dedicated as a public right-of-way to be owned and maintained by the City of Ocoee. As shown on the plans, the subject subdivision will have two (2) access points on McCormick Road, which is an Orange County Maintained Road. A 30-foot-wide strip of land adjacent to McCormick Road will be dedicated to Orange County for a future trail extension. The Plan provides for significant buffering along McCormick Road with a decorative three (3) rail fence. Amenity areas, including a pool and cabana, are provided.

Finally, potable water and sewer will be provided by Orange County. A lift station is required to be provided and will be owned and maintained by Orange County.

The City approved the Rezoning to PUD and Preliminary Subdivision Plan on August 18, 2020. Phases 1&2 were approved on September 3, 2021, with the site improvements completed.

Committed Improvements:
1. Construct 430-foot and 410-foot westbound left-turn deceleration lanes on McCormick Road at the east and west access driveways, respectively (including 50-foot tapers).

2. 50% cost share with Orange County on a new signal at McCormick Road and Apopka Vineland.

3. Dedication of 30 feet (1.52 acres) of the northern boundary to Orange County for a future West Orange Trail connection.

School Capacity*:*
The applicant entered into a Capacity Enhancement Agreement (CEA) with OCPS. Due to the change in State

Law, which affected CEA's, the applicant entered into a hold harmless agreement with OCPS to keep the agreement valid.

Issue:
Should the Honorable Mayor and City Commissioners approve the Final Subdivision Plan for Wynwood (CLRMM PUD) Phase 3&4?

Recommendations:
Development Review Committee Recommendation:
The Development Review Committee (DRC) has completed its review, and all comments have been satisfied.

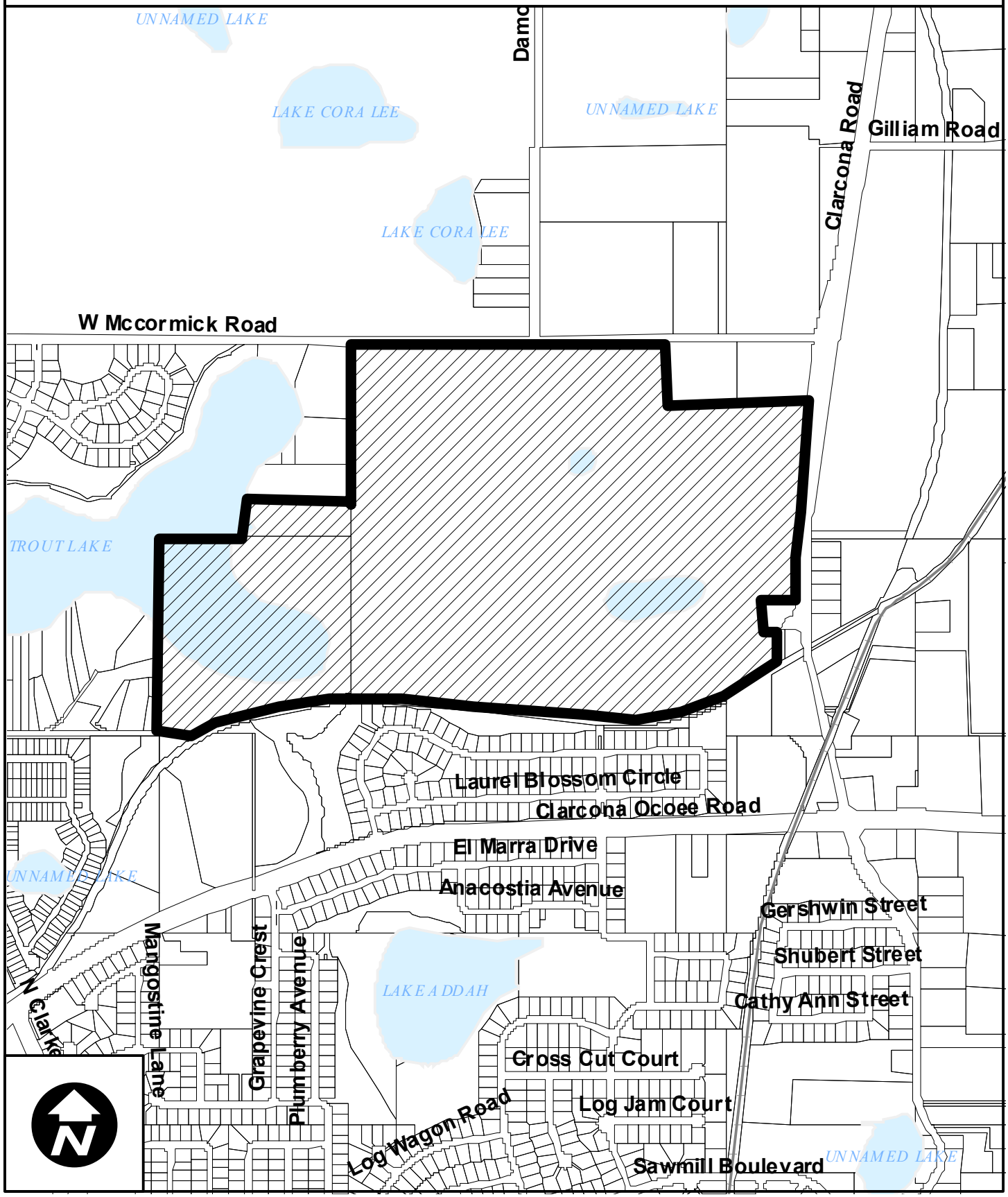
Staff Recommendation
Staff recommends that the Honorable Mayor and City Commissioners approve the Final Subdivision Plan for Wynwood (CLRM PUD) Phase 3&4.

Attachments:
1. Location Map
2. Wynwood Ph 3&4 Plans
3. Landscape-Hardscape Plans

Financial Impacts:
None

Type of Item: Consent

Wynwood PUD Final Subdivision Plan
Location Map



Final Subdivision Plans

for

WYNWOOD PUD PHASES 3 & 4

City of Ocoee, FL

CPA-2018-008; AX-09-19-77; RZ-18-09-15, PRELIMINARY LS-2020-005

OCU-23-U-068

LEGAL DESCRIPTION:

PARCEL 1:

BEGIN AT THE SE CORNER OF THE NE 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH 253.35 FEET, WEST 11 CHAINS (726 FEET), THENCE SOUTH 253.35 FEET, THENCE EAST 11 CHAINS (726 FEET) TO THE POINT OF BEGINNING.

PARCEL 2:

THE SW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS ROAD ON NORTH.

PARCEL 3:

THE NE 1/4 OF THE SE 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, (LESS THAT PART LYING SOUTH OF THE SEABOARD COAST LINE RAILROAD). AND LESS THAT PROPERTY CONVEYED IN BOOK 4814, PAGE 3816.

PARCEL 4:

THE N 1/2 OF THE SW 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, (LESS THAT PART LYING SOUTH OF THE SEABOARD COAST LINE RAILROAD) AND LESS RAILROAD RIGHT-OF-WAY.

PARCEL 5:

BEGIN AT THE NW CORNER OF THE SE 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN EAST 534.85 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF THE CLARCONA-APOPKA ROAD (STATE ROAD S-435), THENCE SOUTH 5° EAST ALONG SAID RIGHT OF WAY LINE 778.85 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF THE SEABOARD COAST LINE RAILROAD, THENCE SOUTHWESTERLY ALONG SAID RAILROAD RIGHT OF WAY LINE TO THE WEST LINE OF NW 1/4 OF SE 1/4, THENCE NORTH TO THE POINT OF BEGINNING.

LESS PARCELS A, B & C DESCRIBED BELOW:

A) FROM THE NW CORNER OF THE SE 1/4 OF SEC. 34, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN EAST 534.85 FEET MORE OR LESS TO THE WESTERLY RIGHT OF WAY LINE OF THE CLARCONA-APOPKA ROAD, THENCE SOUTH 5° EAST ALONG SAID ROAD RIGHT OF WAY LINE 778.85 FEET MORE OR LESS TO THE NORTH RIGHT OF WAY LINE OF THE SEABOARD COAST LINE RAILROAD FOR THE POINT OF BEGINNING; RUN THENCE NORTH 5° WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF THE CLARCONA-APOPKA ROAD A DISTANCE OF 138 FEET, THENCE WEST 120 FEET, THENCE SOUTH 5° EAST TO SAID RAILROAD RIGHT OF WAY LINE, THENCE NORTHEASTERLY ALONG THE RAILROAD RIGHT OF WAY LINE TO THE POINT OF BEGINNING;

B) THAT PART DEEDED TO ORANGE COUNTY RECORDED IN BOOK 3921, PAGE 115;

C) THAT PART DEEDED TO ORANGE COUNTY RECORDED IN BOOK 4934, PAGE 4821.

PARCEL 6:

BEGINNING AT THE SW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN EAST 1850 FEET MORE OR LESS TO THE WEST SIDE OF THE ROAD CONNECTING CLARCONA WITH APOPKA; THENCE NORTHERLY ALONG THE WEST SIDE OF SAID ROAD 885 FEET MORE OR LESS, TO THE SOUTH LINE OF LANDS NOW OR FORMERLY BELONGING TO ONE "CUMBIE" OR "CUMBER"; THENCE WEST 1000 FEET; THENCE NORTH 435 FEET, MORE OR LESS TO THE NORTH LINE OF THE SAID SE 1/4 OF THE NW 1/4 OF SAID SECTION 34, THENCE WEST 840 FEET MORE OR LESS TO THE NW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 34; THENCE SOUTH 1320 FEET MORE OR LESS TO THE POINT OF BEGINNING, LESS ROAD ON NORTH.

Parcel Id. No.:
33-21-28-0000-00-007
33-21-28-0000-00-020 (Portion of)
34-21-28-0000-00-022

Owner/Developer/Applicant:

JTD Land at Wynwood, LLC
210 Hangar Rd.
Kissimmee, FL 34741
C/O Craig Harris 407.590.0146
charris@jtdlandco.com

Sheet Index

Sheet Id.			Sheet Title	Subm./Rev. 0	1	2	3	4	5	6
C0.00			Cover Sheet	■	■	■				
C0.01	-	C0.02	Construction Notes	■	■	■				
C1.00	-	C1.01	Conditions Of Approval For Wynwood PUD	■	■	■				
C2.00			Overall Master Site Plan	■	■	■				
C2.01			Site Data	■	■	■				
C2.02			Title Opinion	■	■	■				
C2.10			Stormwater Pollution Prevention Plan	■	■	■				
C2.11			Stormwater Pollution Prevention Details	■	■	■				
C2.30			Wetland Conservation Plan	■	■	■				
C3.00			Typical Roadway Sections & Details	■	■	■				
C3.50	-	C3.55	Lot Geometry Plan	■	■	■				
C4.00			Overall Grading & Drainage Plan	■	■	■				
C4.01	-	C4.06	Grading & Drainage Plan	■	■	■				
C4.10			Typical Grading Sections	■	■	■				
C4.11			CS-3 Modifications	■	■	■				
C4.13	-	C4.14	General Construction Details	■	■	■				
C5.00			Overall Utility Plan	■	■	■				
C5.01	-	C5.06	Utility Plan	■	■	■				
C5.10			Utility Asset Tables	■	■	■				
C6.00	-	C6.08	Plan & Profile	■	■	■				
C7.00	-	C7.05	Signage & Striping Plan	■	■	■				
C9.00			City Of Ocoee Construction Details	■	■	■				
C9.10	-	C9.14	Orange County Utilities Standard Details	■	■	■				
C9.20			Standard Potable Water Details	■	■	■				
C9.30			Standard Reclaim Water Details	■	■	■				
C9.40			Standard Wastewater Details	■	■	■				
			Reference Drawings							
1	-	2	Boundary Survey	■						
1	-	6	Topographic Survey	■						

Rev	Date	Description
	07/07/2023	Submit to City of Ocoee, SJRWMD, OCU
1	10/04/2023	Submit to City of Ocoee, SJRWMD, OCU
2	11/27/2023	Submit to City of Ocoee, OCU

Consultants

Planner/Civil Engineer:
Poulos & Bennett, LLC
2602 East Livingston St.
Orlando, FL 32803
407.487.2594
mstehli@poulosandbennett.com

Geotechical:
Universal Engineering Sciences, Inc.
3532 Maggie Blvd.
Orlando, FL 32811
407.423.0504
rkiriakidis@universalengineering.com

Environmental:
Modica & Associates, Inc.
302 Mohawk Road
Clermont, FL 34715
352.394.2000
garyl@modica.cc

Surveyor:
American Surveying & Mapping, Inc.
3191 Maguire Blvd. Suite 200
Orlando, FL 32803
407.426.7979
gturner@asmcorporate.com

Landscape Architect:
Mills Design Group
30 Windsormere Way, Suite 300
Oviedo, FL 32765
corey@milldg.com

Utility Companies

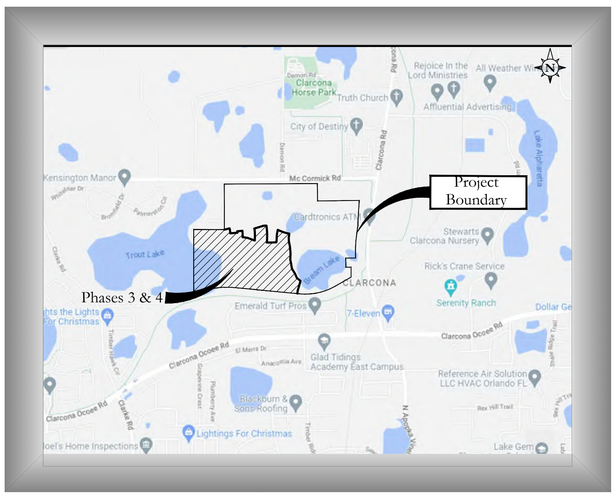
Potable & Reclaimed Water & Sanitary Sewer:
Orange County Utilities
9150 Curry Ford Rd.
Orlando, FL 32825
407.254.9900

Power:
Duke Energy
ATTN: Mohamed Ghachoui
407.938.6611
defudt@duke-energy.com

Cable:
Spectrum
ATTN: Tracey Domostoy
407.532.8511
tracey.domostoy@charter.com

Gas:
Lake Apopka Natural Gas District
ATTN: Everett Holmes
407.656.2734
eholmes@langd.org

Phone:
Century Link
ATTN: Joy Brittian
352.326.1410
joy.brittian@centurylink.com



Vicinity Map
Scale: 1" = 3,000'

NOTES:
1. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE CITY OF OCOEE ENGINEERING STANDARDS MANUAL, THE LAND DEVELOPMENT CODE, AND CITY DETAILS. THE MORE STRINGENT STANDARD BETWEEN THE STANDARDS LISTED ABOVE AND THOSE SET FORTH IN THE GENERAL NOTES SHALL BE FOLLOWED.
2. AS-BUILTS SHALL BE SUBMITTED TO THE CITY SIGNED AND SEALED IN ACCORDANCE WITH SECTION 3.01.05 OF THE ENGINEERING STANDARDS MANUAL. THE CITY REQUIRES ONE PDF COPY AND ONE CADD COPY DRAWN IN STATE PLANE COORDINATES.
3. THE DESIGN IS BASED ON OCU MANUAL 2021.
4. CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE 2018 MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE, FDOT GREEN BOOK, CITY OF OCOEE AND ORANGE COUNTY REGULATIONS AND SPECIFICATIONS.

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

Joel Ivey

J. ANDREW IVEY
P.E. NO. 0086607

DATE: November 27, 2023

Construction Plans for Wynwood Phase 3 & 4

POULOS & BENNETT

2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-CS

MASS GRADING NOTES:

1. THE FOLLOWING HAS BEEN PREPARED TO PROVIDE GENERAL MASS GRADING AND EARTHWORK RECOMMENDATIONS FOR THE OVERALL PROJECT. THE CONTRACTOR SHOULD REFER TO THE PROJECT PLANS AND GEOTECHNICAL REPORTS FOR ADDITIONAL REQUIREMENTS OR SPECIAL CONDITIONS.

2. PRIOR TO PLACING ANY FILL, THE CONTRACTOR IS RESPONSIBLE FOR STRIPPING AND GRUBBING THE DESIGNATED CONSTRUCTION SITE, REMOVING SUBSURFACE VEGETATION, ROOTS AND OTHER DELETERIOUS MATERIALS. THE STRIPPED AND GRUBBED AREAS SHALL BE INSPECTED AND APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF FILL.

3. FOLLOWING SATISFACTORY STRIPPING AND GRUBBING, THE NATURAL IN-PLACE SOILS SHALL BE PROOF ROLLED USING A LARGE VIBRATORY ROLLER OR OTHER SUITABLE COMPACTION EQUIPMENT APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEER. THE NATURAL SURFACE SOILS SHALL BE COMPACTED TO A FIRM AND UNYIELDING CONDITION AND TO A MINIMUM DENSITY EQUIVALENT TO 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1557). YIELDING OR UNSUITABLE SOILS SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL AS DISCUSSED BELOW.

4. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND COMPACTING ALL FILL TO A FIRM AND UNYIELDING CONDITION. PRIOR TO BEGINNING COMPACTION, SOIL MOISTURE CONDITIONING OF THE FILL MAY BE REQUIRED. SOIL MOISTURE CONTENTS SHALL BE CONTROLLED TO FACILITATE PROPER COMPACTION. A MOISTURE CONTENT WITHIN THREE PERCENTAGE POINTS OF THE OPTIMUM INDICATED BY THE MODIFIED PROCTOR TEST (ASTM D-1557) IS RECOMMENDED PRIOR TO COMPACTION OF THE FILL. FILL GENERATED FROM ON-SITE WILL NEED TO BE DRIED TO THE MOISTURE CONTENTS NOTED ABOVE TO FACILITATE COMPACTION. FILL SHALL BE PLACED IN MAXIMUM ONE-FOOT LIFTS (LOOSE THICKNESS) AND SHALL BE COMPACTED TO A MINIMUM IN-PLACE DENSITY EQUIVALENT TO 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE (ASTM D-1557) FOR THE FILL MATERIAL BEING PLACED. DENSITY TESTS SHALL BE PERFORMED ON EACH LIFT TO CONFIRM THE REQUIRED COMPACTION IS BEING ACHIEVED, A MINIMUM OF ONE TEST PER 10,000 SQUARE FEET SHALL BE PERFORMED ON EACH LIFT OF FILL.

5. FILL MATERIAL USED FOR MASS GRADING SHALL CONSIST OF FINE TO MEDIUM SAND WITH LESS THAN 12 PERCENT FINES PASSING THE NO. 200 SIEVE AND BE FREE OF RUBBLE, ORGANICS, CLAY, DEBRIS, AND OTHER UNSUITABLE MATERIAL. IN GENERAL, THE FILL MATERIAL GENERATED FROM THE ON-SITE PONDS COMPRISE RELATIVELY CLEAN TO SLIGHTLY SILTY FINE SANDS GRADING SILTY TO CLAYEY IN COMPOSITION WITH DEPTH (VARIES). IT IS RECOMMENDED THAT THE DEEPER MORE SILTY/CLAYEY SOILS (I.E. GREATER THAN 12 PERCENT FINES) WILL NEED TO FIRST BE EXCAVATED AND STOCKPILED IN ORDER TO DRY TO THE MOISTURE CONDITION, IT IS RECOMMENDED THAT THESE MATERIALS BE EVALUATED AND APPROVED BY THE OWNERS GEOTECHNICAL ENGINEER PRIOR TO THEIR INTENDED USE. IN GENERAL, IT IS RECOMMENDED THAT THIS MATERIAL BE USED IN AREAS WHERE IT CAN BE PLACED AT LEAST 3 FEET BELOW ANTICIPATED FINISHED GRADES.

6. ALLOWABLE TOLERANCES FOR FINISHED GRADES SHALL BE 0 FEET BELOW AND 0.2 FEET ABOVE THE GRADES INDICATED ON THE MASS GRADING DRAWINGS. OWNER RESERVES THE RIGHT TO MODIFY FINAL FILL ELEVATIONS PRIOR TO COMPLETION OF FILL PLACEMENT.

   A. TEMPORARY SEEDING

   AREAS OPENED BY CONSTRUCTION OPERATIONS AND WHICH HAVE THE POTENTIAL TO CAUSE TURBIDITY OFFSITE OR IN ANY UPLAND WETLAND PROTECTION AREA AND THAT ARE NOT ANTICIPATED TO BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY-DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED, AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE 30 POUNDS PER ACRE.

   B. TEMPORARY SEEDING AND MULCHING

   SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA TO A DEPTH OF 4 INCHES.

   C. TEMPORARY GRASSING

   THE SEEDED OR THE SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE THE ESTABLISHMENT OF GOOD GRASS COVER.

   D. TEMPORARY REGRASSING

   IF, AFTER FOURTEEN-DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATION COVER.

   E. PERMANENT SEEDING

   ALL AREAS, WHICH HAVE BEEN DISTURBED BY THE CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. SEED SHALL HAVE MINIMUM 90% PURITY AND 85% GERMINATION AS INDICATED ON LABEL. IF NECESSARY, THE APPLICATION OF AMENDMENTS, SUCH AS DOLOMITIC LIMESTONE WILL BE USED TO CORRECT THE PH FACTOR TO WITHIN THE LIMITS OF 6.0-7.0.

GENERAL NOTES:

1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
   - -WATER MANAGEMENT DISTRICT CONSUMPTIVE USE (WATER USE/CUP)
   - -WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP)
   - -ACOE
   - -FDEP WATER DISTRIBUTION
   - -FDEP SANITARY SEWER COLLECTION AND TRANSMISSION
   - -FDEP REUSE
   - -FDEP DREDGE AND FILL
   - -LOCAL RIGHT OF WAY USE
   - -LOCAL UNDERGROUND UTILITIES
   - -FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION TORTOISE INCIDENTAL TAKE
2. CONTRACTOR IS ADVISED THAT THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN SAME. A COPY SHALL BE SENT TO OWNER
3. FLORIDA LAW (F.S. 553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION IN ANY PUBLIC OR PRIVATE STREET, ALLEY, RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE, OR GAS UTILITY EASEMENT WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF THE PROPOSED EXCAVATION." THIS INCLUDES ANY OPERATION UTILIZING HAND TOOLS OR POWER TOOLS WHICH MOVES OR REMOVES ANY STRUCTURE, EARTH, ROCK, OR OTHER MASS OF MATERIAL BY SUCH METHODS AS DIGGING, BACKFILLING, DEMOLITION, GRADING, DITCHING, DRILLING, BORING AND CABLE PLOWING. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATING (EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS).
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.
5. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, RECLAIMED WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.
6. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE POULOS & BENNETT WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ENSURE TIMELY CERTIFICATION OF COMPLETION TO AGENCIES AND AVOID DELAYS IN ISSUANCE OF CERTIFICATES OF OCCUPANCY/COMPLETION.
7. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF ALL APPLICABLE AGENCIES AT THE TIME OF CONSTRUCTION.
8. EXISTING UTILITIES HAVE BEEN FIELD VERIFIED BY OTHERS AT AREAS OF CONNECTION AND AREAS OF CONFLICT AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD RE-VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RELATED CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK. SHALL THE CONTRACTOR OBSERVE ANY DEVIATIONS FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SAID PRIOR TO COMMENCEMENT OF WORK. ANY WORK THAT MUST BE REDONE DUE TO FAILURE OF CONTRACTOR TO NOTIFY THE ENGINEER OF DEVIATIONS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS SOLE EXPENSE.
9. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.
10. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE ALL FENCING AND/OR EXISTING FACILITIES FROM THE SITE. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE VISIT TO UNDERSTAND THE EXISTING CONDITIONS OF THE SITE. IF REMOVAL OF EXISTING FACILITIES IS NOT INCLUDED IN THE BASE BID, THEN IT SHALL BE SPECIFICALLY IDENTIFIED.
11. CONTRACTOR SHALL PROTECT ONSITE AND ADJACENT WETLANDS AND ALL ADJACENT PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
12. IF AN EAGLE MANAGEMENT PLAN HAS BEEN FILED AND APPROVED BY FLORIDA GAME AND FRESHWATER FISH COMMISSION AND THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE, THEN THE CONTRACTOR SHALL ABIDE BY THE PERMIT.
13. MAINTAIN MINIMUM 3' COVER OVER PROPOSED GRAVITY SANITARY, FORCE MAIN, WATER AND REUSE LINES, UNLESS OTHERWISE NOTED.
14. CONCRETE SIDEWALKS (AS SPECIFIED BY APPROPRIATE ROADWAY SECTION) ADJACENT TO ALL LOTS TO BE INSTALLED BY HOME BUILDER. SIDEWALKS ADJACENT TO PONDS, PARKS, AND OPEN SPACE, AS SHOWN ON PLANS, ARE TO BE CONSTRUCTED WITH INFRASTRUCTURE. ALL POND ACCESS TRACT SIDEWALK SHALL BE 6" MINIMUM.
15. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED PER CHAPTER 16, NFPA 1 2012 EDITION (FFPC 2012 EDITION)
16. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER'S SHALL BE REPORTED TO ENGINEER/OWNER/OWNERS REPRESENTATIVE PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.
17. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT AND MITIGATION COSTS FOR ANY TREES REMOVED THAT WERE DESIGNATED TO BE PRESERVED.
18. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY, COUNTY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.
19. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.
20. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS OR AS APPROVED BY ENGINEER/OWNER IN WRITING.
21. ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, CURRENT EDITION.
22. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE PLAT AND ROAD CENTERLINE GEOMETRY. CONTRACTOR SHALL CONFIRM WITH THE ENGINEER THAT THE PLAT IS CURRENT PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL, INCLUDING MINIMUM BUILDING SETBACKS PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S EXPENSE
24. IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, REUSE, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
25. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PROVIDING CONSTRUCTION TESTING TO PROVIDE POULOS & BENNETT WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. CONTRACTOR SHALL MAINTAIN THE RESPONSIBILITY OF CONSTRUCTING THE PROJECT IN STRICT ACCORDANCE WITH THE PROJECT PLANS, SPECIFICATIONS AND REQUIREMENTS. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY POULOS & BENNETT IN NO WAY OBLIGATES POULOS & BENNETT TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.
26. REFER TO THE CITY OF OCOEE ENGINEERING STANDARDS MANUAL, LAND DEVELOPMENT CODE, AND CITY DETAILS. NOTE THAT THE MOST STRINGENT STANDARDS BETWEEN THE CITY STANDARDS AND THE STANDARDS SET FORTH IN THESE CONSTRUCTION NOTES (AS DETERMINED BY THE ENGINEER OF RECORD OR THE CITY) SHALL BE FOLLOWED.
27. AS-BUILTS SHALL BE SUBMITTED TO THE CITY, SIGNED AND SEALED IN ACCORDANCE WITH SECTION 3.01.05 OF THE ENGINEERING STANDARDS MANUAL. THE CITY REQUIRES ONE PDF COPY AND ONE CAD COPY IN STATE PLANE COORDINATES.

EROSION CONTROL NOTES:

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

SURVEY AND CONTROL:

1. BOUNDARY & ALTA SURVEY

   SURVEYOR: AMERICAN SURVEYING & MAPPING INC.

   DRAWING: BOUNDARY SURVEY OF CLRM

   DATED: 12/11/18

   REVISION DATE: 12/17/18

2. SPECIFIC PURPOSE SURVEY: TREE SURVEY

   SURVEYOR: AMERICAN SURVEYING & MAPPING INC.

   DRAWING: TREE SURVEY OF CLRM

   DATED: 1/8/2020

   REVISION DATE: N/A

3. EXISTING TOPOGRAPHY AND CONTOURS BASED ON THE FOLLOWING:

   SURVEYOR: AMERICAN SURVEYING & MAPPING INC.

   DRAWING NO.: TOPOGRAPHIC SURVEY OF CLRM

   DATED: 12/18/19

   REVISION DATE: 06/15/20

4. SPECIFIC PURPOSE SURVEY: WETLAND SURVEY

   SURVEYOR: AMERICAN SURVEYING & MAPPING INC.

   DRAWING: SPECIFIC PURPOSE SURVEY OF CLRM

   DATED: 3/5/2020

   REVISION DATE: N/A

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

   SITE TEMPORARY VERTICAL BENCHMARK #1:

   DESCRIPTION: BM A-1571-003

   LOCATION: INTERSECTION OF DAMON ROAD & MCCORMICK ROAD

   ELEVATION: 79.33 (NAVD 88)

   SITE TEMPORARY VERTICAL BENCHMARK #2:

   DESCRIPTION: IRF $\frac{1}{2}$ IRC 7194

   LOCATION: EAST BOUNDARY OF PROPERTY ON ROW NEXT TO CLARCONA ROAD

   ELEVATION: 84.71 (NAVD 88)

PAVING, DRAINAGE AND GRADING:

1. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET STATE OF FLORIDA ACCESSIBILITY CODE AND FEDERAL A.D.A. REQUIREMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING FDEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY IN ACCORDANCE OF FLORIDA ADMINISTRATIVE CODE 62-621.300 (2), 62-620, AND FLORIDA STATUTES CHAPTER 403.
3. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PROVIDING PROJECT TESTING SHALL MONITOR CONSTRUCTION CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERDRAINS AS NEEDED. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.
4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE AND ROPE OFF CONSERVATION AREA LINES. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND ROPING AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.
5. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FDOT "DESIGN STANDARDS" AND FHWA "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES"; LATEST EDITIONS.
6. REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS. UNLESS SIGNAGE IS PROVIDED BY THE MUNICIPALITY.
7. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENDWALLS AND/OR MITERED END SECTIONS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING MITERED END SECTIONS.
8. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS OR MEDIANS. WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO OWNER'S LANDSCAPE ARCHITECT.
9. ALL PAVEMENT RETURN RADII SHALL BE 25' AND MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
10. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION (AND TO CITY OF OCOEE STANDARD SPECIFICATIONS.
11. STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED UPON APPROVAL OF THE ENGINEER. LIFTING HOLES ARE PROHIBITED. CONTRACTOR MAY USE PP AS ALTERNATE, UPON APPROVAL OF THE ENGINEER.
12. AS AN ALTERNATE IF ALLOWED BY LOCAL GOVERNMENT, 4" TO 48" PIPES CAN BE ADS HDPE N-12 SMOOTH INTERIOR POLYETHYLENE PIPE. PIPES AND FITTINGS SHALL BE MADE OF VIRGIN PE COMPOUNDS WHICH CONFORM TO THE REQUIREMENTS OF CELL CLASS 324420C AS DEFINED AND DESCRIBED IN ASTM D3350.
13. HDPE FITTINGS SHALL NOT REDUCE OR IMPAIR THE OVERALL INTEGRITY OR FUNCTION OF THE PIPE LINE. FITTINGS MAY BE EITHER MOLDED OR FABRICATED. THE FITTINGS MAY BE INSTALLED BY VARIOUS METHODS, SUCH AS SNAP-ON, SCREW-ON, BELL AND SPIGOT, AND WRAP AROUND. COUPLINGS SHALL PROVIDE SUFFICIENT LONGITUDINAL STRENGTH TO PRESERVE PIPE ALIGNMENT AND PREVENT SEPARATION AT THE JOINTS. ONLY FITTINGS SUPPLIED OR RECOMMENDED BY THE PIPE MANUFACTURER SHALL BE USED. WHERE DESIGNATED ON THE PLANS, OR AS DIRECTED BY THE ENGINEER IN THE FIELD, A NEOPRENE OR RUBBER GASKET SHALL BE SUPPLIED.
14. INSTALLATION OF THE HDPE PIPE SHALL BE IN ACCORDANCE WITH THE ASTM RECOMMENDED PRACTICE D2321 AND MANUFACTURER'S RECOMMENDATIONS.
15. UNDERDRAIN SHALL BE HEAVY-DUTY CORRUGATED POLYETHLENE PIPE WITH FACTORY-INSTALLED FILTER FABRIC AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS (ADS), OR APPROVED EQUAL
16. UNDERDRAIN DISCHARGE PIPE SHALL BE PVC PER ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED.
17. YARD DRAINS SHALL BE NYOPLAST INLINE DRAINS AND DRAIN BASINS AS APPLICABLE WITH CAST IRON GRATES AND WATERTIGHT ADAPTER CONNECTIONS (OR APPROVED EQUAL).
18. YARD DRAIN PIPING: PVC CONFORMING TO ASTM D3034, SDR35 SHALL BE USED FOR ALL PIPE RUNS IN WHICH ANY PART LIES UNDER PAVED AREAS. SAID PVC OR HEAVY DUTY CORRUGATED POLYETHYLENE MAY BE USED FOR ALL OTHER RUNS. MATERIAL SELECTION SHALL BE CONSISTENT THROUGHOUT THE PROJECT.
19. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.
20. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
21. THE LIMITS OF THE POND TRACTS SHALL BE SODDED FROM TRACT LIMITS TO 2' BELOW NCL. IN THE CASE OF DRY BOTTOM PONDS, THE BOTTOM WILL BE SEEDED AND MULCHED UNLESS OTHERWISE SPECIFIED.
22. BLUE REFLECTIVE PAVEMENT MARKERS FOR ALL FIRE HYDRANTS SHALL BE PLACED IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.
23. CONCRETE SIDEWALKS (AS SPECIFIED BY APPROPRIATE ROADWAY SECTION) ADJACENT TO ALL LOTS TO BE INSTALLED BY HOME BUILDER. SIDEWALKS ADJACENT TO PONDS, PARKS, AND OPEN SPACE, AS WELL AS TRACT ACCESS APRONS AS SHOWN ON PLANS, ARE TO BE CONSTRUCTED WITH INFRASTRUCTURE.
24. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE AT MINIMUM 4 INCHES ABOVE FINISH GRADE.
25. MINIMUM LONGITUDINAL SLOPE OF CURB SHALL BE 0.30% UNLESS SPECIFIED OTHERWISE.
26. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE DOCUMENTATION, FOR ADS STORM PIPE, FROM THE PIPE MANUFACTURER CONFIRMING THAT SUFFICIENT COVER HAS BEEN PROVIDED TO PREVENT FLOTATION. IN THE EVENT THAT ADEQUATE COVER IS NOT PROVIDED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN DESIGN AND CONSTRUCTION SPECIFICATIONS FROM THE MANUFACTURER, FOR THE ADS PIPE ANCHORING SYSTEM. IF ADS STORM PIPE IS USED THEN MITERED END SECTIONS (MES) MAY BE SUBSTITUTED FOR FLARED END SECTIONS (FES) AT PIPE RUN TERMINATIONS.
27. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN IS REQUIRED, THE CONTRACTOR SHALL HAVE THE PLAN PREPARED BY AN FDOT CERTIFIED DESIGNER AND SUBMIT THE PLAN FOR APPROVAL.
28. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED AS REFERENCED BELOW. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF POULOS & BENNETT. POULOS & BENNETT HAS RELIED ON THE BELOW REFERENCED GEOTECHNICAL REPORT(S) IN PREPARATION OF THE DRAWINGS. ANY CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE DRAWINGS SHALL BE REPORTED TO ENGINEER/OWNER. POULOS & BENNETT ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS OR ACCURACY OF GEOTECHNICAL INFORMATION.

    GEOTECHNICAL ENGINEER: UNIVERSAL ENGINEERING SCIENCES

    UES REPORT NO. 1736501 (JANUARY 14, 2020)

    BORING LOCATIONS PLAN (DECEMBER 20, 2019)

    FOR POND UNDERCUTTING RECOMMENDATIONS, CONTRACTOR SHALL REFER TO UES REPORT NO. 1815585, DATED NOVEMBER 3, 2020.

30. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENTS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHALL AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
31. FINISHED FLOOR ELEVATION IS TYPICALLY 6 INCHES ABOVE DESIGN FINISHED GRADE AT OUTSIDE PERIMETER OF BUILDINGS EXCEPT AT ENTRIES AND WHERE OTHERWISE SHOWN.
32. 100-YEAR FLOOD ELEVATIONS SHOWN HEREIN ARE DERIVED FROM (FEMA/FLOOD INSURANCE RATE MAP OF CITY OF OCOEE, FL, COMMUNITY PANEL 12095C0210F, DATED 09/25/2009)
33. ALL DISTURBED CITY AND COUNTY RIGHTS OF WAY SHALL BE RESTORED. SOD SHALL BE PLACED FROM EDGE OF PAVEMENT TO THE TOE OF BANK AND ALL AREAS SHALL MATCH OR EXCEED PRECONSTRUCTION CONDITIONS.
34. FINISHED FLOOR ELEVATIONS ARE MINIMUM ELEVATIONS REQUIRED TO SATISFY DRAINAGE AND/OR 100-YEAR FLOODPLAIN REQUIREMENTS. PAD ELEVATIONS, IMMEDIATELY OUTSIDE OF BUILDING WALLS SHALL BE NO MORE THAN 8 INCHES BELOW THE FINISHED FLOOR ELEVATIONS SHOWN.
35. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.
36. OVER-EXCAVATION OF RETENTION BASINS SHALL NOT BE ALLOWED UNLESS SPECIFICALLY AUTHORIZED BY ENGINEER/OWNER. SHALL UNAUTHORIZED OVER-EXCAVATION OCCUR, IT SHALL BE BACKFILLED, REGRADED, RESODDED AND/OR RESEEDED AS REQUIRED BY OWNER AT CONTRACTOR'S EXPENSE TO OWNER'S SPECIFICATIONS.
37. CONTRACTOR SHALL REMOVE ALL MUCK DEPOSITS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. SEE GEOTECHNICAL REPORT.
38. ENGINEER RESERVES THE RIGHT TO WITHHOLD AUTHORIZATION FOR PAYMENT FOR ANY ROADWORK WHICH HAS NOT BEEN TESTED BY A FLORIDA-REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
39. ROAD GRADING AND CONSTRUCTION SHALL INCLUDE BRINGING ANY UTILITY EASEMENTS, AS SHOWN OR NOTED ON THE PLAT OR CONSTRUCTION DRAWINGS, ADJACENT TO THE RIGHT-OF-WAY LINE TO WITHIN 6 INCHES OF FINAL DESIGN GRADE. LOT GRADING REQUIREMENT MAY BE MORE STRINGENT.
40. INLETS WHICH ARE GRAPHICALLY SHOWN ON LOT LINES AND NOT OTHERWISE LOCATED BY STATIONING SHALL BE LOCATED SUCH THAT THE CENTERLINE OF THE INLET TOP IS ALIGNED WITH THE LOT LINE.
41. DRAINAGE MANHOLES AND INLETS (NOT INCLUDING CONTROL STRUCTURES) IN THE PLANS ARE IDENTIFIED BY TOP TYPE ONLY. CONTRACTOR SHALL PROVIDE STANDARD DITCH BOTTOM INLET, J OR P STRUCTURE BOTTOMS, SIZED AS REQUIRED TO ACCOMMODATE PIPE SIZES AND ORIENTATIONS SHOWN. SHOP DRAWINGS SHALL BE SUBMITTED WHICH CLEARLY REPRESENT SUCH DATA.
42. RETAINING WALL DESIGN BY OTHERS EXCEPT AS LISTED.
43. NEW PIPES SHALL BE CONNECTED TO EXISTING PIPES AT AN EXISTING FACTORY MADE JOINT. REMOVE PARTIAL PIPES IF AND AS NEEDED.
44. CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE BANK SLOPES OF THE RECEIVING WATER BODY ARE STABILIZED AND ACCEPTED BY OWNER.
45. CONTRACTOR/BIDDER SHALL OBSERVE OFFSITE ROADWAYS FOR FRICTION COURSE REMOVAL AND RESTORATION REQUIREMENTS AND FOR LEVELING COURSE REQUIREMENTS WHICH SHALL BE INCLUDED IN THE BID AND IN THE WORK.
46. ALL SIDEWALKS FRONTING PONDS SHALL BE 6" THICK, 3000 PSI @ 28 DAYS. (2)
47. THE STORM SYSTEM SHALL BE OWNED AND MAINTAINED BY THE CITY UP TO THE RIGHT OF WAY LINE.

DEMOLITION NOTES:

1. CONTRACTOR SHALL REMOVE ALL WASTE MATERIAL FOR DISPOSAL OFF-SITE. DISPOSAL SHALL CONFORM TO ALL APPLICABLE REGULATIONS.
2. EXISTING UNDERGROUND UTILITIES, UNLESS OTHERWISE NOTED, MAY BE CAPPED/PLUGGED AND ABANDONED IN PLACE EXCEPT WITHIN 30 FT. OF BUILDING. CAPPED AND PLUGGED PIPE ENDS SHALL BE ENCASED IN CONCRETE, 6" MINIMUM THICKNESS AROUND PIPE. MANHOLE BASES MAY BE LEFT IN PLACE PROVIDED THAT PIPE OPENINGS ARE PLUGGED AND REMAINING BASES ARE FILLED WITH CONCRETE 6" MINIMUM ABOVE HIGHEST INVERT.
3. ANY MATERIALS CLAIMED AS SALVAGE BY OWNER EITHER IN THE FIELD OR IN THE DRAWINGS SHALL BE STOCKPILED FOR OWNER'S REMOVAL.
4. CONTRACTOR SHALL BE KNOWLEDGEABLE OF THE CONSTRUCTION DOCUMENTS AND BE RESPONSIBLE FOR PROTECTING ANY EXISTING FACILITY SO DESIGNATED OR DESIGNATED TO BE USED IN THE WORK.
5. CONTRACTOR SHALL REMOVE ALL FOUNDATIONS, CONCRETE SLABS, AND UNDERGROUND STRUCTURES EXISTING ON THE SITE AT THE TIME OF BIDDING UNLESS OTHERWISE DIRECTED.
6. CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES AND BE RESPONSIBLE FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL UNDERGROUND AND ABOVE-GROUND UTILITY SERVICES EXISTING AT THE TIME OF BIDDING UNLESS DIRECTED TO BID OTHERWISE.
7. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.
8. ANY WELLS SHOWN HEREON ARE THE WELLS LOCATED TO DATE AND DO NOT NECESSARILY REPRESENT ALL WELLS ON THE PROPERTY. THE ENGINEER SHALL BE NOTIFIED OF ANY WELLS ENCOUNTERED DURING CONSTRUCTION. ALL WELLS NOT DESIGNATED TO REMAIN OR FUNCTION SHALL BE PROPERLY SEALED AND ABANDONED TO SIX FEET (6') BELOW FINISHED GRADE PER APPLICABLE AGENCY REQUIREMENTS.

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	N/A

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

CONSTRUCTION NOTES

Sheet No.:

C0.01

Seal:

J. ANDREW IVEY ★ LICENSE No. 86607 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607

DATE: November 27, 2023

Joel Ivey

Digitally signed by Joel Ivey
DN: CN=Joel Ivey, dnQualifier=A01410C0000018A42DC1F3D00019630, O=Florida, C=US
Date: 2024.01.09 14:31:59-05'00'

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-CN

SANITARY SEWER NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH ORANGE COUNTY MANUAL OF STANDARD SPECIFICATIONS FOR WASTEWATER AND WATERMAIN CONSTRUCTION.
2. ALL MANHOLES SHALL HAVE A MINIMUM DIAMETER OF 48 INCHES AND A MINIMUM ACCESS DIAMETER OF 22 INCHES.
3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
4. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER PVC. LATERALS SHALL END WITH A CLEAN OUT AT RIGHT-OF-WAY LINE.
5. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
6. PRIOR TO PAVING, CONTRACTOR SHALL VERIFY THE AS-BUILT SANITARY SEWER PIPE SLOPES. MINIMUM SLOPES SHALL BE IN ACCORDANCE WITH FDEP MINIMUM CRITERIA FOR 8" PVC SEWER, LINE SLOPE WILL BE 0.28% FOR 12" PVC, WILL BE 0.17% AND FOR 15" PVC WILL BE 0.12%. ANY LINE NOT MEETING MINIMUM SLOPE WILL BE RELAYED BY CONTRACTOR TO MEET THE MINIMUM SLOPE REQUIREMENT AT NO ADDITIONAL COST.
7. MARK LATERALS WITH 6' HIGH PIECE OF 2" X 4" PLANK PAINTED GREEN W/ LOT NUMBER CLEARLY MARKED AND AN 'S' IMPRESSED IN THE CURB.
8. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:
   - 8.1. THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
   - 8.2. EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET.
   - 8.3. AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.
9. DESIGN REQUIRES;
   - 9.1. MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL.
   - 9.2. INLET AND OUTLET PIPES BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATER-TIGHT CONNECTION OR ANOTHER WATER-TIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL.
   - 9.3. WATER-TIGHT MANHOLE COVERS BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OF HIGH WATER.
10. MINIMUM SEPARATION BETWEEN POTABLE WATER LINES AND SANITARY HAZARDS (SANITARY SEWER, FORCE MAIN, STORM SEWER, REUSE WATER) SHALL BE MAINTAINED. A HORIZONTAL CLEARANCE Of TEN (10) FEET IN PARALLEL INSTALLATION AND 12 INCHES VERTICALLY AT CROSSINGS. SHOULD A VERTICAL SEPARATION OF LESS THAN THAT STIPULATED BE REQUIRED, THE WATER LINE SHALL BE CONSTRUCTED OF 20 FEET OF PRESSURE TIGHT JOINT DUCTILE IRON PIPE. IF THE REQUIRED 10 FT. HORIZONTAL CLEARANCE CANNOT BE MAINTAINED, THE SEWER MAIN SHALL BE PLACED IN A D.I.P. SLEEVE OR ENCASED IN CONCRETE IN ACCORDANCE WITH FDEP SPECIFICATIONS.
11. PVC GRAVITY SEWER PIPE SHALL MEET ASTM D3034, SDR35.
12. ALL SANITARY SEWER PIPE SHALL BE COLORED GREEN.
13. FIBERGLASS LINE ALL MANHOLES WHICH RECEIVE DISCHARGE FROM A FORCEMAIN.
14. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SERVICES AT EACH LOT. SERVICES SHALL HAVE 3' MIN. AND 4' MAX. COVER AT LOT CLEAN OUT.

RECLAIMED WATER NOTES:

1. PROVIDE 6" MINIMUM SEPARATION BETWEEN RECLAIMED WATER AND STORM PIPES AND A MINIMUM OF 3' OF COVER OVER THE RECLAIMED WATER MAIN. RECLAIMED WATER WHEN LESS THAN 3' OF COVER IS ACHIEVED SHALL BE D.I.P. (COVER LESS THAN 3' IS ONLY ALLOWED AT SPECIFIC CROSSINGS APPROVED BY O.C.U.) PROVIDE MECHANICAL JOINTS AND FITTINGS AS NECESSARY FOR THE VERTICAL TRANSITIONS.
2. EXCEPT FOR PVC PIPE, MAXIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED 75% OF THE PIPE MANUFACTURER'S RECOMMENDATION.
3. A MINIMUM VERTICAL CLEARANCE OF 18" SHALL BE MAINTAINED. WHERE 18" CLEARANCE IS NOT POSSIBLE, WATER AND RECLAIMED WATER WILL BE UPGRADED TO D.I.P.
4. MARK LATERALS WITH 6' HIGH PIECE OF 2" X 4" PLANK PAINTED PURPLE, AND AN 'R' IMPRESSED IN THE CURB.
5. CASINGS WILL BE PROVIDED FOR SERVICES LOCATED UNDER LANDSCAPE MEDIANS.
6. ALL PVC RECLAIMED WATER PIPE SHALL BE AS SPECIFIED IN THE CONTRACT DOCUMENTS, MARKED WITH THE SEAL OF APPROVAL OF THE NATIONAL SANITATION FOUNDATION (NSF) AND BE PURPLE IN COLOR.
7. ALL DUCTILE IRON RECLAIMED WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE PURPLE IN COLOR. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION.
8. ALL NON-METALLIC RECLAIMED WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC RECLAIMED WATER MAINS SHALL BE SOLID, PANTONE PURPLE COLOR.
9. HYDROSTATIC TESTING OF THE RECLAIMED WATER DISTRIBUTION SYSTEM SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600 FOR DUCTILE IRON PIPE AND M23 FOR PVC PIPE.

POTABLE WATER NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AND IN ACCORDANCE WITH ORANGE COUNTY UTILITIES.
2. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
3. DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THOSE RECOMMENDED BY THE PIPE MANUFACTURER.
4. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED CAST BRONZE EXTENSIONS WHERE NEEDED.
5. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND WILL BE MARKED WITH THE NSF SEAL OF APPROVAL.
6. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED IN ACCORDANCE WITH SUB PARAGRAPH 62-555.320(21)(B)3, F.A.C. USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.
7. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.
8. HYDROSTATIC TESTING AND THE DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600 FOR DUCTILE IRON PIPE AND C-605 FOR PVC PIPE. DISINFECTING AND BACTERIOLOGICAL EVALUATION TO BE DONE IN ACCORDANCE WITH AWWA C-651 AND RULE 62-555.340 F.A.C.
9. MARK SERVICES WITH 6' HIGH PIECE OF 2" X 4" PLANK PAINTED BLUE WITH LOT NUMBER CLEARLY MARKED AND A 'W' IMPRESSED IN THE CURB. IT IS THE INTENT THAT EVERY LOT IS PROVIDED WITH A WATER SERVICE; THEREFORE IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL A WATER SERVICE TO EACH LOT.
10. PIPE MATERIALS:

    PVC - ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS AND SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. PVC SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 P.S.I. AND SHALL HAVE A DIMENSION RATIO (DR) OF 18. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE.

    PVC JOINT - SHALL BE IN ACCORDANCE WITH ASTM D3139.

    DUCTILE IRON - SHALL CONFORM TO ANSI/AWWA C150/C151. A MINIMUM OF CLASS 50 PIPE SHALL BE SUPPLIED.

    DUCTILE IRON JOINT - SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.

    SERVICES - SHALL BE IN ACCORDANCE WITH AWWA C901/C800 STANDARDS FOR POLYETHYLENE TUBING, CLASS 160.
11. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF ORLANDO UTILITIES COMMISSION. ALL VALVES SHALL BE OPERATED BY ORLANDO UTILITIES COMMISSION PERSONNEL ONLY. WATERMAINS ARE TO BE DISINFECTED PER ANSI/AWWA C651-92 AND ORLANDO UTILITIES COMMISSION REGULATIONS.
12. VERTICAL SEPARATION BETWEEN UNDERGROUND POTABLE WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES:
    - 12.1. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
    - 12.2. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
    - 12.3. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSING, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN 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 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.
13. HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
    - 13.1. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
    - 13.2. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
    - 13.3. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
    - 13.4. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.
14. A MINIMUM OF 3 FEET OF COVER SHALL BE MAINTAINED OVER WATERMAINS, UNLESS OTHERWISE NOTED.
15. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL CONTAIN NO MORE 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT SHALL CONTAIN NO MORE THAN 0.2% LEAD.
16. NEW OR ALTERED DEAD-END WATER MAINS INCLUDED IN THIS PROJECT SHALL BE PROVIDED WITH A FIRE OR FLUSHING HYDRANT OR BLOW-OFF FOR FLUSHING PURPOSES.
17. NEW OR ALTERED FIRE HYDRANT LEADS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 6" AND SHALL INCLUDE AN AUXILIARY VALVE.
18. IF AGGRESSIVE SOIL CONDITIONS ARE FOUND DURING CONSTRUCTION, WATER MAINS SHALL BE PROTECTED THROUGH THE USE OF CORROSION RESISTANT MATERIALS, THROUGH ENCASEMENT OF THE WATER MAINS IN POLYETHYLENE, OR THROUGH PROVISION OF CATHODIC PROTECTION.
19. A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT; BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES WILL BE REMOVED FOR A DEPTH OF A LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.

AS-BUILT NOTE:

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH ORANGE COUNTY SUBDIVISION REQUIREMENTS AND THE FOLLOWING REQUIREMENTS.
   - 1.1. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
   - 1.2. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, POTABLE WATER AND WASTEWATER PIPING, AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.
   - 1.3. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIMED WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA. AT UTILITY CROSSINGS
   - 1.4. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
   - 1.5. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
   - 1.6. LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES, AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS OR BY STATE PLANE COORDINATES.
   - 1.7. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE FIELD VERIFIED AND THE INVERTS, AND GRADE ELEVATIONS OF ALL INLETS AND MANHOLES SHALL BE SHOWN.
   - 1.8. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. AS-BUILT POND CONTOURS SHALL BE PROVIDED AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AND ELEVATIONS SPECIFIED ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-GRADING POND SLOPES THAT ARE STEEPER THAN 5:1 (HORIZONTAL:VERTICAL) TO A DEPTH OF 2 FT BELOW THE SLWT.
   - 1.9. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILT DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED".
   - 1.10. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
   - 1.11. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR TO PLACE GRADE STAKES AT CENTER OF FRONT AND REAR LIMITS OF EACH BUILDING PAD FOR OWNER/ENGINEER INSPECTION AND APPROVAL.
3. CERTIFIED AS-BULT DRAWINGS SHALL BE PROVIDED TO THE ENGINEER PRIOR TO BACTERIOLOGICAL TESTING. FAILURE TO PROVIDE ACCURATE DRAWINGS MAY RESULT IN EXPIRED TEST RESULTS AND REQUIRE ADDITIONAL TESTING AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL SUBMIT TWO (2) CERTIFIED COPIES AND EXCEL FILES OF THE COMPLETED UTILITY ASSET TABLES USING THE OCU STANDARD ASSET TABLES TEMPLATE AVAILABLE ON THEIR WEBSITE. COMPLETE ASSET TABLE REQUIRED PRIOR TO ANY CERTIFICATION OF RESPECTIVE SYSTEM. COORDINATE DATA SHALL BE PROVIDED IN STATE PLANE COORDINATES.
5. COMPLETE AS-BUILTS AND ASSET TABLES, MEETING OCU MANUAL OF STANDARDS AND CONSTRUCTION SPECIFICATIONS (DATED APRIL 2011), SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL. PAY APPLICATIONS REQUESTING PAYMENT BEYOND 80% OF CONTRACT AMOUNT, PER SYSTEM, MAY BE HELD AT THE DISCRETION OF THE OWNER UNTIL THE AS-BUILTS AND ASSET TABLES ARE DEEMED COMPLETE BY THE ENGINEER.
6. AS-BUILT DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH POULOS & BENNETT CAD STANDARDS.
7. POTABLE WATER CROSSINGS - POULOS & BENNETT REQUIRES THAT AT LEAST TEN PERCENT (10%) OF THE POTABLE WATER CROSSINGS AND INSTALLATIONS, REFERENCE IN PARAGRAPH 1.J ABOVE, BE FIELD VERIFIED BY POULOS & BENNETT STAFF. THE 10% TO BE FIELD VERIFIED WILL BE IDENTIFIED BY POULOS & BENNETT PRIOR TO CONSTRUCTION AND PROVIDED TO THE SITE CONTRACTOR.
8. COMPLETE AS-BUILTS AND ASSET TABLES, MEETING OCU MANUAL OF STANDARDS AND CONSTRUCTION SPECIFICATIONS (DATED APRIL 2011), SHALL BE PROVIDED TO POULOS & BENNETT FOR REVIEW AND APPROVAL. PAY APPLICATIONS REQUESTING PAYMENT BEYOND 80% OF CONTRACT AMOUNT, PER SYSTEM, MAY BE HELD AT THE DISCRETION OF THE OWNER UNTIL THE AS-BUILTS AND ASSET TABLES ARE DEEMED COMPLETE BY POULOS & BENNETT.
9. DRAINAGE PIPE/STRUCTURE INSPECTION VIDEOS AND LASER PROFILE REPORTS (THE LATTER IF PIPE OTHER THAN REINFORCED CONCRETE PIPE HAS BEEN USED OUTSIDE OF PUBLICLY MAINTAINED ROADWAY AREAS) SHALL BE PROVIDED TO POULOS AND BENNETT FOR REVIEW.

ADDITIONAL UTILITY NOTES:

1. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU INFRASTRUCTURE PER OCU MANUAL SECTION 2111 3.03 G.

ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A — FIGURE GN

DATE: October 10, 2021

OCU GENERAL NOTES:

1. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF INCLUDING, BUT NOT LIMITED TO; WATER MAINS, WASTEWATER FORCE MAINS, GRAVITY MAINS, RECLAIMED WATER MAINS, ELECTRIC, GAS, CABLE TV, TELECOMMUNICATIONS, STORM WATER, FIBER OPTIC AND OTHER UNDERGROUND FACILITIES. MAIN LOCATIONS SHOWN ON PLANS MAY NOT BE EXACT. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
2. SHOULD A PIPE EMERGENCY OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OCU DISPATCH OPERATOR (407-836-2777) AND THE OCU INSPECTOR.
3. THE CONTRACTOR SHALL NOTIFY THE OCU CONSTRUCTION INSPECTION SECTION, FIELD SERVICES DIVISION AT LEAST 10 CALENDAR DAYS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION PROJECT BY CALLING (407) 254-9798.
4. THE CONTRACTOR SHALL NOTIFY THE OCU CONSTRUCTION INSPECTOR IN ACCORDANCE WITH TABLE 4110-1 "UTILITIES' SCHEDULE OF NOTIFICATIONS IN THIS MANUAL.
5. THE MATERIALS, PRODUCTS, AND CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE OCU SYSTEM SHALL BE IN CONFORMANCE WITH THE STANDARDS, CONSTRUCTION SPECIFICATIONS, AND APPENDIX D IN THIS MANUAL.
6. ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO; WATER MAINS, FORCE MAINS, RECLAIMED WATER MAIN, SANITARY GRAVITY PIPES, STORM WATER PIPES, ELECTRIC, TELEPHONE, GAS, POLES AND STAYS, CABLE TV AND OTHER UTILITY FACILITIES WITHIN THE LIMITS OF THE PROJECT WILL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL ADJUST ALL EXISTING OCU MAINS AND FACILITIES IN CONFLICT WITH NEW GRADE, NEW OR ALTERED ROADWAYS, SIDEWALKS, DRIVEWAYS, CURBS, OR STORM WATER IMPROVEMENTS. OCU FACILITIES TO BE ADJUSTED INCLUDE, BUT ARE NOT LIMITED TO; PIPELINES, PUMP STATIONS, VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS, AND METERS. ALL ADJUSTMENTS SHALL BE MADE TO CURRENT STANDARDS.
8. ONLY OCU PERSONNEL SHALL OPERATE EXISTING OCU WATER, WASTEWATER, AND RECLAIMED WATER VALVES. THE CONTRACTOR IS RESPONSIBLE FOR OPERATING ANY NEWLY INSTALLED VALVE THAT HAS NOT BEEN CLEARED FOR USAGE BY FDEP AND OCU. THE CONTRACTOR SHALL COORDINATE VALVE OPERATION WITH THE OCU INSPECTOR. FOR OPERATION OF MAINS NOT OWNED BY OCU, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE APPROPRIATE UTILITY REPRESENTATIVE.
9. CONSTRUCTION ACTIVITIES SHALL NOT CAUSE INTERRUPTIONS IN WATER, WASTEWATER, OR RECLAIMED WATER SERVICE. THE CONTRACTOR SHALL COORDINATE PRE-APPROVED INTERRUPTIONS OF SERVICE WITH THE OCU INSPECTOR 7 WORKING DAYS IN ADVANCE AND WRITTEN NOTICE SHALL BE GIVEN TO AFFECTED CUSTOMERS AT LEAST 4 WORKING DAYS IN ADVANCE.
10. THE CONTRACTOR SHALL PROVIDE FOR BYPASSING AND / OR HAULING OF WASTEWATER DURING APPROVED INTERRUPTIONS OF WASTEWATER FLOWS AND CONNECTIONS. THE CONTRACTOR SHALL SUBMIT A BYPASS OR HAUL PLAN, REVIEWED AND APPROVED BY A PROFESSIONAL ENGINEER TO OCU DEVELOPMENT ENGINEERING AND TO THE INSPECTOR FOR APPROVAL PRIOR TO IMPLEMENTATION BY CONTRACTOR.
11. ALL VALVES INSTALLED AS PART OF THIS CONSTRUCTION PROJECT SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED BY FDEP. DO NOT CONNECT NEWLY CONSTRUCTED WATER MAINS TO ANY EXISTING WATER MAINS UNLESS CLEARED BY FDEP AND OCU.
12. THE CONTRACTOR SHALL PROVIDE A JUMPER ASSEMBLY WITH AN APPROVED BACKFLOW PREVENTER FOR MAKING TEMPORARY CONNECTIONS TO AN EXISTING POTABLE WATER SOURCE IN ORDER TO CHLORINATE AND FLUSH NEW WATER MAINS WITH POTABLE WATER. ANY TEMPORARY POTABLE WATER CONNECTIONS TO RECLAIMED WATER OR FORCE MAIN SHALL ALSO BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTER.
13. FOR PVC PIPE, NO JOINT DEFLECTION OR PIPE BENDING IS ALLOWED. ALIGNMENT CHANGE SHALL BE MADE ONLY WITH FITTINGS.
14. FOR DIP PIPE, LONG RADIUS CURVES, EITHER HORIZONTAL OR VERTICAL, MAY BE INSTALLED WITH STANDARD PIPE BY DEFLECTIONS AT THE JOINTS. MAXIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED 75 PERCENT OF THE PIPE MANUFACTURER'S RECOMMENDATION.
15. FOR APPROVED PVC OR HDPE PIPE USED IN A HORIZONTAL DIRECTIONAL DRILL INSTALLATION, THE CURVATURE AND/OR DEFLECTION SHALL NOT EXCEED THE PARAMETERS ESTABLISHED IN THIS MANUAL.
16. ALL DAMAGE TO ORANGE COUNTY INFRASTRUCTURE, PIPELINES, AND ASSETS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE WITH AN APPROVED METHOD BY THE COUNTY. IF THE REPAIR IS NOT PERFORMED IN A TIMELY MANNER, AS DETERMINED BY THE ORANGE COUNTY UTILITY INSPECTOR, ORANGE COUNTY MAY PERFORM REPAIRS AND THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH THE REPAIR.
17. THE CONTRACTOR SHALL BE LIABLE FOR ANY AND ALL SANITARY SEWER OVERFLOWS (SSO) ASSOCIATED WITH THE WORK, REGARDLESS OF FAULT. THE CONTRACTOR WILL BE ASSESSED PENALTIES FOR ANY AND EACH SSO AS SPECIFIED IN SECTION 3110, GENERAL CONSTRUCTION REQUIREMENTS.

NOTE: THE EXISTING MAINS ALONG MCCORMICK ROAD SHALL BE PROTECTED AND PRESERVED.

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	N/A

Project Name:
WYNWOOD-PHASES 3 & 4

Jurisdiction:
CITY OF OCOEE, FL

Sheet Title:
CONSTRUCTION NOTES

Sheet No.:
C0.02

Seal:
J. ANDREW IVEY · LICENSE No. 86607 · STATE OF FLORIDA · PROFESSIONAL ENGINEER
J. ANDREW IVEY
P.E. NO. 0086607
DATE: November 27, 2023
Joel Ivey

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-CN

CONDITIONS OF APPROVAL

Section A. General

1. The City of Ocoee, Florida (the "**City**") is subject to the terms, provisions and restrictions of Florida Statutes, Chapter 163, concerning moratoria on the issuance of building permits under certain circumstances. The City has no lawful authority to exempt any private entity or itself from the application of such state legislation and nothing herein shall be construed as such an exemption.

2. This project shall be developed in ____ (_) phases.

3. Each phase of the project will stand on its own with respect to public services (sewer, water, stormwater management, access and other related services).

4. Except as specifically noted on this plan, development of the property shall be consistent

5. with the requirements of the City of Ocoee Code of Ordinances (the "**Code**"), which Code includes Chapter 180, the City of Ocoee Land Development Code (the "**Land Development Code**").

6. Nothing herein shall be construed to waive any provision of the Land Development Code except to the extent expressly set forth on a waiver table or explicitly set out on the plan.

7. Any damage caused to any public streets as a result of the construction activities related to the project shall be promptly repaired by the Owner to the applicable governmental standards at the Owner's sole cost and expense.

8. There shall be no access from the property to any public streets except at the approved locations shown on the approved Final Subdivision Plan/Final Site Plan.

9. All existing structures (including buildings, power lines, existing aerial and utility facilities) will be removed and/or terminated prior to or during construction of the development replacing those uses.

10. Development of this property is subject to that certain __________ Development Agreement dated ________ as recorded in Official Records Book ___, Page ___, Public Records of Orange County, Florida.

11. All legal instruments including, but not limited to (i) declarations of covenants, easements and restrictions for the property; (ii) articles of incorporation and bylaws of the property owners' association (the "**Association**"); and (iii) warranty deeds, easements and bill of sale documents to the Association, the City, the County and/or the St. Johns River Water Management District ("**SJRWMD**") shall be provided to the City for review and approval prior to platting all or a portion of the property.

12. Parking for individual lots shall be provided in accordance with the Land Development Code.

13. Each fire hydrant shall be painted OSHA yellow in color and a blue reflective marker shall be affixed to the street in the center of the lane closest to each hydrant.

14. The Owner of each tract shall be responsible for installing reuse lines along with the other subdivision infrastructure. At such time as reuse water is available to the property, the Owner shall be responsible for connection to the reuse system lines.

15. Pursuant to the Land Development Code, all subdivision signage must be consistent with the legally assigned name of the subdivision. Any subsequent change to the name of the subdivision must be approved by the City Commission of the City.

16. To the extent the Land Use Plan and these Conditions of Approval conflict with the Land Development Code, the provisions of the land Use Plan and these Conditions of Approval shall control.

17. [If to City] To the extent any lift stations are required on the property they will be conveyed to the City at the time of platting. All such lift stations shall be designed in accordance with the City of Ocoee Engineering Standards Manual.

[If to County] To the extent any lift stations are required on the property they will be conveyed to the County at the time of platting. Lift station facilities shall be designed to accommodate a master pumping station consistent with the County's utility master plans. All such lift stations shall be fenced with black, vinyl chain-link fence, with posts and rails painted black, and shall be set back no less than 25' from any street. Such lift stations shall also be screened with hedge-type shrubbery, such as viburnum or ligustrum.

Section B. Trees

1. Existing trees eight feet (8') or larger (other than citrus trees or "trash" trees) located along proposed locations of buffer walls or road right-of-way lines will be preserved if at all possible; the buffer walls and roads will be designed around those trees to incorporate them into required landscape buffers and as street trees

2. The existing grades on individual lots containing protected trees will be maintained as much as possible to preserve existing protected trees. For lots or tracts containing protected trees, there will be no grading or other construction on the same except as specified in the approved Final Subdivision Plan/Final Site Plan, until building permits are issued for those lots/tracts.

3. Removal of existing protected trees will be limited to clearing road right-of-way and retention areas as detailed in the Final Subdivision Plan/Final Site Plan. All existing protected trees on individual lots and tracts will be evaluated at the time of site plan review for that lot or tract, to determine whether or not each tree needs to be removed.

4. In order to ensure that as many existing trees as possible will be preserved, all road rights-of-way and retention areas will be flagged for review by the City prior to any tree removal. No clearing permits will be issued for site work or building construction until the trees to be preserved have been clearly marked with tree protection barriers.

5. No person shall undertake land clearing or the removal of any protected trees without first obtaining a permit from the Building Department. The removal of protected trees shall be minimized to the maximum extent possible and no authorization shall be granted to remove a tree if the Owner has failed to take reasonable measures to preserve the trees on site.

6. The final grading plan will preserve existing grades on individual lots and tracts containing protected trees as much as possible.

7. All landscape areas will be irrigated and have an automatic rain sensor.

Section C. Easements/Utilities

1. All cross access, utility and drainage easements shall be provided prior to or at the time of platting.

2. All utilities to be placed within the ten foot (10') easement along the front of each lot will be placed around existing protected trees to be preserved.

3. All utilities including electrical, cable, TV, and telephone and including on-site existing overhead wires shall be placed underground.

4. Unless otherwise noted, a five foot (5') utility and drainage easement will be platted along all side lot lines and ten foot (10') utility, drainage and sidewalk easement adjacent to the street right-of-ways. Sidewalks will only be placed in this easement if necessary to run them around existing protected trees to be preserved.

5. All drainage, utility and maintenance easements shall be for the benefit of the Association. The land burdened by such easements shall be owned by the individual lot or tract owners.

6. Drainage easements between lots and tracts are shown for location only. Final easement dimensions will be shown on the Final Subdivision Plan/Final Site Plan and will be sized to meet City requirements.

7. A perpetual, non-exclusive access easement over all internal roadways and other paved areas is hereby granted in favor of the City and other applicable authorities for law enforcement, fire and other emergency services. The City may require that the owner execute an easement in recordable form with respect to the foregoing.

8. An emergency access easement to the retention ponds and over all drainage easements shown hereon is hereby granted to the City for emergency maintenance purposes. The emergency access easement will not impose any obligation, burden, responsibility of liability upon the City to enter upon the property it does not own or take any action to repair or maintain the drainage system on the property.

Section D. Association

1. The Association shall own and maintain all common areas.

2. All declaration of covenants and restrictions affecting the property shall include the following provisions:

i. Provision allowing the City to levy, collect, and enforce assessments for maintenance of common areas if the Association fails to do so or fails to maintain assessments at a level allowing for adequate maintenance.

ii. Provision granting the City the right, but not the obligation, to maintain all common areas should the Association fail to do so after notice from the City. To the extent that the City undertakes such action, the City shall be entitled to reimbursement from the Association and shall be entitled to require the Association to levy assessments for the purposes of paying such reimbursement.

iii. Provisions granting the City the right, but not the obligation, to maintain/repair the stormwater management system for the property (the "**SWMS**") and obtain reimbursement from the Association, or from the Owner if (a) turnover of control of the members has not occurred; or (b) if the Owner is still responsible for maintenance of the SWMS.

iv. Provision providing that the SWMS will be transferred to a responsible operation/maintenance entity acceptable to the City in the event of dissolution and that if dissolution occurs without such approval then the City may continue to levy and collect assessments and impose liens with respect thereto notwithstanding the dissolution of the Association.

v. Provision that the Association shall at all times be in good standing with the Florida Secretary of State.

vi. Provision that at the time of turnover of control of the Association to the members, the declarant shall deliver to the new board of directors the maintenance plan for the SWMS accompanied by an engineer's certification that the SWMS is functioning in accordance with all approved plans and permits. To the extent that any such engineer's report indicates any corrective action is required, that declarant shall be required to diligently undertake such corrective action at the declarant's expense and to post a cash bond with the Association for the estimated costs of such corrective action.

vii. Provision that no property owned by the City or any other governmental entity shall be subject to assessments levied by the Association.

viii. Provision that any amendment to any provision affecting the City or SWMS requires the consent of the City in an instrument recorded with the amendment.

3. All tracts that are to be owned and maintained by the Association shall be conveyed to the Association by warranty deed at the time of platting. A special warranty deed is permissible if accompanied by a title insurance policy to the Association.

Section E. Streets

1. inal street naming will be coordinated through the City Building Department at the time of final plat submittal.

2. [If public streets] All internal roads within the project will be dedicated to the public at the time of platting unless otherwise noted.

[If private streets] Tract ___, access road(s) through the property, is a private road which will be owned and maintained by the Association, with access and utility easements granted to the City. Such roads will be conveyed to the Association at the time of platting.

3. [If public roads] Street lights, security lights and lighting for common areas meeting current Land Development Code requirements shall be installed by the Owner prior to Certificate of Completion at the Owner's expense. If upgraded street lights are installed, the Owner and the Association will be required to complete and execute a City of Ocoee Owners and Homeowners Association Agreement for Upgraded Street Lights with the Owner and the Association being responsible for operating costs for the difference between standard street lights and the upgraded street lights.

[If private roads] Street lights, security lights and lighting for common areas meeting current Land Development Code requirements shall be installed by the Owner prior to Certificate of Completion at the Owner's expense. The Owner and the Association will be responsible for all operating costs relating to such lighting.

4. [Private Roads] In the event gates are installed on the private roads the gates and subdivision shall comply with Article VIII, Chapter 34 of the Orange County Code for gated communities as well as any amendments to that Article that may be enacted prior to approval of the Final Subdivision Plan. Further, in the event Orange County rescinds or ceases to have regulations for gated communities, then the regulations in effect at the time of Final Subdivision Plan approval shall control. All references in said County Code Chapter to the "County" shall be deemed to refer to the "City" for purposes of this requirement.

5. The Owner shall construct appropriate curbs cuts to enable construction of ramps at all rights-of-way intersections (and other areas as reasonably required) in order to accommodate access to sidewalks and streets for persons who are in wheelchairs and other persons who are physically challenged. Sidewalks abutting each platted lot or tract shall be constructed at the time of development of the lot or tract. When sidewalks are constructed on corner lots at certain locations, the sidewalks will be extended to the curb and the appropriate ramps will then be constructed. Sidewalks adjacent to common areas shall be constructed at the time of permanent construction of adjacent common areas.

Section F. Stormwater Management System

1. All retention ponds will be unfenced with maximum 5:1 side slopes into the pond.

2. The development of this project will incorporate the stormwater needs of all public roads within the project.

3. All building setbacks from all retention areas shall be fifteen feet (15') feet from the top of the bank.

4. Unless otherwise specifically provided for, the SWMS, including all pipes, inlets, manholes, structures and retention ponds, will be owned, operated and maintained by the Association.

5. Notwithstanding the conveyance of the retention ponds to the Association or any provision to the contrary contained in these Conditions of Approval, the Owner shall remain responsible for the maintenance of the SWMS, including all retention ponds, until such time as:

i. the entire SWMS for the project is constructed and the appropriate Certificate of Completion is issued by both the City and the SJRWMD;

ii. the retention ponds intended to be conveyed to the Association have in fact been conveyed to the Association;

iii. the Association is designated as the maintenance entity on the records of the SJRWMD and all transfer records required by the SJRWMD have been executed and accepted by SJRWMD;

iv. the City has been provided with a copy of the Owner's proposed maintenance plan with respect to the SWMS; and

v. the City has been provided with a written statement from the Association acknowledging receipt of the Owner's proposed maintenance plan with respect to the SWMS and that the Association is responsible for the maintenance of the SWMS.

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

CONDITIONS OF APPROVAL FOR WYNWOOD PUD

Sheet No.:

C1.00

Seal:

ANDREW IVEY ★ LICENSE No. 86607 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607
DATE: November 27, 2023

Joel Ivey

Digitally signed by Joel Ivey
DN: CN=Joel Ivey, dnQualifier=A01410C0000018A42DC1F3D00019630, O=Florida, C=US
Date: 2024.01.09 14:32:02-05'00'

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-CONDITIONS OF APPROVAL

6. All common area improvements including entry features, walls, landscaping and sidewalks along all roads, as well as landscaping around the retention pond tracts and any lift station tract shall be completed prior to issuance of the Certificate of Completion for those corresponding phases.

Section G. Wetlands/100 Year Flood Plain

1. All finished floor elevations will exceed the 100-year flood plain by a minimum of two feet (2').

2. The Owner shall comply with all requirements of the City and other governmental entities with jurisdiction to protect the wetlands being preserved and to prevent any disturbance, siltation, or other construction below the natural wetland lines. Further, the areas below the natural wetland lines shall be fenced off (and silt fences shall be installed) during construction activities immediately adjacent to the wetlands, in order to minimize disturbances of the wetlands during construction.

3. Wetland and existing surface water impact for this property is regulated by SJRWMD and the Florida Department of Environmental Protection. General or individual permits are required from these agencies prior to commencement of construction.

4, At the time of submittal of the first Preliminary Subdivision Plan or Site Plan review for the property, the Owner will map the jurisdictional wetland line on the site and establish a twenty-five foot (25') upland buffer from that line. Depending on the results, the City may also require a Conservation and Drainage Easement over any wetlands or adjoining conservation area. The usable area of the site will be reduced by this acreage and all development criteria will be reduced proportionately. Prior to or at the time of development of any portion of the property, if a Conservation and Drainage Easement is required, the Owner shall convey to the City the Conservation and Drainage Easement, the form of which shall be approved by the City prior to the conveyance.

Section H. Commercial Projects

1. All commercial lots will be a minimum of one (1) acre in size.

2. All commercial lot uses shall conform to the Master Architectural, Signage, Lighting and Landscape Package Plans, which will be provided when the first commercial lot is developed and which will be subject to approval of the City.

Section I. Single-Family Residential Projects

1. Each residential lot shall have the minimum of three (3) trees per lot, and one (1) street tree with a minimum size of ten feet (10') in height and two inches (2") in diameter at breast height (DBH).

2. All underground utilities shall comply with Section 6-8(C) of the Land Development Code, which requires pedestal-mounted utility boxes to be placed back of the street, no more than five feet (5') forward of the front building setback line, on all residential lots which are less than seventy feet (70') feet in width where the lot abuts the street right-of-way line.

Section J. Townhome Projects

1. All multifamily residential buildings comprised of three (3) or more dwelling units, regardless of square footage or number of stories, will include automatic fire protection systems.

2. Open space between townhome units not part of an individual lot, shall be owned and maintained by the Association.

3. The townhome portion of the project will comply with section 6-15 of the Land Development Code regarding multi-family development standards.

4. Street trees shall be provided by the Owner at a rate of one (1) tree per townhome unit prior to certificate of occupancy for each building.

5. All declaration of covenants and restrictions affecting the townhome portion of the property shall include the following provisions:

i. Provision providing that short term rentals (rental term less than six (6) months) shall be prohibited and providing that this provision may be enforced by the City.

ii. Provision requiring that garages must be used for parking cars and that parking will be prohibited on the private streets, except in designated off-street parking spaces.

iii. Provision prohibiting RV and boat parking within the subdivision.

iv. Provision requiring that if trash cans are used at individual units, they shall be stored in the garage, but if they are stored outside the garage they shall be screened from view with a decorative fence and/or landscaping.

v. Provision requiring a six foot (6') privacy fence on all three (3) sides of any lot with an accessory structure, per section 5-6b of the Land Development Code.

vi. Provision requiring limitations on the size and placement of accessory structures and privacy fences in certain rear yards.

vii. Provision requiring all lots with fencing to have a gated entrance along the rear lot line.

viii. Provision providing that trash pickup will be provided for each individual unit and that no dumpsters shall be utilized for waste disposal.

ix. Provision providing that individual owners of individual lots shall be wholly and exclusively responsible, to the extent necessary, for the periodic clean-out, maintenance, upkeep, repair and replacement of all elements of the sanitary sewer system located on their respective lot, from the inside of the home to the back of curb where the lot line ends. The elements of the sanitary sewer system shall include, but not be limited to, all piping, "laterals" and other components of the sanitary sewer system. Neither the Association nor the City nor any other third party shall have any responsibility for such clean-out, maintenance, upkeep, repair or replacement of any component of the sanitary sewer system located on a lot.

Section K. Wekiva Study Area

1. For development or redevelopment of property located outside the Ocoee Community Redevelopment Area (CRA) but within the Wekiva Study Area ("**WSA**") Boundary, and with the exception of a single-family home on an existing lot, those portions of properties that contain at least one (1) of the three (3) following resources: (i) most effective recharge areas, (ii) karst features, or (iii) sensitive natural habitats including Long Leaf Pine, Sand Hill, Xeric Oak Scrub, or Sand Pine Scrub vegetative communities, are be subject to a minimum thirty-five percent (35%) Wekiva Open Space requirement.

2. Open Space required to be preserved within the WSA boundary is defined as: any portion of a parcel or area of land that remains undeveloped, or minimally developed, such as trails and boardwalks as part of a natural resource preserve or recreation area, stormwater retention areas that follow Best Management Practices (BMPs), upland buffer retention swales (per policy 7.7.3), naturally vegetated areas, and tracts for pedestrian connections. Such designated open space excludes waterbodies, lots, street rights of way, parking lots, impervious surfaces and active recreation areas including golf courses. All Wekiva Open Space Areas shall be restricted to prohibit use of fertilizer and chemical applications, but may permit mechanical methods for routine maintenance. Rule 9J-5.003(84), F.A.C. [Wekiva Parkway and Protection Act (WPPA): Ch. 369.321(3), F.S.]

3. Naturally vegetated swales are required to be placed within the upland buffers surrounding lakes or wetlands. The purpose of these swales is to improve the water quality of the stormwater runoff and ensure that the swale fills and exfiltrates into the soil so that there is no sheet flow into the lake or wetland. This method of water quality improvement shall mimic the absorption and pollutant removal abilities of a natural low

spot in the topography and must follow accepted Best Management Practices (BMPs). Stormwater runoff from developed lands adjoining wetlands, lakes and/or floodplain areas shall be diverted towards swales, hold the runoff, and then allow it to slowly release into the soil column. [Wekiva Parkway and Protection Act (WPPA): Ch. 369.321(3), F.S.]

Section L. West Orange Trail

1. A Public Trail Tract as depicted on the plan shall be dedicated to the City at the time of platting for connection through the property to the West Orange Trail.

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

CONDITIONS OF APPROVAL FOR WYNWOOD PUD

Sheet No.:

C1.01

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607

DATE: November 27, 2023

Joel Ivey

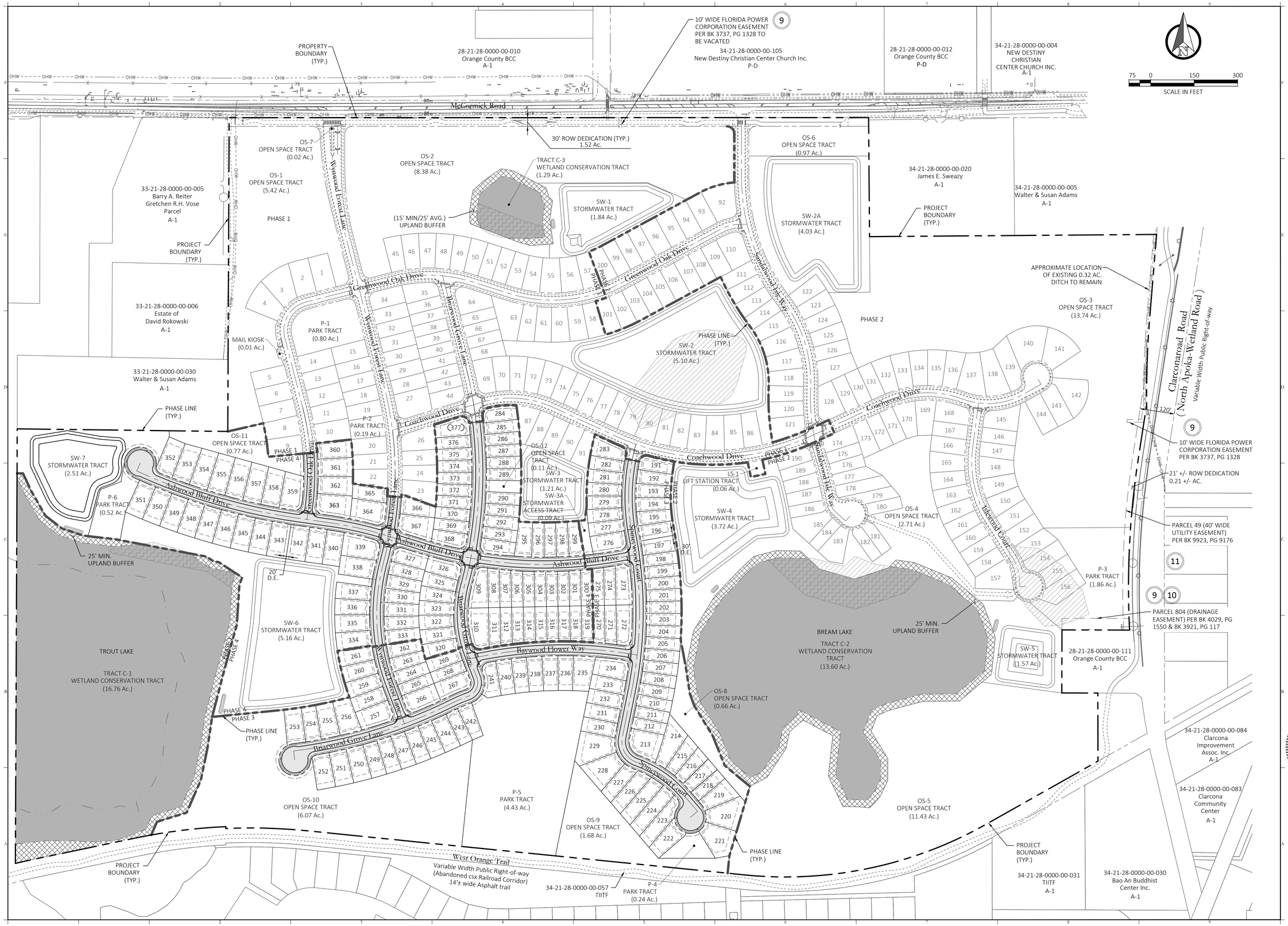
Digitally signed by Joel Ivey
DN: cn=Joel Ivey, c=US, o=POULOS & BENNETT, LLC, ou=A01410D0000018A3A2DC2F3000019E8B, email=jivey@poulosandbennett.com
Date: 2024-01.09 14:20:34-05'00'

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-CONDITIONS OF APPROVAL



NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" =150'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

OVERALL MASTER SITE PLAN

Sheet No.:

C2.00

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

Joel Ivey

Digitally signed by Joel Ivey
DN: CN=Joel Ivey, O=POULOS & BENNETT, LLC, OU=CORPORATE, E=JIVEY@POULOSANDBENNETT.COM, C=US
Date: 2023.11.27 12:18:16 -05'00'

J. ANDREW IVEY
P.E. NO. 0086607
DATE: November 27, 2023

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 – DR HORTON – WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-OMSP

General Site Data

Project Site Area	193.22 Ac.
Total Wetlands/Surface Waters Preserved	31.65 Ac.
Net Developable Acres	161.57 Ac.
Proposed Dwelling Units:	
Phases 1 & 2	190 DU & 1 Ammenity Center
Phases 3 & 4	187 DU
Density	2.33 Units/Ac.
Zoning	PUD-LD
Existing Land Use	Vacant
Proposed Land Use	Single-Family Residential
Future Land Use	Rural
Building & Lot Data	
	SINGLE FAMILY DETACHED
Max. Building Height (3 stories)	45'-0"
Building Setbacks:	
Front	15'/7' Porch
Street Side	10'
Interior Side	5'
Rear	20'
McCormick Road	25'
Apopka Vineland- Clarcona Road	50'
PD Perimeter	25'
Perimeter From Adjacent Buildings	50'
Min. Lot Width	40'
Min. Lot Depth	110'
Maximum Impervious Coverage	70% Net Land Area
Maximum Coverage All Buildings	30%
Min. Living Area Required	1,200 S.F.

Phasing	The project will be constructed in 2 phases.
Tree Survey	Survey prepared by ASM dated 01/08/2020.
Boundary Survey	Survey prepared by ASM dated 03/15/2017. Vertical Datum NAVD88
Landscape	Final landscape plans are required to be submitted for review and approval prior to landscape construction. Landscape plans to be in accordance with City of Ocoee.
Garbage Pickup	Units to be picked up at front right of way.
Lighting	Lighting shall comply with City of Ocoee Code.
Fire Protection	1. Fire hydrants shall be installed so that the design and calculation meet the requirements in City Of Ocoee subdivision regulations.
	2. Fire access shall be from the front of the proposed dwelling units.
	3. Fire hydrants shall be placed no farther than 500' apart, measured along the roadway. No building intended for occupancy shall exceed 250' from the nearest fire hydrant.
	4. During construction, when combustibles are brought on to the site, access roads and a suitable temporary or permanent supply of water acceptable to the fire department shall be provided and maintained chapter 16, NFPA 1 2018 Edition (FFPC 2015 Edition).
Miscellaneous	1. Any existing septic tanks or wells shall be properly abandoned prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies.
	2. All acreages are subject to change with final engineering and final plat review and approval.

General Notes

Ownership / Maintenance

Roadways	Public	To Be Owned & Maintained By City Of Ocoee
Storm System	Public	To Be Owned & Maintained By City Of Ocoee
Sanitary Sewer	Public	To Be Owned & Maintained By Orange County
Potable Water	Public	To Be Owned & Maintained By Orange County
Park/Recreation Tracts	Private	To Be Owned & Maintained By HOA
Open Space Tracts	Private	To Be Owned & Maintained By HOA
Parallel Parking Easement	Private	To Be Owned & Maintained By HOA

Miscellaneous

Potable Water Services	Orange County Utilities Division
Reclaim Services	See Note Below
Wastewater Services	Orange County Utilities Division
Electric Services	Duke Energy
Fire Protection	Orange County

NOTE: IRRIGATION IS PROVIDED BY POTABLE WATER AS NO RECLAIMED WATER IS AVAILABLE IN THE VICINITY OF THE PROJECT SITE.

Water Generation

Units	Gallons Per ERC Per Day	Projected Potable Water Demand (Gallons Per Day)
377	350	132,300

Waste Water Generation

Units	Gallons Per ERC Per Day	Projected Potable Water Demand (Gallons Per Day)
377	300	113,400

School Demand

School	Student Generation Rate	Proposed Dwelling Units	Projected Student Population
Prarie Lake Elem.	0.191	377	72
Ocoee M.S.	0.095	377	36
Wekiva H.S.	0.131	377	50

Park/Recreation Space Calculations

Recreational Area Required = 5.00 Acres/ Per 1000 Population 377 Units X (3 Residents/Unit) X 5 Acres/1000 Residents = 5.66 Acres

Required Recreational Area = 5.66 Acres

Recreational Area Provided

Tract ID	Acreage
P-1 (Amenity Center)	0.80
P-2	0.19
P-3	1.86
P-4	0.24
P-5	4.43
P-6	0.52
Total	8.04

Stormwater Pond Tract

STORMWATER POND TRACTS PROVIDED

Tract ID	Acreage
SW-1	1.84
SW-2	5.10
SW-2A	4.03
SW-3	1.21
SW-3A	0.09
SW-4	3.72
SW-5	1.57
SW-6	5.16
SW-7	2.51
Total	25.23

NOTE: PROPOSED DEVELOPMENT WILL PROVIDE IN EXCESS OF THE MIN. REQUIRED 5% AS REQUIRED IN POLICY 7.7

MISL DATA

1. SUPPORT SERVICES:

WATER SERVICE:

THE DOMESTIC WATER DEMAND FOR THE PROJECT WILL BE SUPPLIED BY ORANGE COUNTY UTILITIES. THERE IS A 24" EXISTING WATERMAIN ON THE NORTH SIDE OF McCORMICK ROAD. THE PROJECTS FIRE FLOW REQUIREMENTS WILL BE PROVIDED BY ON-SITE WATER DISTRIBUTION MAINS AND HYDRANTS DESIGNED IN ACCORDANCE WITH ORANGE COUNTY'S FIRE FLOW DETERMINATION AND FIRE HYDRANT SPACING STANDARD 6006 AND NFPA ANNEX H & I.

SANITRAY SEWER SERVICE:

THE SANITARY WASTEWATER WILL FLOW VIA ON-SITE GRAVITY MAINS TO AN ON-SITE LIFT STATION. A PROPOSED FORCEMAIN WILL CONNECT TO AN EXISTING ORANGE COUNTY WASTEWATER FORCEMAIN ON McCORMICK ROAD.

RECLAIMED WATER SERVICE:

THE ON-SITE RECLAIMED WATER SYSTEM WILL CONNECT TO AN EXISTING ORANGE COUNTY UTILITIES RECLAIMED WATER SYSTEM ON McCORMICK ROAD.

STORMWATER MANAGEMENT:

THE PROJECT STORMWATER MANAGEMENT, WATER QUALITY TREATMENT AND WATER QUANTITY ATTENUATION, WILL BE PROVIDE FOR IN THE PROPOSED ON SITE PONDS. THE PROPERTY CAN BE DEVELOPED WITH A MAXIMUM OF 70% IMPERVIOUS COVERAGE.THE PROPOSED PONDS WILL BE PART OF THE MASTER DRAINAGE SYSTEM . THIS WILL PROVIDE COMPLIANCE WITH THE MOST STRINGENT CRITERIA BETWEEN THE CITY OF OCOEE AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. THE INLET-PIPE COLLECTION SYSTEM WILL UTILIZE THE PERMITTED DESIGN STAGES AS REQUIRED BY THE CITY OF OCOEE FOR SYSTEM TAILWATER TO ENSURE THAT ADEQUATE CONVEYANCE IS PROVIDED FOR.

ENTRY SIGN NOTES:

SIGNS IDENTIFYING A SUBDIVISION OR MULTI-FAMILY DEVELOPMENT MAY BE PERMITTED AT EACH ENTRANCEWAY SUBJECT TO THE FOLLOWING CONDITIONS:

1. MAXIMUM SIGN AREA PER FACE - EIGHTEEN SQUARE FEET, OR TWO SQUARE FEET OF SIGN AREA FOR EACH DWELLING UNIT UP TO NINE UNITS (WHICHEVER IS MORE RESTRICTIVE).
2. MAXIMUM HEIGHT OF SIGN - SIX FEET ABOVE ESTABLISHED LOT GRADE.
3. SIGNS SHALL BE LOCATED WITHIN 30 FEET OF AN ENTRANCEWAY AS FOLLOWS:
   - WALL-MOUNTED, ONE FACE ON EACH SIDE OF THE ENTRANCEWAY, MOUNTED FLAT AGAINST THE ENTRANCEWAY WALL.
   - GROUND-MOUNTED, ONE FACE OR TWO FACE BACK-TO-BACK OR V WITH MAXIMUM 45 DEGREE ANGLE.

Residential Trip Generation

Use	ITE Code	Dwelling Units	Daily Trip Rate	Daily Trips	PM Peak Trip Rate	PM Trips
Single Family	210	377	9.07	3,419	0.92	346

Trip Generation Rates Based On The ITE Trip Generation Handbook - 11th Edition.

Street Names

Street 'A'	Wynwood Forest Lane
Street 'B'	Greenwood Oak Drive
Street 'C'	Coachwood Drive
Street 'D'	Briarwood Grove Lane
Street 'E'	Sandalwood Isle Way
Street 'F'	Islewood Court
Street 'G'	Spineywood Court
Street 'H'	Ashwood Bluff Drive
Street 'I'	Baywood Flower Way

Open Space Tract

OPEN SPACE AREA PROVIDED

Tract ID	Acreage
OS-1	5.42
OS-2	8.38
OS-3	13.74
OS-4	2.71
OS-5	11.43
OS-6	0.97
OS-7	0.02
OS-8	0.66
OS-9	1.68
OS-10	6.07
OS-11	0.77
OS-12	0.11
Total	51.96

Open Space Requirements (1)

	REQUIRED			PROVIDED				
Land Use	Developable Acres	Required PD Percentage Of Open Space By LDC Section 4-5 (L)(3)		Park Tracts	Wetland	Open Space Tracts	Stormwater Tracts	Total Open Space Provided
Single Family	193.22	25.00%	48.31	8.04	31.65	51.96	25.23	116.88
Open Space Required			48.31					
Open Space Provided								116.88

Tract Table & Ownership & Maitenance

TRACT NAME	OWNERSHIP & MAINTENANCE	PURPOSE	SIZE (AC.)
OS-1	To Be Owned & Maintained By HOA	Open Space Tract	5.42
OS-2	To Be Owned & Maintained By HOA	Open Space Tract	8.38
OS-3	To Be Owned & Maintained By HOA	Open Space Tract	13.74
OS-4	To Be Owned & Maintained By HOA	Open Space Tract	2.71
OS-5	To Be Owned & Maintained By HOA	Open Space Tract	11.43
OS-6	To Be Owned & Maintained By HOA	Open Space Tract	0.97
OS-7	To Be Owned & Maintained By HOA	Open Space Tract	0.02
OS-8	To Be Owned & Maintained By HOA	Open Space Tract	0.22
OS-9	To Be Owned & Maintained By HOA	Open Space Tract	1.68
OS-10	To Be Owned & Maintained By HOA	Open Space Tract	6.07
OS-11	To Be Owned & Maintained By HOA	Open Space Tract	0.77
OS-12	To Be Owned & Maintained By HOA	Open Space Tract	0.11
P-1	To Be Owned & Maintained By HOA	Park Tract	0.80
P-2	To Be Owned & Maintained By HOA	Park Tract	0.19
P-3	To Be Owned & Maintained By HOA	Park Tract	1.86

Tract Table & Ownership & Maitenance

P-4	To Be Owned & Maintained By HOA	Park Tract	0.24
P-5	To Be Owned & Maintained By HOA	Park Tract	4.43
P-6	To Be Owned & Maintained By HOA	Park Tract	0.52
SW-1	To Be Owned & Maintained By HOA	Stormwater Tract	1.84
SW-2	To Be Owned & Maintained By HOA	Stormwater Tract	5.10
SW-2A	To Be Owned & Maintained By HOA	Stormwater Tract	4.03
SW-3	To Be Owned & Maintained By HOA	Stormwater Tract	1.27
SW-3A	To Be Owned & Maintained By HOA	Stormwater Tract	0.09
SW-4	To Be Owned & Maintained By HOA	Stormwater Tract	3.69
SW-5	To Be Owned & Maintained By HOA	Stormwater Tract	1.57
SW-6	To Be Owned & Maintained By HOA	Stormwater Tract	5.16
SW-7	To Be Owned & Maintained By HOA	Stormwater Tract	2.51
C-1	To Be Owned & Maintained By HOA	Conservation Tract	16.76
C-2	To Be Owned & Maintained By HOA	Conservation Tract	13.60
C-3	To Be Owned & Maintained By HOA	Conservation Tract	1.29
LS-1	To Be Owned & Maintained by Orange County	Lift Station Tract	0.06

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	N/A

Project Name:

WYNWOOD- PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

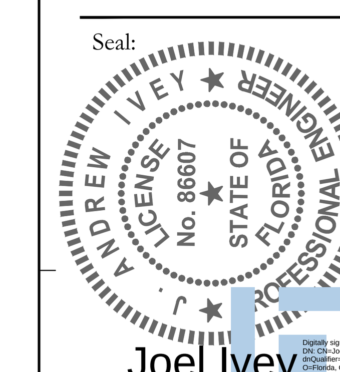
Sheet Title:

SITE DATA

Sheet No.:

C2.01

Seal:



J. ANDREW IVEY
P.E. NO. 0086607
DATE: November 27, 2023

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-SD

SWANN HADLEY STUMP DIETRICH & SPEARS
PROFESSIONAL ASSOCIATION

Attorneys and Counselors at Law
Since 1924
www.swannhadley.com

Pierce P. Swann (1895-1984)
Richard R. Swann (1940-2019)

Sharon B. Abner
Karen M. Brown
Stuart P. Buchanan
D. Paul Dietrich II
Ralph V. Hadley, III
Aimee Collins Hitchner

Benjamin C. Iseman
Richard A. Leigh
Steven J. Sheldon*
Douglas G. Spears
John R. Stump
Leigh A. Williams

Donald P. Dietrich
Of Counsel

**Admitted to practice in New Jersey only*

February 16, 2021

City of Ocoee
150 North Lakeshore Drive
Ocoee, FL 34761

Shuffield, Lowman & Wilson, P.A.
1000 Legion Place
Suite 1700
Orlando, FL 32801

Re: Final Subdivision Plan – Wynwood Phase 1 & 2 with mass grading Phase 3 & 4
LS-2020-016

Dear sir or madam:

We have been requested to write you concerning title to the real property described in Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "Property"). Based solely on our review of First American Title Insurance Company Commitment, File No. 2037-5135031 produced as a result of a search of the Public Records of Orange County, Florida, through January 11, 2021 at 8:00 AM, it is our opinion that, as of January 11, 2021 at 8:00 AM, fee simple record title ownership to the Property is vested in JTD Land at Wynwood, LLC, a Florida limited liability company, subject to the following:

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.

2. Easement in favor of Florida Power Corporation recorded January 13, 1986 in Book 3737, Page 1328; and Subordination to Encumbrance to Property Rights to Orange County recorded November 4, 1988 in Book 4029, Page 1550. (As to Parcel 6)

3. Drainage Easement in favor of Orange County recorded September 18, 1987 in Book 3921, Page 117. (As to Parcel 5)

4. Orlando Utilities Commission Utility Easement in favor of Orlando Utilities Commission recorded August 25, 2009 in Book 9923, Page 9176. (As to Parcels 3 and 4)

5. Riparian rights to Trout Lake, Lake Bream and Unnamed Lake are neither guaranteed nor insured. (As to Parcel 3)

6. This Policy does not insure title to any part of the land lying below the ordinary high water mark of any abutting body of water. (As to Parcel 3)

7. Riparian and/or littoral rights are not insured. (As to Parcel 3)

8. Survey prepared by American Surveying and Mapping, Inc. dated December 1, 2020, under Job No. 161111, shows the following: Fencing crosses over subject boundary at various points. (B) Gravel Road, overhead utility lines & their appurtenances cross onto and over subject property without the apparent benefit of an easement, (C) overhead utility lines & their appurtenances cross onto and over subject property without the apparent benefit of an easement, (D) metal trash bin, cable TV utility marker, overhead utility lines & equipment, manhole, utility vault asphalt road, concrete sidewalk & concrete driveways located in the Northerly most portion of subject property.

9. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged). (As to Parcel 3)

10. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

11. School Mitigation Agreement for Capacity Enhancement recorded October 15, 2019 as Instrument No. 20190646528.

12. Ordinance No. 2019-012 Case No. AX-09-18-77; CLRM PUD recorded November 11, 2019 in Instrument No. 20190708551.

13. Ordinance No. 2019-013 Case No. CPA-2018-008; CLRM PUD recorded November 11, 2019 in Instrument No. 20190708552.

14. Ordinance No. 2019-014 Case No. RZ-18-09-15; CLRM PUD recorded November 11, 2019 in Instrument No. 20190708553.

Shown For Information Only:
a) Right-of-Way on North and East established in part by Deed Book 347, Page 269; Deed Book 347, Page 286 and Deed Book 389, Page 266.

This opinion as to record title is rendered and certified solely to the City of Ocoee and Shuffield, Lowman & Wilson, P.A. in connection with the final subdivision plan for the Property. The opinion as to record title rendered herein may be relied upon solely by City of Ocoee and Shuffield, Lowman & Wilson, P.A. for such purpose and may not be used or relied upon by any other party or for any other purpose whatsoever.

Please contact us if you have any questions concerning our opinion rendered herein.

Very truly yours,

Swann Hadley Stump Dietrich & Spears, P.A.

D. Paul Dietrich II

EXHIBIT "A"

The land referred to herein below is situated in the County of ORANGE, State of Florida, and described as follows:

PARCEL 1:

Begin at the SE corner of the NE 1/4 of Section 33, Township 21 South, Range 28 East, Orange County, Florida, run North 253.35 feet, West 11 chains (726 feet), thence South 253.35 feet, thence East 11 chains (726 feet) to the Point of Beginning.

PARCEL 2:

The SW 1/4 of the NW 1/4 of Section 34, Township 21 South, Range 28 East, Orange County, Florida.

PARCEL 3:

The NE 1/4 of the SE 1/4 of Section 33, Township 21 South, Range 28 East, Orange County, Florida, (Less that part lying South of the Seaboard Coast Line Railroad). And LESS that property conveyed in Book 4814, Page 3816.

PARCEL 4:

The N 1/2 of the SW 1/4 of Section 34, Township 21 South, Range 28 East, Orange County, Florida, (LESS that part lying South of the Seaboard Coast Line Railroad). And LESS that property conveyed in Book 4814, Page 3816.

PARCEL 5:

Begin at the NW corner of the SE 1/4 of Section 34, Township 21 South, Range 28 East, Orange County, Florida, run East 534.85 feet more or less to the Westerly right of way line of the Clarcona-Apopka Road (State Road S-435), thence South 5° East along said right of way line 778.85 feet more or less to the North right of way line of the Seaboard Coast Line Railroad, thence Southwesterly along said railroad right of way line to the West line of NW 1/4 of SE 1/4, thence North to the point of beginning;

LESS Parcels A, B & C described below:

A) from the NW corner of the SE 1/4 of Sec. 34, Township 21 South, Range 28 East, Orange County, Florida, run East 534.85 feet more or less to the Westerly right of way line of the Clarcona-Apopka Road, thence South 5° East along said road right of way line 778.85 feet more or less to the North right of way line of the Seaboard Coast Line Railroad for the point of beginning; run thence North 5° West along said Westerly right of way line of the Clarcona-Apopka Road a distance of 138 feet, thence West 120 feet, thence South 5° East to said railroad right of way line, thence Northeasterly along the railroad right of way line to the Point of Beginning;

B) that part deeded to Orange County recorded in Book 3921, Page 115;

C) that part deeded to Orange County recorded in Book 4934, Page 4821.

PARCEL 6:

Beginning at the SW corner of the SE 1/4 of the NW 1/4 of Section 34, Township 21 South, Range 28 East, Orange County, Florida; thence run East 1850 feet more or less to the West side of the road connecting Clarcona with Apopka; thence Northerly along the West side of said road 885 feet more or less, to the South line of lands now or formerly belonging to one "Cumbie" or "Cumber"; thence West 1000 feet; thence North 435 feet, more or less to the North line of the said SE 1/4 of the NW 1/4 of said Section 34, thence West 840 feet more or less to the NW corner of the SE 1/4 of the NW 1/4 of Section 34; thence South 1320 feet more or less to the point of beginning.

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

TITLE OPINION

Sheet No.:

C2.02

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607

DATE: November 27, 2023

Joel Ivey

Digitally signed by Joel Ivey
DN: cn=Joel Ivey, o=POULOS & BENNETT, LLC, ou=Engineering, email=jivey@poulosandbennett.com, c=US
Date: 2024-01.09 14:24:10-05'00'

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

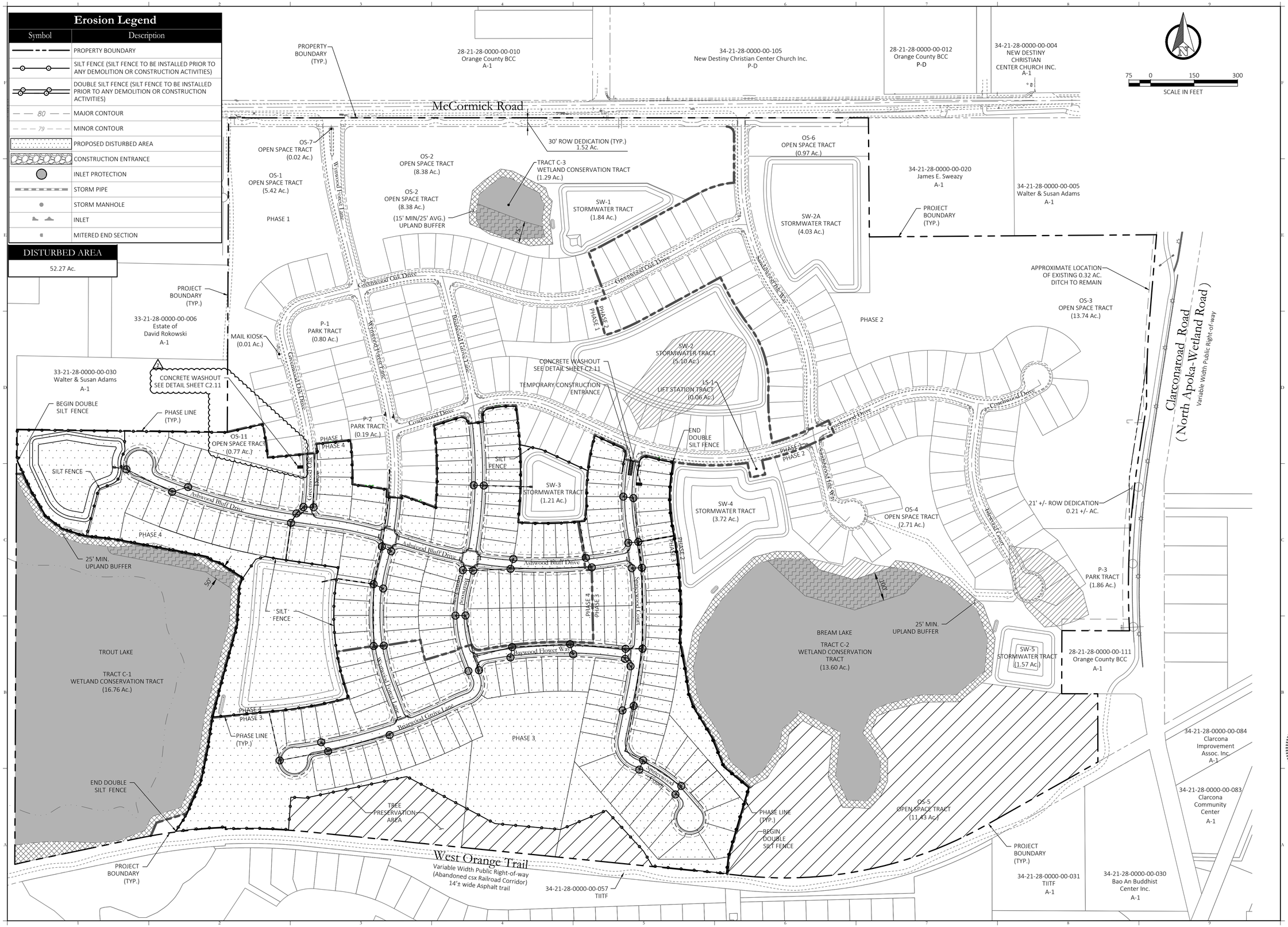
Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-TO

Erosion Legend

Symbol	Description
	PROPERTY BOUNDARY
	SILT FENCE (SILT FENCE TO BE INSTALLED PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITIES)
	DOUBLE SILT FENCE (SILT FENCE TO BE INSTALLED PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITIES)
80	MAJOR CONTOUR
79	MINOR CONTOUR
	PROPOSED DISTURBED AREA
	CONSTRUCTION ENTRANCE
	INLET PROTECTION
	STORM PIPE
	STORM MANHOLE
	INLET
	MITERED END SECTION

DISTURBED AREA

52.27 Ac.



Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" = 150'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

STORMWATER POLLUTION PREVENTION PLAN

Sheet No.:

C2.10

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607

DATE: November 27, 2023

Joel Ivey

Digitally signed by Joel Ivey
DN: CN=Joel Ivey, O=Poulos & Bennett, LLC, OU=Engineering, E=jivey@poulosandbennett.com, C=US
Date: 2023.11.27 12:12:10 -05'00'

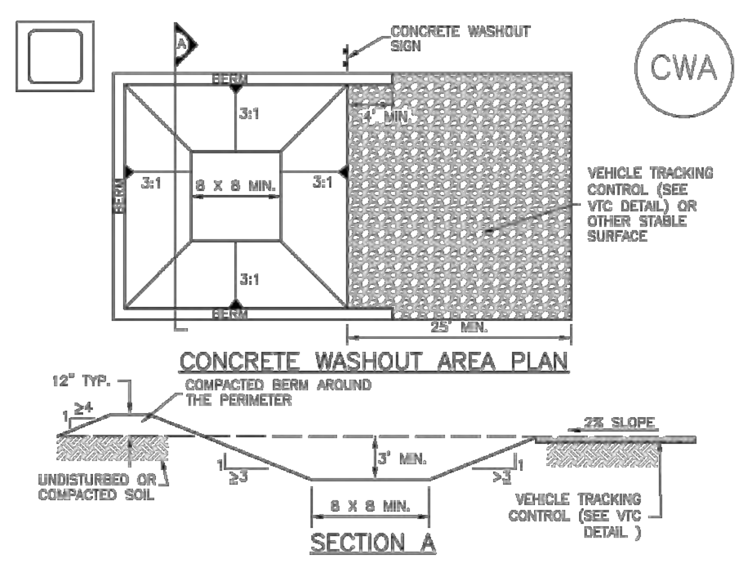
This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-SPPP

Concrete Washout Area (CWA) MM-1



CWA–1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –CWA INSTALLATION LOCATION.
2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

November 2010 — Urban Drainage and Flood Control District, Urban Storm Drainage Criteria Manual Volume 3 — CWA-3

MM-1 Concrete Washout Area (CWA)

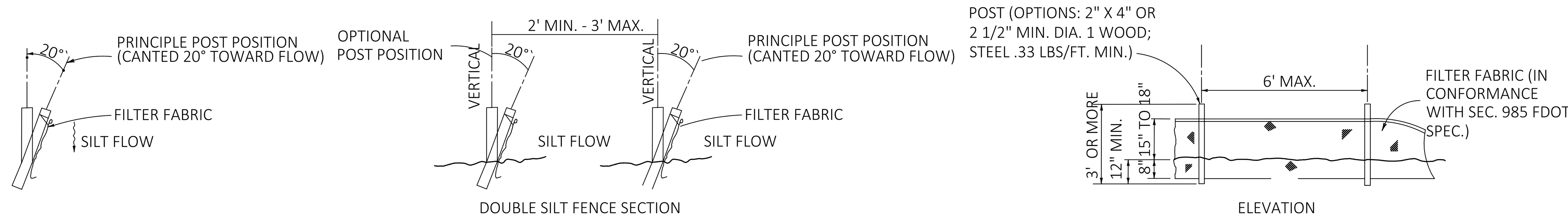
CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER–TIGHT CONTAINER AND DISPOSED OF PROPERLY.
6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

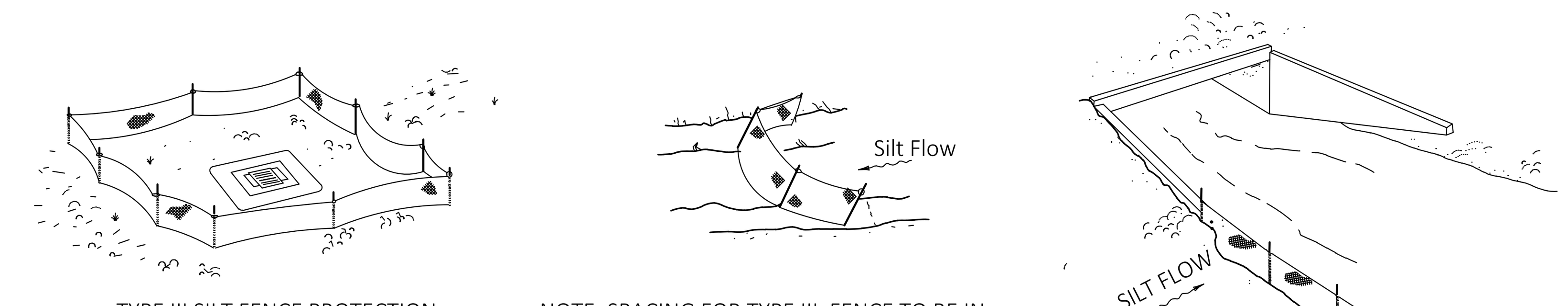
CWA-4 — Urban Drainage and Flood Control District, Urban Storm Drainage Criteria Manual Volume 3 — November 2010



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

TYPE III SILT FENCE

N.T.S.



TYPE III SILT FENCE PROTECTION AROUND DITCH BOTTOM INLETS.

NOTE: SPACING FOR TYPE III FENCE TO BE IN ACCORDANCE WITH CHART ~, SHEET 1 OF 3 AND DITCH INSTALLATIONS AT DRAINAGE STRUCTURES SHEET 2 OF 3.

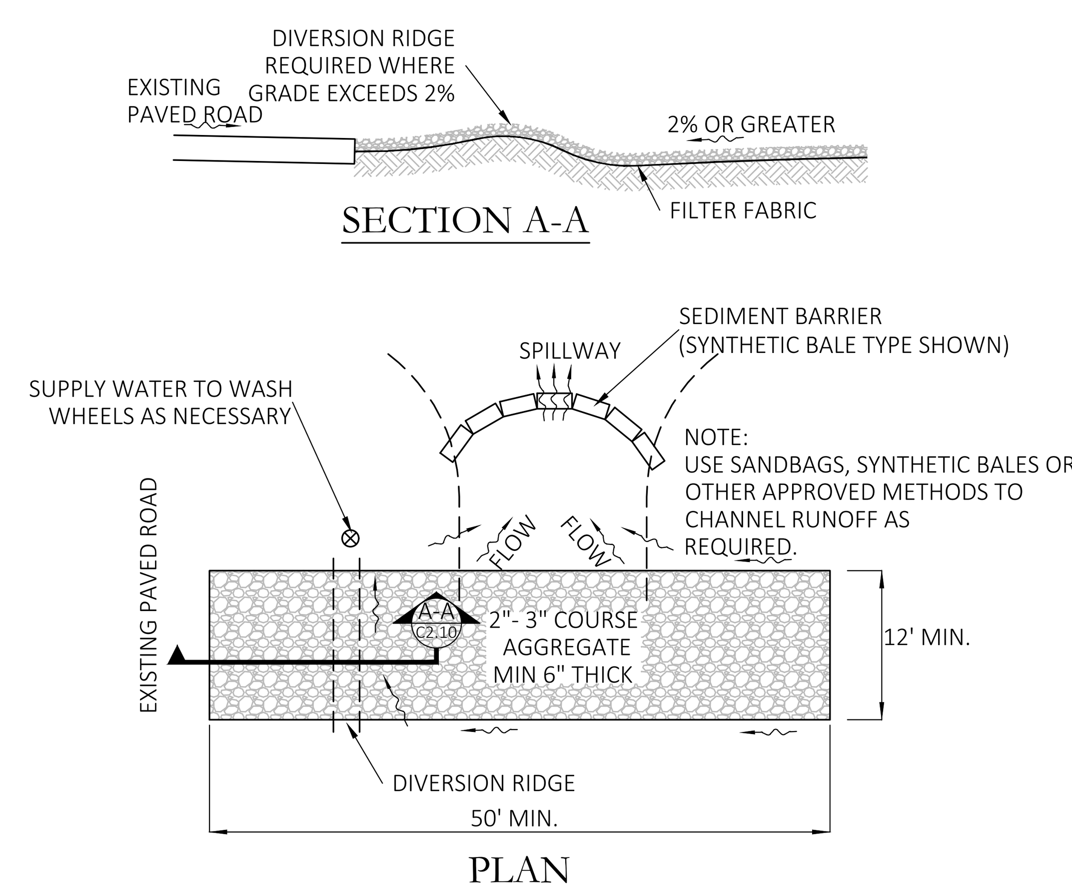
TYPE III SILT FENCE

TYPE III SILT FENCE

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

SILT FENCE APPLICATIONS

N.T.S.

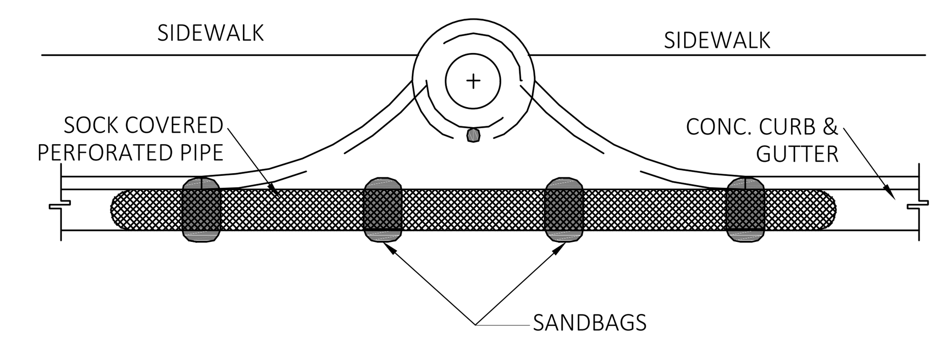


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAIN INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. TEMPORARY ACCESS TO BE CONSTRUCTED TO SUPPORT THE LOAD OF A FIRE APPARATUS.

TEMPORARY GRAVEL CONSTRUCTION ACCESS

N.T.S.



PLAN VIEW

NOTES:

1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC ARE FILLED WITH GRAVEL LAYERED AND PACKED TIGHTLY.
3. LEAVE A ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
4. INSPECT BARRIES AND REMOVED SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
5. AT THE END OF EACH WORKDAY, SWEEP OR SCRAPE UP SOIL TRACKED ONTO THE STREET.

CURB AND GUTTER SEDIMENT BARRIER

N.T.S.

