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

June 18, 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**

  Vision Zero Safety Action Plan Presentation by MetroPlan Orlando

- **STAFF REPORTS AND AGENDA REVIEW**

- **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 on a motion and a second, 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 June 4, 2024. **(City Clerk Sibbitt)**
  2. Approval of Agreement Renewal for Code Enforcement Board Attorney. **(Acting Support Services Director Gaines)**
  3. Approval to Submit Application to the Firehouse Subs Public Safety Foundation for the Purchase of Fire Safety Education Equipment. **(Deputy Fire Chief Van Camp)**
  4. Approval of the Utility Easement Agreement for Christian Brothers Automotive Development. **(Development Engineer Keaton)**
  5. Approval of Ocoee Oaks Joint Venture Large-Scale Final Subdivision Plan: Project No. LS-2023-004. **(Zoning Manager Whitfield)**

- **FIRST READING OF ORDINANCE**

  6. First Reading of Ordinance for Fountains West PUD - 2nd Substantial Amendment to Lot 8 of Fountains West PUD (Planned Unit Development). **(Zoning Manager Whitfield)**

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

  7. Second Reading of Ordinance for 338 N. Bluford Avenue - Rodriguez Property Small Scale Comprehensive Plan Future Land Use Map Amendment from LDR (Low Density

Residential) to COMM (Commercial) and corresponding Rezoning from R-1AA (Single Family Dwelling) to C-2 (Community Commercial); Project No(s). CPA-2024-005 & RZ-24-03-04. **(Development Services Director Rumer)**

8. Second Reading of Ordinance for Amendment to the Ocoee Land Development Code (LDC) pertaining to Part IA, Article VII, Floodplain Management. **(Zoning Manager Whitfield)**

- **PUBLIC HEARING**
- **REGULAR AGENDA**
- **COMMENTS FROM COMMISSIONERS**
  (Limit to Five Minutes)
- **ADJOURNMENT**

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 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.

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

June 4, 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 **Ages Hart,** *Ocoee Resident*, followed by the Pledge of Allegiance to the Flag led by **Commissioner Kennedy**. **City Clerk Sibbitt** called the roll and declared a quorum present.

Present: Mayor Johnson, Commissioner Kennedy, Commissioner Wilsen, Commissioner Oliver

Absent: Commissioner Firstner

Also Present: Assistant City Manager Shadrix, City Attorney Geller, City Clerk Sibbitt

- **PRESENTATIONS AND PROCLAMATIONS** 6:16 PM

Recognition of GGS Boys 2008 Gold Team State Cup Winners – **Jane Rainer,** representing GGS, introduced the GGS Boys 2008 Gold Team, the State Cup Champions and the only boys' team in Central Florida to secure a title. **Mayor Johnson** awarded the team a $500 check to support their upcoming trip to Tampa for the Regionals.

Presentation of Checks to High School Seniors by Ocoee City Commission - **Commissioner Oliver** acknowledged Jonathan Sirju, a senior at Ocoee High School, who had written to him to share his college aspirations after graduation, and presented him with $500 a scholarship check from his discretionary funds.

Mayor Johnson acknowledged West Orange High School Senior, Lucas Dufresne, who is attending college on a baseball scholarship, and presented him with a $500 scholarship check from his discretionary funds.

2024 Small Cities Month Proclamation – proclaimed by Mayor Johnson

Senator Geraldine Thompson arrived at 6:45 PM; therefore, this was heard out of Agenda Order after Second Reading of Ordinance.

Legislative Update - **Senator Geraldine Thompson** provided an overview of the session, highlighting projects outlined in the budget, house bills, and ballot initiatives discussed in the legislature. She concluded by addressing questions from the City Commission.

- **STAFF REPORTS AND AGENDA REVIEW** 6:28 PM

Assistant City Manager Shadrix informed the City Commission that the Orange County Commission discussed proposed amendments that would limit the City's ability to annex properties. He requested City Attorney Geller to provide the City Commission with a summary of the meeting's events. **Assistant City Manager Shadrix** also mentioned that City staff will continue to monitor the Orange County Commission's discussions and intervene as necessary to defend the City's interests.

- **PUBLIC COMMENTS** 6:31 PM

Mayor Johnson recognized former HRDB Member and Ocoee resident, Lori Hart, on receiving her Doctorate Degree.

The following persons addressed the City Commission:

- **Ages Hart**, *Ocoee Resident*, gave encouraging words to graduating high school seniors heading to college and expressed the importance of education.

- **CONSENT AGENDA** 6:35 PM

Consent Agenda Motion

Motion: Move to adopt the Consent Agenda Item #1-10; Moved by Commissioner Kennedy, seconded by Commissioner Oliver; Motion carried 4-0 with Commissioner Firstner absent.

1. Approval of Minutes from the Regular City Commission Meeting held May 21, 2024. **(City Clerk Sibbitt)**
2. Approval of Reappointment on the Code Enforcement Board (3-year term). **(City Clerk Sibbitt)**
3. Approval of Appointment to the Parks and Recreation Advisory Board. **(City Clerk Sibbitt)**
4. Approval of Fourth Amendment to the Contract for Interment and Inurnment Services at the City of Ocoee Cemetery and Approval of Resolution Amending Exhibit "B" Schedule of Product and Service Fees. **(City Clerk Sibbitt)**
5. Approval to Piggyback Florida Ag & Lawn Equipment Contract for Two (2) Utility Vehicles. **(Parks and Recreation Director Johnson)**
6. Approval to Surplus and Replace Air Conditioning System (HVAC) for Ocoee Clinic/ Parks and Recreation Department. **(Public Works Director Krug)**
7. Approval for Consent to Novation, Assignment, and Amendment Agreement with WSP USA Inc. **(Public Works Director Krug)**
8. Approval to Upgrade the SCADA Communication System at each City of Ocoee Lift Station. **(Utilities Director Croteau)**
9. Approval to Install Cured in Place Pipe Liner at the Intersection of Colonial Drive and Maguire Road. **(Utilities Director Croteau)**
10. Approval for Structural Repairs and the Purchase of a New Pump for Well #3 at the Forest Oaks Water Treatment Plant. **(Utilities Director Croteau)**

- **FIRST READING OF ORDINANCE** 6:36 PM

11. First Reading of Ordinance for 338 N. Bluford Avenue - Rodriguez Property Small Scale Comprehensive Plan Future Land Use Map Amendment from LDR (Low Density Residential) to COMM (Commercial) and corresponding Rezoning from R-1AA (Single Family Dwelling) to C-2 (Community Commercial); Project No(s). CPA-2024-005 & RZ-24-03-04. **(Development Services Director Rumer)**

City Attorney Geller read the title of the ordinance, and it was announced this will be presented as a second reading and public hearing at the next scheduled City Commission meeting on June 18, 2024, at 6:15 PM or soon thereafter.

12. First Reading of Ordinance for Amendment to the Ocoee Land Development Code (LDC) pertaining to Part IA, Article VII, Floodplain Management. **(Zoning Manager Whitfield)**

City Attorney Geller read the title of the ordinance, and it was announced this will be presented as a second reading and public hearing at the next scheduled City Commission meeting on June 18, 2024, at 6:15 PM or soon thereafter.

- **SECOND READING OF ORDINANCE – PUBLIC HEARING** 6:38 PM

13. Second Reading of Ordinance to Implement Speed Enforcement Cameras in School Zones. **(Police Chief Ogburn)**

Police Chief Ogburn explained that if the City Commission wishes to implement the Speed Enforcement Cameras in School Zones Program, or retain the ability to do so in the future, an ordinance must be approved by the City Commission. He outlined the options for consideration, and **City Attorney Geller** noted that the motion would need to involve the approval or adoption of the ordinance.

City Attorney Geller read the title of the ordinance.

The public hearing was opened. As no one wished to speak, the public hearing was closed.

City Attorney Geller confirmed that a speed study had been presented, and **Police Chief Ogburn** affirmed this. A brief discussion followed on the options, which include the future installation of the cameras or their immediate installation.

Motion: Move to adopt Ordinance No. 2024-21, Implementing Speed Enforcement Cameras in School Zones, and direct the Police Department to proceed with placement of cameras; Moved by Commissioner Kennedy, Seconded by Commissioner Wilsen. Motion carried 4-0 with Commissioner Firstner absent.

- **PUBLIC HEARING** - None

- **REGULAR AGENDA** - None

- **COMMENTS FROM COMMISSIONERS** 7:04 PM

Commissioner Oliver – Commented on the following:

1) Announced that hurricane season is June 1st through November 30th and urged residents to prepare, as an active season is predicated.

2) Encouraged everyone to drive carefully and asked residents to remind their teenage drivers to do the same.

3) Announced that several locations throughout the County offer free swimming lessons.

4) Read an inspirational quote.

Commissioner Wilsen – Commented on the following:

1) Encouraged residents to become 'Home Rule Heroes' by advocating for their interests and expressing their thoughts and ideas to representatives through phone calls, emails, etc.

2) Announced the Sensus Program, which allows residents to track their daily water usage. Registration is available on the City's website.

3) Encouraged everyone to drive safe and emphasized the importance of obeying speed limits.

Commissioner Kennedy – Commented on the following:

1) Spoke on Driver's Education and expressed his desire to implement the course back in schools.

2) Congratulated Dr. Lori Hart on completing her Doctoral Degree.

3) Directed the Assistant City Manager to furnish the City Commission with design standards pertaining to small-box retail stores, specifically those under 25,000 square feet. **Assistant City Manager Shadrix** advised that individual communication would be given to each member of the City Commission.

4) Requested the City Attorney to provide guidance to the City Commission regarding the GPK contract and the necessary steps for its termination.

Mayor Johnson – Commented on the following:

1) Expressed gratitude to Senator Thompson for her regular updates, and highlighted her commitment as one of the few senators to do so.

2) Requested an update on the sidewalk project at the next meeting.

3) Inquired about the status of the Wesmere tree matter. **Assistant City Manager Shadrix** mentioned that staff would revisit this topic for discussion sometime in July or August.

4) Urged everyone to be cautious and considerate of young residents on the streets during the summer, and announced the opening of the City pool.

Assistant Manager Shadrix sought approval to organize an event, utilizing funds from contingency. **Consensus of the City Commission was to allow use of Contingency Funds for the requested event.**

5) Announced that May 2025 marks the City's Centennial, they have started a committee and invite citizens to suggest ideas for the celebration. The festivities will commence in January and extend until the Centennial date in May.

- **ADJOURNMENT** 7:20 PM

APPROVED:

Attest: **City of Ocoee**

_____ _____

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

STAFF REPORT

Meeting Date: June 18, 2024
Item #: 2

Contact Name: Doug Gaines
Contact Number: Ext. 1503

Department Director: Doug Gaines
City Manager: Robert Frank

Subject: Approval of Agreement Renewal for Code Enforcement Board Attorney. (Acting Support Services Director Gaines)

Background Summary:
Under Section 7-5 of the City Code, the City Commission appoints a Board Attorney to act as legal counsel for the Code Enforcement Board ("CEB Attorney"). The City Commission previously appointed CEB Attorney James "Skip" Fowler to serve the Code Enforcement Board, on July 20, 2021. The original agreement approved by the City Commission allows for one (1) initial three (3) year term, beginning July 21, 2021, with two (2) separate one (1) year renewable extensions, for a maximum of five (5) years total. Mr. Fowler has the requisite experience, availability, and desire to perform such services and is interested in serving another year.

Issue:
Should the Honorable Mayor and City Commissioners approve the renewal of the Agreement with attorney James "Skip" Fowler, Esq., to serve as the CEB Attorney?

Recommendations:
Staff recommends that the Honorable Mayor and City Commissioners approve the renewal of the Agreement with attorney James "Skip" Fowler, Esq., to serve as the CEB Attorney.

Attachments:
1. Renewal of CEB Agreement E-mail
2. Code Enforcement Board Agreement Service Agreement - James (Skip) Fowler

Financial Impacts:
The hourly fee for the Code Enforcement Board Attorney is $190.00 per hour. This is unchanged under the current agreement.

Type of Item: Consent

Gaines, Douglas

From: Skip Fowler <skip@ffalaw.org>
Sent: Wednesday, May 22, 2024 1:48 PM
To: Gaines, Douglas
Subject: Re: Code Board Attorney Contract Term Expiration

Doug I'm more than happy to extend my services per the contract for an additional year.
Please let me know if you need anything further.
It is a pleasure to work with you and the City staff.

Skip

James A. Skip Fowler, Esquire
Fowler, Feeney & Associates, P.A.
28 W. Central Boulevard, Suite 400
Orlando, Florida 32801

Telephone: 407.425.2684
Facsimile: 407.487-0005
email: skip@ffalaw.org

Sent from my iPhone

> On May 21, 2024, at 8:06 AM, Gaines, Douglas <DGaines@ocoee.org> wrote:
>
> Skip,
>
> The agreement for your services as our Code Enforcement Board (CEB) Attorney ends July 21, 2024. This is a 3-year agreement that allows for two 1-year renewals. We are confirming with you if the first extension needs anything written to begin. I have attached the agreement.
>
> Thanks.
>
> Doug Gaines
> Acting Director of Support Services
> City of Ocoee
> 1 N. Bluford Avenue
> Ocoee, FL 34761
> **dgaines@ocoee.org**

(407) 554-7064
(407) 905-3151 fax

From: Mieras, Justin <JMieras@ocoee.org>
Sent: Monday, May 20, 2024 5:04 PM
To: Gaines, Douglas <DGaines@ocoee.org>
Subject: Code Board Attorney Contract Term Expiration

Doug,

The Code Board Attorney contract's initial 3 year term ends July 21, 2024. The contract allows for two separate 1 year renewals or 30 day notice of termination. We should confirm with him if the first extension needs anything written to begin.

Thanks,

<image003.jpg>

Justin A. Mieras
City of Ocoee
Senior Administrative Assistant
Support Services

1 N Bluford Ave, Ocoee, Florida 34761
407-554-7065 jmieras@ocoee.org

<Code Enforcement Board Agreement Service Agreement - James (Skip) Fowler.pdf>

CODE ENFORCEMENT BOARD ATTORNEY SERVICES AGREEMENT

THIS AGREEMENT ("Agreement") is entered into on the 20th day of July, 2021, by and between the CITY OF OCOEE, a Florida municipal corporation, whose address is 150 N. Lakeshore Drive, Ocoee, Florida 34761 ("City"), and James A. Fowler, Esq., whose address is 28 W. Central Boulevard, Suite #400, Orlando, Florida 32801 ("CEB Attorney").

RECITALS

A. Whereas, attorneys from CEB Attorney's law firm have served as the Code Enforcement Board Attorney for the City for several years;

B. Whereas, the parties now desire to appoint CEB Attorney as the Code Enforcement Board Attorney for the City.

AGREEMENT

NOW, THEREFORE, for and in consideration of the foregoing, the mutual promises, covenants, and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Qualifications. CEB Attorney warrants that he is fully qualified to perform the duties of CEB Attorney as described herein and under Florida law, and that CEB Attorney is a member in good standing of the Florida Bar.

2. CEB Attorney. CEB Attorney agrees to personally perform the duties relating to representing the City of Ocoee Code Enforcement Board on matters as designated by the City. CEB Attorney shall not delegate or assign his rights or obligations hereunder in whole or in part.

3. City Responsibilities. City shall provide an appropriate location to conduct the proceedings. City shall also provide staff to operate a recording device, schedule hearings, and perform the administrative tasks related to the hearings. All office and overhead expenses not provided by City, including but not limited to travel, shall be borne by CEB Attorney.

4. Compensation. CEB Attorney shall be paid One Hundred Ninety and no/100s Dollars ($190.00) per hour for services performed by CEB Attorney. In the event all hearings scheduled for a particular date are cancelled, CEB Attorney shall not be compensated for that date if he is notified at least 48 hours' in advance. CEB Attorney shall be paid for a minimum of two (2) hours in the event that less than 48 hours' notice of cancellation is given. CEB Attorney may perform legal work for other clients in his private practice so long as it does not conflict with his obligations under this Agreement. CEB Attorney shall promptly notify the City of any conflicts or other reason which CEB Attorney feels would make it inappropriate for him to decide a case.

5. Term and Termination. This Agreement shall consist of one (1) initial three (3) year term beginning July 21, 2021 ("Effective Date"), with two (2) separate one (1) year renewable extensions, for a maximum of five (5) years total under this Agreement unless terminated earlier. Either party may terminate this Agreement at any time by providing thirty

(30) days written notice of its intent to terminate to the other. Unless otherwise directed by City, CEB Attorney shall, prior to the termination date, complete all of his duties including, but not limited to, filing written orders, in any case heard by CEB Attorney.

6. Independent Contractor. City and CEB Attorney intend that the relationship between them shall be that of CEB Attorney as an independent contractor. CEB Attorney and no agent or employee of the CEB Attorney shall be deemed to be an agent or employee of the City. None of the benefits provided by City to its employees including, but not limited to, Worker's Compensation insurance and unemployment insurance, are available to CEB Attorney or the agents or employees of CEB Attorney.

7. Audit. City, at its discretion, may audit or inspect CEB Attorney's books, financial records, ledgers, time sheets, or other records relating to services under this Agreement for a period of three (3) years following termination of this Agreement.

8. Public Records. The City is a public agency subject to Chapter 119, Florida Statutes. The CEB Attorney agrees to comply with all requirements under Florida's Public Records Law. Specifically, the Contractor shall:

a. Keep and maintain public records required by the City to perform the services.

b. Upon request from the City's custodian of public records, provide the City 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.

c. Ensure that public records that are exempt or confidential and exempt from the 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 the CEB Attorney does not transfer the records to the City.

d. Upon completion of the Agreement, CEB Attorney agrees to transfer at no cost to the City all public records in possession of the CEB Attorney or keep and maintain public records required by the City to perform the service. If the CEB Attorney transfers all public record to the City upon completion of the Agreement, the CEB Attorney shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the CEB Attorney keeps and maintains public records upon completion of the Agreement, the CEB Attorney shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

e. A CEB Attorney who fails to provide the public records to City within a reasonable time may be subject to penalties under section 119.10, Florida Statutes.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE

PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 407-905-3100, EXTENSION 1022, CCDL@ci.ocoee.fl.us, WITH AN OFFICE LOCATED AT 150 NORTH LAKESHORE DRIVE, OCOEE, FLORIDA 34761.

9. Entire Agreement. This Agreement contains the entire understanding and agreement between the parties hereto with respect to the subject matter hereof. The Agreement may be modified only by written instrument signed by all parties hereto.

10. Notice. Any notice required or allowed to be delivered under this Agreement shall be provided in writing and sent to the address on page 1 of this Agreement. Notice shall be sent by hand delivery or sent by a nationally recognized overnight delivery service for next business day delivery.

11. Governing Law and Venue. This Agreement is to be governed by, and construed and enforced in accordance with, the laws of the State of Florida. In the event any litigation or other formal legal or equitable proceeding (collectively, the "Litigation") between any of the Parties hereto, or their affiliates, heirs, agents, successors, or assigns, is instituted in connection with the construction, interpretation, or enforcement of this Agreement, the party commencing such litigation shall be required to institute the same in state courts within the jurisdiction and venue of Orange County, Florida

12. No Waiver. No wavier of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted. Any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

13. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be original as against any party whose signature appears thereon, and all of which together shall constitute one and the same Agreement.

14. Severability. If any provision of this Agreement is ultimately determined to be invalid or unenforceable, such provision shall be deemed limited by construction in scope and effect to the minimum extent necessary to render the same valid and enforceable, and, in the event no such limiting construction is possible, such invalid or unenforceable provision shall be deemed severed from this Agreement without effecting the validity of any other provision hereof.

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed by their authorized representatives on the day and year first above written.

[signature page to follow]

CEB ATTORNEY

Print Name: James A. Fowler

Date: 7-14-21

CITY OF OCOEE, a Florida Municipal Corporation

By: _____
Rusty Johnson, Mayor

Attest: _____
Melanie Sibbitt, City Clerk

APPROVED BY THE OCOEE CITY COMMISSION AT A MEETING HELD ON July 20, **2021, UNDER AGENDA ITEM NO.** 15.

FOR USE AND RELIANCE ONLY BY THE CITY OF OCOEE, FLORIDA; APPROVED AS TO FORM AND LEGALITY this 20th day of JULY, 2021.

SHUFFIELD LOWMAN & WILSON, P.A.

By: _____
City Attorney

STAFF REPORT

Meeting Date: June 18, 2024
Item #: 3

Contact Name: CJ VanCamp
Contact Number: Ext. 2006

Department Director: Tom Smothers
City Manager: Robert Frank

Subject: Approval to Submit Application to the Firehouse Subs Public Safety Foundation for the Purchase of Fire Safety Education Equipment. (Deputy Fire Chief Van Camp)

Background Summary:
Firehouse Subs Public Safety Foundation will be accepting applications for grant proposals in July and October of 2024. The Foundation provides funding for fire departments to purchase lifesaving and prevention education equipment.

The Fire Department is seeking this grant funding for the purchase of fire safety education equipment. Specifically, the department would like to purchase one (1) animated fire safety robot. This educational equipment would allow the department to provide comprehensive fire prevention training to a wide range of audiences. Under the direction of the department's certified Fire Safety Educator, the informative tool would provide for a safe training and interactive learning environment for participants, especially children.

The total grant submittal will be for one (1) animated fire safety robot for a total of $11,553. This grant is 100% funded by the Foundation so there are no matching requirements for the City.

Issue:
Should the Honorable Mayor and City Commissioners approve submittal of the Firehouse Subs Public Safety Foundation grant application for the purchase of an animated fire safety robot?

Recommendations:
Staff recommends that the Honorable Mayor and City Commissioners approve submittal of the Firehouse Subs Public Safety Foundation grant application for the purchase of an animated fire safety robot.

Attachments:
None

Financial Impacts:
None

Type of Item: Consent

STAFF REPORT

Meeting Date: June 18, 2024
Item #: 4

Contact Name: Martrivus Keaton
Contact Number: Ext. 1088

Department Director: Michael Rumer
City Manager: Robert Frank

Subject: Approval of the Utility Easement Agreement for Christian Brothers Automotive Development. (Development Engineer Keaton)

Background Summary:
As part of the Christian Brothers Automotive project, a water service was installed to provide domestic and irrigation service to the project. Additionally, a public fire hydrant was installed to provide fire protection for the project. As a condition of the Small-Scale Site Plan approval, the Development agreed to provide utility easements for the public portion of the potable water services and for the public hydrant, which will allow the City to operate and maintain its public utilities.

Issue:
Should the Honorable Mayor and City Commissioners accept the Utility Easement as provided by Christian Brothers Automotive Development?

Recommendations:
Staff recommends the Honorable Mayor and City Commissioners accept and authorize the Mayor to execute the Utility Easement for the Christian Brothers Automotive Development.

Attachments:
1. CBA Utility Easement Agreement

Financial Impacts:
None

Type of Item: Consent

PREPARED BY AND
RETURN TO AFTER RECORDING:
CBH Properties Ocoee, LLC
17725 Katy Freeway, Suite 200
Houston, Texas 77094

Tax parcel identification number 20-22-28-9138-03-000

UTILITIES EASEMENT

THIS UTILITIES EASEMENT (the **"Easement")** is made this _____ day of June 2024, by **CBH PROPERTIES OCOEE, LLC**, a Florida limited liability company, having a mailing address of 17725 Katy Freeway, Suite 200, Houston, Texas 77094 ("GRANTOR"), in favor of **CITY OF OCOEE,** a Florida municipal corporation, whose address is 1 North Bluford Avenue, Ocoee, Florida 34761 (**"GRANTEE"**).

WITNESSETH:

GRANTOR, in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration paid by GRANTEE, the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey to GRANTEE a perpetual, non-exclusive utility easement to enter upon, construct and maintain, as GRANTEE deems necessary, a water meter, pipes, and related appurtenances (the "**Utility Improvements**") under and across that certain easement area more particularly described and depicted in the attached **Exhibit "A"** (the **"Easement Area"**).

TO HAVE AND TO HOLD said Easement onto GRANTEE and its assigns forever, subject to all matters of record.

GRANTOR AGREES not to build, construct, install or create, nor permit others to build, construct, install or create any landscaping, fences, structures, shrubs/trees, or other obstructions within the Easement Area that would in any way hinder the access, operation, and maintenance of the Utility Improvements within the Easement Area. Any landscaping to be installed within the Easement Area shall be approved by the City of Ocoee Utilities Department. In addition, no trees shall be installed within ten (10) feet of the Utility Improvements.

GRANTEE shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with access, operation, and maintenance of the Easement. GRANTEE'S obligation to restore landscaping shall be limited to an obligation to restore to

GRANTEE'S landscaping standards for City right-of-way and shall not include an obligation to restore exotic or enhanced landscaping standards. Any irrigation, sidewalk or pavement installed within the Easement Area that will impede the GRANTEE'S ability to maintain or repair the Utility Improvements shall be restored at GRANTOR'S expense.

This Easement shall inure to the benefit and burden of both GRANTOR and GRANTEE, their successors, and assigns.

GRANTEE may at any time increase its use of the Easement, change the location of water meters, pipes or other facilities within the boundaries of the Easement right of way, or modify the size of existing water meters, pipes or other facilities as it may determine in its sole discretion from time to time without paying any additional compensation to GRANTOR or GRANTOR's successors or assigns, provided GRANTEE does not expand its use of the Easement beyond the Easement Area.

{Signatures on following page}

IN WITNESS WHEREOF, GRANTOR has caused this Easement to be executed in its name on the day and year first above written.

Signed, Sealed and Delivered in the Presence of Witnesses:

Haylan Bergeron
Signature of first witness

Haylan Bergeron
Name of first witness

Address: 17725 Katy Fwy, Ste 200
Houston, TX 77094

Cynthia Murphy
Signature of second witness

Cynthia Murphy
Name of second witness

Address: 17725 Katy Fwy, Ste 200
Houston, TX 77094

CBH Properties Ocoee, LLC

By: D R M
Name: Dana R. Mason
Title: Vice President

STATE OF TEXAS

COUNTY OF HARRIS

THE FOREGOING INSTRUMENT was acknowledged this 5th day of June, 2024, by Dana R. Mason, as Vice President of CBH Properties Ocoee, LLC, a Florida limited liability company, who personally appeared before me and acknowledged that he/she signed the instrument voluntarily for the purpose stated herein on behalf of the company.

HERA A. CHARLES-BETHUNE
Notary Public, State of Texas
Comm. Expires 06-27-2026
Notary ID 130005796

Signature of Notary Public, State of Texas

Hera Charles-Bethune
Print, Type, or Stamp Commissioned Name of Notary Public

☑ Personally Known
☐ Produced Identification
Type of Identification: _____

CITY:

Signed, sealed and delivered in the Presence of:

CITY OF OCOEE, FLORIDA

By:_____

By: _____
Rusty Johnson, Mayor

Print Name: _____
Address: 1 N. Bluford Ave. Ocoee, FL 34761

By: _____

Print Name: _____
Address: 1 N. Bluford Ave. Ocoee, FL 34761

Attest: _____
Melanie Sibbitt, City Clerk

(SEAL)

FOR USE AND RELIANCE ONLY BY THE CITY OF OCOEE, FLORIDA. Approved as to form and legality this ____ day of _____, 20___.

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

FISHBACK DOMINICK

By: _____
Richard Geller, City Attorney

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, by means of ☐ physical presence or ☐ online notarization, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **RUSTY JOHNSON** and **MELANIE SIBBITT**, personally known to me to be the Mayor and City Clerk, respectively, of the **CITY OF OCOEE, FLORIDA**, and that they severally acknowledged executing the same in the presence of two subscribing witnesses, freely and voluntarily under authority duly vested in them by said municipality.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2024.

_____
Signature of Notary

_____
Name of Notary (typed, printed or stamped)
Commission Number (if not legible on seal):_____
Commission expires (if not legible on seal):_____

Exhibit A

{ see attached 4 pages for easement area}

LEGAL DESCRIPTION
PROPOSED WATER UTILITY EASEMENT

LEGAL DESCRIPTION:

A PORTION OF LOT 3, WEST COLONIAL OCOEE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGES 35–36 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 3; THENCE RUN SOUTH 89°54'55" WEST ALONG THE SOUTH LINE OF SAID LOT 3 FOR A DISTANCE OF 160.14 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°05'05" WEST FOR A DISTANCE OF 15.00 FEET TO A POINT ALONG THE NORTH LINE OF THE 15 FEET WIDE WATER LINE EASEMENT RECORDED IN SAID PLAT OF WEST COLONIAL OCOEE AND THE POINT OF BEGINNING; DEPARTING SAID NORTH LINE, CONTINUE NORTH 00°05'05"WEST FOR A DISTANCE OF 7.00 FEET; THENCE RUN NORTH 89°54'55" EAST FOR A DISTANCE OF 7.00 FEET; THENCE RUN SOUTH 00°05'05" EAST FOR A DISTANCE OF 7.00 FEET TO THE AFORESAID NORTH LINE OF THE 15 FEET WIDE WATER LINE EASEMENT; THENCE RUN SOUTH 89°54'55" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 49 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO ESTABLISH AN EASEMENT FOR THE PURPOSES STATED.
3. NO CORNERS WERE SET AS PART OF THIS SKETCH OF DESCRIPTION.
4. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 3, WEST COLONIAL OCOEE, BEING S89°54'55"W.

SYMBOLS AND ABBREVIATION LEGEND:

N	=	NORTH
E	=	EAST
S	=	SOUTH
W	=	WEST
PB	=	PLAT BOOK
PG(S)	=	PAGE(S)

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH

CERTIFIED TO:
1. EXO LIMITED
2. ORANGE COUNTY
3. CHRISTIAN BROTHERS AUTOMOTIVE
4.

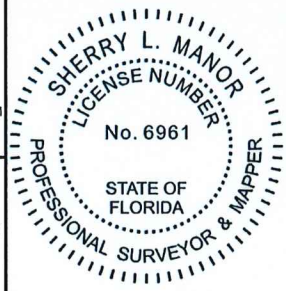
CBA OCOEE

PROJECT No.	230133	DRAWN DATE	240307
SURVEY BY	JD	REVIEWED BY	SM
SURVEY DATE	240228	APPROVED BY	SM
DRAWN BY	LC	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION

L & S Diversified
Professional Surveyors and Mappers
489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707
PHONE 407.681.3836 | WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM
PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUES. THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER.

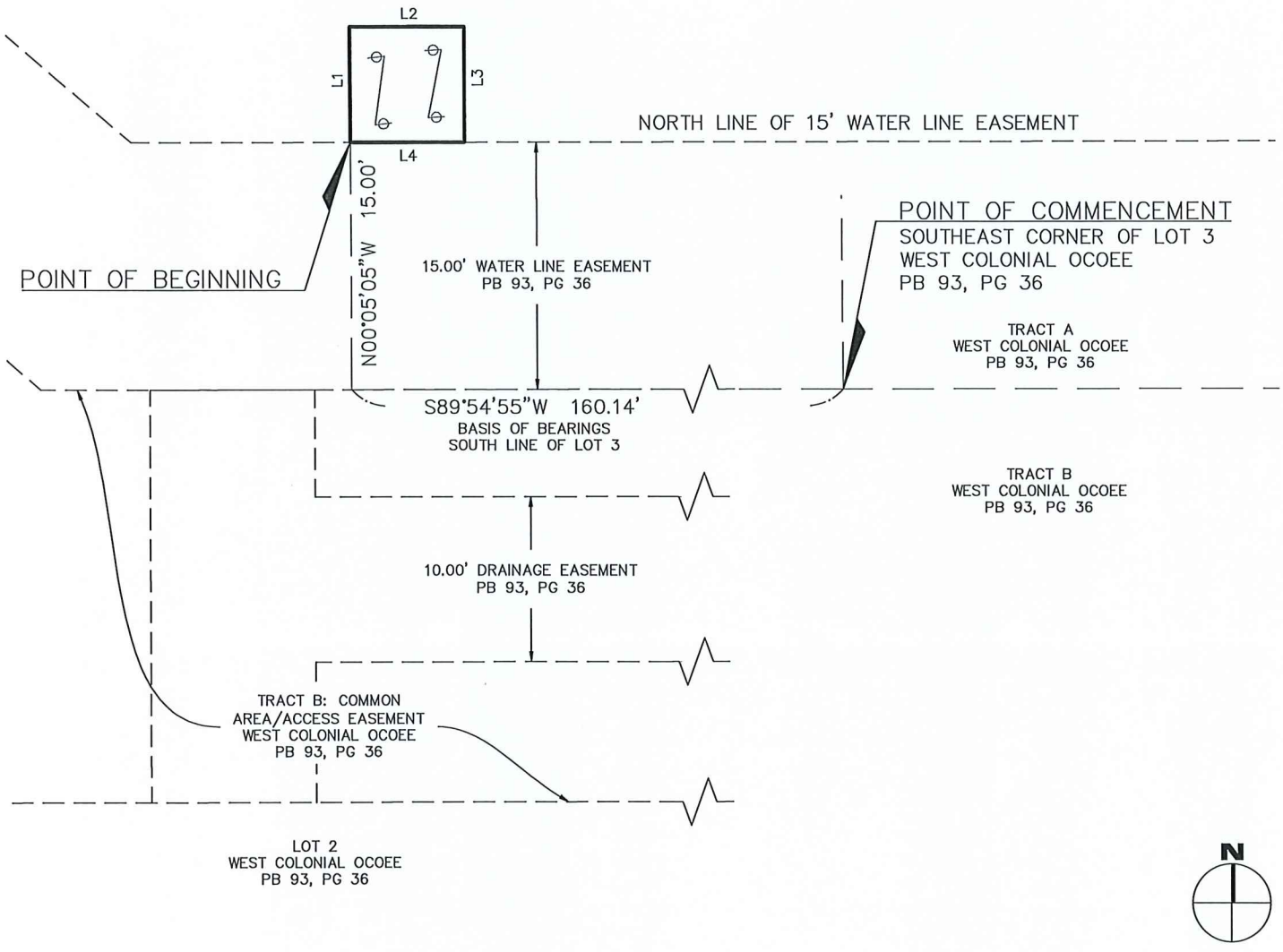


Digitally signed by Sherry Manor
Date: 2024.03.14 13:23:10 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961

SKETCH
PROPOSED WATER UTILITY EASEMENT

LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N00°05'05"W	7.00'
L2	N89°54'55"E	7.00'
L3	S00°05'05"E	7.00'
L4	S89°54'55"W	7.00'



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION

CBA OCOEE

PROJECT No.	230133	DRAWN DATE	240307
SURVEY BY	JD	REVIEWED BY	SM
SURVEY DATE	240228	APPROVED BY	SM
DRAWN BY	LC	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION

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PHONE 407.681.3836 | WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM
PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

GRAPHIC SCALE

0 5 10 20

1 INCH = 10 FEET

LEGAL DESCRIPTION
PROPOSED UTILITY EASEMENT

LEGAL DESCRIPTION:

A PORTION OF LOT 3, WEST COLONIAL OCOEE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGES 35–36, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE RUN SOUTH 00°24'25"EAST ALONG THE WEST LINE OF SAID LOT 3 FOR A DISTANCE OF 86.26 FEET TO A POINT ALONG THE SOUTH LINE OF THE 15 FOOT WIDE WATER LINE EASEMENT RECORDED IN SAID PLAT OF WEST COLONIAL OCOEE; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 49°33'48" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 30.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 49°33'48" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 40°26'12"WEST FOR A DISTANCE OF 5.87 FEET; THENCE RUN NORTH 49°33'48"WEST FOR A DISTANCE OF 10.00F FEET; THENCE RUN NORTH 40°26'12"EAST FOR A DISTANCE OF 5.87 FEET TO THE AFORESAID SOUTH LINE OF THE 15 FOOT WIDE WATER LINE EASEMENT AND THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 58 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
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5. THE BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF MAGUIRE ROAD, BEING S00°24'25"E.

SYMBOLS AND ABBREVIATION LEGEND:

N	=	NORTH
E	=	EAST
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W	=	WEST
PB	=	PLAT BOOK
PG(S)	=	PAGE(S)

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH

CERTIFIED TO:
1. EXO LIMITED
2. CITY OF OCOEE
3. CHRISTIAN BROTHERS AUTOMOTIVE
4.

CBA OCOEE

PROJECT No.	230133	DRAWN DATE	240322
SURVEY BY	JD	REVIEWED BY	SM
SURVEY DATE	240228	APPROVED BY	SM
DRAWN BY	LC	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION

L&S Diversified
Professional Surveyors and Mappers
489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707
PHONE 407.681.3836 | WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM
PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

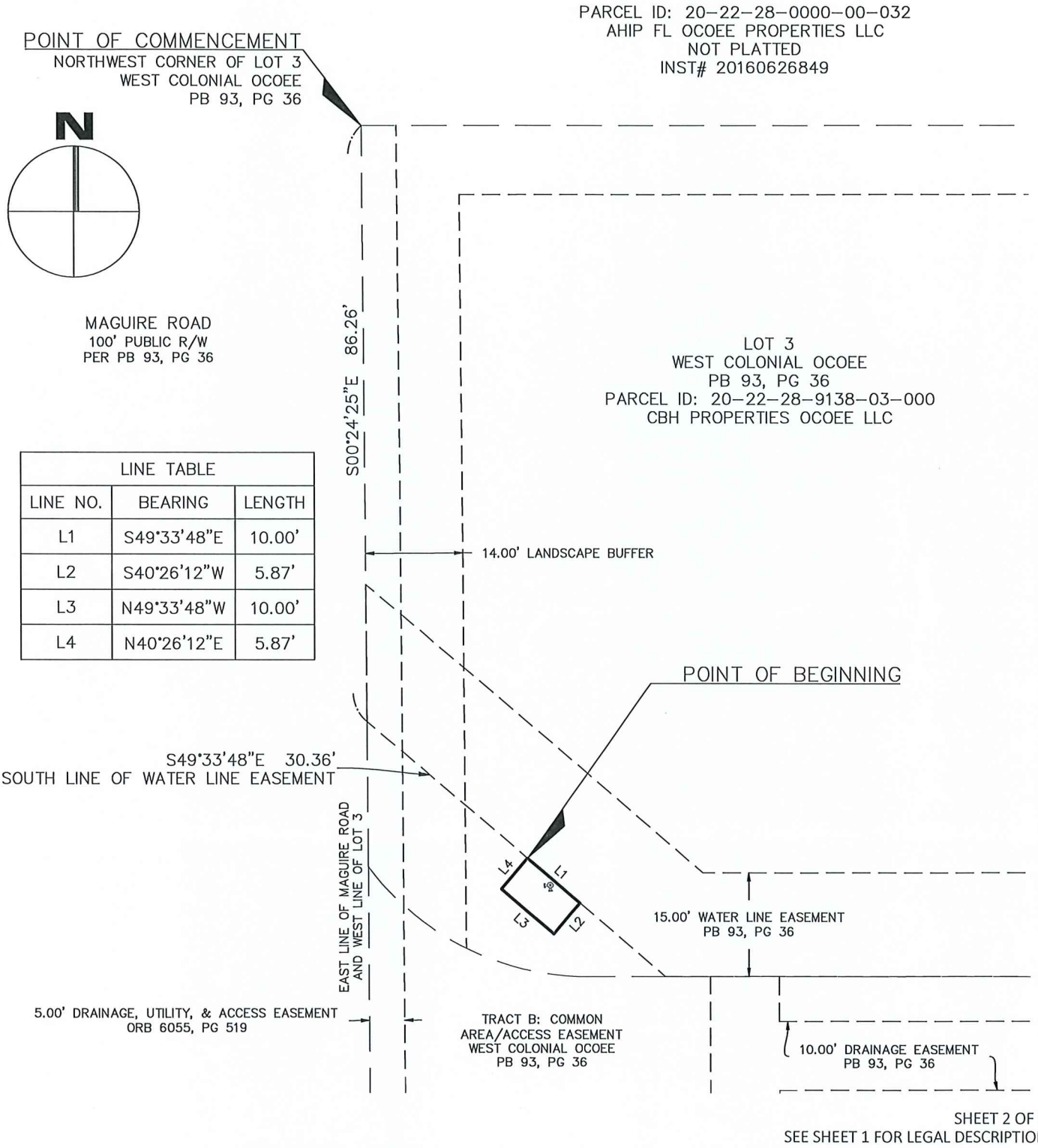
SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUES. THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER.

SHERRY L. MANOR LICENSE NUMBER No. 6961 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Digitally signed by Sherry Manor
Date: 2024.03.28 16:59:32 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961

SKETCH
PROPOSED UTILITY EASEMENT



LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	S49°33'48"E	10.00'
L2	S40°26'12"W	5.87'
L3	N49°33'48"W	10.00'
L4	N40°26'12"E	5.87'

SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION

CBA OCOEE

PROJECT No.	230133	DRAWN DATE	240322
SURVEY BY	MC	REVIEWED BY	SM
SURVEY DATE	241028	APPROVED BY	SM
DRAWN BY	LC	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION

L & S Diversified
Professional Surveyors and Mappers
489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707
PHONE 407.681.3836 | WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM
PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

GRAPHIC SCALE
0 10' 20' 40'
1 INCH = 20 FEET

STAFF REPORT

Meeting Date: June 18, 2024
Item #: 5

Contact Name: Anoch Whitfield
Contact Number: Ext. 1016

Department Director: Michael Rumer
City Manager: Robert Frank

Subject: Approval of Ocoee Oaks Joint Venture Large-Scale Final Subdivision Plan: Project No. LS-2023-004. (Zoning Manager Whitfield)

Background Summary: The Large-Scale Preliminary Subdivision Plan (PSP) received City Commission approval on March 5, 2024.

Owner/Applicant: The property is owned by the Ocoee United Methodist Church, Inc. (Ocoee UMC), and the applicant is Carlos Bonilla, Esquire.

Site Location: The property is located in Commission District 2, generally on the northeast corner of the South Clarke Road and White Road intersection.

Property Size & Parcel Identification Number: The subject property consists of the southern 5.71-acre portion of the property address at 201 S. Clarke Road, assigned Parcel ID # 21-22-28-0000-00-027, which was rezoned to R-1A. The development acreage is 5.95 acres because it includes the 0.24 acres of land area to be used for the private access driveway that will be shared between the church, the subdivision, and the communications tower.

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
Low Density Residential	R-1A	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	Low Density Residential	R-1A	Single-family residential homes

South	City of Ocoee	Low Density Residential	PUD-LD	Single-family residential homes
East	City of Ocoee	Low Density Residential	R-1A	Single-family residential homes
West	Orange County	Institutional	A-1	Public utility facilities

Transportation and Access: The subdivision will have two (2) limited access points. The primary access point is via a new public road (50-foot right-of-way) off of White Road, which will be limited to a right-in/right-out operation and which will be dedicated to the City. The secondary access point is via a new private driveway (30-foot width) off of South Clarke Road (just south of the existing church entrance), which will also be limited to a right-in/right-out operation. This secondary private driveway will also provide access to the recently approved telecommunications bell tower via a shared access easement and agreement. Based on the Traffic Impact Analysis (TIA) provided, the proposed 18-lot subdivision will not cause the affected transportation network along White Road or South Clarke Road to operate below the adopted level of service. Project traffic is fairly minimal (16 AM and 20 PM Peak Hour Trips), and the turn lane analysis at the Clarke Road at White Road traffic signal indicated sufficient storage length in both eastbound (EB) and westbound (WB) directions.

Utilities: The Utilities Department has approved the Final Subdivision Plan subject to the inclusion of the below statement in the Subdivision Plan Notes:

1. The Home Owners Association (HOA) shall bear the cost of all restorations within the public right-of-way, including White Road, Robyns Glen Road, Misty Meadow Drive, and the future Street A, following installation and maintenance of the private waste water system.

Stormwater: Drainage requirements for the development of this subdivision will be provided in the existing stormwater pond on the remainder of the church property via a drainage shared-use agreement.

Schools: The applicant has received a School Concurrency Determination Capacity Encumberance Letter (CEL) from Orange County Public Schools indicating that there is available capacity to accommodate the elementary, middle and high school student demand from this subdivision.

Recreation and Open Space: Per Section 6-9, subdivisions with 10 to 50 units are required to provide a minimum of one (1) open space amenity. Ocoee Oaks Joint Venture proposes a tot lot/playground to satisfy this requirement.

Approval of this subdivision and subsequent plat will both create the subdivision and parcel out the remainder of the church property.

Issue:
Should the Honorable Mayor and City Commissioners approve the Ocoee Oaks Joint Venture Large-Scale Final Subdivision Plan for the development of an 18-lot single-family detached residential subdivision on the southern 5.71-acre portion of the property assigned parcel ID number 21-22-28-0000-00-027?

Recommendations: Staff recommends that the Honorable Mayor and City Commissioners approve the Ocoee Oaks Joint Venture Large-Scale Final Subdivision Plan for the development of an 18-lot single-family detached residential subdivision on the southern 5.71-acre portion of the property assigned parcel ID number 21-22-28-0000-00-027, subject to the condition that the Plan Notes and subsequent plat includes the below note:

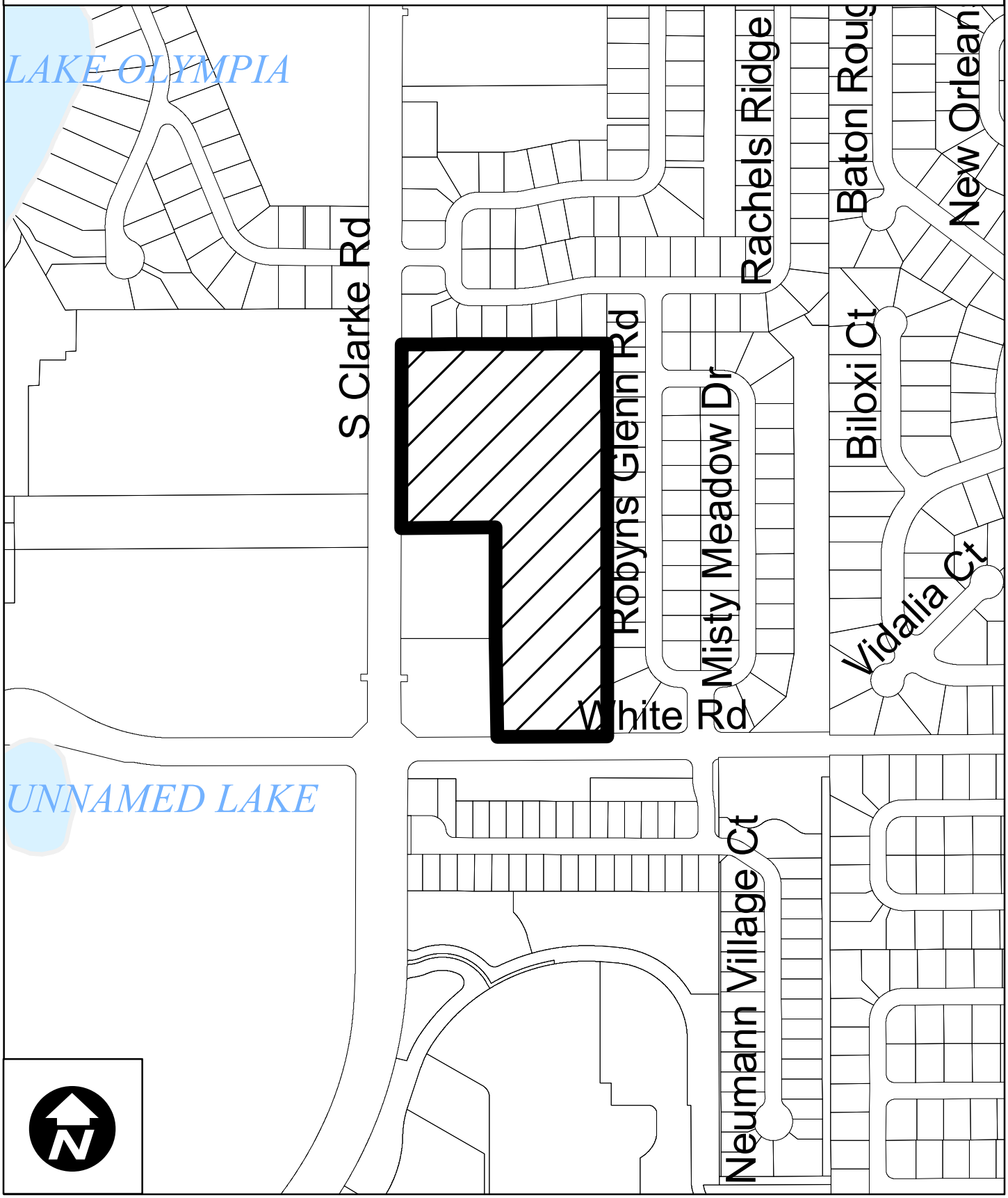
- The Home Owners Association (HOA) shall bear the cost of all restorations within the public right-of-way, including White Road, Robyns Glen Road, Misty Meadow Drive, and the future Street A, following installation and maintenance of the private waste water system.

Attachments:
1. Location Map
2. Aerial Map
3. Surrounding FLU Map
4. Surrounding Zoning Map
5. Large-Scale Plans

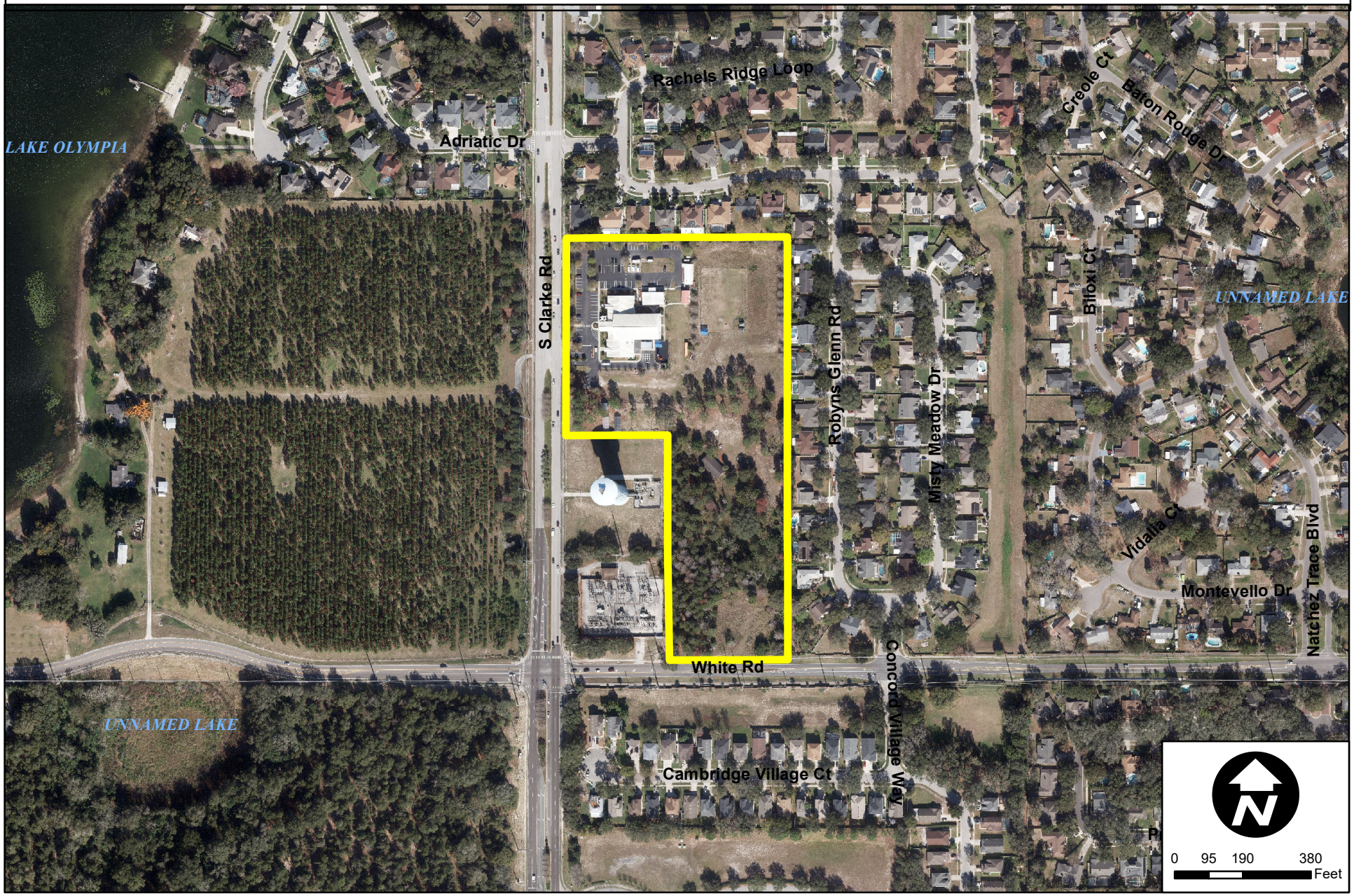
Financial Impacts:
N/A

Type of Item: Consent

Ocoee Oaks Joint Venture Large-Scale Final Subdivision Plan - Location Map



Ocoee Oaks Joint Venture Large-Scale Final Subdivision Plan 2022
Aerial Photography

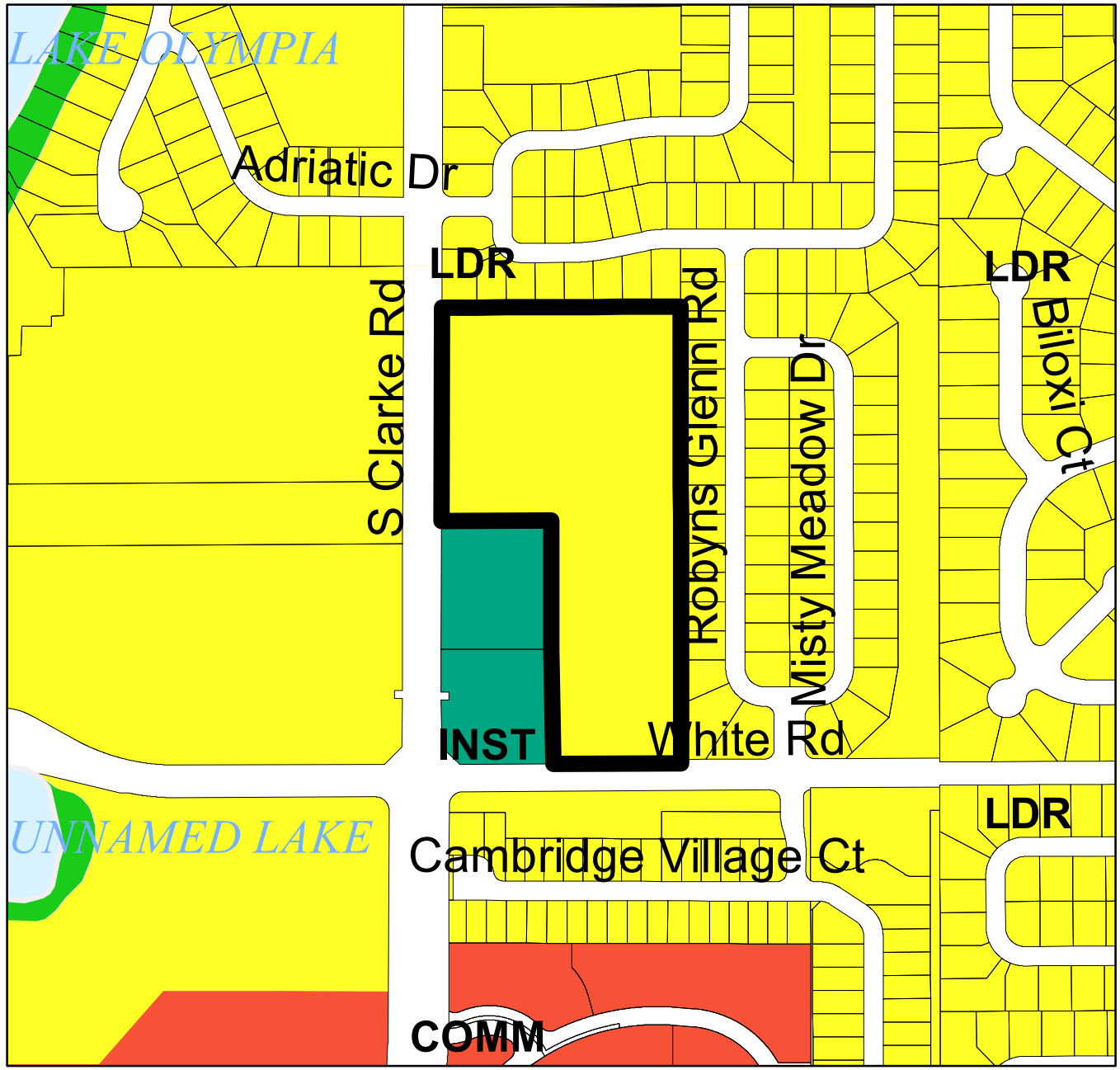


Ocoee Oaks Joint Venture Large-Scale Final Subdivision Plan
Surrounding FLU Map

Development Services Department

0 100 200 400 Feet

Created: month year



Subject Property

Zoning Classification:

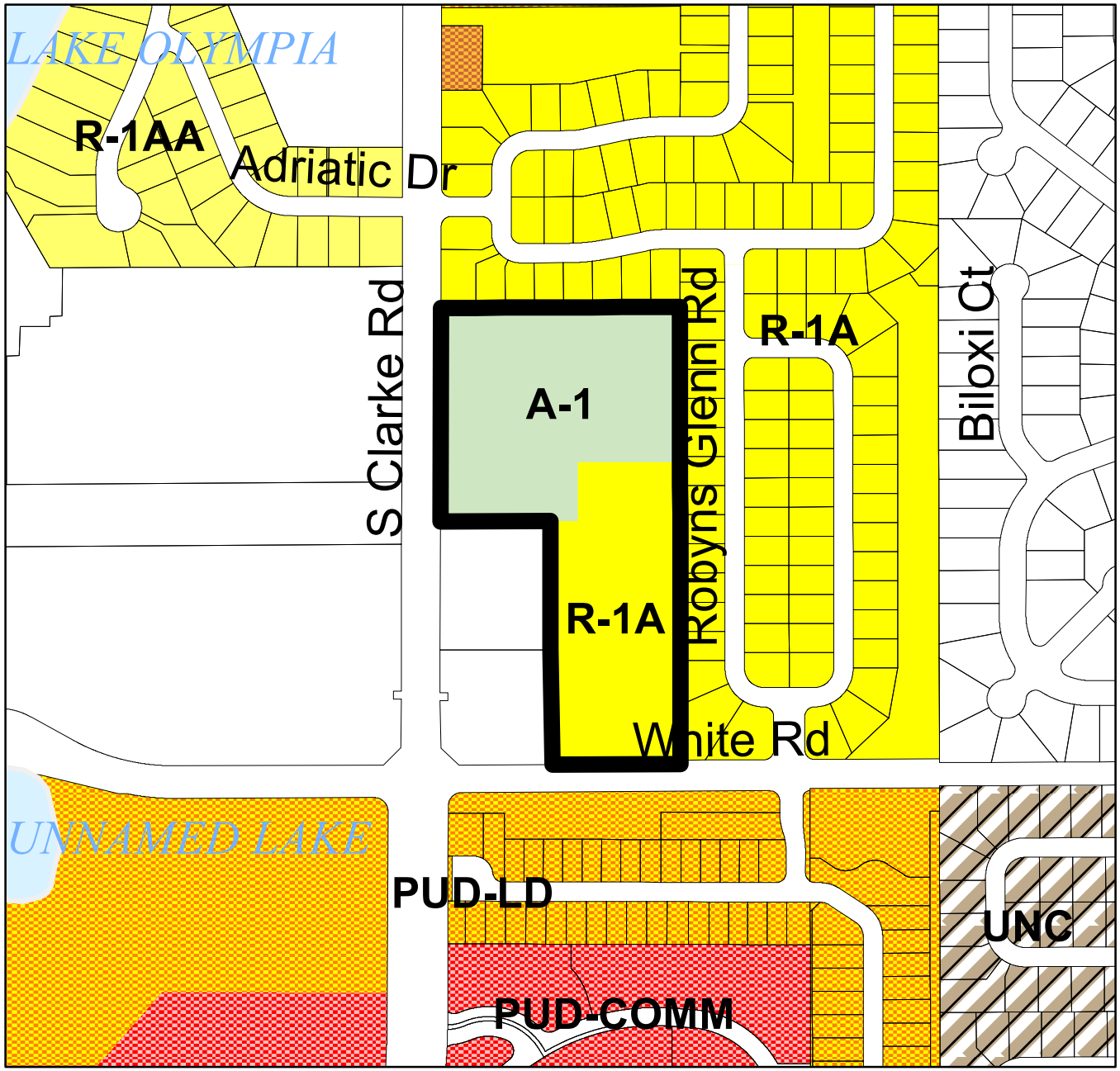
- General Agricultural (A-1)
- Suburban (A-2)
- Single-Family Dwelling (R-1AAA)
- Single-Family Dwelling (R-1AA)
- Single-Family Dwelling (R-1A)
- Single-Family Dwelling (R-1)
- One- & Two-Family Dwelling (R-2)
- Multiple-Family Dwelling (R-3)
- Mobile Home Subdivision (RT-1)
- Professional Offices & 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

Ocoee Oaks Joint Venture Large-Scale Final Subdivision Plan
Surrounding Zoning Map

Development Services Department

0 100 200 400 Feet

Created: month year



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- Medium Density (PUD)
- High Density (PUD)
- Public Use (PUD)
- Unclassified

PRELIMINARY / FINAL LARGE-SCALE SUBDIVISION PLANS
for
OCOEE OAKS
JOINT VENTURE
CITY OF OCOEE, FLORIDA

SECTION 21, TOWNSHIP 22 , RANGE 28
PARCEL ID
No. 21-22-28-0000-00-027

OWNER:
OCOEE OAKS UNITED METHODIST CHURCH, INC.
10275 KRISTEN PARK DR.,
ORLANDO, FL 32832
CONTACT: DONALD THALMANN
PHONE: 407-293-0700

APPLICANT:
CARLOS BONILLA
7901 KINGSPOINTE PKWY, STE 8,
ORLANDO, FL 32819
CONTACT: CARLOS BONILLA
PHONE: 407-557-6208
EMAIL: CARLOS@ELPGLOBAL.COM △

CIVIL ENGINEER:
DAVE SCHMITT ENGINEERING, INC.
12301 LAKE UNDERHILL ROAD, SUITE 241
ORLANDO, FL 32828
CONTACT: DAVE SCHMITT, P.E.
PHONE: 407-207-9088
EMAIL: DSEMAILBOX@DSEORL.COM

LANDSCAPE:
BORRELLI + PARTNERS
720 VASSAR STREET
ORLANDO, FL 32804
CONTACT: CHRIS RICE
PHONE: 407 418-1338
EMAIL: CRICE@BORRELLIARCHITECTS.COM

GEOTECHNICAL ENGINEER:
UNIVERSAL ENGINEERING SCIENCES
3532 MAGGIE BOULEVARD
ORLANDO, FLORIDA 32811
CONTACT: ROBERT A. TROMPKE, P.E.
PHONE: 407-304-5560

TRAFFIC PLANNING AND DESIGN INC.:
535 VERSAILLES DRIVE
MAITLAND, FLORIDA 32751
CONTACT: ALEXA L. BUNDY
PHONE: 407-423-0504

PEC SURVEYING AND MAPPING LLC:
2100 ALAFAYA TRAIL, SUITE 203
OVIEDO, FLORIDA 32765
CONTACT: DAVID WHITE P.S.M.
PHONE: 407-542-4967

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THE EAST 3.00 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST, RUN S 00°00'38" W. ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 627.89 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WHITE ROAD; THENCE S 89°45'08" W. ALONG SAID RIGHT- OF-WAY LINE A DISTANCE OF 208.12 FEET; THENCE N 00°00'38" E. A DISTANCE OF 627.91 FEET TO A POINT OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, THENCE N. 89°45'20" E. A DISTANCE OF 208.12 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS THE EAST 3.00 ACRES, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST; RUN S. 89°45'20" W. ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 208.12 FEET TO THE NORTHWEST CORNER OF THE EAST 3.00 ACRES OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A POINT OF BEGINNING; THENCE SOUTH 00°00'38" W. ALONG THE WEST LINE OF SAID EAST 3.00 ACRES, A DISTANCE OF 627.91 FEET A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WHITE ROAD; THENCE SOUTH 89°45'08" W. A DISTANCE OF 125.21 FEET TO A POINT ON THE WEST LINE OF SAID EAST 1/2; THENCE N. 00°02'51" E. A DISTANCE OF 627.92 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2; THENCE N. 89°45'20" E. A DISTANCE OF 124.80 FEET TO THE POINT OF BEGINNING.

