



# Community Redevelopment Agency (CRA)

## Agenda

**August 25, 2021 @ 2:30 pm**

City Hall Commission Chambers  
401 S. Park Avenue

### welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at [cityofwinterpark.org/bpm](http://cityofwinterpark.org/bpm) and include virtual meeting instructions.

### assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

### please note

Times are projected and subject to change.

- 
1. **Called to Order**
  2. **Consent Agenda**
    - a. [Approve the minutes of July 14, 2021](#) 1 minute
  3. **Staff Updates**
  4. **Citizen Comments (for items not on the agenda): Three minutes allowed for each speaker**
  5. **Action Items**
    - a. [CRA Budget FY21-22](#) 45 minutes
  6. **Board Comments**
  7. **Adjournment**



Community  
Redevelopment  
Agency

# agenda item

item type	Consent Agenda	meeting date	August 25, 2021
prepared by	Kyle Dudgeon	approved by	Michelle del Valle, Randy Knight
board approval	Completed		
strategic objective			

## subject

Approve the minutes of July 14, 2021

## motion / recommendation

Approve as presented

## background

## alternatives / other considerations

## fiscal impact

## ATTACHMENTS:

[CRA 071421.pdf](#)



# Community Redevelopment Agency Meeting Minutes

July 14, 2021 at 1:00 p.m.

City Hall, Commission Chambers  
401 S. Park Avenue | Winter Park, Florida

## Present

Mayor Phil Anderson  
Commissioner Marty Sullivan  
Commissioner Sheila DeCiccio  
Commissioner Carolyn Cooper  
Commissioner Todd Weaver (arrived at 1:15 p.m.)  
Orange County Representative Hal George

City Manager Randy Knight  
City Clerk Rene Cranis

## 1) Call to Order

Mayor Anderson called the meeting to order at 1:05 p.m. He noted the lack of physical quorum and advised that Commissioner Weaver will be arriving shortly. The meeting commenced for discussion only. No action was taken until after Commissioner Weaver's arrival at 1:15 p.m.

## 2) Consent Agenda (Addressed after Action Items)

- a. Approval of the minutes of the regular meeting, February 24, 2021

## 3) Staff Updates

## 4) Citizen Comments (for items not on the agenda): Three minutes allowed for each speaker

## 5) Action Items

- a. Acquisition of 919 W. Fairbanks Avenue

Mr. Knight gave an update on the purchase of other properties on Fairbanks Avenue for road improvements. He advised that the purchase price for the property at 919 W. Fairbanks is \$700,000 and responded to questions regarding the status of current tenant leases, planned improvements and timeline. (Commissioner Weaver arrived at this time.)

**Motion made by Commissioner Weaver to approve contract for the purchase of 919 W. Fairbanks Avenue subject to satisfactory results of the due diligence process; seconded by Commissioner DeCiccio.** There were no public comments. **Upon a roll call vote, Mayor Anderson; Commissioners Sullivan, DeCiccio, Cooper and Weaver, and Mr. George voted yes. Motion carried unanimously with a 6-0 vote.**



## 2) Consent Agenda

- a. Approval of the minutes of the regular meeting, February 24, 2021

**Motion made by Commissioner Cooper to approve the Consent Agenda; seconded by Commissioner Weaver. Motion carried unanimously with a 6-0 vote.**

## 6) Board Comments

Commissioner Cooper asked the commission to consider in the upcoming budget process adding \$2.5 million funds for the post office for the next two years.

## 7) Adjournment

The meeting adjourned at 1:24 p.m.

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Mayor Phillip M. Anderson

ATTEST:

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City Clerk Rene Cranis



Community  
Redevelopment  
Agency

# agenda item

item type	Action Items	meeting date	August 25, 2021
prepared by	Kyle Dudgeon	approved by	Peter Moore, Randy Knight
board approval	Completed		
strategic objective	Fiscal Stewardship		

## subject

CRA Budget FY21-22

## motion / recommendation

Approve as presented

## background

During this past fiscal year, the real estate market yielded varying degrees of growth due to the uncertain nature of the pandemic. As a result, modest returns on TIF were produced.

### *Revenue:*

Budget estimates suggest increment revenue will increase 5.23%. With added interest earnings and revenue totals are projected at \$6.72 million. Contributions from Orange County over \$2 million in increment revenue are met with a 30% rebate and a 50% rebate of contributions over \$3 million. The CRA will rebate \$725,000 to the County as part of this agreement. Increment revenue contributions to the trust fund by the City exceed that of the County.

### *Expenses:*

Through August 2021, actual expenditures of the CRA are expected to be in-line with budgeted estimates by fiscal year-end. As a result, staff has proposed a budget that maintains all debt service payments, supports operations, fulfills all contracts, provides funding for existing programs and includes capital improvement projects. For FY21-22, general personnel and indirect costs are expected to each stay below ten percent of total expenditures. Debt Service shows no significant change. The table below demonstrates budget expense categories consistent with the proforma for FY21-22.

<b><u>FY21-22 CRA Budget Expenses</u></b>		<b><u>%</u></b>
Personnel & Indirect Costs	\$546,807	8%
General Operating	\$381,487	6%
Community Initiatives	\$547,000	8%
Capital Maintenance	\$100,000	2%
Debt Service	\$1,496,097	23%
Misc. Capital Enhancements	\$140,000	2%
Proposed Additional Projects	\$3,400,000	51%

*Personnel & Indirect Costs:* Identified as any cost related to salaries, wages, and benefits.

*General Operating:* Costs associated with operating supplies, memberships, books, periodicals, equipment, promotional activities, travel and training, and contractual services.

*Community Initiatives:* Includes CRA resident and business programs, support funding for the Winter Park Community Center and other nonprofits.

*Capital Maintenance:* Funding for parking agreements within the CRA district.

*Debt Service:* Approved bonds through the CRA. Bonds are expected through the existing life of the district.

*Misc. Capital Enhancements:* Funding for smaller capital intensive projects, or partnership opportunities through the upcoming year. Past projects have included weekend Sunrail, the moonlight garden project, downtown sidewalk repair, parking sensors, and pedestrian safety improvements.

*Capital Projects:* Projects included as part of the capital improvement plan (e.g. FY21-22 proforma).

## **Capital Improvement Plan**

The proposed capital improvement plan estimates future increment revenue growth, project costs, and Agency direction into the remaining life of the CRA. At this time, conservative growth (roughly 4% average) is presumed through 2027. For reference, the attached CRA scenario sheet hypothesizes alternative changes in future TIF yet to be determined.

## **Funding Highlights**

The chart below represents highlights of new funding for the upcoming fiscal year divided by project, program, and social and event:

### *Budget Highlights:*

<b>Project Funding</b>	<b>Cost</b>	<b>Budget Category</b>
Post Office Acquisition	\$3,000,000	Capital Projects
New York Avenue Phase II	\$400,000	Capital Projects
CRA Enhancement Fund	\$100,000	Misc. Capital Enhancement
Small Scale CRA Projects Fund	\$100,000	Misc. Capital Enhancement
<b>Program Funding</b>		
Affordable Housing	\$200,000	Community Initiatives
Business Façade Program	\$100,000	Community Initiatives
Residential Paint Program	\$12,000	Community Initiatives
<b>Social &amp; Event Funding</b>		
Community Center Programming	\$48,000	Community Initiatives
Heritage Center Operations	\$40,000	Community Initiatives
Winter Park Playhouse	\$40,000	Community Initiatives
Snow in the Park	\$35,000	General Operating
Welbourne Nursery Program	\$35,000	Community Initiatives
Organizational Support Grant	\$25,000	Community Initiatives
Depugh Nursing Home	\$20,000	Community Initiatives
Popcorn Flicks	\$7,000	Community Initiatives
<b>Total:</b>	<b>\$4,622,000</b>	

The table highlights over \$4.6 million of investment by the CRA to the district in project, program, and social & event funding. Included for discussion is the Post Office purchase, New York Avenue streetscape, and Central Park stage option.

### **Post Office Acquisition**

Under section 4.4 titled 'Business Element' the 1994 CRA plan highlights the acquisition of the property. The parcel itself is 1.98 acres according to the Orange County Property Appraiser and encompasses both retail and distribution space under its current operation from the United States Postal Service. Total contribution under the CRA CIP is valued at \$7.5 million. Final costs would be determined based on negotiation with the post office.

### **New York Avenue Streetscape**

Originally slated to begin prior to the pandemic, shifts in materials, labor, and timing have caused delay to the project. Concurrently, costs have also risen resulting in a staff request for additional funds to complete the intended scope. Early in the year, staff participated in the bidding process for intersection improvements at New York and Fairbanks Avenue.

Results produced costs that would allow existing allocated funds to enhance the intersection only. With the proposed additional funds in place, the remaining length of the road (to north of Morse Boulevard) achieves the originally approved scope of work by the Agency in 2018. Alternatively, the board may wish to leaves existing funds as is, only improve the intersection, and allocate new increment revenue to a different project.

### **Central Park Stage Option**

In coordination with improvements to park space; Policy 7.3A of the 1994 CRA plan states the Agency shall enhance public spaces. In addition, Policy 8.6D states open spaces shall be coordinated to provide a cohesive neighborhood. Stage enhancements are consistent with both of these policies. It was originally constructed in the early 1980's with a refitting of the canopy (after the hurricanes in 2004) as the last known significant improvement to the structure. The site is also highlighted in the 2002 Central Park Master Plan and 2009 Parks Strategic Plan as an area for update.

Approved for design by the Agency in January 2021, staff has worked diligently with community stakeholders, City departments, and private firms to realize a schematic concept for bid. Images are included in the backup to this item. Given the timing of proposed American Rescue Plan Act (ARPA) funds, staff is proposing moving funding up in the CRA's Capital Improvement Plan to FY22-23 (from FY23-24) to limit some time delay in financing the project. The board may wish to push funding even earlier to FY21-22 to account for gaps in the total project cost. An estimate of probable cost is included for reference.

As part of their unanimous approval of the budget, moving up stage funding was positively endorsed by the CRA Advisory Board under the condition that ARPA funding is committed to the project.

### **alternatives / other considerations**

Amend the budget

### **fiscal impact**

Impacts are articulated within the budget

### **ATTACHMENTS:**

[CRA Scenarios - Ten Year Pro-Forma.pdf](#)

### **ATTACHMENTS:**

[FINAL\\_2020-11-03 New York Avenue Roadway Improvements Bid Plans\\_signed.pdf](#)

### **ATTACHMENTS:**

[Central Park Stage Renderings and Cost Estimate.pdf](#)

**Community Redevelopment Agency 10-Year Proforma**

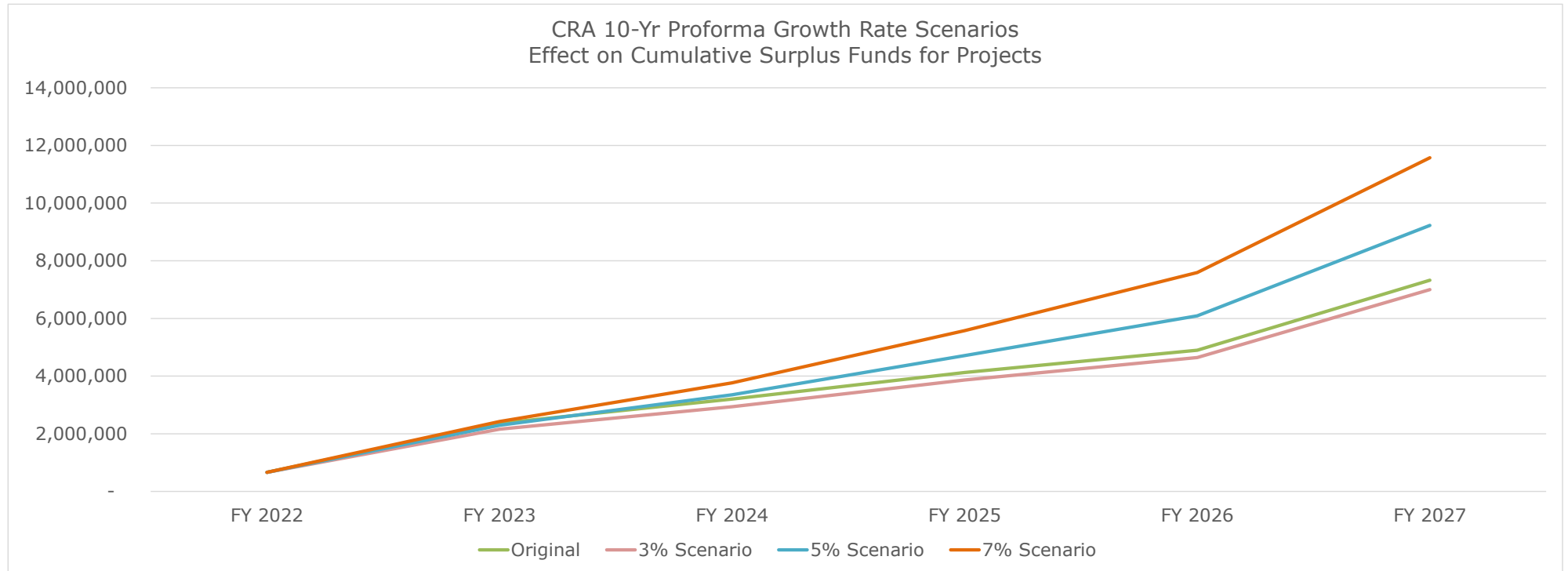
		FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
ESTIMATED REVENUES											
TIF Revenue - City		3,552,754	3,765,919	3,803,578	3,879,650	3,996,040	4,155,881				
TIF Revenue - County		3,125,005	3,312,505	3,345,630	3,412,543	3,514,919	3,655,516				
Investment Earnings		20,000	18,000	19,800	20,196	20,600	21,115				
Misc. Revenues		30,000	30,000	30,000	-	-	-				
Total Revenues		6,727,759	7,126,425	7,199,009	7,312,389	7,531,559	7,832,512				
ESTIMATED EXPENDITURES											
Personnel & Indirect Costs		546,807	565,551	585,022	605,251	626,275	648,898				
General Operating		381,487	385,107	395,599	406,406	419,367	432,782				
Community Initiatives		547,000	550,240	553,577	557,015	561,145	565,420				
Capital Maintenance		100,000	103,000	106,090	109,273	112,551	115,927				
Misc. Capital Enhancements		140,000	140,000	140,000	140,000	140,000	140,000				
Debt Service & Transfers		1,496,097	1,484,485	1,071,284	1,066,442	710,568	-				
Total Expenditures		3,211,391	3,228,383	2,851,571	2,884,386	2,569,907	1,903,027				
Annual Surplus/Deficit (Funding Available for Additional Projects and Programs)		3,516,368	3,898,042	4,347,438	4,428,003	4,961,652	5,929,485				
Proposed Project Addl. Funding	Est. Totals	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
17/92 Streetscape	5,185,228	-	-	1,000,000	2,000,000	2,185,228	-				
New York Streetscape	400,000	400,000	-	-	-	-	-				
MLK Park Improvements	3,000,000	-	1,500,000	1,500,000	-	-	-				
Post Office Purchase	3,000,000	3,000,000	-	-	-	-	-				
Parking Structures	8,000,000	-	-	1,000,000	1,500,000	2,000,000	3,500,000				
Hannibal Sq. Design Guideline Implementation	200,000	-	200,000	-	-	-	-				
Central Park Stage Area Improvements	500,000	-	500,000	-	-	-	-				
Proposed CRA Project Funding Total	20,285,228	3,400,000	2,200,000	3,500,000	3,500,000	4,185,228	3,500,000				
Fund Surplus/Deficit		116,368	1,698,042	847,438	928,003	776,424	2,429,485				
Cumulative Cash Balance (Reserves)	545,973	662,341	2,360,383	3,207,820	4,135,823	4,912,247	7,341,732				

Community Redevelopment Agency 10-Year Proforma - Original Proforma											
		FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
<b>Total Revenues</b>		6,727,759	7,128,725	7,199,813	7,313,107	7,532,186	7,832,943				
<b>Total Expenditures</b>		3,211,391	3,230,598	2,856,146	2,891,471	2,574,783	1,905,545				
<b>Annual Surplus/Deficit</b> (Funding Available for Additional Projects and Programs)		3,516,368	3,898,126	4,343,668	4,421,636	4,957,403	5,927,398				
<b>Proposed Project Addl. Funding</b>	<b>Est. Totals</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>	<b>FY 2029</b>	<b>FY 2030</b>	<b>FY 2031</b>
17/92 Streetscape	5,185,228	-	-	1,000,000	2,000,000	2,185,228	-				
New York Streetscape	400,000	400,000	-	-	-	-	-				
MLK Park Improvements	3,000,000	-	1,500,000	1,500,000	-	-	-				
Post Office Purchase	3,000,000	3,000,000	-	-	-	-	-				
Parking Structures	8,000,000	-	-	1,000,000	1,500,000	2,000,000	3,500,000				
Hannibal Sq. Design Guideline Implementation	200,000	-	200,000	-	-	-	-				
Central Park Stage Area Improvements	500,000	-	500,000	-	-	-	-				
<b>Proposed CRA Project Funding Total</b>	20,285,228	3,400,000	2,200,000	3,500,000	3,500,000	4,185,228	3,500,000				
<b>Fund Surplus/Deficit</b>		116,368	1,698,126	843,668	921,636	772,175	2,427,398				
<b>Cumulative Cash Balance (Reserves)</b>	545,973	662,341	2,360,467	3,204,135	4,125,771	4,897,945	7,325,343				

Community Redevelopment Agency 10-Year Proforma - 3% Annual TIF Increase Proforma											
		FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
<b>Total Revenues</b>		6,727,759	6,928,392	7,135,039	7,317,881	7,537,104	7,762,899				
<b>Total Expenditures</b>		3,211,391	3,230,598	2,856,146	2,891,471	2,574,783	1,905,545				
<b>Annual Surplus/Deficit</b> (Funding Available for Additional Projects and Programs)		3,516,368	3,697,794	4,278,893	4,426,410	4,962,320	5,857,354				
<b>Proposed CRA Project Funding Total</b>		3,400,000	2,200,000	3,500,000	3,500,000	4,185,228	3,500,000				
<b>Fund Surplus/Deficit</b>		116,368	1,497,794	778,893	926,410	777,092	2,357,354				
<b>Cumulative Cash Balance (Reserves)</b>		662,341	2,160,135	2,939,028	3,865,438	4,642,531	6,999,884				

Community Redevelopment Agency 10-Year Proforma - 5% Annual TIF Increase Proforma											
		FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
<b>Total Revenues</b>		6,727,759	7,061,947	7,412,834	7,751,254	8,138,085	8,544,246				
<b>Total Expenditures</b>		3,211,391	3,230,598	2,856,146	2,891,471	2,574,783	1,905,545				
<b>Annual Surplus/Deficit</b> (Funding Available for Additional Projects and Programs)		3,516,368	3,831,349	4,556,688	4,859,783	5,563,302	6,638,701				
<b>Proposed CRA Project Funding Total</b>		3,400,000	2,200,000	3,500,000	3,500,000	4,185,228	3,500,000				
<b>Fund Surplus/Deficit</b>		116,368	1,631,349	1,056,688	1,359,783	1,378,074	3,138,701				
<b>Cumulative Cash Balance (Reserves)</b>		662,341	2,293,690	3,350,378	4,710,161	6,088,235	9,226,936				

Community Redevelopment Agency 10-Year Proforma - 7% Annual TIF Increase Proforma										
	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
<b>Total Revenues</b>	6,727,759	7,195,502	7,695,971	8,201,455	8,774,407	9,387,448				
<b>Total Expenditures</b>	3,211,391	3,230,598	2,856,146	2,891,471	2,574,783	1,905,545				
<b>Annual Surplus/Deficit</b> (Funding Available for Additional Projects and Programs)	3,516,368	3,964,904	4,839,825	5,309,985	6,199,624	7,481,903				
<b>Proposed CRA Project Funding Total</b>	3,400,000	2,200,000	3,500,000	3,500,000	4,185,228	3,500,000				
<b>Fund Surplus/Deficit</b>	116,368	1,764,904	1,339,825	1,809,985	2,014,396	3,981,903				
<b>Cumulative Cash Balance (Reserves)</b>	662,341	2,427,245	3,767,070	5,577,055	7,591,450	11,573,354				

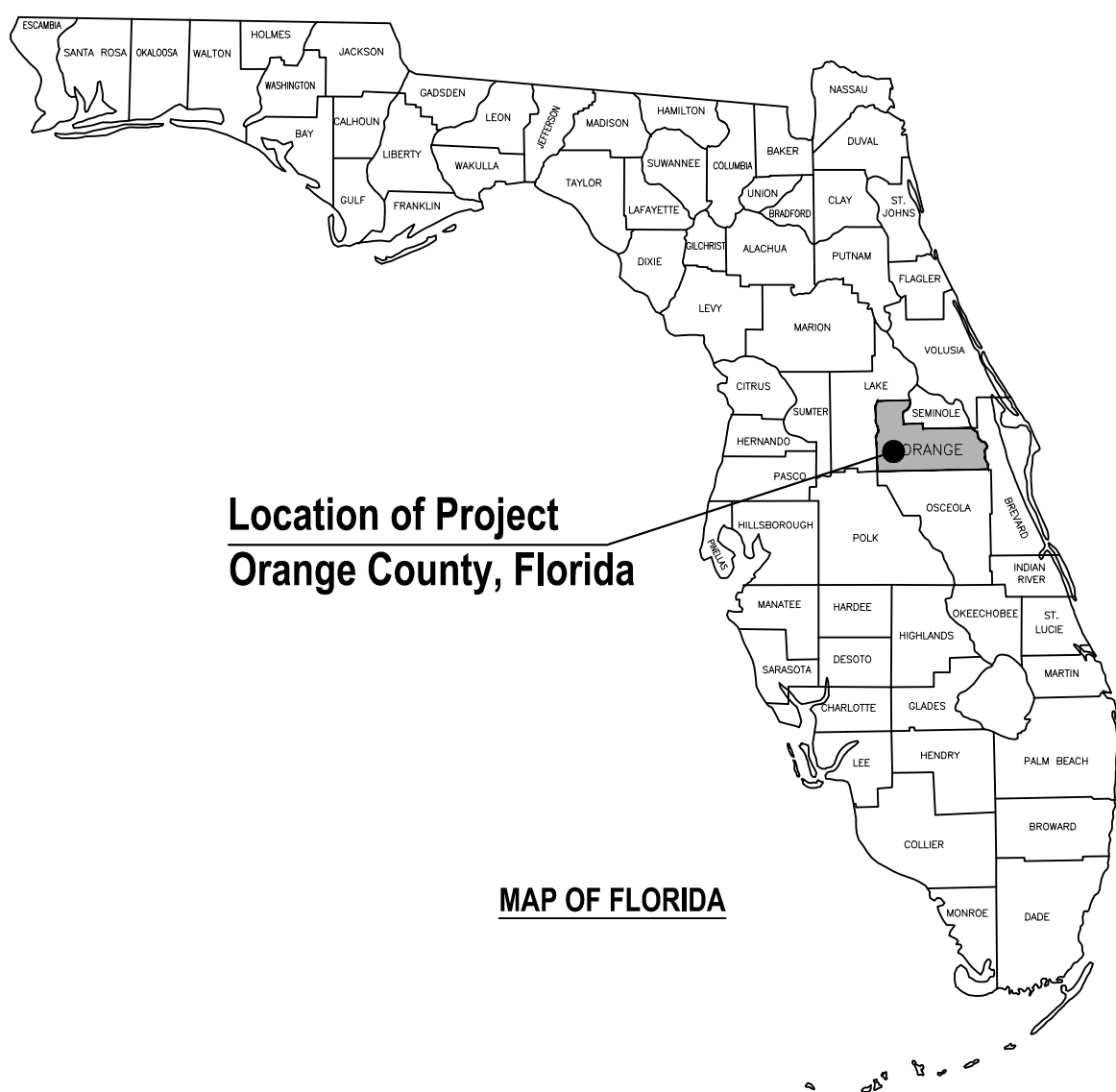


Cumulative cash balance is based upon the existing approved allocation of planned capital projects. Any changes or additions would impact subsequent years.