SEED AND MULCH SPECIFICATIONS

1.	WINTER (SEPTEMBER THROUGH JANUARY)	PER ACRE
A.	RYE GRASS	30 POUNDS
B.	BAHIA GRASS (90% GREEN OR BETTER)	70 POUNDS
C.	FERTILIZER 10-10-10	
C.1.	STAGE 1 (AT PLANTING)	400 POUNDS
C.2.	STAGE 2 (AT GERMINATION)	400 POUNDS
2.	SPRING (FEBRUARY THROUGH MARCH)	PER ACRE
A.	RYE GRASS	20 POUNDS
B.	BROWN TOP MILLET	20 POUNDS
C.	BAHIA GRASS (90% GREEN OR BETTER)	70 POUNDS
D.	FERTILIZER 10-10-10	
D.1.	STAGE 1 (AT PLANTING)	400 POUNDS
D.2.	STAGE 2 (AT GERMINATION)	400 POUNDS
3.	SUMMER (MARCH THROUGH AUGUST)	PER ACRE
A.	BROWN TOP MILLET	35 POUNDS
B.	BAHIA GRASS (90% GREEN OR BETTER)	70 POUNDS
C.	FERTILIZER 10-10-10	
C.1.	STAGE 1 (AT PLANTING)	400 POUNDS
C.2.	STAGE 2 (AT GERMINATION)	400 POUNDS

EROSION CONTROL NOTES:

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS. SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. SODDING OF DETENTION PONDS SHOULD BE ACCOMPLISHED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.
3. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREAS MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES. TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES, ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREAS PRIOR TO FINAL GRADING AND STABILIZATION.
4. IF DURING CONSTRUCTION, THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH ST JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) AND CITY OF OCOEE EROSION PROTECTION STANDARDS. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
5. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT A DETAILED EROSION CONTROL PLAN TO CITY ENGINEER FOR REVIEW AND APPROVAL A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. AT A MINIMUM, THE EROSION CONTROL PLAN SHALL PROPOSE SILT SCREEN OR STAKED HAY BALES AND TURBIDITY BARRIERS IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
6. TWO (2) FOOT STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB.
7. WORK SHALL BE DONE IN ACCORDANCE WITH EPA, FDEP, SJRWMD, AND CITY OF OCOEE BEST MANAGEMENT PRACTICES AND EROSION CONTROL SPECIFICATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THE PROJECT. THE CONTRACTOR MUST THEN PERFORM ALL WORK IN ACCORDANCE WITH THE APPROVED SWPPP.
9. SILT SCREEN TO BE INSTALLED AROUND THE ENTIRE PROJECT AS SHOWN PRIOR TO CLEARING AND IS TO BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND ADJACENT GRADES ARE STABILIZED.
10. DISTURBED AREAS NOT IDENTIFIED TO BE SODDED SHALL BE SEEDED & MULCHED (SEE SEED AND MULCH SPECIFICATIONS THIS SHEET) WITHIN 48 HOURS OF FINAL GRADING.
11. ALL EROSION CONTROL MEASURES SHALL BE PLACED PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO SJRWMD AND CITY OF OCOEE REQUIREMENTS.
12. LAND PREPARATION PROCESSES SHALL CONFORM TO SECTION V OF THE "STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL" PREPARED FOR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION AND FLORIDA DEPARTMENT OF TRANSPORTATION, LATEST UPDATE : JULY 2013.
13. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT PRIOR TO START OF ANY CLEARING OR CONSTRUCTION.
14. CONTRACTOR SHALL RETAIN COPIES OF DATA USED TO COMPLETE THE NOTICE OF INTENT TO CONSTRUCT (NOI), THE SWPPP, AND ALL REPORTS REQUIRED BY THE NPDES GENERIC PERMIT FOR A PERIOD OF AT LEAST THREE (3) YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED. SUCH REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.

13. CONTRACTOR AND SUBCONTRACTOR(S) IDENTIFIED IN THE SWPPP SHALL SIGN THE CERTIFICATION STATEMENT CONTAINED IN PART V.E.2 OF THE GENERIC PERMIT BEFORE CONDUCTING ANY WORK IDENTIFIED IN THE SWPPP.

14. CONTRACTOR SHALL MAINTAIN A COPY OF THE SWPPP AT THE SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

15. CONTRACTOR SHALL AMEND THE SWPPP WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE THAT MAY HAVE A SIGNIFICANT EFFECT ON THE POTENTIAL FOR OFF-SITE DISCHARGE OF POLLUTANTS, INCLUDING THE ADDITION OF OR CHANGE IN LOCATION OF DISCHARGE POINTS AND REVISION TO CONTROLS WHICH MAY HAVE PROVED TO BE INEFFECTIVE.
16. AMENDMENTS TO THE SWPPP SHALL INCLUDE IDENTIFYING ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A POLLUTION PREVENTION MEASURE.
17. AMENDMENTS TO THE SWPPP SHALL BE PREPARED, DATED AND KEPT AS ATTACHMENTS TO THE ORIGINAL PLAN.
18. THE SWPPP SHALL BE AMENDED TO REFLECT ANY CHANGE APPLICABLE TO PROTECTING SURFACE WATER RESOURCES IN SITE PERMITS APPROVED BY STATE, REGIONAL OR LOCAL OFFICIALS FOR WHICH CONTRACTOR RECEIVES WRITTEN NOTICE AND CONTRACTOR SHALL RE-CERTIFY THAT SUCH CHANGES RELATED TO SUCH WRITTEN NOTICE.
19. THE SWPPP SHALL BE MODIFIED TO REFLECT CORRECTIVE MEASURES TAKEN AS A RESULT OF REGULARLY SCHEDULED INSPECTIONS OR THOSE AFTER A ONE QUARTER (0.25) INCH OR GREATER RAINFALL. SUCH AMENDMENTS TO THE PLAN SHALL BE IMPLEMENTED WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING INSPECTION.
20. CONTRACTOR SHALL REMAIN RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION PROTECTION MEASURES UNTIL CONSTRUCTION HAS BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT PLANS AND CERTIFIED AS SUCH BY POULOS & BENNETT, LLC, WHETHER OR NOT CONTRACTOR HAS SUBMITTED A NOTICE OF TERMINATION (NOT) TO FDEP.
21. WELLS IDENTIFIED FOR REMOVAL SHALL BE PLUGGED AND ABANDONDED IN ACCORDANCE WITH ALL STATE AND LOCAL REQUIREMENTS AND PERFORMED BY A LICENSED CONTRACTOR. CONTRACTOR TO VERIFY PERMITTING REQUIREMENTS WITH LOCAL GOVERNING AUTHORITY, INCLUDING WATER MANAGEMENT DISTRICT. CONTRACTOR SHALL REPORT ANY NEWLY CONSTRUCTED OR DISCOVERED WELLS, OR ADDITIONAL WELL DATA, WITHIN THE AREA OF WORK. ANY WELL CASING IN CLOSE PROXIMITY TO EXISTING OR PROPOSED STRUCTURES SHALL BE CUT OFF BELOW GRADE TO AN ELEVATION DETERMINED AND A LICENSED GEOTECHNICAL ENGINEER SHALL PROVIDE RECOMMENDATIONS FOR BACKFILL AND COMPACTION OVER THE AREA OF WORK. CONTRACTOR TO PROVIDE POST-CLOSURE REPORT TO ENGINEER.
22. CONSERVATION AREAS SHALL REMAIN UNDISTURBED AND THAT ALL CONSTRUCTION, DUMPING AND DISTURBANCE OF SOILS AND VEGETATION INCLUDING MOVING, TRIMMING AND REMOVAL IS PROHIBITED.
23. IN THE EVENT OF EXCESSIVE OFFSITE TRACKING, THE CONTRACTOR SHALL INSTALL ADDITIONAL MEASURES.

NPDES PERMIT

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

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

WYNWOOD- PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

STORMWATER POLLUTION PREVENTION DETAILS

Sheet No.:

C2.11

Seal:

J. ANDREW IVEY, LICENSE No. 86607, STATE OF FLORIDA, PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607
DATE: November 27, 2023

Joel Ivey

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 – DR HORTON – WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-SPPD

EXISTING WETLANDS

TRACT ID	ACREAGE	WETLAND CLASS
W1	15.54	III
W2	11.98	III
W3	0.92	III
W4	2.01	III
W5	1.12	III
TOTAL	**31.57**	

WETLAND IMPACTS

TRACT ID	ACREAGE	WETLAND CLASS
WI-1	0.03	III
WI-2	0.23	III
WI-3	0.01	III
WI-4	2.00	III
WI-5	1.12	III
TOTAL	**3.39**	

SECONDARY WETLAND IMPACTS

TRACT ID	ACREAGE	WETLAND CLASS
SWI-1	0.41	III
SWI-2	1.09	III
SWI-3	0.36	III
TOTAL	**1.86**	

PRESERVED WETLANDS

WETLAND ID	ACREAGE	WETLAND CLASS
WETLAND W1	15.50	III
WETLAND W2	11.75	III
WETLAND W3	0.91	III
TOTAL	**28.16**	

UPLAND BUFFERS

BUFFER ID	ACREAGE
B-1	0.28
B-2	0.91
B-3	1.85
B-5	0.38
B-6	0.07
TOTAL	**3.49**

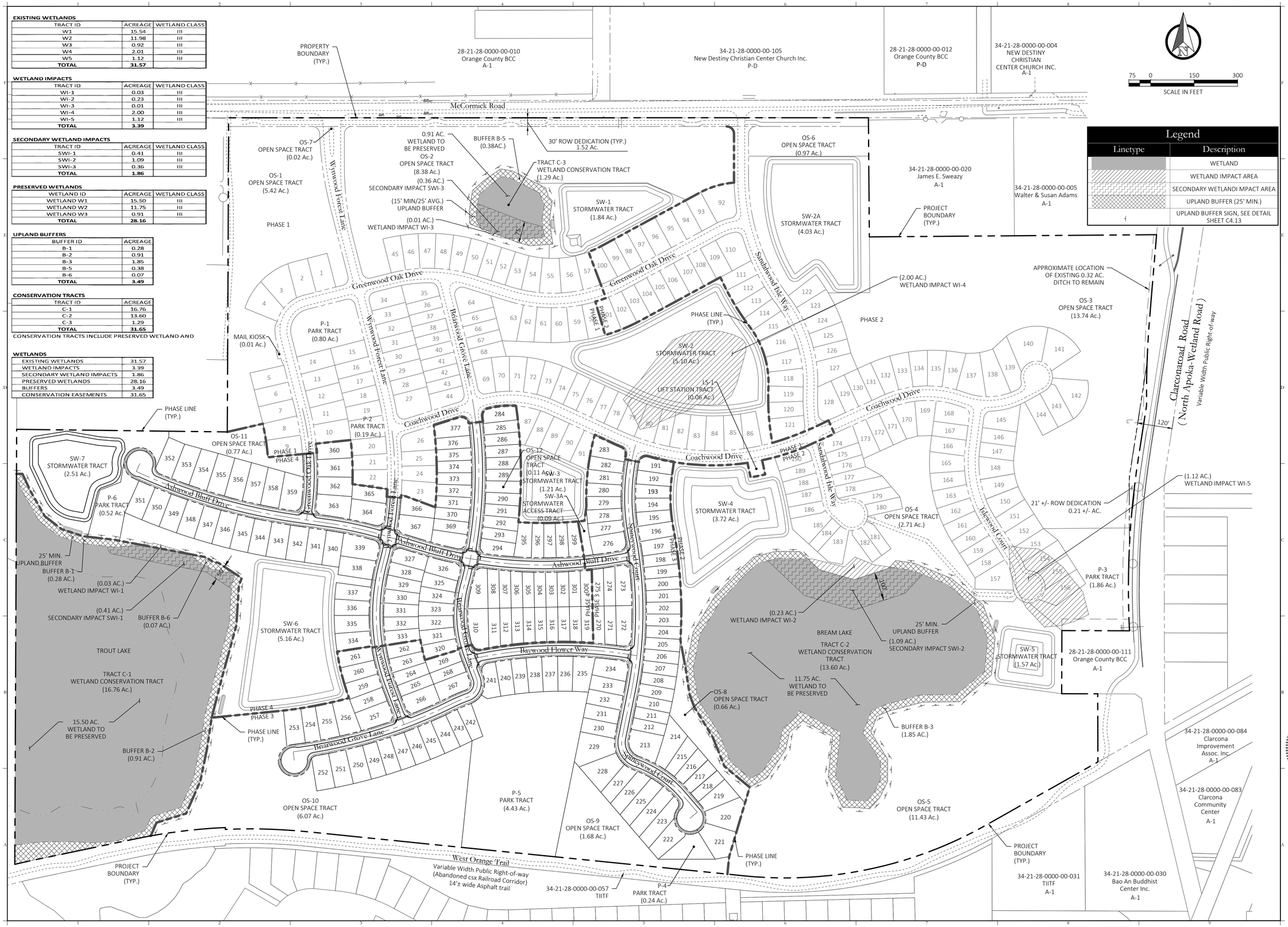
CONSERVATION TRACTS

TRACT ID	ACREAGE
C-1	16.76
C-2	13.60
C-3	1.29
TOTAL	**31.65**

CONSERVATION TRACTS INCLUDE PRESERVED WETLAND AND

WETLANDS

EXISTING WETLANDS	31.57
WETLAND IMPACTS	3.39
SECONDARY WETLAND IMPACTS	1.86
PRESERVED WETLANDS	28.16
BUFFERS	3.49
CONSERVATION EASEMENTS	31.65



NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" =150'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

WETLAND CONSERVATION PLAN

Sheet No.:

C2.30

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY P.E. NO. 0086607

DATE: November 27, 2023

Joel Ivey

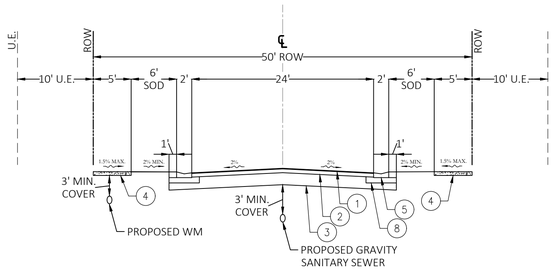
Digitally signed by Joel Ivey
DN: CN=Joel Ivey, O=Poulos & Bennett, C=US, E=JIVEY@POULOSANDBENNETT.COM
Reason: I Approve
Date: 2024.04.30 14:18:14 -05'00'

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

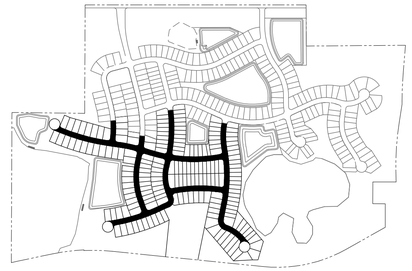
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-WCP



TYPICAL ROAD SECTION (50' ROW)

N.T.S.



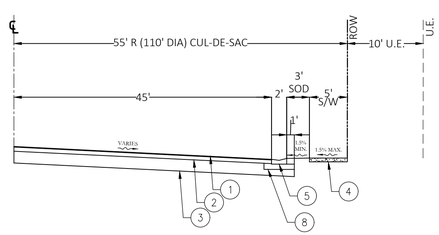
KEY MAP

N.T.S.

Legend	
1	2" (IN.) STRUCTURAL ASPHALT (SP 9.5)
2	8" (IN.) LIMEROCK. LIMEROCK SHALL BE COMPACTED TO A MINIMUM OF 98 PERCENT OF MODIFIED PROCTOR MAXIMUM DRY DENSITY WITH MOISTURE CONTENT WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D1557.
3	12" (IN.) COMPACTED SUBGRADE COMPACTED TO A MINIMUM of 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY WITH MOISTURE CONTENT WITHIN 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D1557. IN ADDITION SUBGRADE SHALL HAVE A MINIMUM FLORIDA BEARING VALUE (FBV) OF 50.
4	4" (IN.) THICK CONCRETE SIDEWALK (3000 P.S.I.). SEE DETAIL, SHEET C4.13
5	MIAMI CONC. CURB
6	TYPE 'A' CONC. CURB
7	MONOLITHIC CURB SEE DETAIL C4.13
8	6" CURB PAD STABILIZED TO FBV 50.

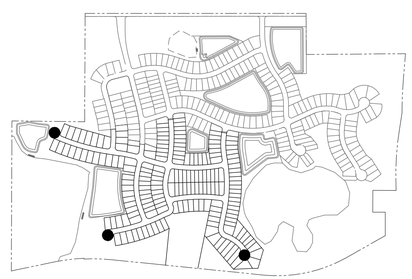
SOURCE:
REPORT OF GEOTECHNICAL EXPLORATION (1736501), DATED JANUARY 14, 2020, BY UNIVERSAL ENGINEERING SCIENCES; CITY OF OCOEE DESIGN STANDARDS, ARTICLE 3.

NOTES:
1. PLEASE SEE CITY OF OCOEE DETAIL NO. PW001 ON SHEET C9.00 FOR FLEXIBLE PAVEMENT REPLACEMENT INFORMATION.
2. ASPHALT SHALL BE INSTALLED IN TWO (2) SEPARATE LIFTS, A CONSTRUCTION LIFT AND A FINAL LIFT.



TYPICAL CUL-DE-SAC SECTION

N.T.S.



KEY MAP

N.T.S.

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	N/A

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

TYPICAL ROADWAY SECTIONS & DETAILS

Sheet No.:

C3.00

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607

DATE: November 27, 2023

Joel Ivey

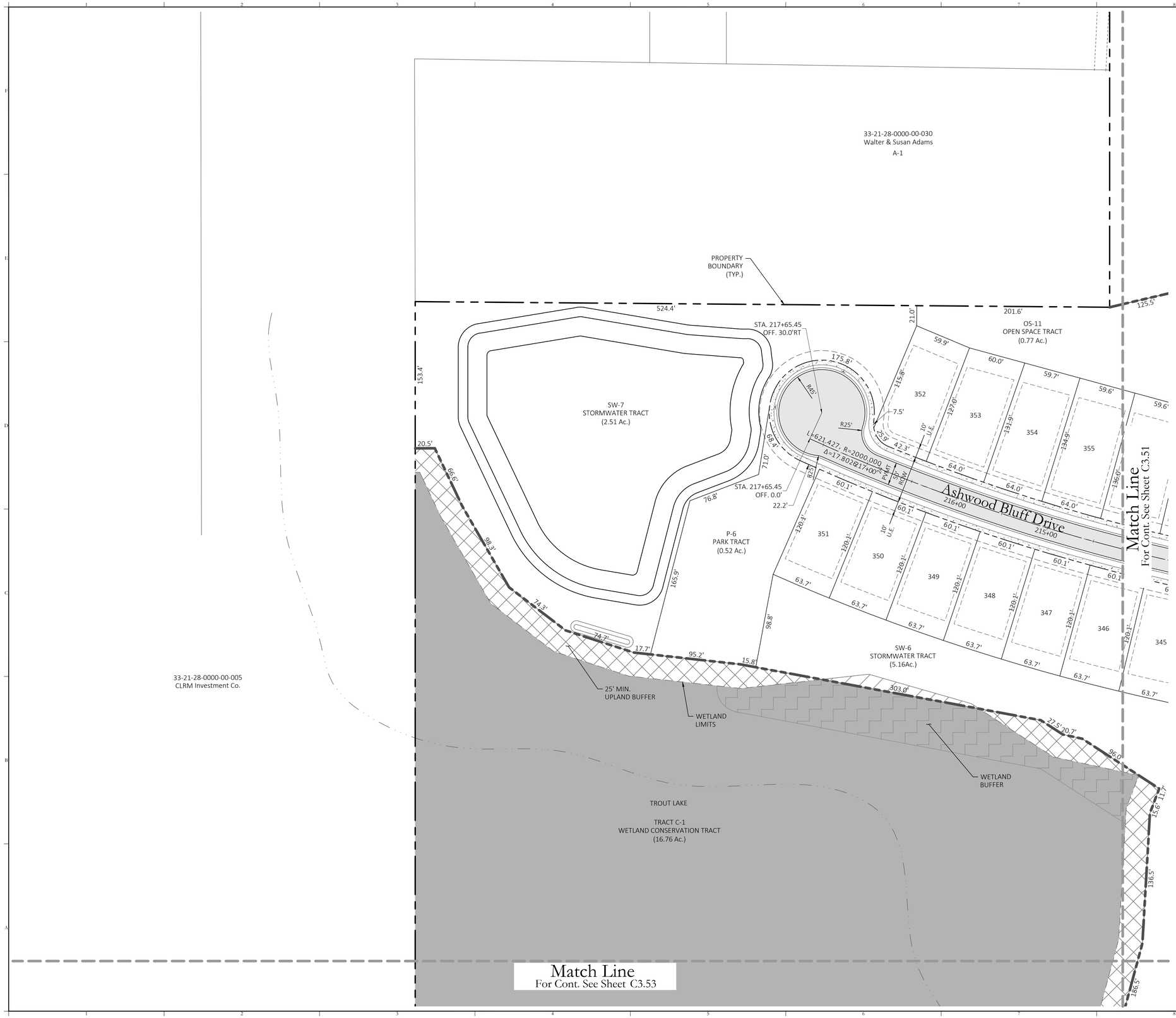
Digitally signed by Joel Ivey
DN: cn=Joel Ivey, c=US, o=POULOS & BENNETT, LLC, ou=A01410D0000018A0A2DC2F3000019E8B, email=jivey@poulosandbennett.com
Date: 2024-11-20 14:31:17-05'00'

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

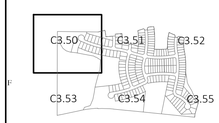
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-TRS



25 0 50 100
SCALE IN FEET

Key Map:



LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	RIGHT OF WAY
	ROAD CENTERLINE
	BUILDING SETBACK
	POND NCL
	PRESERVED WETLAND
	UPLAND BUFFER
	WETLAND BUFFER

Tract Table

Name	Operation & Maintenance	Area (Ac.)
SW-3A	HOA	0.09
SW-6	HOA	5.16
SW-7	HOA	2.51
OS-8	HOA	0.66
OS-9	HOA	1.68
OS-10	HOA	6.07
OS-11	HOA	0.77
OS-12	HOA	0.11
P-4	HOA	0.24
P-5	HOA	4.56
P-6	HOA	0.52
ROW	CITY OF OCOEE	7.57
LOT	PRIVATE	26.85
TOTAL		56.79

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" =50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

LOT GEOMETRY PLAN 1

Sheet No.:

C3.50

Seal:

ANDREW JULIAN IVEY
LICENSE No. 86607
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Joel Ivey

Digitally signed by Joel Ivey
DN: CN=Joel Ivey, C=US, O=POULOS & BENNETT, L.L.C., OU=ENGINEERING, E=JIVEY@POULOSANDBENNETT.COM
Reason: I am the author of this document
Date: 2023.11.27 14:14:14 -05'00'

FLA. LIC. NO. 0086607

DATE: November 27, 2023

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 – DR HORTON – WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-LGP

Key Map:

25 0 50 100
SCALE IN FEET

LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	RIGHT OF WAY
	ROAD CENTERLINE
	BUILDING SETBACK
	POND NCL
	PRESERVED WETLAND
	UPLAND BUFFER
	WETLAND BUFFER

Tract Table

Name	Operation & Maintenance	Area (Ac.)
SW-3A	HOA	0.09
SW-6	HOA	5.16
SW-7	HOA	2.51
OS-8	HOA	0.66
OS-9	HOA	1.68
OS-10	HOA	6.07
OS-11	HOA	0.77
OS-12	HOA	0.11
P-4	HOA	0.24
P-5	HOA	4.56
P-6	HOA	0.52
ROW	CITY OF OCOEE	7.57
LOT	PRIVATE	26.85
TOTAL		56.79

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" =50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

LOT GEOMETRY PLAN 2

Sheet No.:

C3.51

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY P.E. NO. 0086607

DATE: November 27, 2023

Joel Ivey

Digitally signed by Joel Ivey
DN: C=US, o=Jacobs, ou=Jacobs, cn=Joel Ivey, email=joel.ivey@jacobs.com
Date: 2024.04.26 14:53:11 -05'00'

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-LOP

SCALE IN FEET: 25 0 50 100

Key Map:

LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	RIGHT OF WAY
	ROAD CENTERLINE
	BUILDING SETBACK
	POND NCL
	PRESERVED WETLAND
	UPLAND BUFFER
	WETLAND BUFFER

Tract Table

Name	Operation & Maintenance	Area (Ac.)
SW-3A	HOA	0.09
SW-6	HOA	5.16
SW-7	HOA	2.51
OS-8	HOA	0.66
OS-9	HOA	1.68
OS-10	HOA	6.07
OS-11	HOA	0.77
OS-12	HOA	0.11
P-4	HOA	0.24
P-5	HOA	4.56
P-6	HOA	0.52
ROW	CITY OF OCOEE	7.57
LOT	PRIVATE	26.85
TOTAL		56.79

NO.	DATE	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" =50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

LOT GEOMETRY PLAN 3

Sheet No.:

C3.52

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607
DATE: November 27, 2023

Joel Ivey

Digitally signed by Joel Ivey
DN: cn=Joel Ivey, o=POULOS & BENNETT, ou=Engineering, email=jivey@poulosandbennett.com, c=US
Date: 2024-01.29 14:32:23-05'00'

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-LOP

25 0 50 100
SCALE IN FEET

LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	RIGHT OF WAY
	ROAD CENTERLINE
	BUILDING SETBACK
	POND NCL
	PRESERVED WETLAND
	UPLAND BUFFER
	WETLAND BUFFER

Tract Table

Name	Operation & Maintenance	Area (Ac.)
SW-3A	HOA	0.09
SW-6	HOA	5.16
SW-7	HOA	2.51
OS-8	HOA	0.66
OS-9	HOA	1.68
OS-10	HOA	6.07
OS-11	HOA	0.77
OS-12	HOA	0.11
P-4	HOA	0.24
P-5	HOA	4.56
P-6	HOA	0.52
ROW	CITY OF OCOEE	7.57
LOT	PRIVATE	26.85
TOTAL		56.79

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" =50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

LOT GEOMETRY PLAN 4

Sheet No.:

C3.53

Seal:

JOEL ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607
DATE: November 27, 2023

Joel Ivey

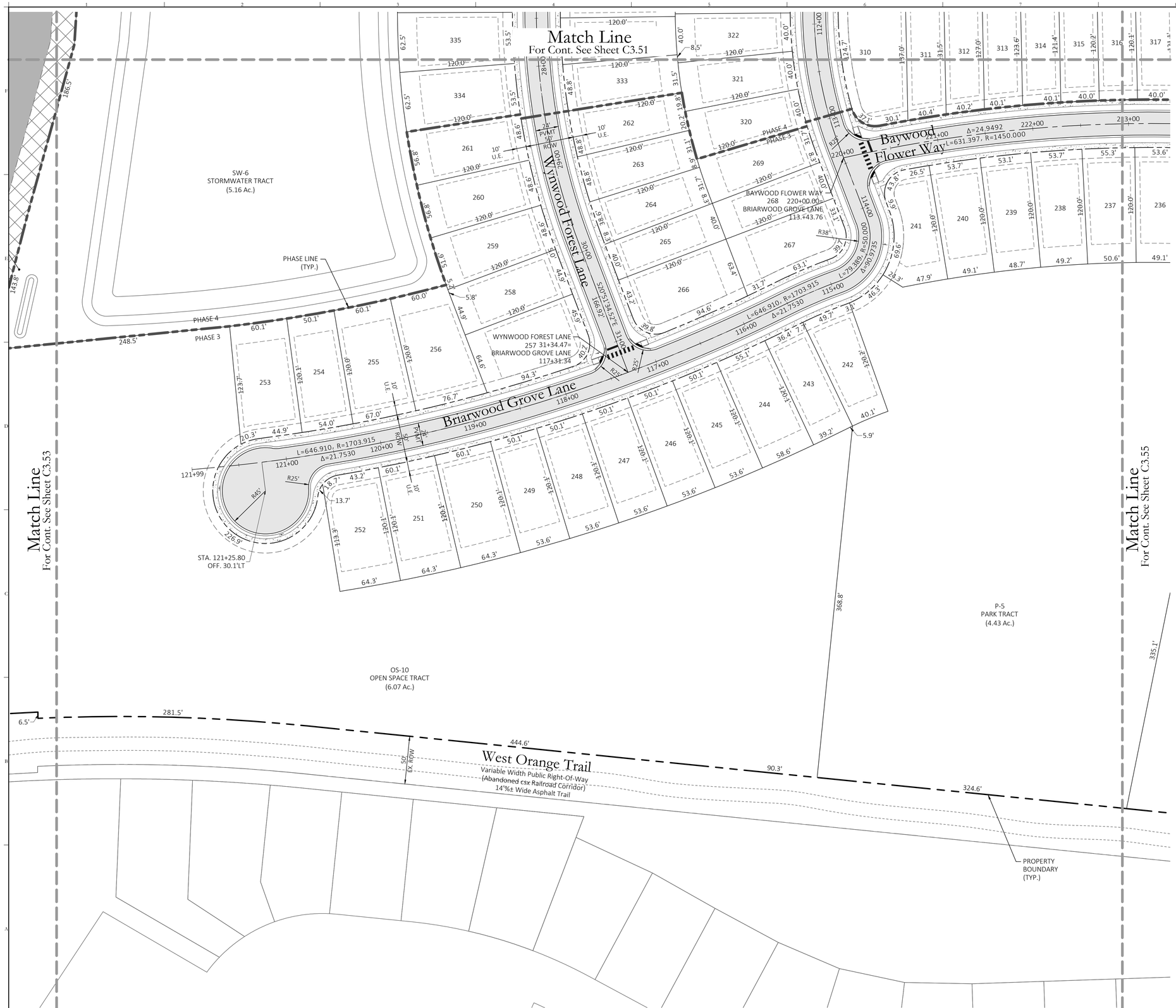
Digitally signed by Joel Ivey
DN: CN=Joel Ivey, O=Poulos & Bennett, C=US, E=jivey@poulosandbennett.com, OID.2.16.840.1.113730.3.1.241=US-FL, OID.2.16.840.1.113730.3.1.3=P2594, OID.2.16.840.1.113730.3.1.4=C3F3D0E0A8E, OID.2.16.840.1.113730.3.1.2=C3F3D0E0A8DC, OID.2.16.840.1.113730.3.1.1=C3F3D0E0A8DB
Date: 2023.11.27 14:14:25 -05'00'

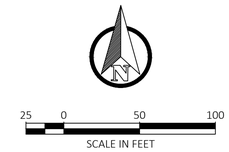
This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-LGP





Key Map:

LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	RIGHT OF WAY
	ROAD CENTERLINE
	BUILDING SETBACK
	POND NCL
	PRESERVED WETLAND
	UPLAND BUFFER
	WETLAND BUFFER

Tract Table

Name	Operation & Maintenance	Area (Ac.)
SW-3A	HOA	0.09
SW-6	HOA	5.16
SW-7	HOA	2.51
OS-8	HOA	0.66
OS-9	HOA	1.68
OS-10	HOA	6.07
OS-11	HOA	0.77
OS-12	HOA	0.11
P-4	HOA	0.24
P-5	HOA	4.56
P-6	HOA	0.52
ROW	CITY OF OCOEE	7.57
LOT	PRIVATE	26.85
TOTAL		56.79

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" =50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

LOT GEOMETRY PLAN 5

Sheet No.:

C3.54

Seal:

ANDREW IVEY ★ LICENSE ★ No. 86607 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607

DATE: November 27, 2023

Digitally signed by Joel Ivey
DN: CN=Joel Ivey
email=joel.ivey@poulosandbennett.com
C=US
Date: 2024.04.26 14:53:17-05'00'

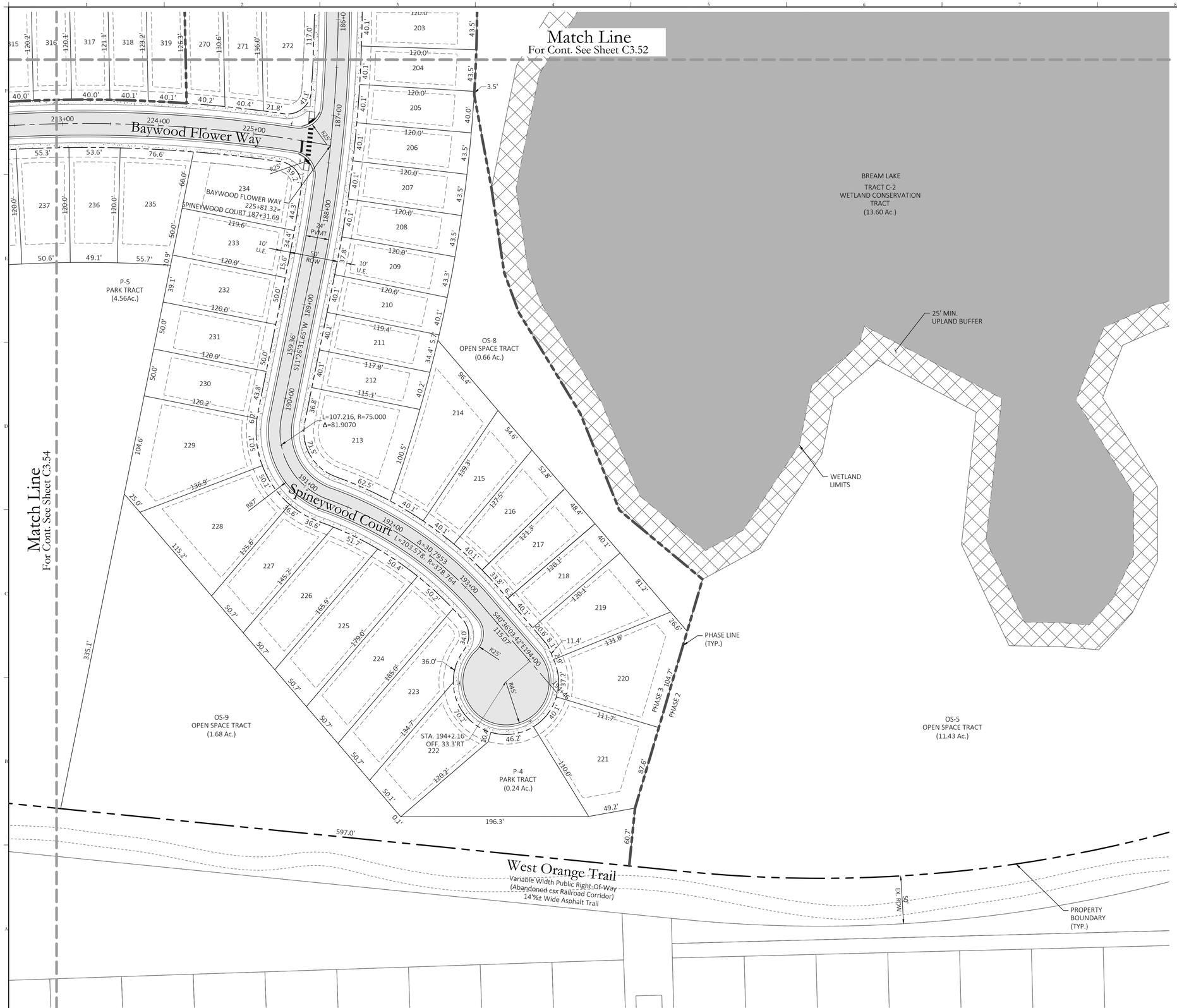
Joel Ivey

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-LOP



SCALE IN FEET: 25 0 50 100

Key Map:

LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	RIGHT OF WAY
	ROAD CENTERLINE
	BUILDING SETBACK
	POND NCL
	PRESERVED WETLAND
	UPLAND BUFFER
	WETLAND BUFFER

Tract Table

Name	Operation & Maintenance	Area (Ac.)
SW-3A	HOA	0.09
SW-6	HOA	5.16
SW-7	HOA	2.51
OS-8	HOA	0.66
OS-9	HOA	1.68
OS-10	HOA	6.07
OS-11	HOA	0.77
OS-12	HOA	0.11
P-4	HOA	0.24
P-5	HOA	4.56
P-6	HOA	0.52
ROW	CITY OF OCOEE	7.57
LOT	PRIVATE	26.85
TOTAL		56.79

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" =50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

LOT GEOMETRY PLAN 6

Sheet No.:

C3.55

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607

DATE: November 27, 2023

Joel Ivey

Digitally signed by Joel Ivey
DN: cn=Joel Ivey, o=Poulos & Bennett, ou=Engineering, email=jivey@poulos-bennett.com, c=US
Date: 2023.11.27 14:12:20 -05'00'

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-LOP

LEGEND

SYMBOL	DESCRIPTION
×82.7	EXISTING ELEVATION
●82.7	PROPOSED ELEVATION
	PROPOSED FLOW ARROW
85	EXISTING MAJOR CONTOUR
84	EXISTING MINOR CONTOUR
85	PROPOSED MAJOR CONTOUR
84	PROPOSED MINOR CONTOUR
	BENCHMARK
	PROPOSED DRAINAGE SWALE & FLOW DIRECTION
R-2 100.2	BORING LOCATION
	PROPOSED FES, CI, MH & DBI

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" = 100'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

OVERALL GRADING & DRAINAGE PLAN

Sheet No.:

C4.00

Seal:

JOEL ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

Joel Ivey

Digitally signed by Joel Ivey
DN: cn=Joel Ivey, o=POULOS & BENNETT, LLC, ou=ENGINEERING, email=jivey@poulosandbennett.com, c=US
Date: 2023.11.27 14:13:31 -05'00'

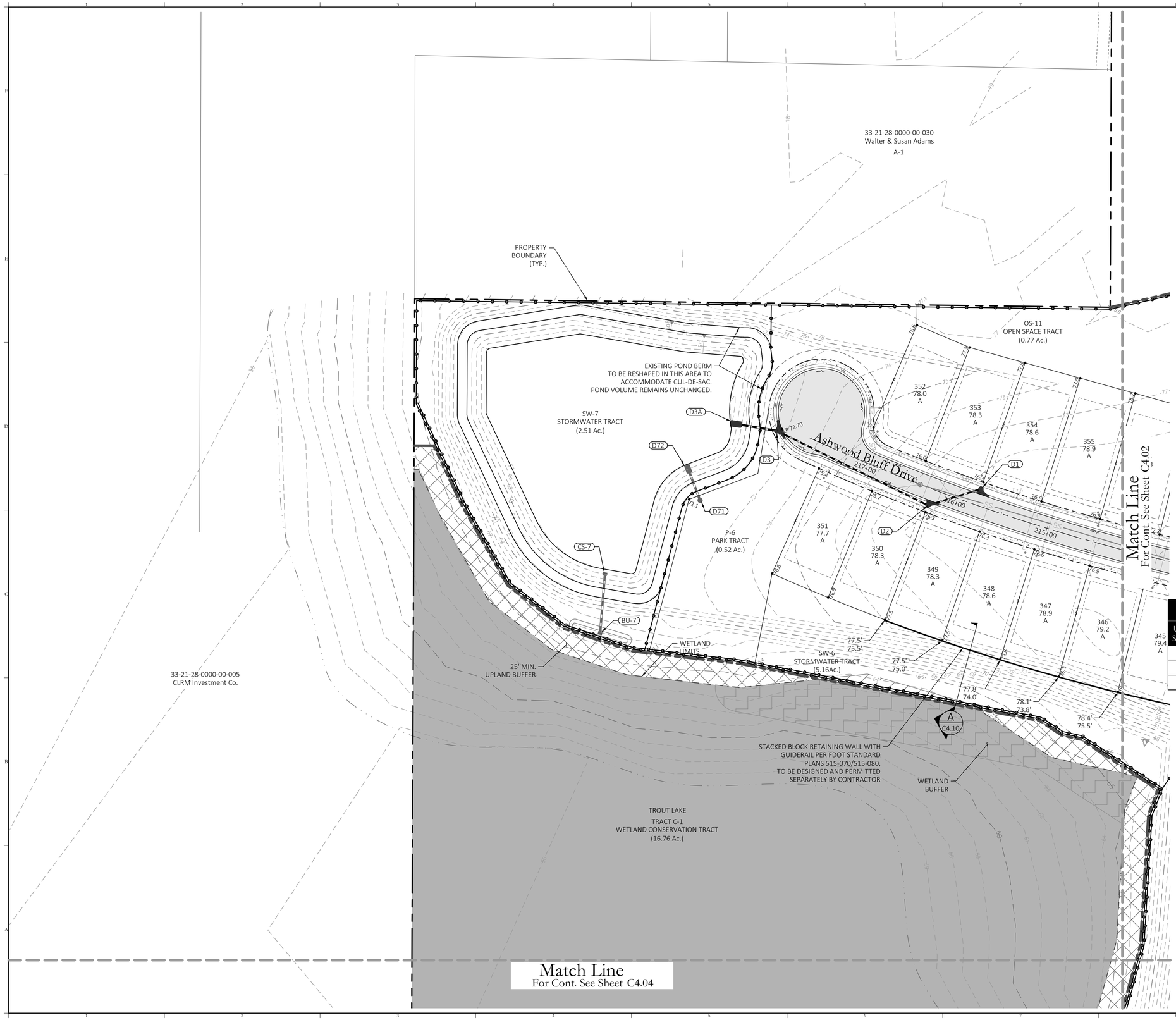
J. ANDREW IVEY
P.E. NO. 0086607
DATE: November 27, 2023

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 – DR HORTON – WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PH3&4 20159-PH3&4-OGDP



25 0 50 100
SCALE IN FEET

LEGEND

SYMBOL	DESCRIPTION
×82.7	EXISTING ELEVATION
•82.7	PROPOSED ELEVATION
	PROPOSED FLOW ARROW
85	EXISTING MAJOR CONTOUR
84	EXISTING MINOR CONTOUR
85	PROPOSED MAJOR CONTOUR
84	PROPOSED MINOR CONTOUR
	BENCHMARK
	PROPOSED DRAINAGE SWALE & FLOW DIRECTION
R-2 100.2	BORING LOCATION
	PROPOSED FES, CI, MH & DBI

LOT GRADING NOTES:

1. ELEVATIONS SHOWN WITHIN EACH HOUSE PAD REPRESENT THE DESIGNED FINISH FLOOR ELEVATION. CONTRACTOR TO SET FINISHED DIRT GRADE 8" BELOW THE FINISHED FLOOR ELEVATION AND COMPACT IN ACCORDANCE WITH HUD 79G REQUIREMENTS.
2. SEE SHEET C2.10 FOR BUILDING SETBACKS.
3. ALL SLOPES STEEPER THAN 6:1 SHALL BE SODDED.
4. LOT GRADING SHALL NOT IMPOSE ANY ADDITIONAL RUNOFF ONTO OR IMPEDE RUNOFF FROM ADJACENT PROPERTIES.
5. ALL SWALES LOCATED WITHIN THIS PROJECT SHALL BE CONSTRUCTED AS PART OF THE MASTER SURFACE WATER MANAGEMENT SYSTEM, NOT BY INDIVIDUAL LOT OWNERS.
6. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET CITY OF OCOEE AND A.D.A. SPECIFICATIONS.

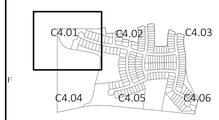
STORM STRUCTURE TABLE

STRUCTURE NUMBER	STRUCTURE TYPE	TOP ELEV.	INVERTS
D1	'1' C.I.	76.38	71.13 - 18" (W)
D2	'1' C.I.	76.15	70.95 - 18" (E) 70.95 - 18" (NW)
D3	'2' C.I.	74.74	70.42 - 18" (SE) 68.00 - 24" (W)
D3A	30" M.E.S.		67.00 - 24" (E)

STORM PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	DESCRIPTION	LENGTH	SLOPE
D1	D2	18" RCP	58'	0.31%
D2	D3	18" RCP	176'	0.30%
D3	D3A	24" RCP	40'	2.50%

Key Map:



NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

GRADING & DRAINAGE PLAN 1

Sheet No.:

C4.01

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607

DATE: November 27, 2023

Joel Ivey

Digitally signed by Joel Ivey
DN: CN=Joel Ivey, O=Poulos & Bennett, LLC, OU=Engineering, 1.3.6.1.4.1.311.10.3.3=1, 1.3.6.1.4.1.311.60.2.1.3=US, 1.3.6.1.4.1.311.60.2.1.2=Florida, 2.5.4.5=A01410D0000018DA0DC2F3000B0B0, 2.5.4.42=Joel Ivey, E=joel.ivey@poulosandbennett.com
Date: 2024.01.30 14:14:19 -05'00'

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

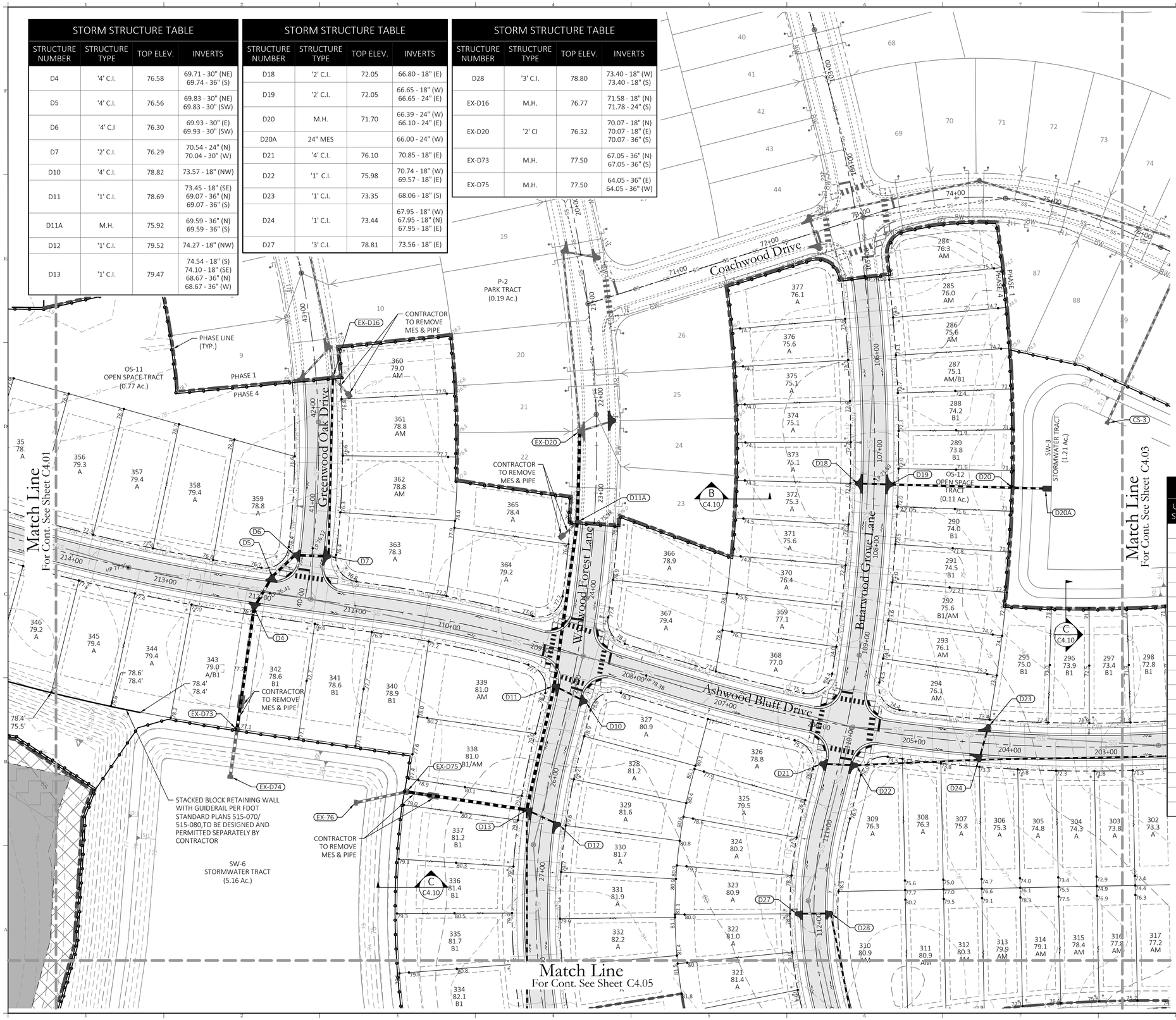
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

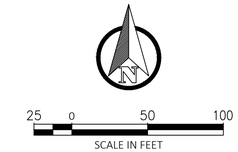
Z:\2016\16-114 – DR HORTON – WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-GDP

STORM STRUCTURE TABLE			
STRUCTURE NUMBER	STRUCTURE TYPE	TOP ELEV.	INVERTS
D4	'4' C.I.	76.58	69.71 - 30" (NE) 69.74 - 36" (S)
D5	'4' C.I.	76.56	69.83 - 30" (NE) 69.83 - 30" (SW)
D6	'4' C.I	76.30	69.93 - 30" (E) 69.93 - 30" (SW)
D7	'2' C.I.	76.29	70.54 - 24" (N) 70.04 - 30" (W)
D10	'4' C.I.	78.82	73.57 - 18" (NW)
D11	'1' C.I.	78.69	73.45 - 18" (SE) 69.07 - 36" (N) 69.07 - 36" (S)
D11A	M.H.	75.92	69.59 - 36" (N) 69.59 - 36" (S)
D12	'1' C.I.	79.52	74.27 - 18" (NW)
D13	'1' C.I.	79.47	74.54 - 18" (S) 74.10 - 18" (SE) 68.67 - 36" (N) 68.67 - 36" (W)

STORM STRUCTURE TABLE			
STRUCTURE NUMBER	STRUCTURE TYPE	TOP ELEV.	INVERTS
D18	'2' C.I.	72.05	66.80 - 18" (E)
D19	'2' C.I.	72.05	66.65 - 18" (W) 66.65 - 24" (E)
D20	M.H.	71.70	66.39 - 24" (W) 66.10 - 24" (E)
D20A	24" MES		66.00 - 24" (W)
D21	'4' C.I.	76.10	70.85 - 18" (E)
D22	'1' C.I.	75.98	70.74 - 18" (W) 69.57 - 18" (E)
D23	'1' C.I.	73.35	68.06 - 18" (S)
D24	'1' C.I.	73.44	67.95 - 18" (W) 67.95 - 18" (N) 67.95 - 18" (E)
D27	'3' C.I.	78.81	73.56 - 18" (E)

STORM STRUCTURE TABLE			
STRUCTURE NUMBER	STRUCTURE TYPE	TOP ELEV.	INVERTS
D28	'3' C.I.	78.80	73.40 - 18" (W) 73.40 - 18" (S)
EX-D16	M.H.	76.77	71.58 - 18" (N) 71.78 - 24" (S)
EX-D20	'2' CI	76.32	70.07 - 18" (N) 70.07 - 18" (E) 70.07 - 36" (S)
EX-D73	M.H.	77.50	67.05 - 36" (N) 67.05 - 36" (S)
EX-D75	M.H.	77.50	64.05 - 36" (E) 64.05 - 36" (W)





LEGEND

SYMBOL	DESCRIPTION
×82.7	EXISTING ELEVATION
82.7	PROPOSED ELEVATION
	PROPOSED FLOW ARROW
85	EXISTING MAJOR CONTOUR
84	EXISTING MINOR CONTOUR
85	PROPOSED MAJOR CONTOUR
84	PROPOSED MINOR CONTOUR
	BENCHMARK
	PROPOSED DRAINAGE SWALE & FLOW DIRECTION
R-2 100.2	BORING LOCATION
	PROPOSED FES, CI, MH & DBI

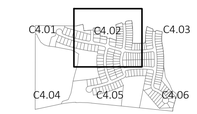
LOT GRADING NOTES:

1. ELEVATIONS SHOWN WITHIN EACH HOUSE PAD REPRESENT THE DESIGNED FINISH FLOOR ELEVATION. CONTRACTOR TO SET FINISHED DIRT GRADE 8" BELOW THE FINISHED FLOOR ELEVATION AND COMPACT IN ACCORDANCE WITH HUD 79G REQUIREMENTS.
2. SEE SHEET C2.10 FOR BUILDING SETBACKS.
3. ALL SLOPES STEEPER THAN 6:1 SHALL BE SODDED.
4. LOT GRADING SHALL NOT IMPOSE ANY ADDITIONAL RUNOFF ONTO OR IMPEDE RUNOFF FROM ADJACENT PROPERTIES.
5. ALL SWALES LOCATED WITHIN THIS PROJECT SHALL BE CONSTRUCTED AS PART OF THE MASTER SURFACE WATER MANAGEMENT SYSTEM, NOT BY INDIVIDUAL LOT OWNERS.
6. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET CITY OF OCOEE AND A.D.A. SPECIFICATIONS.

STORM PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	DESCRIPTION	LENGTH	SLOPE
D4	EX-D73	36" RCP	128'	2.10%
D5	D4	30" RCP	38'	0.32%
D6	D5	30" RCP	33'	0.31%
D7	D6	30" RCP	35'	0.31%
D9	D13	18" RCP	213'	0.30%
D10	D11	18" RCP	36'	0.33%
D11	D13	36" RCP	133'	0.30%
D11A	D11	36" RCP	173'	0.30%
D12	D13	18" RCP	37'	0.47%
D13	EX-D75	36" RCP	127'	3.64%
D18	D19	18" RCP	35'	0.43%
D19	D20	24" RCP	127'	0.20%
D20	D20A	24" RCP	33'	0.30%
D21	D22	18" RCP	36'	0.31%
D22	D24	18" RCP	129'	1.26%
D23	D24	18" RCP	36'	0.31%
D24	D25	18" RCP	280'	1.17%
EX-D16	D7	24" RCP	187'	0.66%
EX-D20	D11A	36" RCP	95'	0.51%
EX-D75	EX-76	36" RCP	54'	0.09%

Key Map:



NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

GRADING & DRAINAGE PLAN 2

Sheet No.:

C4.02

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

Joel Ivey

Digitally signed by Joel Ivey
DN: C=US, O=P&B, CN=Joel Ivey, E=jaivey@poulosandbennett.com, OU=CERTIFICATE TYPE=ENGINEER
Date: 2024.03.28 14:24:38-05'00'

JAI ANDREW IVEY P.E. NO. 0086607

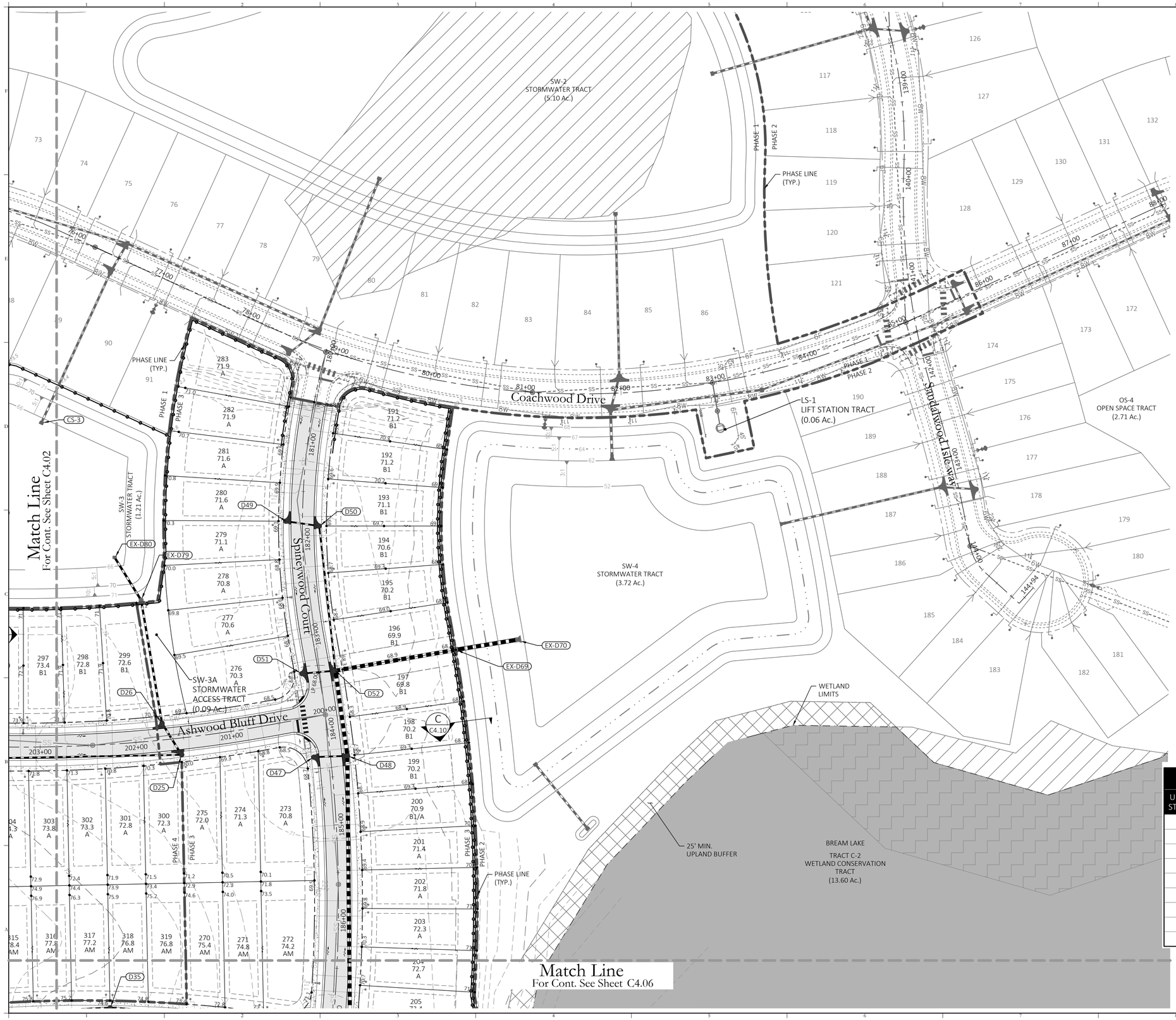
DATE: November 27, 2023

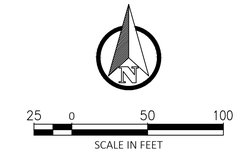
This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 – DR HORTON – WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-GDP





LEGEND

SYMBOL	DESCRIPTION
×82.7	EXISTING ELEVATION
82.7	PROPOSED ELEVATION
	PROPOSED FLOW ARROW
85	EXISTING MAJOR CONTOUR
84	EXISTING MINOR CONTOUR
85	PROPOSED MAJOR CONTOUR
84	PROPOSED MINOR CONTOUR
	BENCHMARK
	PROPOSED DRAINAGE SWALE & FLOW DIRECTION
R-2 100.2	BORING LOCATION
	PROPOSED FES, CI, MH & DBI

LOT GRADING NOTES:

1. ELEVATIONS SHOWN WITHIN EACH HOUSE PAD REPRESENT THE DESIGNED FINISH FLOOR ELEVATION. CONTRACTOR TO SET FINISHED DIRT GRADE 8" BELOW THE FINISHED FLOOR ELEVATION AND COMPACT IN ACCORDANCE WITH HUD 79G REQUIREMENTS.
2. SEE SHEET C2.10 FOR BUILDING SETBACKS.
3. ALL SLOPES STEEPER THAN 6:1 SHALL BE SODDED.
4. LOT GRADING SHALL NOT IMPOSE ANY ADDITIONAL RUNOFF ONTO OR IMPEDE RUNOFF FROM ADJACENT PROPERTIES.
5. ALL SWALES LOCATED WITHIN THIS PROJECT SHALL BE CONSTRUCTED AS PART OF THE MASTER SURFACE WATER MANAGEMENT SYSTEM, NOT BY INDIVIDUAL LOT OWNERS.
6. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET CITY OF OCOEE AND A.D.A. SPECIFICATIONS.

STORM STRUCTURE TABLE

STRUCTURE NUMBER	STRUCTURE TYPE	TOP ELEV.	INVERTS
D25	'1' C.I.	70.03	64.66 - 18" (W) 64.16 - 24" (NW)
D26	'1' C.I.	70.24	64.04 - 24" (SE) 64.04 - 24" (N)
D47	'1' C.I.	68.58	63.33 - 18" (E)
D48	'1' C.I.	68.60	63.20 - 18" (W) 58.60 - 48" (S) 58.60 - 48" (N)
D49	'1' C.I.	69.20	63.95 - 18" (E)
D50	'1' C.I.	69.17	63.80 - 18" (W) 63.80 - 18" (S)
D51	'2' C.I.	68.16	59.11 - 18" (E)
D52	'2' C.I.	68.15	58.33 - 48" (S) 58.97 - 18" (W) 63.04 - 18" (N) 58.33 - 48" (E)
EX-D69	M.H.	68.50	57.94 - 48" (W) 54.10 - 48" (E)
EX-D79	M.H.	71.50	60.10 - 24" (S) 60.10 - 24" (NW)

STORM PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	DESCRIPTION	LENGTH	SLOPE
D25	D26	24" RCP	39'	0.31%
D26	EX-D79	24" RCP	130'	3.02%
D46	D48	48" RCP	279'	0.72%
D47	D48	18" RCP	35'	0.37%
D48	D52	48" RCP	90'	0.30%
D49	D50	18" RCP	35'	0.42%
D50	D52	18" RCP	152'	0.50%
D51	D52	18" RCP	35'	0.40%
D52	EX-D69	48" RCP	128'	0.31%

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

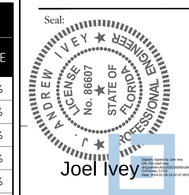
Sheet Title:

GRADING & DRAINAGE PLAN 3

Sheet No.:

C4.03

Seal:



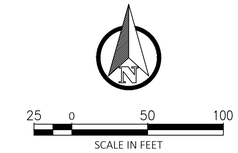
J. ANDREW IVEY
P.E. NO. 0086607
DATE: November 27, 2023

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-GDP



LEGEND

SYMBOL	DESCRIPTION
×82.7	EXISTING ELEVATION
82.7	PROPOSED ELEVATION
	PROPOSED FLOW ARROW
85	EXISTING MAJOR CONTOUR
84	EXISTING MINOR CONTOUR
85	PROPOSED MAJOR CONTOUR
84	PROPOSED MINOR CONTOUR
	BENCHMARK
	PROPOSED DRAINAGE SWALE & FLOW DIRECTION
R-2 100.2	BORING LOCATION
	PROPOSED FES, CI, MH & DBI

LOT GRADING NOTES:

1. ELEVATIONS SHOWN WITHIN EACH HOUSE PAD REPRESENT THE DESIGNED FINISH FLOOR ELEVATION. CONTRACTOR TO SET FINISHED DIRT GRADE 8" BELOW THE FINISHED FLOOR ELEVATION AND COMPACT IN ACCORDANCE WITH HUD 79G REQUIREMENTS.
2. SEE SHEET C2.10 FOR BUILDING SETBACKS.
3. ALL SLOPES STEEPER THAN 6:1 SHALL BE SODDED.
4. LOT GRADING SHALL NOT IMPOSE ANY ADDITIONAL RUNOFF ONTO OR IMPEDE RUNOFF FROM ADJACENT PROPERTIES.
5. ALL SWALES LOCATED WITHIN THIS PROJECT SHALL BE CONSTRUCTED AS PART OF THE MASTER SURFACE WATER MANAGEMENT SYSTEM, NOT BY INDIVIDUAL LOT OWNERS.
6. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET CITY OF OCOEE AND A.D.A. SPECIFICATIONS.

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

GRADING & DRAINAGE PLAN 4

Sheet No.:

C4.04

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607

DATE: November 27, 2023

Joel Ivey

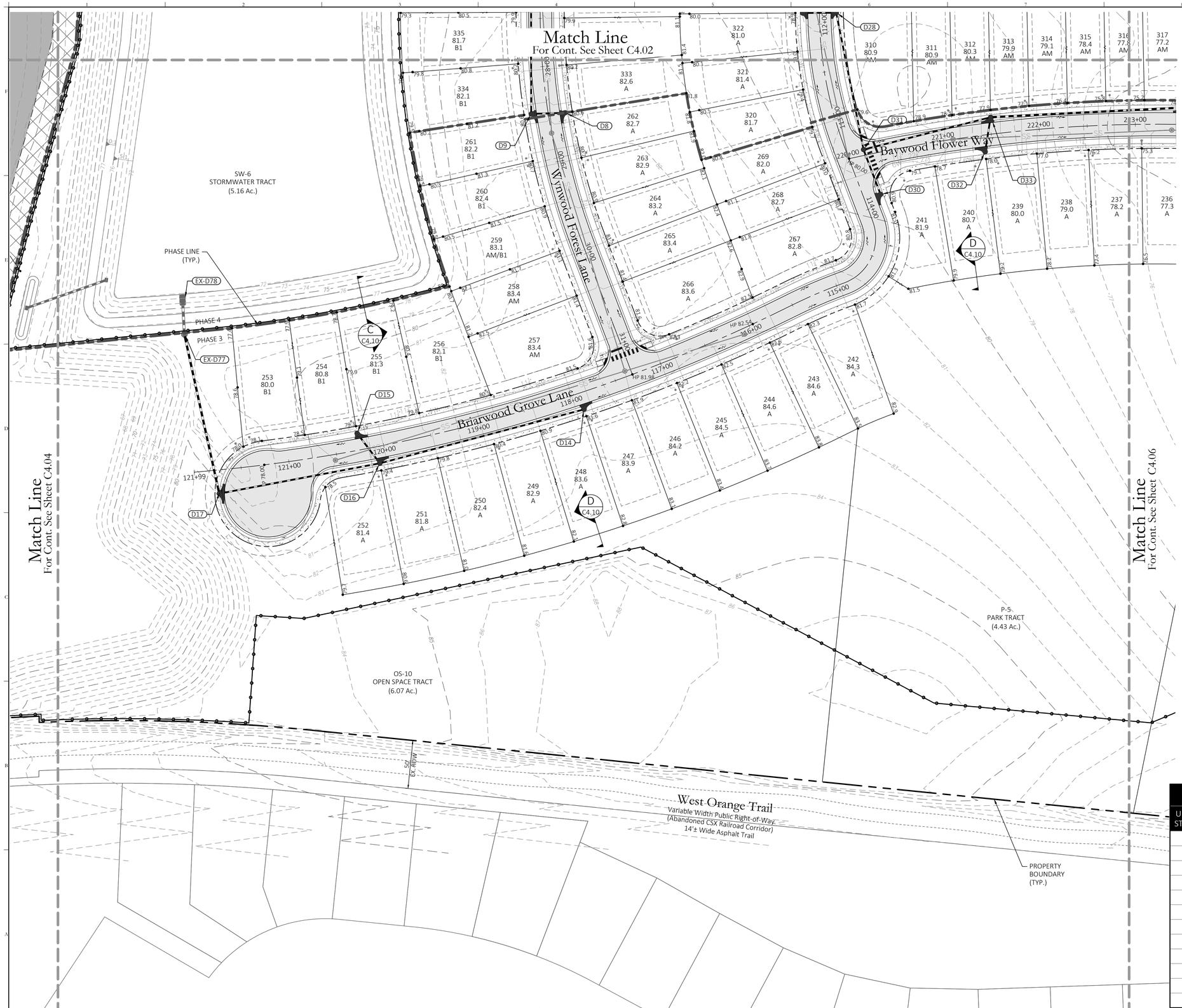
Digitally signed by Joel Ivey
DN: CN=Joel Ivey, O=Poulos & Bennett, LLC, OU=Engineering, E=jivey@poulosandbennett.com, C=US
Date: 2023.11.27 12:12:20 -05'00'

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-GDP



Key Map:

25 0 50 100

SCALE IN FEET

LEGEND

SYMBOL	DESCRIPTION
×82.7	EXISTING ELEVATION
82.7	PROPOSED ELEVATION
	PROPOSED FLOW ARROW
85	EXISTING MAJOR CONTOUR
84	EXISTING MINOR CONTOUR
85	PROPOSED MAJOR CONTOUR
84	PROPOSED MINOR CONTOUR
	BENCHMARK
	PROPOSED DRAINAGE SWALE & FLOW DIRECTION
R-2 100.2	BORING LOCATION
	PROPOSED FES, CI, MH & DBI

LOT GRADING NOTES:

1. ELEVATIONS SHOWN WITHIN EACH HOUSE PAD REPRESENT THE DESIGNED FINISH FLOOR ELEVATION. CONTRACTOR TO SET FINISHED DIRT GRADE 8" BELOW THE FINISHED FLOOR ELEVATION AND COMPACT IN ACCORDANCE WITH HUD 79G REQUIREMENTS.
2. SEE SHEET C2.10 FOR BUILDING SETBACKS.
3. ALL SLOPES STEEPER THAN 6:1 SHALL BE SODDED.
4. LOT GRADING SHALL NOT IMPOSE ANY ADDITIONAL RUNOFF ONTO OR IMPEDE RUNOFF FROM ADJACENT PROPERTIES.
5. ALL SWALES LOCATED WITHIN THIS PROJECT SHALL BE CONSTRUCTED AS PART OF THE MASTER SURFACE WATER MANAGEMENT SYSTEM, NOT BY INDIVIDUAL LOT OWNERS.
6. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET CITY OF OCOEE AND A.D.A. SPECIFICATIONS.

STORM STRUCTURE TABLE

STRUCTURE NUMBER	STRUCTURE TYPE	TOP ELEV.	INVERTS
D8	'1' C.I.	80.54	75.29 - 18" (W)
D9	'1' C.I.	80.52	75.18 - 18" (E) 75.18 - 18" (N)
D14	'1' C.I.	81.53	76.78 - 18" (W)
D15	'1' C.I.	79.17	73.92 - 18" (SE)
D16	'1' C.I.	79.34	73.80 - 18" (E) 73.80 - 18" (NW) 73.80 - 18" (W)
D17	'2' C.I.	77.92	72.67 - 18" (E) 72.67 - 24" (N)
D27	'3' C.I.	78.81	73.56 - 18" (E)
D28	'3' C.I.	78.80	73.40 - 18" (W) 73.40 - 18" (S)
D30	'1' C.I.	80.67	73.50 - 18" (N)
D31	M.H.	79.91	72.96 - 18" (N) 73.35 - 18" (S) 72.96 - 18" (E)
D32	'1' C.I.	77.92	72.67 - 18" (N)
D33	'1' C.I.	77.77	72.55 - 18" (W) 72.55 - 18" (S) 72.05 - 24" (E)
EX-D77	M.H.	77.50	72.10 - 24" (S) 72.05 - 30" (N)

STORM PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	DESCRIPTION	LENGTH	SLOPE
D34	D35	18" RCP	37'	0.33%
D35	D38	30" RCP	192'	1.39%
D36	D37	18" RCP	32'	0.32%
D37	D38	18" RCP	35'	0.31%
D38	D46	36" RCP	59'	0.30%
D39	D40	18" RCP	36'	0.31%
D40	D42	18" RCP	158'	0.50%
D41	D42	18" RCP	35'	0.31%
D42	D43	24" RCP	70'	0.79%
D43	D45	24" RCP	158'	0.50%
D44	D45	18" RCP	42'	0.38%
D45	D46	30" RCP	200'	0.50%

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

GRADING & DRAINAGE PLAN 5

Sheet No.:

C4.05

Seal:

ANDREW JOEL IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

Joel Ivey

Digitally signed by Joel Ivey
DN: CN=Joel Ivey, O=POULOS & BENNETT, LLC, OU=ENGINEERING, E=JIVEY@POULOSANDBENNETT.COM, C=US
Date: 2023.11.27 10:14:24 -05'00'

JOEL ANDREW IVEY
P.E. NO. 0086607

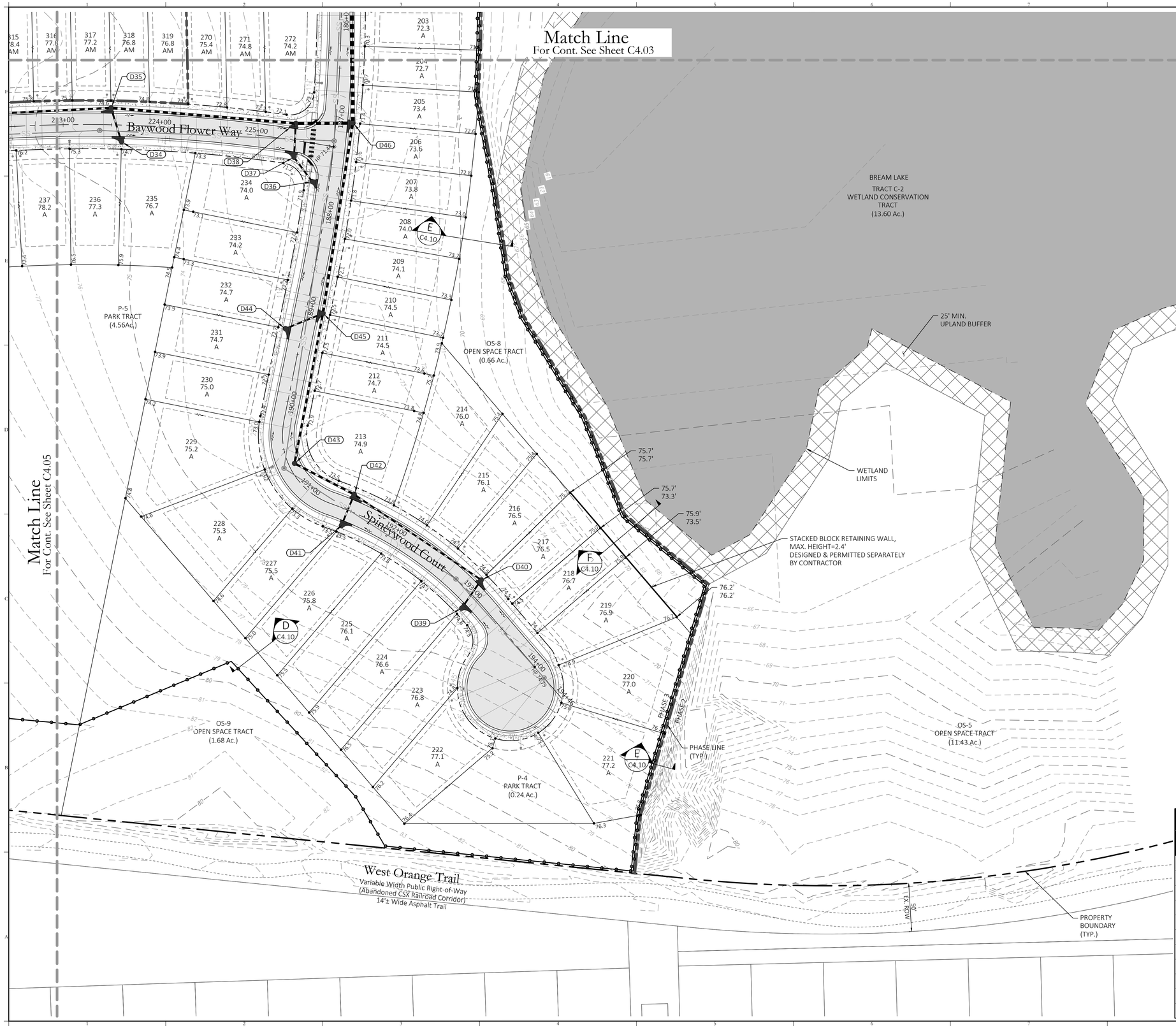
DATE: November 27, 2023

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 – DR HORTON – WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-GDP



Key Map:

25 0 50 100

SCALE IN FEET

LEGEND

SYMBOL	DESCRIPTION
82.7	EXISTING ELEVATION
82.7	PROPOSED ELEVATION
	PROPOSED FLOW ARROW
85	EXISTING MAJOR CONTOUR
84	EXISTING MINOR CONTOUR
85	PROPOSED MAJOR CONTOUR
84	PROPOSED MINOR CONTOUR
	BENCHMARK
	PROPOSED DRAINAGE SWALE & FLOW DIRECTION
R-2 100.2	BORING LOCATION
	PROPOSED FES, CI, MH & DBI

LOT GRADING NOTES:

1. ELEVATIONS SHOWN WITHIN EACH HOUSE PAD REPRESENT THE DESIGNED FINISH FLOOR ELEVATION. CONTRACTOR TO SET FINISHED DIRT GRADE 8" BELOW THE FINISHED FLOOR ELEVATION AND COMPACT IN ACCORDANCE WITH HUD 79G REQUIREMENTS.
2. SEE SHEET C2.10 FOR BUILDING SETBACKS.
3. ALL SLOPES STEEPER THAN 6:1 SHALL BE SODDED.
4. LOT GRADING SHALL NOT IMPOSE ANY ADDITIONAL RUNOFF ONTO OR IMPEDE RUNOFF FROM ADJACENT PROPERTIES.
5. ALL SWALES LOCATED WITHIN THIS PROJECT SHALL BE CONSTRUCTED AS PART OF THE MASTER SURFACE WATER MANAGEMENT SYSTEM, NOT BY INDIVIDUAL LOT OWNERS.
6. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET CITY OF OCOEE AND A.D.A. SPECIFICATIONS.

STORM STRUCTURE TABLE

STRUCTURE NUMBER	STRUCTURE TYPE	TOP ELEV.	INVERTS
D34	1' C.I.	74.55	69.30 - 18" (N)
D35	'1' C.I.	74.73	68.68 - 24" (W) 69.18 - 18" (S) 68.18 - 30" (E)
D36	'3' C.I.	71.78	66.53 - 18" (NW)
D37	'1' C.I.	71.76	66.43 - 18" (SE) 66.43 - 18" (N)
D38	'3' C.I.	71.81	65.52 - 30" (W) 66.32 - 18" (S) 65.52 - 36" (E)
D39	'1' C.I.	74.46	69.21 - 18" (NE)
D40	'1' C.I.	74.42	69.10 - 18" (SW) 69.10 - 18" (NW)
D41	'1' C.I.	73.66	68.41 - 18" (N)
D42	'1' C.I.	73.66	68.30 - 18" (SE) 68.30 - 18" (S) 68.30 - 24" (NW)
D43	M.H.	73.01	67.75 - 24" (SE) 67.75 - 24" (N)
D44	'1' C.I.	72.56	67.31 - 18" (E)
D45	'1' C.I.	72.45	67.15 - 18" (W) 66.96 - 24" (S) 66.46 - 30" (N)
D46	'1' C.I.	71.29	65.34 - 36" (W) 65.46 - 30" (S) 60.60 - 48" (N)

STORM PIPE TABLE

UPSTREAM STRUCTURE	DOWNSTREAM STRUCTURE	DESCRIPTION	LENGTH	SLOPE
D8	D9	18" RCP	35'	0.31%
D14	D16	18" RCP	219'	1.36%
D15	D16	18" RCP	39'	0.31%
D16	D17	18" RCP	170'	0.67%
D17	EX-D77	24" RCP	169'	0.34%
D27	D28	18" RCP	35'	0.46%
D28	D31	18" RCP	145'	0.30%
D30	D31	18" RCP	50'	0.30%
D31	D33	18" RCP	136'	0.30%
D32	D33	18" RCP	36'	0.33%
D33	D35	24" RCP	200'	1.68%

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

GRADING & DRAINAGE PLAN 6

Sheet No.:

C4.06

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

Joel Ivey

Digitally signed by Joel Ivey
DN: C=US, O=POULOS AND BENNETT, LLC, CN=JOEL IVEY, E=JIVEY@POULOSANDBENNETT.COM
Reason: I AM THE AUTHOR OF THIS DOCUMENT
Date: 2023.11.27 09:14:24 -05'00'

J. ANDREW IVEY
P.E. NO. 0086607

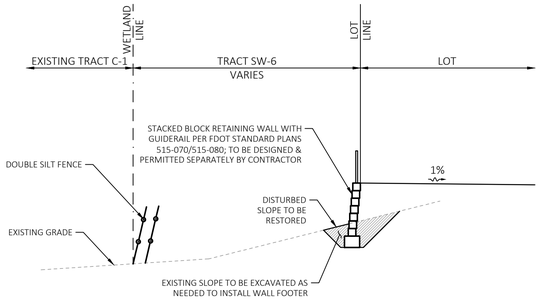
DATE: November 27, 2023

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

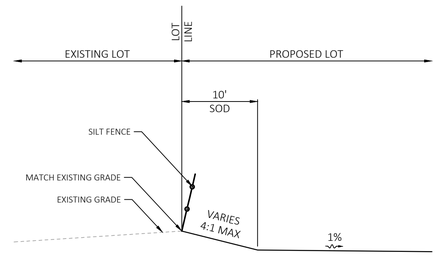
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-GDP



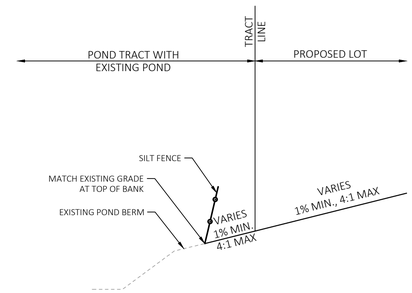
A TYPICAL SECTION

N.T.S.



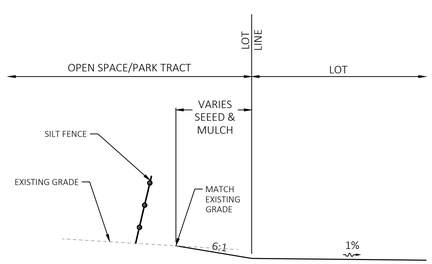
B TYPICAL SECTION

N.T.S.



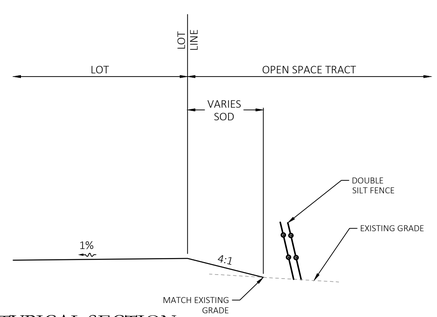
C TYPICAL SECTION

N.T.S.



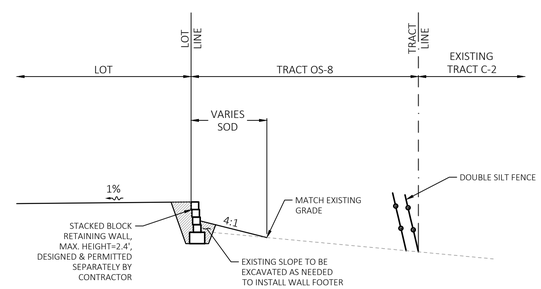
D TYPICAL SECTION

N.T.S.



E TYPICAL SECTION

N.T.S.



F TYPICAL SECTION

N.T.S.

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	AS SHOWN

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

TYPICAL GRADING SECTIONS

Sheet No.:

C4.10

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607

DATE: November 27, 2023

Joel Ivey

Digitally signed by Joel Ivey
DN: cn=Joel Ivey, c=US, o=POULOS & BENNETT, LLC, ou=A01410170190187AAD0C2F3000019E8B, email=jivey@poulosandbennett.com
Date: 2024-01-09 14:32:46-05'00'

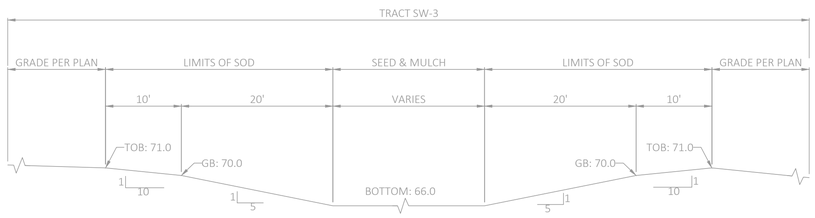
This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

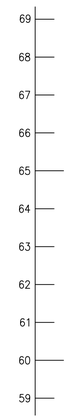
Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-GDTLS

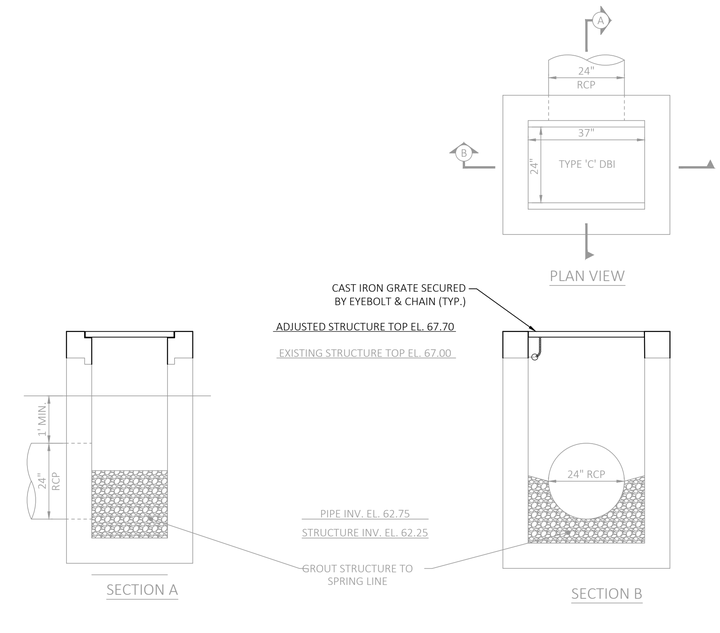
Pond 3	
Storms	Peak Stages (ft)
2 YR/24 HR	67.74
25 YR/24 HR	68.21
25 YR/96 HR	68.73
100 YR/24 HR	69.04



P3 Existing Pond 3 Typical Section

1" = 10'





Existing Outfall Structure CS-3

1" = 2'

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

CS-3 MODIFICATIONS

Sheet No.:

C4.11

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607

DATE: November 27, 2023

Joel Ivey

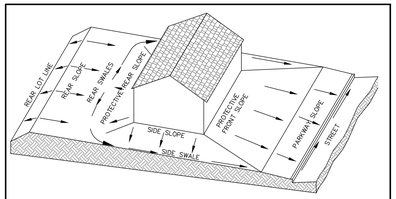
Digitally signed by Joel Ivey
DN: cn=Joel Ivey, o=POULOS & BENNETT, LLC, ou=Engineering, email=jivey@poulosandbennett.com, c=US
Date: 2024-01.09 14:24:40-05'00'

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

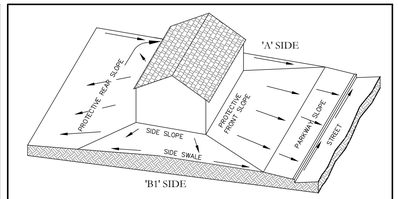
POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

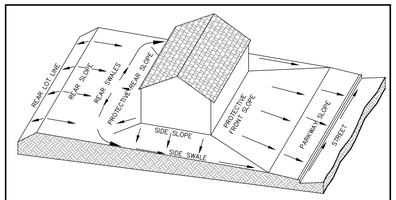
Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-TGS



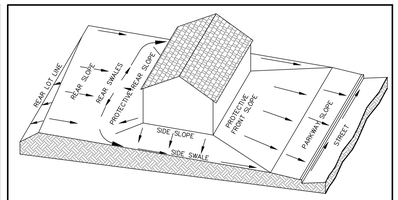
TYPE 'A' LOT GRADING
N.T.S.



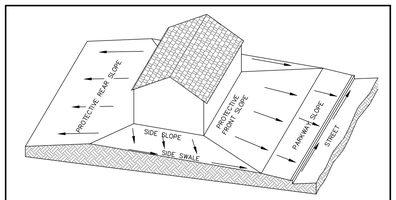
TYPE 'A/B1' LOT GRADING
N.T.S.



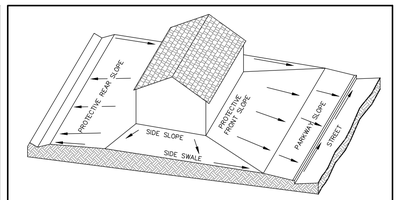
TYPE 'AM' LOT GRADING
N.T.S.



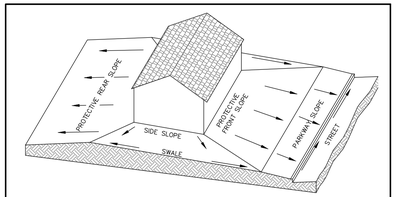
TYPE 'AM/A' LOT GRADING
N.T.S.



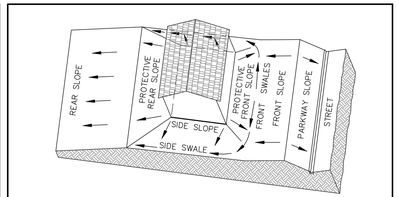
FHA TYPE 'B' LOT GRADING
N.T.S.



TYPE 'BM/A' LOT GRADING
N.T.S.

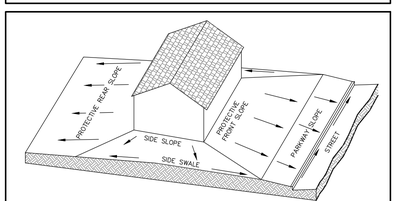


FHA TYPE 'BM' MOD LOT GRADING
N.T.S.

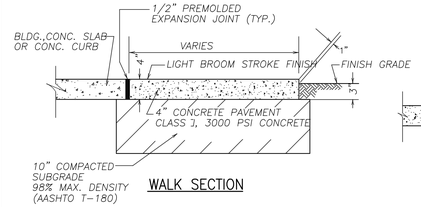


TYPE 'C' LOT GRADING
N.T.S.

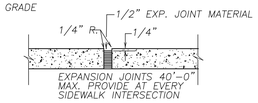
TYPICAL LOT LAYOUT
N.T.S.



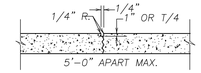
TYPE 'C/B1' LOT GRADING
N.T.S.



WALK SECTION

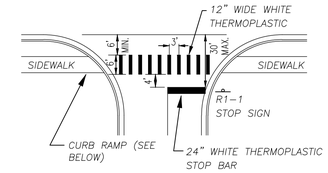


EXPANSION JOINT



CONTROL JOINT

SIDEWALK JOINT DETAIL
NTS

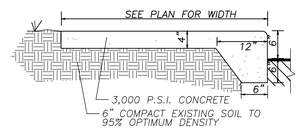


NOTE: STOP SIGNS TO BE 36" (HIGH INTENSITY) & STOP BARS TO BE 24" WIDE WHITE THERMOPLASTIC REFER TO FDOT INDEX 17346 FOR MORE INFORMATION.

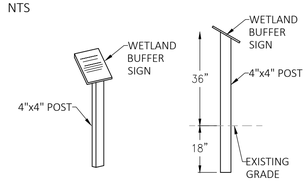
CROSSWALK & CURB RAMP DETAIL
NTS
REFER TO FDOT INDEX #0304 FOR PUBLIC & PRIVATE SIDEWALK CURB RAMPS

R1-1 24" STOP SIGN WITH 24" WIDE STOP BAR. BOTTOM OF SIGN A MINIMUM 7' HIGH. 24" WIDE STOP BAR PER DETAIL

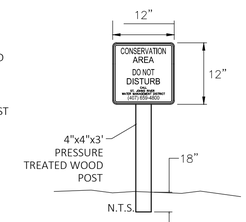
STOP SIGN DETAIL
N.T.S.



MONOLITHIC SIDEWALK DETAIL
N.T.S.

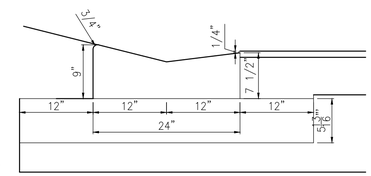


ISOMETRIC VIEW
PROFILE VIEW

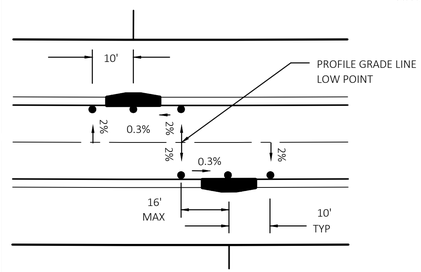


NOTE: SIGNS TO BE PLACED ON EVERY OTHER LOT LINE ON LOTS ABUTTING ALL CONSERVATION AREAS

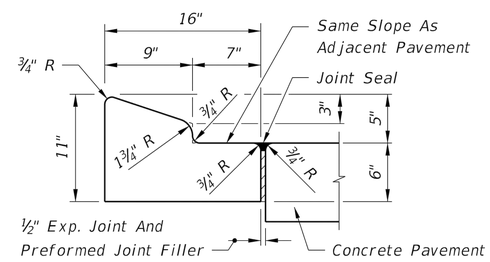
TYPICAL UPLAND BUFFER' SIGN @ 50' O/C
N.T.S.



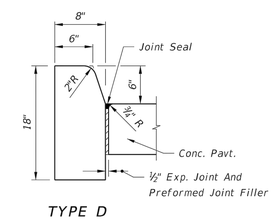
MIAMI CURB DETAIL
N.T.S.



PAVEMENT GRADING AT OFFSET SAG INLET LOT LOCATIONS
N.T.S.

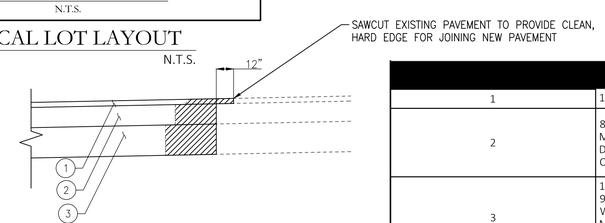


For details depicting usage adjacent to flexible pavement, see diagram right.



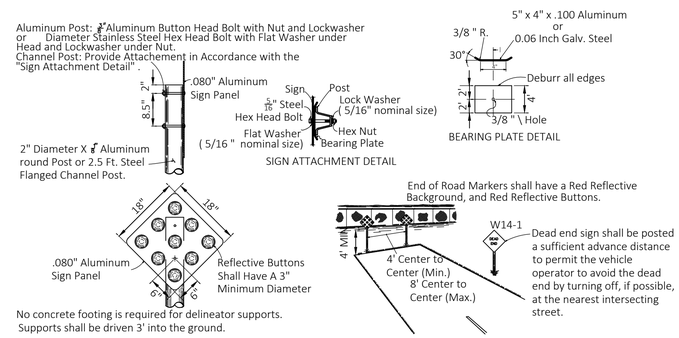
TYPE D

Note: For use adjacent to concrete or flexible pavement, concrete shown. Expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 2.

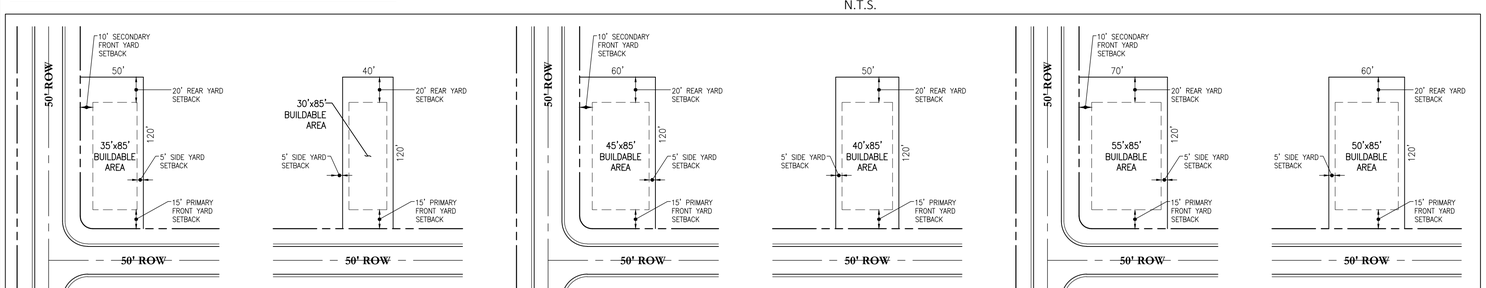


PAVEMENT SPLICE DETAIL
N.T.S.

Legend	
1	1.5" (IN.) STRUCTURAL ASPHALT (SP 9.5)
2	8" (IN.) LIMEROCK. LIMEROCK SHALL BE COMPACTED TO A MINIMUM OF 98 PERCENT OF MODIFIED PROCTOR MAXIMUM DRY DENSITY WITH MOISTURE CONTENT WITHIN 2 PERCENT OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D1557.
3	12" (IN.) COMPACTED SUBGRADE COMPACTED TO A MINIMUM of 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY WITH MOISTURE CONTENT WITHIN 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D1557. IN ADDITION SUBGRADE SHALL HAVE A MINIMUM FLORIDA BEARING VALUE (FBV) OF 50.



TEMPORARY END OF ROAD MARKERS
N.T.S.



MINIMUM 40' x 120' CORNER LOT (TYPICAL) N.T.S.
MINIMUM 40' x 120' STANDARD LOT (TYPICAL) N.T.S.
MINIMUM 50' x 120' CORNER LOT (TYPICAL) N.T.S.
MINIMUM 50' x 120' STANDARD LOT (TYPICAL) N.T.S.
MINIMUM 60' x 120' CORNER LOT (TYPICAL) N.T.S.
MINIMUM 60' x 120' STANDARD LOT (TYPICAL) N.T.S.

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	AS SHOWN

Project Name:
WYNWOOD-PHASES 3 & 4

Jurisdiction:
CITY OF OCOEE, FL

Sheet Title:
GENERAL CONSTRUCTION DETAILS

Sheet No.:
C4.13

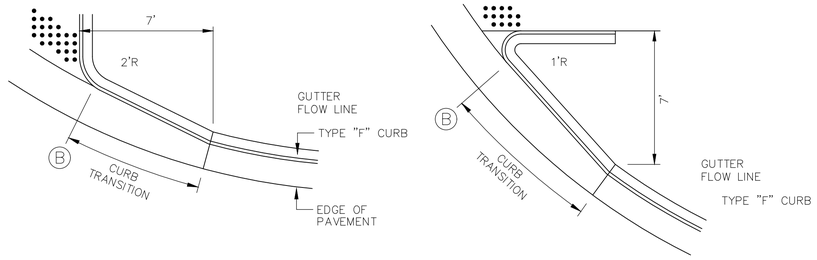
Seal:
ANDREW JOEL IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER
Joel Ivey
Digitally signed by Joel Ivey
DN: C=US, O=Poulos & Bennett, LLC, CN=JOEL IVEY, E=JIVEY@POULOSANDBENNETT.COM
Reason: I AM THE AUTHOR OF THIS DOCUMENT
Date: 2023.11.27 15:14:32-05'00'
FLA. LICENSE NO. 86607
DATE: November 27, 2023

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

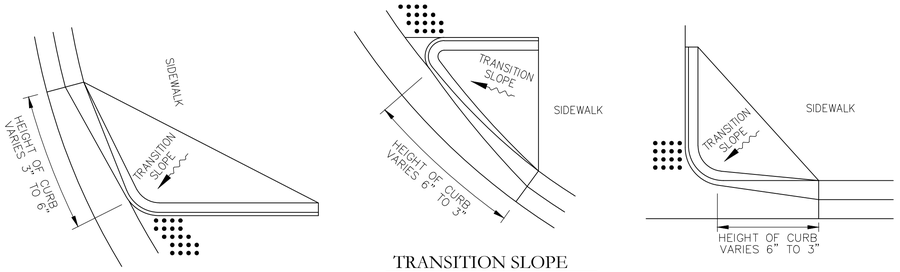
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-CCD



CURB TRANSITIONS TO TYPE "F" CURB

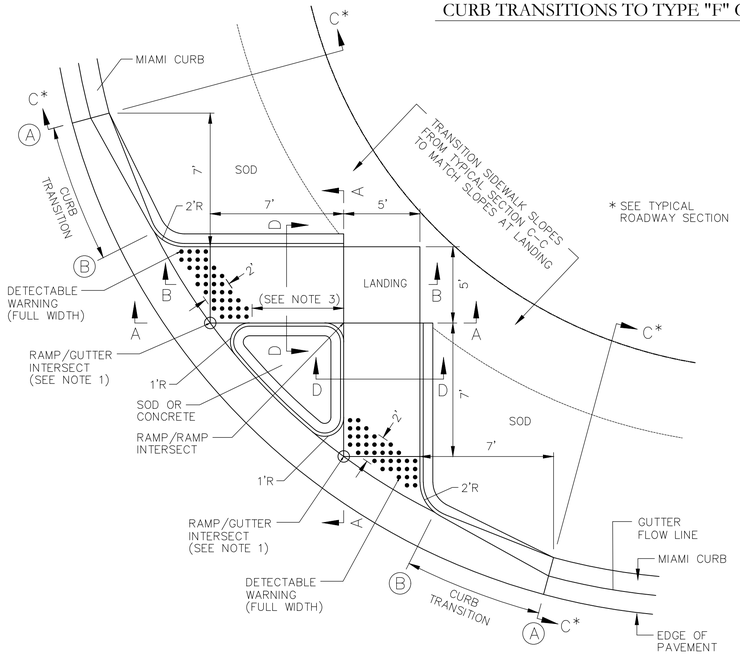
N.T.S.



TRANSITION SLOPE

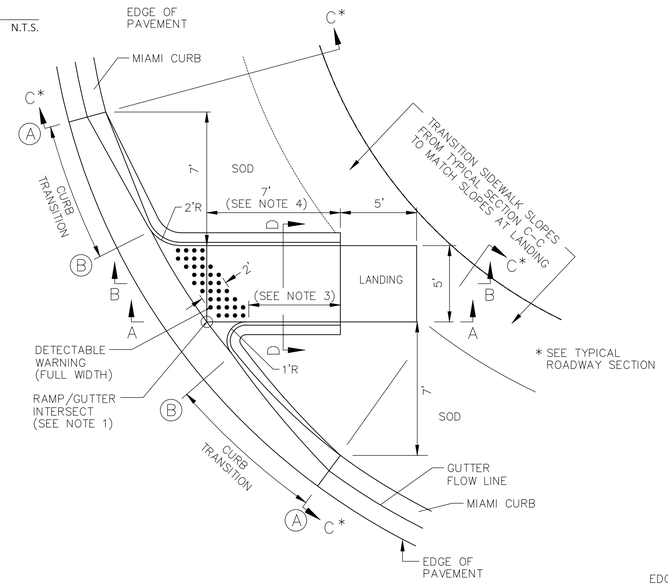
N.T.S.

WHERE CURB RAMP CAN BE ACCESSED BY SIDEWALK ON THE SIDE(S), TRANSITION SLOPE AS SHOWN.



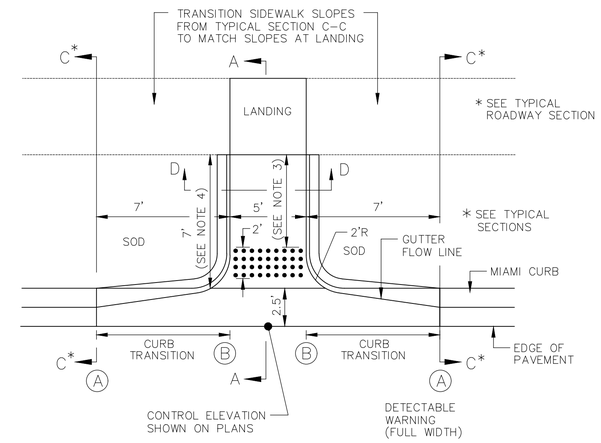
CURB RAMP TYPE 1

N.T.S.



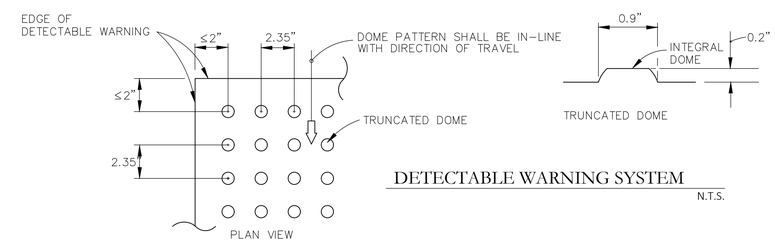
CURB RAMP TYPE 2

N.T.S.



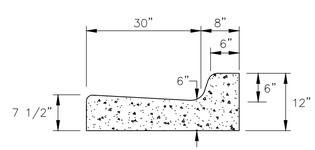
CURB RAMP TYPE 3

N.T.S.



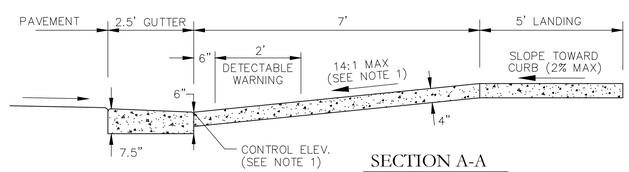
DETECTABLE WARNING SYSTEM

N.T.S.



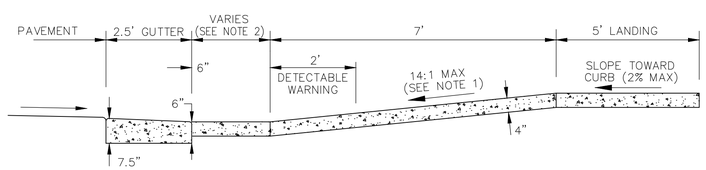
CURB SECTION AT B (TYPE F CURB)

N.T.S.



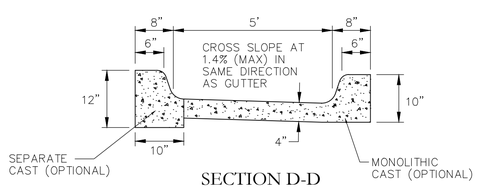
SECTION A-A

N.T.S.



SECTION B-B

N.T.S.



SECTION D-D

N.T.S.

NOTES:

1. (A) THE CONTROL ELEVATION SHALL BE THE LOWER OF THE TWO POINTS WHERE THE RAMP EDGES INTERSECT THE GUTTER FLOW LINE. THE 14:1 RAMP SLOPE SHALL BE ESTABLISHED FROM THE CONTROL ELEVATION. (B) THE SLOPE OF THE RAMP FROM THE HIGHER RAMP/GUTTER INTERSECT SHALL BE ESTABLISHED BY CONNECTING TO THE RAMP/RAMP INTERSECT ESTABLISHED IN STEP (A).
2. SLOPE VARIES (MATCH RAMP AND GUTTER EDGES).
3. HEIGHT OF CURB VARIES FROM 0" (FLUSH) AT TOP OF RAMP TO 6" AT BOTTOM.
4. RAMP MAY BE LENGTHENED TO SUIT FIELD CONDITIONS.
5. RAMP AND CURBS MAY BE POURED MONOLITHICALLY OR SEPARATELY.
6. CONTRACTOR IS RESPONSIBLE FOR CONFORMANCE TO REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), FLORIDA ACCESSIBILITY CODE (FAC) AND LOCAL GOVERNMENT.
7. ANY CONFLICT IN THE PLANS WITH ADA, FAC OR LOCAL CODES WHICH MAY BE DETECTED BY CONTRACTOR SHALL BE REPORTED TO THE ENGINEER FOR RESOLUTION.
8. CONTRACTOR SHALL ENSURE THAT CURB RAMPS HAVE TEXTURED SURFACE AND THAT SIDEWALK LONGITUDINAL AND CROSS SLOPES CONFORM TO ADA, FAC AND LOCAL GOVERNMENT STANDARDS.
9. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER FOR PRE-POUR OBSERVATION PRIOR TO ANY SIDEWALK AND/OR CURB RAMP POURS.
10. ALL CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND 24" IN THE DIRECTION OF TRAVEL. DETECTABLE WARNINGS MAY BE PLACED UP TO 5' BEHIND THE BACK OF CURB.
11. DETECTABLE WARNING SURFACE SHALL BE COLORED CONTRASTING WITH SURROUNDING MATERIALS (LIGHT-ON-DARK, DARK-ON-LIGHT; SPECIFIC COLOR AS REQUIRED BY LOCAL GOVERNMENT. IF NONE, USE YELLOW)
12. DOMES SHALL BE PATTERNED CONCRETE, OVERLAY MAT, TILE OR PAVERS. IN ANY CASE, DIMENSIONS AND PATTERN SHALL BE PRECISELY AS SHOWN.

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	AS SHOWN

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

GENERAL CONSTRUCTION DETAILS

Sheet No.:

C4.14

Seal:

ANDREW J. IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607

DATE: November 27, 2023

Joel Ivey

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-GCD

Legend

Linetype	Description
	PROPERTY LINE
	RIGHT OF WAY
	ROAD CENTERLINE
	PRESERVED WETLAND
WM	WATER MAIN (WM)
	UTILITY EASEMENT
SS	SANITARY SEWER (SS)

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" =100'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

OVERALL UTILITY PLAN

Sheet No.:

C5.00

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607

DATE: November 27, 2023

Digitally signed by Joel Ivey
DN: cn=Joel Ivey, c=US, o=POULOS & BENNETT, LLC, ou=A01410D0000018A4D5C2F3000018E9B5, email=jivey@poulos-bennett.com
Date: 2023.11.27 16:14:50-05'00'

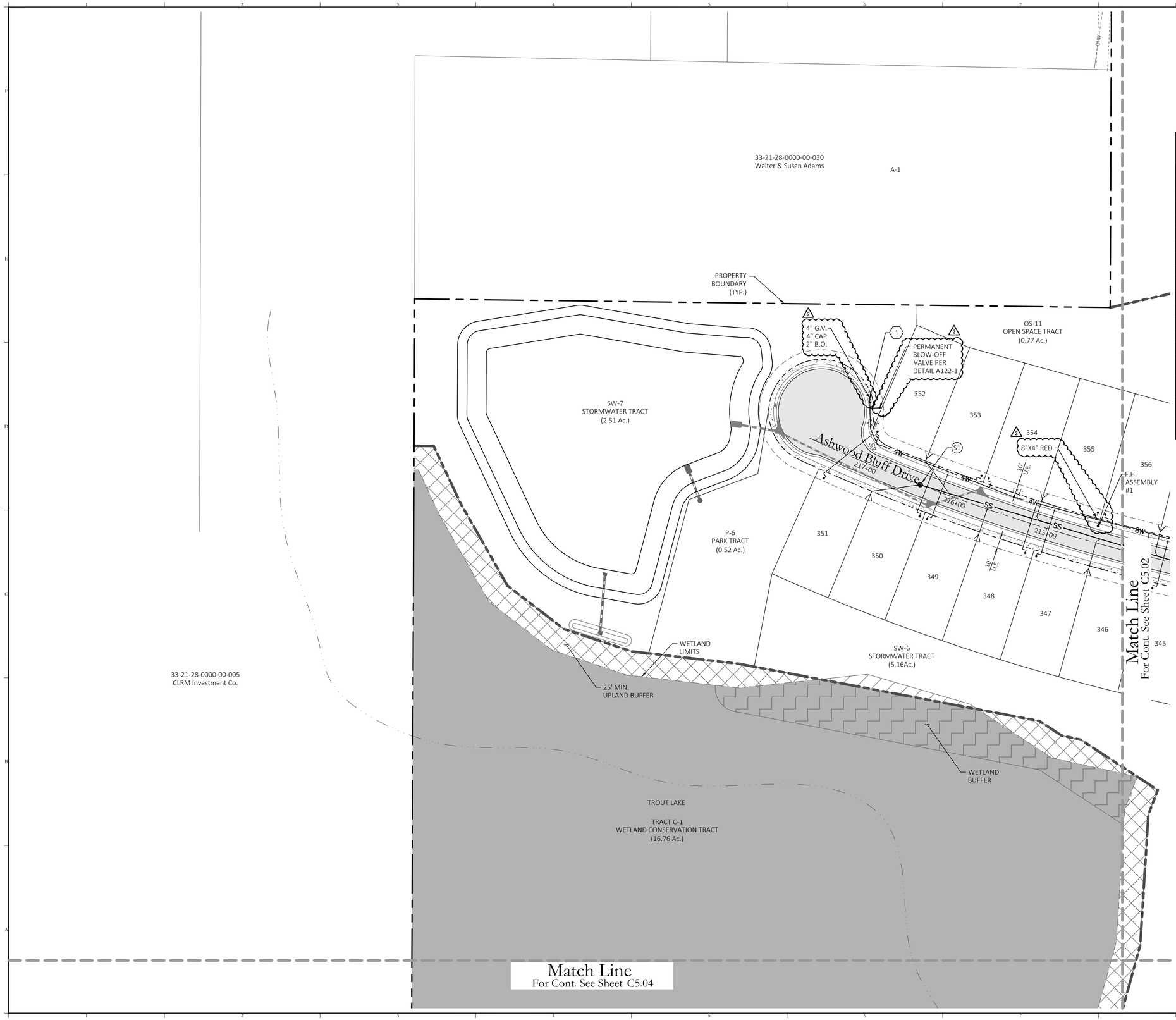
Joel Ivey

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-OUP



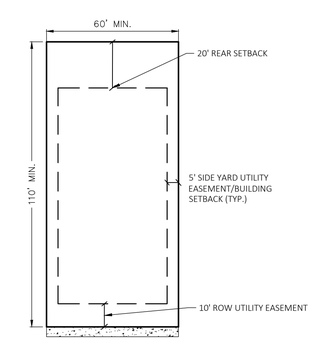
25 0 50 100
SCALE IN FEET

Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	WM
RW	RECLAIM WATER MAIN (RW)	RW
SS	SANITARY SEWER (SS)	SS
FM	FORCE MAIN (FM)	6F
EL	ELECTRIC (EL)	N/A
GAS	GAS	N/A
FO	FIBER OPTIC (FO)	N/A
N/A	WATER SERVICE	
N/A	RECLAIM WATER SERVICE	
N/A	SANITARY SEWER LATERAL	
N/A	GATE VALVE (G.V.)	
N/A	PLUG VALVE	
N/A	TEE	
N/A	BEND	
N/A	REDUCER (RED.)	
N/A	AIR RELEASE VALVE	ARV
N/A	BLOW-OFF VALVE	8W
N/A	FIRE HYDRANT	
N/A	BT SAMPLE POINT	1

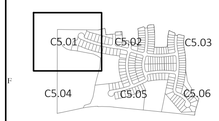
NOTES:

1. PROVIDE MINIMUM HORIZONTAL SEPARATION DISTANCES BETWEEN ALL WATER, REUSE, AND WASTEWATER MAINS AND STORM INLETS/STRUCTURES.
2. AT THE TIME OF PLATTING A 10' WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY.
3. A BLUE REFLECTOR SHALL BE PLACED IN FRONT OF EACH FIRE HYDRANT IN THE CENTER OF THE NEAREST TRAVEL LANE.
4. PIPE JOINT DEFLECTION FOR THE WATER LINE IS PERMITTED WITHIN 75% OF THE MANUFACTURER'S RECOMMENDED JOINT DEFLECTION. DEFLECTIONS GREATER THAN PERMITTED SHALL BE ACCOMPLISHED BY FITTINGS ONLY. IN ANY CASE, MAINS SHALL NOT BE BENT.
5. CONTRACTOR SHALL FIELD VERIFY ALL WATER MAIN POINTS OF CONNECTION FOR LOCATION, SIZE, AND PRESSURE.
6. THE PROVIDED FIRE FLOW SHALL BE IN CONFORMANCE WITH FLORIDA BUILDING CODE 2010 AND FLORIDA FIRE PREVENTION CODE. CHAPTER 18 OF THE FLORIDA FIRE PREVENTION CODE, SECTION 18.4.5.1 STATES THAT FOR RESIDENTIAL DWELLINGS 5,000 S.F. OR LESS THE FIRE FLOW DEMAND IS 1,000 GPM. FOR UNITS IN EXCESS OF 5,000 S.F. UP TO 22,700 S.F. THE FIRE FLOW DEMAND IS 1,500 GPM. IF UNITS INCLUDE AN AUTOMATIC SPRINKLER SYSTEM, A 50% CREDIT OF DEMAND REQUIREMENT WILL BE GIVEN.
7. UTILITY SYMBOLS ARE GRAPHICAL REPRESENTATIONS OF PROVIDED FACILITIES AND SHALL BE INSTALLED PER THE UTILITY PROVIDER'S STANDARD DETAILS AND SPECIFICATIONS, 2011 EDITION.
8. FIRE HYDRANTS SHALL BE LOCATED 3'-5' BEHIND BACK OF CURB.



TYPICAL UTILITY EASEMENT LAYOUT
N.T.S.

Key Map:



NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

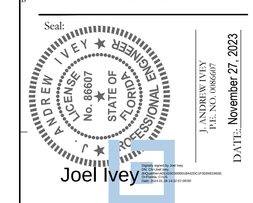
Sheet Title:

UTILITY PLAN 1

Sheet No.:

C5.01

Seal:

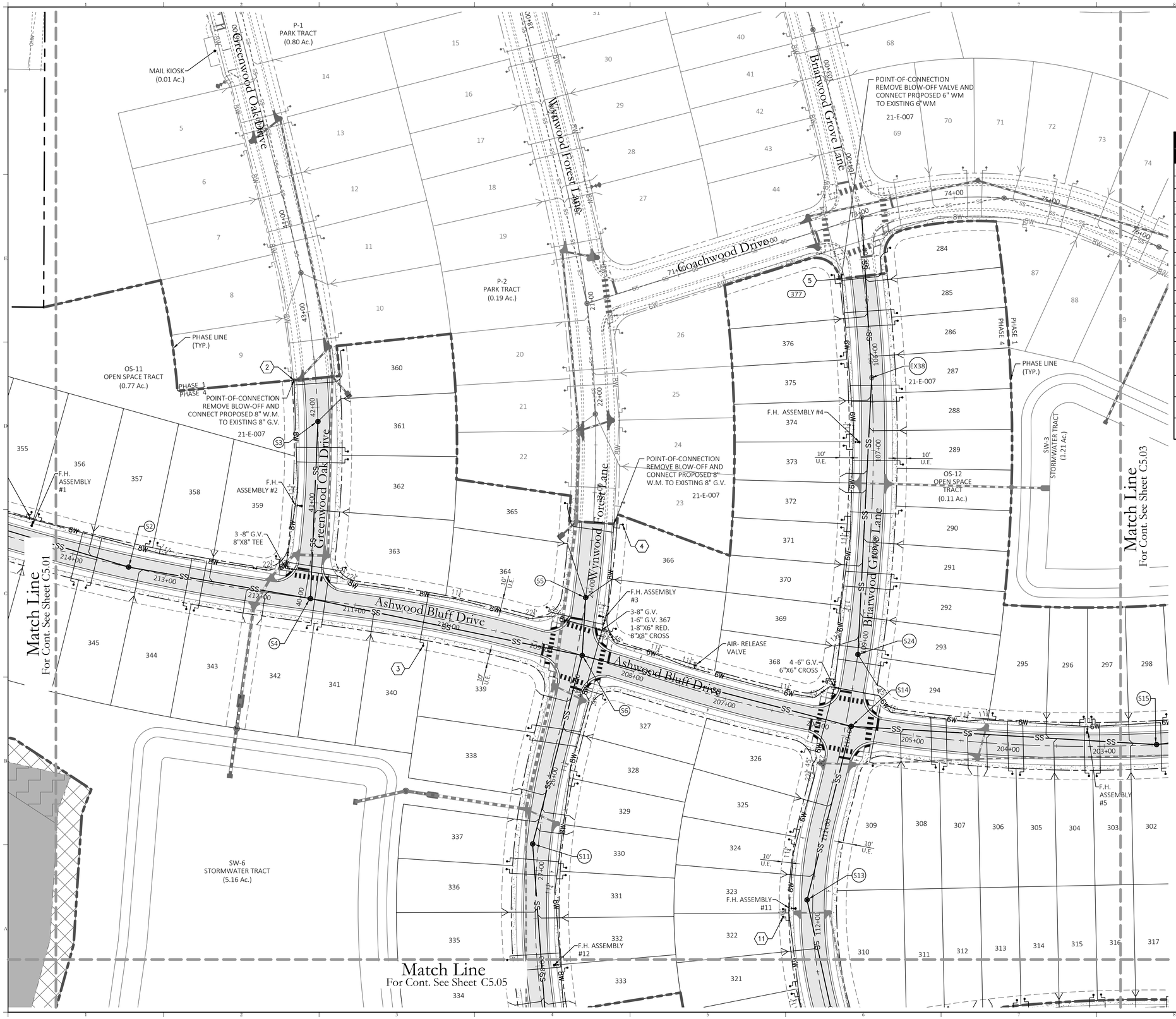


This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PH3&S 3&4\20159-PH3&4-UP



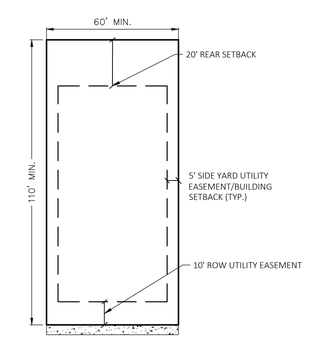
Key Map:

Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	WM
RW	RECLAIM WATER MAIN (RW)	RW
SS	SANITARY SEWER (SS)	SS
FM	FORCE MAIN (FM)	6F
EL	ELECTRIC (EL)	N/A
GAS	GAS	N/A
FO	FIBER OPTIC (FO)	N/A
N/A	WATER SERVICE	
N/A	RECLAIM WATER SERVICE	
N/A	SANITARY SEWER LATERAL	
N/A	GATE VALVE (G.V.)	
N/A	PLUG VALVE	
N/A	TEE	
N/A	BEND	
N/A	REDUCER (RED.)	
N/A	AIR RELEASE VALVE	ARV
N/A	BLOW-OFF VALVE	8W
N/A	FIRE HYDRANT	
N/A	BT SAMPLE POINT	1

NOTES:

1. PROVIDE MINIMUM HORIZONTAL SEPARATION DISTANCES BETWEEN ALL WATER, REUSE, AND WASTEWATER MAINS AND STORM INLETS/STRUCTURES.
2. AT THE TIME OF PLATTING A 10' WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY.
3. A BLUE REFLECTOR SHALL BE PLACED IN FRONT OF EACH FIRE HYDRANT IN THE CENTER OF THE NEAREST TRAVEL LANE.
4. PIPE JOINT DEFLECTION FOR THE WATER LINE IS PERMITTED WITHIN 75% OF THE MANUFACTURER'S RECOMMENDED JOINT DEFLECTION. DEFLECTIONS GREATER THAN PERMITTED SHALL BE ACCOMPLISHED BY FITTINGS ONLY. IN ANY CASE, MAINS SHALL NOT BE BENT.
5. CONTRACTOR SHALL FIELD VERIFY ALL WATER MAIN POINTS OF CONNECTION FOR LOCATION, SIZE, AND PRESSURE.
6. THE PROVIDED FIRE FLOW SHALL BE IN CONFORMANCE WITH FLORIDA BUILDING CODE 2010 AND FLORIDA FIRE PREVENTION CODE. CHAPTER 18 OF THE FLORIDA FIRE PREVENTION CODE, SECTION 18.4.5.1 STATES THAT FOR RESIDENTIAL DWELLINGS 5,000 S.F. OR LESS THE FIRE FLOW DEMAND IS 1,000 GPM. FOR UNITS IN EXCESS OF 5,000 S.F. UP TO 22,700 S.F. THE FIRE FLOW DEMAND IS 1,500 GPM. IF UNITS INCLUDE AN AUTOMATIC SPRINKLER SYSTEM, A 50% CREDIT OF DEMAND REQUIREMENT WILL BE GIVEN.
7. UTILITY SYMBOLS ARE GRAPHICAL REPRESENTATIONS OF PROVIDED FACILITIES AND SHALL BE INSTALLED PER THE UTILITY PROVIDER'S STANDARD DETAILS AND SPECIFICATIONS, 2011 EDITION.
8. FIRE HYDRANTS SHALL BE LOCATED 3'-5' BEHIND BACK OF CURB.