PARCEL C:

THE SOUTH 550 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS THE WEST 25 FEET THEREOF AND LESS ROAD RIGHT OF WAY ON WEST.

PREPARED FOR:

OCOEE OAKS JOINT VENTURE

WATER / SEWER SERVICE: △
CITY OF OCOEE UTILITIES DEPARTMENT △
1800 A.D. MIMS RD. △
OCOEE, FL 34761 △
PHONE: (407) 905-3159 △

ELECTRIC SERVICE:
DUKE ENERGY
452 EAST CROWN POINT ROAD
WINTER GARDEN, FL 33787
PHONE: (407) 905-3321

TELEPHONE SERVICE:
AT&T-SOUTHEAST
450 N. GOLDENROD ROAD
ORLANDO, FLORIDA 32807
PHONE: (407) 380-0938

CABLE SERVICE:
SPECTRUM
1004 US HIGHWAY 92 W
AUBURNDALE, FL 33823
PHONE: (866) 309-3279

GAS SERVICE:
LAKE APOPKA NATURAL GAS DISTRICT
1320 WINTER GARDEN-VINELAND ROAD
WINTER GARDEN, FL 34778
PHONE: (407) 656-2734

Know what's **below.**
Call before you dig.

TABLE OF CONTENTS

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04	EROSION CONTROL DETAILS
05	SWPPP
06	OVERALL SITE PLAN
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08-A	GRADING & DRAINAGE PLAN-2 △
09	UTILITY PLAN
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11	PLAN & PROFILE (STREET A) - 2
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11B	PLAN & PROFILE (ROBYNS GLENN RD) - 4
12	SIGNAGE & STRIPING PLAN
13	FIRE TRUCK ROUTE PLAN
14	UTILITY DETAILS - 1
15	UTILITY DETAILS - 2
15-A	UTILITY DETAILS - 3 △
16	PAVING, GRADING & DRAINAGE DETAILS
17	LIFT STATION PLAN
18	LIFT STATION DETAILS-1
19	LIFT STATION DETAILS-2
19-A	LIFT STATION PLAN-3
19-B	LIFT STATION DETAILS-4
19-C	LIFT STATION DETAILS-5 △
T-100/T-101	TREE MITIGATION PLAN
T-500	TREE MITIGATION PLAN AND CALCULATIONS
L-100/L-101	LANDSCAPE PLAN
L-500	LANDSCAPE PLAN LIST AND DETAILS
I-100/I-101	IRRIGATION PLAN
I-500	IRRIGATION DETAILS
BOUNDARY SURVEY	△ △

SITE
Lake Shenwood
Lake Lucie
Lake Sue
Lake Isabelle
Lake Sidell
Lake Lucy
Lake Johnson
Spring Lake
Starke Lake
Admiral Pointe
Twin Lakes Manor
Silver Star Estates
Oakwood
Rose Hill
Rosemont
Rosemont North
Lakeside Village
Lakeside Village North
Lakeside Village South
Lakeside Village West
Lakeside Village Central
Lakeside Village Northeast
Lakeside Village Southeast
Lakeside Village Southwest
Lakeside Village Northwest

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM WITH CITY OF OCOEE ENGINEERING STANDARDS MANUAL, F.D.O.T. STANDARDS FOR ROAD & BRIDGE CONSTRUCTION AND THE CITY OF OCOEE. THE MOST STRINGENT STANDARDS BETWEEN THE CITY STANDARDS AND THE STANDARDS SET FORTH IN THE GENERAL NOTES . ALL IMPROVEMENTS TO BE DEDICATED AND/OR MAINTAINED BY THE CITY SHALL BE IN CONFORMANCE WITH THE CITY OF OCOEE ENGINEERING STANDARDS MANUAL, MATERIALS LIST, AND DETAILS. FINAL PLAN APPROVAL DOES NOT PROVIDE EXEMPTION TO THESE REQUIREMENTS.

2. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN EXISTING ROAD RIGHTS-OF-WAY WITH THE CITY OF OCOEE CITY ENGINEER AND THE FLORIDA DEPARTMENT OF TRANSPORTATION.

3. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND IN-HAND BEFORE BEGINNING CONSTRUCTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL INSPECTION CRITERIA AND SCHEDULES, AND FOR SIGNING SAID INSPECTIONS.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND FOR NOTIFYING THE VARIOUS UTILITY PROVIDERS TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION, TEMPORARY DISRUPTION OF SERVICE, OR CLARIFICATION OF ACTIVITY REGARDING SAID UTILITY. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THESE PLANS OR FIELD LOCATED. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY PROVIDERS AND THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY PROVIDER DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

6. THE LOCATION OF ALL EXISTING UTILITIES, STORM DRAINAGE SYSTEMS AND TOPOGRAPHIC FEATURES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, WHICH WOULD APPRECIABLY AFFECT THE EXECUTION OF THESE PLANS, THE CONTRACTOR WILL HALT ALL CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY.

7. DUKE ENERGY WILL INSTALL, REGULATE AND MAINTAIN THE PROPOSED POWER DISTRIBUTION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH PROGRESS ENERGY TO INSURE PROPER CONSTRUCTION PHASING, ELIMINATE CONFLICTS IN THE WORK, AND AVOID UNNECESSARY DELAYS.

8. THE LOCAL TELEPHONE COMPANY WILL INSTALL, REGULATE AND MAINTAIN THE PROPOSED COMMUNICATION DISTRIBUTION SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH SAID PROVIDER TO INSURE PROPER CONSTRUCTION PHASING, ELIMINATE CONFLICTS AND AVOID UNNECESSARY DELAYS.

9. ALL WORK AND MATERIALS FURNISHED SHALL BE IN REASONABLE CONFORMITY WITH THE LINES, GRADES, GRADING SECTIONS, CROSS SECTIONS, DIMENSIONS, MATERIAL REQUIREMENTS, AND TESTING REQUIREMENTS THAT ARE SPECIFIED IN THE CONTRACT, PLANS OR SPECIFICATIONS.

10. THE CONTRACTOR SHALL CONTROL HIS OPERATIONS AND THOSE OF HIS SUBCONTRACTORS, AND ALL SUPPLIERS TO ASSURE THE LEAST INCONVENIENCE TO THE TRAVELING PUBLIC. THE CONTRACTOR SHALL MAINTAIN FREE AND UNOBSTRUCTED MOVEMENT OF VEHICULAR TRAFFIC AND SHALL LIMIT HIS OPERATIONS FOR THE SAFETY AND CONVENIENCE OF THE TRAVELING PUBLIC. UNDER ALL CIRCUMSTANCES, SAFETY SHALL BE THE MOST IMPORTANT CONSIDERATION.

11. PRIOR TO COMMENCING WORK THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL BARRICADES, WARNING SIGNS, AND MARKINGS FOR HAZARDS AND THE CONTROL OF TRAFFIC, IN REASONABLE CONFORMITY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS OR AS DIRECTED BY THE CITY OF OCOEE TRAFFIC ENGINEER; SUCH AS TO EFFECTIVELY PREVENT ACCIDENTS IN ALL PLACES WHERE THE WORK CAUSES OBSTRUCTIONS TO THE NORMAL TRAFFIC OR CONSTITUTES IN ANY WAY A HAZARD TO THE PUBLIC.

12. THE CONTRACTOR SHALL COMPLY WITH ALL LOAD RESTRICTIONS IN THE HAULING OF MATERIALS IN PUBLIC ROADS BEYOND THE LIMITS OF THE WORK. A SPECIAL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR THE DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL AND EQUIPMENT.

13. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE POLICIES AND GUIDELINES ESTABLISHED BY CITY OF OCOEE, FLORIDA FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE OR INJURY TO PROPERTY OF ANY CHARACTER, DURING THE EXECUTION OF THE WORK, RESULTING FROM ANY OMISSION, NEGLECT, OR MISCONDUCT IN HIS MANNER OR METHOD OF EXECUTING THE WORK, OR AT ANYTIME DUE TO DEFECTIVE WORK OR MATERIALS.

14. THE CONTRACTOR SHALL INSURE THAT PROPER SOIL DENSITIES ARE ACHIEVED FOR PLACEMENT OF ALL HEADWALL/ENDWALL FOOTINGS, RETAINING WALLS, AND IN GENERAL, ANY FOOTING SUPPORT DESCRIBED ON THESE PLANS. IT WILL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SUFFICIENT SOILS TESTING HAS BEEN PERFORMED PRIOR TO CONSTRUCTION.

15. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE GEOTECHNICAL ENGINEER'S REPORT FOR THIS PROJECT FROM DAVE SCHMITT ENGINEERING. INC. AND MEET THE GEOTECHNICAL ENGINEER'S REQUIREMENTS FOR SOIL PREPARATION ON THE SITE.

16. AFTER THE ROADWAY HAS BEEN CONSTRUCTED TO SUBGRADE, IT SHALL BE PROOF-ROLLED TO ASSURE THAT PROPER COMPACTION HAS BEEN ATTAINED. THE PROOF-ROLLING AND COMPACTION OPERATIONS SHALL BE INSPECTED AND TESTED BY A FLORIDA LICENSED GEOTECHNICAL ENGINEER TO ASSURE THAT THE SPECIFIED COMPACTION IS MAINTAINED AND THAT ALL DELETERIOUS MATERIALS HAVE BEEN REMOVED.

17. COMPACT THE TRENCHES WITHIN ROADWAYS TO 98% OF THE MODIFIED PROCTOR DENSITY; WITHIN OTHER AREAS TO 95%.

18. IN OTHER AREAS WHICH REQUIRE FILL MATERIAL THE CONTRACTOR WILL STRIP OR OTHERWISE REMOVE ALL VEGETATION SUCH AS BRUSH, HEAVY SODS, HEAVY GROWTH OF GRASS, DECAYED VEGETABLE MATTER, RUBBISH AND ANY OTHER DELETERIOUS MATERIAL BEFORE EMBANKMENT IS STARTED. IMMEDIATELY PRIOR TO THE PLACEMENT OF FILL MATERIALS, THE ENTIRE AREA UPON WHICH FILL IS TO PLACED, SHALL BE SCARIFIED IN A DIRECTION APPROXIMATELY PARALLEL TO THE AXIS OF FILL. THE GEOTECHNICAL ENGINEER SHALL APPROVE THE AREA PRIOR TO THE PLACEMENT OF FILL.

19. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH FDOT STANDARD INDEX .

20. ROADWAY AND DRAINAGE DESIGN PER CURRENT CITY OF OCOEE AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

21. THE CONTRACTOR SHALL SUBMIT A MAINTENANCE OF TRAFFIC PLAN TO CITY OF OCOEE AND OBTAIN PLAN APPROVAL PRIOR TO CONSTRUCTION.

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL RETENTION AND DETENTION FACILITIES AND ALL LANDSCAPE BUFFERS, THROUGH THE DURATION OF THE PROJECT, AND UNTIL THE WORK IS ACCEPTED BY THE OWNER, ALL DISRUPTED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.

23. CONTRACTOR IS REQUIRED TO CALL SUNSHINE UTILITY LOCATES AT 811, MINIMUM OF 2 DAYS TO A MAXIMUM OF 5 DAYS, PRIOR TO ANY EXCAVATION.

24. MISCELLANEOUS ENGINEER NOTIFICATIONS

A. THE CONTRACTOR SHALL PROVIDE THE CITY 48 HOUR ADVANCE NOTIFICATION FOR THE FOLLOWING CONSTRUCTION AND OBSERVATION ACTIVITIES.

a. SANITARY SEWER VIDEO INSPECTION.
b. CONNECTIONS TO EXISTING SYSTEMS
c. THRUST BLOCK POURS AND RESTRAINT CONNECTIONS
d. STORM DRAINAGE LAMPING
e. INLET TOP POURS (REINFORCING STEEL CHECK)
f. WATER & FORCE MAIN PRESSURE TESTS
g. BACTERIOLOGICAL SAMPLING
h. BASE OBSERVATION & SOUNDING
i. ASPHALT PLACEMENT
j. PRE-FINAL INSPECTION
k. FINAL INSPECTION

B. THE CONTRACTOR SHALL KEEP DAILY "AS-BUILT" DRAWINGS AND MAKE THEM READILY ACCESSIBLE.

C. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A PROJECT CONSTRUCTION SCHEDULE (BAR GRAPH) AND UPDATE SAID SCHEDULE ON A MONTHLY BASIS.

D. THE CONTRACTOR SHALL COORDINATE ALL BACKFILL OPERATIONS WITH THE PROJECT GEOTECHNICAL ENGINEER AND SUBMIT TEST REPORTS TO THE ENGINEER PRIOR TO BEGINNING WORK ON THE NEXT ITEM OF WORK, I.E. SUBGRADE PRIOR TO CURB.

E. THE ENGINEER RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER, RETEST AND OR PERFORM ANY ACTION NECESSARY TO ENSURE THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

25. AS-BUILTS NEED TO BE SUBMITTED TO THE CITY SIGNED AND SEALED IN ACCORDANCE WITH SECTION 3.01.05 OF THE ENGINEERING STANDARDS MANUAL IN THE FOLLOWING FORMATS:
A. 1 PDF COPY
B. CAD COPY DRAWN IN STATE PLANE COORDINATES

WATER

26. THE FOLLOWING UTILITY PROVIDER IS LISTED FOR THE CONVENIENCE TO THE CONTRACTOR.

WATER:

CITY OF OCOEE UTILITIES DEPARTMENT
1800 A.D. MIMS RD.
OCOEE, FLORIDA 34761
(407) 905-3159

27. WATER AND UTILITY CROSSINGS:

UTILITY SEPARATION-VERTICAL CLEARANCE

A. THE WATER MAIN SHALL BE LAID ABOVE THE SEWER WHENEVER THEY CROSS. IF POSSIBLE WATER MAIN SHALL BE ABOVE OTHER PIPES.

B. WHERE WATER MAINS CROSS A GRAVITY SANITARY SEWER, STORM SEWER, OR RECLAIMED WATER MAIN, A VERTICAL SEPARATION (OUTSIDE TO OUTSIDE) OF AT LEAST 12 INCHES MUST BE MAINTAINED FROM THE RECLAIMED WATER MAIN. A VERTICAL SEPARATION OF 18 INCHES MUST BE MAINTAINED FROM THE GRAVITY SANITARY SEWER AND STORM SEWER MAIN. THE WATER MAIN SHALL BE LAID ABOVE THE OTHER PIPE.

C. ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ON THE OTHER PIPELINE SO THAT THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE JOINTS OF THE OTHER PIPE.

UTILITY SEPARATION-HORIZONTAL SEPARATION

D. WHEN WATER MAINS PARALLEL A GRAVITY SANITARY SEWER MAIN NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., A SEPARATION (MEASURED OUTSIDE TO OUTSIDE) OF AT LEAST TEN FEET MUST BE MAINTAINED.

E. WHERE WATER MAINS PARALLEL A GRAVITY STORM SEWER PIPE OR RECLAIMED WATER MAIN REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. A MINIMUM OF 3 FEET HORIZONTAL SEPARATION (MEASURED OUTSIDE TO OUTSIDE) MUST BE MAINTAINED.

F. NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY MANHOLE OR STORM SEWER INLET OR MANHOLE.

G. FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM THE A STORM SEWER OR RECLAIMED WATER MAIN REGULATED BY PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET, FROM A GRAVITY SANITARY SEWER NOT REGULATED BY PART III OF CHAPTER 62-610, F.A.C.

H. THE WATER MAIN PIPE SHALL BE LAID SUCH THAT THE JOINTS ARE STAGGERED AS FAR AS POSSIBLE FROM THE JOINTS OF THE OTHER PIPE.

I. REFER TO OCOEE PIPE SEPARATION REQUIREMENT TABLE SHEET (UT013) ON SHEET 13

28. ALL FIRE HYDRANTS SHALL BE POSITIONED NO MORE THAN 5 FEET FROM THE CURB.

NOTE:
PRESSURE PIPE LENGTHS DO NOT INCLUDE BENDS, AIR RELEASE VALVES, OR FIRE HYDRANT ASSEMBLIES.

29. A BACKFLOW DEVICE (I.E. JUMPER CONNECTION) IS REQUIRED AT ALL ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS.

FIRE PROTECTION SHALL BE IN ACCORDANCE WITH CITY OF OCOEE CHAPTER 78 - FIRE PREVENTION CODEAND NFPA1, FIRE CODE, 2012 FIFTH EDITION.

SEWER

30. THE FOLLOWING UTILITY PROVIDER IS LISTED FOR THE CONVENIENCE TO THE CONTRACTOR.

SEWER:

CITY OF OCOEE UTILITIES DEPARTMENT
1800 A.D. MIMS RD.
OCOEE, FLORIDA 34761
(407) 905-3159

31. ALL GRAVITY SEWER LINES SHALL BE A MINIMUM OF 2' FROM THE CURB AT ALL LOCATIONS.

32. CITY OF OCOEE UTILITIES EMERGENCY WASTEWATER SPILL AND WATER MAIN BREAK PROCEDURES.

A. TELEPHONE NOTIFICATION

THE CITY OF OCOEE INSPECTOR SHALL BE NOTIFIED IMMEDIATELY IN THE EVENT OF A FORCEMAIN, GRAVITY SEWER OR WATERMAIN BREAK OR DAMAGE AT 407-905-3159.

B. REPAIR IMMEDIATELY

ALL DAMAGE TO CITY OF OCOEE'S MAINS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT THE CONTRACTORS' EXPENSE. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY THE CITY OF OCOEE UTILITIES INSPECTOR, CITY OF OCOEE MAY PERFORM REPAIRS AND THE CONTRACTOR WILL BE CHARGED FOR THOSE REPAIRS.

C. CITY OF OCOEE UTILITIES GENERAL TELEPHONE NUMBERS

CONSTRUCTION INSPECTION SECTION 407-905-3100 X1510

ENGINEERING DEPT 407-905-3100 X1504

D. ADVANCE NOTIFICATION OF CONSTRUCTION

E. ADVANCE NOTIFICATION OF PENDING CONNECTION

COORDINATE WITH/ THROUGH CITY'S INSPECTOR

F. OPERATION OF CITY OF OCOEE VALVES

WATER, WASTEWATER, AND REUSE VALVES ARE TO BE OPERATED ONLY BY A CITY OF OCOEE UTILITIES INSPECTOR (407-905-3100). ALL VALVES BEING INSTALLED ARE TO REMAIN CLOSED DURING CONSTRUCTION.

G. OPERATION OF CITY OF OCOEE PUMP STATIONS

THE CONTRACTOR SHALL COORDINATE ALL PUMP STATION OPERATIONS AND SHUT DOWN CONTROLS WITH AN CITY OF OCOEE UTILITIES INSPECTOR (407-905-3100).

33. PRESSURE PIPE LENGTHS DO NOT INCLUDE BENDS, AIR RELEASE VALVES OR FIRE HYDRANT ASSEMBLIES.

34. THE MOST STRINGENT STANDARDS BETWEEN THE CITY OF OCOEE AND FDEP STANDARDS SHALL BE FOLLOWED FOR ALL PUBLIC UTILITIES. 1

35. AS-BUILTS NEED TO BE SUBMITTED TO THE CITY SIGNED AND SEALED IN ACCORDANCE WITH SECTION 3.01.05 OF THE ENGINEERING STANDARDS MANUAL IN THE FOLLOWING FORMATS:
a. 1 PDF COPY
b. CAD COPY DRAWN IN STATE PLANE COORDINATES

36. ALL FINISHED FLOOR ELEVATIONS WILL EXCEED THE 100-YEAR FLOOD PLAIN BY A MINIMUM OF TWO FEET (2').

37. IN THE EVENT OF EXCESSIVE OFF-SITE TRACKING, THE CONTRACTOR WILL BE OBLIGATED TO INSTALL ADDITIONAL MEASURES. SHOUL OFFSITE TRACKING BECOME AN ISSUE, THE CITY WILL REQUIRE INSTALLATION OF THE YELLOW RUMBLE STRIP ANTI SEDIMENT TRACKING DEVICE. 1

38. ANY DEVIATION FROM THE CITY OF OCOEE ENGINEERING STANDARDS MUST BE REQUESTED AND APPROVED IN WRITING PRIOR TO CONSTRUCTION.

39. CONTRACTOR SHALL REFER TO THE CITY OF OCOEE ENGINEERING STANDARDS MANUAL, LAND DEVELOPMENT CODE, APPROVED MATERIALS LIST, AND CITY DETAILS. THE MOST STRINGENT STANDARDS BETWEEN THE CITY OF OCOEE STANDARDS AND STANDARDS SET FORTH IN THESE NOTES SHALL BE FOLLOWED.

40. ALL FINISH FLOOR ELEVATIONS WILL EXCEED THE 100-YRS FLOOD PLAIN BY A MINIMUM OF TWO FEET (2').

41. THE MOST STRINGENT STANDARDS BETWEEN THE CITY STANDARDS AND THE STANDARDS SET FORTH IN THE GENERAL NOTES (AS DETERMINED BY THE ENGINEER OF RECORD OR THE CITY ENGINEER) SHALL BE FOLLOWED.

42. AS-BUILT NEED TO BE SUBMITTED TO THE CITY SIGNED AND SEALED IN ACCORDANCE WITH SECTION 3.01.05 OF THE ENGINEERING STANDARDS MANUAL IN THE FOLLOWING FORMAT:
A.-1 PDF COPY
B.-CAD COPY DRAWN IN STATE PLANE COORDINATES.

SUBDIVISION NOTE:

- STRUCTURES, IMPERVIOUS MATERIALS AND FENCES ARE NOT PERMITTED WITHIN THE SWALE AREAS IN ORDER TO PREVENT IMPEDING OR OBSTRUCTING DRAINAGE FLOWS IN THE REARS OF THE LOTS. 1

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DAVE SCHMITT ENGINEERING, INC.
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			01-02-2024	DM	REV PER CITY COMMENTS 5
			11-21-2023	DM	REV PER CITY/SJRWMD COMMENTS 4
			10-13-2023	DM	REV PER CITY/SJRWMD COMMENTS 2
			09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS 1

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

GENERAL CONSTRUCTION NOTES

OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: NONE
SHEET: 02 OF 19

EROSION AND SEDIMENT CONTROL NOTES

1. *CONTRACTOR TO ENSURE SILT FENCING, SEDIMENT BASINS, CONSTRUCTION ENTRANCE ARE INSTALLED ON SITE PRIOR TO ANY LAND DISTURBANCE, CLEARING AND MASS GRADING ACTIVITIES.*
2. *THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.*
3. *ADDITIONAL ON-SITE EROSION PROTECTION, TO THAT SHOWN ON THESE PLANS, MUST BE PROVIDED TO ENSURE SILT OR DUST DOES NOT LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.*
4. *SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH, OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.*
5. *CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT, PLUGGED WHEN REQUIRED AND IN WORKING ORDER AT TIME OF ACCEPTANCE.*
6. *SILT FENCES, FILTER BARRIERS, ETC. SHALL BE INSPECTED EVERY 7 DAYS OR WITHIN 24 HOURS OF RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.*
7. *PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT (WATER OR AIR BORN) LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN GOOD WORKING CONDITION AT THE END OF EACH WORKING DAY.*
8. *SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.*
9. *SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE- THIRD THE HEIGHT OF THE BARRIER.*
10. *ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.*
11. *EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.*
12. *ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.*
13. *SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.*
14. *ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.*
15. *DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (SJRWMD).*
16. *ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION , VEGETATION AND/OR GRASS SOD. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID GRASS SOD.*
17. *DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.*
18. *ALL EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.*
19. *THESE PLANS INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.*
20. *THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL CITY, WATER MANAGEMENT DISTRICTAND/OR FDEP INQUIRIES, RELATIVE TO COMPLIANCE OF EROSION AND SEDIMENTATION CONTROLS. THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT. COPIES OF ALL INQUIRES SHALL BE FORWARDED TO THE ENGINEER FOR REVIEW.*
21. *THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS, ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (SJRWMD) AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) SPECIFICATIONS AND CRITERIA.*
22. *CONTRACTOR TO REFER TO THE PROJECT SWPPP FOR ADDITIONAL INFORMATION ON EROSION CONTROL MEASURE.*
23. *FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) CHAPTER 6.*
24. *CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AS FOLLOWS:*
    A. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
    B. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF ITS USE, IT SHALL BE REPLACED PROMPTLY.
    C. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT.
    D. ANY SEDIMENT DEPOSITS LEFT IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE FINISHED GRADE, PREPARED AND SEEDED.

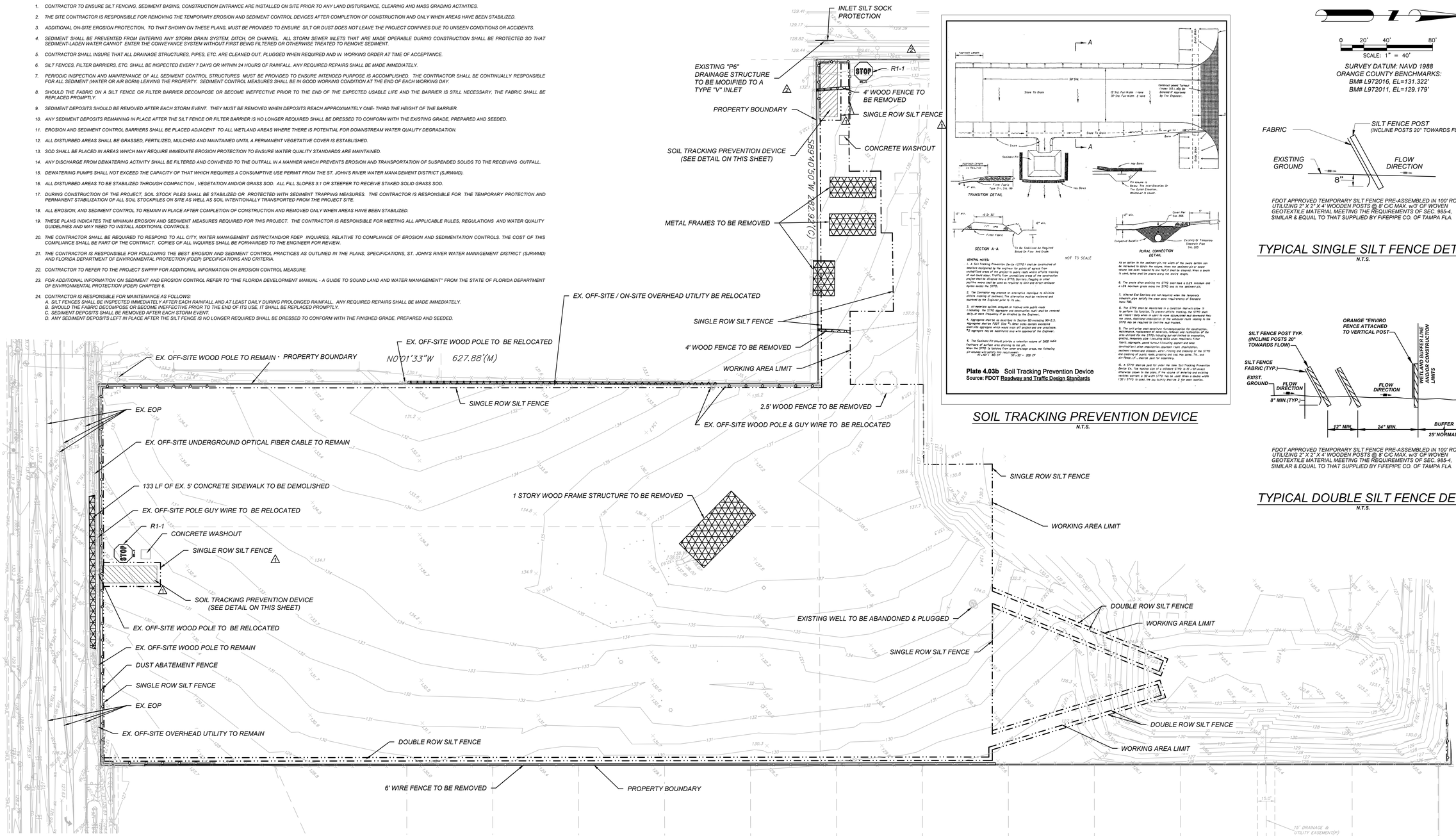


Plate 4.03b Soil Tracking Prevention Device
Source: FDOT Roadway and Traffic Design Standards

SOIL TRACKING PREVENTION DEVICE
N.T.S.

GENERAL NOTES:

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where offsite tracking of mud could occur. Traffic from unstabilized areas of the construction site shall be directed to pass through the STPD. Barricades, flagging or other positive means shall be used as required to limit and direct vehicular egress across the STPD.

2. The Contractor may propose an alternative technique to minimize offsite tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.

3. All materials spilled, dropped, or tracked onto public roads including the STPD aggregate and immediately must shall be removed daily, or more frequently if so directed by the Engineer.

4. Aggregate shall be as described in Section 901 including 901-2.3. Aggregate size #1, #2, #57, or #67 may be used. Recycled concrete aggregate which would wash off pavement are unacceptable. #2 aggregate may be substituted only with approval of the Engineer.

5. The Sediment Pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is located from other drainage areas, the following pit volumes will satisfy this requirement:
   15 x 30 = 450 CF 30' x 30' = 900 CF

6. The STPD should be maintained in a condition that will allow it to perform its function. To prevent offsite tracking, the STPD shall be modified, or additional STPD's constructed, as may be deemed necessary by the Engineer. Additional stabilization of the unpaved route leading to the STPD may be required to limit the mud tracked.

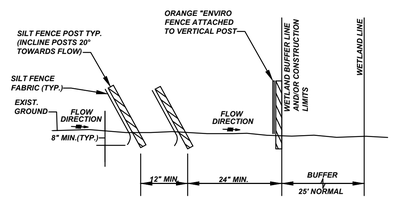
7. Hay bales and/or sediment barriers may be necessary for stabilization. Maintenance, replacement of damaged bales, and removal of the area when utilized for the STPD including but not limited to excavation, grading, temporary pipe (including MES when required), Filter Fabric, aggregate, paved turnout (including asphalt and base construction), drive stabilization, sediment trap installation, sediment barrier installation, and restoration of the area including the cleaning of public roads, grading and seeding and mulching. Hay bales, silt fence, I.P., shall be paid for separately.

8. A STPD should be paid for under the item Soil Tracking Prevention Device. The STPD shall be measured by the unit each. The STPD, unless otherwise shown in the plans, if the volume of entering and existing vehicles warrant, a 30' x 60' STPD may be used. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.

SURVEY DATUM: NAVD 1988
ORANGE COUNTY BENCHMARKS:
BM# L972016, EL=131.322'
BM# L972011, EL=129.179'

FDOT APPROVED TEMPORARY SILT FENCE PRE-ASSEMBLED IN 100' ROLLS UTILIZING 2"X 2"X 4' WOODEN POSTS @ 8' C/C MAX. W/3' OF WOVEN GEOTEXTILE MATERIAL MEETING THE REQUIREMENTS OF SEC. 985-4, SIMILAR & EQUAL TO THAT SUPPLIED BY FIFEPIPE CO. OF TAMPA FLA.

TYPICAL SINGLE SILT FENCE DETAIL
N.T.S.



FDOT APPROVED TEMPORARY SILT FENCE PRE-ASSEMBLED IN 100' ROLLS UTILIZING 2"X 2"X 4' WOODEN POSTS @ 8' C/C MAX. W/3' OF WOVEN GEOTEXTILE MATERIAL MEETING THE REQUIREMENTS OF SEC. 985-4, SIMILAR & EQUAL TO THAT SUPPLIED BY FIFEPIPE CO. OF TAMPA FLA.

TYPICAL DOUBLE SILT FENCE DETAIL
N.T.S.

DAVE SCHMITT ENGINEERING, INC.
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			10-13-2023	DM	REV PER CITY/SJRWMD COMMENTS 2
			09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS 1

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

EROSION CONTROL & DEMO PLAN
OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1"=40'
SHEET: 03 OF 19

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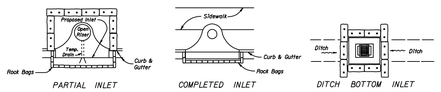
EROSION AND SEDIMENT CONTROL NOTES

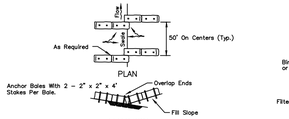
1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION - ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED IN D-903. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 8 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.
13. STRAW BALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE STRAW BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
17. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
18. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
19. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
20. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
21. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
22. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/3 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
23. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT SPECIFICATIONS AND CRITERIA.
24. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (F.D.E.R.) CHAPTER 6.
25. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION. SEE DETAIL SHEET FOR TYPICAL CONSTRUCTION.
26. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
27. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
28. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
29. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
30. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAY BALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
31. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE STABILIZED.
32. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
33. THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL WATER MANAGEMENT DISTRICT INQUIRIES, RELATIVE TO COMPLIANCE OF SJRWMD FOR EROSION AND SEDIMENTATION CONTROL. THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT.

NOTE:
WHERE FDOT SPECS AND INDEX ARE REFERENCED, PLEASE REFER TO FDOT ROADWAY & TRAFFIC DESIGN STANDARDS, AND FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.

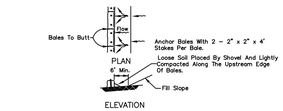


PARTIAL INLET — COMPLETED INLET — DITCH BOTTOM INLET

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES



TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES TOWARD THE TOE OF SLOPE

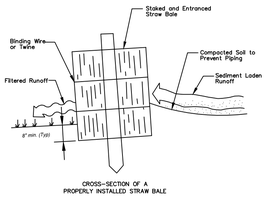


TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES AWAY FROM THE TOE OF SLOPE

BARRIERS FOR FILL SLOPES

HAY BALE PLACEMENT

N.T.S.



CROSS-SECTION OF A PROPERLY INSTALLED STRAW BALE

STAKED SYNTHETIC HAY BALE

<D-911>

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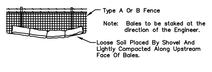
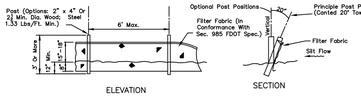
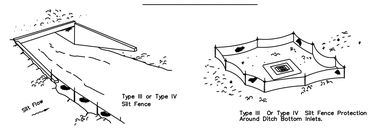


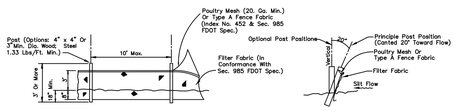
BALES BACKED BY FENCE



TYPE III SILT FENCE

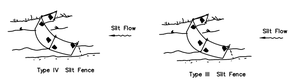


Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.



Note: Silt Fence to be paid for under the contract lump sum price for Erosion and Sediment Control.

TYPE IV SILT FENCE

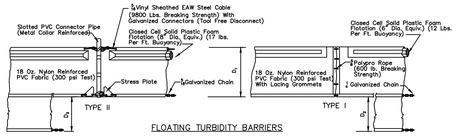


Note: Spacing for Type III & TYPE IV Fence to be in accordance with Chart 1, Sheet 1 of 3, FDOT Index No. 102 and ditch installations at drainage structures Sheet 2 of 3, FDOT Index No. 102.

SILT FENCE APPLICATIONS

SILT FENCE TYPE III & IV

N.T.S.

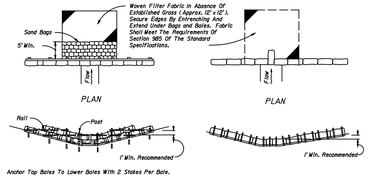


FLOATING TURBIDITY BARRIERS

NOTES:
1. Turbidity barriers are to be used in all permanent bodies of water regardless of water depth.
2. Number and spacing of anchors dependent on current velocities.
3. Deployment of barrier around pile locations may vary to accommodate construction operations.
4. Navigation may require segmenting barrier during construction operations.
5. For additional information see Section 104 of the FDOT Standard Specifications.

TURBIDITY BARRIERS

N.T.S.



BARRIER FOR UNPAVED DITCHES

SYNTHETIC HAY BALE BARRIERS TYPE I & II

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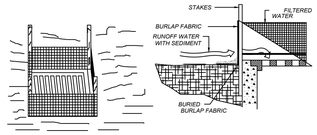


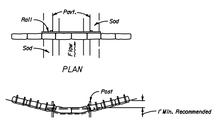
FABRIC SEDIMENT FILTER

SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 cfs) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS. SUCH AS IN STREET OR HIGHWAY MEDIANS.

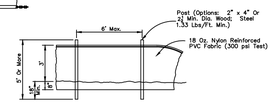
DROP INLET SEDIMENT TRAP

N.T.S.



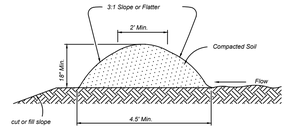
BARRIER FOR PAVED DITCH

NOTICE:
COMPONENTS OF TYPES I & TYPE II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

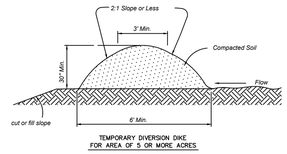


STAKED TURBIDITY BARRIER

Note:
Turbidity barriers for flowing streams and tidal creeks may be either floating, or staked types or any combinations of types that will suit site conditions and meet erosion control and water quality requirements. The barrier type(s) will be at the Contractors option unless otherwise specified in the plans, however, payment will be under the contract lump sum price established in the bid proposal for Erosion and Sediment Control Posts in staked turbidity barriers to be installed in vertical position unless otherwise directed by the Engineer.



TEMPORARY DIVERSION DIKE FOR AREA OF 1 TO 5 ACRES



TEMPORARY DIVERSION DIKE FOR AREA OF 5 OR MORE ACRES

DIVERSION DIKE

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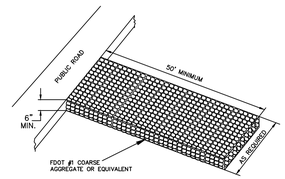
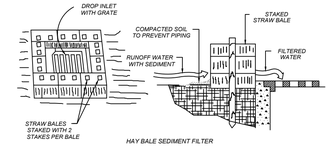


STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

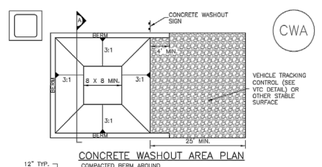


HAY BALE SEDIMENT FILTER

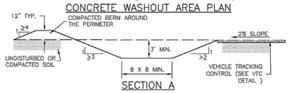
SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5 PERCENT) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.5 cfs) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

Concrete Washout Area (CWA) MM-1



CONCRETE WASHOUT AREA PLAN



SECTION A

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 (18 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 CWA-3
Urban Storm Drainage Criteria Manual Volume 3

CONCRETE WASHOUT AREA (CWA) DETAILS

DAVE SCHMITT ENGINEERING, INC.
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

EROSION CONTROL DETAILS

OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: NONE
SHEET: 04 OF 19

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STORM WATER POLLUTION PREVENTION PLAN

OWNER'S REQUIREMENTS

SITE DESCRIPTION

PROJECT NAME AND LOCATION:
OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

OWNER NAME AND ADDRESS:
OCOEE OAKS JOINT VENTURE
7901 KINGSPOINT PKWY, STE 8,
ORLANDO, FL 32819
CONTACT: CARLOS BONILLA
PHONE: 407-557-6208

DESCRIPTION:
THIS PROJECT INCLUDES THE CONSTRUCTION OF ROADWAYS, LOT GRADING, UTILITY CONSTRUCTION, DRAINAGE SYSTEM CONSTRUCTION (EXISTING RETENTION POND) AND LANDSCAPING.

SOIL DISTURBING ACTIVITIES WILL INCLUDE, BUT NOT LIMITED TO:
CLEARING AND GRUBBING; EARTHWORK, DRAINAGE SYSTEM, PAVING, AND PREPARATION FOR FINAL LANDSCAPING.

RUNOFF CURVE NUMBERS:
1. *PRE-CONSTRUCTION = SEE DRAINAGE CALCULATION NOTEBOOK*
2. *DURING CONSTRUCTION = SEE DRAINAGE CALCULATION NOTEBOOK*
3. *POST-CONSTRUCTION = SEE DRAINAGE CALCULATION NOTEBOOK*

SOILS:
SEE GEOTECHNICAL REPORT FOR BORINGS AND SOILS DATA.

SITE MAPS:
* *SEE ATTACHED PLANS FOR PRE & POST DEVELOPMENT GRADES, AREAS OF SOILS, DISTURBANCE, LOCATION OF SURFACE WATERS, WETLANDS, PROTECTED AREAS, MAJOR STRUCTURAL AND NONSTRUCTURAL CONTROLS AND STORM WATER DISCHARGE POINTS.*
* *SEE ATTACHED EROSION CONTROL PLAN FOR LOCATION OF TEMPORARY STABILIZATION PRACTICES AND EROSION CONTROL DETAILS.*
* *SEE ATTACHED GENERAL NOTES SHEET AND EROSION CONTROL PLAN FOR REQUIREMENTS FOR TEMPORARY AND PERMANENT STABILIZATION.*

SITE AREA:
1. *TOTAL AREA OF SITE = 12.57 AC.*
2. *TOTAL AREA TO BE DISTURBED = 5.95 AC.*
3. *TOTAL AREA REMAINING = 6.62 AC*

NAME OF RECEIVING WATERS:
EXISTING RETENTION POND:
Long:W81° 30' 55.99"
Lat:N28° 33' 56.29"

1. *ANTICIPATED START DATE OF CONSTRUCTION:* **8/24**
2. *ANTICIPATED END DATE OF CONSTRUCTION:* **8/25**

(CONSTRUCTION DATES ARE TO BE FILLED IN PRIOR TO COMMENCEMENT OF CONSTRUCTION)

CONTROLS

THIS PLAN UTILIZES BEST MANAGEMENT PRACTICES TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN OFF. AN EROSION AND TURBIDITY PLAN HAS BEEN PREPARED TO INSTRUCT THE CONTRACTOR ON PLACEMENT OF THESE CONTROLS. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL AND MAINTAIN THE CONTROLS PER PLAN AS WELL AS ENSURING THE PLAN IS PROVIDING THE PROPER PROTECTION AS REQUIRED BY FEDERAL, STATE AND LOCAL LAWS. REFER TO "CONTRACTORS RESPONSIBILITY" FOR A VERBAL DESCRIPTION OF THE CONTROLS THAT MAY BE IMPLEMENTED.

STORM WATER MANAGEMENT

STORM WATER DRAINAGE WILL BE PROVIDED BY A SERIES OF PIPES AND INLETS CONVEYING RUNOFF TO THE STORMWATER RETENTION PONDS FOR THE PROJECT. AREAS WHICH ARE NOT TO BE CONSTRUCTED ON, BUT WILL BE REGRADED SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE. THE SITE DISCHARGES TO A DRY DETENTION SYSTEM, WHERE PRACTICAL, TEMPORARY SEDIMENT BASINS WILL BE USED TO INTERCEPT SEDIMENT BEFORE ENTERING THE PERMANENT DETENTION BASIN. THIS IS IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FOR THIS TYPE OF DEVELOPMENT AT THE TIME OF PERMITTING.

TIMING OF CONTROLS/MEASURES

REFER TO "CONTRACTORS REQUIREMENTS" FOR THE TIMING OF CONTROL/MEASURES.

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS

IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS RELATED TO STORM WATER MANAGEMENT AND EROSION AND TURBIDITY CONTROLS, THE FOLLOWING PERMITS HAVE BEEN OBTAINED (TO BE FILLED IN PRIOR TO COMMENCEMENT OF CONSTRUCTION).

F.D.E.P. DREDGE/FILL PERMIT # _____

A.C.O.E. DREDGE/FILL PERMIT # _____

S.W.F.W.M.D. M.S.S.W. PERMIT # _____

N.P.D.E.S PERMIT # _____

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

*SIGNED:*_____
OWNER/OPERATOR

*DATED:*_____

CONTRACTOR'S REQUIREMENTS

GENERAL

THE CONTRACTOR SHALL AT A MINIMUM IMPLEMENT THE CONTRACTOR'S REQUIREMENTS OUTLINED BELOW AND THOSE MEASURES SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IN ADDITION THE CONTRACTOR SHALL UNDERTAKE ADDITIONAL MEASURES REQUIRED TO BE IN COMPLIANCE WITH APPLICABLE PERMIT CONDITIONS AND STATE WATER QUALITY STANDARDS. DEPENDING ON THE NATURE OF MATERIALS AND METHODS OF CONSTRUCTION THE CONTRACTOR MAY BE REQUIRED TO ADD FLOCCULANTS TO THE RETENTION SYSTEM PRIOR TO PLACING THE SYSTEM INTO OPERATION.

SEQUENCE OF MAJOR ACTIVITIES:

THE ORDER OF ACTIVITIES WILL BE AS FOLLOWS:

1. *INSTALL STABILIZED CONSTRUCTION ENTRANCE*
2. *INSTALL SILT FENCES AS REQUIRED*
3. *CLEAR AND GRUB FOR DIVERSION SWALES/DIKES AND SEDIMENT BASIN*
4. *CONSTRUCT SEDIMENTATION BASIN*
5. *CONTINUE CLEARING AND GRUBBING*
6. *STOCK PILE TOP SOIL IF REQUIRED*
7. *PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED*
8. *STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICABLE*
9. *INSTALL UTILITIES, STORM SEWER, CURBS & GUTTER.*
10. *APPLY BASE TO PROJECT*
11. *COMPLETE GRADING AND INSTALL PERMANENT SEEDING/SOD AND PLANTING*
12. *COMPLETE FINAL PAVING*
13. *REMOVE ACCUMULATED SEDIMENT FROM BASINS*
14. *WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY DIVERSION SWALES/DIKES AND RESEED/SOD AS REQUIRED*

TIMING OF CONTROLS/MEASURES

AS INDICATED IN THE SEQUENCE OF MAJOR ACTIVITIES. THE SILT FENCES, STABILIZED CONSTRUCTION ENTRANCE AND SEDIMENT BASIN WILL BE CONSTRUCTED PRIOR TO CLEARING OR GRADING OF ANY OTHER PORTIONS OF THE SITE. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. ONCE CONSTRUCTION ACTIVITY CEASES PERMANENTLY IN AN AREA, THAT AREA WILL BE STABILIZED PERMANENTLY IN ACCORDANCE WITH THE PLANS. AFTER THE ENTIRE SITE IS STABILIZED, THE ACCUMULATED SEDIMENT WILL BE REMOVED FROM THE SEDIMENT TRAPS AND THE EARTH DIKE/SWALES WILL BE REGRADED/REMOVED AND STABILIZED IN ACCORDANCE WITH THE EROSION & TURBIDITY CONTROL PLAN.

CONTROLS

IT IS THE CONTRACTORS RESPONSIBILITY TO IMPLEMENT THE EROSION AND TURBIDITY CONTROLS AS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN. IT IS ALSO THE CONTRACTORS RESPONSIBILITY TO ENSURE THESE CONTROLS ARE PROPERLY INSTALLED , MAINTAINED AND FUNCTIONING PROPERLY TO PREVENT TURBID OR POLLUTED WATER FROM LEAVING THE PROJECT SITE. THE CONTRACTOR WILL ADJUST THE EROSION AND TURBIDITY CONTROLS SHOWN ON THE EROSION AND TURBIDITY CONTROL PLAN AND ADD ADDITIONAL CONTROL MEASURES, AS REQUIRED, TO ENSURE THE SITE MEETS ALL FEDERAL, STATE AND LOCAL EROSION AND TURBIDITY CONTROL REQUIREMENTS. THE FOLLOWING BEST MANAGEMENT PRACTICES WILL BE IMPLEMENTED BY THE CONTRACTOR AS REQUIRED BY THE EROSION AND TURBIDITY CONTROL PLAN AND AS REQUIRED TO MEET THE EROSION AND TURBIDITY REQUIREMENTS IMPOSED ON THE PROJECT SITE BY THE REGULATORY AGENCIES.

EROSION AND SEDIMENT CONTROLS
STABILIZATION PRACTICES

1. *FILTER FABRIC BARRIER: FILTER FABRIC BARRIERS CAN BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WITH THE FOLLOWING LIMITATIONS:*
   A. WHERE THE MAXIMUM SLOPE BEHIND THE BARRIER IS 33 PERCENT.
   B. IN MINOR SWALES OR DITCH LINES WHERE THE MAXIMUM CONTRIBUTING DRAINAGE AREA IS NO GREATER THAN 2 ACRES.
2. *BRUSH BARRIER WITH FILTER FABRIC: BRUSH BARRIER MAY BE USED BELOW DISTURBED AREAS SUBJECT TO SHEET AND RILL EROSION WHERE ENOUGH RESIDUE MATERIAL IS AVAILABLE ON SITE.*
3. *LEVEL SPREADER: A LEVEL SPREADER MAY BE USED WHERE SEDIMENT-FREE STORM RUNOFF IS INTERCEPTED AND DIVERTED AWAY FROM THE GRADED AREAS ONTO UNDISTURBED STABILIZED AREAS. THIS PRACTICE APPLIES ONLY IN THOSE SITUATIONS WHERE THE SPREADER CAN BE CONSTRUCTED ON UNDISTURBED SOIL AND THE AREA BELOW THE LEVEL LIP IS STABILIZED. THE WATER SHOULD NOT BE ALLOWED TO RECONCENTRATE AFTER RELEASE.*
4. *STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORM WATER COLLECTION FACILITY.*
5. *EXPOSED AREA LIMITATION: THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED FOR LARGE PROJECTS WITH AN EROSION CONTROL PLAN WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS.*

CONTROLS CONT'D.

6. *INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.*
7. *TEMPORARY SEEDING: AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 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.*
8. *TEMPORARY SEEDING AND MULCHING: SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH 6 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH.*
9. *TEMPORARY GRASSING: THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED OR HYDROMULCHED OR OTHER SUITABLE METHODS IF REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. TEMPORARY GRASSING SHALL BE THE SAME MIX & AMOUNT REQUIRED FOR PERMANENT GRASSING IN THE CONTRACT SPECIFICATIONS.*
10. *TEMPORARY REGRASSING : IF, AFTER 14 DAYS FROM SEEDING, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 85 PERCENT UNIFORM GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATIVE COVER.*
11. *MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.*
12. *PERMANENT EROSION CONTROL: THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON THE OFF/SITE FACILITIES.*
13. *PERMANENT SEEDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AS A MINIMUM, BE SEEDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED AND MULCHED OR SODDED.*

STRUCTURAL PRACTICES

1. *TEMPORARY DIVERSION DIKE: TEMPORARY DIVERSION DIKES MAY BE USED TO DIVERT RUNOFF THROUGH A SEDIMENT-TRAPPING FACILITY.*
2. *TEMPORARY SEDIMENT TRAP: A SEDIMENT TRAP SHALL BE INSTALLED IN AN DRAINAGEWAY AT A STORM DRAIN INLET OR AT OTHER POINTS OF DISCHARGE FROM A DISTURBED AREA. THE FOLLOWING SEDIMENT TRAPS MAY BE CONSTRUCTED EITHER INDEPENDENTLY OR IN CONJUNCTION WITH A TEMPORARY DIVERSION DIKE:*
   A. BLOCK & GRAVEL SEDIMENT FILTER - THIS PROTECTION IS APPLICABLE WHERE HEAVY FLOWS AND/OR WHERE AN OVERFLOW CAPACITY IS NECESSARY TO PREVENT EXCESSIVE PONDING AROUND THE STRUCTURE.
   B. GRAVEL SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES & UNPROTECTED AREAS.
   C. DROP INLET SEDIMENT TRAP - THIS PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (S < 5%) AND WHERE SHEET OR OVERLAND FLOWS (Q < 0.5 CFS) ARE TYPICAL. THIS METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS SUCH AS IN STREET OR HIGHWAY MEDIANS.
3. *OUTLET PROTECTION: APPLICABLE TO THE OUTLETS OF ALL PIPES AND PAVED CHANNEL SECTIONS WHERE THE FLOW COULD CAUSE EROSION & SEDIMENT PROBLEM TO THE RECEIVING WATER BODY. SILT FENCES ARE TO BE INSTALLED IMMEDIATELY DOWNSTREAM OF THE DISCHARGING STRUCTURE AS SHOWN ON THE OUTLET PROTECTION DETAIL.*
4. *SEDIMENT BASIN: WILL BE CONSTRUCTED AT THE COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE DISTURBED ACRES AT ONE TIME. THE PROPOSED STORM WATER PONDS (OR TEMPORARY PONDS) WILL BE CONSTRUCTED FOR USE AS SEDIMENT BASINS. THESE SEDIMENT BASINS MUST PROVIDE A MINIMUM OF 3,600 CUBIC FEET OF STORAGE PER ACRE DRAINED UNTIL FINAL STABILIZATION OF THE SITE.*

NOTE:
THE 3,600 CUBIC FEET OF STORAGE AREA PER ACRE DRAINED DOES NOT APPLY TO FLOWS FROM OFFSITE AREAS AND FLOWS FROM ONSITE AREAS THAT ARE EITHER UNDISTURBED OR HAVE UNDERGONE FINAL STABILIZATION WHERE SUCH FLOWS ARE DIVERTED AROUND BOTH THE DISTURBED AREA AND THE SEDIMENT BASIN. ANY TEMPORARY SEDIMENT BASINS CONSTRUCTED MUST BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS FOR STRUCTURAL FILL. ALL SEDIMENT COLLECTED IN PERMANENT OR TEMPORARY SEDIMENT TRAPS MUST BE REMOVED UPON FINAL STABILIZATION.

OTHER CONTROLS

WASTE DISPOSAL

ALL WASTE MATERIALS EXCEPT LAND CLEARING DEBRIS SHALL BE COLLECTED AND STORED IN A SECURELY LIDDED METAL DUMPSTER. THE DUMPSTER WILL MEET ALL LOCAL AND STATE SOLID WASTE MANAGEMENT REGULATIONS. THE DUMPSTER WILL BE EMPTIED AS NEEDED AND THE TRASH WILL BE HAULED TO A STATE APPROVED LANDFILL. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE CONSTRUCTION SITE BY THE CONSTRUCTION SUPERINTENDENT. THE INDIVIDUAL WHO MANAGES THE DAY-TO-DAY SITE OPERATIONS, WILL BE RESPONSIBLE FOR SEEING THAT THESE PROCEDURES ARE FOLLOWED.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER. SITE PERSONNEL WILL BE INSTRUCTED IN THESE PRACTICES AND THE SITE SUPERINTENDENT, THE INDIVIDUAL WHO MANAGES DAY-TO-DAY SITE OPERATIONS,WILL BE RESPONSIBLE FOR SEEING THAT THESE PRACTICES ARE FOLLOWED.

SANITARY WASTE

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NEEDED TO PREVENT POSSIBLE SPILLAGE. THE WASTE WILL BE COLLECTED AND DEPOSED OF IN ACCORDANCE WITH STATE AND LOCAL WASTE DISPOSAL REGULATIONS FOR SANITARY SEWER OR SEPTIC SYSTEMS.

OFFSITE VEHICLE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE WILL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

INVENTORY FOR POLLUTION PREVENTION PLAN

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ONSITE DURING CONSTRUCTION:

☐ *Concrete*	☐ *Fertilizers*	☐ *Wood*
☐ *Asphalt*	☐ *Petroleum Based Products*	☐ *Masonry Blocks*
☐ *Tar*	☐ *Cleaning Solvents*	☐ *Roofing Materials*
☐ *Detergents*	☐ *Paints*	☐ *Metal Studs*
☐ _____	☐ _____	☐ _____

SPILL PREVENTION

MATERIAL MANAGEMENT PRACTICES

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF:

GOOD HOUSEKEEPING

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT:

* *AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB.*
* *ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.*
* *PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL.*
* *SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.*
* *WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.*
* *MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.*
* *THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE MATERIALS ONSITE RECEIVE PROPER USE AND DISPOSAL.*

HAZARDOUS PRODUCTS

THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.

* *PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE.*
* *ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION.*
* *IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.*

SPILL PREVENTION CONT'D.

PRODUCT SPECIFIC PRACTICES
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ONSITE:

PETROLEUM PRODUCTS

ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

FERTILIZERS

FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED AREA. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

PAINTS

ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER SYSTEM BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURERS' INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

CONCRETE TRUCKS

WASHING OF VEHICLES SHOULD BE CONDUCTED USING PRACTICES THAT WILL PREVENT DIRECT, UNTREATED DISCHARGES OF WASTEWATER AND HAZARDOUS WASTES TO SURFACE AND GROUND WATERS. A DESIGNATED AREA MUST BE CREATED SPECIFICALLY FOR WASHING VEHICLES THAT WILL BE LAID WITH FILTER FABRIC, CRUSHED STONE (DOT GRAVEL #2 AND UP) AND COVERED WITH LINED BERM.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED ON SITE AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.

MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, LIQUID ABSORBENT (i.e. KITTY LITTER OR EQUAL), SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.

ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.

THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

SPILL OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE OF THE SPILL.

THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. HE/SHE WILL DESIGNATE AT LEAST ONE OTHER SITE PERSONNEL WHO WILL RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IF APPLICABLE, IN THE OFFICE TRAILER ONSITE.

MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES

THE FOLLOWING ARE INSPECTION AND MAINTENANCE PRACTICES THAT WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS.

* *NO MORE THAN 10 ACRES OF THE SITE WILL BE DENUDED AT ONE TIME WITHOUT WRITTEN PERMISSION FROM THE ENGINEER.*
* *ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT. THE PIERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATION OR SOMEONE APPOINTED BY THE SUPERINTENDENT, AT LEAST ONCE A WEEK AND FOLLOWING ANY STORM EVENT OF 0.25 INCHES OR GREATER.*
* *ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF*
* *BUILT UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE.*
* *SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.*
* *DIVERSION DIKES/SWALES WILL BE INSPECTED AND ANY BREACHES PROMPTLY REPAIRED.*

MAINT./INSP. PROCEDURES CONT'D.

* *THE SEDIMENT BASINS WILL BE INSPECTED FOR THE DEPTH OF SEDIMENT, AND BUILT UP SEDIMENT WILL BE REMOVED WHEN IT REACHES 10 PERCENT OF THE DESIGN CAPACITY OR AT THE END OF THE JOB, WHICHEVER COMES FIRST.*
* *TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.*
* *A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED BY THE INSPECTOR IS ATTACHED.*
THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, OR STORM WATER MANAGEMENT PLANS.
THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
* *THE SITE SUPERINTENDENT WILL SELECT UP TO THREE INDIVIDUALS WHO WILL BE RESPONSIBLE FOR INSPECTIONS, MAINTENANCE AND REPAIR ACTIVITIES, AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORT.*
* *PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ONSITE IN GOOD WORKING ORDER.*

NON-STORM WATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORM WATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

* *WATER FROM WATER LINE FLUSHING*
* *PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).*
* *UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).*

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE.