# NEW YORK AVENUE ROADWAY IMPROVEMENTS

## CONSTRUCTION DOCUMENTS



Prepared For:



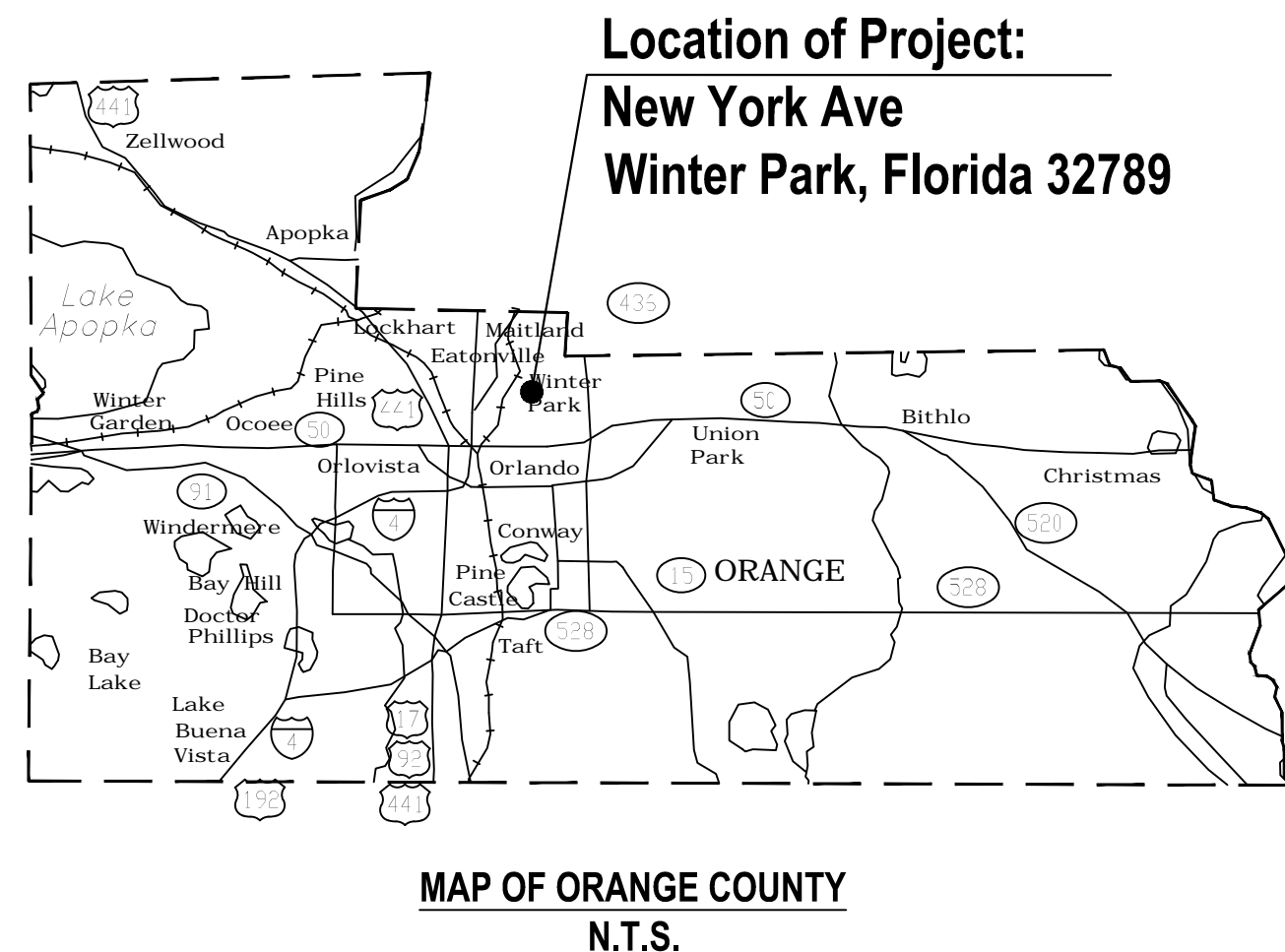
401 South Park Avenue  
Winter Park, Florida 32789  
PHONE: (407) 599-3399

Prepared By:



gai consultants  
EB 9951

618 EAST SOUTH STREET  
S U I T E 7 0 0  
ORLANDO, FLORIDA 32801  
PHONE: (407) 423-8398



ISSUED FOR BID: OCTOBER 20, 2020

### CITY OF WINTER PARK OFFICIALS

MAYOR: STEVE LEARY  
CITY COMMISSIONER: TODD WEAVER  
CITY COMMISSIONER: CAROLYN COOPER  
CITY COMMISSIONER: MARTY SULLIVAN  
CITY COMMISSIONER: SHEILA DECICCIO  
CITY MANAGER: RANDY KNIGHT  
CITY CLERK: RENE CRANIS  
UTILITIES DIRECTOR: DAVID ZUSI  
PUBLIC WORKS DIRECTOR: TROY ATTAWAY

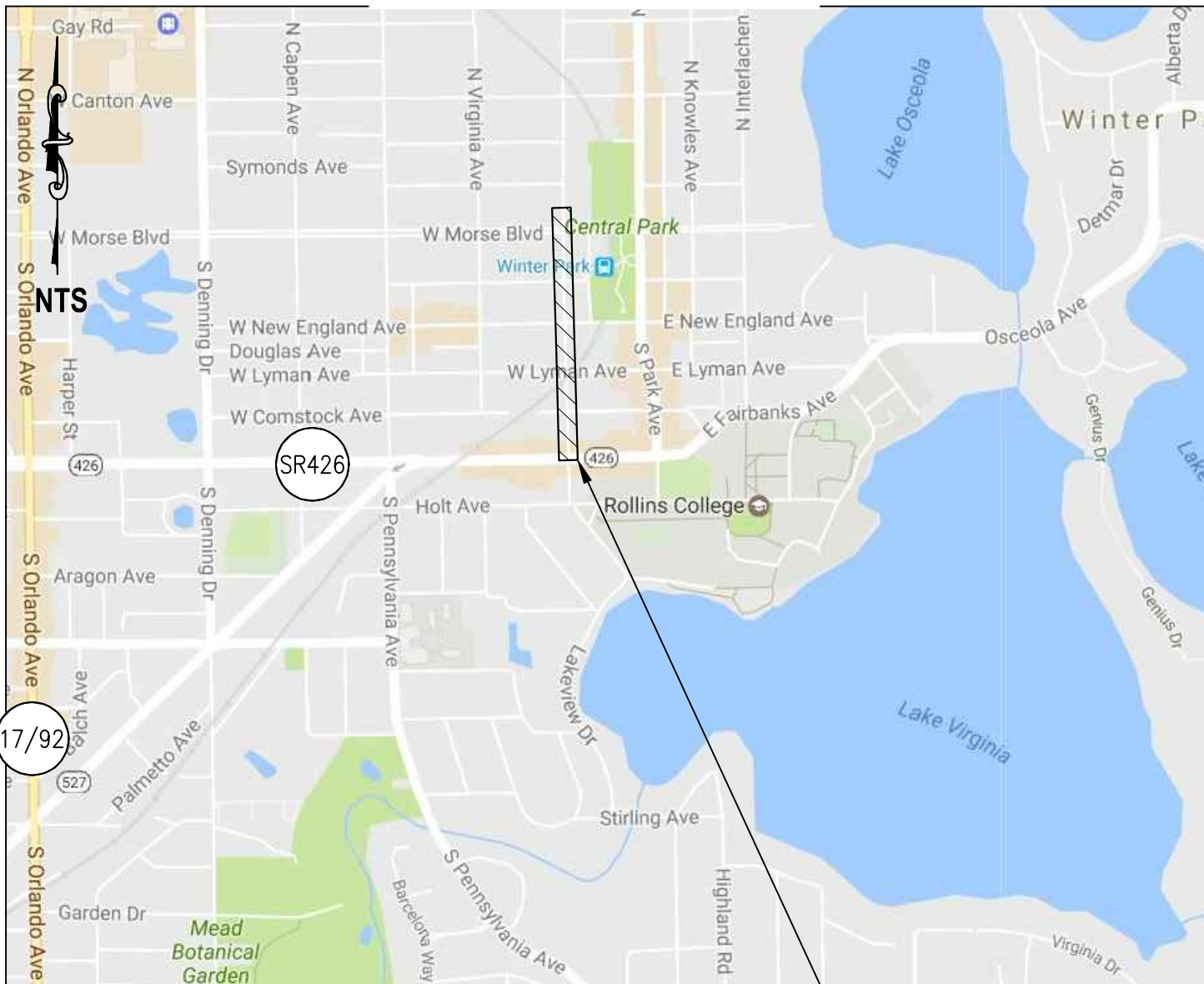
### CONTACT LIST

**OWNER'S REPRESENTATIVE**  
City of Winter Park  
City Engineer  
401 South Park Avenue  
Winter Park, Florida 32789  
407-599-3399  
Attn: Don Marcotte, P.E.

**CIVIL ENGINEERS**  
GAI Consultants, Inc.  
618 East South Street  
Suite 700  
Orlando, Florida 32801  
(407) 423-8398  
Attn: Aimee J. Shields, P.E.

**SURVEYOR**  
GAI Consultants, Inc.  
618 East South Street  
Suite 700  
Orlando, Florida 32801  
(904) 559-8088  
Attn: JOE LEK

### LOCATION MAP



CITY OF WINTER PARK, FLORIDA

PROJECT LOCATION

### INDEX TO PLANS

Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.10	GENERAL NOTES
C0.20	KEY MAP
C1.00	EXISTING CONDITIONS
C1.10	EXISTING CONDITIONS
C1.20	EXISTING CONDITIONS
C2.00	DEMOLITION AND UTILITY ADJUSTMENT PLAN
C2.10	DEMOLITION AND UTILITY ADJUSTMENT PLAN
C2.20	DEMOLITION AND UTILITY ADJUSTMENT PLAN
C3.00	SITE AND SIGNAGE PLAN
C3.10	SITE AND SIGNAGE PLAN
C3.20	SITE AND SIGNAGE PLAN
C4.00	GRADING AND DRAINAGE PLAN
C4.10	GRADING AND DRAINAGE PLAN
C4.20	GRADING AND DRAINAGE PLAN
C5.00	SITE CONSTRUCTION DETAILS

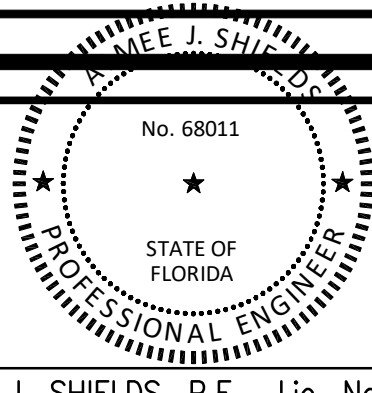
THE SCALE OF THESE PLANS MAY HAVE CHANGED DUE TO REPRODUCTION

REVISIONS				
REV	DATE	BY	DESCRIPTION	

**gai consultants**  
transforming ideas into reality.  
618 South Street, Suite 700  
Orlando, FL 32801  
407.423.8398  
Certificate of Authorization: EB9951



City of Winter Park  
Planning and Development  
401 South Park Avenue  
Winter Park, Florida 32789  
407.599.3399



AIMEE J. SHIELDS, P.E. Lic. No. 68011

SCALE:	
DATE:	05/20/2020
DRAWN:	MJC
CHECKED:	GNL
APPROVED:	AJS

PROJECT NO./ FB NO.	
A161412.00	
Unless otherwise noted all dimensions are based on physical measurements and are expressed in feet and decimal parts thereof unless otherwise noted. Monumentation was found at points where indicated.	

COVER SHEET		SHEET NO.
NEW YORK AVENUE - ROADWAY IMPROVEMENTS CITY OF WINTER PARK, FLORIDA		C0.00



GENERAL NOTES:

1.

LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL FIELD LOCATE, VERIFY, AND FURTHER IDENTIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES (IDENTIFIED ON THE PLANS OR NOT) AFFECTING ANY COMPONENT OF WORK HEREIN PRIOR TO THE START OF ANY CONSTRUCTION. DISCREPANCIES, CONFLICTS, OR POTENTIAL DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S ENGINEER PRIOR TO THE START OF ANY CONSTRUCTION.
2.

THE CONTRACTOR SHALL CHECK PLANS FOR CONFLICTS AND DISCREPANCIES PRIOR TO THE START OF ANY CONSTRUCTION. SPECIAL ATTENTION SHALL BE TAKEN WITH THOSE EXISTING UTILITIES, STRUCTURES OR FEATURES (IDENTIFIED ON THE PLANS OR NOT) THAT MAY POTENTIALLY CONFLICT OR CROSS PROPOSED DESIGN COMPONENTS (I.E., STORM SEWERS, SANITARY SEWERS, WATER MAINS, EXFILTRATION, BUILDING FOUNDATIONS, ETC) AND ANY DISCREPANCIES, CONFLICTS, OR POTENTIAL DEVIATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S ENGINEER PRIOR TO THE START OF ANY CONSTRUCTION. ANY COST ASSOCIATED WITH THE LOCATION OF EXISTING UTILITIES AS OUTLINE ABOVE IS THE RESPONSIBILITY OF THE CONTRACTOR.
3.

ERRORS OR OMISSIONS – DO NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION DISCOVERED IN THE CONTRACT DOCUMENTS, BUT IMMEDIATELY NOTIFY THE ENGINEER OF SUCH DISCOVERY. THE ENGINEER WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS NECESSARY TO REFLECT THE ACTUAL SPIRIT AND INTENT OF THE CONTRACT DOCUMENTS.
4.

THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL NOTIFY UTILITY OWNERS LISTED THROUGH "SUNSHINE ONE CALL OF FLORIDA, INC." (1-800-432-4770) TWO BUSINESS DAYS IN ADVANCE OF BEGINNING CONSTRUCTION ON THE JOB SITE TO OBTAIN FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES.
5.

THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT.
6.

ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND PASS ALL TESTING OR INSPECTION REQUIREMENTS PRIOR TO BASE & SURFACE IMPROVEMENT CONSTRUCTION.
7.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS AND TESTING ACCORDING TO AGENCY REQUIREMENTS.
8.

ALL WORK PERFORMED SHALL COMPLY WITH THE CODES, STANDARDS, REGULATIONS AND REQUIREMENTS OF THE CITY OF WINTER PARK, PLUS THE 2016 EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND UTILITY CONSTRUCTION, PLUS THE REGULATIONS AND ORDINANCES OF THE VARIOUS OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
9.

ALL STAKING OF PROPOSED CONSTRUCTION TO ALLOW FOR PROPER INSTALLATION/RELOCATION OF UTILITY FACILITIES, AS INDICATED ON THE UTILITY WORK SCHEDULE, SHALL BE PERFORMED BY THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE WITH THE IMPACTED UTILITIES AND STAKE THE ITEMS REQUESTED. THIS STAKING SHALL BE SEPARATE AND IN ADDITION TO THE NORMAL STAKING FOR THE PROJECT. THE COST OF THIS STAKING SHALL BE INCIDENTAL TO AND INCLUDED IN THE COST OF THE PROJECT.
10.

CONTRACTOR SHALL REMOVE BURIED OUT OF SERVICE UTILITY LINES WITHIN THE LIMITS OF ALL EXCAVATION. THE COST OF THIS WORK SHALL BE INCIDENTAL TO AND INCLUDED IN THE COST OF THE WORK BEING PERFORMED WHEN THE LINES ARE ENCOUNTERED.
11.

CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION COULD RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. THE ENGINEER'S REVIEW OF THE SHOP DRAWINGS IS FOR CONFORMITY WITH THE CONTRACT DOCUMENTS AND DOES NOT INCLUDE IN-DEPTH CHECK FOR THE ABILITY OF THE CONTRACTOR TO PERFORM THE WORK IN A SAFE OR EFFICIENT MANNER. THE ENGINEER'S REVIEW OF THE SHOP DRAWINGS DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR DIMENSIONAL ACCURACY TO ENSURE FIELD FIT AND CONFORMITY OF THE VARIOUS COMPONENTS AND DETAILS.
12.

CONTRACTOR SHALL KEEP ENGINEER ADVISED OF CONSTRUCTION SCHEDULE CHANGES SO THAT ENGINEER CAN SCHEDULE PERIODIC SITE VISITS AT APPROPRIATE TIMES IN ORDER TO PROVIDE CONSTRUCTION CERTIFICATIONS TO JURISDICTIONAL AGENCIES.
13.

WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
14.

SAFETY:

A.

DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.

B.

LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.

C.

THE MAINTENANCE OF TRAFFIC SHALL BE MAINTAINED IN ACCORDANCE WITH THE CITY STANDARDS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

D.

ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.

E.

CONTACT THE CITY OF WINTER PARK FOR MANAGEMENT OF TRAFFIC CONTROL REVIEW PRIOR AND DURING CONSTRUCTION.
15.

CONTRACTOR SHALL PROVIDE ALL EQUIPMENT NECESSARY FOR DEWATERING. DISCHARGE WATER FROM DEWATERING SHALL BE CLEAR WITH NO VISIBLE SOIL PARTICLES. DISCHARGE WATER FROM DEWATERING SHALL BE DISPOSED OF IN SUCH A MANNER THAT IT WILL NOT INTERFERE WITH THE NORMAL DRAINAGE OF THE AREA IN WHICH THE WORK IS BEING PERFORMED, OR CREATE PONDING. THE OPERATION SHALL NOT CAUSE ANY DAMAGE TO ANY PORTION OF THE WORK COMPLETED, OR IN PROGRESS. THE DEWATERING OPERATION SHALL COMPLY WITH THE REQUIREMENTS OF APPLICABLE REGULATORY AGENCIES AND THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT. A PRE-WORK MEETING WILL BE CONDUCTED WITH THE GEOTECHNICAL FIRM, THE OWNER, THE CONTRACTOR, AND THE ENGINEER PRIOR TO BEGINNING ANY SITE EXCAVATION. CONTRACTOR SHOULD ANTICIPATE DEWATERING DUE TO HIGH WATER TABLE.
16.

CONFORMITY WITH WORK – IN THE EVENT THAT THE ENGINEER FINDS THAT THE CONTRACTOR HAS USED MATERIAL OR PRODUCED A FINISH PRODUCT THAT IS NOT REASONABLY CLOSE IN CONFORMITY WITH THE CONTRACT DOCUMENTS, I.E. UNSATISFACTORY PRODUCT, THE CONTRACTOR SHALL REMOVE AND REPLACE OR OTHERWISE CORRECT THE WORK OR MATERIALS AT NO EXPENSE TO THE OWNER.
17.

UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION CERTIFIED BY A FLORIDA REGISTERED PROFESSIONAL. ONCE PROVIDED WITH "AS-BUILTS" AND AFTER OBSERVATION OF THE ENTIRE PROJECT, THE ENGINEER DETERMINES THAT THE CONTRACTOR HAS SATISFACTORILY COMPLETED THE WORK, THE ENGINEER WILL GIVE THE CONTRACTOR WRITTEN NOTICE OF FINAL ACCEPTANCE.
18.

PIPE LENGTHS SHOWN ARE APPROXIMATE AND SHOULD BE ORDERED FROM FIELD STAKED QUANTITIES. PLAN PIPE LENGTHS ARE MEASURED FROM CONNECTION POINT TO END OF THE LINES FOR WATER LINES AND CENTER OF THE STRUCTURE FOR SANITARY SEWER LINES AND STORM LINES.
19.

CONTRACTOR MUST DEVELOP AND REVIEW A "MAINTENANCE OF UTILITY SERVICE PLAN" WITH ENGINEER AND UTILITY COMPANY PRIOR TO START OF UTILITY CONSTRUCTION.

EXCAVATION, GRADING AND PAVING NOTES:

1.

CONTRACTOR SHALL USE EARTHWORK MACHINERY WITH ADEQUATE EQUIPMENT FOR NOISE POLLUTION ABATEMENT.
2.

ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER, THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
3.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
4.

ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOIL TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS OR THE REFERENCED SOILS REPORT.
5.

PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.
6.

CONTRACTOR SHALL SAW-CUT EXIST. PAVEMENT TO PROVIDE CLEAN JOINT. REMOVE EXISTING PAVEMENT FOR NEW INSTALLATION AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
7.

REFER TO THE LATEST EDITION OF FDOT DESIGN STANDARDS FOR DETAILS AND SPECIFICATIONS OF ALL FDOT TYPE CURBING AND GUTTER CALLED FOR IN THESE PLANS.
8.

CONTRACTOR TO PROVIDE A 1/2" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER WHERE CONCRETE ABUTS BUILDINGS, OTHER CONCRETE, OR OTHER RIGID MATERIALS.
9.

ALL PAVEMENT MARKINGS SHALL BE MADE WITH PERMANENT THERMOPLASTIC AND SHALL CONFORM TO FDOT STANDARDS.
10.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED AT CONTRACTOR'S EXPENSE BY A SURVEYOR SELECTED BY THE OWNER.
11.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE SOILS ENGINEER FOR APPLICABLE TESTING UPON COMPLETION OF THE WORK. THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
12.

TESTING AND INSPECTION TO BE PERFORMED BY A QUALIFIED INDEPENDENT TESTING LABORATORY, UNDER THE SUPERVISION OF A REGISTERED ENGINEER, SPECIALIZING IN SOILS ENGINEERING. PERFORM ALL TESTING NECESSARY AS REQUIRED BY THESE PLANS AND THE VARIOUS PERMITTING AGENCIES. THE CONTRACTOR WILL PAY THE COSTS OF ALL INITIAL TESTING. SHOULD RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET SPECIFICATIONS, THE CONTRACTOR SHALL BEAR ALL COSTS OF SAID RETESTING.

SELECTIVE DEMOLITION NOTES:

1.

THE CONTRACTOR SHALL EXERCISE SPECIAL PRECAUTIONS FOR THE PROTECTION AND PRESERVATION OF TREES, SOD, FENCES, ETC., SITUATED WITHIN THE VICINITY OF THE PROJECT AREA OR TREE SAVE AREAS BUT NOT DIRECTLY WITHIN EXCAVATION AND/OR FILL LIMITS. THE CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE AS A RESULT OF HIS OPERATIONS. TREES WHICH ARE SEVERELY DAMAGED OR DESTROYED OUTSIDE THE CLEARING LIMITS WILL BE PAID FOR BY THE CONTRACTOR IN WHOLE. MINOR DAMAGE INFLICTED TO TREE BRANCHES AND TRUNKS WILL BE REPAIRED, AT NO COST TO THE OWNER.
2.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING TREE PROTECTION FENCING AROUND TREE SAVE AREAS WITHIN THE SITE, AS DIRECTED BY THE CITY ENGINEER. THE TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH THE DETAILS INDICATED IN THESE PLANS.
3.

ALL EXISTING UNDERGROUND UTILITIES AND ASSOCIATED VAULTS/BOXES TO REMAIN UNLESS INDICATED IN PLANS. ALL TOPS/COVERS ARE TO BE ADJUSTED TO FINISHED GRADE AS APPLICABLE.
4.

TEMPORARILY REMOVE POST MOUNTED SIGNS. CONTACT CITY PRIOR TO DISPOSITION OF EXISTING SIGNS. TRAFFIC SIGNS SHALL NOT BE IMPAIRED AND SHALL REMAIN UNTIL PROPOSED TRAFFIC SIGNS ARE INSTALLED.
5.

THE ACTUAL DEPTH AND LOCATION OF EXISTING UTILITIES ARE SHOWN PER THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO COORDINATE CROSSINGS OF EXISTING UTILITIES WITH THE RESPECTIVE OWNER OF THE UTILITIES.
6.

VOIDS CREATED BY REMOVAL OF EXISTING ITEMS MUST BE BACKFILLED AND COMPACTED PER STANDARD TRENCH DETAIL. FINISH GRADE TO MATCH EXISTING SURROUNDING CONDITIONS.
7.

ALL PRIVATE AND PUBLIC PROPERTY DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO A CONDITION EQUAL OR BETTER THAN EXISTING. THE CONTRACTOR IS FULLY RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR CALLED FOR IN THIS CONTRACT. THE DAMAGE TO THE EXISTING FACILITIES INCLUDES, BUT IS NOT LIMITED TO, UTILITIES, SPRINKLER SYSTEMS, WALKS, DRIVEWAYS, SIDEWALKS, LANDSCAPING, TREES, GRASS, ETC.
8.

ALL PUBLIC/PRIVATE UTILITIES MUST NOT BE INTERRUPTED DURING CONSTRUCTION. CONTRACTOR SHALL HAVE AND EXECUTE A "UTILITY MAINTENANCE PLAN" THAT HAS BEEN APPROVED BY THE RESPECTIVE UTILITY COMPANY WHEN CONDITIONS APPLY.
9.

CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY OWNER FOR ANY ADJUSTMENTS, OR DISPOSITION OF THEIR UTILITIES. CONTRACTOR SHALL CONFORM TO THEIR RESPECTIVE REQUIREMENTS.
10.

REFER TO PROJECT SPECIFICATIONS FOR OTHER SELECTIVE DEMOLITION REQUIREMENTS.

KEY DEMOLITION DEFINITIONS:

1.

ABANDONED: BURIED UTILITY LINES ARE TO REMAIN. CONTRACTOR TO PROVIDE FOR RESPECTIVE UTILITY COMPANY ABANDONMENT REQUIREMENTS, AND AS SUPPLEMENTED BY THESE PLANS. ALL PORTIONS OF ABANDONED UTILITIES WITHIN EXCAVATED AREAS ARE TO BE REMOVED UNLESS OTHERWISE NOTED IN PLANS.
2.

ADJUST: CONSTRUCTION ITEM TO BE ALTERED, RELOCATED OR REPLACED AS NEEDED TO AVOID CONFLICT WITH PROPOSED CONSTRUCTION.
3.

PROVIDE: FURNISH AND INSTALL AND/OR CONSTRUCT COMPLETE, FULLY TESTED, AND READY FOR ITS INTENDED USE.
4.

REFURBISHED: RENOVATE EXISTING CONSTRUCTION ITEM TO MEET CURRENT SPECIFICATIONS, LIKE NEW CONDITIONS. PROTECT DURING CONSTRUCTION.
5.

REMAIN: EXISTING ITEMS OF CONSTRUCTION NOT TO BE REMOVED. PROVIDE TEMPORARY PROTECTION DURING THE CONSTRUCTION PERIOD. PROVIDE ADJUSTMENTS AS REQUIRED BY PLANS.
6.

REMOVED: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE. DISPOSAL IS BY THE CONTRACTOR.
7.

REPLACED: CONSTRUCTION ITEM TO BE REMOVED AND A NEW SIMILAR PRODUCT TO BE INSTALLED AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
8.

SALVAGED: DETACH ITEM FROM EXISTING CONSTRUCTION, PROTECT FROM DAMAGE, CLEAN AND DELIVER THEM TO OWNER READY FOR REUSE. COORDINATE DELIVERY LOCATION WITH OWNER AND PROVIDE DELIVERY.

GOVERNING SPECIFICATIONS:

- A.

GRADING, DRAINAGE AND PAVING MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH FDOT AND/OR CITY OF WINTER PARK STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS SUPPLEMENTED BY DETAILS AND NOTES ON PLANS.
- B.

WATER DISTRIBUTION SYSTEM MATERIALS PLUS SANITARY SEWER SYSTEM MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH CITY OF EUSTIS UTILITIES DEPARTMENT STANDARDS.
- C.

FDEP PLUS OTHER APPLICABLE ORANGE COUNTY, STATE OF FLORIDA AND FEDERAL REGULATORY STANDARDS APPLY.

VERTICAL CONTROL NOTES

VERTICAL CONTROL: ELEVATIONS SHOWN HEREON BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88) WITH AN ORIGINATING BENCHMARK BEING A NATIONAL GEODETIC SURVEY (NGS) BENCHMARK BRASS DISK STAMPED "L 645 018" AT THE NORTHWEST CORNER OF FAIRBANKS AVENUE AND NEW YORK AVENUE IN A CONCRETE PAD WITH AN ELEVATION OF 91.79 FEET.

ABBREVIATIONS:

FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION

FOR STANDARD ABBREVIATIONS REFER TO THE FDOT STANDARD INDEX 001, UNLESS OTHERWISE NOTED ON PLANS.

FAC – FLORIDA ADMINISTRATIVE CODE

RSWM – RECOMMENDED STANDARDS FOR WATER WORKS

STORMWATER SYSTEM NOTES:

1.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY INVERTS AND LOCATIONS OF THE EXISTING STORM SEWER SYSTEM PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY DISCREPANCY IN INVERTS AND LOCATIONS EXIST.
2.

UNLESS OTHERWISE NOTED ON THE DRAWINGS, ALL CONSTRUCTION MATERIALS, METHODS, AND TESTING ARE TO CONFORM TO THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ITS CURRENT SUPPLEMENTS AND STANDARD DRAWING INDEX, AND CITY OF WINTER PARK REQUIREMENTS AND SPECIFICATIONS, AS APPLICABLE.
3.

ALL DISTURBED SODDED AREAS SHALL BE RESTORED TO ITS ORIGINAL CONDITION. ALL UNPAVED AND UNSODDED AREAS DISTURBED DURING THE CONSTRUCTION, SHALL BE SODDED IN ACCORDANCE WITH SECTION 570 OF 2010 FDOT STANDARD SPECIFICATIONS.
4.

SURFACE DRAINAGE SHALL BE DIVERTED FROM EXCAVATIONS, AND STOCKPILE AREAS SUCH THAT PROPER SITE CONDITIONS ARE MAINTAINED AND EROSION DUE TO RAIN RUN-OFF OR SEEPAGE IS PREVENTED OR MINIMIZED.
5.

RIM ELEVATION PROVIDED AT LOCATION REFERENCED IN THE FDOT STANDARDS.

UTILITY PROVIDERS:

POTABLE WATER AND WASTEWATER:

CITY OF WINTER PARK  
401 PARK AVENUE SOUTH  
WINTER PARK, FL 32789  
PH: (407) 599-3219  
FAX: (407) 599-3417

FIRE PROTECTION:

CITY OF WINTER PARK FIRE DEPARTMENT  
343 WEST CANTON AVENUE  
WINTER PARK, FL 32789  
PH: (407) 599-3298  
FAX: (407) 599-3231 ADMIN  
FAX: (407) 599-3618 OPERATIONS

STORMWATER:

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT  
975 KELLER ROAD  
ORLANDO, FL 32714-1618  
PH: (407) 659-4830  
FAX: (407) 659-4805

ELECTRIC:

CITY OF WINTER PARK  
401 PARK AVENUE SOUTH  
WINTER PARK, FL 32789  
PH: (407) 588-3400  
FAX: (407) 599-7809

TELEPHONE:

MCI  
2400 N. GLENVILLE ROAD  
RICHARDSON, TX 75082  
PH: (972) 729-6016  
FAX: (407) 277-7241

NATURAL GAS:

TECO/PEOPLES GAS  
600 WEST ROBINSON STREET  
ORLANDO, FL 32801  
PH: (407) 420-6607  
FAX: (407) 839-0768

COMMUNICATIONS, OTHER:

BRIGHT HOUSE NETWORKS  
3767 ALL AMERICAN BOULEVARD  
ORLANDO, FL 32810  
PH: (407) 291-2500  
FAX: (407) 578-0979

LEVEL 3 COMMUNICATIONS LLC

1025 ELDORADO BLVD  
BROOMFIELD, CO 80021  
PH: (720) 888-2061

FPL FIBERNET LLC  
9250 W FLAGLER STREET  
MIAMI, FL 33147  
PH: (305) 552-2931

EMBARQ COMMUNICATIONS INC.  
420 PINEVIEW STREET  
ALTAMONTE SPRINGS, FL 32701  
PH: (407) 920-8981

CENTURYLINK  
952 1ST STREET  
ALTAMONTE SPRINGS, FL 32701  
PH: (407) 830-3458

REVISIONS

REV	DATE	BY	DESCRIPTION

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618 South Street, Suite 700  
Orlando, FL 32801  
407.423.8398  
Certificate of Authorization: EB9951

City of Winter Park  
Planning and Development  
401 South Park Avenue  
Winter Park, Florida 32789  
407.599.3399

AIMEE J. SHIELDS, P.E. Lic. No. 68011

SCALE:	N/A
DATE:	05/20/2020
DRAWN:	MJC
CHECKED:	GNL
APPROVED:	AJS

PROJECT NO./ FB NO.	A161412.00
Unless otherwise noted all dimensions are based on physical measurements and are expressed in feet and decimal parts thereof unless otherwise noted. Monumentation was found at points where indicated.	

GENERAL NOTES

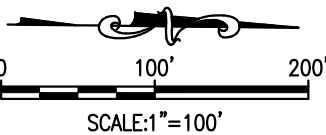
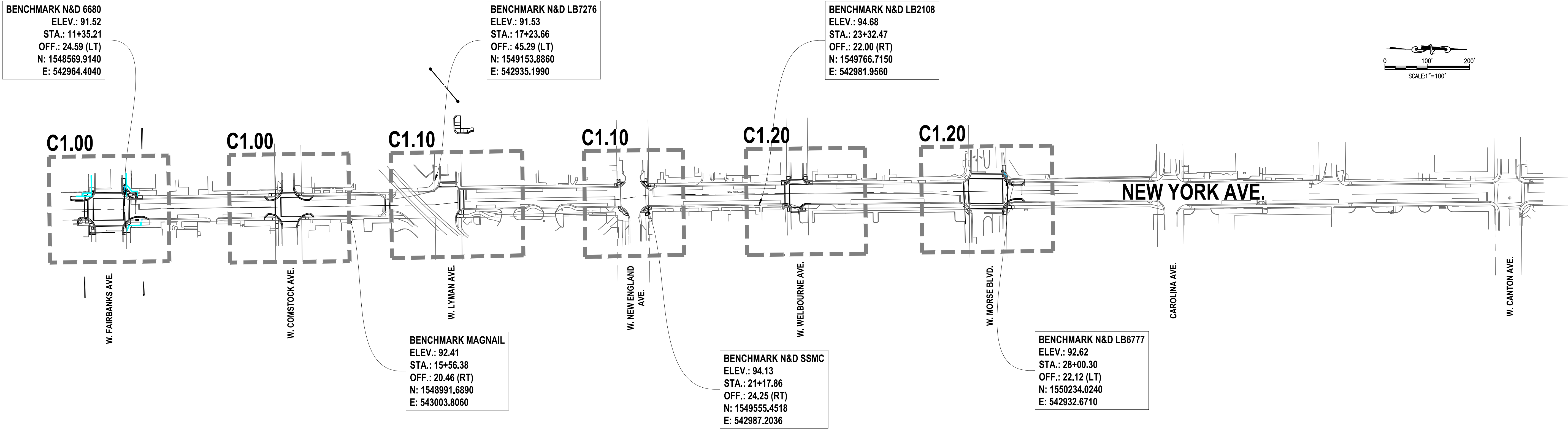
NEW YORK AVENUE - ROADWAY IMPROVEMENTS  
CITY OF WINTER PARK, FLORIDA

SHEET  
NO.

C0.10

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NEW YORK AVENUE  
ROUTE SURVEY  
SECTIONS 1, TOWNSHIP 22, RANGE 29  
ORANGE COUNTY, FLORIDA



SURVEYORS NOTES:

- NOTES:
1. BEARINGS SHOWN HEREON BASED ON FLORIDA STATE PLANE COORDINATES, EAST ZONE, WITH A BEARING OF SOUTH 89°50'50" EAST, ON THE SOUTHERLY RIGHT OF WAY LINE OF FAIRBANKS AVENUE.
2. ONLY ABOVE GROUND INDICATORS TO SUBSURFACE UTILITIES WERE LOCATED BY THIS SURVEY. 3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR RESTRICTIONS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND NOT SHOWN HEREON.
4. THE ABOVE DESCRIBED LANDS APPEAR TO LIE IN FLOOD UNSHADED ZONE 'X', WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO COMMUNITY PANEL NUMBER 120188-0255-F OF THE FLOOD INSURANCE RATE MAPS FOR CITY OF WINTER HAVEN PARK, ORANGE COUNTY, FLORIDA, WITH AN EFFECTIVE DATE OF DECEMBER 6, 2000, REVISED SEPTEMBER 25, 2009.
5. ELEVATIONS SHOWN HEREON BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88) WITH AN ORIGINATING BENCHMARK BEING A NATIONAL GEODETIC SURVEY (NGS) BENCHMARK BRASS DISK STAMPED "L 645 018" AT THE NORTHWEST CORNER OF FAIRBANKS AVENUE AND NEW YORK AVENUE IN A CONCRETE PAD WITH AN ELEVATION OF 91.79 FEET.

LEGEND:

AC ALUM.  
ASPH ASPH  
BFP BACKFLOW PREVENTOR  
CATV CABLE TELEVISION  
CLF CHAIN LINK FENCE  
CLNO CLEANOUT  
CLP CONCRETE LIGHT POLE  
CMP CORRUGATED METAL PIPE  
COMM COMMUNICATION  
CONC CONCRETE  
CSHP CONCRETE SHARED POWER POLE  
DBL DOUBLE  
DIR DIRECTION  
ELEC ELECTRIC  
ELEV ELEVATION  
FDC FIRE DEPARTMENT CONNECTION  
FFE FINISHED FLOOR ELEVATION  
FND FOUND  
FOC FIBER OPTIC CABLE  
GYP GUY POLE  
HR HOUR  
ICV IRRIGATION CONTROL VALVE  
INV INVERT ELEVATION  
LP LIGHT POLE  
MBFP METAL BACKFLOW PREVENTOR  
MH MANHOLE  
MIN MINUTE  
MLP METAL LIGHT POLE  
OHE OVERHEAD ELECTRIC LINE  
(P) PLAT  
PBBP PLASTIC BACKFLOW PREVENTOR  
PED PEDESTRIAN  
PVC PLASTIC PIPE  
RCP REINFORCED CONCRETE PIPE  
RE REAL ESTATE IDENTIFICATION NUMBER  
RR RAILROAD  
R/W RIGHT-OF-WAY  
SAN SANITARY  
SIG SIGNAL  
SMA SIGNAL MAST ARM  
SSP SIGNAL SPAN POLE  
TELE TELEPHONE  
TRANS TRANSFORMER

LEGEND CONTINUED:

UGE UNDERGROUND ELECTRIC LINE  
UNK UNKNOWN  
W/ WITH  
WIF WROUGHT IRON FENCE  
WLP WOOD LIGHT POLE  
WPB WIRING PULLBOX  
WSHP WOOD SHARED POWER POLE  
WSHPT WOOD SHARED POWER POLE WITH TRANSFORMER

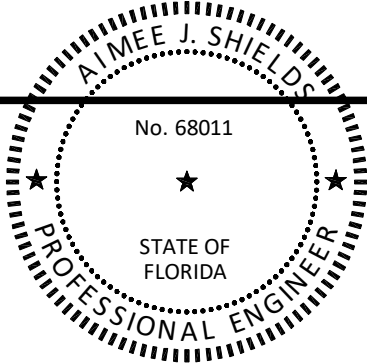
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FIRE HYDRANT  
GAS VALVE COVER  
GROUND LIGHT  
GUY ANCHOR  
MAILBOX  
SIGN  
SPRINKLER, UNLESS OTHERWISE NOTED  
TRANSFORMER  
WATER METER  
WATER VALVE COVER, UNLESS OTHERWISE NOTED  
6"X6" COLUMN, UNLESS OTHERWISE NOTED

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REV	DATE	BY	DESCRIPTION	

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AIMEE J. SHIELDS, P.E. Lic. No. 68011

SCALE:	1"=100'
DATE:	05/20/2020
DRAWN:	MJC
CHECKED:	GNL
APPROVED:	AJS

PROJECT NO./ FB NO.	A161412.00
Unless otherwise noted all dimensions are based on physical measurements and are expressed in feet and decimal parts thereof, unless otherwise noted. Monumentation was found at points where indicated.	