TYPICAL UTILITY EASEMENT LAYOUT

N.T.S.

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

UTILITY PLAN 2

Sheet No.:

C5.02

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607

DATE: November 27, 2023

Joel Ivey

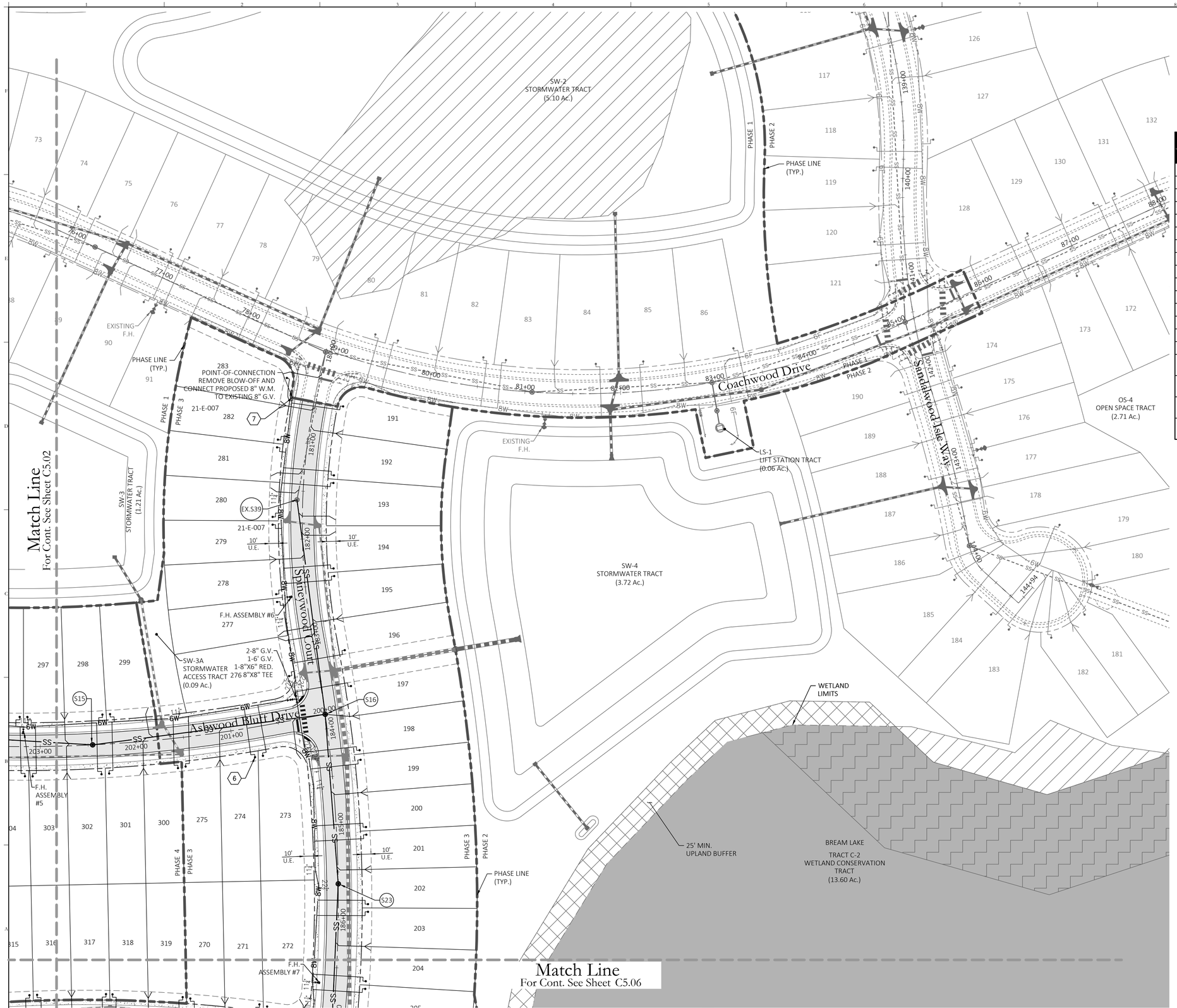
Digitally signed by Joel Ivey
DN: cn=Joel Ivey, o=POULOS&BENNETT LLC, ou=Engineering, email=jivey@poulosandbennett.com, c=US
Date: 2024-11-20 14:24:18-05'00'

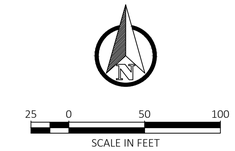
This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-UP





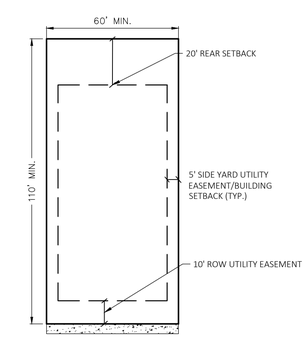
Key Map:

Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	WM
RW	RECLAIM WATER MAIN (RW)	RW
SS	SANITARY SEWER (SS)	SS
FM	FORCE MAIN (FM)	6F
EL	ELECTRIC (EL)	N/A
GAS	GAS	N/A
FO	FIBER OPTIC (FO)	N/A
N/A	WATER SERVICE	
N/A	RECLAIM WATER SERVICE	
N/A	SANITARY SEWER LATERAL	
N/A	GATE VALVE (G.V.)	
N/A	PLUG VALVE	
N/A	TEE	
N/A	BEND	
N/A	REDUCER (RED.)	
N/A	AIR RELEASE VALVE	ARV
N/A	BLOW-OFF VALVE	8W
N/A	FIRE HYDRANT	
N/A	BT SAMPLE POINT	1

NOTES:

1. PROVIDE MINIMUM HORIZONTAL SEPARATION DISTANCES BETWEEN ALL WATER, REUSE, AND WASTEWATER MAINS AND STORM INLETS/STRUCTURES.
2. AT THE TIME OF PLATTING A 10' WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY.
3. A BLUE REFLECTOR SHALL BE PLACED IN FRONT OF EACH FIRE HYDRANT IN THE CENTER OF THE NEAREST TRAVEL LANE.
4. PIPE JOINT DEFLECTION FOR THE WATER LINE IS PERMITTED WITHIN 75% OF THE MANUFACTURER'S RECOMMENDED JOINT DEFLECTION. DEFLECTIONS GREATER THAN PERMITTED SHALL BE ACCOMPLISHED BY FITTINGS ONLY. IN ANY CASE, MAINS SHALL NOT BE BENT.
5. CONTRACTOR SHALL FIELD VERIFY ALL WATER MAIN POINTS OF CONNECTION FOR LOCATION, SIZE, AND PRESSURE.
6. THE PROVIDED FIRE FLOW SHALL BE IN CONFORMANCE WITH FLORIDA BUILDING CODE 2010 AND FLORIDA FIRE PREVENTION CODE. CHAPTER 18 OF THE FLORIDA FIRE PREVENTION CODE, SECTION 18.4.5.1 STATES THAT FOR RESIDENTIAL DWELLINGS 5,000 S.F. OR LESS THE FIRE FLOW DEMAND IS 1,000 GPM. FOR UNITS IN EXCESS OF 5,000 S.F. UP TO 22,700 S.F. THE FIRE FLOW DEMAND IS 1,500 GPM. IF UNITS INCLUDE AN AUTOMATIC SPRINKLER SYSTEM, A 50% CREDIT OF DEMAND REQUIREMENT WILL BE GIVEN.
7. UTILITY SYMBOLS ARE GRAPHICAL REPRESENTATIONS OF PROVIDED FACILITIES AND SHALL BE INSTALLED PER THE UTILITY PROVIDER'S STANDARD DETAILS AND SPECIFICATIONS, 2011 EDITION.
8. FIRE HYDRANTS SHALL BE LOCATED 3'-5' BEHIND BACK OF CURB.



TYPICAL UTILITY EASEMENT LAYOUT
N.T.S.

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

UTILITY PLAN 3

Sheet No.:

C5.03

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607

DATE: November 27, 2023

Digitally signed by Joel Andrew Ivey
DN: cn=Joel Andrew Ivey, c=US, o=POULOS & BENNETT, LLC, ou=A01410D0150000018A5CCF3D000019E9E, email=jivey@poulos-bennett.com
Date: 2023.11.27 14:19:53 -05'00'

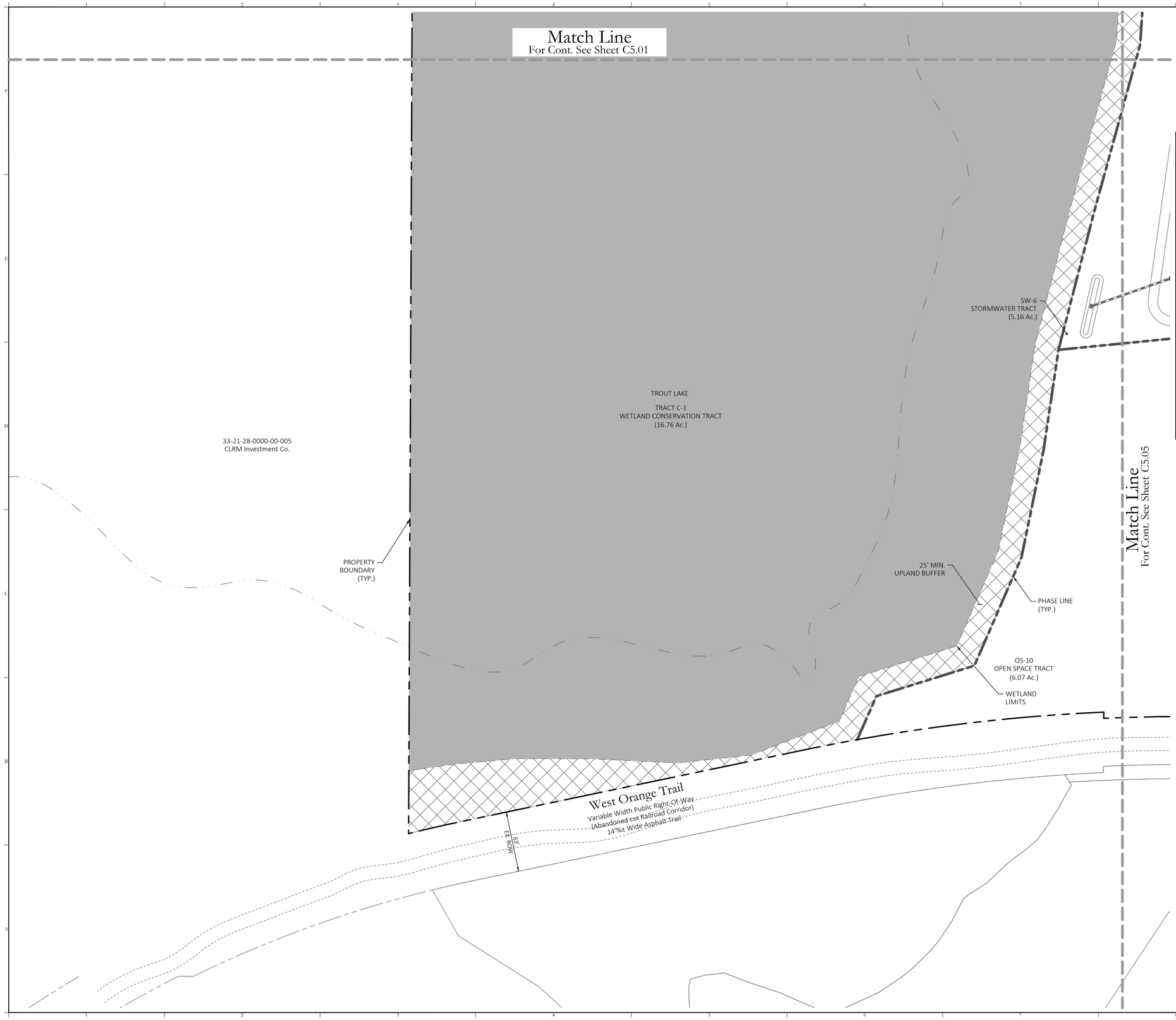
Joel Ivey

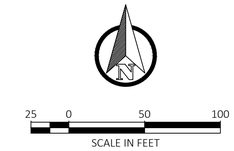
This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-UP



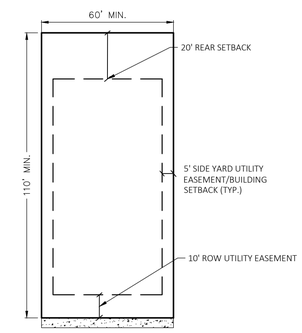


Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	WM
RW	RECLAIM WATER MAIN (RW)	RW
SS	SANITARY SEWER (SS)	SS
FM	FORCE MAIN (FM)	6F
EL	ELECTRIC (EL)	N/A
GAS	GAS	N/A
FO	FIBER OPTIC (FO)	N/A
N/A	WATER SERVICE	
N/A	RECLAIM WATER SERVICE	
N/A	SANITARY SEWER LATERAL	
N/A	GATE VALVE (G.V.)	
N/A	PLUG VALVE	
N/A	TEE	
N/A	BEND	
N/A	REDUCER (RED.)	
N/A	AIR RELEASE VALVE	ARV
N/A	BLOW-OFF VALVE	8W
N/A	FIRE HYDRANT	
N/A	BT SAMPLE POINT	1

NOTES:

1. PROVIDE MINIMUM HORIZONTAL SEPARATION DISTANCES BETWEEN ALL WATER, REUSE, AND WASTEWATER MAINS AND STORM INLETS/STRUCTURES.
2. AT THE TIME OF PLATTING A 10' WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY.
3. A BLUE REFLECTOR SHALL BE PLACED IN FRONT OF EACH FIRE HYDRANT IN THE CENTER OF THE NEAREST TRAVEL LANE.
4. PIPE JOINT DEFLECTION FOR THE WATER LINE IS PERMITTED WITHIN 75% OF THE MANUFACTURER'S RECOMMENDED JOINT DEFLECTION. DEFLECTIONS GREATER THAN PERMITTED SHALL BE ACCOMPLISHED BY FITTINGS ONLY. IN ANY CASE, MAINS SHALL NOT BE BENT.
5. CONTRACTOR SHALL FIELD VERIFY ALL WATER MAIN POINTS OF CONNECTION FOR LOCATION, SIZE, AND PRESSURE.
6. THE PROVIDED FIRE FLOW SHALL BE IN CONFORMANCE WITH FLORIDA BUILDING CODE 2010 AND FLORIDA FIRE PREVENTION CODE. CHAPTER 18 OF THE FLORIDA FIRE PREVENTION CODE, SECTION 18.4.5.1 STATES THAT FOR RESIDENTIAL DWELLINGS 5,000 S.F. OR LESS THE FIRE FLOW DEMAND IS 1,000 GPM. FOR UNITS IN EXCESS OF 5,000 S.F. UP TO 22,700 S.F. THE FIRE FLOW DEMAND IS 1,500 GPM. IF UNITS INCLUDE AN AUTOMATIC SPRINKLER SYSTEM, A 50% CREDIT OF DEMAND REQUIREMENT WILL BE GIVEN.
7. UTILITY SYMBOLS ARE GRAPHICAL REPRESENTATIONS OF PROVIDED FACILITIES AND SHALL BE INSTALLED PER THE UTILITY PROVIDER'S STANDARD DETAILS AND SPECIFICATIONS, 2011 EDITION.
8. FIRE HYDRANTS SHALL BE LOCATED 3'-5' BEHIND BACK OF CURB.



TYPICAL UTILITY EASEMENT LAYOUT

N.T.S.

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

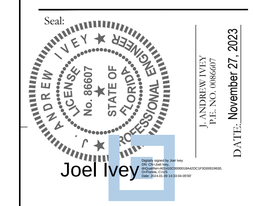
Sheet Title:

UTILITY PLAN 4

Sheet No.:

C5.04

Seal:

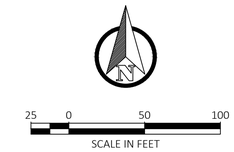


This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-UP



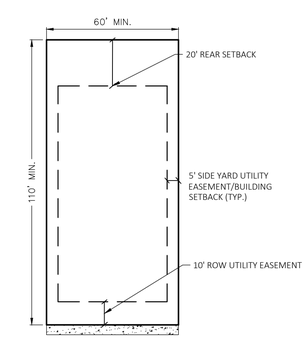
Key Map:

Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	WM
RW	RECLAIM WATER MAIN (RW)	RW
SS	SANITARY SEWER (SS)	SS
FM	FORCE MAIN (FM)	6F
EL	ELECTRIC (EL)	N/A
GAS	GAS	N/A
FO	FIBER OPTIC (FO)	N/A
N/A	WATER SERVICE	
N/A	RECLAIM WATER SERVICE	
N/A	SANITARY SEWER LATERAL	
N/A	GATE VALVE (G.V.)	
N/A	PLUG VALVE	
N/A	TEE	
N/A	BEND	
N/A	REDUCER (RED.)	
N/A	AIR RELEASE VALVE	ARV
N/A	BLOW-OFF VALVE	8W
N/A	FIRE HYDRANT	
N/A	BT SAMPLE POINT	1

NOTES:

1. PROVIDE MINIMUM HORIZONTAL SEPARATION DISTANCES BETWEEN ALL WATER, REUSE, AND WASTEWATER MAINS AND STORM INLETS/STRUCTURES.
2. AT THE TIME OF PLATTING A 10' WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY.
3. A BLUE REFLECTOR SHALL BE PLACED IN FRONT OF EACH FIRE HYDRANT IN THE CENTER OF THE NEAREST TRAVEL LANE.
4. PIPE JOINT DEFLECTION FOR THE WATER LINE IS PERMITTED WITHIN 75% OF THE MANUFACTURER'S RECOMMENDED JOINT DEFLECTION. DEFLECTIONS GREATER THAN PERMITTED SHALL BE ACCOMPLISHED BY FITTINGS ONLY. IN ANY CASE, MAINS SHALL NOT BE BENT.
5. CONTRACTOR SHALL FIELD VERIFY ALL WATER MAIN POINTS OF CONNECTION FOR LOCATION, SIZE, AND PRESSURE.
6. THE PROVIDED FIRE FLOW SHALL BE IN CONFORMANCE WITH FLORIDA BUILDING CODE 2010 AND FLORIDA FIRE PREVENTION CODE. CHAPTER 18 OF THE FLORIDA FIRE PREVENTION CODE, SECTION 18.4.5.1 STATES THAT FOR RESIDENTIAL DWELLINGS 5,000 S.F. OR LESS THE FIRE FLOW DEMAND IS 1,000 GPM. FOR UNITS IN EXCESS OF 5,000 S.F. UP TO 22,700 S.F. THE FIRE FLOW DEMAND IS 1,500 GPM. IF UNITS INCLUDE AN AUTOMATIC SPRINKLER SYSTEM, A 50% CREDIT OF DEMAND REQUIREMENT WILL BE GIVEN.
7. UTILITY SYMBOLS ARE GRAPHICAL REPRESENTATIONS OF PROVIDED FACILITIES AND SHALL BE INSTALLED PER THE UTILITY PROVIDER'S STANDARD DETAILS AND SPECIFICATIONS, 2011 EDITION.
8. FIRE HYDRANTS SHALL BE LOCATED 3'-5' BEHIND BACK OF CURB.



TYPICAL UTILITY EASEMENT LAYOUT
N.T.S.

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

UTILITY PLAN 5

Sheet No.:

C5.05

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607

DATE: November 27, 2023

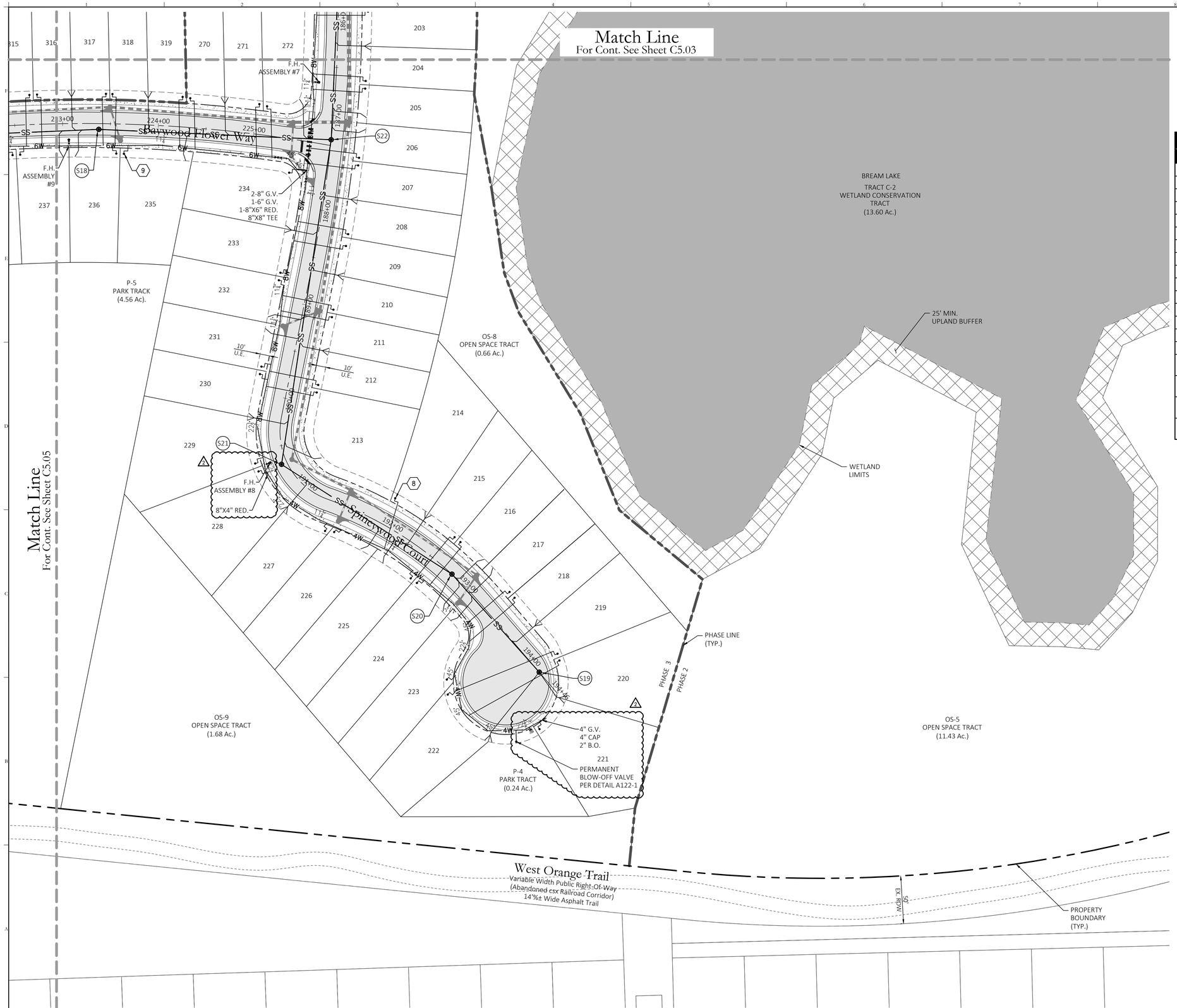
Joel Ivey

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-UP



25 0 50 100
SCALE IN FEET

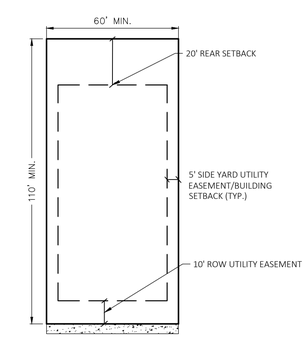
Key Map:

Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	WM
RW	RECLAIM WATER MAIN (RW)	RW
SS	SANITARY SEWER (SS)	SS
FM	FORCE MAIN (FM)	6F
EL	ELECTRIC (EL)	N/A
GAS	GAS	N/A
FO	FIBER OPTIC (FO)	N/A
N/A	WATER SERVICE	
N/A	RECLAIM WATER SERVICE	
N/A	SANITARY SEWER LATERAL	
N/A	GATE VALVE (G.V.)	
N/A	PLUG VALVE	
N/A	TEE	
N/A	BEND	
N/A	REDUCER (RED.)	
N/A	AIR RELEASE VALVE	ARV
N/A	BLOW-OFF VALVE	8W
N/A	FIRE HYDRANT	
N/A	BT SAMPLE POINT	1

NOTES:

1. PROVIDE MINIMUM HORIZONTAL SEPARATION DISTANCES BETWEEN ALL WATER, REUSE, AND WASTEWATER MAINS AND STORM INLETS/STRUCTURES.
2. AT THE TIME OF PLATTING A 10' WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY.
3. A BLUE REFLECTOR SHALL BE PLACED IN FRONT OF EACH FIRE HYDRANT IN THE CENTER OF THE NEAREST TRAVEL LANE.
4. PIPE JOINT DEFLECTION FOR THE WATER LINE IS PERMITTED WITHIN 75% OF THE MANUFACTURER'S RECOMMENDED JOINT DEFLECTION. DEFLECTIONS GREATER THAN PERMITTED SHALL BE ACCOMPLISHED BY FITTINGS ONLY. IN ANY CASE, MAINS SHALL NOT BE BENT.
5. CONTRACTOR SHALL FIELD VERIFY ALL WATER MAIN POINTS OF CONNECTION FOR LOCATION, SIZE, AND PRESSURE.
6. THE PROVIDED FIRE FLOW SHALL BE IN CONFORMANCE WITH FLORIDA BUILDING CODE 2010 AND FLORIDA FIRE PREVENTION CODE. CHAPTER 18 OF THE FLORIDA FIRE PREVENTION CODE, SECTION 18.4.5.1 STATES THAT FOR RESIDENTIAL DWELLINGS 5,000 S.F. OR LESS THE FIRE FLOW DEMAND IS 1,000 GPM. FOR UNITS IN EXCESS OF 5,000 S.F. UP TO 22,700 S.F. THE FIRE FLOW DEMAND IS 1,500 GPM. IF UNITS INCLUDE AN AUTOMATIC SPRINKLER SYSTEM, A 50% CREDIT OF DEMAND REQUIREMENT WILL BE GIVEN.
7. UTILITY SYMBOLS ARE GRAPHICAL REPRESENTATIONS OF PROVIDED FACILITIES AND SHALL BE INSTALLED PER THE UTILITY PROVIDER'S STANDARD DETAILS AND SPECIFICATIONS, 2011 EDITION.
8. FIRE HYDRANTS SHALL BE LOCATED 3'-5' BEHIND BACK OF CURB.



TYPICAL UTILITY EASEMENT LAYOUT
N.T.S.

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

UTILITY PLAN 6

Sheet No.:

C5.06

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607

DATE: November 27, 2023

Joel Ivey

Digitally signed by Joel Ivey
DN: cn=Joel Ivey, o=POULOS AND BENNETT, LLC, ou=Engineering, email=jivey@poulosandbennett.com, c=US
Date: 2023.11.27 14:13:46 -05'00'

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-UP

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-UAT

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

UTILITY ASSET TABLES

Sheet No.:

C5.10

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607

DATE: November 27, 2023

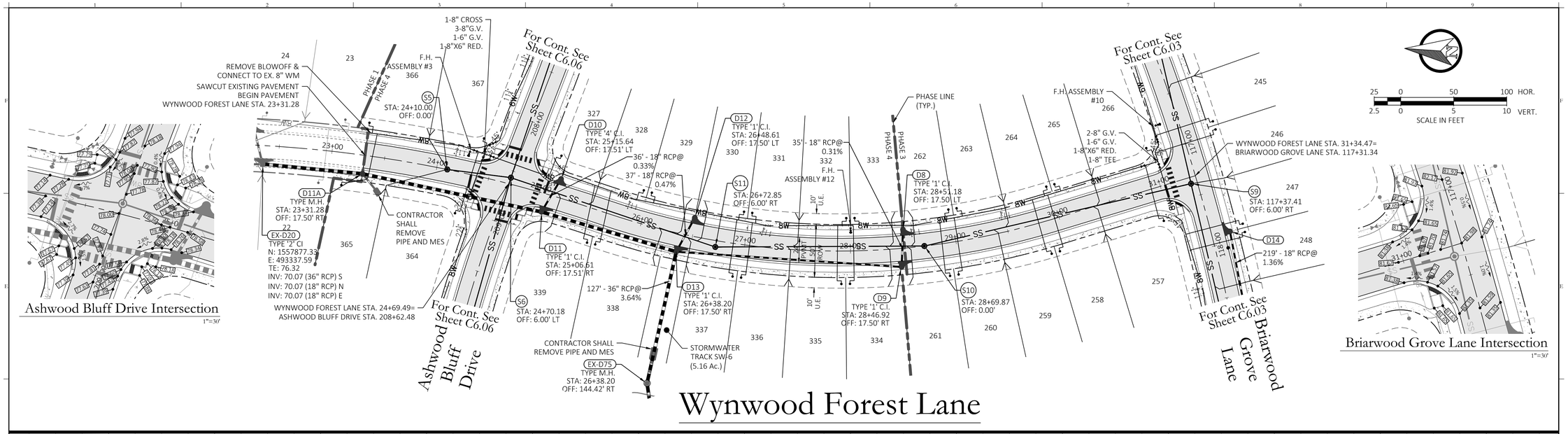
Joel Ivey

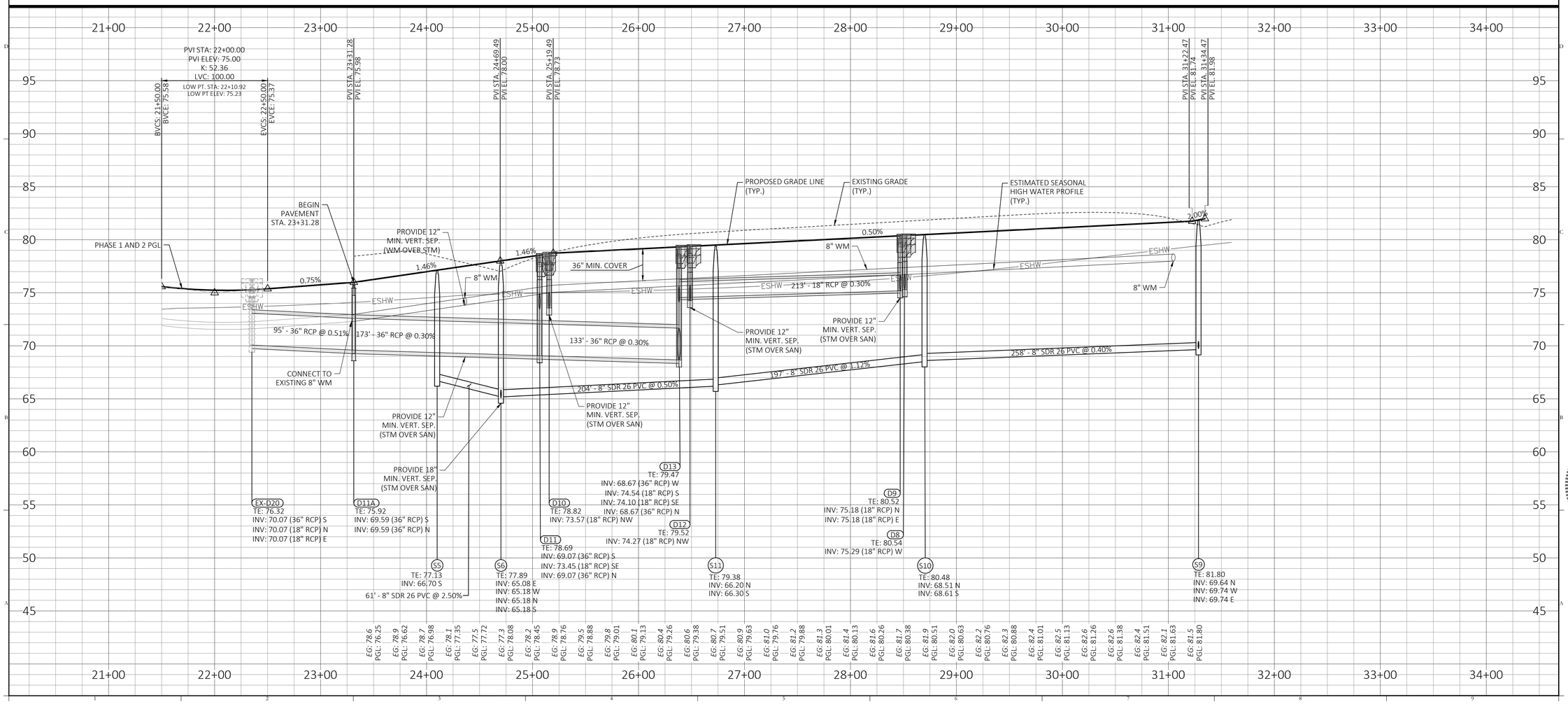
Digitally signed by Joel Ivey
DN: cn=Joel Ivey, c=US, o=POULOS & BENNETT, LLC, ou=A01410170190000001A2DC2F2000019E8B, email=jivey@poulosandbennett.com
Date: 2024-01.09 14:24:11-05'00'

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567





Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1"=50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

WYNWOOD FOREST LANE PLAN & PROFILE

Sheet No.:

C6.00

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

Joel Ivey

J. ANDREW IVEY
P.E. NO. 0086607

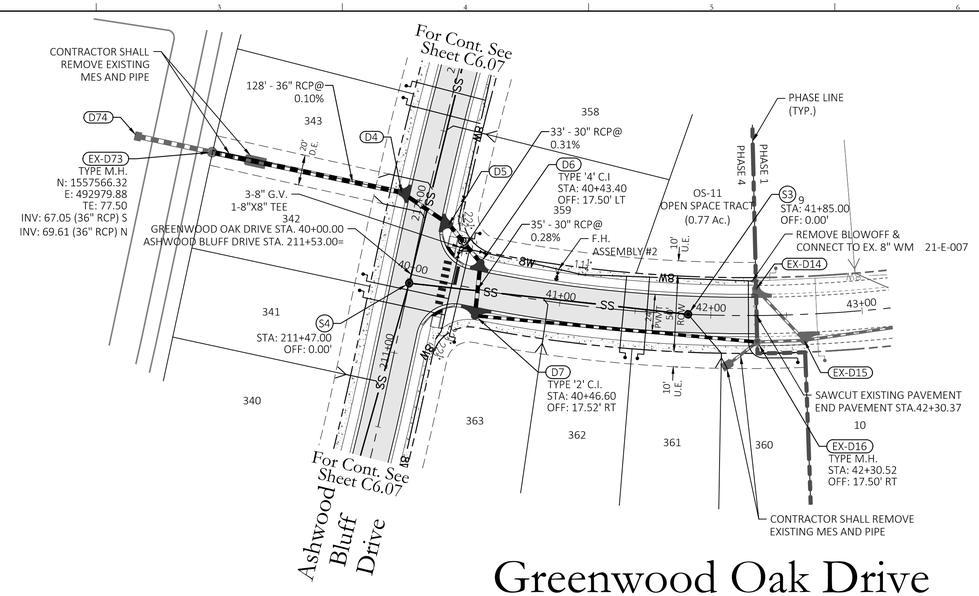
DATE: November 27, 2023

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

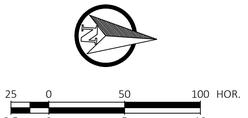
Z:\2016\16-114 – DR HORTON – WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-PP STREET A



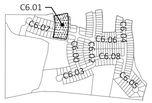
Greenwood Oak Drive

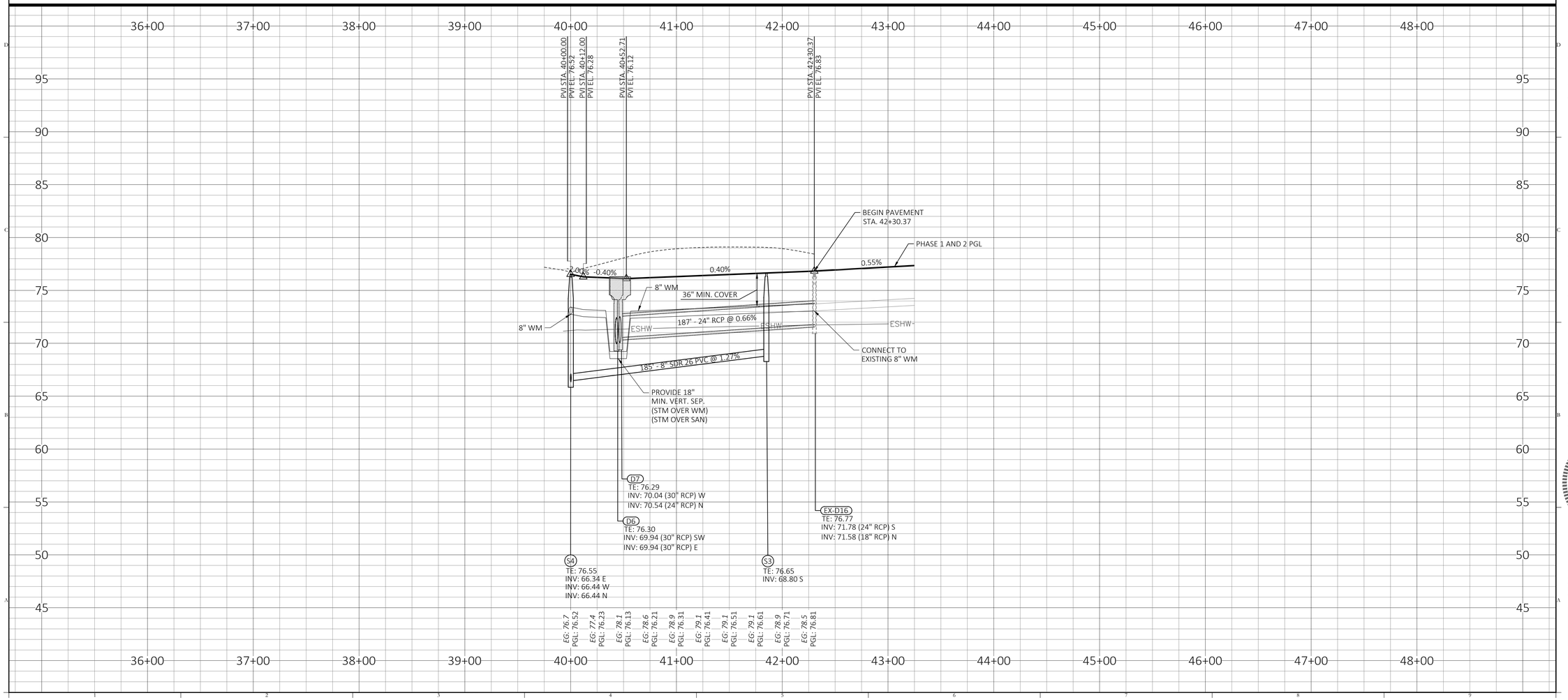
Ashwood Bluff Drive Intersection

1"=30'



Key Map:





NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1"=50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

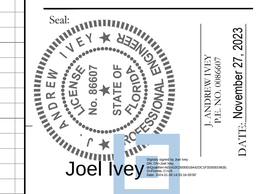
Sheet Title:

GREENWOOD OAK DRIVE PLAN & PROFILE

Sheet No.:

C6.01

Seal:



This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

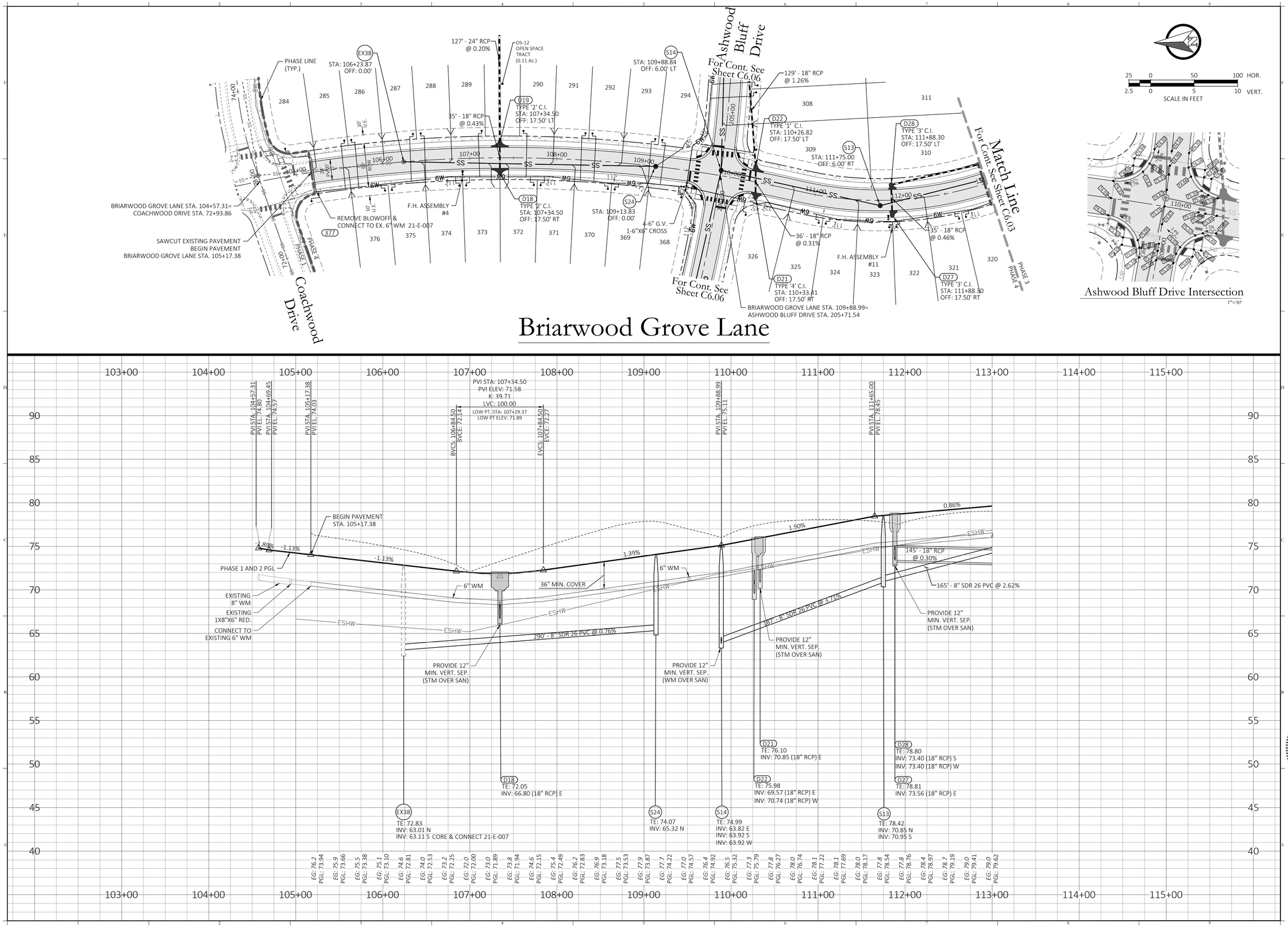
Poulos & Bennett, LLC

2602 E. Livingston St., Orlando, FL 32803

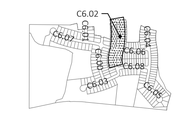
Tel. 407.487.2594 www.poulosandbennett.com

Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-PP STREET B



Key Map:



NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1"=50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

BRIARWOOD GROVE LANE PLAN & PROFILE

Sheet No.:

C6.02

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY P.E. NO. 0086607

DATE: November 27, 2023

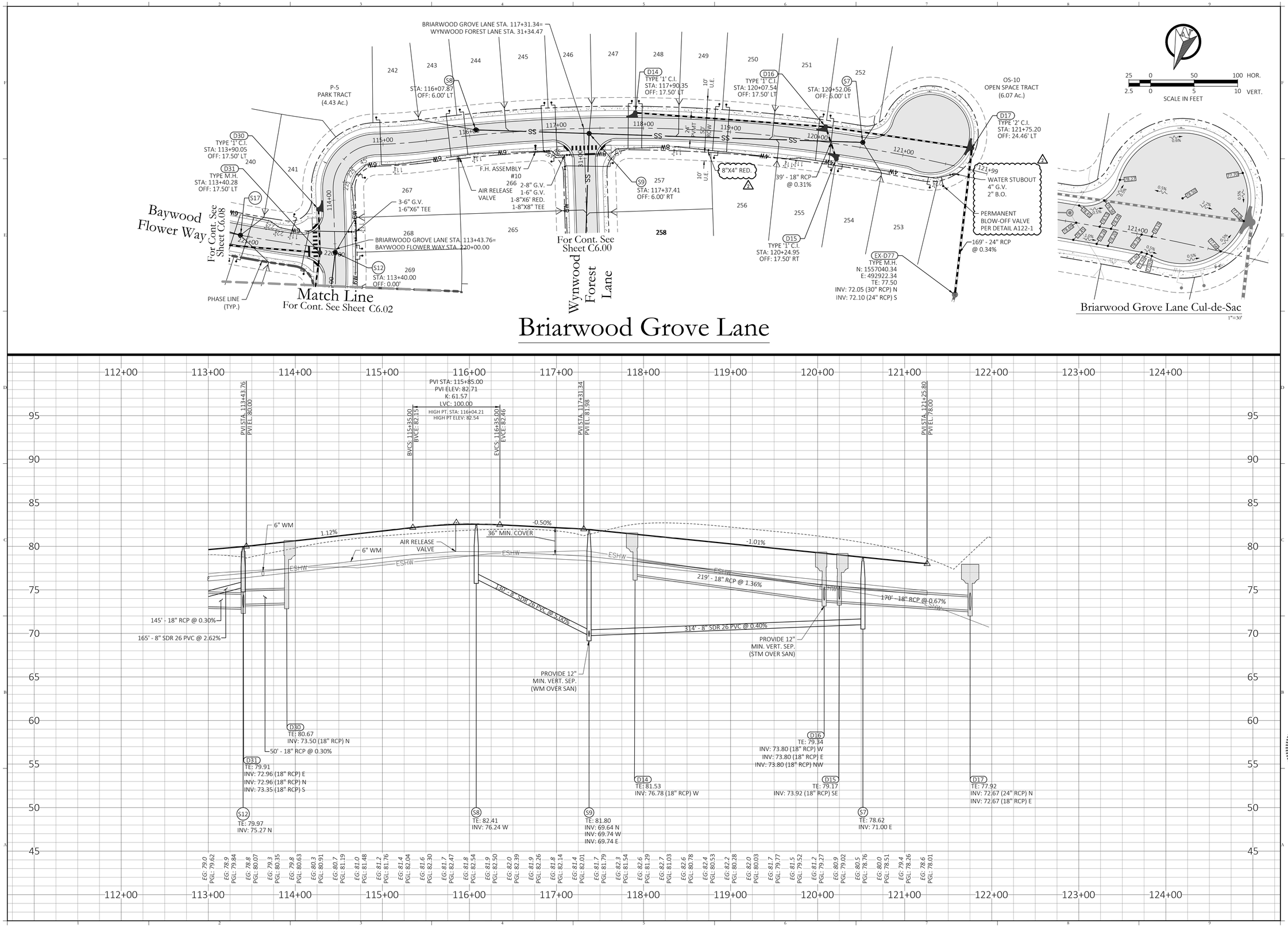
Joel Ivey

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-PP STREET D



NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1"=50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

BRIARWOOD GROVE LANE PLAN & PROFILE

Sheet No.:

C6.03

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607
DATE: November 27, 2023

Joel Ivey

Digitally signed by Joel Ivey
DN: cn=Joel Ivey, c=US, o=POULOS&BENNETT, LLC, ou=Engineering, email=jivey@poulosandbennett.com, c=US
Date: 2024.01.09 14:24:21 -05'00'

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 – DR HORTON – WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-PP STREET D

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-PP STREET G

Key Map:

C6.00 C6.01 C6.02 C6.03 C6.04 C6.05 C6.06 C6.07 C6.08

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1"=50'

Project Name:

WYNWOOD- PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

SPINEYWOOD COURT PLAN & PROFILE

Sheet No.:

C6.04

Seal:

JOEL ANDREW IVEY ★ LICENSE No. 86607 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

J. ANDREW IVEY P.E. NO. 0086607

DATE: November 27, 2023

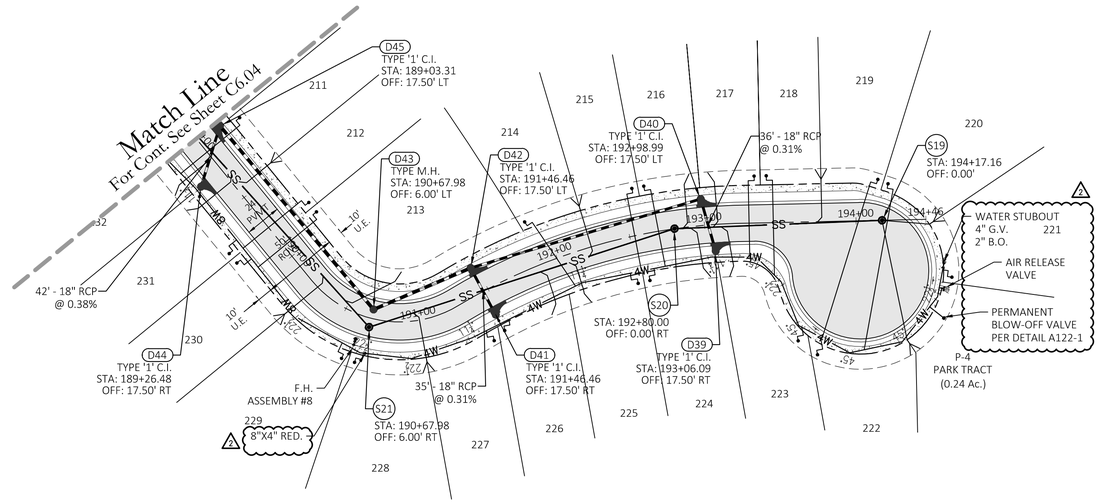
Joel Ivey

Digitally signed by Joel Ivey DN: CN=Joel Ivey, dnQualifier=A01410C0000018A42DC1F3D00019630, O=Florida, C=US Date: 2024.01.09 14:33:23-05'00'

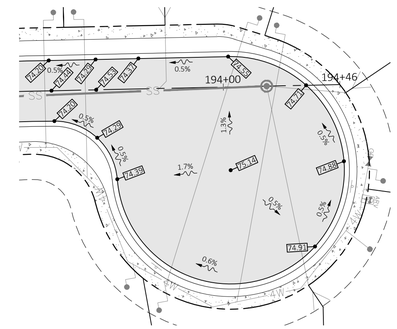
This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

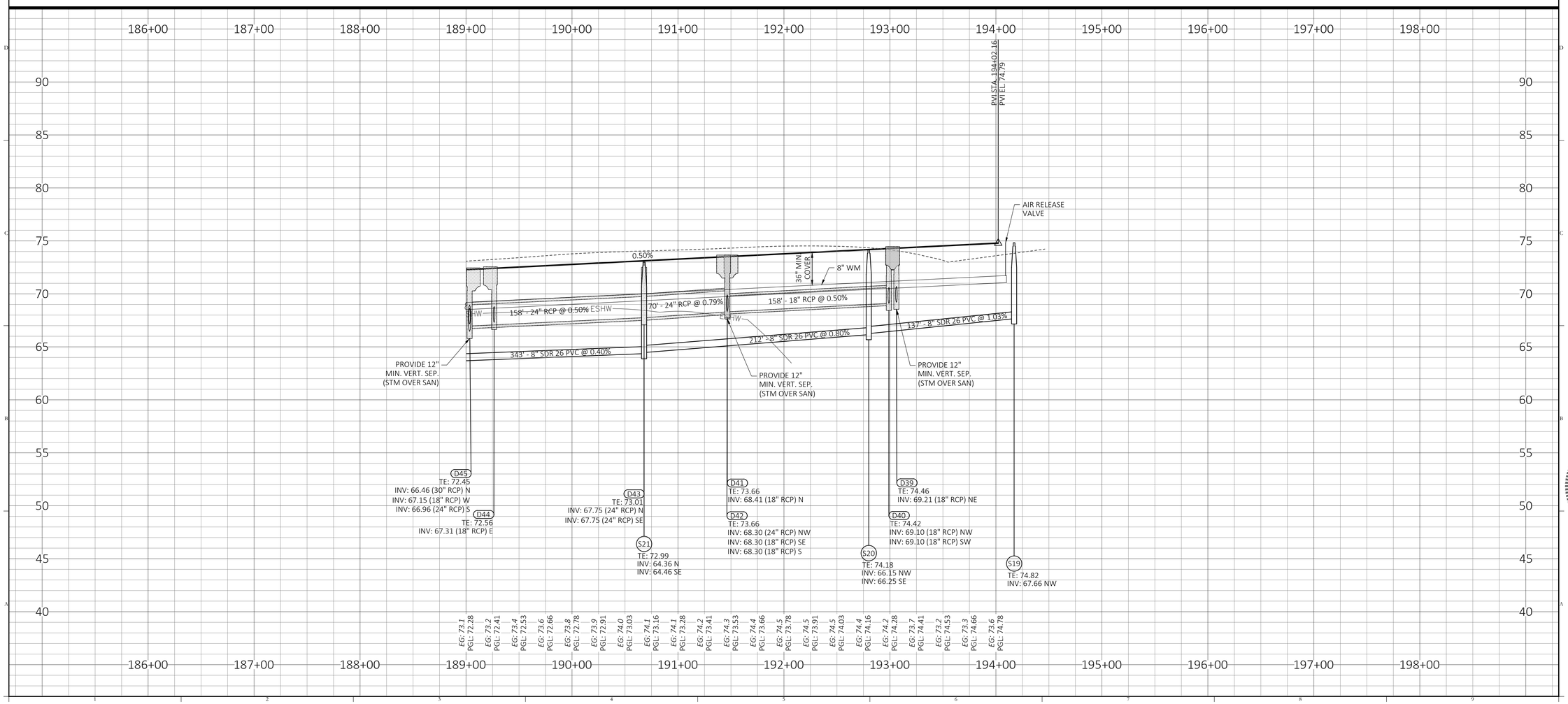
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



Spineywood Court



Spineywood Court Cul-de-sac
1"=30'



Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1"=50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

SPINEYWOOD COURT PLAN & PROFILE

Sheet No.:

C6.05

Seal:

ANDREW JULIAN IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607
DATE: November 27, 2023

Digitally signed by Joel Ivey
DN: cn=Joel Ivey, c=US
email=joelivey@poulosandbennett.com, o=POULOS & BENNETT, LLC, ou=Engineering, 1.3.6.1.4.1.25.1.1.1.1.11=A01410D000001A4DDC2F200001B0B5
Date: 2024.01.09 14:24:25-05'00'

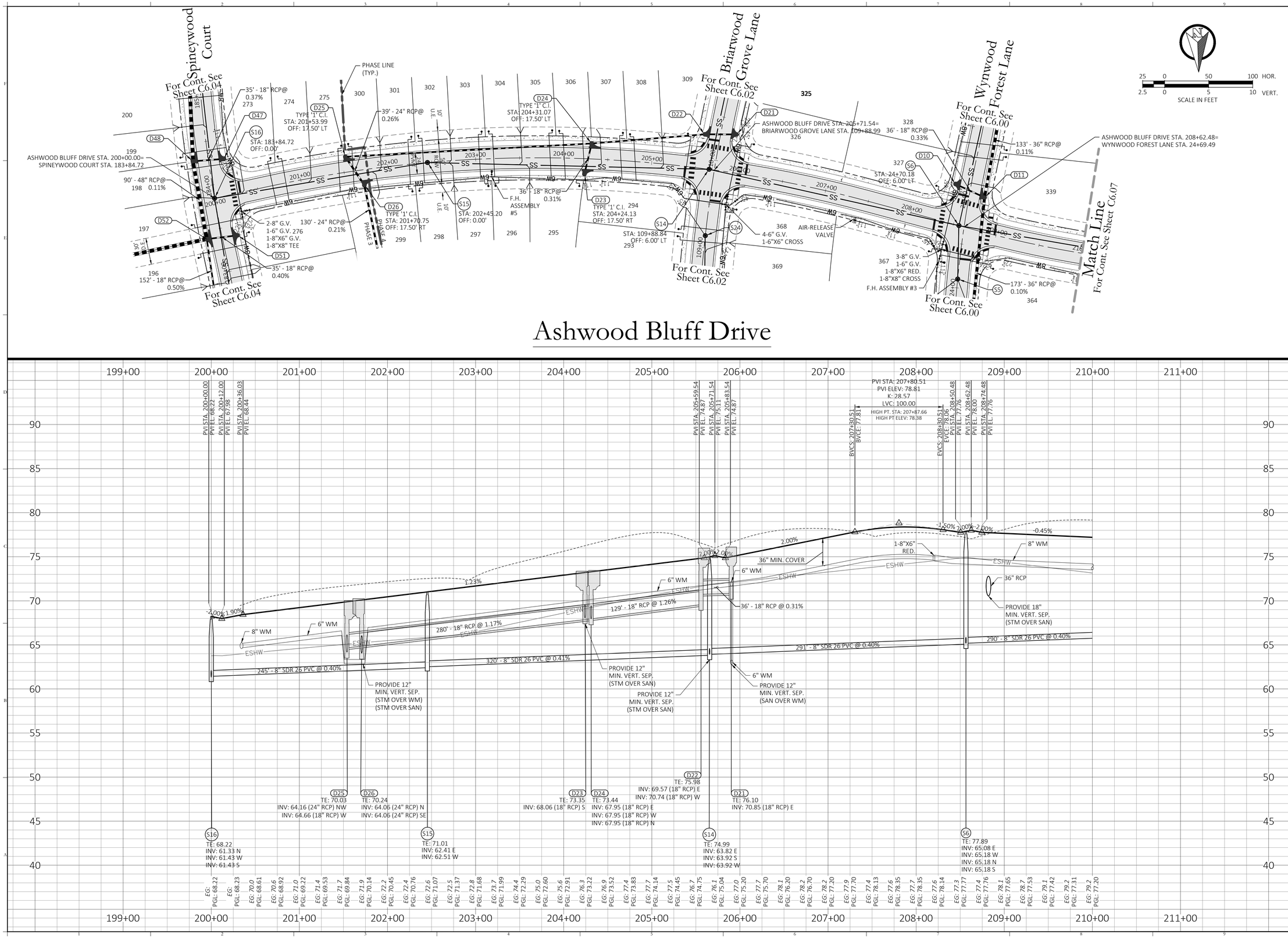
Joel Ivey

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

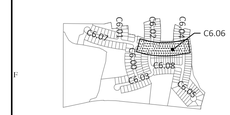
POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-PP STREET G



Key Map:



NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1"=50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

ASHWOOD BLUFF DRIVE PLAN & PROFILE

Sheet No.:

C6.06

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY P.E. NO. 0086607

DATE: November 27, 2023

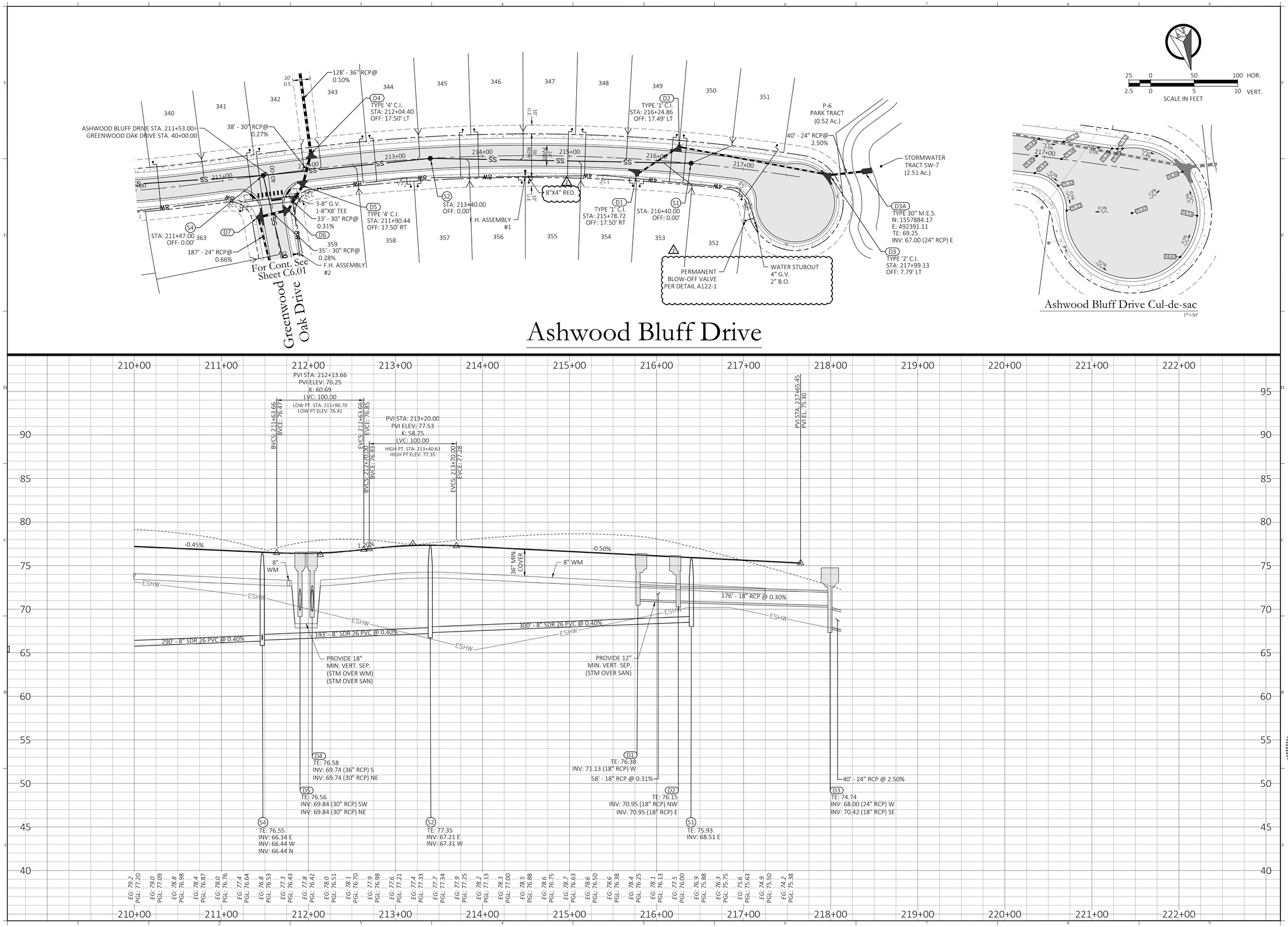
Joel Ivey

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

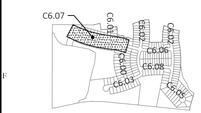
POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\20161\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-PP STREET H



Key Map:



NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1"=50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

ASHWOOD BLUFF DRIVE PLAN & PROFILE

Sheet No.:

C6.07

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY P.E. NO. 0086607

DATE: November 27, 2023

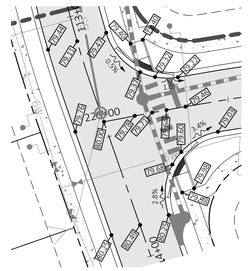
Joel Ivey

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

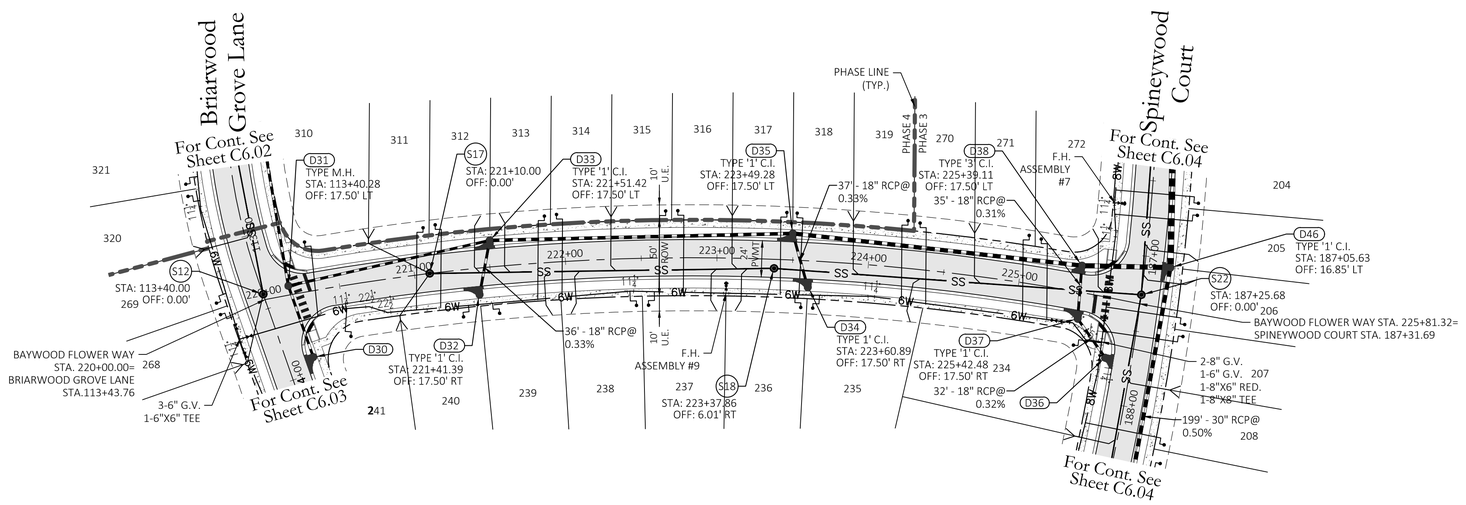
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

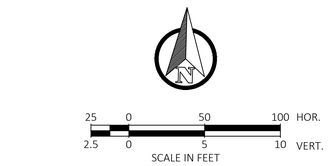
Z:\2016\16-114 – DR HORTON – WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-PP STREET H

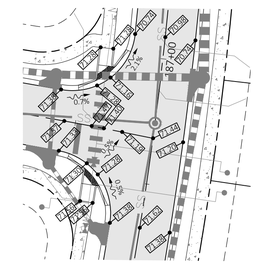


Briarwood Grove Lane Intersection

1"=30'



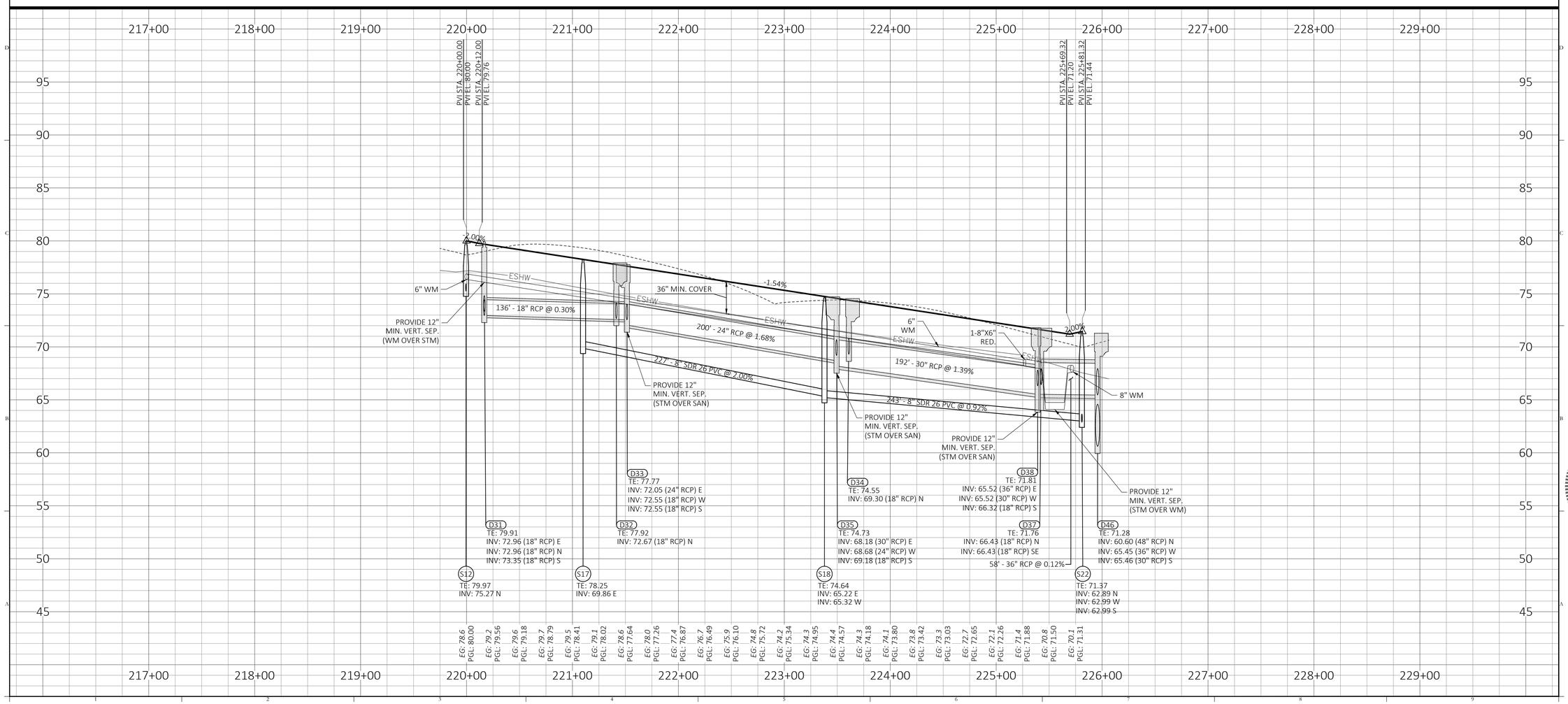




Spineywood Court Intersection

1"=30'

Baywood Flower Way



Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1"=50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

BAYWOOD FLOWER WAY PLAN & PROFILE

Sheet No.:

C6.08

Seal:

ANDREW JULIAN IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY P.E. NO. 0086607

DATE: November 27, 2023

Joel Ivey

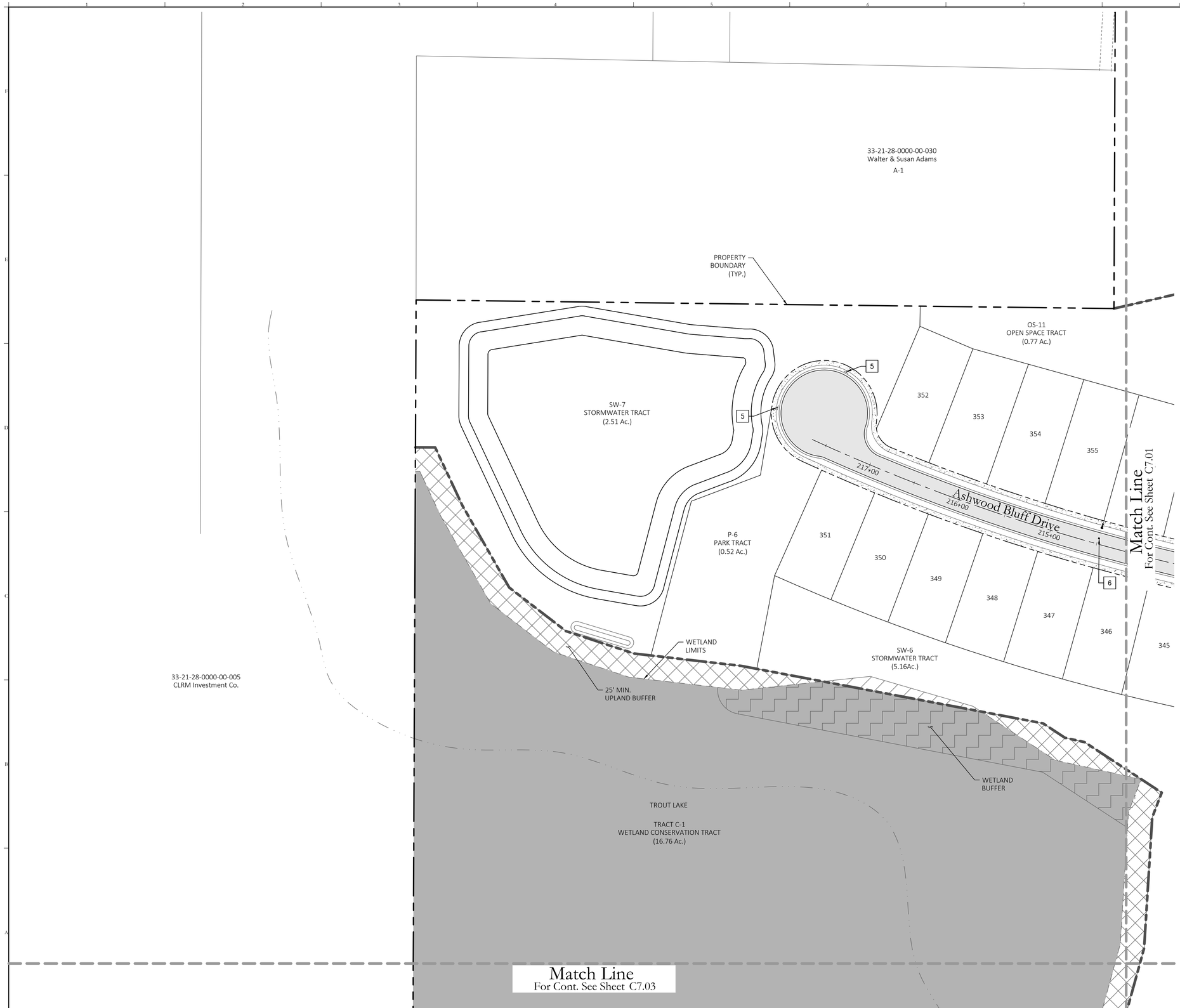
Digitally signed by Joel Ivey
DN: cn=Joel Ivey, c=US, o=POULOS&BENNETT, LLC, ou=A01410D0150000182DCCF1D0001B0A0D, email=jivey@poulosandbennett.com
Date: 2024.01.09 14:23:10-05'00'

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 – DR HORTON – WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-PP STREET 1



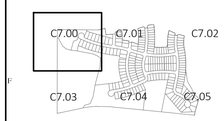
SIGN & STRIPING LEGEND

1. 30" X 30" STOP SIGN WITH 24" STOP BAR (R1-1)
2. CURB RAMP AND DETECTABLE WARNINGS (PER FDOT INDEX NO. 304)
3. CROSSWALK
4. SPEED LIMIT SIGN, 25 MPH
5. CITY APPROVED 'NO PARKING' SIGN
6. BLUE REFLECTIVE MARKER

NOTES:

1. NO PARKING ZONES ON STREETS TO BE ENFORCED THROUGH THE HOA DOCUMENTS.
2. STREET NAME SIGNS SHALL BE PLACED AT ALL INTERSECTIONS PER CITY STANDARDS AND SPECIFICATIONS.
3. ALL SIGNAGE & STRIPING TO BE INSTALLED IN ACCORDANCE WITH MUTCD (LATEST EDITION) AND FDOT STANDARDS & SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.
4. EACH CUL-DE-SAC SHALL INCLUDE A MINIMUM OF TWO (2) APPROVED 'NO PARKING' SIGNS.
5. ALL STRIPING SHALL BE THERMOPLASTIC.

Key Map:



NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

SIGNAGE & STRIPING PLAN 1

Sheet No.:

C7.00

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

Joel Ivey

Digitally signed by Joel Ivey
DN: CN=Joel Ivey, C=US, O=POULOS AND BENNETT, LLC, OU=ENGINEERING, E=jivey@poulosandbennett.com
Reason: I am the author of this document
Date: 2023.11.27 14:18:16-05'00'

J. ANDREW IVEY
P.E. NO. 0086607
DATE: November 27, 2023

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 – DR HORTON – WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PH3&4-SSP

Key Map:

25 0 50 100

SCALE IN FEET

SIGN & STRIPING LEGEND

1. 30" X 30" STOP SIGN WITH 24" STOP BAR (R1-1)
2. CURB RAMP AND DETECTABLE WARNINGS (PER FDOT INDEX NO. 304)
3. CROSSWALK
4. SPEED LIMIT SIGN, 25 MPH
5. CITY APPROVED 'NO PARKING' SIGN
6. BLUE REFLECTIVE MARKER

NOTES:

1. NO PARKING ZONES ON STREETS TO BE ENFORCED THROUGH THE HOA DOCUMENTS.
2. STREET NAME SIGNS SHALL BE PLACED AT ALL INTERSECTIONS PER CITY STANDARDS AND SPECIFICATIONS.
3. ALL SIGNAGE & STRIPING TO BE INSTALLED IN ACCORDANCE WITH MUTCD (LATEST EDITION) AND FDOT STANDARDS & SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.
4. EACH CUL-DE-SAC SHALL INCLUDE A MINIMUM OF TWO (2) APPROVED 'NO PARKING' SIGNS.
5. ALL STRIPING SHALL BE THERMOPLASTIC.

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

SIGNAGE & STRIPING PLAN 2

Sheet No.:

C7.01

Seal:

ANDREW JULIAN IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

Joel Ivey

Digitally signed by Joel Ivey
DN: CN=Joel Ivey, C=US, O=POULOS & BENNETT, L.L.C., OU=ENGINEERING, E=JIVEY@POULOSANDBENNETT.COM
Date: 2023.11.27 15:43:33 -05'00'

FILE NO. 0086607
JULIAN IVEY
DATE: November 27, 2023

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-SSP

25 0 50 100
SCALE IN FEET

SIGN & STRIPING LEGEND

1. 30" X 30" STOP SIGN WITH 24" STOP BAR (R1-1)
2. CURB RAMP AND DETECTABLE WARNINGS (PER FDOT INDEX NO. 304)
3. CROSSWALK
4. SPEED LIMIT SIGN, 25 MPH
5. CITY APPROVED 'NO PARKING' SIGN
6. BLUE REFLECTIVE MARKER

NOTES:

1. NO PARKING ZONES ON STREETS TO BE ENFORCED THROUGH THE HOA DOCUMENTS.
2. STREET NAME SIGNS SHALL BE PLACED AT ALL INTERSECTIONS PER CITY STANDARDS AND SPECIFICATIONS.
3. ALL SIGNAGE & STRIPING TO BE INSTALLED IN ACCORDANCE WITH MUTCD (LATEST EDITION) AND FDOT STANDARDS & SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.
4. EACH CUL-DE-SAC SHALL INCLUDE A MINIMUM OF TWO (2) APPROVED 'NO PARKING' SIGNS.
5. ALL STRIPING SHALL BE THERMOPLASTIC.

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

SIGNAGE & STRIPING PLAN 3

Sheet No.:

C7.02

Seal:

ANDREW IVEY ★ LICENSE No. 86607 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607

DATE: November 27, 2023

Digitally signed by Joel Ivey
DN: cn=Joel Ivey, o=POULOS & BENNETT, LLC, ou=Engineering, email=jivey@poulosandbennett.com, c=US
Date: 2023.11.27 15:13:43 -05'00'

Joel Ivey

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-SSP

25 0 50 100
SCALE IN FEET

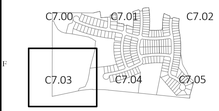
SIGN & STRIPING LEGEND

1. 30" X 30" STOP SIGN WITH 24" STOP BAR (R1-1)
2. CURB RAMP AND DETECTABLE WARNINGS (PER FDOT INDEX NO. 304)
3. CROSSWALK
4. SPEED LIMIT SIGN, 25 MPH
5. CITY APPROVED 'NO PARKING' SIGN
6. BLUE REFLECTIVE MARKER

NOTES:

1. NO PARKING ZONES ON STREETS TO BE ENFORCED THROUGH THE HOA DOCUMENTS.
2. STREET NAME SIGNS SHALL BE PLACED AT ALL INTERSECTIONS PER CITY STANDARDS AND SPECIFICATIONS.
3. ALL SIGNAGE & STRIPING TO BE INSTALLED IN ACCORDANCE WITH MUTCD (LATEST EDITION) AND FDOT STANDARDS & SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.
4. EACH CUL-DE-SAC SHALL INCLUDE A MINIMUM OF TWO (2) APPROVED 'NO PARKING' SIGNS.
5. ALL STRIPING SHALL BE THERMOPLASTIC.

Key Map:



NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

SIGNAGE & STRIPING PLAN 4

Sheet No.:

C7.03

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607

DATE: November 27, 2023

Joel Ivey

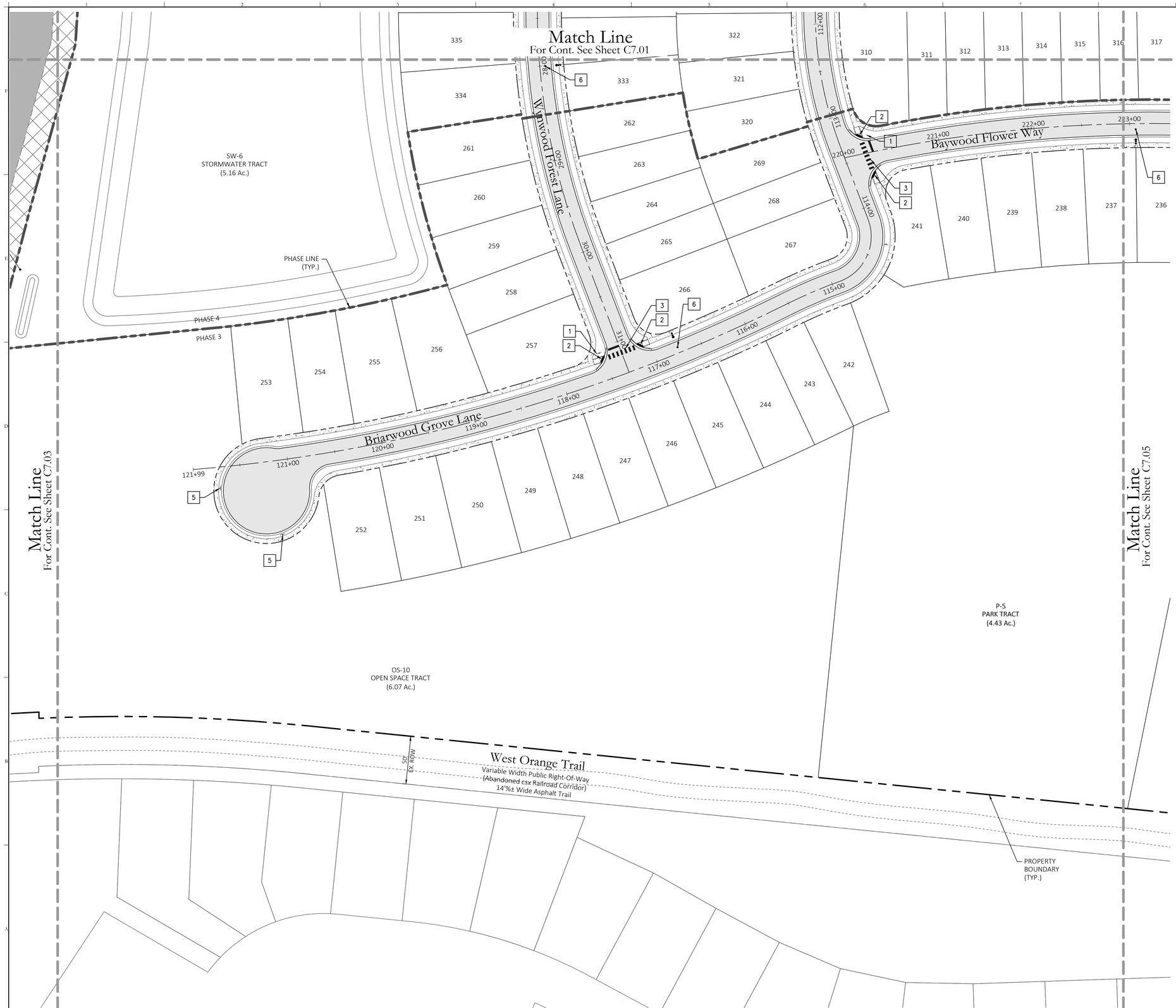
Digitally signed by Joel Ivey
DN: CN=Joel Ivey, O=Poulos & Bennett, LLC, OU=Engineering, E=jivey@poulosandbennett.com, C=US
Date: 2023.11.27 12:14:10 -05'00'

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-SSP



Key Map:

SIGN & STRIPING LEGEND

1	30" X 30" STOP SIGN WITH 24" STOP BAR (R1-1)
2	CURB RAMP AND DETECTABLE WARNINGS (PER FDOT INDEX NO. 304)
3	CROSSWALK
4	SPEED LIMIT SIGN, 25 MPH
5	CITY APPROVED 'NO PARKING' SIGN
6	BLUE REFLECTIVE MARKER

NOTES:

1. NO PARKING ZONES ON STREETS TO BE ENFORCED THROUGH THE HOA DOCUMENTS.
2. STREET NAME SIGNS SHALL BE PLACED AT ALL INTERSECTIONS PER CITY STANDARDS AND SPECIFICATIONS.
3. ALL SIGNAGE & STRIPING TO BE INSTALLED IN ACCORDANCE WITH MUTCD (LATEST EDITION) AND FDOT STANDARDS & SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.
4. EACH CUL-DE-SAC SHALL INCLUDE A MINIMUM OF TWO (2) APPROVED 'NO PARKING' SIGNS.
5. ALL STRIPING SHALL BE THERMOPLASTIC.

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

SIGNAGE & STRIPING PLAN 5

Sheet No.:

C7.04

Seal:

ANDREW IVEY LICENSE No. 66607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0066607

DATE: November 27, 2023

Joel Ivey

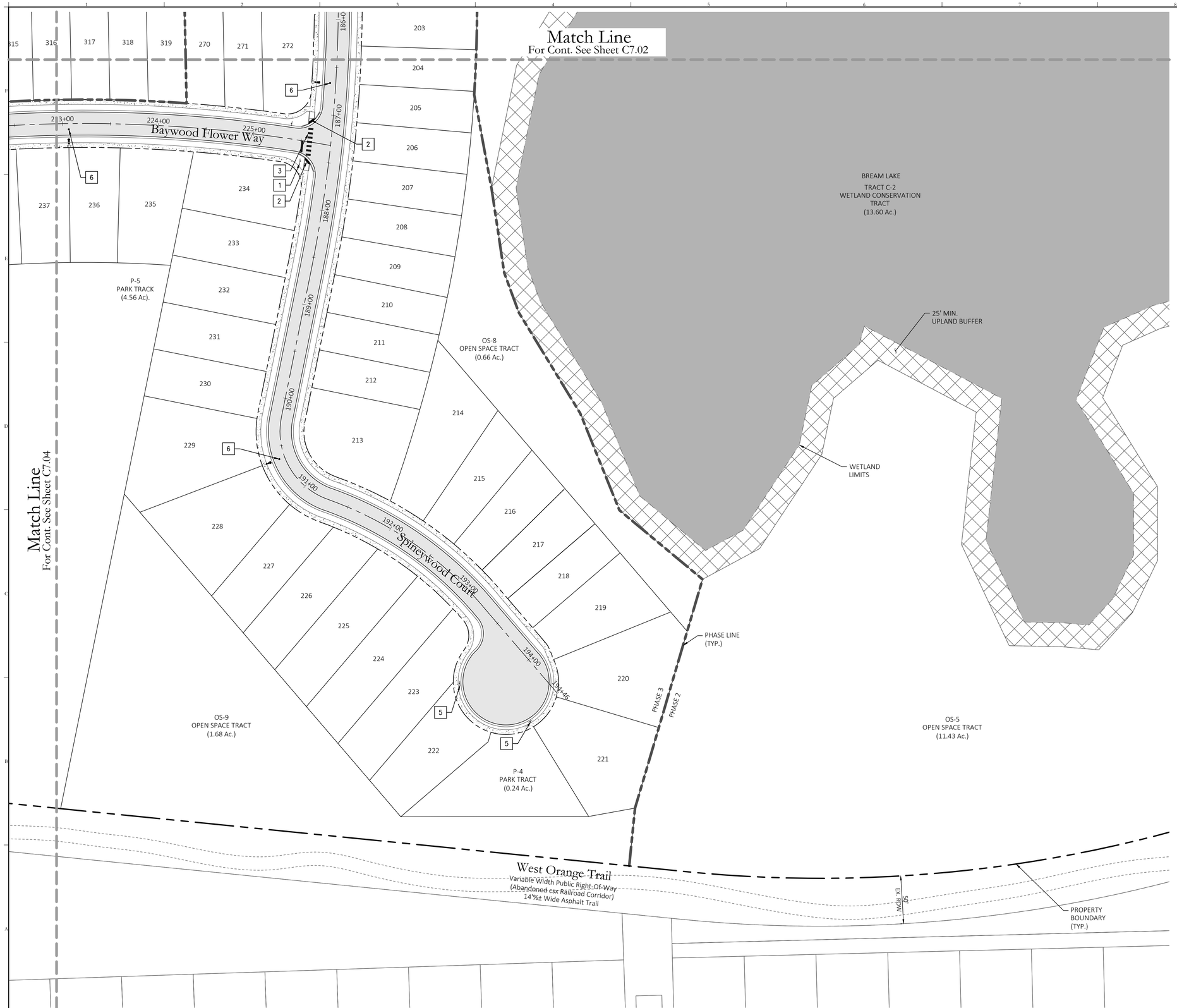
Digitally signed by Joel Ivey
DN: C=US, O=BP, OU=Poulos & Bennett, CN=Joel Ivey, E=jivey@poulosandbennett.com
Reason: I am the author of this document
Location: Orlando, FL
Date: 2024-01-22 13:33:44-05'00'

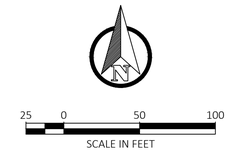
This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-SSP





SIGN & STRIPING LEGEND

1. 30" X 30" STOP SIGN WITH 24" STOP BAR (R1-1)
2. CURB RAMP AND DETECTABLE WARNINGS (PER FDOT INDEX NO. 304)
3. CROSSWALK
4. SPEED LIMIT SIGN, 25 MPH
5. CITY APPROVED 'NO PARKING' SIGN
6. BLUE REFLECTIVE MARKER

NOTES:

1. NO PARKING ZONES ON STREETS TO BE ENFORCED THROUGH THE HOA DOCUMENTS.
2. STREET NAME SIGNS SHALL BE PLACED AT ALL INTERSECTIONS PER CITY STANDARDS AND SPECIFICATIONS.
3. ALL SIGNAGE & STRIPING TO BE INSTALLED IN ACCORDANCE WITH MUTCD (LATEST EDITION) AND FDOT STANDARDS & SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.
4. EACH CUL-DE-SAC SHALL INCLUDE A MINIMUM OF TWO (2) APPROVED 'NO PARKING' SIGNS.
5. ALL STRIPING SHALL BE THERMOPLASTIC.

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

SIGNAGE & STRIPING PLAN 6

Sheet No.:

C7.05

Seal:

ANDREW IVEY ★ LICENSE No. 86607 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607

DATE: November 27, 2023

Joel Ivey

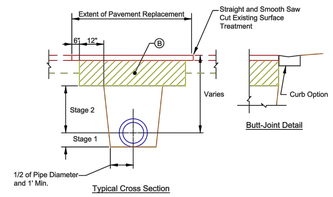
Digitally signed by Joel Ivey
DN: cn=Joel Ivey, o=Poulos & Bennett, ou=Engineering, email=jivey@poulos-bennett.com, c=US
Date: 2023.11.27 15:13:33 -05'00'

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-SSP



Typical Cross Section

Ⓐ 2" Approved Asphaltic Surface Course

Ⓑ 12" Approved Base Course

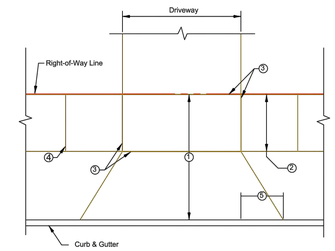
Stage Compactions:

1. Backfilling of trench shall be in six inch (6") maximum lifts.
2. Stage 1: Backfilling trench in Stage 1 shall use proper mechanical equipment to insure proper compaction throughout, including pipe haunches.
3. Stage 2: Backfilling trench in Stage 2 shall be to bottom of sub-grade.

NOTES:

1. All work and material for the Flexible Pavement Reconstruction shall be in accordance with the most current City of Ocoee - Engineering Standards Manual (available at OCOEE.ORG).
2. Any conflict between ESM specification and this sheet's specifications shall be resolved by the more stringent requirement.
3. All reconstruction material shall replace "in kind" material, but shall be subject to the minimum requirements as set forth by the ESM.
4. Backfill and base material shall be clean and homogenous compacted to 98% of the maximum density per AASHTO T-1800.
5. Base course shall be prepared in 6" lifts maximum, and thoroughly rolled.
6. Where trench line abuts existing curb(s), construct clean butt joint with curb. In the event curb is undermined and/or compromised, curb shall be replaced.
7. For Open Cut - Rigid Pavement Replacement (PCC or Brick) refer to PW002 Open Cut - Rigid Pavement Replacement Detail.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
PW001	Open Cut - Flexible Pavement Replacement
DATE: Feb. 2016	SCALE: n/a



Legend

1. Driveway: approach and sidewalk 6" Thick - fc' = 3,000 psi @ 28 days, 6" x 6" wire mesh
2. Sidewalk: 4" Thick - fc' = 3,000 psi @ 28 days
3. Expansion Joint: bituminous fiber board material 1/2" thick and full depth
4. Construction Joint: tooled, dummy or sawed (1" depth minimum, spacing equal width of sidewalk)
5. Approach Transition: Flair 3. - Curb shall be dropped if not mountable

Notes:

Curb shall be dropped through driveway with 3' transitions each end of driveway for non-mountable curb.

All wooden stakes used in form work to have 2" or more of concrete cover.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
PW005	Driveway Approach
DATE: Feb. 2015	SCALE: n/a

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

CITY OF OCOEE CONSTRUCTION DETAILS

Sheet No.:

C9.00

DATE: November 27, 2023

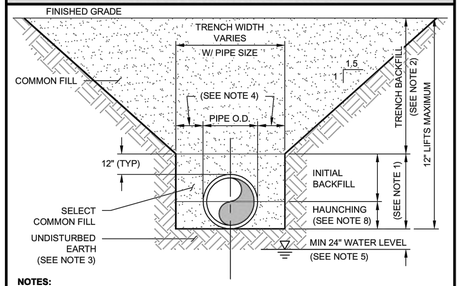
POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-CDTLS

APPENDIX A — STANDARD DRAWINGS

BEDDING & TRENCHING - TYPE A



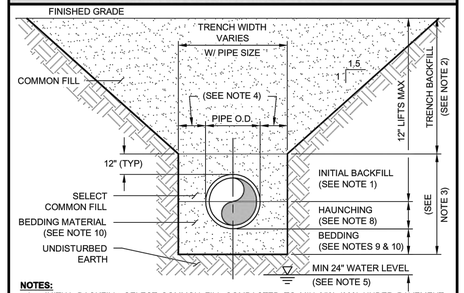
NOTES:

1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO MIN 95% (98% UNDER PAVEMENT OR FUTURE PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO MIN 95% (98% UNDER PAVEMENT OR FUTURE PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL IN ACCORDANCE WITH "TYPE B" BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY UTILITIES.
4. 15-IN MAX. (12-IN MIN.) FOR PIPE DIAMETER LESS THAN 24-IN AND 24-IN MAX (12-IN MIN) FOR PIPE DIAMETER 24-IN AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION. DEWATERING AS REQUIRED.
6. ALL PIPE SHALL BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN ORANGE COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. FOR GRAVITY SEWER, THE FIRST LIFT SHALL BE PLACED TO THE SPRING LINE OF THE PIPE AND COMPACTED BY HAND TAMP.
9. CONTRACTOR SHALL USE BEDDING AND TRENCHING - TYPE B DETAIL FOR OVER EXCAVATION AND WHEN UNSUITABLE MATERIALS ARE ENCOUNTERED IN THE EXCAVATION.

ORANGE COUNTY UTILITIES — FIGURE A101
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

BEDDING & TRENCHING - TYPE B



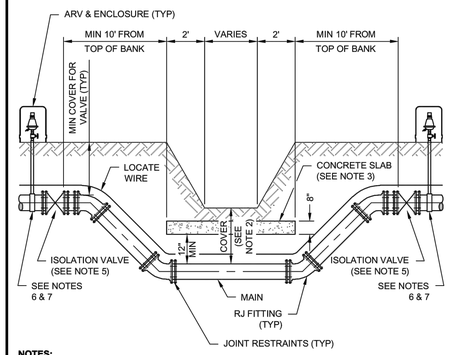
NOTES:

1. INITIAL BACKFILL: SELECT COMMON FILL COMPACTED TO MIN 95% (98% UNDER PAVEMENT OR FUTURE PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO MIN 95% (98% UNDER PAVEMENT OR FUTURE PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL IN ACCORDANCE WITH "TYPE B" BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY UTILITIES.
4. 15-IN MAX. (12-IN MIN.) FOR PIPE DIAMETER LESS THAN 24-IN AND 24-IN MAX (12-IN MIN) FOR PIPE DIAMETER 24-IN AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION. DEWATERING AS REQUIRED.
6. ALL PIPE SHALL BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN ORANGE COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF R/W UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. FOR GRAVITY SEWER, THE FIRST LIFT SHALL BE PLACED TO THE SPRING LINE OF THE PIPE AND COMPACTED BY HAND TAMP.
9. BEDDING DEPTH SHALL BE 4-IN MINIMUM FOR PIPE DIAMETER UP TO 12-IN AND 6-IN MINIMUM FOR PIPE DIAMETER 16-IN AND LARGER.
10. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF REQUIRED BEDDING MATERIAL BELOW THE PIPE. UTILITIES SHALL DETERMINE REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION IN THE FIELD.

ORANGE COUNTY UTILITIES — FIGURE A102
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

CANAL OR DRAINAGE DITCH CROSSING



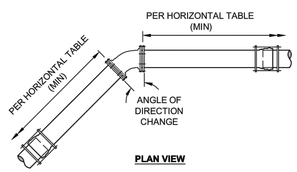
NOTES:

1. MAIN SHALL BE INSTALLED WITH MINIMUM NUMBER OF JOINTS WITHIN THE CANAL OR DITCH. ALL JOINTS WITHIN THE CANAL OR DITCH SHALL BE RESTRAINED.
2. CONCRETE IS REQUIRED WHEN COVER IS LESS THAN 5-FT FOR DRY AND WET CROSSINGS. COVER WITH SLAB SHALL NOT BE LESS THAN 3-FT.
3. CONCRETE SLAB SHALL BE A MINIMUM OF 8-IN THICK AND 10-FT WIDER THAN THE PIPE O.D.
4. CONCRETE SHALL BE MINIMUM 2,500 PSI COMPRESSIVE STRENGTH.
5. ISOLATION VALVES REQUIRED ADJACENT TO CANAL/DITCH FOR WET CROSSINGS.
6. AIR RELEASE VALVES ARE REQUIRED IN ACCORDANCE WITH THE MANUAL SPECIFICATIONS FOR ELEVATION CHANGES.
7. SEPARATION REQUIREMENTS BASED ON CONNECTION METHOD AND PIPE MATERIAL. SEE SECTION **3117** AND DETAIL SERIES **A115**.
8. ADDITIONAL TAPS MAY BE REQUIRED ON WATER MAINS CROSSING SURFACE WATER PER RECOMMENDED STANDARDS FOR WATER WORKS (RSWW PART 8.9).

ORANGE COUNTY UTILITIES — FIGURE A103
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

RESTRAINED HORIZONTAL PIPE - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (150 PSI)



PLAN VIEW

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

	TYPE	PVC AND DUCTILE IRON PIPE SIZE (IN)													
		4	6	8	12	16	20	24	30	36	42	48	54	60	64
HORIZONTAL	90° BEND	21	29	37	52	65	78	104	122	143	154	167	180	188	195
	45° BEND	9	12	16	22	27	33	43	51	60	64	70	75	78	81
	22-1/2° BEND	5	6	8	11	13	16	21	25	29	31	34	36	38	39
	11-1/4° BEND	2	3	4	6	7	8	11	12	15	16	17	18	19	20
	5 5/8° BEND OR MJ SLEEVE	1	2	2	3	4	4	6	6	8	8	9	9	10	10
	PLUG OR BRANCH OF TEE OR DEAD END	43	59	78	109	139	167	277	330	415	424	465	506	529	551
	VALVE OR LINE STOP	22	30	39	55	70	84	139	165	208	212	233	253	265	276
	HDPE CONNECTION	19	26	34	49	62	75	125	151	174	203	223			

NOTES:

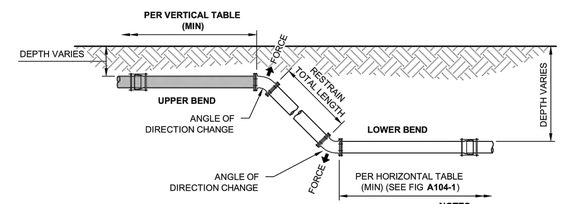
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. ALL INLINE VALVES SHALL BE RESTRAINED.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA, USING THE ASSUMPTIONS SHOWN BELOW:
   - WORKING PRESSURE: **150 PSI**
   - SOIL DESIGNATION: **SM (SAND SILT)**
   - LAYING CONDITIONS: **3**
   - DEPTH OF COVER: **3-FT**
   - SAFETY FACTOR: **1.5**

   THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
7. 90° BENDS ON VERTICAL PIPE ARE SUBJECT TO REVIEW AND APPROVAL OF UTILITIES.
8. IF 4-IN THRU 20-IN PIPE IS POLYETHLYENE ENCASED, USE 1.25 MULTIPLIER ON RESTRAINT LENGTH.
9. RESTRAINING REQUIREMENTS APPLY TO BOTH EXISTING AND PROPOSED MAINS.

ORANGE COUNTY UTILITIES — FIGURE A104-1
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

RESTRAINED VERTICAL PIPE - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (150 PSI)



PROFILE VIEW

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

	TYPE	PVC AND DUCTILE IRON PIPE SIZE (IN)													
		4	6	8	12	16	20	24	30	36	42	48	54	60	64
VERTICAL (UPPER)	90° BEND	43	59	78	109	139	167	277	330	415	424	465	506	529	551
	45° BEND	18	25	32	45	58	69	115	137	172	176	193	210	219	229
	22-1/2° BEND	9	12	16	22	28	34	56	66	83	85	93	101	106	110
	11-1/4° BEND	5	6	8	11	14	17	28	33	41	42	46	50	53	55
	5 5/8° BEND OR MJ SLEEVE	3	3	4	6	7	9	14	17	21	21	23	25	26	28

NOTES:

1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. ALL INLINE VALVES SHALL BE RESTRAINED.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA, USING THE ASSUMPTIONS SHOWN BELOW:
   - WORKING PRESSURE: **150 PSI**
   - SOIL DESIGNATION: **SM (SAND SILT)**
   - LAYING CONDITIONS: **3**
   - DEPTH OF COVER: **3-FT**
   - SAFETY FACTOR: **1.5**

   THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
7. 90° BENDS ON VERTICAL PIPE ARE SUBJECT TO REVIEW AND APPROVAL OF UTILITIES.
8. IF 4-IN THRU 20-IN PIPE IS POLYETHYLENE ENCASED, USE 1.25 MULTIPLIER ON RESTRAINT LENGTH.
9. RESTRAINING REQUIREMENTS APPLY TO BOTH EXISTING AND PROPOSED MAINS.

ORANGE COUNTY UTILITIES — FIGURE A104-2
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

ORANGE COUNTY UTILITIES STANDARD DETAILS

Sheet No.:

C9.10

Seal: ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607
DATE: November 27, 2023

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

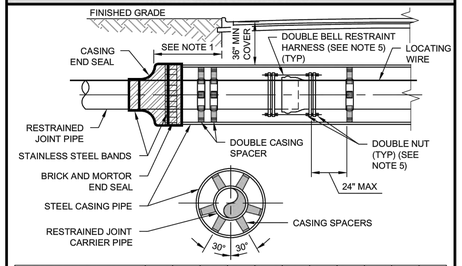
POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-OCUSD

APPENDIX A — STANDARD DRAWINGS

JACK & BORE - DETAIL A



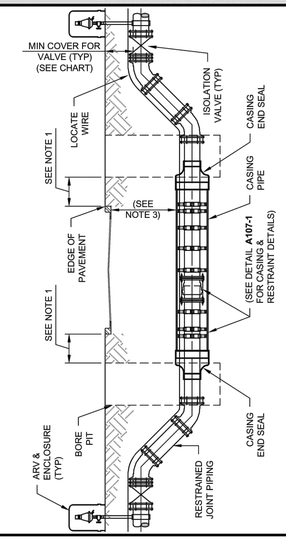
CARRIER PIPE NOMINAL DIAMETER (IN)	4	6	8	10	12	16	20	24	30	36	42
MINIMUM CASING OUTSIDE DIAMETER (IN)	16	16	18	20	24	30	36	42	48	54	60
MINIMUM CASING WALL THICKNESS (IN)	0.25	0.25	0.25	0.25	0.25	0.31	0.38	0.50	0.50	0.50	0.50

NOTES:
1. CASING SHALL EXTEND A MINIMUM OF 10-FT BEYOND THE EDGE OF PAVEMENT OR MEET FDOT REQUIREMENTS, WHICHEVER IS GREATER.
2. REQUIREMENTS OF OTHER JURISDICTIONS SHALL BE MET. WHEN CONSTRUCTION IS WITHIN FDOT JURISDICTION, ADDITIONAL REQUIREMENTS OF THE "FDOT UTILITY ACCOMMODATION GUIDE" SHALL BE MET.
3. DISTANCE BETWEEN SPACERS TO BE PER MANUFACTURER'S SPECIFICATIONS, OR MAX OF 6.5-FT, WHICHEVER IS MORE STRINGENT.
4. USE OF FLOWABLE FILL IN THE ANNULAR SPACE BETWEEN THE CASING AND CARRIER PIPE IS PROHIBITED.
5. PVC PIPE IN CASING SHALL HAVE A DOUBLE MECHANICAL BELL RESTRAINT HARNESS PER JOINT WHERE RODS ARE DOUBLE NUTTED TO PRECLUDE OVER-HOMING THE JOINT DURING INSTALLATION. BELL RESTRAINT PAIRS INSTALLED FACE TO FACE ON EACH SIDE OF BELL TO ALLOW FOR PROPER NUT INSTALLATION AND PREVENT BOTH OVER-HOMING AND BELL SEPARATION.
6. DI PIPE SHALL BE INTERNAL PUSH-ON RESTRAINED.
7. SEE DETAIL **A107-2** FOR FULL JACK AND BORE SECTION.

ORANGE COUNTY UTILITIES — FIGURE A107-1
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

JACK & BORE - DETAIL B

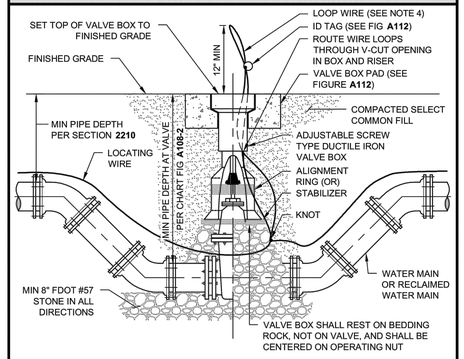


NOTES:
1. CASING, BRICK AND MORTAR SHALL EXTEND A MINIMUM OF 10-FT BEYOND THE EDGE OF PAVEMENT OR MEET FDOT REQUIREMENTS, WHICHEVER IS GREATER.
2. REQUIREMENTS OF OTHER JURISDICTIONS SHALL BE MET. WHEN CONSTRUCTION IS WITHIN FDOT JURISDICTION, ADDITIONAL REQUIREMENTS OF THE "FDOT UTILITY ACCOMMODATION GUIDE" SHALL BE MET.
3. CASING MINIMUM DEPTH SHALL BE 48-IN OF COVER OR AS REQUIRED BY FDOT, OTHER JURISDICTION, OR AS SHOWN ON PLANS, WHICHEVER IS GREATER.
4. ADDITIONAL TYPES MAY BE REQUIRED ON WATER MAINS, CROSSING SURFACE WATER PER RECOMMENDED STANDARDS FOR WATER WORKS (RSWW) PART 8.89.

ORANGE COUNTY UTILITIES — FIGURE A107-2
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

GATE VALVE & BOX - WATER & RECLAIMED WATER MAINS

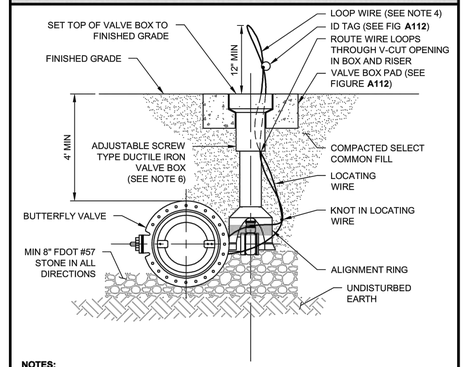


NOTES:
1. PVC PIPE OR DUCTILE IRON PIPE SHALL NOT BE USED AS VALVE BOX.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3-FT OF FINISHED GRADE.
3. PROVIDE A STABILIZER OR PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THE DEVICE SHALL CENTER THE RISER VALVE BOX OVER THE ACTUATING NUT AND MINIMIZE DEBRIS.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED. WIRE SHALL BE COILED BACK INTO BOX AWAY FROM VALVE STEM.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. REFER TO FIGURE **A111** FOR INSTALLATIONS WHERE THE OPERATING NUT IS DEEPER THAN 36-IN BELOW FINISHED GRADE.
7. DRILL HOLE IN ID TAG AND INSTALL ON TRACING WIRE.

ORANGE COUNTY UTILITIES — FIGURE A108-1
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

BUTTERFLY VALVE & BOX - WATER & RECLAIMED WATER MAINS

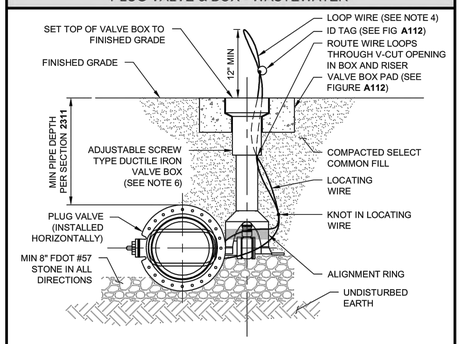


NOTES:
1. PVC PIPE OR DUCTILE IRON PIPE SHALL NOT BE USED AS VALVE BOX.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3-FT OF FINISHED GRADE.
3. PROVIDE A STABILIZER OR PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THE DEVICE SHALL CENTER THE RISER VALVE BOX OVER THE ACTUATING NUT AND MINIMIZE DEBRIS.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED. WIRE SHALL BE COILED BACK INTO BOX AWAY FROM VALVE STEM.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. REFER TO FIGURE **A111** FOR INSTALLATIONS WHERE THE OPERATING NUT IS DEEPER THAN 36-IN BELOW FINISHED GRADE.
7. DRILL HOLE IN ID TAG AND INSTALL ON TRACING WIRE.

ORANGE COUNTY UTILITIES — FIGURE A109
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

PLUG VALVE & BOX - WASTEWATER

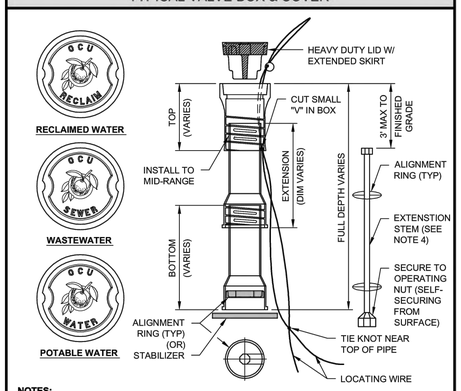


NOTES:
1. PVC PIPE OR DUCTILE IRON PIPE SHALL NOT BE USED AS VALVE BOX.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3-FT OF FINISHED GRADE.
3. PROVIDE A STABILIZER OR PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THE DEVICE SHALL CENTER THE RISER VALVE BOX OVER THE ACTUATING NUT AND MINIMIZE DEBRIS.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED. WIRE SHALL BE COILED BACK INTO BOX AWAY FROM VALVE STEM.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. REFER TO FIGURE **A111** FOR INSTALLATIONS WHERE THE OPERATING NUT IS DEEPER THAN 36-IN BELOW FINISHED GRADE.
7. DRILL HOLE IN ID TAG AND INSTALL ON TRACING WIRE.

ORANGE COUNTY UTILITIES — FIGURE A110
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

TYPICAL VALVE BOX & COVER

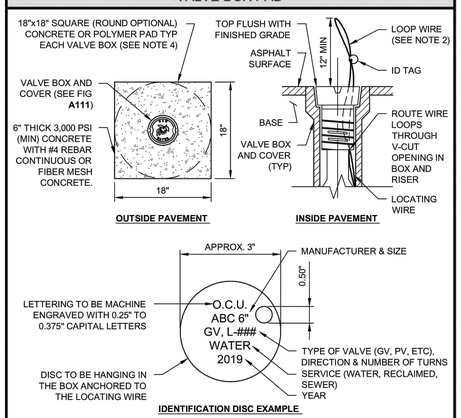


NOTES:
1. HEAVY DUTY VALVE BOX LIDS ARE REQUIRED FOR ALL VALVE BOXES.
2. TOP SECTION SHALL BE INSTALLED AT MID-RANGE FOR FUTURE ADJUSTMENT.
3. HEAVY DUTY VALVE BOX LID SHALL HAVE A 5-IN MIN DEPTH AND WEIGH A MINIMUM OF 22-LBS. LID SHALL HAVE POWDER COATING PAINT AT A MIN OF 3 MILL.
4. EXTENSION STEMS AND ALIGNMENT RING/WALL BRACKETS SHALL BE PROVIDED ON ALL BURIED VALVES SO THAT THE OPERATING NUT SHALL BE NO MORE THAN 36-IN BELOW FINISHED GRADE. MATERIAL SHALL BE MINIMUM 304 SST.
5. ADD ADD'L SCREW EXTENSION AS REQUIRED AFTER SCREW EXTENSION EXCEEDS 24-IN.
6. STACKING OF VALVE BOX BOTTOM SECTIONS IS NOT PERMITTED.
7. VALVE BOX SHALL REST ON BEDDING ROCK, NOT ON VALVE, AND SHALL BE CENTERED ON OPERATING NUT.

ORANGE COUNTY UTILITIES — FIGURE A111
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

VALVE BOX PAD



NOTES:
1. BRONZE, BRASS, OR STAINLESS STEEL IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.
2. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12-IN ABOVE TOP COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED. WIRE SHALL BE COILED BACK INTO BOX AWAY FROM VALVE STEM.
3. NO VALVE SHALL BE DESIGNED OR INSTALLED WITHIN THE CURB.
4. ROUND OR SQUARE VALVE PAD TO BE UNIFORM PER PROJECT.

ORANGE COUNTY UTILITIES — FIGURE A112
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:
WYNWOOD-PHASES 3 & 4

Jurisdiction:
CITY OF OCOEE, FL

Sheet Title:
ORANGE COUNTY UTILITIES STANDARD DETAILS

Sheet No.:
C9.11

Seal:
ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER
J. ANDREW IVEY
P.E. NO. 0086607
DATE: November 27, 2023

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

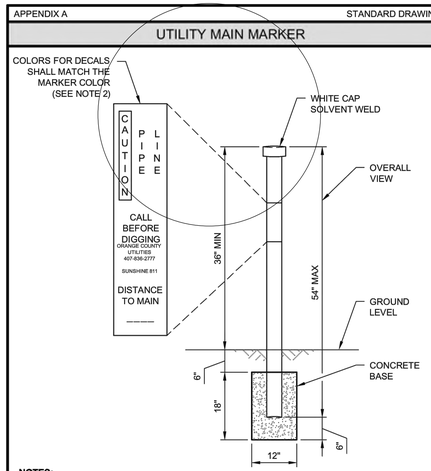
POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 – DR HORTON – WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-OCUSD

APPENDIX A — STANDARD DRAWINGS

UTILITY MAIN MARKER



NOTES:

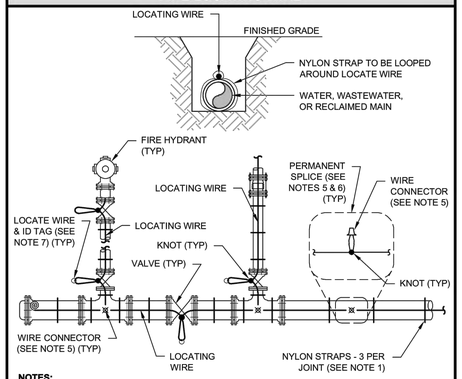
1. MARKERS ARE REQUIRED WHEN UTILITY MAIN IS LOCATED OVER 30-FT FROM EDGE OF PAVEMENT OR IN AN EASEMENT NOT ADJACENT TO THE RIGHT OF WAY.
2. MARKERS SHALL BE 4-IN DIAMETER SCH 80 OR DR18 PVC: BLUE FOR WATER; GREEN FOR WASTEWATER; AND PANTONE PURPLE 522C FOR RECLAIMED WATER.
3. MARKERS SHALL BE PLACED AT ALL DIRECTIONAL CHANGES AND AT ALL VALVES EXCEPT WATER VALVES NEAR FIRE HYDRANTS. ADDITIONAL MARKERS SHALL BE INSTALLED AS NEEDED SO THAT THE DISTANCE BETWEEN MARKERS DOES NOT EXCEED 500-FT.

ORANGE COUNTY UTILITIES — FIGURE A113

STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

PIPE LOCATING WIRE



NOTES:

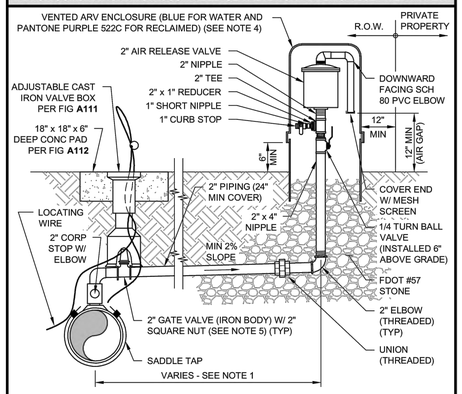
1. ALL PIPE SHALL REQUIRE INSULATED LOCATING WIRE (10 GAUGE SOLID COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE WRAPPED WITH NYLON STRAPS, LOOPED AND SECURED TO TOP CENTERLINE OF THE PIPE.
2. LOCATING WIRE SHALL BE CONTINUOUS INSIDE VALVE BOXES AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR.
3. WIRE INSULATION SHALL BE COLOR CODED FOR THE TYPE OF PIPE BEING INSTALLED.
4. WIRE SHALL BE CONTINUOUS AND CONNECTED FOR LOCATING IN ALL DIRECTIONS.
5. PERMANENT SPLICES MUST BE MADE IN THE LENGTH OF THE WIRE USING WIRE CONNECTORS SPECIFICALLY DESIGNED FOR DIRECT BURIAL, DIELECTRIC SILICONE GEL OR MOISTURE-RESISTANT GREASE FILLED.
6. AT ALL TRACING WIRE SPLICES, TEES, AND VALVE COLLARS, A KNOT IN THE WIRE SHALL BE MADE TO PREVENT THE WIRE FROM COMING APART .
7. REFER TO VALVE DETAILS FOR LOCATE WIRE UP AND IN VALVE BOX.

ORANGE COUNTY UTILITIES — FIGURE A114

STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

AIR OR COMBINATION AIR/VACUUM RELEASE VALVE FOR WATER & RECLAIMED WATER



NOTES:

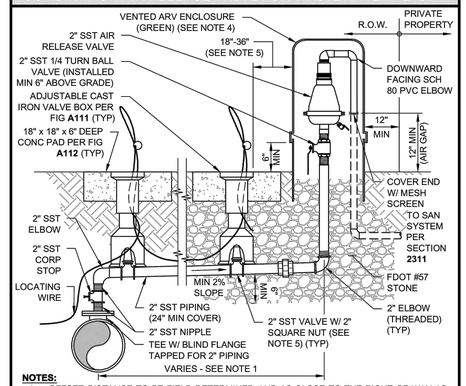
1. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY AS POSSIBLE AND CLEAR OF PEDESTRIAN WALKWAYS. IF PIPE IS AT RIGHT OF WAY LINE, NO OFFSET IS REQUIRED.
2. ABOVE DETAIL APPLIES TO A 2-IN ARV. IF A LARGER ARV IS REQUIRED, THIS SHALL BE SUBMITTED AND APPROVED BY UTILITIES PRIOR TO INSTALLATION.
3. ALL PIPING AND FITTINGS SHALL BE SCH 40 BRASS OR 316 SST. ALL VALVES AND APPURTENANCES SHALL BE BRASS OR 316 SST.
4. THE ENCLOSURE VENTS MUST BE CAPABLE OF ALLOWING AT LEAST THE SAME AMOUNT OF AIRFLOW AS THE VALVE.
5. VALVES SHALL BE INSTALLED WITHIN 18-IN FROM 90° AT TAP AT MAIN.