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

RESPONSIBLE FOR/DUTIES	*GENERAL CONTRACTOR*	*SUB-CONTRACTOR*	*SUB-CONTRACTOR*	*SUB-CONTRACTOR*	*SUB-CONTRACTOR*	*SUB-CONTRACTOR*
BUSINESS NAME AND ADDRESS OF CONTRACTOR & ALL SUBS						
DATE						
SIGNATURE						

DAVE SCHMITT ENGINEERING, INC.
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT

GENERAL
PROJECT SHALL COMPLY WITH THE RESIDENTIAL DESIGN STANDARDS SET FORTH BY THE CITY OF OCOEE, FLORIDA.

LANDSCAPING
ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF OCOEE LAND DEVELOPMENT CODE AND WILL BE DONE WITH INDIVIDUAL LOTS.

SIGNAGE
POLE SIGNS AND BILLBOARDS SHALL BE PROHIBITED. ALL OTHER SIGNAGE SHALL COMPLY WITH THE CITY OF OCOEE LAND DEVELOPMENT CODE.

EASEMENTS
ANY EASEMENT SHOWN AS PROPOSED WILL BE RECORDED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY.

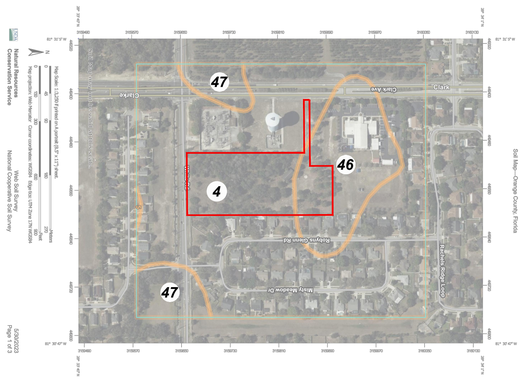
VEGETATION
GENERALIZED VEGETATION BASED UPON THE FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) OR THE NATURAL COMMUNITY TYPES AS DEVELOPED BY THE FLORIDA NATURAL AREAS INVENTORY.

TRAFFIC ANALYSIS
PER 10TH EDITION ITE TRIP GENERATION MANUAL: 18 SINGLE FAMILY HOUSING - DETACHED (210) 170 ADT 18 PM PEAK HOUR TRIP (50% IN / 50% OUT)

SOILS
SOIL SYMBOL — *SOIL DESCRIPTION*

4 — *CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES*

46 — *TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES*



STORMWATER MANAGEMENT
STORMWATER FOR THE PROPERTY WILL BE HANDLED BY ON-SITE POND AS REQUIRED BY ORANGE COUNTY AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NO. 12069C0330E EFFECTIVE DECEMBER 18, 2012 THE DESCRIBED PROPERTY IS WITHIN ZONE "X" WITH NO BASE FLOOD ELEVATION ESTABLISHED.

FIRE
FIRE DEPARTMENT ACCESS AND WATER SUPPLY SHALL COMPLY WITH REQUIREMENTS OF NFPA 1 (2022 EDITION) AND FFPC (7TH EDITION)

SITE DATA

TOTAL PARCEL AREA	*12.57 AC*
PROPOSED REZONING AREA	*5.95 AC*
NON-IMPACTED AREA	*6.62 AC*
DEVELOPABLE AREA	*5.95 AC*
ALLOWABLE DENSITY	*5.95 AC * 4 DU/AC = 23.8 DU*
PROPOSED DENSITY	*18 DU/5.95 AC = 3.02 DU/AC*
IMPERVIOUS AREA	*= 2.88 AC. (47.0%)*
PERVIOUS AREA	*= 3.07 AC. (53.0%)*
TOTAL DEVELOPABLE AREA	*= 5.95 AC. (100%)*
EXISTING ZONING	*R-1A*
ADJACENT ZONING	*R-1A*
	A-1
FUTURE LAND USE	*LDR - LOW DENSITY RESIDENTIAL (4 DU/AC)*
EXISTING USE	*RELIGIOUS FACILITY*
PROPOSED USE	*SINGLE FAMILY RESIDENTIAL*
TOTAL NUMBER OF LOTS	*18*
MINIMUM LOT WIDTH PROVIDED	*70'*
MINIMUM LOT DEPTH PROVIDED	*140'*
MINIMUM LOT AREA PROVIDED	*9,800 SF*
MAX. BUILDING HEIGHT	*35'*
OPEN SPACE AMENITY AREAS REQUIRED	*1 (10-50 UNITS)*
OPEN SPACE AMENITY AREA PROVIDED	*0.70 AC OPEN SPACE*

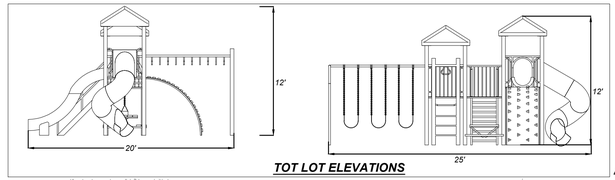
SETBACKS

FRONT	*25'*
REAR	*25'*
SIDE	*7.5'*
SIDE CORNER	*25'*

OWNERSHIP/MAINTENANCE

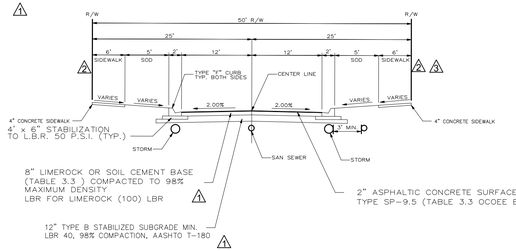
ROADWAYS (TRACT F-1 AND F-2)	*PUBLIC (F-1): 50' ROW ROAD TO BE OWNED AND MAINTAINED BY CITY OF OCOEE. PRIVATE (F-2): 30' DRIVEWAY ROAD TO BE OWNED AND MAINTAINED BY HOA.*
STORM WATER	*PRIVATE: EXISTING OFF-SITE POND AND SUBDIVISION STORMWATER SYSTEM TO BE OWNED AND MAINTAINED BY THE HOA/OWNER. EMERGENCY MAINTENANCE EASEMENT GRANTED TO CITY OF OCOEE*
DRAINAGE EASEMENTS	*PUBLIC: TO BE OWNED AND MAINTAINED BY THE HOMEOWNER EASEMENT GRANTED TO CITY OF OCOEE-FL*
UTILITY EASEMENTS	*PUBLIC: TO BE OWNED AND MAINTAINED BY THE HOMEOWNER WITH EASEMENT GRANTED TO CITY OF OCOEE-FL..*
SANITARY SEWER,	*PRIVATE: TO BE OWNED AND MAINTAINED BY HOA*
PRIVATE LIFT STATION (TRACT E)	*PRIVATE: TO BE OWNED AND MAINTAINED BY HOA*
POTABLE WATER	*PUBLIC: TO BE OWNED AND MAINTAINED BY CITY OF OCOEE.*
RECLAIMED WATER	*PUBLIC: TO BE OWNED AND MAINTAINED BY CITY OF OCOEE.*
RECREATION / AMENITY / OPEN SPACE / LANDSCAPE (TRACTS A,B,C, & D)	*PRIVATE: TO BE OWNED AND MAINTAINED BY THE HOA.*

TRACT	*DESCRIPTION*	*OWNERSHIP / MAINTAINED*	*ACREAGE*
A	*OPEN SPACE*	*HOA*	*0.07*
B	*OPEN SPACE*	*HOA*	*0.06*
C	*OPEN SPACE*	*HOA*	*0.15*
D	*OPEN SPACE*	*HOA*	*0.42*
E	*LIFT STATION*	*HOA*	*0.07*
F-1	*ROADWAYS*	*PUBLIC*	*0.76*
F-2	*ROADWAYS*	*PRIVATE*	*0.28*
	TRACT F-2 WILL HAVE A ACCESS, DRAINAGE AND UTILITY EASEMENT OVER THE ENTIRE 30 FEET STREET		

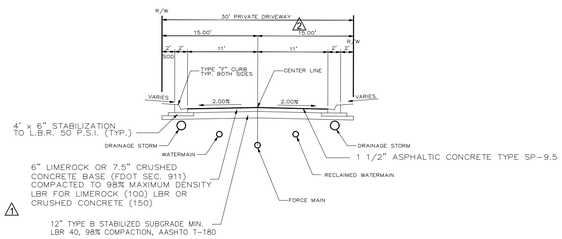


TOT LOT ELEVATIONS

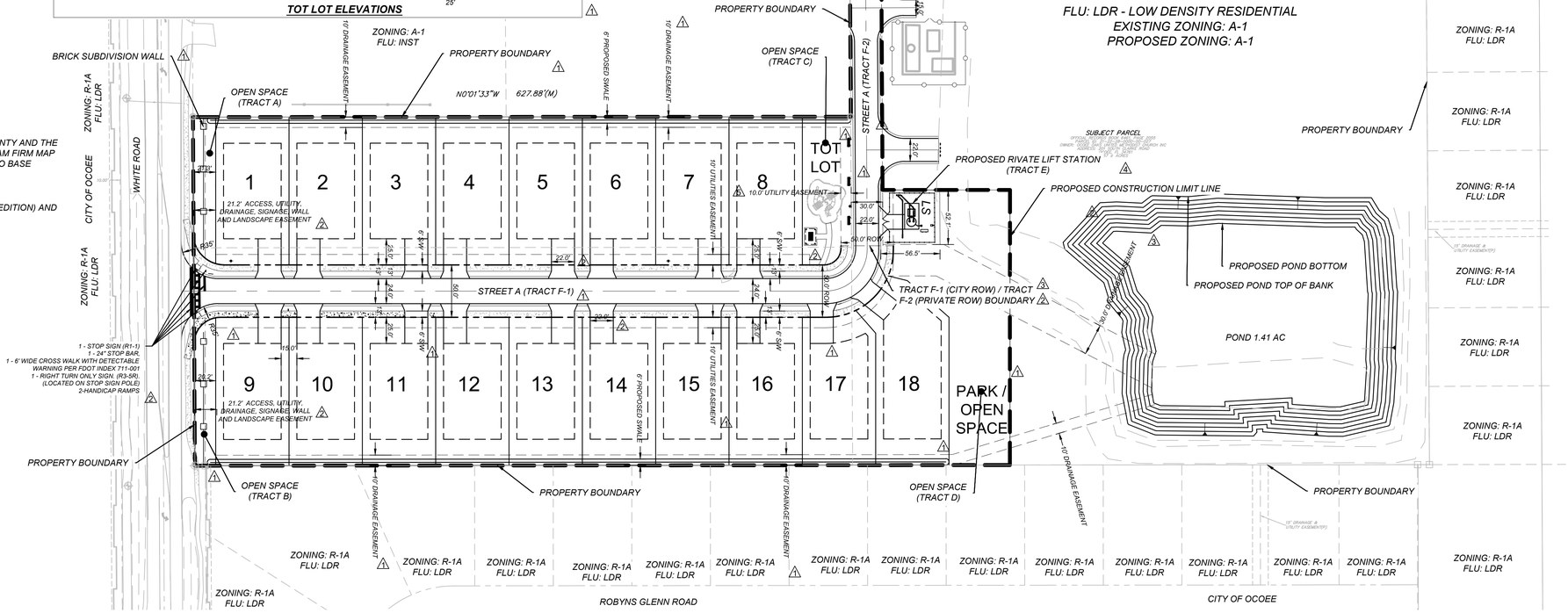
NOTE:
- *THERMO PAINT WILL BE USED FOR ALL PAVEMENT MARKINGS IN THE ROW.*
- *ASPHALT SHALL BE PLACED IN 2 LIFTS. FIRST LIFT AS A 1" CONSTRUCTION LIFT AND THE SECOND LIFT AS A 1" FINISH LIFT.*



TYPICAL 50' ROW SECTION



TYPICAL 30' DRIVE SECTION



REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			01-02-2024	DM	REV PER CITY COMMENTS 5
			12-13-2023	DM	REV PER CITY COMMENTS 4
			11-21-2023	DM	REV PER CITY/SJRWMD COMMENTS 3
			10-13-2023	DM	REV PER CITY/SJRWMD COMMENTS 2
			09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS 1

DAVE SCHMITT ENGINEERING, INC.
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

OVERALL SITE PLAN
OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1"=60'
SHEET: 06 OF 19

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0 20' 40' 80'
SCALE: 1" = 40'

S. CLARKE ROAD
EP: 11+37.16
PROPERTY BOUNDARY
PROPOSED CONSTRUCTION LIMIT LINE
EXISTING ROW
10.0' UTILITY EASEMENT
10' DRAINAGE EASEMENT
WHITE ROAD
BP: 0+00.00
OPEN SPACE (TRACT A)
OPEN SPACE (TRACT B)
OPEN SPACE (TRACT C)
OPEN SPACE (TRACT D)
21.2' ACCESS, UTILITY, DRAINAGE, SIGNAGE, WALL AND LANDSCAPE EASEMENT
20.1' ACCESS, UTILITY, DRAINAGE, SIGNAGE, WALL AND LANDSCAPE EASEMENT
STREET A (TRACT F-1)
STREET A (TRACT F-2)
N0° 00' 11.68"E 648.201
S89° 40' 48.48"W 426.122
TOT LOT
LS
PROPOSED PRIVATE LIFT STATION (TRACT E)
PARK / OPEN SPACE
POND 1.41 AC
30' DRAINAGE EASEMENT
10' DRAINAGE EASEMENT
10.0' UTILITIES EASEMENT
L=62.832, R=40.000 Δ=90.0000
PC: 6+48.22
SUBJECT PARCEL
OFFICIAL RECORDS BOOK 6451, PAGE 2055
PARCEL ID: 31-22-28-0000-00-022
OWNER: OCOEE OAKS UNITED METHODIST CHURCH INC.
ADDRESS: 701 SOUTH CLARKE ROAD
OCOEE, FL 34761
12.57 ± ACRES
FLORIDA POWER EASEMENT ORB 3555, PAGE 1971 ORB 3555, PAGE 1974 ORB 3555, PAGE 4594

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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			01-02-2024	DM	REV PER CITY COMMENTS 5
			12-13-2023	DM	REV PER CITY COMMENTS 4
			10-13-2023	DM	REV PER CITY/SJRWMD COMMENTS 2
			09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS 1

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

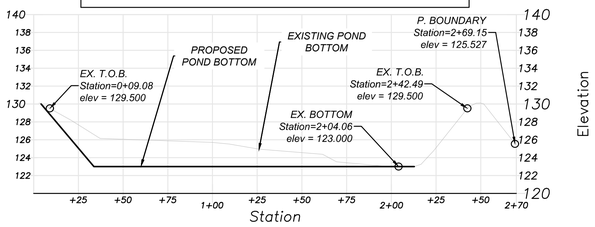
GEOMETRY PLAN

OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1"=40'
SHEET: 07 OF 19

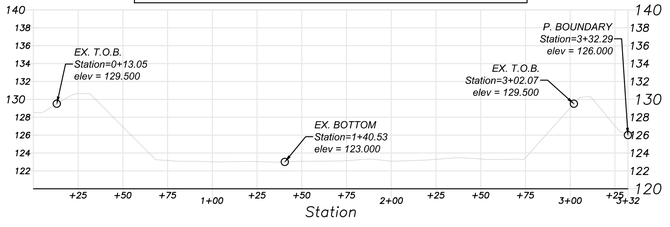
EXISTING POND CROSS-SECTION A-A

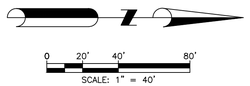
HORIZ: 1"=40'
VERT: 1"=8'



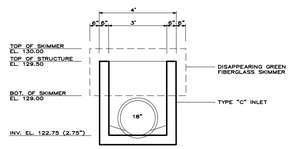
EXISTING POND CROSS-SECTION B-B

HORIZ: 1"=40'
VERT: 1"=8'



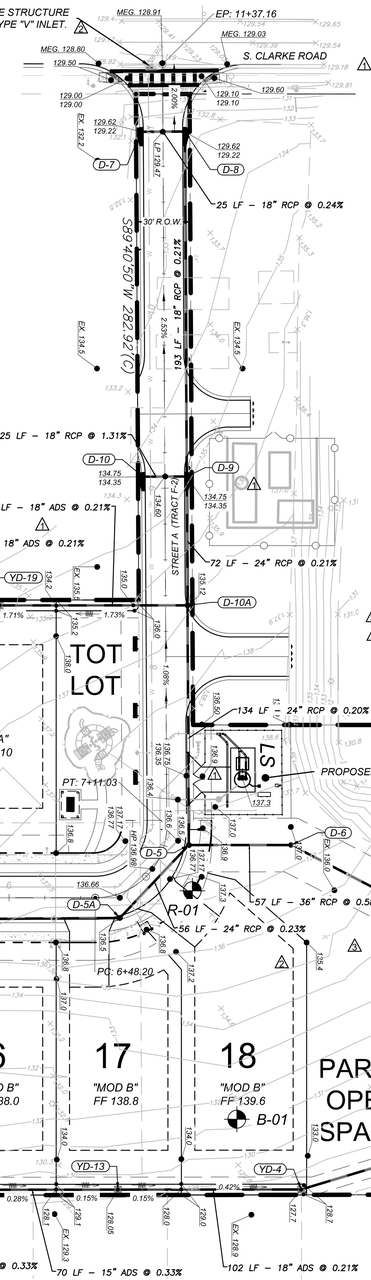


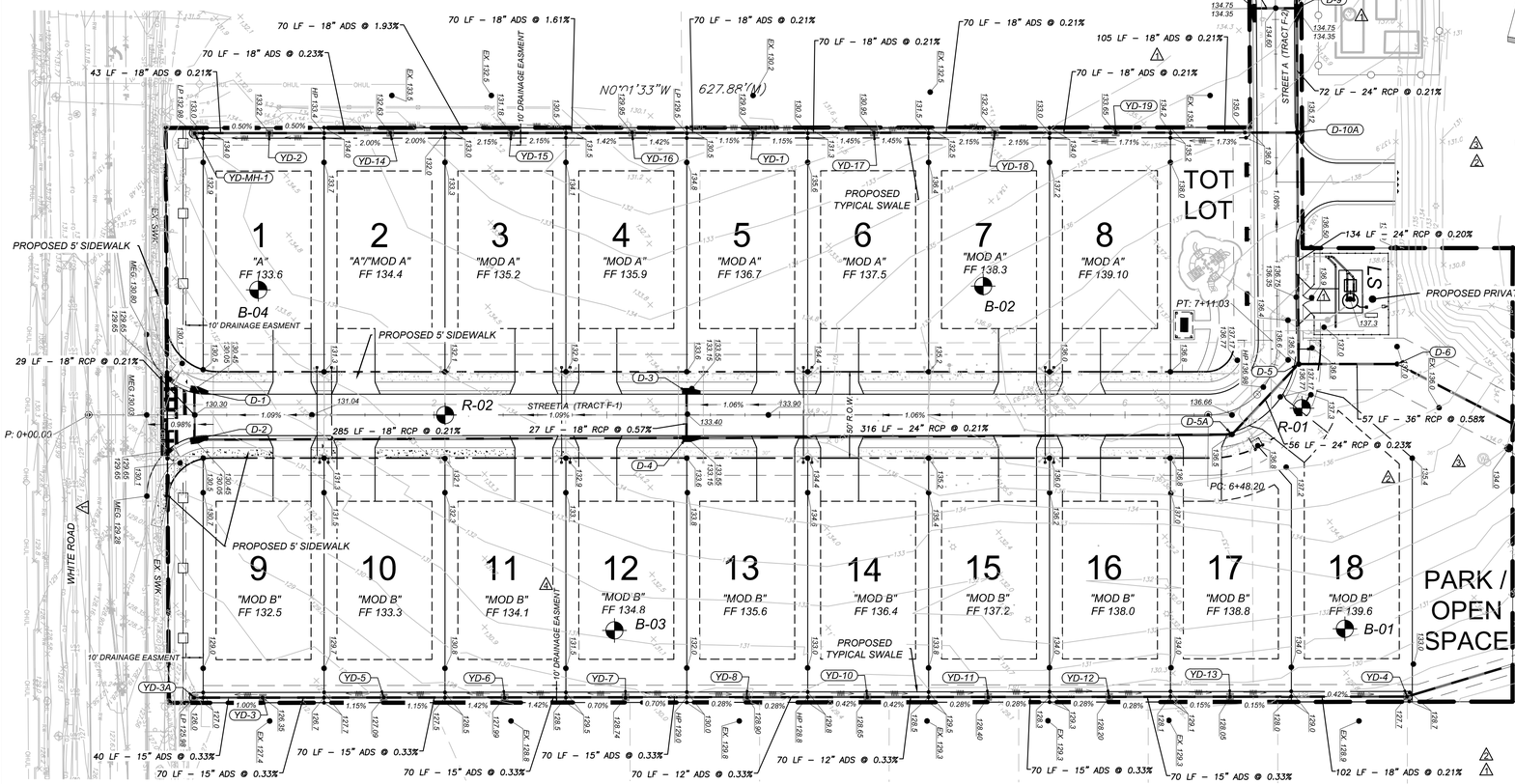
NOTES:
1 - EXISTING MITERED END SECTION TO BE FIELD VERIFIED.
2 - EXISTING POND CONTROL STRUCTURE TO BE FIELD VERIFIED AND NEW ORIFICE TO BE ADDED WITH:
DIA =2.75"
INVERT =127.0'

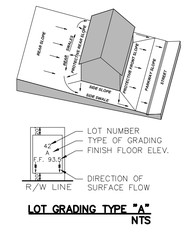


CS-1 POND CONTROL STRUCTURE
N.T.S

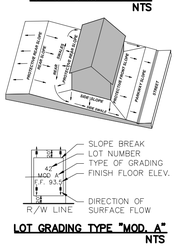
EXISTING "P5" DRAINAGE STRUCTURE TO BE MODIFIED TO A TYPE "V" INLET.



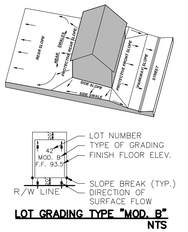




LOT GRADING TYPE "A"
NTS



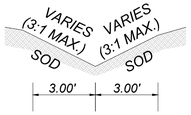
LOT GRADING TYPE "MOD. A"
NTS



LOT GRADING TYPE "MOD. B"
NTS

LEGEND

DESCRIPTION	PROPOSED
SANITARY SEWER SYSTEM	
STORM SEWER SYSTEM	
WATER SYSTEM	
FIRE HYDRANT	
CONTOUR	
DIRECTION OF SURFACE FLOW	



TYPICAL SWALE CROSS SECTION

DRY POND #1 DATA (PROPOSED POND)

TOP OF BANK EL.	130.0
BOTTOM OF POND EL.	123.0
10YR./24HR. D.H.W. EL.	127.0
100YR./24HR. D.H.W. EL.	129.1
25YR./24HR. D.H.W. EL.	127.7
25YR./96HR. D.H.W. EL.	129.5
MEAN EL.	124.8

STORM DATA (EXISTING POND)

MEAN/24HR. D.H.W. EL.	127.43
10YR./24HR. D.H.W. EL.	129.37
25YR./24HR. D.H.W. EL.	129.45
100YR./24HR. D.H.W. EL.	129.69

APPROXIMATED STANDARD PENETRATION TEST BORING LOCATION ACCORDING TO GEOTECHNICAL ENGINEERING REPORT PERFORMED BY UNIVERSAL ENGINEERING SCIENCES ORLANDO, FL - PROJECT N° 0130.2200311.0000 - 08/30/2022.

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DAVE SCHMITT ENGINEERING, INC.
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407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			12-13-2023	DM	REV PER CITY COMMENTS 4
			11-21-2023	DM	REV PER CITY/SJRWMD COMMENTS 3
			10-13-2023	DM	REV PER CITY/SJRWMD COMMENTS 2
			09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS 1

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

GRADING & DRAINAGE PLAN

OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1"=40'
SHEET: 08 OF 19

DRAINAGE STRUCTURE DATA

D–1
TYPE P5R INLET
STA: 0+61.27 (–14.29'L)
TOP EL: 130.45
E INV EL: 125.74

D–2
TYPE P5L INLET
STA: 0+61.28 (14.41'R)
TOP EL: 130.45
W INV EL: 125.68
N INV EL: 125.58

D–3
TYPE P5R INLET
STA: 3+46.41 (–13.23'L)
TOP EL: 133.55
E INV EL: 128.54

D–4
TYPE P5L INLET
STA: 3+46.14 (13.27'R)
TOP EL: 133.55
W INV EL: 128.39
S INV EL: 124.99
N INV EL: 124.89

D–5
TYPE "P7" MANHOLE
STA: 7+03.10 (13.35'R)
TOP EL: 136.50
SE INV EL: 124.01
N INV EL: 123.23
W INV EL: 123.33

D–6
TYPE "P7" MANHOLE
STA: 7+07.20 (69.99'R)
TOP EL: 129.07
S INV EL: 122.90
NE INV EL: 122.80

D–7
TYPE P5L INLET
STA: 10+99.37 (–12.30'L)
TOP EL: 129.22
N INV EL: 124.51

D–8
TYPE P5R INLET
STA: 10+99.34 (12.25'R)
TOP EL: 129.22
E INV EL: 124.35
S INV EL: 124.45

D–9
TYPE P5R INLET
STA: 9+06.48 (12.25'R)
TOP EL: 134.35
W INV EL: 123.95
S INV EL: 127.33
E INV EL: 123.85

D–10
TYPE P5L INLET
STA: 9+06.50 (–12.25'L)
TOP EL: 134.35
N INV EL: 127.65 ⚠2

D–11
TYPE "F BOX" INLET
MODIFIED TO
BUBBLE UP BOX
N: 1538620.02
E: 490673.52
TOP EL: 123.00
SW INV EL: 122.00

D–12
TYPE "F BOX" INLET
MODIFIED TO
BUBBLE UP BOX
N: 1538625.78
E: 490690.57
TOP EL: 123.00
S INV EL: 117.90

D–5A
TYPE "V" INLET
N: 1538309.59
E: 490603.06
TOP EL: 136.50
S INV EL: 124.24
NW INV EL: 124.14

YD–MH–1
TYPE YARD DRAIN
N: 1537709.06
E: 490428.61
TOP EL: 132.98
N INV EL: 128.27

YD–3A
TYPE YARD DRAIN
N: 1537709.06
E: 490755.55
TOP EL: 125.98
N INV EL: 121.54

YD–1
TYPE YARD DRAIN
N: 1538032.41
E: 490428.47
TOP EL: 129.93
S INV EL: 124.99
N INV EL: 124.89

YD–2
TYPE YARD DRAIN
N: 1537752.41
E: 490428.60
TOP EL: 133.22
N INV EL: 128.08
S INV EL: 128.18

YD–3
TYPE YARD DRAIN
N: 1537748.58
E: 490755.51
TOP EL: 126.35
S INV EL: 121.41
N INV EL: 121.31

YD–4
TYPE YARD DRAIN
N: 1538411.06
E: 490754.92
TOP EL: 127.70
S INV EL: 118.45
N INV EL: 118.35

YD–5
TYPE YARD DRAIN
N: 1537818.58
E: 490755.45
TOP EL: 127.09
S INV EL: 121.08
N INV EL: 120.98

YD–6
TYPE YARD DRAIN
N: 1537888.58
E: 490755.39
TOP EL: 127.99
S INV EL: 120.75
N INV EL: 120.65

YD–7
TYPE YARD DRAIN
N: 1537958.58
E: 490755.32
TOP EL: 128.74
S INV EL: 120.42
N INV EL: 120.32

YD–8
TYPE YARD DRAIN
N: 1538028.58
E: 490755.26
TOP EL: 128.90
N INV EL: 119.99
S INV EL: 120.09

YD–10
TYPE YARD DRAIN
N: 1538098.58
E: 490755.20
TOP EL: 128.65
S INV EL: 119.76
N INV EL: 119.66

YD–11
TYPE YARD DRAIN
N: 1538168.58
E: 490755.14
TOP EL: 128.40
S INV EL: 119.43
N INV EL: 119.33

YD–12
TYPE YARD DRAIN
N: 1538238.58
E: 490755.08
TOP EL: 128.20
S INV EL: 119.10
N INV EL: 119.00

YD–13
TYPE YARD DRAIN
N: 1538308.58
E: 490755.01
TOP EL: 128.05
S INV EL: 118.77
N INV EL: 118.67

YD–14
TYPE YARD DRAIN
N: 1537822.41
E: 490428.56
TOP EL: 132.63
S INV EL: 127.92
N INV EL: 127.82

YD–15
TYPE YARD DRAIN
N: 1537892.41
E: 490428.53
TOP EL: 131.18
S INV EL: 126.47
N INV EL: 126.37

YD–16
TYPE YARD DRAIN
N: 1537962.41
E: 490428.50
TOP EL: 129.95
S INV EL: 125.24
N INV EL: 125.14

YD–17
TYPE YARD DRAIN
N: 1538102.41
E: 490428.43
TOP EL: 130.95
S INV EL: 124.74
N INV EL: 124.74

YD–18
TYPE YARD DRAIN
N: 1538172.41
E: 490428.40
TOP EL: 132.32
S INV EL: 124.59
N INV EL: 124.49

YD–19
TYPE YARD DRAIN
N: 1538242.41
E: 490428.37
TOP EL: 133.65
S INV EL: 124.34
N INV EL: 124.24

D–10A
TYPE "P7" MANHOLE
N: 1538347.50
E: 490428.33
TOP EL: 135.12
W INV EL: 123.70
E INV EL: 123.60
S INV EL: 124.02

⚠1

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DAVE SCHMITT ENGINEERING, INC.
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407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			02-16-2024	DM	REV PER CITY COMMENTS ⚠2
			07-31-2023	DM	REV PER CITY/SJRWMD COMMENTS ⚠1

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

GRADING & DRAINAGE PLAN

OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1"=40'
SHEET: 08-A OF 19

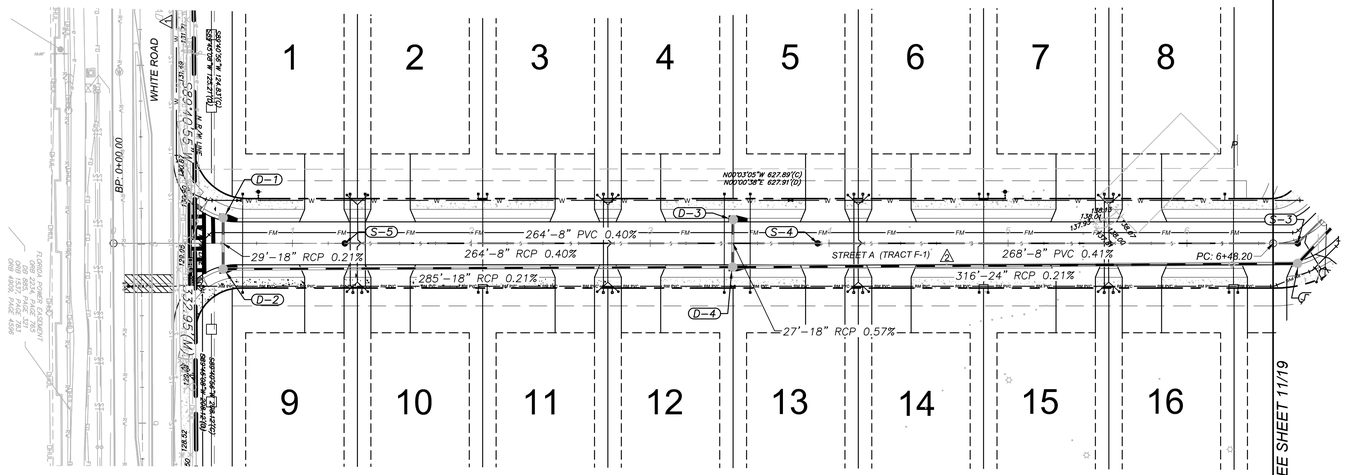
NOTE:
CONTRACTOR TO SAW-CUT EXISTING PAVEMENT AND REPLACE WITH LIKE MATERIALS AT SAME DEPTH FOR EACH LIFT. SEE DETAIL IN SHEET 15-A (CITY OF OCOEE-FL DETAIL PW002)

NOTE:
CONTRACTOR SHALL FIELD-VERIFY THE LOCATION OF THE CITY'S EXISTING RECLAIMED MAINS ON MISTY MEADOW DR PRIOR TO THE INSTALLATION OF THE FORCE MAIN. ANY ADDITIONAL CROSSINGS SHALL MEET THE CITY'S MINIMUM VERTICAL SEPARATION REQUIREMENTS.

MATCHLINE AA - THIS SHEET

EXISTING DRAINAGE MANHOLE
EXISTING 18" DRAINAGE PIPE
EXISTING TCC ON CONC PAD
EXISTING TSM BOX
EXISTING UV
EXISTING UTILITY POLE
EXISTING ROW
EXISTING 18" DRAINAGE PIPE
EXISTING DRAINAGE STRUCTURE
EXISTING TSM BOX
EXISTING TELEPHONE BOX
EXISTING 18" DRAINAGE PIPE
EXISTING DRAINAGE STRUCTURE
EXISTING RECLAIMED WATER PIPE
EXISTING UTILITY POLE
EXISTING UV
EXISTING ROW
EXISTING UTILITY POLE
EXISTING ROW
WHITE ROAD
S. CLARKE ROAD
EXISTING 16" PVC RECLAIMED WATERMAIN
EXISTING 12" POTABLE PVC WATERMAIN
HYDRANT 1 (CITY OF OCOEE TYP. ASSEMBLY) (DETAIL UT201)
HYDRANT 2 (CITY OF OCOEE TYP. ASSEMBLY) (DETAIL UT201)
HYDRANT 3 (CITY OF OCOEE TYP.. ASSEMBLY) (DETAIL UT201)
HYDRANT 4 (CITY OF OCOEE TYP. ASSEMBLY)(DETAIL UT201)
1-12"x8" STAINLESS STEEL WET TAP SADDLE CONNECTION W/ WITH EX. 12" PVC POTABLE WATERMAIN (CITY OF OCOEE DETAIL UT205) 1-8" G.V. (TYP. ASSEMBLY – CITY OF OCOEE DETAIL UT205). PUBLIC POTABLE WATER MAIN TO BE OWNED AND MAINTAINED BY CITY OF OCOEE.
1-12"x8" STAINLESS STEEL WET TAP SADDLE CONNECTION WITH EX. 12" PVC POTABLE WATERMAIN (CITY OF OCOEE DETAIL UT205)
1-12"x8" STAINLESS STEEL WET TAP SADDLE CONNECTION WITH EX. 12" PVC POTABLE WATERMAIN (CITY OF OCOEE DETAIL UT205). 1-8" G.V. (TYP. ASSEMBLY – CITY OF OCOEE DETAIL UT205). PUBLIC POTABLE WATER MAIN TO BE OWNED AND MAINTAINED BY CITY OF OCOEE.
1-16"x6" STAINLESS STEEL WET TAP SADDLE CONNECTION W/ WITH EX. 16" PVC RECLAIMED WATERMAIN (CITY OF OCOEE DETAIL UT205) 1-6" G.V. (TYP. ASSEMBLY – CITY OF OCOEE DETAIL UT205)
CONNECT FORCE MAIN TO EXISTING MANHOLE VIA CORE DRILL I.E. TO BE FIELD VERIFIED. EXISTING MANHOLE TO BE LINED. SEE DETAIL A307 ON SHEET 15-A
EXISTING MANHOLE TOP ELE.: 124.83 N INV. ELE.: 121.08 E.M. ELE.: 121.34 S EX LAT INV. ELE.: 121.34 (EX. LATERAL LOT#55)
EXISTING 8" WM
EXISTING CURB INLET RIM ELE.: 123.80 INV. ELE.:119.92
EXISTING LIGHT POLE
EXISTING CONCRETE PAD
EXISTING 16" HDPE RWM
EXISTING CONCRETE PAD
EXISTING 18" DRAINAGE PIPE
EXISTING WALL
EXISTING RW PIPE
OPEN CUT-1. SEE NOTE IN THIS SHEET (CITY OF OCOEE–FL DETAIL UT001)
OPEN CUT–3 (CITY OF OCOEE–FL DETAIL UT001)
ROBYNS GLENN ROAD
STREET A (TRACT F-2)
STREET A (TRACT F-1)
PRIVATE SANITARY SEWER
10' PROPOSED UTILITY EASEMENT
PROPOSED UTILITY EASEMENT LINE
10' MINIMUM HORIZONTAL SEPARATION FROM WATER MAIN TO THE WALL FOOTER
20' HORIZONTAL SEPARATION
10' UTILITIES EASEMENT
UTILITIES EASEMENT LINE
PRIVATE LS
POND 1.41 AC
PARK / OPEN SPACE
SCALE: 1" = 40'
0 20' 40' 80'

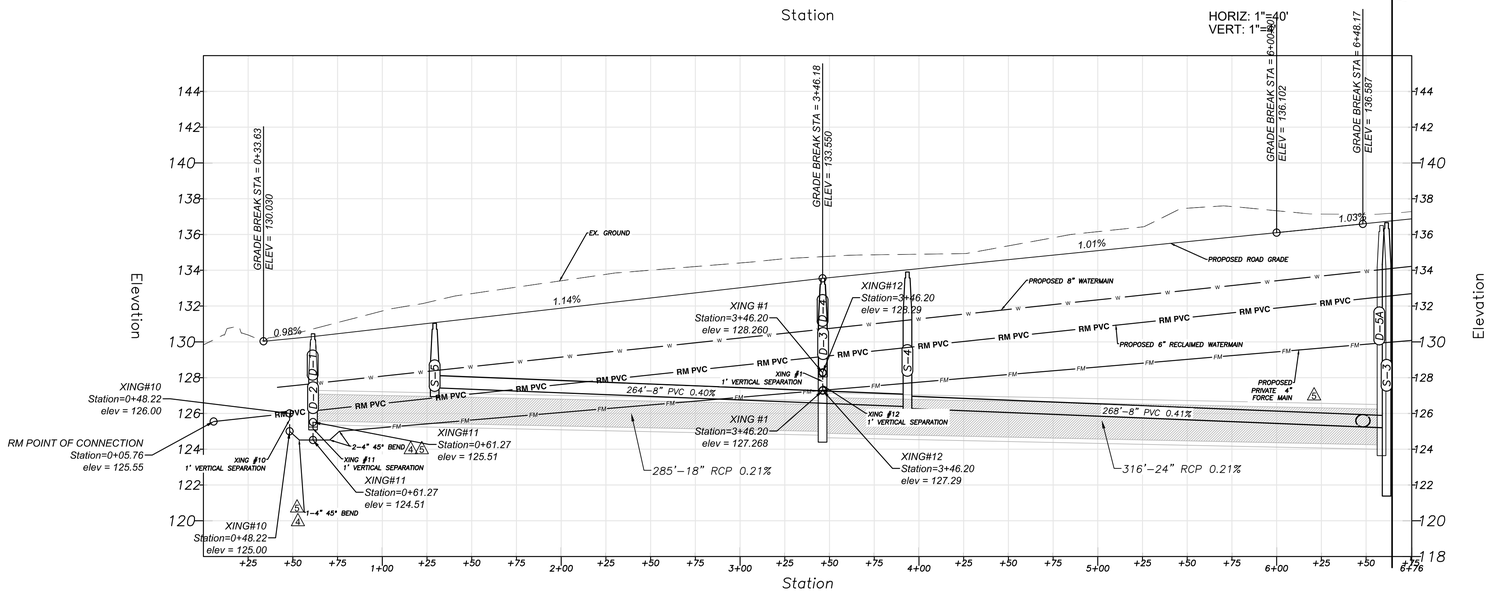
1-8" 45° BEND
2-8" 45° BEND
8'-8" DIP WATERMAIN
62'-8" DIP WATERMAIN
6'-8" DIP WATERMAIN
7'-8" DIP WATERMAIN
109'-8" DIP WATERMAIN
11'-8" DIP WATERMAIN
239'-8" DIP WATERMAIN
374' – 8" DIP WATERMAIN
1-8" 22.5° BEND
11'-8" DIP WATERMAIN
21'-8" DIP WATERMAIN
315'-8" DIP WATERMAIN
281'-8" DIP WATERMAIN
264'-8" PVC 0.40%
268'-8" PVC 0.41%
23'-8" PVC 0.49%
17'-8" PVC 0.72%
23'-8" PVC 0.48%
46'-8" PVC 0.41%
1-8" G.V.
1-8" GATE VALVE
1-4" PRIVATE 45° BEND
7'-4" PVC PRIVATE FORCE MAIN
OPEN CUT–3 (CITY OF OCOEE–FL DETAIL UT001)
360'-4" PVC PRIVATE FORCE MAIN
606'-4" PVC PRIVATE FORCE MAIN
340'-6" PVC RECLAIMED WATERMAIN
1-6" GATE VALVE
1" SINGLE FAMILY RESIDENTIAL SERVICE (TYP.) WITH DOUBLE METER CURB STOP (CITY OF OCOEE–FL DETAILS UT208a/208b/UT206)
1" SINGLE FAMILY RESIDENTIAL SERVICE (TYP.) WITH SINGLE METER CURB STOP (CITY OF OCOEE–FL DETAILS UT208a/208b/UT206)
1" SINGLE FAMILY RESIDENTIAL RECLAIMED WATER SERVICE (TYP.) WITH DOUBLE METER CURB STOP (CITY OF OCOEE–FL DETAILS UT208a/208b/UT206)
1" SINGLE FAMILY RESIDENTIAL RECLAIMED WATER SERVICE (TYP.) WITH SINGLE METER CURB STOP (CITY OF OCOEE–FL DETAILS UT208a/208b/UT206)
4" SANITARY SERVICE LATERAL (TYP.) (CITY OF OCOEE–FL DETAIL UT105)
3' HORIZONTAL SEPARATION
4' HORIZONTAL SEPARATION
5' HORIZONTAL SEPARATION
6' HORIZONTAL SEPARATION
7' HORIZONTAL SEPARATION
8' HORIZONTAL SEPARATION
10.5' HORIZONTAL SEPARATION
12' HORIZONTAL SEPARATION
15' HORIZONTAL SEPARATION
147'-4" PVC PRIVATE FORCE MAIN
2-4" PRIVATE 45° BEND
3'-4" PVC PRIVATE FORCE MAIN
56'-4" PVC PRIVATE FORCE MAIN
10'-4" PVC PRIVATE FORCE MAIN
69'-4" PVC PRIVATE FORCE MAIN
1-4" PRIVATE 22.5° BEND
21'-4" PVC PRIVATE FORCE MAIN
16'-4" PVC PRIVATE FORCE MAIN
1-4" PRIVATE 45° BEND
EXISTING HYDRANT
EXISTING 18" DRAINAGE PIPE
EXISTING 6" HDPE RWM
OPEN CUT–1. SEE NOTE IN THIS SHEET (CITY OF OCOEE–FL DETAIL UT001)
54'-4" PVC PRIVATE FORCE MAIN
5'-4" PVC PRIVATE FORCE MAIN
1-4" PRIVATE 45° BEND
23'-4" PVC PRIVATE FORCE MAIN
1-4" PRIVATE PLUG VALVE
1-2" BLOW OFF VALVE (TYP. ASSEMBLY) FOR IRRIGATION (CITY OF OCOEE (DETAIL UT203)
1-6" STUB OUT
1-6" G.V.
47'-8" DIP WATERMAIN
30'-6" PVC RECLAIMED WATERMAIN
1-6" 45° BEND
1-8" 45° BEND
21'-8" DIP WATERMAIN
40'-4" PVC PRIVATE FORCE MAIN
1-4" PRIVATE 45° BEND
1-6" 45° BEND
1-1" PRIVATE LS WATER METER. SEE DETAIL UT208B ON SHEET 15/19
1-1" IRRIGATION METER
1-4" PRIVATE 45° BEND
59'-6" PVC RECLAIMED WATERMAIN
21'-6" PVC RECLAIMED WATERMAIN
1-6" 22.5° BEND
23'-6" PVC RECLAIMED WATERMAIN
1-6" 22.5° BEND
302'-6" PVC RECLAIMED WATERMAIN
1-4" PRIVATE 45° BEND
23'-4" PVC PRIVATE FORCE MAIN
1-4" PRIVATE 45° BEND
54'-4" PVC PRIVATE FORCE MAIN
5'-4" PVC PRIVATE FORCE MAIN
1-4" PRIVATE 45° BEND
1-6" 45° BEND
1-6" 45° BEND
1-6"

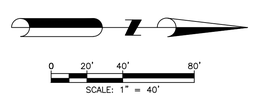


MATCHLINE STA = 6 + 14.54 / SEE SHEET 11/19

NOTE:
- ALL PUBLIC UTILITIES SHALL HAVE A MINIMUM OF 3' OF COVER.

STREET A PROFILE





LEGEND

DESCRIPTION	PROPOSED
SANITARY SEWER SYSTEM	
STORM SEWER SYSTEM	
WATER SYSTEM	W
FIRE LINE & HYDRANT	
FORCE MAIN	FM
DIRECTION OF SURFACE FLOW	

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ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS

DATE	BY	DESCRIPTION
01-02-2024	DM	REV PER CITY COMMENTS (5)
12-13-2023	DM	REV PER CITY COMMENTS (4)
11-21-2023	DM	REV PER CITY/SJRWMD COMMENTS (3)
10-13-2023	DM	REV PER CITY/SJRWMD COMMENTS (2)
09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS (1)

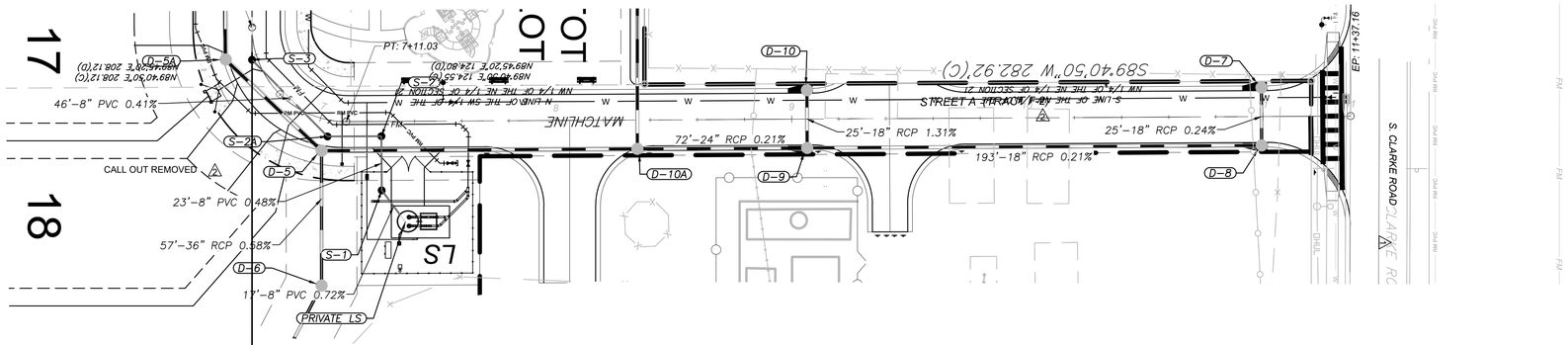
DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

PLAN & PROFILE (STREET A) - 1

OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1"=40'
SHEET: 10 OF 19

F:\OJV1\CAD\Planset\Final\10-11 PLAN & PROFILE (STREET A).dwg,3/14/2024 3:56:51 PM

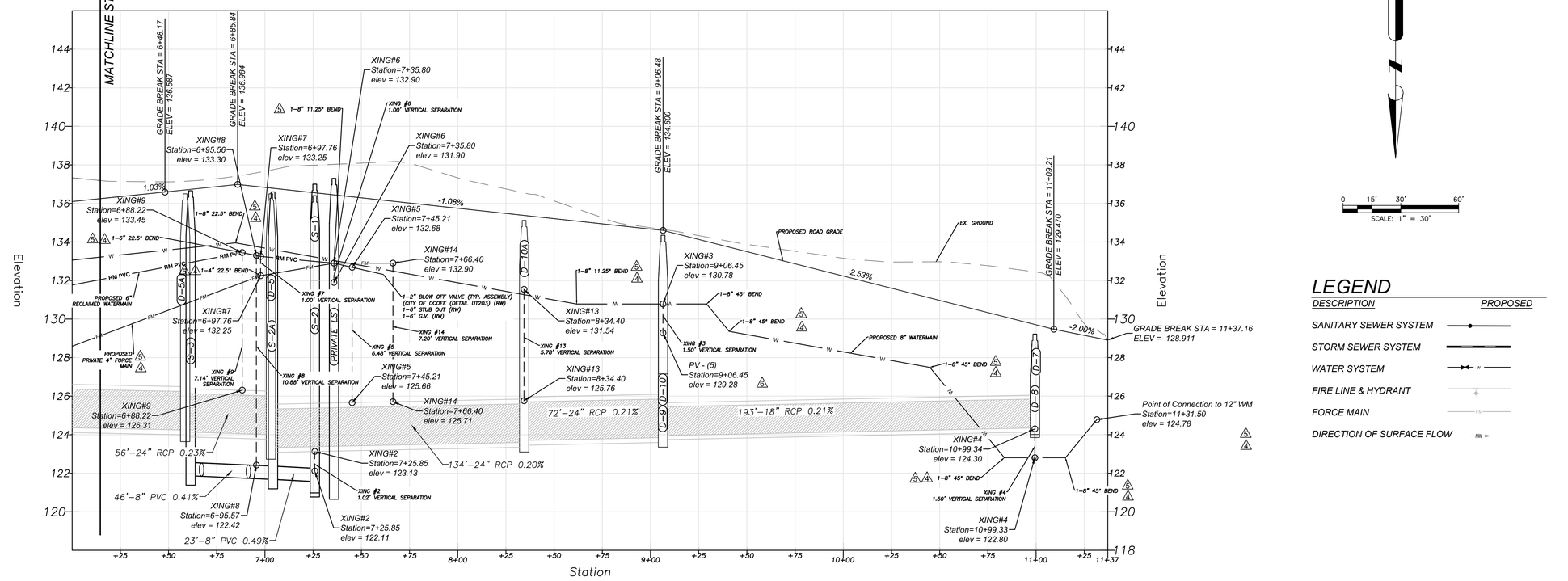


NOTE:
- ALL PUBLIC UTILITIES SHALL HAVE A MINIMUM OF 3' OF COVER.

STREET A PROFILE

Station

HORIZ: 1"=30'
VERT: 1"=3'



LEGEND

DESCRIPTION	PROPOSED
SANITARY SEWER SYSTEM	
STORM SEWER SYSTEM	
WATER SYSTEM	W
FIRE LINE & HYDRANT	
FORCE MAIN	FM
DIRECTION OF SURFACE FLOW	

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Certification of Authorization #27471

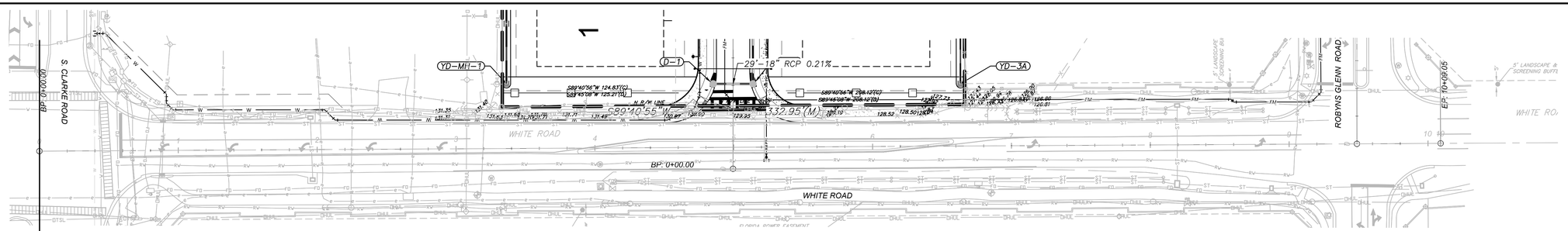
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			01-02-2024	DM	REV PER CITY COMMENTS (5)
			12-13-2023	DM	REV PER CITY COMMENTS (4)
			11-21-2023	DM	REV PER CITY/SJRWMD COMMENTS (3)
			10-13-2023	DM	REV PER CITY/SJRWMD COMMENTS (2)
02-16-2024	DM	REV PER CITY COMMENTS (6)	09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS (1)

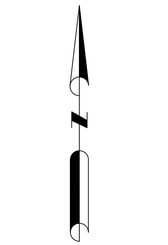
DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

PLAN & PROFILE (STREET A) - 2

OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1"=30'
SHEET: 11 OF 19





0 20' 40' 80'

SCALE: 1" = 40'

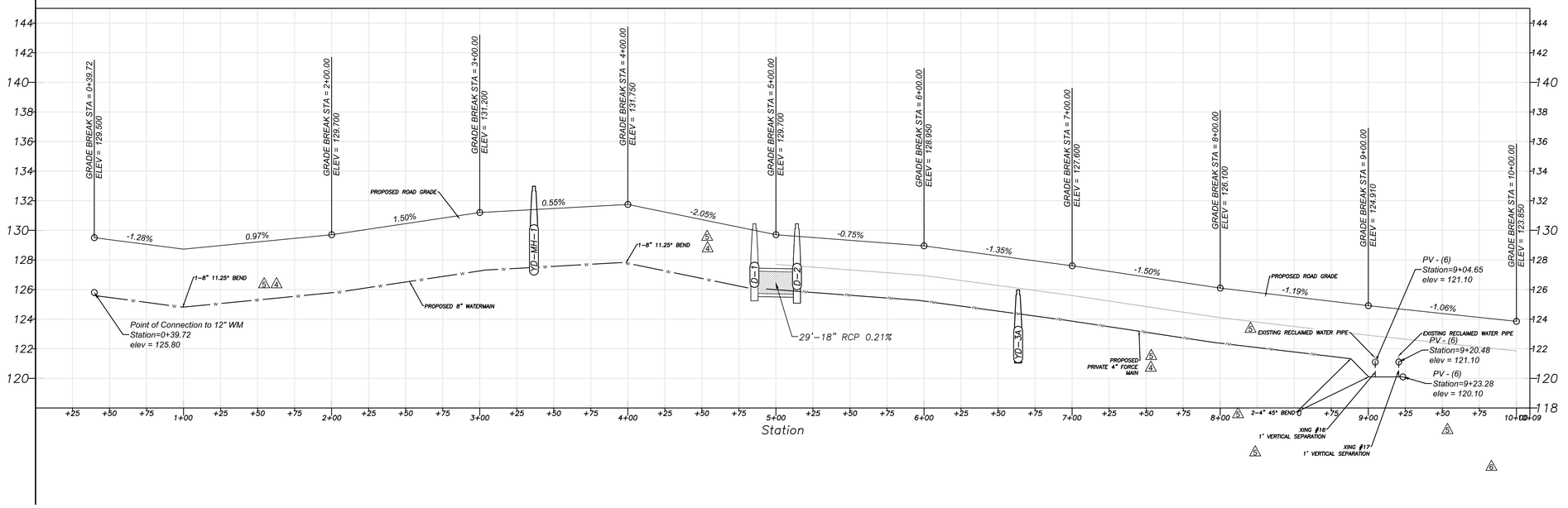
NOTE:

- ALL PUBLIC UTILITIES SHALL HAVE A MINIMUM OF 3' OF COVER.

LEGEND

DESCRIPTION	PROPOSED
SANITARY SEWER SYSTEM	
STORM SEWER SYSTEM	
WATER SYSTEM	W
FIRE LINE & HYDRANT	
FORCE MAIN	FM
DIRECTION OF SURFACE FLOW	

WHITE ROAD PROFILE



F:\OJV1\CAD\Planset\Final\10-11 PLAN & PROFILE (STREET A).dwg,3/14/2024 3:56:51 PM

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Certification of Authorization #27471

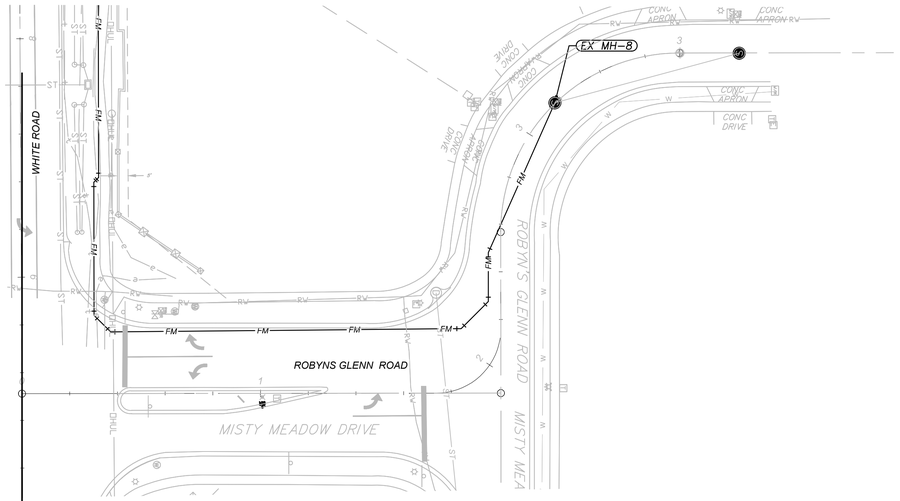
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			01-02-2024	DM	REV PER CITY COMMENTS 2
			12-13-2023	DM	REV PER CITY COMMENTS 1
			11-21-2023	DM	REV PER CITY/SJRWMD COMMENTS 3
			10-13-2023	DM	REV PER CITY/SJRWMD COMMENTS 2
02-16-2024	DM	REV PER CITY COMMENTS 6	09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS 1

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

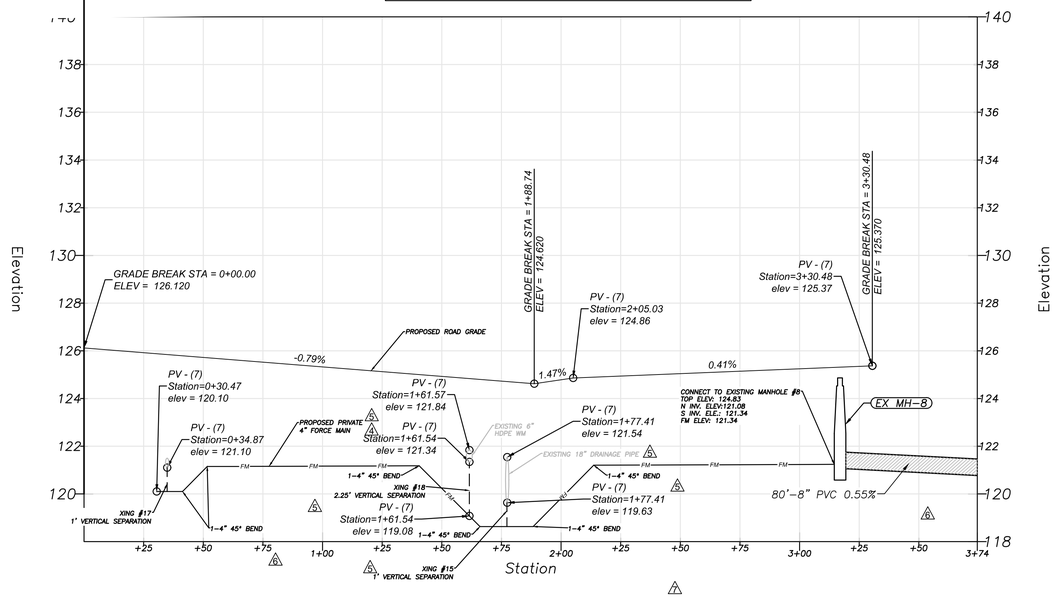
PLAN & PROFILE (WHITE ROAD)-3

OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE:	MAY 2023
PROJECT NO.:	OJV-1
DRAWN BY:	BC
CHECKED BY:	DMS
SCALE:	1"=40'
SHEET:	11A OF 19



ROBYNS GLENN RD PROFILE



NOTE:
- ALL PUBLIC UTILITIES SHALL HAVE A MINIMUM OF 3' OF COVER.

0 15' 30' 60'
SCALE: 1" = 30'

LEGEND

DESCRIPTION	PROPOSED
SANITARY SEWER SYSTEM	
STORM SEWER SYSTEM	
WATER SYSTEM	
FIRE LINE & HYDRANT	
FORCE MAIN	
DIRECTION OF SURFACE FLOW	

DAVE SCHMITT ENGINEERING, INC.
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Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			01-02-2024	DM	REV PER CITY COMMENTS 5
			12-13-2023	DM	REV PER CITY COMMENTS 4
			11-21-2023	DM	REV PER CITY/SJRWMD COMMENTS 3
03-12-2024	DM	REV PER CITY COMMENTS 7	10-13-2023	DM	REV PER CITY/SJRWMD COMMENTS 2
02-16-2024	DM	REV PER CITY COMMENTS 6	09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS 1

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

PLAN & PROFILE (ROBYNS GLENN RD) - 4

OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE:	MAY 2023
PROJECT NO.:	OJV-1
DRAWN BY:	BC
CHECKED BY:	DMS
SCALE:	1"=40'
SHEET:	11 BOF 19

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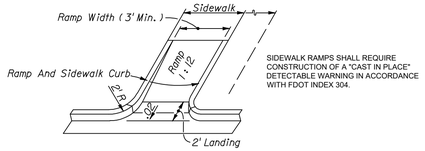
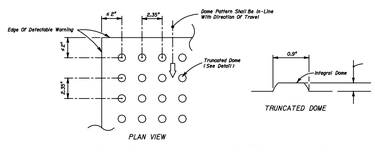


SIDEWALK RAMPS SHALL REQUIRE CONSTRUCTION OF A "CAST IN PLACE" DETECTABLE WARNING IN ACCORDANCE WITH FDOT INDEX 304.