KEY MAP	SHEET NO.
NEW YORK AVENUE - ROADWAY IMPROVEMENTS CITY OF WINTER PARK, FLORIDA	C0.20



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REVISIONS				
REV	DATE	BY	DESCRIPTION	



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**City of Winter Park**  
Planning and Development  
401 South Park Avenue  
Winter Park, Florida 32789  
407.599.3399

SCALE:	1"=10'
DATE:	05/20/2020
DRAWN:	MJC
CHECKED:	GNL
APPROVED:	AJS

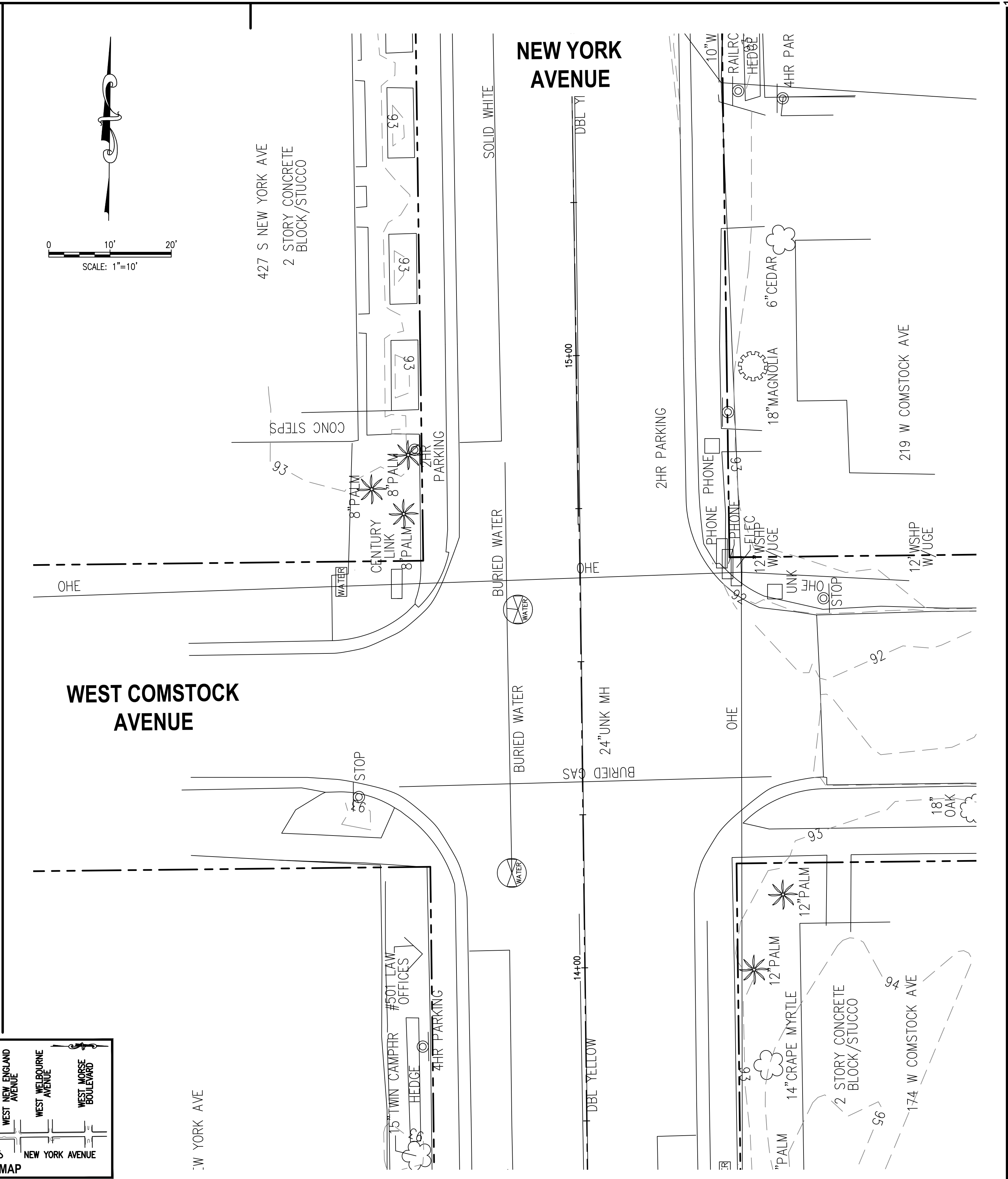
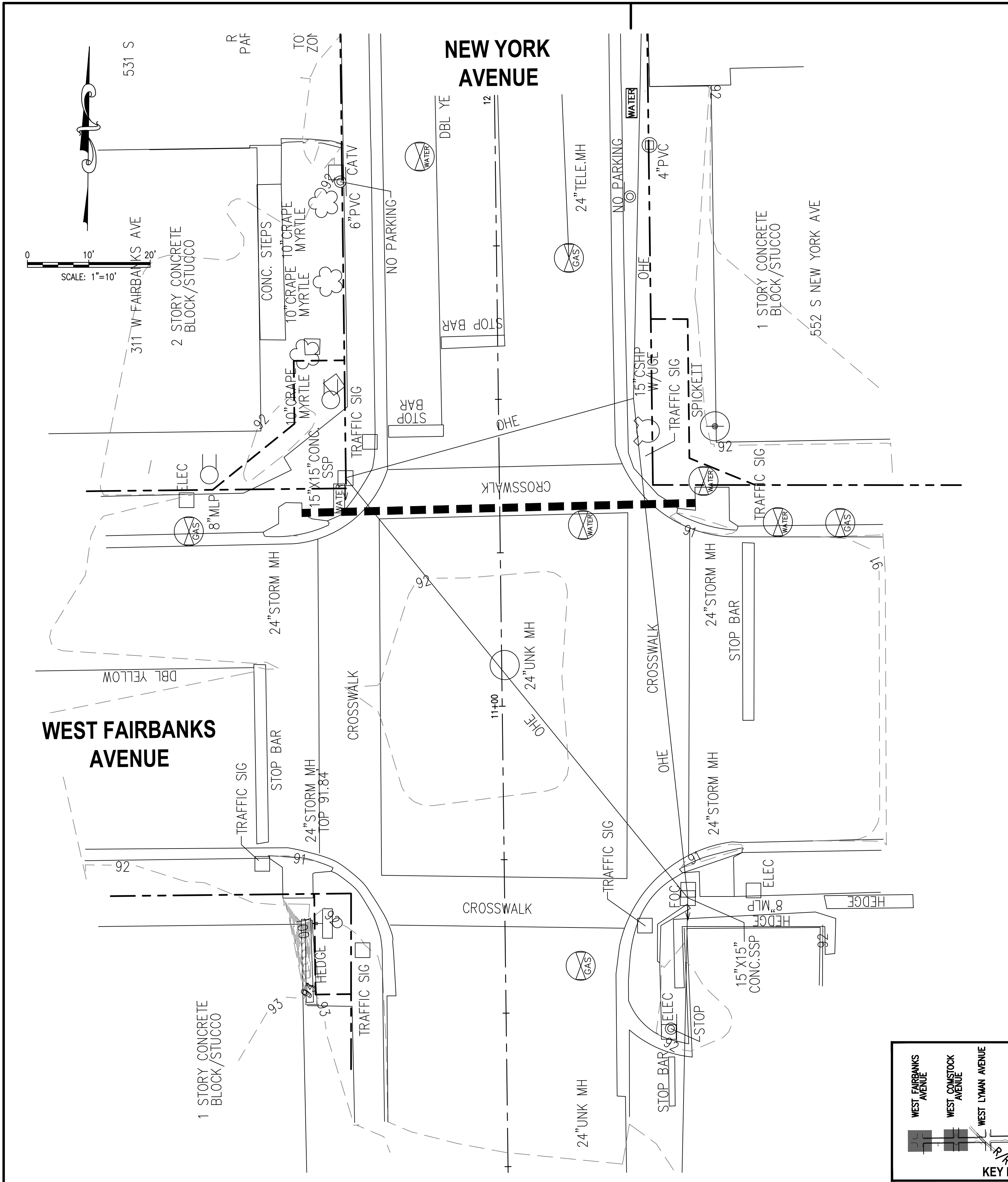
PROJECT NO./  
FB NO.  
A161412.00

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are based on physical measurements  
and are expressed in feet and  
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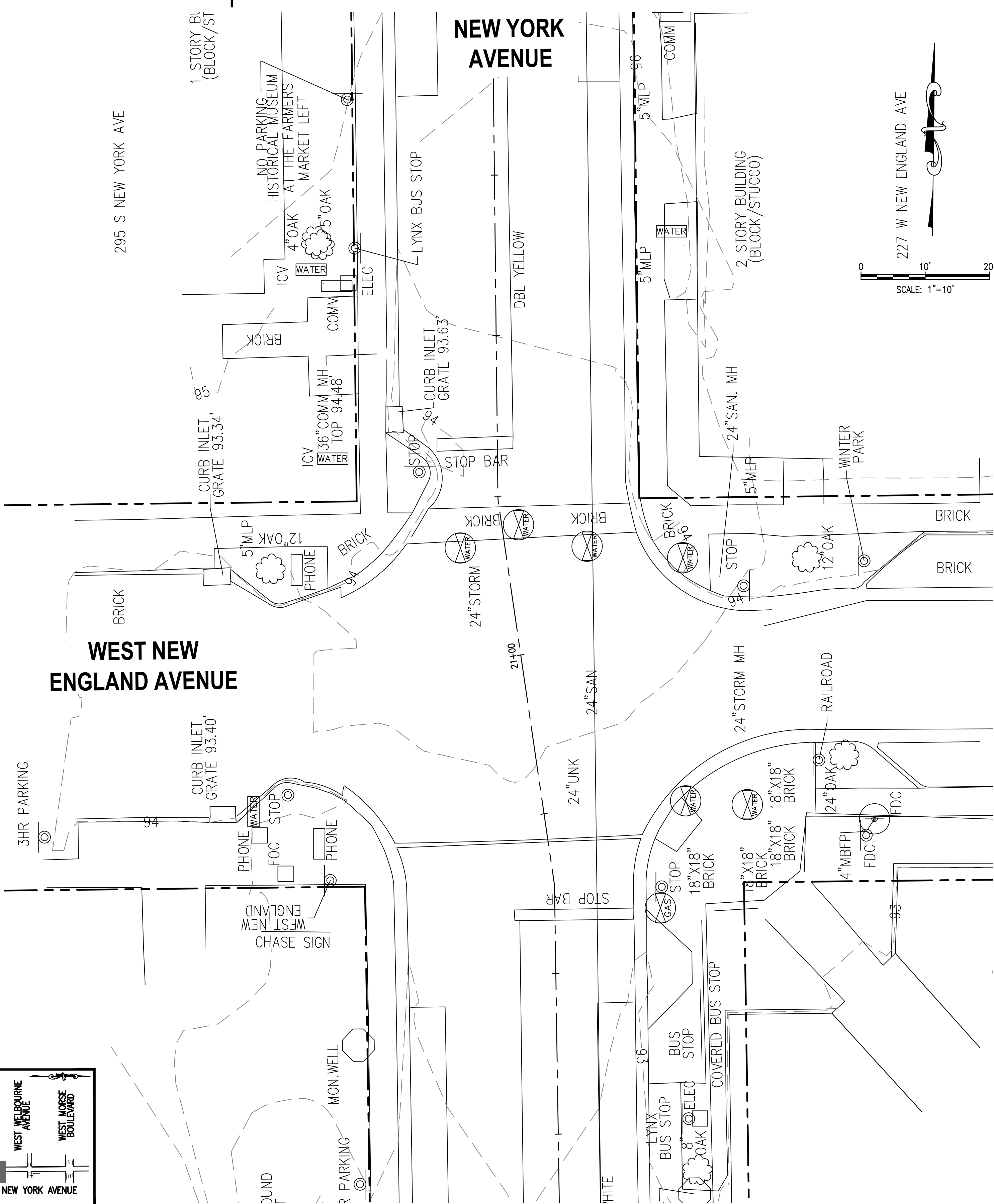
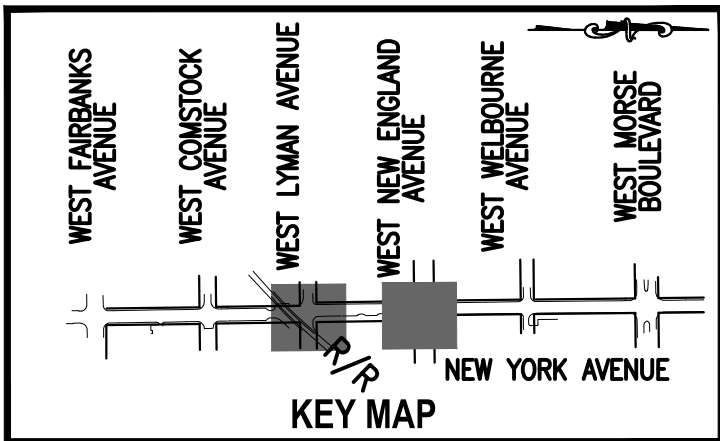
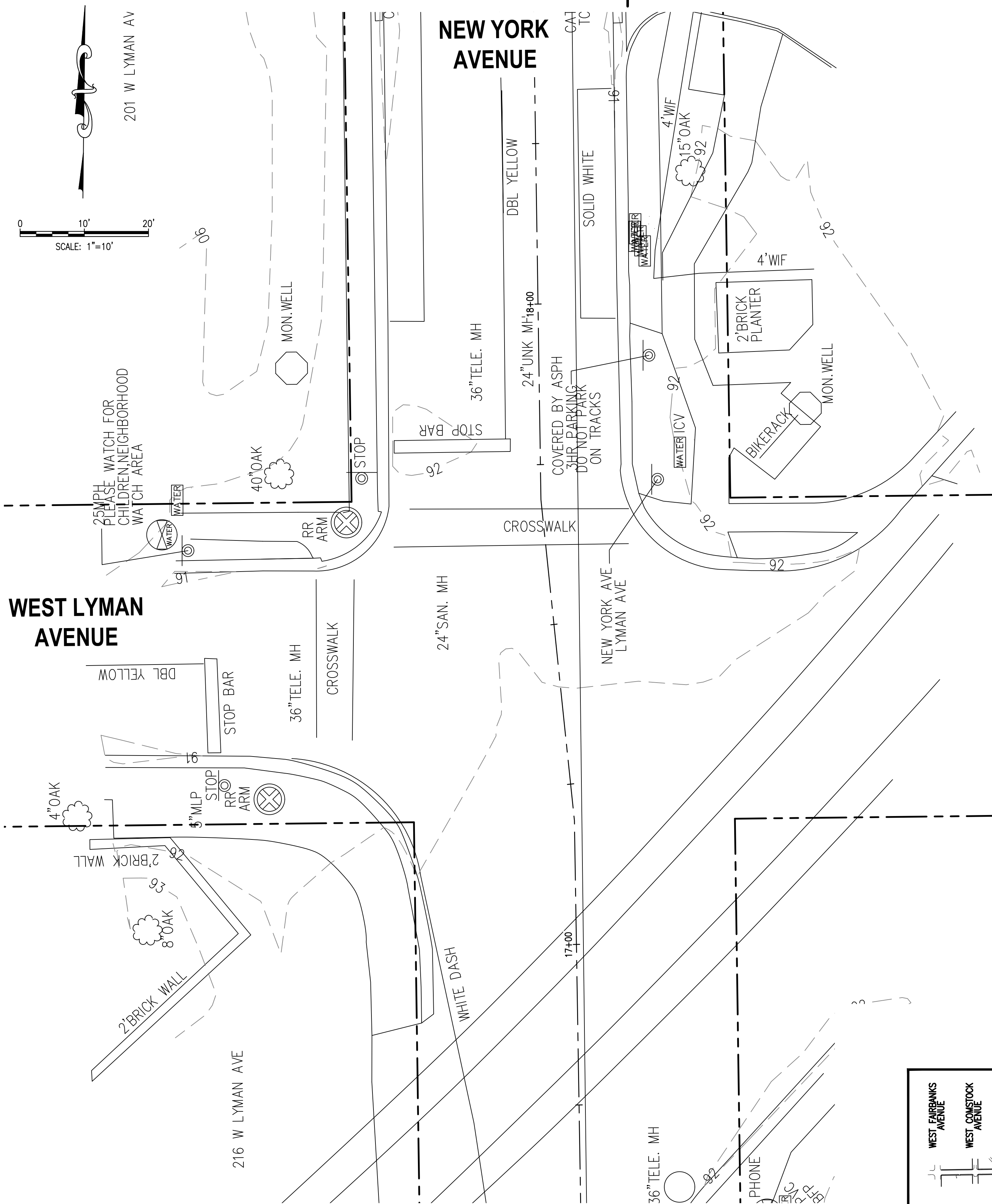
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**NEW YORK AVENUE - ROADWAY IMPROVEMENTS**  
**CITY OF WINTER PARK, FLORIDA**

SHEET  
NO.

**C1.00**



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Winter Park, Florida 32789  
407.599.3399

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DATE:	05/20/2020
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APPROVED:	AJS