ORANGE COUNTY UTILITIES — FIGURE A115-1

STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

COMBINATION AIR RELEASE VALVE FOR WASTEWATER - 2" DIA



NOTES:

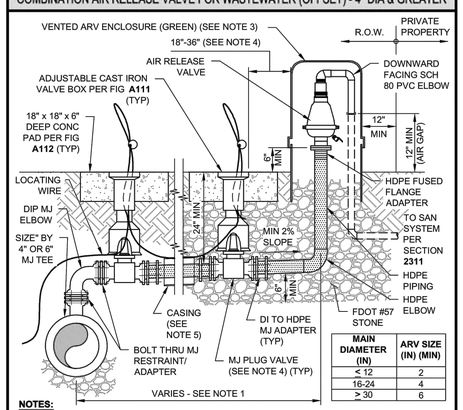
1. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY AS POSSIBLE AND CLEAR OF PEDESTRIAN WALKWAYS. IF PIPE IS AT RIGHT OF WAY LINE, NO OFFSET IS REQUIRED.
2. ABOVE DETAIL APPLIES TO A 2-IN ARV. FOR LARGER ARVS, PIPE DIAMETER AND VALVES SHALL BE EQUAL TO THE SIZE OF THE ARV. FOR LARGER DIAMETER REFER TO FIGURE **A115-3**.
3. ALL PIPING, VALVES AND APPURTENANCES TO BE 316 SST EXCEPT WHERE SPECIFIED OTHERWISE.
4. THE ENCLOSURE VENTS MUST BE CAPABLE OF ALLOWING AT LEAST THE SAME AMOUNT OF AIRFLOW AS THE VALVE.
5. VALVES SHALL BE INSTALLED WITHIN 18-IN FROM 90° AT MAIN. AN ADDITIONAL VALVE IS REQUIRED IF THE VALVE IS IN THE ROAD OR IF THE ARV IS FURTHER THAN 10-FT FROM VALVE.

ORANGE COUNTY UTILITIES — FIGURE A115-2

STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

COMBINATION AIR RELEASE VALVE FOR WASTEWATER (OFFSET) - 4" DIA & GREATER



MAIN DIAMETER (IN)	ARV SIZE (IN) (MIN)
< 12	2
16-24	4
> 30	6

NOTES:

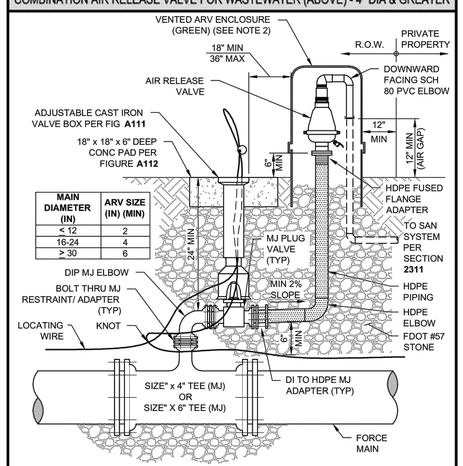
1. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY AS POSSIBLE AND CLEAR OF PEDESTRIAN WALKWAYS. IF PIPE IS AT RIGHT OF WAY LINE, REFER TO DETAIL **A115-4**.
2. ALL PIPING, VALVES AND APPURTENANCES TO BE AS SPECIFIED.
3. THE ENCLOSURE VENTS MUST BE CAPABLE OF ALLOWING AT LEAST THE SAME AMOUNT OF AIRFLOW AS THE VALVE.
4. VALVES SHALL BE INSTALLED WITHIN 18-IN FROM 90° AT TEE AT MAIN. AN ADDITIONAL VALVE IS REQUIRED IF THE VALVE IS IN THE ROAD OR IF THE ARV IS FURTHER THAN 10-FT FROM VALVE.
5. A CONCRETE OR METAL CASING IS REQUIRED ON ALL OFFSETS BETWEEN PLUG VALVES.

ORANGE COUNTY UTILITIES — FIGURE A115-3

STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

COMBINATION AIR RELEASE VALVE FOR WASTEWATER (ABOVE) - 4" DIA & GREATER



MAIN DIAMETER (IN)	ARV SIZE (IN) (MIN)
< 12	2
16-24	4
> 30	6

NOTES:

1. ALL PIPING, VALVES AND APPURTENANCES TO BE AS SPECIFIED.
2. THE ENCLOSURE VENTS MUST BE CAPABLE OF ALLOWING AT LEAST THE SAME AMOUNT OF AIRFLOW AS THE VALVE.

ORANGE COUNTY UTILITIES — FIGURE A115-4

STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

HORIZONTAL PIPELINE SEPARATION REQUIREMENTS

HORIZONTAL SEPARATION REQUIREMENTS (NOTES 1 & 2)

PROPOSED UTILITY		POTABLE WATER (NOTE 3)		RECLAIMED WATER MAIN (SEE NOTE 7)		WASTEWATER FORCEMAIN		SANITARY SEWER	STORM SEWER	STRUCTURAL FOUNDATION, WALLS, ETC. (SEE NOTE 8)
		4"-12"	16"-UP	4"-12"	16"-UP	4"-12"	16"-UP	ALL SIZES	ALL SIZES	ALL SIZES
POTABLE WATER (NOTE 3)	4"-12"	3'	5'	3'	5'	6'	6'	6'	3'	10'
	16"-UP	5'	5'	5'	5'	6'	6'	6'	5'	15' (NOTE 5)
RECLAIMED WATER MAIN (SEE NOTE 7)	4"-12"	3'	5'	3'	5'	3'	5'	3'	3'	10'
	16"-UP	5'	5'	5'	5'	5'	5'	5'	5'	15' (NOTE 5)
WASTEWATER FORCEMAIN	4"-12"	6'	6'	3'	5'	3'	5'	3'	3'	10'
	16"-UP	6'	6'	5'	5'	5'	5'	5'	5'	15' (NOTE 5)
SANITARY SEWER	ALL SIZES	6'	6'	3'	5'	3'	5'	3'	5'	VARIES PER DEPTH

NOTES:

1. DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
2. THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE. FOR PIPES INSTALLED AT GREATER DEPTHS THAN THE MINIMUM OCU DESIGN STANDARDS, PROVIDE AN ADDITIONAL FOOT OF SEPARATION FOR EACH ADDITIONAL FOOT OF DEPTH.
3. THIS SEPARATION REQUIREMENT COMPLIES WITH THE MINIMUM FDEP SEPARATION REQUIREMENTS OUTLINED IN 62-555.314, FAC. VARIANCES FROM THE FDEP REQUIREMENTS MUST COMPLY WITH 62-555.314(5), FAC AND MUST BE APPROVED INDIVIDUALLY BY BOTH FDEP AND UTILITIES PRIOR TO INSTALLATION.
4. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLE OR STRUCTURE.
5. PRESSURE MAINS 16-IN TO 24-IN MAY HAVE 10-FT SEPARATION FROM STRUCTURAL FOUNDATION, WALLS, ETC IF NEW MAINS ARE RESTRAINED FOR THE ENTIRE LENGTH.
6. REFERENCE FIGURE **A116-2** FOR VERTICAL PIPELINE SEPARATION REQUIREMENTS.
7. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
8. ADDITIONAL SEPARATION SHALL BE REQUIRED BY UTILITIES FOR CONSTRUCTION OF, INCLUDING, BUT NOT LIMITED TO: LIVE LOADS, MULTI-STORY COMMERCIAL BUILDINGS, SUPERSTRUCTURES, EMBANKMENTS, RETAINING WALLS, BRIDGES, RAILROADS, HIGH VOLTAGE TRANSMISSION MAINS, GAS MAINS, ETC.

ORANGE COUNTY UTILITIES — FIGURE A116-1

STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

Key Map:

NO.	DATE	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

ORANGE COUNTY UTILITIES STANDARD DETAILS

Sheet No.:

C9.12

Seal:

ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607
DATE: November 27, 2023

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-OCUSD

APPENDIX A — STANDARD DRAWINGS

VERTICAL PIPELINE SEPARATION REQUIREMENTS

VERTICAL SEPARATION REQUIREMENTS (NOTES 1 & 2)

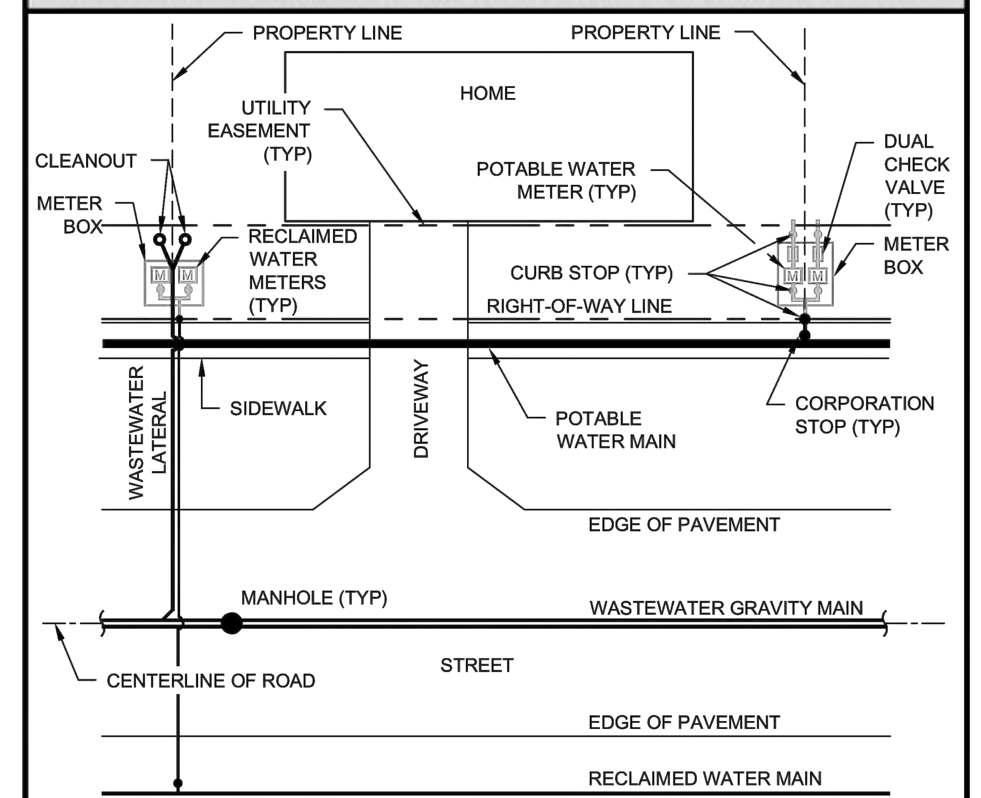
PROPOSED UTILITY	POTABLE WATER (NOTE 4)	RECLAIMED WATER MAIN	WASTEWATER FORCEMAIN	SANITARY SEWER	STORM SEWER (NOTE 3)
POTABLE WATER (NOTE 4)	12"	12"	12" / 18"	12" / 18"	12" / 18"
RECLAIMED WATER MAIN	12"	12"	12"	12"	12" / 18"
WASTEWATER FORCEMAIN	12"	12"	12"	12"	12" / 18"
SANITARY SEWER	12" / 18"	12"	12"	12"	12" / 18"

NOTES:
1. DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
2. THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE.
3. THE 18-IN SEPARATION REQUIREMENT APPLIES WHEN THE STORM PIPE OR SANITARY SEWER CROSSES ABOVE THE UTILITY MAIN, AND WHEN THE STORM PIPE HAS A DIAMETER EQUAL TO OR GREATER THAN 24-IN. OTHERWISE, THE REQUIRED SEPARATION IS 12-IN.
4. THIS SEPARATION REQUIREMENT COMPLIES WITH THE MINIMUM FDEP SEPARATION REQUIREMENTS OUTLINED IN 62-555.314, FAC. VARIANCES FROM THE FDEP REQUIREMENTS MUST COMPLY WITH 62-555.314(5), FAC AND MUST BE APPROVED INDIVIDUALLY BY BOTH FDEP AND UTILITIES.
5. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLE OR STRUCTURE.
6. REFERENCE FIGURE **A116-1** FOR HORIZONTAL PIPELINE SEPARATION REQUIREMENTS.
7. JOINT SPACING AT CROSSING SHALL COMPLY WITH THE MINIMUM FDEP SEPARATION REQUIREMENTS OUTLINED IN 62-555.314, F.A.C.

ORANGE COUNTY UTILITIES — FIGURE A116-2
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

RESIDENTIAL SERVICE LOCATIONS WITH RECLAIMED WATER

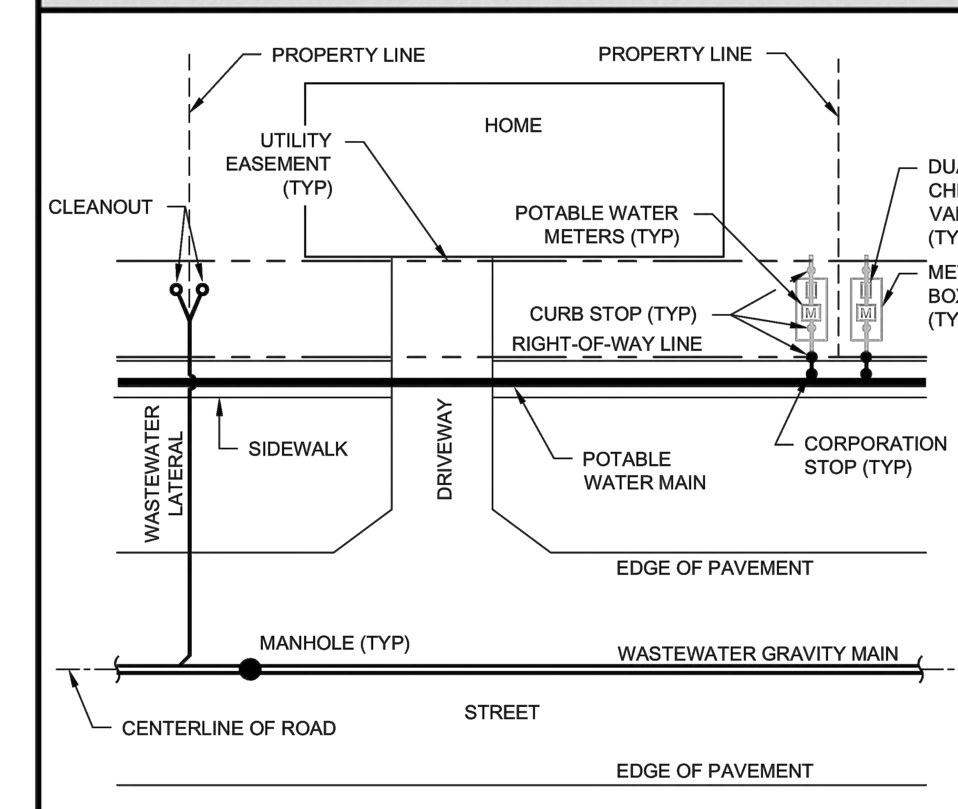


NOTES:
1. EACH POTABLE WATER SERVICE WILL SERVE TWO LOTS IF RECLAIMED WATER IS AVAILABLE.
2. SITEWORK CONTRACTOR TO INSTALL WATER AND RECLAIMED WATER SERVICES PER DETAIL **A120** AND WASTEWATER LATERALS PER DETAIL **A306-1**.
3. METER, BOX, AND DUAL CHECK VALVE BACKFLOW PREVENTER TO BE INSTALLED BY OCU AFTER ALL APPLICABLE PERMITS AND FEES ARE FULFILLED.
4. WASTEWATER LATERAL CLEAN-OUTS TO BE INSTALLED BY DEVELOPMENT PLUMBING CONTRACTOR.
5. SERVICES SHALL BE INSTALLED AT 90° FROM MAIN TO PROPERTY LINE.
6. IF A CONFLICT AT THE PROPERTY LINE EXISTS, TWO SINGLE WATER, RECLAIM, OR SEWER SERVICES SHALL BE INSTALLED IN AN APPROVED LOCATION BY UTILITIES.

ORANGE COUNTY UTILITIES — FIGURE A118-1
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

RESIDENTIAL SERVICE LOCATIONS WITHOUT RECLAIMED WATER

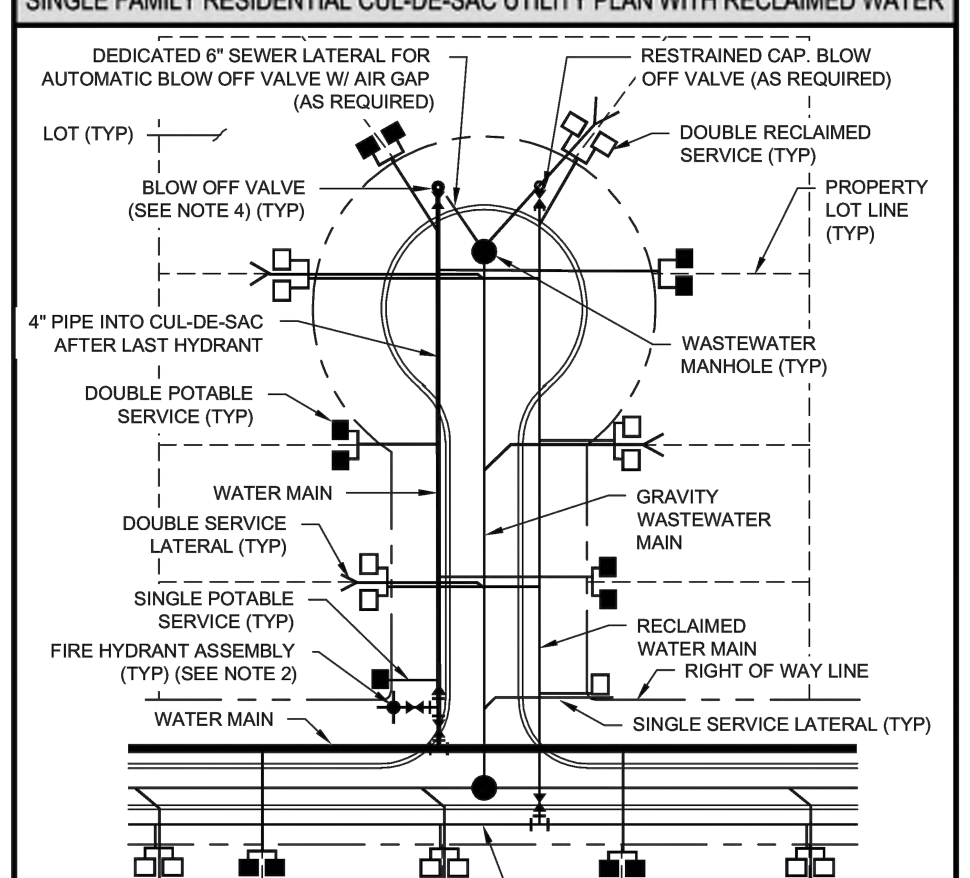


NOTES:
1. EACH POTABLE WATER SERVICE WILL SERVE ONE LOT IF RECLAIMED WATER IS UNAVAILABLE. BACKFLOW PREVENTERS ARE NOT REQUIRED UNLESS A HAZARD EXISTS.
2. SITEWORK CONTRACTOR TO INSTALL WATER SERVICES PER DETAIL **A120** AND WASTEWATER LATERALS PER DETAIL **A306-1**.
3. METER, BOX, AND DUAL CHECK VALVE BACKFLOW PREVENTER TO BE INSTALLED BY OCU AFTER ALL APPLICABLE PERMITS AND FEES ARE FULFILLED.
4. WASTEWATER LATERAL CLEAN-OUTS TO BE INSTALLED BY DEVELOPMENT PLUMBING CONTRACTOR.
5. SERVICES SHALL BE INSTALLED AT 90° FROM MAIN AT PROPERTY LINE.
6. IF A CONFLICT AT THE PROPERTY LINE EXISTS, TWO SINGLE SEWER SERVICES SHALL BE INSTALLED IN AN APPROVED LOCATION BY UTILITIES.
7. IRRIGATION METERS ARE AVAILABLE FOR LOCATIONS WITHOUT RECLAIMED WATER. METER WILL BE INSTALLED IN A DOUBLE METER BOX.

ORANGE COUNTY UTILITIES — FIGURE A118-2
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

SINGLE FAMILY RESIDENTIAL CUL-DE-SAC UTILITY PLAN WITH RECLAIMED WATER

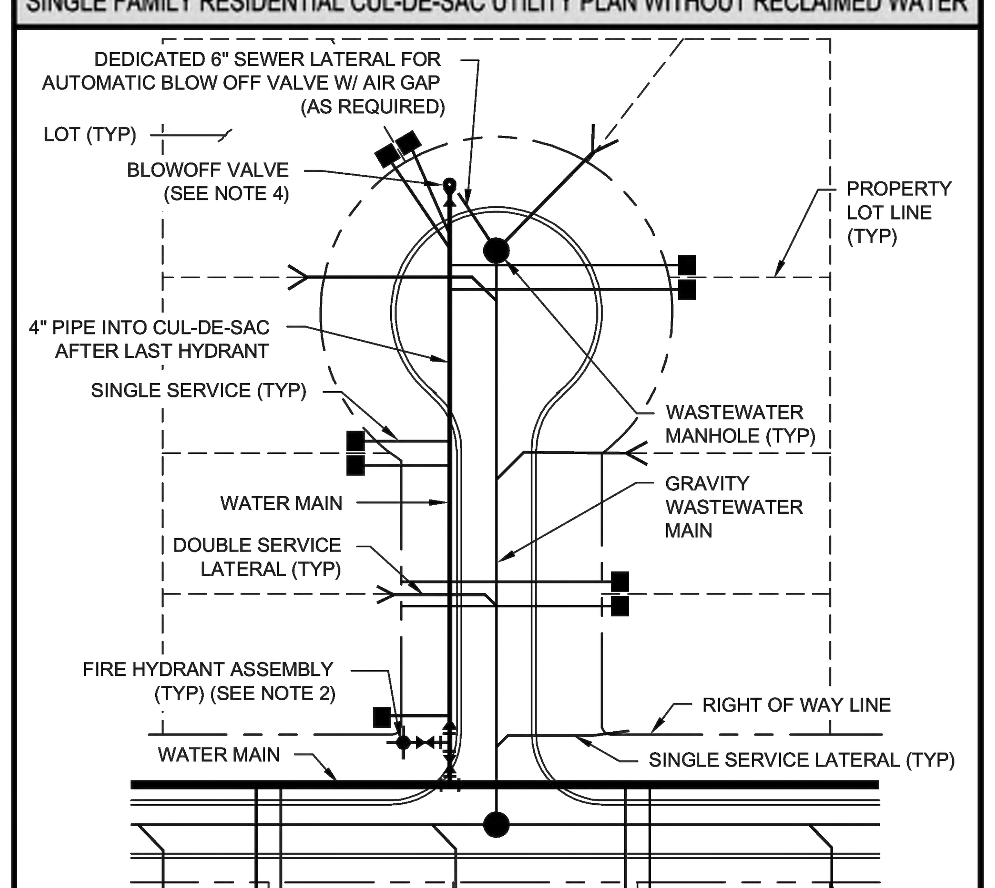


NOTES:
1. A MAXIMUM OF TWO WASTEWATER SERVICE LATERALS MAY CONNECT DIRECTLY TO A TERMINAL MANHOLE.
2. HYDRANT SHALL NOT BE PLACED AT THE END OF THE CUL-DE-SAC / DEAD END AND NO LESS THAN 500 FEET FROM THE LAST RESIDENT OR DEAD END. LAST HYDRANT SHALL BE LOCATED AS CLOSE TO THE INTERSECTION AS POSSIBLE WHILE MAINTAINING PROPER FIRE CODE.
3. RECLAIM SERVICE IS VERTICAL ON TOP OF SEWER SERVICE AT PROPERTY LINE. DRAWN SLIGHTLY OFFSET FOR CLARITY.
4. BLOW OFF VALVE SHALL BE LOCATED AT THE PROPERTY LOT LINE AND AVOID DRIVEWAY.

ORANGE COUNTY UTILITIES — FIGURE A119-1
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

SINGLE FAMILY RESIDENTIAL CUL-DE-SAC UTILITY PLAN WITHOUT RECLAIMED WATER

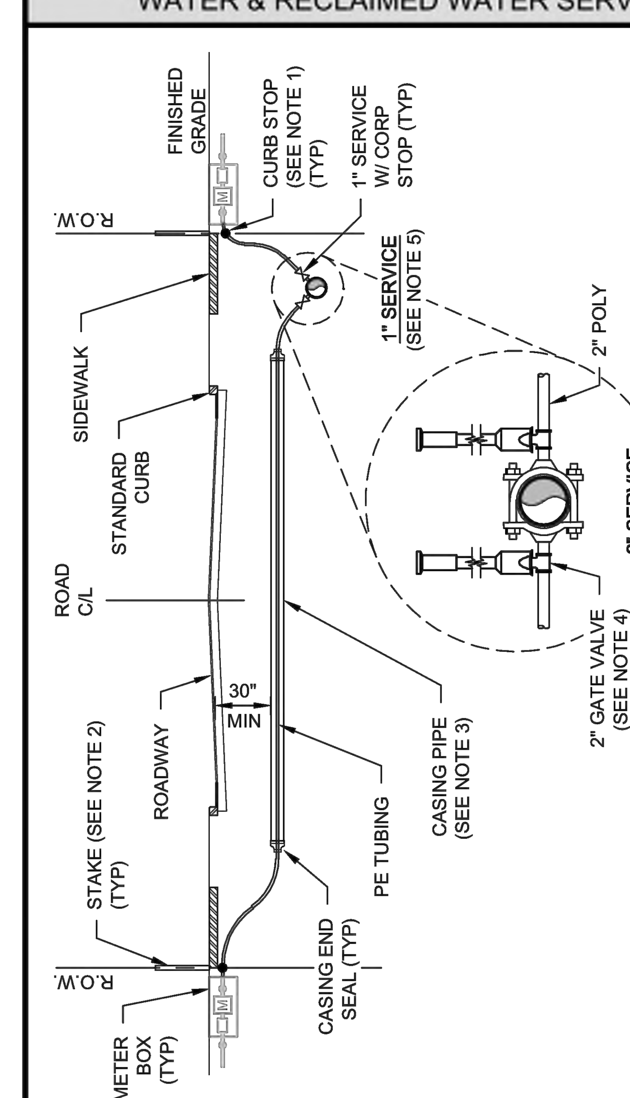


NOTES:
1. A MAXIMUM OF TWO WASTEWATER SERVICE LATERALS MAY CONNECT DIRECTLY TO A TERMINAL MANHOLE.
2. HYDRANT SHALL NOT BE PLACED AT THE END OF THE CUL-DE-SAC / DEAD END AND NO LESS THAN 500-FT FROM THE LAST RESIDENT OR DEAD END. LAST HYDRANT SHALL BE LOCATED AS CLOSE TO INTERSECTION AS POSSIBLE WHILE MAINTAINING PROPER FIRE CODE.
3. IF IRRIGATING WITH POTABLE WATER, WELL, SURFACE WATER OR OTHER SOURCE OF WATER AN RPBA ASSC 101 IS REQUIRED.
4. BLOW OFF VALVE SHALL BE LOCATED AT THE PROPERTY LOT LINE AND AVOID DRIVEWAY.

ORANGE COUNTY UTILITIES — FIGURE A119-2
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

WATER & RECLAIMED WATER SERVICES (TYPICAL)

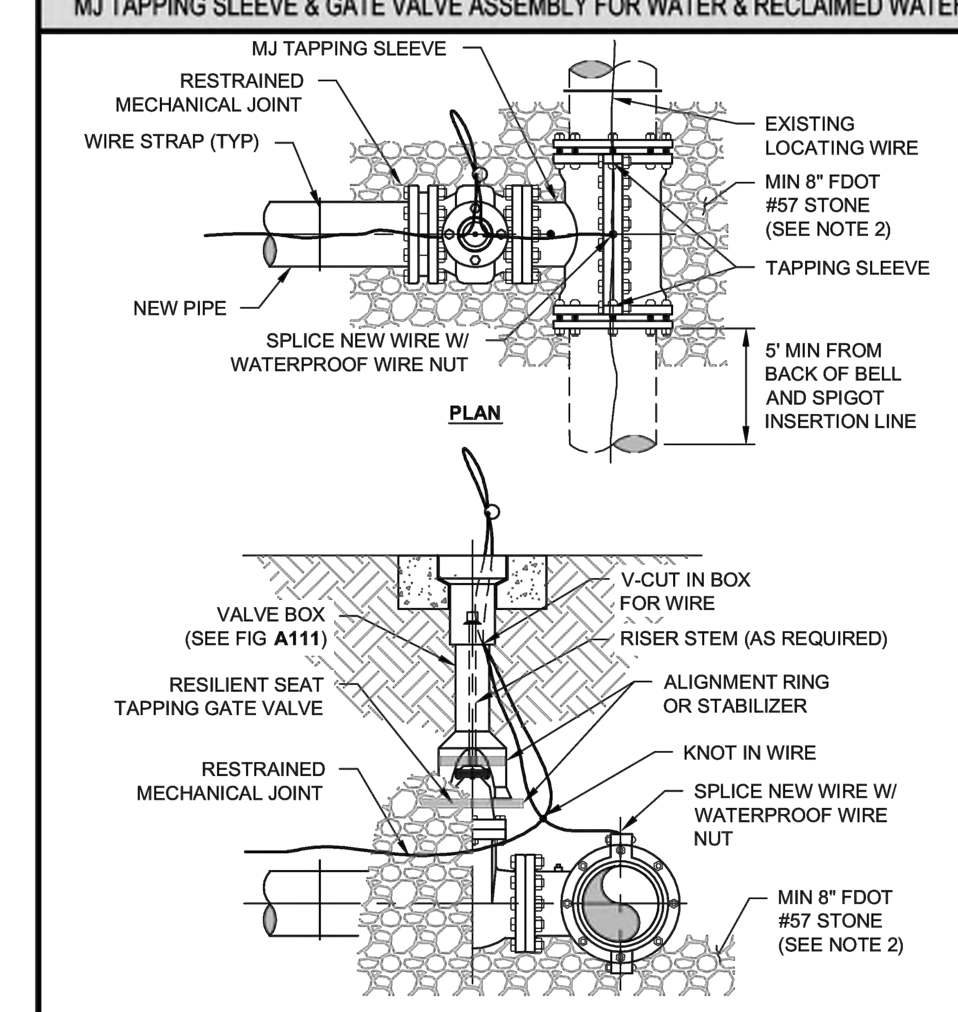


NOTES:
1. CURB STOP SHALL BE INSTALLED AT THE R.O.W. LINE.
2. CONTRACTOR TO LOCATE CURB STOP BY PLACING A 2-IN x 2-IN SQUARE STAKE RISING 24-IN ABOVE THE GROUND. TOP OF STAKE SHALL BE PAINTED THE COLOR OF THE UTILITY SERVICE AND LABELED WITH THE LOT NUMBER(S) IT SERVES.
3. CASING PIPE WITH END SEALS REQUIRED FOR SERVICES UNDER NON-LOCAL ROADS. CASING PIPE SHALL BE 2-IN PE FOR 1-IN SERVICE AND 4-IN HDPE FOR 2-IN SERVICE. EXTEND CASING A MINIMUM OF 24-IN BEYOND CURB. CASING PIPE NOT REQUIRED FOR LOCAL ROADS.
4. 2-IN SERVICE LINE REQUIRES 2-IN GATE VALVE W/ VALVE BOX TO FINISH GRADE.
5. 1-IN SERVICE, THE SADDLE AND CORPORATION STOP SHALL BE INSTALLED AT 10 OR 2 O'CLOCK FACING OUTWARDS TOWARDS THE SERVICE LOCATION. 2-IN SERVICE, THE SADDLE AND CORPORATION STOP SHALL BE INSTALLED AT 9 OR 3 O'CLOCK FACING OUTWARDS TOWARDS THE SERVICE LOCATION.

ORANGE COUNTY UTILITIES — FIGURE A120
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

MJ TAPPING SLEEVE & GATE VALVE ASSEMBLY FOR WATER & RECLAIMED WATER



NOTES:
1. TAPPING SLEEVE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION **3117**-SYSTEM CONNECTIONS.
2. BEDDING ROCK SHALL BE FULLY AND UNIFORMALLY SUPPORTING THE TAPPING SLEEVE & VALVE AT A MIN OF 8-IN IN ALL DIRECTIONS.

ORANGE COUNTY UTILITIES — FIGURE A121-1
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

WYNWOOD- PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

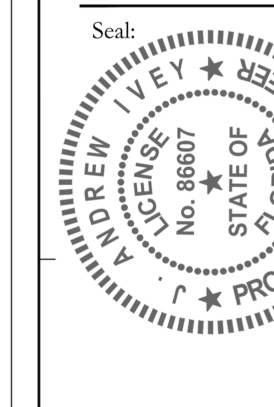
Sheet Title:

ORANGE COUNTY UTILITIES STANDARD DETAILS

Sheet No.:

C9.13

Seal:



J. ANDREW IVEY
P.E. NO. 0086607
DATE: November 27, 2023

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

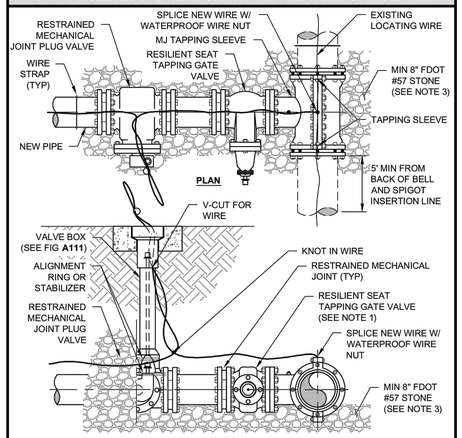
POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-OCUSD

APPENDIX A STANDARD DRAWINGS

MJ TAPPING SLEEVE & GATE VALVE ASSEMBLY WITH PLUG VALVE FOR WASTEWATER



NOTES:

1. TAPPING GATE VALVE TO BE INSTALLED HORIZONTALLY AND ABANDONED IN THE OPEN POSITION.
2. TAPPING SLEEVE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION **3117**-SYSTEM CONNECTIONS.
3. BEDDING ROCK SHALL BE FULLY AND UNIFORMALLY SUPPORTING THE TAPPING SLEEVE & VALVE AT A MIN OF 8-IN IN ALL DIRECTIONS.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A121-2
10/10/2021

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:
WYNWOOD-PHASES 3 & 4

Jurisdiction:
CITY OF OCOEE, FL

Sheet Title:
ORANGE COUNTY UTILITIES STANDARD DETAILS

Sheet No.:
C9.14

Seal:
ANDREW IVEY LICENSE No. 86607 STATE OF FLORIDA PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607
DATE: November 27, 2023

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

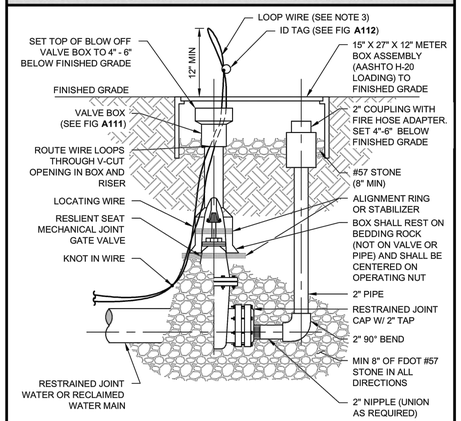
POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-OCUSD

APPENDIX A — STANDARD DRAWINGS

TEMPORARY BLOW OFF VALVE - WATER & RECLAIMED WATER

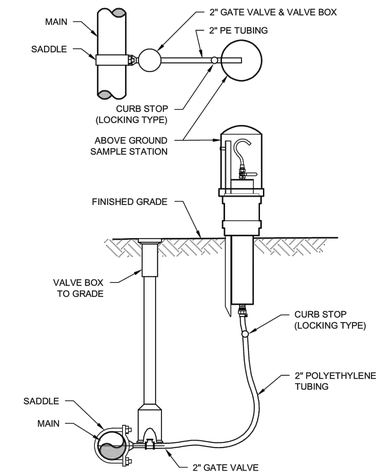


NOTES:
1. FOR USE AT PHASE LINES OR TEMPORARY TERMINATION POINTS.
2. LOCATING WIRE SHALL BE CONTINUOUS INSIDE THE VALVE BOX AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.
3. DRILL HOLE IN ID TAG AND INSTALL ON TRACING WIRE.
4. ALL PIPE AND FITTINGS SHALL BE SCH 40 BRASS OR 316 SST.

ORANGE COUNTY UTILITIES — FIGURE A122-2
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

WATER SAMPLE STATION

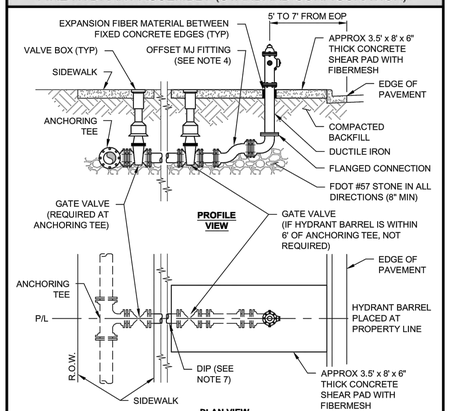


NOTES:
1. A 2-IN SAMPLE STATION INSTALLED AT THE END OF A CUL-DE-SAC CAN ALSO SERVE AS A BLOW-OFF VALVE WHEN BOTH ARE REQUIRED.

ORANGE COUNTY UTILITIES — FIGURE A201-1
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

FIRE HYDRANT ASSEMBLY (STANDARD CONFIGURATION)

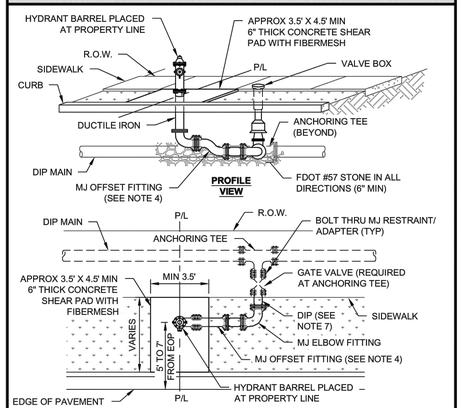


NOTES:
1. CENTER OF THE FLANGE CONNECTION SHALL BE 4-IN TO 6-IN FROM THE TOP OF THE SLAB.
2. BARREL COLORS: PRIVATE HYDRANTS - RED; PUBLIC HYDRANTS - SILVER.
3. BONNET COLORS: TO BE DETERMINED BY FLOW TEST.
4. OFFSET MJ FITTING ROTATED AS REQUIRED FOR HYDRANT BURY DEPTH ADJUSTMENT. HYDRANT EXTENSION RISERS SHALL NOT BE PERMITTED. ADDITIONAL RESTRAINT FITTINGS AS REQUIRED.
5. HYDRANT SHALL BE CENTERED ON SHEAR PAD.
6. PUMPER NOZZLE SHALL FACE ROADWAY.
7. ALL PIPE SHALL BE RESTRAINED DIP FROM ANCHORING TEE TO HYDRANT.
8. HYDRANT SHALL BE 5-FT TO 7-FT FROM EDGE OF PAVEMENT.

ORANGE COUNTY UTILITIES — FIGURE A203-1
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

FIRE HYDRANT ASSEMBLY (LIMITED SPACE CONFIGURATION)

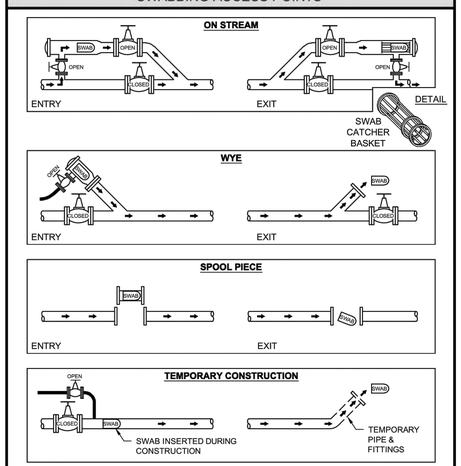


NOTES:
1. CENTER OF THE FLANGE CONNECTION SHALL BE 4-IN TO 6-IN FROM THE TOP OF THE SLAB.
2. BARREL COLORS: PRIVATE HYDRANTS - RED; PUBLIC HYDRANTS - SILVER.
3. BONNET COLORS: TO BE DETERMINED BY FLOW TEST.
4. OFFSET MJ FITTING ROTATED AS REQUIRED FOR HYDRANT BURY DEPTH ADJUSTMENT. HYDRANT EXTENSION RISERS SHALL NOT BE PERMITTED.
5. HYDRANT SHALL BE CENTERED ON SHEAR PAD.
6. PUMPER NOZZLE SHALL FACE THE ROADWAY.
7. ALL PIPE SHALL BE RESTRAINED DIP FROM ANCHORING TEE TO HYDRANT.
8. HYDRANT SHALL BE 5-FT TO 7-FT FROM EDGE OF PAVEMENT.

ORANGE COUNTY UTILITIES — FIGURE A203-2
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

SWABBING ACCESS POINTS



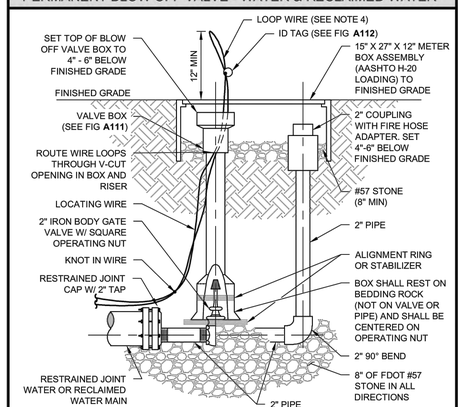
NOTES:
1. FOAM SWAB.
2. SUGGESTED FOR WATER AND RECLAIMED WATER MAINS OF ALL SIZES. REQUIRED FOR WATER AND RECLAIMED WATER MAINS 16-IN DIAMETER AND GREATER.
3. CONCRETE SLAB AND DESIGN SHALL BE REVIEWED BY UTILITIES PRIOR TO APPROVAL.

ORANGE COUNTY UTILITIES — FIGURE A205
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

2

APPENDIX A — STANDARD DRAWINGS

PERMANENT BLOW OFF VALVE - WATER & RECLAIMED WATER

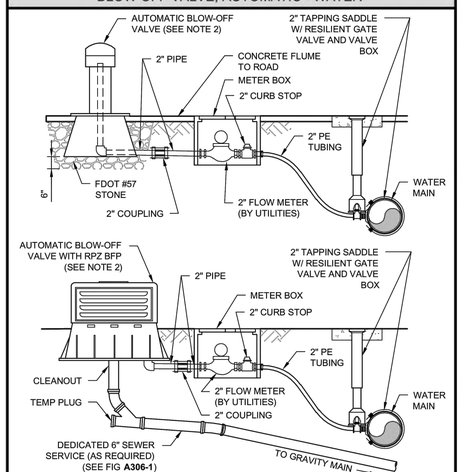


NOTES:
1. INSTALL MANUFACTURED BLOW OFF BOXES AS APPROVED IN APPENDIX D.
2. FOR USE AT PERMANENT WATER AND RECLAIMED WATER DEAD-ENDS, SUCH AS CUL-DE-SACS.
3. LOCATING WIRE SHALL BE CONTINUOUS INSIDE THE VALVE BOX AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.
4. DRILL HOLE IN ID TAG AND INSTALL ON TRACING WIRE.
5. SHALL NOT BE INSTALLED IN THE PAVEMENT, SIDEWALK, OR CURB.
6. ALL PIPE AND FITTINGS SHALL BE SCH 40 BRASS OR 316 SST.

ORANGE COUNTY UTILITIES — FIGURE A122-1
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

BLOW OFF VALVE, AUTOMATIC - WATER



NOTES:
1. TO BE PROVIDED ON AN AS-NEEDED BASIS TO BE DETERMINED BY OCU.
2. A 12-IN MINIMUM CLEARANCE TO BE MAINTAINED BETWEEN AUTOMATIC FLUSHING SYSTEM AND ANY OBSTRUCTIONS.
3. ALL PIPE AND FITTINGS SHALL BE SCH 40 BRASS OR 316 SST.

ORANGE COUNTY UTILITIES — FIGURE A122-3
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

STANDARD POTABLE WATER DETAILS

Sheet No.:

C9.20

Seal:

ANDREW IVEY ★ LICENSE ★ No. 86607 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607
DATE: November 27, 2023

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-SPWD

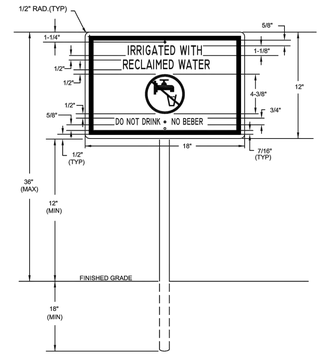
ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A **STANDARD DRAWINGS** **GENERAL**

DATE: February 11, 2011

RECLAIMED WATER SIGNAGE "DO NOT DRINK WATER"

FIGURE A501



NOTES:
1. SIGN TO BE PROVIDED BY OCU.
2. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
3. BACKGROUND SHALL BE WHITE, LETTERS SHALL BE BLACK (HELVETICA, SWISS 721 COREL OR ACCEPTABLE EQUAL) AND BORDER SHALL BE PANTONE PURPLE 522C.
4. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
5. SIGN MATERIAL SHALL BE OF 0.040 GAUGE METAL.
6. POST SHALL BE 2-3/8" OD ALUMINUM PIPE, HOT DIP GALVANIZED PER ASTM A-123. POST TO BE PROVIDED BY CUSTOMER.
7. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
8. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH CHAPTER 62-610 "ACCESS CONTROL AND ADVISORY SIGNS", FAC, THE COUNTY APPROVED ENGINEERING PLANS AND/OR AS APPROVED BY THE UTILITIES.

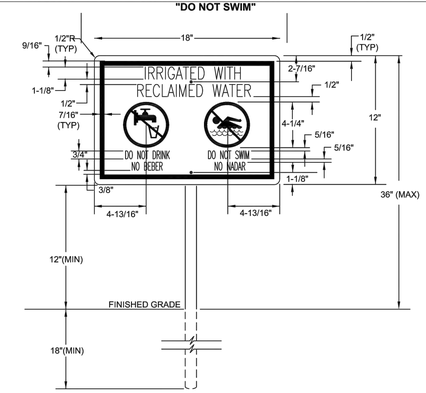
ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A **STANDARD DRAWINGS** **GENERAL**

DATE: February 11, 2011

RECLAIMED WATER SIGNAGE "DO NOT SWIM"

FIGURE A502



NOTES:
1. SIGN TO BE PROVIDED BY OCU.
2. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
3. BACKGROUND SHALL BE WHITE, LETTERS SHALL BE BLACK (HELVETICA, SWISS 721 COREL OR ACCEPTABLE EQUAL) AND BORDER SHALL BE PANTONE PURPLE 522C.
4. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
5. SIGN MATERIAL SHALL BE OF 0.040 GAUGE METAL.
6. POST SHALL BE 2-3/8" OD STEEL PIPE, HOT DIP GALVANIZED PER ASTM A-123. POST TO BE PROVIDED BY CUSTOMER.
7. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
8. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH CHAPTER 62-610 "ACCESS CONTROL AND ADVISORY SIGNS", FAC, THE COUNTY APPROVED ENGINEERING PLANS AND/OR AS APPROVED BY UTILITIES.

ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A **FIGURE GN**

DATE: February 11, 2011

OCU GENERAL NOTES:

1. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF WATER MAINS, WASTEWATER FORCE MAINS, GRAVITY MAINS AND RECLAIMED WATER MAINS. MAIN LOCATIONS SHOWN ON PLANS MAY NOT BE EXACT. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
2. SHOULD A PIPE EMERGENCY OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OCU DISPATCH OPERATOR (407-836-2777) AND THE OCU INSPECTOR.
3. THE CONTRACTOR SHALL NOTIFY THE OCU CONSTRUCTION DIVISION AT LEAST SEVEN DAYS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION PROJECT BY CALLING (407) 254-9798.
4. THE CONTRACTOR SHALL NOTIFY THE OCU CONSTRUCTION DIVISION AT LEAST 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION BY CALLING (407) 254-9798.
5. THE MATERIALS, PRODUCTS, AND CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE OCU SYSTEM SHALL BE IN CONFORMANCE WITH THE ORANGE COUNTY UTILITIES STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL.
6. ALL OCU MAINS AND FACILITIES WITHIN THE LIMITS OF THE PROJECT SHALL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
7. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL IMMEDIATELY REPAIR ALL DAMAGES TO OCU MAINS AND FACILITIES. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY OCU, OCU MAY PERFORM REQUIRED REPAIRS AND CLEANUP. THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH THE REPAIR.
8. THE CONTRACTOR SHALL ADJUST ALL EXISTING OCU MAINS AND FACILITIES IN CONFLICT WITH NEW GRADE, NEW OR ALTERED ROADWAYS, SIDEWALKS, DRIVEWAYS, OR STORM WATER IMPROVEMENTS. OCU FACILITIES TO BE ADJUSTED INCLUDE, BUT ARE NOT LIMITED TO PIPELINES, PUMP STATIONS, VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS, AND METERS.
9. ONLY OCU SHALL OPERATE OCU WATER, WASTEWATER, AND RECLAIMED WATER VALVES. THE CONTRACTOR SHALL COORDINATE VALVE OPERATION WITH THE OCU INSPECTOR. FOR OPERATION OF MAINS NOT OWNED BY OCU, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE APPROPRIATE UTILITY REPRESENTATIVE.
10. CONSTRUCTION ACTIVITIES SHALL NOT CAUSE INTERRUPTIONS IN WATER, WASTEWATER, OR RECLAIMED WATER SERVICE. THE CONTRACTOR SHALL COORDINATE PRE-APPROVED INTERRUPTIONS OF SERVICE WITH THE OCU INSPECTOR 7 WORKING DAYS IN ADVANCE.
11. THE CONTRACTOR SHALL PROVIDE FOR BYPASSING AND/OR HAULING WASTEWATER DURING APPROVED INTERRUPTIONS OF WASTEWATER FLOWS AND CONNECTIONS. THE CONTRACTOR SHALL SUBMIT A BYPASS PLAN SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO OCU DEVELOPMENT ENGINEERING FOR APPROVAL PRIOR TO IMPLEMENTATION BY CONTRACTOR.
12. ALL VALVES INSTALLED AS PART OF THIS CONSTRUCTION PROJECT SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED BY FDEP. DO NOT CONNECT NEWLY CONSTRUCTED WATER MAINS TO ANY EXISTING WATER MAINS UNLESS CLEARED BY FDEP AND OCU.
13. THE CONTRACTOR SHALL PROVIDE A JUMPER ASSEMBLY WITH A BACKFLOW PREVENTER FOR MAKING TEMPORARY CONNECTIONS TO AN EXISTING POTABLE WATER SOURCE IN ORDER TO CHLORINATE AND FLUSH NEW WATER MAINS WITH POTABLE WATER. ANY TEMPORARY POTABLE WATER CONNECTIONS TO RECLAIMED WATER OR FORCEMAIN SHALL ALSO BE EQUIPPED WITH A BACKFLOW PREVENTER.
14. FOR PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY OCU, NO PIPE BENDING IS ALLOWED. THE MAXIMUM ALLOWABLE TOLERANCE FOR JOINT DEFLECTION IS 0.75 DEGREES (3-INCHES PER JOINT PER 20 FT STICK OF PIPE.) ALIGNMENT CHANGE SHALL BE MADE ONLY WITH SLEEVES AND FITTINGS.
15. FOR NON-PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY OCU, LONG RADIUS CURVES, EITHER HORIZONTAL OR VERTICAL, MAY BE INSTALLED WITH STANDARD PIPE BY DEFLECTIONS AT THE JOINTS. MAXIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED 75 PERCENT OF THE PIPE MANUFACTURER'S RECOMMENDATION.

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

STANDARD RECLAIM WATER DETAILS

Sheet No.:

C9.30

DATE: November 27, 2023

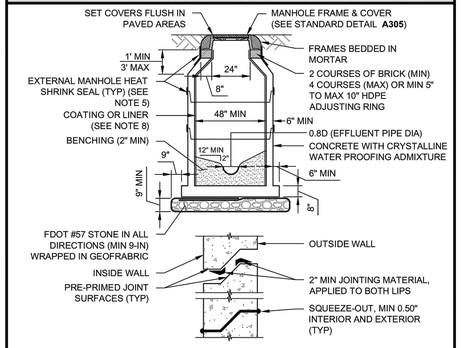
POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 - DR HORTON - WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-CDTLS

APPENDIX A — STANDARD DRAWINGS

PRECAST CONCRETE MANHOLE



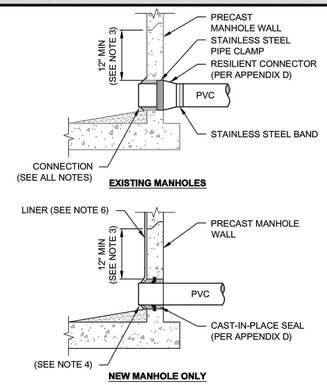
NOTES:

1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24-IN OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE FIG **A302-2**.
2. ECCENTRIC CONE DESIGN MAY BE USED FOR CONFLICT RESOLUTION WITH OCU APPROVAL.
3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM IN ACCORDANCE WITH FIG **A303**.
4. LIFT HOLES THROUGH STRUCTURE ARE NOT PERMITTED.
5. HEAT SHRINK WRAP FOR ALL BARREL SECTION JOINTS SHALL BE A MIN 9-IN WIDTH AND A MIN 17-IN WIDTH WRAP ON THE CORBEL SECTION, RISER RINGS AND RING AND COVER.
6. HDPE ADJUSTING RINGS MAY BE SUBSTITUTED FOR BRICK RISERS.
7. SECTION HEIGHTS VARY AS REQUIRED, AND AS AVAILABLE, FROM APPROVED MANUFACTURERS LISTED IN APPENDIX D AND IN COMPLIANCE WITH ASTM C478.
8. MANHOLE SHALL BE COATED OR LINED IN ACCORDANCE WITH SECTIONS **2310 & 3119**.

ORANGE COUNTY UTILITIES — FIGURE A301
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

GRAVITY MANHOLE CONNECTION



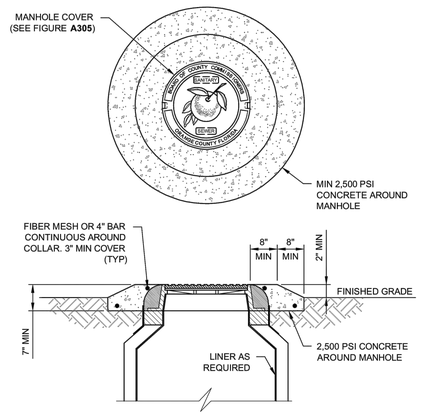
NOTES:

1. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2-FT OR MORE ABOVE THE MANHOLE INVERT. SEE FIG **A302-2**.
2. CONTRACTOR SHALL COORDINATE THE PRESENCE OF UTILITIES INSPECTOR DURING EXCAVATION, CORING AND CONNECTIONS TO EXISTING MANHOLES.
3. ALL PIPE CONNECTIONS SHALL HAVE A MINIMUM OF 12-IN SEPARATION FROM ALL JOINTS AND CORES.
4. PIPE SHALL PROTRUDE INTO MANHOLE 2-IN TO 4-IN. THE CONTRACTOR SHALL BEVEL MUD FROM EDGE OF PIPE TO WALL.
5. CONNECTIONS ON EXISTING MANHOLES, REFER TO SECTION **3113** FOR EXCAVATIONS FOR STRUCTURES.
6. MANHOLE SHALL BE COATED OR LINED IN ACCORDANCE WITH SECTIONS **2310** & **3119**.

ORANGE COUNTY UTILITIES — FIGURE A302-1
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

MANHOLE IN NON-PAVED AREA



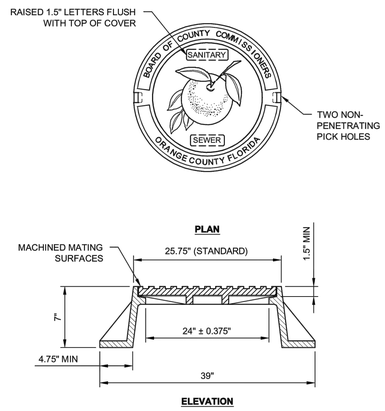
NOTES:

1. MINIMUM CLEARANCE OF 30-IN FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. AREAS SUPPORTING CONCRETE COLLAR OR SLAB SHALL BE PROPERLY COMPACTED.
3. TOP OF MANHOLE SHALL BE 2-IN ABOVE FINISHED GRADE, CROWN OF ADJACENT ROADWAY, OR 100 YEAR FLOOD ELEVATION, WHICHEVER IS GREATER.

ORANGE COUNTY UTILITIES — FIGURE A304
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

STANDARD MANHOLE FRAME & COVER



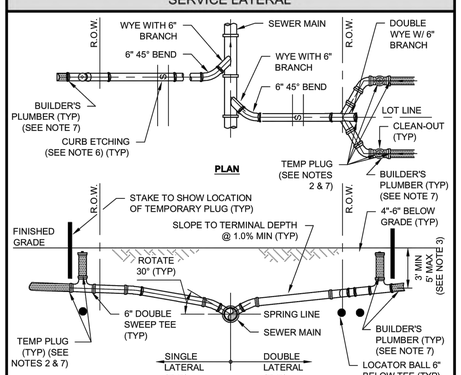
NOTES:

1. ONLY APPLIES TO UTILITIES OWNED AND MAINTAINED MANHOLES. "ORANGE COUNTY" SHALL NOT APPEAR ON PRIVATE MANHOLES.

ORANGE COUNTY UTILITIES — FIGURE A305
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

SERVICE LATERAL



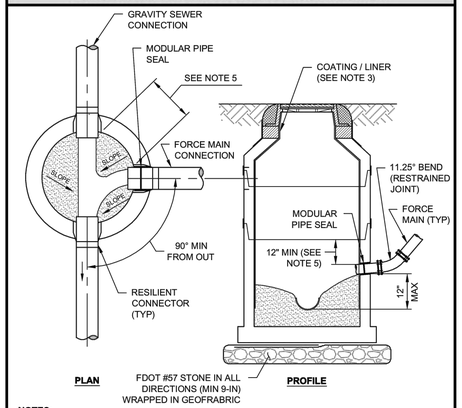
NOTES:

1. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
2. SERVICE LATERAL AND DOUBLE SWEEP TEES SHALL BE CAPPED BY DEVELOPER'S SITE-WORK CONTRACTOR.
3. TEE & WYE SHALL BE NO SHALLOWER THAN 3-FT AND NO DEEPER THAN 5-FT.
4. LOCATOR BALLS TO BE INSTALLED BY DEVELOPER'S SITE-WORK CONTRACTOR, TWO PER DOUBLE SERVICE AND ONE PER SINGLE SERVICE AT MINIMUM.
5. ALL FITTINGS SHOWN ARE TO BE INSTALLED.
6. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY CUTTING AN "S" IN THE CURB DIRECTLY OVER THE LATERAL.
7. BUILDER'S PLUMBER WILL REMOVE PLUG(S), INSTALL CLEANOUT ON DOUBLE SWEEP TEE, AND CONNECT SERVICE LATERAL TO HOUSE. NO DIRT OR DEBRIS SHALL ENTER THE SERVICE LATERAL THROUGHOUT CONSTRUCTION.

ORANGE COUNTY UTILITIES — FIGURE A306-1
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

FORCE MAIN TO GRAVITY SEWER CONNECTION



NOTES:

1. FORCE MAIN ORIENTED TO FACILITATE FLOW AND SHALL ENTER MANHOLE WITHIN 1-FT ABOVE INVERT OF THE EFFLUENT PIPE.
2. BENCH AS REQUIRED FOR FORCE MAIN.
3. NEW MANHOLE RECEIVING FORCE MAIN AND NEXT MANHOLE DOWNSTREAM, SHALL BE LINED. FOR CONNECTIONS TO EXISTING MANHOLES, MANHOLE RECEIVING FORCE MAIN AND NEXT MANHOLE DOWNSTREAM SHALL BE COATED OR LINED PER APPENDIX D.
4. CONTRACTOR SHALL COORDINATE THE PRESENCE OF UTILITIES INSPECTOR DURING EXCAVATION, CORING, AND CONNECTIONS TO EXISTING MANHOLES.
5. ALL PIPE CONNECTIONS SHALL HAVE A MINIMUM OF 12-IN SEPARATION FROM ALL JOINTS AND CORES.

ORANGE COUNTY UTILITIES — FIGURE A307
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

Key Map:

NO.	DATE:	DESCRIPTIONS:
2	11/27/2023	SUBMIT TO CITY OF OCOEE, & OCU
1	10/04/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU
	07/07/2023	SUBMIT TO CITY OF OCOEE, SJRWD, & OCU

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	20-159
DESIGNED BY:	JAI
DRAWN BY:	PV
CHECKED BY:	JAI
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

WYNWOOD-PHASES 3 & 4

Jurisdiction:

CITY OF OCOEE, FL

Sheet Title:

STANDARD WASTEWATER DETAILS

Sheet No.:

C9.40

Seal:

ANDREW JULIAN IVEY — LICENSE No. 86607 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

J. ANDREW IVEY
P.E. NO. 0086607
DATE: November 27, 2023

This item has been electronically signed and sealed by Joel Andrew Ivey on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2016\16-114 – DR HORTON – WEST ORANGE MCCORMICK ROAD\CAD\FINAL\CITY_PHASES 3&4\20159-PH3&4-SWD

CLRM WYNWOOD PHASES 3 & 4

OCOEE, FLORIDA

100% Permit Set

JULY 10, 2023

Revision Table		
Revision #:	Description:	Date:

Project Location Map:

NORTH
Scale: NTS

Corey J Mills

Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D000001824131862000000A D07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 07:52:58
Foxit PhantomPDF Version: 10.0.0

MILLS DESIGN GROUP
407.359.5425 // MillsDG.com

GENERAL NOTES SCHEDULE

SYMBOL	DESCRIPTION
0-01	Contractor shall familiarize himself/herself with existing site conditions prior to initiating construction. All existing site roads, parking lots, curbs, utilities, sewers and other elements to remain shall be fully protected from any damage unless otherwise noted.
0-02	Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and other elements and coordinate with the owner's representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.
0-03	Report any discrepancies between the construction drawings and field conditions to the owner's representative immediately. Follow the owner's representative's instructions on resolving any discrepancies.
0-04	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.
0-05	Contractor shall provide all necessary safety measures during construction operations to protect the public according to all applicable codes and recognized local practices.
0-06	Contractor shall coordinate access and staging areas with the owner's representative.
0-07	Contractor shall be responsible for all erosion control/protection by locally approved means and maintaining erosion controls already in place. Contractor shall adhere to all governing codes and requirements.
0-08	Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and legally deposited off-site daily. All materials, products and equipment shall be stored in an organized fashion as directed by owner's representative.
0-09	Contractor to coordinate his work with the work of the other contractors working on this project. The Contractor shall verify the condition and completeness of all work performed by others in relation to his/her project work responsibilities including the checking of existing elevations or structures prior to initiating construction. The Contractor shall immediately notify the owner's representative if any of these site conditions are incomplete, missing or damaged. Any adjustments required to the condition, completeness and /or elevation of this work shall be performed by others.

PLANTING NOTES SCHEDULE

SYMBOL	DESCRIPTION
3-01	Landscape contractor is responsible for all materials and all work as called for on the Landscape Plans. The Plant List quantities provided are to be used strictly as a guide. It is the Landscape Conractors duty to field verify all quantities and notify any modifications to Mills Design Group (MDG) at the time of bidding.
3-02	All plants must meet Florida No. 1 grade or better as outlined under Grades and Standards for Nursery Plants, Division of Plant Industry, State of Florida.
3-03	The Landscape Contractor shall review architectural engineering plans and become thoroughly familiar with surface and subsurface utilities. The Landscape Contractor shall coordinate with other trades to prevent conflicts, and shall coordinate the planting with the irrigation work to assure availability and proper location of irrigation items.
3-04	The Landscape Contractor shall be wholly responsible for stability and plumb condition of all trees and shrubs and be legally liable for any damage caused by instability of any plants. The Landscape Contractor shall determine trees to be staked or guyed. If necessary, guying and staking shall be done by a method approved by MDG prior to installation. It shall be the responsibility of the Landscape Contractor to remove guys and stakes after new root growth is firmly established. Landscape Contractor must remove Burlap from all trees prior to installation.
3-05	The Landscape Contractor shall insure that any of his work will not interrupt any existing or projected on-site drainage patterns. It is Necessary for the Landscape Contractor to Provide Proper drainage in all plant beds, planters and sod areas.
3-06	Grass: All grass shall be recognized Emprie Zoysia Grass. Grass must be weed free at time of install. The Landscape Contractor is responsible for measuring and determining the exact amount required.
3-07	Mulch: All plants shall be dressed with 2"-3" pine bark nuggets. NO CYPRESS MULCH!
3-08	Install Root Barrier in All Planters, and adjacent to all Walls, & Pool Shell. See Detail.

IRRIGATION NOTES SCHEDULE

GENERAL

SYMBOL	DESCRIPTION
I-101	Irrigation Contractor to locate and protect all underground utilities prior to digging.
I-102	4" - 6" SCH 40 PVC sleeves are to be located as shown on plans. Extend sleeve 18" beyond back of curb or pavement. Sleeves to be located and exposed by the General Contractor prior to start of the irrigation installation. Racetrac will reject all other locations.
I-103	Mainline & all Lateral lines are to be located a minimum of 3" off back of curb/sidewalk. Any sprays or rotors located in this area are to be connected using a flexible swing pipe.
I-104	All mainlines to have a minimum of 18" cover (class 200 PVC pipe). and all lateral piping shall be buried to a minimum depth of 12" cover.
I-105	All laterals and sub-main pipe to have a minimum of 12" (class 200 PVC pipe).
I-106	No rocks, boulders, or other extraneous materials to be used in backfilling trenches.
I-107	All threaded joints to be coated with Teflon Tape or Liquid Teflon.
I-108	All lines to be thoroughly flushed before installation of sprinkler heads.
I-109	Must use products specified on this drawing, unless otherwise approved by the Landscape Architect.
I-110	Refer to landscape plans when renching to avoid tree and shurb locations.
I-111	Trench shall be approved prior to back fill by the Owners Representive or the Landscape Architect.
I-112	Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owners' authorized representative. In the event this notification is not preformed, the irrigation contractor shall assume full responsibility for any revisions.
I-113	All sprinkler equipment not otherwise detailed or specified sahll be installed as per manufacturer's recommendations and specifications.
I-114	All work shall be guaranteed for one year from the date of final acceptance against all defects in equipment nd workmanship.
I-115	The contractor shall complete all work in accordancewith all prevailing laws, codes and regulations.

POINT OF CONNECTION

SYMBOL	DESCRIPTION
I-201	Irrigation meter and backflow preventer to be provided by the General Contractor.
I-202	Backflow preventer to be as per local code.
I-203	All pipes, automatic valves, backflow preventer, manual valve and meter to be located within property lines unless otherwise shown. Pipes, valves, etc. shown in county,city,state R.O.W may require maintenance agreement or indemnity agreement.
I-204	Electrical service to all equipment shall be provided to a junction box at the equipment location. (By others, not a part of this contract) The irrigation contractor shall be responsible for the final connection from the junction box to all equipment.

EQUIPMENT

SYMBOL	DESCRIPTION
I-301	All valves to be located in valve box, with cover at grade. Locate vavle box in the AC / Equipment areas as noted on the plans.
I-302	Automatic controller to be mounted outdoor as indicated on plans.
I-303	Weather Sensor to be located along parapet or as determined by the Project Manager; see Architectural Plans. Ensure Sensor is free from any obstructions.
I-304	All pipe, valves, drip, spray heads, rotors, controllers, and weather sensors are to be installed as per RainBird specifications.
I-305	Control wire shall be 14-1 UF direct burial, colored red for control wires and white for common wires. No cross connection between controllers shall be allowed. Wire splices shall be made only in valve boxes using Rainbird "Snap-Tite" connectors.
I-306	Pipe Sizes sall conform to those shown on drawings. The smallest lateral pipe size to a single spray or rotor head all be 3/4".
I-307	All shrub beds are to be irrigated using dripline. 6" pop-up height for turf zone rotors and sprays. Rotor nozzle size as indicated on the irrigation plan.

SYSTEM PERFORMANCE

SYMBOL	DESCRIPTION
I-401	Contractor shall perform pressure and volume test on irrigation water source over a continuous 24 hour period prior to the commencement of any construction work. Should the available supply not be adequate to meet the demands of the irrigation system as designed the contractor shall contact the landscape architect prior to construction for design modification.
I-402	System has been designed with a 65 PSI min. All spray and rotor bodies to have PRS (in-stem pressure regulation system) as indicated in the legend. Flow adjustments can be made at the zone's valve to compensate for this difference in PSI.
I-403	Pressure regulator required if static water pressure at point of connection for site is greater than 80 psi.
I-404	Irrigation Contractor to field verify that installed irrigation system provides 100% coverage upon completion of installation. If system does not provide 100% coverage the Irrigation Contractor shall revise system to provide 100% coverage prior to Certificate of Occupancy.
I-405	Each irrigation zone shall be programmed to provide 1" of water per week to the landscape. The run times and watering days for irrigation system shall be in compliance with the water management districts guidelines and water restrictions.

HARDSCAPE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1-01	Contractor shall familiarize himself/herself with existing site conditions prior to initiating construction. All existing site roads, parking lots, curbs, utilities, sewers and other elements to remain shall be fully protected from any damage unless otherwise noted.
1-02	All pavement shall be staked in the field using layout geometry indicated on the site layout plans or as instructed and approved by the owner's representative prior to construction. Alignment may be adjusted to accommodate existing drain inlets, manholes, or other site elements.
1-03	See site grading plans for pavement elevations. Match grades with existing conditions.
1-04	General limits of construction are noted on the drawings unless otherwise noted. Unless otherwise noted, the limit of work shall end at the face of each building &/or Property Line.
1-05	Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and other elements and coordinate with the owner's representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.
1-06	All provided quantities are for estimation purposes only. The contractor &/or supplier is responsible for field verifying all quantities prior to installation.

GRADING NOTES SCHEDULE (IF APPLICABLE)

SYMBOL	DESCRIPTION
2-01	The contractor shall familiarize himself/herself with the project prior to bidding the work.
2-02	The contractor shall be responsible for all earthwork and site grading necessary to achieve the finished grades noted on the grading plans according to the specifications.
2-03	Contractor shall install all drainage structures shown on plans and bring any discrepancies in grades and locations to the immediate attention of the owner's representative.
2-04	Some underground utilities, conduit, sleeves, drainage pipes, etc., have been previously installed or are scheduled for future installation by others. Contractor shall coordinate and work closely with other contractors, trades, and the owner's representative to avoid damage to these underground utilities and at grade elements. Any damages shall be reported immediately to owner's representative. Any damage caused by the contractor shall be replaced at no cost to the owner.
2-05	Finished grade in landscape planting areas shall be 3" below the finished elevations shown for all hardscape area.
2-06	All utilities, sleeves, manholes, outfall structures, swales, and other structures or topographical features shall be field staked and verified prior to construction. Notify owner's representative of any existing utility which appears to need to be raised to match finished grades shown in the drawings, prior to performing any work in the area.
2-07	All fill required shall be clean, well draining soil. Fill shall be clean and free of all deleterious material and any other material harmful to plant growth such as rocks (larger than 2" dia.), compacted clay, roadbed or surfacing material, muck, roots, branches, etc.
2-08	Contours for earth mounds shall be smooth, continuous arcs. Side slopes shall be smooth and even in transition and void of depressions and surface irregularities.
2-09	Refer to project Civil Engineer/Structural Engineer for specification on earthwork excavation and fill and compaction requirements in structural and non-structural areas.

MILLS DESIGN GROUP
407.359.6435 // MillsDG.com

Consultants:

REV. DATE:	DESCRIPTION:	BY:

Project Name
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills

Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D0000018241318620000 0AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 07:56:39
Foxit PhantomPDF Version: 10.0.0

2023-048 Project #

Sheet Title: General Notes

Sheet No. L0.01

DRAWN BY: AP
Scale: N/A
DESIGNER: CM
DATE: 2023-07-06

HARDSCAPE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1-01	Contractor shall familiarize himself/herself with existing site conditions prior to initiating construction. All existing site roads, parking lots, curbs, utilities, sewers and other elements to remain shall be fully protected from any damage unless otherwise noted.
1-02	All pavement shall be staked in the field using layout geometry indicated on the site layout plans or as instructed and approved by the owner`s representative prior to construction. Alignment may be adjusted to accommodate existing drain inlets, manholes, or other site elements.
1-03	See site grading plans for pavement elevations. Match grades with existing conditions.
1-04	General limits of construction are noted on the drawings unless otherwise noted. Unless otherwise noted, the limit of work shall end at the face of each building &/or Property Line.
1-05	Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and other elements and coordinate with the owner`s representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.
1-06	All provided quantities are for estimation purposes only. The contractor &/or supplier is responsible for field verifying all quantities prior to installation.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	PROPOSED LOT PROPERTY LINE, TYP.	
2	PROPOSED LOT BUILDING PAD, TYP.	

FENCES, GATES & RAILING

SYMBOL	DESCRIPTION	DETAIL
L-101	4' HT. BLACK POWDERCOATED ALUMINUM FENCE.	5/L3.01
L-102	4" HT. BLACK POWDERCOATED ALUMINUM GATE	6/L3.01

STRUCTURES

SYMBOL	DESCRIPTION	DETAIL
L-701	MANUFACTURER: PLAYTOPIA CONTACT: MARLEE JACQUETTE | SALES CONSULTANT | (EMAIL): MARLEE@GOPLAYTOPIA.COM PLAYTOPIA, INC. | 217 MURPHY AVE., FERGUSON, KENTUCKY (OFFICE): (606).485.4406 | (WEB): WWW.GOPLAYTOPIA.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.	1/L3.03
L-702	MANUFACTURER: LANDSCAPE STRUCTURES (REP SERVICES) PRODUCT: 5000 SERIES SWING FRAME 10' HT. W/ ADDITIONAL BAY CONTACT: MARY LANGLEY 407.947.6318 EMAIL: MARY@REPSERVICES.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.	2/L3.03

PATIOS & WALKWAYS

SYMBOL	DESCRIPTION	DETAIL
P-301	REINFORCED CONCRETE SIDEWALK OR LANDING PAD WITH TROWLED EDGE AND BROOM FINISH. REINFORCING BY OTHERS.	1/L3.01
P-302	REINFORCED CONCRETE BENCH & TRASH RECEPTACLE PAD. TROWLED EDGE WITH BROOM FINISH. REINFORCING BY OTHERS.	3/L3.01
P-303	TOT-LOT MULCH	2/L3.02
P-304	TROPICAL SUPREME / FRINGE ARTIFICIAL TURF BY PROGREEN TURF. PRIMARY YARN COLOR: FIELD GREEN / OLIVE GREEN / LIME GREEN. THATCH COLOR: FIELD GREEN / BEIGE. APPROX. 2,275 S.F. PROGREEN TURF CONTACT: P: 407.986.0034 W: www.progreen.com	3/L3.02

FURNITURE

SYMBOL	DESCRIPTION	DETAIL
S-201	SITE BENCH MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M730-6 FINISH: 6' BENCH WITH BACK NO ARMS, IN BLACK 28.5"D x 72"L x 35"H	7/L3.01
S-202	TRASH RECEPTACLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31090 FINISH: 30 GAL. CONTEMPORARY STYLE, IN BLACK 34"H x 30"W	10/L3.01
S-203	BOW WOW BARREL MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6703 DIMENSIONS: 36"L x 36"w x 2'-7"H, 26.5" DIA.	8/L3.01
S-204	TEETER TOTTER MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6412 DIMENSIONS: 9'L x 11.72"W x 12"H	9/L3.01
S-205	DOUBLE HOOP JUMP MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6522 DIMENSIONS: 4'-9"H x 2.25"W x 42"H	9/L3.01
S-206	DOG FOUNTAIN MANUFACTURER: MOST DEPENDABLE FOUNTAINS CONTACT: 901-867-0039 PRODUCT #: 440 SM & SMSS W/ PET FOUNTAIN TO INCLUDE RECESSED HOSE BIB DIMENSIONS: 28"W x 40"H COLOR: BLUE	11/L3.01
S-207	DOG BAG DISPENSER STATION MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 7408S DIMENSIONS: 72"H	10/L3.02
S-208	ADA PICNIC TABLE W/ UMBRELLA HOLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31015 FINISH: BACKLESS TABLE, IN BLACK 30.5"H x 68"D x 96"W	3/L3.03

Pools & Water Features General

SYMBOL	DESCRIPTION	DETAIL
W-101	RETENTION POND FOUNTAIN MANUFACTURER: KASCO FOUNTAINS PRODUCT: SPRUCE FOUNTAIN 3.1JF200 CONTACT: 715.262.4488 FOUNTAIN TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.	1/L3.02

MILLS DESIGN GROUP
407.359.5425 // MillsDG.com

Consultants:

REV: DATE: DESCRIPTION: BY:

Project Name
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee. Florida

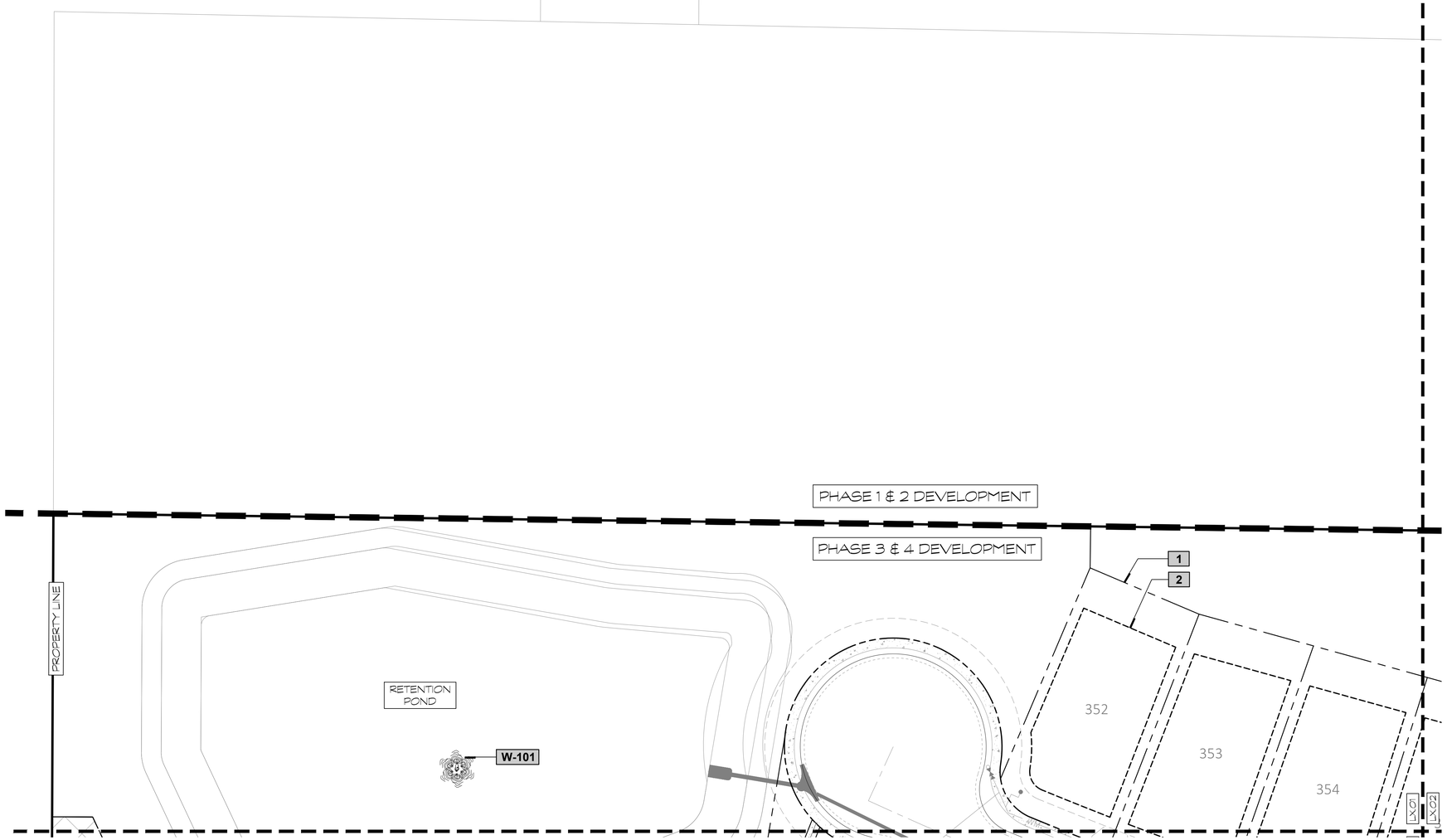
Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D00000182413186200000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 07:57:15
Foxit PhantomPDF Version: 10.0.0

Sheet Title: Hardscape Notes & Schedule
2023.016 Project #:
DRAWN BY: AP
DESIGNER: CM
Scale: 1" = 30'-0"
DATE: 2023-07-06
Sheet No. L1.00

M:\Project Files\DR-CLRM-Phase 3 -CL1.01 Hardscape Plan.dwg,2023-07-10, ----

NOTE:
REFER TO CIVIL ENGINEERING FOR ALL DEVELOPMENT SIDEWALKS, ADA CURB CUTS, CURBS, AND STREET SECTIONS.

NORTHERN PLATS
NOT PART OF DEVELOPMENT



HARDSCAPE SCHEDULE

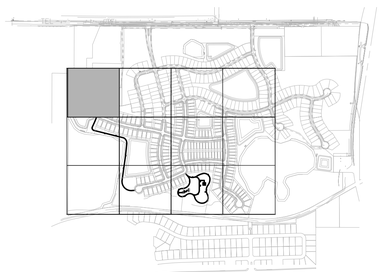
SYMBOL	FENCES, GATES & RAILING DESCRIPTION
L-101	5' HT. BLACK POWDERCOATED ALUMINUM FENCE.
L-102	4'-6' HT. BLACK POWDERCOATED ALUMINUM GATE

SYMBOL	STRUCTURES DESCRIPTION
L-701	MANUFACTURER: PLAYTOPIA CONTACT: MARLEE JACQUETTE | SALES CONSULTANT | (EMAIL): MARLEE@GOPLAYTOPIA.COM PLAYTOPIA, INC. | 217 MURPHY AVE., FERGUSON, KENTUCKY (OFFICE): (606).485.4406 | (WEB): WWW.GOPLAYTOPIA.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.
L-702	MANUFACTURER: LANDSCAPE STRUCTURES (REP SERVICES) PRODUCT: 5000 SERIES SWING FRAME 10' HT. W/ ADDITIONAL BAY CONTACT: MARY LANGLEY 407.947.6318 EMAIL: MARY@REPSERVICES.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.

SYMBOL	PATIOS & WALKWAYS DESCRIPTION
P-301	REINFORCED CONCRETE SIDEWALK OR LANDING PAD WITH TROWLED EDGE AND BROOM FINISH. REINFORCING BY OTHERS.
P-302	REINFORCED CONCRETE BENCH & TRASH RECEPTACLE PAD. TROWLED EDGE WITH BROOM FINISH. REINFORCING BY OTHERS.
P-303	TOT-LOT MULCH

SYMBOL	FURNITURE DESCRIPTION
S-201	SITE BENCH MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: MT30-6 FINISH: 6 BENCH WITH BACK NO ARMS, IN BLACK 28.5'D x 72'L x 35'H
S-202	TRASH RECEPTACLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31030 FINISH: 30 GAL. CONTEMPORARY STYLE, IN BLACK 34'H x 30'W
S-203	BOW WOW BARREL MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6703 DIMENSIONS: 36'L x 36'w x 2'-7'H, 26.5' DIA.
S-204	TEETER TOTTER MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6412 DIMENSIONS: 9'L x 11.72'W x 12'H
S-205	DOUBLE HOOP JUMP MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6522 DIMENSIONS: 4'-9'H x 2.25'W x 42'H
S-206	DOG FOUNTAIN MANUFACTURER: MOST DEPENDABLE FOUNTAINS CONTACT: 901-867-0039 PRODUCT #: 440 SM & SMSS W/ PET FOUNTAIN TO INCLUDE RECESSED HOSE BIB DIMENSIONS: 28'W x 40'H COLOR: BLUE
S-207	DOG BAG DISPENSER STATION MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 74085 DIMENSIONS: 72'H
S-208	ADA PICNIC TABLE W/ UMBRELLA HOLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31015 FINISH: BACKLESS TABLE, IN BLACK 30.5'H x 68'D x 96'W

SYMBOL	*Pools & Water Features General* DESCRIPTION
W-101	RETENTION POND FOUNTAIN MANUFACTURER: KASCO FOUNTAINS PRODUCT: SPRUCE FOUNTAIN 3.UF200 CONTACT: 715.262.4488 FOUNTAIN TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.



KEY MAP = NTS

NORTH

0 30 60 90 120 feet
1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MILLSDG.com

Consultants:

REV:	DATE:	DESCRIPTION:	BY:

Project Name: CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group, Inc., dnQualifier=A01410D0000018243138020000A0D7, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location
Date: 2023-07-11 07:57:53
Foxit PhantomPDF Version: 10.0.0

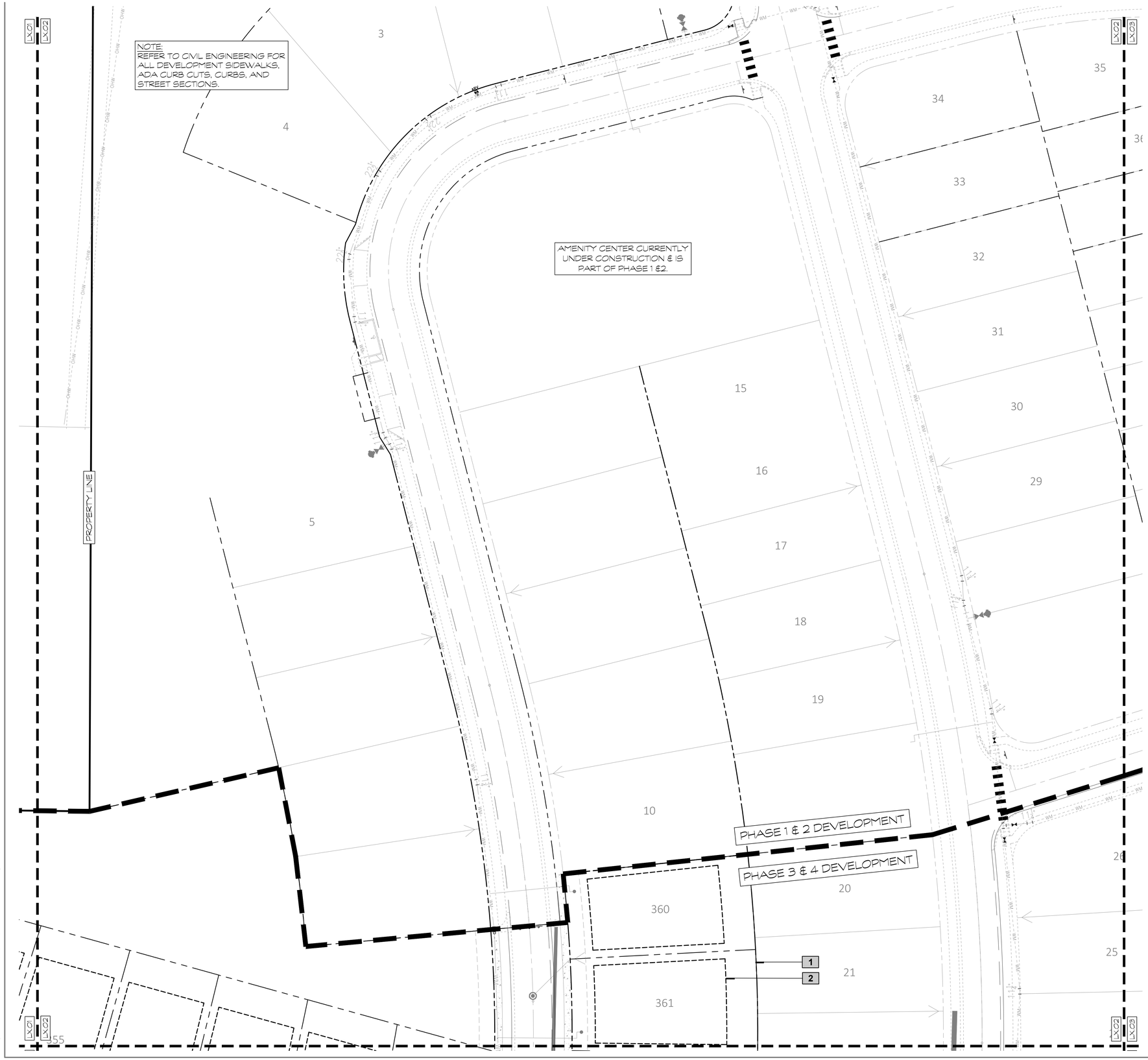
2022.06 Project #:

Sheet Title: Hardscape Plan

Sheet No: L1.01

DRAWN BY: AP
DESIGNER: CM
Scale: 1" = 30'-0"
DATE: 2023-07-06

M:\Project Files\DR-CLRM-Phase 3 -CIL1.01 Hardscape Plan.dwg,2023-07-10, ----



HARDSCAPE SCHEDULE

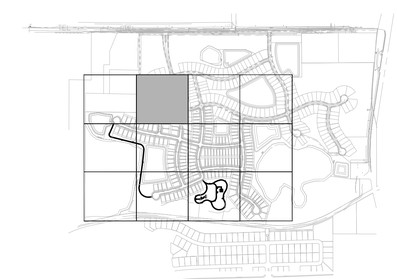
SYMBOL	FENCES, GATES & RAILING DESCRIPTION
L-101	5' HT. BLACK POWDERCOATED ALUMINUM FENCE.
L-102	4'-6' HT. BLACK POWDERCOATED ALUMINUM GATE

SYMBOL	STRUCTURES DESCRIPTION
L-701	MANUFACTURER: PLAYTOPIA CONTACT: MARLEE JACQUETTE | SALES CONSULTANT | (EMAIL): MARLEE@GOPLAYTOPIA.COM PLAYTOPIA, INC. | 217 MURPHY AVE., FERGUSON, KENTUCKY (OFFICE): (606).485.4406 | (WEB): WWW.GOPLAYTOPIA.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.
L-702	MANUFACTURER: LANDSCAPE STRUCTURES (REP SERVICES) PRODUCT: 5000 SERIES SWING FRAME 10' HT. W/ ADDITIONAL BAY CONTACT: MARY LANGLEY 407.947.6318 EMAIL: MARY@REPSERVICES.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.

SYMBOL	PATIOS & WALKWAYS DESCRIPTION
P-301	REINFORCED CONCRETE SIDEWALK OR LANDING PAD WITH TROWLED EDGE AND BROOM FINISH. REINFORCING BY OTHERS.
P-302	REINFORCED CONCRETE BENCH & TRASH RECEPTACLE PAD. TROWLED EDGE WITH BROOM FINISH. REINFORCING BY OTHERS.
P-303	TOT-LOT MULCH

SYMBOL	FURNITURE DESCRIPTION
S-201	SITE BENCH MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: NT30-6 FINISH: 6 BENCH WITH BACK NO ARMS, IN BLACK 28.5'D x 72'L x 35'H
S-202	TRASH RECEPTACLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31030 FINISH: 30 GAL. CONTEMPORARY STYLE, IN BLACK 34'H x 30'W
S-203	BOW WOW BARREL MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6703 DIMENSIONS: 36'L x 36'w x 2-7'H, 26.5' DIA.
S-204	TEETER TOTTER MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6412 DIMENSIONS: 9'L x 11.72'W x 12'H
S-205	DOUBLE HOOP JUMP MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6522 DIMENSIONS: 4'-9'H x 2.25'W x 42'H
S-206	DOG FOUNTAIN MANUFACTURER: MOST DEPENDABLE FOUNTAINS CONTACT: 901-867-0039 PRODUCT #: 440 SM & SMSS W/ PET FOUNTAIN TO INCLUDE RECESSED HOSE BIB DIMENSIONS: 28'W x 40'H COLOR: BLUE
S-207	DOG BAG DISPENSER STATION MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 74085 DIMENSIONS: 72'H
S-208	ADA PICNIC TABLE W/ UMBRELLA HOLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31015 FINISH: BACKLESS TABLE, IN BLACK 30.5'H x 68'D x 96'W

SYMBOL	Pools & Water Features General DESCRIPTION
W-101	RETENTION POND FOUNTAIN MANUFACTURER: KASCO FOUNTAINS PRODUCT: SPRUCE FOUNTAIN 3.1UF200 CONTACT: 715.262.4488 FOUNTAIN TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MILLSDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D0000182413180200000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 07:59:59
Foxit PhantomPDF Version: 10.0.0

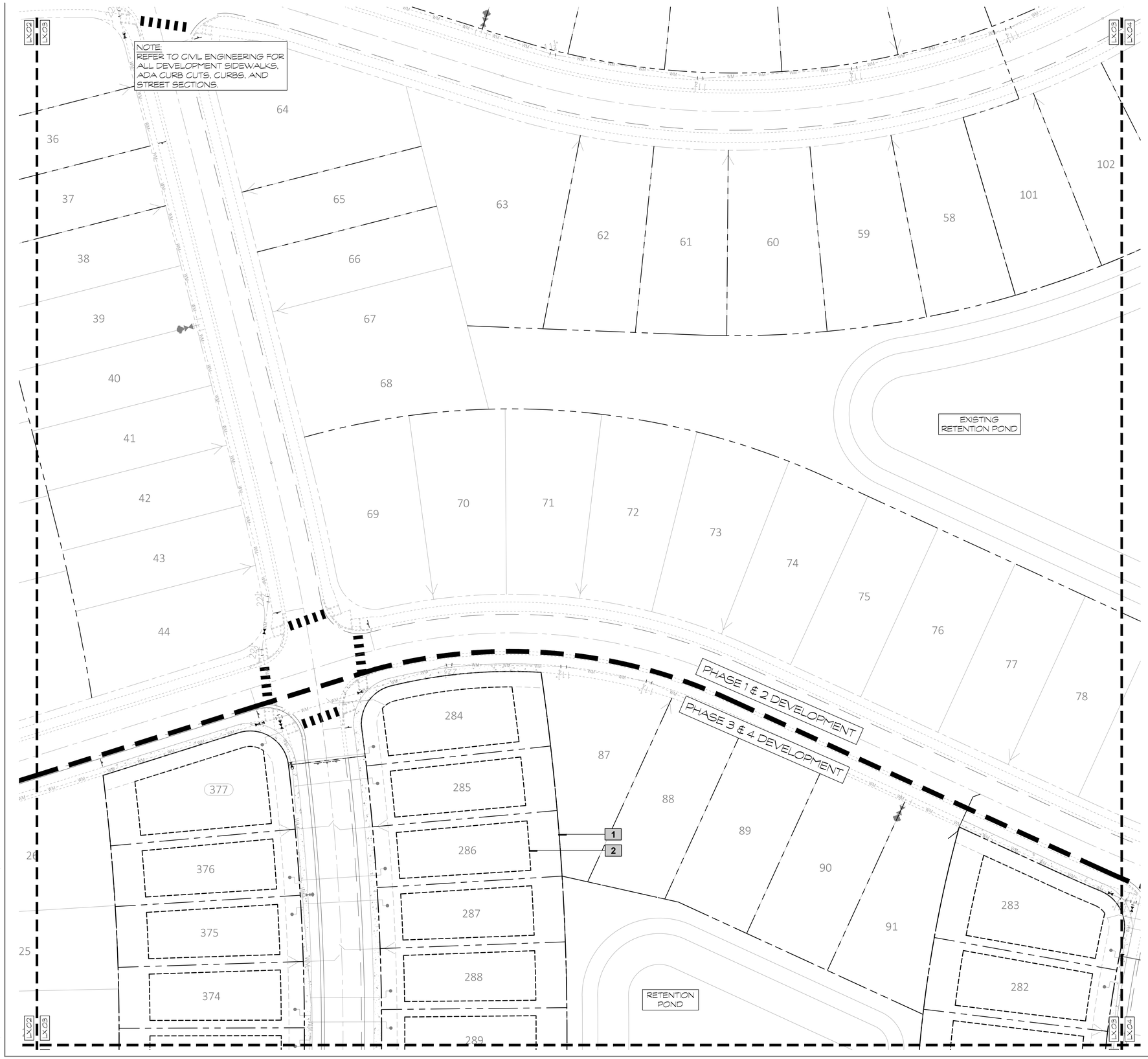
2023.06 Project #:

Sheet Title: Hardscape Plan

Sheet No. L1.02

DRAWN BY: AP
Scale 1" = 30'-0"
DESIGNER: CM
DATE 2023-07-06

M:\Project Files\DR-CLRM-Phase 3 -C\L1.01 Hardscape Plan.dwg,2023-07-10, ----



HARDSCAPE SCHEDULE

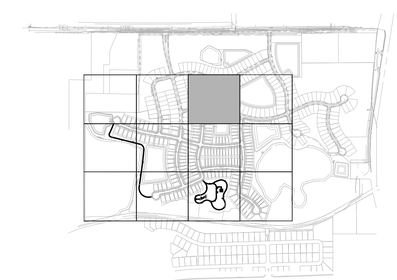
SYMBOL	FENCES, GATES & RAILING DESCRIPTION
L-101	5' HT. BLACK POWDERCOATED ALUMINUM FENCE.
L-102	4'-6" HT. BLACK POWDERCOATED ALUMINUM GATE

SYMBOL	STRUCTURES DESCRIPTION
L-701	MANUFACTURER: PLAYTOPIA CONTACT: MARLEE JACQUETTE | SALES CONSULTANT | (EMAIL): MARLEE@GOPLAYTOPIA.COM PLAYTOPIA, INC. | 217 MURPHY AVE., FERGUSON, KENTUCKY (OFFICE): (606)485.4406 | (WEB): WWW.GOPLAYTOPIA.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.
L-702	MANUFACTURER: LANDSCAPE STRUCTURES (REP SERVICES) PRODUCT: 5000 SERIES SWING FRAME 10' HT. W/ ADDITIONAL BAY CONTACT: MARY LANGLEY 407.947.6318 EMAIL: MARY@REPSERVICES.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.

SYMBOL	PATIOS & WALKWAYS DESCRIPTION
P-301	REINFORCED CONCRETE SIDEWALK OR LANDING PAD WITH TROWLED EDGE AND BROOM FINISH. REINFORCING BY OTHERS.
P-302	REINFORCED CONCRETE BENCH & TRASH RECEPTACLE PAD. TROWLED EDGE WITH BROOM FINISH. REINFORCING BY OTHERS.
P-303	TOT-LOT MULCH

SYMBOL	FURNITURE DESCRIPTION
S-201	SITE BENCH MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: MT30-6 FINISH: 6' BENCH WITH BACK NO ARMS, IN BLACK 28.5"D x 72"L x 35"H
S-202	TRASH RECEPTACLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31030 FINISH: 30 GAL. CONTEMPORARY STYLE, IN BLACK 34"H x 30"W
S-203	BOW WOW BARREL MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6703 DIMENSIONS: 36"L x 36"W x 2'-7"H, 26.5" DIA
S-204	TEETER TOTTER MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6412 DIMENSIONS: 9'L x 11.72"W x 12"H
S-205	DOUBLE HOOP JUMP MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6522 DIMENSIONS: 4'-9"H x 2.25"W x 42"H
S-206	DOG FOUNTAIN MANUFACTURER: MOST DEPENDABLE FOUNTAINS CONTACT: 901-867-0039 PRODUCT #: 440 SM & SMSS W/ PET FOUNTAIN TO INCLUDE RECESSED HOSE B/B DIMENSIONS: 28"W x 40"H COLOR: BLUE
S-207	DOG BAG DISPENSER STATION MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 74085 DIMENSIONS: 72"H
S-208	ADA PICNIC TABLE W/ UMBRELLA HOLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31015 FINISH: BACKLESS TABLE, IN BLACK 30.5"H x 68"D x 96"W

SYMBOL	Pools & Water Features General DESCRIPTION
W-101	RETENTION POND FOUNTAIN MANUFACTURER: KASCO FOUNTAINS PRODUCT: SPRUCE FOUNTAIN 3.UF200 CONTACT: 715.262.4488 FOUNTAIN TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MILLSDG.com

Consultants:

REV. DATE:	DESCRIPTION:	BY:

Project Name: CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D0000018241318620000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 07:59:39
Foxit PhantomPDF Version: 10.0.0

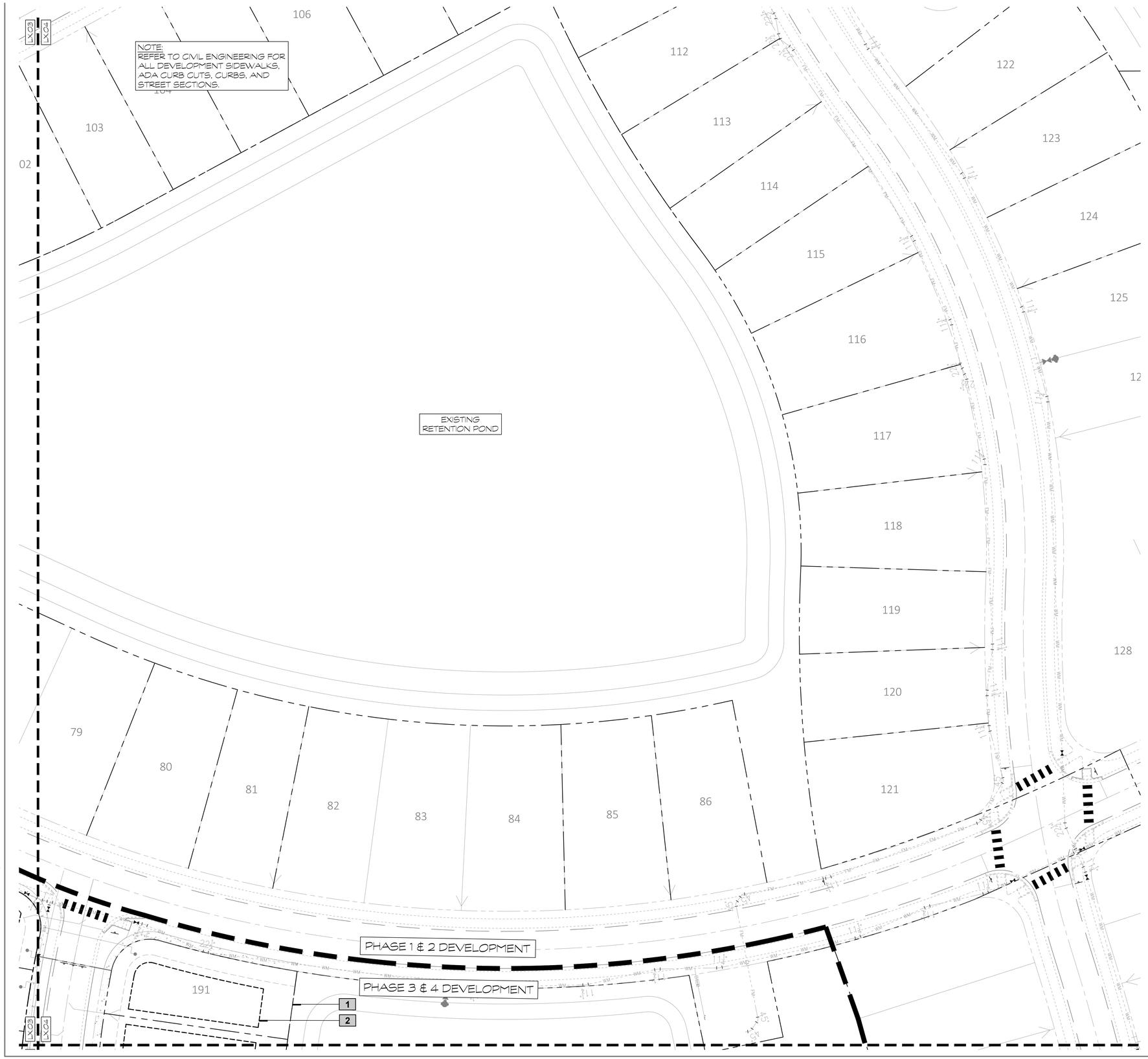
2023.06 Project #:

Sheet Title: Hardscape Plan

Sheet No. L1.03

DRAWN BY: AP
Scale: 1" = 30'-0"
DESIGNER: CM
DATE: 2023-07-06

M:\Project Files\DR-CLRM-Phase 3 -\CL1.01 Hardscape Plan.dwg,2023-07-10, ----



HARDSCAPE SCHEDULE

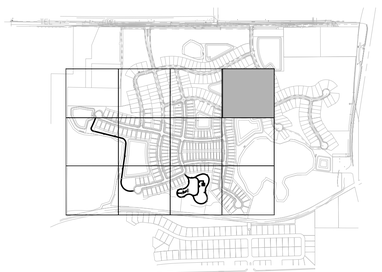
SYMBOL	FENCES, GATES & RAILING DESCRIPTION
L-101	5' HT. BLACK POWDERCOATED ALUMINUM FENCE.
L-102	4'-6" HT. BLACK POWDERCOATED ALUMINUM GATE

SYMBOL	STRUCTURES DESCRIPTION
L-701	MANUFACTURER: PLAYTOPIA CONTACT: MARLEE JACQUETTE | SALES CONSULTANT | (EMAIL): MARLEE@GOPLAYTOPIA.COM PLAYTOPIA, INC. | 217 MURPHY AVE., FERGUSON, KENTUCKY (OFFICE): (606)485.4406 | (WEB): WWW.GOPLAYTOPIA.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.
L-702	MANUFACTURER: LANDSCAPE STRUCTURES (REP SERVICES) PRODUCT: 5000 SERIES SWING FRAME 10' HT. W/ ADDITIONAL BAY CONTACT: MARY LANGLEY 407.947.6318 EMAIL: MARY@REPSERVICES.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.

SYMBOL	PATIOS & WALKWAYS DESCRIPTION
P-301	REINFORCED CONCRETE SIDEWALK OR LANDING PAD WITH TROWLED EDGE AND BROOM FINISH. REINFORCING BY OTHERS.
P-302	REINFORCED CONCRETE BENCH & TRASH RECEPTACLE PAD. TROWLED EDGE WITH BROOM FINISH. REINFORCING BY OTHERS.
P-303	TOT-LOT MULCH

SYMBOL	FURNITURE DESCRIPTION
S-201	SITE BENCH MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: MT30-6 FINISH: 6 BENCH WITH BACK NO ARMS, IN BLACK 28.5'D x 72'L x 35'H
S-202	TRASH RECEPTACLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31020 FINISH: 30 GAL. CONTEMPORARY STYLE, IN BLACK 34'H x 30'W
S-203	BOW WOW BARREL MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6703 DIMENSIONS: 36'L x 36'w x 2-7H, 26.5' DIA
S-204	TEETER TOTTER MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6412 DIMENSIONS: 9'L x 11.72'W x 12'H
S-205	DOUBLE HOOP JUMP MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6522 DIMENSIONS: 4'-9'H x 2.25'W x 42'H
S-206	DOG FOUNTAIN MANUFACTURER: MOST DEPENDABLE FOUNTAINS CONTACT: 901-867-0039 PRODUCT #: 440 SM & SMBS W/ PET FOUNTAIN TO INCLUDE RECESSED HOSE BIB DIMENSIONS: 28'W x 40'H COLOR: BLUE
S-207	DOG BAG DISPENSER STATION MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 74089 DIMENSIONS: 72'H
S-208	ADA PICNIC TABLE W/ UMBRELLA HOLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31015 FINISH: BACKLESS TABLE, IN BLACK 30.5'H x 68'D x 96'W

SYMBOL	Pools & Water Features General DESCRIPTION
W-101	RETENTION POND FOUNTAIN MANUFACTURER: KASCO FOUNTAINS PRODUCT: SPRUCE FOUNTAIN 3.UF200 CONTACT: 715.262.4488 FOUNTAIN TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MillsDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name: CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D0000182413186200000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:02:19
Foxit PhantomPDF Version: 10.0.0

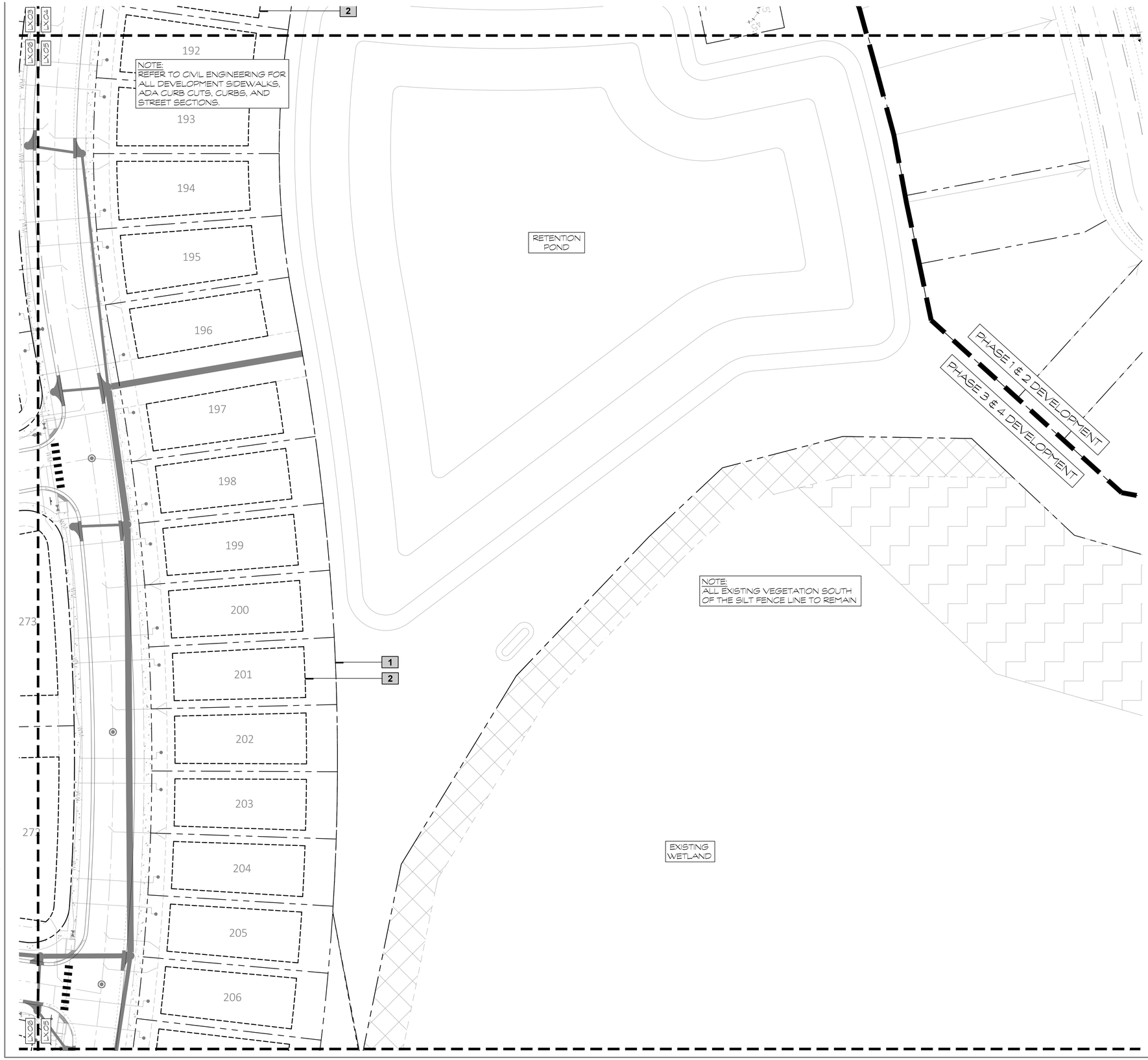
2022.08 Project #:

Sheet Title: Hardscape Plan

Sheet No: L1.04

DRAWN BY: AP
DESIGNER: CM
SCALE: 1" = 30'-0"
DATE: 2023-07-06

M:\Project Files\DR-CLRM-Phase 3-CIL1.01 Hardscape Plan.dwg,2023-07-10,----



HARDSCAPE SCHEDULE

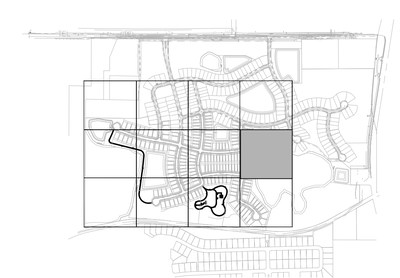
SYMBOL	FENCES, GATES & RAILING DESCRIPTION
L-101	5' HT. BLACK POWDERCOATED ALUMINUM FENCE.
L-102	4'-6" HT. BLACK POWDERCOATED ALUMINUM GATE

SYMBOL	STRUCTURES DESCRIPTION
L-701	MANUFACTURER: PLAYTOPIA CONTACT: MARLEE JACQUETTE | SALES CONSULTANT | (EMAIL): MARLEE@GOPLAYTOPIA.COM PLAYTOPIA, INC. | 217 MURPHY AVE., FERGUSON, KENTUCKY (OFFICE): (606).485.4406 | (WEB): WWW.GOPLAYTOPIA.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.
L-702	MANUFACTURER: LANDSCAPE STRUCTURES (REP SERVICES) PRODUCT: 5000 SERIES SWING FRAME 10' HT. W/ ADDITIONAL BAY CONTACT: MARY LANGLEY 407.947.6318 EMAIL: MARY@REPSERVICES.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.

SYMBOL	PATIOS & WALKWAYS DESCRIPTION
P-301	REINFORCED CONCRETE SIDEWALK OR LANDING PAD WITH TROWLED EDGE AND BROOM FINISH. REINFORCING BY OTHERS.
P-302	REINFORCED CONCRETE BENCH & TRASH RECEPTACLE PAD. TROWLED EDGE WITH BROOM FINISH. REINFORCING BY OTHERS.
P-303	TOT-LOT MULCH

SYMBOL	FURNITURE DESCRIPTION
S-201	SITE BENCH MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: MT3043 FINISH: 6' BENCH WITH BACK NO ARMS, IN BLACK 28.5'D x 72'L x 35'H
S-202	TRASH RECEPTACLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31020 FINISH: 30 GAL. CONTEMPORARY STYLE, IN BLACK 34'H x 30'W
S-203	BOW WOW BARREL MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6703 DIMENSIONS: 36'L x 36'w x 2-7H, 28.5' DIA
S-204	TEETER TOTTER MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6412 DIMENSIONS: 9'L x 11.72'W x 12'H
S-205	DOUBLE HOOP JUMP MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6522 DIMENSIONS: 4'-9'H x 2.25'W x 42'H
S-206	DOG FOUNTAIN MANUFACTURER: MOST DEPENDABLE FOUNTAINS CONTACT: 901-887-0039 PRODUCT #: 440 SH & SHSS W/ PET FOUNTAIN TO INCLUDE RECESSED HOSE B/B DIMENSIONS: 28'W x 40'H COLOR: BLUE
S-207	DOG BAG DISPENSER STATION MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 74088 DIMENSIONS: 72'H
S-208	ADA PICNIC TABLE W/ UMBRELLA HOLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: T3101S FINISH: BACKLESS TABLE, IN BLACK 30.5'H x 68'D x 96'W

SYMBOL	Pools & Water Features General DESCRIPTION
W-101	RETENTION POND FOUNTAIN MANUFACTURER: KASCO FOUNTAINS PRODUCT: SPRUCE FOUNTAIN 3.1JF200 CONTACT: 715.262.4488 FOUNTAIN TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MILLSDG.com

Consultants:

REV. DATE:	DESCRIPTION:	BY:

Project Name
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D0000018243138620000A007, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:51:22
Foxit PhantomPDF Version: 10.0.0

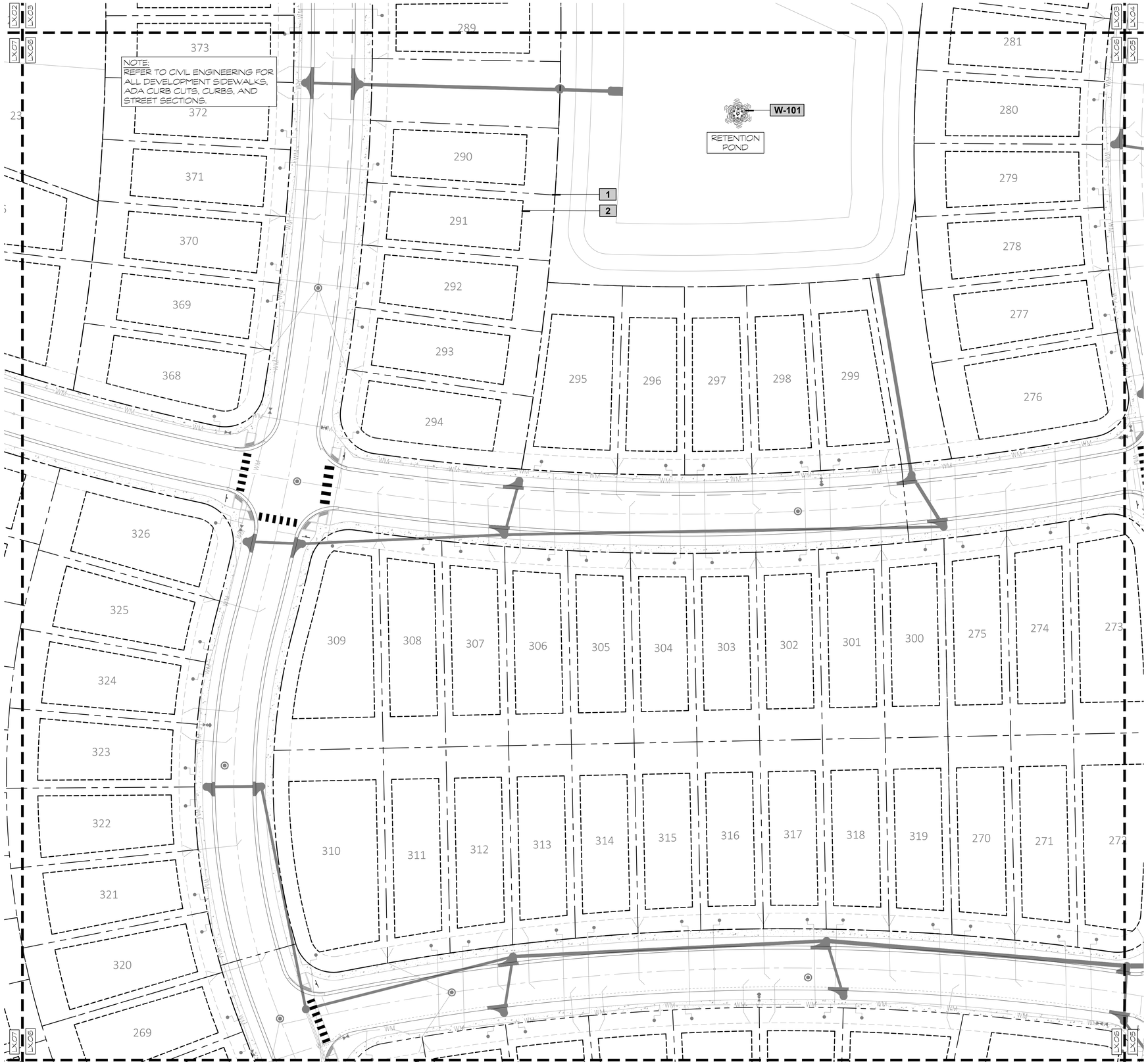
2023-06 Project #:

Sheet Title:
Hardscape Plan

Sheet No.
L1.05

DRAWN BY:	DESIGNER:
AP	CM
Scale: 1" = 30'-0"	DATE: 2023-07-06

M:\Project Files\DR-CLRM-Phase 3 -CIL1.01 Hardscape Plan.dwg 2023-07-10, ----



HARDSCAPE SCHEDULE

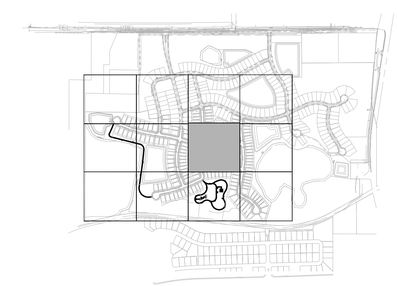
SYMBOL	FENCES, GATES & RAILING DESCRIPTION
L-101	5' HT. BLACK POWDERCOATED ALUMINUM FENCE.
L-102	4'-6" HT. BLACK POWDERCOATED ALUMINUM GATE

SYMBOL	STRUCTURES DESCRIPTION
L-701	MANUFACTURER: PLAYTOPIA CONTACT: MARLEE JACQUETTE | SALES CONSULTANT | (EMAIL): MARLEE@GOPLAYTOPIA.COM PLAYTOPIA, INC. | 217 MURPHY AVE., FERGUSON, KENTUCKY (OFFICE): (606).485.4406 | (WEB): WWW.GOPLAYTOPIA.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.
L-702	MANUFACTURER: LANDSCAPE STRUCTURES (REP SERVICES) PRODUCT: 5000 SERIES SWING FRAME 10' HT. W/ ADDITIONAL BAY CONTACT: MARY LANGLEY 407.947.6318 EMAIL: MARY@REPSERVICES.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.