FDOT SIDEWALK CURB RAMP ALONG MASSEE DRIVE

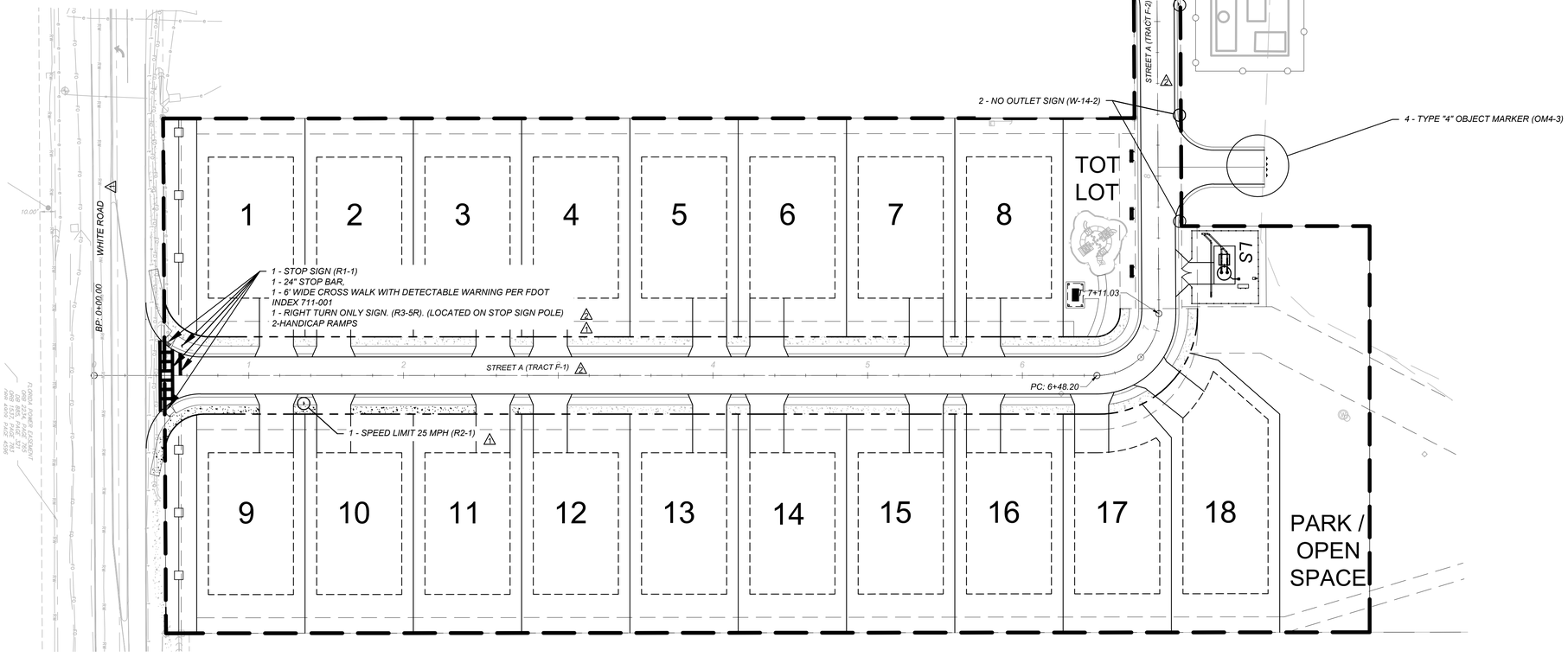


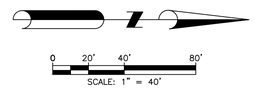
ALL SIDEWALK CURB RAMPS SHALL HAVE "CAST IN PLACE" DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 mm) FROM THE BACK OF CURB IN ACCORDANCE WITH F.D.O.T. INDEX 304.

CURB RAMP DETECTABLE WARNING

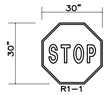
NOTE:

- *THERMO PAINT WILL BE USED FOR ALL PAVEMENT MARKINGS IN THE ROW.*

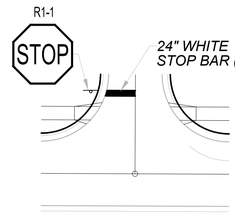




R3-5R



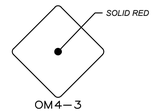
TYPICAL STOP SIGN



TYPICAL INTERSECTION SIGNING & STRIPING

TYPICAL 25 MPH SPEED LIMIT SIGN

NO OUTLET SIGN



TYPE "4" OBJECT MARKER

F:\OJV1\CAD\Planset\Final\12 SIGNAGE & STRIPING PLAN.dwg,3/14/2024 4:02:27 PM

DAVE SCHMITT ENGINEERING, INC.
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Certification of Authorization #27471

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			10-13-2023	DM	REV PER CITY/SJRWMD COMMENTS 2
			09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS 1

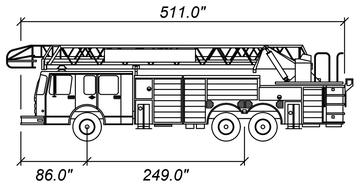
DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

SIGNAGE & STRIPING PLAN

OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

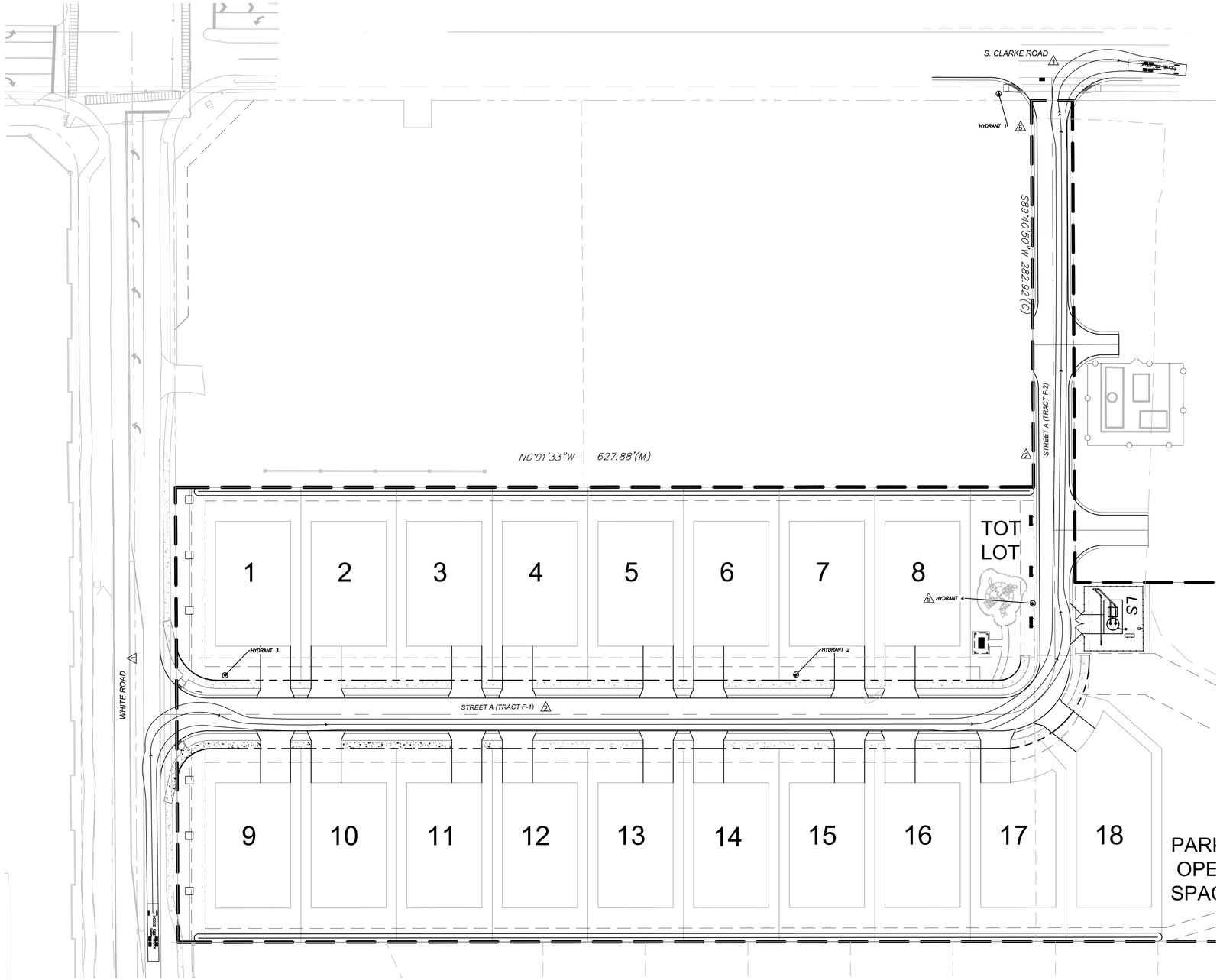
DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1"=40'
SHEET: 12 OF 19

0 20' 40' 80'
SCALE: 1" = 40'



FIRE TRUCK

	inches
Width:	96.0
Track:	80.7
Lock to Lock Time:	6.0
Steering Angle:	41.7



DAVE SCHMITT ENGINEERING, INC.
12301 LAKE UNDERHILL ROAD
SUITE 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			01-02-2024	DM	REV PER CITY COMMENTS (3)
			10-13-2023	DM	REV PER CITY/SJRWMD COMMENTS (2)
			09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS (1)

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

FIRE TRUCK ROUTE PLAN

OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1"=40'
SHEET: 13 OF 19

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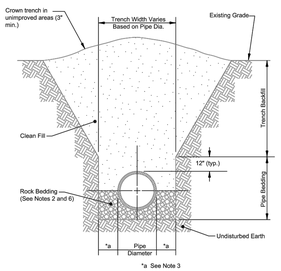
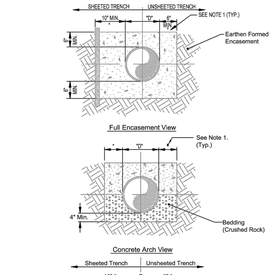


*a See Note 3

NOTES:

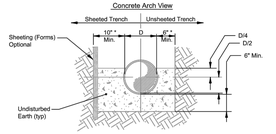
1. Pipe bedding material and trench backfill shall be select common (clean) fill compacted to 95% (98% in roadway) of the maximum density as per AASHTO T-180.
2. Contractor shall install crushed rock (or equivalent bedding material) where pipe bedding does not provide solid support (yielding or plastic). Depth of material shall be a minimum of 6", or as needed, to provide non-yielding support for the pipe. All unsuitable material shall be removed from pipe bedding unless special provisions are approved by the City.
3. Excavated trench width at pipe haunch shall be sufficient in size for haunch compaction, but shall be no greater than 15" on each side of pipe for pipes less than 24" in diameter. (24" for pipes 24" in diameter or greater.)
4. Water shall not be permitted in trench line during construction.
5. Pipe line shall be installed with bell fitting facing upgrade.
6. Gravity sewer shall have a 6" minimum rock bed.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT001	Pipe Bedding and Trench
DATE: September 2019	SCALE: N/A



Full Encasement View

Concrete Arch View



Cradle or Half Encasement View

NOTES:

1. (*): 15" maximum for pipe diameters less than 24", and 24" for pipe diameters greater than or equal to 24".
2. "D" refers to the inside diameter of the pipe.
3. Use of concrete arch half encasement or full encasement to be determined in the field, and/or as directed by the City.
4. Concrete for encasement shall be fc' of 3,000 PSI at 28 days.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT002	Concrete Arch and Encasement
DATE: April 2019	SCALE: N/A

PVC/HDPE Restraint Table							
Minimum Length (FT) to be Restrained on each side of Fitting(s)							
Fittings	Pipe Size						
	4"	6"	8"	10"	12"	16"	20"
90° Bend	18	24	32	38	44	55	74
45° Bend	10	10	13	16	18	23	31
22 1/2° Bend	10	10	10	10	10	11	15
11 1/4° Bend	10	10	10	10	10	10	10
Plug or Branch of Tee	30	47	64	81	98	133	167

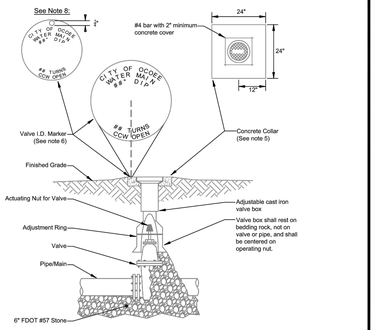
NOTES:

1. The restraint values as indicated by the "Restraint Table" are minimum values. Design engineer shall be responsible for confirming field conditions, and make adjustments accordingly.
2. All fittings shall have restrained joints unless otherwise indicated.
3. No restraints required if continuous pipe length to fitting is greater than value provided in "Restraint Table" above.
4. Where two or more fittings are laid in-line, use greatest restraint length for coverage.
5. For in-line valves and through run of tees: outside limits of restrained joints from other fittings need not be restrained unless otherwise indicated.
6. Lengths shown in the table have been calculated in accordance with the procedures outlined in "Thrust Restraint Design for Ductile Iron Pipe" as published by DIPRA, with the following assumptions:

   Working Pressure: 150 PSI
   Soil Designation: SM (Silty Sand, Sand-Silt Mix.)
   Laying Conditions: 5

7. For pipe sizes not included in the Restraint Table or pipe material not adhering to given conditions, design engineer shall determine and specify pipe lengths which shall be approved by the City.

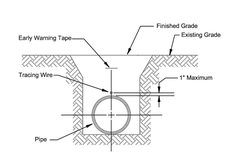
DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT004	PVC/HDPE Pipe Restraint Table
DATE: April 2019	SCALE: N/A



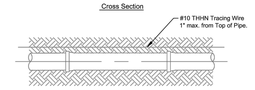
NOTES:

1. PVC extensions shall not be used on valve box.
2. The actuating nut for valves shall be no deeper than 24" from ultimate finished grade.
3. Valve assembly shall include center spacing guide from the City's Approved Materials List.
4. Where valve nut is more than 36" below grade, valve assembly shall include an extension from the City's Approved Materials List.
5. Valve collar shall be 24" x 24" x 6" square pad and concrete for collar shall be fc' of 3,000 psi minimum @ 28 days for non-pavement areas.
6. Valve Marker shall be from the City's Approved Materials List and shall include "City of Ocoee", main type, size, material, turns to open or close valve, and direction of rotation.
7. Valve Box shall not be located in pavement, sidewalk, or driveway unless approved by the City. If approved, Contractor/Developer shall reach out to the Utilities Department on the location of the Valve Tags.
8. For Valve Box approved in pavement, a disk valve marker shall hang in the valve box anchored to the locating wire.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT009	Valve Box and Cover
DATE: June 2021	SCALE: N/A



Cross Section

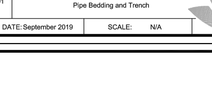


Transverse Section

NOTES:

1. All pipe shall include the installation of #10 THHN copper tracing wire capable of detection by cable locating equipment.
2. Tracing wire shall be buried directly above the transverse centerline of the pipe.
3. End(s) of the locating wire shall be such that wire can be accessed by locating equipment assessing the wire in a valve vault or blow-off box. Wire is required to extend 12" minimum above finished grade.
4. Unless approved by the City, early warning tape indicating the type of pipe shall be required.
5. All directional drill pipe shall have locating wire attached to the top of pipe and shall remain on the top of the pipe during installation.
6. All service lines shall have locating wire placed on the pipe as described in City of Ocoee detail UT206 "Utility Service Connection"
7. All wire splices shall be completed with twist-on type wire nuts with gel or grease filled moisture seal.
8. All tracing wire installation shall be tested and verified for continuity by the contractor prior to final acceptance

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT010	Pipe Locating Wire
DATE: April 2019	SCALE: N/A



PIPE LETTERING NOTES:

1. Lettering shall be per the American Water Works Association.
2. Lettering shall be a minimum of 3/4" in height and shall be be facing up when the pipe is installed.
3. Lettering must be permanently imbedded into the pipe/main, not painted or stenciled.
4. Lettering shall be of contrasting color to pipe/main color.

Pipe Marking (Lettering)
N.T.S.

Diameter = 2.5" to 4"
3" Tape centered along the top half of pipe.

Diameter = 6" to 16"
Two (2) 6" Tapes along both sides of top half of pipe.

Diameter = 20" and larger
Three (3) 6" Tapes along top and both sides of top half of pipe.

Warning Tape
N.T.S.

WARNING TAPE NOTES:

1. Tape color shall be in accordance with (same) as main/pipe color.
2. Tape lettering shall be at least 1" in height with no greater than 12" in spacing.
3. Warning tape shall extend total length of pipe.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT011	Pipe Identification & Warning Tape
DATE: April 2019	SCALE: N/A

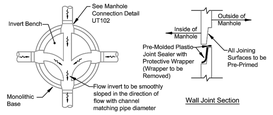
Pipes/Mains Separation Requirement Table (See Note 11 for Structural)								
	Potable		Reclaimed		Sanitary Sewer		Storm Sewer	Structural
	Horiz.	Vert.	Horiz.	Vert.	Horiz.	Vert.	Horiz.	Horiz.
Potable			3'	12"	10'	18"	3'	10'
Reclaimed	3'	12"			3'	12"	3'	10'
Sanitary Sewer	10'	18"	3'	12"			3'	10'
Storm Sewer	3'	18"	3'	12"	3'	12"		10'

Joint Spacing Requirement Table (See Note 2)				
	Potable	Reclaimed	Sanitary Sewer	Storm Sewer
Potable		3'	6'	3'

NOTES:

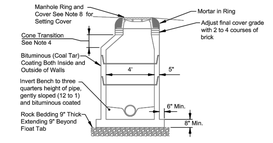
1. The table above represents the minimum separation requirements as described in the City's Engineering Standards Manual. The most stringent requirements between the City's Standards and the guidelines set forth in the Florida Administrative Code 62-555.314 (F.A.C). shall apply between newly proposed utility lines and existing or proposed utility lines.
2. Joint spacing shall be based on one full length water main pipe centered above or below other pipes. The joint shall be no less than the required distance from the center of the crossing of the two pipes. (The water pipe shall be above the other pipe unless otherwise approved by the City.)
3. Where the City's minimum vertical and horizontal separation from potable water cannot be achieved from the outside of the potable water pipe and the outside of the other pipe/main, preferred separation in accordance with F.D.E.P. rules of the Florida Administrative Code 62-555.314 (F.A.C.) and 62-604.400 (F.A.C.) may be allowed upon approval by the City's Utilities Department.
   a. If it is not technically feasible or economically sensible to comply with the requirements set forth in 62-555.314 (F.A.C.), technical or economic justification for each exception must be submitted to F.D.E.P. with alternative construction features. Proof of F.D.E.P.'s approval for exceptions shall be submitted to the City.
4. For the purpose of this table, reclaimed water shall mean unrestricted public access reuse water as defined by F.A.C. 62-610. Other types of reclaimed water, not treated to public contact levels, shall be considered raw sewage, and the separation list for sanitary sewer shall apply.
5. Alternative water, such as storm water used for irrigation, shall be considered reclaimed water for separation requirements.
6. Pipe separation distance provided above shall mean the horizontal and/or vertical distance measured for the outside dimension of each pipe/main.
7. All Sanitary and Storm Structures shall follow separation requirements above.
8. Potable water pipes shall be laid above all pipes conveying raw sewage whenever they cross.
9. All utilities shall be installed with 36" of cover over the top of pipe. Cover shall be measured with current or future grading to ensure the 36" coverage.
10. No potable water pipe may pass through a sanitary sewer structure. Penetration through storm sewer must be approved by the City and is subject to special conditions and materials.
11. Structural shall refer to foundations, walls, etc. Additional separation shall be required by the City 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.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT013	Pipe Separation Requirement Table
DATE: November 2022	SCALE: N/A



Wall Joint Section

Invert Section

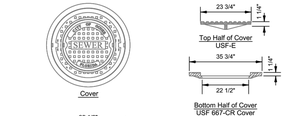


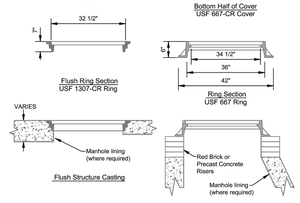
Manhole Section

NOTES:

1. This detail is for pre-cast standard and receiving sanitary sewer manholes.
2. Sewer main sizes connecting to the manhole shall range from 6" to 24" in diameter and not less than 2" from floor of bottom casting. All other sizes shall require separate design and approval.
3. All manholes where any invert into the manhole exceeds 18" shall require a drop connection (See detail UT102).
4. Manhole cone/ring and cover shall be eccentric configured. Cone transition shall range from 18" to 36". Concentric configuration shall require written approval by the City.
5. Receiving, forcemain connected and drop manhole shall be continuously lined with an approved liner on the City of Ocoee's Approved Materials List at a minimum of 90 mil thickness.
6. Bottom casting shall be monolithic with first riser.
7. Riser between top cone and bottom casting shall be no shorter in height than 60".
8. Manhole cover to be set 1/4" above and matching slope pavement and should be set at plan grade unpaved areas.
9. All seams from structure joints, pipe connections and ring shall be WrapidSealed.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT101	Sanitary Sewer Manhole
DATE: July 2019	SCALE: N/A

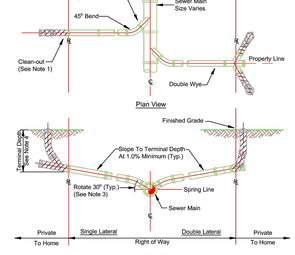




NOTES:

1. Use Ring and Double Cover as depicted on this sheet for large (6' or greater) and receiving manhole applications. Refer to UT103 for Standard Manhole Ring and Cover Detail for typical manholes.
2. For structures with top elevation at surface, use "Flush Structure Casting", USF 1307-CR Ring.
3. Brick shall be solid red (clay) brick meeting AASHTO M114 -Grade MW.
4. Manhole lid shall be Lettered with "City of Ocoee" (top), Sewer (center) and Florida (bottom).
5. Manhole lids shall have two (2) non-pentrating pick holes.
6. Where manhole lining (coating) is required, coating shall extend to ring sealing and coating ring's mortar bed.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT104	Large & Receiving Manhole Ring and Double Cover
DATE: July 2019	SCALE: N/A



NOTES:

1. Clean-out (shown hatched) shall be installed by the builder in accordance with standard plumbing code.
2. Locate clean-outs as close to the property line as possible.
3. Invert of service lateral shall not enter sewer main below spring line.
4. The minimum terminal depth as required for house service is 3'.
5. Service Laterals shall be a minimum of 6" for non-residential scenarios. In residential areas, service laterals shall be a minimum of 4" to the right-of-way and then 6" to the sewer main.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT105	Service Lateral
DATE: April 2019	SCALE: N/A

DAVE SCHMITT ENGINEERING, INC.
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			10-13-2023	DM	REV PER CITY/SJRWMD COMMENTS (2)

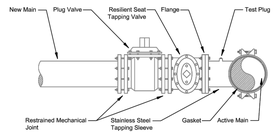
DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

UTILITY DETAILS-1

OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY:DMS
SCALE: NONE
SHEET: 14 OF 19

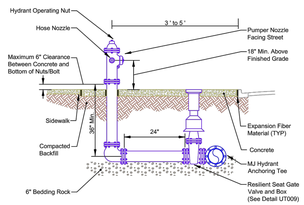
F:\OJV1\CAD\Planset\Final\14-15 UTILITY DETAILS -1&2.dwg,3/13/2024 9:26:17 AM



NOTES:

1. All Sleeves and Valves shall be water tested before tap.
2. No Wet Tap on Asbestos Cement water mains.
3. For Valve Box and Cover, see Ocoee UT009 Valve Box and Cover Detail.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT107	Stainless Steel Tapping Saddle and Gate Valve Assembly Wastewater
DATE: March 2020	SCALE: N/A



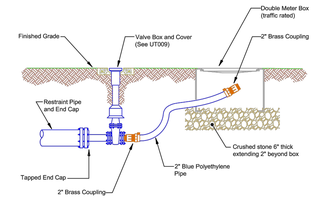
Standard Configuration

Alternate Configuration

Note:

1. Hydrants shall be painted with double coat enamel paint per the following:
   - Public Potable Water - Safety Yellow Pantone 13-0630TN
   - Reclaimed Water - Purple Pantone 522 C
   - Private Fire - Cherry Red HDC-MD-16
2. Concrete shear pad shall abut between sidewalk and curb. Where sidewalk is not present, concrete shear pad shall be approx. 7.5' x 3.5' min.
3. Concrete shall be 6" thick with fibermesh and shall be fc' of 3,000 psi minimum at 28 days.
4. Any deviation from this detail shall be made known to the City for approval.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT201	Fire Hydrant Assembly
DATE: June 2021	SCALE: n/a

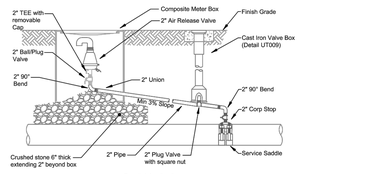


Cross Section

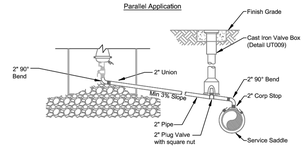
NOTES:

1. All pipes and fittings shall be schedule 40 brass or equivalent with threaded (NPT) joints except where denoted otherwise.
2. All pipe and fittings shall be in accordance with City Standards for the applicable service provided.
3. Pipe restraints shall be in accordance with City Standard Details UT004 for PVC/HDPE Pipe or UT005 for Ductile Iron Pipe.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT203	Blow Off Assembly
DATE: April 2019	SCALE: N/A



Parallel Application



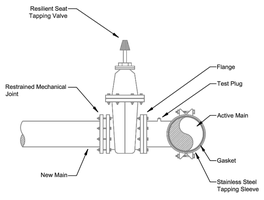
Offset Application

NOTES:

1. For circumstances when City Detail UT204a cannot be used, this detail shall be used upon approval by the City.
2. Gas Release Valve shall mean Air, Combination AirVacuum, and Surge Protection Release Valve.
3. Above detail applies to a 2" ARV. For larger ARV's, pipe diameter shall be equal to the size of the ARV.
4. All piping, valves, and appurtenances to be brass or 316 S.S. except where specified otherwise.
5. Offset distance to be field determined and as close to the right of way as possible and clear of pedestrian walkways. If pipe at right of way line, no offset required.
6. Tracing wire shall run up to Valve Box as depicted in Ocoee Detail UT012.
7. Shop drawings for the ARV shall be submitted to the City for approval.

Main Diameter	ARV
12" and smaller	2"
16"	3"
20", 24"	4"
30", 36"	6"

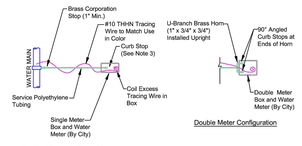
DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT204b	Gas Release Valve in Meter Box Water and Reclaim
DATE: May 2020	SCALE: N/A



NOTES:

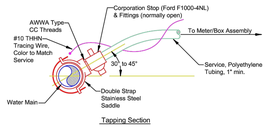
1. All Sleeves and Valves shall be water tested before tap.
2. No Wet Tap on Asbestos Cement water mains.
3. For Valve Box and Cover, see Ocoee UT009 Valve Box and Cover Detail.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT205	Stainless Steel Tapping Saddle and Gate Valve Assembly Water and Reclaim
DATE: Feb. 2020	SCALE: N/A



Service View with Single Meter

Double Meter Configuration

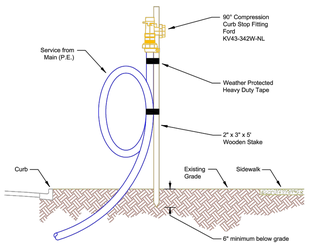


Tapping Section

NOTES:

1. All fittings shall be brass with compression-pack joint type connections.
2. No service line shall extend or terminate under a driveway.
3. Meter end of service shall terminate with curb stop (90°) for single service and dual horn and curb stops (90°)for dual services.
4. Meter end of service shall terminate 3' past meter location where service shall, unless directed otherwise, extend 3' above finished grade tied to a 2" x 4" x 4' stake. If directed, service connection shall be buried and located with an 2" x 4" x 4' painted marker. Stake or marker shall indicate lot(s) to be served.
5. Concrete curb shall be marked (stamped or saw-cut) with "W" locating service.
6. Service connection to the main shall use approved saddle, and tapping of main shall be by a method where a solid coupon is removed.
7. Services installed under finished or existing pavement shall be directionally drilled.
8. Upon approval, direct tap (no saddle) may be used on Ductile Iron Pipe.
9. Service color shall be blue for potable water and purple (magenta) for reclaimed water.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT206	Water and Reclaim Service Connection
DATE: Sep. 2019	SCALE: N/A



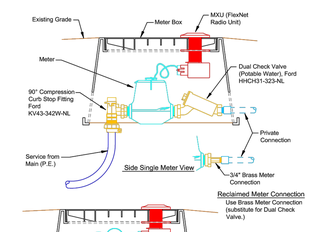
Double Meter Curb Stop

Single Meter Curb Stop

NOTES:

1. Water Service shall be 1" diameter P.E. minimum.
2. Service curb stop shall be bullet locked using High Field Manufacturing Cap Seal # 93210130, Bullet Stud 93210140 and Base 93210120.
3. Service shall extend 4' above finished grade and shall be no more than 2' from back of curb.
4. Top of stake shall be painted the color of the Utility Service and labeled with the Lot Number(s)/Address(es) it serves.
5. When water service will be used for Bacteriological Testing, a hose bib shall be installed on the Curb Stop.
6. Meter shall be installed by the City unless authorization has been given by the City (UT208b)
7. Private connection to the meter shall be the responsibility of the Owner/Owner's Contractor.

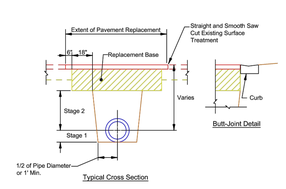
DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT208a	Single Family Residential Service
DATE: June 2021	SCALE: N/A



NOTES:

1. This detail shall only be used when the Contractor/Developer has been given special permission by the City to place City Meters.
2. Water Service shall be 1" diameter P.E. minimum.
3. Service curb stop shall be bullet locked using High Field Manufacturing Cap Seal # 93210130, Bullet Stud 93210140 and Base 93210120.
4. Private connection to the meter shall be the responsibility of the Owner/Owner's Contractor.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT208b	Single Family Residence Meter Configuration
DATE: February 2021	SCALE: N/A



Typical Cross Section

Butt-Joint Detail

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. Replacement asphalt shall match the existing structural and friction courses for type and thickness in accordance with requirements as set forth by the ESM.
4. Replacement asphalt shall be installed the to the full width of the travel lane.
5. Backfill and base material shall be clean and homogenous compacted to 98% of the maximum density per AASHTO T-180. Tack shall be added to the new base material prior to installing the replacement asphalt.
6. Base course shall be prepared in 6" lifts maximum, and thoroughly compacted.
7. 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.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
PW002	Open Cut Flexible Pavement Replacement
DATE: July 2022	SCALE: N/A

D.I.P. Restraint Table						
Minimum Length (FT) to be Restrained on Each Side of Fitting(s)						
Fittings	Pipe Size					
	4"	6"	8"	10"	12"	16"
90° Bend	15	21	27	32	37	47
45° Bend	7	5	11	13	16	20
22 1/2° Bend	5	5	6	7	8	10
11 1/4° Bend	5	5	5	5	5	6
Plug or Branch of Tee	30	47	64	81	98	133

NOTES:

1. The restraint values as indicated by the "Restraint Table" are minimum values.Design engineer shall be responsible for confirming field conditions, and make adjustments accordingly.
2. All fittings shall have restrained joints unless otherwise indicated.
3. No restraints required if continuous pipe length is greater than value provided in "Restraint Table" above.
4. Where two or more fittings are laid in-line, use greatest restraint length for coverage.
5. For in-line valves and through run of tees: outside limits of restrained joints from other fittings need not be restrained unless otherwise indicated.
6. Lengths shown in the table have been calculated in accordance with the procedures outlined in "Thrust Restraint Design for Ductile Iron Pipe" as published by DIPRA, with the following assumptions:

   Working Pressure: 150 PSI
   Soil Designation: SM (Silty Sand, Sand-Silt Mix.)
   Laying Conditions: 5

7. For pipe encased in polyethylene, use values given in parentheses or increase the given value by 150%.
8. For pipe sizes not included in the Restraint Table or pipe material not adhering to given conditions, design engineer shall determine and specify pipe lengths which shall be approved by the City.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT005	Ductile Iron Pipe Restraint Table
DATE: April 2019	SCALE: N/A

DAVE SCHMITT ENGINEERING, INC.
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS ⚠1

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

UTILITY DETAILS-2

OCOEE OAKS JOINT VENTURE

CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY:DMS
SCALE: NONE
SHEET: 15 OF 19

⚠1

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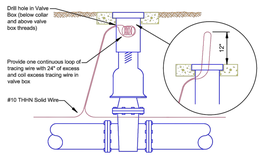
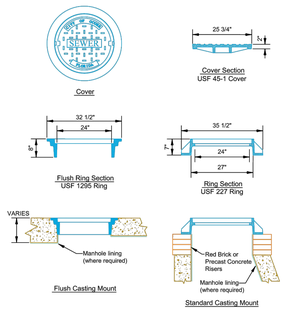


NOTES:

1. All pipe shall be installed with # 10 THHN solid copper tracing wire. Tracing wire must be installed directly above the pipe in a continuous circuit.
2. Tracing wire shall cover all main, pipe, branches (including fire hydrants) and service connections.
3. Tracing wire shall extend a minimum of 12" above grade at required intervals and/or valve lids.
4. Tracing wire shall be coiled and placed in a valve box and shall be easily accessible.
5. At dead ends of mains, pipe, and/or service, the tracing wire shall be placed in a properly identified cast iron valve box (Valve Box and Cover Detail UT009).

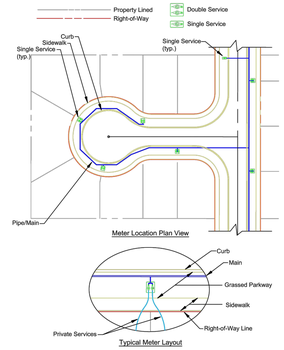
DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT012	Tracing Wire Location
DATE: April 2019	SCALE: N/A



NOTES:

1. Use Ring & Covers Detail as depicted on this sheet for standard manhole applications. Refer to UT104 Large & Receiving Ring and Double Cover Detail for large (6' or greater) and receiving manholes.
2. For structures with top elevation at surface, use "Flush Structure Casting", USF 1295 Ring.
3. Brick shall be solid red (clay) brick meeting AASHTO M114 -Grade MW.
4. Red Brick or Precast Concrete Risers should not exceed four levels.
5. Manhole lid shall be Lettered with "City of Ocoee" (top), Sewer (center) and Florida (bottom).
6. Manhole lids shall have two (2) non-pentrating pick holes.
7. Where manhole lining (coating) is required, coating shall extend to ring sealing and coating ring's mortar bed.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT103	Standard Manhole Ring and Cover
DATE: April 2019	SCALE: N/A



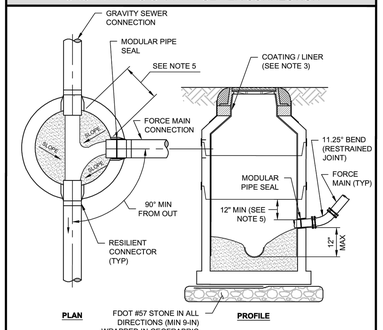
NOTES:

1. Pipes/mains in this detail are for representation purposes only. Refer to plan or utility sheets for pipes/main material, size, and configuration.
2. For meter configuration, including fittings and box, see City of Ocoee Meter and Meter Box Details UT207 for Single Family and UT208 for Commercial/Multi-Family. Unless directed by City, reclaimed and potable meter boxes shall be separated by placing the boxes at opposite property lines.
3. Meters should be centered in grassed parkway, if possible, offset from front of sidewalk 2', and such that private service will not cross adjacent lot.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
UT207	Meter & Service Locations
DATE: April 2019	SCALE: N/A

APPENDIX A — STANDARD DRAWINGS

FORCE MAIN TO GRAVITY SEWER CONNECTION

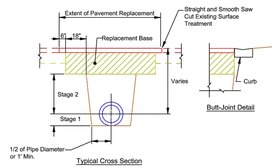


NOTES:

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.

CITY OF OCOEE
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A307
10/10/2021



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.
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7. 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.

DETAIL NO.	CITY OF OCOEE CONSTRUCTION DETAILS
PW002	Open Cut Flexible Pavement Replacement
DATE: July 2022	SCALE: N/A

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12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			02-16-2024	DM	REV PER CITY COMMENTS 6
			01-02-2024	DM	REV PER CITY COMMENTS 5
			12-13-2023	DM	REV PER CITY COMMENTS 4
			11-21-2023	DM	REV PER CITY/SJRWMD COMMENTS 3
03-12-2024	DM	REV PER CITY COMMENTS 7	09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS 2

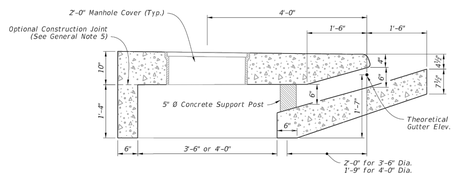
DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

UTILITY DETAILS-3

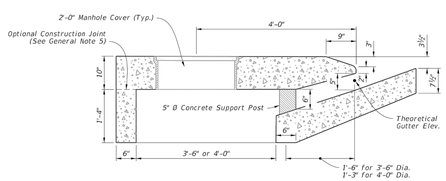
OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY:DMS
SCALE: NONE
SHEET: 15-A OF 19

F:\OJV1\CAD\Planset\Final\14-15 UTILITY DETAILS -1&2.dwg,4/5/2024 5:31:44 PM

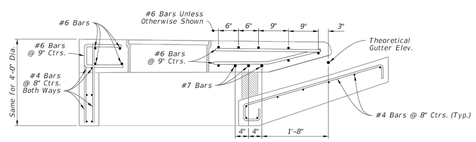


INLET SECTION WITH TYPE F CURB AND GUTTER

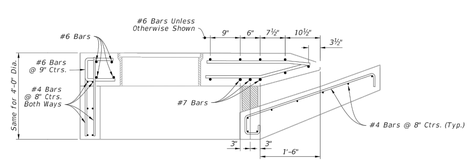


INLET SECTION WITH TYPE E CURB AND GUTTER

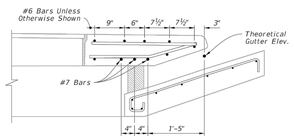
TRANSVERSE DIMENSIONAL DETAILS



3'-6" DIA. STRUCTURE BOTTOM

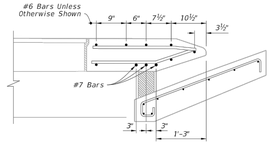


3'-6" DIA. STRUCTURE BOTTOM



4'-0" DIA. STRUCTURE BOTTOM

INLET SECTION WITH TYPE F CURB AND GUTTER



4'-0" DIA. STRUCTURE BOTTOM

INLET SECTION WITH TYPE E CURB AND GUTTER

TRANSVERSE REINFORCING DETAILS

TRANSVERSE DIMENSIONAL AND REINFORCING DETAILS

10/20/2022 8:46:53 AM

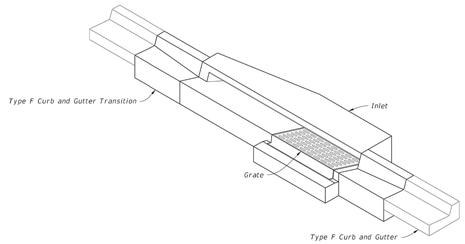
LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/20		FY 2023-24 STANDARD PLANS	CURB INLET TOP TYPES 1, 2, 3, AND 4	425-020	3 of 3

GENERAL NOTES:

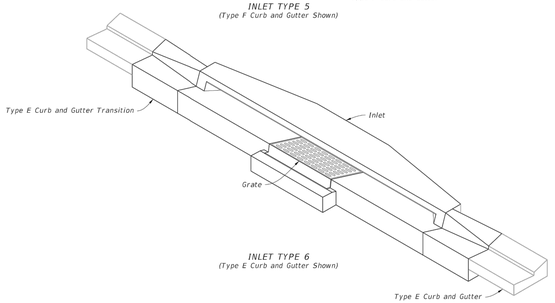
1. Work this Index with Index 425-001 and Index 425-010.
2. Conform the finished grade and slope of the inlet tops with the finished cross slope and grade of the proposed sidewalk and/or border.
3. For inlets constructed on a curve, refer to the plans to determine the radius. Bend steel when necessary.
4. Use Grade 60 reinforcing bars with 1½" minimum cover unless otherwise shown, see Sheet 6 for equivalent area Welded Wire Reinforcement details.
5. Inlet tops may be either cast-in-place or precast concrete. Conform precast units to the dimensions shown or in accordance with approved shop drawings.
6. Corner fillets are required at inlet opening for precast units or C-I-P units used in conjunction with circular inlet bottoms or skewed rectangular inlet boxes. Finish top of fillets flush with drain throat bottom and match slope.
7. For Type E curb and gutter, transition the shape of the curb over the gutter transition length to match the face of the inlet (Type Ft).
8. Meet the requirements of ASTM A36/A36M with steel used for frames and grates.
9. Use either cast iron grates or steel grates.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Type 5 and 6 Dimensional Details
3	Type 5 and 6 Reinforcing and Bar Bending Details
4	Precast Dimensional and Reinforcing Details
5	Cast-In-Place Dimensional and Reinforcing Details
6	Alternate Welded Wire Reinforcing (WWR) Details
7	Grate, Anchor, and Grouting Details



INLET TYPE 5
(Type F Curb and Gutter Shown)

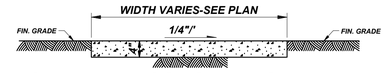


INLET TYPE 6
(Type E Curb and Gutter Shown)

CURB INLETS TOPS

10/20/2022 8:46:54 AM

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/20		FY 2023-24 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	425-021	1 of 7

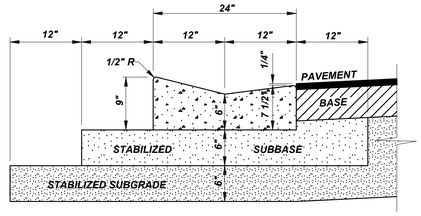


5' STANDARD CONCRETE SIDEWALK

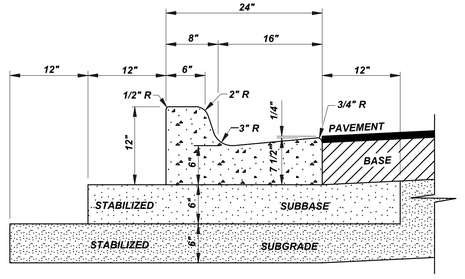
NOTE: MINIMUM CLASS A (3000 PSI) CONCRETE TO BE USED.

F.D.O.T. STANDARD PLANS - FY 2022-23

CONTRACTOR SHALL COMPLY WITH F.D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION, FY 2022-23 F.D.O.T DESIGN MANUAL 2022, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM" F.D.O.T. INDEX 425-010 - STRUCTURE BOTTOMS TYPE J AND P F.D.O.T. INDEX 425-001 - SUPPLEMENTARY DETAILS FOR MANHOLES AND INLETS F.D.O.T. INDEX 425-020 - CURB INLET TOPS TYPES 1, 2, 3 & 4 F.D.O.T. INDEX 425-052 - DITCH BOTTOM INLET TYPES C, D, E & H F.D.O.T. INDEX 430-021 - CROSS DRAIN MITERED END SECTION SINGLE AND MULTIPLE ROUND CONCRETE PIPE F.D.O.T. INDEX 520-001 - CURB & CURB & GUTTER F.D.O.T. INDEX 522-001 / 522-002 / 522-003 - CONCRETE SIDEWALK / DETECTABLE WARNINGS & SIDEWALK CURB RAMPS / CONCRETE FLARED DRIVEWAYS F.D.O.T. INDEX 711-001 - SPECIAL MARKING AREAS.



MIAMI CURB DETAIL



TYPE "F" CURB & GUTTER DETAIL

			REVISIONS					
DAVE SCHMITT ENGINEERING, INC. 12301 Lake Underhill Road Suite 241 ORLANDO, FL 32828 407-207-9088 FAX 407-207-9089 Certification of Authorization #27471			DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

PAVING, GRADING & DRAINAGE DETAILS

OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: NONE
SHEET: 16 OF 19

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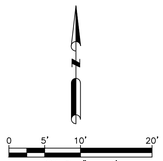

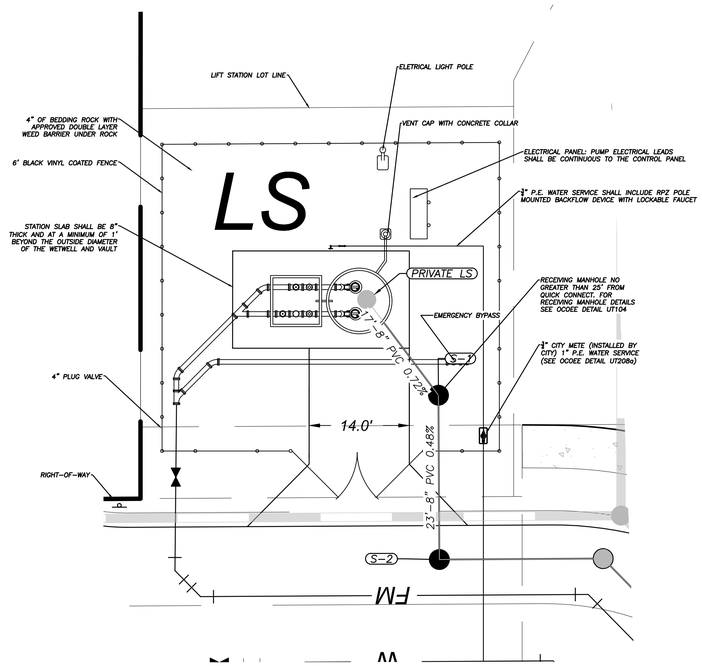

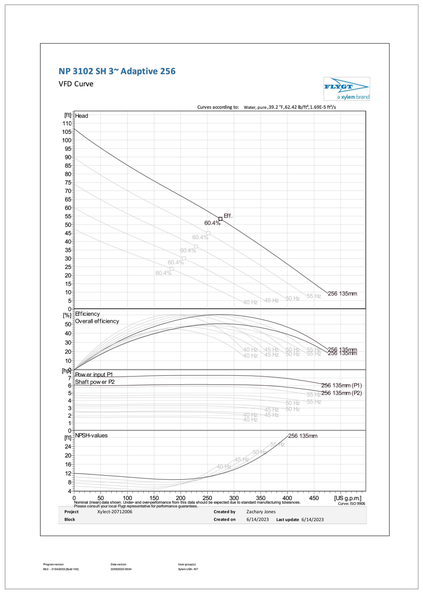

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DAVE SCHMITT ENGINEERING, INC.
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			12-13-2023	DM	REV PER CITY COMMENTS 1
			09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS 1

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

LIFT STATION PLAN

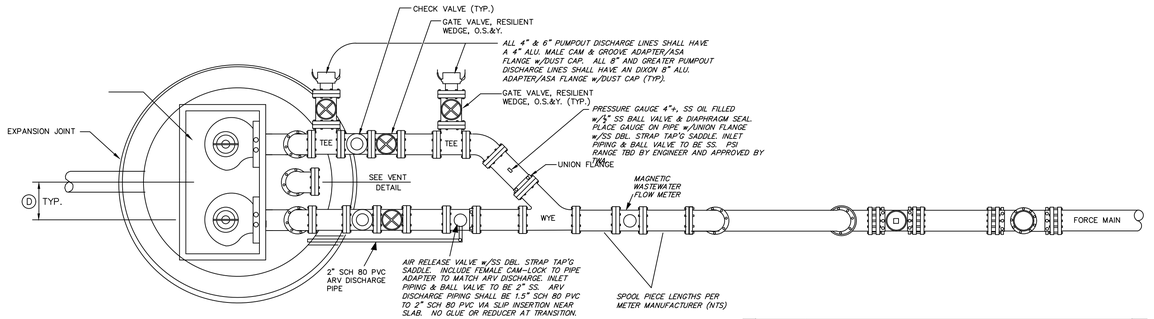
OCOEE OAKS JOINT VENTURE

CITY OF OCOEE, FLORIDA

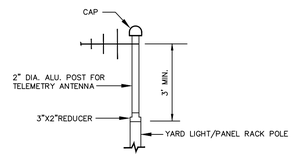
DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: 1"=10'
SHEET: 17 OF 19

ALARM LIGHT ON TOP OF PANEL

NOTES:
1. ALL ITEMS NOT SPECIFIED ON THESE DETAIL SHEETS SHALL MEET TOHO STANDARDS AND SPECIFICATIONS.
2. ALL LIFT STATION WET WELLS SHALL BE PRECAST POLYMER CONCRETE.
3. NO LIFTING HOLES ARE PERMITTED THRU WALLS OR TOP SLAB
4. ALL ABOVE GROUND FORCE MAIN PIPING SHALL BE FLANGED DUCTILE IRON
5. ALL TAPS SHALL BE STAINLESS STEEL TAPPING SADDLES
6. ALL CONDUIT SHALL BE RIGID ALUMINUM EXCEPT FOR THE CONDUIT FROM THE TRANSFORMER TO THE 2ND DISCONNECT AFTER THE METER
7. FINISHED GRADE INSIDE THE FENCED AREA SHALL BE A MINIMUM OF 12" ABOVE THE 100 YEAR FLOOD AND 6" ABOVE THE GROUND ELEVATION AT ANY FENCE POST
4. ALL PENETRATIONS, INTERIOR OPENINGS, CHIPS, LIFT HOLES, ETC. SHALL BE SEALED WITH POLYMER GROUT AS SPECIFIED BY THE MANHOLE PRECASTER
5. SEE PANEL DRAWING(S) FOR TELEMETRY SYSTEM DETAILS
6. TELEMETRY SHALL BE PAID FOR BY THE DEVELOPER AND FURNISHED, INSTALLED, AND PROGRAMMED BY TOHO
7. ALL ENCLOSURE PENETRATIONS SHALL BE MADE ON THE BOTTOM OF THE ENCLOSURE. TOP AND SIDE PENETRATIONS ARE NOT PERMITTED EXCEPT ON TVSS. USE MYERS HUBS EXCEPT BETWEEN METER AND DISCONNECT AND TVSS.
8. ALL BOXES AND ENCLOSURES SHALL BE NEMA 4X 316 SS
9. RACK TO UTILIZE SS STRUT CHANNEL, SS HARDWARE, AND VINYL ENDCAPS

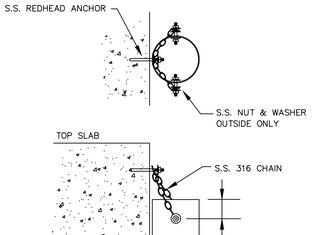


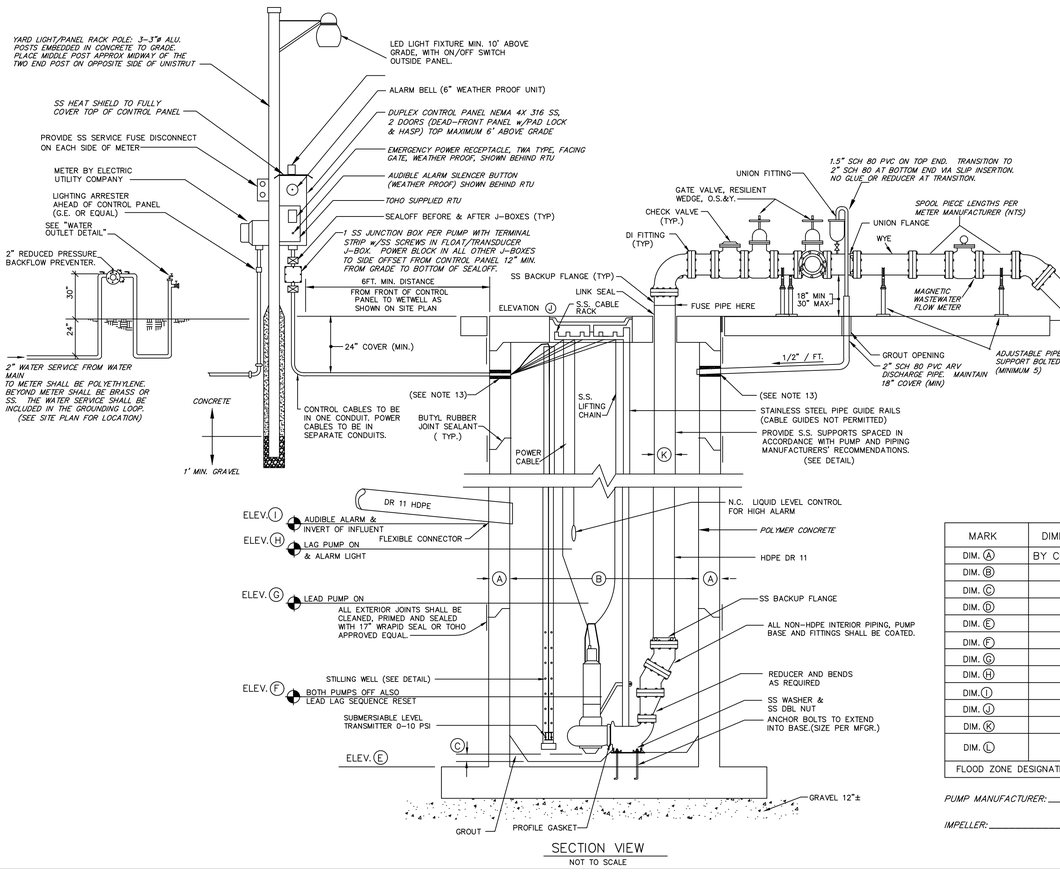
PLAN VIEW
NOT TO SCALE



ALTERNATE ANTENNA DETAIL
NOT TO SCALE

PUMP NO:		
1	MANUFACTURER: FLYGT ; MODEL: NP 3102 SH 3 ; IMP: 135mm ; DIA: 80mm ;	
	MM. SPEED: 3440 RPM; DISCHARGE SIZE: 3" IN; VOLTAGE: 460v ;	
	HZ: 60Hz ; PHASE: 3 ; HP: 6.5 ;	
	MIN SOLID SIZE: IN; CURVE: .	
2	MANUFACTURER: ; MODEL: ; IMP: ; DIA: ;	
	MM. SPEED: RPM; DISCHARGE SIZE: IN; VOLTAGE: ;	
	HZ: ; PHASE: ; HP: ;	
	MIN SOLID SIZE: IN; CURVE: .	
3	MANUFACTURER: FLYGT ; MODEL: NP 3102 SH 3 ; IMP: 135mm ; DIA: 80mm ;	
SPARE	MM. SPEED: 3440 RPM; DISCHARGE SIZE: 3" IN; VOLTAGE: 460v ;	
	HZ: 60Hz ; PHASE: 3 ; HP: 6.5 ;	
	MIN SOLID SIZE: IN; CURVE: .	
PUMPS OPERATING CONDITIONS		
RUNNING PUMP:		
PUMP 1	125.0 gpm 70.82' TDH 60.4 %EFF.	
PUMP 1 & 2	gpm TDH %EFF.	



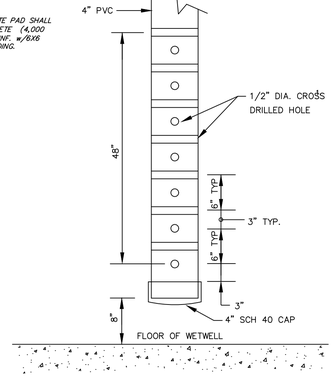


SECTION VIEW
NOT TO SCALE

MARK	DIMENSIONS	DESCRIPTION	COMMENTS
DIM. A	BY CONTRACTOR	WETWELL WALL THICKNESS	PER PRECASTER SPECIFICATIONS
DIM. B	6'	WETWELL DIAMETER	8' MINIMUM
DIM. C		PER PUMP SUBMITTAL DATA	
DIM. D		SEE TOP SLAB DETAIL	
DIM. E	121.15	ELEVATION	BOTTOM OF WETWELL
DIM. F	118.67	ELEVATION	PUMPS OFF
DIM. G	120.15	ELEVATION	LEAD PUMP ON
DIM. H	120.65	ELEVATION	LAG PUMP ON
DIM. I	121.15	ELEVATION	AUDIBLE ALARM & INVERT
DIM. J	136.50	ELEVATION	TOP OF SLAB
DIM. K	3"	HDPE DR11 DIAMETER	DISCHARGE
DIM. L		EQUAL TO DEPTH OF WETWELL	15' MIN W/ NO ODOR CONTROL 20' MIN W/ ODOR CONTROL REQ'D
FLOOD ZONE DESIGNATION		FLOOD ELEV.	VERT DATUM "NAVD 88"

PUMP MANUFACTURER: MODEL: HP:

IMPELLER: GPM at: TDH



STILLING WELL
NOT TO SCALE

DAVE SCHMITT ENGINEERING, INC.
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407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS ⚠

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

LIFT STATION DETAILS - 1

OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: NONE
SHEET: 18 OF 19

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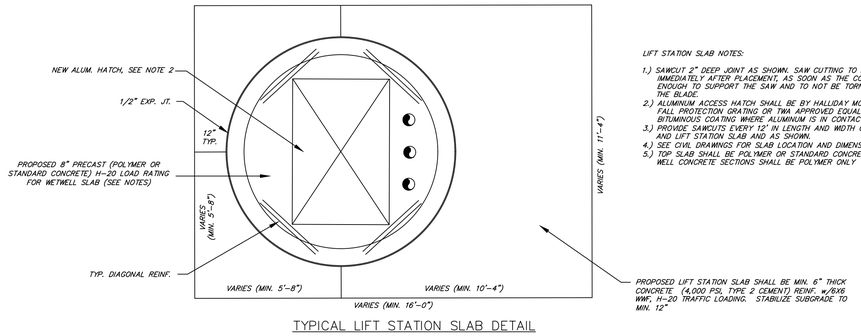
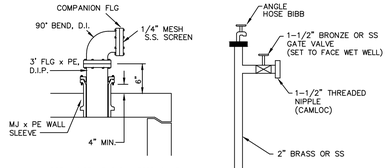


TYPICAL LIFT STATION SLAB DETAIL

NOT TO SCALE

LIFT STATION SLAB NOTES:

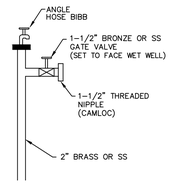
1.) SAWCUT 2" DEEP JOINT AS SHOWN. SAW CUTTING TO BE PERFORMED IMMEDIATELY AFTER PLACEMENT, AS SOON AS THE CONCRETE IS FIRM ENOUGH TO SUPPORT THE SAW AND TO NOT BE TORN OR DAMAGED BY THE BLADE.
2.) ALUMINUM ACCESS HATCH SHALL BE BY HALLIDAY MODEL SERIES W2S WITH FALL PROTECTION GRATING OR TWA APPROVED EQUAL. APPLY A BITUMINOUS COATING WHERE ALUMINUM IS IN CONTACT WITH CONCRETE.
3.) PROVIDE SAWCUTS EVERY 12' IN LENGTH AND WIDTH OF ACCESS DRIVEWAY AND LIFT STATION SLAB AND AS SHOWN.
4.) SEE CIVIL DRAWINGS FOR SLAB LOCATION AND DIMENSIONS.
5.) TOP SLAB SHALL BE POLYMER OR STANDARD CONCRETE, ALL OTHER WET WELL CONCRETE SECTIONS SHALL BE POLYMER ONLY.



NOTE: SIZE VENT DIAMETER SAME AS DISCHARGE PIPING. LENGTH = SLAB THICKNESS PLUS 4"MIN.

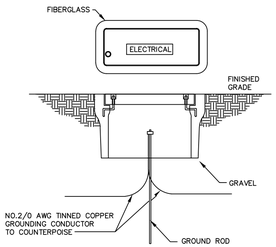
VENT DETAIL

NOT TO SCALE



WATER OUTLET DETAIL

NOT TO SCALE

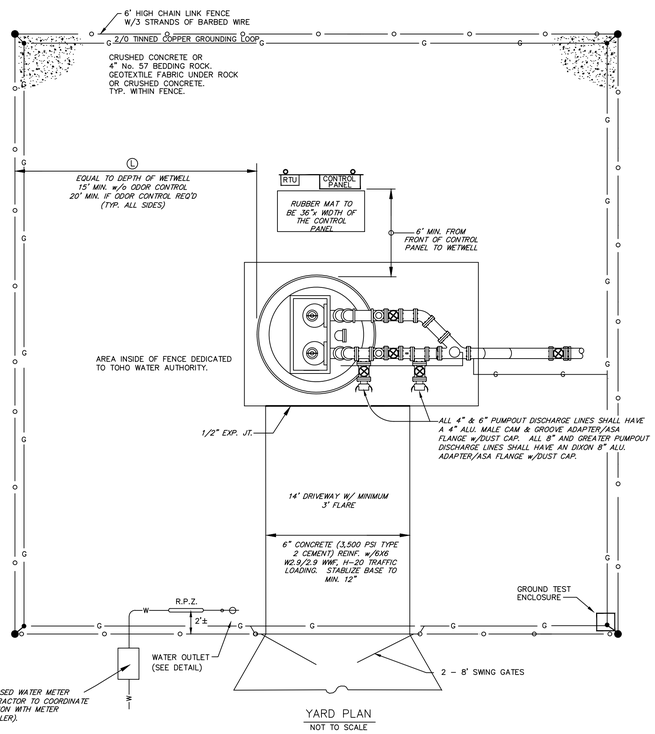


GROUND TEST ENCLOSURE

THE GROUNDED COUNTERPOISE LOOP SHALL BE BONDED BY CADWELL TO GROUND RODS AND GROUND WIRE PIGTAILS.