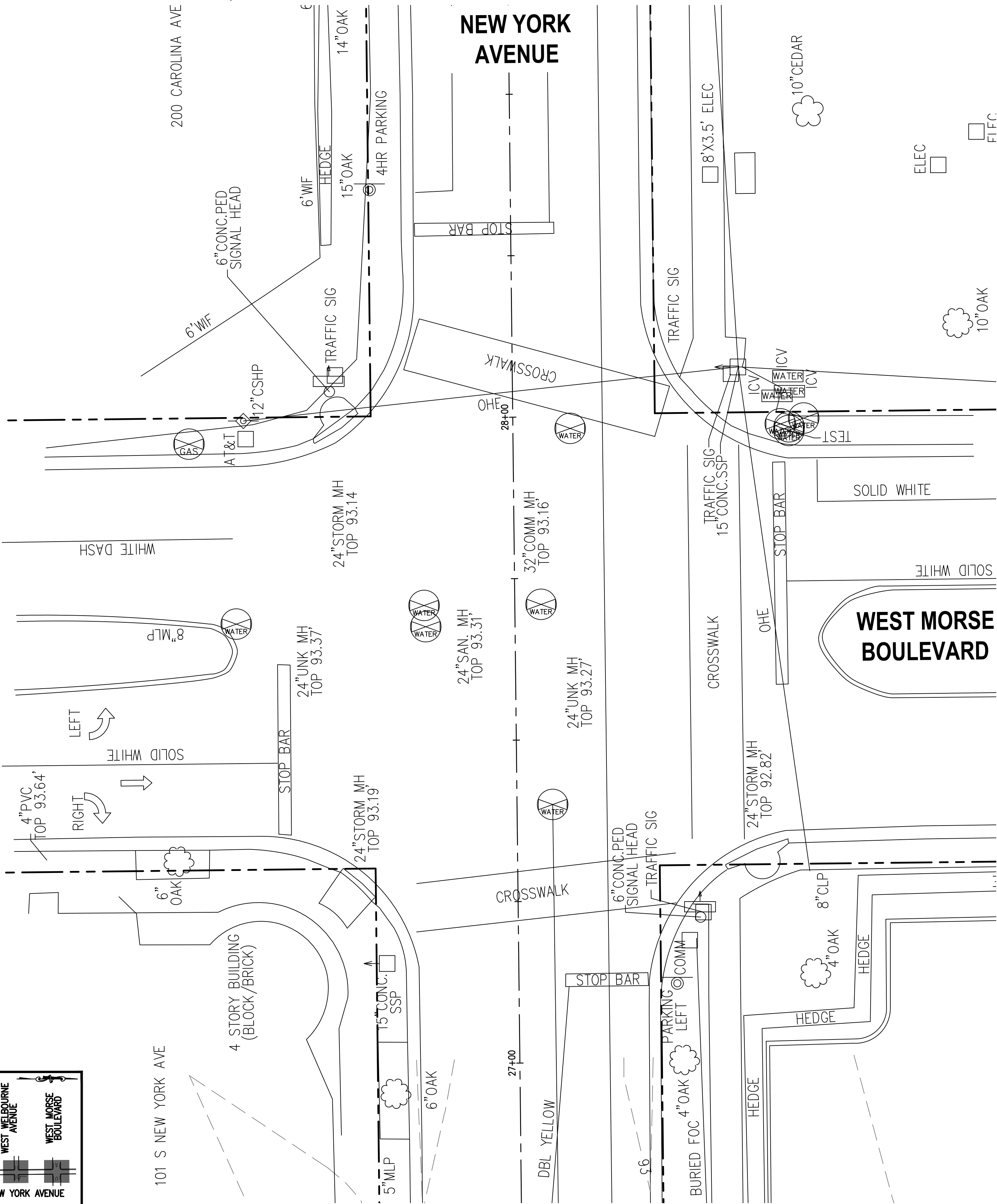
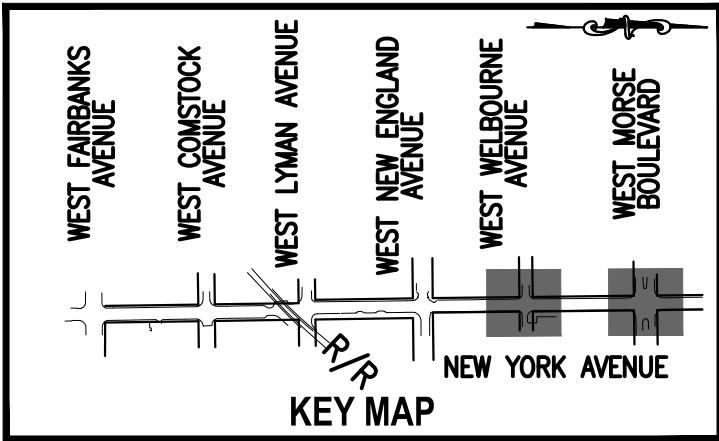
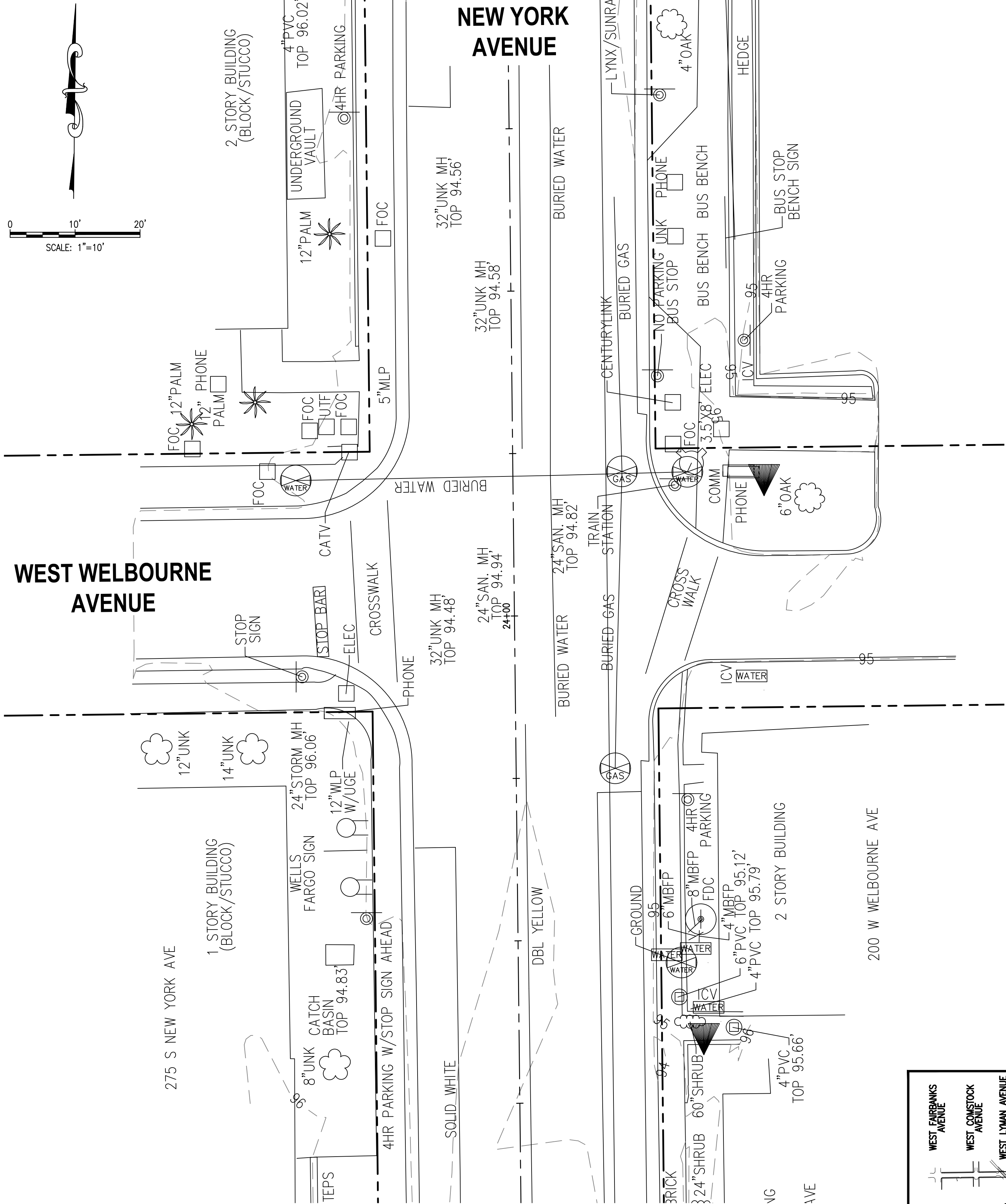
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**EXISTING CONDITIONS**  
**W. LYMAN AVE / W. NEW ENGLAND AVE**

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**CITY OF WINTER PARK, FLORIDA**

SHEET NO.
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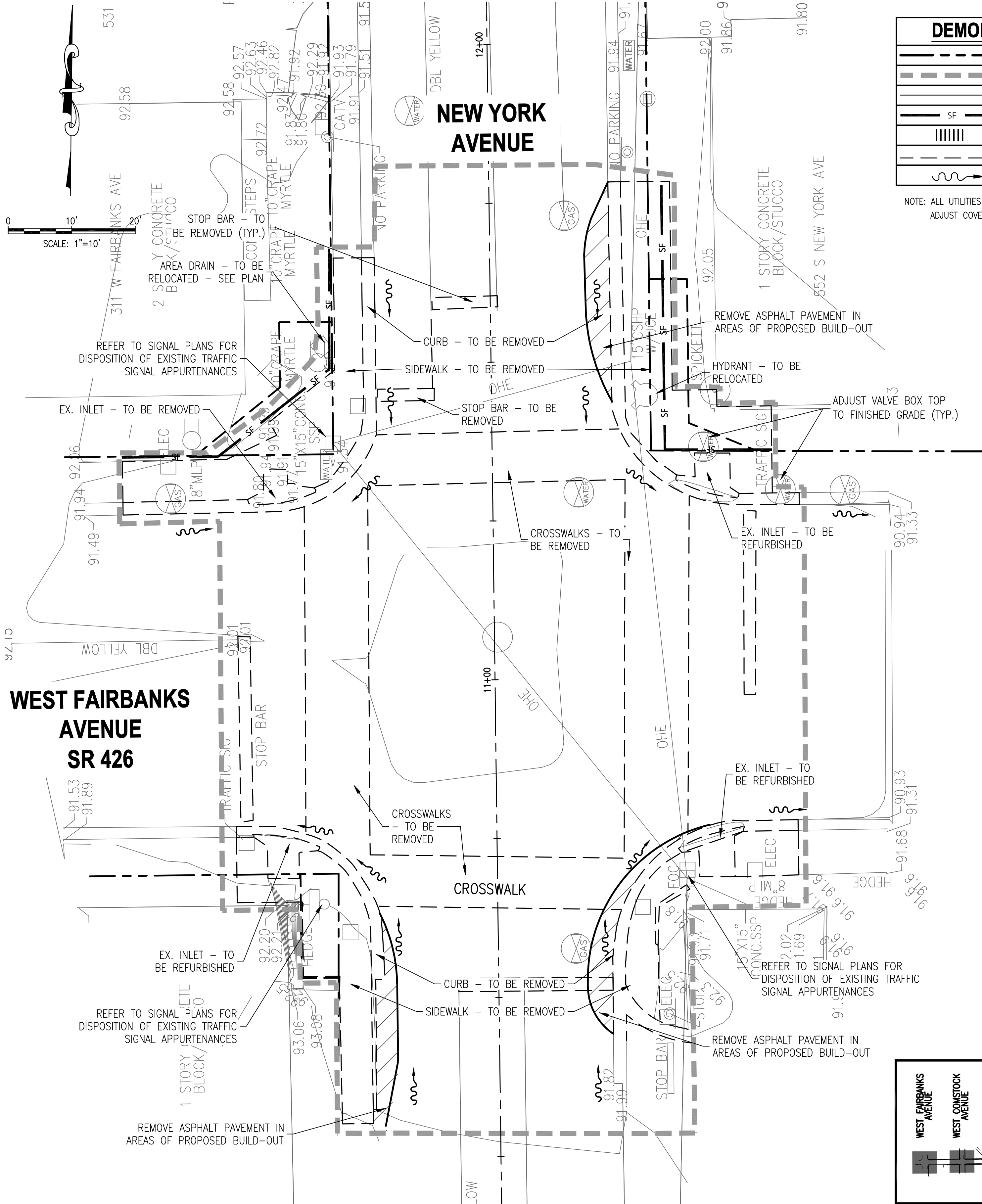
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EXISTING CONDITIONS W. MELBOURNE AVE / W. MORSE AVE
NEW YORK AVENUE - ROADWAY IMPROVEMENTS CITY OF WINTER PARK, FLORIDA

SHEET NO.
C1.20

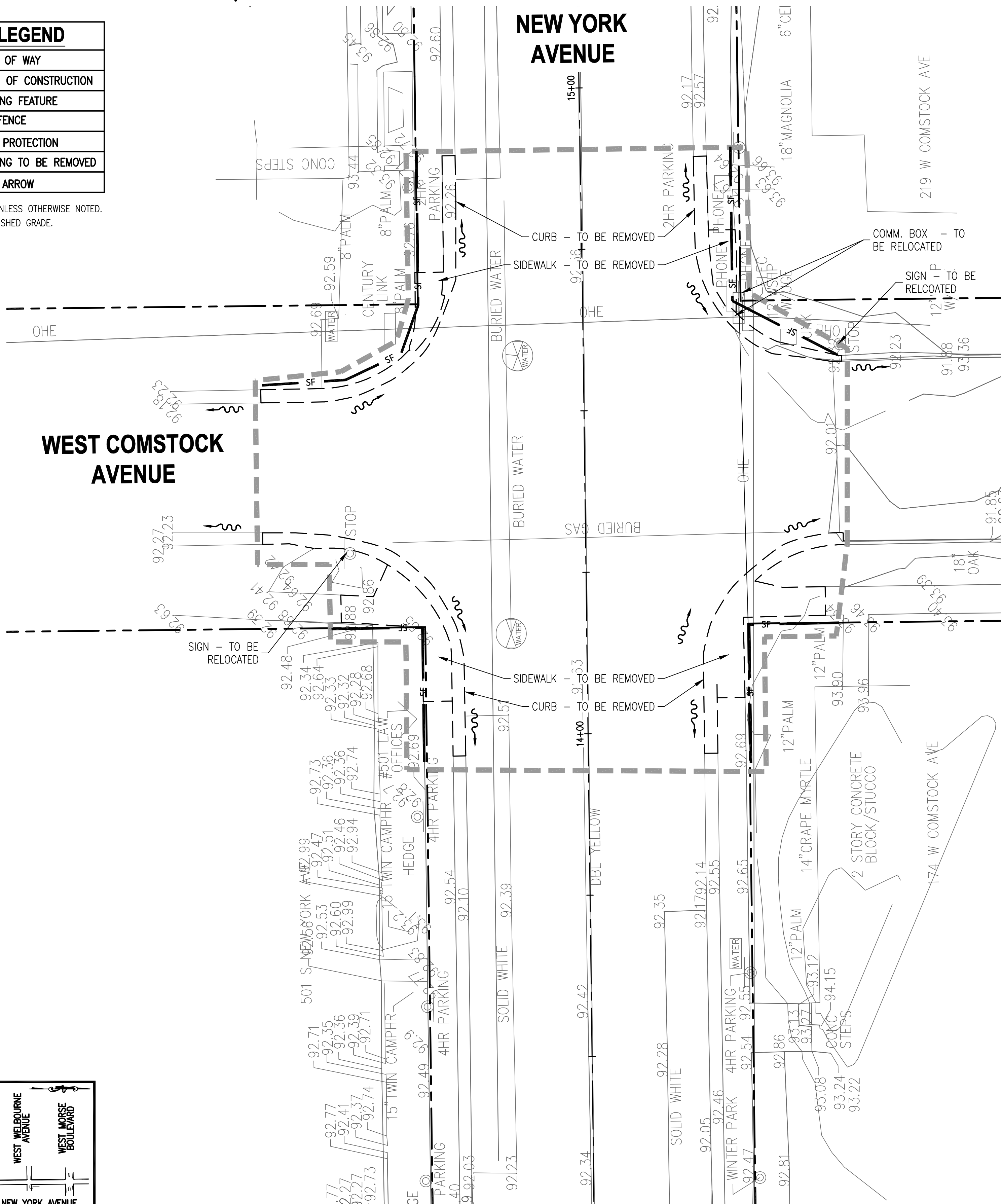


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DEMOLITION LEGEND	
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	LIMITS OF CONSTRUCTION
	EXISTING FEATURE
	SILT FENCE
	INLET PROTECTION
	EXISTING TO BE REMOVED
	FLOW ARROW

NOTE: ALL UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.  
ADJUST COVER/TOP TO FINISHED GRADE.



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DATE:	05/20/2020
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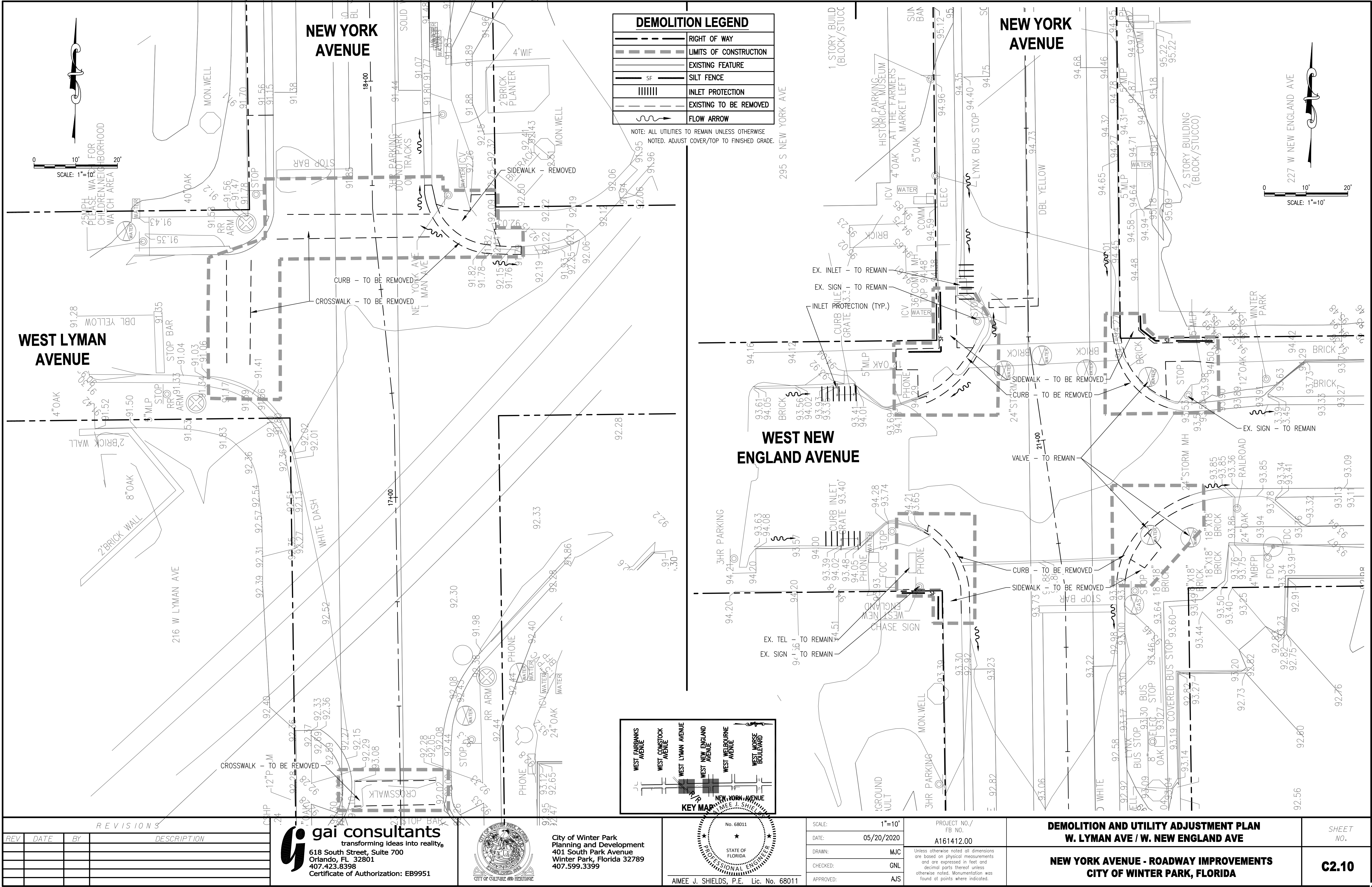
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**DEMOLITION AND UTILITY ADJUSTMENT PLAN**  
**W. FAIRBANKS AVE / W. COMSTOCK AVE**

**NEW YORK AVENUE - ROADWAY IMPROVEMENTS**  
**CITY OF WINTER PARK, FLORIDA**

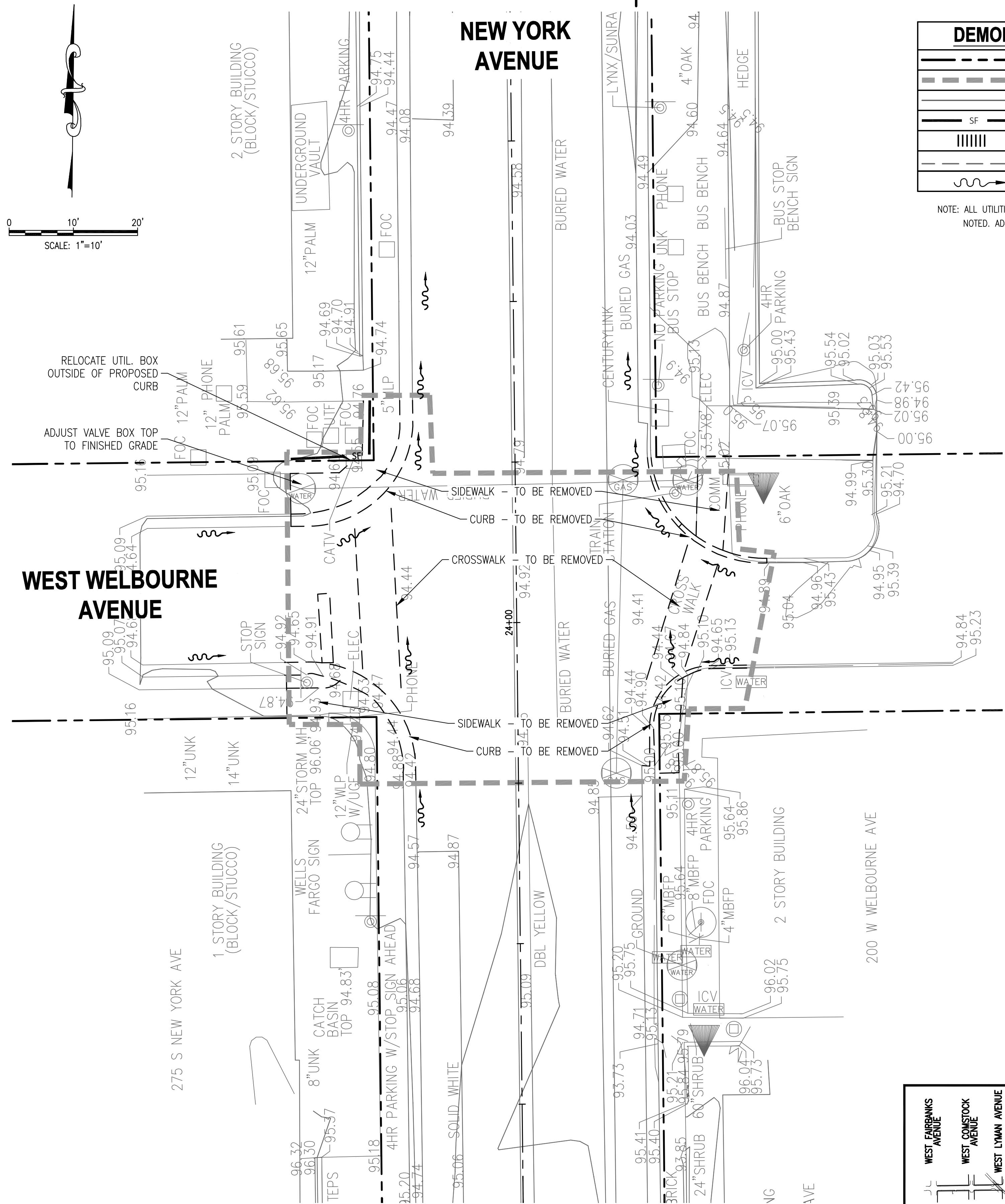
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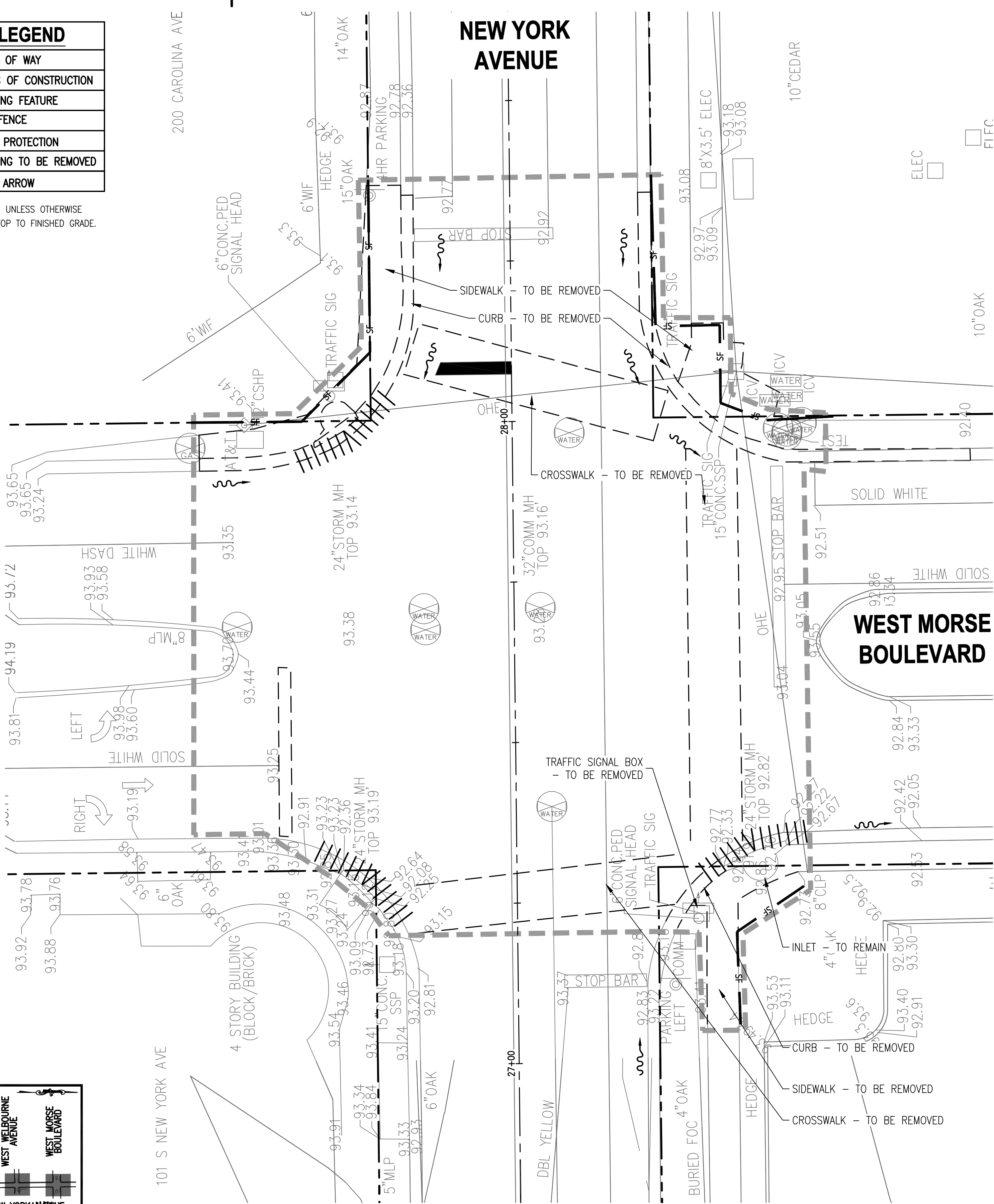
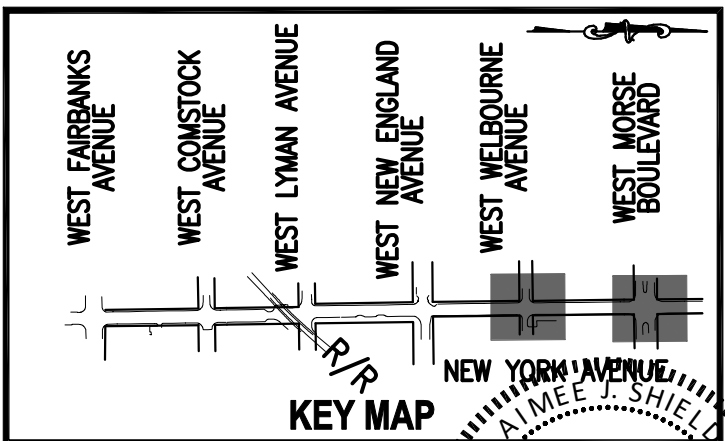