SYMBOL	PATIOS & WALKWAYS DESCRIPTION
P-301	REINFORCED CONCRETE SIDEWALK OR LANDING PAD WITH TROWLED EDGE AND BROOM FINISH. REINFORCING BY OTHERS.
P-302	REINFORCED CONCRETE BENCH & TRASH RECEPTACLE PAD. TROWLED EDGE WITH BROOM FINISH. REINFORCING BY OTHERS.
P-303	TOT-LOT MULCH

SYMBOL	FURNITURE DESCRIPTION
S-201	SITE BENCH MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: MT304S FINISH: 6' BENCH WITH BACK NO ARMS, IN BLACK 28.5'D x 72'L x 35'H
S-202	TRASH RECEPTACLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31030 FINISH: 30 GAL. CONTEMPORARY STYLE, IN BLACK 34'H x 30'W
S-203	BOW WOW BARREL MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6703 DIMENSIONS: 36'L x 36'w x 2-7'H, 26.5' DIA
S-204	TEETER TOTTER MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6412 DIMENSIONS: 9'L x 11.72'W x 12'H
S-205	DOUBLE HOOP JUMP MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6522 DIMENSIONS: 4'-9'H x 2.25'W x 42'H
S-206	DOG FOUNTAIN MANUFACTURER: MOST DEPENDABLE FOUNTAINS CONTACT: 901-867-0039 PRODUCT #: 440 SM & SMSS W/ PET FOUNTAIN TO INCLUDE RECESSED HOSE BIB DIMENSIONS: 28'W x 40'H COLOR: BLUE
S-207	DOG BAG DISPENSER STATION MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 74088 DIMENSIONS: 72'H
S-208	ADA PICNIC TABLE W/ UMBRELLA HOLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31015 FINISH: BACKLESS TABLE, IN BLACK 30.5'H x 68'D x 96'W

SYMBOL	*Pools & Water Features General* DESCRIPTION
W-101	RETENTION POND FOUNTAIN MANUFACTURER: KASCO FOUNTAINS PRODUCT: SPRUCE FOUNTAIN 3.1JF200 CONTACT: 715.262.4488 FOUNTAIN TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MillsDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D00000182413135620000 0ADO7, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:02:09
Foxit PhantomPDF Version: 10.0.0

2023-016 Project #

Sheet Title
Hardscape Plan

Sheet No.
L1.06

DRAWN BY: AP
DESIGNER: CM
SCALE: 1" = 30'-0"
DATE: 2023-07-06

M:\Project Files\DR-CLRM-Phase 3 -CI\L1.01 Hardscape Plan.dwg,2023-07-10, ----

HARDSCAPE SCHEDULE

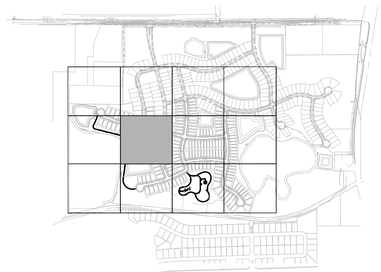
SYMBOL	FENCES, GATES & RAILING DESCRIPTION
L-101	5' HT. BLACK POWDERCOATED ALUMINUM FENCE.
L-102	4'-6' HT. BLACK POWDERCOATED ALUMINUM GATE

SYMBOL	STRUCTURES DESCRIPTION
L-701	MANUFACTURER: PLAYTOPIA CONTACT: MARLEE JACQUETTE | SALES CONSULTANT | (EMAIL): MARLEE@GOPLAYTOPIA.COM PLAYTOPIA, INC. | 217 MURPHY AVE., FERGUSON, KENTUCKY (OFFICE): (606).485.4408 | (WEB): WWW.GOPLAYTOPIA.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.
L-702	MANUFACTURER: LANDSCAPE STRUCTURES (REP SERVICES) PRODUCT: 5000 SERIES SWING FRAME 10' HT. W/ ADDITIONAL BAY CONTACT: MARY LANGLEY 407.947.6318 EMAIL: MARY@REPSERVICES.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.

SYMBOL	PATIOS & WALKWAYS DESCRIPTION
P-301	REINFORCED CONCRETE SIDEWALK OR LANDING PAD WITH TROWLED EDGE AND BROOM FINISH. REINFORCING BY OTHERS.
P-302	REINFORCED CONCRETE BENCH & TRASH RECEPTACLE PAD. TROWLED EDGE WITH BROOM FINISH. REINFORCING BY OTHERS.
P-303	TOT-LOT MULCH

SYMBOL	FURNITURE DESCRIPTION
S-201	SITE BENCH MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M7304S FINISH: 6' BENCH WITH BACK NO ARMS, IN BLACK 28.5'D x 72'L x 35'H
S-202	TRASH RECEPTACLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31020 FINISH: 30 GAL. CONTEMPORARY STYLE, IN BLACK 34'H x 30'W
S-203	BOW WOW BARREL MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6703 DIMENSIONS: 36'L x 36'w x 2-7'H, 28.5' DIA
S-204	TEETER TOTTER MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6412 DIMENSIONS: 9'L x 11.72'W x 12'H
S-205	DOUBLE HOOP JUMP MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6522 DIMENSIONS: 4'-9'H x 2.25'W x 42'H
S-206	DOG FOUNTAIN MANUFACTURER: MOST DEPENDABLE FOUNTAINS CONTACT: 901-867-0039 PRODUCT #: 440 SM & SMSS W/ PET FOUNTAIN TO INCLUDE RECESSED HOSE B/B DIMENSIONS: 28'W x 40'H COLOR: BLUE
S-207	DOG BAG DISPENSER STATION MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 74085 DIMENSIONS: 72'H
S-208	ADA PICNIC TABLE W/ UMBRELLA HOLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31015 FINISH: BACKLESS TABLE, IN BLACK 30.5'H x 68'D x 96'W

SYMBOL	Pools & Water Features General DESCRIPTION
W-101	RETENTION POND FOUNTAIN MANUFACTURER: KASCO FOUNTAINS PRODUCT: SPRUCE FOUNTAIN 3.UF200 CONTACT: 715.262.4488 FOUNTAIN TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MILLSDG.com

Consultants:

REV. DATE:	DESCRIPTION:	BY:

Project Name
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D00000182413186200000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:03:21
Foxit PhantomPDF Version: 10.0.0

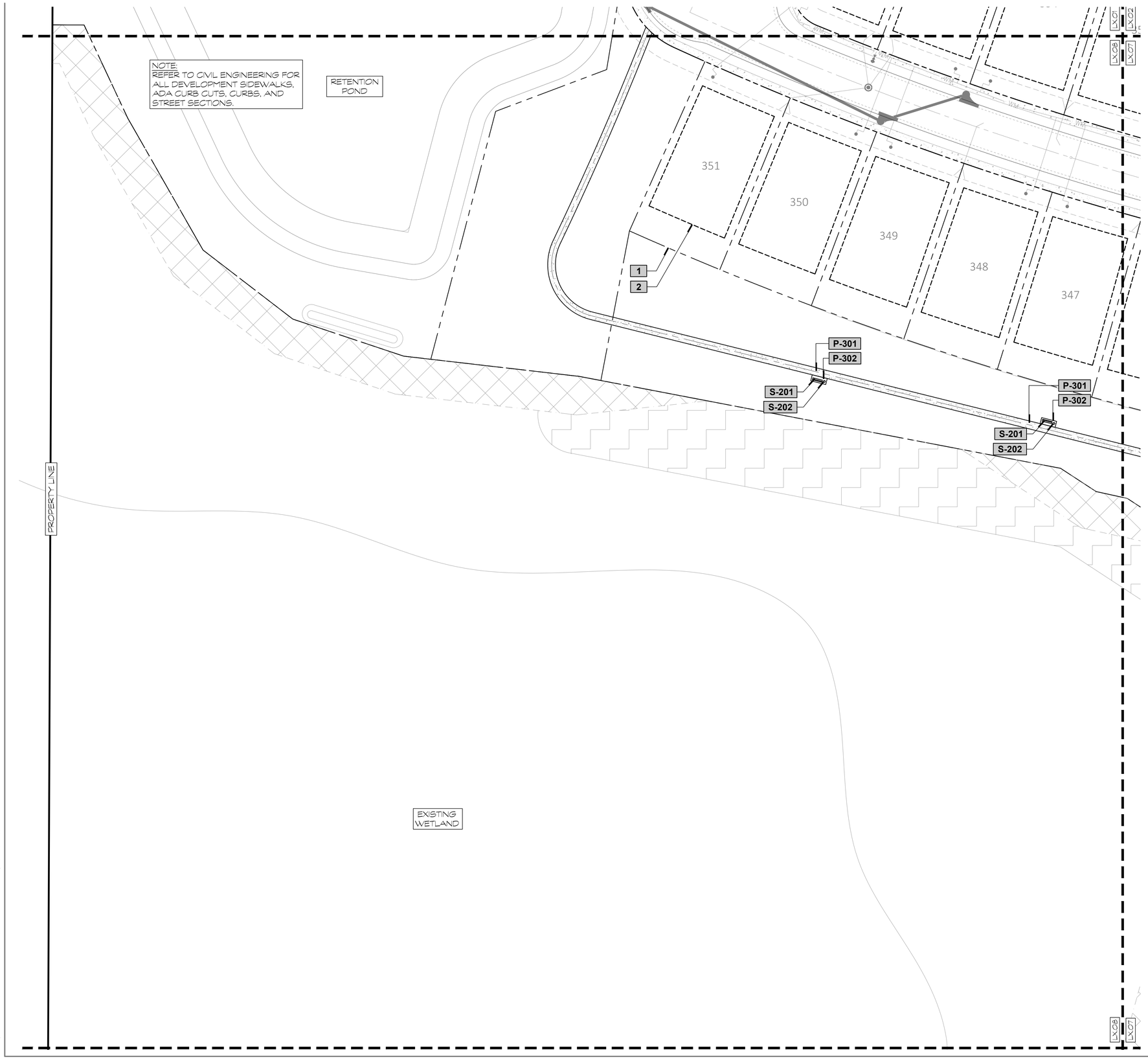
2023.06 Project #:

Sheet Title: Hardscape Plan

DRAWN BY:	DESIGNER:
AP	CM
Scale: 1" = 30'-0"	DATE: 2023-07-06

Sheet No. L1.07

M:\Project Files\DR-CLRM-Phase 3 -\CL1.01 Hardscape Plan.dwg,2023-07-10, ----



HARDSCAPE SCHEDULE

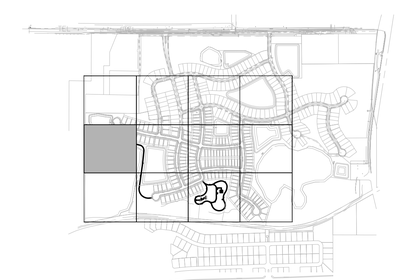
SYMBOL	FENCES, GATES & RAILING DESCRIPTION
L-101	5' HT. BLACK POWDERCOATED ALUMINUM FENCE.
L-102	4'-6" HT. BLACK POWDERCOATED ALUMINUM GATE

SYMBOL	STRUCTURES DESCRIPTION
L-701	MANUFACTURER: PLAYTOPIA CONTACT: MARLEE JACQUETTE | SALES CONSULTANT | (EMAIL): MARLEE@GOPLAYTOPIA.COM PLAYTOPIA, INC. | 217 MURPHY AVE., FERGUSON, KENTUCKY (OFFICE): (606)485.4406 | (WEB): WWW.GOPLAYTOPIA.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.
L-702	MANUFACTURER: LANDSCAPE STRUCTURES (REP SERVICES) PRODUCT: 5000 SERIES SWING FRAME 10' HT. W/ ADDITIONAL BAY CONTACT: MARY LANGLEY 407.947.6318 EMAIL: MARY@REPSERVICES.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.

SYMBOL	PATIOS & WALKWAYS DESCRIPTION
P-301	REINFORCED CONCRETE SIDEWALK OR LANDING PAD WITH TROWLED EDGE AND BROOM FINISH. REINFORCING BY OTHERS.
P-302	REINFORCED CONCRETE BENCH & TRASH RECEPTACLE PAD. TROWLED EDGE WITH BROOM FINISH. REINFORCING BY OTHERS.
P-303	TOT-LOT MULCH

SYMBOL	FURNITURE DESCRIPTION
S-201	SITE BENCH MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: MT30-6 FINISH: 6 BENCH WITH BACK NO ARMS, IN BLACK 28.5'D x 72'L x 35'H
S-202	TRASH RECEPTACLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31020 FINISH: 30 GAL. CONTEMPORARY STYLE, IN BLACK 34'H x 30'W
S-203	BOW WOW BARREL MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6703 DIMENSIONS: 36'L x 36'w x 2'-7'H, 28.5' DIA
S-204	TEETER TOTTER MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6412 DIMENSIONS: 9'L x 11.72'W x 12'H
S-205	DOUBLE HOOP JUMP MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6522 DIMENSIONS: 4'-9'H x 2.25'W x 42'H
S-206	DOG FOUNTAIN MANUFACTURER: MOST DEPENDABLE FOUNTAINS CONTACT: 901-867-0039 PRODUCT #: 440 SM & SMSS W/ PET FOUNTAIN TO INCLUDE RECESSED HOSE BIB DIMENSIONS: 28'W x 40'H COLOR: BLUE
S-207	DOG BAG DISPENSER STATION MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 74088 DIMENSIONS: 72'H
S-208	ADA PICNIC TABLE W/ UMBRELLA HOLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31015 FINISH: BACKLESS TABLE, IN BLACK 30.5'H x 68'D x 96'W

SYMBOL	Pools & Water Features General DESCRIPTION
W-101	RETENTION POND FOUNTAIN MANUFACTURER: KASCO FOUNTAINS PRODUCT: SPRUCE FOUNTAIN 3.UF200 CONTACT: 715.262.4488 FOUNTAIN TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MILLSDG.com

Consultants:

REV. DATE:	DESCRIPTION:	BY:

Project Name:

CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills

Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D0000018241318620000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:04:09
Foxit PhantomPDF Version: 10.0.0

2023.016 Project #:

Sheet Title: Hardscape Plan

Sheet No. L1.08

DRAWN BY: AP
SCALE: 1" = 30'-0"
DESIGNER: CM
DATE: 2023-07-06

M:\Project Files\DR-CLRM-Phase 3 -CIL1.01 Hardscape Plan.dwg,2023-07-10,----

HARDSCAPE SCHEDULE

FENCES, GATES & RAILING

SYMBOL	DESCRIPTION
L-101	5' HT. BLACK POWDERCOATED ALUMINUM FENCE.
L-102	4'-6" HT. BLACK POWDERCOATED ALUMINUM GATE

STRUCTURES

SYMBOL	DESCRIPTION
L-701	MANUFACTURER: PLAYTOPIA CONTACT: MARLEE JACQUETTE | SALES CONSULTANT | (EMAIL): MARLEE@GOPLAYTOPIA.COM PLAYTOPIA, INC. | 217 MURPHY AVE., FERGUSON, KENTUCKY (OFFICE): (606)485.4406 | (WEB): WWW.GOPLAYTOPIA.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.
L-702	MANUFACTURER: LANDSCAPE STRUCTURES (REP SERVICES) PRODUCT: 5000 SERIES SWING FRAME 10' HT. W/ ADDITIONAL BAY CONTACT: MARY LANGLEY 407.947.6318 EMAIL: MARY@REPSERVICES.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.

PATIOS & WALKWAYS

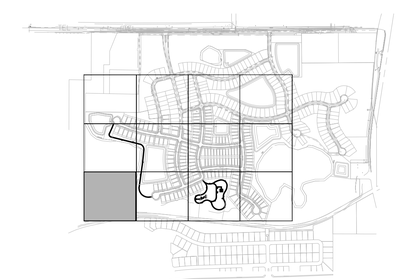
SYMBOL	DESCRIPTION
P-301	REINFORCED CONCRETE SIDEWALK OR LANDING PAD WITH TROWLED EDGE AND BROOM FINISH. REINFORCING BY OTHERS.
P-302	REINFORCED CONCRETE BENCH & TRASH RECEPTACLE PAD. TROWLED EDGE WITH BROOM FINISH. REINFORCING BY OTHERS.
P-303	TOT-LOT MULCH

FURNITURE

SYMBOL	DESCRIPTION
S-201	SITE BENCH MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: MT304S FINISH: 6 BENCH WITH BACK NO ARMS, IN BLACK 28.5'D x 72'L x 35'H
S-202	TRASH RECEPTACLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31030 FINISH: 30 GAL. CONTEMPORARY STYLE, IN BLACK 34'H x 30'W
S-203	BOW WOW BARREL MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6703 DIMENSIONS: 36'L x 36'W x 2-7'H, 26.5' DIA.
S-204	TEETER TOTTER MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6412 DIMENSIONS: 9'L x 11.72'W x 12'H
S-205	DOUBLE HOOP JUMP MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6522 DIMENSIONS: 4'-9'H x 2.25'W x 42'H
S-206	DOG FOUNTAIN MANUFACTURER: MOST DEPENDABLE FOUNTAINS CONTACT: 901-867-0039 PRODUCT #: 440 SM & SMSS W/ PET FOUNTAIN TO INCLUDE RECESSED HOSE BIB DIMENSIONS: 28'W x 40'H COLOR: BLUE
S-207	DOG BAG DISPENSER STATION MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 74085 DIMENSIONS: 72'H
S-208	ADA PICNIC TABLE W/ UMBRELLA HOLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31015 FINISH: BACKLESS TABLE, IN BLACK 30.5'H x 68'D x 96'W

Pools & Water Features General

SYMBOL	DESCRIPTION
W-101	RETENTION POND FOUNTAIN MANUFACTURER: KASCO FOUNTAINS PRODUCT: SPRUCE FOUNTAIN 3.1UF200 CONTACT: 715.262.4488 FOUNTAIN TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MILLSDG.com

Consultants:

REV:	DATE:	DESCRIPTION:	BY:

Project Name
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills

Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dn=Qualifier=A01410D0000181243186200000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:25:01
Foxit PhantomPDF Version: 10.0.0

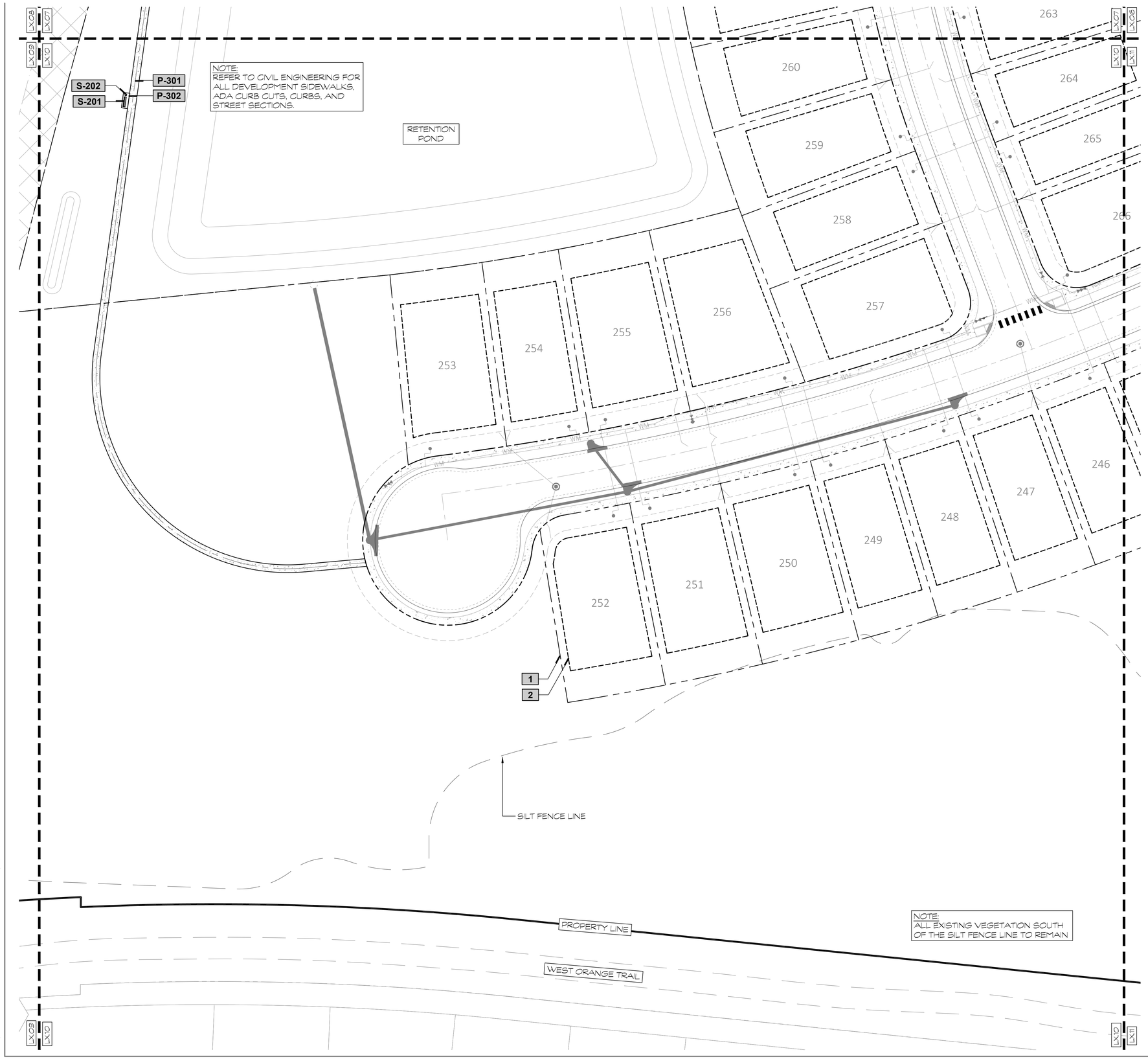
2023.06 Project #:

Sheet Title: Hardscape Plan

Sheet No. L1.09

DRAWN BY:	DESIGNER:
AB	CM
Scale:	DATE:
1" = 30'-0"	2023-07-06

M:\Project Files\DR-CLRM-Phase 3 -Ocl\L1.01 Hardscape Plan.dwg,2023-07-10, ----



HARDSCAPE SCHEDULE

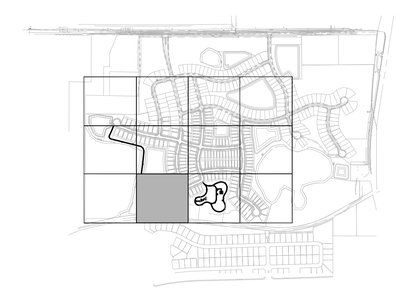
SYMBOL	FENCES, GATES & RAILING DESCRIPTION
L-101	5' HT. BLACK POWDERCOATED ALUMINUM FENCE.
L-102	4'-6' HT. BLACK POWDERCOATED ALUMINUM GATE

SYMBOL	STRUCTURES DESCRIPTION
L-701	MANUFACTURER: PLAYTOPIA CONTACT: MARLEE JACQUETTE | SALES CONSULTANT | (EMAIL): MARLEE@GOPLAYTOPIA.COM PLAYTOPIA, INC. | 217 MURPHY AVE., FERGUSON, KENTUCKY (OFFICE): (606).485.4406 | (WEB): WWW.GOPLAYTOPIA.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.
L-702	MANUFACTURER: LANDSCAPE STRUCTURES (REP SERVICES) PRODUCT: 5000 SERIES SWING FRAME 10' HT. W/ ADDITIONAL BAY CONTACT: MARY LANGLEY 407.947.6318 EMAIL: MARY@REPSERVICES.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.

SYMBOL	PATIOS & WALKWAYS DESCRIPTION
P-301	REINFORCED CONCRETE SIDEWALK OR LANDING PAD WITH TROWLED EDGE AND BROOM FINISH. REINFORCING BY OTHERS.
P-302	REINFORCED CONCRETE BENCH & TRASH RECEPTACLE PAD. TROWLED EDGE WITH BROOM FINISH. REINFORCING BY OTHERS.
P-303	TOT-LOT MULCH

SYMBOL	FURNITURE DESCRIPTION
S-201	SITE BENCH MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: MT304S FINISH: 6' BENCH WITH BACK NO ARMS, IN BLACK 28.5'D x 72'L x 35'H
S-202	TRASH RECEPTACLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31030 FINISH: 30 GAL. CONTEMPORARY STYLE, IN BLACK 34'H x 30'W
S-203	BOW WOW BARREL MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6703 DIMENSIONS: 36'L x 36'w x 2-7H, 26.5' DIA
S-204	TEETER TOTTER MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6412 DIMENSIONS: 9'L x 11.72'W x 12'H
S-205	DOUBLE HOOP JUMP MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6522 DIMENSIONS: 4'-9'H x 2.25'W x 42'H
S-206	DOG FOUNTAIN MANUFACTURER: MOST DEPENDABLE FOUNTAINS CONTACT: 901-867-0039 PRODUCT #: 440 SM & SMSS W/ PET FOUNTAIN TO INCLUDE RECESSED HOSE B/B DIMENSIONS: 28'W x 40'H COLOR: BLUE
S-207	DOG BAG DISPENSER STATION MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 74088 DIMENSIONS: 72'H
S-208	ADA PICNIC TABLE W/ UMBRELLA HOLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31015 FINISH: BACKLESS TABLE, IN BLACK 30.5'H x 68'D x 96'W

SYMBOL	Pools & Water Features General DESCRIPTION
W-101	RETENTION POND FOUNTAIN MANUFACTURER: KASCO FOUNTAINS PRODUCT: SPRUCE FOUNTAIN 3.1UF200 CONTACT: 715.262.4488 FOUNTAIN TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MILLSDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills

Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D0000018241318b200000A0D7, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:06:13
Foxit PhantomPDF Version: 10.0.0

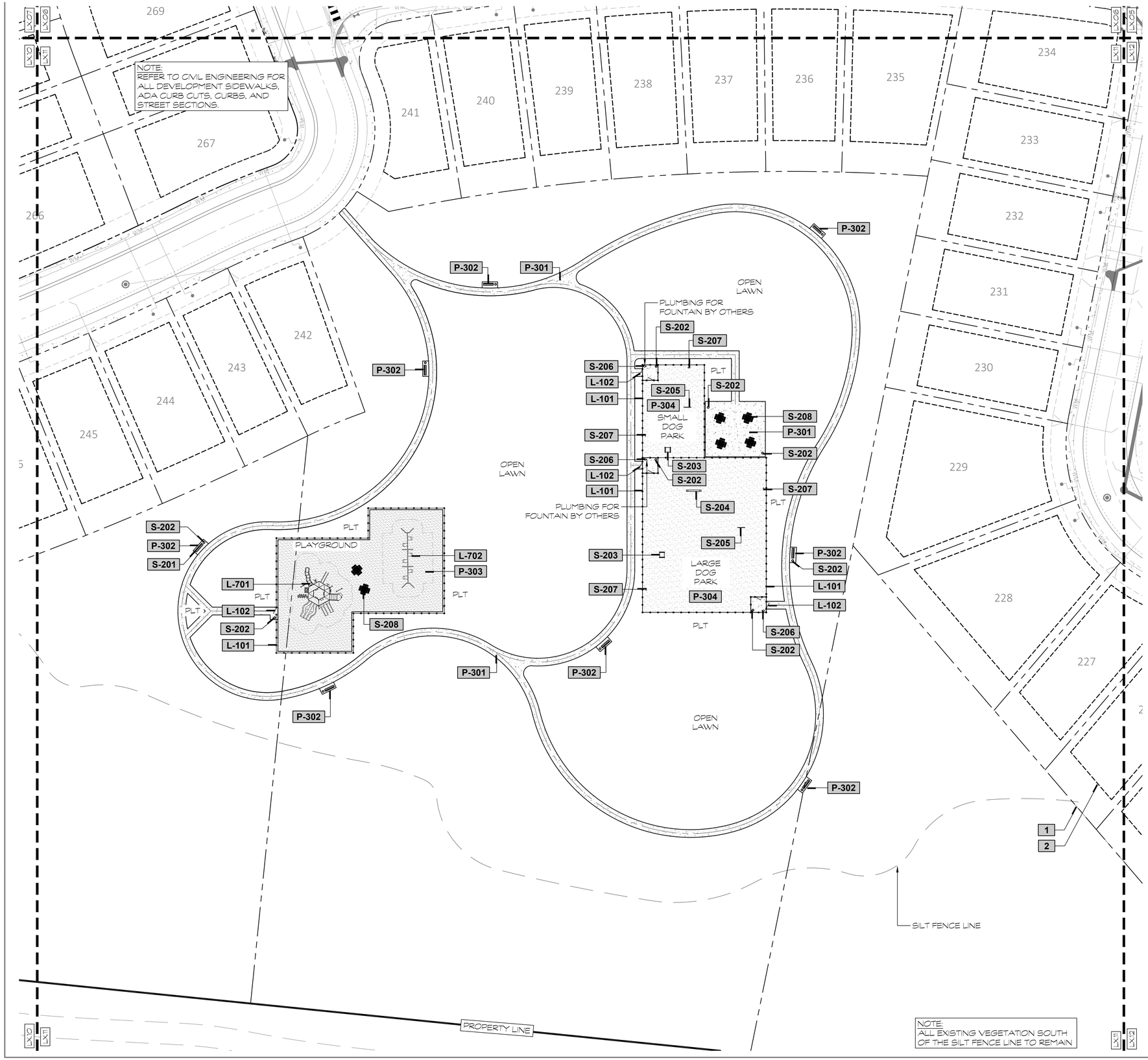
2023.06 Project #:

Sheet Title: Hardscape Plan

Sheet No. L1.10

DRAWN BY: AP
Scale: 1" = 30'-0"
DESIGNER: CM
DATE: 2023-07-06

M:\Project Files\DR-CLRM-Phase 3 -CIL1.01 Hardscape Plan.dwg,2023-07-10,----



HARDSCAPE SCHEDULE

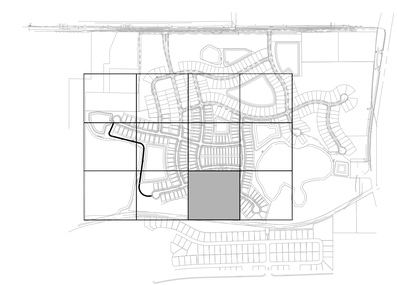
SYMBOL	FENCES, GATES & RAILING DESCRIPTION
L-101	5' HT. BLACK POWDERCOATED ALUMINUM FENCE.
L-102	4'-6" HT. BLACK POWDERCOATED ALUMINUM GATE

SYMBOL	STRUCTURES DESCRIPTION
L-701	MANUFACTURER: PLAYTOPIA CONTACT: MARLEE JACQUETTE | SALES CONSULTANT | (EMAIL): MARLEE@GOPLAYTOPIA.COM PLAYTOPIA, INC. | 217 MURPHY AVE., FERGUSON, KENTUCKY (OFFICE): (606)485.4406 | (WEB): WWW.GOPLAYTOPIA.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.
L-702	MANUFACTURER: LANDSCAPE STRUCTURES (REP SERVICES) PRODUCT: 5000 SERIES SWING FRAME 10' HT. W/ ADDITIONAL BAY CONTACT: MARY LANGLEY 407.947.6318 EMAIL: MARY@REPSERVICES.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.

SYMBOL	PATIOS & WALKWAYS DESCRIPTION
P-301	REINFORCED CONCRETE SIDEWALK OR LANDING PAD WITH TROWLED EDGE AND BROOM FINISH. REINFORCING BY OTHERS.
P-302	REINFORCED CONCRETE BENCH & TRASH RECEPTACLE PAD. TROWLED EDGE WITH BROOM FINISH. REINFORCING BY OTHERS.
P-303	TOT-LOT MULCH

SYMBOL	FURNITURE DESCRIPTION
S-201	SITE BENCH MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: MT30-G FINISH: @ BENCH WITH BACK NO ARMS, IN BLACK 28.5'D x 72'L x 35'H
S-202	TRASH RECEPTACLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31020 FINISH: 30 GAL. CONTEMPORARY STYLE, IN BLACK 34'H x 30'W
S-203	BOW WOW BARREL MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6703 DIMENSIONS: 36'L x 36'w x 2-7H, 26.5' DIA
S-204	TEETER TOTTER MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6412 DIMENSIONS: 9'L x 11.72'W x 12'H
S-205	DOUBLE HOOP JUMP MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6522 DIMENSIONS: 4-9'H x 2.25'W x 42'H
S-206	DOG FOUNTAIN MANUFACTURER: MOST DEPENDABLE FOUNTAINS CONTACT: 801-867-0039 PRODUCT #: 440 SM & SMSS W/ PET FOUNTAIN TO INCLUDE RECESSED HOSE BIB DIMENSIONS: 28'W x 40'H COLOR: BLUE
S-207	DOG BAG DISPENSER STATION MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 74085 DIMENSIONS: 72'H
S-208	ADA PICNIC TABLE W/ UMBRELLA HOLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31015 FINISH: BACKLESS TABLE, IN BLACK 30.5'H x 68'D x 96'W

SYMBOL	Pools & Water Features General DESCRIPTION
W-101	RETENTION POND FOUNTAIN MANUFACTURER: KASCO FOUNTAINS PRODUCT: SPRUCE FOUNTAIN 3.UF200 CONTACT: 715.262.4488 FOUNTAIN TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.



KEY MAP = NTS

NORTH 1" = 30'

0 30 60 90 120 feet

MILLS DESIGN GROUP
407.359.5435 // MILLSDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dn:Qualifier=A01410D0000010E241318620000A0D07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:07:11
Foxit PhantomPDF Version: 10.0.0

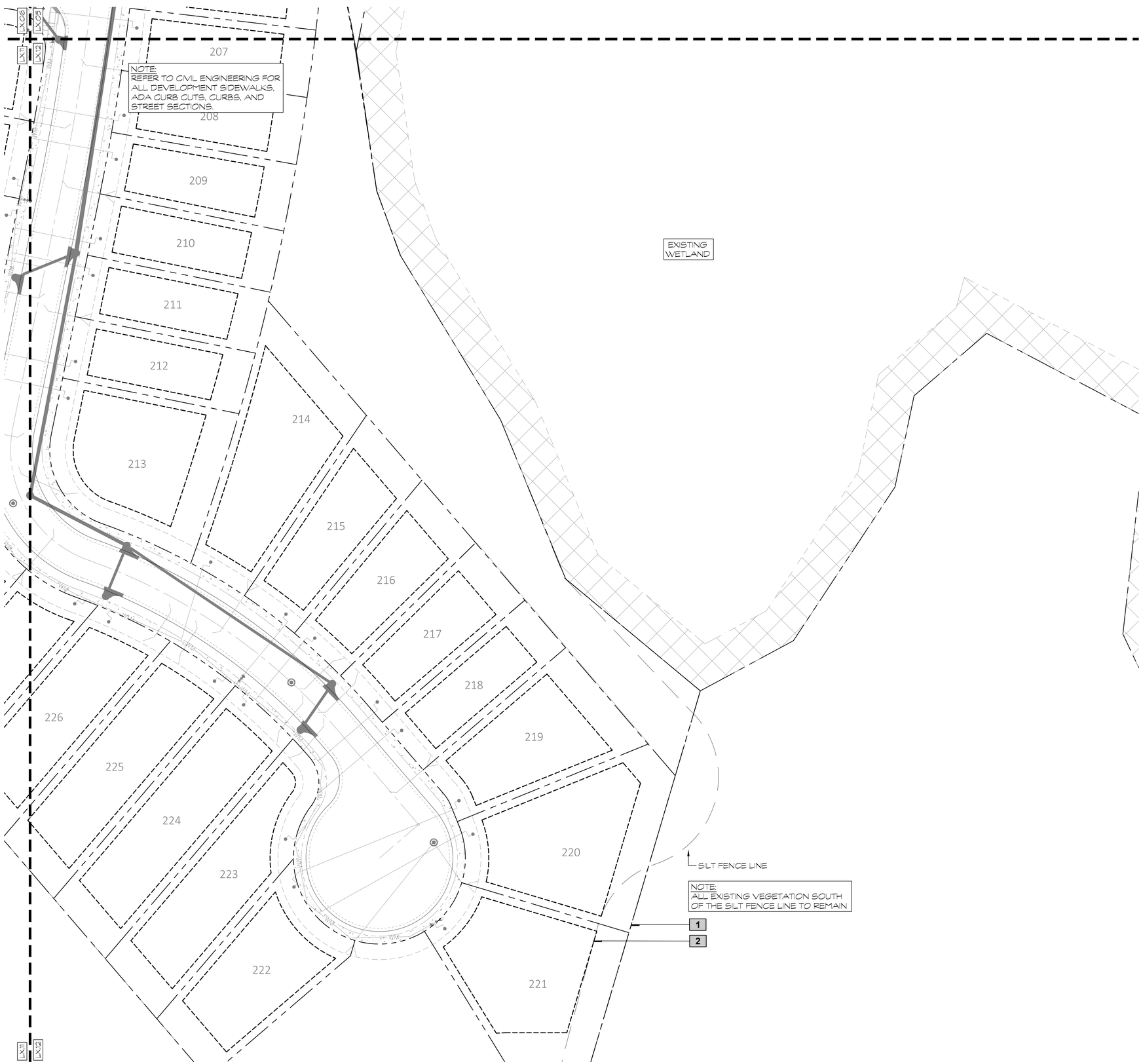
2023-016 Project #:

Sheet Title:
Hardscape Plan

Sheet No.
L1.11

DRAWN BY: AP
Scale: 1" = 30'-0"
DESIGNER: CM
DATE: 2023-07-06

M:\Project Files\DR-CLRM-Phase 3 -OL\1.01 Hardscape Plan.dwg,2023-07-10, ----



HARDSCAPE SCHEDULE

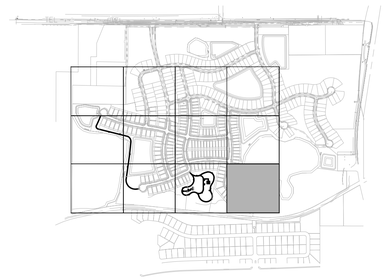
SYMBOL	FENCES, GATES & RAILING DESCRIPTION
L-101	5' HT. BLACK POWDERCOATED ALUMINUM FENCE.
L-102	4'-6" HT. BLACK POWDERCOATED ALUMINUM GATE

SYMBOL	STRUCTURES DESCRIPTION
L-701	MANUFACTURER: PLAYTOPIA CONTACT: MARLEE JACQUETTE | SALES CONSULTANT | (EMAIL): MARLEE@GOPLAYTOPIA.COM PLAYTOPIA, INC. | 217 MURPHY AVE., FERGUSON, KENTUCKY (OFFICE): (606)485.4408 | (WEB): WWW.GOPLAYTOPIA.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.
L-702	MANUFACTURER: LANDSCAPE STRUCTURES (REP SERVICES) PRODUCT: 5000 SERIES SWING FRAME 10' HT. W/ ADDITIONAL BAY CONTACT: MARY LANGLEY 407.947.6318 EMAIL: MARY@REPSERVICES.COM PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.

SYMBOL	PATIOS & WALKWAYS DESCRIPTION
P-301	REINFORCED CONCRETE SIDEWALK OR LANDING PAD WITH TROWLED EDGE AND BROOM FINISH. REINFORCING BY OTHERS.
P-302	REINFORCED CONCRETE BENCH & TRASH RECEPTACLE PAD. TROWLED EDGE WITH BROOM FINISH. REINFORCING BY OTHERS.
P-303	TOT-LOT MULCH

SYMBOL	FURNITURE DESCRIPTION
S-201	SITE BENCH MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: MT30-6 FINISH: 6 BENCH WITH BACK NO ARMS, IN BLACK 28.5'D x 72'L x 35'H
S-202	TRASH RECEPTACLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31020 FINISH: 30 GAL. CONTEMPORARY STYLE, IN BLACK 34'H x 30'W
S-203	BOW WOW BARREL MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6703 DIMENSIONS: 36'L x 36'w x 2-7H, 28.5' DIA
S-204	TEETER TOTTER MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6412 DIMENSIONS: 9'L x 11.72'W x 12'H
S-205	DOUBLE HOOP JUMP MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6522 DIMENSIONS: 4'-9'H x 2.25'W x 42'H
S-206	DOG FOUNTAIN MANUFACTURER: MOST DEPENDABLE FOUNTAINS CONTACT: 901-867-0039 PRODUCT #: 440 SM & SM55 W/ PET FOUNTAIN TO INCLUDE RECESSED HOSE BIB DIMENSIONS: 28'W x 40'H COLOR: BLUE
S-207	DOG BAG DISPENSER STATION MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 74088 DIMENSIONS: 72'H
S-208	ADA PICNIC TABLE W/ UMBRELLA HOLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M31015 FINISH: BACKLESS TABLE, IN BLACK 30.5'H x 68'D x 96'W

SYMBOL	*Pools & Water Features General* DESCRIPTION
W-101	RETENTION POND FOUNTAIN MANUFACTURER: KASCO FOUNTAINS PRODUCT: SPRUCE FOUNTAIN 3.1UF200 CONTACT: 715.262.4488 FOUNTAIN TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MILLSDG.com

Consultants:

REV. DATE:	DESCRIPTION:	BY:

Project Name
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D0000018241318620000 0A207, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:08:40
Foxit PhantomPDF Version: 10.0.0

2023-016 Project #

Sheet Title
Hardscape Plan

Sheet No.
L1.12

DRAWN BY: AP
SCALE: 1" = 30'-0"
DESIGNER: CM
DATE: 2023-07-06

M:\Project Files\DR-CLRM-Phase 3 -OL\L1.01 Hardscape Plan.dwg,2023-07-10, ----

NOTE:
REFER TO CIVIL ENGINEERING FOR ALL DEVELOPMENT SIDEWALKS, ADA CURB CUTS, CURBS, AND STREET SECTIONS.

NORTHERN PLATS
NOT PART OF DEVELOPMENT

LX01 LX02

NORTHING/EASTING POINT SCHEDULE

POINT	DESCRIPTION	NORTHING	EASTING
92	POINT	N 1557605-4 3/16"	E 492701-10 3/16"
93	POINT	N 1557603-10 9/16"	E 492691-2 1/8"
94	POINT	N 1557633-1'	E 492553-3 13/16"
95	POINT	N 1557631-7 3/8"	E 492542-7 3/4"
96	POINT	N 1557673-8 3/8"	E 492400-8 1/16"
97	POINT	N 1557692-2 7/8"	E 492378-1 1/16"
98	POINT	N 1557721-5 1/2"	E 492378-2 3/16"
99	POINT	N 1557858-8 9/16"	E 492437-10 1/2"

PHASE 1 & 2 DEVELOPMENT

PHASE 3 & 4 DEVELOPMENT

PROPERTY LINE

RETENTION POND

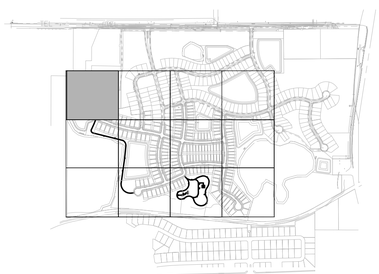
99

352

353

354

LX01 LX02



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.6435 // MillsDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name:
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dn2qualifier=A01410D000018241318620000000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:09:54
Foxit PhantomPDF Version: 10.0.0

2023.08 Project #:

Sheet Title: Layout Plan

Sheet No. L2.01

DRAWN BY: AP
DESIGNER: CM
Scale: 1" = 30'-0"
DATE: 2023-07-07

M:\Project Files\DR-CLRM-Phase 3-CIL2.01 Layout Plan.dwg,2023-07-10, ----

NOTE:
REFER TO CIVIL ENGINEERING FOR ALL DEVELOPMENT SIDEWALKS, ADA CURB CUTS, CURBS, AND STREET SECTIONS.

AMENITY CENTER CURRENTLY UNDER CONSTRUCTION & IS PART OF PHASE 1 &2.

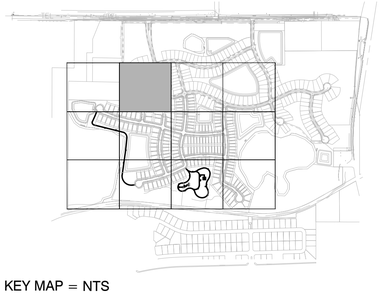
PROPERTY LINE

PHASE 1 & 2 DEVELOPMENT

PHASE 3 & 4 DEVELOPMENT

LX01 LX02 LX03

3 4 5 10 15 16 17 18 19 20 21 25 26 29 30 31 32 33 34 35 36 360 361 55



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

M:\Project Files\DR-CLRM-Phase 3 -CIL2.01 Layout Plan.dwg,2023-07-10, ----

MILLS DESIGN GROUP
407.359.5435 // MillsDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dn/qualifier=A01410D000001824131862 00000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:11:17
Foxit PhantomPDF Version: 10.0.0

2023.06 Project #:

Sheet Title: Layout Plan

Sheet No: L2.02

DRAWN BY: AP
DESIGNER: CM
Scale: 1" = 30'-0"
DATE: 2023-07-07

NOTE:
REFER TO CIVIL ENGINEERING FOR ALL DEVELOPMENT SIDEWALKS, ADA CURB CUTS, CURBS, AND STREET SECTIONS.

EXISTING RETENTION POND

PHASE 1 & 2 DEVELOPMENT

PHASE 3 & 4 DEVELOPMENT

RETENTION POND

KEY MAP = NTS

NORTH 1" = 30'

0 30 60 90 120 feet

M:\Project Files\DR-CLRM-Phase 3 -C\L2.01 Layout Plan.dwg,2023-07-10, ----

MILLS DESIGN GROUP
407.359.6435 // MillsDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

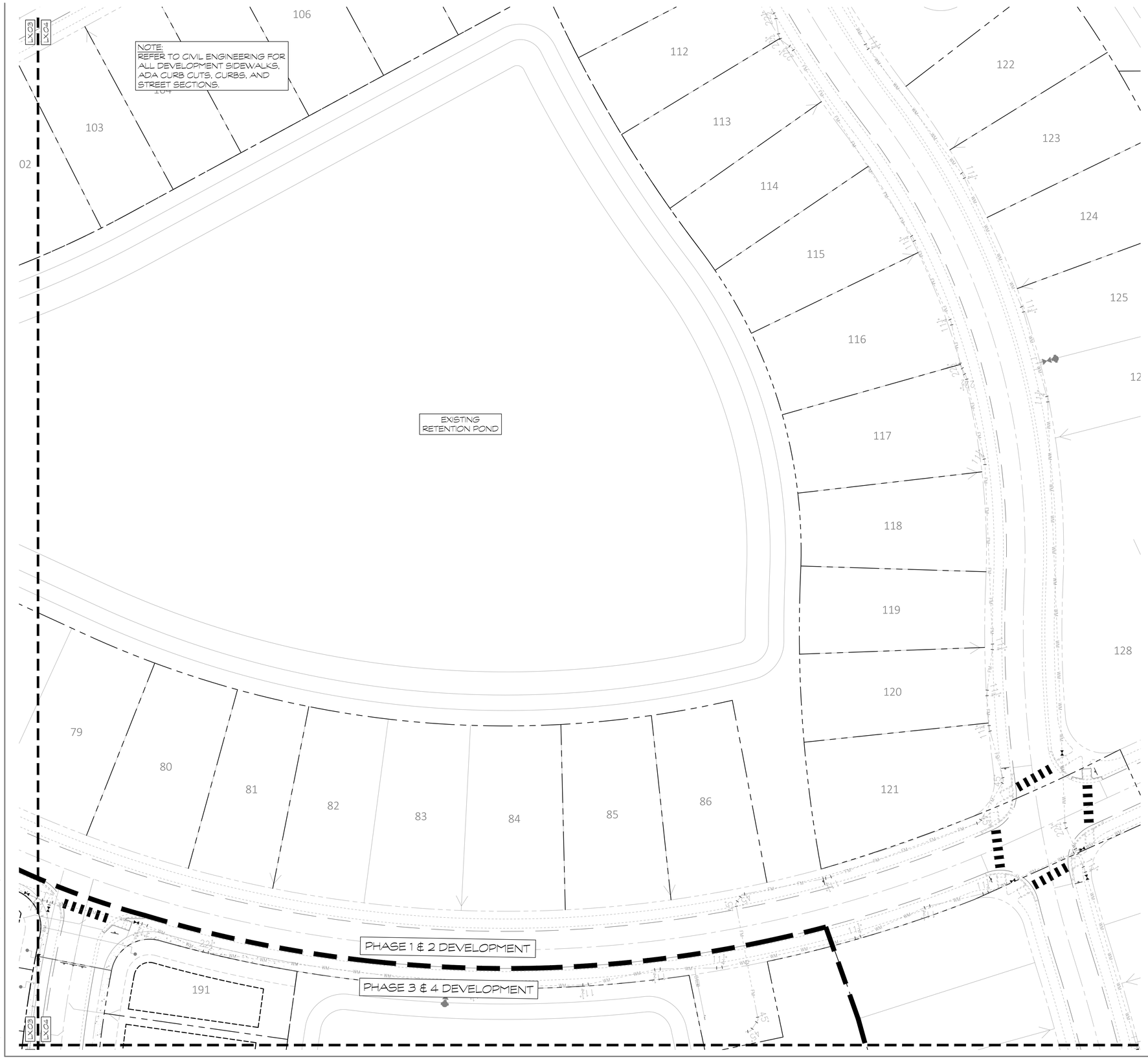
Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D0000018241318620000040D07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:12:25
Foxit PhantomPDF Version: 10.0.0

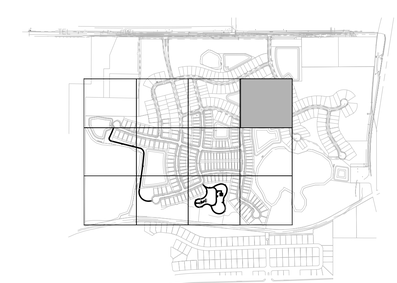
2023-DG Project #:

Sheet Title: Layout Plan

Sheet No. L2.03

DRAWN BY: AP
Scale: 1" = 30'-0"
DESIGNER: CM
DATE: 2023-07-07





KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

M:\Project Files\DR-CLRM-Phase 3-CIL2.01 Layout Plan.dwg,2023-07-10, -----

MILLS DESIGN GROUP
407.359.6435 // MillsDG.com

Consultants:

REV: DATE: DESCRIPTION: BY:

Project Name
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

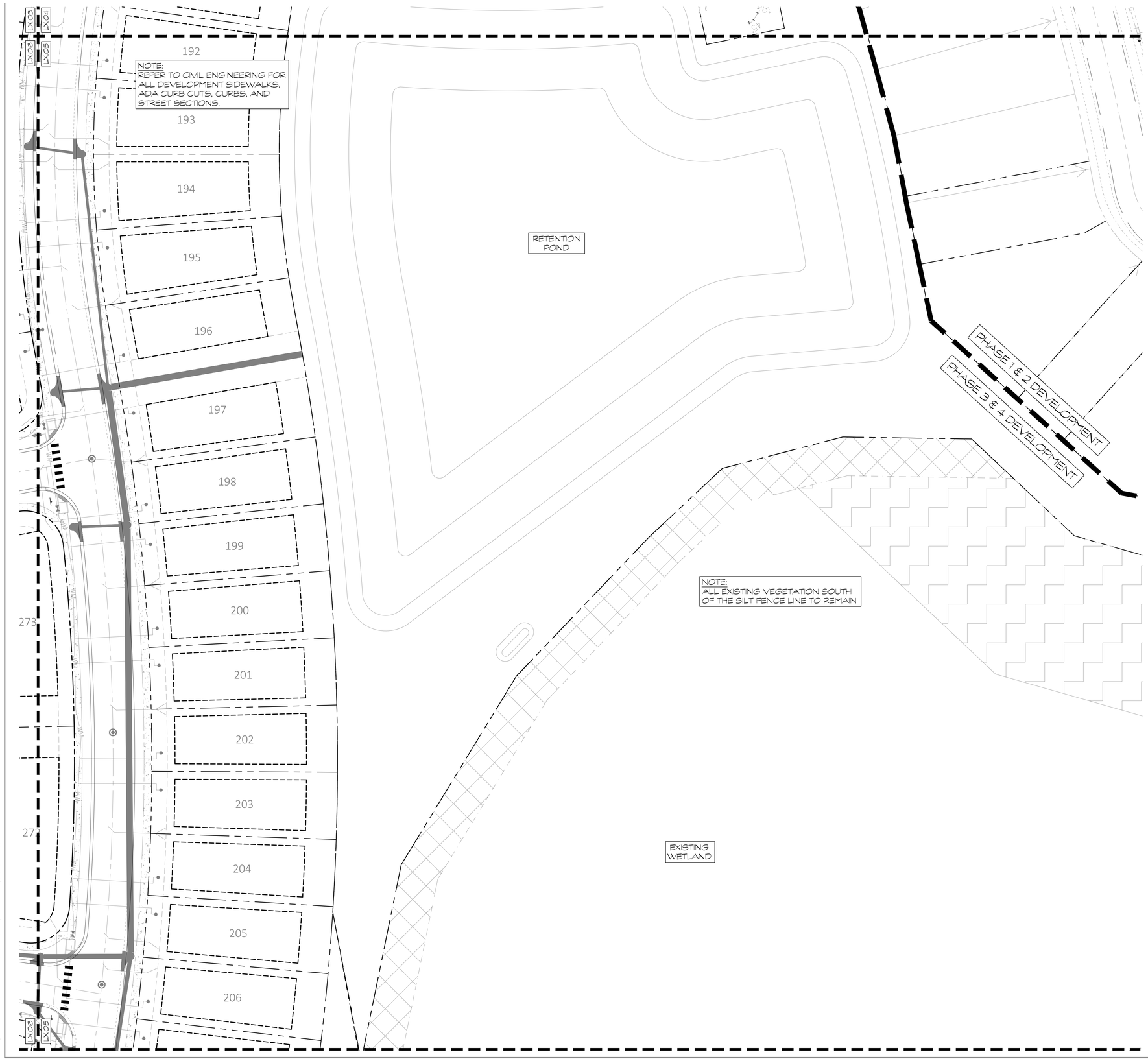
Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc., dnQualifier=A01410D0000018241318620000A007, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:14:15
Foxit PhantomPDF Version: 10.0.0

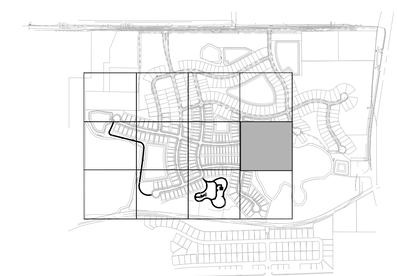
2023-016 Project #

Sheet Title:
Layout Plan

Sheet No:
L2.04

DRAWN BY: AP
Scale: 1" = 30-0"
DESIGNER: CM
DATE: 2023-07-07





KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

M:\Project Files\DR-CLRM-Phase 3 -CIL2.01 Layout Plan.dwg,2023-07-10, ----

MILLS DESIGN GROUP
407.359.5435 // MillsDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

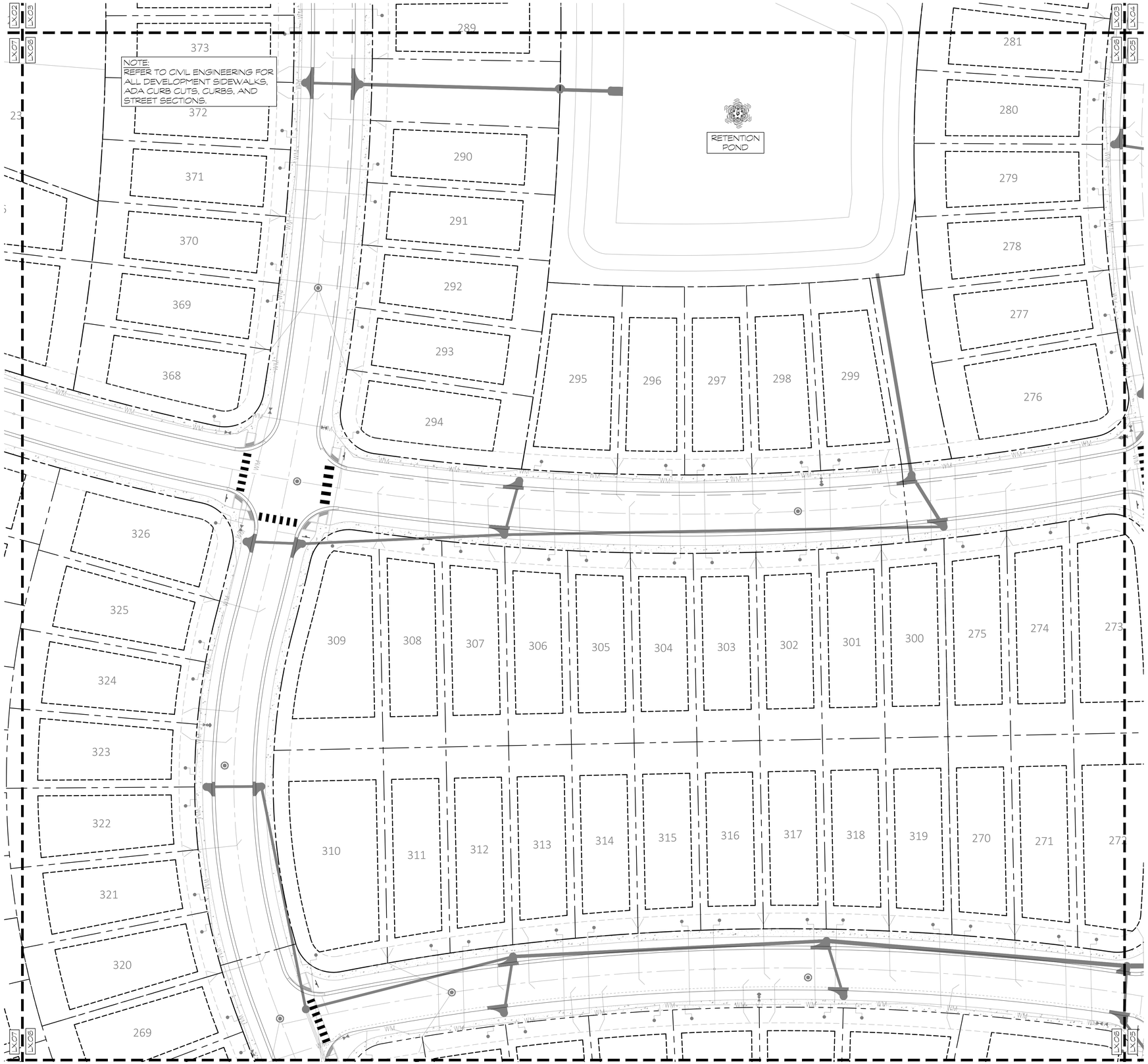
Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc., dnQualifier=A01410D0000182413186200000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:15:34
Foxit PhantomPDF Version: 10.0.0

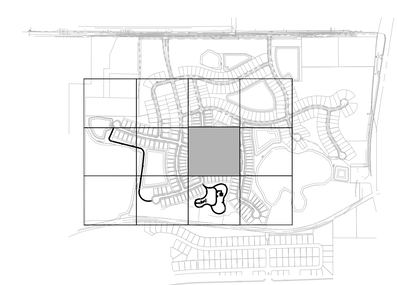
2023-016 Project #

Sheet Title
Layout Plan

Sheet No.
L2.05

DRAWN BY: AP
DESIGNER: CM
SCALE: 1" = 30'-0"
DATE: 2023-07-07





KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

M:\Project Files\DR-CLRM-Phase 3-CIL2.01 Layout Plan.dwg,2023-07-10, ----

MILLS DESIGN GROUP
407.359.6435 // MillsDG.com

Consultants:

REV: DATE: DESCRIPTION: BY:

Project Name:

CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills

Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=1401410000001820413186200000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:16:58
Foxit PhantomPDF Version: 10.0.0

2023.06 Project #:

Sheet Title:

Layout Plan

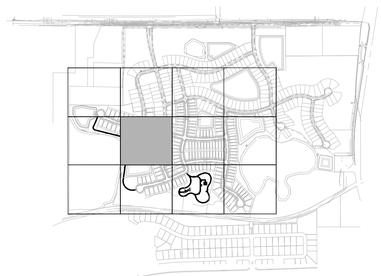
DESIGNER: CM
DRAWN BY: AP
DATE: 2023-07-07
SCALE: 1" = 30'-0"

Sheet No.

L2.06

NORTHING/EASTING POINT SCHEDULE

POINT	DESCRIPTION	NORTHING	EASTING
87	POINT	N 1557325-9"	E 492830-6 7/16"
88	POINT	N 1557335-1 1/4"	E 492835-10 1/2"
89	POINT	N 1557498-8 5/8"	E 492846-2 9/16"
90	POINT	N 1557542-8 3/4"	E 492837-0 7/16"
91	POINT	N 1557573-2 5/16"	E 492803-11 11/16"



KEY MAP = NTS

NORTH

1" = 30'

0 30 60 90 120 feet

MILLS DESIGN GROUP
407.359.5435 // MILLSDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name

CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills

Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group, L=Ocoee, OU=A01410D0000018241218B200000004D07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:18:30
Foxit PhantomPDF Version: 10.0.0

2023-DG Project #:

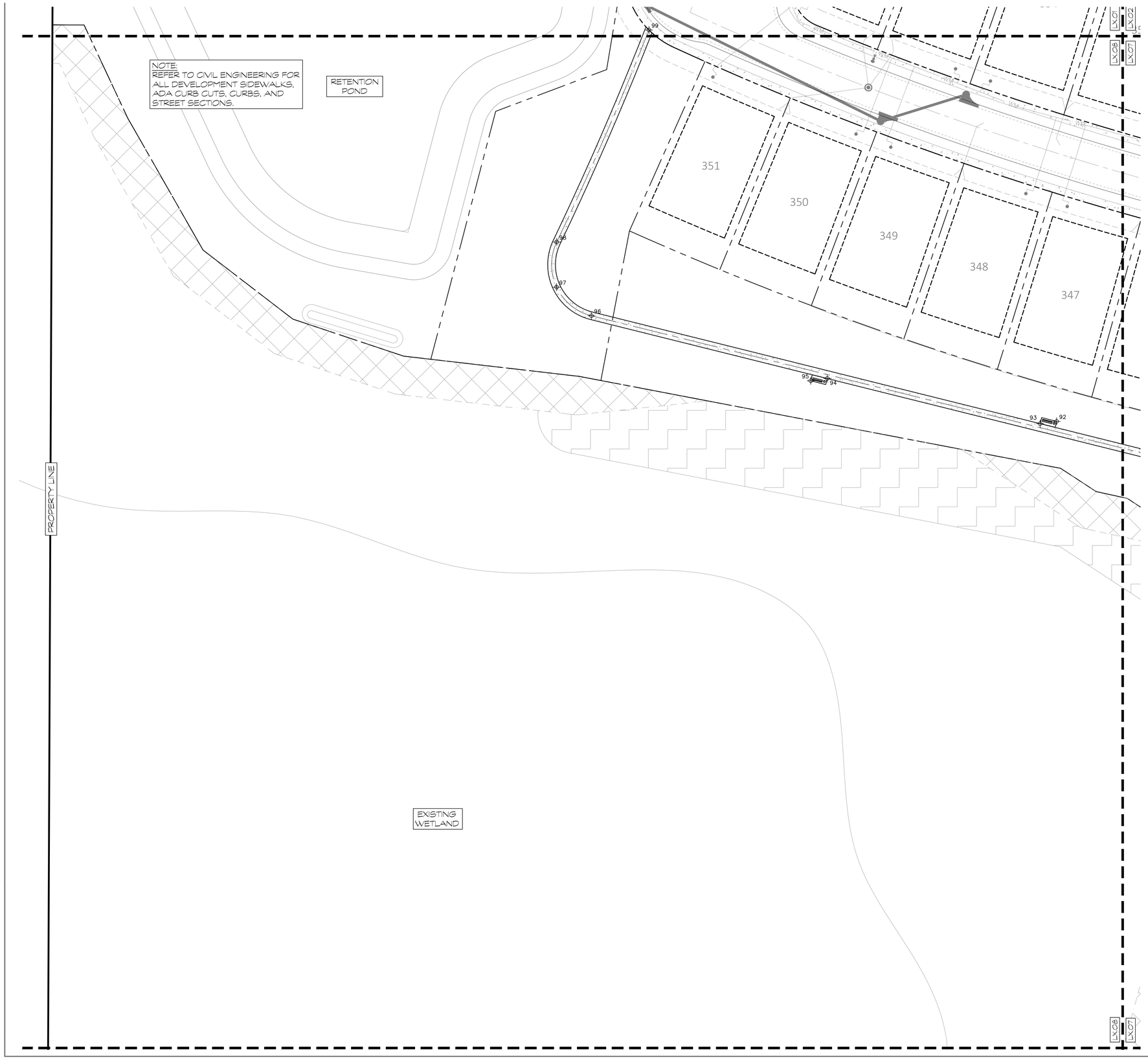
Sheet Title: Layout Plan

Sheet No. L2.07

DRAWN BY: AP
Scale 1" = 30-0

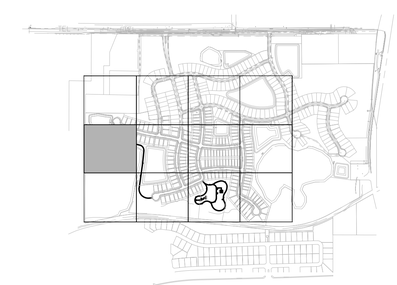
DESIGNER: CM
DATE 2023-07-07

M:\Project Files\DR-CLRM-Phase 3-CIL2.01 Layout Plan.dwg,2023-07-10, -----



NORTHING/EASTING POINT SCHEDULE

POINT	DESCRIPTION	NORTHING	EASTING
92	POINT	N 1557605-4 3/16'	E 492701-10 3/16'
93	POINT	N 1557603-10 9/16'	E 492691-2 1/8'
94	POINT	N 1557633-1'	E 492553-3 13/16'
95	POINT	N 1557631-7 3/8'	E 492542-7 3/4'
96	POINT	N 1557673-8 3/8'	E 492400-8 1/16'
97	POINT	N 1557692-2 7/8'	E 492378-1 11/16'
98	POINT	N 1557721-5 1/2'	E 492378-2 3/16'
99	POINT	N 1557858-8 9/16'	E 492437-10 1/2'



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MillsDG.com

Consultants:

REV: DATE: DESCRIPTION: BY:

Project Name

CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills

Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D0000001824131862 00000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:19:36
Foxit PhantomPDF Version: 10.0.0

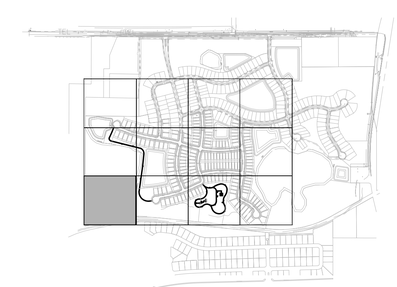
2023.06 Project #

Sheet Title: Layout Plan

Sheet No: L2.08

DRAWN BY: AP
Scale: 1" = 30'-0"
DESIGNER: CM
DATE: 2023-07-07

M:\Project Files\DR-CLRM-Phase 3-CIL2.01 Layout Plan.dwg 2023-07-10, ----



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

M:\Project Files\DR-CLRM-Phase 3 -CIL2.01 Layout Plan.dwg,2023-07-10, ----

MILLS DESIGN GROUP
407.359.6435 // MillsDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dn2qualifier=A01410D000001824131862 00000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:21:14
Foxit PhantomPDF Version: 10.0.0

2023-016 Project #

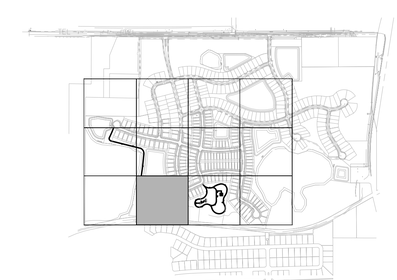
Sheet Title
Layout Plan

Sheet No.
L2.09

DRAWN BY: AP
Scale: 1" = 30'-0"
DESIGNER: CM
DATE: 2023-07-07

NORTHING/EASTING POINT SCHEDULE

POINT	DESCRIPTION	NORTHING	EASTING
81	POINT	N 1556860-5 1/2'	E 492956-1 3/16'
82	POINT	N 1556856-11 1/8'	E 492916-6 11/16'
83	POINT	N 1556893-10 1/16'	E 492816-8 7/16'
84	POINT	N 1556934-6 3/8'	E 492782-1 11/16'
85	POINT	N 1557154-10 3/4'	E 492797-9 3/8'
86	POINT	N 1557164-3 1/16'	E 492803-1 1/2'



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MILLSDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dn/Qualifier=A01410D000001824131862 00000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:22:45
Foxit PhantomPDF Version: 10.0.0

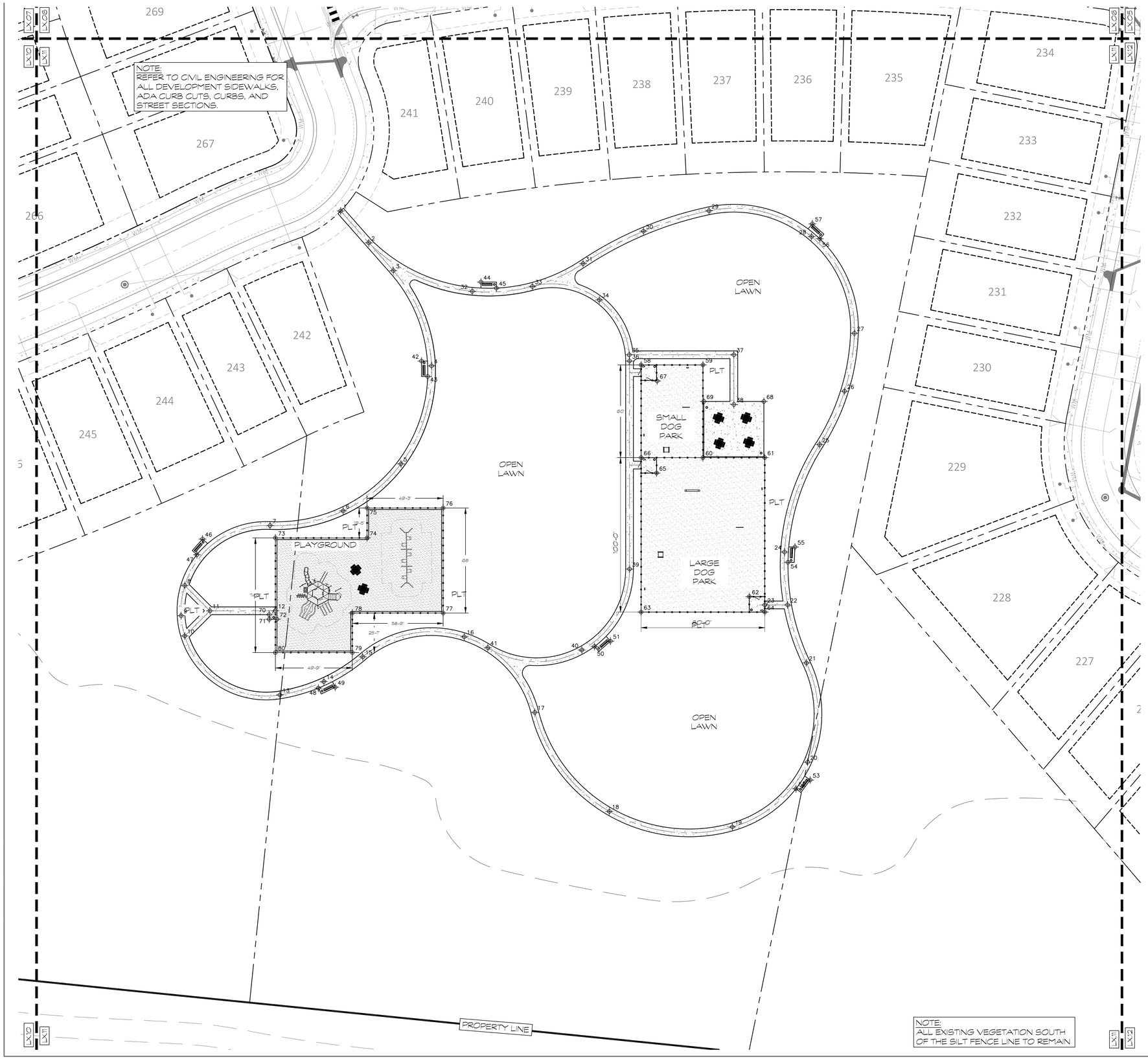
2023.06 Project #:

Sheet Title: Layout Plan

Sheet No: L2.10

DRAWN BY: AP
DESIGNER: CM
Scale: 1" = 30'-0"
DATE: 2023-07-07

M:\Project Files\DR-CLRM-Phase 3-CIL2.01 Layout Plan.dwg,2023-07-10, ----



NORTHING/EASTING POINT SCHEDULE

POINT	DESCRIPTION	NORTHING	EASTING
1	POINT	N 1557088-0 1/2'	E 493643-9 3/16'
2	POINT	N 1557067-4 15/16'	E 493681-11 3/4'
3	POINT	N 1557049-8 5/16'	E 493677-10 1/8'
4	POINT	N 1556987-9 3/8'	E 493702-6 7/8'
5	POINT	N 1556924-4 3/8'	E 493682-9 3/8'
6	POINT	N 1556893-10 3/4'	E 493645-4 9/16'
7	POINT	N 1556884-4 13/16'	E 493598-1'
8	POINT	N 1556845-6 11/16'	E 493542-10 3/8'
9	POINT	N 1556826-0 9/16'	E 493540-5 7/8'
10	POINT	N 1556812-11 1/16'	E 493542-10 3/8'
11	POINT	N 1556829-2 7/8'	E 493559-2 3/16'
12	POINT	N 1556829-2 7/8'	E 493601-8 7/16'
13	POINT	N 1556774-8 3/4'	E 493604-5 3/16'
14	POINT	N 1556783-4 7/8'	E 493632-10 7/8'
15	POINT	N 1556799-4 11/16'	E 493658-0 5/16'
16	POINT	N 1556812-4 1/2'	E 493723-8 5/8'
17	POINT	N 1556763-5 7/16'	E 493769-5 5/16'
18	POINT	N 1556699-4 1/16'	E 493817-7 11/16'
19	POINT	N 1556689-3 1/4'	E 493897-2 9/16'
20	POINT	N 1556731-2 9/16'	E 493945-11 5/16'
21	POINT	N 1556795-6 1/16'	E 493945-1 5/16'
22	POINT	N 1556833-0 1/16'	E 493932-11 11/16'
23	POINT	N 1556833-0 1/16'	E 493918-2 3/8'
24	POINT	N 1556867-3'	E 493930-11 3/4'
25	POINT	N 1556935-9 1/4'	E 493953-7 7/8'
26	POINT	N 1556971-3 3/4'	E 493969-9 3/8'
27	POINT	N 1557008-10 9/16'	E 493976-2 11/16'
28	POINT	N 1557071-5 11/16'	E 493948-5 13/16'
29	POINT	N 1557088-1 7/8'	E 493882-1'
30	POINT	N 1557074-11 3/8'	E 493839-8 13/16'
31	POINT	N 1557053-11 13/16'	E 493800-7 5/8'
32	POINT	N 1557036-0 3/8'	E 493728-11'
33	POINT	N 1557039-2 9/16'	E 493767-10 5/16'
34	POINT	N 1557030-6 1/4'	E 493811-2 1/8'
35	POINT	N 1556994-11 1/2'	E 493830-6 3/8'
36	POINT	N 1556990-10 5/8'	E 493830-8 3/8'
37	POINT	N 1556994-11 1/2'	E 493898-2 7/16'
38	POINT	N 1556962-8 7/8'	E 493898-2 7/16'
39	POINT	N 1556856-2 3/4'	E 493830-8 3/8'
40	POINT	N 1556803-9 5/16'	E 493799-9 15/16'
41	POINT	N 1556805-3 1/2'	E 493738-11 13/16'
42	POINT	N 1556990-10 7/16'	E 493696-1'
43	POINT	N 1556980-10 15/16'	E 493700-1 1/4'
44	POINT	N 1557042-0 3/16'	E 493734-6 5/8'
45	POINT	N 1557038-1 9/16'	E 493744-6 5/8'
46	POINT	N 1556875-8 1/16'	E 493554-4 5/16'
47	POINT	N 1556865-6 5/16'	E 493550-8 13/16'
48	POINT	N 1556779-1 3/4'	E 493629-4 5/16'
49	POINT	N 1556779-8 5/8'	E 493640-2 3/8'
50	POINT	N 1556806-1 3/8'	E 493808-0 1/2'
51	POINT	N 1556809-6 7/16'	E 493818-3 15/16'
52	POINT	N 1556714'	E 493938-4 11/16'
53	POINT	N 1556719-7 3/4'	E 493947-6 3/4'
54	POINT	N 1556860-7 1/4'	E 493933-2 3/4'
55	POINT	N 1556870-5 15/16'	E 493937-8 13/16'
56	POINT	N 1557070-0 11/16'	E 493953-9 7/8'
57	POINT	N 1557079-8 3/8'	E 493949-0 5/16'
58	POINT	N 1556988-4 3/8'	E 493838-2 3/8'
59	POINT	N 1556988-4 3/8'	E 493878-2 3/8'
60	POINT	N 1556928-4 3/8'	E 493878-2 3/8'
61	POINT	N 1556928-4 3/8'	E 493918-2 3/8'
62	POINT	N 1556838-4 3/8'	E 493908-2 3/8'
63	POINT	N 1556828-4 3/8'	E 493838-2 3/8'
64	POINT	N 1556828-4 3/8'	E 493918-2 3/8'
65	POINT	N 1556918-4 3/8'	E 493848-2 3/8'
66	POINT	N 1556928-4 3/8'	E 493838-2 3/8'
67	POINT	N 1556978-0 1/16'	E 493848-6 11/16'
68	POINT	N 1556964-8 7/8'	E 493917-7 5/16'
69	POINT	N 1556964-8 7/8'	E 493878-9 9/16'
70	POINT	N 1556826-8 7/8'	E 493597-6 7/16'
71	POINT	N 1556823-8 7/8'	E 493597-6 7/16'
72	POINT	N 1556823-8 7/8'	E 493602-6 7/16'
73	POINT	N 1556876-4 9/16'	E 493601-8 7/16'
74	POINT	N 1556876-4 9/16'	E 493660-10 3/8'
75	POINT	N 1556895-9 1/4'	E 493660-10 3/8'
76	POINT	N 1556895-9 1/4'	E 493710-0 7/8'
77	POINT	N 1556827-9 1/16'	E 493710-0 7/8'
78	POINT	N 1556827-9 1/16'	E 493651-3 11/16'
79	POINT	N 1556802-2 1/8'	E 493651-3 11/16'
80	POINT	N 1556802-2 1/8'	E 493601-8 7/16'

KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MILLSDG.com

Consultants:

REV: DATE: DESCRIPTION: BY:

Project Name

CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills

Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D0000001824131862 00000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:24:17
Foxit PhantomPDF Version: 10.0.0

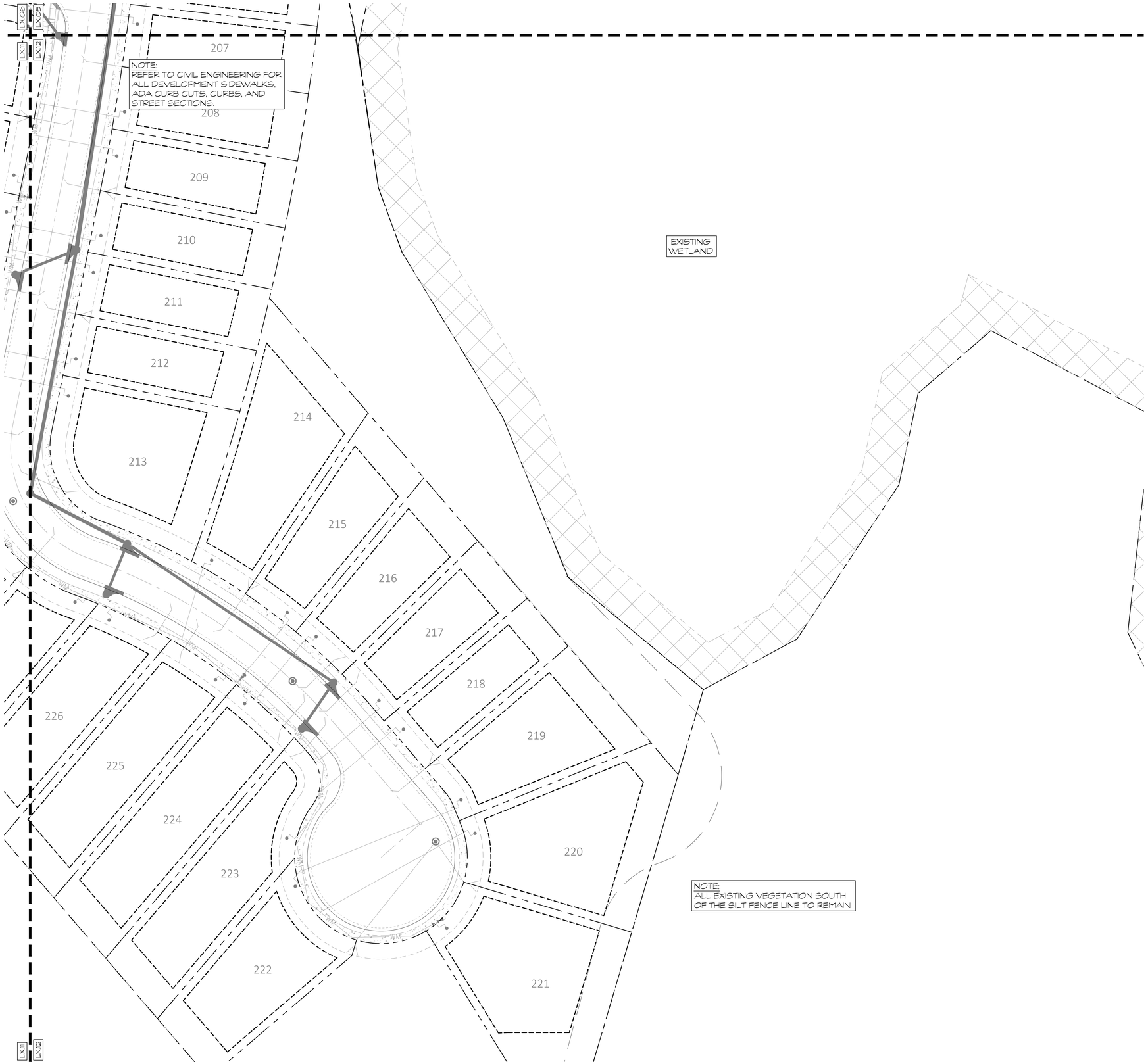
2023-206 Project #

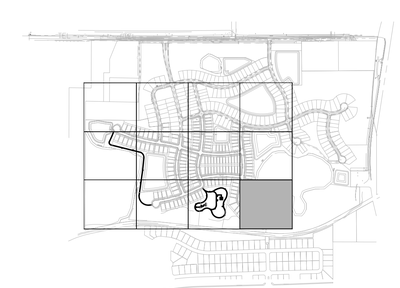
Sheet Title: Layout Plan

Sheet No. L2.11

DRAWN BY: AP
Scale: 1" = 30'-0"
DESIGNER: CM
DATE: 2023-07-07

M:\Project Files\DR-CLRM-Phase 3-CL\2.01 Layout Plan.dwg 2023-07-10, ----





KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

M:\Project Files\DR-CLRM-Phase 3 -CL\2.01 Layout Plan.dwg,2023-07-10, ----

MILLS DESIGN GROUP
407.359.5435 // MillsDG.com

Consultants:

REV:	DATE:	DESCRIPTION:	BY:

Project Name

CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills

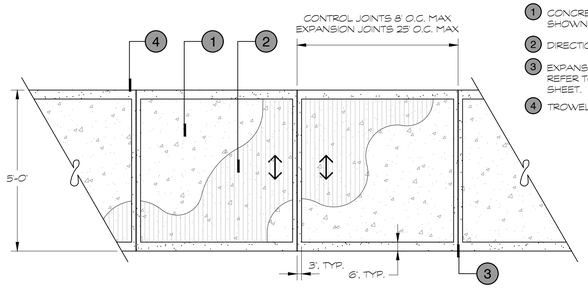
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D000001824131862 00000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:26:00
Foxit PhantomPDF Version: 10.0.0

2023-016 Project #:

Sheet Title: Layout Plan

DRAWN BY:	DESIGNER:
AP	CM
Scale: 1" = 30'-0"	DATE: 2023-07-07

Sheet No. L2.12



LEGEND:

1. CONCRETE WITH LIGHT BROOM FINISH. SHOWN ENLARGED AND N.T.S.
2. DIRECTION OF BROOM FINISH.
3. EXPANSION OR CONTROL JOINT, TYP. REFER TO SECTION DETAIL ON THIS SHEET.
4. TROWELED EDGE CONDITION, TYP.

1 CONCRETE SIDEWALK TYP - PLAN

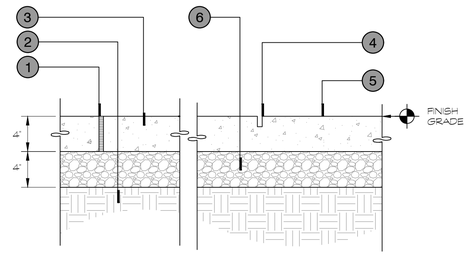
Scale: 1/4" = 1'-0"
RefNote: P-301

LEGEND:

1. TYP. FULL DEPTH EXPANSION JOINTS WITH BACKER ROD AND SEALANT. JOINT SEALANT COLOR TO MATCH ADJACENT PAVEMENT. BELOW SEALANT USE 1/2" WIDE PREFORMED BITUMINOUS EX. JT. FILLER.
2. COMPACTED SUBGRADE. SEE STRUCTURAL ENGINEERING DRAWINGS FOR COMPACTION.
3. POURED IN PLACE CONC. WALKWAY. REFER TO DETAIL 2, SHEET L1.301. SEE STRUCTURAL ENGIN. DRAWINGS FOR REINFORCING
4. TYPICAL SAWCUT CONTROL JOINT TO 1/4 THICKNESS OF SLAB. SEE SPECIFICATIONS AND PLANS FOR LOCATION.
5. FINISH GRADE. PITCH TO POSITIVELY DRAIN TOWARD DRAINAGE STRUCTURES AND SWALES AS SHOWN ON CIVIL ENGINEERING DRAWINGS.
6. CONCRETE AGGREGATE BASE WHERE NECESSARY PENDING ON SOIL TEST RESULTS. SOIL TESTS RECOMMENDED AND TO BE DONE BY OTHERS.

NOTES:
1.) EXPANSION JOINTS TO BE LOCATED NO GREATER THAN 25 O.C., AT INTERSECTIONS AND MAJOR CHANGES IN PAVEMENT DIRECTION AND AT INTERFACES WITH OTHER STRUCTURES.

2.) CONTROL JOINTS TO BE LOCATED AT EVEN INCREMENTS BETWEEN EXPANSION JOINTS AND TYPICALLY AT INCREMENTS EQUAL TO THE WIDTH OF THE WALKWAY.



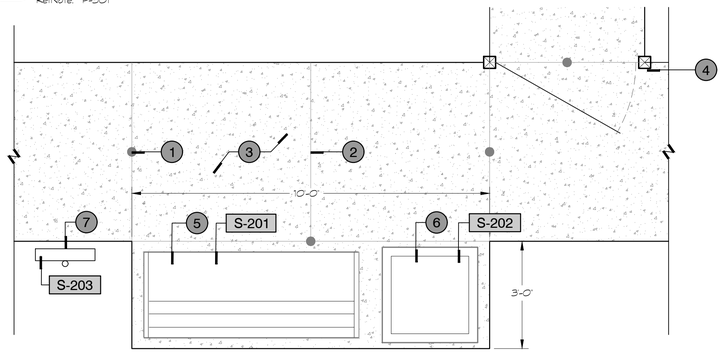
2 TYP. EXPANSION AND CONTROL JOINT - SECTION

Scale: NTS
RefNote:

SITE FURNISHINGS SCHEDULE

SYMBOL	FURNITURE DESCRIPTION
S-201	SITE BENCH MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M730-6 FINISH: 6' BENCH WITH BACK NO ARMS, IN BLACK 28.5'D x 72'L x 35'H
S-202	TRASH RECEPTACLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M3020 FINISH: 30 GAL. CONTEMPORARY STYLE, IN BLACK 34'H x 30'W
S-203	BOW WOW BARREL MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6703 DIMENSIONS: 36'L x 36'w x 2-7'H, 28.5' DIA
S-204	TEETER TOTTER MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6412 DIMENSIONS: 9L x 11.72'W x 12'H
S-205	DOUBLE HOOP JUMP MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 6522 DIMENSIONS: 4'-9'H x 2.25'W x 42'H
S-206	DOG FOUNTAIN MANUFACTURER: MOST DEPENDABLE FOUNTAINS CONTACT: 901-867-0038 PRODUCT #: 440 SM & SMSS W/ PET FOUNTAIN TO INCLUDE RECESSED HOSE BIB DIMENSIONS: 28'W x 40'H COLOR: BLUE
S-207	DOG BAG DISPENSER STATION MANUFACTURER: DOG-ON-IT-PARKS PRODUCT #: 7408S DIMENSIONS: 72'H
S-208	ADA PICNIC TABLE W/ UMBRELLA HOLE MANUFACTURER: TEXACRAFT CONTACT: 800-327-1541 PRODUCT: M3105 FINISH: BACKLESS TABLE, IN BLACK 30.5'H x 68'D x 96'W

NOTE:
ALL SITE FURNISHING TO BE INSTALLED & ANCHORED PER MANUFACTURERS RECOMMENDATION.



LEGEND:

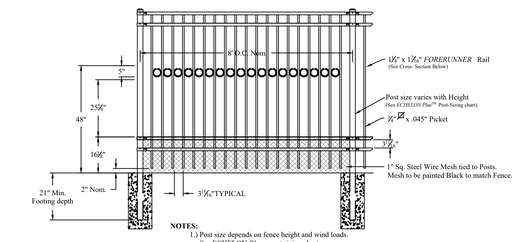
1. Expansion Joint. Refer to Detail on this Sheet.
2. Control Joint. Refer to Detail on this Sheet.
3. Concrete Sidewalk. Refer to Detail on this Sheet.
4. 4' Wide Pedestrian Gate. Refer to Detail on this Sheet.
5. Site Bench. Refer to Image on this Sheet.
6. Trash Receptacle. Refer to Image on this Sheet.
7. Dog Bag Station. Refer Image on this Sheet.

3 SITE FURNISHING CONCRETE PAD, TYP.

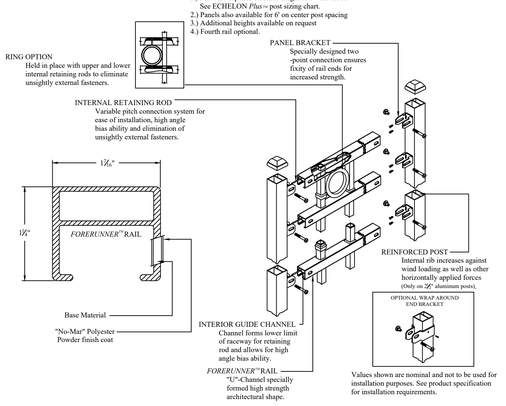
Scale: 1/2" = 1'-0"
RefNote: P-302

7 SITE BENCH, TYP.

Scale: NTS



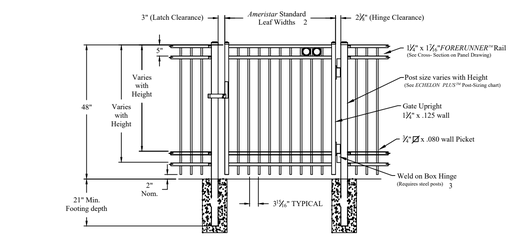
NOTES:
1.) Post size depends on fence height and wind loads. See ECHELON *Plus* = post sizing chart.
2.) Panels also available for 6' on center post spacing
3.) Additional heights available on request
4.) Fourth rail optional.



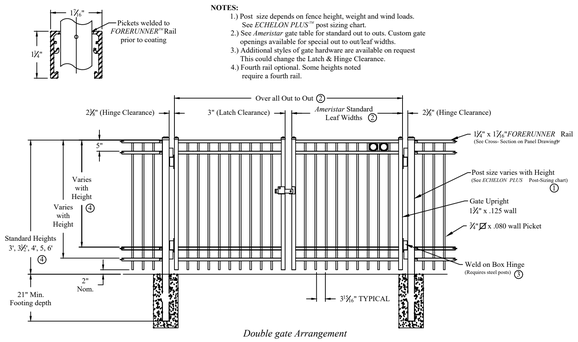
Notes:
- Installed per Manufacturers Recommendation.
- All Fence Components to be Powdercoated Black.
- Approved Equal will be accepted by approval from DR Horton & Mills Design Group.

5 PLAYGROUND & DOG PARK FENCE

Scale: 3/8" = 1'-0"
RefNote: L-101



Single gate Arrangement



Double gate Arrangement

NOTES:
1.) Post size depends on fence height, weight and wind loads. See *ECHELON PLUS*™ post sizing chart.
2.) See *Ameristar* gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
3.) Additional styles of gate hardware are available on request This could change the Latch & Hinge Clearance.
4.) Fourth rail optional. Some heights noted require a fourth rail.

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

6 ECHELON PLUS GATE- CUT SHEET

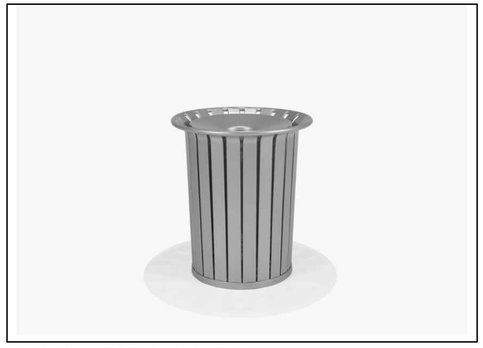
Scale: 3/8" = 1'-0"
RefNote: L-102

8 BOW WOW BARREL

Scale: NTS

9 DOUBLE HOOP JUMP, TEETER TOTTER

Scale: NTS



10 TRASH RECEPTACLE, TYP.

Scale: NTS

11 DOG STATION, WATER FOUNTAIN TYP.

Scale: NTS

MILLS DESIGN GROUP
407.359.6435 // MillsDG.com

Consultants:

REV: DATE: DESCRIPTION: BY:

Project Name
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D0000018243138620000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:27:50
Foxit PhantomPDF Version: 10.0.0

2023.DG Project #:

Sheet Title: Hardscape Details

DRAWN BY	DESIGNER
AZM	CM
Scale	DATE
N/A	2023-07-07

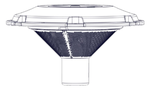
Sheet No. L3.01

M:\Project Files\DR-CLRM-Phase 3-C\L3.01 Hardscape Details.dwg,2023-07-10, ----

3.1JF FOUNTAIN

OVERVIEW

- Complete package includes motor unit, control panel, float with screens, mooring lines, cable, five interchangeable nozzles.
- Cable is UL, CSA & NEC rated for underwater use.
- Total package Listed by ETL to UL/CSA standards.
- Intake near surface allows for shallow operation
- Saltwater compatible
- Packaged for convenient shipping
- Optional lighting available



Dimensions
Float diameter: 43"
Unit height with float: 24"

FLOAT

- UV-resistant polyethylene
- Single-piece float
- Series 300 stainless steel hardware
- Series 300 stainless steel bottom screen
- Three 50' braided nylon mooring ropes

FOUNTAIN COMPONENTS

- Custom thermoplastic impeller
- UV-resistant thermoplastic cone and fountain housing
- Series 300 stainless steel hardware
- Five thermoplastic nozzles
- Twist on/off nozzles for easy pattern changes

POWER CABLE

- 3 wire (L1, L2, G)
- Quick Disconnect standard on 12+ AWG cords (otherwise optional)
- Stainless steel strain relief on 12+ AWG cords
- 6' flex sleeving protection standard (optional for entire cord length)

MOTOR UNIT

- 3HP, 208-240Vac operating voltage range, single phase
- Class B insulation
- 1750 RPM
- Oil cooled
- Continuous duty rated
- 17mm top and 20mm bottom bearings
- Thermal overload protection
- Fully unitized heavy-duty carbon-ceramic mechanical seal
- Series 300 stainless steel can
- Engineering grade thermoplastic top
- Sacrificial anode installed on 316 stainless shaft

CONTROL PANEL

- UL 508 Listed
- UL type 3R/4X thermoplastic enclosure
- 30 amp breaker
- Human-rated GFCI protection
- Surge protector
- 24-hour mechanical fountain timer
- Terminal block wiring
- 24-hour mechanical timer for optional lighting
- 4-wire power required (L1, L2, N, G)

Kasco
3.1JF FOUNTAIN CUT SHEET
800 Deere Rd. Prescott, WI 54021 | 715.262.4488 | sales@kascomarine.com | kascomarine.com

3.1JF FOUNTAIN

OVERVIEW

HP	Voltage / Phase / Hz	Running Amps	Lock Rotor Amps	Suggested Pond Size (SA)	Min. Depth of Operation (in.)
3	208-240V / 1 / 60	13	63	Up to 1.5*	24"

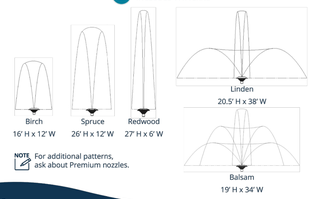
*Surface Acreage; also consider pond shape, depth, and oxygen demand.

MODEL SPECIFICATIONS

Model	Cord Length (ft.)	Cord Gauge	Number of Boxes
3.1JF050	50	14/3	3
3.1JF100	100	12/3	4
3.1JF150	150	12/3	4
3.1JF200	200	10/3	4
3.1JF250	250	10/3	4
3.1JF300	300	10/3	4
3.1JF400	400	8/3	4**
3.1JF500	500*	8/3	4**

*500' and longer cords available by custom order only.
**Ships motor freight only.

INCLUDED PATTERNS



NOTE: For additional patterns, ask about Premium nozzles.

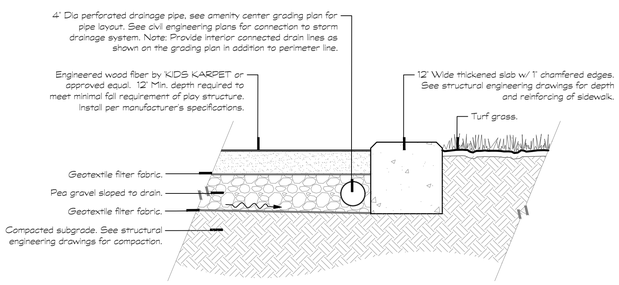
Kasco
3.1JF FOUNTAIN CUT SHEET
800 Deere Rd. Prescott, WI 54021 | 715.262.4488 | sales@kascomarine.com | kascomarine.com

NOTE:
POWER SOURCE TO BE FIELD VERIFIED
BY SITE / BUILDING ELECTRICAL CONTRACTOR.

1 RETENSION POND FOUNTAIN

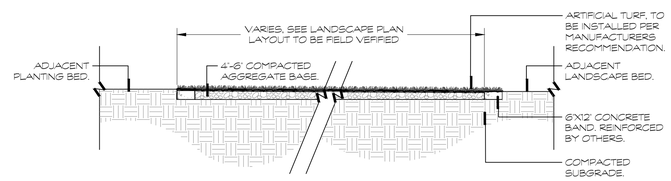
Scale: 3" = 1'-0"
RefNote:

NOTES:
PRO GREEN SYNTHETIC TURF SYSTEMS
CONTACT: KEN POOLE
P: 407.263.8394
E: ken.poole@progreen.com
TYPE:
TROPICAL MULTI
COLOR: FIELD GREEN/LIME GREEN/OLIVE GREEN BLEND BY MANUFACTURER.



2 TOT - LOT EDGE REINFORCEMENT

Scale: 1" = 1'-0"
RefNote: P-303



3 ARTIFICAL TURF ADJACENT LANDSCAPE BED

Scale: 1/4" = 1'-0"
RefNote: P-304

M:\Project Files\DR-CLRM-Phase 3 -C\L3.02 Hardscape Details.dwg,2023-07-10, ----

MILLS DESIGN GROUP
407.359.6435 // MillsDG.com

Consultants:

REV:	DATE:	DESCRIPTION:	BY:

Project Name
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

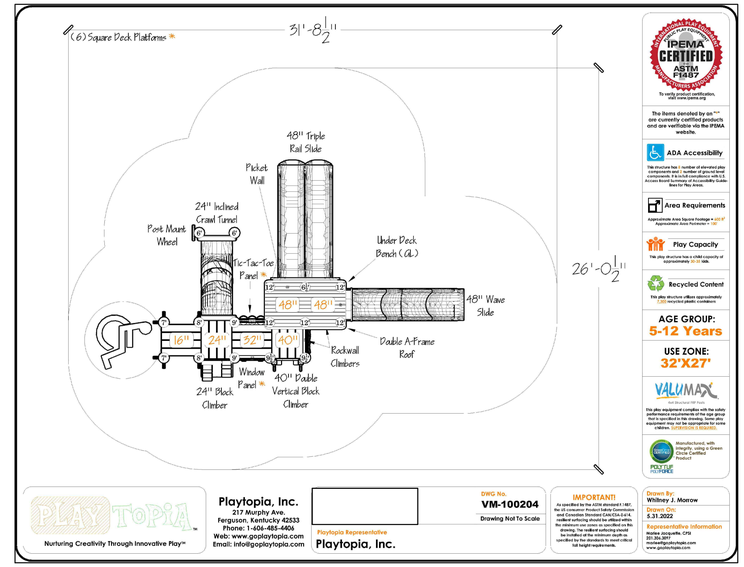
Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D0000016241318620000 00AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:29:32
Foxit PhantomPDF Version: 10.0.0

2023.DG Project #:

Sheet Title:
Hardscape Details

Sheet No.
L3.02

DRAWN BY:	DESIGNER:
AZM	CM
Scale	DATE
N/A	2023-07-07

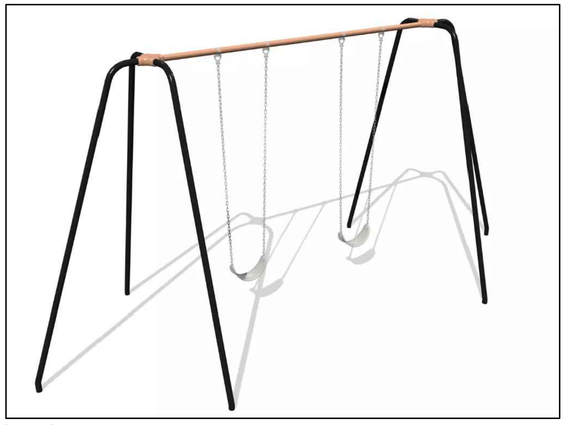


NOTES:
CONTACT:
MARLEE JACQUETTE | SALES CONSULTANT | (EMAIL): MARLEE@GOPLAYTOPIA.COM
PLAYTOPIA, INC. | 217 MURPHY AVE., FERGUSON, KENTUCKY
(OFFICE): (606).485.4406 | (WEB): WWW.GOPLAYTOPIA.COM

PLAY STRUCTURE TO BE INSTALLED PER MANUFACTURERS RECOMMENDATION.

1 TOT-LOT PLAY STRUCTURE IMAGE AND PLAN SPECS

Scale: N.T.S.
RefNote: L-701



2 SWING

Scale: 1" = 1'
RefNote: L-702

3 PICNIC TABLE, TYP.

Scale: NTS

MILLS DESIGN GROUP
407.359.6235 // MillsDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D0000010243138200000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:31:16
Foxit PhantomPDF Version: 10.0.0

2023.016 Project #

Sheet Title
Hardscape Details

Sheet No.
L3.03

DRAWN BY: ZM
Scale N/A
DESIGNER: CM
DATE 2023-07-10

M:\Project Files\DR-CLRM-Phase 3 -CI\L3.03 Hardscape Details.dwg,2023-07-10, ----

PLANTING LEGEND

LARGE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	CAL.	CT	REMARKS
AR	AR	65	Florida Flame Red Maple	Acer rubrum `Florida Flame`	65 G	12` - 14` Ht x 6` - 8` Sprd	3`	5`	Well Developed Specimen | Single Straight Trunk
	QV	31	Southern Live Oak	Quercus virginiana	100 G	15` - 17` Ht x 7` - 9` Sprd	5`	5` CT	Full Head Specimen
QV	QV1	193	Southern Live Oak	Quercus virginiana	65 G	13` - 15` Ht x 6`-8` Sprd	3`	6`	Full Head Specimen | Single Straight Trunk
TD	TD	49	Bald Cypress	Taxodium distichum	65 G	13` - 15` Ht X 5` - 7` Sprd	3.5`	5`	Specimen Form

SMALL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	CAL.	CT	REMARKS
	LIP	5	Purple Crape Myrtle	Lagerstroemia fauriei `Muskogee`	45 G	10`-12` Ht. x 6`-8` Sprd.		4`	Full Specimen Form, Multi Trunk w/ 3 - 5 Branches

PALM TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	CAL.	CT	REMARKS
	SP	27	Cabbage Palmetto	Sabal palmetto	FG			Varies	Bare Root, Full Well Developed Crown, Single Straight Heavy Trunk w/out Boots

CANOPY TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	CAL.	CT	REMARKS
UA	UA	25	Florida Elm	Ulmus americana floridana	65 G	16` Ht x 8` Sprd	3`		Specimen Form, Single Straight Trunk

HEDGES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE		
	PM	68	Podocarpus	Podocarpus macrophyllus	7 Gal	3` Ht x 3` Sprd	36` o.c.	Very Full Specimens

SHRUB AREAS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE		
	AM	535	Foxtail Fern	Asparagus aethiopicus	3 Gal	12` Ht Min	18` o.c.	Full & Bushy
	BH	127	Compact Bougainvillea	Bougainvillea x `Helen Johnson`	3 Gal	16` - 18` OA	24` o.c.	Full & Bushy
	MG	1,003	Pink Muhly Grass	Muhlenbergia capillaris	3 Gal	24` Ht	30` o.c.	Full & Bushy
	PA	267	Plumbago	Plumbago auriculata `Imperial Blue`	7 Gal	30`-36` Ht x 30` Min Sprd	30` o.c.	Full & Bushy
	RF	71	Firecracker Plant	Russelia equisetiformis	3 Gal	24` OA	24` o.c.	Full & Bushy
	SB	1,902	Sand Cordgrass	Spartina bakeri	3 Gal	18` - 24` OA	30` o.c.	Full & Bushy
	ZP	545	Coontie Cycad	Zamia pumila	3 Gal	15` - 18` OA	30` o.c.	Full & Bushy

GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE		
	CF	90	Yellow Canna	Canna flaccida	1 Gal	1` - 2` Ht.	24` o.c.	Full Plants
	LMG	93	Evergreen Giant Border Grass	Liriope muscari `Evergreen Giant`	1 Gal	12` OA	18` o.c.	Full Plants
	SL	632	Duck Potato	Sagittaria lancifolia	1 Gal	1`-2` Ht	24` o.c.	Full Plants
	TA	584	Dwarf Asiatic Jasmine	Trachelospermum asiaticum `Asia Minor`	6` Pot	12` - 18` Runners	12` o.c.	5 Runners Min per pot

SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	
	PNS	670,128 sf	Bahia Grass	Paspalum notatum `Argentine`	N/A	N/A	Solid Sod from Pallets, Weed & Pest Free

PLANTING NOTES

SYMBOL	DESCRIPTION
3-01	Landscape contractor is responsible for all materials and all work as called for on the Landscape Plans. The Plant List quantities provided are to be used strictly as a guide. It is the Landscape Conractors duty to field verify all quantities and notify any modifications to Mills Design Group (MDG) at the time of bidding.
3-02	All plants must meet Florida No. 1 grade or better as outlined under Grades and Standards for Nursery Plants, Division of Plant Industry, State of Florida.
3-03	The Landscape Contractor shall review architectural engineering plans and become thoroughly familiar with surface and subsurface utilities. The Landscape Contractor shall coordinate with other trades to prevent conflicts, and shall coordinate the planting with the irrigation work to assure availability and proper location of irrigation items.
3-04	The Landscape Contractor shall be wholly responsible for stability and plumb condition of all trees and shrubs and be legally liable for any damage caused by instability of any plants. The Landscape Contractor shall determine trees to be staked or guyed. If necessary, guying and staking shall be done by a method approved by MDG prior to installation. It shall be the responsibility of the Landscape Contractor to remove guys and stakes after new root growth is firmly established. Landscape Contractor must remove Burlap from all trees prior to installation.
3-05	The Landscape Contractor shall insure that any of his work will not interrupt any existing or projected on-site drainage patterns. It is Necessary for the Landscape Contractor to Provide Proper drainage in all plant beds, planters and sod areas.
3-06	Grass: All grass shall be recognized Empire Zoysia Grass. Grass must be weed free at time of install. The Landscape Contractor is responsible for measuring and determining the exact amount required.
3-07	Mulch: All plants shall be dressed with 2`-3` pine bark nuggets. NO CYPRESS MULCH!
3-08	Install Root Barrier in All Planters, and adjacent to all Walls, & Pool Shell. See Detail.

NOTE:
ALL STREET TREES, ROW SOD, & IRRIGATION TO BE INSTALLED BY THE HOMEOWNER.

IF THE LA CONTRACTOR OR DEVELOPER INSTALLS THE STREET TREES AND SOD, PRIOR TO THE SALE OF THE LOTS, THEY ARE TO BE RESPONSIBLE FOR PROVIDING A TEMPORARY WATERING AND MAINTENANCE SERVICE FOR THE ENTIRETY OF THE DEVELOPMENT.

LOT TREES - ALL RESIDENTIAL BUILDING LOTS SHALL HAVE, AT A MINIMUM, THREE (3) TREES PER LOT. SAID TREES SHALL BE AT LEAST TWO (2) INCHES IN DBH & AT LEAST 10` IN HEIGHT.

STREET TREES - THE DEVELOPER SHAL PLANT, WITHIN FIVE (5) OF THE ROW OF EACH STREET WITHIN A RESIDENTIAL DEVELOPMENT, ONE (1) SHADE TREE FOR EVERY FIFTY (50) LINEAR FEET OF ROW.