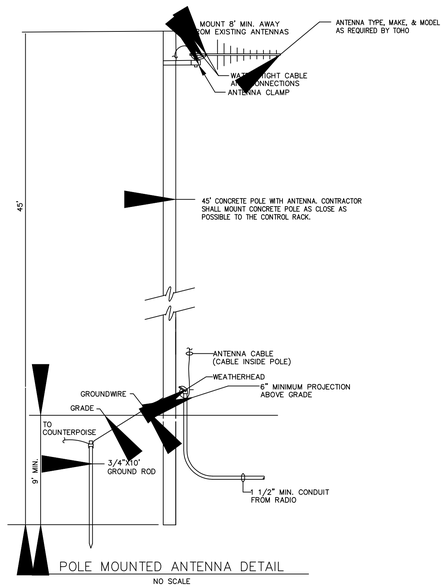
THE FOLLOWING SHALL BE MECHANICALLY BONDED TO THE COUNTERPOISE LOOP:

1. *CORNER POSTS*
2. *GATE POSTS, GATE AND FENCE*
3. *WATER SERVICE*
4. *CONTROL PANEL*
5. *WET WELL HATCH AND HANDRAIL*
6. *DISCHARGE PIPING*
7. *ALL CONDUIT ENTRIES (METAL) INTO CONTROL PANEL BY MEANS OF GROUNDING BUSHINGS.*
8. *MAIN DISCONNECT SWITCH*
9. *UTILITY COMPANY TRANSFORMER*
10. *GENERATOR*
11. *ODOR CONTROL*
12. *SERVICE DISCONNECT SWITCH*
13. *TELEMETRY PANEL*
14. *TELEMETRY MAST*



YARD PLAN

NOT TO SCALE

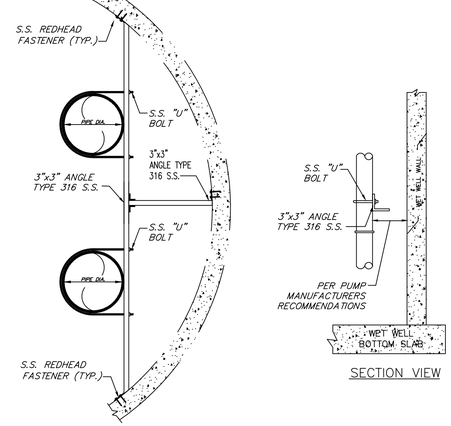


POLE MOUNTED ANTENNA DETAIL

NO SCALE

NOTES:

1. *YARD PIPING PLAN IS A GENERIC PLAN SHOWING REQUIRED PIPING AND MINIMUM CLEARANCES, SEPARATIONS, AND SITE SIZING REQUIREMENTS*
2. *A SITE SPECIFIC YARD PLAN IS REQUIRED*
3. *A SITE SPECIFIC PLAN IS REQUIRED THAT IDENTIFIES THE LOCATION OF THE DRIVEWAY, ACCESS ROADS, AND ALL OTHER RELEVANT SITE FEATURES. LAYOUT MUST INCLUDE SITE GRADING TO SHOW DRAINAGE AWAY FROM THE WET WELL AND SLAB AND THE SITE IN GENERAL.*
4. *A LAYOUT DEVIATING FROM THIS DETAIL SHALL BE DRAWN TO SCALE AND SHOW WETWELL PUMPS AND INFLUENT AND EFFLUENT PIPING TO ENSURE SUFFICIENT SPACE WITHIN THE WETWELL TO ACCOMODATE ALL MECHANICAL EQUIPMENT AND PIPING*
5. *ELECTRICAL TRANSFORMERS MUST BE LOCATED OUTSIDE OF THE FENCED AREA*
6. *PROPOSED 14' DRIVEWAY W/ MINIMUM 3' FLARE MUST EXTEND TO A PAVED PUBLIC OR PRIVATE ROADWAY.*
7. *LIFT STATION SITES LOCATED ON ROADS WITH POSTED SPEED LIMITS OF 25MPH OR GREATER REQUIRE DRIVE-THRU OR TURNAROUND ACCESS.*
8. *ENGINEER SHALL PROVIDE A TRANSOFT AUTO-TURN OR AUTODESK VEHICLE TRACKING ANALYSIS FOR A COMBINATION SEWER CLEANING VACTOR TRUCK*



TOP VIEW

SECTION VIEW

NOTES:

1. *ALL COMPONENTS AND BRACKET ASSEMBLY SHALL BE GRADE 316 STAINLESS STEEL.*
2. *BRACKETS SHALL BE SPACED AS INDICATED IN THE CONSTRUCTION DRAWING OR AT THE DIRECTION OF TWA.*
3. *PIPE SIZES AND MATERIALS SHALL BE AS INDICATED IN THE CONSTRUCTION DRAWINGS.*
4. *A MINIMUM OF 2 BRACKETS REQUIRED. MAX 10' SPACING.*
5. *WELD ALL CONNECTIONS EXCEPT U-BOLTS.*

PIPE FASTENING BRACKET

NOT TO SCALE

⚠

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Certification of Authorization #27471

REVISIONS

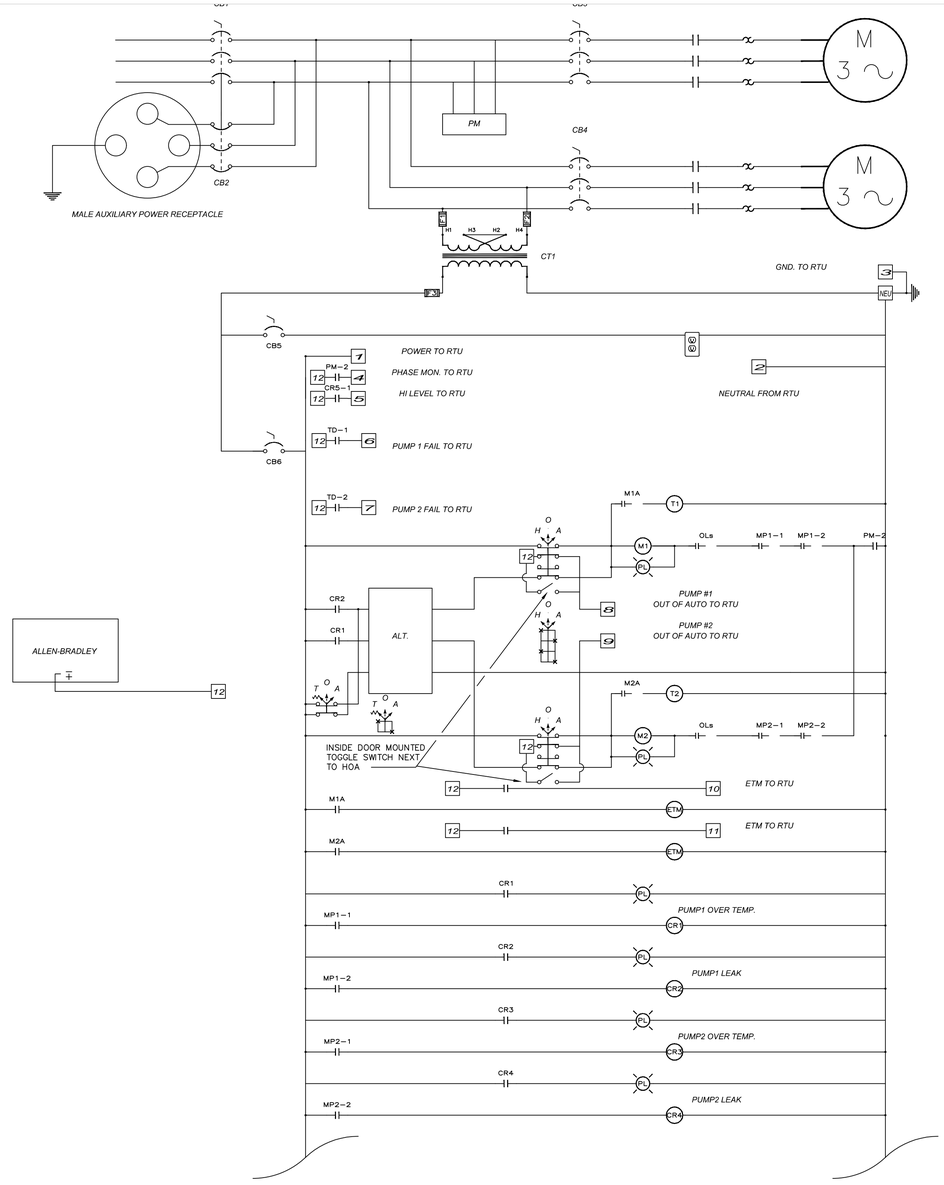
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS ⚠

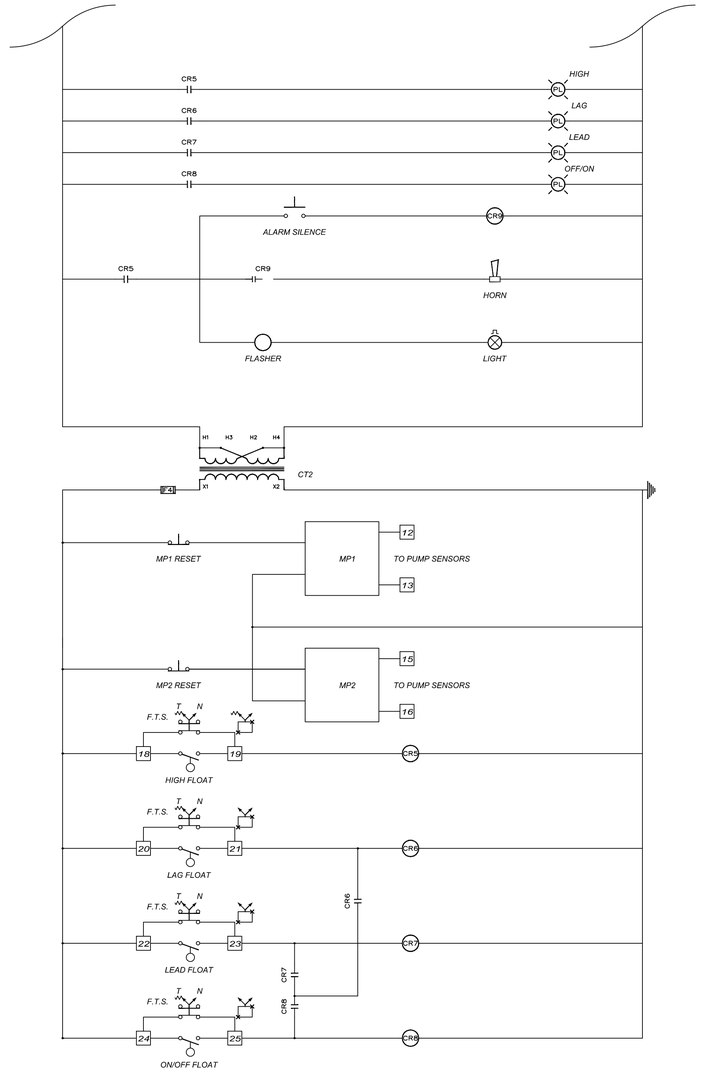
DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

LIFT STATION DETAILS - 2

OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: NONE
SHEET: 19 OF 19





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			09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS ⚠1

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

LIFT STATION DETAILS - 3

OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: NONE
SHEET: 19-A OF 19

⚠

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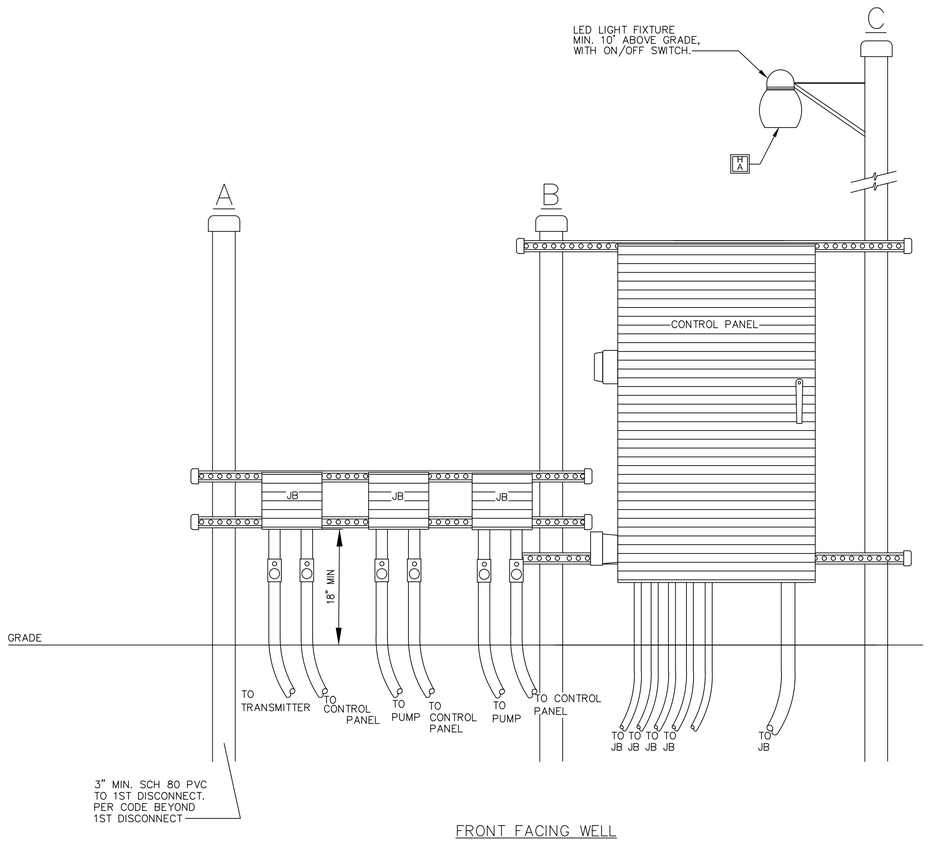
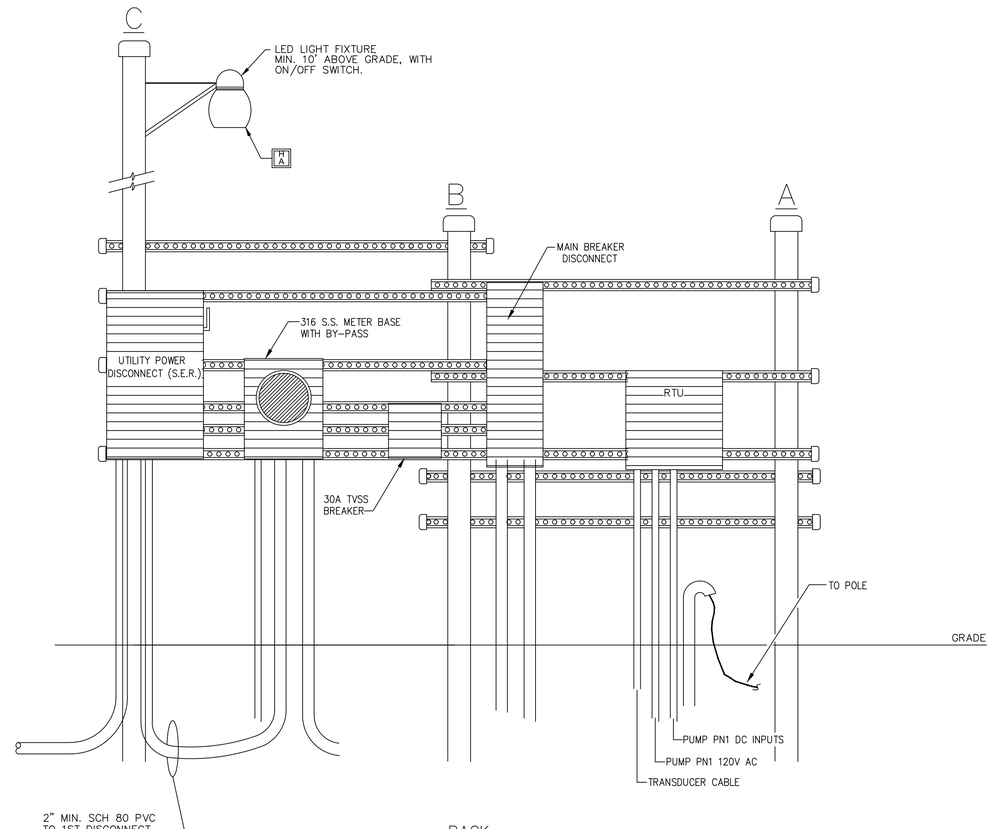


FRONT FACING WELL
RACK MOUNTED
EQUIPMENT LAYOUT
NO SCALE



BACK
RACK MOUNTED
EQUIPMENT LAYOUT
NO SCALE

⚠

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REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS ⚠

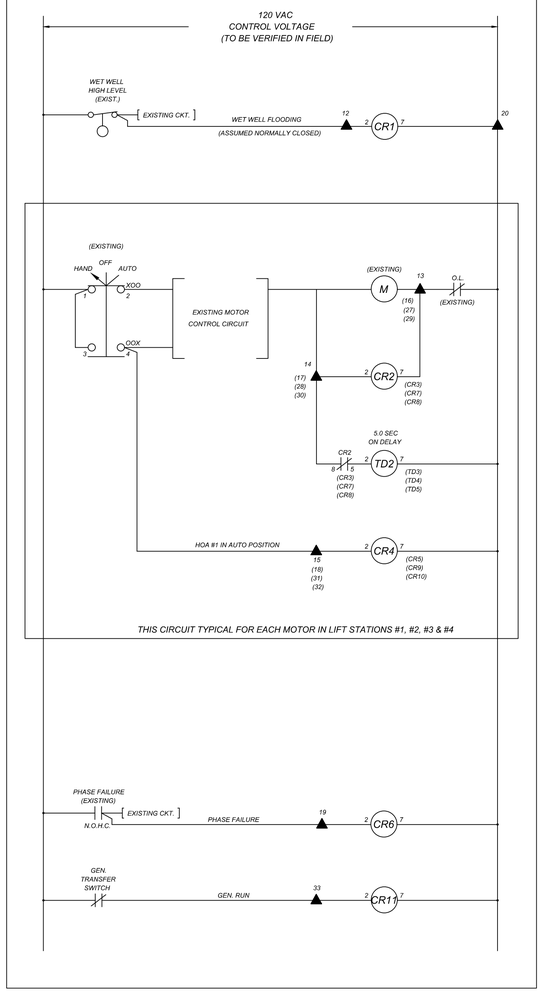
DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

LIFT STATION DETAILS - 4

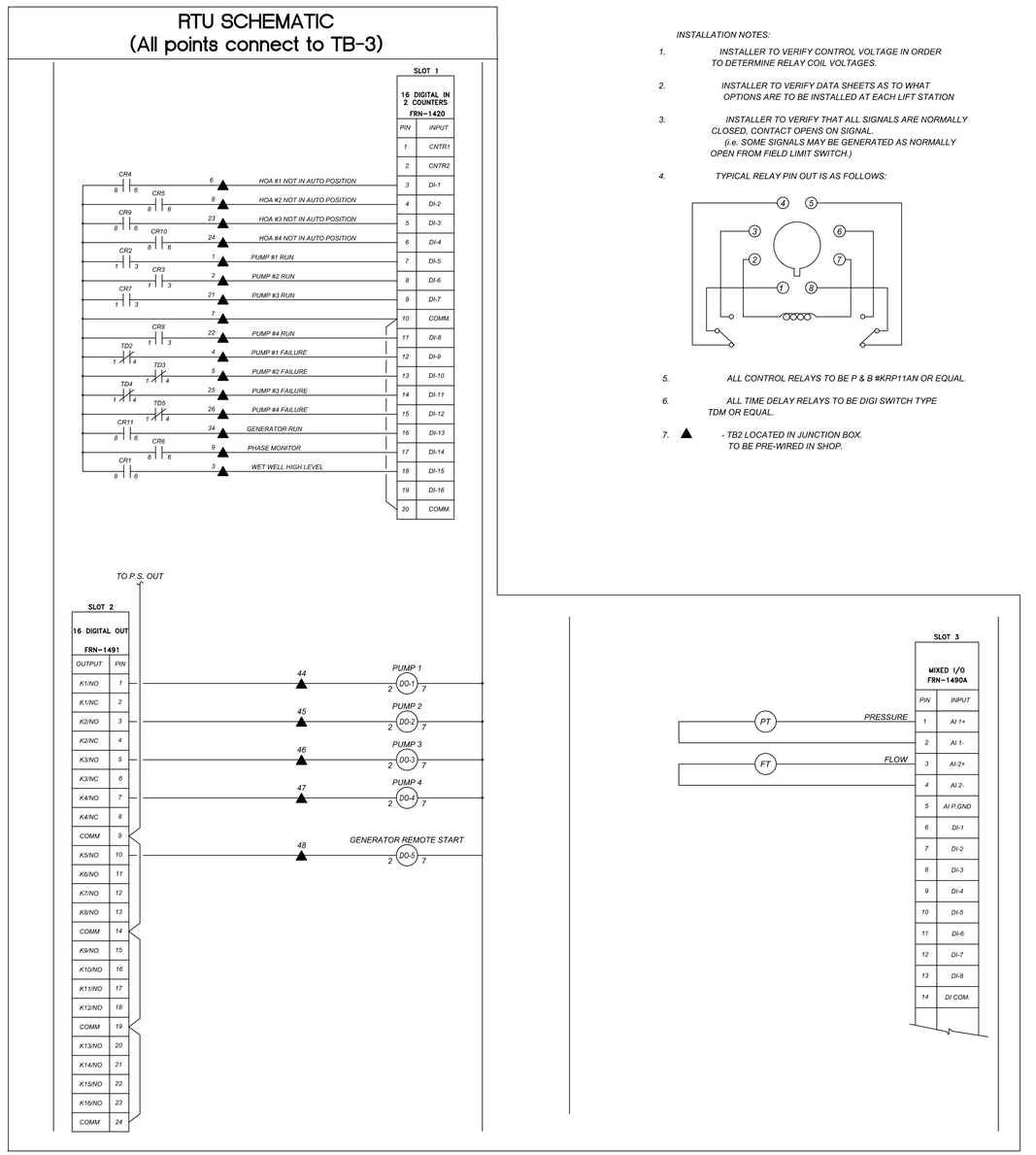
OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: NONE
SHEET: 19-B OF 19

FIELD SCHEMATIC



RTU SCHEMATIC
(All points connect to TB-3)



INSTALLATION NOTES:

1. *INSTALLER TO VERIFY CONTROL VOLTAGE IN ORDER TO DETERMINE RELAY COIL VOLTAGES.*
2. *INSTALLER TO VERIFY DATA SHEETS AS TO WHAT OPTIONS ARE TO BE INSTALLED AT EACH LIFT STATION*
3. *INSTALLER TO VERIFY THAT ALL SIGNALS ARE NORMALLY CLOSED, CONTACT OPENS ON SIGNAL. (i.e. SOME SIGNALS MAY BE GENERATED AS NORMALLY OPEN FROM FIELD LIMIT SWITCH.)*
4. *TYPICAL RELAY PIN OUT IS AS FOLLOWS:*

5. *ALL CONTROL RELAYS TO BE P & B #KRP11AN OR EQUAL.*
6. *ALL TIME DELAY RELAYS TO BE DIGI SWITCH TYPE TDM OR EQUAL.*
7. ▲ *- TB2 LOCATED IN JUNCTION BOX. TO BE PRE-WIRED IN SHOP.*

⚠

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407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS

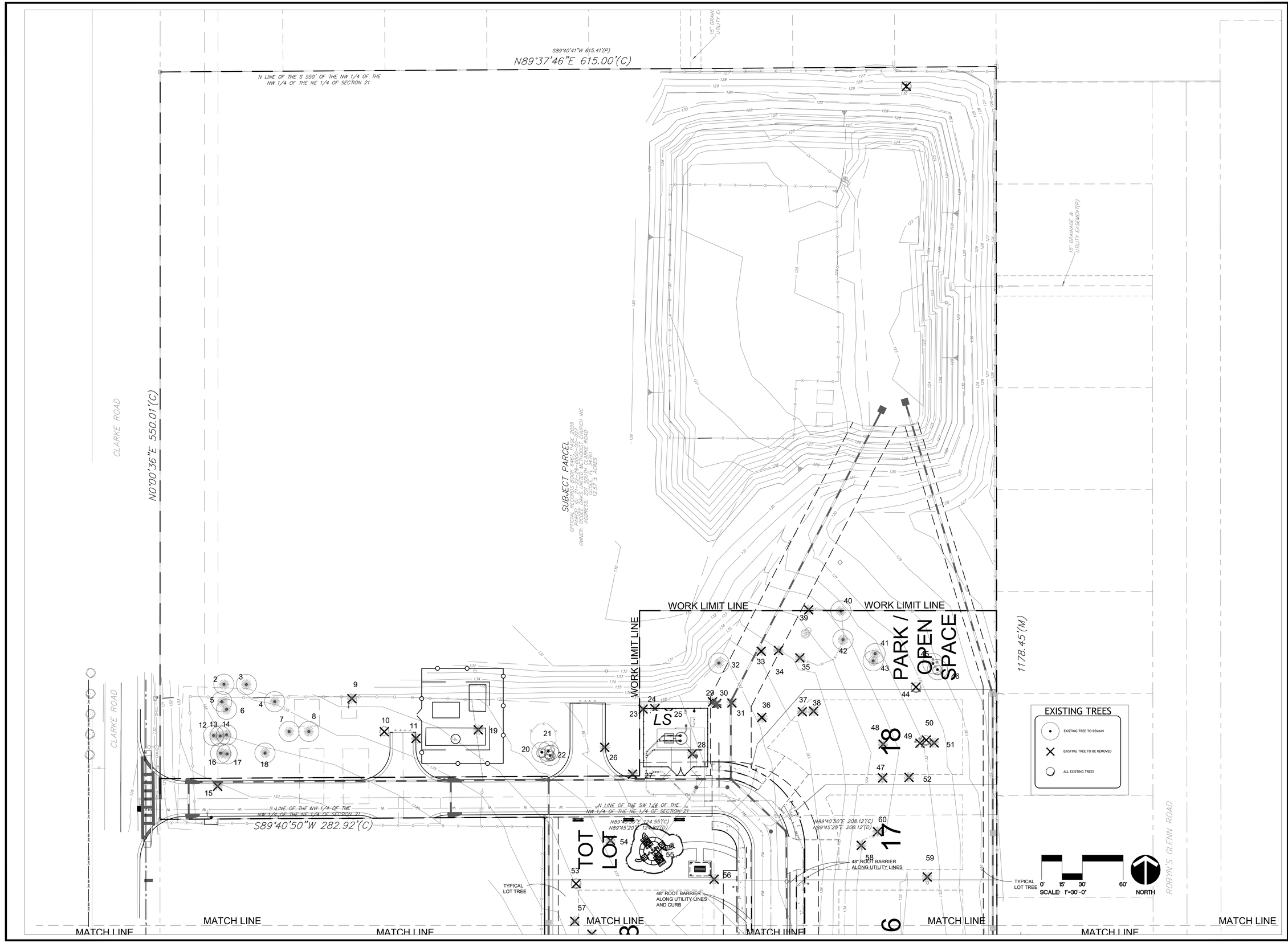
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			09-12-2023	DM	REV PER CITY/SJRWMD COMMENTS ⚠1

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

LIFT STATION DETAILS - 5

OCOEE OAKS JOINT VENTURE
CITY OF OCOEE, FLORIDA

DATE: MAY 2023
PROJECT NO.: OJV-1
DRAWN BY: BC
CHECKED BY: DMS
SCALE: NONE
SHEET: 19-C OF 19



BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
MBE 000125
ORLANDO, FL 32804 (407) 418-1338

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SIGNATURE AND DATED SEAL

CHRISTOPHER D RICE LA-6667122

CONSULTANTS

OCOEE OAKS

DRAWING TITLE

TREE MITIGATION PLAN

PROJECT ADDRESS

OWNER NAME AND ADDRESS

REV.	DESCRIPTION	DATE
1.	CITY COMMENTS	09/25/23
2.	CITY COMMENTS	10/26/23
3.	CITY COMMENTS	11/27/23
4.	CITY COMMENTS	12/14/23
5.	CITY COMMENTS	02/14/24

PROJECT NO.	22-087
PHASE	CONSTRUCTION DOCUMENTS
SCALE	1"=30'-0"
FILE NAME	CAD FILE
DRAWN BY	LS
CHECKED BY	CR
DATE	06-13-2023

T-100

MATCH LINE

MATCH LINE

MATCH LINE

MATCH LINE

MATCH LINE

MATCH LINE

S00°03'05"E

N00°25'51"E 627.92'(D)

N01°01'33"W 627.88'(M)

N00°25'51"E 627.92'(D)

N00°03'05"W 627.88'(C)

S00°03'05"E 627.88'(D)

S00°03'05"E 627.88'(D)

NW 1/4 OF THE NE 1/4 OF SECTION 21

John Nicholas E. Hale Grant, Orange County, Florida

CLARKE ROAD

WHITE ROAD

ROBYN'S

S89°40'56"W 124.83'(C)

S89°45'08"W 125.21'(D)

N R/W LINE

S89°40'55"W 332.95'(M)

S89°45'08"W 208.12'(D)

10.00' DHUL

EXISTING TREES

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

ALL EXISTING TREES

0' 15' 30' 60'

SCALE: 1"=30'-0"

NORTH

BORELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
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710 YASSKA STREET
ORLANDO, FL 32804 (407) 418-1338

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CHRISTOPHER D RICE LA-6667122

CONSULTANTS

OCOEE OAKS

DRAWING TITLE

TREE MITIGATION PLAN

PROJECT ADDRESS

OWNER NAME AND ADDRESS

REV.	DESCRIPTION	DATE
1.	CITY COMMENTS	08/25/23
2.	CITY COMMENTS	10/26/23
3.	CITY COMMENTS	11/27/23
4.	CITY COMMENTS	12/14/23
5.	CITY COMMENTS	02/14/24

PROJECT NO.	22-087
PHASE	CONSTRUCTION DOCUMENTS
SCALE	1"-30'-0"
FILE NAME	CAD FILE
DRAWN BY	LS
CHECKED BY	CR
DATE	06-13-2023

T-101

TREE MITAGATION CHART

#	TREE TYPE	SIZE	REMOVED INCHES	SAVED INCHES	MITIGATION
1	OAK	11"	11"	-	4
2	PINE	7"	-	7"	-
3	PINE	15"	-	15"	-
4	PINE	11"	-	11"	-
5	PINE	16"	-	16"	-
6	PINE	14"	-	16"	-
7	PINE	14"	-	14"	-
8	PINE	16"	-	16"	-
9	PINE	17"	17"	-	4
10	UNIDENTIFIED	8",7",6"	21"	-	12
11	PINE	12"	12"	-	4
12	PINE	14"	-	14"	-
13	PINE	6"	-	6"	-
14	PINE	16"	-	16"	-
15	PINE	18"	18"	-	4
16	PINE	11"	-	11"	-
17	PINE	12"	-	12"	-
18	PINE	16"	-	16"	-
19	PINE	14"	14"	-	4
20	OAK	27"	-	27"	-
21	OAK	8"	-	8"	-
22	OAK	34"	-	34"	-
23	PINE	13"	13"	-	4
24	PINE	17"	17"	-	4
25	PINE	13"	13"	-	4
26	PINE	14"	14"	-	4
27	PINE	11"	11"	-	4
28	PINE	15"	15"	-	4
29	PINE	15"	15"	-	4
30	PALM	18"	18"	-	4
31	PINE	14"	14"	-	4
32	PINE	14"	-	14"	-
33	PINE	16"	16"	-	4
34	PINE	11"	11"	-	4
35	PINE	16"	16"	-	4
36	PINE	15"	15"	-	4
37	PINE	15"	15"	-	4
38	PINE	14"	14"	-	4
39	PINE	17"	17"	-	4
	TOTAL	578"	327"	253"	96

TREE MITIGATION CHART

#	TREE TYPE	SIZE	REMOVED INCHES	SAVED INCHES	MITIGATION
40	PINE	17"	-	17"	-
41	PINE	16"	-	16"	-
42	PINE	15"	-	15"	-
43	PINE	12"	-	12"	-
44	OAK	8"	8"	-	4
45	CRAPE MYRTLE	9"	-	9"	-
46	OAK	15"	-	15"	-
47	PINE	15"	15"	-	4
48	PINE	15"	15"	-	4
49	CRAPE MYRTLE	8"	8"	-	4
50	OAK	8"	8"	-	4
51	PINE	15"	15"	-	4
52	PINE	12"	12"	-	4
53	OAK	20"	20"	-	4
54	PINE	16"	16"	-	4
55	UNIDENTIFIED	10"	10"	-	4
56	PINE	15"	15"	-	4
57	PINE	11"	11"	-	4
58	PINE	20"	20"	-	4
59	PINE	15"	15"	-	4
60	PINE	18"	18"	-	4
61	PINE	15"	15"	-	4
62	PINE	9"	9"	-	4
63	PINE	10"	10"	-	4
64	PINE	8"	8"	-	4
65	PINE	10"	10"	-	4
66	OAK	11"	11"	-	4
67	PINE	15'	15"	-	4
68	PINE	15"	15"	-	4
69	PALM	18"	18"	-	4
70	PINE	12"	12"	-	4
71	PINE	14"	14"	-	4
72	PINE	14"	14"	-	4
73	PINE	12"	12"	-	4
74	PINE	16"	16"	-	4
75	PINE	15"	15"	-	4
76	PINE	8"	8"	-	4
77	PINE	9"	9"	-	4
78	PINE	8"	8"	-	4
	TOTAL	509"	425"	84"	132

TREE MITIGATION CHART

#	TREE TYPE	SIZE	REMOVED INCHES	SAVED INCHES	MITIGATION
79	PINE	9"	9"	-	4
80	PINE	14"	14"	-	4
81	PINE	10"	10"	-	4
82	PINE	9"	9"	-	4
83	PINE	14"	14"	-	4
84	PINE	11"	11"	-	4
85	PINE	11"	11"	-	4
86	PINE	15"	15"	-	4
87	PINE	12"	12"	-	4
88	PINE	11"	11"	-	4
89	PINE	12"	12"	-	4
90	PINE	15"	15"	-	4
91	OAK	15"	15"	-	4
92	PINE	9"	9"	-	4
93	PINE	17"	17"	-	4
94	PINE	12"	12"	-	4
95	PALM	17"	17"	-	4
96	PINE	11"	11"	-	4
97	PINE	10"	10"	-	4
98	PINE	21"	21"	-	4
99	PINE	10"	10"	-	4
100	PINE	15"	15"	-	4
101	PINE	9"	9"	-	4
102	PINE	18"	18"	-	4
103	UNIDENTIFIED	12"	12"	-	4
104	UNIDENTIFIED	14"	14"	-	4
105	PINE	18"	18"	-	4
106	UNIDENTIFIED	12"	12"	-	4
107	PINE	15'	15"	-	4
108	PINE	20"	20"	-	4
109	PINE	8"	8"	-	4
110	PINE	8"	8"	-	4
111	PINE	10"	10"	-	4
112	UNIDENTIFIED	11"	11"	-	4
113	PINE	15"	15"	-	4
114	PINE	9"	9"	-	4
115	PINE	14"	14"	-	4
116	PINE	17"	17"	-	4
117	PINE	8"	8"	-	4
	TOTAL	498"	498"	0"	156

TREE MITIGATION CHART

#	TREE TYPE	SIZE	REMOVED INCHES	SAVED INCHES	MITIGATION
118	PINE	13"	13"	-	4
119	PINE	12"	12"	-	4
120	OAK	20"	20"	-	4
121	OAK	22"	22"	-	4
122	PINE	10"	10"	-	4
123	PINE	11"	11"	-	4
124	OAK	54"	54"	-	4
125	PINE	14"	14"	-	4
126	PINE	9"	9"	-	4
127	PINE	8"	8"	-	4
128	PINE	10"	10"	-	4
129	PINE	10"	10"	-	4
130	PINE	8"	8"	-	4
131	OAK	24"	24"	-	4
132	PINE	12"	12"	-	4
133	PINE	17"	17"	-	4
134	PINE	11"	11"	-	4
135	PINE	12"	12"	-	4
136	PINE	24"	24"	-	4
137	PINE	13"	13"	-	4
138	PINE	12"	12"	-	4
139	PINE	14"	14"	-	4
140	PINE	13'	13"	-	4
141	PINE	14"	14"	-	4
142	UNIDENTIFIED	8"	8"	-	4
143	UNIDENTIFIED	11"	11"	-	4
144	UNIDENTIFIED	8"	8"	-	4
145	UNIDENTIFIED	9"	9"	-	4
146	UNIDENTIFIED	10"	10"	-	4
147	UNIDENTIFIED	8"	8"	-	4
148	UNIDENTIFIED	9"	9"	-	4
149	PINE	10"	10"	-	4
150	PINE	XX	XX	-	4
151	PINE	XX	XX	-	4
152	OAK	24"	24"	-	4
153	PINE	14"	14"	-	4
154	PINE	12"	12"	-	4
155	UNIDENTIFIED	XX	XX	-	XX
156	PINE	9"	9"	-	4
	TOTAL	499"	499"	0"	152

TREE MITIGATION CHART

#	TREE TYPE	SIZE	REMOVED INCHES	SAVED INCHES	MITIGATION
157	PINE	13"	13"	-	4
158	PINE	15"	15"	-	4
159	PINE	15"	15"	-	4
160	PINE	17"	17"	-	4
161	PINE	13"	13"	-	4
162	PINE	14"	14"	-	4
163	PINE	15"	15"	-	4
164	PINE	16"	16"	-	4
165	UNIDENTIFIED	16"	16"	-	4
166	UNIDENTIFIED	14"	14"	-	4
167	PINE	14"	14"	-	4
168	OAK	8"	8"	-	4
169	OAK	12"	12"	-	4
170	UNIDENTIFIED	7"	7"	-	4
171	UNIDENTIFIED	9"	9"	-	4
172	UNIDENTIFIED	8"	8"	-	4
173	OAK	12"	12"	-	4
174	PINE	12"	12"	-	4
175	PINE	10"	10"	-	4
176	PINE	15"	15"	-	4
177	PINE	14"	14"	-	4
178	PINE	9"	9"	-	4
179	PINE	14"	14"	-	4
180	PINE	10"	10"	-	4
181	PINE	10"	10"	-	4
182	PINE	10"	10"	-	4
183	UNIDENTIFIED	XX	XX	-	XX
184	PINE	10"	10"	-	4
185	PINE	12"	12"	-	4
186	PINE	10"	10"	-	4
187	PINE	11"	11"	-	4
188	PINE	15"	15"	-	4
189	PINE	8"	8"	-	4
190	PINE	10"	10"	-	4
191	PINE	12"	12"	-	4
192	PINE	16"	16"	-	4
193	PINE	14"	14"	-	4
194	PINE	10"	10"	-	4
195	PINE	9"	9"	-	4
	TOTAL	459"	459"	0"	152

TREE MITIGATION CHART

#	TREE TYPE	SIZE	REMOVED INCHES	SAVED INCHES	MITIGATION
196	PINE	16"	16"	-	4
197	PINE	8"	8"	-	4
198	PINE	9"	9"	-	4
199	PINE	18"	18"	-	4
200	PINE	9"	9"	-	4
201	PINE	8"	8"	-	4
202	PINE	12"	12"	-	4
203	PINE	12"	12"	-	4
204	PINE	12"	12"	-	4
205	PINE	10"	10"	-	4
206	PINE	14"	14"	-	4
207	PINE	22"	22"	-	4
208	PINE	12"	12"	-	4
209	PINE	11"	11"	-	4
210	OAK	10"	10"	-	4
211	PINE	12"	12"	-	4
212	PINE	10"	10"	-	4
213	PINE	10"	10"	-	4
214	PINE	11"	11"	-	4
215	PINE	8"	8"	-	4
216	PINE	10"	10"	-	4
217	PINE	8"	8"	-	4
218	PINE	11"	11"	-	4
219	PINE	13"	13"	-	4
220	PINE	11"	11"	-	4
221	PINE	13"	13"	-	4
222	PINE	12"	12"	-	4
223	PINE	12'	12"	-	4
224	PINE	8"	8"	-	4
225	PINE	12"	12"	-	4
226	PINE	11"	11"	-	4
227	PINE	17"	17"	-	4
228	PINE	20"	20"	-	4
229	PINE	10"	10"	-	4
230	PINE	16"	16"	-	4
231	PINE	15"	15"	-	4
232	PINE	9"	9"	-	4
233	PINE	12"	12"	-	4
234	PINE	13"	13"	-	4
	TOTAL	467"	467"	0"	156

TREE MITIGATION CHART

#	TREE TYPE	SIZE	REMOVED INCHES	SAVED INCHES	MITIGATION
235	PINE	11"	11"	-	4
236	PINE	11"	11"	-	4
237	PINE	8"	8"	-	4
238	PINE	12"	12"	-	4
239	PINE	7"	7"	-	4
240	PINE	9"	9"	-	4
241	PINE	11"	11"	-	4
242	PINE	12"	12'	-	4
243	PINE	9"	9"	-	4
244	PINE	8"	8"	-	4
245	PINE	11"	11"	-	4
246	PINE	11"	11"	-	4
247	PINE	18"	18"	-	4
248	PINE	9"	9"	-	4
249	PINE	8"	8"	-	4
250	PINE	14"	14"	-	4
251	PINE	12'	12"	-	4
252	PINE	12"	12"	-	4
253	PINE	14"	14"	-	4
254	OAK	46"	46"	-	4
255	UNIDENTIFIED	7"	7"	-	4
256	OAK	21"	21"	-	4
257	UNIDENTIFIED	12"	12"	-	4
258	PINE	11"	11"	-	4
259	PINE	9"	9"	-	4
260	PINE	12"	12"	-	4
261	OAK	26"	26"	-	4
262	PINE	16"	16"	-	4
263	PINE	15"	15"	-	4
264	PINE	12"	12"	-	4
265	OAK	14"	14"	-	4
266	OAK	24"	24"	-	4
267	PINE	11"	11"	-	4
268	PINE	11"	11"	-	4
269	PINE	14"	14"	-	4
270	PINE	17"	17"	-	4
271	OAK	30"	30"	-	4
272	OAK	34"	34"	-	4
	TOTAL	549"	549"	-	152

	SIZE	REMOVED INCHES	SAVED INCHES	MITIGATION
TOTAL	3,559"	3,224	337"	996 TREES

LOT TREE REPLACEMENT

LOT #	LOT SIZE	REQUIRED TREES (2"CAL)	PROPOSED TREES (2"CAL)	SAVED TREES	TOTAL TREES PER LOT ★
1	9,883 SF	3	3	-	3X2= 6
2	9,888 SF	3	2	-	3X2= 6
3	9,888 SF	3	3	-	3X2= 6
4	9,888 SF	3	3	-	3X2= 6
5	9,888 SF	3	3	-	3X2= 6
6	9,888 SF	3	3	-	3X2= 6
7	9,888 SF	3	3	-	3X2= 6
8	9,888 SF	3	3	-	3X2= 6
9	9,883 SF	3	3	-	3X2= 6
10	9,888 SF	3	3	-	3X2= 6
11	9,888 SF	3	3	-	3X2= 6
12	9,888 SF	3	3	-	3X2= 6
13	9,888 SF	3	3	-	3X2= 6
14	9,888 SF	3	3	-	3X2= 6
15	9,888 SF	3	3	-	3X2= 6
16	9,888 SF	3	3	-	3X2= 6
17	9,874 SF	3	3	-	3X2= 6
18	12,107 SF	3	3	-	3X2= 6
GRAND TOTAL		54	54	00	108 (432")

★ 4" CALIPER TREES PROPOSED IN LIEU OF REQUIRED
2" CALIPER TREES AND ARE COUNTED AS 2 TREES EACH

COMMON AREA TREES

REPLACEMENT PROVIDED	QUANTITY	FINAL QUANTITY
SLASH PINE - 3" CAL.	15	45"
SLASH PINE - 4"	9	36"
AMERICAN ELM - 4"	18	72"
LIVE OAK - 4" CAL.	7	28"
TOTAL TREES PLANTED	49	181"

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
AAC 0001574
210 VASSAR STREET
ORLANDO, FL 32804 (407) 418-1338

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SIGNATURE AND DATED SEAL

CHRISTOPHER D RICE LA-6667122

CONSULTANTS

OCOEE OAKS

DRAWING TITLE: TREE MITIGATION CHARTS AND CALCULATIONS

REV.	DESCRIPTION	DATE
1.	CITY COMMENTS	08/25/23
2.	CITY COMMENTS	10/26/23
3.	CITY COMMENTS	11/27/23
4.	CITY COMMENTS	12/14/23
5.	CITY COMMENTS	02/14/24

PROJECT ADDRESS

OWNER NAME AND ADDRESS

PROJECT NO.	22-087
PHASE	CONSTRUCTION DOCUMENTS
SCALE	NO SCALE
FILE NAME	C:\@ FILE
DRAWN BY	LS
CHECKED BY	CR
DATE	06-13-2023

T-500

ROOT BARRIER NOTES:

SEE DETAIL SHEET L-500

* ALL STREET TREES TO BE INSTALLED AND IRRIGATED AT TIME OF EACH LOT CONSTRUCTION ALL REMAINING LANDSCAPE IN TRACTS AND COMMON AREAS TO BE INSTALLED WITH SITE INFRASTRUCTURE.

EACH LOT SHALL PLANT TREES REFLECTING THE MINIMUM REQUIREMENTS OF THE CITY OF OCOEE'S ARBOR CODE

S89°40'41"W 615.41'(P)
N89°37'46"E 615.00'(C)

N LINE OF THE S 550' OF THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 21

15' DRAINAGE & UTILITY EASEMENT(TYP)

N0°00'36"E 550.01'(C)

CLARKE ROAD

SUBJECT PARCEL
OFFICIAL RECORDS BOOK 6481, PAGE 2055
PARCEL ID: 21-22-28-0000-00-004
OWNER: CLARKE ROAD PROPERTY OCOEE LLC C/O CROSSMARK INC
ADDRESS: 201 SOUTH CLARKE ROAD
OCOEE, FL 34761
12.57 ± ACRES

WORK LIMIT LINE

WORK LIMIT LINE

WORK LIMIT LINE

PARK / OPEN SPACE

1178.45'(M)

BAHIA GRASS

LS

S LINE OF THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 21
S89°40'50"W 282.92'(C)

N LINE OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 21
N89°40'50"E 124.56'(M)
N89°45'20"E 124.60'(D)

N89°40'50"E 208.12'(C)
N89°45'20"E 208.12'(D)

48" ROOT BARRIER ALONG UTILITY LINES

48" ROOT BARRIER ALONG UTILITY LINES AND CURB

TYPICAL LOT TREE

TYPICAL LOT TREE

4.

18

17

6

3

MATCH LINE

MATCH LINE

MATCH LINE

MATCH LINE

MATCH LINE

MATCH LINE

ROBYN'S GLENN ROAD

0' 15' 30' 60'
SCALE: 1"=30'-0"
NORTH

PE 6
MC 90
PE1 5
SR 27
MF 47
OV 7
UA 2
PE1 2
SR 9
PE 3
MC 18
UA 1
PE1 2
SR 13
MC 68
PE 6
SR 5

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
MBE 000125
ORLANDO, FL 32804 (407) 418-1338

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SIGNATURE AND DATED SEAL

LANDSCAPE ARCHITECT
CHRISTOPHER D RICE
LICENSE NO. LA6667122
STATE OF FLORIDA

CHRISTOPHER D RICE LA-6667122

CONSULTANTS

OCOEE OAKS

DRAWING TITLE

LANDSCAPE PLAN

REV.	DESCRIPTION	DATE	PROJECT ADDRESS
1.	CITY COMMENTS	08/25/23	
2.	CITY COMMENTS	10/26/23	
3.	CITY COMMENTS	11/27/23	OWNER NAME AND ADDRESS
4.	CITY COMMENTS	12/14/23	
5.	CITY COMMENTS	02/14/24	

PROJECT NO.	22-087
PHASE	CONSTRUCTION DOCUMENTS
SCALE	1"-30'-0"
FILE NAME	CAD FILE
DRAWN BY	LS
CHECKED BY	CR
DATE	06-13-2023

L-100

MATCH LINE

MATCH LINE

MATCH LINE

MATCH LINE

MATCH LINE

MATCH LINE

MATCH

EACH LOT SHALL PLANT TREES REFLECTING THE MINIMUM REQUIREMENTS OF THE CITY OF OCOEE'S ARBOR CODE

ROOT BARRIER NOTES:

SEE DETAIL SHEET L-500

* ALL STREET TREES TO BE INSTALLED AND IRRIGATED AT TIME OF EACH LOT CONSTRUCTION ALL REMAINING LANDSCAPE IN TRACTS AND COMMON AREAS TO BE INSTALLED WITH SITE INFRASTRUCTURE.

TYPICAL LOT TREE

48" ROOT BARRIER ALONG UTILITY LINES AND CURB

48" ROOT BARRIER ALONG UTILITY LINES

UA 8

UA 7

TA 46 | ST 16 | ZP 30 | VO 16 | LM 59 | LJT 3

LJT 3 | LM 59 | VO 16 | ZP 30 | ST 16 | TA 46

LIM 3 | LIW 2

LIW 2 | LIM 3

S89°40'55"W 332.95'(M)

S89°40'56"W 124.83'(C)

S00°03'05"E

N00°01'33"W 627.88'(M)

N00°02'51"E 627.92'(C)

N00°03'05"W 627.88'(M)

CLARKE ROAD

WHITE ROAD

10.00' R/W

EACH LOT SHALL PLANT TREES REFLECTING THE MINIMUM REQUIREMENTS OF THE CITY OF OCOEE'S ARBOR CODE

0' 15' 30' 60'

SCALE: 1"=30'-0"

NORTH

BORELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
450 SOUTH ORANGE AVENUE, SUITE 800
ORLANDO, FL 32801 (407) 418-1338
730 YASSICA STREET
ORLANDO, FL 32804 (407) 418-1338

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SIGNATURE AND DATED SEAL

CHRISTOPHER D RICE LA-6667122

CONSULTANTS

OCOEE OAKS

DRAWING TITLE

LANDSCAPE PLAN

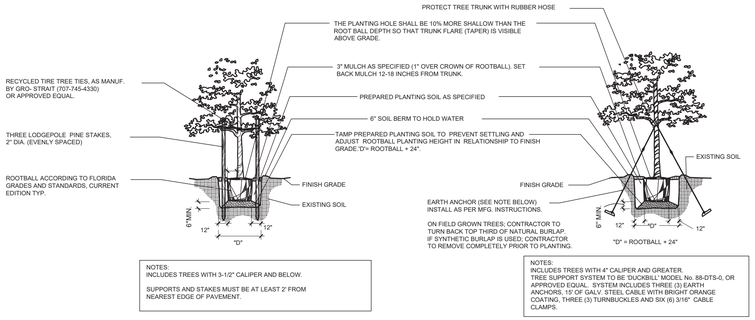
REV.	DESCRIPTION	DATE
1.	CITY COMMENTS	08/25/23
2.	CITY COMMENTS	10/26/23
3.	CITY COMMENTS	11/27/23
4.	CITY COMMENTS	12/14/23
5.	CITY COMMENTS	02/14/24

PROJECT ADDRESS

OWNER NAME AND ADDRESS

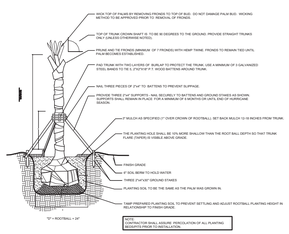
PROJECT NO.	22-085
PHASE	CONSTRUCTION DOCUMENTS
SCALE	1"-30'-0"
FILE NAME	CAD FILE
DRAWN BY	LS
CHECKED BY	CR
DATE	06-13-2023

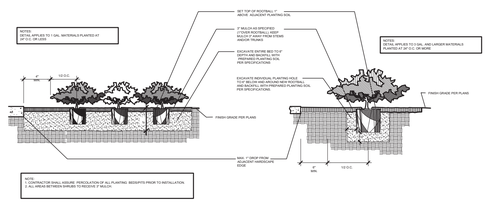
L-101



1 LARGE TREE PLANTING DETAILS
NOT TO SCALE

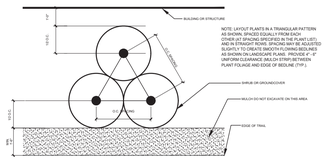
2 SMALL TREE PLANTING DETAIL
NOT TO SCALE



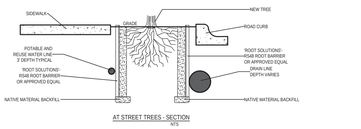


3 PALM TREE PLANTING DETAIL
NOT TO SCALE

4 GROUNDCOVER AND SHRUB PLANTING DETAIL
NOT TO SCALE



5 SHRUB SPACING DETAIL
NOT TO SCALE



AT STREET TREES - SECTION
NTS

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. THE RAISED ROOT GUIDING RIBS MUST BE FACING TOWARDS THE TREE ROOTS.
4. THE TOP OF THE BARRIER PANELS MUST BE SLIGHTLY ABOVE GRADE (NEVER BELOW GRADE).
5. POSITION BARRIER PANELS VERTICALLY WITH TOP AGAINST THE STRUCTURE TO BE PROTECTED.
6. SEE LANDSCAPE SITE PLAN TO DETERMINE TREES THAT REQUIRE BARRIER PANEL.

6 4' DEEP LINEAR ROOT BARRIER PLACEMENT
NOT TO SCALE

LANDSCAPE PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS
TREES					
LIM	6	LAGERSTROEMIA INDICA 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	MIN. 12' HT, 4'–5' SPRD., 3" CAL.; MULTI–TRUNK	SPACE AS SHOWN GUY
LIW	4	LAGERSTROEMIA INDICA 'WATERMELON RED'	RED CRAPE MYRTLE	MIN. 12' HT, 4'–5' SPRD., 3" CAL.; STANDARD TRUNK	SPACE AS SHOWN GUY
LJT	6	LIGUSTRUM JAPONICUM	LIGUSTRUM TREE	8' HT, 8' SPRD., 3" CAL.; MULTI–TRUNK	SPACE AS SHOWN GUY
PE	15	PINUS ELLIOTTII	SLASH PINE	10' HT. X 5' SPRD.; 3" CAL.; STRAIGHT TRUNKS	SPACE AS SHOWN GUY
PE1	9	PINUS ELLIOTTII	SLASH PINE	15' HT. X 7' SPRD.; 4" CAL.; STRAIGHT TRUNKS	SPACE AS SHOWN GUY
QV	7	QUERCUS VIRGINIANA	LIVE OAK	14'–16' HT X 4'–5' SPR., 4" CAL.	SPACE AS SHOWN GUY
UA	18	ULMUS AMERICANA 'ALLEE'	ALLEE ELM	12'–14' HT., 5'–6' SPRD., 4" CAL.	SPACE AS SHOWN GUY
SHRUBS					
MC	176	MUHLENBERGIA CAPPILLARIS	PINK MUHLY GRASS	30" HT., 30" SPRD. FULL, 3 GAL.	30" O.C.
MF	47	MYRICA FRAGRANS	SIMPSON'S STOPPER	40" HT., 30" SPRD. FULL, 7 GAL.	42" O.C.
SR	54	SERENOA REPENS	SAW PALMETTO	30" HT. x 24" SPRD., FULL, 7 GAL.	48" O.C.
ST	32	SCHEFFLERA ARBICOLA 'TRINETTE'	DWARF VAR. SCHEFFLERA	24" HT. x 24" SPRD., FULL, 3 GAL.	30" O.C.
VO	32	VIBURNUM ODORATISSIMA	SWEET VIBURNUM	30" HT. x 24" SPRD., FULL, 7 GAL.	30" O.C.
GROUNDCOVERS					
LM	118	LIRIOPE MUSCARI 'EMERALD GODDESS'	BORDER GRASS	12" OA., FULL, 1 GAL.	24" O.C.
TA	92	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	MIN. 12 RUNNERS; FULL ; 1 GAL.	18" O.C.
ZP	60	ZAMIA PUMILA	COONTIE	24" O.A., FULL, 3 GAL.	24" O.C.
SOD					
	SEE PLANS	PASPALUM NOTATUM	BAHIA GRASS	SOLID, FREE OF PESTS AND DISEASES	FIELD VERIFY QTY.
MULCH					
	SEE PLANS	PINE BARK MINI–NUGGETS	PINE BARK MINI–NUGGETS MULCH	SOLID, FREE OF PESTS AND DISEASES	FIELD VERIFY QTY.

GALLONAGE LISTINGS ARE FOR REFERENCE ONLY. CONTRACTOR TO MEET SIZES SPECIFIED.

LANDSCAPE PLANTING AND CONTRACTOR NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
2. ALL PLANTS SHALL BE FLORIDA NO. 1 OR BETTER, AS GRADED IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
3. ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
4. ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
5. ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
6. ALL MULCH PLANTING AREAS SHALL BE A MINIMUM OF 3" IN DEPTH.
7. ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
8. ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
9. ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.
10. TREES SHALL NOT BE PLACED WITHIN 7' OF ANY FIRE PROTECTION EQUIPMENT AND NOT WITHIN 5' OF ANY UTILITIES.
11. TREES SHALL NOT BE PLACED WHERE THEY WILL OBSCURE ANY VIEWS TO TRAFFIC, PEDESTRIANS OR SIGNAGE. CONTRACTOR TO FIELD ADJUST TREE LOCATIONS TO AVOID CONFLICTS. IF PLANTING IS QUESTIONABLE; CONTRACTOR TO CONTACT LANDCAPE ARCHITECT OR OWNER'S REPRESENTATIVE TO DISCUSS RELOCATION.
12. CONTRACTOR SHALL TAKE CARE TO PROTECT ALL TREES AND LANDSCAPING MATERIAL WITHIN PROJECT LIMITS AS WELL AS EXISTING TREES IMMIDIATELY ADJACENT TO PROJECT LIMITS. IF THE EXISTING LANDSCAPE, TREES OR OTHER RELATED MATERIALS ARE IMPACTED DURING LANDSCAPE INSTALLATION THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPLACEMENTS, AS WELL AS, ALL OTHER ASPECTS OF REMEDIATION INCLUDING BUT NOT LIMITED TO: TREES, SHRUBS, GROUNDCOVERS, SOD, AND ANY OTHER MATERIALS IMPACTED BY CONSTRUCTION.
13. SOIL CONDITIONS MAY VARY THROUGHOUT THE SITE AND CONTRACTOR TO SHALL PROVIDE PROPER EQUIPMENT FOR PROPER EXCAVATION.
14. CONTRACTOR SHALL INCLUDE THE COSTS OF EXCAVATION, DISPOSAL OF EXCESS MATERIALS, BACKFILL, SOIL AMENDMENTS, SPECIAL BED PREPERATION, MULCH, TREE STAKING AND GUYING, FERTILIZER, WATERING FOR PLANT ESTABLISHMENT, SITE CLEAN-UP AND MAINTAINENCE WITHIN BID NUMBER.
15. CONTRACTOR SHALL SOD ALL DAMAGED GRASS AREAS DISTURBED DURING CONSTRUCTION. SEE LANDSCAPE SPECIFICATIONS FOR SOD INSTALLATION.
16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOWING, FERTILIZING AND RESETTING TREES THAT ARE OUT OF PLUMB.
17. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION. ANY AND ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
18. THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
19. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
20. THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
21. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
22. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
23. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE OF THEIR WORK.
24. ALL TREES PLANTED IN THE RIGHT OF WAY AND WITHIN 10' OF PUBLIC SIDEWALKS MUST BE INSTALLED WITH ROOT BARRIERS THAT EXTEND AT AT LEAST 48" BELOW PROPOSED GRADE.
25. NO TREES OR BUSHES SHALL BE PLACED ON TOP OF OR IN CLOSE PROXIMITY TO PUBLIC UTILITIES THAT WILL IMPACT UTILITIES AT MATURITY.
26. ALL TREES (INCLUDING STREET TREES) PLANTED DURING VERTICAL CONSTRUCTION SHALL NOT BE PLACED IN CLOSE PROXIMITY TO PUBLIC UTILITIES THE WILL IMPACT THAT WILL IMPACT UTILITIES AT MATURITY. IF PLACED CLOSE TO UTILITIES DUE TO OTHER CONSTRAINTS, A 48" ROOT BARRIER SHALL BE INSTALLED.

6.