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DEMOLITION LEGEND	
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	LIMITS OF CONSTRUCTION
	EXISTING FEATURE
	SILT FENCE
	INLET PROTECTION
	EXISTING TO BE REMOVED
	FLOW ARROW

NOTE: ALL UTILITIES TO REMAIN UNLESS OTHERWISE NOTED. ADJUST COVER/TOP TO FINISHED GRADE.



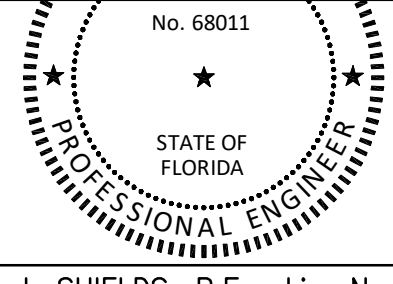
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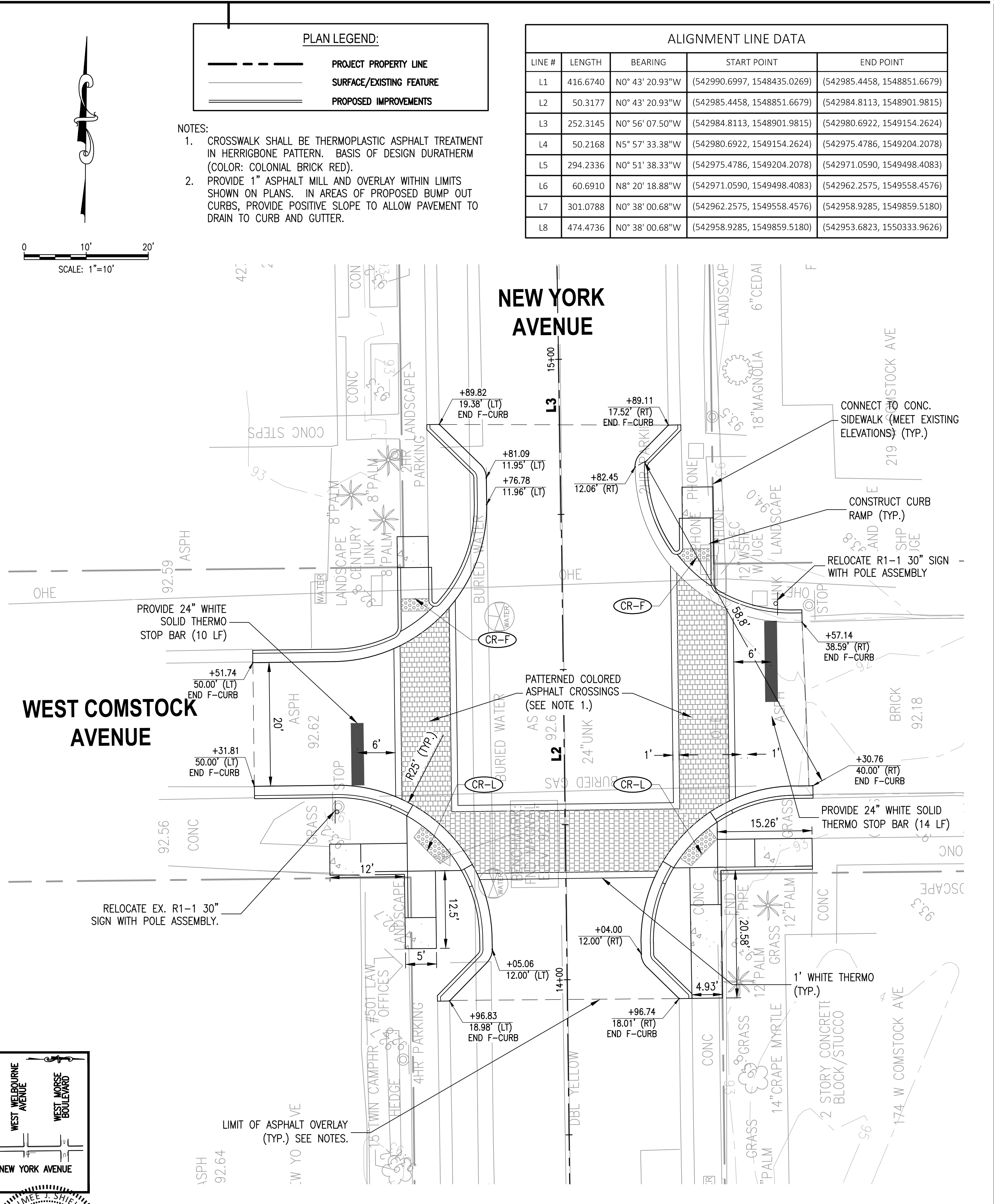
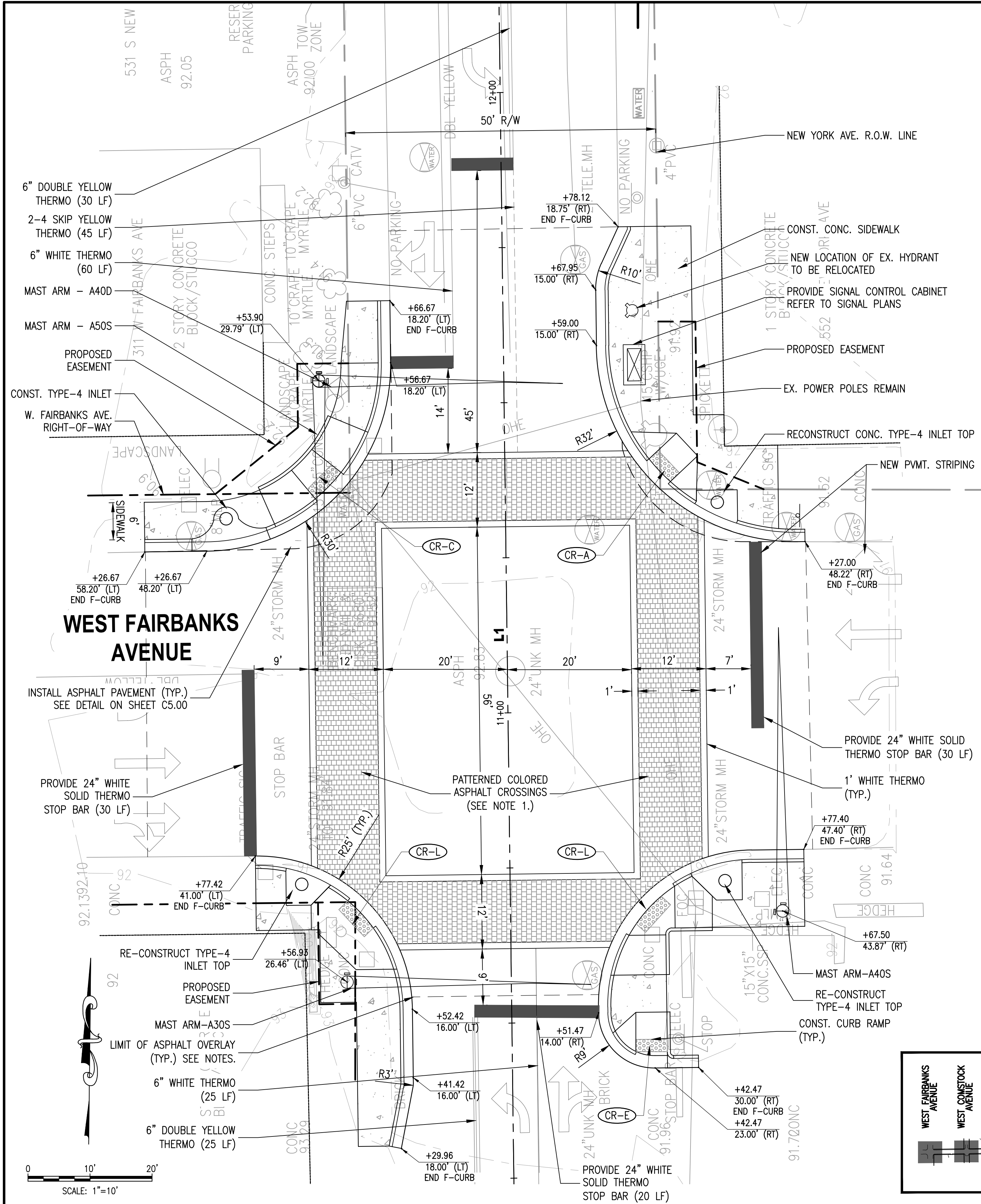
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DATE:	05/20/2020
DRAWN:	MJC
CHECKED:	GNL
APPROVED:	AJS

**DEMOLITION AND UTILITY ADJUSTMENT PLAN**  
**W. MELBOURNE AVE / W. MORSE AVE**

**NEW YORK AVENUE - ROADWAY IMPROVEMENTS**  
**CITY OF WINTER PARK, FLORIDA**

SHEET NO.
<b>C2.20</b>



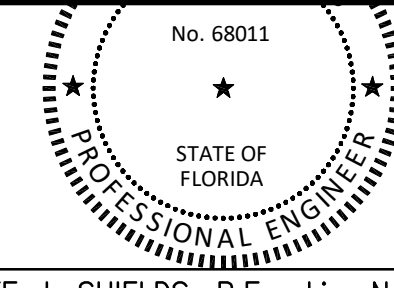
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SCALE:	1"=10'
DATE:	05/20/2020
DRAWN:	MJC
CHECKED:	GNL
APPROVED:	AJS

**SITE AND SIGNAGE PLAN**  
**W. FAIRBANKS AVE / W. COMSTOCK AVE**

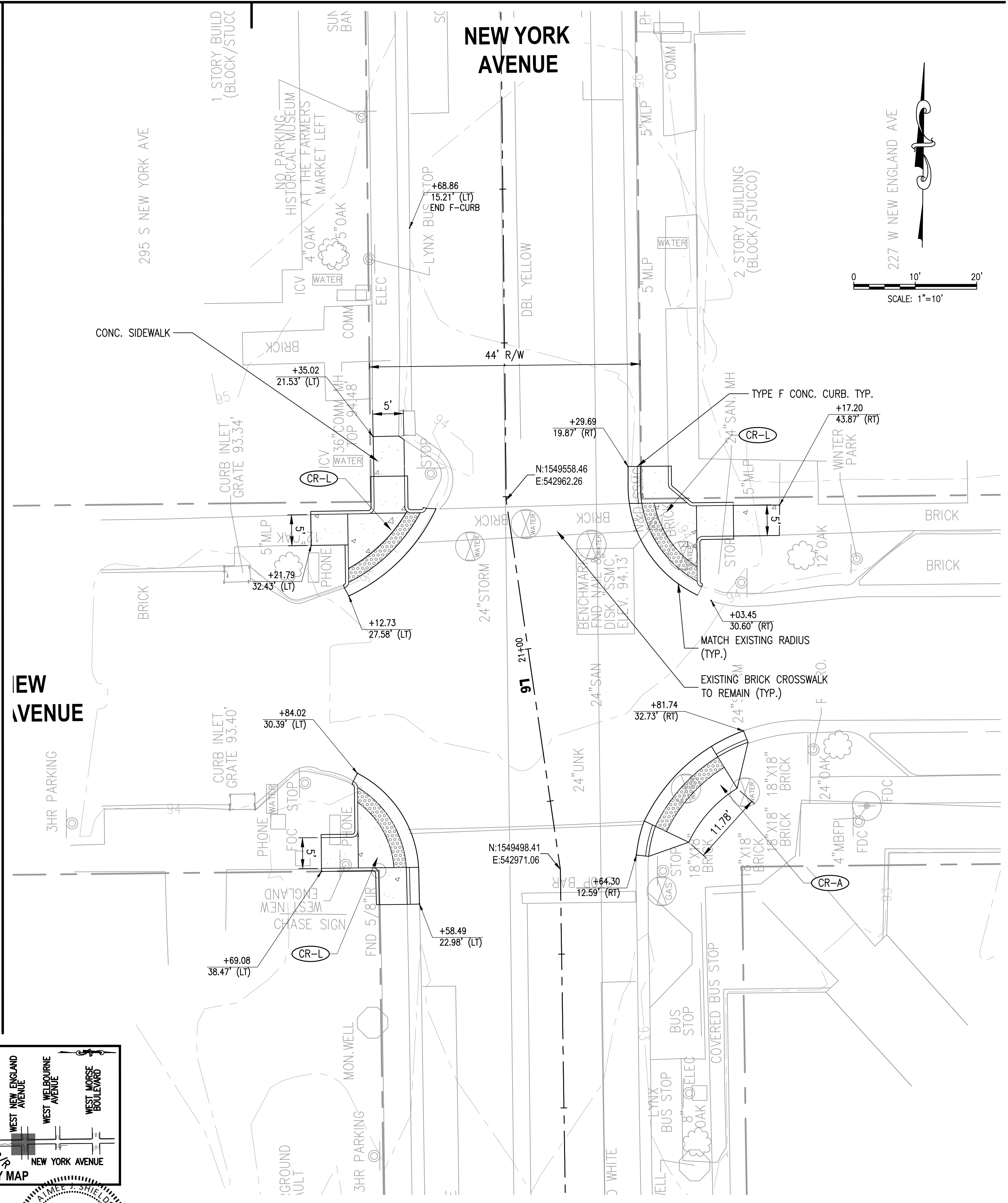
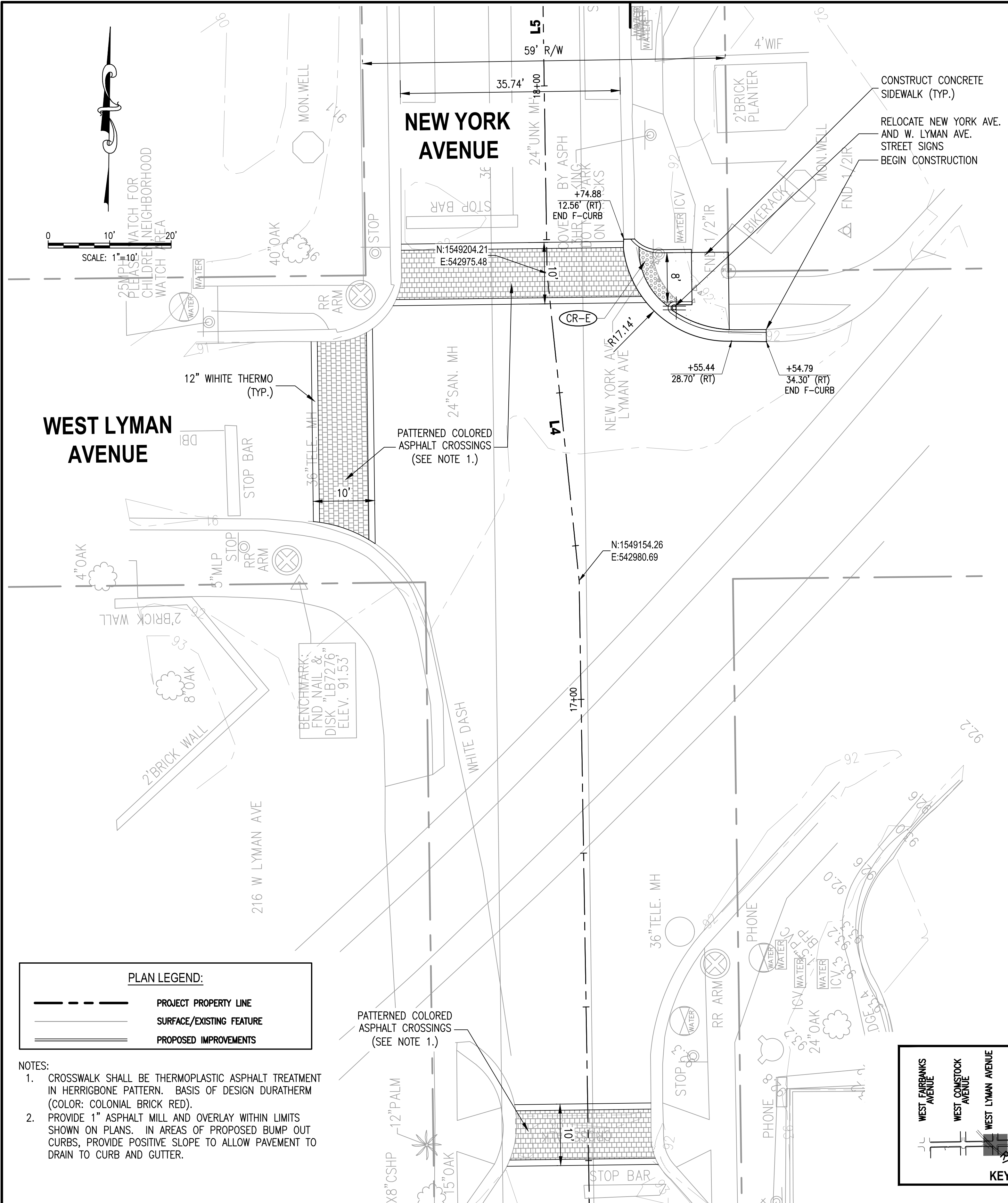
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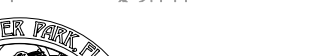