MILLS DESIGN GROUP
407.359.5435 // MillsDG.com

Consultants:

REV.DATE: DESCRIPTION: BY:

Project Name
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D000001824131862 00000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:33:14
Foxit PhantomPDF Version: 10.0.0

2023-048 Project #:

Sheet Title: Landscape Schedule

Sheet No. L4.00

DRAWN BY: AP
Scale: N/A
DESIGNER: CM
DATE: 2023-07-06

M:\Project Files\DR-CLRM-Phase 3 -OL\4.01 Landscape Plan.dwg,2023-07-10, ----

Tree Legend

LARGE TREES	CODE	COMMON NAME	BOTANICAL NAME
AR	AR	Florida Flame Red Maple	Acer rubrum `Florida Flame`
	QV	Southern Live Oak	Quercus virginiana
	QV1	Southern Live Oak	Quercus virginiana
TD	TD	Bald Cypress	Taxodium distichum

SMALL TREES	CODE	COMMON NAME	BOTANICAL NAME
	LIP	Purple Crape Myrtle	Lagerstroemia fauriei `Muskogee`

PALM TREES	CODE	COMMON NAME	BOTANICAL NAME
	SP	Cabbage Palmetto	Sabal palmetto

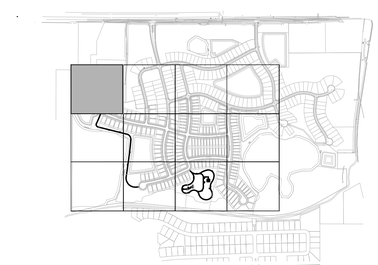
CANOPY TREES	CODE	COMMON NAME	BOTANICAL NAME
UA	UA	Florida Elm	Ulmus americana floridana

Pond Plantings

SHRUB AREAS	CODE	COMMON NAME	BOTANICAL NAME
	MG	Pink Muhly Grass	Muhlenbergia capillaris
	SB	Sand Cordgrass	Spartina bakeri

GROUND COVERS	CODE	COMMON NAME	BOTANICAL NAME
	MI	African Iris	Moraea iridoides
	SL	Duck Potato	Sagittaria lancifolia

SOD/SEED	CODE	COMMON NAME	BOTANICAL NAME
	PNS	Bahia Grass	Paspalum notatum `Argentine`



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MillsDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name:

CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills

Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D000018241318620000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:39:10
Foxit PhantomPDF Version: 10.0.0

2023.06 Project #:

Sheet Title:

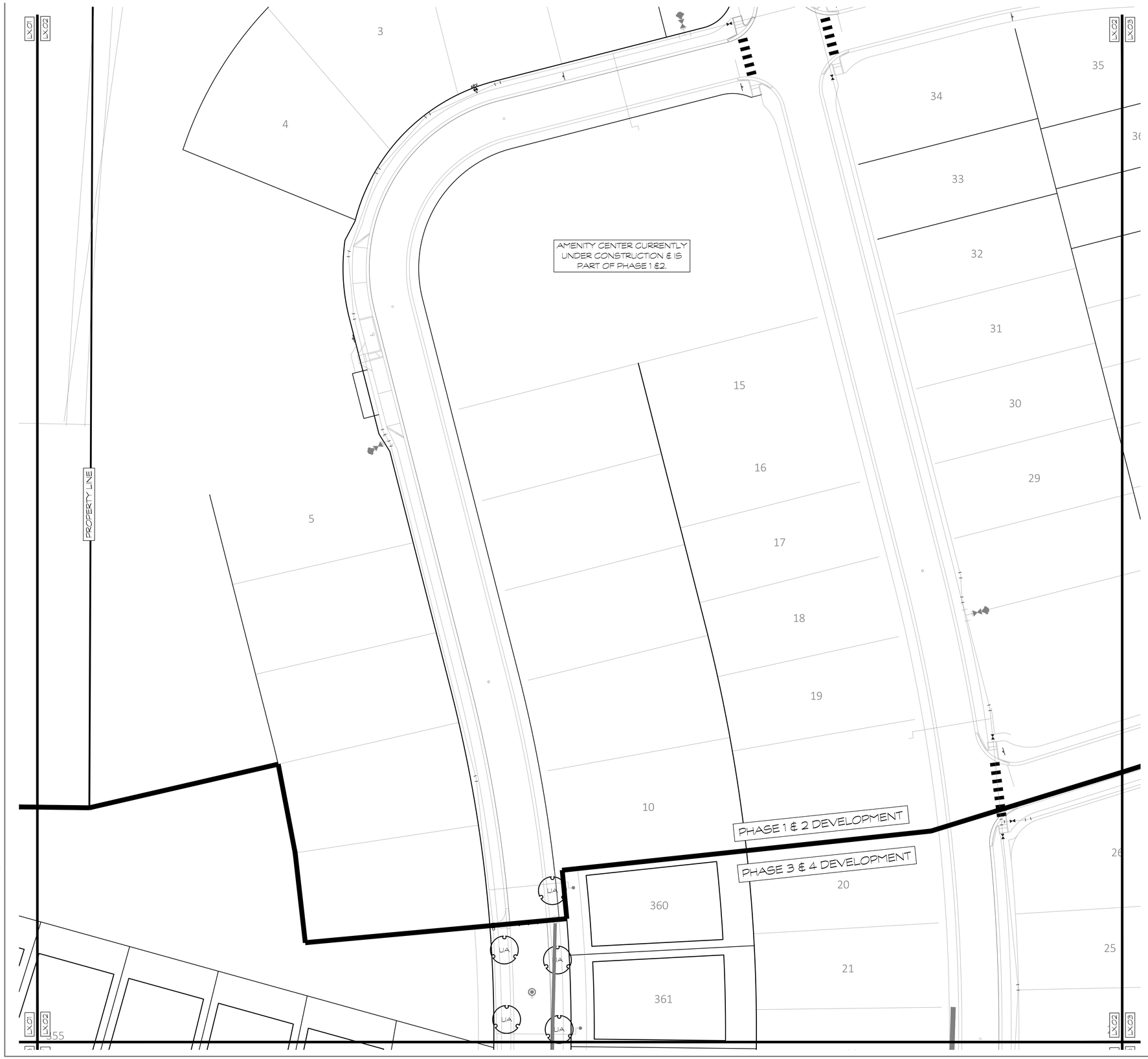
Landscape Plan

DESIGNER	DRAWN BY:	SCALE	DATE
CM	AP	1" = 30'-0"	2023-07-06

Sheet No:

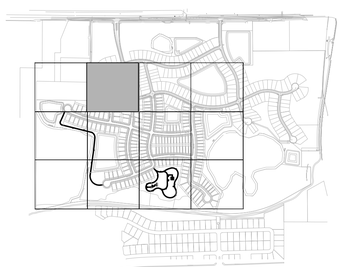
L4.01

M:\Project Files\DR-CLRM-Phase 3-OL\4.01 Landscape Plan.dwg,2023-07-10, ----



Tree Legend

LARGE TREES	CODE	COMMON NAME	BOTANICAL NAME
AR	AR	Florida Flame Red Maple	Acer rubrum `Florida Flame`
	QV	Southern Live Oak	Quercus virginiana
QV	QV1	Southern Live Oak	Quercus virginiana
TD	TD	Bald Cypress	Taxodium distichum
SMALL TREES	**CODE**	**COMMON NAME**	**BOTANICAL NAME**
	LIP	Purple Crape Myrtle	Lagerstroemia fauriei `Muskogee`
PALM TREES	**CODE**	**COMMON NAME**	**BOTANICAL NAME**
	SP	Cabbage Palmetto	Sabal palmetto
CANOPY TREES	**CODE**	**COMMON NAME**	**BOTANICAL NAME**
UA	UA	Florida Elm	Ulmus americana floridana



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MillsDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name

CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills

Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D0000018241318620000040207, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 16:37:58
Foxit PhantomPDF Version: 10.0.0

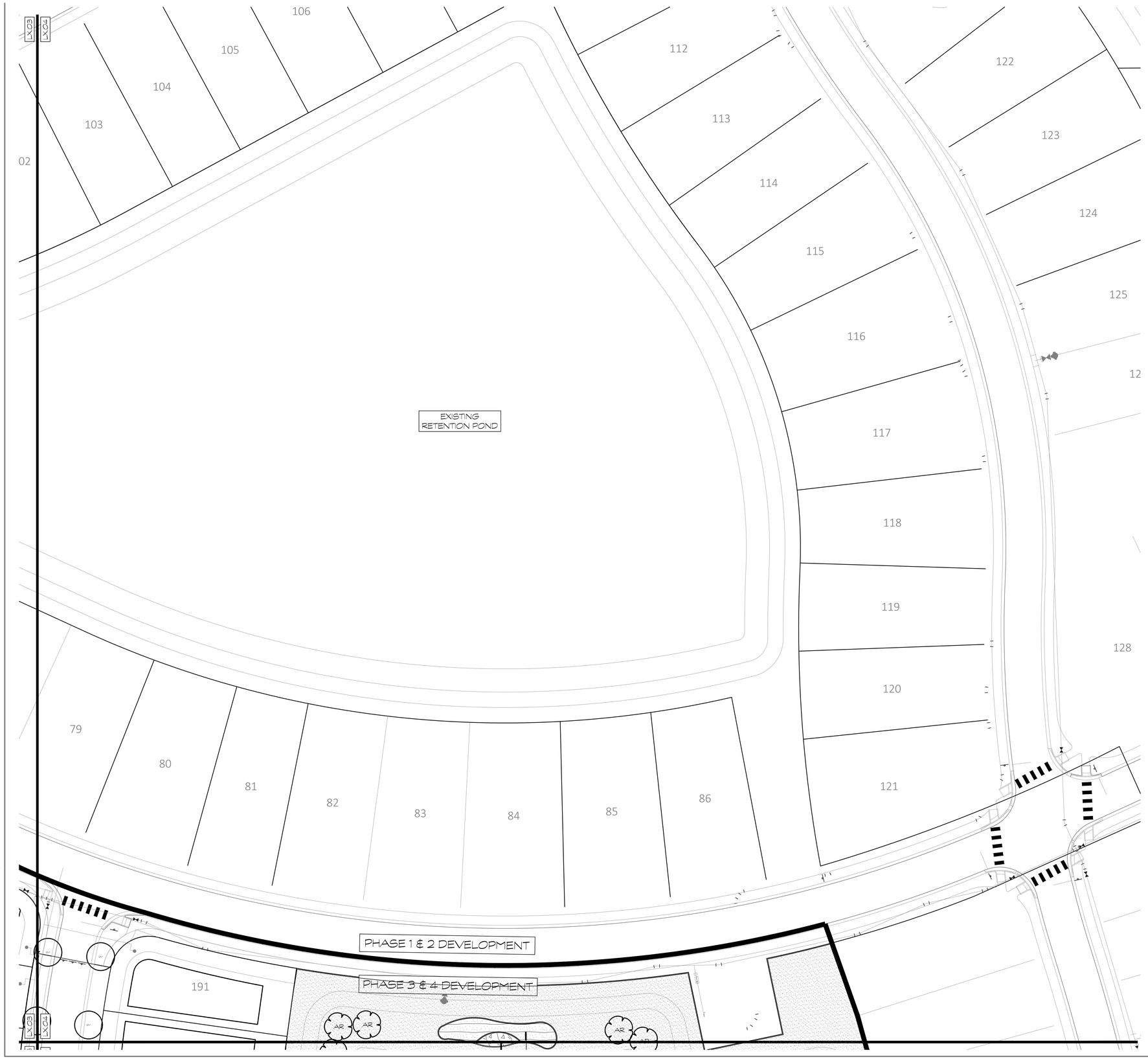
2023.DG Project #:

Sheet Title: Landscape Plan

DRAWN BY: AP
Scale: 1" = 30'-0"
DESIGNER: CM
DATE: 2023-07-06

Sheet No. L4.02

M:\Project Files\DR-CLRM-Phase 3 -\CL4.01 Landscape Plan.dwg,2023-07-10,----



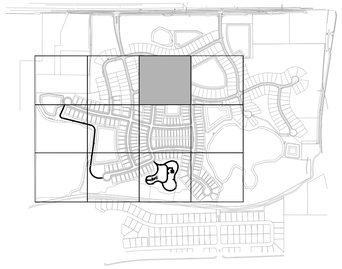
Tree Legend

LARGE TREES	CODE	COMMON NAME	BOTANICAL NAME
AR	AR	Florida Flame Red Maple	Acer rubrum `Florida Flame`
	QV	Southern Live Oak	Quercus virginiana
	QV1	Southern Live Oak	Quercus virginiana
TD	TD	Bald Cypress	Taxodium distichum

SMALL TREES	CODE	COMMON NAME	BOTANICAL NAME
	LIP	Purple Crape Myrtle	Lagerstroemia fauriei `Muskogee`

PALM TREES	CODE	COMMON NAME	BOTANICAL NAME
	SP	Cabbage Palmetto	Sabal palmetto

CANOPY TREES	CODE	COMMON NAME	BOTANICAL NAME
UA	UA	Florida Elm	Ulmus americana floridana



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MillsDG.com

Consultants:

REV: DATE: DESCRIPTION: BY:

Project Name
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D0000018243186200000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:39:43
Foxit PhantomPDF Version: 10.0.0

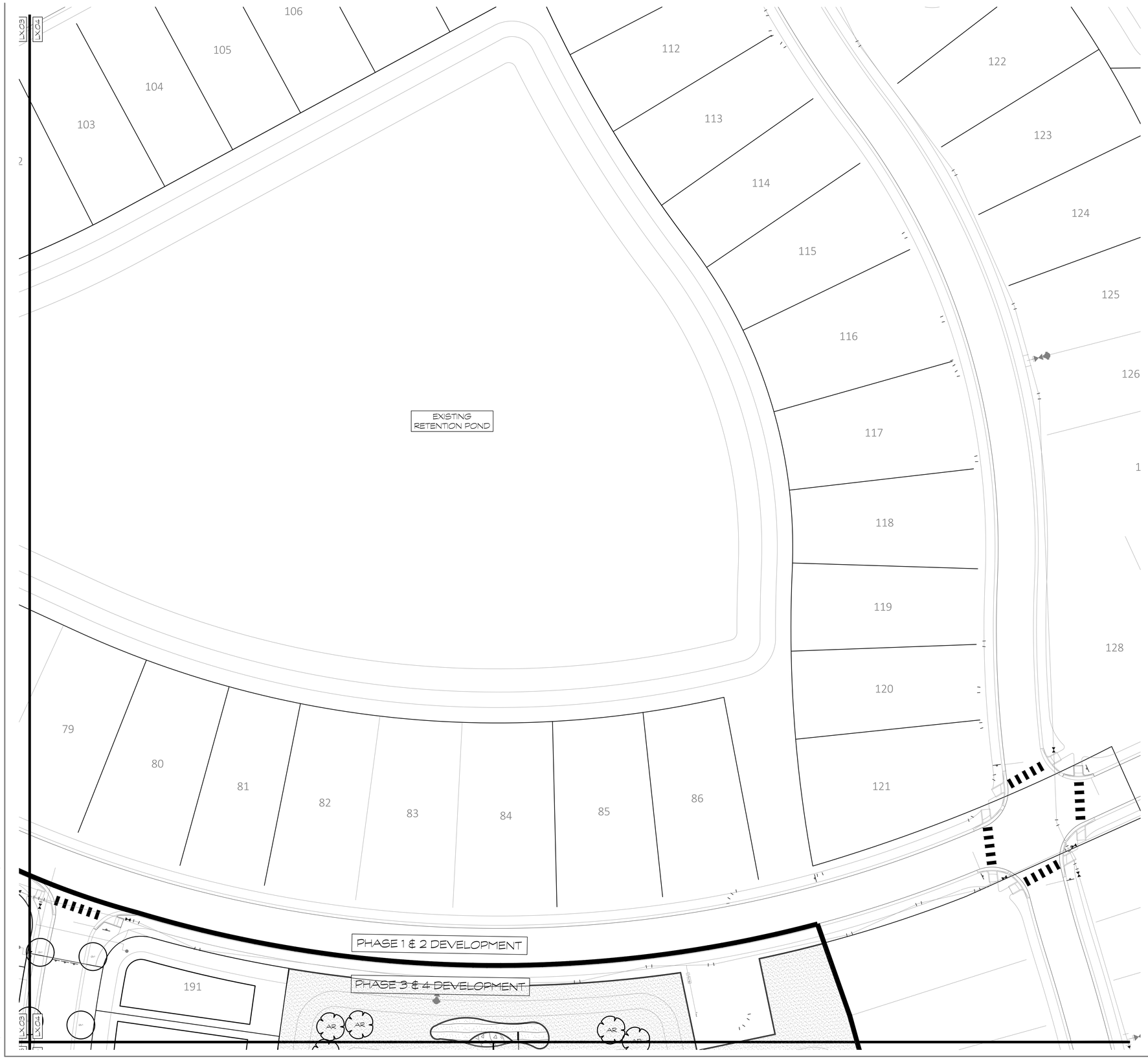
2023.DG Project #:

Sheet Title
Landscape Plan

Sheet No.
L4.03

DRAWN BY: AP
Scale 1" = 30'-0"
DESIGNER: CM
DATE 2023-07-06

M:\Project Files\DR-CLRM-Phase 3 -CIL4.01 Landscape Plan.dwg,2023-07-10,----



Tree Legend

LARGE TREES	CODE	COMMON NAME	BOTANICAL NAME
AR	AR	Florida Flame Red Maple	Acer rubrum `Florida Flame`
	QV	Southern Live Oak	Quercus virginiana
	QV1	Southern Live Oak	Quercus virginiana
TD	TD	Bald Cypress	Taxodium distichum

SMALL TREES	CODE	COMMON NAME	BOTANICAL NAME
	LIP	Purple Crape Myrtle	Lagerstroemia fauriei `Muskogee`

PALM TREES	CODE	COMMON NAME	BOTANICAL NAME
	SP	Cabbage Palmetto	Sabal palmetto

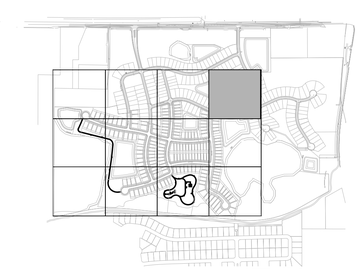
CANOPY TREES	CODE	COMMON NAME	BOTANICAL NAME
UA	UA	Florida Elm	Ulmus americana floridana

Pond Plantings

SHRUB AREAS	CODE	COMMON NAME	BOTANICAL NAME
	MG	Pink Muhly Grass	Muhlenbergia capillaris
	SB	Sand Cordgrass	Spartina bakeri

GROUND COVERS	CODE	COMMON NAME	BOTANICAL NAME
	MI	African Iris	Moraea iridoides
	SL	Duck Potato	Sagittaria lancifolia

SOD/SEED	CODE	COMMON NAME	BOTANICAL NAME
	PNS	Bahia Grass	Paspalum notatum `Argentine`



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MillsDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name

CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills

Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc., dnQualifier=A01410D00000018241318620000ADD7, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:41:36
Foxit PhantomPDF Version: 10.0.0

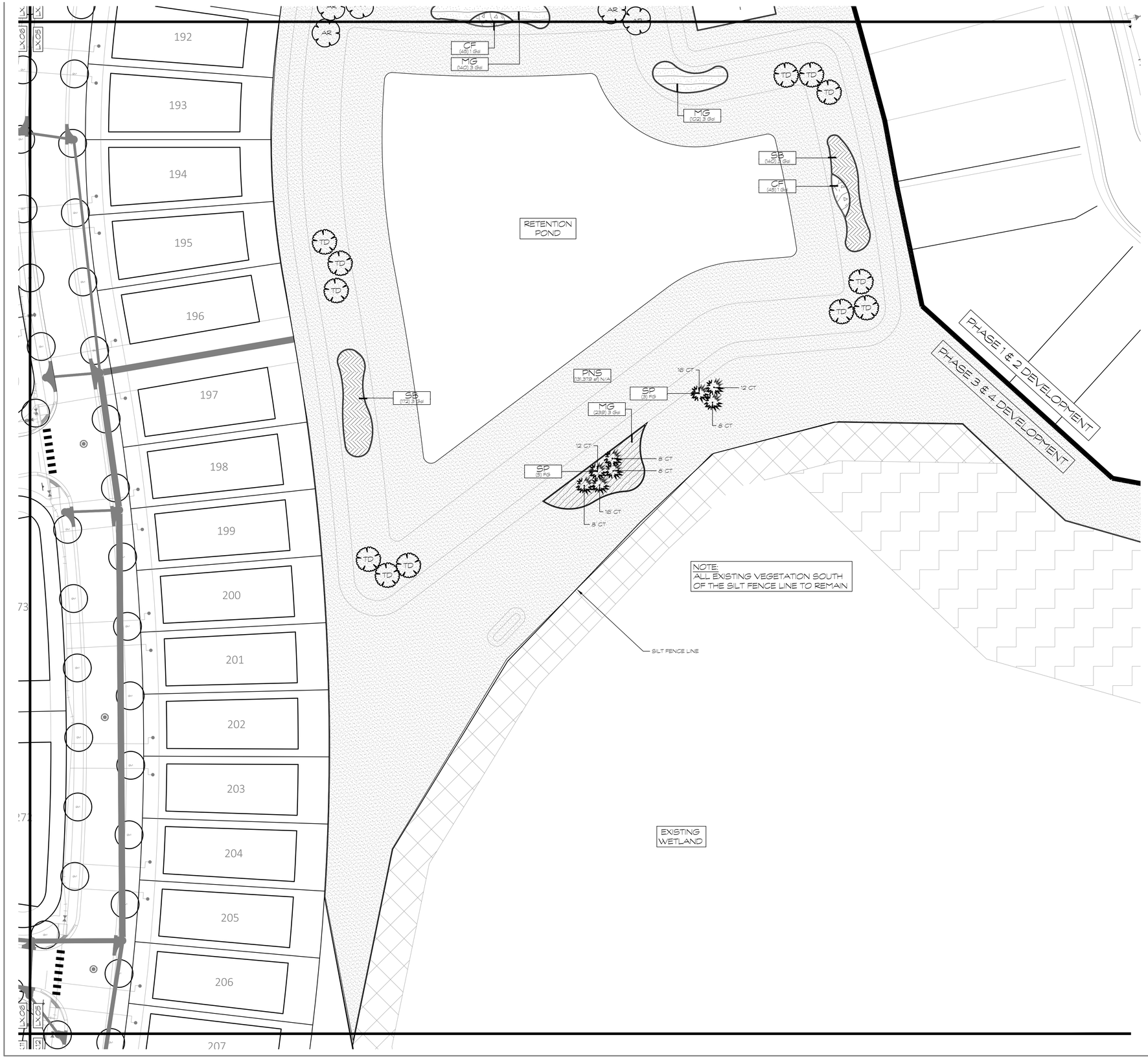
2023-206 Project #

Sheet Title: Landscape Plan

Sheet No: L4.04

DRAWN BY: AP
Scale: 1" = 30'-0"
DESIGNER: CM
DATE: 2023-07-06

M:\Project Files\DR-CLRM-Phase 3-CIL4.01 Landscape Plan.dwg,2023-07-10, ----



Tree Legend

LARGE TREES	CODE	COMMON NAME	BOTANICAL NAME
AR	AR	Florida Flame Red Maple	Acer rubrum `Florida Flame`
	QV	Southern Live Oak	Quercus virginiana
	QVI	Southern Live Oak	Quercus virginiana
TD	TD	Bald Cypress	Taxodium distichum

SMALL TREES	CODE	COMMON NAME	BOTANICAL NAME
	LIP	Purple Crape Myrtle	Lagerstroemia fauriei `Muskogee`

PALM TREES	CODE	COMMON NAME	BOTANICAL NAME
	SP	Cabbage Palmetto	Sabal palmetto

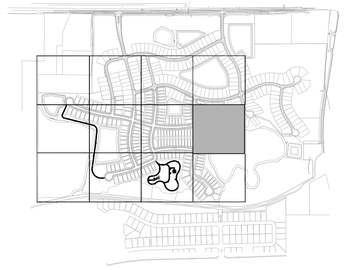
CANOPY TREES	CODE	COMMON NAME	BOTANICAL NAME
UA	UA	Florida Elm	Ulmus americana floridana

Pond Plantings

SHRUB AREAS	CODE	COMMON NAME	BOTANICAL NAME
	MG	Pink Muhly Grass	Muhlenbergia capillaris
	SB	Sand Cordgrass	Spartina bakeri

GROUND COVERS	CODE	COMMON NAME	BOTANICAL NAME
	MI	African Iris	Moraea iridioides
	SL	Duck Potato	Sagittaria lancifolia

SOD/SEED	CODE	COMMON NAME	BOTANICAL NAME
	PNS	Bahia Grass	Paspalum notatum `Argentine`



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MillsDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name

CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills

Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D000001824131862 00000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:43:51
Foxit PhantomPDF Version: 10.0.0

2023.016 Project #

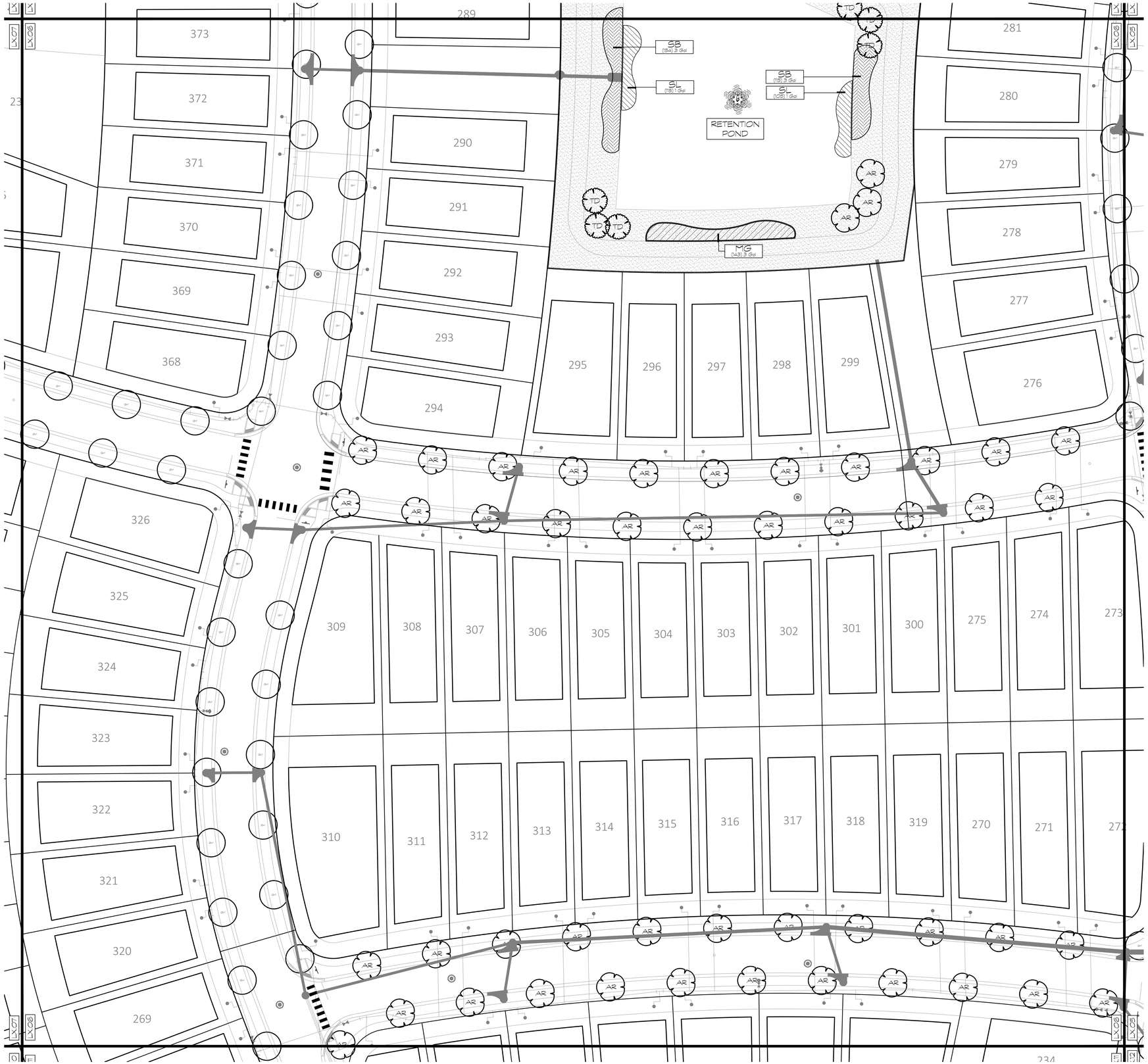
Sheet Title: Landscape Plan

DRAWN BY: AP
Scale: 1" = 30'-0"

DESIGNER: CM
DATE: 2023-07-06

Sheet No. L4.05

M:\Project Files\DR-CLRM-Phase 3 -CIL4.01 Landscape Plan.dwg,2023-07-10,----



Tree Legend

LARGE TREES	CODE	COMMON NAME	BOTANICAL NAME
AR	AR	Florida Flame Red Maple	Acer rubrum `Florida Flame`
	QV	Southern Live Oak	Quercus virginiana
	QVI	Southern Live Oak	Quercus virginiana
TD	TD	Bald Cypress	Taxodium distichum

SMALL TREES	CODE	COMMON NAME	BOTANICAL NAME
	LIP	Purple Crape Myrtle	Lagerstroemia fauriei `Muskogee`

PALM TREES	CODE	COMMON NAME	BOTANICAL NAME
	SP	Cabbage Palmetto	Sabal palmetto

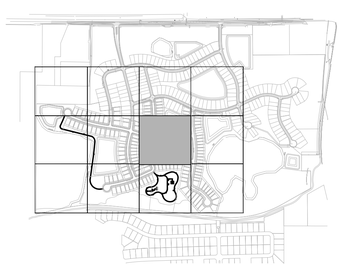
CANOPY TREES	CODE	COMMON NAME	BOTANICAL NAME
UA	UA	Florida Elm	Ulmus americana floridana

Pond Plantings

SHRUB AREAS	CODE	COMMON NAME	BOTANICAL NAME
	MG	Pink Muhly Grass	Muhlenbergia capillaris
	SB	Sand Cordgrass	Spartina bakeri

GROUND COVERS	CODE	COMMON NAME	BOTANICAL NAME
	MI	African Iris	Moraea iridioides
	SL	Duck Potato	Sagittaria lancifolia

SOD/SEED	CODE	COMMON NAME	BOTANICAL NAME
	PNS	Bahia Grass	Paspalum notatum `Argentine`



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MillsDG.com

Consultants:

REV DATE: DESCRIPTION: BY:

Project Name

CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills

Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D0000016241318620000A007, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:46:01
Foxit PhantomPDF Version: 10.0.0

2023-016 Project #

Sheet Title

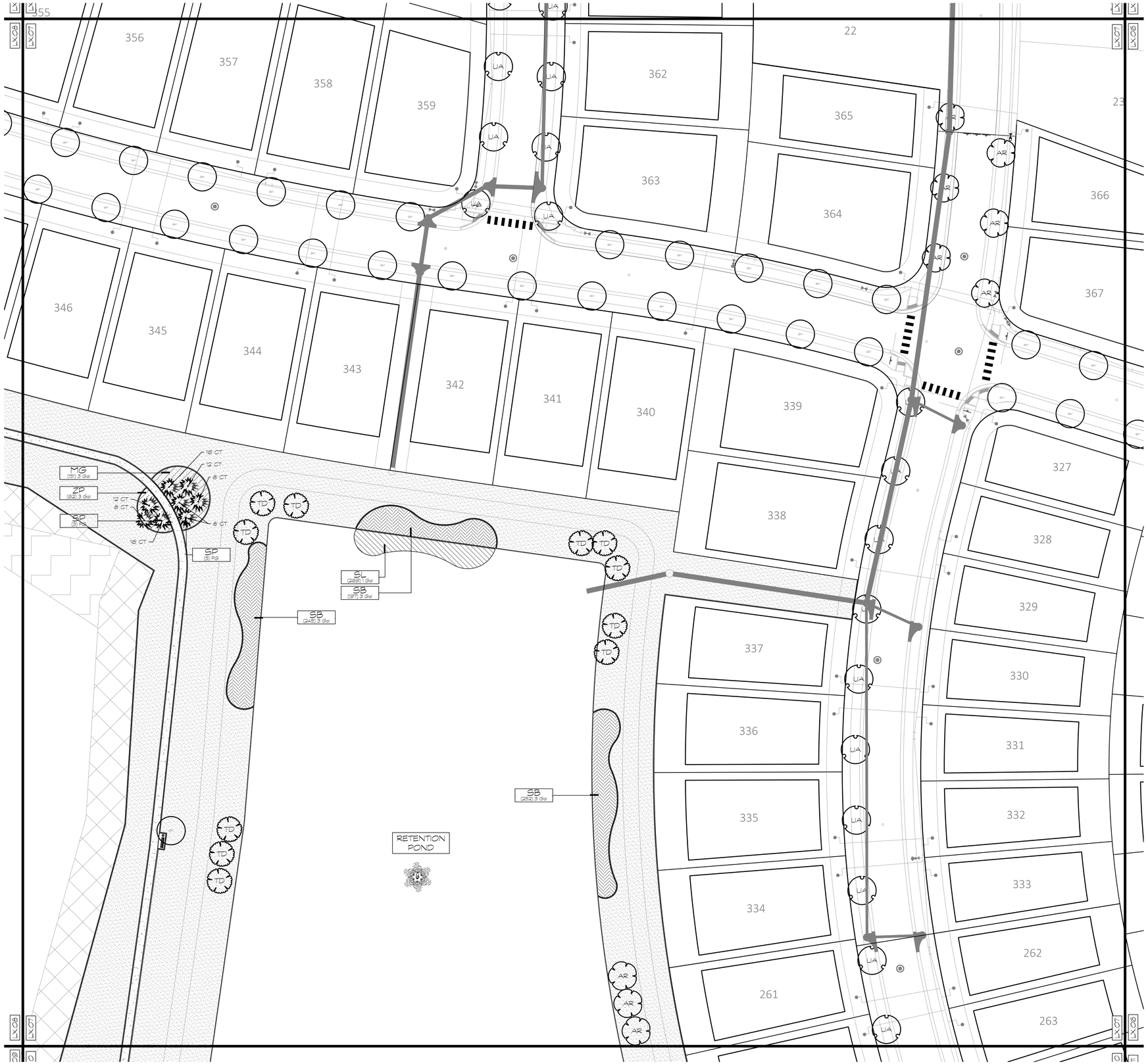
Landscape Plan

Sheet No.

L4.06

DRAWN BY: AP
Scale 1" = 30'-0"
DESIGNER: CM
DATE 2023-07-06

M:\Project Files\DR-CLRM-Phase 3-OL\4.01 Landscape Plan.dwg,2023-07-10, ----



Tree Legend

LARGE TREES	CODE	COMMON NAME	BOTANICAL NAME
	AR	Florida Flame Red Maple	Acer rubrum `Florida Flame`
	QV	Southern Live Oak	Quercus virginiana
	QVI	Southern Live Oak	Quercus virginiana
	TD	Bald Cypress	Taxodium distichum

SMALL TREES	CODE	COMMON NAME	BOTANICAL NAME
	LIP	Purple Crape Myrtle	Lagerstroemia fauriei `Muskogee`

PALM TREES	CODE	COMMON NAME	BOTANICAL NAME
	SP	Cabbage Palmetto	Sabal palmetto

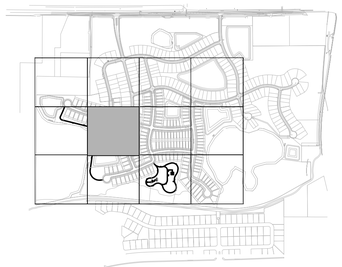
CANOPY TREES	CODE	COMMON NAME	BOTANICAL NAME
	UA	Florida Elm	Ulmus americana floridana

Pond Plantings

SHRUB AREAS	CODE	COMMON NAME	BOTANICAL NAME
	MG	Pink Muhly Grass	Muhlenbergia capillaris
	SB	Sand Cordgrass	Spartina bakeri

GROUND COVERS	CODE	COMMON NAME	BOTANICAL NAME
	MI	African Iris	Moraea iridioides
	SL	Duck Potato	Sagittaria lancifolia

SOD/SEED	CODE	COMMON NAME	BOTANICAL NAME
	PNS	Bahia Grass	Paspalum notatum `Argentine`



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MillsDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dn=Qualifier=A01410200000182413186200000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:48:12
Foxit PhantomPDF Version: 10.0.0

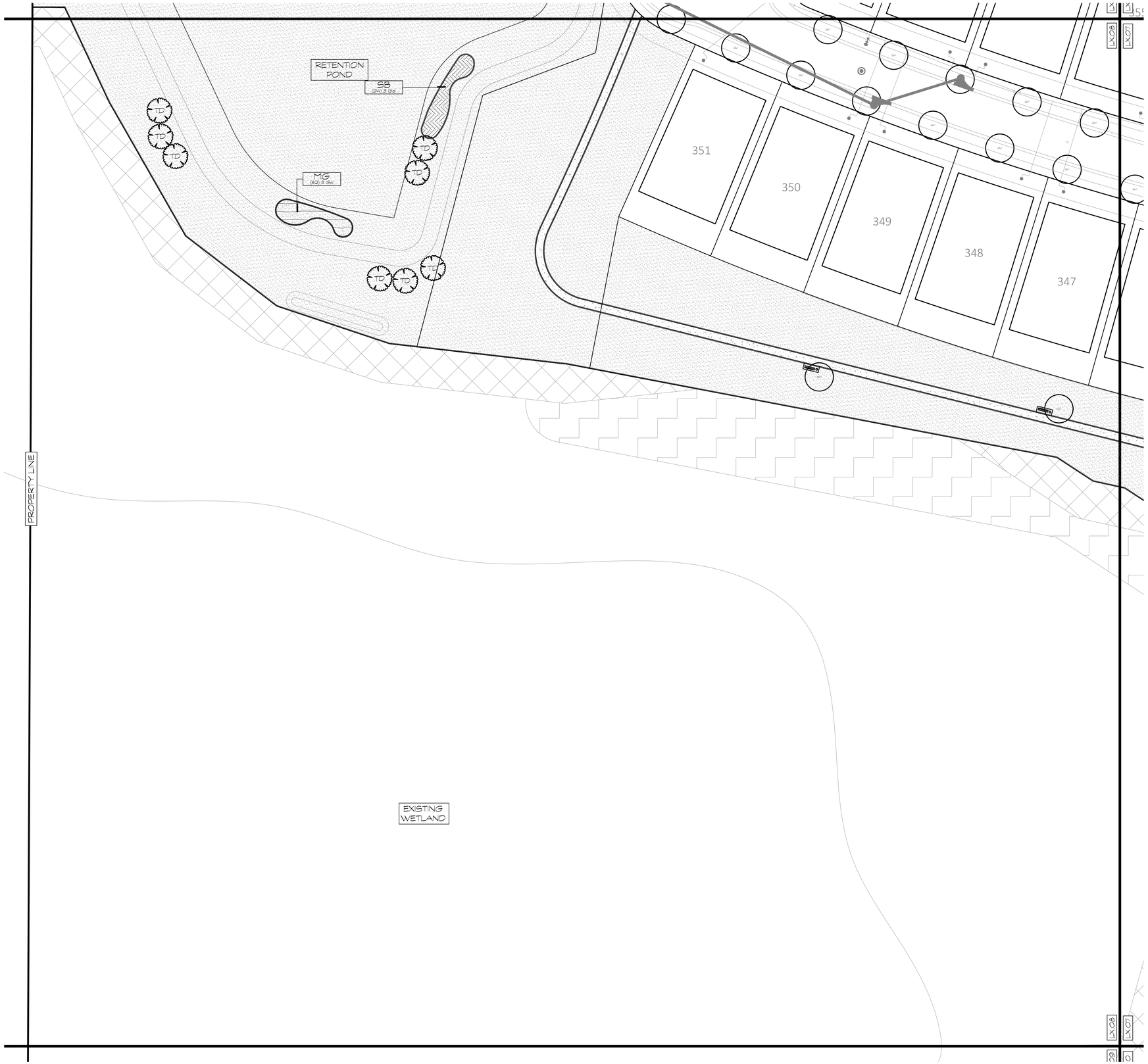
2023.06 Project #

Sheet Title
Landscape Plan

Sheet No.
L4.07

DRAWN BY: AP
Scale 1" = 30'-0"
DESIGNER: CM
DATE 2023-07-06

M:\Project Files\DR-CLRM-Phase 3-CIL4.01 Landscape Plan.dwg,2023-07-10, ----



Tree Legend

LARGE TREES	CODE	COMMON NAME	BOTANICAL NAME
AR	AR	Florida Flame Red Maple	Acer rubrum `Florida Flame`
	QV	Southern Live Oak	Quercus virginiana
	QVI	Southern Live Oak	Quercus virginiana
TD	TD	Bald Cypress	Taxodium distichum

SMALL TREES	CODE	COMMON NAME	BOTANICAL NAME
	LIP	Purple Crape Myrtle	Lagerstroemia fauriei `Muskogee`

PALM TREES	CODE	COMMON NAME	BOTANICAL NAME
	SP	Cabbage Palmetto	Sabal palmetto

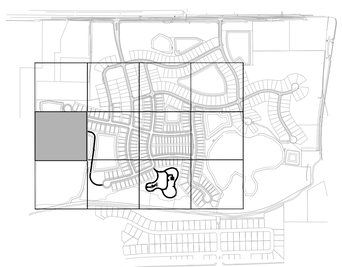
CANOPY TREES	CODE	COMMON NAME	BOTANICAL NAME
UA	UA	Florida Elm	Ulmus americana floridana

Pond Plantings

SHRUB AREAS	CODE	COMMON NAME	BOTANICAL NAME
	MG	Pink Muhly Grass	Muhlenbergia capillaris
	SB	Sand Cordgrass	Spartina bakeri

GROUND COVERS	CODE	COMMON NAME	BOTANICAL NAME
	MI	African Iris	Moraea iridoides
	SL	Duck Potato	Sagittaria lancifolia

SOD/SEED	CODE	COMMON NAME	BOTANICAL NAME
	PNS	Bahia Grass	Paspalum notatum `Argentine`



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MillsDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name

CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills

Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D0000018241318620000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:50:18
Foxit PhantomPDF Version: 10.0.0

2023.06 Project #:

Sheet Title: Landscape Plan

Sheet No. L4.08

DRAWN BY: AP
Scale: 1" = 30'-0"
DESIGNER: CM
DATE: 2023-07-06

M:\Project Files\DR-CLRM-Phase 3 -CIL4.01 Landscape Plan.dwg,2023-07-10,----

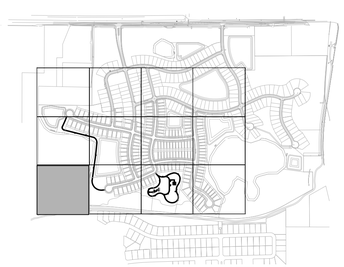
Tree Legend

LARGE TREES	CODE	COMMON NAME	BOTANICAL NAME
AR	AR	Florida Flame Red Maple	Acer rubrum `Florida Flame`
QV	QV	Southern Live Oak	Quercus virginiana
QV1	QV1	Southern Live Oak	Quercus virginiana
TD	TD	Bald Cypress	Taxodium distichum

SMALL TREES	CODE	COMMON NAME	BOTANICAL NAME
	LIP	Purple Crape Myrtle	Lagerstroemia fauriei `Muskogee`

PALM TREES	CODE	COMMON NAME	BOTANICAL NAME
	SP	Cabbage Palmetto	Sabal palmetto

CANOPY TREES	CODE	COMMON NAME	BOTANICAL NAME
UA	UA	Florida Elm	Ulmus americana floridana



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MillsDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name

CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills

Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D0000018241318620000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:51:53
Foxit PhantomPDF Version: 10.0.0

2023.06 Project #:

Sheet Title: Landscape Plan

Sheet No. L4.09

DRAWN BY: AP
SCALE 1" = 30'-0"
DESIGNER CM
DATE 2023-07-06

M:\Project Files\DR-CLRM-Phase 3 -CL\4.01 Landscape Plan.dwg,2023-07-10, ----

Tree Legend

LARGE TREES	CODE	COMMON NAME	BOTANICAL NAME
AR	AR	Florida Flame Red Maple	Acer rubrum `Florida Flame`
	QV	Southern Live Oak	Quercus virginiana
	QVI	Southern Live Oak	Quercus virginiana
TD	TD	Bald Cypress	Taxodium distichum

SMALL TREES	CODE	COMMON NAME	BOTANICAL NAME
	LIP	Purple Crape Myrtle	Lagerstroemia fauriei `Muskogee`

PALM TREES	CODE	COMMON NAME	BOTANICAL NAME
	SP	Cabbage Palmetto	Sabal palmetto

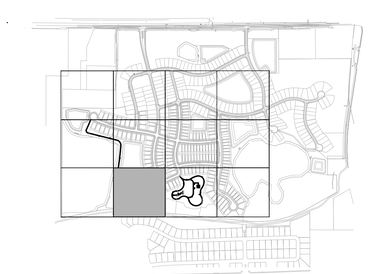
CANOPY TREES	CODE	COMMON NAME	BOTANICAL NAME
UA	UA	Florida Elm	Ulmus americana floridana

Pond Plantings

SHRUB AREAS	CODE	COMMON NAME	BOTANICAL NAME
	MG	Pink Muhly Grass	Muhlenbergia capillaris
	SB	Sand Cordgrass	Spartina bakeri

GROUND COVERS	CODE	COMMON NAME	BOTANICAL NAME
	MI	African Iris	Moraea iridoides
	SL	Duck Potato	Sagittaria lancifolia

SOD/SEED	CODE	COMMON NAME	BOTANICAL NAME
	PNS	Bahia Grass	Paspalum notatum `Argentine`



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MillsDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name

CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills

Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D000001824131862000004D07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:54:29
Foxit PhantomPDF Version: 10.0.0

2023.016 Project #

Sheet Title

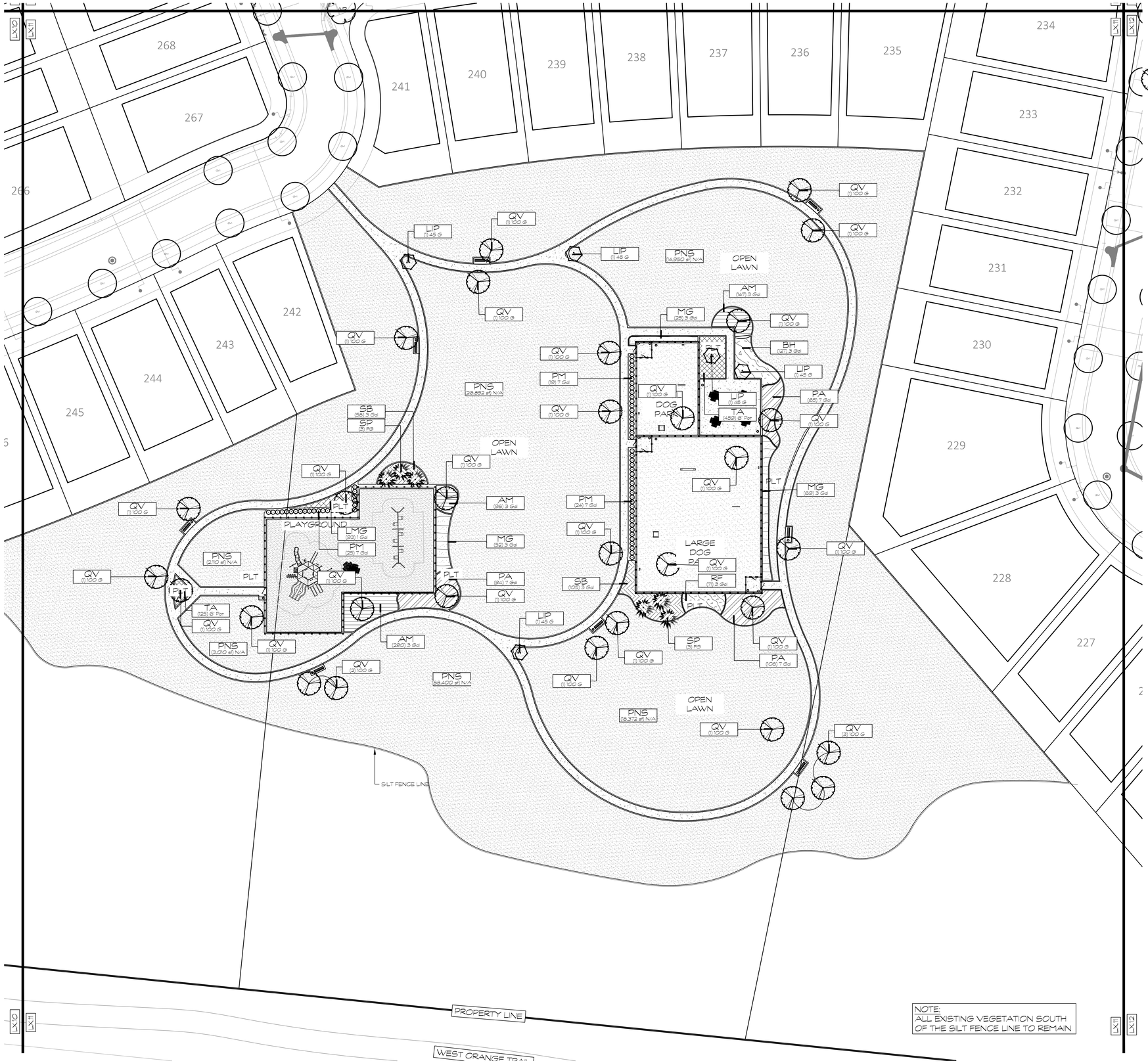
Landscape Plan

DRAWN BY: AP
Scale 1" = 30'-0"
DESIGNER: CM
DATE 2023-07-06

Sheet No.

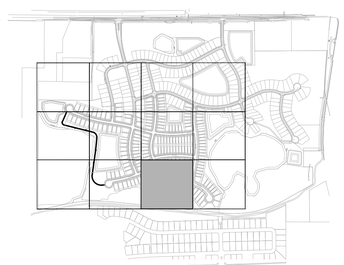
L4.10

M:\Project Files\DR-CLRM-Phase 3 -\CL4.01 Landscape Plan.dwg,2023-07-10,----



Park Planting Legend

LARGE TREES	CODE	COMMON NAME	BOTANICAL NAME
	AR	Florida Flame Red Maple	Acer rubrum `Florida Flame`
	QV	Southern Live Oak	Quercus virginiana
	QV1	Southern Live Oak	Quercus virginiana
SMALL TREES	**CODE**	**COMMON NAME**	**BOTANICAL NAME**
	LIP	Purple Crape Myrtle	Lagerstroemia fauriei `Muskogee`
PALM TREES	**CODE**	**COMMON NAME**	**BOTANICAL NAME**
	SP	Cabbage Palmetto	Sabal palmetto
CANOPY TREES	**CODE**	**COMMON NAME**	**BOTANICAL NAME**
	UA	Florida Elm	Ulmus americana floridana
HEDGES	**CODE**	**COMMON NAME**	**BOTANICAL NAME**
	PM	Podocarpus	Podocarpus macrophyllus
SHRUB AREAS	**CODE**	**COMMON NAME**	**BOTANICAL NAME**
	AM	Foxtail Fern	Asparagus aethiopicus
	BH	Compact Bougainvillea	Bougainvillea x `Helen Johnson`
	MG	Pink Muhly Grass	Muhlenbergia capillaris
	PA	Plumbago	Plumbago auriculata `Imperial Blue`
	RF	Firecracker Plant	Russelia equisetiformis
	SB	Sand Cordgrass	Spartina bakeri
GROUND COVERS	**CODE**	**COMMON NAME**	**BOTANICAL NAME**
	LMG	Evergreen Giant Border Grass	Liriope muscari `Evergreen Giant`
	TA	Dwarf Asiatic Jasmine	Trachelospermum asiaticum `Asia Minor`
SOD/SEED	**CODE**	**COMMON NAME**	**BOTANICAL NAME**
	PNS	Bahia Grass	Paspalum notatum `Argentine`
	SAF	Floritam St. Augustine Sod	Stenotaphrum secundatum `Floritam`



KEY MAP = NTS

NORTH 1" = 30'

0 30 60 90 120 feet

MILLS DESIGN GROUP
407.359.5435 // MillsDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D0000018241318620000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:56:47
Foxit PhantomPDF Version: 10.0.0

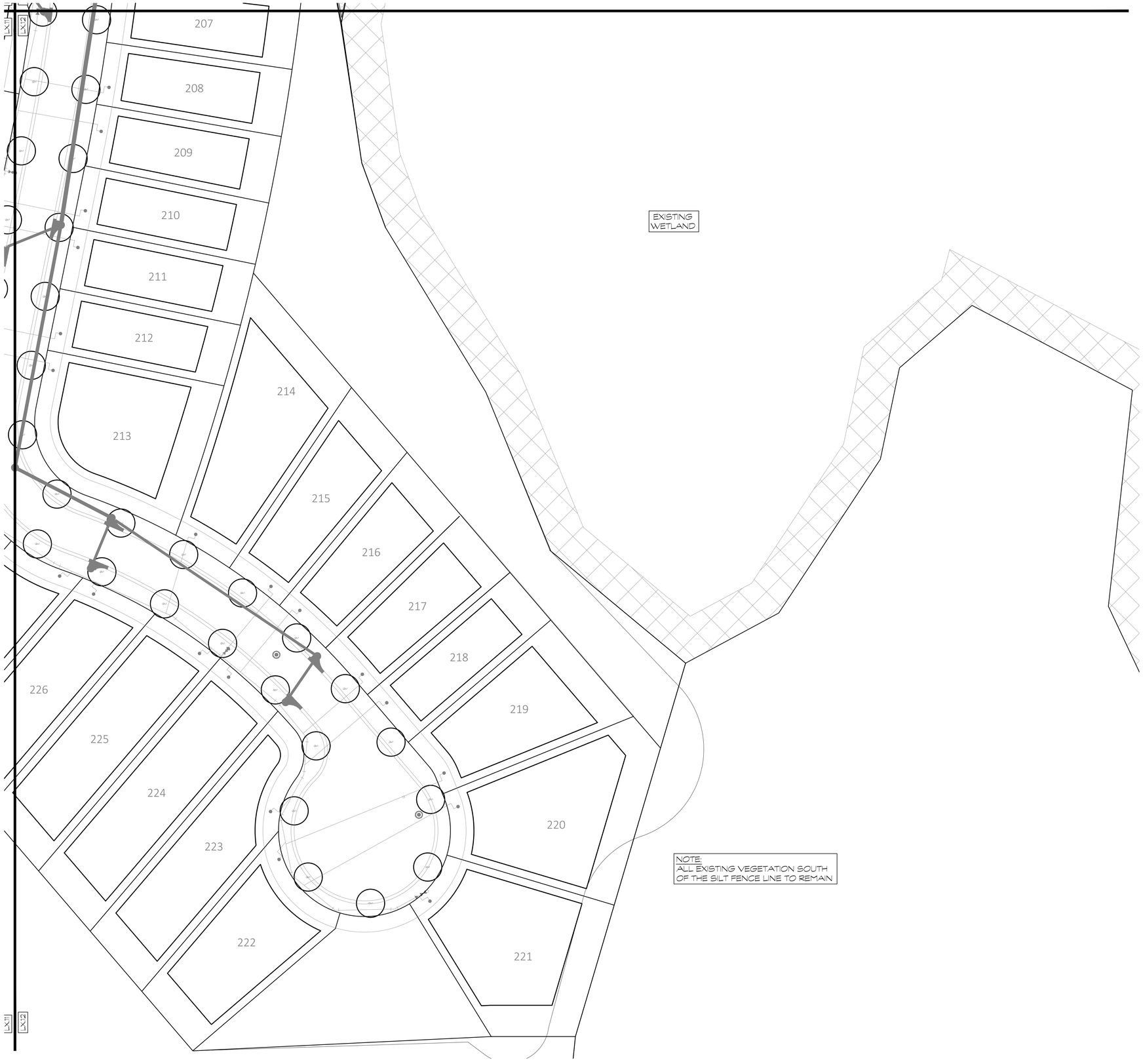
2023.016 Project #

Sheet Title
Landscape Plan

Sheet No.
L4.11

DRAWN BY: AP
Scale 1" = 30'-0"
DESIGNER: CM
DATE 2023-07-06

M:\Project Files\DR-CLRM-Phase 3 -CIL4.01 Landscape Plan.dwg,2023-07-10,-----



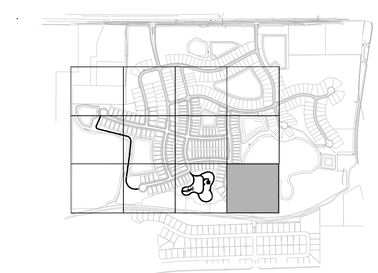
Tree Legend

LARGE TREES	CODE	COMMON NAME	BOTANICAL NAME
AR	AR	Florida Flame Red Maple	Acer rubrum `Florida Flame`
	QV	Southern Live Oak	Quercus virginiana
	QV1	Southern Live Oak	Quercus virginiana
TD	TD	Bald Cypress	Taxodium distichum

SMALL TREES	CODE	COMMON NAME	BOTANICAL NAME
	LIP	Purple Crape Myrtle	Lagerstroemia fauriei `Muskogee`

PALM TREES	CODE	COMMON NAME	BOTANICAL NAME
	SP	Cabbage Palmetto	Sabal palmetto

CANOPY TREES	CODE	COMMON NAME	BOTANICAL NAME
UA	UA	Florida Elm	Ulmus americana floridana



KEY MAP = NTS

NORTH

0 30 60 90 120 feet

1" = 30'

MILLS DESIGN GROUP
407.359.5435 // MillsDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name:

CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills

Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dnQualifier=A01410D0000018241318620000 0AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 08:58:56
Foxit PhantomPDF Version: 10.0.0

2023.016 Project #

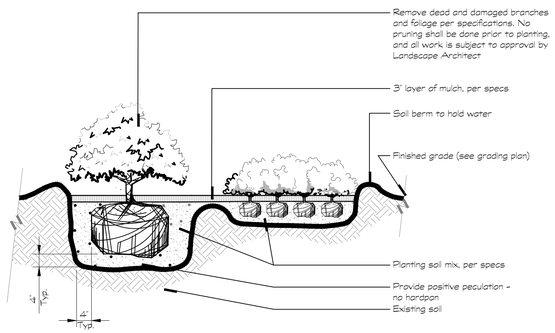
Sheet Title: Landscape Plan

Sheet No. L4.12

DRAWN BY: AP
Scale: 1" = 30'-0"

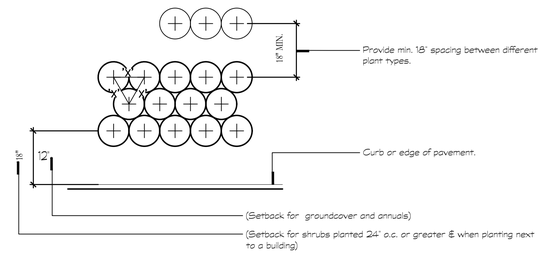
DESIGNER: CM
DATE: 2023-07-06

M:\Project Files\DR-CLRM-Phase 3 -CL\L4.01 Landscape Plan.dwg,2023-07-10,----



1 SHRUB AND GROUNDCOVER

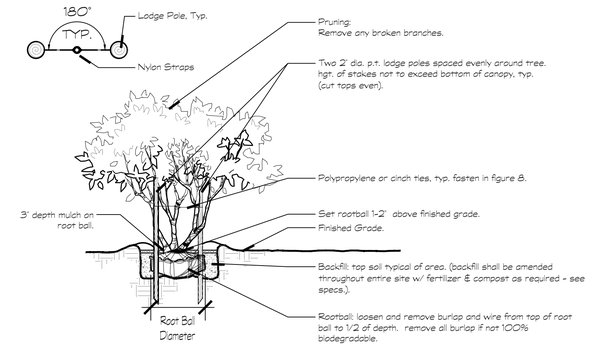
Scale: 3/4" = 1'-0"



NOTE:
All shrubs and groundcover masses to use triangular spacing except where noted refer to plant list for individual plant spacing 'x'.

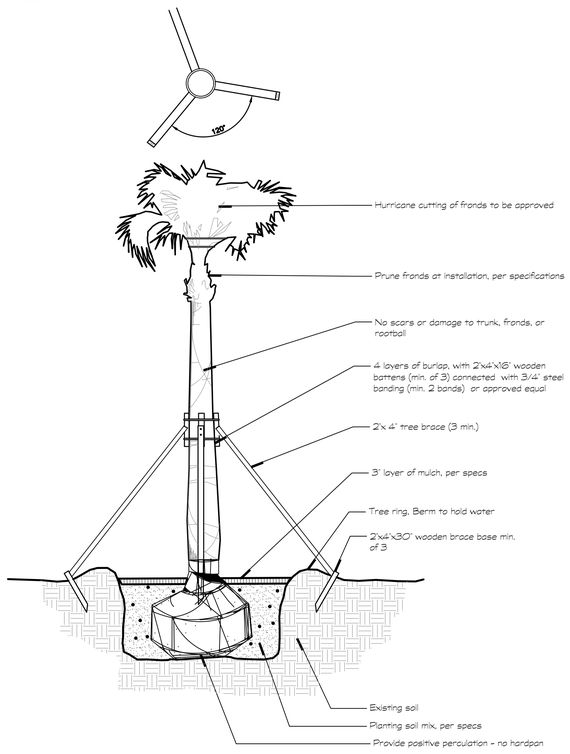
2 TYPICAL PLANT SPACING

Scale: NTS
RefNote:



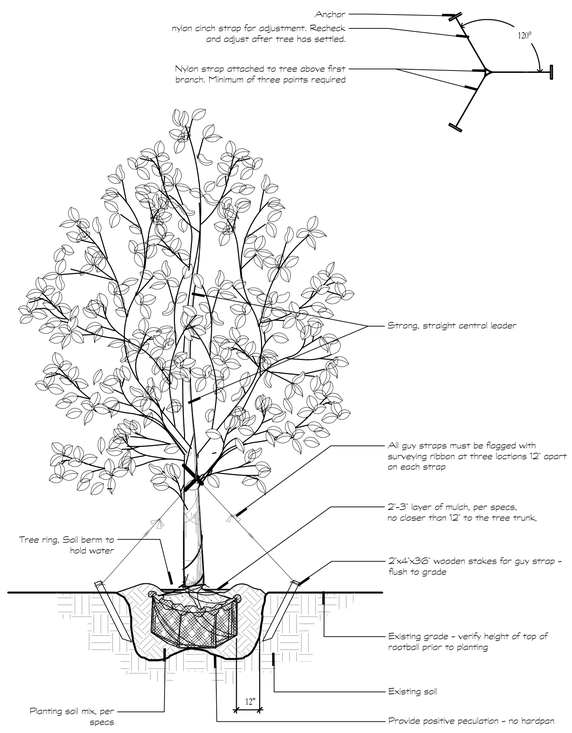
3 MULTI-TRUNK TREE DETAIL

Scale: NTS
RefNote:



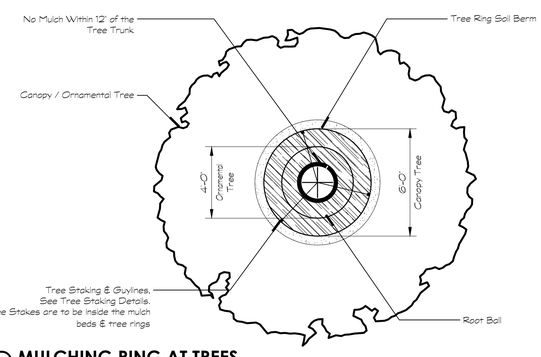
4 PALM PLANTING AND STAKING

Scale: NTS
RefNote:



5 TREE PLANTING & STAKING

Scale: 3/4" = 1'-0"
RefNote:



6 MULCHING RING AT TREES

Scale: NTS
RefNote:

MILLS DESIGN GROUP
407.359.5435 // MillsDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name
CLRM | Wynwood Phases 3 & 4
McCormick Rd & Clarcona Rd
Ocoee, Florida

Corey J Mills
Digitally signed by Corey J Mills
DN: C=US, O=Mills Design Group Inc, dn/qualifier=A01410D000001824131862 00000AD07, CN=Corey J Mills
Reason: I am the author of this document
Location: your signing location here
Date: 2023-07-11 09:00:47
Foxit PhantomPDF Version: 10.0.0

2023.016 Project #

Sheet Title: Landscape Details

Sheet No. L4.13

DRAWN BY: AP
DESIGNER: CM
SCALE: N/A
DATE: 2023-07-06

M:\Project Files\DR-CLRM-Phase 3 -CL\4.01 Landscape Plan.dwg,2023-07-10, ----

STAFF REPORT

Meeting Date: February 20, 2024
Item #: 5

Contact Name: Vincent Ogburn
Contact Number: Ext. 3038

Department Director: Vincent Ogburn
City Manager: Robert Frank

Subject: Approval for the Carpet Replacement at Ocoee Police Department. (Acting Police Chief Ogburn)

Background Summary:

The Ocoee Police Department began replacing the old carpet within the station in late 2022. However, the job was not completed. The Ocoee Police Department would like to complete the job with funds transferred from the following accounts: Job 000260 ($5,000), 000349 ($1,200), 000324 ($5000), and 000416 ($10,000). The department would like to retain the services of MIE, Inc. to install the carpet for continuity of services and supplies. MIE, Inc. is familiar with the outlay of the building and has the style of carpet that was initially purchased.

Issue:

Should the Honorable Mayor and City Commissioners approve the transfer of the above-mentioned funds totaling $21,200 from the named accounts, which would allow the carpet replacement project to be completed?

Recommendations:

Staff recommends that the Honorable Mayor and City Commissioners approve transferring the funds, totaling $21,200, from the named accounts (Jobs).

Attachments:

1. MIE, Inc Invoice

Financial Impacts:

The project's total cost is $57,531.55, of which $37,216.70 was allocated within the 2024 budget. The remaining balance for the project will be transferred from accounts within the department's existing budget. There will be no financial impact on the City of Ocoee.

Type of Item: Consent

MIE,INC
Your Vendor of Choice
510 Marvin C Zanders Ave Apopka, FL 32703
Phone: 407-822-4313 Fax: 407-822-5665

DATE: 01-25-24

QUOTATION FOR:
Ocoee Police Department

Salesperson	Project Name
Leanne Brunache	Ocoee Police Department Phase 4 Floors

Quantity	Description	Amount
	Remove Exisiting carpet tile. Provide and install new Carpet Tile and Base in the following areas	
	Cheif's Office	$ 1,827.00
	Conference Room	$ 1,802.77
	Office 1	$ 1,802.77
	Hall and Reception	$ 10,744.62
	Senior Admin Office	$ 834.09
	Captain Office	$ 971.45
	Office 2	$ 971.45
	Office 3	$ 881.17
	Bull Pen	$ 29,431.94
	Office 10	$ 1,011.32
	Office 11 (CID Bullpen)	$ 4,213.85
	Office 12 (CID Storage Closet)	$ 332.31
	Adhesive Cove Base and Transitions Strip	$ 2,706.81
	Total $	57,531.55

STAFF REPORT

Meeting Date: February 20, 2024
Item #: 6

Contact Name: Rick Geller, City Attorney
Contact Number:

Department Director: Rick Geller, City Attorney
City Manager: Robert Frank

Subject: First Reading of Ordinance on City Commission Initiated Charter Amendments to Sections C-9, C-10, and C-17. (City Attorney Geller)

Background Summary:
Members of the City Commission have asked the City Attorney on various occasions whether the City's citizens could vote to amend the City Charter in response to a Court Order entered by a Circuit Court Judge on December 7, 2023, that limited the Commission's authority to regulate the candidacy of those running for the City Commission.

On February 6, 2024, the City Commission, through consensus, officially directed the City Attorney to recommend revisions to the City Charter. The attached Ordinance contains three recommended amendments, to Sections C-9, C-10, and C-17, as described below.

The City Commission's Interpretation of Section C-17, City Charter

On November 7, 2023, the City Commission adjudged that Section C-17 of the City Charter barred a former City Commissioner from running in the March 2024 election to recapture the last year of the term of office from which he had submitted an "irrevocable" letter of resignation under Florida's Resign-to-Run statute, Florida Statutes § 99.012. Section C-17 states in pertinent part:

> **Filling of vacancies**. If any vacancy…occurs in the City Commission, an eligible person shall be selected by the City Commission within thirty (30) days of the vacancy to serve until the successor is elected. …. The successor to the office of…Commissioner shall be elected at the next general city election if such election is to be held within twelve (12) months of the vacancy. …. The successor shall serve for the unexpired term of the member who created the vacancy.

Based on *Black's Law Dictionary's* definition of "successor" as "one who replaces or follows another," the City Commission determined that Section C-17 must refer to two different people—the "member who created the vacancy" and member's "successor." The former Commissioner could not be both people; however, he could run for the seat after his original term expires, in the March 2025 election.

Circuit Court Order

On December 7, 2023, in the case of *Oliver v. Sibbitt* (Case No. 2023-CA-017123-O), an Orange County Circuit Court Judge entered an Order Granting Emergency Motion for Temporary Injunction. The Circuit Judge ordered the City Clerk to accept the former City Commissioner's qualifying papers as a candidate in the March 2024 election. The Circuit Judge never criticized or otherwise addressed the City Commission's interpretation of Section C-17, having never reached the issue. Instead, the Circuit Judge held that the City Commission lacked authority under the City Charter to adjudicate the former Commissioner's qualifications as a candidate. The Circuit Judge wrote (emphasis added by the court):

> The City Charter does not give the City the right to judge the qualifications of candidates. Instead, Section C-10 of the Ocoee City Charter states, '[t]he City Commission shall be the judge of the election and qualifications of its **members** and of the grounds for forfeiture of their office...' (*emphasis added*). It is clear Plaintiff is not a member of the City Commission and therefore, the City Commission is not the judge of his qualifications as a candidate.

Hence, the Circuit Judge differentiated between members of the Commission and those who seek election to become a member, narrowly interpreting the City Commission's role as "judge of the election" so as to exclude candidacy for election. Under this interpretation, an unqualified candidate for the City Commission can submit qualifying papers, run for office, siphon votes from one or more qualified candidates, and win election without the City Commission having any recourse before the election.

The City decided not to appeal the Order, considering both the expense to the City and the ability of the City's citizens to, in effect, overturn the Judge's decision at the voting booth.

Section C-9 – Interpreting and Enforcing the Charter

To remove any doubt created by the Order and to confirm or establish that the City Commission has authority to interpret and enforce the City's own governing Charter, a proposed amendment to Section C-9 of the Charter would add:

> The City Commission has the authority to interpret and enforce the provisions of this Charter, which shall be binding unless such interpretation and enforcement is held by a court of competent jurisdiction, including after any appeals, to be clearly erroneous, arbitrary, capricious, or otherwise unconstitutional.

Section C-10 – Adjudging Qualifications of Candidates

A proposed amendment to Section C-10 of the Charter would confirm or establish the authority that the City Commission believed it possessed on November 7, 2023, to adjudge the qualifications of, not only its elected members, but also of candidates and persons seeking to qualify as candidates to the City Commission in an election. Amended Section C-10 would state:

> The City Commission shall be the judge of the qualifications and eligibility of candidates for the City Commission, the election and qualifications of its members, and of the grounds for forfeiture of their office under this Charter.

The amendment would also state that the City Commission has the power to

> establish procedural rules for implementing this section and ensuring due process, including reasonable notice to affected parties. …. Decisions made by the City Commission under this section shall be subject to review by ~~the~~ a court~~s~~ of competent jurisdiction on a petition for writ of certiorari.

A petition for writ of certiorari is the proper method of seeking an appellate-level review of a local government's quasi-judicial decision. On a petition for writ of certiorari, a court can quash a local government's quasi-judicial decision that fails to comply with procedural due process, is not based on competent substantial evidence, or otherwise departs from the essential requirements of law resulting in a miscarriage of justice.

Section C-17 – Irrevocable Resignation

Finally, an amendment to Section C-17 would confirm or establish that the City Commission correctly adjudged on November 7, 2023, that a member who resigns from their office cannot thereafter seek to recapture any part of the same term of office. The amendment would state:

> The successor shall serve for the unexpired term of the member who created the vacancy. A member who resigns from their office cannot thereafter seek election to any part of the same term of office from which the member resigned.

The City Commission's Options

Section C-59 authorizes the City Commission to appoint a Charter Review Commission "at such times as deemed necessary…." Therefore, if deemed necessary, the City Commission could reconvene the Charter Review Commission to make a recommendation back to the City Commission on whether to place the proposed amendments on the ballot.

Alternatively, the City Commission could decide that reconvening the Charter Review Commission to make recommendations about the Commission's own authority is not necessary. The City Commission can ask the voters directly to consider the proposed amendments. Florida Statutes § 166.031(1) states in pertinent part:

> The governing body of a municipality may, by ordinance…submit to the electors of said municipality a proposed amendment to its charter …. The governing body of the municipality shall place the proposed amendment contained in the ordinance…to a vote of the electors at the next general election held within the municipality or at a special election called for such

> purpose. …. A municipality may amend its charter pursuant to this section notwithstanding any charter provisions to the contrary.

Therefore, the City Commission can decide to conduct two readings of the attached Ordinance and place one or all three of the proposed Charter amendments on the November 5, 2024 ballot. The ordinance would become effective on March 20, 2024, the day after the March 19, 2024, general city election.

Issue:
Should the Honorable Mayor and City Commissioners (1) reconvene the Charter Review Commission to consider the recommended Charter amendments; or (2) conduct two readings and approve of one or all three of the proposed Charter amendments to Sections C-9, C-10, and C-17 of the City Charter?

Recommendations:
The City Attorney recommends conducting two readings of the attached, proposed Ordinance and empowering the City's voters to decide whether to approve of the proposed amendments to Sections C-9, C-10, and C-17 of the City Charter.

Attachments:
1. Ordinance

Financial Impacts:
None

Type of Item: First Reading

ORDINANCE NO. 2024-_____

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, PROPOSING AMENDMENTS TO THE CITY OF OCOEE'S CHARTER PERTAINING TO:

(1) § C-9, TO CONFIRM OR ESTABLISH THAT THE CITY COMMISSION HAS AUTHORITY TO INTERPRET AND ENFORCE THE PROVISIONS OF THE CHARTER, AND PROVIDING FOR JUDICIAL REVIEW; AND

(2) § C-10, TO CONFIRM OR ESTABLISH THAT THE CITY COMMISSION HAS AUTHORITY TO INTERPRET AND ADJUDGE THE QUALIFICATIONS AND ELIGIBILITY OF CANDIDATES FOR THE COMMISSION, ESTABLISH PROCEDURAL RULES TO PROVIDE NOTICE AND DUE PROCESS TO ANY AFFECTED PARTIES, AND PROVIDE FOR JUDICIAL REVIEW; AND

(3) § C-17, TO CONFIRM THAT A COMMISSION MEMBER WHO RESIGNS FROM THEIR OFFICE CANNOT THEREAFTER SEEK ELECTION TO ANY PART OF THE SAME TERM OF OFFICE FROM WHICH THE MEMBER RESIGNED; AND

PROVIDING A FORM OF BALLOT FOR THE PROPOSED AMENDMENTS AT THE NEXT GENERAL CITY ELECTION AFTER THE EFFECTIVE DATE OF THIS ORDINANCE, ON NOVEMBER 5, 2024 OR AS OTHERWISE SET BY THE CITY COMMISSION; DIRECTING THE CITY CLERK TO FILE THE REVISED CHARTER AS APPROVED BY THE VOTERS WITH THE FLORIDA DEPARTMENT OF STATE; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Article VIII, § 2 of the Constitution of the State of Florida and Chapter 166, Florida Statutes, vests the City of Ocoee (the "City") with broad Home Rule authority to conduct municipal government, and exercise any power for municipal purposes except as otherwise prohibited by law; and

WHEREAS section C-10 of the City Charter states that the City Commission "shall be the judge of the election and qualifications of its members"; and

WHEREAS, the City Commission interprets section C-10 to mean that the City Commission has authority to not only judge the election and qualifications of its elected members but judge the eligibility and qualifications of those seeking to become a member of the City Commission through an election; and

WHEREAS, the Charter Review Commission appointed on April 18, 2023, interpreted the City Commission to have such authority under section C-10, and proposed no changes to section C-10 for the ballot at the next general city election, on March 19, 2024;

WHEREAS, in an Order Granting Emergency Motion for Temporary Injunction entered on December 7, 2023, an Orange County Circuit Judge in case of *Oliver v. Sibbitt* (Case No. 2023-CA-017123-O) held, "The City Charter does not give the City the right to judge the qualifications of candidates. Instead, Section C-10 of the Ocoee City Charter states, '[t]he City Commission shall be the judge of the election and qualifications of its **members** and of the grounds for forfeiture of their office...' (*emphasis added [by the court]*). It is clear Plaintiff is not a member of the City Commission and therefore the City Commission is not the judge of his qualifications as a candidate."

WHEREAS, the City Commission disagrees with the Circuit Judge's holding, but to remove any doubt, the City Commission wishes for the City's voters to confirm the City Commission's authority to interpret and enforce the City Charter;

WHEREAS, the City Commission seeks to confirm or establish its authority to adjudge the qualifications and eligibility of, not only its elected members, but also of candidates and persons seeking to qualify as candidates for election to the City Commission;

WHEREAS, section C-17 of the City Charter (Filling of vacancies) states in relevant part, "The successor to the office of Mayor or Commissioner shall be elected at the next general city election if such election is to be held within twelve (12) months of the vacancy. If a general city

election will not be held within twelve (12) months, the successor shall be elected at a special election which shall be called by the City Commission within ninety (90) days of the vacancy. The successor shall serve for the unexpired term of the member who created the vacancy"; and

WHEREAS, *Black's Law Dictionary* (10th ed. 2014) defines "successor" as "A person who succeeds to the office, rights, responsibilities, or place of another; one who replaces or follows a predecessor"; and

WHEREAS, "Florida courts have generally defined a successor as "he that followeth or cometh in another's place" or, more recently, as one "who follows or takes the place another has left and sustains the like part or character." *Argonaut Ins. Co. v. Commercial Standard Ins. Co*., 380 So. 2d 1066, 1068 (Fla. 2d DCA 1980) (quoting *Beatty v. Ross*, 1 Fla. 198, 209 (1847)); and

WHEREAS, the City Commission interprets "the successor" and "the member who created the vacancy," as used in section C-17, as referring to two different people; and

WHEREAS, Florida's Resign-to-Run Act, § 99.012(b), Florida Statutes, requires an "irrevocable" resignation by a member to run for another office; therefore, a member who creates a vacancy by resignation must resign irrevocably and cannot thereafter seek election to any part of "the unexpired term" from which the member resigned;

WHEREAS, the City Commission wishes for the City's voters to confirm the City Commission's understanding that, under the Charter, a member who resigns from their office cannot thereafter seek election to any part of the same term of office from which the member resigned; and

WHEREAS, Florida Statutes § 166.031(1) states in pertinent part, "The governing body of a municipality may, by ordinance…submit to the electors of said municipality a proposed amendment to its charter …. The governing body of the municipality shall place the proposed amendment contained in the ordinance…to a vote of the electors at the next general election held within the

municipality or at a special election called for such purpose." Further, § 166.031(3) states, "A municipality may amend its charter pursuant to this section notwithstanding any charter provisions to the contrary," and

WHEREAS, pursuant to Florida Statutes § 166.031, the City Commission conducted advertised public hearings and has adopted this Ordinance to submit the proposed Charter amendments set forth herein to the voters at the next general city election after the effective date of this Ordinance, on November 5, 2024 or as otherwise set by the City Commission; and

WHEREAS, Florida Statutes § 166.031(2) states, "Upon adoption of an amendment to the charter of a municipality by a majority of the electors voting in a referendum upon such amendment, the governing body of said municipality shall have the amendment incorporated into the charter and shall file the revised charter with the Department of State. All such amendments are effective on the date specified therein or as otherwise provided in the charter."

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF OCOEE, FLORIDA, AS FOLLOWS:

SECTION 1. Recitals. The foregoing recitals are incorporated as if set forth at length and are hereby made a part of this ordinance.

SECTION 2. Authority. The City Commission of the City of Ocoee has the authority to adopt this Ordinance pursuant to its Home Rule and other powers set forth in Article VIII of the Constitution of the State of Florida and Chapter 166, Florida Statutes, including Florida Statutes §§ 166.021 and 166.031, as well as Chapter 5 of the City Code pertaining to elections and C-13 and C-14 of the City Charter as "the legislative body of the city" to "adopt any ordinances."

SECTION 3. Format of Proposed Amendments to the Charter. In the proposed amendments to the Charter in the sections that follow, words that are ~~stricken~~ are deletions; words

that are underlined are additions; and stars (***) indicate omitted sections and subsections that do not represent Charter amendments.

SECTION 4. Proposed Amendment to § C-9 of the Charter ([City Commission] created, composition, designation, election generally):

4.1 **Text of the Amendment**. The City shall submit the following proposed amendment to § C-9 of the Charter to the qualified electors of the City of Ocoee:

> **§ C-9. [City Commission] created, composition, designation, election generally.**
>
> There is hereby created a City Commission, to consist of five (5) members, one (1) of whom shall be known and designated as the "Mayor"; the other four (4) shall be known and designated as "Commissioners." One (1) of the Commissioners shall also be known and designated as "Mayor pro tem." The Mayor shall represent the city at large, and the Commissioners shall each represent the single-member district in which they reside. The Mayor shall be elected by the electors of the city at large. Each of the Commissioners shall be elected by the electors residing only in the respective single-member district which he represents on the City Commission. The Mayor pro tem shall be elected from among the Commissioners by the City Commission but shall continue to represent the district in which such Commissioner resides. The Mayor pro tem shall be elected at the first City Commission meeting following the swearing in of the candidates elected at each general

city election (unless there is a runoff election, in which case the Mayor pro tem shall be elected at the first City Commission meeting following the swearing in of the candidates elected at such runoff election) and shall serve as Mayor pro tem until the successor is elected. The City Commission shall hold office in the manner hereinafter provided and shall constitute the governing body and authority of the City of Ocoee with all the powers and privileges herein granted and provided. The City Commission has the authority to interpret and enforce the provisions of this Charter, which shall be binding unless such interpretation and enforcement is held by a court of competent jurisdiction, including after any appeals, to be clearly erroneous, arbitrary, capricious, or otherwise unconstitutional. Except as otherwise provided in this Charter, whenever this Charter contains a reference to "all members of the City Commission", such reference shall include the entire City Commission and shall not be construed to include only those members present and voting.

4.2 **Ballot Title and Questions**. The ballot title and summary for the proposed amendment to § C-9 of the Charter, set forth in Section 4 of this Ordinance, shall be set forth below, and shall be followed by the words “yes” and “no”:

Question #1

AMENDMENT OF § C-9, OCOEE CITY CHARTER, AUTHORIZING CITY COMMISSION TO INTERPRET AND ENFORCE CHARTER.

Section C-9 of the City of Ocoee's Charter shall be amended to provide that the City Commission has authority to interpret and enforce the City Charter subject to review of such decisions by a court of competent jurisdiction.

Shall the above-described amendment be adopted?

___ YES

___ NO

SECTION 5. Proposed Amendment to § C-10 of the Charter (Judge of qualifications):

5.1 **Text of the Amendment**. The City shall submit the following proposed amendment to § C-10 of the Charter to the qualified electors of the City of Ocoee:

§ C-10. Judge of qualifications.

The City Commission shall be the judge of the qualifications and eligibility of candidates for the City Commission, the election and qualifications of its members, and ~~of~~ the grounds for forfeiture of their office under this Charter. ~~and f~~ For ~~that~~ these purposes, the City Commission has ~~shall have, to the extent permitted by law,~~ the power to censure, subpoena witnesses, administer oaths, ~~and~~ require the production of evidence, and establish procedural rules for implementing this section and ensuring due process, including reasonable notice to affected parties. A member charged with

conduct constituting grounds for forfeiture of office shall be entitled to a public hearing on demand. ~~and notice of such a hearing shall be published in a newspaper of general circulation in the city at least seven (7) days prior to the hearing.~~ Decisions made by the City Commission under this section shall be subject to review by ~~the~~ a court~~s~~ of competent jurisdiction on a petition for writ of certiorari. Nothing contained herein shall be construed to deprive any candidate or member of the City Commission of ~~such member's right to~~ due process under the Constitution and the laws of the United States and the State of Florida.

5.2 **Ballot Title and Questions**. The ballot title and summary for the proposed amendment to § C-10 of the Charter, set forth in Section 5 of this Ordinance, shall be set forth below, and shall be followed by the words "yes" and "no":

Question #2

AMENDMENT OF § C-10, OCOEE CITY CHARTER, TO AUTHORIZE CITY COMMISSION TO JUDGE CANDIDATE QUALIFICATIONS.

Section C-10 of the City of Ocoee's Charter shall be amended to provide that the City Commission has authority to judge the qualifications and eligibility of candidates for the Commission, establish procedural rules for C-10, including ensuring that notice and due process is given to affected persons, and provide for review of such decisions by a court of competent jurisdiction.

Shall the above-described amendment be adopted?

___ YES

___ NO

SECTION 6. Proposed amendment to § C-17 of the Charter (Filling of Vacancies)

6.1 **Text of the Amendment**. The City shall submit the following proposed amendment to § C-17 of the Charter to the qualified electors of the City of Ocoee:

§ C-17. Vacancies; forfeiture of office; filling of vacancies.

A. Vacancies. The office of a member of the City Commission shall become vacant upon the member's death, resignation, forfeiture of office or removal from office in any manner authorized by law.

***

C. Filling of vacancies.

1. Interim Members. If any vacancy, other than the Office of Mayor, occurs in the City Commission, an eligible person shall be selected by the City Commission within thirty (30) days of the vacancy to serve until the successor is elected. If a vacancy occurs in the office of Mayor, the Mayor pro tem shall serve as an interim Mayor until the successor is elected. The City Commission shall appoint an interim Commissioner to fill the vacancy created by the Mayor pro tem serving as Mayor; such interim Commissioner shall serve until such time as a Mayor is elected. The Mayor pro tem shall thereafter resume representation of ~~his~~ their single-member district for the remainder of the term.

2. Successors. The successor to the office of Mayor or Commissioner shall be elected at the next general city election if such election is to be held within twelve (12) months of the vacancy. If a general city election will not be held within twelve (12) months, the successor shall be elected at a special election which shall be called by the City Commission within ninety (90) days of the vacancy. The successor shall serve for the unexpired term of the member who created the vacancy. A member who resigns from their office cannot thereafter seek election to any part of the same term of office from which the member resigned. If all members of the City Commission are removed at the same time, the Governor of the State of Florida shall appoint an interim City Commission that shall call a special election within ninety (90) days of appointment.

6.2 **Ballot Title and Questions**. The ballot title and summary for the proposed amendment to § C-10 of the Charter, set forth in Section 5 of this Ordinance, shall be set forth below, and shall be followed by the words "yes" and "no":

Question #3

AMENDMENT OF § C-17, OCOEE CITY CHARTER, PRECLUDING RESIGNING MEMBER FROM ELECTION TO SAME TERM

Section C-17 of the City of Ocoee's Charter shall be amended to state that a member of the City Commission who resigns cannot thereafter seek election to any part of the same term of office from which the member resigned.

Shall the above-described amendment be adopted?

___ YES

___ NO

SECTION 7. Miscellaneous.

7.1 **Codification & Corrections.** If the Charter amendment provided for in this Ordinance receives affirmative votes from the majority of the votes cast, such amendment shall be incorporated into the Charter of the City of Ocoee. Any section, paragraph number, letter and/or any heading may be changed or modified as necessary to effectuate the foregoing. Grammatical, typographical and similar like errors may be corrected, and additions, alterations, and omissions not affecting the construction or meaning of this Ordinance or the Charter may be freely made.

In the event it becomes necessary, as determined by the City Commission, to make any modification to any ballot question, ballot summary, or to remove a proposed charter amendment from the ballot contained herein after adoption of this ordinance, the City Commission may make such modification by resolution.

7.2 **Directions to City Staff.** City Staff, under direction of the City Manager, are authorized to take such actions as are necessary and advisable to effect and carry out this Ordinance and the Charter amendments and election provided for herein, including working with the Orange County Supervisor of Elections to put the questions set forth herein on the ballot at the next general city election after the effective date of this Ordinance, on November 5, 2024 or as otherwise set by the City Commission. If the Charter is amended by a majority vote of the qualified electors of the City, the City Clerk shall file a copy of the revised Charter with the Florida Department of State in accordance with § 166.031(2), Florida Statutes.

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

7.4 **Conflict.** In the event of a conflict or conflicts between this Ordinance and any other Ordinance or provision of law, this Ordinance controls to the extent of the conflict, as allowable under the law.

7.5 **Effective Date**. This Ordinance shall become effective on March 20, 2024, or as soon thereafter as this Ordinance is approved on a second reading. Any Charter amendment provided for herein shall become effective immediately upon approval by the qualified voters of the City of Ocoee and certification by the Orange County Supervisor of Elections or other appropriate officer or entity.

PASSED AND ADOPTED this ___ day of _____, 2024.

ATTEST:

APPROVED:
CITY OF OCOEE, FLORIDA

_____
Melanie Sibbitt, City Clerk

_____
Rusty Johnson, Mayor

(SEAL)

ADVERTISED _____, 2024
READ FIRST TIME _____,
2023.
READ SECOND TIME AND ADOPTED
_____, 2024.
UNDER AGENDA ITEM NO. _____

FOR USE AND RELIANCE ONLY BY THE CITY OF OCOEE, FLORIDA; APPROVED AS TO FORM AND LEGALITY
this _____ day of _____, 2024.

FISHBACK DOMINICK

By: _____
Richard S. Geller
City Attorney

S:\AKA\CLIENTS\Ocoee, City of\Charter Review - Elections O164-27414\Ordinance to Amend C-9, C-10, and C-17\Ordinance for Ballot Qs Amending C-9, C-10, and C-17 of the City Charter - rsg - 1 8 24.docx

STAFF REPORT

Meeting Date: February 20, 2024
Item #: 7

Contact Name: Michael Rumer
Contact Number: Ext. 1018

Department Director: Michael Rumer
City Manager: Robert Frank

Subject: First Reading of Ordinance Updating the City's Code of Ordinances Chapter 45, Arbor Code. (Development Services Director Rumer)

Background Summary:

On November 7, 2023, the Ocoee City Commission placed a moratorium on tree removal permits whereby Homeowners Association or Property Owners Association requests a form of blanket tree removal permit to remove more than one (1) tree in a private right-of-way, landscape buffer, or common open space. Also, based on a new State law passed in 2022, the Florida legislature amended Section 163.045, Florida Statutes, to limit the circumstances under which the owners of residential property can remove trees without a permit, to require, at the time of tree removal, possession of documentation of an onsite Tree Risk Assessment report meeting industry standards signed by a certified arborist or licensed landscape architect.

Staff is proposing an amendment to the City's Code of Ordinances with an update to Chapter 45, Arbor Code, to provide a process for the City Commission to review tree removal applications in private residential right-of-ways, landscape buffers, and common open space areas; and to clarify existing regulations and revise the City's tree removal regulations and procedures to conform to both Section 163.045, Florida Statutes and the industry Risk Assessment standard of arborists and landscape architects.

Issue:

Should the Honorable Mayor and City Commissioners approve an amendment to the City Code of Ordinances, Chapter 45 Arbor Code?

Recommendations:

Staff recommends the Honorable Mayor and City Commissioners approve an amendment to the City Code of Ordinances, Chapter 45 Arbor Code.

Attachments:

1. Ordinance - Tree Removal Permits

Financial Impacts:

None

Type of Item: First Reading

AN ORDINANCE OF THE CITY OF OCOEE AMENDING SECTION 45-4 AND 45-13 OF CHAPTER 45 OF THE CITY OF OCOEE CODE OF ORDINANCES TO REQUIRE JUST CAUSE FOR REMOVAL OF A PROTECTED TREE AND TO PROVIDE FOR A STANDARD OF REVIEW, RISK ASSESSMENT CRITERIA, AND ADDITIONAL CONSIDERATIONS FOR ISSUANCE OF A TREE REMOVAL PERMIT; ESTABLISHING STANDARDS FOR DOCUMENTATION WHEN PROTECTED TREES ARE REMOVED WITHOUT A PERMIT; AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Ocoee (the "City") recognizes the importance of maintaining or increasing the tree canopy within the City; and

WHEREAS, the City contains many species of native and non-native trees of significant size and quality that contribute in a positive way to the environment, scenic beauty and aesthetics of the City; and

WHEREAS, the Florida Urban Forestry Council has designated the City of Ocoee a Tree City USA community;

WHEREAS, the City recognizes that properly maintained trees increase property values, filter air pollutants, maintain the natural ecology, temper the effects of extreme temperatures, reduce stormwater runoff, prevent topsoil erosion, and otherwise help create and maintain the distinct identity and visual character of the City; and

WHEREAS, the City's Arbor Code, at Section 45-4, defines a "Protected Tree" as, "any tree that has a DBH of more than eight inches, and which is not otherwise exempted from this code. In addition, all palms with at least four and one-half feet of clear trunk between the ground level and lowest frond are declared to be protected trees. In addition, all specimen and historic trees are protected trees."

WHEREAS, the City finds that the wanton and wholesale destruction of Protected Trees in the City impairs scenic beauty, causes erosion, reduces property values, and causes heat islands, and may lead to other detrimental effects to the public's health, safety, and welfare; and

WHEREAS, the City seeks to prevent the misuse of the tree permitting system and prevent unjustified and unmitigated removal of healthy of trees, in order to continue its efforts to protect the City's scenic beauty, property values, and happiness of its citizens through proper tree maintenance, including tree thinning, root pruning, installation of root barriers and other arboricultural best management practices to safeguard and prevent significant damage to roads, sidewalks, and utility infrastructure;

WHEREAS, an onsite Risk Assessment is the industry standard for arborists and landscape architects to determine whether a Protected Tree should be removed;

WHEREAS, in 2022, the Florida legislature amended Section 163.045, Florida Statutes, to limit the circumstances under which the owners of residential property can remove trees without a permit, so as to require, at the time of tree removal, possession of documentation of an onsite Tree Risk Assessment report meeting industry standards signed by a certified arborist or licensed landscape architect;

WHEREAS, the City has deemed it necessary to clarify existing regulations and to revise the City's tree removal regulations and procedures to conform to Section 163.045, Florida Statutes, and the industry Risk Assessment standard of arborists and landscape architects to promote the City's health, safety, and welfare; and

WHEREAS, the City desires for the Development Services Department to administratively process most applications for tree removal; and

WHEREAS, the City desires that the City Commission shall determine whether to approve the removal of trees along private rights-of-way, landscape buffers, and common open space areas within a development in order to ensure the preservation of existing canopies; and

WHEREAS, the City finds that the standards set forth herein are reasonable, will promote and protect the best interests of residents and businesses of the City, and will ensure that the goals and policies of the City's tree preservation and protection laws are met; and

WHEREAS, the portions of Chapter 45, the Arbor Code, Sections 45-4 and 45-13 of the Code of Ordinances, are to be amended and modified as described in each section and amended to read as shown herein.

NOW THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF OCOEE, AS FOLLOWS:

SECTION 1. That Chapter 45, the "Arbor Code," Section 45-4 of the Code of Ordinances is hereby amended and modified to amend the definition of a Protected Tree to read as follows (underlined language are additions; ~~stricken-through~~ language are deletions; sections not included are not being modified):

§ 45-4. - Definitions.

PROTECTED TREE — Any tree that has a DBH of ~~more than~~ eight (8) inches or greater and any tree, regardless of size and height, which has been newly planted as part of the construction of a single-family dwelling, subdivision infrastructure and open space areas/tracts, non-residential development or required replacement tree, and which is not otherwise exempted from this code. In addition, all palms with at least four and one-half (4½) feet of clear trunk between the ground level and the lowest frond are declared to be protected trees. In addition, all specimen and historic trees are protected trees.

SECTION 2. That Chapter 45, the "Arbor Code," Section 45-13 of the Code of Ordinances is hereby amended and modified to read as follows (underlined language are additions; ~~stricken-through~~ language are deletions; sections not included are not being modified):

§ 45-13. - Permit required.

A. *Permit Required for Removal of Protected Trees.* No person shall, directly or indirectly, put down, destroy, remove or move; or effectively destroy through damaging; or authorize the cutting down, destroying, removing, moving or damaging of any ~~p~~Protected ~~t~~Tree on private premises without first obtaining a permit from the Building Division ~~Department~~ unless otherwise provided herein. Submission of ~~A~~an application for a tree removal permit shall include any fee prescribed by the City's schedule of fees and photographs of the tree in question clearly showing the distress or disease of the tree and/or photographs of the infrastructure or other property damage, and shall be made on a form~~s~~ provided by the City ~~Department~~. The application ~~and~~ shall contain, at a minimum, the following information:

(1) ~~Identification of the~~The property location ~~concerned~~ for tree removal by street address or, if not available, by ~~lot number and legal description~~parcel identification number.

(2) A plot plan/survey indicating the property boundaries, surrounding streets, north arrow, scale, location of tree to be removed, and location of all replacement trees, if applicable.

(3) A description of the tree and reason establishing just cause for removal.

B. *Just Cause Required for Removal*. No ~~tree~~ permit ~~will~~ shall be issued without the applicant demonstrating just cause for the removal of ~~the~~ a Protected Tree. Just cause means that the Protected Tree imposes an unacceptable risk, assessed as a moderate, high, or an extreme risk to

persons or property, determined in accordance with the criteria set forth in this Section. ~~may be, but not limited to:~~

~~(1) Diseased.~~

~~(2) Injured, such as being struck by vehicle or lightning.~~

~~(3) In danger of falling too close to existing structure inflicting damage.~~

~~(4) In danger of falling too close to proposed structure inflicting damage.~~

~~(5) Interferes with utility services.~~

~~(6) Creates unsafe condition.~~

C. *Standard of Review*. Each application for a permit to remove a Protected Tree shall be reviewed, a site visit may be conducted by City staff or contractor, and a decision shall be rendered whether to approve or deny the application (in whole or in part) on the basis of the tree assessment standards set forth by the International Society of Arboriculture's Tree Risk Assessment Qualification (ISA TRAQ). If a Protected Tree poses an unacceptable risk to persons or property, it should only be approved for removal if all other professionally acceptable means of pruning, maintenance or thinning have been exhausted and removing the entire tree is the only means of practically mitigating its risk to persons or property to below moderate risk, as determined by the tree risk assessment procedures outlined in Best Management Practices – Tree Risk Assessment (2nd edition 2017).

D. *The Risk Assessment Criteria*. The ISA TRAQ considerations for Risk Assessment of trees include, but are not limited to:

(1) The topography where the tree is located, whether flat or sloped;

(2) Soil conditions;

(3) The health of the tree, including its vigor; whether foliage is normal, chlorotic or necrotic; evidence of any pest infestation; evidence of any abiotic factors affecting the health of the tree such as light, water, and soil; and identification of any failure(s) in branches, the trunk, or roots;

(4) Load factors on the tree, including wind exposure, relative crown size, crown density; the density of interior branches, and any vines growing on the tree;

(5) The condition of the trunk, including any lightning damage, damage if struck by a motor vehicle, heartwood or other decay; dead or missing bark; any cavity or nest hole; the load on any defective part of the tree, and likelihood of failure;

(6) The condition of the roots and root collar, including any dead roots, decay; soil weakness; the load on any defect in the roots and root collar, and likelihood of failure;

(4) For each part of the tree of concern, the likelihood of failure (categorized as Improbable, Possible, Probable, or Imminent), the likelihood of impact (categorized as Very Low, Low, Medium, or High), and the expected consequences of the tree impacting a target (categorized as Negligible, Minor, Significant, or Severe);

(5) An overall rating of the likelihood of the tree impacting a target, (categorized as Unlikely, Somewhat Likely, Likely, or Very Likely), based on the following Likelihood of Impact Matrix:

Likelihood of Failure	Likelihood of Impacting Target			
	Very Low	Low	Medium	High
Imminent	Unlikely	Somewhat likely	Likely	Very likely

Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

(6) An overall risk rating for the tree (categorized as either Low, Moderate, High, or Extreme), based on the following Risk Rating Matrix:

Likelihood of Failure & Impact	Consequence of Failure			
	Very Low	Low	Medium	High
Very likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

(6) An identification of any mitigation options, including pruning one or more branches or roots that may reduce the overall Risk Rating to Low.

(7) An identification of any limitations on the inspection performed by the City, including a lack of visibility or access.

E. *Additional Considerations*. Additional considerations in determining whether to approve the removal of a Protected Tree may include, but are not limited to:

(1) Canopy coverage and available planting space on the lot.

(2) Significant to severe damage to structures or hardscapes, including sidewalks, roads, and swimming pools, which the City determines cannot be mitigated through measures other than tree removal, such as pruning of one or more branches or roots.

(3) Whether structural improvements on the property were designed to avoid or minimize potential need for the removal of the tree(s) under review.

(4) Whether denial of the permit would create an unreasonable hardship on the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties. A minor reduction of the potential number of residential units or building size due to the tree location does not represent a severe limit of the economic enjoyment of the property.

(5) The applicant has demonstrated to the satisfaction of the City that no reasonable alternatives would allow preservation of the tree(s).

(F) *Separate applications*. A separate application and application fee must be submitted for the removal of Protected Trees to be removed if the trees are located on separate lots, tracts or parcels. A tree Risk Assessment must be conducted separately and an application fee paid for each tree to be removed.

(G) *Review by the City.*

(1) Administrative Review: The Development Services Department shall consider all applications for tree removal for administratively approval, except as otherwise stated herein.

(2) Commission Review: At a publicly noticed hearing, the City Commission shall consider for approval any application for tree removal or replacement of more than one (1) tree within a private road right-of-way, landscape buffer, or common open space tract. Such tree removal shall require issuance of a Large-Scale Tree Removal permit following City Commission approval.

(H) *Documentation Required for Tree Removal on Residential Property without a Permit.*

(1) A "Residential Property" under this section means a single family, detached building located on a lot that is actively used for single family residential purposes and that is either a conforming use or a legally recognized nonconforming use in accordance with the City's land development regulations.

(2) In accordance with Section 163.045, Florida Statutes, a property owner or other person who removes a Protected Tree on a Residential Property without a permit must, at the time of removal, possess written documentation of an onsite Risk Assessment signed by an arborist certified by the International Society of Aborciculture (ISA) or a Florida licensed landscape architect that the tree poses an unacceptable risk to persons or property. A Protected Tree poses an unacceptable risk if removal of the entire tree is the only means of practically mitigating its risk to below moderate, as determined by the tree risk assessment procedures outlined in Best Management Practices – Tree Risk Assessment (2nd edition 2017). Documentation of an onsite Risk Assessment, even if signed by a certified arborist or licensed landscape architect, that was conducted after a protected tree was removed without a permit shall not constitute appropriate or acceptable documentation or justification.

(3) The Risk Assessment must identify the credentials, name, address, office and cell phone number and certification signature of the certified arborist or Florida licensed landscape architect.

(4) Upon request, the onsite Risk Assessment must be presented to any city officer, employee or city contractor requesting review of such documentation. Within ten

(10) days after commencement of the tree removal, the property owner shall have the onsite Risk Assessment delivered to the City's Development Services Department.

(5) Failure to comply with this subsection or any part thereof constitutes a violation of this code.

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

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

SECTION 5. Effective Date. This Ordinance shall become effective upon approval at a second reading.

PASSED AND ADOPTED this _____ day of _____, 2024.

ATTEST:

APPROVED:
CITY OF OCOEE, FLORIDA

_____
Melanie Sibbitt, City Clerk

_____
Rusty Johnson, Mayor

(SEAL)

ADVERTISED: _____, 2024

ADVERTISED _____, 2024

READ FIRST TIME _____, 2024.
READ SECOND TIME AND ADOPTED
_____, 2024.
UNDER AGENDA ITEM NO. _____

FOR USE AND RELIANCE ONLY BY THE CITY OF OCOEE, FLORIDA; APPROVED AS TO FORM AND LEGALITY
this _____ day of _____, 2024.

FISHBACK DOMINICK

By: _____
Richard S. Geller
City Attorney

STAFF REPORT

Meeting Date: February 20, 2024
Item #: 8

Contact Name: Rebecca Roberts
Contact Number: Ext. 1520

Department Director: Rebecca Roberts
City Manager: Robert Frank

Subject: First Reading of Ordinance for FY 2024 Budget Amendment. (Finance Director Roberts)

Background Summary:
On March 5, 2024, the Finance Department will present for City Commission approval the issuance of a $10 million note to partially fund the construction of the new Police Regional Training Facility, with the funds expected shortly thereafter.

As per the City Charter, the Commission must authorize the use of all new revenue sources. Consequently, the Finance Department is presenting the anticipated receipt of the note funds for Commission consideration. The $10 million will be recorded as revenue in the General Fund and, after deducting any issuance costs, transferred to the Capital Projects fund. This transfer is earmarked specifically for the Regional Training Facility.

The City is mandated to conduct an annual analysis of the performance of its self-funded health insurance fund, based on the calendar year, with the latest assessment covering the year 2023.

State regulations stipulate that all self-insured funds must maintain a fund balance of at least 16% relative to claims (approximately 2 months claims coverage). Our analysis indicates that, due to an extraordinary increase in claims and administrative costs, our reserves have fallen to 23%. Further examination reveals that, without an augmentation in fund contributions, the balance is projected to dip below the required minimum by the end of the calendar year 2024.

Therefore, an increase in employer contributions is deemed necessary across all operating funds, as outlined below:

General Fund	$1,425,873
Water/Wastewater Fund	$ 197,000
Stormwater Fund	$ 35,500
Solid Wase Fund	$ 5,000
CRA	$ 7,900
Total Increase to HIF	$1,671,273

The Finance Department collaborates consistently with City project managers to assess the progress of capital projects, aiming to pinpoint completed projects and any remaining funds that can be refunded to the General Fund reserves. In the course of our evaluation, we have identified several such projects.

Finance has identified $2,290,312 that can be returned to the General Fund reserves.

Furthermore, Finance regularly scrutinizes the City's capital expenditures to ensure optimal utilization of various funding sources. An opportunity was identified to enhance the use of a portion of the Capital Improvement Bond (CIB) funds and a segment of the Fire Impact Fee funds.

Finance is reallocating $329,231 from a closed CIB-funded project to an eligible open project, freeing up the same amount to be returned to the General Fund reserve.

Additionally, Finance has identified an opportunity to allocate available and eligible Fire Impact Fee funds for the recently approved purchase of a tower truck, thereby making an additional $1,500,000 available for return to the General Fund reserves.

Issue:
Should the Honorable Mayor and City Commissioners approve the proposed budget amendment as described and detailed in the attached schedule?

Recommendations:
Staff recommends that the Honorable Mayor and City Commissioners approve the proposed budget amendment as described and detailed in the attached schedule.

Attachments:
1. Ordinance
2. Mid Year Amendment Schedule 2024

Financial Impacts:
The fund balances of the funds detailed in the attachment will be affected by this amendment.

Type of Item: First Reading

ORDINANCE NO. 2024-

AN ORDINANCE OF THE CITY OF OCOEE, ORANGE COUNTY, FLORIDA, RELATING TO THE CITY BUDGET; AMENDING THE CITY BUDGET ADOPTED BY ORDINANCE 2023-17 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024 BY PROVIDING FOR INCREASE OF APPROPRIATIONS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

SECTION 1. Authority. The City Commission of the City of Ocoee has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida, Chapter 166 Florida Statutes, and Section C-38 of Article VI of the Charter of the City of Ocoee.

SECTION 2. Intent and Purposes. The City of Ocoee budget for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024, as adopted by Ordinance 2023-17 is hereby amended as follows:

Increase of revenues totaling $10,000,000 in the General Fund, for the receipt of proceeds from the issuance of the Capital Improvement Note for the construction of the Police Regional Training Facility.

Increase of appropriations totaling $7,136,407 in the General Fund, an increase of $197,000 in the Water/Wastewater Fund, an increase of $35,500 in the Stormwater Fund, an increase of $5,000 in the Solid Waste Fund, an increase of $1,500,000 in the Fire Impact Fee Fund, and an increase in the CRA Fund of $7,900 as shown in detail, attached hereto and incorporated herein by reference are hereby confirmed, adopted and approved in all respects by the City Commission of the City of Ocoee.

A reallocation of capital project funding and refunding of General Fund expenditures of $3,790,312, as shown in detail, attached hereto and incorporated herein by reference are hereby confirmed, adopted and approved in all respects by the City Commission of the City of Ocoee.

SECTION 3. Appropriations. There are expressly appropriated out of anticipated revenues and monies necessary to meet the supplemental appropriations stipulated by and in said amended final budget.

SECTION 4. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion hereto.

SECTION 5. Effective Date. This Ordinance shall become effective ten (10) days after its passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2024.

Space intentionally left blank

ATTEST:

_____
Melanie Sibbitt, City Clerk

(SEAL)

APPROVED:
CITY OF OCOEE, FLORIDA

_____
Rusty Johnson, Mayor

ADVERTISED _____, 2024.
READ FIRST TIME _____, 2024.
READ SECOND TIME AND ADOPTED
_____, 2024.
UNDER AGENDA ITEM NO. _____

FOR USE AND RELIANCE ONLY BY THE CITY OF OCOEE, FLORIDA; APPROVED AS TO FORM AND LEGALITY
this _____ day of _____, 2024.

FISHBACK DOMINICK

By: _____
Rick Geller, City Attorney

FY 2024 Budget Amendment Schedule

General Fund		
General Government		
	Loan Proceeds	$ 10,000,000
	Police Regional Training Facility	$ (5,710,534)
	Employer Health Insurance Contributions	$ (1,425,873)
	Tower Truck Expenditure (Fund Balance)	$ 1,500,000
	Residual Capital Project Recovery (Fund Balance)	$ 2,290,312
	Total Impact on General Fund Fund Balance	$ 6,653,905
Fire Impact Fees		
	Tower Truck Expenditure Transfer	$ (1,500,000)
Water/Wastewater Fund		
	Employer Health Insurance Contributions	$ (197,000)
Stormwater Fund		
	Employer Health Insurance Contributions	$ (35,500)
Solid Wase Fund		
	Employer Health Insurance Contributions	$ (5,000)
CRA		
	Employer Health Insurance Contributions	$ (7,900)

STAFF REPORT

Meeting Date: February 20, 2024
Item #: 9

Contact Name: Melanie Sibbitt
Contact Number: Ext. 1026

Department Director: Melanie Sibbitt
City Manager: Robert Frank

Subject: First Reading of Ordinance Amending the City of Ocoee Police Officer's and Firefighters' Retirement Trust Fund Section 27 – Deferred Retirement Option Plan. (Pension Board Attorney Herrera)

Background Summary:

The Police & Firefighters' Retirement Board's Actuaries and Consultants, Foster & Foster, reviewed and approved the proposed ordinance following the City Commission ratification of the Ocoee Professional Firefighters Union, I.A.F.F. Local 3623, Collective Bargaining Agreement. This ordinance includes an amendment to Section 27 – Deferred Retirement Option Plan, extending the maximum DROP participation period for Firefighter members from 60 months to 96 months, effective October 1, 2023, starting from the member's initial eligibility for Normal Retirement, which is also specified within the Collective Bargaining Agreement.

Foster & Foster has concluded that implementing these changes will not affect the funding requirements of the program as they do not alter the valuation results. Therefore, a formal Actuarial Impact Statement is deemed unnecessary to support the adoption of these amendments.

Issue:

Should the Honorable Mayor and City Commissioners adopt an Ordinance amending Section 27 – Deferred Retirement Option Plan which increases the maximum DROP participation period for Firefighter members from 60 months to 96 months, beginning on the date which the member first becomes eligible for Normal Retirement?

Recommendations:

The Ocoee Police & Firefighters' Retirement Board's Actuaries and Consultants Foster & Foster respectfully recommends that the Honorable Mayor and City Commissioners adopt the attached Ordinance amending the City of Ocoee Police Officers' & Firefighters' Retirement Trust Fund, to incorporate changes already specified within the Collective Bargaining Agreement. Adoption of the proposed changes will have no impact on the assumptions used in determining the funding requirements of the pension program.

Attachments:

1. Ordinance
2. Foster & Foster Impact Letter Dated January 25, 2024

Financial Impacts:
None, as indicated in the attached letter from Douglas Lozen of Foster & Foster.

Type of Item: First Reading

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, RELATING TO THE CITY OF OCOEE MUNICIPAL POLICE OFFICERS' AND FIREFIGHTERS' RETIREMENT TRUST FUND; AMENDING ORDINANCE NUMBER 2010-019, AS SUBSEQUENTLY AMENDED; AMENDING SECTION 27, DEFERRED RETIREMENT OPTION PLAN; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

SECTION 1. Authority. The City Commission of the City of Ocoee has the authority to adopt this ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 166, Florida Statutes.

SECTION 2. That the City of Ocoee Municipal Police Officers' and Firefighters' Retirement Trust Fund adopted by Ordinance No. 2010-019, as subsequently amended, is hereby further amended by amending Section 27, Deferred Retirement Option Plan, to read as follows:

SECTION 27. DEFERRED RETIREMENT OPTION PLAN.

[…]

2. Participation

A. [no change]

B. [no change]

C. Period of participation.

1. A Member who elects to participate in the DROP under subsection 2.B., shall participate in the DROP for a period not to exceed sixty (60) months beginning on the date which the Member first becomes eligible for normal retirement. An election to participate in the

DROP shall constitute an irrevocable election to resign from the service of the City at the time of election into the DROP. A Member may participate only once.

2. Effective October 1, 2023, a Firefighter Member shall be eligible to participate in the DROP for a period not to exceed ninety-six (96) months beginning on the date which the Member first becomes eligible for normal retirement.

   a. A Firefighter Member who entered the DROP prior to October 1, 2023 and has not reached their maximum DROP participation period of 60 months as of October 1, 2023, may, in accordance with the conditions specified below, elect to extend their maximum DROP participation period from sixty (60) months to ninety-six (96) months. Upon approval by the Board, a Member's election to extend participation in the DROP shall extend the Member's DROP participation period as if the maximum participation period upon entry into the DROP was 96 months (e.g. adding 36 months to the initial 60-month maximum DROP participation period). For Members who elect to extend their maximum DROP participation, the following conditions shall apply to any such extension of DROP participation:

      i. The election shall be irrevocable;

      ii. The Member must, in writing, (1) agree to terminate employment at the end of the extended DROP participation period, and (2) submit an irrevocable, unconditional letter of resignation prior to extending the DROP, which resignation shall be effective on the date the DROP participation period ends (which shall be the earlier of the termination of the member's employment, for any reason, or the last day of the extended maximum DROP participation period); and

iii. The Member must elect to extend the DROP participation period and submit the written requirements noted above prior to the end of the member's initial 60 month DROP participation period. In the event a Member who is eligible to extend his/her maximum DROP participation period does not timely elect to do so, the Member's DROP participation period shall not be extended, and the maximum DROP participation period shall remain 60 months.

3. For a DROP participant who fails to terminate city employment at the expiration of the 96-month maximum DROP participation period, such Member shall be deemed not to be retired, the DROP election shall be null and void, and the Member shall have no accumulated DROP benefits. Retirement System membership shall be reestablished retroactively to the original date of the commencement of the DROP, and the Member shall be required to pay to the Retirement System the Member contributions as if they had continued service to the city, and the city contributions during the period such Member participated in the DROP, plus an interest rate equal to the annual assumed investment return during each year the Member participated in the DROP.

[…]

3. Funding

A. [no change]

B. Transfers From Retirement System

[…]

(3) A Member's DROP Account shall only be credited or debited with earnings or interest and monthly benefits while the Member is a participant in the DROP and after the Member dies, retires or terminates his employment as a Police Officer or Firefighter. If a

Member is employed by the City Fire and Police Departments after electing to cease participation in the DROP pursuant to subsection 2.D.(1)(a) or after participating in the DROP for five (5) years, then beginning with the next payment following cessation of participation or beginning with the Member's 61st month of DROP participation, whichever occurs first, the Member's DROP Account will no longer be credited or debited with earnings or interest, nor will monthly benefits be transferred to the DROP account. All such non-transferred amounts shall be forfeited and continue to be forfeited while the Member is employed by the City Fire and Police Departments. A Member employed by the City Fire and Police Departments after five (5) years of DROP participation will still not be eligible for pre-retirement death or disability benefits, nor will he accrue additional Credited Service, except as provided for in Section 29. Notwithstanding, effective October 1, 2023, for all Firefighter Members who elect to participate in the DROP for eight (8) years, then beginning with the next payment following cessation of participation or beginning with the Member's 97th month of DROP participation, whichever occurs first, the Member's DROP account will no longer be credited or debited with earnings or interest, nor will monthly benefits be transferred to their DROP account. All such non-transferred amounts shall be forfeited and continue to be forfeited while the Member remains employed by the City as a Firefighter.

[…]

SECTION 4. Repeal of Ordinances. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. Severability. In the event any section, subsection, paragraph, sentence, clause, phrase or word of this ordinance shall be held invalid by a court of competent jurisdiction, then such invalidity shall not affect the remaining portions hereof.

SECTION 6. Effective Date. This Ordinance shall become effective upon passage; however, the provisions of this Ordinance that are specified to take effect as of a date certain shall take effect as of the date specified herein.

PASSED AND ADOPTED this ____ day of _____, 2024.

APPROVED:

ATTEST:

CITY OF OCOEE, FLORIDA

_____

MELANIE SIBBITT
CITY CLERK

_____

RUSTY JOHNSON, MAYOR

(SEAL)

ADVERTISED _____, 2024

READ FIRST TIME _____, 2024

READ SECOND TIME AND ADOPTED

_____, 2024

UNDER AGENDA ITEM NO. _____

FOR USE AND RELIANCE ONLY BY
THE CITY OF OCOEE, FLORIDA

APPROVED AS TO FORM AND LEGALITY
THIS _____ day of _____, 2024.

FISHBACK DOMINICK

By: _____
Richard Geller, City Attorney

January 25, 2024

VIA EMAIL

Board of Trustees
City of Ocoee
Police Officers' and Firefighters' Pension Board
c/o Ms. Livia Guiliani
3810 Inverrary Blvd, Suite 303
Lauderhill, FL 33319

Re: City of Ocoee Police Officers' and Firefighters' Retirement Trust Fund

Dear Board:

We have reviewed the proposed ordinance amending the plan as follows:

- Effective October 1, 2023, an increase in the maximum DROP participation period for Firefighter members from 60 months to 96 months, beginning on the date which the member first becomes eligible for Normal Retirement.

We have determined that the adoption of the proposed changes will have no impact on the assumptions used in determining the funding requirements of the program. Because the changes do not result in a change in the valuation results, it is our opinion that a formal Actuarial Impact Statement is not required in support of its adoption. However, since the Division of Retirement must be aware of the current provisions of all public pension programs, it is recommended that you send a copy of this letter and a copy of the fully executed ordinance to each of the following offices:

Mr. Keith Brinkman
Bureau of Local Retirement Systems
Division of Retirement
3189 S. Blair Stone Rd.
Tallahassee, FL 32301

Mr. Steve Bardin
Municipal Police and Fire
Pension Trust Funds
Division of Retirement
3189 S. Blair Stone Rd.
Tallahassee, FL 32301

The undersigned is familiar with the immediate and long-term aspects of pension valuations, and meets the Qualification Standards of the American Academy of Actuaries necessary to render the actuarial opinions contained herein.

If you have any questions, please let me know.

Sincerely,

Douglas H. Lozen, EA, MAAA

STAFF REPORT

Meeting Date: February 20, 2024
Item #: 10

Contact Name: Anoch Whitfield
Contact Number: Ext. 1016

Department Director: Michael Rumer
City Manager: Robert Frank

Subject: First Reading of Ordinances for 440 Ocoee Apopka Road - Parrinello Property Annexation & Rezoning from County A-2 (Farmland Rural District) to City C-3 (General Commercial District); Project No(s). AX-10-23-07 & RZ-23-10-10. (Zoning Manager Whitfield)

Background Summary:

Owner/Applicant: The property/applicant is owned by Denise May Parrinello.

Site Location: The property is located in Commission District 3 on the west side of Ocoee Apopka Road, beginning approximately 1,800 feet north of Palm Drive at the intersection of Ocoee Apopka Road.

Property Size & Parcel Identification Number: The property contains approximately 0.51 acres and is assigned parcel ID number 18-22-28-0000-00-002.

Existing Site Conditions: The table below summarizes the existing site conditions of the property.

Current Future Land Use Map (FLUM) Designation	Current Zoning District	Existing Land Use	Unique Features/Overlay Districts
Commercial (per JPA)	County A-2	Single family residential dwelling	None

The table below lists the jurisdictions, future land use designations, zoning districts and existing uses of the surrounding properties.

Direction	Jurisdiction	Future Land Use Designation	Zoning	Existing Land Uses
North	City of Ocoee	Light Industrial	I-1	Vacant land (429 Business Center)
South	City of Ocoee	Commercial	C-3	Vacant land

East	City of Ocoee	High Density Residential	A-2	Agricultural use
West	City of Ocoee	Commercial	R-1A	Stormwater pond

Proposed Development: The applicant is requesting an annexation and rezoning from County A-2 (Farmland Rural District) to City of Ocoee C-3 (General Commercial District) and is not proposing a specific use at this time.

Consistency with Florida Statutes: With respect to the proposed annexation, Section 171.044, Florida Statutes (F.S.), grants municipalities the authority to annex contiguous, compact, non-circuitous territory so long as it does not create an enclave. The subject property is bordered on all sides by the City's jurisdictional limits and, as such, is contiguous to the City, and the annexation does not create an enclave. Instead, the annexation furthers the City's efforts to reduce existing enclaves within the city limits.

Consistency with JPA Agreement: The property is located within the Ocoee-Orange County Joint Planning Area (JPA), and the proposed annexation and zoning classification are consistent with the terms of the JPA Agreement.

Consistency with Adopted Comprehensive Plan: The annexation is consistent with Future Land Use Element (FLUE) Policy 2.5, which requires the City to consider requests for voluntary annexation when those lands are logical extensions of the existing City limits, when services can be adequately provided and when proposed uses are compatible with the City's Comprehensive Plan, the JPA Agreement, and the City's Annexation Policy. The proposed C-3 zoning classification is consistent with FLUE Policy 1.15, which stipulates that the City may assign an initial zoning after annexation in a manner consistent with both the Future Land Use Map and the JPA Agreement.

Transportation and Access: The site is currently accessed by Ocoee Apopka Road. The affected segment is Ocoee Apopka Road (which is an Orange County facility) from SR 438/Silver Star Road to Fullers Cross Road. The adopted level of service (LOS) standard is E, and the operating LOS is currently at D. Therefore, since the property already has a Commercial future land use designation on both the City's Future Land Use Map and the JPA Future Land Use Map, a traffic capacity analysis is not required at this time. However, an operations analysis may be required at the time of site plan review to ensure safe operations on Ocoee Apopka Road.

Utilities: The Utilities Department has no issues with this annexation and rezoning and provides the below informational comments:

1. Water service is available via a 12-inch water main on Ocoee Apopka Road. GIS records indicate that the water main is under the roadway in the northbound lane; however, GIS records are approximate and should not be used in lieu of a survey.
2. Sewer service is not currently available but may be available in the future as a result of the 429 Business Center Phase II - East project, which proposes the installation of a 6-inch forceman on the west side of Ocoee Apopka Road.
3. Upon redevelopment for a commercial use, the property would be required to connect to City water (and sewer if available).

Stormwater: Stormwater will be required to be provided on-site and will be evaluated at the time of site plan review.

Schools: Not applicable.

Public Safety: The nearest fire station is located within 1.4 miles, and fire emergency service is available in

under five (5) minutes with a flow rate of 1,000 gallons per minute. The property is located within Police Grid 1, with a four (4) minute response time. The nearest police station is 2.8 miles away, and the average non-emergency travel time is 8 minutes.

Recreation and Open Space: The property is located within the Wekiva Study Area but does not contain any unique features. As the allowable uses will be commercial uses in nature, recreation/open space is not required.

For more details, please see the attached Annexation and Feasibility Analysis document for Parrinello Property.

Issue:
Should the Honorable Mayor and City Commissioners approve the proposed ordinances for the Annexation and Rezoning from County A-2 (Farmland Rural District) to City C-3 (General Commercial District) for the property located at 440 Ocoee Apopka Road, assigned parcel ID number 18-22-28-0000-00-002?

Recommendations:
Development Review Committee (DRC) Recommendation:
The DRC met on Tuesday, January 2, 2024, to consider this item and, finding no issues, made a recommendation of approval of the annexation and rezoning to C-3.

Planning & Zoning Commission (PZC) Recommendation:
The PZC met on Tuesday, February 13, 2024, to consider this item and, finding no issues, made a recommendation of approval of the annexation and rezoning to C-3.

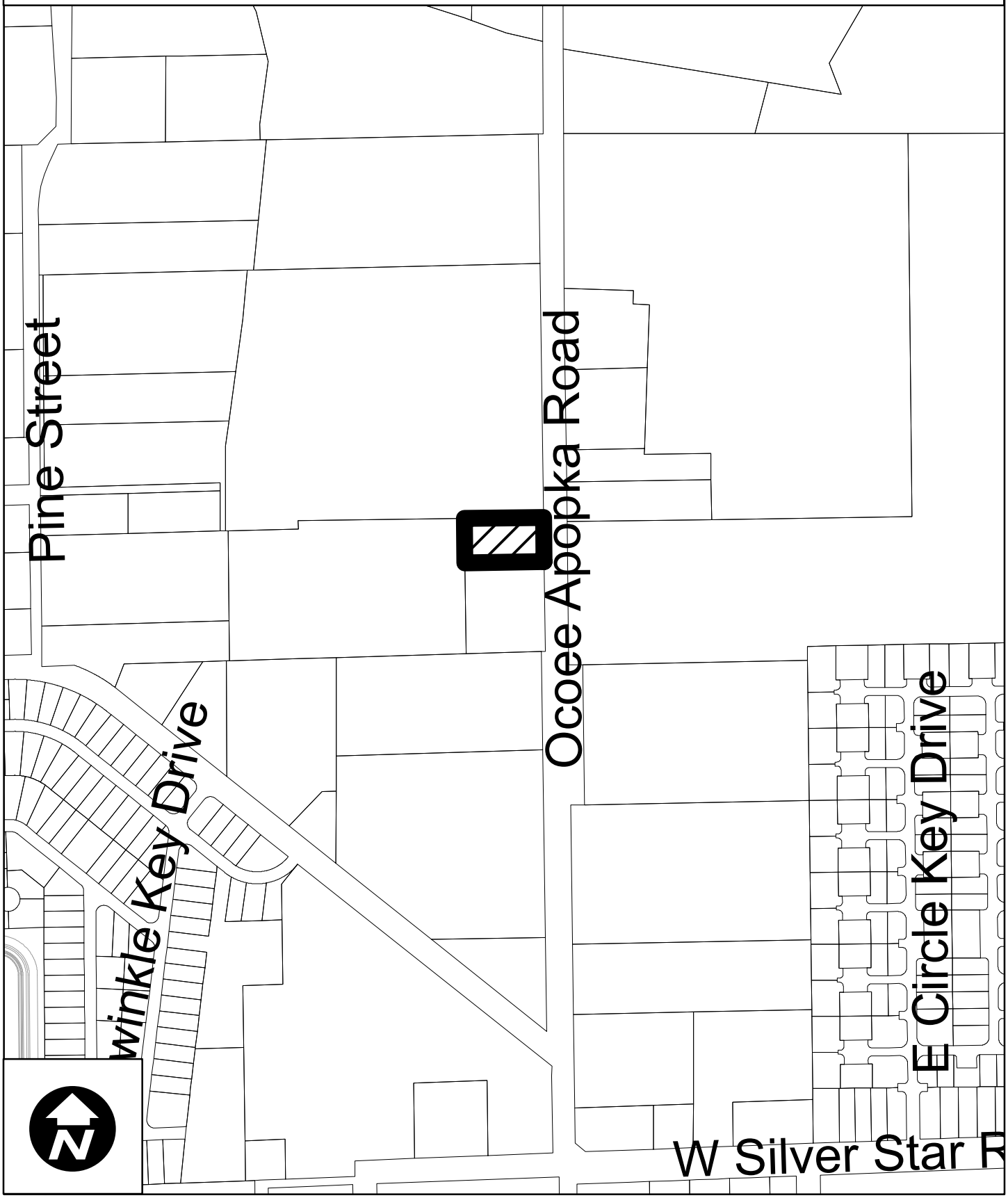
Staff Recommendation:
Staff recommends that the Honorable Mayor and City Commissioners approve the proposed ordinances for the Annexation and Rezoning from County A-2 (Farmland Rural District) to City C-3 (General Commercial District) for the property located at 440 Ocoee Apopka Road, assigned parcel ID number 18-22-28-0000-00-002.