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
AAC 0001574
ORLANDO, FL 32804 (407) 418-1338
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SIGNATURE AND DATED SEAL

CHRISTOPHER D RICE LA-6667122

CONSULTANTS

OCOEE OAKS

DRAWING TITLE
LANDSCAPE PLANT LIST AND DETAILS

REV.	DESCRIPTION	DATE
1.	CITY COMMENTS	09/25/23
2.	CITY COMMENTS	10/26/23
3.	CITY COMMENTS	11/27/23
4.	CITY COMMENTS	02/14/24
5.	CITY COMMENTS	03/07/24
6.	CITY COMMENTS	

PROJECT ADDRESS

OWNER NAME AND ADDRESS

PROJECT NO.	22-087
PHASE	CONSTRUCTION DOCUMENTS
SCALE	NO SCALE
FILE NAME	CAD FILE
DRAWN BY	LS
CHECKED BY	CR
DATE	06-13-2023

L-500

IRRIGATION PLAN CITY NOTES:

1. FINAL IRRIGATION PLAN APPROVAL DOES NOT PROVIDE EXEMPTION FROM CITY OF OCOEE CODE OF ORDINANCES CHAPTER 175 LANDSCAPE IRRIGATION REQUIREMENTS. ANY DEVIATIONS MUST BE APPROVED IN WRITING PRIOR TO CONSTRUCTION.
2. THIS PROJECT, INCLUDING BOTH HORIZONTAL AND VERTICAL CONSTRUCTION , SHALL INCORPORATE 'WATERSENSE' PLUMBING FIXTURES AND 'ENERGYSTAR' APPLIANCES AS REQUIRED BY CHAPTER 175 OF THE CITY OF OCOEE'S CODE OF ORDINANCES.
3. DEVELOPER / CONTRACTOR SHALL COORDINATE WITH UTILITIES DEPARTMENT FOR WATER CONSERVATION INSPECTION OF PLUMBING AND IRRIGATION SYSTEM BY CALLING 407-905-3159.

* ALL STREET TREES TO BE INSTALLED AND IRRIGATED AT TIME OF EACH LOT CONSTRUCTION ALL REMAINING LANDSCAPE IN TRACTS AND COMMON AREAS TO BE INSTALLED WITH SITE INFRASTRUCTURE.

IRRIGATED AREA CALCULATIONS

TOTAL AREA = 19,633 sf
HIGH IRRIGATION VOLUME = 0
LOW IRRIGATION VOLUME = 8,283 SF
NON-IRRIGATION = 11,350 SF
(BAHIA GRASS)

EACH LOT SHALL PLANT TREES REFLECTING THE MINIMUM REQUIREMENTS OF THE CITY OF OCOEE'S ARBOR CODE

S89°40'41"W 615.41'(P)
N89°37'46"E 615.00'(C)
N LINE OF THE S 550' OF THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 21
15' DRAINAGE & UTILITY EASEMENT
15' DRAINAGE & UTILITY EASEMENT(TP)
N0°00'36"E 550.01'(C)
CLARKE ROAD
SUBJECT PARCEL
OFFICIAL RECORDS BOOK 6491, PAGE 2055
PARCEL ID: 21-22-28-0000-00-001
OWNER: CAMPUS CROSSROADS CHURCH INC
ADDRESS: 201 SOUTH CLARKE ROAD
OCOEE, FL 34761
12.57 ± ACRES
WORK LIMIT LINE
WORK LIMIT LINE
WORK LIMIT LINE
PARK / OPEN SPACE
1178.45'(M)
LS
SOLAR-SYNC SENSOR
1.1/4" MAINLINE
VALVE
TO BOOSTER IRRIGATION SYSTEM
4" SLEEVE
2" SLEEVE
2" SLEEVE
S LINE OF THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 21
S89°40'50"W 282.92'(C)
N LINE OF THE SW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 21
N89°40'50"E 208.12'(C)
N89°45'20"E 208.12'(D)
48" ROOT BARRIER ALONG UTILITY LINES
48" ROOT BARRIER ALONG UTILITY LINES AND CURB
TYPICAL LOT TREE
TYPICAL LOT TREE
18
17
6
8
ROBYN'S GLENN ROAD
MATCH LINE
MATCH LINE
MATCH LINE
MATCH LINE
MATCH LINE
MATCH LINE
0' 15' 30' 60'
SCALE: 1"=30'-0"
NORTH

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
MBE 0000754
720 YASSKA STREET
ORLANDO, FL 32804 (407) 418-1338

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SIGNATURE AND DATED SEAL

CHRISTOPHER D RICE LA-6667122

CONSULTANTS

OCOEE OAKS

DRAWING TITLE: IRRIGATION PLAN

REV.	DESCRIPTION	DATE
1.	CITY COMMENTS	08/25/23
2.	CITY COMMENTS	10/26/23
3.	CITY COMMENTS	11/27/23
4.	CITY COMMENTS	12/14/23
5.	CITY COMMENTS	02/14/24

PROJECT ADDRESS

OWNER NAME AND ADDRESS

PROJECT NO.	22-087
PHASE	CONSTRUCTION DOCUMENTS
SCALE	1"-30'-0"
FILE NAME	CAD FILE
DRAWN BY	LS
CHECKED BY	CR
DATE	06-13-2023

I-100

MATCH LINE

MATCH LINE

MATCH LINE

MATCH LINE

MATCH LINE

MATCH LINE

EACH LOT SHALL PLANT TREES REFLECTING THE MINIMUM REQUIREMENTS OF THE CITY OF OCOEE'S ARBOR CODE

* ALL STREET TREES TO BE INSTALLED AND IRRIGATED AT TIME OF EACH LOT CONSTRUCTION ALL REMAINING LANDSCAPE IN TRACTS AND COMMON AREAS TO BE INSTALLED WITH SITE INFRASTRUCTURE.

IRRIGATION PLAN CITY NOTES:

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3. DEVELOPER / CONTRACTOR SHALL COORDINATE WITH UTILITIES DEPARTMENT FOR WATER CONSERVATION INSPECTION OF PLUMBING AND IRRIGATION SYSTEM BY CALLING 407-905-3159.

N01°01'33"W 627.88'(M)

S00°03'05"E

S89°40'55"W 332.95'(M)

S89°40'56"W 124.83'(C)

WHITE ROAD

CLARKE ROAD

ROBYN'S GLENN

EACH LOT SHALL PLANT TREES REFLECTING THE MINIMUM REQUIREMENTS OF THE CITY OF OCOEE'S ARBOR CODE

0' 15' 30' 60'
SCALE: 1"-30'-0"
NORTH

BORELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
MSC 000124
720 YASSICA STREET
ORLANDO, FL 32804 (407) 418-1338

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SIGNATURE AND DATED SEAL

CHRISTOPHER D RICE LA-6667122

CONSULTANTS

OCOEE OAKS

DRAWING TITLE: IRRIGATION PLAN

PROJECT ADDRESS

OWNER NAME AND ADDRESS

REV.	DESCRIPTION	DATE
1.	CITY COMMENTS	08/25/20
2.	CITY COMMENTS	10/28/23
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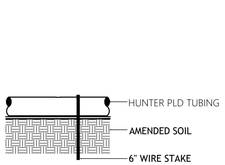
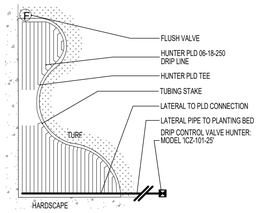
PROJECT NO.	22-087
PHASE	CONSTRUCTION DOCUMENTS
SCALE	1"-30'-0"
FILE NAME	CAD FILE
DRAWN BY	LS
CHECKED BY	CR
DATE	06-13-2023

I-101

IRRIGATION DETAILS



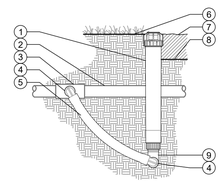
A TYPICAL DRIP TUBE BED
SCALE: N.T.S.



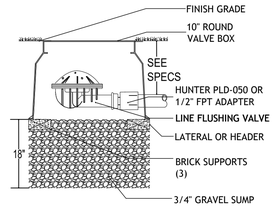
B TYPICAL DRIP TUBE BED
SCALE: N.T.S.

LEGEND:

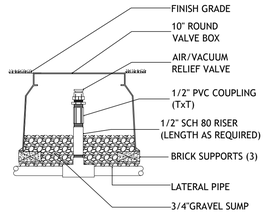
1. ECO INDICATOR - ECOID
2. LATERAL PIPE PER PLAN
3. FPT CONNECTION FROM LATERAL
4. SPIRAL BARB ELBOW - HSBE-XXX
5. FLEX$_{60}$ TUBING - FLEXSG
6. FINISHED GRADE IN TURF
7. ADJACENT MULCH
8. FINISHED GRADE IN PLANTER BED
9. MARLEX STREET ELBOW



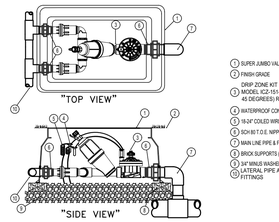
C ECO INDICATOR WITH FLEX TUBING
SCALE: N.T.S.



D FLUSH VALVE AUTOMATIC
SCALE: N.T.S.

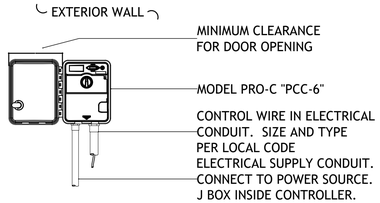


E AIR RELIEF PVC RISER
SCALE: N.T.S.



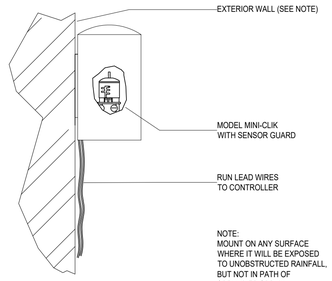
F ICZ-101-40 DRIP CONTROL KIT
SCALE: N.T.S.

1 DRIP IRRIGATION DETAILS



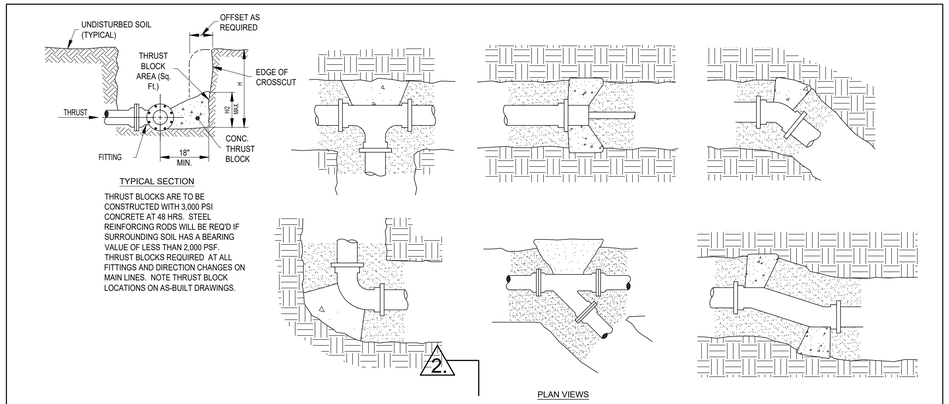
NOTE
SPECIFY 4, 6 OR 8 STATION MODEL CONTROLLER.
MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL.
CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC SOURCE.

2 CONTROLLER DETAIL



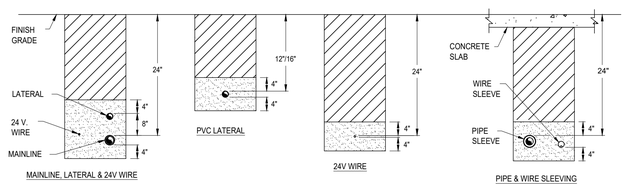
NOTE:
MOUNT ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY.

3 SOLAR-SYNC RAIN/WIND SENSOR WITH GAURD



THRUST BLOCKS ARE TO BE CONSTRUCTED WITH 3,000 PSI CONCRETE AT 48 HRS. STEEL REINFORCING RODS WILL BE REQ'D IF SURROUNDING SOIL HAS A BEARING VALUE OF LESS THAN 2,000 PSF. THRUST BLOCKS REQUIRED AT ALL FITTINGS AND DIRECTION CHANGES ON MAIN LINES. NOTE THRUST BLOCK LOCATIONS ON AS-BUILT DRAWINGS.

4 THRUST BLOCK DETAILS



NOTES:
1. BEDDING SHALL BE PLACED AND LEVELED PRIOR TO INSTALLATION OF BURY ITEM.
2. BACKFILL SHALL BE PLACED IN MAXIMUM 6" LIFTS.
3. SLEEVE ALL PIPE AND WIRE SEPARATELY. SLEEVE 2 X DIA. OF PIPE (MIN 2"). ONE PIPE PER SLEEVE. SLEEVES TO BE PRIMED AND SOLVENT WELDED.
4. ALL PIPE TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS WITH PIPE LABELING FACING UP FOR INSPECTION PURPOSES. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
5. ALL 120 V. WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
6. TAPE AND BUNDLE IRRIGATION CONTROL WIRES EVERY 10'. PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30".
7. ALL REMOTE CONTROL VALVE WIRING NOT INSTALLED WITH MAINLINE PIPE SHALL BE INSTALLED IN A MINIMUM 2" SCHEDULE 40 GREY ELECTRICAL CONDUIT OR AS APPROVED.
8. "NON-POTABLE" WARNING TAPE TO BE INSTALLED ON ALL PRESSURIZED MAINLINES 12" ABOVE THE PIPE.
9. INSTALL ONE ADDITIONAL SLEEVE SIZED TO MATCH THE LARGEST REQUIRED SLEEVE WITH ENDS TAPED FOR FUTURE USE.
10. SLEEVES TO EXTEND A MINIMUM OF 12" PAST HARDSCAPE PLANTERS, CURBS, SIDEWALKS, ETC. SLEEVES TO BE STAGGERED/OFFSET SO THAT SLEEVE USE IS NOT OBSTRUCTED BY OTHER PIPES.
11. WHERE PRESSURE SUPPLY PIPING IS INSTALLED WITHOUT CONTROL WIRING, A 14 GA. TRACKING WIRE SHALL BE INSTALLED.

5 TRENCHING DETAILS

IRRIGATION NOTES

1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.

2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.

3) ALL POP-UP ROTORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.

4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.

5) THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.

6) ABSOLUTELY NO RISERS SHALL BE USED ON THIS PROJECT.

7) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.

8) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.

9) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.

10) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.

11) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.

12) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.

13) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.

14) CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE.

15) CONCRETE THRUST BLOCKS ARE TO BE UTULIZED AT ALL MAINLINE DIRECTION CHANGES.

16) ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

17) ALL IRRIGATION DISTRIBUTION EQUIPMENT SHOWN ON PLANS SHALL BE A MINIMUM OF 6" FROM ANY PAVED SURFACES

EQUIPMENT LIST

SYMBOL	DESCRIPTION	QUANTITY
— —	DRIP LINE - HUNTER INDUSTRIES 'HDL-18-06'	+/- 3,000 LF
□	6" POP-UP SPRAY - HUNTER INDUSTRIES 'PROS-06-PRS40' W/PCN BUBBLER NOZZLES	30
	HUNTER 'PGV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1"	2
	HUNTER 'ICZ-101-40' SERIES DRIP CONTROL ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1"	2
C	HUNTER PRO-C 6 STATION CONTROLLER, 120VOLT INSTALL WITH A SOLAR-SYNC SENSOR AND BY-PASS BOX. GROUND WITH AN 8' COPPER CLAD ROD.	1
	HUNTER "SOLAR-SYNC" EVAPOTRANSPIRATION SENSOR	1
	1" RE-USE IRRIGATION METER TO PROVIDE 80 GPM AT 40 PSI	1 (BY OWNER)
	1-1/4" GATE VALVE	1
———	LATERAL LINE SIZE PER PLAN	SEE PLAN
-----	1-1/4" MAINLINE CLASS 200 P.V.C. SIZE PER PLAN	SEE PLAN
	SLEEVING - SCH. 40 P.V.C. MIN. DEPTH OF 24"	SEE PLAN

BORRELLI + PARTNERS
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SIGNATURE AND DATED SEAL

CHRISTOPHER D RICE LA-6667122

CONSULTANTS

OCOEE OAKS

DRAWING TITLE: IRRIGATION DETAILS

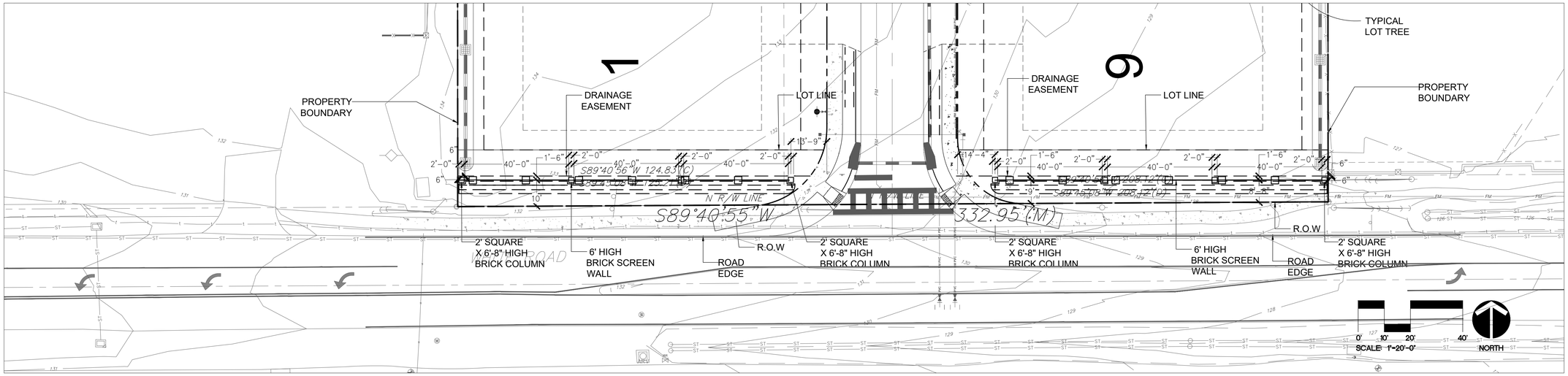
PROJECT ADDRESS

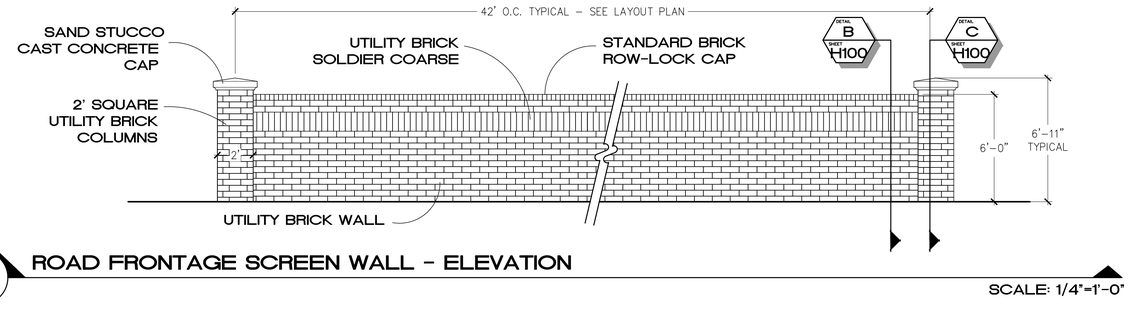
OWNER NAME AND ADDRESS

REV.	DESCRIPTION	DATE
1.	CITY COMMENTS	08/25/23
2.	CITY COMMENTS	10/26/23
3.	CITY COMMENTS	11/27/23
4.	CITY COMMENTS	12/14/23
5.	CITY COMMENTS	02/14/24

PROJECT NO.	22-087
PHASE	CONSTRUCTION DOCUMENTS
SCALE	NO SCALE
FILE NAME	CAD FILE
DRAWN BY	LS
CHECKED BY	CR
DATE	06-13-2023

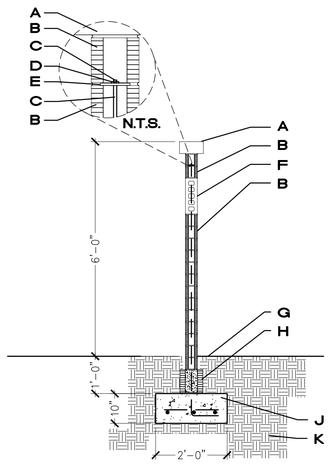
I-500





A ROAD FRONTAGE SCREEN WALL - ELEVATION

SCALE: 1/4"=1'-0"



SCREEN WALL NOTES

A. STANDARD (3"x4"x8") BRICK CAP IN ROWLOCK PATTERN.

B. 6'-0" HIGH 4-INCH UTILITY BRICK (4"X4"X12") WALL.

C. 1- 1/2" THREADED STEEL ROD 36" O.C. AND END CONDITIONS TENSION TO 75 POUNDS MAX.

D. FLAT WASHER AND NUT SET, TENSION TO 110 FOOT/POUNDS.

E. 2-1/2" X 8" LONG X 3/16" THICK GALVANIZED STEEL REACTION PLATE DRILL 7/8" DIA. HOLE AT CENTER.

F. 4-INCH UTILITY BRICK (4"X4"X12") IN SOLDIER COURSE

G. FINISHED GRADE

H. 8"x8"x16" CONCRETE BLOCK STEM WALL. FILL ALL CELLS WITH CONCRETE. ALLOW TO CURE FOR 4 DAYS MIN.

J. 10" THICK X 24" WIDE 3000 PSI CONC. FOOTER W/ 2-#5 REBAR CONT. & 1- #5 @ 24" O.C. TRANSVERSE

K. CLEAN BACKFILL COMPACTED TO 95% PROCTOR DENSITY.

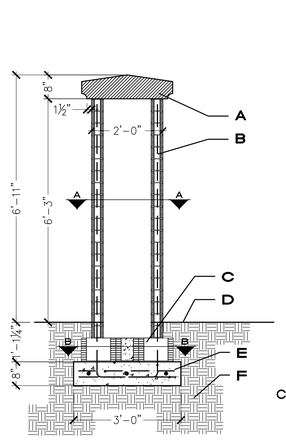
** THE STRUCTURES DEPICTED TO BE OWNED AND MAINTAINED BY THE "OCOEE OAKS" HOME OWNERS ASSOCIATION.
** UTILIZE DURA-WIRE ON BRICK WALL EVERY OTHER COARSE.
** ALL STEEL TO BE GRADE #60.
** ALL MORTAR TO BE TYPE 'S'.

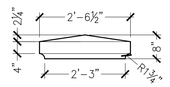
THE STRUCTURES DEPICTED MEET THE REQUIREMENTS FOR THE 2020 FLORIDA BUILDING CODE:

**** WIND LOAD REQUIREMENTS = 135 MPH.
**** WIND IMPORTANCE FACTOR AND BUILDING CATEGORY = 1.0
**** WIND EXPOSURE = CATEGORY "B"
****INTERNAL PRESSURE COEFFICIENT = N/A (FOR BUFFER AND RETAINING WALLS)
**** WIND PRESSURE FOR EXTERIOR CLADDING = 10 P.S.F.

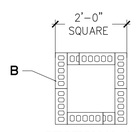
B TYPICAL SCREEN WALL - SECTION

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

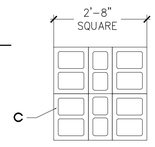




CAST CAP DETAIL



SECTION 'A-A'



SECTION 'B-B'

WALL COLUMN NOTES

A. CAST CONCRETE CAP DETAIL. ATTACH TO TOP OF COLUMN UTILIZING MASONRY TIES AND RAKED MORTAR BED. APPLY 5/8" THICK STUCCO IN SAND FINISH AND PAINT WHITE.

B. 24" SQ. - 4-INCH UTILITY BRICK (4"X4"X12") COLUMN WITH 1- #5 REBARE IN EACH CORNER. FILL CELLS WITH MORTAR.

C. 2'-8" SQUARE 8"x8"x16" AND 8"X12"X16" CONCRETE BLOCK BASE WITH 1-#5 REBARE VERTICAL IN EACH CORNER. FILL ALL CELLS WITH CONCRETE. ALLOW TO CURE FOR 4 DAYS MIN.

D. FINISH GRADE.

E. 8" THICK X 36" WIDE 3000 PSI CONC. FOOTER W/ 3-#5 REBAR EACH DIRECTION AND 1- #5 VERTICAL REBAR IN CENTER.

F. CLEAN BACKFILL COMPACTED TO 95% PROCTOR DENSITY.

** THE STRUCTURES DEPICTED TO BE OWNED AND MAINTAINED BY THE "HAMMOCK RESERVE" HOME OWNERS ASSOCIATION.
** UTILIZE DURA-WIRE ON BRICK WALL EVERY OTHER COARSE.
** ALL STEEL TO BE GRADE #60.
** ALL MORTAR TO BE TYPE 'S'.

THE STRUCTURES DEPICTED MEET THE REQUIREMENTS FOR THE 2007 FLORIDA BUILDING CODE:

**** WIND LOAD REQUIREMENTS = 120 MPH.
**** WIND IMPORTANCE FACTOR AND BUILDING CATEGORY = 1.0
**** WIND EXPOSURE = CATEGORY "B"
****INTERNAL PRESSURE COEFFICIENT = N/A (FOR BUFFER AND RETAINING WALLS)
**** WIND PRESSURE FOR EXTERIOR CLADDING = 10 P.S.F.

C TYPICAL WALL COLUMN - SECTION

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

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
MBE CERTIFIED
210 VASSAR STREET
ORLANDO, FL 32804 (407) 418-1338

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SIGNATURE AND DATED SEAL

CHRISTOPHER D RICE LA-6667122

CONSULTANTS

OCOEE OAKS

DRAWING TITLE: HARDSCAPE PLAN AND DETAILS

REV.	DESCRIPTION	DATE	PROJECT ADDRESS
1.	CITY COMMENTS	08/25/23	
2.	CITY COMMENTS	10/26/23	
3.	CITY COMMENTS	11/27/23	OWNER NAME AND ADDRESS
4.	CITY COMMENTS	12/14/23	
5.	CITY COMMENTS	02/14/24	

PROJECT NO.	22-087
PHASE	CONSTRUCTION DOCUMENTS
SCALE	AS NOTED
FILE NAME	CAD FILE
DRAWN BY	LS
CHECKED BY	CR
DATE	06-13-2023

H-100

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THE EAST 3.00 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST, RUN S 00°00'38" W. ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 627.89 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WHITE ROAD; THENCE S 89°45'08" W. ALONG SAID RIGHT- OF-WAY LINE A DISTANCE OF 208.12 FEET; THENCE N 00°00'38" E. A DISTANCE OF 627.91 FEET TO A POINT OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, THENCE N. 89°45'20" E. A DISTANCE OF 208.12 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS THE EAST 3.00 ACRES, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST; RUN S. 89°45'20" W. ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 208.12 FEET TO THE NORTHWEST CORNER OF THE EAST 3.00 ACRES OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A POINT OF BEGINNING; THENCE SOUTH 00°00'38" W. ALONG THE WEST LINE OF SAID EAST 3.00 ACRES, A DISTANCE OF 627.91 FEET A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WHITE ROAD; THENCE SOUTH 89°45'08" W. A DISTANCE OF 123.21 FEET TO A POINT ON THE WEST LINE OF SAID EAST 1/2; THENCE N. 00°02'51" E. A DISTANCE OF 627.92 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2; THENCE N. 89°45'20" E. A DISTANCE OF 124.80 FEET TO THE POINT OF BEGINNING.

PARCEL C:

THE SOUTH 550 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS THE WEST 25 FEET THEREOF AND LESS ROAD RIGHT OF WAY ON WEST.

SURVEYOR'S NOTES:

(1) THIS MAP OF BOUNDARY & TOPOGRAPHIC SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.

(2) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE MEASURED EAST LINE OF THE SUBJECT PARCEL, BEING SOUTH 00°03'05" EAST.

(3) THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.

(4) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED OFF OF THE FOLLOWING ORANGE COUNTY BENCHMARKS: BM# L972016, EL=131.322' & BM# L972011, EL=129.179'

(5) UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.

(6) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 10,000 FEET.

(7) THE LANDS SHOWN HEREON LIE IN ZONE "X" , DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12095C0210H, MAP REVISED: SEPTEMBER 24, 2021.

WE HAVE EXAMINED THE FURNISHED COMMITMENT TO INSURE TITLE, COMMITMENT NO. 5570620, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: APRIL 28, 2022. THOSE INSTRUMENTS INCLUDED IN "SCHEDULE B-II", OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.

SCHEDULE B-II EXCEPTIONS:

3) RESOLUTION NO. 85-3 RECORDED MARCH 4, 1985 IN BOOK 3613, PAGE 2368. (AS TO PARCELS A, B AND C)
AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT

4) ORANGE COUNTY/PRIMA VISTA UTILITY COMPANY, INC. SEWER SERVICE TERRITORIAL AGREEMENT, CONTRACT NO. S-87-8 RECORDED JUNE 10, 1987 IN BOOK 3894, PAGE 1363; FIRST AMENDMENT RECORDED FEBRUARY 23, 1994 IN BOOK 4702, BOOK 2589; SECOND AMENDMENT RECORDED DECEMBER 7, 1999 IN BOOK 5896, PAGE 3531; AND THIRD AMENDMENT RECORDED JANUARY 11, 2002 IN BOOK 6432, PAGE 2130. (AS TO PARCELS A, B AND C)
AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT

5) ORANGE COUNTY/CITY OF OCOEE WATER SERVICE TERRITORIAL AGREEMENT, CONTRACT NO. W-88-06 RECORDED OVEMBER 23, 1988 IN BOOK 4034, PAGE 291 AND RECORDED AUGUST 1, 1989 IN BOOK 4102, PAGE 367; FIRST AMENDMENT RECORDED FEBRUARY 23, 1994 IN BOOK 4702, PAGE 2576; SECOND AMENDMENT RECORDED JANUARY 11, 2002 IN BOOK 6432, PAGE 2116 AND THIRD AMENDMENT RECORDED JANUARY 11, 2002 IN BOOK 6432, PAGE 2130. (AS TO PARCELS A, B AND C)
AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT

6) Ordinance No. 88-19 recorded February 22, 1990 in Book 4159, Page 2859. (As to Parcels A and B)
AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT

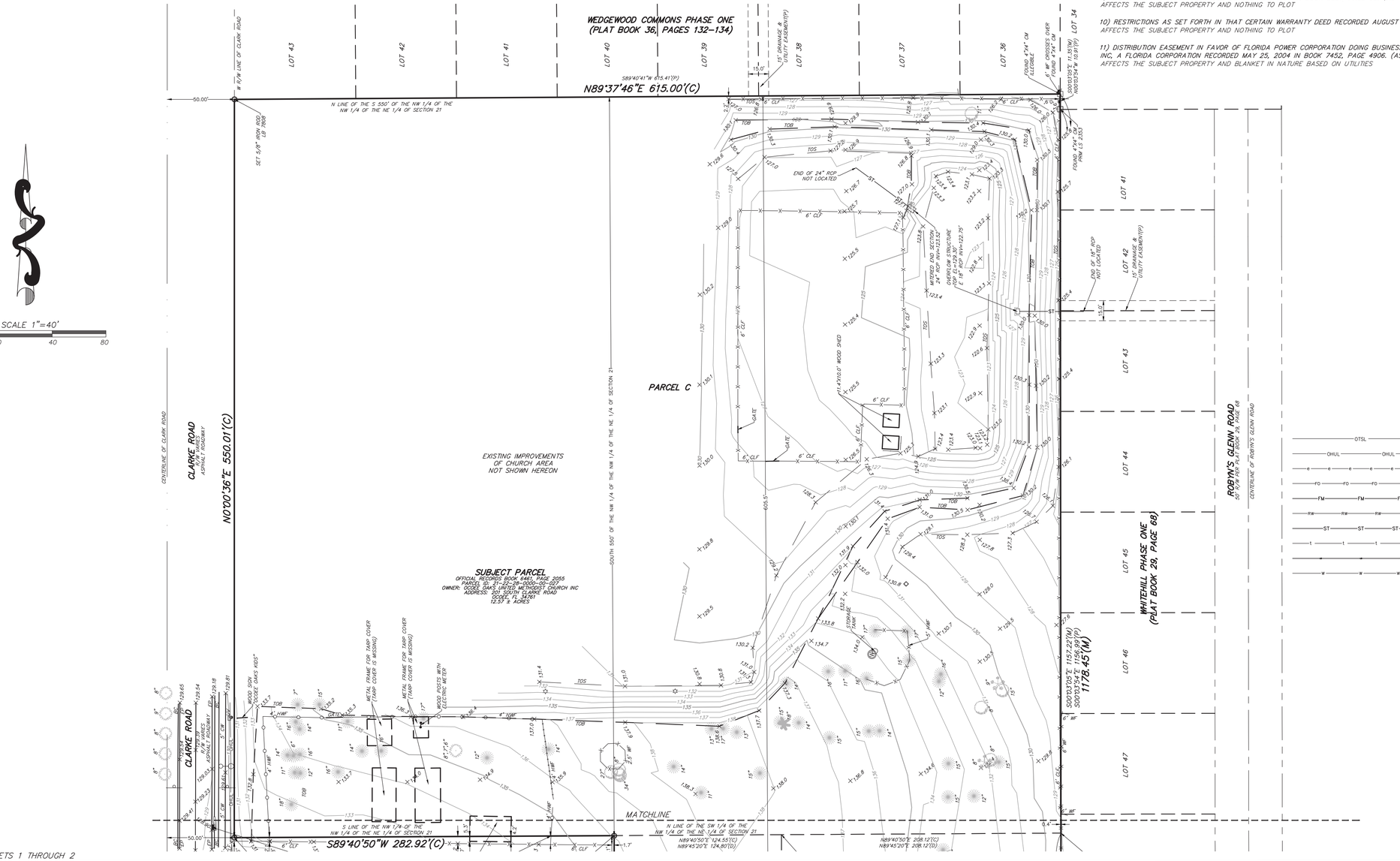
7) ANNEXATION HOLD HARMLESS AGREEMENT BY AND BETWEEN REFORMED PRESBYTERIAN CHURCH AND THE CITY OF OCOEE, A MUNICIPAL CORPORATION RECORDED FEBRUARY 22, 1990 IN BOOK 4159, PAGE 2861. (AS TO PARCEL B)
AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT

8) AGREEMENT REGARDING CLARK ROAD (METHODIST CHURCH DISTRICT) BY AND BETWEEN METHODIST CHURCH DISTRICT BOARD OF MISSIONS AND CHURCH EXTENSION OF ORLANDO DISTRICT., INC., A FLORIDA NON-PROFIT CORPORATION AND THE CITY OF OCOEE, A MUNICIPAL CORPORATION RECORDED JULY 1, 1991 IN BOOK 4301, PAGE 4124. (AS TO PARCEL C)
AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT

9) ORDINANCE NO. 97-21 RECORDED OCTOBER 24, 1997 IN BOOK 5351, PAGE 32. (AS TO PARCEL C)
AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT

10) RESTRICTIONS AS SET FORTH IN THAT CERTAIN WARRANTY DEED RECORDED AUGUST 30, 2000 IN BOOK 6077, PAGE 2481.
AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT

11) DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION DOING BUSINESS AS PROGRESS ENERGY FLORIDA, INC, A FLORIDA CORPORATION RECORDED MAY 25, 2004 IN BOOK 7452, PAGE 4906. (AS TO PARCEL C)
AFFECTS THE SUBJECT PROPERTY AND BLANKET IN NATURE BASED ON UTILITIES



LEGEND

WATER VALVE	BACK OF CURB
WELL	BRICK WALL
ELECTRIC BOX	CALCULATED
TRAFFIC SIGN	CONCRETE BLOCK
DOUBLE SUPPORT SIGN	CONCRETE BLOCK WALL
WOOD POWER POLE	CHAIN LINK FENCE
GUY ANCHOR	CONCRETE MONUMENT
3" DIAMETER METAL/CONCRETE POWER POLE	CONCRETE
FRISBEE GOAL	CONCRETE WALK
LIGHT POLE	DEED
FIBER OPTIC MARKER	DIAMETER
IRRIGATION VALVE	ELEVATION
WOOD POWER POLE WITH LIGHT	EDGE OF PAVEMENT
RECLAIMED WATER METER	ELLIPTICAL REINFORCED CONCRETE PIPE
SEWER VALVE	FINISHED FLOOR ELEVATION
TELEPHONE RISER	HIGH-DENSITY POLYETHYLENE PIPE
CONCRETE POLE WITH CROSSWALK SIGNAL	HOG WIRE FENCE
TRAFFIC SIGNAL METER	IDENTIFICATION
CRAPE MYRTLE	INVERT
OAK TREE	LICENSED BUSINESS
PINE TREE	LICENSED SURVEYOR
UNIDENTIFIED TREE	LAND SCAPE AREA
OVERHEAD TRAFFIC SIGNAL LINE	MEASURED
OVERHEAD UTILITY LINE	NUMBER
UNDERGROUND ELECTRIC LINE	PLATTED
UNDERGROUND FIBER OPTIC LINE	POINT OF BEGINNING
UNDERGROUND FORCE MAIN	POINT OF COMMENCEMENT
UNDERGROUND RECLAIMED WATER MAIN	PERMANENT REFERENCE MONUMENT
UNDERGROUND STORM PIPE	REINFORCED CONCRETE PIPE
UNDERGROUND TELEPHONE LINE	RIGHT-OF-WAY
UNDERGROUND UNKNOWN UTILITY LINE	SECTION
UNDERGROUND WATER MAIN	TRAFFIC CONTROL CABINET
	TOP OF BANK
	TOE OF SLOPE
	UTILITY VAULT
	WOOD FENCE

Digitally signed by David A White
Date: 2023.05.26 09:55:06 -04'00'

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION L.B. #7808
DATE OF FIELD SURVEY: 06-08-2022
DATE OF SIGNATURE: 06-16-2022

NOT VALID WITHOUT SHEETS 1 THROUGH 2

DATE	BY	REVISIONS
05-19-2023	R.J.G.	ADDRESS COMMENTS

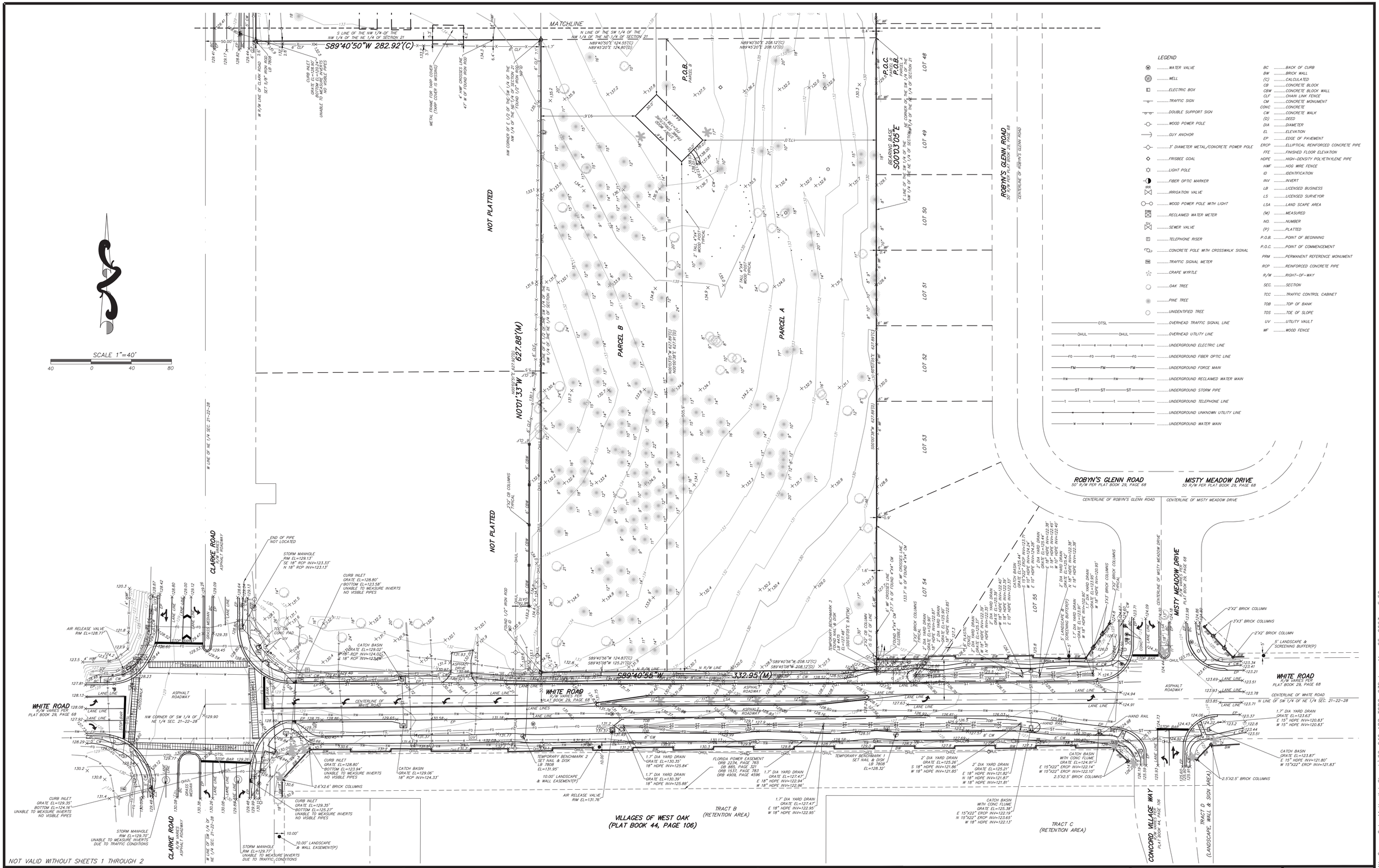
PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM dw@peconline.com

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
LOCATED IN
SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

SHEET 1 OF 2

JOB NO.:	22-040
DATE:	06-08-2022
DRAWN BY:	R.J.G.
CHECKED BY:	D.A.W.
F.B.	2439
PAGE(S)	18-53

G:\22-040 Landsmith Ocoee Oaks Methodist Church\22-040 ADD TOPO-C3D.dwg May 25, 2023 - 5:55pm



LEGEND

- WATER VALVE
- WELL
- ELECTRIC BOX
- TRAFFIC SIGN
- DOUBLE SUPPORT SIGN
- WOOD POWER POLE
- GUY ANCHOR
- 3" DIAMETER METAL/CONCRETE POWER POLE
- FRISBEE GOAL
- LIGHT POLE
- FIBER OPTIC MARKER
- IRRIGATION VALVE
- WOOD POWER POLE WITH LIGHT
- RECLAIMED WATER METER
- SEWER VALVE
- TELEPHONE RISER
- CONCRETE POLE WITH CROSSWALK SIGNAL
- TRAFFIC SIGNAL METER
- CRAPE MYRTLE
- OAK TREE
- PINE TREE
- UNIDENTIFIED TREE
- OTSL — OVERHEAD TRAFFIC SIGNAL LINE
- OHUL — OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE
- FM — UNDERGROUND FORCE MAIN
- RW — UNDERGROUND RECLAIMED WATER MAIN
- ST — UNDERGROUND STORM PIPE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND UNKNOWN UTILITY LINE
- W — UNDERGROUND WATER MAIN

BC ..... BACK OF CURB
BW ..... BRICK WALL
(C) ..... CALCULATED
CB ..... CONCRETE BLOCK
CBW ..... CONCRETE BLOCK WALL
CLF ..... CHAIN LINK FENCE
CM ..... CONCRETE MONUMENT
CONC ..... CONCRETE
CW ..... CONCRETE WALK
(D) ..... DEED
DIA ..... DIAMETER
EL ..... ELEVATION
EP ..... EDGE OF PAVEMENT
ERCP ..... ELLIPTICAL REINFORCED CONCRETE PIPE
FFE ..... FINISHED FLOOR ELEVATION
HDPE ..... HIGH-DENSITY POLYETHYLENE PIPE
HWF ..... HOG WIRE FENCE
ID ..... IDENTIFICATION
INV ..... INVERT
LB ..... LICENSED BUSINESS
LS ..... LICENSED SURVEYOR
LSA ..... LAND SCAPE AREA
(M) ..... MEASURED
NO. ..... NUMBER
(P) ..... PLATTED
P.O.B. ..... POINT OF BEGINNING
P.O.C. ..... POINT OF COMMENCEMENT
PRM ..... PERMANENT REFERENCE MONUMENT
RCP ..... REINFORCED CONCRETE PIPE
R/W ..... RIGHT-OF-WAY
SEC. ..... SECTION
TCC ..... TRAFFIC CONTROL CABINET
TOB ..... TOP OF BANK
TOS ..... TOE OF SLOPE
UV ..... UTILITY VAULT
WF ..... WOOD FENCE

NOT VALID WITHOUT SHEETS 1 THROUGH 2

DATE	BY	REVISIONS
05-19-2023	R.J.G.	ADDRESS COMMENTS

PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM dw@peconline.com

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN

SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST

ORANGE COUNTY, FLORIDA

SHEET 2 OF 2

JOB NO.:	22-040
DATE:	06-08-2022
DRAWN BY:	R.J.G.
CHECKED BY:	D.A.W
F.B.	2439
PAGE(S)	18-53

G:\22-040 Landsmith Ocoee Oaks Methodist Church\22-040 ADD TOPO-C3D.dwg May 25, 2023 - 5:06pm

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

THE EAST 3.00 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST, RUN S 00°00'38" W. ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21, A DISTANCE OF 627.89 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WHITE ROAD; THENCE S 89°45'08" W. ALONG SAID RIGHT- OF-WAY LINE A DISTANCE OF 208.12 FEET; THENCE N 00°00'38" E. A DISTANCE OF 627.91 FEET TO A POINT OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, THENCE N. 89°45'20" E. A DISTANCE OF 208.12 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS THE EAST 3.00 ACRES, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST; RUN S. 89°45'20" W. ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 A DISTANCE OF 208.12 FEET TO THE NORTHWEST CORNER OF THE EAST 3.00 ACRES OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 FOR A POINT OF BEGINNING; THENCE SOUTH 00°00'38" W. ALONG THE WEST LINE OF SAID EAST 3.00 ACRES, A DISTANCE OF 627.91 FEET A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WHITE ROAD; THENCE SOUTH 89°45'08" W. A DISTANCE OF 125.21 FEET TO A POINT ON THE WEST LINE OF SAID EAST 1/2; THENCE N. 00°02'51" E. A DISTANCE OF 627.92 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2; THENCE N. 89°45'20" E. A DISTANCE OF 124.80 FEET TO THE POINT OF BEGINNING.

PARCEL C:

THE SOUTH 550 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS THE WEST 25 FEET THEREOF AND LESS ROAD RIGHT OF WAY ON WEST.

SURVEYOR'S NOTES:

(1) THIS MAP OF BOUNDARY & TOPOGRAPHIC SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.

(2) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE MEASURED EAST LINE OF THE SUBJECT PARCEL, BEING SOUTH 00°03'05" EAST.

(3) THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD FURNISHED BY THE CLIENT.

(4) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED OFF OF THE FOLLOWING ORANGE COUNTY BENCHMARKS: BM# L972016, EL=131.322' & BM# L972011, EL=129.179'

(5) UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.

(6) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 10,000 FEET.

(7) THE LANDS SHOWN HEREON LIE IN ZONE "X" , DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12095C0210H, MAP REVISED: SEPTEMBER 24, 2021.

(8) THIS SURVEY IS CERTIFIED TO: CITY OF OCOEE, SHUFFIELD, LOWMAN & WILSON, P.A., ELP GLOBAL, PLLC, OCOEE OAKS UNITED METHODIST CHURCH, INC., FIRST AMERICAN TITLE INSURANCE COMPANY AND WFG NATIONAL TITLE INSURANCE COMPANY

WE HAVE EXAMINED THE FURNISHED PROPERTY INFORMATION REPORT, ORDER NO. 2351730FL-A, PREPARED BY WFG NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE: JULY 25, 2023.

AS OF THE EFFECTIVE DATE OF THIS REPORT, THE APPARENT RECORD FEE SIMPLE TITLE OWNER(S) TO THE ABOVE-DESCRIBED REAL PROPERTY IS/ARE:

OCOEE OAKS UNITED METHODIST CHURCH, INC.

THE FOLLOWING LIENS AGAINST THE SAID REAL PROPERTY RECORDED IN THE AFORESAID PUBLIC RECORDS HAVE BEEN FOUND:

1. Mortgage and Security Agreement recorded in Official Records Book 7300, Page 3970.
   NOT A MATTER OF SURVEY
2. Corrective Mortgage and Security Agreement recorded in Official Records Book 7368, Page 1754.
   NOT A MATTER OF SURVEY
3. Assignment of Rents, Leases, Income, Profits and Contracts recorded in Official Records Book 7300, Page 3985.
   NOT A MATTER OF SURVEY
4. Restated Modified Mortgage recorded in Official Records Book 10446, Page 3729.
   NOT A MATTER OF SURVEY
5. Assignment recorded in Official Records Instrument no. 20160583105.
   NOT A MATTER OF SURVEY
6. Second Restated Modified Mortgage recorded in Official Records Instrument no. 20160583106.
   NOT A MATTER OF SURVEY
7. Subordination, Non-Disturbance, and Attornment Agreement recorded in Official Records Instrument no. 20220369571.
   NOT A MATTER OF SURVEY
8. Notice of Commencement recorded in Official Records Instrument no. 20220584050.
   NOT A MATTER OF SURVEY

WE HAVE EXAMINED THE FURNISHED COMMITMENT TO INSURE TITLE, COMMITMENT NO. 5570620, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: APRIL 28, 2022. THOSE INSTRUMENTS INCLUDED IN "SCHEDULE B-II", OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.

SCHEDULE B-II EXCEPTIONS:

3) RESOLUTION NO. 85-3 RECORDED MARCH 4, 1985 IN BOOK 3613, PAGE 2368. (AS TO PARCELS A, B AND C)
AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT

4) ORANGE COUNTY/PRIMA VISTA UTILITY COMPANY, INC. SEWER SERVICE TERRITORIAL AGREEMENT, CONTRACT NO. S-87-8 RECORDED JUNE 10, 1987 IN BOOK 3894, PAGE 1363; FIRST AMENDMENT RECORDED FEBRUARY 23, 1994 IN BOOK 4702, BOOK 2589; SECOND AMENDMENT RECORDED DECEMBER 7, 1999 IN BOOK 5896, PAGE 3531; AND THIRD AMENDMENT RECORDED JANUARY 11, 2002 IN BOOK 6432, PAGE 2130. (AS TO PARCELS A, B AND C)
AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT

5) ORANGE COUNTY/CITY OF OCOEE WATER SERVICE TERRITORIAL AGREEMENT, CONTRACT NO. W-88-06 RECORDED DECEMBER 23, 1988 IN BOOK 4034, PAGE 291 AND RECORDED AUGUST 1, 1989 IN BOOK 4102, PAGE 367; FIRST AMENDMENT RECORDED FEBRUARY 23, 1994 IN BOOK 4702, PAGE 2576; SECOND AMENDMENT RECORDED JANUARY 11, 2002 IN BOOK 6432, PAGE 2116 AND THIRD AMENDMENT RECORDED JANUARY 11, 2002 IN BOOK 6432, PAGE 2130. (AS TO PARCELS A, B AND C)
AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT

6) Ordinance No. 88-19 recorded February 22, 1990 in Book 4159, Page 2859. (As to Parcels A and B)
AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT

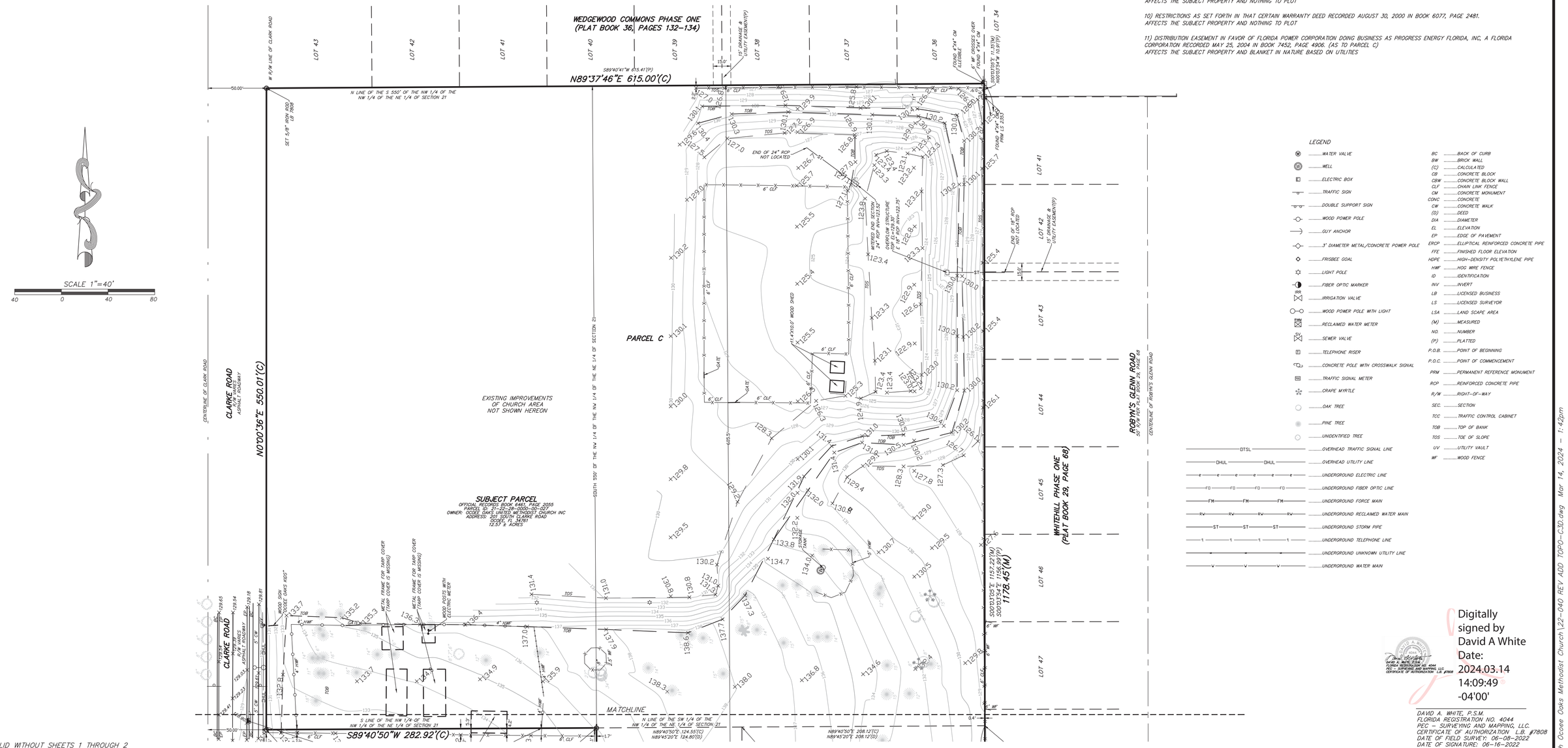
7) ANNEXATION HOLD HARMLESS AGREEMENT BY AND BETWEEN REFORMED PRESBYTERIAN CHURCH AND THE CITY OF OCOEE, A MUNICIPAL CORPORATION RECORDED FEBRUARY 22, 1990 IN BOOK 4159, PAGE 2861. (AS TO PARCEL B)
AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT

8) AGREEMENT REGARDING CLARK ROAD (METHODIST CHURCH DISTRICT) BY AND BETWEEN METHODIST CHURCH DISTRICT BOARD OF MISSIONS AND CHURCH EXTENSION OF ORLANDO DISTRICT., INC., A FLORIDA NON-PROFIT CORPORATION AND THE CITY OF OCOEE, A MUNICIPAL CORPORATION RECORDED JULY 1, 1991 IN BOOK 4301, PAGE 4124. (AS TO PARCEL C)
AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT

9) ORDINANCE NO. 97-21 RECORDED OCTOBER 24, 1997 IN BOOK 5351, PAGE 32. (AS TO PARCEL C)
AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT

10) RESTRICTIONS AS SET FORTH IN THAT CERTAIN WARRANTY DEED RECORDED AUGUST 30, 2000 IN BOOK 6077, PAGE 2481.
AFFECTS THE SUBJECT PROPERTY AND NOTHING TO PLOT

11) DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION DOING BUSINESS AS PROGRESS ENERGY FLORIDA, INC, A FLORIDA CORPORATION RECORDED MAY 25, 2004 IN BOOK 7452, PAGE 4906. (AS TO PARCEL C)
AFFECTS THE SUBJECT PROPERTY AND BLANKET IN NATURE BASED ON UTILITIES



LEGEND

W	WATER VALVE	BC	BACK OF CURB
W	WELL	BW	BRICK WALL
	ELECTRIC BOX	(C)	CALCULATED
	TRAFFIC SIGN	CB	CONCRETE BLOCK
	DOUBLE SUPPORT SIGN	CBW	CONCRETE BLOCK WALL
	WOOD POWER POLE	CLF	CHAIN LINK FENCE
	GUY ANCHOR	CM	CONCRETE MONUMENT
	3" DIAMETER METAL/CONCRETE POWER POLE	CONC.	CONCRETE
	FRISBEE GOAL	CW	CONCRETE WALK
	LIGHT POLE	(D)	DEED
	FIBER OPTIC MARKER	DIA	DIAMETER
IRR	IRRIGATION VALVE	EL	ELEVATION
	WOOD POWER POLE WITH LIGHT	EP	EDGE OF PAVEMENT
RWM	RECLAIMED WATER METER	ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
SV	SEWER VALVE	FFE	FINISHED FLOOR ELEVATION
	TELEPHONE RISER	HDPE	HIGH-DENSITY POLYETHYLENE PIPE
	CONCRETE POLE WITH CROSSWALK SIGNAL	HWF	HOG WIRE FENCE
	TRAFFIC SIGNAL METER	ID	IDENTIFICATION
	CRAPE MYRTLE	INV	INVERT
	OAK TREE	LB	LICENSED BUSINESS
	PINE TREE	LS	LICENSED SURVEYOR
	UNIDENTIFIED TREE	LSA	LAND SCAPE AREA
DTSL	OVERHEAD TRAFFIC SIGNAL LINE	(M)	MEASURED
OHUL	OVERHEAD UTILITY LINE	NO.	NUMBER
E	UNDERGROUND ELECTRIC LINE	(P)	PLATTED
FO	UNDERGROUND FIBER OPTIC LINE	P.O.B.	POINT OF BEGINNING
FM	UNDERGROUND FORCE MAIN	P.O.C.	POINT OF COMMENCEMENT
RW	UNDERGROUND RECLAIMED WATER MAIN	PRM	PERMANENT REFERENCE MONUMENT
ST	UNDERGROUND STORM PIPE	RCP	REINFORCED CONCRETE PIPE
T	UNDERGROUND TELEPHONE LINE	R/W	RIGHT-OF-WAY
	UNDERGROUND UNKNOWN UTILITY LINE	SEC.	SECTION
W	UNDERGROUND WATER MAIN	TCC	TRAFFIC CONTROL CABINET
		TOB	TOP OF BANK
		TOS	TOE OF SLOPE
		UV	UTILITY VAULT
		WF	WOOD FENCE

NOT VALID WITHOUT SHEETS 1 THROUGH 2

Digitally signed by David A White
Date: 2024.03.14 14:09:49 -04'00'

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION L.B. #7808
DATE OF FIELD SURVEY: 06-08-2022
DATE OF SIGNATURE: 06-16-2022

DATE	BY	REVISIONS
03-14-2024	R.J.G.	ADD ADDITIONAL UNDERGROUND RELAIMED WATERMAIN PER SPECIFIC PURPOSE SURVEY
01-15-2024	R.J.G.	ADD ADDITIONAL TOPOGRAPHY
09-12-2023	R.J.G.	ADD PROPERTY INFORMATION REPORT AND CERTS
05-19-2023	R.J.G.	ADDRESS COMMENTS

PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM dw@peconline.com

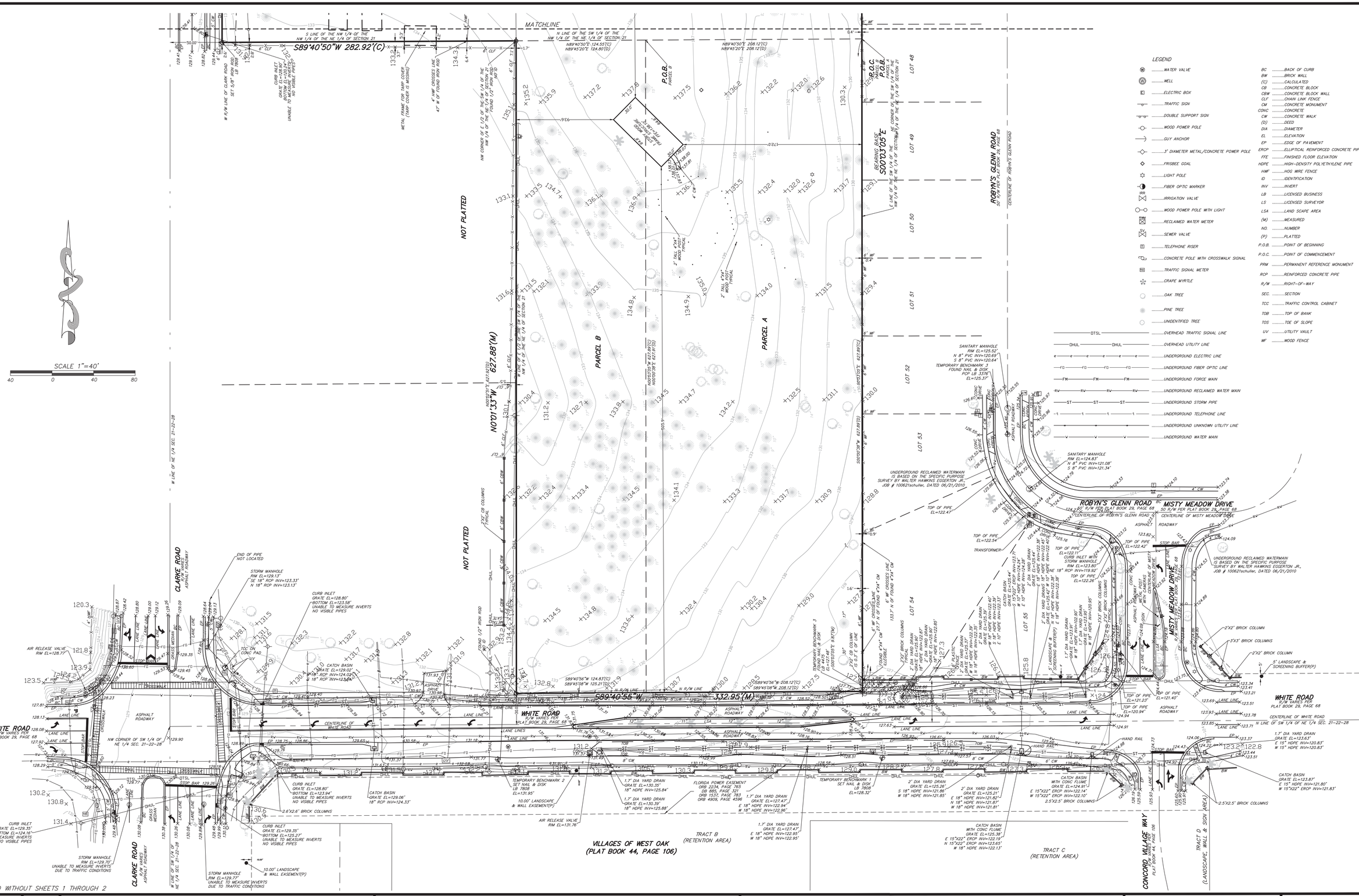
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN
SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

SHEET 1 OF 2

JOB NO.:	22-040
DATE:	06-08-2022
DRAWN BY:	R.J.G.
CHECKED BY:	D.A.W
F.B.	2439
PAGE(S)	18-53

G:\22-040 Landsmith Ocoee Oaks Methodist Church\22-040 REV ADD TOPO-C3D.dwg Mar 14, 2024 - 1:42pm



LEGEND

WV	WATER VALVE
W	WELL
	ELECTRIC BOX
	TRAFFIC SIGN
	DOUBLE SUPPORT SIGN
	WOOD POWER POLE
	GUY ANCHOR
	3" DIAMETER METAL/CONCRETE POWER POLE
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OTSL	OVERHEAD TRAFFIC SIGNAL LINE
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RW	UNDERGROUND RECLAIMED WATER MAIN
ST	UNDERGROUND STORM PIPE
t	UNDERGROUND TELEPHONE LINE
u	UNDERGROUND UNKNOWN UTILITY LINE
w	UNDERGROUND WATER MAIN

BC	BACK OF CURB
BW	BRICK WALL
(C)	CALCULATED
CB	CONCRETE BLOCK
CBW	CONCRETE BLOCK WALL
CLF	CHAIN LINK FENCE
CM	CONCRETE MONUMENT
CONC	CONCRETE
CW	CONCRETE WALK
(D)	DEED
DIA	DIAMETER
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ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
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HWF	HOG WIRE FENCE
ID	IDENTIFICATION
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PRM	PERMANENT REFERENCE MONUMENT
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SEC.	SECTION
TCC	TRAFFIC CONTROL CABINET
TOB	TOP OF BANK
TOS	TOE OF SLOPE
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WF	WOOD FENCE

NOT VALID WITHOUT SHEETS 1 THROUGH 2

DATE	BY	REVISIONS
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MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN

SECTION 21, TOWNSHIP 22 SOUTH, RANGE 28 EAST

ORANGE COUNTY, FLORIDA

SHEET 2 OF 2

JOB NO.:	22-040
DATE:	06-08-2022
DRAWN BY:	R.J.G.
CHECKED BY:	D.A.W
F.B.	2439
PAGE(S)	18-53

G:\22-040 Landsmith Ocoee Oaks Methodist Church\22-040 REV ADD TOPO-C3D.dwg Mar 14, 2024 - 1:57pm

STAFF REPORT

Meeting Date: June 18, 2024
Item #: 6

Contact Name: Anoch Whitfield
Contact Number: Ext. 1016

Department Director: Michael Rumer
City Manager: Robert Frank

Subject: First Reading of Ordinance for Fountains West PUD - 2nd Substantial Amendment to Lot 8 of Fountains West PUD (Planned Unit Development). (Zoning Manager Whitfield)

Background Summary: Owner/Applicant: The property is owned by GW Real Estates LLC, represented by Larry Gaboury, and the applicant is Goodwill Industries of Central Florida.