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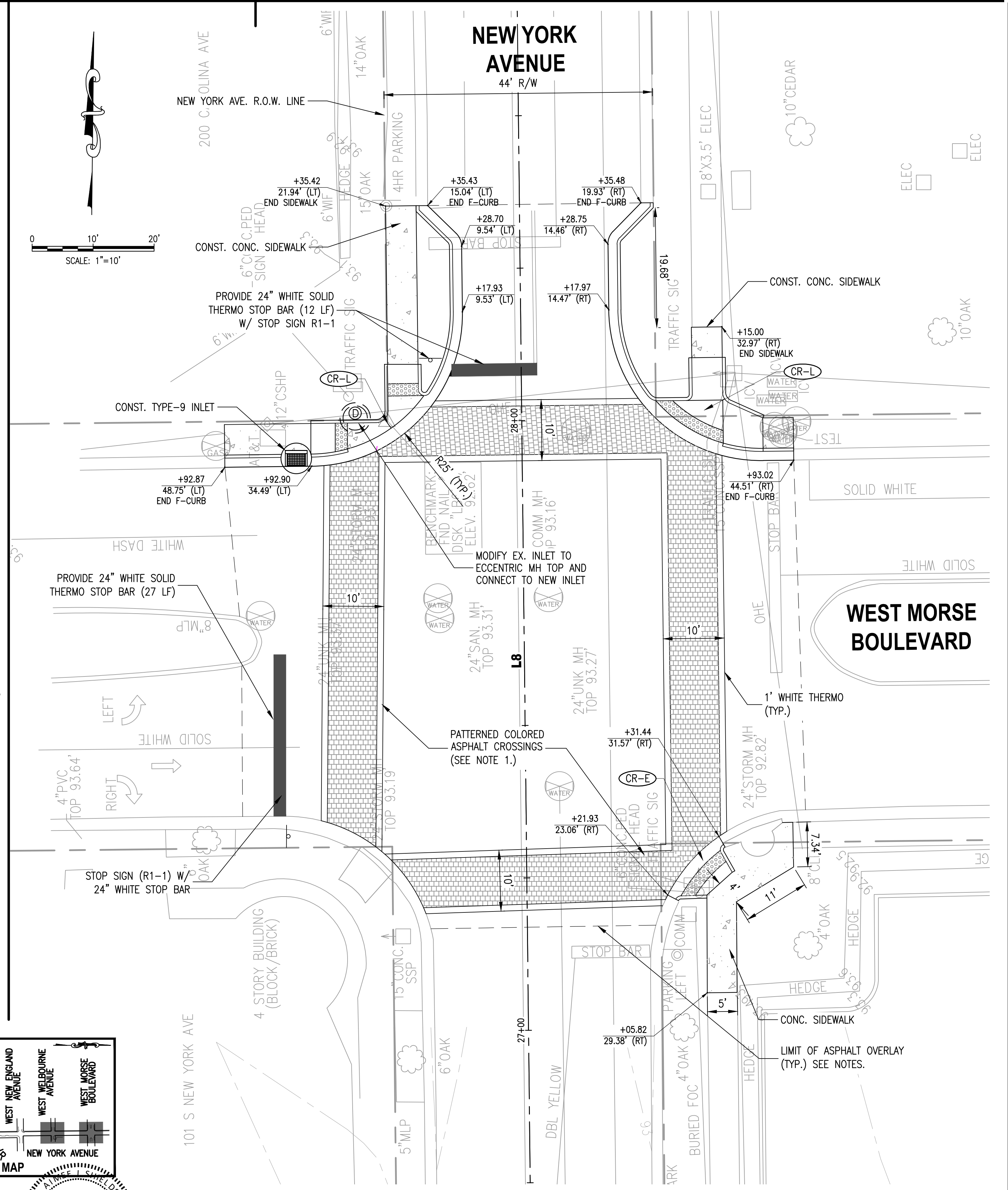
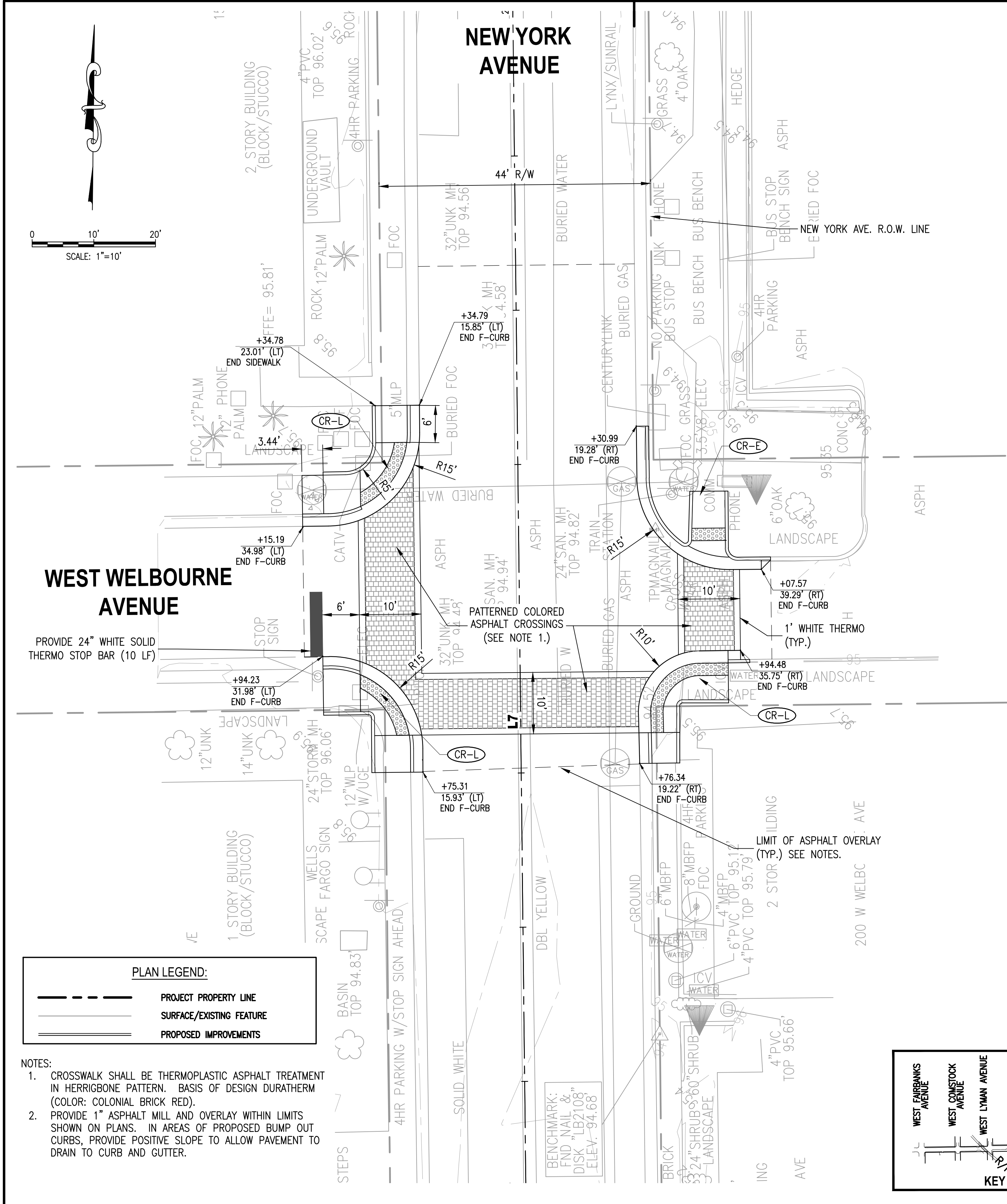
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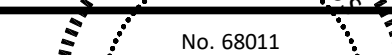




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REV	DATE	BY	DESCRIPTION				DATE: 05/20/2020	A161412.00		
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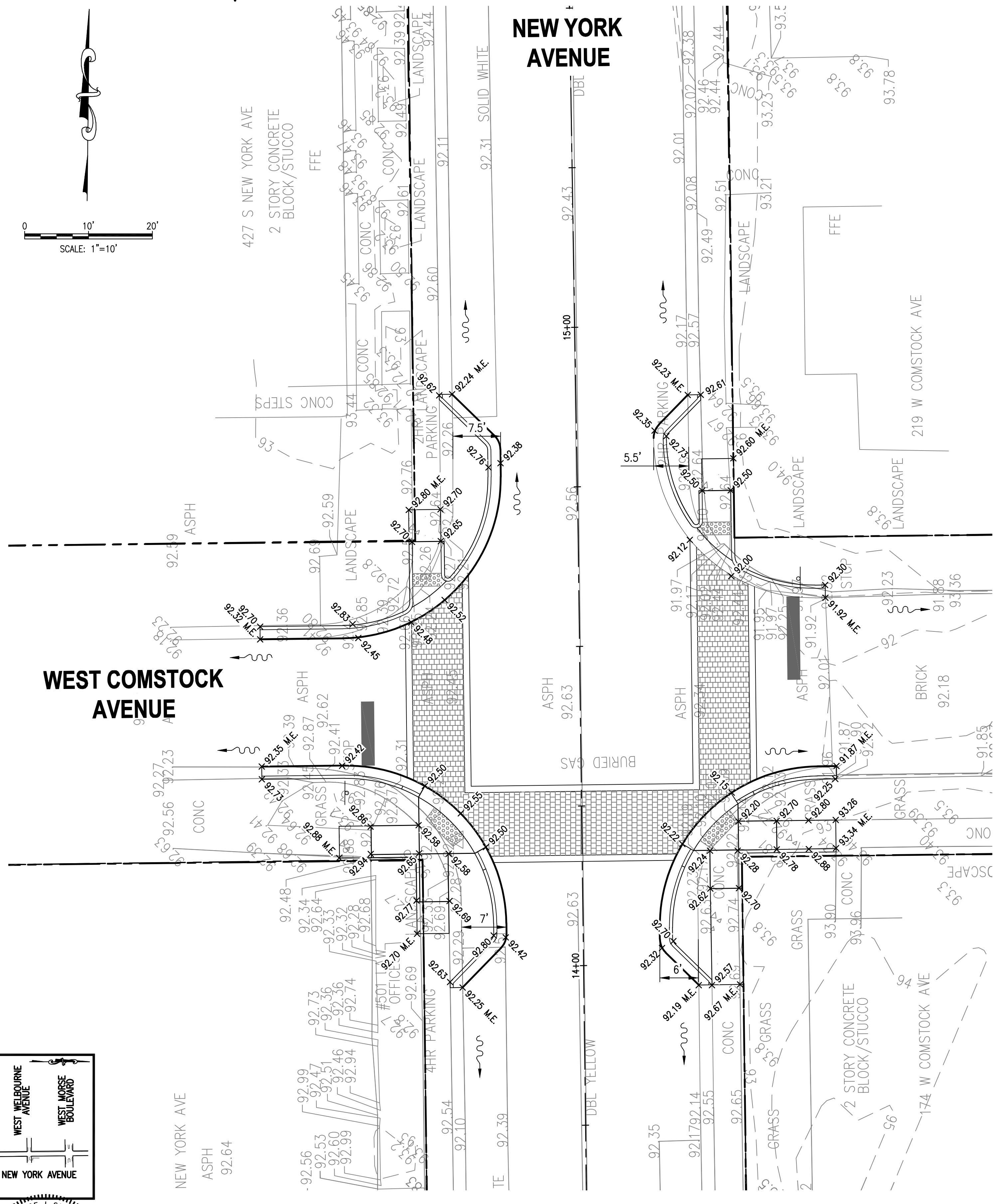
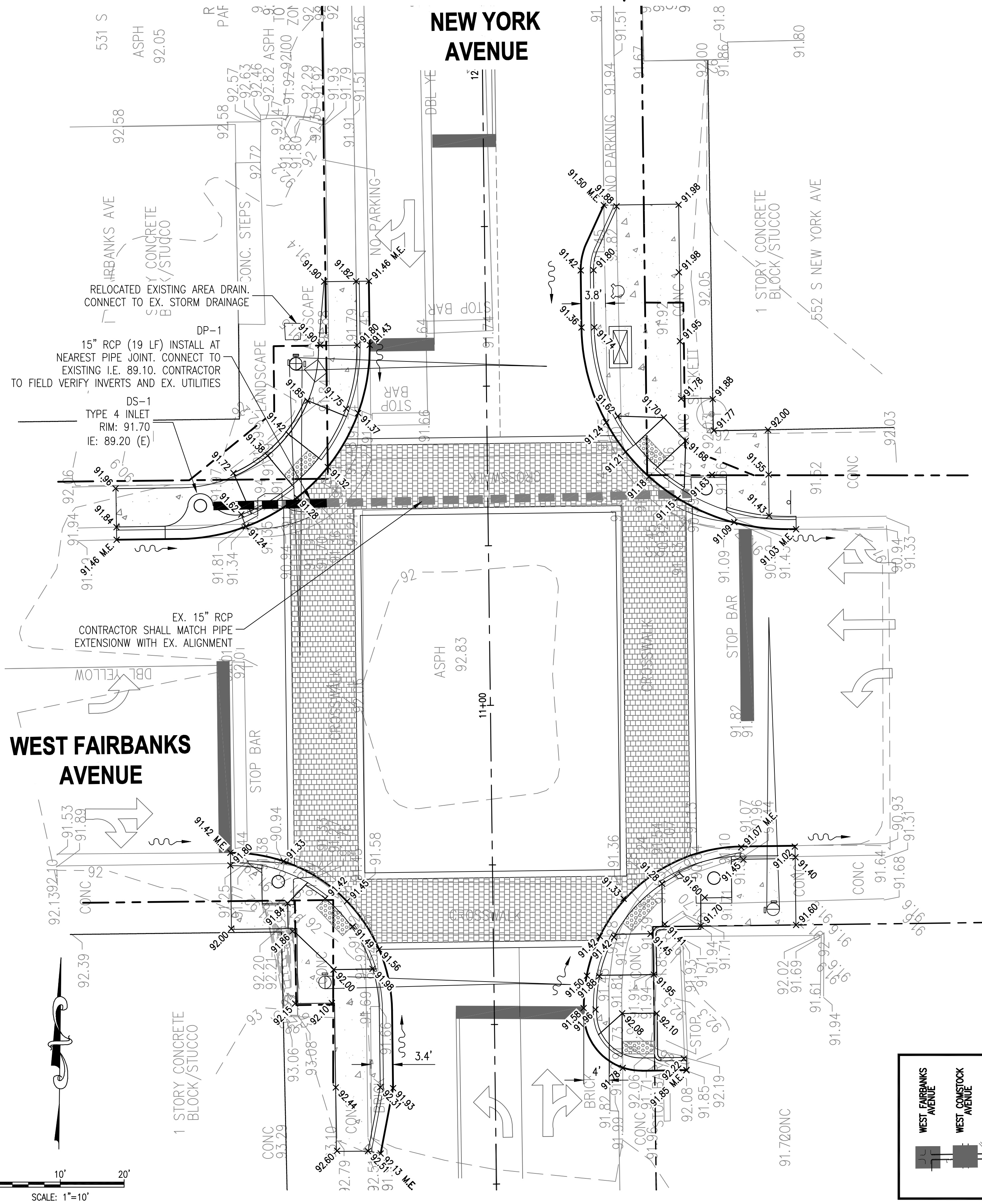


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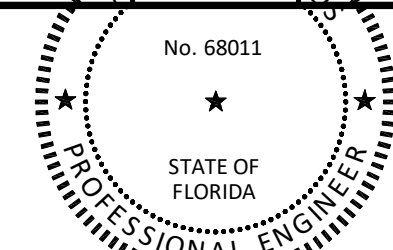
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REV	DATE	BY	DESCRIPTION



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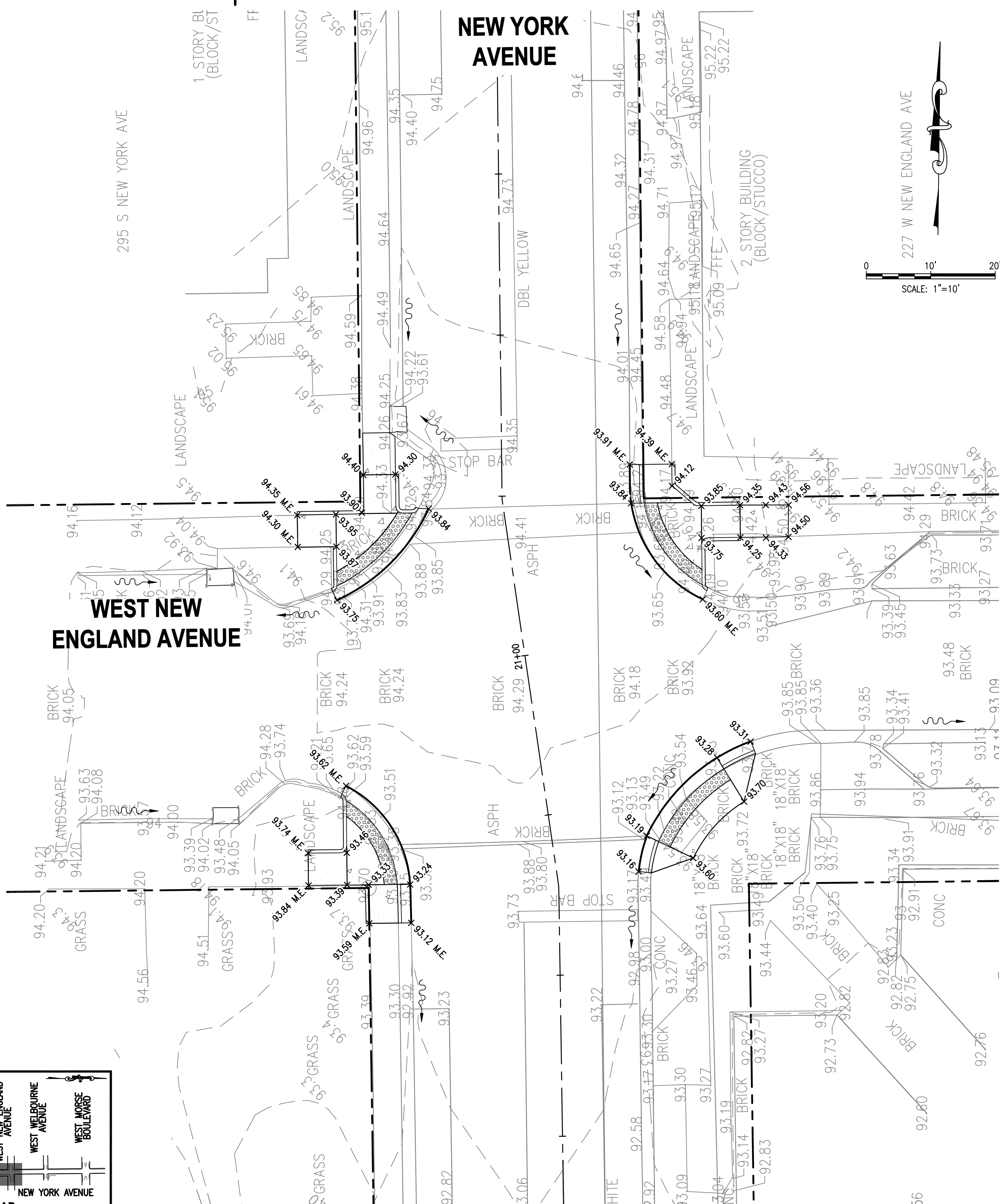
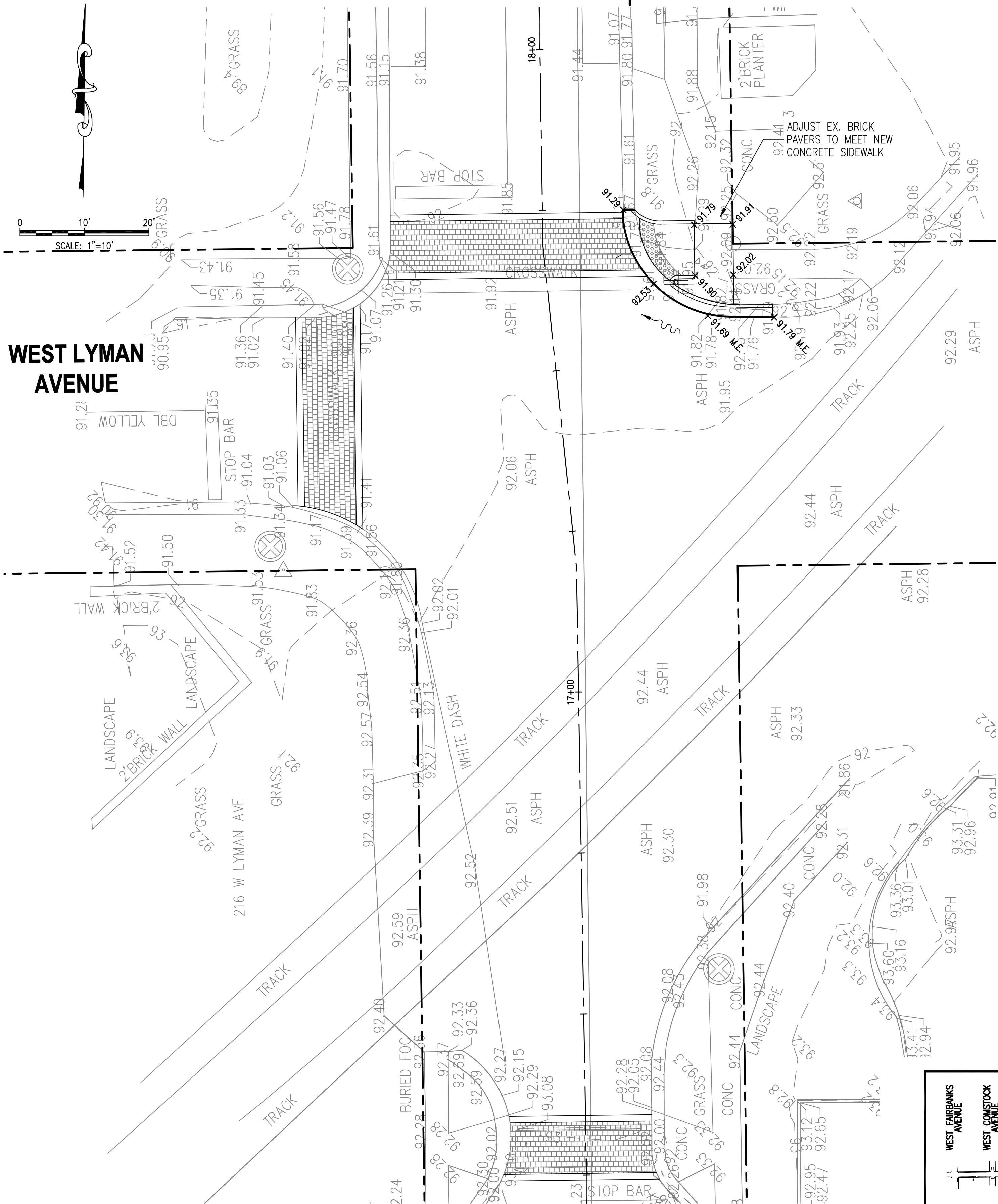
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**W. FAIRBANKS AVE / W. COMSTOCK AVE**