Attachments:
1. Location Map
2. Aerial Map
3. FLU Map
4. Zoning Map
5. Annexation and Rezoning Feasibility Report
6. Survey
7. Updated Annexation Ordinance
8. Updated Rezoning Ordinance

Financial Impacts:
N/A

Type of Item: First Reading

440 Ocoee Apopka Road - Annexation & Rezoning
Location Map



440 Ocoee Apopka Road Annexation & Rezoning
2022 Aerial Photography

440 Ocoee Apopka Road - Annexation & Rezoning
Surrounding Future Land Use Map

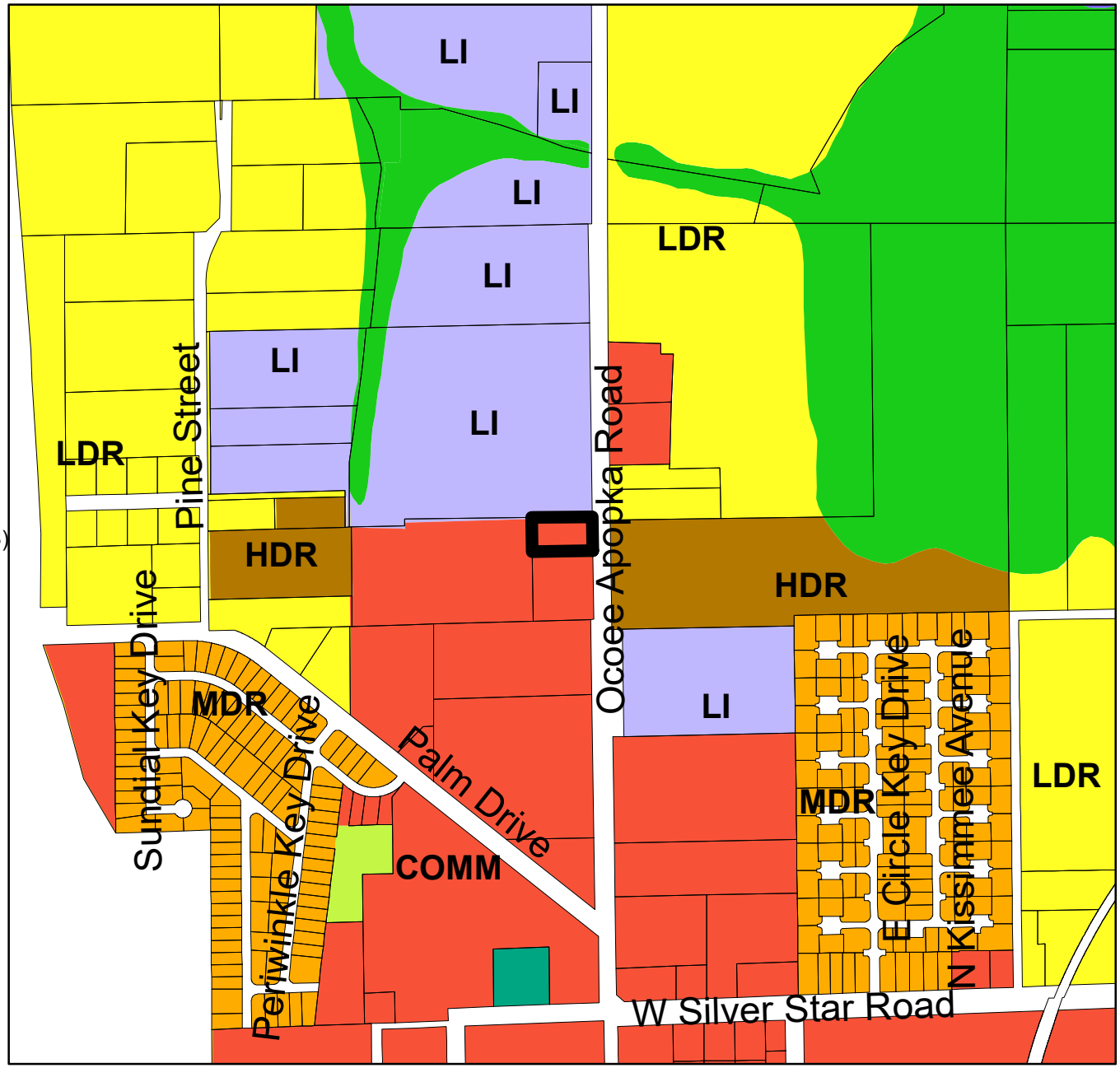
Development Services Department

0 125 250 500 Feet

Created: October 2023

Subject Property

Future Land Use Classification:
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Professional Offices and Services (PS)
- Commercial (COMM)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Conservation/Floodplains (CONS)
- Recreation and Open Space (REC)
- Public Facilities/Institutional (INST)



440 Ocoee Apopka Raod - Annnexation & Rezoning
Surrounding Zoning Map

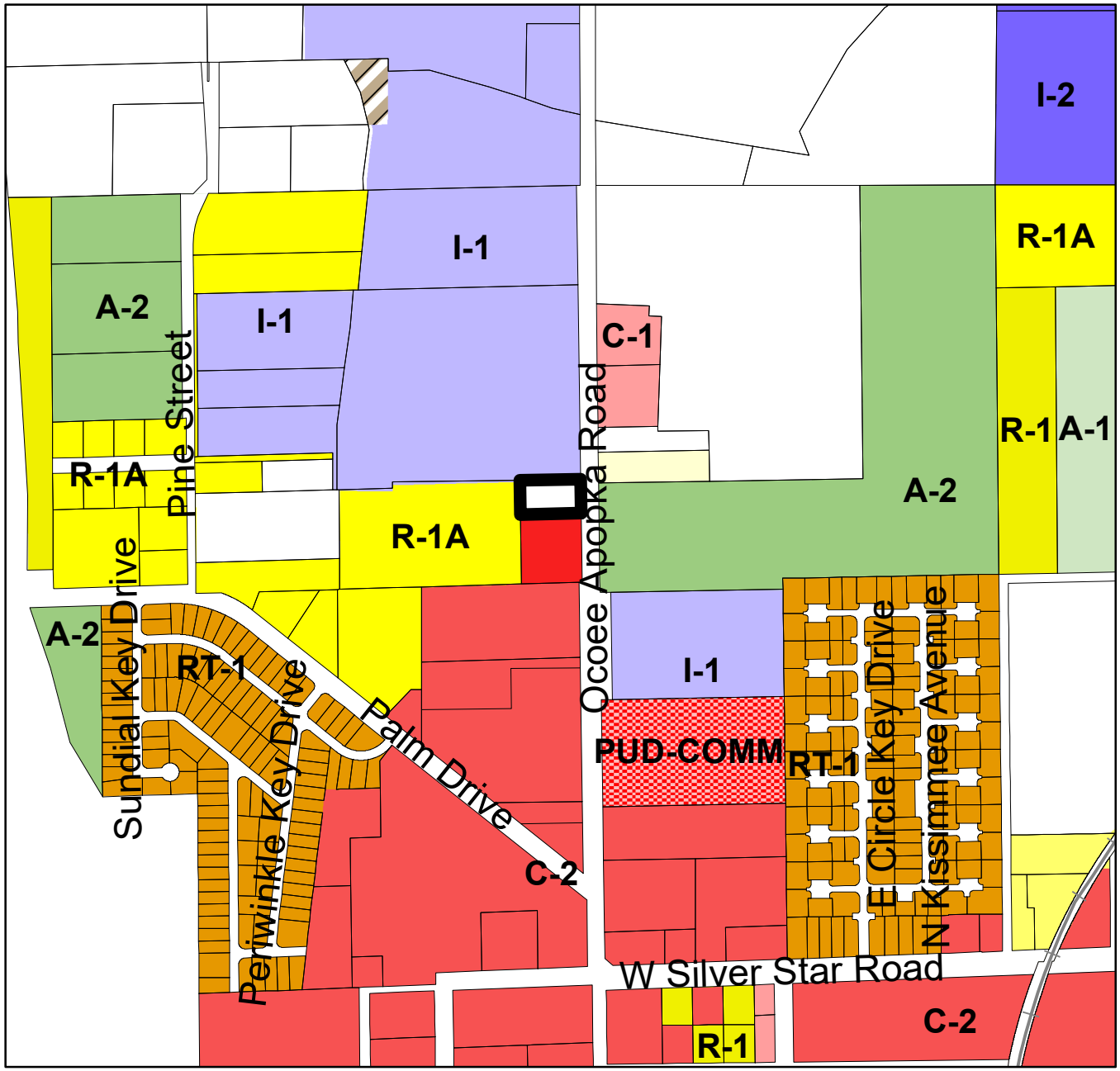
Development Services Department

0 125 250 500 Feet

Created: October 2023

Subject Property

Zoning Classification:
- General Agricultural (A-1)
- Suburban (A-2)
- Single-Family Dwelling (R-1AAA)
- Single-Family Dwelling (R-1AA)
- Single-Family Dwelling (R-1A)
- Single-Family Dwelling (R-1)
- One- & Two-Family Dwelling (R-2)
- Multiple-Family Dwelling (R-3)
- Mobile Home Subdivision (RT-1)
- Professional Offices & Services (P-S)
- Neighborhood Shopping (C-1)
- Community Commercial (C-2)
- General Commercial (C-3)
- Restricted Manufacturing & Warehousing (I-1)
- General Industrial (I-2)
- Commercial (PUD)
- Low Density (PUD)
- Medium Density (PUD)
- High Density (PUD)
- Public Use (PUD)
- Unclassified



CITY OF OCOEE
ANNEXATION FEASIBILITY ANALYSIS

CASE NUMBER: AX-10-23-07 & RZ-23-10-10
APPLICANT NAME: Denise May Parrinello, Property Owner
PROJECT NAME: 440 OCOEE APOPKA ROAD – PARRINELLO PROPERTY

This form is used to evaluate annexation requests to determine the feasibility of providing urban services to individual properties. Each department's findings are summarized below.

I. PLANNING DEPARTMENT	Anoch Whitfield, Zoning Manager
A. Applicant/Owner	
1. Owner (if different from Applicant)**:**	Denise May Parrinello

B. Property Location	
1. General Location:	The property is generally located on the east side of Ocoee Apopka Road beginnig approximately 1,800 feet north of the Palm Drive at Ocoee Apopka Road intersection.
2. Parcel Identification Number:	18-22-28-0000-00-002
3. Street Addresses:	440 Ocoee Apopka Road
4. Size and Number of Parcels:	.51 acres

C. Use Characteristics	
1. Existing Use:	Single-family residential dwelling (occupied)
2. Proposed use:	None at this time
3. Density / Intensity:	
4. Projected Population:	N/A

D. Zoning and Land Use	
1. Orange County Future Land Use:	Commercial
2. Orange County Zoning:	A-2 (Farmland Rural District)
3. Existing Ocoee Future Land Use:	Commercial and Conservation per JPA FLUM
4. Proposed Ocoee Zoning:	C-3 (General Commercial District)
E. Consistency	
1. Joint Planning Area:	Yes
2. Comprehensive Plan:	Yes

II. FIRE DEPARTMENT	
1. Estimated Response Time:	5 minutes
2. Distance to Property:	1.4 miles
3. Fire Flow Requirements:	1,000 gallons per minute

III. POLICE DEPARTMENT	
1. Police Patrol Zone / Grid / Area:	1
2. Estimated Response Time:	4 mins
3. Distance to Property:	2.8 miles
3. Average Travel Time	8 mins

IV. ECONOMIC VALUE	Anoch Whitfield, Zoning Manager
1. Property Appraiser Market Value:	$95,240
2. Property Appraiser Taxable Value	$35,403
3. Estimated City Ad Valorem Taxes:	TBD
4. Anticipated Licenses & Permits:	TBD
5. Potential Impact Fees:	TBD
6. Total Project Revenues:	TBD

V. PUBLIC WORKS DEPARTMENT	
1. Within the 100-year Flood Plain:	No

VI. UTILITIES	Jennifer Bolling, Utilities Deputy Director
A. Potable Water	
1. In Ocoee Service Area:	Yes
2. City Capable of Serving Area:	
3. Extension Needed:	
4. Location and Size of Nearest Water Main:	

B. Sanitary Sewer	
1. In Ocoee Service Area:	Yes
2. City Capable of Serving Area:	Sewer service currently not available but may be available in the future as a result of the 429 Business Center Phase II East project (6" force main on the west side of Ocoee Apopka Rd is proposed)
3. Extension Needed:	TBD
4. Location and Size of Nearest Force Main:	TBD
5. Annexation Agreement Needed:	No

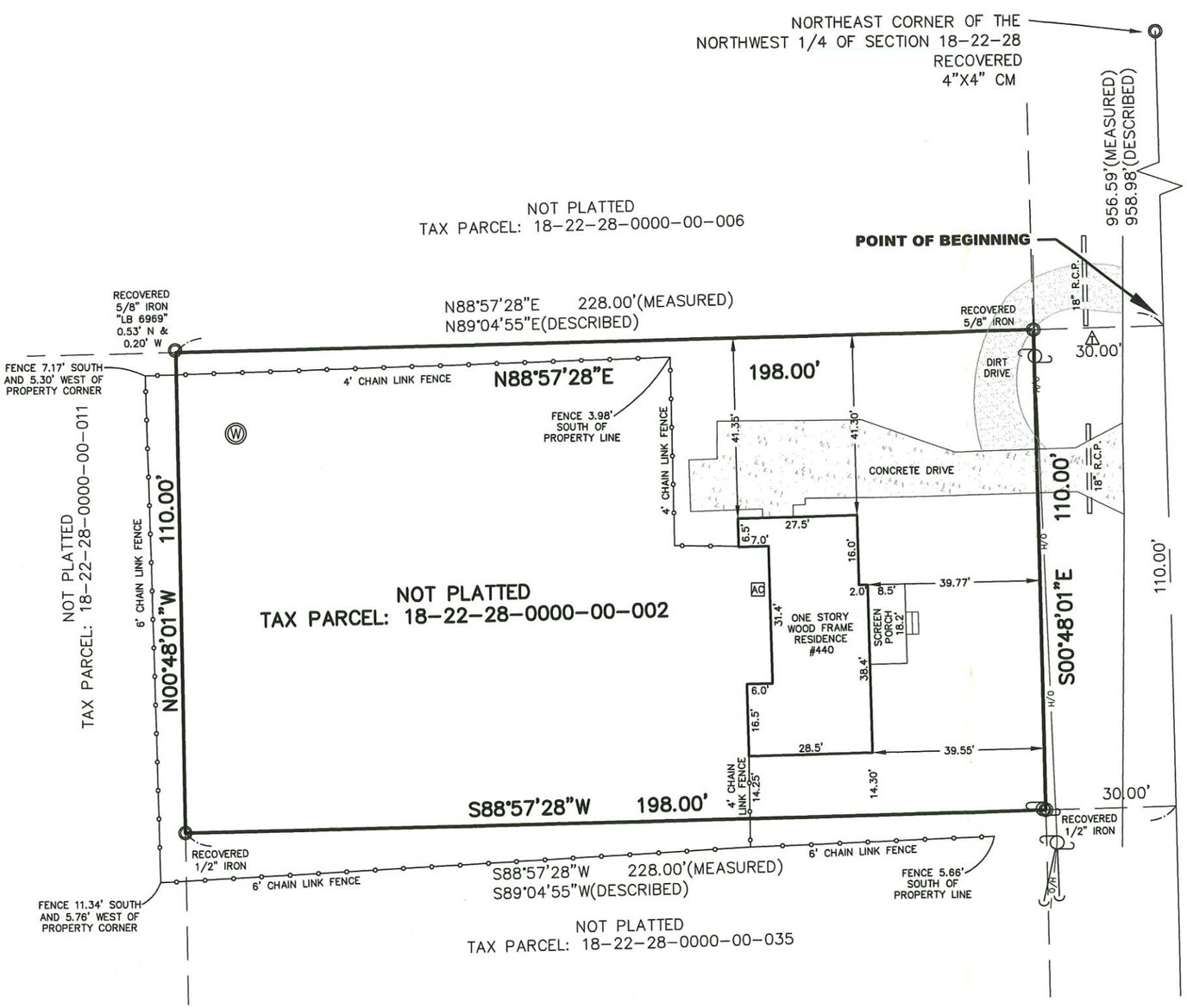
C. Other	
1. Utility Easement Needed:	
2. Private Lift Station Needed:	
3. Well Protection Area Needed:	

VII. TRANSPORTATION	Anoch Whitfield, Zoning Manager
1. Paved Access:	Yes – Ocoee Apopka Road
2. ROW Dedication:	No
3. Traffic Study:	No
4. Traffic Analysis Zone:	

VIII. PRELIMINARY CONCURRENCY EVALUATION	
A. Transportation:	
B. Parks / Recreation:	
C. Water / Sewer:	
D. Stormwater:	
E. Solid Waste:	
F. Impact Fees:	

IX. SITE SPECIFIC ISSUES	All Departments

X. CONSISTENCY WITH STATE ANNEXATION REGULATIONS	Anoch Whitfield, Zoning Manager



BOUNDARY SURVEY

DESCRIPTION: BEGIN AT A POINT ON THE QUARTER SECTION LINE, 958.98 FEET SOUTH OF THE N 1/4 CORNER OF SECTION 18, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; RUN THENCE S 110 FEET; THENCE S 89°04'55" W PARALLEL TO THE 40 ACRE LINE 228 FEET; THENCE N 110 FEET; THENCE N 89°04'44" E 228 FEET TO THE POINT OF BEGINNING.

NOTES:
- BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF OCOEE-APOPKA ROAD AS BEING S00°48'01"E.
- NO UNDERGROUND UTILITIES, UNDERGROUND FOUNDATIONS, OR UNDERGROUND SIGN BASES WERE LOCATED.

LEGEND	
	UTILITY POLE
-O/H-	OVERHEAD LINE
	GUY ANCHOR
	TELEPHONE RISER
W	WELL

JAMES R. SHANNON JR., P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 – SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

DATE OF SURVEY: 11/14/2023
FIELD BY: TS-RR SCALE: 1" = 30'
FILE NUMBER: 18-22-28 440 OCOEE APOPKA RD

ORDINANCE NO. 2024-
(Annexation Ordinance for 440 Ocoee Apopka Road – Parrinello Property)

TAX PARCEL ID: 18-22-28-0000-00-002

CASE NO. AX-10-23-07: 440 Ocoee Apopka Road – Parrinello Property Annexation

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, ANNEXING INTO THE CORPORATE LIMITS OF THE CITY OF OCOEE, FLORIDA, CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.51 ACRES LOCATED AT 440 OCOEE APOPKA ROAD ON THE EAST SIDE OF OCOEE APOPKA ROAD BEGINNING APPROXIMATELY 1,800 FEET NORTH OF THE PALM DRIVE AT OCOEE APOPKA ROAD INTERSECTION AND ASSIGNED PARCEL ID NUMBER 18-22-28-0000-00-002, PURSUANT TO THE APPLICATION SUBMITTED BY THE PROPERTY OWNER; FINDING SAID ANNEXATION TO BE CONSISTENT WITH THE OCOEE COMPREHENSIVE PLAN, THE OCOEE CITY CODE AND THE JOINT PLANNING AREA AGREEMENT; PROVIDING FOR AND AUTHORIZING THE UPDATE OF OFFICIAL CITY MAPS; PROVIDING DIRECTION TO THE CITY CLERK; PROVIDING FOR SEVERABILITY; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 171.044, Florida Statutes, the owner of certain real property located in unincorporated Orange County, Florida, as hereinafter described, has petitioned the City Commission of the City of Ocoee, Florida (the "Ocoee City Commission") to annex approximately 0.51 acres of property, as more particularly described in **Exhibit "A"** attached hereto, into the corporate limits of the City of Ocoee, Florida; and

WHEREAS, the Ocoee City Commission has determined that said petition bears the signatures of all owners of the real property proposed to be annexed into the corporate limits of the City of Ocoee, Florida; and

WHEREAS, notice of the proposed annexation has been published pursuant to the requirements of Section 171.044(2), Florida Statutes, and Section 5-9(E), Article V, Land Development Code of the City of Ocoee (the "Code"); and

WHEREAS, on Februray 13, 2024, the Planning and Zoning Commission of the City of Ocoee, Florida, reviewed the proposed annexation and found it to be consistent with the Ocoee Comprehensive Plan, to comply with all applicable requirements of the Ocoee City Code, and to be in the best interest of the City of Ocoee and has recommended to the Ocoee City Commission that it approve said annexation petition; and

WHEREAS, the Ocoee City Commission has the authority, pursuant to Section 171.044, Florida Statutes, to annex said real property into its corporate limits upon petition of the owners of said real property; and

WHEREAS, the Ocoee City Commission is desirous of annexing and redefining the boundary lines of the City of Ocoee, Florida, to include said real property.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF OCOEE, FLORIDA, AS FOLLOWS:

Section 1. AUTHORITY. The Ocoee City Commission has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida, Chapters 166 and 171, Florida Statutes, and Section C-7 of Article 1 of the Charter of the City of Ocoee, Florida.

Section 2. PETITION. The Ocoee City Commission hereby finds that the petition to annex certain lands, as hereinafter described, into the corporate limits of the City of Ocoee, Florida, bears the signatures of all owners of the real property proposed to be annexed into the corporate limits of the City of Ocoee, Florida.

Section 3. ANNEXATION. The following described real property located in unincorporated Orange County, Florida, is hereby annexed into the corporate limits of the City of Ocoee, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

Section 4. MAP. A map of said land herein described, which clearly shows the annexed area, is attached hereto as **EXHIBIT "B"** and by this reference is made a part hereof.

Section 5. CONSISTENCY FINDING. The Ocoee City Commission hereby finds that the annexation of said land herein described is consistent with the Ocoee Comprehensive Plan, as amended, and meets all of the requirements for annexation set forth in the Ocoee Comprehensive Plan and the Ocoee City Code.

Section 6. CORPORATE LIMITS. The corporate territorial limits of the City of Ocoee, Florida, are hereby redefined to include said land herein described and annexed.

Section 7. OFFICIAL MAPS. The City Clerk is hereby authorized to update and supplement official City maps of the City of Ocoee, Florida, to include said land herein described and annexed.

Section 8. LIABILITY. The land herein described and future inhabitants of said land herein described shall be liable for all debts and obligations and be subject to all species of taxation, laws, ordinances, and regulations of the City of Ocoee, Florida, and be entitled to the same privileges and benefits as other areas of the City of Ocoee, Florida.

Section 9. SEVERABILITY. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereto.

Section 10. **CONFLICTING ORDINANCES**. This ordinance prevails in the event of any inconsistency with all ordinances or parts of ordinances in conflict herewith.

Section 11. **EFFECTIVE DATE**. This Ordinance shall become effective upon passage and adoption. Thereafter, the City Clerk is hereby directed to file a certified copy of this Ordinance with the Clerk of the Circuit Court for Orange County, Florida, the Chief Administrative Officer of Orange County, Florida, and with the Florida Department of State within seven (7) days from the effective date.

PASSED AND ADOPTED this _____ day of _____, 2024.

ATTEST:

_____
Melanie Sibbitt, City Clerk

(SEAL)

APPROVED:
CITY OF OCOEE, FLORIDA

_____
Rusty Johnson, Mayor

ADVERTISED _____, 2024
READ FIRST TIME _____, 2024.
READ SECOND TIME AND ADOPTED
_____, 2024.
UNDER AGENDA ITEM NO. _____

FOR USE AND RELIANCE ONLY BY THE CITY OF OCOEE, FLORIDA; APPROVED AS TO FORM AND LEGALITY
this _____ day of _____, 2024.

FISHBACK DOMINICK

By: _____
City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ID NO.: 18-22-28-0000-00-002

BEG 958.98 FT S OF N1/4 COR OF SEC RUN S 110 FT W 228 FT N 110 FT E 228 FT TO POB (LESS E 30 FT RD R/W) IN SEC 18-22-28

EXHIBIT "B"

LOCATION MAP

ORDINANCE NO. 2024-
(Rezoning Ordinance for 440 Ocoee Apopka Road – Parrinello Property)

TAX PARCEL ID: 18-22-28-0000-00-002

CASE NO. RZ-23-10-10: 440 Ocoee Apopka Road – Parrinello Property

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM ORANGE COUNTY A-2 (FARMLAND RURAL DISTRICT) TO CITY OF OCOEE C-3 (GENERAL COMMERCIAL DISTRICT) ON CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.51 ACRES LOCATED AT 440 OCOEE APOPKA ROAD BEGINNING 1,800 FEET NORTH OF THE PALM DRIVE AT OCOEE APOPKA ROAD INTERSECTION; FINDING SUCH ZONING TO BE CONSISTENT WITH THE OCOEE COMPREHENSIVE PLAN; PROVIDING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY ZONING MAP; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner (the "Applicant") of certain real property located within the corporate limits of the City of Ocoee, Florida, as hereinafter described, has submitted an application to the City Commission of the City of Ocoee, Florida (the "Ocoee City Commission") to rezone said real property (the "Rezoning"); and

WHEREAS, the Applicant seeks to rezone certain real property containing approximately 0.51 acres, more particularly described in **Exhibit "A"** attached hereto and by this reference made a part hereof, from Orange County A-2 to City of Ocoee C-3; and

WHEREAS, pursuant to Section 5-9(B) of Article V of the Land Development Code of the City of Ocoee, Florida (the "Ocoee City Code"), the City Development Services Director has reviewed said Rezoning application and determined that the Rezoning is consistent with the City of Ocoee Comprehensive Plan as set forth in Ordinance No. 91-28, adopted September 18, 1991, as amended (the "Ocoee Comprehensive Plan"); and

WHEREAS, said Rezoning application was scheduled for review and recommendation by the Planning and Zoning Commission of the City of Ocoee, Florida (the "Planning and Zoning Commission"), acting as the Local Planning Agency; and

WHEREAS, on February 13, 2024, the Planning and Zoning Commission held a public hearing and reviewed said Rezoning application for consistency with the Ocoee Comprehensive Plan and determined that the Rezoning is consistent with the Ocoee Comprehensive Plan and is in the best interest of the City, and recommended to the Ocoee City Commission that the zoning classification of said real property be rezoned as requested by the Applicant and that the Ocoee

City Commission find that the Rezoning requested by the Applicant to be consistent with the Ocoee Comprehensive Plan; and

WHEREAS, on March 5, 2024, the Ocoee City Commission held a de novo advertised public hearing with respect to the proposed Rezoning of said real property and determined that the Rezoning is consistent with the Ocoee Comprehensive Plan; and

WHEREAS, this Ordinance has been considered by the Ocoee City Commission in accordance with the procedures set forth in Section 166.041(3)(a), Florida Statutes.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF OCOEE, FLORIDA, AS FOLLOWS:

SECTION 1. **AUTHORITY**. The Ocoee City Commission has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapters 163 and 166, Florida Statutes.

SECTION 2. **REZONING**. The zoning classification, as defined in the Ocoee City Code, of the Property described in **Exhibit "A"** containing approximately 0.51 acres located within the corporate limits of the City of Ocoee, Florida, is hereby changed from Orange County A-2 to City of Ocoee C-3. A map of said land herein described which clearly shows the area of the Rezoning is attached hereto as **Exhibit "B"** and by this reference is made a part hereof.

SECTION 3. **COMPREHENSIVE PLAN**. The Ocoee City Commission hereby finds the Rezoning of the land described in this Ordinance to be consistent with the Ocoee Comprehensive Plan.

SECTION 4. **ZONING MAP**. The City Clerk is hereby authorized and directed to revise the Official Zoning Map of the City of Ocoee in order to incorporate the Rezoning enacted by this Ordinance, and the Mayor and City Clerk are hereby authorized to execute said revised Official Zoning Map in accordance with the provisions of Section 5-1(G) of Article V of the Ocoee City Code.

SECTION 5. **CONFLICTING ORDINANCES**. This ordinance prevails in the event of any inconsistency with all ordinances or parts of ordinances in conflict herewith.

SECTION 6. **SEVERABILITY**. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereto.

SECTION 7. **EFFECTIVE DATE**. This Ordinance shall become effective ten (10) days after its passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2024.

ATTEST:

_____
Melanie Sibbitt, City Clerk

(SEAL)

APPROVED:
CITY OF OCOEE, FLORIDA

_____
Rusty Johnson, Mayor

ADVERTISED _____, 2024
READ FIRST TIME _____, 2024.
READ SECOND TIME AND ADOPTED
_____, 2024.
UNDER AGENDA ITEM NO. _____

FOR USE AND RELIANCE ONLY BY THE CITY OF OCOEE, FLORIDA; APPROVED AS TO FORM AND LEGALITY
this _____ day of _____, 2024.

FISHBACK DOMINICK

By: _____
City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ID NO.: 18-22-28-0000-00-002

BEG 958.98 FT S OF N1/4 COR OF SEC RUN S 110 FT W 228 FT N 110 FT E 228 FT TO POB (LESS E 30 FT RD R/W) IN SEC 18-22-28

EXHIBIT "B"

440 Ocoee Apopka Road - Annexation & Rezoning
Location Map
Pine Street
Ocoee Apopka Road
winkle Key Drive
E Circle Key Drive
W Silver Star R
N

STAFF REPORT

Meeting Date: February 20, 2024
Item #: 11

Contact Name: Anoch Whitfield
Contact Number: Ext. 1016

Department Director: Michael Rumer
City Manager: Robert Frank

Subject: First Reading of Ordinance for Mansour Property Rezoning from R-1 (Single Family Dwelling District) to C-2 (Community Commercial District); Project No. RZ-23-12-11. (Zoning Manager Whitfield)

Background Summary:

Owner/Applicant: The property/applicant is owned by Magdy Mansour.

Site Location: The property is located in Commission District 3 on the south side of West Silver Star Road, beginning approximately 181 feet east of the intersection of Ocoee Apopka Road and West Silver Star Road.

Property Size & Parcel Identification Number: The property contains approximately 0.28 acres and is assigned parcel ID number 18-22-28-3116-02-140.

Existing Site Conditions: The table below summarizes the existing site characteristics of the property.

Current Future Land Use Map (FLUM) Designation	Current Zoning District	Existing Land Use	Unique Features/Overlay Districts
Commercial	R-1	Vacant	None

The table below lists the jurisdictions, future land use designations, zoning districts, and existing uses of the surrounding properties.

Direction	Jurisdiction	Future Land Use Designation	Zoning	Existing Land Uses
North	City of Ocoee	Commercial	C-2	Single-family residential
South	City of Ocoee	Commercial	C-2	Vacant
East	City of Ocoee	Commercial	C-2	Single-family residential
West	City of Ocoee	Commercial	C-2	Commercial/Retail

Proposed Development: The applicant is requesting a rezoning from R-1 (Single Family Dwelling District) to C-2 (Community Commercial District) and is not proposing a specific use at this time.

Consistency with the Adopted Comprehensive Plan: The proposed C-2 zoning classification will bring the property into compliance and consistency with the current Commercial future land use designation.

Transportation and Access: The site is currently accessed by and will continue to be accessed via West Silver Star Road.

Utilities: The Utilities Department has no issues with this rezoning.

Stormwater: Stormwater will be required to be provided on-site as needed and will be evaluated at the time of site plan review.

Schools: Not applicable.

Recreation and Open Space: Not applicable.

Issue:
Should the Honorable Mayor and City Commissioners approve the proposed ordinance for the Rezoning from R-1 (Single Family Dwelling District) to C-2 (Community Commercial District) for the property located on the Mansour Property, assigned parcel ID number 18-22-28-3116-02-140?

Recommendations:
Development Review Committee (DRC) Recommendation:
The DRC met on Tuesday, January 2, 2024, to consider this item and, finding no issues, made a recommendation of approval of the rezoning from R-1 to C-2 for the Mansour Property, assigned parcel ID number 18-22-28-3116-02-140.

Planning & Zoning Commission (PZC) Recommendation:
The PZC met on Tuesday, February 13, 2024, to consider this item and, finding no issues, made a recommendation of approval of the rezoning from R-1 to C-2.

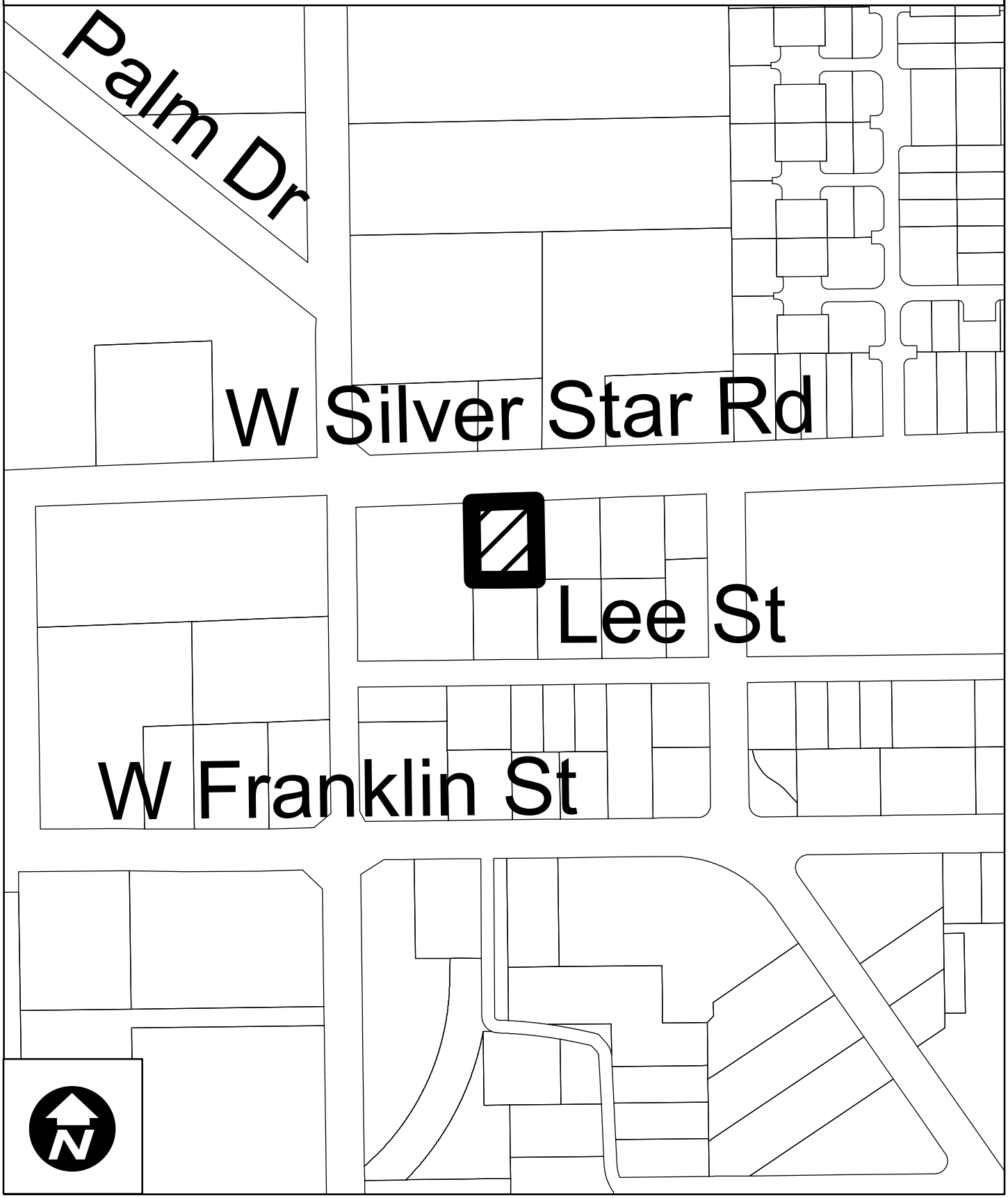
Staff Recommendation:
Staff recommends that the Honorable Mayor and City Commissioners approve the proposed ordinance for the Rezoning from R-1 (Single Family Dwelling District) to C-2 (Community Commercial District) for the property located on the Mansour Property, assigned parcel ID number 18-22-28-3116-02-140.

Attachments:
1. Location Map
2. Aerial Map
3. FLU Map
4. Surrounding Zoning Map
5. Updated Rezoning Ordinance

Financial Impacts:
N/A

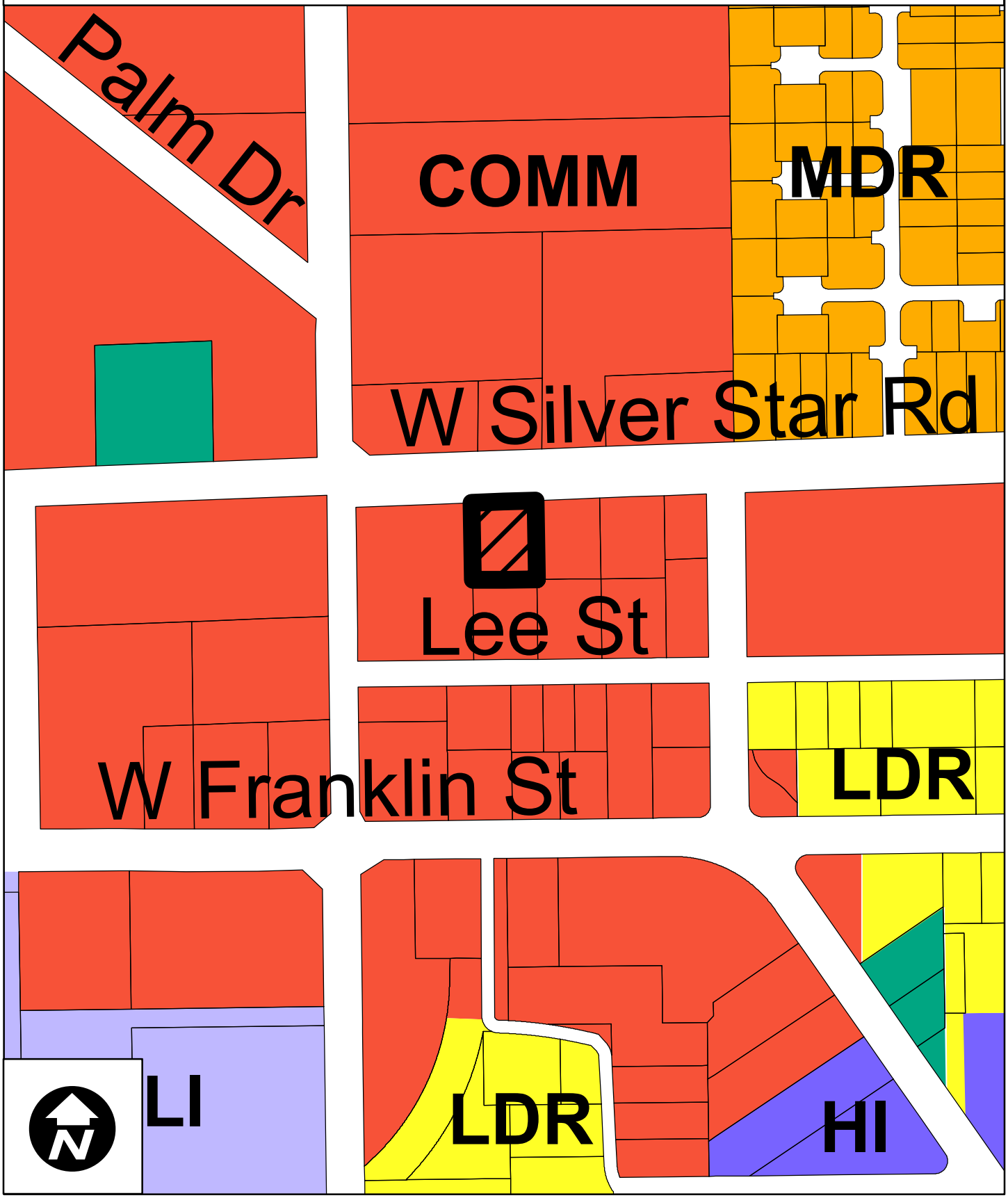
Type of Item: First Reading

Mansour Property Rezoning
Location Map

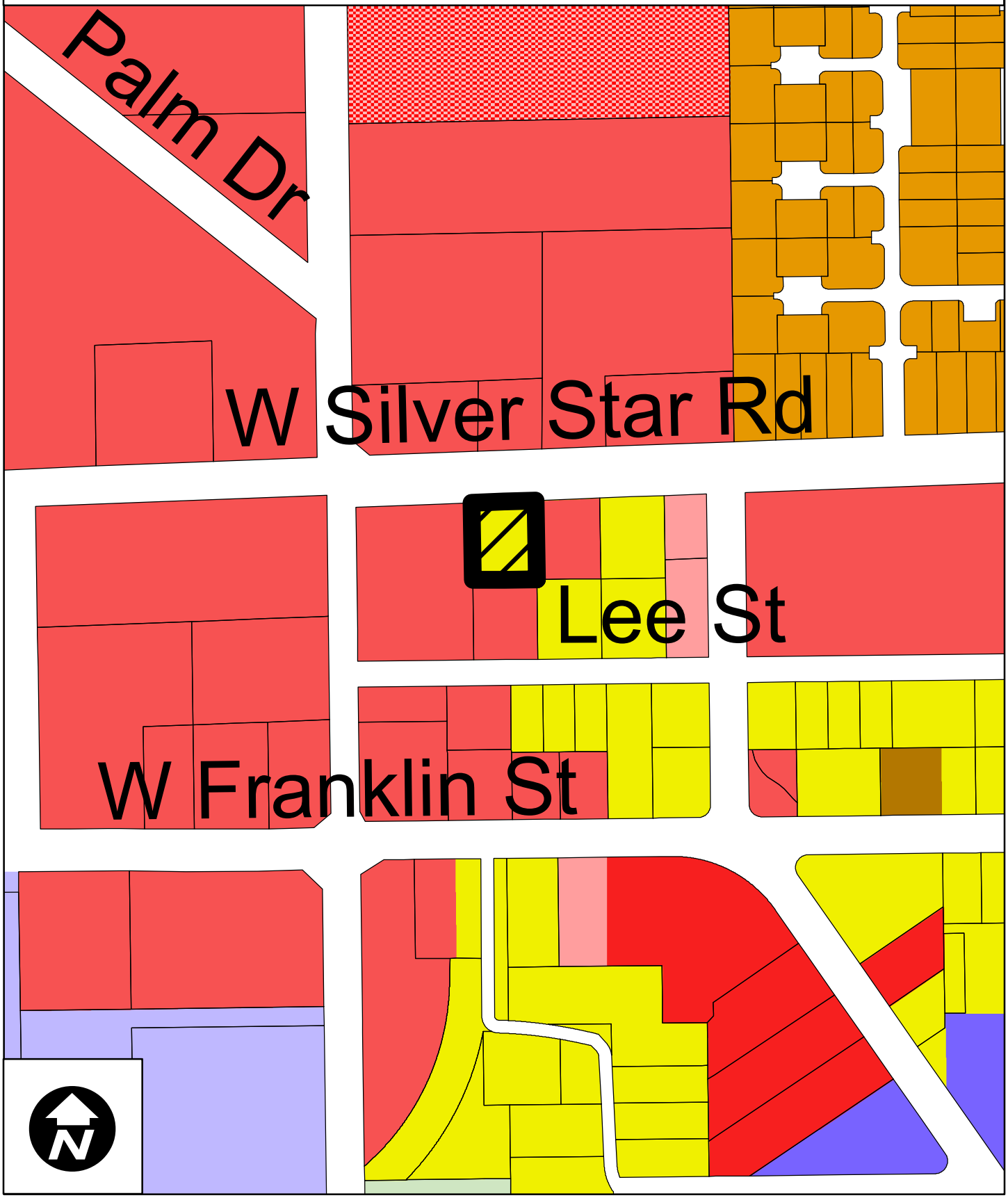


Mansour Property Rezoning
2022 Aerial Map

Mansour Property Rezoning
Future Land Use Map



Mansour Property Rezoning
Surrounding Zoning Map



ORDINANCE NO. 2024-
(Rezoning Ordinance for Mansour Property)

TAX PARCEL ID: 18-22-28-3116-02-140

CASE NO. RZ-23-12-11: Mansour Property

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM R-1 (SINGLE FAMILY DISTRICT TO C-2 (COMMUNITY COMMERCIAL DISTRICT) ON CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.28 ACRES LOCATED AT ON THE SOUTH SIDE OF WEST SILVER STAR ROAD, BEGINNING APPROXIMATELY 181 FEET EAST OF THE OCOEE APOPKA ROAD AT WEST SILVER STAR ROAD INTERSECTION, AND ASSIGNED PARCEL IDENTIFICATION NUMBER 18-22-28-3166-02-140; FINDING SUCH ZONING TO BE CONSISTENT WITH THE OCOEE COMPREHENSIVE PLAN; PROVIDING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY ZONING MAP; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner (the "Applicant") of certain real property located within the corporate limits of the City of Ocoee, Florida, as hereinafter described, has submitted an application to the City Commission of the City of Ocoee, Florida (the "Ocoee City Commission") to rezone said real property (the "Rezoning"); and

WHEREAS, the Applicant seeks to rezone certain real property containing approximately 0.28 acres, more particularly described in **Exhibit "A"** attached hereto and by this reference made a part hereof, from R-1 to C-2; and

WHEREAS, pursuant to Section 5-9(B) of Article V of the Land Development Code of the City of Ocoee, Florida (the "Ocoee City Code"), the City Development Services Director has reviewed said Rezoning application and determined that the Rezoning is consistent with the City of Ocoee Comprehensive Plan as set forth in Ordinance No. 91-28, adopted September 18, 1991, as amended (the "Ocoee Comprehensive Plan"); and

WHEREAS, said Rezoning application was scheduled for review and recommendation by the Planning and Zoning Commission of the City of Ocoee, Florida (the "Planning and Zoning Commission"), acting as the Local Planning Agency; and

WHEREAS, on February 13, 2024, the Planning and Zoning Commission held a public hearing and reviewed said Rezoning application for consistency with the Ocoee Comprehensive Plan and determined that the Rezoning is consistent with the Ocoee Comprehensive Plan and is in the best interest of the City, and recommended to the Ocoee City Commission that the zoning classification of said real property be rezoned as requested by the Applicant and that the Ocoee

City Commission find that the Rezoning requested by the Applicant to be consistent with the Ocoee Comprehensive Plan; and

WHEREAS, on March 5, 2024, the Ocoee City Commission held a de novo advertised public hearing with respect to the proposed Rezoning of said real property and determined that the Rezoning is consistent with the Ocoee Comprehensive Plan; and

WHEREAS, this Ordinance has been considered by the Ocoee City Commission in accordance with the procedures set forth in Section 166.041(3)(a), Florida Statutes.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF OCOEE, FLORIDA, AS FOLLOWS:

SECTION 1. **AUTHORITY**. The Ocoee City Commission has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapters 163 and 166, Florida Statutes.

SECTION 2. **REZONING**. The zoning classification, as defined in the Ocoee City Code, of the Property described in **Exhibit "A"** containing approximately 0.28 acres located within the corporate limits of the City of Ocoee, Florida, is hereby changed from R-1 to C-2. A map of said land herein described which clearly shows the area of the Rezoning is attached hereto as **Exhibit "B"** and by this reference is made a part hereof.

SECTION 3. **COMPREHENSIVE PLAN**. The Ocoee City Commission hereby finds the Rezoning of the land described in this Ordinance to be consistent with the Ocoee Comprehensive Plan.

SECTION 4. **ZONING MAP**. The City Clerk is hereby authorized and directed to revise the Official Zoning Map of the City of Ocoee in order to incorporate the Rezoning enacted by this Ordinance, and the Mayor and City Clerk are hereby authorized to execute said revised Official Zoning Map in accordance with the provisions of Section 5-1(G) of Article V of the Ocoee City Code.

SECTION 5. **CONFLICTING ORDINANCES**. This ordinance prevails in the event of any inconsistency with all ordinances or parts of ordinances in conflict herewith.

SECTION 6. **SEVERABILITY**. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereto.

SECTION 7. **EFFECTIVE DATE**. This Ordinance shall become effective ten (10) days after its passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2024.

ATTEST:

_____
Melanie Sibbitt, City Clerk

(SEAL)

APPROVED:
CITY OF OCOEE, FLORIDA

_____
Rusty Johnson, Mayor

ADVERTISED _____, 2024
READ FIRST TIME _____, 2024.
READ SECOND TIME AND ADOPTED
_____, 2024.
UNDER AGENDA ITEM NO. _____

FOR USE AND RELIANCE ONLY BY THE CITY OF OCOEE, FLORIDA; APPROVED AS TO FORM AND LEGALITY
this _____ day of _____, 2024.

FISHBACK DOMINICK

By: _____
City Attorney

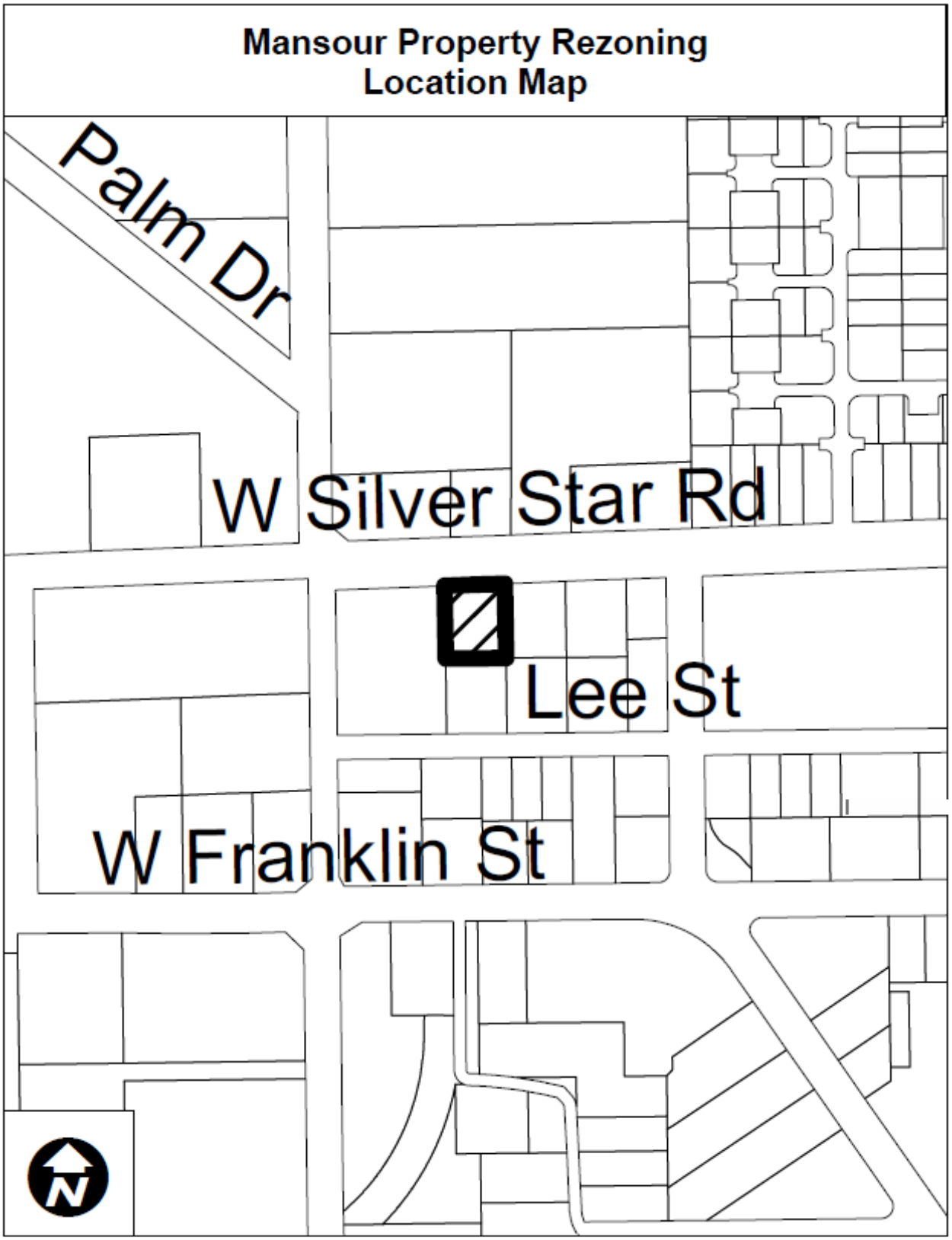
EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ID NO.: 18-22-28-3116-02-140

GRACE PARK M/8 LOTS 14 & 15 BLK B

EXHIBIT "B"


Mansour Property Rezoning
Location Map
Palm Dr
W Silver Star Rd
Lee St
W Franklin St
N

STAFF REPORT

Meeting Date: February 20, 2024
Item #: 12

Contact Name: Anoch Whitfield
Contact Number: Ext. 1016

Department Director: Michael Rumer
City Manager: Robert Frank

Subject: First Reading of Ordinance for W. Delaware Street - West Property Small-Scale Comprehensive Plan Amendment from Public Facilities/Institutional to Low-Density Residential; Project No. CPA-2024-001. (Zoning Manager Whitfield)

Background Summary:

Owner/Applicant: The property/applicant is owned by Thomas Scott West.

Site Location: The property is located in Commission District 2 on the north side of West Delaware Street, beginning approximately 360 feet west of the West Delaware Street and South Bluford Avenue intersection.

Property Size & Parcel Identification Number: The property contains approximately 1.0 acres and is assigned parcel ID number 17-22-28-6144-04-031.

Existing Site Conditions: The table below summarizes the existing site characteristics of the property.

Current Future Land Use Map Designation	Current Zoning District	Existing Land Use	Unique Features/Overlay Districts
Public Facilities/Institutional	R-1AA	Vacant	None

The table below lists the jurisdictions, future land use designations, zoning districts, and existing uses of the surrounding properties.

Direction	Jurisdiction	Future Land Use Designation	Zoning	Existing Land Uses
North	City of Ocoee	Public Facilities/Institutional	R-1AA	Vacant land with scattered trees
South	City of Ocoee	Low Density Residential	R-1AA	Single-family residential and Vacant Tract A

East	City of Ocoee	Low Density Residential	R-1AA	Single-family residential
West	City of Ocoee	Light Industrial	I-1	Vacant wooded land

Proposed Development: The property is predominantly surrounded by residential homes and has the Public Facilities/Institutional future land use designation, which does not allow residential uses. The applicant is requesting to change the future land use designation from Public Facilities/Institutional to Low Density Residential in order to split the property into three (3) 0.33-acre lots in order to build single-family detached homes. As the property is currently zoned R-1AA, the proposed Low Density Residential future land use will create consistency between the zoning district and the future land use designation.

Consistency with the Adopted Comprehensive Plan: The proposed Low Density Residential future land use designation is consistent with the existing LDR designation of the surrounding properties on the west side of South Kissimmee Avenue and the railroad track.

Transportation and Access: The site is currently accessed by, and the future lots will continue to be accessed via West Delaware Street.

Utilities: The Utilities Department has no issues with this Comprehensive Plan Amendment.

Stormwater: Not applicable.

Schools: Not applicable.

Recreation and Open Space: Not applicable.

Issue:

Should the Honorable Mayor and City Commissioners approve the proposed ordinance for a Small-Scale Comprehensive Plan Future Land Use Map Amendment to change the future land use map designation from Public Facilities/Institutional (INST) to Low Density Residential (LDR) for the W. Delaware Street - West Property, assigned parcel ID number 17-22-28-6144-04-031?

Recommendations:

Development Review Committee Recommendation

The DRC met on Tuesday, Februrary 6, 2024, to consider this item and, finding no issues, made a recommendation of approval of the Small-Scale Comprehensive Plan Future Land Use Amendment to change the future land use map designation from Public Facilities/Institutional to Low Density Residential for the West Delaware Street - West Property, assigned parcel ID number 17-22-28-6144-04-031.

Planning & Zoning Commission (PZC) Recommendation:

The PZC met on Tuesday, February 13, 2024, to consider this item and, finding no issues, made a recommendation of approval of the Small-scale Comprehensive Plan Future Land Use Map Amendment to change the land use designation of the West Property from Public Facilities/Institutional to Low Density Residential to create consistency between the Future Land Use Designation and the Zoning classification of the property.

Staff Recommendation

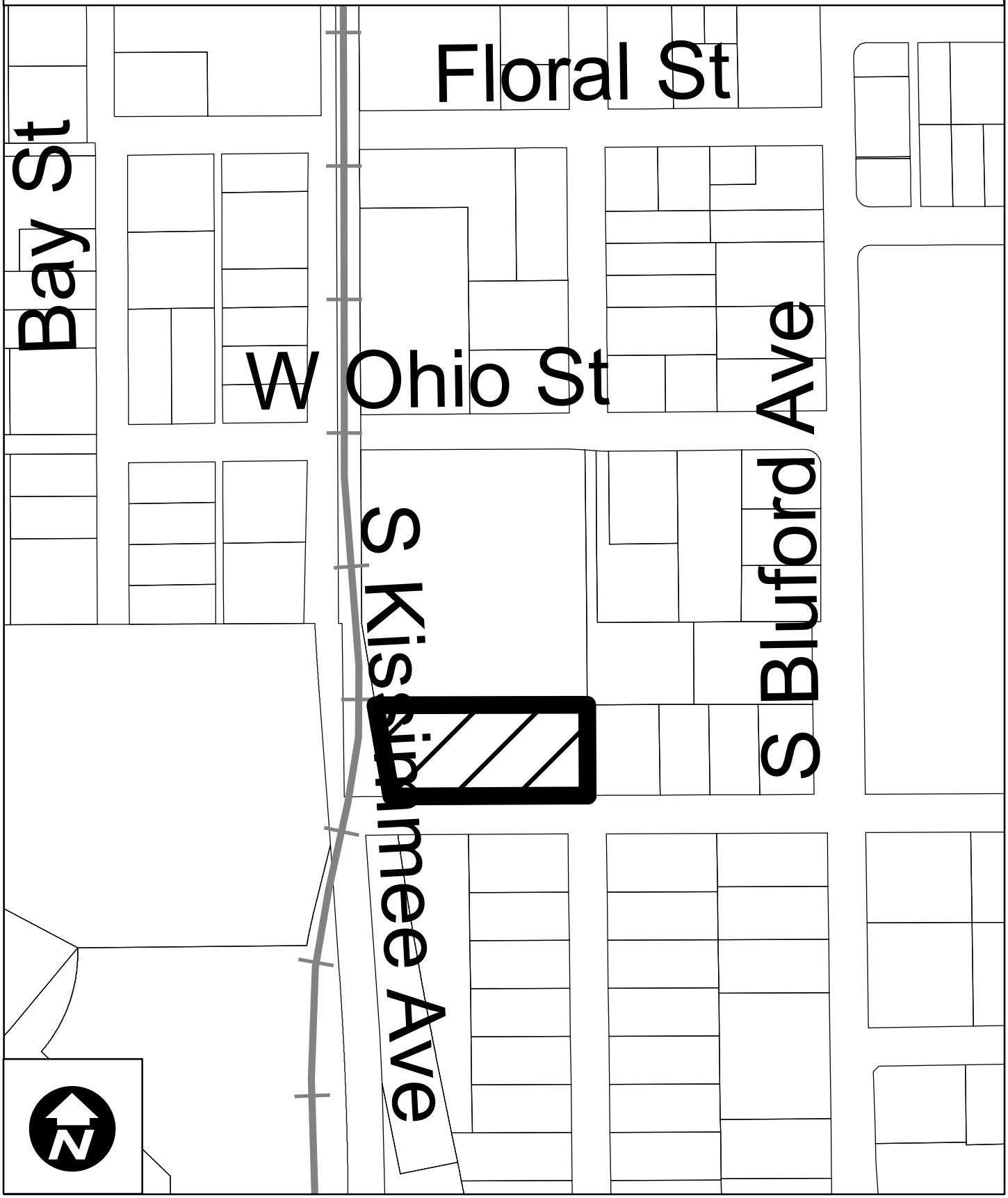
Staff recommends that the Honorable Mayor and City Commissioners approve the proposed ordinance for a Small-Scale Comprehensive Plan Future Land Use Map Amendment to change the future land use map designation from Public Facilities/Institutional (INST) to Low Density Residential (LDR) for the W. Delaware Street - West Property, assigned parcel ID number 17-22-28-6144-04-031.

Attachments:
1. Location Map
2. Aerial Map
3. Surrounding FLUM
4. Surrounding Zoning
5. Property Survey
6. SSCPA Ordinance

Financial Impacts:
N/A

Type of Item: First Reading

W. Delaware St. - Small-Scale Comp. Plan Amendment
Location Map



W. Delaware St - West Property Comprehensive Plan Amendment
2022 Aerial Photography

W Delaware St Property Comprehensive Plan Amendment
Surrounding Future Land Use Map

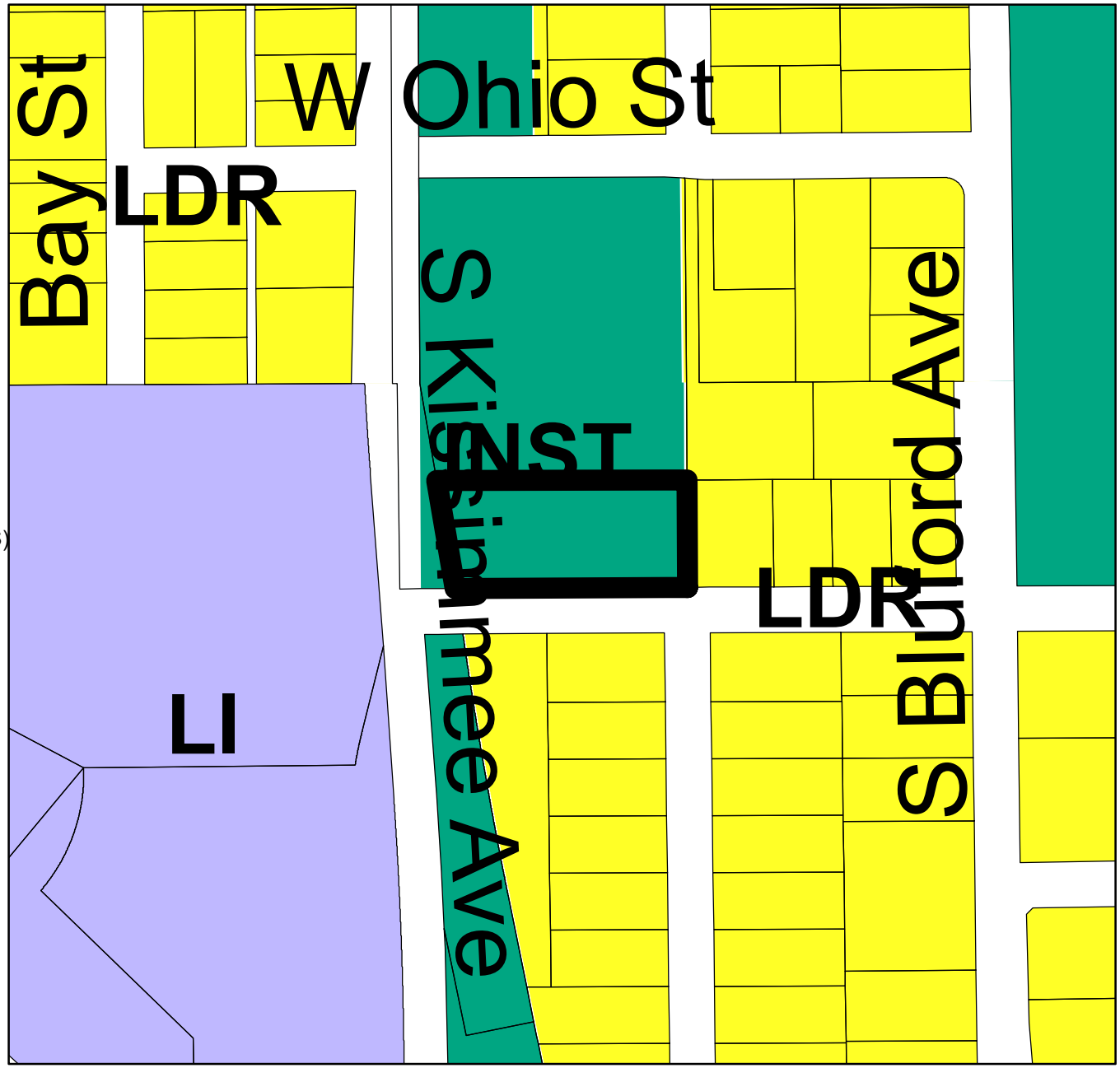
Development Services Department

0 50 100 200 Feet

Created: month year

Subject Property

Future Land Use Classification:
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Professional Offices and Services (PS)
- Commercial (COMM)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Conservation/Floodplains (CONS)
- Recreation and Open Space (REC)
- Public Facilities/Institutional (INST)



W Delaware St Property Small-Scale Comprehensive Plan Amendment
Surrounding Zoning Map

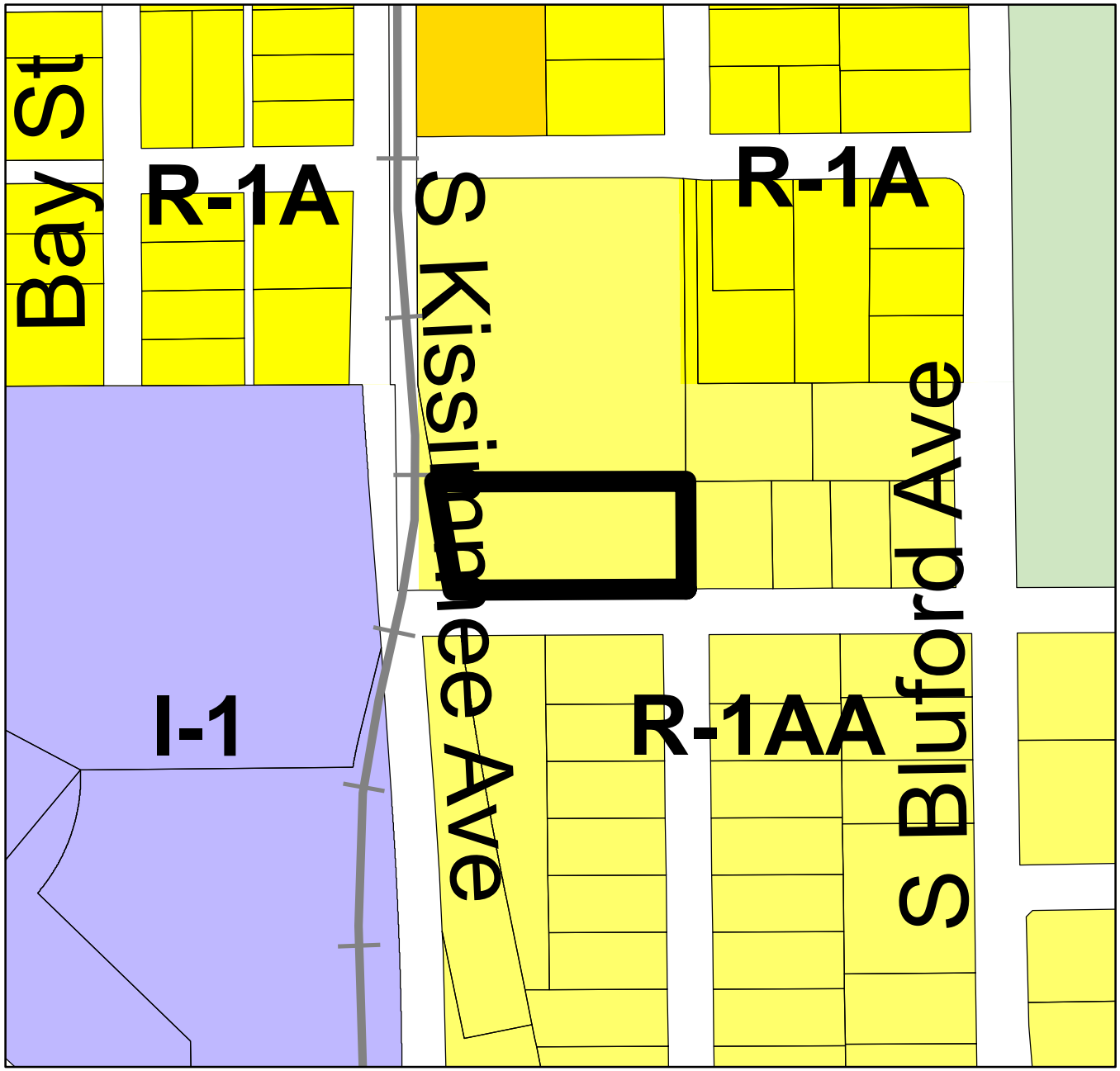
Development Services Department

0 50 100 200 Feet

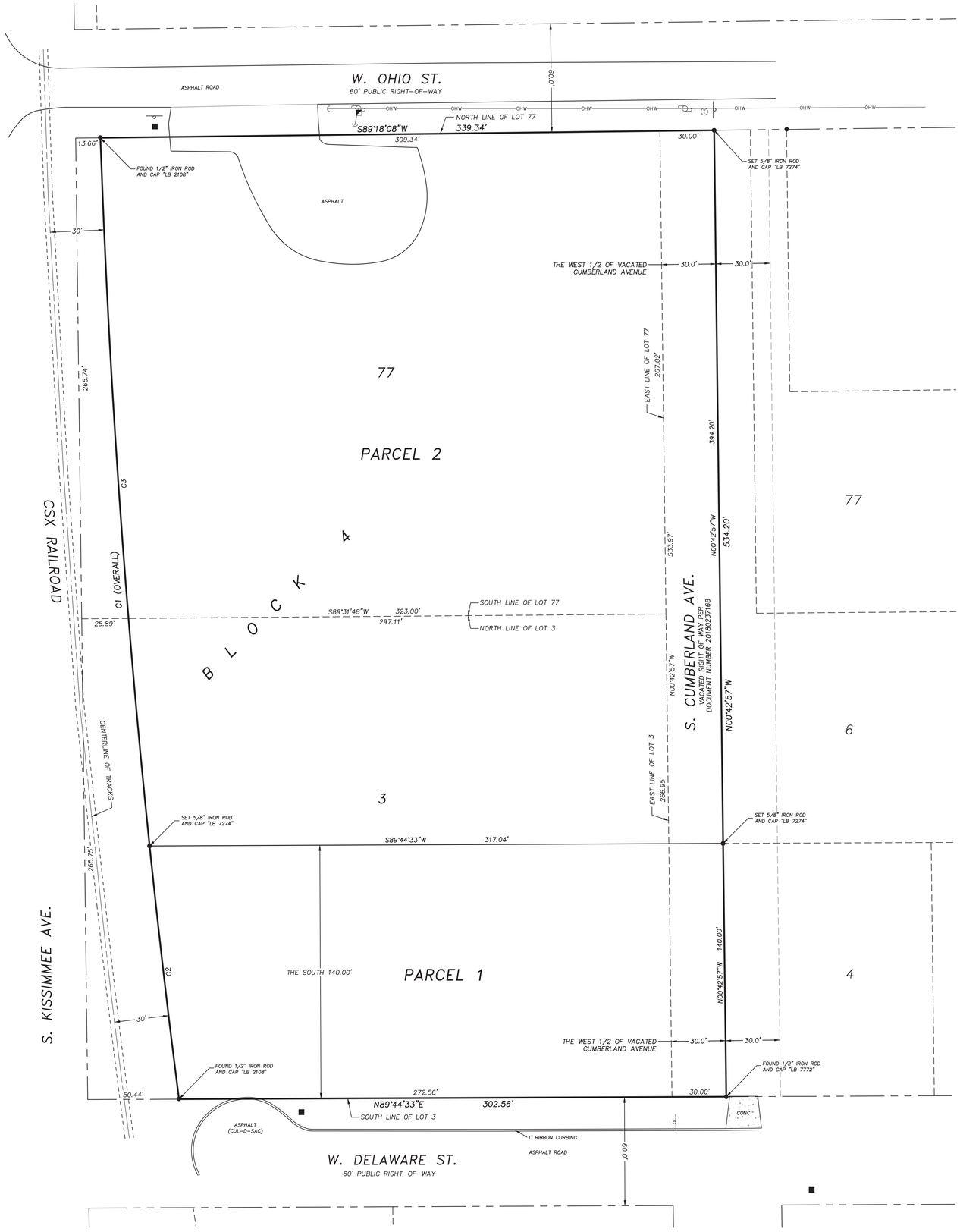
Created: month year

Subject Property

Zoning Classification:
- General Agricultural (A-1)
- Suburban (A-2)
- Single-Family Dwelling (R-1AAA)
- Single-Family Dwelling (R-1AA)
- Single-Family Dwelling (R-1A)
- Single-Family Dwelling (R-1)
- One- & Two-Family Dwelling (R-2)
- Multiple-Family Dwelling (R-3)
- Mobile Home Subdivision (RT-1)
- Professional Offices & Services (P-S)
- Neighborhood Shopping (C-1)
- Community Commercial (C-2)
- General Commercial (C-3)
- Restricted Manufacturing & Warehousing (I-1)
- General Industrial (I-2)
- Commercial (PUD)
- Low Density (PUD)
- Medium Density (PUD)
- High Density (PUD)
- Public Use (PUD)
- Unclassified



BOUNDARY SURVEY



Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	5°16'52"	5786.34'	533.35'	S04°40'24"E	533.16'
C3	3°53'11"	5786.34'	392.48'	S03°58'33"E	392.40'
C2	1°23'42"	5786.34'	140.87'	S06°36'59"E	140.87'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 FT.

DESCRIPTION: (PARENT TRACT)

LOT 77, BLOCK 3, AND LOT 3, BLOCK 4, OF MAP OF OCOEE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 100, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. TOGETHER WITH THAT PART OF THE WEST 1/2 OF VACATED SOUTH CUMBERLAND AVENUE, LYING EAST OF AND ADJACENT THERETO.

THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL OF 3.976 ACRES, MORE OR LESS.

DESCRIPTION: (PARCEL 1)

THE SOUTH 140.00 FEET OF LOT 3, BLOCK 4, MAP OF OCOEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK A, PAGE 100, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING EAST OF RAIL ROAD, TOGETHER WITH THE SOUTH 140.00 FEET OF THE WEST 30.00 FEET OF VACATED RIGHT OF WAY ON THE EAST AS RECORDED IN INSTRUMENT DOCUMENT NUMBER 20180237168, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL OF 0.996 ACRES, MORE OR LESS.

DECRIPTION: (PARCEL 2)

LOT 77, BLOCK 3, AND LOT 3, BLOCK 4, OF MAP OF OCOEE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK A, PAGE 100, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. TOGETHER WITH THAT PART OF THE WEST 1/2 OF VACATED SOUTH CUMBERLAND AVENUE, LYING EAST OF AND ADJACENT THERETO. LESS THE SOUTH 140.00 FEET THEREOF.

THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL OF 2.980 ACRES, MORE OR LESS.

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.

2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.

3. REVISIONS DO NOT CONSTITUTE A RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.

4. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF WEST OHIO STREET AS BEING S89°18'08"W (ASSUMED).

5. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.

6. UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.

7. THE LANDS SHOWN HEREON LIE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) ACCORDING TO "FIRM" MAP NO. 12095C0260F, COMMUNITY NO. 120179, DATED SEPTEMBER 25, 2009.

8. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.052 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

LEGEND/ABBREVIATIONS:

NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

- R — RADIUS
- Δ — CENTRAL ANGLE
- L — LENGTH
- CH — CHORD
- CB — CHORD BEARING
- T.B. — TANGENT BEARING
- (M) — MEASURED
- (P) — PLAT
- (C) — CALCULATED
- (D) — DESCRIPTION
- POB — POINT OF BEGINNING
- POC — POINT OF COMMENCEMENT
- O.R. — OFFICIAL RECORDS BOOK
- PG. — PAGE
- TYP. — TYPICAL
- P.T. — POINT OF TANGENCY
- P.C. — POINT OF CURVATURE
- IRON ROD & CAP
- NAIL & DISC
- 4"x4" CONCRETE MONUMENT
- IRON PIPE
- x — BARBED WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- EDGE OF ASPHALT PAVEMENT
- ℄ — CENTERLINE
- LB — LICENSED BUSINESS
- PSM — PROFESSIONAL SURVEYOR & MAPPER
- PLS — PROFESSIONAL LAND SURVEYOR
- PVC — POLYVINYL CHLORIDE PIPE
- RCP — REINFORCED CONCRETE PIPE
- CMP — CORRUGATED METAL PIPE
- DIP — DUCTILE IRON PIPE
- VCP — VITRIFIED CLAY PIPE
- CPP — CORRUGATED PLASTIC PIPE
- OHW — OVERHEAD UTILITY WIRES
- UGP — UNDERGROUND POWER LINE
- UG — UNDERGROUND GAS LINE
- UGT — UNDERGROUND TELEPHONE LINE
- UGCT — UNDERGROUND CABLE TELEVISION
- FOC — FIBER OPTIC CABLE
- WOODEN UTILITY POLE
- CONCRETE UTILITY POLE
- GUY POLE
- GUY ANCHOR
- INV=69.73 — INVERT ELEVATION
- + 68.51 — EXISTING GROUND ELEVATION
- 60 — EXISTING GROUND CONTOUR
- SINGLE POST SIGN
- DOUBLE POST SIGN
- HANDICAPPED PARKING SPACE (H/C)
- SITE BENCH MARK (AS INDICATED)
- WELL
- ELECTRICAL OUTLET
- TELEPHONE RISER
- FIRE HYDRANT
- MASTER WATER ASSEMBLY
- SEWER VALVE
- WATER VALVE
- RW — RECLAIMED WATER VALVE
- IRRIGATION VALVE
- GAS VALVE
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- TELEPHONE MANHOLE
- GREASE TRAP MANHOLE
- POWER MANHOLE
- WATER SHUT-OFF VALVE
- POWER TRANSFORMER
- WATER METER
- GAS METER
- POWER METER
- WATER BLOW-OFF VALVE
- CLEAN-OUT
- FIRE DEPARTMENT CONTROL VALVE
- ELECTRIC HAND HOLE
- WIRING PULL BOX
- CABLE TELEVISION RISER
- TELEPHONE ACCESS CABINET
- CATCH BASIN
- DRAIN
- CURB INLET
- CURB INLET WITHOUT MANHOLE
- MITERED END SECTION
- VAULT — UTILITY VAULT
- A/C — AIR CONDITIONER
- POWER BOX
- MW — MONITORING WELL
- LIGHT POLE
- WALKWAY LIGHT
- TRAFFIC SIGNAL BOX
- BOLLARD
- CW — CROSSWALK POST
- TRAFFIC FLOW ARROW
- SB — SOIL BORING

SHEET 1 OF 1

SECTION 18, 19
TOWNSHIP 22 SOUTH
RANGE 28 EAST

BISHMAN Surveying & Mapping, Inc.
CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106, OAKLAND, FLORIDA 34760
Phone No. 407.905.8877

Digitally signed by Aron Bishman
Date: 2023.04.26 08:27:39 -04'00'

ARON D. BISHMAN, P.S.M. — FLORIDA REGISTRATION NO. 5668

REVISIONS:

JOB NUMBER: 23021.000

SURVEY DATE:	4-20-2023
FIELD BY:	T. CONARD
FIELD BOOK:	2302
PAGES:	61
FIELD FILE:	230211TC,MJF
DRAWING FILE:	230211TC,MJF

ORDINANCE NO. 2024-
(Small-Scale CPA – W. Delaware St. Property)

TAX PARCEL ID: 17-22-28-6144-04-031

CASE NO. CPA-2024-001: W. Delaware St. Property
Small-Scale Comprehensive Plan Amendment

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, AMENDING THE CITY OF OCOEE COMPREHENSIVE PLAN AS ADOPTED IN 1991, AS AMENDED; AMENDING THE FUTURE LAND USE MAP OF THE OCOEE COMPREHENSIVE PLAN TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM PUBLIC FACILITIES/ INSTITUTIONAL TO LOW DENSITY RESIDENTIAL FOR CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 1.0 ACRES LOCATED ON THE NORTH SIDE OF WEST DELAWARE STREET BEGINNING APPROXIMATELY 360 FEET WEST OF THE WEST DELAWARE STREET AND SOUTH BLUFORD AVENUE INTERSECTION; PROVIDING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY FUTURE LAND USE MAP; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Ocoee (the "Ocoee City Commission") has adopted the City's Comprehensive Plan (the "Ocoee Comprehensive Plan") by Ordinance No. 91-28 on September 18, 1991 pursuant to Chapter 163, Part II, Florida Statutes, the Growth Policy Act (the "Act"); and

WHEREAS, Chapter 163, Part II, Florida Statutes, sets forth procedures and requirements for a local government to adopt a comprehensive plan and amendments thereto; and

WHEREAS, the owner (the "Applicant") of certain real property located within the corporate limits of the City of Ocoee, Florida, assigned tax parcel identification number 17-22-28-6144-04-031, more particularly described in **Exhibit "A"** and depicted in **Exhibit "B"**, has submitted an application to the Ocoee City Commission to amend the Comprehensive Plan Future Land Use designation (the "Comprehensive Plan Amendment") of said real property from Institutional to Low Density Residential; and

WHEREAS, pursuant to Section 5-9(C) of Article V of the Land Development Code of the City of Ocoee, Florida, the Development Services Director has reviewed said Comprehensive Plan Amendment application and determined that said Comprehensive Plan Amendment is consistent with the Ocoee Comprehensive Plan, as amended from time to time; and

WHEREAS, pursuant to Section 163.3174(4)(a), Florida Statutes, the City's Local Planning Agency (LPA) conducted a publicly noticed and advertised public hearing on Tuesday,

February 13, 2024, to consider and make recommendation of said proposed Comprehensive Plan Amendment; and

WHEREAS, pursuant to Section 163.3184(11), Florida Statutes, on Tuesday, March 5, 2024, the Ocoee City Commission held a de novo advertised public hearing with respect to the proposed Comprehensive Plan Amendment and determined, after consideration of public comments, that the proposed Comprehensive Plan Amendment is consistent with the Ocoee Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF OCOEE, FLORIDA, AS FOLLOWS:

SECTION 1. **RECITALS**. The foregoing recitals are hereby ratified and confirmed as true and correct and incorporated herein by this reference.

SECTION 2. **AUTHORITY**. The City Commission of the City of Ocoee has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapters 163 and 166, Florida Statutes.

SECTION 3. **COMPREHENSIVE PLAN AMENDMENT**. The Future Land Use Map within the Future Land Use Element of the Ocoee Comprehensive Plan is hereby amended to change the future land use designation of the Subject Property, as particularly described in Exhibit "A" and depicted in Exhibit "B", from Public Facilities/Institutional (INST) to Low Density Residential (LDR).

SECTION 4. **COMPREHENSIVE PLAN**. The City Clerk is hereby authorized and directed to revise the adopted Future Land Use Map of the City of Ocoee in order to incorporate the Comprehensive Plan Amendment enacted by this Ordinance.

SECTION 5. **CONFLICTING ORDINANCES**. This ordinance prevails in the event of any inconsistency with all ordinances or parts of ordinances in conflict herewith.

SECTION 6. **SEVERABILITY**. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereto.

SECTION 7. **EFFECTIVE DATE**. This Ordinance shall become effective thirty-one (31) days after adoption, unless challenged prior to that date pursuant to Section 163.3187(5), Florida Statutes.

PASSED AND ADOPTED this _____ day of _____, 2024.

Space intentionally left blank

ATTEST:

_____
Melanie Sibbitt, City Clerk

(SEAL)

APPROVED:
CITY OF OCOEE, FLORIDA

_____
Rusty Johnson, Mayor

ADVERTISED _____, 2024
READ FIRST TIME _____, 2024.
READ SECOND TIME AND ADOPTED
_____, 2024.
UNDER AGENDA ITEM NO. _____

FOR USE AND RELIANCE ONLY BY THE CITY OF OCOEE, FLORIDA; APPROVED AS TO FORM AND LEGALITY
this _____ day of _____, 2024.

FISHBACK DOMINICK

By: _____
City Attorney

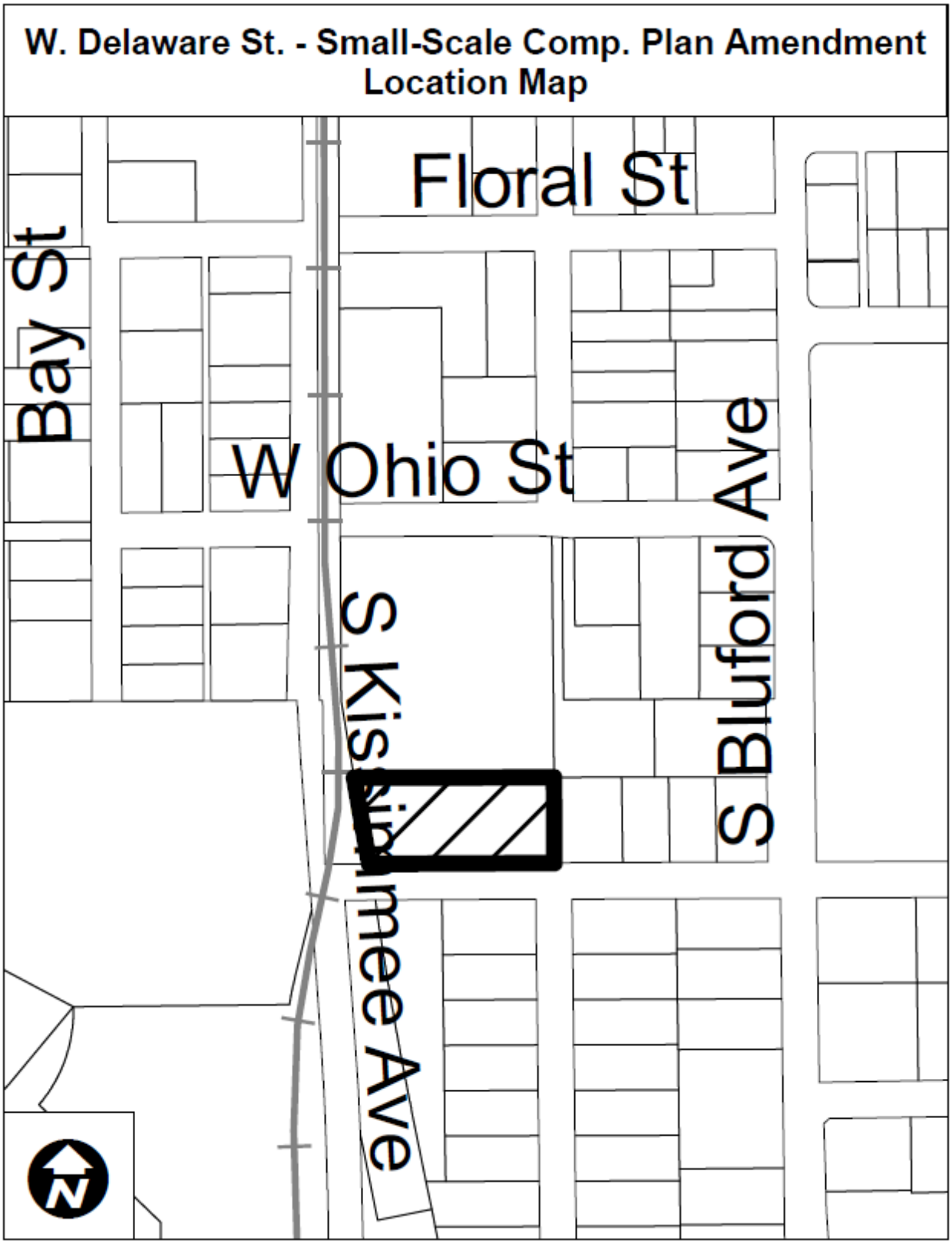
EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL ID NO.: 17-22-28-6144-04-031

TOWN OF OCOEE A/100 S 140 FT LOT 3 BLK 4 LYING E OF RR R/W & S 140 FT OF W 30 FT OF VAC R/W ON E PER 20180237168.

EXHIBIT "B"


W. Delaware St. - Small-Scale Comp. Plan Amendment
Location Map
Floral St
Bay St
W Ohio St
S Bluford Ave
S Kissimmee Ave
N

STAFF REPORT

Meeting Date: February 20, 2024
Item #: 13

Contact Name: Anoch Whitfield
Contact Number: Ext. 1016

Department Director: Michael Rumer
City Manager: Robert Frank

Subject: First Reading of Ordinance for Annual Comprehensive Plan Text Amendment to Adopt Five-Year Schedule of Capital Improvements and Update the Capital Improvement Element (CIE); Project No. CPA-2023-003. (Zoning Manager Whitfield)

Background Summary:

Section 163.3177(3)(a), Florida Statutes (F.S.), requires that the Comprehensive Plan contains a Capital Improvements Element (CIE) designed to consider the need for, prioritization and location of public facilities in order to encourage the efficient use of such facilities as development occurs within the city. The CIE is required to include a Schedule of Capital Improvements (Schedule) incorporating publicly and privately funded projects necessary to ensure that the adopted level of service standards is achieved and maintained. The schedule shall cover at least a 5-year period. Section 163.3177(3)(b), F.S., requires that the City review, modify, and update the Schedule and Capital Improvements Element on an annual basis. This annual update may be accomplished by ordinance and may not be deemed an amendment to the local comprehensive plan under Section 163.3184, F.S.

Capital Improvements Element Policy 1.5 states that the City shall continue, in conjunction with the annual process for the preparation of the operating budget, to prepare/update and adopt a five-year capital improvements program (CIP) in accordance with the timeline and priorities set forth in that Policy as well as Policies 1.1, 1.2 and 1.3. Pursuant to these policies, the City has reviewed its existing public services and facilities and future needs over the next five (5) years and prepared a five-year capital improvement plan and budget. The City conducted two (2) advertised and publicly noticed public hearings to consider the budget and the proposed improvements. The adoption public hearing was held on September 20, 2023. After consideration of public comments, the City Commission adopted the FY 23/24 Budget and Schedule of Capital Improvements at its September 20, 2023, public hearing.

This ordinance proposes to amend the Capital Improvements Element to incorporate the capacity capital improvements from the adopted Five-Year Schedule of Capital Improvements. As such, it does not propose any new projects or improvements not previously reviewed and approved by the Ocoee City Commission. This amendment is applicable city-wide. Thus, no maps are included in the staff report.

Issue:

Should the Honorable Mayor and City Commissioners approve the ordinance to amend the Capital Improvements Element and update the Five-Year Schedule of Capital Improvements within the City's Comprehensive Plan in accordance with Section 163.3177(3), Florida Statutes (F.S.), and Policy 1.5 of the Capital Improvements Element?

Recommendations:

Planning & Zoning Commission (PZC) Recommendation:
The PZC met on Tuesday, February 13, 2024, to consider this item and, finding no issues, made a recommendation of approval of the proposed ordinance to update the Capital Improvements Element and Five-Year Capital Improvements Plan in accordance with Section 163.3177(3), Florida Statutes, and Policy 1.5 of the Capital Improvements Element.

Staff Recommendation:
Staff recommends that the Honorable Mayor and City Commissioners approve the ordinance to amend the Capital Improvements Element and update the Five-Year Schedule of Capital Improvements within the City's Comprehensive Plan in accordance with Section 163.3177(3), Florida Statutes (F.S.), and Policy 1.5 of the Capital Improvements Element.

Attachments:

1. Updated Ordinance
2. Updated CPA

Financial Impacts:

N/A

Type of Item: First Reading

ORDINANCE NO. 2024-
(Amendment to Capital Improvements Element of the Comprehensive Plan and Update of the Five-Year Schedule of Capital Improvements)
CASE NO. CPA-2023-003

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, AMENDING THE OCOEE COMPREHENSIVE PLAN AS ADOPTED IN 1991, AS AMENDED, IN ORDER TO COMPLY WITH SECTION 163.3177(3), FLORIDA STATUTES; AMENDING THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Ocoee (the "Ocoee City Commission") adopted the City of Ocoee Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes (F.S.), which has been amended from time to time (the "Comprehensive Plan"); and

WHEREAS, pursuant to Section 163.3177(3)(a), F.S., the Comprehensive Plan shall contain a Capital Improvements Element designed to consider the need for and the location of public facilities in order to encourage the efficient use of such facilities and to include, at a minimum, a five-year schedule of capital improvements which include publicly and privately funded improvements; and

WHEREAS, pursuant to Section 16.3177(3)(b), F.S., the Capital Improvements Element, to include the Five-Year Schedule of Capital Improvements, must be reviewed and updated annually, and such update may be accomplished by ordinance and may not be deemed to be amendments to the local comprehensive plan; and

WHEREAS, pursuant to Section 166.041(3), F.S., on February 13, 2024, the Planning and Zoning Commission held an advertised and publicly noticed public hearing to consider the amendment to the Capital Improvements Element to update the Five-Year Schedule of Capital Improvements; and

WHEREAS, following advertisement and a duly noticed public hearing on the Ordinance, on March 5, 2024, the Ocoee City Commission, in good faith, determined that this Ordinance is in the best interest of the City and its residents and approved the amendment to the Capital Improvements Element to update the Five-Year Schedule of Capital Improvements.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF OCOEE, FLORIDA, AS FOLLOWS:

SECTION 1. **AUTHORITY**. The Ocoee City Commission has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapters 163 and 166, Florida Statutes.

SECTION 2. **AMENDMENT OF THE COMPREHENSIVE PLAN**. The Ocoee City Commission hereby amends the Capital Improvement Element of the Comprehensive Plan as set forth in **Exhibit "A"** attached hereto and by this reference made a part hereof, with underlines representing additions and strike-throughs representing deletions.

SECTION 3. **TRANSMITTAL**. The City Clerk is hereby authorized to transmit the required copies of the amendment to the City's Capital Improvements Element of the Comprehensive Plan to Florida Commerce in accordance with Section 163.3177(3), Florida Statutes.

SECTION 4. **SEVERABILITY**. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion hereto.

SECTION 5. **EFFECTIVE DATE**. This Ordinance shall become effective immediately upon passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2024.

ATTEST:

_____
Melanie Sibbitt, City Clerk

(SEAL)

APPROVED:
CITY OF OCOEE, FLORIDA

_____
Rusty Johnson, Mayor

ADVERTISED _____, 2024
READ FIRST TIME _____, 2024.
READ SECOND TIME AND ADOPTED
_____, 2024.
UNDER AGENDA ITEM NO. _____

FOR USE AND RELIANCE ONLY BY THE CITY OF OCOEE, FLORIDA; APPROVED AS TO FORM AND LEGALITY
this _____ day of _____, 2024.
FISHBACK DOMINICK

By: _____
City Attorney

EXHIBIT "A"

The Capital Improvements Element is hereby amended as follows:

CITY OF OCOEE
COMPREHENSIVE PLAN

CAPITAL IMPROVEMENTS ELEMENT

***

IV. GOALS, OBJECTIVES, AND POLICIES

***

Policy 1.5: The City shall continue, in the conjunction with the annual process for preparation of the operating budget, to prepare/update and adopt a Five-Year Schedule of Capital Improvements, the first year of which shall be the annual capital portion of the adopted budget. The following criteria shall be followed in developing and updating the Schedule:

A. The timetable for preparation shall be similar to that used for the preparation of the annual budget so that financial resources available for capital projects can be identified, implications of planned capital projects on the operating budget can be reflected.

B. The Schedule (and the process for its update) shall conform to this plan, including specifically, but not limited to, the level of service standards, the implementation of projects identified in the various elements, the criteria for evaluating projects, and the criteria for establishing project priorities.

C. This Element shall be reviewed at least annually in conjunction with the update of the CIP and shall be updated as needed to remain consistent with new information.

D. The limitation on the use of revenue bonds as a percentage of total debt.

E. The maximum ratio of total debt service and outstanding capital indebtedness to total revenue and property tax base. The City of Ocoee will manage its outstanding debt by limiting outstanding capital debt to a 1:10 ratio of total annual debt service to total annual City revenues.

Policy 1.6: Pursuant to Section 163.3177(3)(b), F.S., amendments to the Five-Year Schedule of Capital Improvements may be accomplished by ordinance and may not be deemed to be amendments to the Comprehensive Plan. Table 6 reflects the capacity capital improvements from the City's currently adopted Fiscal Year ~~2022/2027~~2023/2028 Five-Year Schedule of Capital Improvements, as adopted by the Ocoee City Commission on ~~September 21, 2022~~September 20, 2023, to maintain the adopted levels of service standards for parks and recreation, stormwater, transportation and water and sewer utilities.

Table 6. City of Ocoee Five-Year Capital Improvements Plan

#	Improvement Request Title	Funding Source	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	Total
	Transportation Facilities							
1	Old Winter Garden Road/Maguire Intersection Improvements	CRA	$ 830,616.00					$ 830,616.00
2	Story Road Widening	CRA			$ 800,000.00	$ 9,000,000.00		$ 9,800,000.00
3	Maguire Road Phase 5	CRA		$ 3,000,000.00	$ 3,000,000.00			$ 6,000,000.00
							Transportation Facilities Total:	**$ 16,630,616.00**
	Utility Facilities							
1	Annual Major Water Line Extensions Program	Current Operating Revenue	$ 150,000.00	$ 150,000.00	$ 150,000.00	$ 150,000.00		$ 600,000.00
2	Annual Waste Water Plant Minor Repairs and Upgrades	Current Operating Revenue	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00		$ 200,000.00
3	Annual Water Line Replacement & Upgrade Program	Current Operating Revenue	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00		$ 400,000.00
4	Fullers Cross/Ocoee Apopka & Clinger Cove New Lift Station, Force Main & Upgrade to Clinger Cove Lift Station	ARPA	$ 2,200,000.00					$ 2,200,000.00
5	Lakewood Gravity Sewer Wurst Road to Rewis St	Fund Balance	$ 2,500,000.00					$ 2,500,000.00
6	New Reclaimed Pumping Facility	ARPA	$ 1,784,145.00					$ 1,784,145.00
7	New Reclaimed Storage Tank	ARPA	$ 2,282,231.00					$ 2,282,231.00
8	Replacement of Existing Rotors and Addition of a New Rotor to each of the City's Oxidation Ditches along with Replacement/Upgrade of the Underground Electrical Chases, Associated Gear Boxes, VFD Pumps and Motors	ARPA	$ 735,000.00					$ 735,000.00
9	Transmission Main from OC Inner-connect to New Pump Facility	ARPA	$ 1,069,496.00					$ 1,069,496.00
10	Upgrade to Existing Reuse Pump Station	ARPA	$ 225,000.00					$ 225,000.00
11	Upgrade to Existing Transfer Pump Station	ARPA	$ 187,000.00					$ 187,000.00
12	Ocoee Wastewater Plant Nitrogen Removal - Design 2024/2025 Construction 20252026	Fund Balance		$ 175,000.00	$ 6,000,000.00			$ 6,175,000.00
							Utility Facilities Total:	**$ 18,357,872.00**

				Stormwater Facilities				
1	Regency Project	Current Operating Revenue	$ 193,461.00					$ 193,461.00
2	General Stormwater Improvements	Fund Balance	$ 320,000.00	$ 320,000.00	$ 320,000.00			$ 960,000.00
							Stormwater Facilities	**$ 1,153,461.00**

				Parks & Recreation Facilities				
1	Ocoee Action Sports Park - Phase 3	Recreation Impact Fees	$ 290,000.00					$ 290,000.00
2	Pickle Ball Court	Recreation Impact Fees	$ 200,000.00					$ 200,000.00
3	Pickleball Courts	Recreation Impact Fees					$ 500,000.00	$ 500,000.00
							Parks & Recreation Facilities Total:	**$ 990,000.00**
				GRAND TOTAL:				**$ 37,131,949.00**

Serial Number
24-00351W

WEST ORANGE Times

West Orange Times
Published Weekly
Winter Garden , Orange County, Florida

COUNTY OF ORANGE

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the West Orange Times a weekly newspaper published at Winter Garden , Orange County, Florida; that the attached copy of advertisement,

being a Notice of Public Hearing

in the matter of Public Hearing on February 13, 2024
CIE Improvements

in the Court, was published in said newspaper by print in the

issues of 2/1/2024

Affiant further says that the West Orange Times complies with all legal requirements for publication in chapter 50, Florida Statutes.

*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

CITY OF OCOEE
NOTICE OF PUBLIC HEARING
ANNUAL COMPREHENSIVE PLAN TEXT AMENDMENT TO ADOPT THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS AND UPDATE THE CAPITAL IMPROVEMENTS ELEMENT
CASE NUMBER: CPA-2023-003

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-8 and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code, that on **TUESDAY, FEBRUARY 13, 2024, AT 6:30 P.M.** or as soon thereafter as practical, the **OCOEE PLANNING & ZONING COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers, 1 North Bluford Avenue, Ocoee, Florida, to consider the adoption of the Five-Year Schedule of Capital Improvements and update the Capital Improvements Element within the City's Comprehensive Plan, in accordance with the requirements of Section 163.3177(3), Florida Statutes.

Interested parties may appear at the public hearing and be heard with respect to the proposed action. The complete case file may be inspected at the Ocoee Development Services Department, located at 1 North Bluford Avenue, Ocoee, Florida, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except for legal holidays. The Planning and Zoning Commission may continue the public hearing to other dates and times as it deems necessary. Any interested party shall be advised that the dates, times, and places of any continuation of these or continued public hearings shall be announced during the hearings and that no further notices regarding these matters will be published. You are advised that any person who desires to appeal any decision made during the public hearings will need a record of the proceedings and, for this purpose, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of the proceedings should contact the City Clerk's Office 48 hours in advance of the meeting at (407) 905-3105.

February 1, 2024 24-00351W

Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

1st day of February, 2024 A.D.

by Lindsey Padgett who is personally known to me.

Notary Public, State of Florida
(SEAL)

Kimberly S. Martin
Comm.:HH 282034
Expires: July 25, 2026
Notary Public - State of Florida

STAFF REPORT

Meeting Date: February 20, 2024
Item #: 14

Contact Name: Vincent Ogburn
Contact Number: Ext. 3038

Department Director: Vincent Ogburn
City Manager: Robert Frank

Subject: Discussion and Direction for Installation of School Zone Speed Enforcement Cameras. (Acting Police Chief Ogburn)

Background Summary:

The City of Ocoee has several school zones within its jurisdiction with a high traffic volume. Oftentimes, this traffic is traveling in excess of the posted speed limit during the hours of school operations. The volume of vehicles traveling in excess of the posted speed limit outweighs the number of officers required to enforce these traffic violations. By installing speed zone enforcement cameras in these zones, we will be able to identify and enforce more violations, it will enhance the safety of the children who are walking to school and the safety of the school crossing guards. The installation of these cameras will reduce traffic crashes and the strain on law enforcement personnel. The presence of these cameras will act as a deterrent to speeding. The speed enforcement cameras will be installed by American Traffic Solutions, Inc., doing business as Verra Mobility.

Issue:

Should the Honorable Mayor and City Commissioners consider School Zone Speed Enforcement Cameras in the school zones within the City of Ocoee, and further, request City staff to bring an ordinance for adoption?

Recommendations:

Staff recommends that the Honorable Mayor and City Commissioners consider installing School Zone Enforcement Cameras in the school zones within the City of Ocoee, and further, request City staff to bring an ordinance for adoption.

Attachments:

1. Seventh Amendment to Photo Enforcement Services is School Zones
2. House Bill 657

Financial Impacts:

American Traffic Solutions, Inc., doing business as Verra Mobility, will install the equipment at no cost to the city and repair the equipment as needed during the duration of this agreement.

Type of Item: Consent

SEVENTH AMENDMENT TO CITY OF OCOEE PHOTO ENFORCEMENT SERVICES AGREEMENT: RED LIGHT SAFETY CAMERAS, FIXED SPEED SAFETY CAMERAS AND TRANSPORTABLE SPEED SAFETY CAMERA SYSTEMS WITH ENHANCED VIDEO AND ALPR SOLUTION SERVICES

This Photo Enforcement Services Agreement includes the attached Exhibits ("Agreement") and is made by and between American Traffic Solutions, Inc., doing business as Verra Mobility, ("Verra Mobility") and the City of Ocoee, Florida ("Customer").

WHEREAS, Customer desires to continue and/or expand photo enforcement program to enforce traffic violations (the "Program") in accordance with §316.0083 and Chapter 2023-174, Florida Statutes and ordinance code §§168-10-.14 and 2008-022;

WHEREAS, Verra Mobility has the exclusive possession and ownership of the Back-office System "BOS", including certain knowledge, equipment, licenses, and the processes for processing Events;

WHEREAS, Customer selected Verra Mobility to provide services to implement and carry on the Customer's Program;

WHEREAS, Customer desires to use the Camera Systems together with the BOS to monitor and enforce traffic Violations and to issue Citations for traffic Violations as part of its Program; and

WHEREAS, Customer has determined that it has the authority to enter into this Agreement in compliance with the laws, regulations, and policies applicable to it, including procurement laws, regulations, and policies.

NOW, THEREFORE, for good and valuable consideration, the sufficiency of which is hereby admitted and acknowledged, the parties agree as follows:

By signing below, the parties agree to the terms and conditions of this Agreement. Each individual signing below represents that such individual has the requisite authority to execute this Agreement on behalf of the entity which such individual represents and that all the necessary formalities have been met. This Agreement is effective on the date of execution by the last signatory to this cover page ("Effective Date").

ACKNOWLEDGED AND AGREED TO BY:

AMERICAN TRAFFIC SOLUTIONS, INC.

By: _____ 11/21/2023
Name: Jon Baldwin Date
Title: Executive Vice President

CITY OF OCOEE, FLORIDA

By: see attached signature page
Name: Date
Title:

ATTEST:

By: _____
Name:
Title:

CITY OF OCOEE SIGNATURE PAGE
Seventh Amendment to Photo Enforcement Services – ATS, Inc.

CITY:

CITY OF OCOEE, FLORIDA

By: _____
Rusty Johnson, Mayor

ATTEST:

_____
Melanie Sibbitt, City Clerk

(SEAL)

APPROVED BY THE CITY OF OCOEE COMMISSION AT A MEETING HELD ON November 7, 2023 UNDER AGENDA ITEM NO. 9

FOR USE AND RELIANCE ONLY BY THE CITY OF OCOEE, FLORIDA; APPROVED AS TO FORM AND LEGALITY this 7th day of November, 2023.

FISHBACK DOMINICK

By: _____
Richard Geller, City Attorney

I. DEFINITIONS

As used in this Agreement, the following words and terms shall, unless the context otherwise requires, have the respective meanings provided below:

"Approach": One (1) direction of travel on a road including up to four (4) contiguous lanes and, if applicable controlled by up to two (2) signal phases, on which a Camera System may be installed or deployed upon the mutual agreement of the parties.

"Back-Office System" **or** ***"BOS"***: The proprietary back-end system that processes Events and Violations, including the printing and mailing of Citations, the generation of evidence packages, and that provides system generated reports of Violation counts.

"Business Hours": Eight (8) hours per day, Monday through Friday, excluding weekends and holidays.

"Business Rules": The Business Rules Questionnaire to be completed by Customer and delivered to Verra Mobility setting forth the business rules for the implementation and operation of the Program.

"Camera System" or ***"Camera"***: A photo-traffic monitoring device consisting of one (1) rear camera, strobe (if applicable), and traffic monitoring device (including the wiring associated with each) capable of accurately detecting a Violation, which records such data with one (1) or more images of such vehicle. **"Camera System"** may refer to either a Red Light Safety Camera System, a Fixed Speed Safety Camera System, or a Transportable Speed Safety Camera System, depending on the context.

"Change Order Notice": Written notice from Customer requesting changes to the work required to be performed or the addition of products or services to those required pursuant to the terms of this Agreement, setting forth in reasonable detail the proposed changes.

"Change Order Proposal": A written statement from Verra Mobility describing the cost of the changes to the work or addition of products or services requested by Customer in a Change Order Notice.

"Citation": A citation, notice of violation, notice of infraction, notice of liability or equivalent instrument issued by a competent state, county or municipal law enforcement agent or agency or by a court of competent jurisdiction relating to a Violation documented or evidenced in the BOS.

"Designated Safety Zone": A designated safety zone in which a Camera System may be installed or deployed.

"Event": A potential Violation captured by the Camera System.

"Fees": The amount payable by Customer to Verra Mobility for equipment, services, and maintenance as set forth in **EXHIBIT A**.

"Fixed Speed Safety Camera System": A Camera System that uses radar, or other vehicle detection technology, to capture the speed of a motor vehicle and generates recorded images of an Event and is installed on a mutually agreed upon Approach.

"Laws": All federal, state, or local, laws, ordinances, regulations, and orders.

"Notice to Proceed": Written confirmation from Customer that Verra Mobility may proceed with the installation or deployment of a given Camera System, a form of which is attached as **EXHIBIT C**.

"Owner": The owner(s) of a motor vehicle as shown by the motor vehicle registration records of the motor vehicle department or the analogous agency of another state or country, including a lessee of a motor vehicle under a lease of six months or longer.

"Paid Citation": A situation where the Person cited has paid any portion of the penalty, fine, funds, fees or costs associated with the particular Citation.

"Person" or *"Persons"*: Any individual, partnership, joint venture, corporation, limited liability company, trust, unincorporated association, governmental authority or political subdivision thereof or any other form of entity.

"Photo Enforcement Infrastructure": The poles, foundation, conduit, and other below-grade infrastructure associated with installing Camera Systems.

"Program Revenue": Any gross penalty, fine, funds, fees or costs paid by a violator for any reason related to any Violation.

"Project Time Line": The initial schedule and timelines required to begin the implementation of Customer's project, as mutually agreed upon by the parties. The initial project timeline will be prepared assuming the active cooperation and engagement of the Program stakeholders set forth in Section 2.1.1 of **EXHIBIT B.**

"Red Light Safety Camera System": A Camera System that uses vehicle detection technology to capture a vehicle traversing a red light traffic signal and generates recorded images of an Event and is installed on a mutually agreed upon Approach.

"System": A Camera System and the related Photo Enforcement Infrastructure.

"Transportable Speed Safety Camera System": A Camera System, which is capable of capturing speed Events, capable of being moved from a Designated Safety Zone to another.

"Violation": A failure to obey an applicable traffic law or regulation related to a failure to obey a traffic signal or related to operating a motor vehicle in excess of the posted speed limit, as determined in Customer's sole discretion.

II. GENERAL TERMS AND CONDITIONS

1. VERRA MOBILITY AGREES TO PROVIDE:

The scope of work identified in **EXHIBIT B**, Section 1.

2. CUSTOMER AGREES TO PROVIDE:

The scope of work identified in **EXHIBIT B**, Section 2.

3. (if applicable) ADDITIONAL SERVICES:

Verra Mobility shall provide the additional services set forth on **EXHIBIT B**, Sections 3.1 - Enhanced Video Services and 3.2 - Automated License Plate Recognition (ALPR) Solutions, subject to the additional terms and conditions specified therein.

4. TERM:

This Agreement shall commence upon the Effective Date and shall continue for a term of five (5) years from the Effective Date, unless new Camera Systems are installed subsequent to the Effective Date, then the term shall continue for five (5) years from the first day of the month following the first-issued Citation from the last Camera System that is installed or deployed pursuant to the last Notice to Proceed delivered by Customer to Verra Mobility. This Agreement will automatically extend for consecutive one (1) year terms. However, Customer or Verra Mobility may terminate this Agreement at the expiration of any term by providing written notice of its intent not to extend the Agreement one hundred twenty (120) days prior to the expiration of the then-current term.

5. FEES AND PAYMENT:

5.1 Customer shall pay for all equipment, services and maintenance based on the fee schedule indicated in **EXHIBIT A**, Service Fee Schedule 1. Payments for Fees shall be made via Automated Clearing House (ACH).

5.2 Invoices shall be in standard Verra Mobility format and provided electronically.

5.3 Customer shall pay all Fees due Verra Mobility based upon invoices from the preceding month within thirty (30) days of submission. Late payments may be subject to interest calculated at 1.5% per month on open balances.

5.4 Verra Mobility's Fees will be fixed for the first twelve (12) months the Customer is invoiced under the Agreement; thereafter, unit prices will increase annually by the Consumer Price Index (CPI), according to the average change during the prior twelve (12) months in the CPI for All Urban Consumers (CPI-U) for U.S. Consumer average, as published by the Bureau of Labor Statistics, U.S. Department of Labor for the Services category listed under Commodity and Service Group.

5.5 Flexible Payment Plan:

During the term of the Agreement, payments by the Customer may be made to Verra Mobility under a Flexible Payment Plan if the total funds collected by the Program are insufficient to cover the Fees due Verra Mobility. Under the Flexible Payment Plan, the Customer may defer certain payments due and owing to Verra Mobility during the term of the Agreement. If at the end of the term sufficient funds have not been collected by the Customer to pay the accrued balance then due to Verra Mobility, Verra Mobility agrees to waive its right to recovery with respect to any balance owing to Verra Mobility at the end of that term.

This Flexible Payment Plan will be applied as follows: Verra Mobility will maintain an accounting of any net balances owed Verra Mobility each month during the term. If the total amount of funds collected from all Camera Systems combined during a month exceeds the amount of the Verra Mobility invoice for the same month, the Customer shall pay Verra Mobility the total amount due on the invoice. If the total amount of funds collected from all Camera Systems combined during a month is less than the amount of the Verra Mobility invoice for the same month, the Customer shall pay Verra Mobility only the amount collected during the same month and Customer may defer payment of the remaining balance. If opting to use a Flexible Payment Plan, Customer will provide Verra Mobility with sufficient information about payments received directly by the Customer or by the Courts to accurately determine the amount of funds collected. Payments due Verra Mobility will be reconciled by applying funds collected in subsequent months, first to the accrued balance and then to the subsequent monthly invoice. If at any time the Verra Mobility invoices, including any accrued balance are fully repaid, Customer will retain all additional funds collected. Any funds in excess of the total balance due (whether reserved in cash or not by Customer) will be available to offset future Verra Mobility invoices during the term of the Agreement and any renewal term. Customer agrees and understands the Flexible

Payment Plan shall be applied in the aggregate across all installed Camera Systems and will not be applied on a per Camera System basis or on a per month basis.

Example: Fee of $4,750 per Camera System per month and four (4) cameras installed. If during Month 1 camera #1 revenue is $5,000, camera #2 revenue is $3,500, camera #3 revenue is $6,000 and camera #4 revenue is $3,000, the total revenue from the Camera System for the month is $17,500. Verra Mobility would invoice Customer for $19,000 ($4,750 x 4 Camera Systems). However, Customer would only be required to pay $17,500 in Month 1 and the $1,500 deficit would carry over to subsequent months. If in Month 2 the combined revenue from the 4 Camera Systems was $25,000, Verra Mobility would invoice the Customer $19,000 ($4,750 X 4 Camera Systems) and the prior month $1,500 deficit would also be due. The Customer is not responsible for any previously deferred balance remaining after termination of the Agreement.

Flexible Payment Plan – Limitations. This provision shall not apply if: (1) Customer elects not to enforce all legally enforceable Violations; (2) Customer elects not to pursue collections on unpaid Violations; (3) Customer directs Verra Mobility to install a camera at a site where violation rates are projected by Verra Mobility to be below the rate required by Verra Mobility for an acceptable installation; (4) Customer waives and/or fails to timely process more than ten percent (10%) of valid Violations forwarded to law enforcement for acceptance according to the Business Rules; or (5) Customer does not provide Verra Mobility with access to an accurate accounting of all payments received other than payments received through Verra Mobility enabled payment channels.

6. COMMUNICATION OF INFORMATION:

Verra Mobility will comply with reasonable requests from Customer for information obtained by Verra Mobility through operation of the Camera Systems or the BOS. Verra Mobility reserves the right to assess a fee for such services if such information is requested by a third-party or if Customer could retrieve the information from the BOS without the assistance of Verra Mobility. Verra Mobility will not be under any obligation to provide information directly to non-Customer requesting parties. For any non-Customer requests for information, Verra Mobility shall work collaboratively with Customer to provide requested information in a timely manner to Customer. Nothing in this paragraph shall be construed contrary to the terms and provisions of any public records laws, insofar as they may be applicable.

Public Records: As required by section 119.0701, Florida Statutes, Verra Mobility hereby specifically agrees to comply with the public records laws of the State of Florida. Verra Mobility specifically agrees to:

(i) Keep and maintain public records required by the Customer in order to perform the service.

(ii) Upon request from the Customer's custodian of public records, provide the Customer with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.

(iii) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if Verra Mobility does not transfer the records to the Customer.

(iv) Upon completion of the Agreement, Verra Mobility shall maintain all public records in accordance with the Agreement for a period of 180 days and thereafter transfer at no cost to the Customer all of the public records in possession of Verra Mobility. After transfer of all public records to the Customer, Verra Mobility shall not maintain any duplicate public records that are exempt or confidential from

public records disclosure requirements. All records stored electronically must be provided to the Customer upon request from the Customer's records custodian in a format that is compatible with the information technology systems of the Customer. This Subsection (iv) is not intended to supersede Section 15 "Termination", however this subsection (iv) governs as it pertains to what is legally required pursuant to Chapter 119, Florida Statutes.

(v) In the event Verra Mobility fails to comply with a public records request, the Customer shall be authorized to enforce this contractual provision.

(vi) **AS IT RELATES TO THIS AGREEMENT, IN THE EVENT VERRA MOBILITY HAS QUESTIONS ON ITS DUTY AND APPLICATION OF CHAPTER 119, FLORIDA STATUTES, VERRA MOBILITY SHALL CONTACT THE CUSTOMER RECORDS CUSTODIAN AT: (407) 905-3100 EXTENSION 1022, EMAIL: CCDL@CI.OCOEE.FL.US, WITH AN OFFICE LOCATED AT 1 N. BLUFORD DR., OCOEE, FLORIDA 34761.**

7. CONFIDENTIALITY:

No information given by Verra Mobility to Customer will be of a confidential nature, unless specifically designated in writing as proprietary or confidential by Verra Mobility ("Verra Mobility Confidential Information"). If, however, Verra Mobility does designate certain information as proprietary or confidential, Customer shall treat the Verra Mobility Confidential Information with the same degree of care and same restrictions as Customer treats its own proprietary and confidential information, but in no event with less than reasonable care and reasonable restrictions. Customer will use Verra Mobility Confidential Information solely in connection with its rights and obligations under this Agreement, and will not use Verra Mobility Confidential Information for any other purpose, including but not limited to any use to harm or injure Verra Mobility or in any other way detrimental to Verra Mobility. If Customer receives a request or becomes legally obligated or compelled (by deposition, interrogatory, request for documents, subpoena, civil investigative demand, other demand or request by a governmental agency, or the application of statutes, rules or regulations) to disclose any of the Verra Mobility Confidential Information, Customer will promptly provide Verra Mobility with written notice of such request or requirement before any disclosure, and will cooperate with Verra Mobility's reasonable efforts to obtain confidential treatment of the Verra Mobility Confidential Information. If a protective order or other confidential treatment is not obtained or if Verra Mobility waives its rights under this paragraph, Customer agrees to furnish only so much of the Verra Mobility Confidential Information as it is legally required to furnish and to exercise its best efforts to obtain written assurances that confidential treatment will be accorded to the Verra Mobility Confidential Information. Customer will give Verra Mobility an opportunity to review the Verra Mobility Confidential Information prior to its disclosure, and Customer will allow Verra Mobility to participate in any related proceeding. Nothing in this paragraph shall be construed contrary to the terms and provisions of any public records laws, insofar as they may be applicable.

8. PROPRIETARY RIGHTS:

8.1 Back-Office System: Verra Mobility's proprietary BOS is software-as-a-service. Under all circumstances, Verra Mobility shall retain ownership of the BOS and all associated intellectual property rights, including any modifications, configurations, improvements, enhancements, upgrades, or further developments of the BOS, even if modified, configured, improved, enhanced, upgraded, or further developed at the request, feedback, or recommendation of the Customer. Under no circumstance will any modifications,

configurations, improvements, enhancements, upgrades, or further developments of the BOS be considered "Work for Hire" for Customer. Customer agrees not to copy, rent, lease, sell, distribute, or create derivative works based on the BOS or related documentation in whole or in part, by any means except as expressly authorized in writing by Verra Mobility. During the term of our Agreement with Customer, Verra Mobility grants Customer a non-exclusive, non-transferable, revocable license to access and use the BOS for the sole purpose of Customer performing its obligations under this Agreement.

8.2 Systems: Under all circumstances, Verra Mobility shall retain ownership of all Camera Systems and all associated intellectual property rights.. On and as of the date of termination of this Agreement, Customer shall be deemed to accept and receive full ownership and control of the Photo Enforcement Infrastructure.

8.3 Public Safety Campaign and Public Awareness: As between the parties, Verra Mobility owns and retains all rights, title and interest in and to the Public Safety Campaign Content, if any, created by Verra Mobility and all intellectual property rights therein, excluding all Customer Content. "Public Safety Campaign Content" means all content, trademarks, service marks, works of authorship, products, software, software code, databases, technology, information, data, specifications, documentation, algorithms, technical and business plans, and other materials of any kind, and all intellectual property rights therein produced by Verra Mobility for a Public Safety Campaign pursuant to **EXHIBIT B**. Verra Mobility grants to Customer a perpetual, revocable, non-transferable, and non-exclusive license to use, copy, display, and distribute the Public Safety Campaign Content solely to promote Customer's photo enforcement programs, and to modify the Public Safety Campaign Content as needed for formatting for exercise of the license granted.

8.4 In order to produce the Public Safety Campaign Content, Customer grants Verra Mobility a nonexclusive, fully paid-up, license to use, reproduce, distribute, perform, practice and display, and to create derivatives of all content, trademarks, service marks, works of authorship, products, software, software code, databases, technology, information, data, specifications, documentation, algorithms, technical and business plans, and other materials of any kind, and all intellectual property rights therein provided to Verra Mobility ("Customer Content") solely for Verra Mobility to (i) create the Public Safety Campaign Content, and (ii) provide services to Customer. Customer has the ability to approve use of any Customer Content in the Public Safety Campaign Content. In order to carry out the purposes of this Agreement, for the term of this Agreement, Verra Mobility grants Customer a non-exclusive, non-transferable, revocable license to use and display Verra Mobility information, including Verra Mobility trademarks, provided by Verra Mobility on or in marketing, public awareness or education, or other publications or materials relating to the Program, so long as any and all such publications or materials are approved by Verra Mobility in advance of use.

8.5 Data Use: Verra Mobility shall retain the ownership rights to all metadata, business intelligence, or other analytics obtained, gathered, or mined by Verra Mobility from the data captured by the Camera Systems and the BOS, including through the Enhanced Video Services, as defined in **EXHIBIT B**. Furthermore, Verra Mobility has a right to use non-personalized and aggregated Program data for its internal business purposes, analytics, statistical analysis, and to perform analyses which would further Customer's Program.

8.6 Public Disclosure: Verra Mobility Corporation, the ultimate parent company in the corporate family, is a public company registered with the U.S. Securities and Exchange Commission (SEC) with shares of its common stock listed on the NASDAQ. Nothing in this Agreement shall be construed to limit Verra Mobility's or Verra Mobility Corporation's ability to comply with our disclosure obligations as interpreted by our attorneys and accountants under applicable, laws, rules, and regulations of the SEC or the NASDAQ.

9. INDEMNIFICATION AND LIABILITY:

9.1 Indemnification by Verra Mobility. Verra Mobility agrees to indemnify Customer and its managers, officers, directors, employees, agents, representatives and successors (individually, a "Customer Party" and collectively, the "Customer Parties") against all liabilities, obligations, losses, damages, penalties and

judgments (collectively, "Losses"), which may be imposed on or incurred by any Customer Party arising out of or related to the gross negligence of, willful misconduct of, or material breach of this Agreement by Verra Mobility, which results in death or bodily injury to any natural person (including third parties) or any damage to any real or tangible personal property (including the personal property of third parties), except (i) to the extent caused by the gross negligence of, willful misconduct of, or material breach of this Agreement by any Customer Party, (ii) to the extent such Loss was caused by Customer Party's access to and use of the Enhanced Video Services, (iii) to the extent such Loss was caused by Customer Party's access to and use of the ALPR Solution, or (iv) any claim or action caused by Customer's failure to perform its obligations under this Agreement.