Site Location: The property is within Commission District 1 and is generally located on the north side of Fountains West Boulevard, approximately 342 feet north of West Road.

Property Size & Parcel Identification Number: The property consists of 3.04 acres and is assigned parcel ID number 06-22-28-2863-01-0000.

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 (COMM) & Light Industrial (LI)	PUD-COMM	Vacant except for an access road to the self-storage facility on the adjacent site	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	Commercial & Light Industrial	PUD-COMM	Vacant
South	City	Commercial & Light Industrial	PUD-COMM & PUD-IND	Restaurant use along the southwest portion and retention area for a

				school along the southeast portion of the property
East	City	Light Industrial	PUD-COMM	Self-storage facility
West	City	Commercial	PUD-COMM	Stormwater pond

Proposed Development: The applicant is requesting an amendment to the 2nd Amendment to Lot 8 of the Fountains West PUD in order to increase the maximum building square footage for retail from 18,000 SF to 24,932 SF for the construction of a Goodwill Retail Store. No other changes are proposed relative to the PUD Land Use Plan or Conditions of Approval.

Transportation and Access: The subject property is within one (1) mile of several corridors, including Fountains West Boulevard, West Road, Clarcona Ocoee Road, and Ocoee Apopka Road. Per the 2018 Lot 8 Substantial Amendment traffic analysis, impacts from any development beyond the self-storage/mini-warehouse development should be assessed with a traffic impact study and mitigated as appropriate. Consequently, the City has evaluated the potential traffic impacts of proposed retail development. Using the fitted curve equation ITE Code 815 (11th edition) for a Free-Standing Discount Store (which generates a higher trip count rate), the proposed 24,932 SF retail store is anticipated to generate 1,856 daily, 19 AM Peak Hour and 33 PM Peak Hour trips, without accounting for pass-by reductions. Adding 100% of these trips (without accounting for any pass-by reduction or trip distribution along the various segments and intersections) to the existing 2023 "background plus vested trips" data in the City's current Concurrency Management System (CMS), concurrency is met, and no new deficiencies are identified resulting from the increase in trips.

However, per the terms of the Fountains West Planned Unit Development, the applicant will be required to remit payment of their proportionate share of the cost of the installation of the traffic signal at the intersection of Fountains West Boulevard and West Road using the methodology previously approved in 2018 prior to the issuance of a site work permit.

Utilities: The Utilities Department did not identify any concerns.

Stormwater: A storm water facility has been constructed within Lot 8 as part of the self-storage facility and will accommodate drainage from this development. Per the approved Land Use Plan for Lot 8, development of the subject property must comply with the approved 70% maximum impervious surface area.

Schools: N/A

Recreation and Open Space: N/A

Issue:

Should the Honorable Mayor and City Commission approve the proposed 2nd Substantial Amendment to Lot 8 of the Fountains West PUD to increase the maximum building square footage for retail from 18,000 SF to 24,932 SF on the property assigned parcel ID number 06-22-28-2863-01-0000 for purposes of constructing a Goodwill Retail Store?

Recommendations: Development Review Committee (DRC) Recommendation:

The DRC met on this item on May 7, 2024. Following discussion regarding how the Goodwill Store will manage garbage/solid waste on the site, the DRC made a recommendation of approval of the 2nd Substantial Amendment to Lot 8 of the Fountains West PUD subject to the condition that, at the time of site plan review, the applicant provides documentation to support not having on-site dumpster facility to serve the use.

Planning & Zoning Commission (PZC) Recommendation:

The Planning and Zoning Commission considered this item at its June 11, 2024, public hearing. During the public hearing, five (5) residents spoke, representing Greens at Forest Lake, Westyn Bay, Preserve at Crown Point and Forestbrooke Estates. Discussion and comments received during the hearing were relative to traffic congestion in the area (particularly at the West Road at Fountains West Boulevard intersection), lack of alternative north-south transportation corridors, and the proposed use of the site for a Goodwill store and the concerns relative to such proposed use, as summarized below:

- Demographics of Goodwill patrons not aligning with the demographics of the residential communities in the area,
- Placement of a Goodwill store in an area surrounded by residential homes, instead of along arterial roads such as State Road 50,
- Creation of low-wage jobs,
- Impacts to and loss of "walkability" for the Planned Unit Development,
- Homeless populations along the West Orange Trail,
- Theft activities at other Goodwill locations,
- Garbage accumulated at the store due to donations being dropped off and left out after hours, and
- The proposed "retail" use is an industrial use or warehouse logistics use in disguise, since a large area (approximately 9,000 SF) of the building square footage would be used for processing and recycling of donated goods (to be sent to a facility on the south side of Orange County) that are not sufficient or desirable for sale, which represents 75% of the donated goods. Only approximately 25% of the donations are sold in the store's 15,932 SF of retail space.

Following the discussion, the PZC made a recommendation of a denial by a 3 to 2 vote.

Recommendations:
The Honorable Mayor and City Commission shall make a decision to do one of the following:

a. Approve the adoption of the proposed ordinance for a 2nd Substantial Amendment to Lot 8 of the Fountains West PUD, subject to the following conditions:
i) At the time of site plan review, the applicant shall provide documentation to support not having an on-site dumpster facility to serve the use, in accordance with their Zero Waste mission, and
ii) Prior to the issuance of a site work permit, the applicant shall remit payment for their proportionate fair share of the cost of installation of the traffic signal at the intersection of Fountains West Boulevard and West Road.

b. Deny the adoption of the proposed ordinance for a 2nd Substantial Amendment to Lot 8 of the Fountains West PUD.

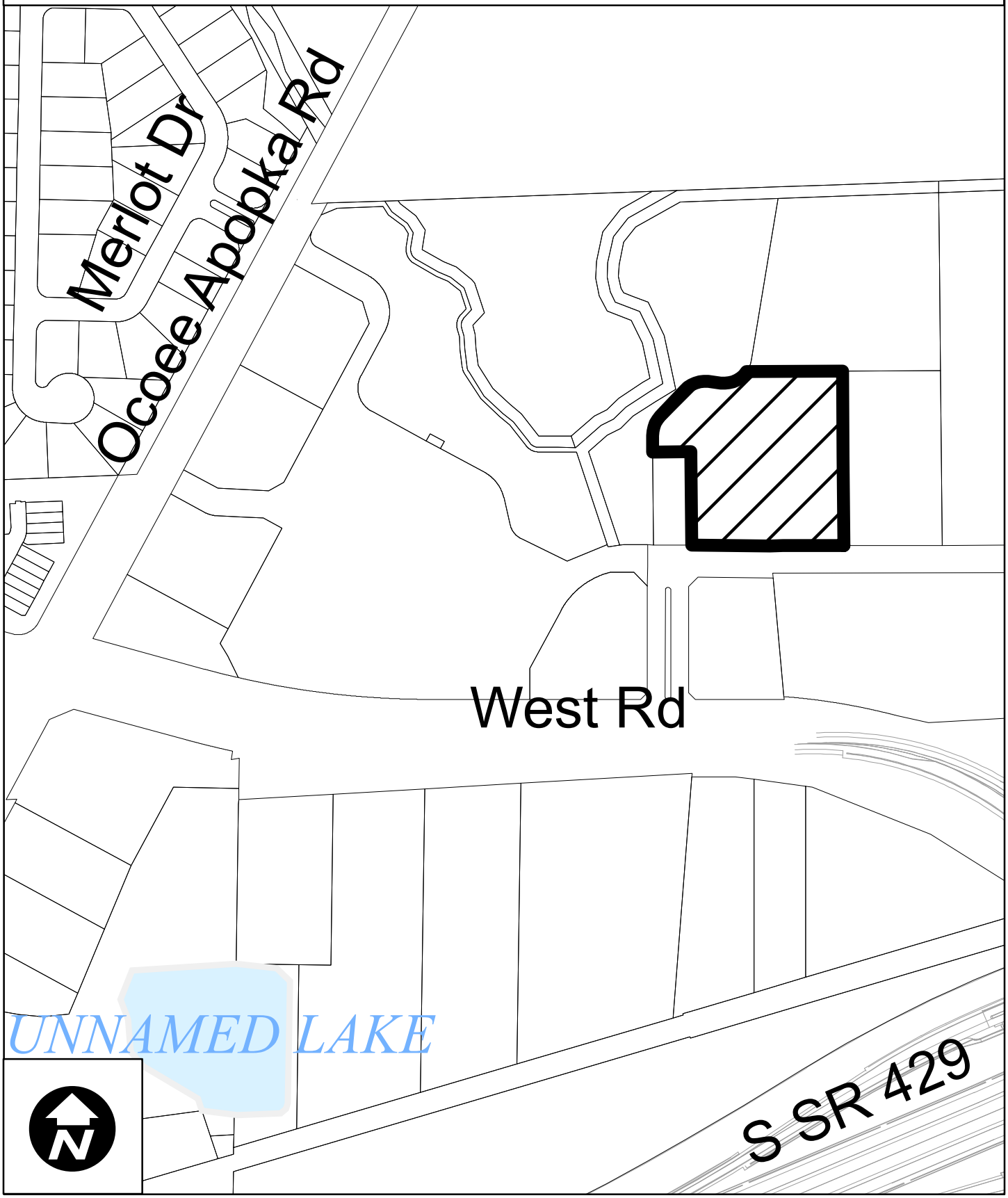
c. Continue the item to a date that meets the Commission's discretion.

Attachments:
1. Location Map
2. Aerial Map
3. FLUM Map
4. Zoning Map
5. Substantial Amendment LUP
6. Ordinance

Financial Impacts:
N/A

Type of Item: First Reading

Fountains West PUD - Substantial Amendment to Lot 8
Location Map



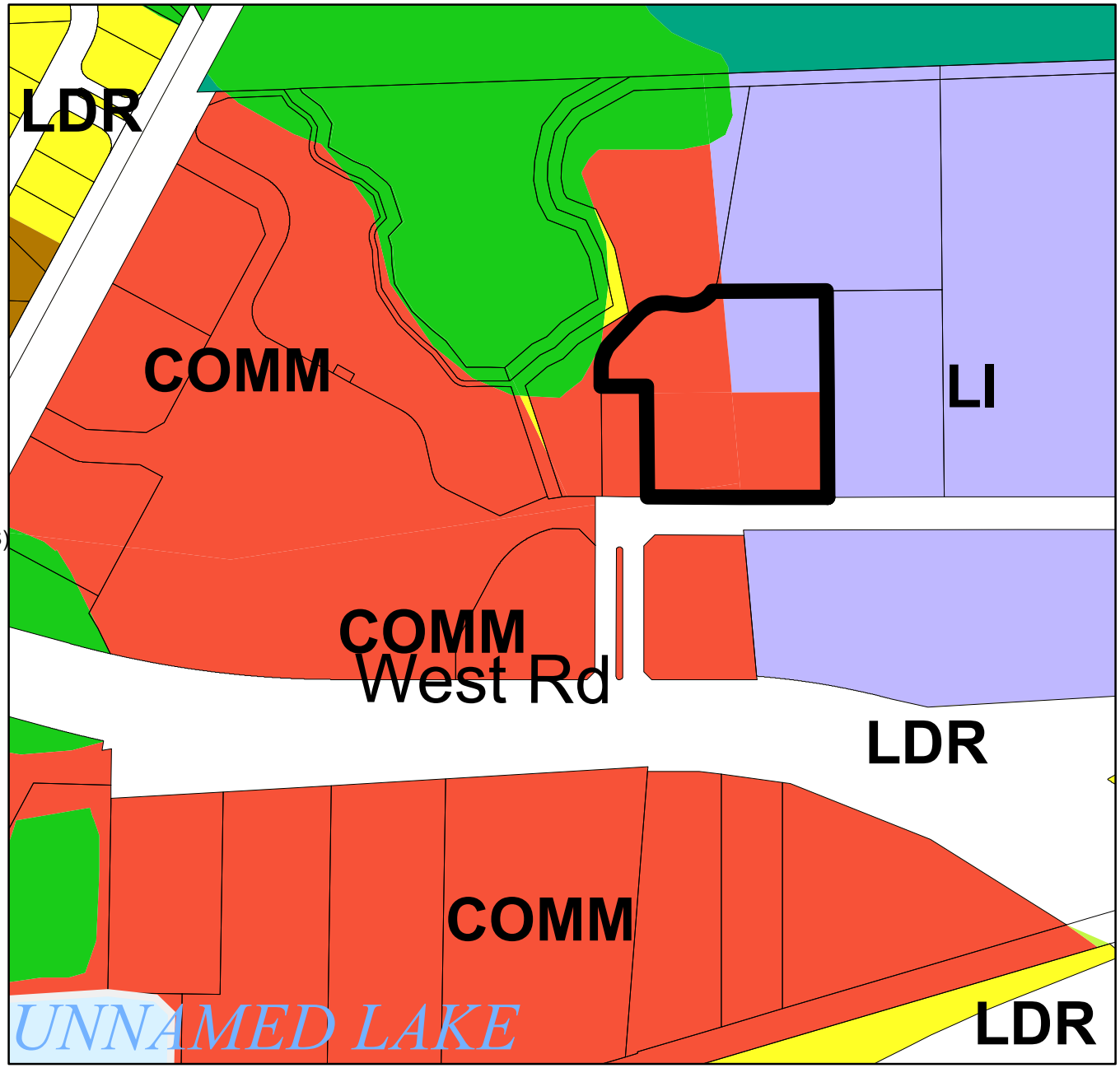
Fountains West PUD - Lot 8 Substantial Amendment
2022 Aerial Photography

Fountains West PUD - Lot 8 Substantial Amendment
Surrounding Future Land Use Map

Development Services
Department

0 70 140 280
Feet

Created: month year



Subject Property

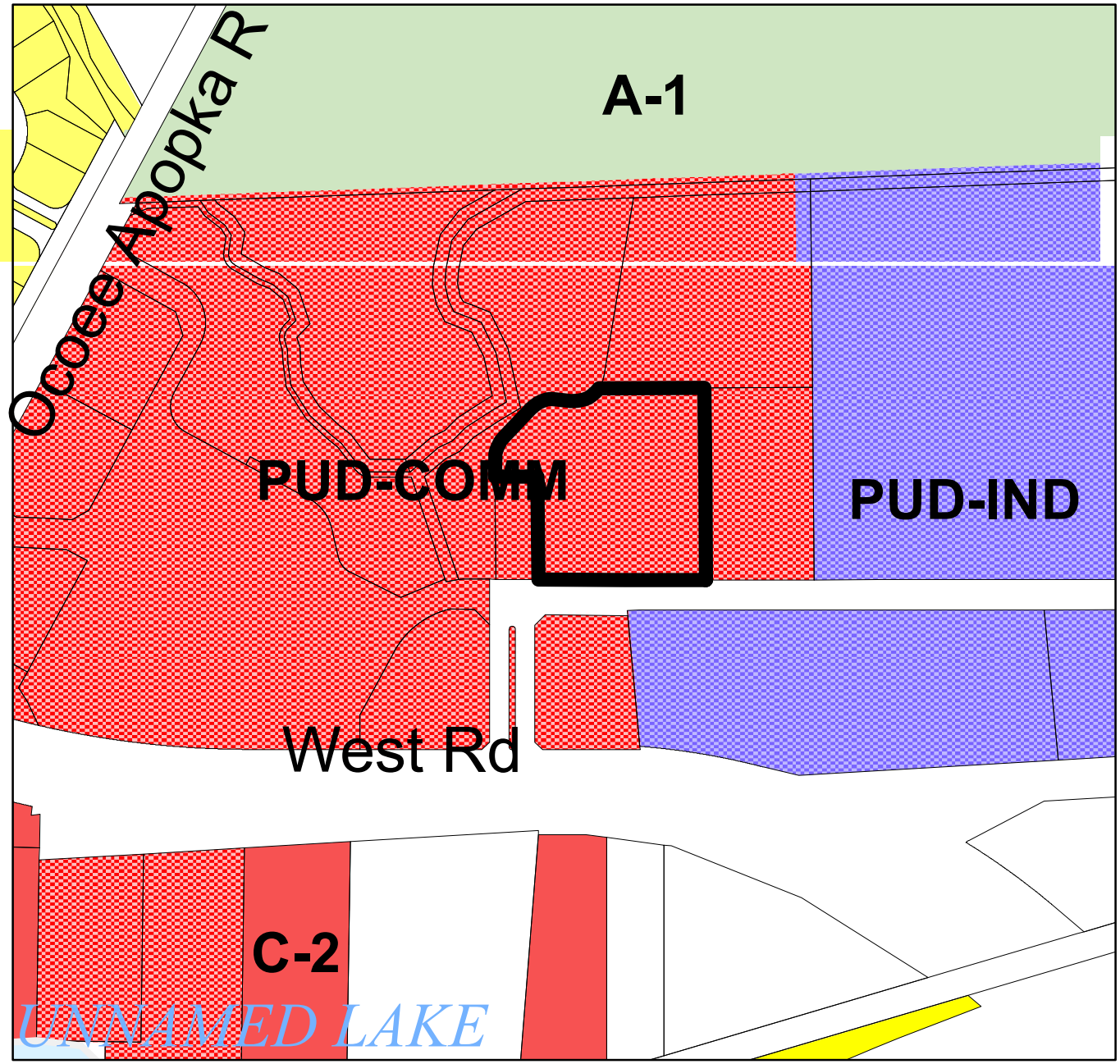
Future Land Use Classification:
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Professional Offices and Services (PS)
- Commercial (COMM)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Conservation/Floodplains (CONS)
- Recreation and Open Space (REC)
- Public Facilities/Institutional (INST)

Fountains West PUD - Lot 8 Substantial Amendment
Surrounding Zoning Map

Development Services Department

0 75 150 300 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

FOUNTAINS WEST PUD

MAJOR AMENDMENT

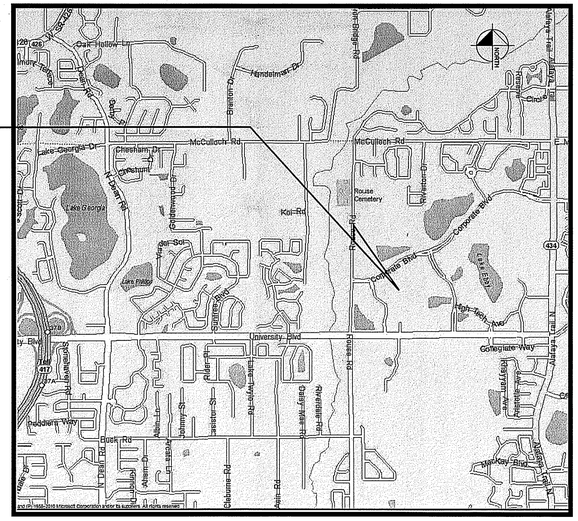
(LOT 8)

City of Ocoee, Florida

May 3, 2024

PARCEL NUMBERS EFFECTED BY CHANGE:
06-22-28-2856-08-000

PROJECT LOCATION



VICINITY MAP

SHEET INDEX

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PREVIOUSLY APPROVED SHEETS SHOWN FOR REFERENCE

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SV-1	BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE PARENT PARCELS
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SLAM
The S/L/A/M Collaborative
150 N. Orange Ave
Suite 420
Orlando, FL 32801
Phone: 407 992.6300

LUP-1

FOUNTAINS WEST PUD
PROJECT# 149676006

Drawing name: K:\ORL_Civil\149676006-Ocoee Self Storage-Commercial\CADD\LANDUSE\PlanSheets\LUP-01.dwg Layout1 Apr 12, 2018 3:10pm by robert.spence
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Permitted Uses

USE	Lots 1 & 2	Lots 3, 4 & 5	Lot 6	Lot 7	Lot 8
Appliance Store	*	*	*	*	*
Bank	*	*	*	*	
Bar (associated with restaurant seating 45 people)		*	*	*	
Car Wash (1)		*		*	*
Clinic, Dental or Medical	*	*	*	*	*
Commercial, Convenience with Gas Sales		*		*	
Commercial, Retail	*	*	*	*	*
Department Store			*		*
Drive in Restaurant (3)		*	*	*	*
Equipment Sales		*	*	*	*
Furniture Store	*	*	*	*	*
Grocery Store/Supermarket			*		
Heating, Ventilating, Plumbing Sales & Service		*	*	*	*
Interior Decorating Store	*	*	*	*	*
Liquor Store, No on-permise consumption		*	*	*	
Miniature Golf Course		*	*	*	*
Movie Theater			*		*
Music, Radio, TV Shop	*	*	*	*	*
Nursery/Garden Supply Store	*	*	*	*	*
Professional Offices	*	*	*	*	*
Restaurant	*	*	*	*	*
Self-Storage Facility					*
Veterinary Hospitals and Kennels when confined with structure	*	*	*	*	*
Child Care Facilities	*	*	*	*	*
Church (2)					*
Club or Community Use	*	*	*	*	*
Recreation Facility, Commercial		*	*	*	*
Permitted Use					
(1) Only as Accessory to Gas/Convenience Store Establishment					
(2) (2300 seats; 45' Steeple/Tower feature; ancillary uses such as church related offices, religious/book store; daycare facility and recreational building)					
(3) This use is not permitted for lot 3					

Approved PUD Waivers

CODE SECTION	CODE REQUIREMENTS	PROPOSED STANDARDS	JUSTIFICATION
LDC, Article VI Section 6-14.C.(1)(b)ii	No more than 50% of the linear roadway frontage shall be devoted to outparcels within a commercial development	70% frontage on Ocoee-Apopka Road in outparcels. No more then 50% frontage on West Road in outparcels	Additional Right-Of-Way dedication on Ocoee-Apopka Road and partial dedication for West Road Realignment on West Road.
LDC, Article VI Section 4-5.M.(3)	50 feet building setback on Ocoee-Apopka Road and West Road	25 feet building setback on Ocoee-Apopka Road and West Road	Additional Right-Of-Way dedication on Ocoee-Apopka Road and West Road

Development Standards

Lot #/Tract	Acerage	Use	FAR	Max. Impervious	Open Space	Max. Height	Max. Sq Ft./Other Use	Ownership & Maintenance Entity	Maximum ADT	Max. PM Peak Hour Trips	SETBACK/LANDSCAPE			ZONE	FLU
											Road	Abutting Lot/Tract	Internal Drive		
1	1.16	Commercial**	0.20	80%	20%	45 Feet	9,900.00	SUNTRUST BANK			25/15	10/5	10/10	PUD	Commerical
2	1.14	Commercial**	0.20	80%	20%	45 Feet	9,900.00	OCOE, LLC			25/15	10/5	10/10	PUD	Commerical
3	1.26	Commercial**	0.18	80%	20%	45 Feet	9,900.00	OCOE, LLC	Lots 1 through 7	Lots 1 through 7	25/15	10/10	10/10	PUD	Commerical
4	1.33	Commercial**	0.17	80%	20%	45 Feet	9,900.00	OCOE, LLC	ADT = 7,665	PM Peak = 708	25/15	N/A	10/10	PUD	Commerical
5	1.20	Commercial**	0.18	80%	20%	45 Feet	9,900.00	OCOE, LLC			25/15	10/10	N/A	PUD	Commerical
6	8.83	Commercial**	0.16	80%	20%	45 Feet	65,500.00	OCOE, LLC			25/15	10/0	N/A	PUD	Commerical
7	1.00	Commercial**	0.11	80%	20%	45 Feet	5,000.00	OCOE, LLC			25/15	10/10	N/A	PUD	Commerical
8	11.73	Public/Facilities/Institutional/ Commercial	0.10	70%	30%	45 Feet	Church with 2,300 Seat Auditorium, Day Care Center, Recreational Building, Self Storage and Retail	Living Waters Church Ocoee, Inc	ADT = 519	PM Peak = 38	25/15	10/10 WORY, 10/0 All Others	N/A	PUD	Low Density Residential/ Light Industrial
Tract A	3.86	Wetland/Conservation	N/A				N/A	City of Ocoee							
Tract A1	0.44	25' Buffer Along Wetland	N/A				N/A	City of Ocoee							
Tract A2	0.43	25' Buffer Along Wetland	N/A				N/A	City of Ocoee							
Tract B	3.44	Retention For Lots 1-7	N/A				N/A	OCOE, LLC							
Tract C-1	0.98	Addtional R/W West Rd.	N/A				N/A	Orange County*							
Tract C-2	2.68	Addtional R/W West Rd.	N/A				N/A	Orange County*							
Tract C-3	0.18	Addtional R/W West Rd.	N/A				N/A	Orange County*							
Tract D	0.48	Additional R/W Ocoee Apopka Rd.	N/A				N/A	City of Ocoee							
Road A	0.99	Access Road R/W	N/A				N/A	City of Ocoee							
Tract F	0.80	Water Feature	N/A				N/A	OCOE, LLC							
Tract G	1.10	Public Trail						City of Ocoee							
TOTAL	43.03			80%	20%										

Plotted By:Spence, Robert Sheet Set:Kha Layout:Layout1 April 12, 2018 03:11:14pm K:\ORL_Civil\149876008-Ocoee Self Storage-Commerical\CADD\LANDUSE\PlanSheets\LUP-02.dwg
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Kimley»Horn
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WWW.KIMLEY-HORN.COM CA 00000696

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NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

PHASE I
PHASE II

FUTURE DEVELOPMENT

PHASE II
PHASE I

10' BUILDING SETBACK AND LANDSCAPE BUFFER

PROPOSED BUILDING 24,932 SF

SELF-STORAGE (2.21 ACRES)

Drive Thru

15' LANDSCAPE BUFFER

25' BUILDING SETBACK

SLAM
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ORDINANCE NO. 2024-
(2nd Substantial Amendment to Lot 8 of the Fountains West PUD)

TAX PARCEL ID: 06-22-28-2863-01-000

CASE NO. RZ-24-05-06: 2nd Substantial Amendment to Lot 8 of the Fountains West PUD

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, APPROVING THE 2ND SUBSTANTIAL AMENDMENT TO LOT 8 OF THE FOUNTAINS WEST PUD FOR CERTAIN REAL PROPERTY COMPRISING APPROXIMATELY 3.04 ACRES LOCATED ON THE NORTH SIDE OF FOUNTAINS WEST BOULEVARD, APPROXIMATELY 3442 FEET NORTH OF WEST ROAD, PURSUANT TO THE APPLICATION SUBMITTED BY THE PROPERTY OWNER; AMENDING THE MAXIMUM SQUARE FOOTAGE FOR RETAIL USE; FINDING CONSISTENCY WITH THE OCOEE COMPREHENSIVE PLAN; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the owner of certain real property located within the corporate limits of the City of Ocoee, Florida, as hereinafter described owner (the "Owner"), has submitted an application to the City Commission of the City of Ocoee, Florida (the "Ocoee City Commission") to approve an amendment (the "Amendment") to the Fountains West PUD Land Use Plan, as approved by the Ocoee City Commission on December 19, 2006, and wherein, Lot 8 was amended as a Substantial Amendment on June 19, 2018 (the "PUD");

WHEREAS, the Amendment was scheduled for study and recommendation by the Development Review Committee ("DRC") on May 7, 2024; and

WHEREAS, the DRC recommended approval of said Amendment; and

WHEREAS, the Amendment was scheduled for study and recommendation by the Planning and Zoning Commission of the City of Ocoee ("P&Z");

WHEREAS, on June 11, 2024, the P&Z held an advertised public hearing on the Amendment and, after discussion, recommended approval; and

WHEREAS, on July 16, 2024, the Ocoee City Commission has held an advertised de novo public hearing with respect to the proposed 2nd Substantial Amendment and this Ordinance and determined that the Amendment to the PUD to increase the building square footage for retail use from 18,000 square feet to 24,932 square feet and this Ordinance are consistent with the City of Ocoee Comprehensive Plan, as amended; and

WHEREAS, this Ordinance has been considered by the Ocoee City Commission in accordance with the procedures set forth in Section 166.041(3), Florida Statutes.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF OCOEE, FLORIDA, AS FOLLOWS:

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. **Amendment to PUD.** The Amended PUD, prepared by The S/L/AM Collaborative, dated May 3, 2024, with such additional revisions thereto, if any, as may be reflected in the minutes of the City Commission of the City of Ocoee meeting approving same, is hereby approved. The Amended PUD is attached hereto as **Exhibit "A"**, and by this reference made a part hereof. As described therein, the Amended PUD amends the previously approved PUD for Fountains West PUD. All references to the PUD or the Amended PUD for Fountains West PUD shall hereafter refer to the previously approved PUD for Fountains West PUD as amended by the attached Amended PUD.

SECTION 3. **Ocoee Comprehensive Plan.** The Ocoee City Commission hereby finds that this Ordinance is consistent with the Ocoee Comprehensive Plan.

SECTION 4. **CONFLICTING ORDINANCES**. This ordinance prevails in the event of any inconsistency with all ordinances or parts of ordinances in conflict herewith.

SECTION 5. **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 6. **Effective Date**. This Ordinance shall become effective ten (10) days after its passage and adoption.

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

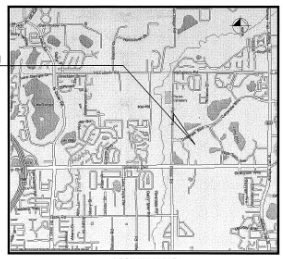
EXHIBIT "A"

FOUNTAINS WEST PUD
MAJOR AMENDMENT
(LOT 8)
City of Ocoee, Florida

May 3, 2024

PARCEL NUMBERS EFFECTED BY CHANGE:
06-22-28-2856-08-000

PROJECT LOCATION



VICINITY MAP

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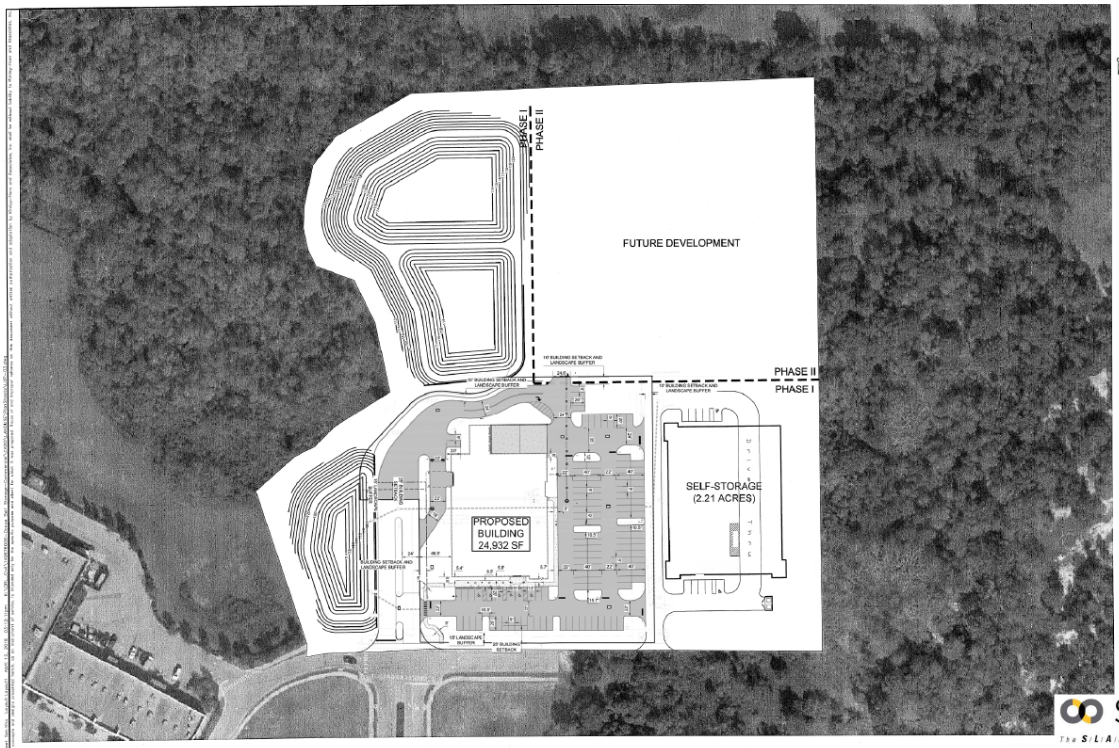
LUP-1

FOUNTAINS WEST PUD
PROJECT # 0409.000



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150 N. Orange Ave
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STAFF REPORT

Meeting Date: June 18, 2024
Item #: 7

Contact Name: Michael Rumer
Contact Number: Ext. 1018

Department Director: Michael Rumer
City Manager: Robert Frank

Subject: Second Reading of Ordinance for 338 N. Bluford Avenue - Rodriguez Property Small Scale Comprehensive Plan Future Land Use Map Amendment from LDR (Low Density Residential) to COMM (Commercial) and corresponding Rezoning from R-1AA (Single Family Dwelling) to C-2 (Community Commercial); Project No(s). CPA-2024-005 & RZ-24-03-04. (Development Services Director Rumer)

Background Summary: First Reading of Ordinance held on June 4, 2024.

Owner/Applicant: Ana Rodriguez

General Location: The property is located within Commission District 2 on the west side of N. Bluford Avenue and north of W. Silver Star Road.

Property Size and Parcel ID No.: The property contains approximately 0.44 acres and is assigned parcel identification number 18-22-28-4100-00-131.

Actual land use, proposed land use, and unique features of the subject property: 338 N. Bluford Ave is located north of the City's Downtown Redevelopment Area. The property is located in an area that is transitioning to commercial.

Existing Site Conditions: The table below summarizes the existing conditions of the property.

Current Future Land Use (FLU) Map Designation	Current Zoning District	Existing Land Use	Overlays/Unique Features
LDR (Low Density Residential)	R-1AA (Single-Family Dwelling)	Vacant	Adjacent to Downtown Redevelopment Area Overlay District & Wekiva Study Area

The property is surrounded by the following: jurisdictions, Future Land Use Map designations, zoning districts and land uses.

Direction	Jurisdiction	FLUM Designation	Zoning District	Existing Land Use
North	City	LDR (Low Density Residential)	R-1AA (Single-Family)	Single-Family Dwelling
South	City	LDR (Low Density Residential)	R-1AA (Single-Family)	Single-Family Dwelling
East	City	LDR (Low Density Residential)	R-1AA (Single-Family)	Single-Family Dwelling
West	City	LDR (Low Density Residential)	R-1AA (Single-Family)	Single-Family Dwelling

Proposed Site Conditions: The table below summarizes the applicant's request and potential development on the subject property.

Proposed FLUM Designation	Proposed Zoning District	Proposed Use	Proposed Development Standards
COMM (Commercial)	C-2 (Community Commercial)	None	Downtown Master Plan

Consistency with Florida Statutes: Yes

Consistency with JPA Agreement: Yes

Consistency with Adopted Comprehensive Plan: The property is located within the Downtown Redevelopment Area (DRA), which is intended to attract reinvestment in the downtown area of Ocoee through flexible development regulations and innovative designs. Development of the downtown should include mixed uses and various forms of residential uses.

Access: Access will continue to be Bluford Ave.

Utilities: Potable Water and sewer is in the area. There may be conflicts or high cost to connect to sewer.

Transportation: N/A

Stormwater: N/A

Schools: N/A

Public Safety: N/A

Issue:

Should the Honorable Mayor and City Commissioners approve ordinances for a Small-Scale Comprehensive Plan Future Land Use Map Amendment from LDR (Low Density Residential) to COMM (Commercial) and corresponding Rezoning from R-1AA (Single Family Dwelling) to C-2 (Community Commercial District) for 338 N. Bluford Avenue ?

Recommendations:

Development Review Committee (DRC) Recommendation:

The Development Review Committee (DRC) met on Tuesday, May 7, 2024, to consider the application for a Small-Scale Comprehensive Plan Future Land Use Map Amendment (CPA) and Rezoning. The DRC made a recommendation of approval of the proposed Small Scale Comprehensive Plan Amendment from LDR (Low Density Residential) to COMM (Commercial) and corresponding Rezoning from R-1AA (Single-Family Dwelling District) to C-2 (Community Commercial District) for the property located at 338 N. Bluford Avenue.

Planning and Zoning Commission (PZC) Recommendation

The PZC met on Tuesday, May 14, 2024, to consider the Small-Scale Comprehensive Plan Future Land Use Map Amendment (CPA) and Rezoning C-2. The PZC made a unanimous recommendation of approval.

Staff Recommendations:

Staff recommends that the Honorable Mayor and City Commissioners approve ordinances for the Small-Scale Comprehensive Plan Future Land Use Map Amendment from LDR (Low Density Residential) to COMM (Commercial) and corresponding Rezoning from R-1AA (Single Family Dwelling District) to C-2 (Community Commercial District) for the property located at 338 N. Bluford Avenue.

Attachments:

1. Location Map
2. Aerial Map
3. FLU Map
4. Surrounding Zoning Map
5. SSCPA Ordinance - 338 N. Bluford Ave
6. Rezoning Ordinance - 338 N. Bluford Ave
7. Advertisement

Financial Impacts:

None

Type of Item: Second Reading Public Hearing

338 N Bluford Ave Small Scale Map
Amendment & Rezoning
Location Map

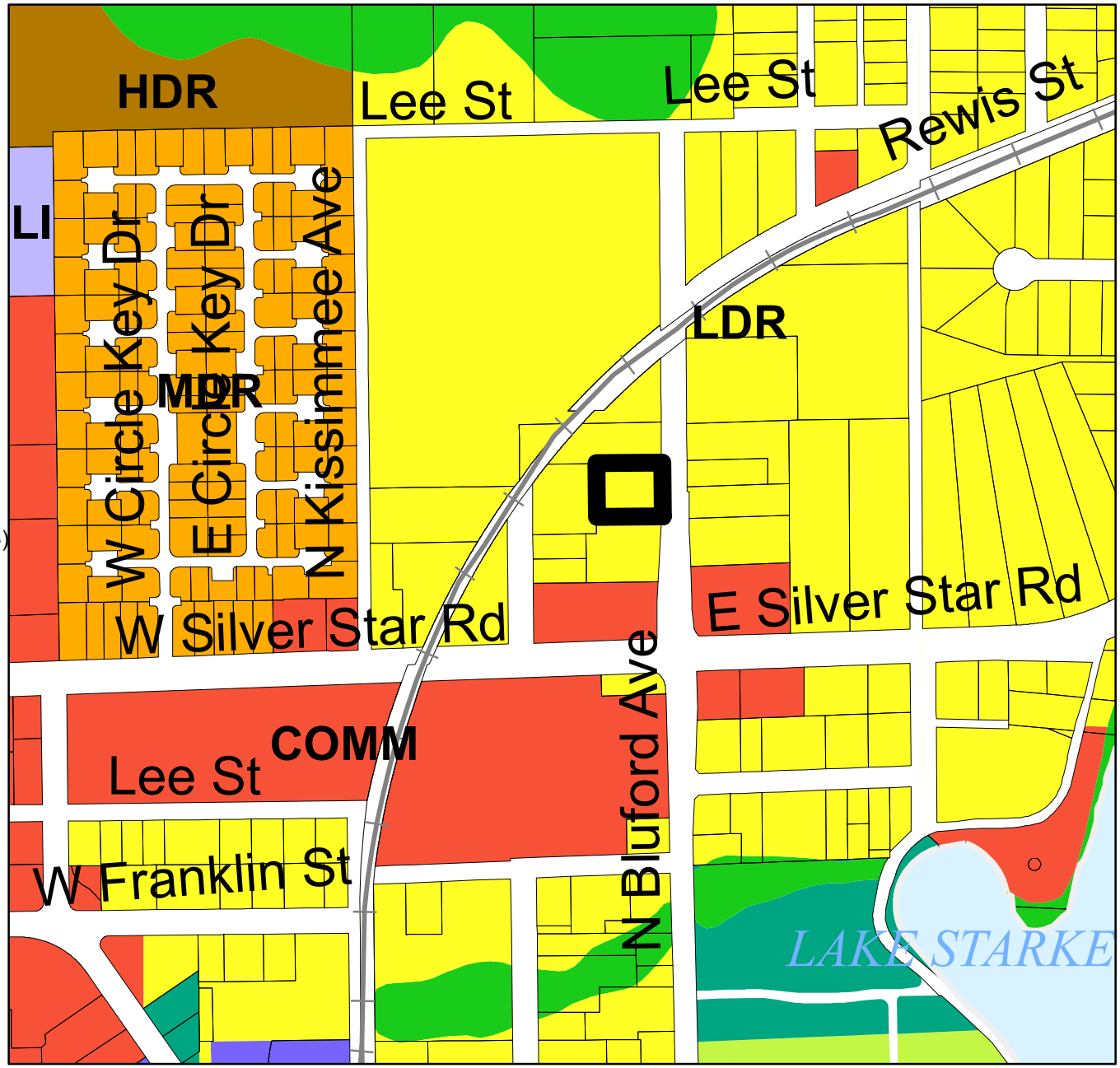
338 N. Bluford Ave. Small Scale Land Use Amendment and Rezoning Aerial Photography

338 N. Bluford Ave Small Scale Land Use Amendment & Rezoning
Surrounding Future Land Use Map

Development Services Department

0 90 180 360 Feet

Created: May 2024



Subject Property

Future Land Use Classification:

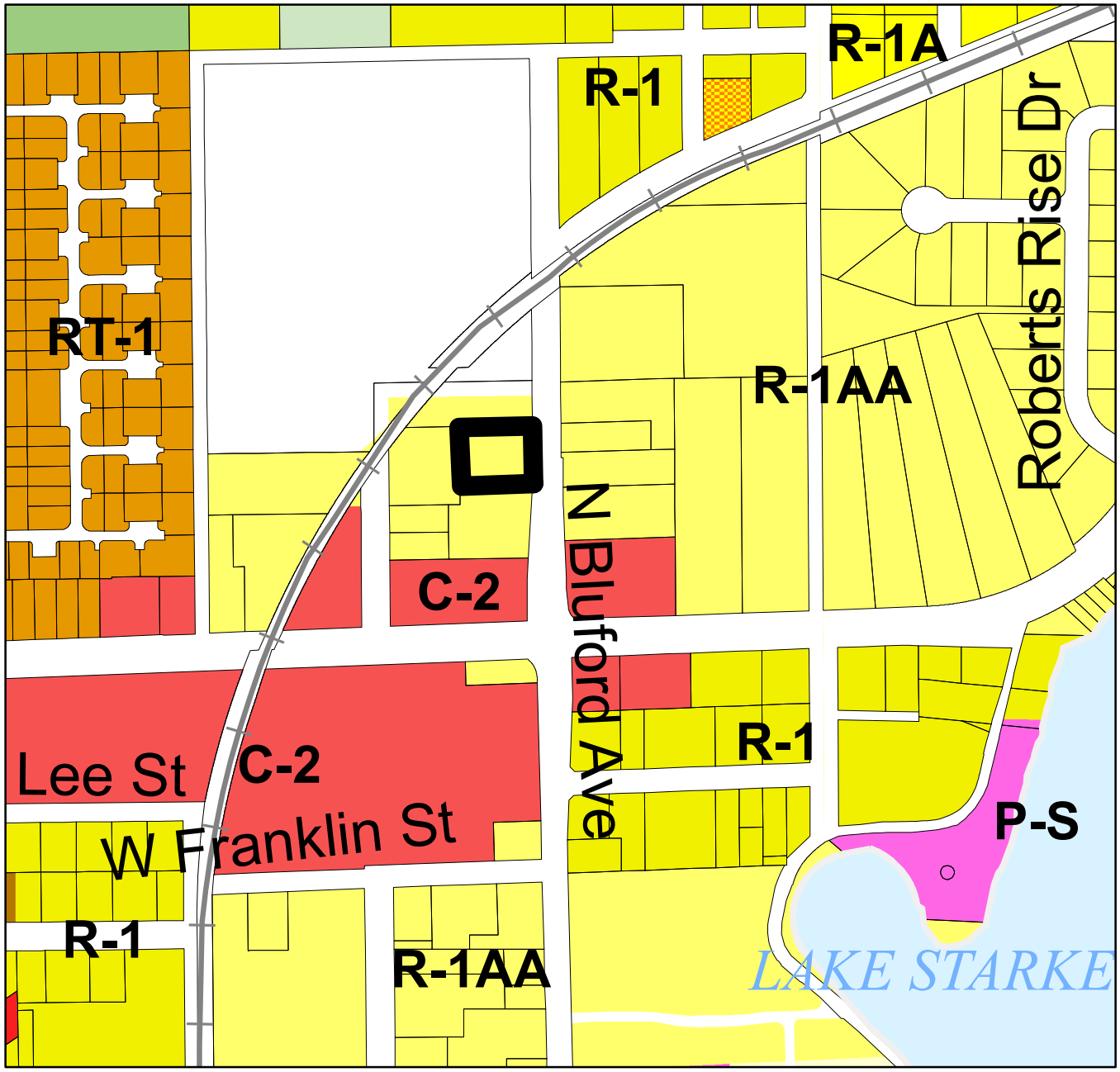
- Low Density Residential (LDR)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Professional Offices and Services (PS)
- Commercial (COMM)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Conservation/Floodplains (CONS)
- Recreation and Open Space (REC)
- Public Facilities/Institutional (INST)

338 N. Bluford Ave
Surrounding Zoning Map

Development Services Department

0 80 160 320 Feet

Created: May 2024



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

ORDINANCE NO. 2024-
(Small-Scale Comprehensive Plan Amendment – 338 N. Bluford Ave.)

TAX PARCEL ID: 18-22-28-4100-00-131

CASE NO. CPA-2024-005: 338 N. Bluford Ave 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 LOW DENSITY RESIDENTIAL TO COMMERCIAL FOR CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.44 ACRES LOCATED AT 338 N. BLUFORD AVE, ON THE WEST SIDE OF N. BLUFORD AVE., APPROXIMATELY 334 FEET NORTH OF E. SILVER STAR RD.; PROVIDING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY FUTURE LAND USE MAP; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; PROVIDING FOR SEVERABILITY; 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 18-22-28-4100-00-131, 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 Low Density Residential to Commercial; 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, May 14, 2024, to consider and make recommendation of said proposed Comprehensive Plan Amendment; and

WHEREAS, pursuant to Section 163.3184(11), Florida Statutes, on Tuesday, June 18, 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 Low Density Residential (LDR) to Commercial (COMM).

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

THE EAST 154.00 FEET OF LOT 13 & LOT 14, RUBEN KEGLERS SUB A/ 118

EXHIBIT "B"

N Kissimmee Ave
N Cumberland Ave
W Franklin St
N Bluford Ave
LAKE STARKE

ORDINANCE NO. 2024-
(Rezoning Ordinance – 338 N. Bluford Ave)

TAX PARCEL ID: 18-22-28-4100-00-131

CASE NO. RZ-24-03-04: 338 N. Bluford Ave

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM R-1AA (SINGLE-FAMILY DWELLING DISTRICT) TO C-2 (COMMUNITY COMMERCIAL DISTRICT) ON CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.44 ACRES LOCATED AT 338 N. BLUFORD AVE, ON THE WEST SIDE OF N. BLUFORD AVE., APPROXIMATELY 334 FEET NORTH OF E. SILVER STAR RD.; FINDING SAID 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 properties 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 properties containing approximately 0.44 acres, more particularly described in **Exhibit "A"** attached hereto and by this reference made a part hereof, from R-1AA (Single-Family Dwelling District) to C-2 (Community Commercial District); 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 May 14, 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 June 18, 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 Properties described in **Exhibit "A"** containing approximately 0.44 acres located within the corporate limits of the City of Ocoee, Florida, is hereby changed from R-1AA (Single Family Dwelling District) to C-2 (Community Commercial District). 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 lands 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

THE EAST 154.00 FEET OF LOT 13 & LOT 14, RUBEN KEGLERS SUB A/ 118

EXHIBIT "B"

N Kissimmee Ave
N Cumberland Ave
N Bluford Ave
W Franklin St
LAKE STARKE
N

Serial Number
24-01803W

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 June 18, 2024
338 N Bluford Ave

in the Court, was published in said newspaper by print in the

issues of 6/6/2024

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.

Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

6th day of June, 2024 A.D.

by Lindsey Padgett who is personally known to me.

Notary Public, State of Florida
Kimberly S. Martin (SEAL)
Comm.:HH 282034
Expires: July 25, 2026
Notary Public - State of Florida

CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER THE 338 N. BLUFORD AVENUE – RODRIGUEZ PROPERTY SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT FROM LOW-DENSITY RESIDENTIAL (LDR) TO COMMERCIAL (COMM)
CASE NUMBER: CPA-2024-005

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-8, 1-9, and 1-10, and Article V, Section 5-9, of the City of Ocoee Land Development Code that on **TUESDAY, JUNE 18, 2024, AT 6:15 P.M.** or as soon thereafter as practical, the **OCOEE CITY COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider a Small-Scale Comprehensive Plan Amendment from Low-Density Residential (LDR) to Commercial (COMM) for 338 N. Bluford Avenue – Rodriguez Property. The property is assigned Parcel ID #18-22-28-4100-00-131 and consists of approximately 0.44 acres. The property is located on the west side of N. Bluford Ave., approximately 334 feet north of E. Silver Star Rd. at the intersection of N. Bluford Ave.

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 LOW DENSITY RESIDENTIAL TO COMMERCIAL FOR CERTAIN REAL PROPERTY CONTAINING APPROXIMATELY 0.44 ACRES LOCATED AT 338 N. BLUFORD AVE, ON THE WEST SIDE OF N. BLUFORD AVE., APPROXIMATELY 334 FEET NORTH OF E. SILVER STAR RD.; PROVIDING FOR AND AUTHORIZING THE REVISION OF THE OFFICIAL CITY FUTURE LAND USE MAP; PREVAILING IN THE EVENT OF ANY INCONSISTENCY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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 City 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.
June 6, 2024 24-01803W

STAFF REPORT

Meeting Date: June 18, 2024
Item #: 8

Contact Name: Anoch Whitfield
Contact Number: Ext. 1016

Department Director: Michael Rumer
City Manager: Robert Frank

Subject: Second Reading of Ordinance for Amendment to the Ocoee Land Development Code (LDC) pertaining to Part IA, Article VII, Floodplain Management. (Zoning Manager Whitfield)

Background Summary: First Reading of Ordinance held on June 4, 2024.

Staff proposes changes to the City's current Floodplain Management Regulations, as established in Part 1A of Article VII, in order to improve the flow and user-friendliness of the floodplain regulations, increase flood resiliency within the City and improve the City's Rate Class in the National Flood Insurance Program (NFIP) Community Rating System (CRS).

Local government participation in the NFIP's Community Rating System provides discounts on the cost of flood insurance premiums for NFIP policyholders, depending on the Rate Class awarded to the local government. The table below details the class rates, credit points required, and respective cost discounts for properties within a Special Flood Hazard Area (SFHA) and outside of an SFHA.

Rate Class	Credit Points Required	NFIP Insurance Discount	
		SFHA Property	Non-SFHA Property
Class 6	2000	20%	10%
Class 7	1500	15%	5%
Class 8	1000	10%	5%
Class 9	500	5%	5%
Class 10	0	0%	0%

Over the past two (2) years, City personnel in various Departments undertook floodplain management activities to qualify the City to participate in the CRS, and on December 7, 2023, the City was officially awarded admittance to the National Flood Insurance Program's CRS as a Class 9, with 1,341 points. This Class 9 Rate, which goes into effect on October 1, 2024, provides a five percent (5%) discount on the cost of flood insurance premiums for most NFIP policies in the City issued or renewed on or after October 1, 2024. This will be in place for five (5) years so long as all Elevation Certificates for construction in flood zone areas continue to be collected and filled out correctly. The City may take steps to increase its class rating at any time; however, re-verification occurs in April to then be implemented the following October, if awarded by

the Florida Emergency Management Agency (FEMA). A municipality must maintain a rating for one (1) year before being eligible to change its class rating. A new rating could go into effect as early as October 1, 2025, with adoption of additional regulations and completion of other necessary steps in the re-verification process.

To that end, staff proposes an ordinance, prepared in collaboration with the Public Works Department and the Florida Department of Emergency Management's Office of Floodplain Management (FDEM OFM), to respond to recommendations from FDEM OFM and to provide guidance and requirements for development and construction activity within flood hazard areas and special flood hazard areas. The table below summarizes the proposed Code changes, compares them to the existing Code and indicates the Rate Class that could be achieved with such Code changes.

Possible Rate Class	Proposed Code Changes	Current Code
TO MEET CLASS 8 PREREQUISITE	City has been awarded sufficient points for Class 8; however, the awarding of this Class has a prerequisite to remove the distinction or differentiation between manufactured homes and new construction, so all buildings are required to be elevated to the same base flood elevation in relation to the nearest special flood hazard area.	Has distinction between manufactured homes and new construction homes and other buildings
TO ACHIEVE HIGHER CRS CLASSIFICATION (VIA POINTS)		
1) Cumulative Substantial Improvements (80 points)	1. Reconstruction and repairs to damaged buildings are counted cumulatively for at least 10 years. (40 points are awarded towards the City's CRS Classification) 2. Improvements, modifications, and additions to existing buildings are counted cumulatively for at least 5 years. (20 points are awarded towards the City's CRS Classification) 3. The adoption of regulatory language that qualifies properties for Increased Cost of Compliance (ICC) insurance coverage for repetitive loss. (20 points are awarded towards the City's CRS Classification) ○ Define Increased Cost of Compliance ○ Provide a technical amendment to the Florida Building Code	1. There is no defined cumulation period. 2. There is no defined cumulation period. 3. There is no regulatory language. Residents are not eligible for ICC assistance (up to $30,000)
2) Lower Substantial Improvements Threshold (20 points)	Decrease the regulatory threshold for determining if a building is substantially improved or substantially damaged from 50%	Current Substantial Damage and Substantial Improvements threshold is 50%.

	to 49%. (20 points are awarded towards the City's CRS Classification)	
3) Protection of Critical facilities (80 points)	New critical facilities are prohibited from the 500-year floodplain. (80 points are awarded towards the City's CRS Classification)	Critical Facilities are not differentiated from other buildings or structures, and protections do not extend beyond the 100-year floodplain. Current level of protection could result in future critical facilities to be at flood risk during storms like Hurricanes Irma and Ian.
4) Local Drainage Protection (120 points)	1. Require lowest finished floor at 18-inches above the crown of the adjacent street. (60 points are awarded towards the City's CRS Classification) 2. Lot drainage accounts for street flooding and local drainage from and onto adjoining properties, and protects the building from local drainage flows. (40 points are awarded towards the City's CRS Classification) 3. Positive drainage away from the building to an approved point of collection that does not create a hazard or problem on neighboring properties. (20 points are awarded towards the City's CRS Classification)	1.Currently implemented by the City but not codified 2.Currently implemented by the City but not codified 3.Currently implemented by the City but not codified
5) Other Higher Standards (Points TBD)	Protection of 100-year flood carrying capacity of drainageways both within and outside of the Special Flood Hazard Areas (SFHAs). (TBD, max 100 points that could be awarded towards the City's CRS Classification)	Current City protections include the 25-year, 24-hour storm event conveyance capacity. Lesser protections have resulted in an estimated $1.25M drainage improvement project in the West Orange Industrial Complex and a $0.55M drainage improvement along Thornebrooke
6) General Changes (For user-friendliness of Code, not for points)	1. Change the Code reference from Part IA to Part II and update the numbering of renumbered Part II to start at Section 7-10 and place as "Reserved" Sections 7-7 through 7-9 in Part I for any future amendments to Part I Natural Resource Management 2. Moved Definitions to follow the General Provisions Section (similar to	

	Part I Natural Resources Management for consistency) 3. Additional provisions relative to permit submittal documentation to assist in City review and improve documentation of projects	

Staff is hopeful that the proposed changes in the ordinance will help the City achieve a Rate Class of 7 or better and result in greater insurance cost savings to the community.

Issue:
Should the Honorable Mayor and City Commissioners approve a proposed ordinance to amend Part 1A of Article VII, Floodplain Management, in its entirety, in order to improve the City's Rate Class under the Community Rating System and to increase flood resiliency within the City, specifically with regard to elevations of manufactured homes and critical facilities in flood hazard areas, substantial damage and substantial improvement projects, and development activity within special flood hazard areas?

Recommendations:
Planning & Zoning Commission (PZC) Recommendation:
The Planning & Zoning Commission considered this item at its May 14, 2024, public hearing. Following discussions on how the market value of a building or structure would be determined and the cost/benefit of being in the CRS, the PZC made a recommendation of approval of the proposed ordinance to amend Part 1A of Article VII, Floodplain Management, in its entirety, in order to improve the City's Rate Class under the Community Rating System and to increase flood resiliency within the City, specifically with regard to elevations of manufactured homes and critical facilities in flood hazard areas, substantial damage and substantial improvement projects, and development activity within special flood hazard areas.

Staff Recommendation:
Staff recommends the Honorable Mayor and City Commissioners approve the proposed ordinance to amend Part 1A of Article VII, Floodplain Management, in its entirety, in order to improve the City's Rate Class under the Community Rating System and to increase flood resiliency within the City, specifically with regard to elevations of manufactured homes and critical facilities in flood hazard areas, substantial damage and substantial improvement projects, and development activity within special flood hazard areas.

Attachments:
1. Floodplain Mgmt Ordinance
2. Advertisement

Financial Impacts:
None

Type of Item: Second Reading Public Hearing

ORDINANCE NO. 2024-

(LDC Update relating to Floodplain

Management Requirements)

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, AMENDING THE CITY OF OCOEE LAND DEVELOPMENT CODE ARTICLE VII, PART 1A, RELATING TO FLOODPLAIN MANAGEMENT, SPECIFICALLY WITH REGARDS TO ELEVATION OF MANUFACTURED HOMES AND CRITICAL FACILITIES IN FLOOD HAZARD AREAS, SUBSTANTIAL DAMAGE AND SUBSTANTIAL IMPROVEMENT, DEVELOPMENT ACTIVITY WITHIN FLOOD HAZARD AND SPECIAL FLOOD HAZARD AREAS, AND PROVISIONS FOR DRAINAGE; PROVIDING FOR APPLICABILITY, CONFLICT AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 166 – Municipalities, Florida Statutes, conferred upon local governments the authority to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the City of Ocoee has applied to participate in the National Flood Insurance Program and participates in the NFIP's Community Rating System, a voluntary incentive program that recognizes and encourages community floodplain management activities that exceed the minimum program requirements in order to improve community flood resiliency which will make citizens who purchase NFIP flood insurance policies eligible for premium discounts; and

WHEREAS, in 2020 the NFIP Community Rating System established certain minimum prerequisites for communities to qualify for or maintain class ratings of Class 8 or better; and

WHEREAS, to satisfy the prerequisite and for the City of Ocoee to achieve a Class 8 or better, all manufactured homes installed or replaced in special flood hazard areas must be elevated to or above at least the base flood elevation plus 1 foot, which necessitates modification of the existing requirements; and

WHEREAS, the **City of Ocoee** determined that it is in the public interest to amend the floodplain management regulations to better protect manufactured homes and to continue participating in the Community Rating System at the current class rating; and

WHEREAS, Chapter 553, Florida Statutes, allows for local administrative and technical amendments to the *Florida Building Code* that provide for more stringent requirements than those specified in the Code and allows adoption of local administrative and local technical amendments to the Florida Building Code to implement the National Flood Insurance Program and incentives; and

WHEREAS, the **City of Ocoee** is adopting requirements to (1) require buildings that sustain repetitive flood damage over a 10-year period to be included in the definition of "substantial damage," (2) reduce the percentage used to determine substantial improvement and substantial damage, (3) require accumulation of costs of improvements and repairs of buildings, based on issued building permits, over a 5-year period, (4) increase the minimum elevation requirement for buildings and structures in flood hazard areas, (5) define critical facilities and restrict their development within the 500-year floodplain, and (6) adopt regulatory language that

qualifies properties for Increased Cost of Compliance (ICC) insurance coverage for repetitive loss for purpose of participating in the National Flood Insurance Program's Community Rating System and, pursuant to Section 553.73(5), F.S., is formatting those requirements to coordinate with the *Florida Building Code*; and

WHEREAS, the **City of Ocoee** has determined that it is in the public interest to adopt the proposed local technical amendments to the *Florida Building Code,* and the proposed amendments are not more stringent than necessary to address the need identified, do not discriminate against materials, products or construction techniques of demonstrated capabilities, and are compliant with Section 553.73(4), Florida Statutes.

WHEREAS, on May 14, 2024, the Planning and Zoning Commission, acting as the Local Planning Agency, held an advertised and publicly noticed public hearing and recommended approval of the amendments proposed by staff to revise Part 1A, Article VII, of the LDC as prescribed herein; and

WHEREAS, the Ocoee City Commission, in good faith, determines that this Ordinance is in the best interest of the City and its residents and promotes the health, safety, and welfare of the public; and

WHEREAS, following the advertisement and duly noticed public hearing on the Ordinance on Tuesday, June 18, 2024, the Ocoee City Commission approved the amendments to Part 1A, Article VII, of the LDC.

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 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 3. **AMENDMENTS TO THE LAND DEVELOPMENT CODE.** Part 1A of Article VII of the City of Ocoee Land Development Code is hereby amended to read as depicted in **Exhibit "A"**.

SECTION 4. **FISCAL IMPACT STATEMENT.** In terms of design, plan application review, construction and inspection of buildings and structures, the cost impact as an overall average is negligible in regard to the local technical amendments of the Florida Building Code (FBC) because all development has been subject to the requirements of the local floodplain management ordinance adopted for participation in the National Flood Insurance Program. Therefore, in terms of lower potential for flood damage, there will be continued savings and benefits to consumers.

SECTION 5. **CONFLICT**. The 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. **CODIFICATION.** It is the intention of the Ocoee City Commission that the provisions stated in 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 re-lettered 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 re-lettered, and the correction of typographical errors which do not affect the intent may be authorized by the City Manager, without the need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 8. **EFFECTIVE DATE.** This Ordinance shall become effective immediately upon passage and adoption.

PASSED AND ADOPTED this _____ day of _____, 2024.

[Space intentionally blank]

ATTEST:

APPROVED:
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: _____
City Attorney

EXHIBIT "A"

Part 1A of Article VII is hereby re-designated as Part II and amended to read as follows, with strike-through representing deletions, underline representing additions, double underline represents a relocation of text, and yellow highlighted underlined text representing language provided by the Florida Department of Management (FDEM) Office of Floodplain Management (OFM) in order to achieve credits towards achieving higher ratings under the Community Rating System (CRS).

PART II~~1A~~ FLOODPLAIN MANAGEMENT

§ 7-10~~A~~. GENERAL PROVISIONS.

A. Title.

These regulations shall be known as the Floodplain Management Ordinance of the City of Ocoee, hereinafter referred to as "this Article."

B. Scope.

The provisions of this Article shall apply to all development that is wholly within or partially within any flood hazard area, including, but not limited to, the subdivision of land; filling, grading, and other site improvements and utility installations; construction, alteration, remodeling, enlargement, improvement, replacement, repair, relocation or demolition of buildings, structures, and facilities that are exempt from the Florida Building Code; placement, installation, or replacement of manufactured homes and manufactured buildings; installation or replacement of tanks; placement of recreational vehicles; installation of swimming pools; and any other development. Where stated explicitly, certain provisions of this Article shall apply to development in all areas of the City, including lands located outside of mapped special flood hazard areas.

C. Intent.

The purposes of this Article and the flood load and flood-resistant construction requirements of the Florida Building Code are to establish minimum requirements to safeguard the public health, safety, and general welfare and to minimize public and private losses due to flooding through regulation of development in flood hazard areas to:

(1) Minimize unnecessary disruption of commerce, access and public service during times of flooding;

(2) Require the use of appropriate construction practices in order to prevent or minimize future flood damage;

(3) Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development which may increase flood damage or erosion potential;

(4) Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;

(5) Minimize damage to public and private facilities and utilities;

(6) Help maintain a stable tax base by providing for the sound use and development of flood hazard areas;

(7) Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events; and

(8) Meet the requirements of the National Flood Insurance Program for community participation as set forth in the Title 44 Code of Federal Regulations, Section 59.22.

D. Coordination with the Florida Building Code.

This Article is intended to be administered and enforced in conjunction with the Florida Building Code. Where cited, ASCE 24 refers to the edition of the standard that is referenced by the Florida Building Code.

E. Warning.

The degree of flood protection required by this Article and the Florida Building Code, as amended by the City, is considered the minimum reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by manmade or natural causes. This Article does not imply that land outside of mapped special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage. The flood hazard areas and base flood elevations contained in the Flood Insurance Study and shown on Flood Insurance Rate Maps and the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60 may be revised by the Federal Emergency Management Agency, requiring the City to revise these regulations to remain eligible for participation in the National Flood Insurance Program. No guaranty of vested use, existing use, or future use is implied or expressed by compliance with this Article.

F. Disclaimer of Liability.

This Article shall not create liability on the part of the City Commission of the City of Ocoee or by any officer or employee thereof for any flood damage that results from reliance on this Article or any administrative decision lawfully made thereunder.

§ 7-119A. DEFINITIONS.

A. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this article~~ordinance~~, have the meanings shown in this section. Where terms are not defined in this Article and are defined in the Florida Building Code, such terms shall have the meanings ascribed to them in the Florida Building Code. Where terms are not defined in this Article or the Florida Building Code, such terms shall have ordinarily accepted meanings such as the context implies.

(1) ***Alteration of a Watercourse.*** A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

(2) ***Appeal.*** A request for a review of the Floodplain Administrator's interpretation of any provision of this Article.

(3) ***ASCE 24.*** A standard titled Flood Resistant Design and Construction that is referenced by the Florida Building Code. ASCE 24 is developed and published by the American Society of Civil Engineers, Reston, VA.

(4) ***Base Flood.*** A flood having a one (1) percent chance of being equaled or exceeded in any given year. [Also defined in FBC, B, Section 202.] The base flood is commonly referred to as the "100-year flood" or the "1-percent-annual chance flood."

(5) ***Base Flood Elevation.*** The elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the FIRM. [Also defined in FBC, B, Section 202.]

(6) ***Basement.*** The portion of a building having its floor subgrade (below ground level) on all sides. [Also defined in FBC, B, Section 202; see "Basement (for flood loads)".]

(7) ***Critical facility.*** A facility for which even a slight chance of flooding might be too great. Critical facilities include, but are not limited to schools, nursing homes, hospitals, police, fire and emergency response installations, installations which produce, use or store hazardous materials or hazardous waste. The term includes facilities that are assigned Flood Design Class 3 and Flood Design Class 4 pursuant to the Florida Building Code, Building.

(7) ***Design Flood.*** The flood associated with the greater of the following two (2) areas: [Also defined in FBC, B, Section 202.]

a. Area with a floodplain subject to a one (1) percent or greater chance of flooding in any year; or

b. Area designated as a flood hazard area on the City's flood hazard map, or otherwise legally designated.

(8) ***Design Flood Elevation.*** The elevation of the "design flood," including wave height, relative to the datum specified on the City's legally designated flood hazard map. In areas designated as Zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where the depth number is not specified on the map, the depth number shall be taken as being equal to two (2) feet. [Also defined in FBC, B, Section 202.]

(9) ***Development.*** Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling operations or any other land disturbing activities.

(10) ***Dry Floodproofing.*** A combination of design modifications, structural and non-structural additions, changes, or adjustments to structures, including the attendant utilities and equipment and sanitary facilities, being water tight with walls substantially impermeable to the passage of water and with structural components having the capacity to resist flood load, which reduces or eliminates flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

(110) ***Encroachment.*** The placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

(121) ***Existing Building and Existing Structure.*** Any buildings and structures for which the "start of construction" commenced before November 1, 1978. [Also defined in FBC, B, Section 202.]

~~(12) ***Existing Manufactured Home Park or Subdivision.*** A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before November 1, 1978.~~

~~(13) ***Expansion to an Existing Manufactured Home Park or Subdivision.*** The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).~~

(134) ***Federal Emergency Management Agency (FEMA).*** The federal agency that, in addition to carrying out other functions, administers the National Flood Insurance Program.

(145) ***Flood*** or ***Flooding.*** A general and temporary condition of partial or complete inundation of normally dry land from: [Also defined in FBC, B, Section 202.]

a. The overflow of inland or tidal waters.

b. The unusual and rapid accumulation or runoff of surface waters from any source.

(156) ***Flood Damage-Resistant Materials.*** Any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair. [Also defined in FBC, B, Section 202.]

(167) ***Flood Hazard Area.*** The greater of the following two (2) areas: [Also defined in FBC, B, Section 202.]

a. The area within a floodplain subject to a 1-percent or greater chance of flooding in any year.

b. The area within a floodplain subject to a 0.2% or greater chance of flooding in a year.

c~~b~~. The area designated as a flood hazard area on the City's flood hazard map, or otherwise legally designated.

(178) ***Flood Insurance Rate Map (FIRM).*** The official map of the City on which the Federal Emergency Management Agency has delineated both special flood hazard areas and the risk premium zones applicable to the City. [Also defined in FBC, B, Section 202.]

(189) ***Flood Insurance Study (FIS).*** The official report provided by the Federal Emergency Management Agency that contains the Flood Insurance Rate Map, the Flood Boundary and Floodway Map (if applicable), the water surface elevations of the base flood, and supporting technical data. [Also defined in FBC, B, Section 202.]

(1920) ***Floodplain Administrator.*** The office or position designated and charged with the administration and enforcement of this Article (may be referred to as the Floodplain Manager).

(201) ***Floodplain Development Permit or Approval.*** An official document or certificate issued by the City, or other evidence of approval or concurrence, which authorizes performance of specific development activities that are located in flood hazard areas and that are determined to be compliant with this Article.

(212) ***Floodway.*** The channel of a river or other riverine watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. [Also defined in FBC, B, Section 202.]

(223) ***Floodway Encroachment Analysis.*** An engineering analysis of the impact that a proposed encroachment into a floodway is expected to have on the floodway boundaries and base flood elevations; the evaluation shall be prepared by a qualified Florida licensed engineer using standard engineering methods and models.

(234) ***Florida Building Code*** or ***FBC.*** The family of codes adopted by the Florida Building Commission, including: Florida Building Code, Building; Florida Building Code, Residential; Florida Building Code, Existing Building; Florida Building Code, Mechanical; Florida Building Code, Plumbing; Florida Building Code, Fuel Gas.

(245) ***Functionally Dependent Use.*** A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities; the term does not include long-term storage or related manufacturing facilities.

(256) ***Highest Adjacent Grade.*** The highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure.

(267) ***Historic Structure.*** Any structure that is determined eligible for the exception to the flood hazard area requirements of the Florida Building Code, Existing Building, Chapter 12, Historic Buildings.

(27) ***Increased Cost of Compliance (ICC)*** means the coverage by a standard flood insurance policy under the NFIP that provides for the payment of a claim for the cost to comply with the State of Florida and the City of Ocoee floodplain management laws or ordinances after a direct physical loss by flood, when the city declares the structure to be "substantially" or "repetitively" flood-damaged. ICC coverage is provided for in every standard NFIP flood insurance policy, and will help pay for the cost to dry floodproof, relocate, elevate, or demolish the structure.

(28) ***Letter of Map Change (LOMC).*** An official determination issued by FEMA that amends or revises an effective Flood Insurance Rate Map or Flood Insurance Study. Letters of Map Change include:

a. ***Letter of Map Amendment (LOMA):*** An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.

b. ***Letter of Map Revision (LOMR):*** A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.

c. ***Letter of Map Revision Based on Fill (LOMR-F):*** A determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the City's floodplain management regulations.

d. ***Conditional Letter of Map Revision (CLOMR):*** A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective Flood Insurance Rate Map or Flood Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by FEMA to revise the effective FIRM.

(29) ***Light-Duty Truck.*** As defined in 40 C.F.R. 86.082-2, any motor vehicle rated at eight thousand five hundred (8,500) pounds Gross Vehicular Weight Rating or less which has a vehicular curb weight of six thousand (6,000) pounds or less and which has a basic vehicle frontal area of forty-five (45) square feet or less, which is:

a. Designed primarily for purposes of transportation of property or is a derivation of such a vehicle, or

b. Designed primarily for transportation of persons and has a capacity of more than twelve (12) persons; or

c. Available with special features enabling off-street or off-highway operation and use.

(30) ***Lowest Floor.*** The lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the Florida Building Code or ASCE 24. [Also defined in FBC, B, Section 202.]

(31) ***Manufactured Home.*** A structure, transportable in one (1) or more sections, which is eight (8) feet or more in width and greater than four hundred (400) square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle" or "park trailer." [Also defined in 15C-1.0101, F.A.C.]

(32) ***Manufactured Home Park or Subdivision.*** A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

(33) ***Market Value.*** ~~The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this Article, the term refers to the market~~ The value of buildings and structures, as those terms are used in this article and in the Florida Building Code, excluding the land and other improvements on the parcel.

Market value ~~may be established by a qualified independent appraiser,~~is the Actual Cash Value (in-kind replacement cost depreciated for age, wear and tear, neglect, and quality of construction), determined by a qualified independent appraiser or tax assessment value adjusted to approximate market value by a factor provided by the County Property Appraiser.

(34) ***New Construction.*** For the purposes of administration of this Article and the flood resistant construction requirements of the Florida Building Code, structures for which the "start of construction" commenced on or after November 1, 1978, and includes any subsequent improvements to such structures.

~~(35) ***New Manufactured Home Park or Subdivision.*** A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after November 1, 1978.~~

(36) ***Park Trailer.*** A transportable unit which has a body width not exceeding fourteen (14) feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. [Defined in Section 320.01, Florida Statutes.]

(37) ***Recreational Vehicle.*** A vehicle, including a park trailer, which is: [see in Section 320.01, Florida Statutes.]

a. Built on a single chassis;

b. Four hundred (400) square feet or less when measured at the largest horizontal projection;

c. Designed to be self-propelled or permanently towable by a light-duty truck; and

d. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

(38) ***Special Flood Hazard Area.*** An area in the floodplain subject to a one (1) percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as Zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V. [Also defined in FBC, B Section 202.]

(39) ***Start of Construction.*** The date of issuance of permits for new construction and substantial improvements, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within one hundred and eighty (180) days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns.

Permanent construction does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not

that alteration affects the external dimensions of the building. [Also defined in FBC, B Section 202.]

(40) ***Substantial Damage.*** Damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed ~~fifty (50)~~ forty-nine (49) percent of the market value of the building or structure before the damage occurred. The term also includes flood-related damage sustained by a building or structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on average, equals or exceeds twenty-five percent (25%) of the market value of the building or structure before the damage occurred. Where cumulative cost of repair of damages equates to forty-nine (49) percent or greater of the market value at the time of each event, during a 10-year period, the building or structure must be brought into compliance. [Also defined in FBC, B Section 202.]

(41) ***Substantial Improvement.*** Any combination of repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure taking place during a 5-year period, the cumulative- cost of which equals or exceeds ~~fifty (50)~~forty-nine (49) percent of the market value of the building or structure before the improvement or repair is started. The period of accumulation begins when the first improvement or repair of each building is permitted subsequent to June 18, 2024. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either: [Also defined in FBC, B, Section 202.]

a. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.

b. Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure. [See Instructions and Notes.]

(42) ***Variance.*** A grant of relief from the requirements of this Article, or the flood-resistant construction requirements of the Florida Building Code, which permits construction in a manner that would not otherwise be permitted by this Article or the Florida Building Code.

(43) ***Watercourse.*** A river, creek, stream, channel or other topographic feature in, on, through, or over which water flows at least periodically.

§ 7-122~~A~~. APPLICABILITY.

A. General.

Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

B. Areas to Which This Article Applies.

This Article shall apply to all development in the flood hazard areas within the corporate limits of the City of Ocoee, as established in Section 7-122~~A(~~C~~)~~ of this Article.

C. Basis for Establishing Flood Hazard Areas.

The Flood Insurance Study for Orange County, Florida and Incorporated Areas dated ~~June 20, 2018~~ September 24, 2021, and all subsequent amendments and revisions, and the accompanying Flood Insurance Rate Maps (FIRM), and all subsequent amendments and revisions to such maps, are adopted by reference as a part of this Article and shall serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at the Ocoee Building Division, ~~150 N. Lakeshore Drive~~1 North Bluford Avenue, Ocoee.

D. Submission of Additional Data to Establish Flood Hazard Areas.

To establish flood hazard areas and base flood elevations, pursuant to Section 7-15~~5A~~ of this Article, the Floodplain Administrator may require submission of additional data. Where field surveyed topography prepared by a Florida licensed professional surveyor or digital topography accepted by the City indicates that ground elevations:

(1) Are below the closest applicable base flood elevation, even in areas not delineated as a special flood hazard area on a FIRM, the area shall be considered as flood hazard area and subject to the requirements of this Article and, as applicable, the requirements of the Florida Building Code.

(2) Are above the closest applicable base flood elevation, the area shall be regulated as special flood hazard area unless the applicant obtains a Letter of Map Change that removes the area from the special flood hazard area.

E. Other laws.

The provisions of this Article shall not be deemed to nullify any provisions of Local, State, or Federal law.

F. Abrogation and Greater Restrictions.

This Article supersedes any ordinance in effect for management of development in flood hazard areas. However, it is not intended to repeal or abrogate any existing ordinances including, but not limited to, land development regulations, zoning ordinances, stormwater management regulations, or the Florida Building Code. In the event of a conflict between this Article and any other ordinance, the more restrictive shall govern. This Article shall not impair any deed restriction, covenant, or easement, but any land that is subject to such interests shall also be governed by this Article.

G. Interpretation.

In the interpretation and application of this Article, all provisions shall be:

(1) Considered as minimum requirements;

(2) Liberally construed in favor of the governing body; and

(3) Deemed neither to limit nor repeal any other powers granted under State statutes.

§ 7-13~~3A~~. DUTIES AND POWERS OF THE FLOODPLAIN ADMINISTRATOR.

A. Designation.

The Building Official is designated as the Floodplain Administrator. The Floodplain Administrator may delegate performance of certain duties to other employees.

B. General.

The Floodplain Administrator is authorized and directed to administer and enforce the provisions of this Article. The Floodplain Administrator shall have the authority to render interpretations of this Article consistent with the intent and purpose of this Article and may establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall not have the effect of waiving requirements specifically provided in this Article without the granting of a variance pursuant to Section 7-17~~7A~~. of this Article.

C. Applications and Permits.

The Floodplain Administrator, in coordination with other pertinent offices of the City, shall:

(1) Review applications and plans to determine whether proposed new development will be located in flood hazard areas;

(2) Review applications for modification of any existing development in flood hazard areas for compliance with the requirements of this Article;

(3) Interpret flood hazard area boundaries where such interpretation is necessary to determine the exact location of boundaries; a person contesting the determination shall have the opportunity to appeal the interpretation;

(4) Provide available flood elevation and flood hazard information;

(5) Determine whether additional flood hazard data shall be obtained from other sources or shall be developed by an applicant;

(6) Review applications to determine whether proposed development will be reasonably safe from flooding;

(7) Issue floodplain development permits or approvals for development other than buildings and structures that are subject to the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code, when compliance with this Article is demonstrated, or disapprove the same in the event of noncompliance; and

(8) Coordinate with and provide comments to the Building Official to assure that applications, plan reviews, and inspections for buildings and structures in flood hazard areas comply with the applicable provisions of this Article.

D. Substantial Improvement and Substantial Damage Determinations.

For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, shall:

(1) Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;

(2) Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure;

(3) Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; for proposed work to repair damage caused by flooding, the determination requires evaluation of previous permits issued to repair flood-related damage as specified in the definition of "substantial damage" and for improvements and repairs as specified in the definition of "substantial improvement"; and

(4) Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood-resistant construction requirements of the Florida Building Code and this Article is required.

E. Modifications of the Strict Application of the Requirements of the Florida Building Code.

The Floodplain Administrator shall review requests submitted to the Building Official that seek approval to modify the strict application of the flood load and flood-resistant construction requirements of the Florida Building Code to determine whether such requests require the granting of a variance pursuant to Section 7-177A. of this Article.

F. Notices and Orders.

The Floodplain Administrator shall coordinate with appropriate local agencies for the issuance of all necessary notices or orders to ensure compliance with this Article.

G. Inspections.

The Floodplain Administrator shall make the required inspections as specified in Section 7-166A. of this Article for development that is not subject to the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code. The Floodplain Administrator shall inspect flood hazard areas to determine if development is undertaken without issuance of a permit.

H. Other duties of the Floodplain Administrator.

The Floodplain Administrator shall have other duties, including, but not limited to:

(1) Establish, in coordination with the Building Official, procedures for administering and documenting determinations of substantial improvement and substantial damage made pursuant to Section 7-13D3A.(D) of this Article;

(2) Require that applicants proposing alteration of a watercourse notify adjacent communities and the Florida Division of Emergency Management, State Floodplain Management Office, and submit copies of such notifications to the Federal Emergency Management Agency (FEMA);

(3) Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the Flood Insurance Rate Maps (FIRMs) if the analyses proposed to change (a) base flood elevations, (b) the flood hazard area boundaries of the 1% and 0.2% flood hazard areas, or (c) floodway designations; such submissions shall be made within six (6) months of such data becoming available;

(4) Review required design certifications and documentation of elevations specified by this Article and the Florida Building Code to determine that such certifications and documentations are complete; and

(5) Notify the Federal Emergency Management Agency when the corporate boundaries of the City are modified.

I. Floodplain Management Records.

Regardless of any limitation on the period required for retention of public records, the Floodplain Administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of this Article and the flood-resistant construction requirements of the Florida Building Code, including Flood Insurance Rate Maps; Letters of Map Change; records of issuance of permits and denial of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required design certifications and documentation of elevations specified by the Florida Building Code and this Article; notifications to adjacent communities, FEMA, and the State related to alterations of watercourses; assurances that the flood-carrying capacity of altered watercourses will be maintained; documentation related to appeals and variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to this Article and the flood-resistant construction requirements of the Florida Building Code. These records shall be available for public inspection at Ocoee Building Division, ~~150 N. Lakeshore Drive~~1 North Bluford Avenue, Ocoee.

§ 7-~~144A~~. PERMITS.

A. Permits Required.

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this Article, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area, shall first make application to the Floodplain Administrator and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this Article and all other applicable codes and regulations has been satisfied.

B. Floodplain Development Permits or Approvals.

Floodplain development permits or approvals shall be issued pursuant to this Article for any development activities not subject to the requirements of the Florida Building Code, including buildings, structures, and facilities exempt from the Florida Building Code. Depending on the nature and extent of proposed development that includes a building or structure, the Floodplain Administrator may determine that a floodplain development permit or approval is required in addition to a building permit.

C. Buildings, Structures, and Facilities Exempt from the Florida Building Code.

Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Sections 59 and 60), floodplain development permits or approvals shall be required for the following buildings, structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Article:

(1) Railroads and ancillary facilities associated with the railroad.

(2) Nonresidential farm buildings on farms, as provided in Section 604.50, Florida Statutes.

(3) Temporary buildings or sheds used exclusively for construction purposes.

(4) Mobile or modular structures used as temporary offices.

(5) Those structures or facilities of electric utilities, as defined in Section 366.02, Florida Statutes, which are directly involved in the generation, transmission, or distribution of electricity.

(6) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features.

(7) Family mausoleums not exceeding two hundred fifty (250) square feet in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.

(8) Temporary housing provided by the Department of Corrections to any prisoner in the State correctional system.

(9) Structures identified in Section 553.73(10)(k), Florida Statutes, are not exempt from the Florida Building Code if such structures are located in flood hazard areas established on Flood Insurance Rate Maps.

D. Application for a Permit or Approval.

To obtain a floodplain development permit or approval the applicant shall first file an application in writing on a form furnished by the City. The information provided shall:

(1) Identify and describe the development to be covered by the permit or approval.

(2) Describe the land on which the proposed development is to be conducted by legal description, street address, or similar description that will readily identify and definitively locate the site.

(3) Indicate the use and occupancy for which the proposed development is intended.

(4) Be accompanied by a site plan or construction documents as specified in Section 7-15~~5A.~~ of this Article.

(5) State the valuation of the proposed work.

(6) Be signed by the applicant or the applicant's authorized agent. (If signed by the applicant's authorized agent, an agent authorization form shall accompany the application.)

(7) Give such other data and information as required by the Floodplain Administrator.

E. Validity of Permit or Approval.

The issuance of a floodplain development permit or approval pursuant to this Article shall not be construed to be a permit for, or approval of, any violation of this Article, the Florida Building Codes, or any other ordinance of this City. The issuance of permits based on submitted applications, construction documents, and information shall not prevent the Floodplain Administrator from requiring the correction of errors and omissions.

F. Expiration.

A floodplain development permit or approval shall become invalid unless the work authorized by such permit is commenced within one hundred and eighty (180) days after its issuance, or if the work authorized is suspended or abandoned for a period of one hundred and eighty (180) days after the work commences. Extensions for periods of not more than one hundred and eighty (180) days each shall be requested in writing and justifiable cause shall be demonstrated for such request.

G. Suspension or Revocation.

The Floodplain Administrator is authorized to suspend or revoke a floodplain development permit or approval if the permit was issued in error, on the basis of incorrect, inaccurate, or incomplete information, or in violation of this Article or any other ordinance, regulation, or requirement of the City, County, State, or Federal government.

H. Other Permits Required.

Floodplain development permits and building permits shall include a condition that all other applicable State or Federal permits be obtained before commencement of the permitted development, including, but not limited to, the following:

(1) The St. Johns River Water Management District; Section 373.036, Florida Statutes.

(2) Florida Department of Health for onsite sewage treatment and disposal systems; Section 381.0065, Florida Statutes and Chapter 64E-6, F.A.C.

(3) Florida Department of Environmental Protection for activities subject to the Joint Coastal Permit; Section 161.055, Florida Statutes.

(4) Florida Department of Environmental Protection for activities that affect wetlands and alter surface water flows, in conjunction with the U.S. Army Corps of Engineers; Section 404 of the Clean Water Act.

(5) Federal permits and approvals.

§ 7-155~~A~~. SITE PLANS AND CONSTRUCTION DOCUMENTS.

A. Information for Development in Flood Hazard Areas.

The site plan or construction documents for any development subject to the requirements of this Article shall be drawn to scale and shall include, as applicable to the proposed development:

(1) Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), ~~and~~ ground elevations, and lowest floor elevations shall be provided on the site plan, survey and FEMA Elevation Certificate, if necessary for review of the proposed development.

(2) Where base flood elevations or floodway data are not included on the FIRM or in the Flood Insurance Study, these shall be established in accordance with Section 7-155~~A.(~~B~~)~~(2) or (3) of this Article.

(3) Where the parcel on which the proposed development will take place will have more than fifty (50) lots or is larger than five (5) acres and the base flood elevations are not included

on the FIRM or in the Flood Insurance Study, such elevations shall be established in accordance with Section 7-155A.(B)(1) of this Article.

(4) Location of the proposed activity and proposed structures, and locations of existing buildings and structures.

(5) Location, extent, amount, and proposed final grades of any filling, grading, or excavation, drainage facilities, and stormwater management plans; elevations shall be referenced to the datum on the FIRM.

(6) Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose.

(7) Existing and proposed alignment of any proposed alteration of a watercourse, and the extent to which any swamp, marsh, lake, or pond will be altered, relocated, or created.

(8) Copy of the proposed stormwater management report and floodplain study, if any, complete with supporting documentation.

(9) For improvements and repairs to nonconforming structures within the SFHA that do not meet the definitions of substantial damage or substantial improvement, flood damage-resistant materials shall be used.

The Floodplain Administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by this Article but that are not required to be prepared by a registered design professional if it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance with this Article.

B. Information in Special Flood Hazard Areas without Base Flood Elevations (Approximate Zone A).

Where special flood hazard areas are delineated on the FIRM and base flood elevation data have not been provided, the Floodplain Administrator shall:

(1) Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices.

(2) Obtain, review, and provide to applicants the base flood elevation and floodway data available from a Federal or State agency or other source or require the applicant to obtain and use base flood elevation and floodway data available from a Federal or State agency or other source.

(3) Where base flood elevation and floodway data are not available from another source, where the available data are deemed by the Floodplain Administrator to not reasonably reflect flooding conditions, or where the available data are known to be scientifically or technically incorrect or otherwise inadequate:

(a) Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices; or

(b) Specify that the base flood elevation is two (2) feet above the highest adjacent grade at the location of the development, provided there is no evidence indicating flood depths have been or may be greater than two (2) feet.

(4) Where the base flood elevation data are to be used to support a Letter of Map Change from FEMA, advise the applicant that the analyses shall be prepared by a Florida licensed engineer in a format required by FEMA, and that it shall be the responsibility of the applicant to satisfy the submittal requirements and pay the processing fees.

C. Additional Analyses and Certifications.

As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this Section, the applicant shall have the following analyses signed and sealed by a Florida licensed engineer for submission with the site plan and construction documents:

(1) For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in Section 7-15~~5A.(~~D~~)~~ of this Article and shall submit the Conditional Letter of Map Revision, if issued by FEMA, with the site plan and construction documents.

(2) For development activities that propose alterations to the boundaries of the special flood hazard area, the applicant shall submit analyses and documentation to FEMA as specified in Section 7-15D of this Article and shall submit the Conditional Letter of Map Revision, if issued by FEMA, to the City with the site plan and construction documents.

(3~~2~~) For development activities proposed to be located in a riverine flood hazard area for which base flood elevations are included in the Flood Insurance Study or on the FIRM and floodways have not been designated, hydrologic and hydraulic analyses that demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments, will not increase the base flood elevation more than one (1) foot at any point within the City. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in special flood hazard areas identified as Zone AO or Zone AH.

(4~~3~~) For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained in a manner which preserves the channel's flood-carrying capacity; the applicant shall submit the analysis to FEMA as specified in Section 7-15~~5A.(~~D~~)~~ of this Article.

(5) For Non-Residential Structures, a Floodproofing Certificate is required for a floodproofed non-residential building in addition to the Elevation Certificate. A complete and correct Floodproofing Certificate is required to be submitted to the Building Division once construction is finished on the building but before the certificate of occupancy is issued.

D. Submission of Additional Data.

When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant shall ~~has the right to~~ seek a Letter of Map Change from FEMA, as appropriate, to change the base flood elevations, change floodway boundaries, or change boundaries of the 1% and 0.2% flood hazard areas shown on

FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a Florida licensed engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant.

§ 7-166A. INSPECTIONS.

A. General.

Development for which a floodplain development permit or approval is required shall be subject to inspection.

B. Development Other than Buildings and Structures.

The Floodplain Administrator shall inspect all development to determine compliance with the requirements of this Article and the conditions of issued floodplain development permits or approvals.

C. Buildings, Structures, and Facilities Exempt from the Florida Building Code.

The Floodplain Administrator shall inspect buildings, structures and facilities exempt from the Florida Building Code to determine compliance with the requirements of this Article and the conditions of issued floodplain development permits or approvals.

D. Buildings, Structures, and Facilities Exempt from the Florida Building Code, Lowest Floor Inspection.

Upon placement of the lowest floor, including basement, and prior to further vertical construction, the owner of a building, structure or facility exempt from the Florida Building Code, or the owner's authorized agent, shall submit to the Floodplain Administrator:

(1) If a design flood elevation was used to determine the required elevation of the lowest floor, the certification of elevation of the lowest floor prepared and sealed by a Florida licensed professional surveyor; or

(2) If the elevation used to determine the required elevation of the lowest floor was determined in accordance with Section 7-155A.(B)(3)(b) of this Article, the documentation of height of the lowest floor above highest adjacent grade, prepared by the owner or the owner's authorized agent.

E. Buildings, Structures and Facilities Exempt from the Florida Building Code, Final Inspection.

As part of the final inspection, the owner or owner's authorized agent shall submit to the Floodplain Administrator a final certification of elevation of the lowest floor or final documentation of the height of the lowest floor above the highest adjacent grade; such certifications and documentations shall be prepared as specified in Section 7-166A.(D) of this Article.

F. Manufactured Homes.

The Floodplain Administrator shall inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of this Article and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor shall be submitted to the Floodplain Administrator.

§ 7-177A. VARIANCES AND APPEALS.

A. General.

The City Commission shall hear and decide on requests for appeals and requests for variances from the strict application of this Article. Pursuant to Section 553.73(5), Florida Statutes, the City Commission shall hear and decide on requests for appeals and requests for variances from the strict application of the flood-resistant construction requirements of the Florida Building Code.

B. Appeals.

The City Commission shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the administration and enforcement of this Article. Any person aggrieved by the decision may appeal such decision to the Circuit Court, as provided by Florida Statutes.

C. Limitations on Authority to Grant Variances.

The City Commission shall base its decisions on variances on technical justifications submitted by applicants, the considerations for issuance in Section 7-177A.(G) of this Article, the conditions of issuance set forth in Section 7-177A.(H) of this Article, and the comments and recommendations of the Floodplain Administrator and the Building Official. The City Commission has the right to impose such conditions as it deems necessary to further the purposes and objectives of this Article.

D. Restrictions in Floodways.

A variance shall not be issued for any proposed development in a floodway if any increase in base flood elevations would result, as evidenced by the applicable analyses and certifications required in Section 7-155A.(C) of this Article.

E. Historic Buildings.

A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood-resistant construction requirements of the Florida Building Code, Existing Building, Chapter 12, Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.

F. Functionally Dependent Uses.

A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use, as defined in this Article, provided the variance meets the requirements of Section 7-177A.(D), is the minimum necessary considering the flood hazard, and all due consideration has been given to use of methods and materials that minimize flood damage during occurrence of the base flood.

G. Considerations for Issuance of Variances.

In reviewing requests for variances, the City Commission shall consider all technical evaluations, all relevant factors, all other applicable provisions of the Florida Building Code, this Article, and the following:

(1) The danger that materials and debris may be swept onto other lands resulting in further injury or damage;

(2) The danger to life and property due to flooding or erosion damage;

(3) The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;

(4) The importance of the services provided by the proposed development to the community;

(5) The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;

(6) The compatibility of the proposed development with existing and anticipated development;

(7) The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;

(8) The safety of access to the property in times of flooding for ordinary and emergency vehicles;

(9) The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and

(10) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets, and bridges.

H. Conditions for Issuance of Variances.

Variances shall be issued only upon:

(1) Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site limit compliance with any provision of this Article or the required elevation standards;

(2) Determination by the City Commission that:

(a) Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;

(b) The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and

(c) The variance is the minimum necessary, considering the flood hazard, to afford relief;

(3) Receipt of a signed statement by the applicant that the variance, if granted, shall be recorded in the Office of the County Comptroller in such a manner that it appears in the chain of title of the affected parcel of land; and

(4) If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice from the Floodplain Administrator to the applicant for the variance, specifying the difference between the base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as twenty-five dollars ($25.00) for one hundred dollars ($100.00) of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

§ 7-188A. VIOLATIONS.

A. Violations.

Any development that is not within the scope of the Florida Building Code but that is regulated by this Article that is performed without an issued permit, that is in conflict with an issued permit, or that does not fully comply with this Article, shall be deemed a violation of this Article. A building or structure without the documentation of elevation of the lowest floor, other required design certifications, or other evidence of compliance required by this Article or the Florida Building Code is presumed to be a violation until such time as that documentation is provided.

B. Authority.

For development that is not within the scope of the Florida Building Code but that is regulated by this Article and that is determined to be a violation, the Floodplain Administrator is authorized to serve notices of violation or stop work orders to owners of the property involved, to the owner's agent, or to the person or persons performing the work.

C. Unlawful Continuance.

Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties. Violation of the provisions of this section or failure to comply with any of its requirements, including violation of conditions and safeguards established in connection with grants of variance or special exceptions, shall constitute a misdemeanor. Any person who violates this Code or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than five hundred dollars ($500.00) or imprisoned for not more than thirty (30) days, or both, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of Ocoee from taking such other lawful action as is necessary to prevent or remedy any violation.

~~**§ 7-9A. DEFINITIONS.**~~

~~A. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this ordinance, have the meanings shown in this section. Where terms are not defined in this Article and are defined in the Florida Building Code, such terms shall have the meanings ascribed to them in the Florida Building Code. Where terms are not defined in this Article or the Florida Building Code, such terms shall have ordinarily accepted meanings such as the context implies.~~

(1) ***Alteration of a Watercourse.*** A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

(2) ***Appeal.*** A request for a review of the Floodplain Administrator's interpretation of any provision of this Article.

(3) ***ASCE 24.*** A standard titled Flood Resistant Design and Construction that is referenced by the Florida Building Code. ASCE 24 is developed and published by the American Society of Civil Engineers, Reston, VA.

(4) ***Base Flood.*** A flood having a one (1) percent chance of being equaled or exceeded in any given year. [Also defined in FBC, B, Section 202.] The base flood is commonly referred to as the "100-year flood" or the "1-percent-annual chance flood."

(5) ***Base Flood Elevation.*** The elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the FIRM. [Also defined in FBC, B, Section 202.]

(6) ***Basement.*** The portion of a building having its floor subgrade (below ground level) on all sides. [Also defined in FBC, B, Section 202; see "Basement (for flood loads)".]

(7) ***Design Flood.*** The flood associated with the greater of the following two (2) areas: [Also defined in FBC, B, Section 202.]

a. Area with a floodplain subject to a one (1) percent or greater chance of flooding in any year; or

b. Area designated as a flood hazard area on the City's flood hazard map, or otherwise legally designated.

(8) ***Design Flood Elevation.*** The elevation of the "design flood," including wave height, relative to the datum specified on the City's legally designated flood hazard map. In areas designated as Zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as Zone AO where the depth number is not specified on the map, the depth number shall be taken as being equal to two (2) feet. [Also defined in FBC, B, Section 202.]

(9) ***Development.*** Any manmade change to improved or unimproved real estate, including, but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling operations or any other land disturbing activities.

(10) ***Encroachment.*** The placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

(11) ***Existing Building and Existing Structure.*** Any buildings and structures for which the "start of construction" commenced before November 1, 1978. [Also defined in FBC, B, Section 202.]

(12) ***Existing Manufactured Home Park or Subdivision.*** A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before November 1, 1978.

(13) ***Expansion to an Existing Manufactured Home Park or Subdivision.*** The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

(14) ***Federal Emergency Management Agency (FEMA).*** The federal agency that, in addition to carrying out other functions, administers the National Flood Insurance Program.

(15) ***Flood*** or ***Flooding.*** A general and temporary condition of partial or complete inundation of normally dry land from: [Also defined in FBC, B, Section 202.]

a. The overflow of inland or tidal waters.

b. The unusual and rapid accumulation or runoff of surface waters from any source.

(16) ***Flood Damage-Resistant Materials.*** Any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair. [Also defined in FBC, B, Section 202.]

(17) ***Flood Hazard Area.*** The greater of the following two (2) areas: [Also defined in FBC, B, Section 202.]

a. The area within a floodplain subject to a 1-percent or greater chance of flooding in any year.

b. The area designated as a flood hazard area on the City's flood hazard map, or otherwise legally designated.

(18) ***Flood Insurance Rate Map (FIRM).*** The official map of the City on which the Federal Emergency Management Agency has delineated both special flood hazard areas and the risk premium zones applicable to the City. [Also defined in FBC, B, Section 202.]

(19) ***Flood Insurance Study (FIS).*** The official report provided by the Federal Emergency Management Agency that contains the Flood Insurance Rate Map, the Flood Boundary and Floodway Map (if applicable), the water surface elevations of the base flood, and supporting technical data. [Also defined in FBC, B, Section 202.]

(20) ***Floodplain Administrator.*** The office or position designated and charged with the administration and enforcement of this Article (may be referred to as the Floodplain Manager).

(21) ***Floodplain Development Permit or Approval.*** An official document or certificate issued by the City, or other evidence of approval or concurrence, which authorizes performance of specific development activities that are located in flood hazard areas and that are determined to be compliant with this Article.

(22) ***Floodway.*** The channel of a river or other riverine watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot. [Also defined in FBC, B, Section 202.]

(23) ***Floodway Encroachment Analysis.*** An engineering analysis of the impact that a proposed encroachment into a floodway is expected to have on the floodway boundaries and base flood elevations; the evaluation shall be prepared by a qualified Florida licensed engineer using standard engineering methods and models.

(24) ***Florida Building Code*** or ***FBC.*** The family of codes adopted by the Florida Building Commission, including: Florida Building Code, Building; Florida Building Code, Residential; Florida Building Code, Existing Building; Florida Building Code, Mechanical; Florida Building Code, Plumbing; Florida Building Code, Fuel Gas.

(25) ***Functionally Dependent Use.*** A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities; the term does not include long-term storage or related manufacturing facilities.

(26) ***Highest Adjacent Grade.*** The highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure.

(27) ***Historic Structure.*** Any structure that is determined eligible for the exception to the flood hazard area requirements of the Florida Building Code, Existing Building, Chapter 12, Historic Buildings.

(28) ***Letter of Map Change (LOMC).*** An official determination issued by FEMA that amends or revises an effective Flood Insurance Rate Map or Flood Insurance Study. Letters of Map Change include:

a. ***Letter of Map Amendment (LOMA):*** An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.

b. ***Letter of Map Revision (LOMR):*** A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.

c. ***Letter of Map Revision Based on Fill (LOMR-F):*** A determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the City's floodplain management regulations.

d. ***Conditional Letter of Map Revision (CLOMR):*** A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective Flood Insurance Rate Map or Flood Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by FEMA to revise the effective FIRM.

(29) ***Light-Duty Truck.*** As defined in 40 C.F.R. 86.082-2, any motor vehicle rated at eight thousand five hundred (8,500) pounds Gross Vehicular Weight Rating or less which has a

vehicular curb weight of six thousand (6,000) pounds or less and which has a basic vehicle frontal area of forty-five (45) square feet or less, which is:

a. Designed primarily for purposes of transportation of property or is a derivation of such a vehicle, or

b. Designed primarily for transportation of persons and has a capacity of more than twelve (12) persons; or

c. Available with special features enabling off-street or off-highway operation and use.

(30) ***Lowest Floor.*** The lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the Florida Building Code or ASCE 24. [Also defined in FBC, B, Section 202.]

(31) ***Manufactured Home.*** A structure, transportable in one (1) or more sections, which is eight (8) feet or more in width and greater than four hundred (400) square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle" or "park trailer." [Also defined in 15C-1.0101, F.A.C.]

(32) ***Manufactured Home Park or Subdivision.*** A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

(33) ***Market Value.*** The price at which a property will change hands between a willing buyer and a willing seller, neither party being under compulsion to buy or sell and both having reasonable knowledge of relevant facts. As used in this Article, the term refers to the market value of buildings and structures, excluding the land and other improvements on the parcel. Market value may be established by a qualified independent appraiser, Actual Cash Value (replacement cost depreciated for age and quality of construction), or tax assessment value adjusted to approximate market value by a factor provided by the Property Appraiser.

(34) ***New Construction.*** For the purposes of administration of this Article and the flood resistant construction requirements of the Florida Building Code, structures for which the "start of construction" commenced on or after November 1, 1978, and includes any subsequent improvements to such structures.

(35) ***New Manufactured Home Park or Subdivision.*** A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after November 1, 1978.

(36) ***Park Trailer.*** A transportable unit which has a body width not exceeding fourteen (14) feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. [Defined in Section 320.01, Florida Statutes.]

(37) ***Recreational Vehicle.*** A vehicle, including a park trailer, which is: [see in Section 320.01, Florida Statutes.]

a. Built on a single chassis;

b. Four hundred (400) square feet or less when measured at the largest horizontal projection;

c. Designed to be self-propelled or permanently towable by a light-duty truck; and

d. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

(38) ***Special Flood Hazard Area.*** An area in the floodplain subject to a one (1) percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as Zone A, AO, A1-A30, AE, A99, AH, V1-V30, VE or V. [Also defined in FBC, B Section 202.]

(39) ***Start of Construction.*** The date of issuance of permits for new construction and substantial improvements, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within one hundred and eighty (180) days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns.

Permanent construction does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Also defined in FBC, B Section 202.]

(40) ***Substantial Damage.*** Damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed fifty (50) percent of the market value of the building or structure before the damage occurred. [Also defined in FBC, B Section 202.]

(41) ***Substantial Improvement.*** Any repair, reconstruction, rehabilitation, addition, or other improvement of a building or structure, the cost of which equals or exceeds fifty (50) percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either: [Also defined in FBC, B, Section 202.]

a. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.

b. Any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure. [See Instructions and Notes.]

~~(42) ***Variance.*** A grant of relief from the requirements of this Article, or the flood-resistant construction requirements of the Florida Building Code, which permits construction in a manner that would not otherwise be permitted by this Article or the Florida Building Code.~~

~~(43) ***Watercourse.*** A river, creek, stream, channel or other topographic feature in, on, through, or over which water flows at least periodically.~~

§ 7-19~~10A~~. BUILDINGS AND STRUCTURES.

A. Design and construction of buildings, structures and facilities exempt from the Florida Building Code. Pursuant to Section 7-144~~A.(C)~~ of this Article, buildings, structures, and facilities that are exempt from the Florida Building Code, including substantial improvement or repair of substantial damage of such buildings, structures and facilities, shall be designed and constructed in accordance with the flood load and flood resistant construction requirements of ASCE 24. Structures exempt from the Florida Building Code that are not walled and roofed buildings shall comply with the requirements of Section 7-2516~~A~~. of this Article.

B. Florida Building Code, Technical Amendments.

a. The Substantial Damage and Substantial Improvement definitions in this Article lower the percentage threshold for buildings and structures to achieve compliance within the SFHA and clarify provisions regarding repetitive flood damage and cumulative substantial improvements. In the Florida Building Code, Building and Existing Building, the definitions for the terms "Substantial Damage" and "Substantial Improvement" shall be as provided in Section 7-11.

b. Minimum building elevations: The minimum elevation for residential and non-residential buildings in flood hazard areas shall be as specified in ASCE 24 or the base flood elevation plus two (2) feet, whichever is higher.

C. Critical facilities. New critical facilities shall, to the extent feasible, be located outside of the special flood hazard area and outside of the 0.2 percent annual chance flood hazard area (500-year floodplain). If documentation is provided that feasible sites outside of the special flood hazard that satisfy the objectives of a proposed critical facility are not available, then the critical facility shall:

a. Have the lowest floor elevated or protected to at least the base flood elevation plus 2.0 feet or the elevation required by ASCE 24, whichever is higher;

b. Be constructed with dry floodproofing and sealing materials to prevent toxic substances from being displaced by or released into floodwaters; and

c. Have access routes elevated to or above the base flood elevation to the maximum extent possible to protect ingress/egress paths for residents, patients and emergency services personnel.

D. Building elevation and drainage, at all location in the City including lands outside of mapped special flood hazard areas:

a. In mapped special flood hazard areas, the lowest floor or elevation of dry floodproofing shall be as required by Section 7-10B(1) or at or above the design elevation of the on-site stormwater management system, whichever is greater.

b. If a lot or site is reasonably level, or slopes toward the street, the minimum finished floor elevation shall not be less than eighteen (18) inches above the highest crown of that portion of the adjacent street, or right-of-way upon which the structure fronts. This applies to grading classified as Type A or B grading.

c. If a lot or site slopes away from a street or road with continuous slope to the rear, the finished floor elevation of any structure shall be at least one (1) foot above the finished elevations at the side of the lot lines nearest the front corners of the dwelling. This requirement applies to grading classification as Type C.

d. In addition to the conditions of paragraphs a, b, and c above, the finished floor elevation shall be a minimum of six (6) inches above the rim elevation of the nearest downstream gravity sewer manhole serving the lot.

e. It is the intent of the City that lots and buildings sites provide the necessary finished floor elevation without excessive filling of land. Specific grading plans with proposed finished floor elevations and grading shall be submitted for review and approval of the Development Review Committee. When a subdivision lot grading plan has been prepared and approved, specified finished floor elevations and grading types shall be observed. Finished floor elevation shall not deviate below that specified in grading plan by may be increased up to six (6) inches above that specified without approval. Justification shall be provided for raising finished floor elevation more than six (6) inches above that specified. An approved plan that specified individual elevations shall supersede the requirements of b and c above and this paragraph.

f. Swales shall be constructed to carry runoff alongside the lot lines without allowing unintended runoff to adjacent lots. Grading shall minimize the impact of runoff onto other lots when intended by Type B and C Grading. Use of stem wall construction, retaining walls or other techniques shall be considered to improve drainage and aesthetics. Areas adjacent to structures or paved surfaces shall be graded to drain away from the structures and pavement. Ponding shall be prohibited.

~~a.~~g. All slopes of 4:1 or greater shall be sodded. Sodded slopes shall not exceed 4:1 without approval. Where lots adjoin ponds, natural, conservation, or common areas, the lot line elevation specified on the subdivision plans (or natural elevation) shall be maintained and the lot graded at a slope not to exceed 4:1.

§ 7-2011~~A~~. SUBDIVISIONS.

A. Minimum Requirements. Subdivision proposals, including proposals for manufactured home parks and subdivisions, shall be reviewed to determine that:

(1) Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;

(2) All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and

(3) Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

B. Subdivision Plats. Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:

(1) Delineation of flood hazard areas, floodway boundaries and flood zones, and design flood elevations, as appropriate, shall be shown on preliminary plats;

(2) Where the subdivision has more than fifty (50) lots or is larger than five (5) acres and base flood elevations are not included on the FIRM, the base flood elevations determined in accordance with Section 7-15A(3)~~5A.(B)(1)~~ of this Article; and

(3) Compliance with the site improvement and utilities requirements of Section 7-21~~12A.~~ of this Article.

§ 7-21~~12A~~. SITE IMPROVEMENTS, UTILITIES, AND LIMITATIONS.

A. Minimum Requirements. All proposed new development shall be reviewed to determine that:

(1) Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;

(2) All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and

(3) Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

B. Sanitary Sewage Facilities. All new and replacement sanitary sewage facilities, private sewage treatment plants (including all pumping stations and collector systems), and on-site waste disposal systems shall be designed in accordance with the standards for onsite sewage treatment and disposal systems in Chapter 64E-6, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into flood waters, and impairment of the facilities and systems.

C. Water Supply Facilities. All new and replacement water supply facilities shall be designed in accordance with the water well construction standards in Chapter 62-532.500, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the systems.

D. Limitations on Sites in Regulatory Floodways. No development, including, but not limited to, site improvements, and land-disturbing activity involving fill or regrading, shall be authorized in the regulatory floodway unless the floodway encroachment analysis required in Section 7-15~~5A.(~~C~~)~~(1) of this Article demonstrates that the proposed development or land-disturbing activity will not result in any increase in the base flood elevation.

E. With the exception of the roadway drainage system or where a roadway or utility culvert does not restrict the 100-year flood carrying capacity of the drainageway or where piping of drainageway beyond a simple crossing does not restrict the 100-year flood carrying capacity and provides additional water quality treatment beyond the sites required stormwater measures, the following limitations on drainageways shall apply:

(1) Prohibit channelization within the Ocoee City Limits and;

(2) Maintain a minimum of a five (5) foot buffer from top of bank where there is not a special flood hazard area designation and;

(3) Utilize best management practices (BMPs) for top of bank management within buffer.

F. Where channelization or impacts have occurred or absolutely unavoidable in drainageways, development or redevelopment may occur if enhancements are installed to return the drainageways to a more natural flow regime or improved flood carrying capacity, such as:

(1) Daylighting the stream by removing the piped drainageway and reestablishing a natural open channel flow regime, while maintaining the minimum drainage flood carrying capacity, as per the City's Engineering Standards Manual,

(2) Relocation or redirection of the drainageway in a manner that continues the system's flood carrying capacity without negatively impacting biodiversity, and

(3) Piped channelization is increased to accommodate a 100-year flood capacity with additional water quality treatment beyond the sites required stormwater measures.

G~~E~~. Limitations on Placement of Fill. Subject to the limitations of this Article, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, if intended to support buildings and structures (Zone A only), fill shall comply with the requirements of the Florida Building Code.

§ 7-22~~13A~~. MANUFACTURED HOMES.

A. General. All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to Section 320.8249, Florida Statutes, and shall comply with the requirements of Chapter 15C-1, F.A.C. and the requirements of this Article.

B. Foundations. All new manufactured homes and replacement manufactured homes installed in special flood hazard areas shall be installed on permanent, reinforced foundations that are designed in accordance with the foundation requirements of the Florida Building Code Residential Section R322.2 and this Article. ~~Foundations for manufactured homes subject to Section 7-13A.(F) of this Article are permitted to be reinforced piers or other foundation elements of at least equivalent strength.~~

C. Anchoring. All new manufactured homes and replacement manufactured homes shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring include, but are not limited to, use of over-the-top or frame ties to ground anchors. This anchoring requirement is in addition to applicable state and local anchoring requirements for wind resistance.

D. Elevation. All manufactured homes that are placed, replaced, or substantially improved in flood hazard areas shall be elevated such that the bottom of the frame is at or above the base flood elevation plus two (2) feet. ~~Manufactured homes that are placed, replaced, or substantially improved shall comply with Section 7-13A.(E) or 7-13A.(F) of this Article, as applicable.~~

~~E. General Elevation Requirement. Unless subject to the requirements of Section 7-13A.(F) of this Article, all manufactured homes that are placed, replaced, or substantially improved on sites located:~~

~~(1) Outside of a manufactured home park or subdivision;~~

~~(2) In a new manufactured home park or subdivision;~~

~~(3) In an expansion to an existing manufactured home park or subdivision; or~~

~~(4) In an existing manufactured home park or subdivision upon which a manufactured home has incurred "substantial damage" as the result of a flood,~~

~~shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential Section R322.2 (Zone A).~~

~~F. Elevation Requirement for Certain Existing Manufactured Home Parks and Subdivisions. Manufactured homes that are not subject to Section 7-13A.(E) of this Article, including manufactured homes that are placed, replaced, or substantially improved on sites located in an existing manufactured home park or subdivision, unless on a site where substantial damage as result of flooding has occurred, shall be elevated such that either the:~~

~~(1) Bottom of the frame of the manufactured home is at or above the elevation required in the Florida Building Code, Residential Section R322.2 (Zone A); or~~

~~(2) Bottom of the frame is supported by reinforced piers or other foundation elements of at least equivalent strength that are not less than thirty-six (36) inches in height above grade.~~

EG. Enclosures. Enclosed areas below elevated manufactured homes shall comply with the requirements of the Florida Building Code, Residential Section R322.2 for such enclosed areas.

FH. Utility Equipment. Utility equipment that serves manufactured homes, including electric, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, shall comply with the requirements of the Florida Building Code, Residential Section R322.

§ 7-2314A. RECREATIONAL VEHICLES AND PARK TRAILERS.

A. Temporary Placement. Recreational vehicles and park trailers placed temporarily in special flood hazard areas shall:

(1) Be on the site for fewer than one hundred and eighty (180) consecutive days; or

(2) Be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks and porches.

B. Permanent Placement. Recreational vehicles and park trailers that do not meet the limitations in Section 7-2314A.(A) of this Article for temporary placement shall meet the requirements of Section 7-2213A. of this Article for manufactured homes.

§ 7-2415A. TANKS.

A. Underground Tanks. Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty.

B. Above-Ground Tanks, Not Elevated. Above-ground tanks that do not meet the elevation requirements of Section 7-19D~~15A.C~~ of this Article shall be permitted in flood hazard areas provided the tanks are anchored or otherwise designed and constructed to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty and the effects of flood-borne debris.

C. Above-Ground Tanks, Elevated. Above-ground tanks in flood hazard areas shall be attached to and elevated to or above the design flood elevation on a supporting structure that is designed to prevent flotation, collapse or lateral movement during conditions of the design flood. Tank-supporting structures shall meet the foundation requirements of the applicable flood hazard area.

D. Tank Inlets and Vents. Tank inlets, fill openings, outlets and vents shall be:

(1) At or above the design flood elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the design flood; and

(2) Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the design flood.

§ 7-25~~16A~~. OTHER DEVELOPMENT.

A. General Requirements for Other Development. All development, including manmade changes to improved or unimproved real estate for which specific provisions are not specified in this Article or the Florida Building Code, shall:

(1) Be located and constructed to minimize flood damage;

(2) Meet the limitations of Section 7-21~~12A.(~~D~~)~~ of this Article if located in a regulated floodway;

(3) Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;

(4) Be constructed of flood damage-resistant materials; and

(5) Have mechanical, plumbing, and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.

B. Fences in Regulated Floodways. Fences in regulated floodways that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, shall meet the limitations of Section 7-21~~12A.(~~D~~)~~ of this Article.

C. Retaining Walls, Sidewalks and Driveways in Regulated Floodways. Retaining walls and sidewalks and driveways that involve the placement of fill in regulated floodways shall meet the limitations of Section 7-21~~12A.(~~D~~)~~ of this Article.

D. Roads and Watercourse Crossings in Regulated Floodways. Roads and watercourse crossings, including roads, bridges, culverts, low-water crossings and similar means for vehicles or pedestrians to travel from one (1) side of a watercourse to the other side, that encroach into

regulated floodways shall meet the limitations of Section 7-2112A.(D) of this Article. Alteration of a watercourse that is part of a road or watercourse crossing shall meet the requirements of Section 7-155A.(C)(34) of this Article.

Serial Number
24-01805W

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 June 18, 2024
Floodplain Management

in the Court, was published in said newspaper by print in the

issues of 6/6/2024

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.

Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

6th day of June, 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

CITY OF OCOEE
NOTICE OF PUBLIC HEARING TO CONSIDER A LAND DEVELOPMENT CODE AMENDMENT PERTAINING TO FLOODPLAIN MANAGEMENT

NOTICE IS HEREBY GIVEN, pursuant to Article I, Sections 1-9 and 1-10, of the City of Ocoee Land Development Code, that on **TUESDAY, JUNE 18, 2024, AT 6:15 P.M.** or as soon thereafter as practical, the **OCOEE CITY COMMISSION** will hold a **PUBLIC HEARING** at the City of Ocoee Commission Chambers located at 1 North Bluford Avenue, Ocoee, Florida, to consider proposed changes to Part 1A of Article VII of the Land Development Code pertaining to floodplain management requirements.

AN ORDINANCE OF THE CITY OF OCOEE, FLORIDA, AMENDING THE CITY OF OCOEE LAND DEVELOPMENT CODE ARTICLE VII, PART 1A, RELATING TO FLOODPLAIN MANAGEMENT, SPECIFICALLY WITH REGARDS TO ELEVATION OF MANUFACTURED HOMES AND CRITICAL FACILITIES IN FLOOD HAZARD AREAS, SUBSTANTIAL DAMAGE AND SUBSTANTIAL IMPROVEMENT, DEVELOPMENT ACTIVITY WITHIN FLOOD HAZARD AND SPECIAL FLOOD HAZARD AREAS, AND PROVISIONS FOR DRAINAGE; PROVIDING FOR APPLICABILITY, CONFLICT AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

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 City 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.
June 6, 2024 24-01805W