9.2 Indemnification by Customer. Customer hereby agrees to indemnify Verra Mobility and its affiliates, shareholders or other interest holders, managers, officers, directors, employees, agents, representatives and successors, permitted assignees and all Persons acting by, through, under or in concert with them (individually, an "Verra Mobility Party" and collectively, the "Verra Mobility Parties") against any and all Losses which may be imposed on or incurred by any Verra Mobility Party arising out of or related the gross negligence of, willful misconduct of, or material breach of this Agreement by the Customer which results in death or bodily injury to any natural person (including third parties) or any damage to any real or tangible personal property (including the personal property of third parties), except (a) to the extent caused by the gross negligence of, willful misconduct of, or material breach of this Agreement by any Verra Mobility Party or (b) any Claim caused by Verra Mobility's failure to perform its obligations under this Agreement. Upon the termination of this Agreement, Customer agrees to indemnify Verra Mobility Parties against any and all Losses which may be imposed on or incurred by any Verra Mobility Party arising out of or related to any Claim related to the Photo Enforcement Infrastructure.

9.3 Indemnification Procedures. In the event of any Claim in respect of which any party hereto seeks indemnification from the other, the party seeking indemnification (the "Indemnified Party") shall give the party from whom indemnification is sought (the "Indemnifying Party") written notice of such Claim promptly after the Indemnified Party first becomes aware thereof; provided, however, that failure to give such notice shall not preclude indemnification with respect to such Claim except to the extent of any additional or increased Losses or other actual prejudice directly caused by such failure. The Indemnifying Party and the Indemnified Party shall cooperate in the defense or settlement of any Claim and no party shall have the right to enter into any settlement agreement that materially affects the other party's material rights or material interests without such party's prior written consent, which consent shall not be unreasonably withheld or delayed.

9.4 Limited Liability. In no event shall Verra Mobility's liability under this Agreement exceed the greater of $1,000,000 or the average of the prior twelve (12) months of Fees paid by Customer pursuant to this Agreement. Notwithstanding anything to the contrary in this Agreement, neither party shall be liable to the other, by reason of any representation or express or implied warranty, condition or other term or any duty at common or civil law, for any indirect, incidental, special, or consequential damages, or lost profits, lost fines, or lost data however caused and on any theory of liability, arising out of or relating to this Agreement.

10. INSURANCE:

Verra Mobility shall maintain the following minimum scope and limits of insurance:

10.1 Commercial General Liability Insurance including coverage for bodily injury, property damage, premises and operations, products/completed operations, personal and advertising injury, and contractual liability with a combined single limit of $1,000,000 per occurrence.

10.2 Workers' Compensation as required by applicable state law, and Employer's Liability Insurance with limits of not less than $500,000 each accident. Verra Mobility shall at all times maintain Worker's Compensation insurance coverage in the amounts required by Law, but shall not be required to provide such coverage for any actual or statutory employee of Customer.

10.3 Commercial Automobile Liability Insurance for all owned, non-owned and hired automobiles and other vehicles used by Verra Mobility with a minimum $1,000,000 combined single limit bodily injury and property damage.

10.4 Customer shall be named as additional insured on the comprehensive general liability policies provided by Verra Mobility under this Agreement.

10.5 Certificates showing Verra Mobility is carrying the above-described insurance shall be furnished to Customer within thirty (30) calendar days after Customer request.

Customer shall maintain the following minimum scope and limits of insurance:

10.6 Commercial General Liability insurance including coverage for bodily injury, property damage, premises and operations, products/completed operations, personal and advertising injury, and contractual liability.

10.7 Worker's Compensation coverage as required by applicable state law and Employer's Liability Insurance.

10.8 Business Automobile Liability Insurance coverage for automobiles and all installed equipment, on any automobiles driven by Customer employees or contractors. Coverage will include liability and collision damage and shall provide 100% coverage.

10.9 Upon request, Customer will provide certificates of insurance, listing Verra Mobility as an additional insured on Business Automobile Liability Insurance. If self-insured, the Customer will maintain coverages sufficient to cover any liability specified above that may arise from the performance of this Agreement and show evidence of such. If Customer fails to meet the above insurance requirements, Verra Mobility reserves the right to procure such insurance and bill the Customer.

11. LIMITED WARRANTY:

EXCEPT AS EXPRESSLY PROVIDED IN THIS AGREEMENT, VERRA MOBILITY MAKES NO WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSE, WITH RESPECT TO THE CAMERA SYSTEMS, THE BOS, OR ANY RELATED EQUIPMENT OR SOFTWARE, OR WITH RESPECT TO THE RESULTS OF THE PROGRAM. THE CUSTOMER ACKNOWLEDGES THAT AT TIMES SUCH SYSTEMS AND RELATED EQUIPMENT AND SOFTWARE MAY MALFUNCTION OR OTHERWISE NOT OPERATE AS ANTICIPATED. VERRA MOBILITY SHALL DILIGENTLY ENDEAVOR TO CORRECT ANY SUCH MALFUNCTION IN A TIMELY MANNER.

12. STATE LAW TO APPLY:

This Agreement shall be construed under and in accordance with the laws of the State of Florida.

13. DISPUTE RESOLUTION:

13.1 All disputes arising out of or in connection with the Agreement shall be attempted to be settled through good-faith efforts between senior management of both parties. Following thirty (30) days of

unsuccessful negotiation, the parties shall participate in professionally-assisted mediation, with a mediator acceptable to both parties. The parties agree to discuss their differences in good faith and to attempt, with the assistance of the mediator, to reach an amicable resolution of the dispute. The mediation will be treated as a settlement discussion and therefore will be confidential. The mediator may not testify for either party in any later proceeding relating to the dispute. No recording or transcript shall be made of the mediation proceedings. Each party will bear its own costs in the mediation. The fees and expenses of the mediator will be shared equally by the parties.

13.2 Failing resolution through negotiation or mediation, any remaining dispute shall be submitted to binding arbitration in accordance with the Arbitration Rules for Professional Accounting and Related Services Disputes of the American Arbitration Association ("AAA Rules") before a single arbitrator. The place of arbitration will be mutually agreed upon within fourteen (14) days of a decision to seek arbitration. Limited discovery will be permitted in connection with the arbitration upon agreement of the parties and upon a showing of substantial need by the party seeking discovery.

13.3 The arbitrator's decision shall follow the plain and natural meaning of the relevant documents and shall be final and binding. The arbitrator will have no power to award:

a) damages inconsistent with the Agreement; or,

b) punitive damages or any other damages not measured by the prevailing party's actual damages, and the parties expressly waive their right to obtain such damages in arbitration or in any other forum.

13.4 All aspects of the arbitration will be confidential. Neither the parties nor the arbitrator may disclose the existence, content or results of the arbitration, except as may be necessary to comply with legal or regulatory requirements.

13.5 Each party will promptly pay its share of all arbitration fees and costs, provided that such fees and costs shall be recoverable by the prevailing party as determined by the arbitrator. If a party fails to pay such share promptly upon demand, the arbitrator shall, upon written request by the other party, enter a final and binding decision against the nonpaying party for the full amount of such share, together with an award of attorneys' fees and costs incurred by the other party in obtaining such decision, which decision may be entered in any court of competent jurisdiction. Except for the failure of a party to pay arbitration fees and costs that requires the arbitrator to order such payment, the parties will bear their own attorneys' fees in any matter or dispute under this Agreement.

14. CHANGE ORDERS:

Customer may request the addition of any products or services that Verra Mobility provides or other changes to the scope of work to be performed under this Agreement by providing a Change Order Notice to Verra Mobility. Upon Verra Mobility's receipt of the Change Order Notice, Verra Mobility shall deliver to Customer a Change Order Proposal. Following Customer's receipt of the Change Order Proposal, the parties shall negotiate in good faith regarding a plan and schedule for implementation of the proposed changes; the time, manner and amount of payment or price and any other matters relating to the proposed changes. Any Change Order Proposal mutually agreed to by the parties in writing shall be incorporated as an addendum to this Agreement. Any failure of the parties to reach agreement with respect to any foregoing as a result of any proposed changes will not be deemed to be a breach of this Agreement.

15. TERMINATION:

15.1 Verra Mobility's services may be terminated:

(i) By mutual written consent of the parties; or

(ii) For material breach of this Agreement by either party, where the other party fails in any material way to perform its obligations under this Agreement.

a) Where Customer is in breach of this Agreement for non-payment of Fees to Verra Mobility, Verra Mobility may exercise any or all of the following remedies: (1) provide Customer written notice and ten (10) days to cure before suspending performance and turning off the Camera Systems; (2) terminate this Agreement for cause where Customer's account remains delinquent sixty (60) days after written notice; and (3) in addition to the foregoing, seek any other available remedies at law or equity.

b) Termination under this Subsection 15.1(ii) for any reason other than non-payment of Fees by Customer is subject to the condition that the terminating party notifies the other party of its intent to terminate, stating with reasonable specificity the grounds therefore, and the other party fails to cure the default within forty-five (45) days after receiving written notice.

(iii) In the event of termination of this Agreement prior to the end of its term for any reason, except material breach by Verra Mobility, for any new Camera System installed after the Effective Date of this Agreement, Customer shall pay Verra Mobility an early termination fee based on an amount of $37,000 per Red Light Safety Camera System, $37,000 per Fixed Speed Safety Camera System and $0 per Transportable Speed Safety Camera, amortized over sixty (60) months on a straight-line basis for the cost of construction and installation of the Camera System.

(iv) Customer recognizes the substantial upfront costs Verra Mobility will incur to procure, provide and install Camera Systems. Customer therefore agrees that any Camera Systems that Customer authorizes through a Notice to Proceed shall remain installed and operational for the duration of the term, unless otherwise mutually agreed. Verra Mobility will bill a restocking or standby fee for any upfront costs associated with the Camera System(s), vehicle(s), or other equipment in the event Customer terminates or suspends a Notice to Proceed. If a Camera System is removed prior to the end of the term, Customer shall pay the early termination fee applicable to such Camera System as set forth in Section (iii) above.

15.2 Upon termination of this Agreement, including because it has reached the end of its term, the parties recognize that Customer will have to process Events in the "pipeline". Accordingly, the parties shall take the following actions and shall have the following obligations, which survive termination during the wind-down period:

(i) Customer shall cease using the Camera Systems to capture Events.

(ii) Unless it is unlawful to do so, Verra Mobility will, for a period of ninety (90) days, continue to process all Events captured before termination and provide all services associated with processing in accordance with this Agreement and shall be entitled to a monthly Fee per Camera System. After such ninety (90) day period, Verra Mobility will terminate all use of the BOS for Customer's Program and upon such termination, the BOS, including Verra Mobility provided website accessible by Owners/violators, and related lockbox shall no longer be capable of accepting payments.

(iii) Except as provided for in Section 15.2(iv) related to the Photo Enforcement Infrastructure, Customer shall return or allow Verra Mobility to recover all provided equipment within a reasonable time not to exceed ninety (90) days.

(iv) Pursuant to Section 8, Customer shall be deemed to accept full ownership and control of the Photo Enforcement Infrastructure. Upon Customer's request or if otherwise required by Law, regulation, or administrative agency, and subject to the limitations set forth herein, Verra Mobility shall remove the Photo Enforcement Infrastructure Verra Mobility installed in connection with Verra Mobility's performance of its obligations under this Agreement for the actual cost of the removal (presently estimated at approximately $5,000 per Approach) plus an additional 20% service fee (the "Removal Fee"). As part of the services performed for the Removal Fee, Verra Mobility shall restore the surface of Customer's property to substantially the same condition as such property was in immediately prior to this Agreement, except for foundation removal, which shall be left approximately flush with grade with no exposed bolts, or other hazards. Installed underground Photo Enforcement Infrastructure shall not be required to be removed, and Customer shall accept and observe any and all duties, obligations, or liabilities associated with the remaining foundation, conduit, or other below-grade Photo Enforcement Infrastructure.

15.3 In the event of termination by Verra Mobility for non-payment of Fees by Customer, Verra Mobility shall cease processing Events as of the date of termination.

16. LIMITED AGENCY:

Customer hereby grants Verra Mobility the authority to act on its behalf as a limited agent of Customer, and shall cause the applicable law enforcement agency to grant Verra Mobility the authority to act as a limited agent of the law enforcement agency, for the purposes of (i) facilitating establishment of bank accounts and delivering payment/transfer instructions, if applicable; (ii) access to DMV records; and (iii) generating and administratively processing recorded images of Events as described in this Agreement and the Business Rules. Verra Mobility and its employees, contractors, agents and servants will in no event be considered to be employees, agents (other than in the limited capacity described herein), or servants of Customer. This Agreement does not and shall not be interpreted as creating a general agency relationship between Verra Mobility and Customer.

17. USE OF SUBCONTRACTORS:

From time to time, Verra Mobility may subcontract certain services provided under this Agreement without notice to or consent of Customer.

18. DATA RETENTION:

Subject to litigation holds, court orders, changes in Law, or other legal requirements applicable to Verra Mobility, Verra Mobility shall maintain the categories of data set forth under the heading "Type of Record" for the periods of time set forth under the heading "Minimum Verra Mobility Retention Period" on **EXHIBIT E** during the term of this Agreement. Customer represents and warrants to Verra Mobility that the data retention schedule provided by Customer complies with the laws applicable to Customer. Within one hundred-twenty (120) days of the later of the termination of this Agreement or the termination of any wind-down period, Verra Mobility shall at its option either (i) place the Violation Images, Non-Violation Images, Individually Identifiable Violation Records, and Individually Identifiable Non-Violation Records (each as described on **EXHIBIT E**), not previously disposed of in accordance with the data retention schedule at a secured location with SFTP access or (ii) provide Customer with a hard-drive containing the Violation Images, Non-Violation Images, Individually Identifiable Violation Records, and Individually Identifiable Non-Violation Records, where Customer shall have ninety (90) days to retrieve and validate the information. After ninety (90) days, Verra Mobility shall delete all data from the SFTP location (if applicable) and shall have no further data retention obligations to Customer with respect to such data. Customer acknowledges that DMV data source providers may require Customer to enter into licensing agreements with

the DMV data source providers in order for Customer to have continued access to certain registered owner information after the termination of this Agreement.

19. ASSIGNMENT:

Neither party may assign all or any portion of this Agreement without the prior written consent of the other, which consent shall not be unreasonably withheld or delayed. However, for business financing purposes or other corporate reorganizational purposes, Verra Mobility may sell, assign, transfer or convey any interest in this Agreement in whole or in part without the written consent of Customer.

20. FORCE MAJEURE:

Neither party will be liable to the other or be deemed to be in breach of this Agreement for any failure or delay in rendering performance arising out of causes beyond its reasonable control and without its fault or negligence. Such causes may include but are not limited to, acts of God or the public enemy, terrorism, significant fires, floods, earthquakes, hurricanes, epidemics, pandemics, quarantine restrictions, strikes, freight embargoes, unusually severe weather, supply-chain disruptions or governmental authorities approval delays which are not caused by any act or omission by the parties. The party whose performance is affected agrees to notify the other promptly of the existence and nature of any delay. For the avoidance of doubt, road construction is not an event of Force Majeure on behalf of the Customer. The term of the Agreement shall be extended by a period equal to that during which either party's performance is suspended under this Section.

21. NOTICES:

Any notices or demand which, under the terms of this Agreement or under any statute, that must or may be given or made by Verra Mobility or Customer shall be in writing and shall be given or made by personal service, overnight delivery service (e.g. Federal Express), or by certified mail to the parties at the following addresses:

City of Ocoee, Florida
1 N. Bluford Ave
Ocoee, Florida 34761
Attn: City Manager

American Traffic Solutions, Inc.
1150 North Alma School Road
Mesa, Arizona 85201
Attn: Government Solutions Legal Department

22. LEGAL CONSTRUCTION:

In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had not been contained herein. This Agreement shall be enforced to the maximum extent possible so as to give effect to the intent of the parties and shall be reformed without further action by the parties to the extent necessary to make such provision valid and enforceable herein.

23. AMENDMENTS TO THE AGREEMENT:

Any changes, modifications or amendments to this Agreement shall be in writing and signed by both parties.

24. INTEGRATION:

Except as expressly amended or modified by the terms of this Seventh Amendment, all terms of the Agreement as amended by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, or Sixth Amendment, shall remain in full force and effect. In the event of a conflict between the terms of this Seventh Amendment and the Agreement, or the First, Second, Third, Fourth, Fifth, Sixth Amendment thereto, the terms of this Seventh Amendment shall prevail and control. This Agreement

constitutes the sole and only agreement of the parties and supersedes any prior or contemporaneous understanding, written or oral, between the parties respecting its subject matter.

25. SURVIVAL:

The following provisions of the General Terms and Conditions shall survive the termination of this Agreement: Sections 5, 7, 8, 9, 11, 12, 13, 15, 16, 18, 20, 21, 22 and this Section 25.

26. ADDITIONAL SERVICES:

During the term of this Agreement, from time-to-time Verra Mobility may propose certain new technologies for Customer to consider and, if so desired, Customer may procure from Verra Mobility the new technologies through an amendment to this Agreement upon terms to be mutually agreed upon by the parties.

27. PILOTS:

From time to time, at the mutual agreement of the parties, Verra Mobility may pilot existing Verra Mobility products and services or products and services that are under development by Verra Mobility or its current or future subcontractors and vendors (each a "Vendor"). During any pilot pursuant to this Section 27, registered owner information shall not be used and no Events will be issued as Citations and no mailing of warnings or Citations will occur. Customer expressly acknowledges that Verra Mobility is under no obligation to retain for any period of time any data produced by any pilot systems. Verra Mobility may request Customer or its employees to provide feedback on the use, quality, viability, features, functionality, or desirability of pilot systems ("Customer Feedback"). All data, drawings, plans, specifications, blueprints, studies, reports, memoranda, computation sheets, computer files and media or other documents prepared or generated by Verra Mobility or a Vendor or a pilot system in connection with any pilot shall remain the property of Verra Mobility (the "Pilot Data"). To the extent that such Pilot Data is provided to Customer, Verra Mobility grants to Customer a limited, personal, non sublicensable, nonexclusive license to use the Pilot Data, solely for evaluation and statistical purposes. Actual program performance may vary from pilot performance. Customer acknowledges and agrees that the terms of this Agreement, *except for* Sections 7, 10, 11, 12, 13, 17, 20, 21, 22 and this Section 27, shall not apply to any such pilot.

28. EXECUTION:

This Agreement may be executed in one or more counterparts, each of which will be deemed to be an original copy of this Agreement, and all of which, when taken together, shall be deemed to constitute one and the same Agreement. The exchange of copies of this Agreement and of signature pages by facsimile or ".pdf" transmission shall constitute effective execution and delivery of this Agreement as to the parties and may be used in lieu of the original Agreement for all purposes. Signatures of the parties transmitted by facsimile or ".pdf" shall be deemed to be their original signatures for any purpose whatsoever.

29. ADDITIONAL PROVISIONS:

Compliance with Fla. Stat. § 287.133, Public Entity Crime

Verra Mobility represents that it has not been convicted of a public entity crime. "Public entity crime" means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid, proposal, reply, or contract for goods or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation. Verra Mobility has reviewed and shall comply with the provisions of 287.133 of the Florida Statutes, Public entity crime; denial or revocation of the right to transact business with public entities.

Compliance with Fla. Stat. § 448.095, Employment Eligibility

Verra Mobility is required to register with and use the E-verify system in order to verify the work authorization status of all newly hired employees. Verra Mobility represents, warrants, and attests that Verra Mobility has registered for and utilizes the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of:

a) All persons employed by Verra Mobility to perform employment duties within Florida during the term of the Subcontract; and
b) All persons (including subvendors/subconsultants/subcontractors) assigned by Verra Mobility to perform work pursuant to the Agreement. Verra Mobility acknowledges and agrees that registration and use of the U.S. Department of Homeland Security's E-Verify System during agreement is a condition of each agreement with a county, municipality, or other governmental entity or agency within the State of Florida; and
c) Verra Mobility shall comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes, but is not limited to registration and utilization of the E-Verify System to verify the work authorization status of all newly hired employees. Verra Mobility shall also require all subvendors/subconsultants/subcontractors to provide an affidavit attesting that it does not employ, contract with, or subcontract with, an unauthorized alien. Verra Mobility shall maintain a copy of such affidavit for the duration of the Subcontract.
d) Verra Mobility represents, warrants, and attests that it does not employ, contract with, or subcontract with, an unauthorized alien. Verra Mobility acknowledges that if Customer has a good faith belief that Verra Mobility has violated § 448.095 Fla. Stat., Customer reserves the right to terminate the Agreement immediately.

[*REMAINDER OF PAGE INTENTIONALLY LEFT BLANK*]

EXHIBIT A
SERVICE FEE SCHEDULE

1.0 **Description of Pricing**

Fees are based on per camera and are as follows:

Product Description	**Fee**
Red Light Safety Camera System – the parties shall mutually agree on the number of Camera Systems to be installed.	$3,950 Fixed Fee per Month per Camera System*
Fixed Speed Safety Camera System – the parties shall mutually agree on the number of Camera Systems to be installed.	Per Camera System fee is based on the first two (2) paid Citations per Camera System per day (based on $60.00 per Citation retained by Customer) on average across all operational units and then $6.00 for each additional paid Citation.**#
Transportable Speed Safety Camera System – the parties shall mutually agree on the number of Camera Systems to be installed. Fee includes one relocation per Transportable Speed Safety Camera System per month.	Per Camera System fee is based on the first three (3) paid Citations per Camera System per day (based on 30 day month and $60.00 per paid Citation retained by Customer) on average across all operational units and then $6.00 for each additional paid Citation (i.e. 10% of remaining Customer retained Program Revenue)**#
Subsequent Notices Mailing Fee – For any additional notices sent by first class mail required by the Customer or required by Law in excess of the standard set of notices as described in Subsection 1.2.3 of **EXHIBIT B**, Verra Mobility will charge the Customer a Subsequent Notices Mailing Fee.	$2.00 per page per notice
Video Retrieval Fee: Verra Mobility shall retrieve up to one (1) video per week at no cost to Customer. **Note:** Customer shall have unlimited ability to self-retrieve video at no cost to Customer through the Enhanced Video Services.	For all additional video retrievals, the fee is $10.00 each.
Service Fees: All service Fees per Camera System above includes all costs required and associated with a Camera System installation, routine maintenance, use of BOS for back-office operations and reporting, Event processing services, DMV records access, the standard set of notices as described in Subsection 1.2.3 of **EXHIBIT B**, lockbox and epayment processing (excluding user convenience fee, which is paid by payor and excluding any bank account set up or monthly bank account fees), IVR call center support for general Program questions and public awareness Program support. Any required certified mail, or other special mailing, is not included and the fee is extra and will be billed per unit as published by the US Postal Service.	

*Fee also includes continued provision of existing Rekor/Flock ALPR Cameras on Customer owned Trailers. Customer may add additional ALPR Cameras for an additional negotiated fee through a Change Order pursuant to Section 14 of the Agreement. Fee also includes upgrade of mutually agreed to Red Light Safety Camera Systems currently installed. The upgrades will be agreed to through a Notice to Proceed in the substantially the form found in Exhibit C.
**Fee Per Paid Citation (Fixed) – Example. Customer has four (4) Fixed Speed Safety Camera Systems installed during the month of September and camera #1 has 500 Paid Citations, camera #2 has 400 Paid Citations, camera #3 has 350 Paid Citations and camera #4 has 50 Paid Citations for the month. Verra Mobility would invoice Customer $20,760 for the month (2 Paid Citations per day averaged across all 4 cameras x 30 days = 240 Paid Citations x $60 in Program Revenue retained by Customer and available to pay the fee = $14,400 plus the remaining 1,060 Paid Citations averaged across all 4 cameras x $6 = $6,360 + $14,400 = $20,760). ** Fee Per Paid Citation (Transportable) – Example. Customer has four (4) Fixed Speed Safety Camera Systems installed during the month of September and camera #1 has 500 Paid Citations, camera #2 has 400 Paid Citations, camera #3 has 350 Paid Citations and camera #4 has 50 Paid Citations for the month. Verra Mobility would invoice Customer $27,240 for the month (4 Paid Citations per day averaged across all 4 cameras x 30 days = 480 Paid Citations x $60 in Program Revenue retained by Customer and available to pay the fee = $21,600 plus the remaining 940 Paid Citations averaged across all 4 cameras x $6 = $5,640 + $21,600 = $27,240).
#Fee Per Paid Citation – Limitations. This pricing option shall not apply if: (1) the Customer elects not to pursue collections on unpaid Violations; (2) the Customer waives and/or fails to timely process more [than ten percent (10%) of] valid Events forwarded to the law enforcement agency according to the Business Rules; (3) the Customer does not institute a registration hold for Owners/violators who are liable and do not pay, if permitted by Law, (4) at Verra Mobility's option, there is a change in law or a change in the operation of the Program, which materially reduces the amount of Paid Citations per day, (5) Customer does not operate each Camera System each day and for the hours as authorized by applicable Law. If this pricing is deemed not to apply, the Fee paid by Customer to Verra Mobility shall be $5,400 per Camera System per month plus $6.00 per Paid Citation.
Verra Mobility's monthly fee includes postage for the standard set of notices as described in Subsection 1.2.3 of EXHIBIT B. Certified mail or other mailings is extra and will be billed per unit as published by the US Postal Service plus a $2.00 per unit per page service charge.
Verra Mobility's Fees anticipate providing the current BOS configuration provided to the Customer for the Fees noted above, including the current Subsequent Notice Mailing Fee charged to the Customer. For configuration or Program customization work in excess of the current BOS configuration, Verra Mobility shall provide Customer with an hours estimate and, upon approval by Customer for the work, shall invoice Customer $200 per hour for such additional configuration or Program customization.

2.0 **Optional Collection Services:**

In the event that Customer elects to have Verra Mobility engage a collections agency to perform collections services, Verra Mobility's designated collection's subcontractor may initiate collection efforts of delinquent notices upon written request by Customer, so long as collection of said recovered revenue amounts does not conflict with applicable state law. Verra Mobility will be entitled to receive portions of the collected revenue as noted below. For those accounts in default that go to collection, this is in addition to Verra Mobility Fees noted in Section 1.0 above.

Delinquent Collections Services 30% of Recovered Revenue

In the event that Customer elects to have Verra Mobility provide collections services, Customer shall so notify Verra Mobility in writing. Customer agrees that, once Verra Mobility's collections services are elected, Customer may not utilize another vendor for these collections services without prior written consent from Verra Mobility through an amendment to this Agreement.

EXHIBIT B
SCOPE OF WORK

1. VERRA MOBILITY SCOPE OF WORK

1.1 VERRA MOBILITY IMPLEMENTATION

1.1.1 Verra Mobility agrees to provide Camera System(s), use of the BOS and related services to Customer as outlined in this Agreement, excluding those items identified in Section 2 titled "Customer Scope of Work". Verra Mobility and Customer understand and agree that new or previously unforeseen requirements may, from time to time, be identified and that the parties shall negotiate in good faith to assign the proper party the responsibility and cost for such items. In general, if work is to be performed by Customer, unless otherwise specified, Customer shall not charge Verra Mobility for the cost.

1.1.2 Customer and Verra Mobility will complete the Project Time Line within sixty (60) days of Agreement execution date, unless mutually agreed to otherwise by the parties. Verra Mobility agrees to make every effort to adhere to the Project Time Line.

1.1.3 Verra Mobility will install or deploy Camera System(s) at a number of Designated Safety Zones to be mutually agreed upon between Verra Mobility and Customer as reflected in a written Notice to Proceed. In addition to any initial Designated Safety Zones the parties may mutually agree to add additional Camera System(s) or Approaches, which shall also be reflected in a written Notice to Proceed as set forth in **EXHIBIT C**.

1.1.4 Site installation plans for fixed-site installations shall be prepared under the supervision of, approved and sealed by a licensed professional engineer licensed to perform engineering services in the state where the Camera Systems will be installed.

1.1.5 Verra Mobility shall not be responsible for, nor shall it perform, any engineering or traffic safety studies as may be desired by Customer or required by laws applicable to Customer.

1.1.6 Verra Mobility will operate each Camera System on a 24-hour basis, barring downtime for maintenance, normal servicing activities, or other unforeseen instances, unless enforcement times are restricted by law, such as in school zones.

1.1.7 Verra Mobility's Marketing Department will assist Customer with public information content and outreach campaign strategies (**"Public Safety Campaign"**).

1.1.8 Verra Mobility agrees to provide a secure website accessible to Owners/violators who have received notices of violation by means of a Notice # and PIN, which will allow Violation image and video viewing. Verra Mobility shall include a link to the payment website(s) and may offer the opportunity to download an affidavit of non-liability online. Verra Mobility will operate this secure website on a 24-hour basis, barring downtime for maintenance, normal servicing activities, or other unforeseen instances.

1.1.9 Verra Mobility will provide technician site visits to each Camera System, as needed, to perform maintenance checks consisting of camera enclosure lens cleaning; camera, strobe and controller enclosure cleaning; inspection of exposed wires; and, general system inspections and maintenance.

1.1.10 Verra Mobility shall take commercially reasonable best efforts to repair a non-functional System within seventy-two (72) hours (excluding weekends and holidays) of determination of a malfunction.

1.1.11 If Customer is using Verra Mobility enabled lockbox or epayment services, Customer shall provide Verra Mobility and the applicable payment processor with the items set forth in Section 2.1.4 below.

1.1.12 Verra Mobility is authorized to charge, collect and retain a service/convenience fee of up to the greater of $5.00 or to 5% of the total payment, for each payment processed through the web, call center, IVR, or other electronic means. Such fee is paid by the payor and retained by Verra Mobility.

1.2 VERRA MOBILITY OPERATIONS

1.2.1 Verra Mobility shall implement and operate the Program in accordance with the provisions of this Agreement and the Customer's Business Rules.

1.2.2 If a warning period is required, Verra Mobility shall provide Customer with a one-time warning period up to thirty (30) days in length following the installation and activation of the first installed Camera System. Customer shall not be charged a fee for the warning period; however for any warning period exceeding thirty (30) days, Customer shall be responsible for the normal monthly Fee.

1.2.3 Verra Mobility shall provide Customer with access to the BOS, including image processing, f and printing and mailing of up to six (6) letters/ notices in support of Citation issuance and escalation.. In the case of a transfer of liability by the Owner, the BOS shall be setup to mail a Citation to the driver identified in the affidavit of non-liability or identified by a rental car company. Costs of certified mailings are priced separately and paid by Customer to Verra Mobility as indicated in **EXHIBIT A**.

1.2.4 Subsequent notices, other than those specified in Subsection 1.2.3 may be delivered by first class or other mail means for additional compensation to Verra Mobility as agreed upon by the parties.

1.2.5 Verra Mobility shall apply an electronic signature, name, or badge number to the Citation as authorized in the Customer's Business Rules.

1.2.6 Verra Mobility may make non-substantive formatting or incidental changes to the Citation form without approval by Customer.

1.2.7 Verra Mobility shall seek records from vehicle registration databases reasonably accessible to Verra Mobility through its limited agent relationship with Customer and use such records to assist Customer in processing Citations. Verra Mobility may mail Citations to the address of the Owner obtained through the DMV, obtained through the National Change of Address (NCOA) database provided by the United States Postal Service, or obtained through other means including but not limited to skip tracing. Verra Mobility reserves the right to pass-through to Customer any cost increases imposed on Verra Mobility by DMV data sources.

1.2.8 The BOS shall provide Customer with the ability to run and print standard system reports. Verra Mobility provides a suite of standard program reporting at no charge to clients with active Programs. Upon notice to Customer, Verra Mobility reserves the right to modify the

suite of standard program reporting available to Customer, so long as such change applies generally to customers with similar programs. Customized reporting services are available upon written request. The fee for such services shall be mutually agreed upon.

1.2.9 During the twelve (12) month period following the installation or deployment of the first Camera System, upon Verra Mobility's receipt of a written request from Customer at least fourteen (14) calendar days in advance of a court proceeding, and if required by the court or prosecutor, Verra Mobility shall provide Customer with or train a Customer provided local expert witness to testify in court on matters relating to the accuracy, technical operations, and effectiveness of the Camera System or the BOS until judicial notice is taken. Customer shall use its best efforts to obtain judicial notice as soon as possible. If a Verra Mobility expert witness is required more than two (2) times during the twelve (12) month period, Customer shall reimburse Verra Mobility for any reasonable time and travel costs incurred for the additional dates.

1.2.10 In those instances where damage to a System (or sensors where applicable) is caused by (i) negligence on the part of Verra Mobility or its authorized agent(s), Verra Mobility shall bear the cost of repair or (ii) negligence or recklessness on the part of a driver or severe weather or other Force Majeure events, Verra Mobility and Customer shall bear the cost of repair equally with Customer reimbursing Verra Mobility for its portion of the cost of repair. For all other causes of damage, including road construction, Customer negligence, etc. Customer shall reimburse Verra Mobility for the cost of repair.

1.2.11 Verra Mobility shall provide a help-line to assist Customer with resolving any problems encountered regarding its Camera System and/or the BOS. The help-line shall function during Business Hours.

2. CUSTOMER SCOPE OF WORK

2.1 GENERAL IMPLEMENTATION REQUIREMENTS

2.1.1 Within seven (7) business days of the Effective Date of this Agreement, Customer shall provide Verra Mobility with the name, title, mailing address, email address and phone number of all Customer stakeholders, including:

- A project manager with authority to coordinate Customer responsibilities under this Agreement;
- Court manager responsible for oversight of all Court-related program requirements;
- The police contact;
- The court contact;
- The person responsible for overseeing payments by violators (might be court);
- The prosecuting attorney;
- The Customer attorney;
- The finance contact (who receives the invoices and will be in charge of reconciliation);
- The IT person for the police;
- The IT person for the courts;
- The public works and/or engineering contact responsible for issuing any/all permits for construction; and
- Court manager responsible for oversight of all Court-related program requirements.

2.1.2 Customer and Verra Mobility shall complete the Project Time Line within sixty (60) calendar days of the Effective Date of this Agreement, unless mutually agreed to otherwise by the parties. Customer shall make every effort to adhere to the Project Time Line.

2.1.3 As requested from time to time by Customer, Verra Mobility will provide Customer with a mock-up of the Citation and other notices within fifteen (15) days of a completed Business Rules Questionnaire. Customer shall review the Citation and other notices to ensure conformity with the Laws applicable to Customer. Except as outlined in Section 1.2.6, Verra Mobility shall not implement changes to the Citation or other notices without Customer's prior review and sign-off. Customer is responsible for the content of its Program notices, including but not limited to Citations.

2.1.4 Customer intends to utilize Verra Mobility enabled payment processing channels. Customer shall designate a Customer account for deposit / settlement of funds paid by payors. Within seven (7) business days of receipt by Customer, Customer shall provide Verra Mobility completed banking forms and payment processing agreements, which may include among others a Participant Agreement and Submerchant Agreement with the payment processor as well as a bank verification letter prepared by the Customer's settlement account's bank, application for payment processing, and a Form W-9, Request for Taxpayer Identification Number and Certification. A copy of the Participant Agreement, the Submerchant Agreement, and a form application for payment processing are each attached here to as **EXHIBIT F**.

2.1.5 Customer shall direct the law enforcement agency to execute the Verra Mobility DMV Services Subscriber Authorization (substantially in the form attached as **EXHIBIT D**) to provide verification to the National Law Enforcement Telecommunications System (NLETS) indicating that Verra Mobility is acting on behalf of the Customer for the purposes of accessing vehicle ownership data pursuant to the list of permissible uses delineated in the Drivers Privacy Protection Act 18 U.S.C. 2721, Section (b)(1). Access to registered owner information through National Law Enforcement Telecommunications System (NLETS) requires Customer to provide Verra Mobility with a unique Customer ORI. In order to access certain state departments of motor vehicles records directly (not through NLETS), agreements or applications directly between customer and the state DMV may be required by Customer, including agreements requiring Customer to comply with certain permissible use, privacy, and security requirements of the applicable state department of motor vehicle. If required, Customer shall execute such agreements or applications with, participate in audits by, or provide certifications to state department of motor vehicles. If Customer requires Verra Mobility to access registered owner information from sources other than NLETS or direct through a state DMV, accessible to Verra Mobility at no cost, additional fees will apply.

2.1.6 Customer shall prepare, execute, update, and maintain the Business Rules for implementation and operation of the Program. Customer's failure to timely prepare the Business Rules may impact the Project Time Line or compliance of Customer's Program with applicable laws. Verra Mobility shall not be liable for Customer's failure to update and maintain the Business Rules. To the extent that there is a conflict between the Business Rules and Agreement, the Agreement shall govern.

2.1.7 Customer is responsible for notifying Verra Mobility of any local legislative and/or ordinance changes in writing within forty-eight (48) hours of the first read of the proposed legislation. Verra Mobility will not be responsible for complying with any change in applicable local law, until such time as Verra Mobility has been notified by Customer in writing of the change in Law and, if applicable, Customer's Business Rules have been updated by Customer. In the

event of a change in or adoption of a new Law, excluding a change in Customer's local law, which would increase the cost of Verra Mobility's provision of the Services, Verra Mobility may propose a Fee increase to Customer. If the parties cannot mutually agree on the Fee change, Verra Mobility may terminate this Agreement. In the event of a change in or adoption of a local law of Customer, which would increase the cost of Verra Mobility's provision of the Services, Verra Mobility shall provide Customer with a Fee increase consistent with Verra Mobility's increased operating cost, and Customer shall be obligated to pay such increased Fees.

2.1.8 Customer is responsible for all final jurisdictional issues, including but not limited to as they pertain to issuance of Citations, adjudication of Violations, and intergovernmental authorities.

2.1.9 Once a Notice to Proceed is granted to Verra Mobility in writing, Customer shall not issue a stop work order to suspend activity on the implementation process, unless Customer reimburses Verra Mobility for costs incurred up to the date the stop work order is issued.

2.1.10 Customer will comply with all applicable Laws relating to its conduct with respect to the Program. Customer shall not use the Camera Systems, the BOS, or the data captured by the Camera Systems or provided by NLETs or DMV data source providers for any purpose not permitted by Law.

2.1.11 Once a Camera System is installed and certified by Verra Mobility as operational, it shall be immediately put into service at the next available enforcement period or as otherwise mutually agreed to by the Parties.

2.1.12 Customer shall process each Event in accordance with state law and/or municipality ordinances within three (3) business days of its appearance in the law enforcement review queue, using the BOS to determine which Events constitute Violations that will be issued as Citations. In the event that Customer fails to process Events within this timeframe, Verra Mobility shall not be liable for failure of the BOS to allow Customer to issue a notice or Citation within statutory timeframes.

2.1.13 In the event that remote access to the BOS is blocked by Customer network security infrastructure, Customer's Department of Information Technology shall coordinate with Verra Mobility to facilitate appropriate communications while maintaining required security measures.

2.1.14 Customer shall be responsible for any reporting obligations that it has to any state or other regulatory body with respect to its operation of the Program or the payment of Citations.

2.2 STREETS AND TRAFFIC DEPARTMENT OPERATIONS

2.2.1 All Fixed Camera Systems are intended to remain installed for the duration of the Agreement. If Customer requests that Verra Mobility move a Fixed Camera System after initial installation, Customer shall pay for the total cost to relocate the System.

2.2.2 If a construction or improvement project requires an installed Camera System to be deactivated or requires a Camera System, including imbedded sensors, to be moved or removed, Customer shall pay a reduced monthly fee of $2,500 per month for the deactivated Camera System during the time the Camera System is deactivated and pay any costs incurred by Verra Mobility for removing, and if applicable reinstalling, the System. If the System shall be reinstalled after project is completed, in lieu of paying the reduced monthly Fee while

Camera System is deactivated Customer may instead elect through a Change Order, or other written modification to the Agreement, to extend the current term of the Agreement for the time period the Camera System was deactivated.

2.2.3 Prior to the installation of any System, Customer shall provide Verra Mobility information regarding any and all road construction or improvement projects scheduled during the term of this Agreement for any Approach designated for System installation. In addition, within thirty (30) days of becoming aware of anticipated construction that may result in the deactivation or removal of a System or otherwise impact an Approach during the term of this Agreement, Customer shall notify Verra Mobility of any such construction.

2.2.4 Customer will design, fabricate, install and maintain camera warning signs required by Law for purposes of operating the Program. If Customer cannot provide such signage, Verra Mobility will do so, and Customer shall reimburse Verra Mobility for such costs. Even if Verra Mobility provides such signage, Customer shall remain responsible for maintaining such signage in compliance with applicable Laws. Customer is responsible for determining the placement/location of signs in compliance with applicable Laws.

2.2.5 Customer understands that proper operation of the Red Light Camera Systems requires access to traffic signal phase connections. Customer, therefore, shall provide access to traffic signal phase connections according to approved design. When traffic signal phase connections are not under the jurisdiction of Customer, it shall be Customer's responsibility to negotiate agreements with the owner or maintaining agency of the traffic signal controller and infrastructure in order to provide the required access to said phase connections and infrastructure and any costs associated with needed agreements shall be funded by Customer.

2.2.6 Customer understands that proper operation of the Red Light Camera System sometimes requires attachment of certain items of detection equipment to existing signal masts, mast arms and/or other street furniture. Customer, therefore, shall provide access to Verra Mobility to attach certain items of detection equipment to existing signal masts, mast arms and / or other street furniture if required for the proper operation of the System.

2.2.7 Customer shall allow Verra Mobility to access power from existing power sources at no cost and, if applicable, shall allow or facilitate access to traffic signal phase connections to a pull box, pole base, or controller cabinet nearest to each System within Customer's jurisdiction. If these items are not made available, the costs of any additional conduit or power infrastructure needed to support installation of the Camera System shall be funded by Customer. Verra Mobility may agree to cover these upfront costs and separately bill Customer through the monthly invoice over a period not to exceed one year. If existing power sources are not immediately available, Customer will allow Verra Mobility to use temporary power until the existing power is established. In situations where it is not possible to obtain electrical power from a pre-existing source, Customer shall bear the costs (or reimburse Verra Mobility) for obtaining/routing power. When access to power facilities is not under the jurisdiction of Customer, it shall be Customer's responsibility to negotiate any necessary agreements with the owner or maintaining agency of the power facility and infrastructure in order to provide required access to said power facilities and infrastructure. Any costs associated with the needed agreements shall be funded by Customer.

2.2.8 Customer shall approve or reject site plans submitted Verra Mobility within seven (7) business days of receipt. Customer shall use best efforts to ensure that the total duration between submittal and finalization does not exceed ten (10) days for plan approvals when plans are being reviewed and permitted by any state, county, and/or local agencies.

2.2.9 Customer, or any department of Customer, shall not charge Verra Mobility or its subcontractor(s) for building, construction, electrical, street use and/or pole attachment permits, including any fee for traffic control services and permits during installation or maintenance of a System. Customer shall also apply for, when in Customer's name, or coordinate the application for, when in the name of a Customer agency, school, or school district, and fund any and all needed state, local, and/or county permits, including any traffic control permits.

2.2.10 Customer shall issue all needed permits to Verra Mobility and its subcontractor(s) within three (3) business days of plan approval. Customer shall provide its best efforts to aid in achieving these timeframes for permit issuance when permitted by any state, local, and/or county agency.

2.2.11 If required by the submitted design plan for proper operation, Customer shall allow Verra Mobility to install vehicle detection sensors in the pavement of roadways within Customer's jurisdiction. Customer shall provide its best efforts to aid in acquiring any and all required permission and permits when the roadway is under the jurisdiction of the state or county.

2.2.12 Customer shall allow Verra Mobility to build Infrastructure into any existing Customer-owned easement.

2.2.13 If use of private property right-of-way is needed, Customer shall assist Verra Mobility in acquiring permission to build in existing utility easements as necessary. Any costs for private property right-of-way lease/rental costs shall be borne by Customer as it is expressly excluded from the base fee structure identified in the fee schedule.

2.2.14 Customer shall be responsible for the performance of any engineering or traffic safety studies as may be desired by Customer or required by laws applicable to Customer.

2.3 COURTS OPERATIONS

2.3.1 Customer is responsible for the prosecution and adjudication of Citations in accordance with all applicable Laws.

2.3.2 Customer shall provide a judge or hearing officer and court facilities to schedule and hear disputed Citations.

2.3.3 Customer shall handle inbound and outbound phone calls and correspondence from defendants who have questions about disputes and other issues relating to Citation adjudication.

2.2.1 Verra Mobility shall provide Customer with access to its online BOS adjudication processing module which will enable the adjudication function to review cases, related images, and other related information required to adjudicate disputed Citations. If instead of using the online adjudication processing module in the BOS, Customer desires to integrate Verra Mobility data into its adjudication system, subject to feasibility, Verra Mobility shall provide a court interface. Verra Mobility shall provide a price proposal to Customer for the development of any such court interface.

2.2.2 Customer is responsible for entering all final dispositions of Citations including all payments of Citations into the BOS, either directly through the online adjudication processing module or through the court interface.

3. ADDITIONAL SERVICES

3.2 ENHANCED VIDEO SERVICES

3.2.1 Verra Mobility shall provide video enhancements that permit Customer to perform remote video retrieval, at each fixed Approach ("Enhanced Video Services"), known as Verra Mobility Live™. Customer is responsible for and will pay for any of its data storage costs or other usage-based costs that it may incur in connection with its use of the Enhanced Video Services. Customer agrees to comply with all Laws with respect to its access to and use of the Enhanced Video Services, including without limitation any Laws relating to data privacy or photo enforcement.

3.2.2 Customer expressly acknowledges that Verra Mobility is under no obligation to retain for any period of time any data produced by the Enhanced Video Services. Customer acknowledges that once it obtains a requested video file, it is responsible for any preservation, and associated storage requirements that may be required by Law for the video file. Customer agrees that since the requested video file is not required by Verra Mobility to continue to perform the services under the Agreement, the video file and any resulting public records shall be transferred to the Customer prior to the termination of the Agreement and the Customer shall serve as the records custodian for any public records created. Customer agrees to assume responsibility to respond to, and if appropriate defend, at its sole expense, any requests for data or information obtained through the Enhanced Video Services, whether by formal public records request or otherwise. Verra Mobility shall not be responsible for any storage, storage costs or public records requests pertaining to the historical video obtained through the Enhanced Video Services or the provision of access to the Enhanced Video Services to anyone other than Customer.

3.2.3 Customer hereby agrees to indemnify and defend Verra Mobility Parties to the fullest extent permitted by applicable Law against any and all Losses which may be imposed on or incurred by any Verra Mobility Party arising out of or related to: (a) Customer's use of the Enhanced Video Services; (b) Customer's misuse of or failure to maintain the security of the data access through the Enhanced Video Services; (c) Customer's violation of any Laws; and (d) any breach of this Agreement by Customer related to Customer's use of the Enhanced Video Services.

3.2.4 Customer agrees the Enhanced Video Services shall be subject to the following: (i) historical video is stored at the Camera site for a time period of approximately 30 days; (ii) requested video files pursuant to the Enhanced Video Services will be available for Customer download within 1 business day of request and will be available for retrieval for approximately 30 days; (iii) video file requests from historical video are limited to 30 minutes; if additional footage is required, additional requests may be made by Customer.

3.3 AUTOMATIC LICENSE PLATE RECOGNITION SOLUTION

3.3.1 DEFINITIONS.

"ALPR": automatic license plate recognition.

"ALPR Camera": a camera with automatic license plate recognition technology and required processors.

"ALPR Data": Data captured and processed by ALPR Equipment, which may include but is not limited to video data, image data, and metadata.

"ALPR Equipment": All equipment for the provision of the ALPR Solution provided by Verra Mobility, which may include ALPR Cameras, related processors, and communication devices that transfer ALPR Data, and if applicable, a server to operate and/or store the ALPR Data on the Customer's site (the pricing for any such server is not included on **EXHIBIT A** and shall be separately provided to Customer upon request).

"ALPR Solution": The subscription products and services that Verra Mobility is providing to Customer as indicated on **EXHIBIT A**. These include: (i) the ALPR Equipment, delivery, and setup; (ii) use of the back-office software pursuant to the EULA, which includes unlimited user licenses, cloud hosting, hotlist integration and alerts, 30-day storage, ongoing software updates, and (iii) technical support, training, and maintenance. The ALPR Solution also includes, if allowed by Law, in cooperation with the Customer's current ALPR back-office provider, the configuration of the Fixed Speed Safety Camera System to interface with the Customer's current ALPR back-office ("ALPR Interface Solution"),

"***Customer Data***": The data captured by, processed in, and /or housed in the ALPR Solution, including but not limited to ALPR Data, white-lists, hotlists, data sharing alerts, and customer user information.

"EULA" The end user license agreement between Customer and OpenALPR Software Solutions, LLC, ("Rekor") the provider of the ALPR back-office solution, available at openalpr.com/license.html.

"***Trailer***": trailer that can be towed from one location to another. For this Agreement, Customer has, or agrees to take, ownership of any and all Trailers used by the Customer for the ALPR Solution, and Verra Mobility is not responsible in any way for the Trailers used by Customer for the ALPR Solution.

3.3.2 Verra Mobility, including through the engagement of subcontractors, agrees to continue to provide Customer the ALPR Trailers the Customer is currently using and, if authorized by Law, in cooperation with the Customer's current ALPR back-office provider, Verra Mobility will configure the Fixed Speed Safety Camera System to interface with the Customer's current ALPR back-office ("ALPR Interface Solution"), subject to the Customer providing Verra Mobility a signed Notice to Proceed, as provided in **EXHIBIT C-1** of this Agreement and the payment of the Fees set forth on **EXHIBIT A**.

3.3.3 If authorized by Law, in cooperation with the Customer's current ALPR provider, Verra Mobility will configure the Fixed Speed Safety Camera System and the Transportable Speed Safety Camera System to interface with the Customer's ALPR provider's back-office solution (referred to herein as "ALPR Interface Solution").

3.3.4 Customer agrees, at all times during the term of this Agreement, to comply with and be bound by the terms and conditions of the EULA. Customer agrees that Verra Mobility is a third party beneficiary of the EULA and may enforce the rights of its subcontractor under the EULA.

3.3.5 Customer will comply with all applicable Laws, including without limitation to the extent applicable Criminal Justice Information Services (CJIS) requirements, any Laws relating to data privacy, or any Laws applicable its conduct with respect to the Program.

3.3.6 Customer acknowledges that the ALPR Solution, include intellectual property owned by Verra Mobility and no ownership rights to the intellectual property are transferred to Customer by this Agreement. Customer shall not: (a) decompile, disassemble, or otherwise reverse engineer the ALPR Solution or attempt to reconstruct or discover any source code, underlying algorithms, file formats or programming interfaces of the ALPR Solution by any means whatsoever (except and only to the extent that applicable Law prohibits or restricts reverse engineering restrictions); (b) remove any product identification, proprietary, copyright or other notices contained in the ALPR Solution; or (c) modify any part of the ALPR Solution, create a derivative work of any part of the ALPR Solution, or incorporate any part of the ALPR Solution into or with other software, except to the extent expressly authorized in writing by Verra Mobility, including through other agreements between the parties.

3.3.7 Customer shall provide Verra Mobility with copies of any Customer policies pertaining to its use of the ALPR Solution, which are applicable to Verra Mobility. Verra Mobility shall be afforded a reasonable opportunity to review such policies and will notify Customer if there are any additional Fees associated with compliance to the policies.

3.3.8 Verra Mobility will collaborate with Customer on a mutually agreeable project schedule outlining all of the milestones required to implement the ALPR Solution.

3.3.9 Within 90 days after a permit is obtained, or if no permit is required, within 120 days of the date the Customer provides Verra Mobility a Notice to Proceed, Verra Mobility shall provide and, if required, install the ALPR Cameras at locations mutually agreed to by the Customer and Verra Mobility. Installation may occur on Verra Mobility Photo Enforcement Infrastructure (subject to a suitability analysis) or on non-Verra Mobility infrastructure (subject to a suitability analysis and provided all required permits are obtained by the Customer and Customer pays for construction or other infrastructure related costs, if applicable).

3.3.10 If installation is not performed on Verra Mobility Photo Enforcement Infrastructure, Customer may use preexisting Customer infrastructure or may contract with Verra Mobility (or its subcontractor) for the construction, supply, and installation of new infrastructure. Any new infrastructure not supplied by Verra Mobility shall be at the sole cost, and the sole property and responsibility, of the Customer.

3.3.11 Verra Mobility shall assist Customer with obtaining any permits required for the installation and use of the ALPR Solution to be installed on Verra Mobility Photo Enforcement Infrastructure.

3.3.12 For ALPR Cameras to be installed on Customer infrastructure, Customer is responsible for applying for and obtaining and funding any and all needed state, local, and/or county permits, including any traffic control permits. Customer shall secure written permission for the installation of ALPR Equipment on any third-party infrastructure, and Customer is

responsible for securing any interagency agreements or authorizations needed to install ALPR Equipment.

3.3.13 For locations where Verra Mobility Photo Enforcement Infrastructure is not available for installation of the ALPR Camera, the Customer shall be responsible for providing the pole, power and any other infrastructure necessary for the installation and operation of the ALPR Camera other than the communications services required to operate the ALPR Equipment, which shall be provided by Verra Mobility. Verra Mobility will install the ALPR Camera and provide necessary communications services once the infrastructure and power is made available by the Customer.

3.3.14 For ALPR Cameras installed on Verra Mobility Photo Enforcement Infrastructure, Verra Mobility shall use power sources available to operate the ALPR Camera and Customer shall be responsible for the cost of such power (for ALPR Cameras on all non-Verra Mobility infrastructure, the Customer shall be responsible for providing power.

3.3.15 For all installed ALPR Cameras, Verra Mobility shall provide the communications hardware and communications service (if required), provided that Verra Mobility shall not provide communications services on any non-Verra Mobility infrastructure to any non-ALPR Equipment (for example, if other Customer devices that share the infrastructure also require communications services). Verra Mobility shall determine the method of communication services required for the operation of the ALPR Equipment. Customer shall be responsible for the cost of any new power source.

3.3.16 Customer shall be directly responsible for all costs and liabilities associated with construction, installation, and any ongoing repair and maintenance of any non-Verra Mobility infrastructure used for the ALPR Equipment, and the cost of all data hosting, data retrieval or data storage or for any other usage-based or storage based costs other than as provided for as part of the ALPR Solution and included in the Fee for the ALPR Solution.

3.4 Accounts for power or other utilities will be established in the name of Customer, and Customer shall be directly responsible for paying the costs and maintaining those accounts in good standing with the applicable power company or other utility company. Verra Mobility shall determine the method of power and communication services required for the operation of the ALPR Equipment.

3.5 Verra Mobility will provide a training plan and training resources to Customer end-users including designated Customer staff on the use and operation of the ALPR Solution and accessing post implementation support. Customer agrees to attend training and notify Verra Mobility if new end-users and staff require training or additional training.

3.6 Customer agrees to follow the safety, operation, and maintenance instructions included from Trailer manufacturer's owner's manual and is responsible for all damage to the Trailer during the term of the Agreement.

3.6.1 Notwithstanding anything else to the contrary in this Agreement, Customer agrees that Customer is solely responsible for the housing and security of the Customer Data to the extent that such data does not reside in the ALPR Solution, and to the extent that such Customer Data does reside within the ALPR Solution, the terms and conditions pertaining to the housing and security shall be set forth in the EULA with Verra Mobility's subcontractor and Verra Mobility shall have no liability with respect to the housing or security of data in the ALPR Solution. Customer expressly acknowledges that Verra Mobility is under no obligation to

retain for any period of time any data produced by the ALPR Solution. Customer acknowledges that for the Customer Data, it is responsible for any preservation, and associated storage requirements that may be required by Law. Customer agrees to assume responsibility to respond to, and if appropriate defend, at its sole expense, any requests for Customer Data obtained through the ALPR Solution, whether by formal public records request or otherwise.

3.6.2 The Customer will provide the necessary IT staff and resources necessary to assist Verra Mobility, and Verra Mobility's subcontractors when necessary, with the implementation of the ALPR Solution.

3.6.3 Any additional hardware, software, licensing, resources, installation, support and maintenance required to make the provided ALPR Solution compatible and compliant with Customer IT, security, privacy, compliance, or other requirements are the responsibility of Customer.

3.6.4 Customer is responsible for the repair or replacement costs of any ALPR Equipment which is not the responsibility of Verra Mobility, as described below.

3.6.5 Verra Mobility shall repair or replace all ALPR Equipment (including components), except to the extent such damage was caused by the (a) improper handling or installation and repairs made by unauthorized Persons, including the Customer; (b) misuse, neglect, accident on behalf of the Customer (or Persons acting on its behalf other than a party authorized by Verra Mobility); (c) Customer's violation of any term of this Agreement or the EULA; or (d) Customer's intentional or negligent acts. For the avoidance of doubt, road construction is considered an intentional act.

3.6.6 Repair and replacement of infrastructure (including poles) will be the responsibility of Verra Mobility for Verra Mobility Photo Enforcement Infrastructure and the Customer for all non Verra Mobility-owned infrastructure.

3.6.7 Customer shall notify Verra Mobility within twenty-four (24) hours of detecting any performance issues with any ALPR Equipment.

3.6.8 Customer shall secure any Trailers in a secure location each night to ensure protection of the ALPR Cameras.

3.6.9 Any replacement of ALPR Equipment resulting from a knockdown, shall be at the option of Verra Mobility.

3.6.10 Upon the termination of the Agreement between Verra Mobility and the Customer, Verra Mobility shall have no further obligations to Customer regarding the ALPR Solution, and Verra Mobility (or its designated subcontractor) may uninstall and/or retrieve all ALPR Equipment from Customer, unless such ALPR Equipment shall be separately procured by Customer.

3.6.11 Under all circumstances, Verra Mobility (or its subcontractor) shall retain ownership of all ALPR Equipment provided for use by Customer under the terms and conditions of this Agreement. The right to access and use the ALPR back-office shall be governed by the EULA. Verra Mobility shall retain the ownership rights to all metadata, business intelligence, or other analytics obtained, gathered, or mined by Verra Mobility from the data captured by the ALPR Equipment. Furthermore, Verra Mobility has the right to use non-personalized and aggregated ALPR Solution data for its internal business purposes, analytics, statistical analysis, and to perform analyses which would further Customer's program.

3.6.12 Customer hereby agrees to indemnify and defend Verra Mobility Parties to the fullest extent permitted by applicable Law against any and all Losses which may be imposed on or incurred by any Verra Mobility Party arising out of or related to: (a) Customer's use of the ALPR Solution, (b) Customer's misuse of or failure to maintain the security of Customer Data in its possession; (c) Customer's violation of any Laws; (d) Customer's misuse or misappropriation of a Verra Mobility subcontractor's products or services, (e) any representation by Customer about a Verra Mobility subcontractor's products or services not authorized by such subcontractor; (f) any breach of this Agreement by Customer related to Customer's use of the ALPR Solution, or Customer Data; and (g) any breach of the EULA by Customer.

EXCEPT AS PROVIDED IN THIS AGREEMENT, THE PARTIES ACKNOWLEDGE THAT THE ALPR SOLUTION AND RELATED SERVICES ARE PROVIDED BY VERRA MOBILITY "AS IS" AND WITHOUT WARRANTY OF ANY KIND, AND VERRA MOBILITY EXPRESSLY DISCLAIMS ALL OTHER WARRANTIES RELATING TO THE ALPR SOLUTION, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTIES AGAINST INFRINGEMENT OF THIRD-PARTY RIGHTS, MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

EXHIBIT C
FORM OF NOTICE TO PROCEED

Reference is made to the Professional Services Agreement by and between American Traffic Solutions, Inc., doing business as Verra Mobility ("Verra Mobility") and _____ ("Customer"), dated as of [date] (the "Agreement"). Capitalized terms used in this Notice to Proceed shall have the meaning given to such term in the Agreement.

Customer hereby designates this implementation of Systems at the Approaches listed below. Verra Mobility shall make its best efforts to install a System within sixty (60) days of permits being granted and power delivered for each agreed-upon Approach, providing that Customer has received permission for all implementations in writing from any third-party sources.

Below is a list of Approaches provided by Customer, which have been analyzed based on traffic volumes, road geometry, and existing infrastructure and are believed to be locations at which a System would increase public safety.

Execution of this Notice to Proceed by Customer shall serve as authorization for the installation of Systems for all Approaches designated as follows:

Approach (Direction and Roadway)	Type of Enforcement	Camera System Solution (# of Cameras per Approach)

Customer understands that implementation and installation of any Approach is subject to Site Selection Analysis and engineering results.

Customer recognizes the substantial upfront costs Verra Mobility will incur to construct and install the Systems for the above listed Approaches. Customer agrees that the Systems authorized by this Notice to Proceed for the above-listed Approaches shall remain installed and operational for the duration of the current term of the Agreement. Verra Mobility reserves the right to bill Customer for any upfront costs associated with the Approaches listed above in the event Customer elects to cancel or suspend the installation.

IN WITNESS WHEREOF, Customer has executed this Notice to Proceed as of the date written below.

[CUSTOMER]

By: _____

Name: Date
Title:

ACKNOWLEDGED AND AGREED TO BY:

AMERICAN TRAFFIC SOLUTIONS, INC.

By: _____

Name: Date
Title:

EXHIBIT D
DMV SERVICES SUBSCRIBER AUTHORIZATION

DATE:_____

Frank L. Minice, Executive Director/CEO
National Law Enforcement Telecommunications System, Inc. (NLETS)
1918 W. Whispering Wind Drive
Phoenix, AZ 85085

Dear Mr. Minice:

Re: Authorization for ORI Code: _____

The Ocoee Police Department authorizes the City Ocoee, Florida to use the Ocoee Police Department ORI for the limited purpose of obtaining vehicle registration information through NLETS.

This letter acknowledges that a contract to perform automated enforcement between the City of Ocoee, Florida and American Traffic Solutions, Inc., is in force. As a requirement of and in performance of that contract between the City of Ocoee, Florida and American Traffic Solutions, Inc., it will be necessary for American Traffic Solutions, Inc. to access Nlets for motor vehicle data on our agency's behalf.

☒ This program will operate within the _____ environment under partner ORI _____

Please accept this letter as authorization from the Ocoee Police Department for American Traffic Solutions, Inc. to run motor vehicle inquires for this purpose. This authorization will automatically expire upon the termination of the contract between the City of Ocoee, Florida and American Traffic Solutions, Inc. and such authorization is limited to violations detected by the automated enforcement camera systems.

By completing the information below and signing this letter, I am stating that I am a member of and have the authority to extend this authorization on behalf of the Ocoee Police Department..

SUBSCRIBER INFORMATION

Subscriber Agency/Name _____

Nlets Agency ORI _____

Name/Title of Authorized Representative _____

Mailing Address _____

_____

_____

Telephone _____ **Fax** _____

Email _____

Signature of Authorized Representative _____

Date Signed _____

_____

_____

EXHIBIT E
RETENTION SCHEDULE***

[*This schedule to be completed by Customer in conformity with their applicable state and local law prior to execution of the Agreement.*]

Type of Record	Minimum Verra Mobility Retention Period
Violation Images* (including video clips and related metadata)	6 months from payment or final adjudication
Non-Violation Images (including video clips and related metadata)**	30 days from Event capture date
Warning Notice Images (including video clips and related metadata)	6 months from issuance date
Individually Identifiable Violation Records*	5 fiscal years from payment or final adjudication
Individually Identifiable Non-Violation Records**	3 years days from Event capture date
Audio recording from contact center	90 days from call
Written correspondence with citizens regarding Violations	1 year from date of correspondence
Camera System Calibration/Certification Records	1 months from payment or final adjudication of an applicable Violation
Maintenance Records	1 month from payment or final adjudication of an applicable Violation
Other Program Records	3 years from termination of the Agreement

* Violation Image: an image of a Violation issued as a Citation.
Individually Identifiable Violation Records: a record containing individually identifiable information pertaining to a Violation issued as a Citation.

** Non-Violation Image: an image of an Event not issued as a Citation.
Individually Identifiable Non-Violation Records: a record containing individually identifiable information pertaining to an Event not issued as a Citation.

*** Retention period is not applicable upon termination of the Agreement and the data is provided to Customer pursuant to Section 15 of the Agreement.

This records retention schedule does not apply to any Event data captured by the Camera System, but not uploaded into BOS. For the avoidance of doubt, this records retention schedule does not apply to any records related to any Pilot Data.

EXHIBIT F
FORM PARTICIPANT AGREEMENT, SUBMERCHANT AGREEMENT, AND PAYMENT PROCESSING APPLICATION

CHAPTER 2023-174

Committee Substitute for
Committee Substitute for House Bill No. 657

An act relating to enforcement of school zone speed limits; amending s. 316.003, F.S.; revising and providing definitions; amending s. 316.008, F.S.; authorizing a county or municipality to enforce the speed limit in a school zone at specified periods through the use of a speed detection system; providing a rebuttable presumption; authorizing a county or municipality to install, or contract with a vendor to install, a speed detection system in a school zone; requiring a county or municipality to enact an ordinance to authorize placement or installation of such system; requiring the county or municipality to consider certain evidence and make a certain determination at a public hearing; amending s. 316.0776, F.S.; specifying conditions for the placement or installation of speed detection systems; requiring the Department of Transportation to establish certain specifications by a specified date; requiring a county or municipality that installs a speed detection system to provide certain notice to the public; providing signage requirements; requiring a county or municipality that has never conducted a school zone speed detection system program to conduct a public awareness campaign before commencing enforcement using such system; limiting penalties in effect during the public awareness campaign; requiring a county or municipality to place a specified annual report on the agenda of a regular or special meeting of its governing body; requiring approval by the governing body at a regular or special meeting before contracting or renewing a contract to place or install such system; providing for public comment; prohibiting such report, contract, or contract renewal from being considered as part of a consent agenda; providing requirements for a written summary of such report; requiring a report to the Department of Highway Safety and Motor Vehicles; prohibiting compliance with certain provisions from being raised in a proceeding challenging a violation; creating s. 316.1894, F.S.; requiring a law enforcement agency with jurisdiction over a county or municipality conducting a school zone speed detection system program to use certain funds to administer the School Crossing Guard Recruitment and Retention Program; providing purposes; requiring program design and management at the discretion of the law enforcement agency; creating s. 316.1896, F.S.; authorizing a county or municipality to authorize a traffic infraction enforcement officer to issue uniform traffic citations for certain violations; providing construction; providing notice requirements and procedures; authorizing a person who receives a notice of violation to request a hearing within a specified timeframe; defining the term "person"; providing for waiver of challenge or dispute as to the delivery of the notice of violation; requiring a county or municipality to pay certain funds to the Department of Revenue; providing for the distribution of funds; providing requirements for issuance of a uniform traffic citation; providing for waiver of challenge or dispute as to the delivery of the

CODING: Words ~~stricken~~ are deletions; words <u>underlined</u> are additions.

uniform traffic citation; providing notice requirements and procedures; specifying that the registered owner of a motor vehicle is responsible and liable for paying a uniform traffic citation; providing exceptions; requiring an owner of a motor vehicle to furnish an affidavit under certain circumstances; specifying requirements for such affidavit and procedures relating thereto; providing a criminal penalty for submitting a false affidavit; providing that certain photographs or video and evidence of speed are admissible in certain proceedings; providing a rebuttable presumption; providing construction; providing requirements and procedures for hearings; prohibiting the use of a speed detection system for remote surveillance; providing construction; specifying requirements of and prohibitions on the use of recorded video and photographs captured by a speed detection system; requiring municipalities and counties to submit an annual report to the Department of Highway Safety and Motor Vehicles in a form and manner specified by the department; authorizing the department to require quarterly submission of data; providing report requirements; requiring counties and municipalities to retain certain records for a specified period; requiring the department to submit a summary report to the Governor and Legislature; amending s. 316.1906, F.S.; revising the definition of the term "officer"; providing self-test requirements for speed detection systems; requiring a law enforcement agency operating a speed detection system to maintain a log of results of the system's self-tests and to perform independent calibration tests of such systems; providing for the admissibility of certain evidence in certain proceedings; amending s. 318.18, F.S.; providing a civil penalty for a speed limit violation in a school zone; providing for distribution thereof; providing conditions under which a case may be dismissed; amending s. 322.27, F.S.; prohibiting points from being imposed against a driver license for certain infractions enforced by a traffic infraction enforcement officer; prohibiting such infractions from being used to set motor vehicle insurance rates; amending ss. 316.306, 316.640, 318.14, 318.21, and 655.960, F.S.; conforming cross-references and provisions to changes made by the act; amending s. 316.650, F.S.; revising the period during which certain traffic citation data must be provided to a court having jurisdiction over the alleged offense; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsections (82) through (109) of section 316.003, Florida Statutes, are renumbered as subsections (83) through (110), respectively, subsections (38) and (64) are amended, and a new subsection (82) is added to that section, to read:

316.003 Definitions.—The following words and phrases, when used in this chapter, shall have the meanings respectively ascribed to them in this section, except where the context otherwise requires:

(38) LOCAL HEARING OFFICER.—The person, designated by a department, county, or municipality that elects to authorize traffic

infraction enforcement officers to issue traffic citations under ss. 316.0083(1)(a) and 316.1896(1) ~~s. 316.0083(1)(a)~~, who is authorized to conduct hearings related to a notice of violation issued pursuant to s. 316.0083 or s. 316.1896. The charter county, noncharter county, or municipality may use its currently appointed code enforcement board or special magistrate to serve as the local hearing officer. The department may enter into an interlocal agreement to use the local hearing officer of a county or municipality.

(64) PRIVATE ROAD OR DRIVEWAY.—Except as otherwise provided in paragraph (88)(b) ~~(87)(b)~~, any privately owned way or place used for vehicular travel by the owner and those having express or implied permission from the owner, but not by other persons.

(82) SPEED DETECTION SYSTEM.—A portable or fixed automated system used to detect a motor vehicle's speed using radar or LiDAR and to capture a photograph or video of the rear of a motor vehicle that exceeds the speed limit in force at the time of the violation.

Section 2. Subsection (9) is added to section 316.008, Florida Statutes, to read:

316.008 Powers of local authorities.—

(9)(a) A county or municipality may enforce the applicable speed limit on a roadway properly maintained as a school zone pursuant to s. 316.1895:

1. Within 30 minutes before through 30 minutes after the start of a regularly scheduled breakfast program;

2. Within 30 minutes before through 30 minutes after the start of a regularly scheduled school session;

3. During the entirety of a regularly scheduled school session; and

4. Within 30 minutes before through 30 minutes after the end of a regularly scheduled school session

through the use of a speed detection system for the detection of speed and capturing of photographs or videos for violations in excess of 10 miles per hour over the speed limit in force at the time of the violation. A school zone's compliance with s. 316.1895 creates a rebuttable presumption that the school zone is properly maintained.

(b) A county or municipality may place or install, or contract with a vendor to place or install, a speed detection system within a roadway maintained as a school zone as provided in s. 316.1895 to enforce unlawful speed violations, as specified in s. 316.1895(10) or s. 316.183, on that roadway.

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

(c) A county or municipality must enact an ordinance in order to authorize the placement or installation of a speed detection system on a roadway maintained as a school zone as authorized by this subsection. As part of the public hearing on such proposed ordinance, the county or municipality must consider traffic data or other evidence supporting the installation and operation of each proposed school zone speed detection system, and the county or municipality must determine that the school zone where a speed detection system is to be placed or installed constitutes a heightened safety risk that warrants additional enforcement measures pursuant to this subsection.

Section 3. Subsection (3) is added to section 316.0776, Florida Statutes, to read:

316.0776 Traffic infraction detectors; speed detection systems; placement and installation.—

(3) A speed detection system authorized by s. 316.008(9) may be placed or installed in a school zone on a state road when permitted by the Department of Transportation and in accordance with placement and installation specifications developed by the Department of Transportation. The speed detection system may be placed or installed in a school zone on a street or highway under the jurisdiction of a county or a municipality in accordance with placement and installation specifications established by the Department of Transportation. The Department of Transportation must establish such placement and installation specifications by December 31, 2023.

(a) If a county or municipality places or installs a speed detection system as authorized by s. 316.008(9), the county or municipality must notify the public that a speed detection system may be in use by posting signage indicating photographic or video enforcement of the school zone speed limits. Such signage shall clearly designate the time period during which the school zone speed limits are enforced using a speed detection system and must meet the placement and installation specifications established by the Department of Transportation. For a speed detection system enforcing violations of s. 316.1895 or s. 316.183 on a roadway maintained as a school zone, this paragraph governs the signage notifying the public of the use of a speed detection system.

(b) If a county or municipality begins a school zone speed detection system program in a county or municipality that has never conducted such a program, the respective county or municipality must make a public announcement and conduct a public awareness campaign of the proposed use of speed detection systems at least 30 days before commencing enforcement under the speed detection system program and must notify the public of the specific date on which the program will commence. During the 30-day public awareness campaign, only a warning may be issued to the registered owner of a motor vehicle for a violation of s. 316.1895 or s. 316.183

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

enforced by a speed detection system, and liability may not be imposed for the civil penalty under s. 318.18(3)(d).

(c) A county or municipality that operates one or more school zone speed detection systems must annually report the results of all systems within the county's or municipality's jurisdiction by placing the report required under s. 316.1896(16)(a) as a single reporting item on the agenda of a regular or special meeting of the county's or municipality's governing body. Before a county or municipality contracts or renews a contract to place or install a speed detection system in a school zone pursuant to s. 316.008(9), the county or municipality must approve the contract or contract renewal at a regular or special meeting of the county's or municipality's governing body.

1. Interested members of the public must be allowed to comment regarding the report, contract, or contract renewal under the county's or municipality's public comment policies or formats, and the report, contract, or contract renewal may not be considered as part of a consent agenda.

2. The report required under this paragraph must include a written summary, which must be read aloud at the regular or special meeting, and the summary must contain, for the same time period pertaining to the annual report to the department under s. 316.1896(16)(a), the number of notices of violation issued, the number that were contested, the number that were upheld, the number that were dismissed, the number that were issued as uniform traffic citations, and the number that were paid and how collected funds were distributed and in what amounts. The county or municipality must report to the department that the county's or municipality's annual report was considered in accordance with this paragraph, including the date of the regular or special meeting at which the annual report was considered.

3. The compliance or sufficiency of compliance with this paragraph may not be raised in a proceeding challenging a violation of s. 316.1895 or s. 316.183 enforced by a speed detection system in a school zone.

Section 4. Section 316.1894, Florida Statutes, is created to read:

316.1894 School Crossing Guard Recruitment and Retention Program. The law enforcement agency having jurisdiction over a county or municipality conducting a school zone speed detection system program authorized by s. 316.008(9) must use funds generated pursuant to s. 316.1896(5)(e) from the school zone speed detection system program to administer the School Crossing Guard Recruitment and Retention Program. Such program may provide recruitment and retention stipends to crossing guards at K-12 public schools, including charter schools, or stipends to third parties for the recruitment of new crossing guards. The School Crossing Guard Recruitment and Retention Program must be designed and managed at the discretion of the law enforcement agency.

Section 5. Section 316.1896, Florida Statutes, is created to read:

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

316.1896 Roadways maintained as school zones; speed detection system enforcement; penalties; appeal procedure; privacy; reports.—

(1) For purposes of administering this section, a county or municipality may authorize a traffic infraction enforcement officer under s. 316.640 to issue uniform traffic citations for violations of ss. 316.1895 and 316.183 as authorized by s. 316.008(9), as follows:

(a) For a violation of s. 316.1895 in excess of 10 miles per hour over the school zone speed limit which occurs within 30 minutes before through 30 minutes after the start of a regularly scheduled breakfast program.

(b) For a violation of s. 316.1895 in excess of 10 miles per hour over the school zone speed limit which occurs within 30 minutes before through 30 minutes after the start of a regularly scheduled school session.

(c) For a violation of s. 316.183 in excess of 10 miles per hour over the posted speed limit during the entirety of a regularly scheduled school session.

(d) For a violation of s. 316.1895 in excess of 10 miles per hour over the school zone speed limit which occurs within 30 minutes before through 30 minutes after the end of a regularly scheduled school session.

Such violation must be evidenced by a speed detection system described in ss. 316.008(9) and 316.0776(3). This subsection does not prohibit a review of information from a speed detection system by an authorized employee or agent of a county or municipality before issuance of the uniform traffic citation by the traffic infraction enforcement officer. This subsection does not prohibit a county or municipality from issuing notices as provided in subsection (2) to the registered owner of the motor vehicle for a violation of s. 316.1895 or s. 316.183.

(2) Within 30 days after a violation, notice must be sent to the registered owner of the motor vehicle involved in the violation specifying the remedies available under s. 318.14 and that the violator must pay the penalty under s. 318.18(3)(d) to the county or municipality, or furnish an affidavit in accordance with subsection (8), within 30 days after the date of the notice of violation in order to avoid court fees, costs, and the issuance of a uniform traffic citation. The notice of violation must:

(a) Be sent by first-class mail.

(b) Include a photograph or other recorded image showing the license plate of the motor vehicle; the date, time, and location of the violation; the maximum speed at which the motor vehicle was traveling within the school zone; and the speed limit within the school zone at the time of the violation.

(c) Include a notice that the owner has the right to review, in person or remotely, the photograph or video captured by the speed detection system and the evidence of the speed of the motor vehicle detected by the speed

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

detection system which constitute a rebuttable presumption that the motor vehicle was used in violation of s. 316.1895 or s. 316.183.

(d) State the time when, and the place or website at which, the photograph or video captured and evidence of speed detected may be examined and observed.

(3) Notwithstanding any other law, a person who receives a notice of violation under this section may request a hearing within 30 days after the notice of violation or may pay the penalty pursuant to the notice of violation, but a payment or fee may not be required before the hearing requested by the person. The notice of violation must be accompanied by, or direct the person to a website that provides, information on the person's right to request a hearing and on all costs related thereto and a form used for requesting a hearing. As used in this subsection, the term "person" includes a natural person, the registered owner or co-owner of a motor vehicle, or the person identified in an affidavit as having actual care, custody, or control of the motor vehicle at the time of the violation.

(4) If the registered owner or co-owner of the motor vehicle; the person identified as having care, custody, or control of the motor vehicle at the time of the violation; or an authorized representative of the owner, co-owner, or identified person initiates a proceeding to challenge the violation, such person waives any challenge or dispute as to the delivery of the notice of violation.

(5) Penalties assessed and collected by the county or municipality authorized to collect the funds provided for in this section, less the amount retained by the county or municipality pursuant to paragraph (b) and paragraph (e) and the amount remitted to the county school district pursuant to paragraph (d), must be paid to the Department of Revenue weekly. Such payment must be made by means of electronic funds transfer. In addition to the payment, a detailed summary of the penalties remitted must be reported to the Department of Revenue. Penalties to be assessed and collected by the county or municipality as established in s. 318.18(3)(d) must be remitted as follows:

(a) Twenty dollars must be remitted to the Department of Revenue for deposit into the General Revenue Fund.

(b) Sixty dollars must be retained by the county or municipality and must be used to administer speed detection systems in school zones and other public safety initiatives.

(c) Three dollars must be remitted to the Department of Revenue for deposit into the Department of Law Enforcement Criminal Justice Standards and Training Trust Fund.

(d) Twelve dollars must be remitted to the county school district in which the violation occurred and must be used for school security initiatives, for

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

student transportation, or to improve the safety of student walking conditions. Funds remitted under this paragraph must be shared with charter schools in the district based on each charter school's proportionate share of the district's total unweighted full-time equivalent student enrollment and must be used for school security initiatives or to improve the safety of student walking conditions.

(e) Five dollars must be retained by the county or municipality for the School Crossing Guard Recruitment and Retention Program pursuant to s. 316.1894.

(6) A uniform traffic citation must be issued by mailing the uniform traffic citation by certified mail to the address of the registered owner of the motor vehicle involved in the violation if payment has not been made within 30 days after notification under subsection (2), if the registered owner has not requested a hearing as authorized under subsection (3), and if the registered owner has not submitted an affidavit in accordance with subsection (8).

(a) Delivery of the uniform traffic citation constitutes notification of a violation under this subsection. If the registered owner or co-owner of the motor vehicle; the person identified as having care, custody, or control of the motor vehicle at the time of the violation; or a duly authorized representative of the owner, co-owner, or identified person initiates a proceeding to challenge the citation pursuant to this section, such person waives any challenge or dispute as to the delivery of the uniform traffic citation.

(b) In the case of joint ownership of a motor vehicle, the uniform traffic citation must be mailed to the first name appearing on the motor vehicle registration, unless the first name appearing on the registration is a business organization, in which case the second name appearing on the registration may be used.

(c) The uniform traffic citation mailed to the registered owner of the motor vehicle involved in the infraction must be accompanied by the information described in paragraphs (2)(b), (2)(c), and (2)(d).

(7) The registered owner of the motor vehicle involved in the violation is responsible and liable for paying the uniform traffic citation issued for a violation of s. 316.1895 or s. 316.183 unless the owner can establish that:

(a) The motor vehicle was, at the time of the violation, in the care, custody, or control of another person;

(b) A uniform traffic citation was issued by law enforcement to the driver of the motor vehicle for the alleged violation of s. 316.1895 or s. 316.183; or

(c) The motor vehicle's owner was deceased on or before the date of the alleged violation, as established by an affidavit submitted by the representative of the motor vehicle owner's estate or other identified person or family member.

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

(8) To establish such facts under subsection (7), the registered owner of the motor vehicle must, within 30 days after the date of issuance of the notice of violation or the uniform traffic citation, furnish to the appropriate governmental entity an affidavit setting forth information supporting an exception under subsection (7).

(a) An affidavit supporting the exception under paragraph (7)(a) must include the name, address, date of birth, and, if known, the driver license number of the person who leased, rented, or otherwise had care, custody, or control of the motor vehicle at the time of the alleged violation. If the motor vehicle was stolen at the time of the alleged violation, the affidavit must include the police report indicating that the motor vehicle was stolen.

(b) If a uniform traffic citation for a violation of s. 316.1895 or s. 316.183 was issued at the location of the violation by a law enforcement officer, the affidavit must include the serial number of the uniform traffic citation.

(c) If the motor vehicle's owner to whom a notice of violation or a uniform traffic citation has been issued is deceased, the affidavit must include a certified copy of the owner's death certificate showing that the date of death occurred on or before the date of the alleged violation and one of the following:

1. A bill of sale or other document showing that the deceased owner's motor vehicle was sold or transferred after his or her death but on or before the date of the alleged violation.

2. Documented proof that the registered license plate belonging to the deceased owner's motor vehicle was returned to the department or any branch office or authorized agent of the department after his or her death but on or before the date of the alleged violation.

3. A copy of the police report showing that the deceased owner's registered license plate or motor vehicle was stolen after his or her death but on or before the date of the alleged violation.

Upon receipt of the affidavit and documentation required under paragraphs (b) and (c), or 30 days after the date of issuance of a notice of violation sent to a person identified as having care, custody, or control of the motor vehicle at the time of the violation under paragraph (a), the county or municipality must dismiss the notice or citation and provide proof of such dismissal to the person who submitted the affidavit. If, within 30 days after the date of a notice of violation sent to a person under subsection (9), the county or municipality receives an affidavit under subsection (10) from the person sent a notice of violation affirming that the person did not have care, custody, or control of the motor vehicle at the time of the violation, the county or municipality must notify the registered owner that the notice or citation will not be dismissed due to failure to establish that another person had care, custody, or control of the motor vehicle at the time of the violation.

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

(9) Upon receipt of an affidavit under paragraph (8)(a), the county or municipality may issue the person identified as having care, custody, or control of the motor vehicle at the time of the violation a notice of violation pursuant to subsection (2) for a violation of s. 316.1895 or s. 316.183. The affidavit is admissible in a proceeding pursuant to this section for the purpose of providing evidence that the person identified in the affidavit was in actual care, custody, or control of the motor vehicle. The owner of a leased motor vehicle for which a uniform traffic citation is issued for a violation of s. 316.1895 or s. 316.183 is not responsible for paying the uniform traffic citation and is not required to submit an affidavit as specified in subsection (8) if the motor vehicle involved in the violation is registered in the name of the lessee of such motor vehicle.

(10) If a county or municipality receives an affidavit under paragraph (8)(a), the notice of violation required under subsection (2) must be sent to the person identified in the affidavit within 30 days after receipt of the affidavit. The person identified in an affidavit and sent a notice of violation may also affirm that he or she did not have care, custody, or control of the motor vehicle at the time of the violation by furnishing to the appropriate governmental entity within 30 days after the date of the notice of violation an affidavit stating such.

(11) The submission of a false affidavit is a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083.

(12) The photograph or video captured by a speed detection system and the evidence of the speed of the motor vehicle detected by a speed detection system which are attached to or referenced in the uniform traffic citation are evidence of a violation of s. 316.1895 or s. 316.183 and are admissible in any proceeding to enforce this section. The photograph or video and the evidence of speed detected raise a rebuttable presumption that the motor vehicle named in the report or shown in the photograph or video was used in violation of s. 316.1895 or s. 316.183.

(13) This section supplements the enforcement of ss. 316.1895 and 316.183 by a law enforcement officer and does not prohibit a law enforcement officer from issuing a uniform traffic citation for a violation of s. 316.1895 or s. 316.183.

(14) A hearing under this section must be conducted under the procedures established by s. 316.0083(5) and as follows:

(a) The department must publish and make available electronically to each county and municipality a model request for hearing form to assist each county or municipality administering this section.

(b) A county or municipality electing to authorize traffic infraction enforcement officers to issue uniform traffic citations under subsection (6) must designate by resolution existing staff to serve as the clerk to the local hearing officer.

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

(c) A person, referred to in this subsection as the "petitioner," who elects to request a hearing under subsection (3) must be scheduled for a hearing by the clerk to the local hearing officer. The clerk must furnish the petitioner with notice sent by first-class mail. Upon receipt of the notice, the petitioner may reschedule the hearing up to two times by submitting a written request to reschedule to the clerk at least 5 calendar days before the day of the scheduled hearing. The petitioner may cancel his or her appearance before the local hearing officer by paying the penalty assessed under subsection (2), plus the administrative costs established in s. 316.0083(5)(c), before the start of the hearing.

(d) All testimony at the hearing must be under oath and must be recorded. The local hearing officer must take testimony from a traffic infraction enforcement officer and the petitioner and may take testimony from others. The local hearing officer must review the photograph or video captured by the speed detection system and the evidence of the speed of the motor vehicle detected by the speed detection system made available under paragraph (2)(b). Formal rules of evidence do not apply, but due process must be observed and govern the proceedings.

(e) At the conclusion of the hearing, the local hearing officer must determine whether a violation under this section occurred and must uphold or dismiss the violation. The local hearing officer must issue a final administrative order including the determination and, if the notice of violation is upheld, must require the petitioner to pay the penalty previously assessed under subsection (2), and may also require the petitioner to pay county or municipal costs not to exceed the amount established in s. 316.0083(5)(e). The final administrative order must be mailed to the petitioner by first-class mail.

(f) An aggrieved party may appeal a final administrative order consistent with the process provided in s. 162.11.

(15)(a) A speed detection system in a school zone may not be used for remote surveillance. The collection of evidence by a speed detection system to enforce violations of ss. 316.1895 and 316.183, or user-controlled pan or tilt adjustments of speed detection system components, do not constitute remote surveillance. Recorded video or photographs collected as part of a speed detection system in a school zone may only be used to document violations of ss. 316.1895 and 316.183 and for purposes of determining criminal or civil liability for incidents captured by the speed detection system incidental to the permissible use of the speed detection system.

(b) Any recorded video or photograph obtained through the use of a speed detection system must be destroyed within 90 days after the final disposition of the recorded event. The vendor of a speed detection system must provide the county or municipality with written notice by December 31 of each year that such records have been destroyed in accordance with this subsection.

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

(c) Notwithstanding any other law, registered motor vehicle owner information obtained as a result of the operation of a speed detection system in a school zone is not the property of the manufacturer or vendor of the speed detection system and may be used only for the purposes of this section.

(16)(a) Each county or municipality that operates one or more speed detection systems must submit a report by October 1, 2024, and annually thereafter, to the department which identifies the public safety objectives used to identify a school zone for enforcement under this section, reports compliance with s. 316.0776(3)(c), and details the results of the speed detection system in the school zone and the procedures for enforcement. The information from counties and municipalities must be submitted in a form and manner determined by the department, which the department must make available to the counties and municipalities by August 1, 2023, and the department may require data components to be submitted quarterly. The report must include at least the following:

1. Information related to the location of each speed detection system, including the geocoordinates of the school zone, the directional approach of the speed detection system, the school name, the school level, the times the speed detection system was active, the restricted school zone speed limit enforced pursuant to s. 316.1895(5), the posted speed limit enforced at times other than those authorized by s. 316.1895(5), the date the systems were activated to enforce violations of ss. 316.1895 and 316.183, and, if applicable, the date the systems were deactivated.

2. The number of notices of violation issued, the number that were contested, the number that were upheld, the number that were dismissed, the number that were issued as uniform traffic citations, and the number that were paid.

3. Any other statistical data and information related to the procedures for enforcement which is required by the department to complete the report required under paragraph (c).

(b) Each county or municipality that operates a speed detection system is responsible for and must maintain its respective data for reporting purposes under this subsection for at least 2 years after such data is reported to the department.

(c) On or before December 31, 2024, and annually thereafter, the department must submit a summary report to the Governor, the President of the Senate, and the Speaker of the House of Representatives regarding the use of speed detection systems under this section, along with any legislative recommendations from the department. The summary report must include a review of the information submitted to the department by the counties and municipalities and must describe the enhancement of safety and enforcement programs.

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

Section 6. Paragraph (d) of subsection (1) of section 316.1906, Florida Statutes, is amended, and subsection (3) is added to that section, to read:

316.1906 Radar speed-measuring devices; speed detection systems; evidence, admissibility.—

(1) DEFINITIONS.—

(d) "Officer" means any:

1. "Law enforcement officer" who is elected, appointed, or employed full time by any municipality or the state or any political subdivision thereof; who is vested with the authority to bear arms and make arrests; and whose primary responsibility is the prevention and detection of crime or the enforcement of the penal, criminal, traffic, or highway laws of the state;

2. "Part-time law enforcement officer" who is employed or appointed less than full time, as defined by an employing agency, with or without compensation; who is vested with authority to bear arms and make arrests; and whose primary responsibility is the prevention and detection of crime or the enforcement of the penal, criminal, traffic, or highway laws of the state; ~~or~~

3. "Auxiliary law enforcement officer" who is employed or appointed, with or without compensation; who aids or assists a full-time or part-time law enforcement officer; and who, while under the direct supervision of a full-time or part-time law enforcement officer, has the authority to arrest and perform law enforcement functions; or

4. "Traffic infraction enforcement officer" who is employed or appointed, with or without compensation, and satisfies the requirements of s. 316.640(5) and is vested with authority to enforce violations of ss. 316.1895 and 316.183 pursuant to s. 316.1896.

(3) A speed detection system is exempt from the design requirements for radar or LiDAR units established by the department. A speed detection system must have the ability to perform self-tests as to its detection accuracy. The system must perform a self-test at least once every 30 days. The law enforcement agency, or an agent acting on behalf of the law enforcement agency, operating a speed detection system must maintain a log of the results of the system's self-tests. The law enforcement agency, or an agent acting on behalf of the law enforcement agency, operating a speed detection system must also perform an independent calibration test on the speed detection system at least once every 12 months. The self-test logs, as well as the results of the annual calibration test, are admissible in any court proceeding for a uniform traffic citation issued for a violation of s. 316.1895 or s. 316.183 enforced pursuant to s. 316.1896. Notwithstanding subsection (2), evidence of the speed of a motor vehicle detected by a speed detection system compliant with this subsection and the determination by a traffic enforcement officer that a motor vehicle is operating in excess of the

applicable speed limit is admissible in any proceeding with respect to an alleged violation of law regulating the speed of motor vehicles in school zones.

Section 7. Paragraphs (d) through (h) of subsection (3) of section 318.18, Florida Statutes, are redesignated as paragraphs (e) through (i), respectively, and a new paragraph (d) is added to that subsection to read:

318.18 Amount of penalties.—The penalties required for a noncriminal disposition pursuant to s. 318.14 or a criminal offense listed in s. 318.17 are as follows:

(3)

(d)1. Notwithstanding paragraphs (b) and (c), a person cited for a violation of s. 316.1895(10) or s. 316.183 for exceeding the speed limit in force at the time of the violation on a roadway maintained as a school zone as provided in s. 316.1895, when enforced by a traffic infraction enforcement officer pursuant to s. 316.1896, must pay a fine of $100. Fines collected under this paragraph must be distributed as follows:

a. Twenty dollars must be remitted to the Department of Revenue for deposit into the General Revenue Fund.

b. Seventy-seven dollars must be distributed to the county for any violations occurring in any unincorporated areas of the county or to the municipality for any violations occurring in the incorporated boundaries of the municipality in which the infraction occurred, to be used as provided in s. 316.1896(5).

c. Three dollars must be remitted to the Department of Revenue for deposit into the Department of Law Enforcement Criminal Justice Standards and Training Trust Fund to be used as provided in s. 943.25.

2. If a person who is mailed a notice of violation or a uniform traffic citation for a violation of s. 316.1895(10) or s. 316.183, as enforced by a traffic infraction enforcement officer under s. 316.1896, presents documentation from the appropriate governmental entity that the notice of violation or uniform traffic citation was in error, the clerk of court or clerk to the local hearing officer may dismiss the case. The clerk of court or clerk to the local hearing officer may not charge for this service.

Section 8. Paragraph (d) of subsection (3) of section 322.27, Florida Statutes, is amended to read:

322.27 Authority of department to suspend or revoke driver license or identification card.—

(3) There is established a point system for evaluation of convictions of violations of motor vehicle laws or ordinances, and violations of applicable provisions of s. 403.413(6)(b) when such violations involve the use of motor

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

vehicles, for the determination of the continuing qualification of any person to operate a motor vehicle. The department is authorized to suspend the license of any person upon showing of its records or other good and sufficient evidence that the licensee has been convicted of violation of motor vehicle laws or ordinances, or applicable provisions of s. 403.413(6)(b), amounting to 12 or more points as determined by the point system. The suspension shall be for a period of not more than 1 year.

(d) The point system shall have as its basic element a graduated scale of points assigning relative values to convictions of the following violations:

1. Reckless driving, willful and wanton—4 points.

2. Leaving the scene of a crash resulting in property damage of more than $50—6 points.

3. Unlawful speed, or unlawful use of a wireless communications device, resulting in a crash—6 points.

4. Passing a stopped school bus:

a. Not causing or resulting in serious bodily injury to or death of another 4 points.

b. Causing or resulting in serious bodily injury to or death of another 6 points.

5. Unlawful speed:

a. Not in excess of 15 miles per hour of lawful or posted speed—3 points.

b. In excess of 15 miles per hour of lawful or posted speed—4 points.

<u>c. Points may not be imposed for a violation of unlawful speed as provided in s. 316.1895 or s. 316.183 when enforced by a traffic infraction enforcement officer pursuant to s. 316.1896. In addition, a violation of s. 316.1895 or s. 316.183 when enforced by a traffic infraction enforcement officer pursuant to s. 316.1896 may not be used for purposes of setting motor vehicle insurance rates.</u>

6. A violation of a traffic control signal device as provided in s. 316.074(1) or s. 316.075(1)(c)1.—4 points. However, no points shall be imposed for a violation of s. 316.074(1) or s. 316.075(1)(c)1. when a driver has failed to stop at a traffic signal and when enforced by a traffic infraction enforcement officer. In addition, a violation of s. 316.074(1) or s. 316.075(1)(c)1. when a driver has failed to stop at a traffic signal and when enforced by a traffic infraction enforcement officer may not be used for purposes of setting motor vehicle insurance rates.

7. All other moving violations (including parking on a highway outside the limits of a municipality)—3 points. However, no points shall be imposed

for a violation of s. 316.0741 or s. 316.2065(11); and points shall be imposed for a violation of s. 316.1001 only when imposed by the court after a hearing pursuant to s. 318.14(5).

8. Any moving violation covered in this paragraph, excluding unlawful speed and unlawful use of a wireless communications device, resulting in a crash—4 points.

9. Any conviction under s. 403.413(6)(b)—3 points.

10. Any conviction under s. 316.0775(2)—4 points.

11. A moving violation covered in this paragraph which is committed in conjunction with the unlawful use of a wireless communications device within a school safety zone—2 points, in addition to the points assigned for the moving violation.

Section 9. Paragraph (a) of subsection (3) of section 316.306, Florida Statutes, is amended to read:

316.306 School and work zones; prohibition on the use of a wireless communications device in a handheld manner.—

(3)(a)1. A person may not operate a motor vehicle while using a wireless communications device in a handheld manner in a designated school crossing, school zone, or work zone area as defined in s. 316.003(110) ~~s. 316.003(109)~~. This subparagraph shall only be applicable to work zone areas if construction personnel are present or are operating equipment on the road or immediately adjacent to the work zone area. For the purposes of this paragraph, a motor vehicle that is stationary is not being operated and is not subject to the prohibition in this paragraph.

2. Effective January 1, 2020, a law enforcement officer may stop motor vehicles and issue citations to persons who are driving while using a wireless communications device in a handheld manner in violation of subparagraph 1.

Section 10. Paragraph (a) of subsection (5) of section 316.640, Florida Statutes, is amended to read:

316.640 Enforcement.—The enforcement of the traffic laws of this state is vested as follows:

(5)(a) Any sheriff's department or police department of a municipality may employ, as a traffic infraction enforcement officer, any individual who successfully completes instruction in traffic enforcement procedures and court presentation through the Selective Traffic Enforcement Program as approved by the Division of Criminal Justice Standards and Training of the Department of Law Enforcement, or through a similar program, but who does not necessarily otherwise meet the uniform minimum standards established by the Criminal Justice Standards and Training Commission

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

for law enforcement officers or auxiliary law enforcement officers under s. 943.13. Any such traffic infraction enforcement officer who observes the commission of a traffic infraction or, in the case of a parking infraction, who observes an illegally parked vehicle may issue a traffic citation for the infraction when, based upon personal investigation, he or she has reasonable and probable grounds to believe that an offense has been committed which constitutes a noncriminal traffic infraction as defined in s. 318.14. In addition, any such traffic infraction enforcement officer may issue a traffic citation under ss. 316.0083 and 316.1896 ~~s. 316.0083~~. For purposes of enforcing ss. 316.0083, 316.1895, and 316.183 ~~s. 316.0083~~, any sheriff's department or police department of a municipality may designate employees as traffic infraction enforcement officers. The traffic infraction enforcement officers must be physically located in the county of the respective sheriff's or police department.

Section 11. Paragraphs (a) and (c) of subsection (3) of section 316.650, Florida Statutes, are amended to read:

316.650 Traffic citations.—

(3)(a) Except for a traffic citation issued pursuant to s. 316.1001, ~~or~~ s. 316.0083, or s. 316.1896, each traffic enforcement officer, upon issuing a traffic citation to an alleged violator of any provision of the motor vehicle laws of this state or of any traffic ordinance of any municipality or town, shall deposit the original traffic citation or, in the case of a traffic enforcement agency that has an automated citation issuance system, the chief administrative officer shall provide by an electronic transmission a replica of the citation data to a court having jurisdiction over the alleged offense or with its traffic violations bureau within 5 business days after issuance to the violator.

(c) If a traffic citation is issued under s. 316.0083 or s. 316.1896, the traffic infraction enforcement officer shall provide by electronic transmission a replica of the traffic citation data to the court having jurisdiction over the alleged offense or its traffic violations bureau within 5 business days after the date of issuance of the traffic citation to the violator. If a hearing is requested, the traffic infraction enforcement officer shall provide a replica of the traffic notice of violation data to the clerk for the local hearing officer having jurisdiction over the alleged offense within 14 days.

Section 12. Subsection (2) of section 318.14, Florida Statutes, is amended to read:

318.14 Noncriminal traffic infractions; exception; procedures.—

(2) Except as provided in ss. 316.1001(2), ~~and~~ 316.0083, and 316.1896, any person cited for a violation requiring a mandatory hearing listed in s. 318.19 or any other criminal traffic violation listed in chapter 316 must sign and accept a citation indicating a promise to appear. The officer may indicate on the traffic citation the time and location of the scheduled hearing and

must indicate the applicable civil penalty established in s. 318.18. For all other infractions under this section, except for infractions under s. 316.1001, the officer must certify by electronic, electronic facsimile, or written signature that the citation was delivered to the person cited. This certification is prima facie evidence that the person cited was served with the citation.

Section 13. Subsections (4), (5), and (15) of section 318.21, Florida Statutes, are amended to read:

318.21 Disposition of civil penalties by county courts.—All civil penalties received by a county court pursuant to the provisions of this chapter shall be distributed and paid monthly as follows:

(4) Of the additional fine assessed under s. 318.18(3)(g) ~~s. 318.18(3)(f)~~ for a violation of s. 316.1301, 40 percent must be remitted to the Department of Revenue for deposit in the Grants and Donations Trust Fund of the Division of Blind Services of the Department of Education, and 60 percent must be distributed pursuant to subsections (1) and (2).

(5) Of the additional fine assessed under s. 318.18(3)(g) ~~s. 318.18(3)(f)~~ for a violation of s. 316.1303(1), 60 percent must be remitted to the Department of Revenue for deposit in the Grants and Donations Trust Fund of the Division of Vocational Rehabilitation of the Department of Education, and 40 percent must be distributed pursuant to subsections (1) and (2).

(15) Of the additional fine assessed under s. 318.18(3)(f) ~~s. 318.18(3)(e)~~ for a violation of s. 316.1893, 50 percent of the moneys received from the fines shall be appropriated to the Agency for Health Care Administration as general revenue to provide an enhanced Medicaid payment to nursing homes that serve Medicaid recipients with brain and spinal cord injuries. The remaining 50 percent of the moneys received from the enhanced fine imposed under s. 318.18(3)(f) ~~s. 318.18(3)(e)~~ shall be remitted to the Department of Revenue and deposited into the Department of Health Emergency Medical Services Trust Fund to provide financial support to certified trauma centers in the counties where enhanced penalty zones are established to ensure the availability and accessibility of trauma services. Funds deposited into the Emergency Medical Services Trust Fund under this subsection shall be allocated as follows:

(a) Fifty percent shall be allocated equally among all Level I, Level II, and pediatric trauma centers in recognition of readiness costs for maintaining trauma services.

(b) Fifty percent shall be allocated among Level I, Level II, and pediatric trauma centers based on each center's relative volume of trauma cases as calculated using the hospital discharge data collected pursuant to s. 408.061.

Section 14. Subsection (1) of section 655.960, Florida Statutes, is amended to read:

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

655.960 Definitions; ss. 655.960-655.965.—As used in this section and ss. 655.961-655.965, unless the context otherwise requires:

(1) "Access area" means any paved walkway or sidewalk which is within 50 feet of any automated teller machine. The term does not include any street or highway open to the use of the public, as defined in s. 316.003(88)(a) ~~s. 316.003(87)(a)~~ or (b), including any adjacent sidewalk, as defined in s. 316.003.

Section 15. This act shall take effect July 1, 2023.

Approved by the Governor May 31, 2023.

Filed in Office Secretary of State May 31, 2023.

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

STAFF REPORT

Meeting Date: February 20, 2024
Item #: 15

Contact Name: Vincent Ogburn
Contact Number: Ext. 3038

Department Director: Vincent Ogburn
City Manager: Robert Frank

Subject: Discussion and Direction for Sleepy Harbour Golf Cart Community Designation Request. (Acting Police Chief Ogburn)

Background Summary:

During the City Commission Meeting on January 16, 2024, Commissioner Wilsen relayed a request from a Sleepy Harbour resident regarding their desire for the neighborhood to be recognized as a golf cart community. Commissioner Wilsen further urged City staff to explore the necessary steps for permitting golf cart usage within the Sleepy Harbour subdivision. According to Chapter 153-20 of the City Code, "The City Commission may, upon its own initiative or upon petition of an Applicant, direct City staff to create a map or other diagram delineating the boundaries of a Golf Cart Community and/or Golf Cart Permitted Streets and to prepare the appropriate resolution to be presented to the City Commission. Any such resolution shall be acted upon only following an advertised public hearing preceded by at least seven (7) days notice thereof." As there has not been a formal petition from an applicant, City staff now seeks guidance from the City Commission on whether to proceed independently with advertising a public hearing for the adoption of a resolution designating Sleepy Harbour as a golf cart community during a future City Commission Meeting.

Issue:

Should the Honorable Mayor and City Commissioners consider designating Sleepy Harbour as a golf cart community or wait upon the petition of an applicant before bringing a resolution for adoption?

Recommendations:

Staff recommends the Honorable Mayor and City Commissioners direct staff to either designate Sleepy Harbour as a golf cart community or wait upon an applicant's petition before bringing a resolution for adoption.

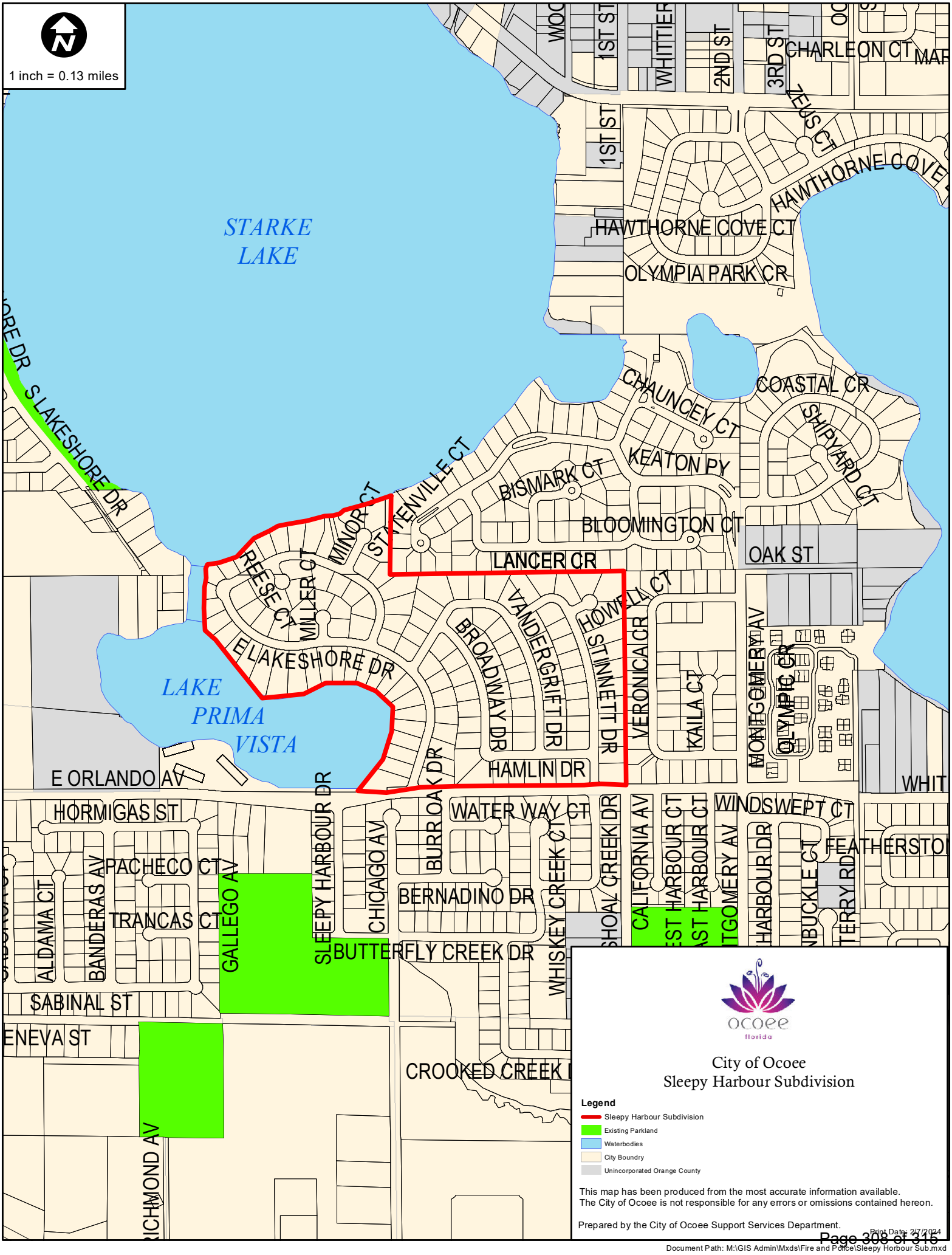
Attachments:

1. Sleepy Harbour Subdivision
2. 2011-011 Golf Cart Ordinance

Financial Impacts:

Four (4) signs at $100 each will cost $400.

Type of Item: Regular


1 inch = 0.13 miles
STARKE LAKE
LAKE PRIMA VISTA
S LAKESHORE DR
E LAKESHORE DR
1ST ST
WHITTIER
2ND ST
3RD ST
CHARLEON CT
ZEUS CT
HAWTHORNE COVE
HAWTHORNE COVE CT
OLYMPIA PARK CR
CHAUNCEY CT
COASTAL CR
SHIPYARD CT
KEATON PY
BISMARK CT
BLOOMINGTON CT
OAK ST
STATENVILLE CT
MINOR CT
REESE CT
MILLER CT
LANCER CR
VANDERGRIFT DR
HOWELL CT
BROADWAY DR
STINNETT DR
VERONICA CR
KAILA CT
MONTGOMERY AV
OLYMPIC CR
HAMLIN DR
E ORLANDO AV
HORMIGAS ST
PACHECO CT
TRANCAS CT
ALDAMA CT
BANDERAS AV
GALLEGO AV
SLEEPY HARBOUR DR
CHICAGO AV
BURR OAK DR
WATER WAY CT
WHISKEY CREEK CT
SHOAL CREEK DR
CALIFORNIA AV
WEST HARBOUR CT
EAST HARBOUR CT
WINDSWEPT CT
HARBOUR DR
BUCKLE CT
FEATHERSTON
TERRY RD
BERNADINO DR
BUTTERFLY CREEK DR
SABINAL ST
ENEVA ST
CROOKED CREEK
RICHMOND AV
WHIT
ocoee
florida
City of Ocoee
Sleepy Harbour Subdivision
Legend
Sleepy Harbour Subdivision
Existing Parkland
Waterbodies
City Boundry
Unincorporated Orange County
This map has been produced from the most accurate information available.
The City of Ocoee is not responsible for any errors or omissions contained hereon.
Prepared by the City of Ocoee Support Services Department.
Print Date: 2/7/2024
Document Path: M:\GIS Admin\Mxds\Fire and Police\Sleepy Horbour Sub.mxd

ORDINANCE 2011-011

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, ADOPTING A NEW ARTICLE III OF CHAPTER 153 OF THE CITY CODE AUTHORIZING THE USE OF GOLF CARTS ON WITHIN CERTAIN COMMUNITIES AND STREETS DESIGNATED IN RESOLUTIONS ADOPTED BY THE CITY COMMISSION; PROVIDING FOR DEFINITIONS; PROVIDING FOR THE REGULATION OF GOLF CARTS, INCLUDING THE HOURS OF OPERATION; PROVIDING FOR THE ESTABLISHMENT OF AN APPLICATION PROCESS, AGE REGULATIONS FOR THE OPERATION OF GOLF CARTS, REQUIRED SIGNAGE, VIOLATIONS AND PENALTIES, AND APPEALS TO THE HEARING BOARD; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, citizens of the City have expressed an interest in allowing golf carts to be driven upon certain streets subject to City jurisdiction; and

WHEREAS, the operation of golf carts upon streets subject to City jurisdiction is ordinarily prohibited unless otherwise authorized by the City pursuant to Section 316.212, Florida Statutes; and

WHEREAS, the City Commission desires to amend the City's Code of Ordinances to allow for the City Commission to consider and approve resolutions authorizing the operation of golf carts within specified residential communities and on roadways meeting threshold safety requirement under State and Municipal law; and

WHEREAS, to protect the health, safety, and welfare of its citizens, the City desires to prohibit the operation of golf carts along roads and thoroughfares incompatible with such operation and regulate the manner and times of the operation of golf carts upon streets subject to City jurisdiction where such operation is authorized.

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

SECTION 1. Authority. The City of Ocoee has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida, Chapter 166, Florida Statutes, and Section 316.212, Florida Statutes.

SECTION 2. A new Article III of Chapter 153, Streets and Sidewalks, of the Code of Ordinances of the City of Ocoee Code, Florida, is hereby adopted as follows:

ARTICLE III

GOLF CARTS ON PUBLIC STREETS

§ 153-17. TITLE; AUTHORITY.

A. This Article shall be known and may be cited as the "Ocoee Golf Cart Ordinance".

B. The city has the authority to adopt this article pursuant to Article VIII of the Constitution of the State of Florida, Chapter 166, Florida Statutes and Section 316.212, Florida Statutes.

§ 153-18. DEFINITIONS.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

A. "Golf cart" means a motor vehicle that is designed and manufactured for operation on a golf course for sporting or recreational purposes and that is not capable of exceeding speeds of twenty (20) miles per hour.

B. "Golf Cart Community" means a subdivision or community within the corporate limits of the city within which the Ocoee City Commission has by resolution authorized the operation of golf carts on designated municipal streets within such subdivision or community.

C. "Golf Cart Permitted Street" means a municipal street within the corporate limits of the city which has been designated by resolution of the Ocoee City Commission for use by golf carts.

D. "Applicant", for the purposes of this article, means a person or entity (including a homeowner's association) who is requesting that the Ocoee City Commission adopt a resolution designating one or more Golf Cart Communities and/or one or more Golf Cart Permitted Streets.

E. "Hearing Board" means the Ocoee Police Infraction Hearing Board established pursuant to Section 168-8 of this Code.

§ 153-19. GOLF CART OPERATION.

A. It shall be unlawful to operate a golf cart on any street within the corporate limits of the City, except for a golf cart which may, subject to the provisions of this article, be operated on Golf Cart Permitted Streets and municipal streets within a Golf Cart Community.

B. It shall be unlawful to operate a golf cart upon a state highway unless otherwise authorized pursuant to Section 316.212(2), Florida Statutes, or any other applicable State statute.

C. A golf cart may be operated between Golf Cart Communities that are adjacent, only if such provision is specifically included by the Ocoee City Commission in the resolution approving the Golf Cart Community.

D. A golf cart being operated on a Golf Cart Permitted Street with a posted speed limit of twenty-five (25) miles per hour or less may, for the sole purpose of continuing travel along such street, be operated across an intersecting street with a posted speed limit in excess of twenty-five (25) miles per hour but not to exceed thirty-five (35) miles per hour only if such intersection is governed by a 4-way stop sign or traffic signal; otherwise, a golf cart may not be operated across any intersecting street with a posted speed limit in excess of twenty-five (25) miles per hour.

E. Unless otherwise expressly authorized pursuant to general law or the enabling resolution, it shall be unlawful to operate a golf cart upon a street with a posted speed limit in excess of twenty-five miles per hour.

F. Except as provided in Section 153-19(G) below, golf carts shall only be permitted to operate within a Golf Cart Community or on a Golf Cart Permitted Street during the hours between sunrise and sunset.

G. A golf cart which is equipped with headlights, brake lights, turn signals and a windshield may also be operated within a Golf Cart Community or on a Golf Cart Permitted Street during the hours between sunset and sunrise.

H. All golf carts operated within a Golf Cart Community or on a Golf Cart Permitted Street shall have efficient brakes, reliable steering apparatus, safe tires, a rearview mirror, and reflective warning devices in both the front and rear as required by Section 316.212(6), Florida Statutes.

I. The Florida Uniform Traffic Control Law, Chapter 316 of the Florida Statutes, as amended and as it may be amended in the future, is applicable within the City. The operation of golf carts shall comply with all applicable traffic laws as provided in the Florida Statutes.

§ 153-20. APPLICATION FOR APPROVAL OF A GOLF CART COMMUNITY AND/OR GOLF CART PERMITTED STREETS.

A. The City Commission may, upon its own initiative or upon petition of an Applicant, direct City staff to create a map or other diagram delineating the boundaries of a Golf Cart Community and/or Golf Cart Permitted Streets and to prepare the appropriate resolution to be presented to the City Commission. Any such resolution shall be acted upon only following an advertised public hearing preceded by at least seven (7) days notice thereof.

B. Any resolution adopted under this Article must be include the requisite legislative findings as required by Section 316.212, Florida Statutes, and a plan for the placement of the requisite signage within the Golf Cart Community and the Golf Cart Permitted Streets.

C. The City Commission may approve or disapprove any resolution presented under this article based upon its legislative determination as to whether golf carts may safely travel on or cross the public road or street, considering factors including the speed, volume and character of motor vehicles using the road or street and such other factors as the City Commission may deem appropriate, including input received at any public hearing.

D. The City Commission may by resolution rescind a previously adopted resolution if the City Commission determines that the operation of golf carts within any such Golf Cart Community and/or Golf Cart Permitted Streets would constitute or has become a danger or detriment to the health, safety, welfare, or character of the community or the surrounding area. Any such resolution shall be acted upon only following an advertised public hearing preceded by at least seven (7) days notice thereof.

§ 153-21. AGE REGULATION.

A. Any unlicensed driver operating a golf cart within a Golf Cart Community or on a Golf Cart Permitted Street must be at least sixteen (16) years of age.

B. As provided in Section 316.212(7), Florida Statutes, a golf cart may not be operated on public roads or streets by any person under the age of 14.

§ 153-22. REQUIRED SIGNAGE.

The City will provide proper signage pursuant to Section 316.212(1), Florida Statutes, within thirty (30) days of approval of a resolution to allow golf carts to be operated within a Golf Cart Community or on a Golf Cart Permitted Street.

§ 153-23. VIOLATIONS AND PENALTIES.

A. The City of Ocoee Police Department shall enforce the provisions of this article.

B. Any person violating Section 153-21(A) hereof, except where a penalty is specifically prescribed for that particular violation, shall be issued a City of Ocoee Civil Citation (or notice of violation) with a fine in the amount of $100.00.

C. A violation of Section 153-19(A) through (F), inclusive, and Section 153-21(B) hereof shall be a noncriminal traffic infraction, punishable pursuant to Chapter 318, Florida Statutes, as a moving violation.

D. A violation of Section 153-19(G) and (H) hereof shall be a noncriminal traffic infraction, punishable pursuant to Chapter 318, Florida Statutes, as a nonmoving violation.

E. In addition to any fine levied under this section, the city may bring civil suit to restrain, enjoin or otherwise prevent the violation of this Article in a court of competent jurisdiction. If the city brings suit to restrain or enjoin or to otherwise prevent the violation of this article, the city is entitled to recover its reasonable attorneys' fees and court costs from the named defendant in the action.

F. Any person receiving civil citation pursuant to this article shall, within 21 days of the date of the notice of violation:

1. Pay the assessed civil penalty pursuant to instructions on the notice of violation; or

2. Contest (or appeal) the notice of violation pursuant to the procedures set forth in the notice of violation.

G. The failure to timely comply with the provisions of Section 153-23(D) shall constitute a waiver of the right to contest the notice of violation and will be considered an admission of liability.

H. A late fee in the amount of $25.00 will be imposed upon any person not complying with the provisions of Section 153-23(D).

§ 153-24. APPEALS TO HEARING BOARD.

A. Pursuant to Section 168-8(A)(2) of this Code, the Hearing Board is expressly authorized to hear contests to citations issued by the City of Ocoee Police Department for violations of this article and to receive and evaluate evidence in connection therewith.

B. Upon receipt of an appeal, the City shall schedule a hearing before the Hearing Board to occur not less than 60 days after the City's receipt of the appeal request; provided, however, that the Chief of Police or his designee may void or dismiss the notice of violation being appealed if the Chief of Police or his designee determines based on a review of the appeal that there does not exist probable cause to believe that the appellant committed a violation of this Article. If the Chief of Police or his designee voids or dismisses the notice of violation as aforesaid, then written notice of such action shall be provided to the person filing the appeal. Otherwise, the City shall mail notice of the hearing to the appellant no less than fourteen (14) days prior to date of the hearing, and such notice shall be sent by first class U.S. mail. After such hearing, the Hearing Board shall issue a written order granting or denying the appeal and a copy of such order shall be hand delivered to the appellant at the hearing or sent within three (3) days thereafter by first class U.S. mail to the appellant. If the appeal is denied, the applicable civil penalty and administrative charges determined by the Hearing Board shall be due and payable within ten (10) days after the Hearing Board's issuance of its order.

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

SECTION 4. **Codification.** It is the intention of the City Commission of the City that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances of the City; and that sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to "chapter," "section," "article," or such other appropriate word or phrase in order to accomplish such intentions; and regardless of whether such inclusion in the Code is accomplished, sections of this Ordinance may be renumbered or relettered and the correction of typographical errors which do not affect the intent may be authorized by the City Manager, without need of public hearing, by filing a corrected or recodified copy of same with the City Clerk.

SECTION 5. **Effective Date**. This Ordinance shall become effective ten (10) days after its passage and adoption.

PASSED AND ADOPTED this 16 day of August, 2011.

APPROVED:

ATTEST:

CITY OF OCOEE, FLORIDA

Beth Eikenberry, City Clerk

S. Scott Vandergrift, Mayor

(SEAL)

ADVERTISED July 9, **2011**
READ FIRST TIME June 21, **2011**
READ SECOND TIME AND ADOPTED
August 16, **2011**
UNDER AGENDA ITEM NO. 8

FOR USE AND RELIANCE ONLY BY THE CITY OF OCOEE, FLORIDA; APPROVED AS TO FORM AND LEGALITY
this 16 day of August, 2011.

FOLEY & LARDNER LLP

By: _____
City Attorney

ORLA_1768509.1