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**CITY OF WINTER PARK, FLORIDA**

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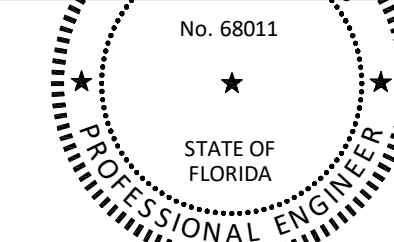
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SCALE:	1"=10'
DATE:	05/20/2020
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**GRADING AND DRAINAGE PLAN**  
**W. LYMAN AVE / W. NEW ENGLAND AVE**

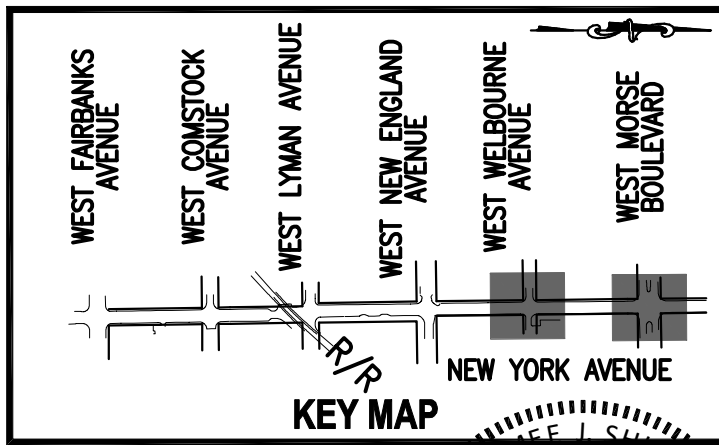
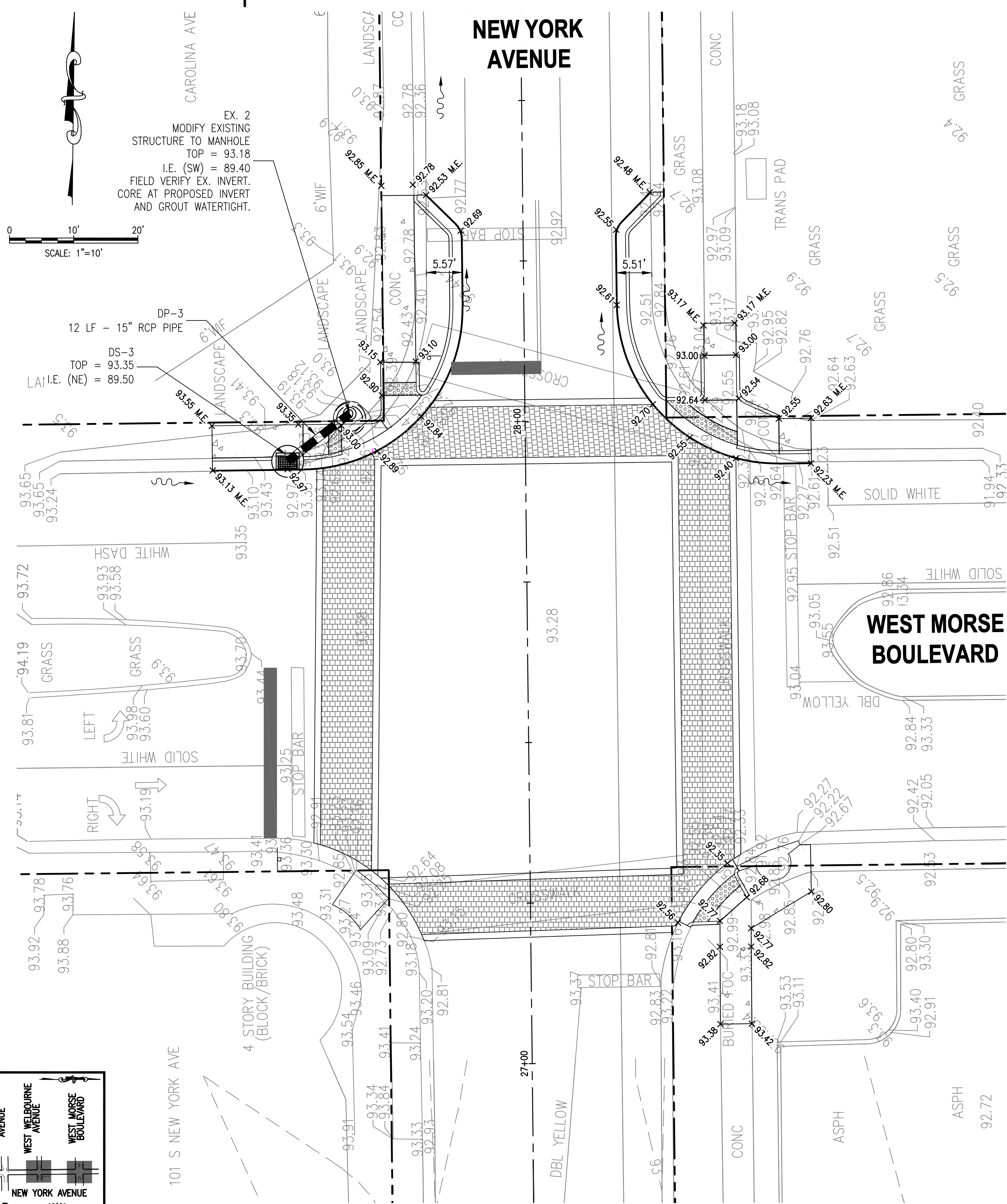
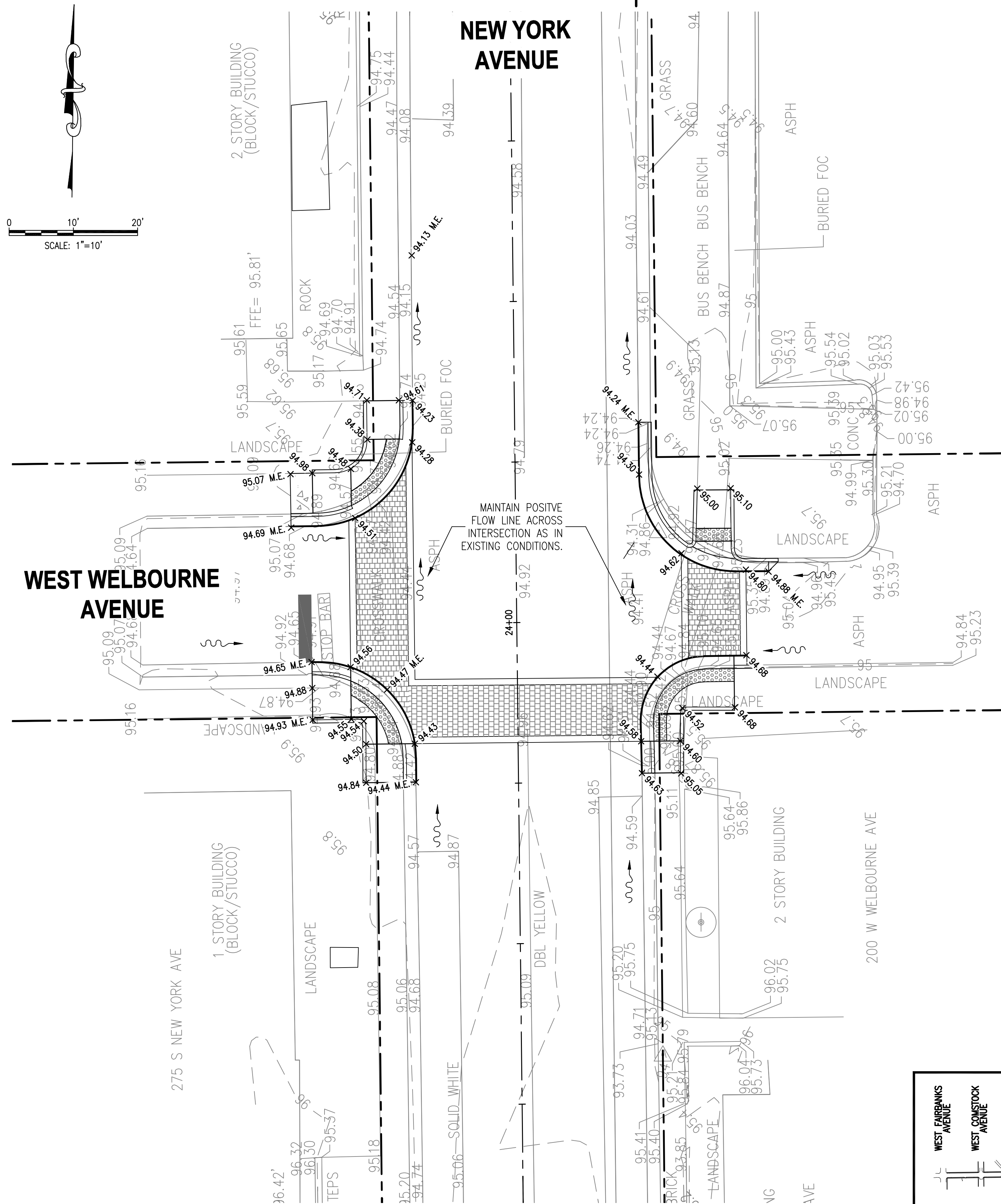
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**CITY OF WINTER PARK, FLORIDA**

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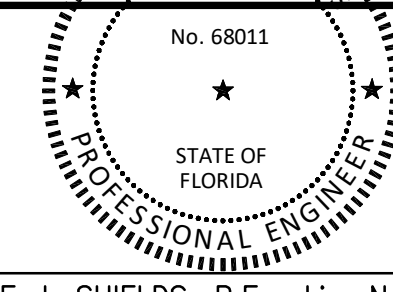
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SCALE:	1"=10'
DATE:	05/20/2020
DRAWN:	MJC
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**GRADING AND DRAINAGE PLAN**  
**W. MELBOURNE AVE / W. MORSE AVE**

**NEW YORK AVENUE - ROADWAY IMPROVEMENTS**  
**CITY OF WINTER PARK, FLORIDA**

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# WINTER PARK PAVILION

1773WPCS.07 CENTRAL PARK PAVILION

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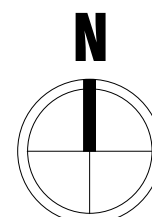
**ZYSCOVICH**  
ARCHITECTS

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e. info@zyscovich.com  
w. www.zyscovich.com







## SCHEMATIC DESIGN



## LOCATION MAP

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www.zysovich.com

Project  
**CENTRAL PARK PAVILION**  
CENTRAL PARK - NORTH SECTION, WINTER  
PARK, FL.; 32789

Civil Consultant

Structural Engineers  
**McMamara Salvia Structural Engineers**  
20 N. Orange Avenue, 11th  
Floor, Suite 1100

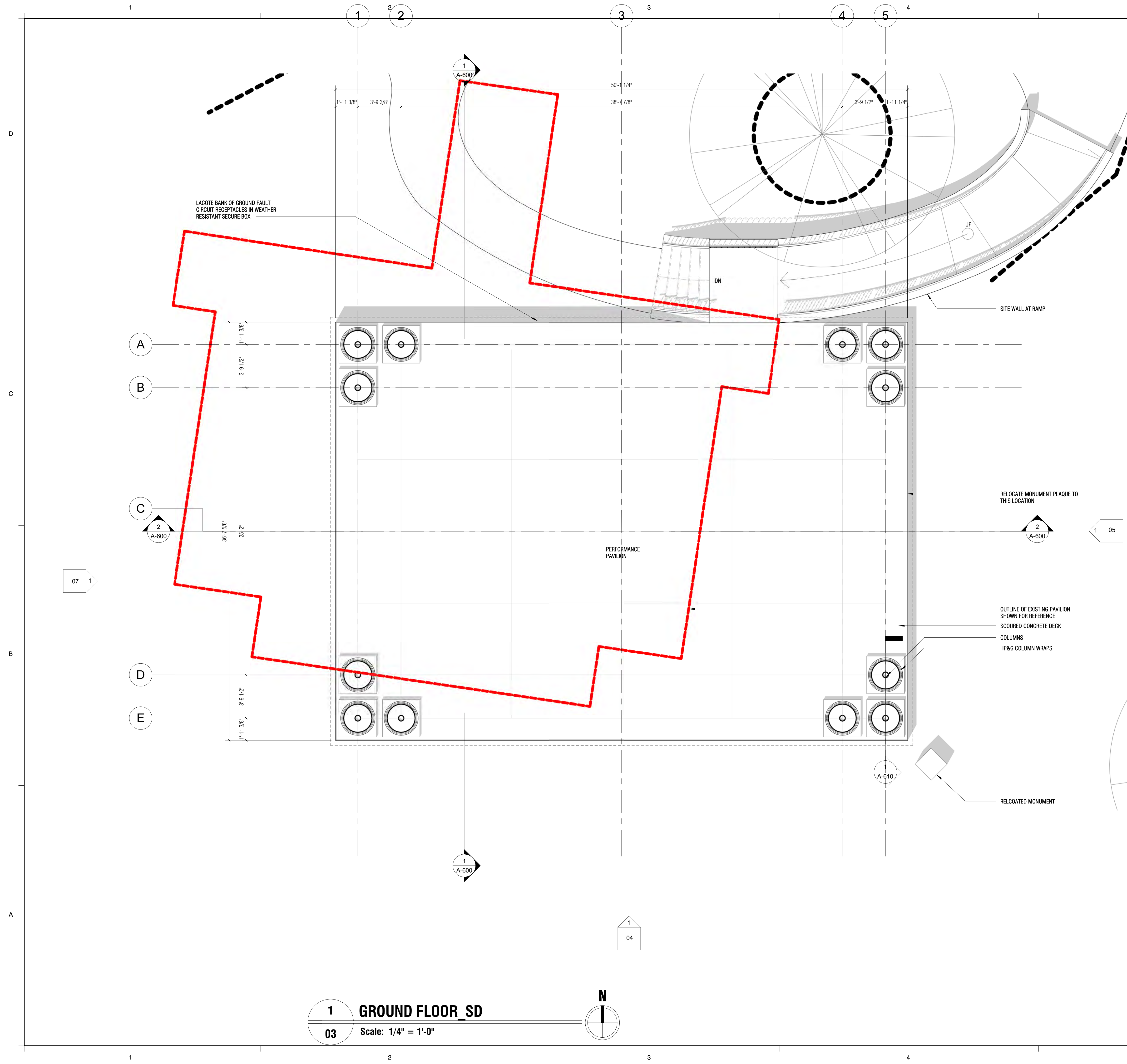
M/E/P Engineers  
**TLC ENGINEERING SOLUTIONS**  
255 S. ORANGE AVE, SUITE 1600





## 02





Structural Engineers  
**McMamara Salvia Structural Engineers**  
20 N. Orange Avenue, 11th  
Floor, Suite 1100

**M/E/P Engineers**  
**TLC ENGINEERING SOLUTIONS**  
255 S. ORANGE AVE., SUITE 1600

Civil Consultant

Landscape Consultant

Project

**CENTRAL PARK PAVILION**

CENTRAL PARK - NORTH SECTION, WINTER  
PARK, FL., 32789

Architect

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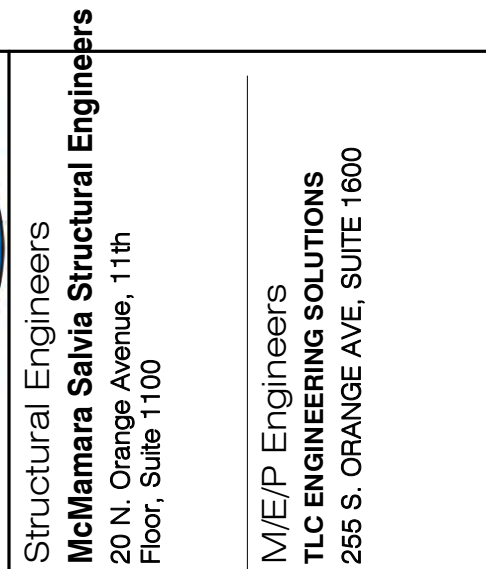
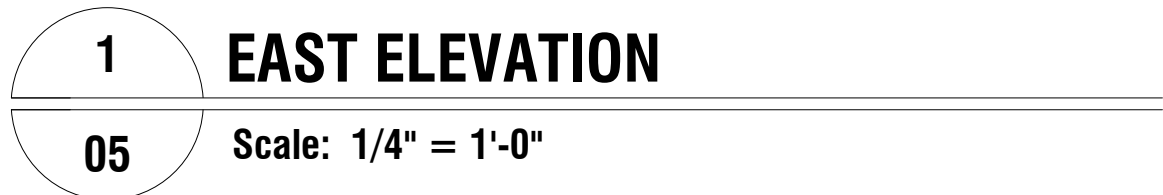
## 03

# SCHEMATIC DESIGN









Civil Consultant	
Landscape Consultant	

Project

**CENTRAL PARK PAVILION**

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PARK, FL., 32789

Architect

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Seal

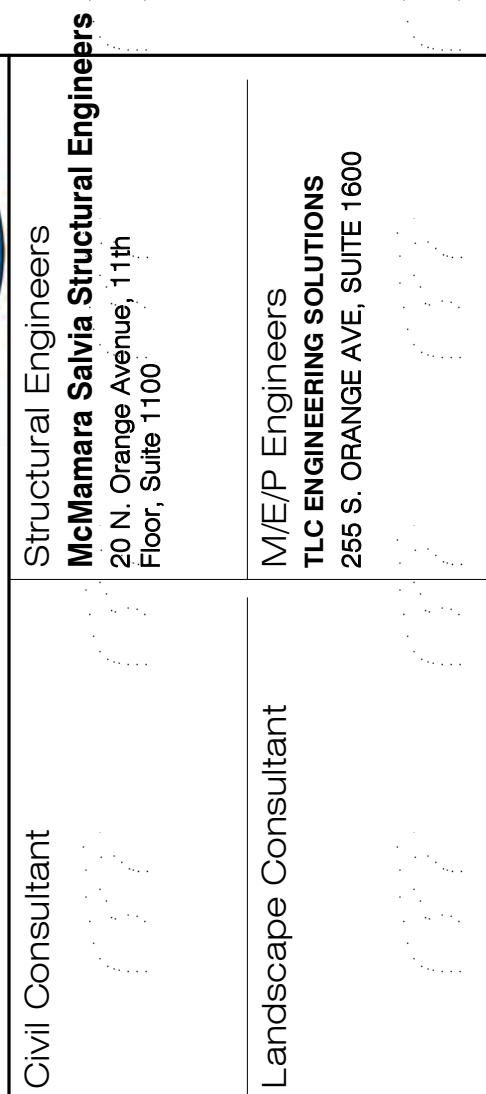
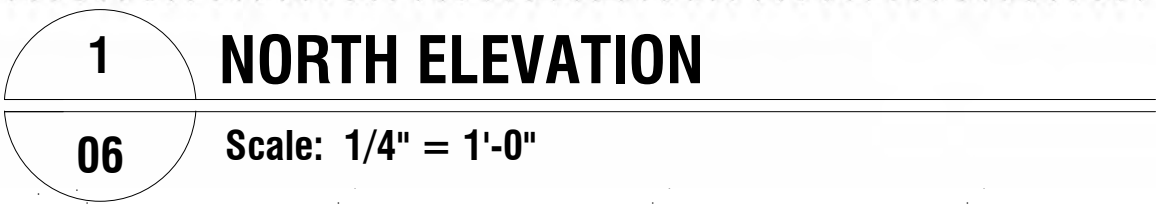
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05	

## SCHEMATIC DESIGN





Project

**CENTRAL PARK PAVILION**

CENTRAL PARK - NORTH SECTION, WINTER  
PARK, FL., 32789

Architect

**ZYSCOVICH**  
ARCHITECTS

100 N. Biscayne Blvd., 26th Fl.  
Miami, FL 33132-2504



t 305.372.5222  
f 305.377.4521  
e info@zysoverb.com  
w www.zysoverb.com

Seal

JOHN CUNNINGHAM  
Reg. No. 1773WPCS.07

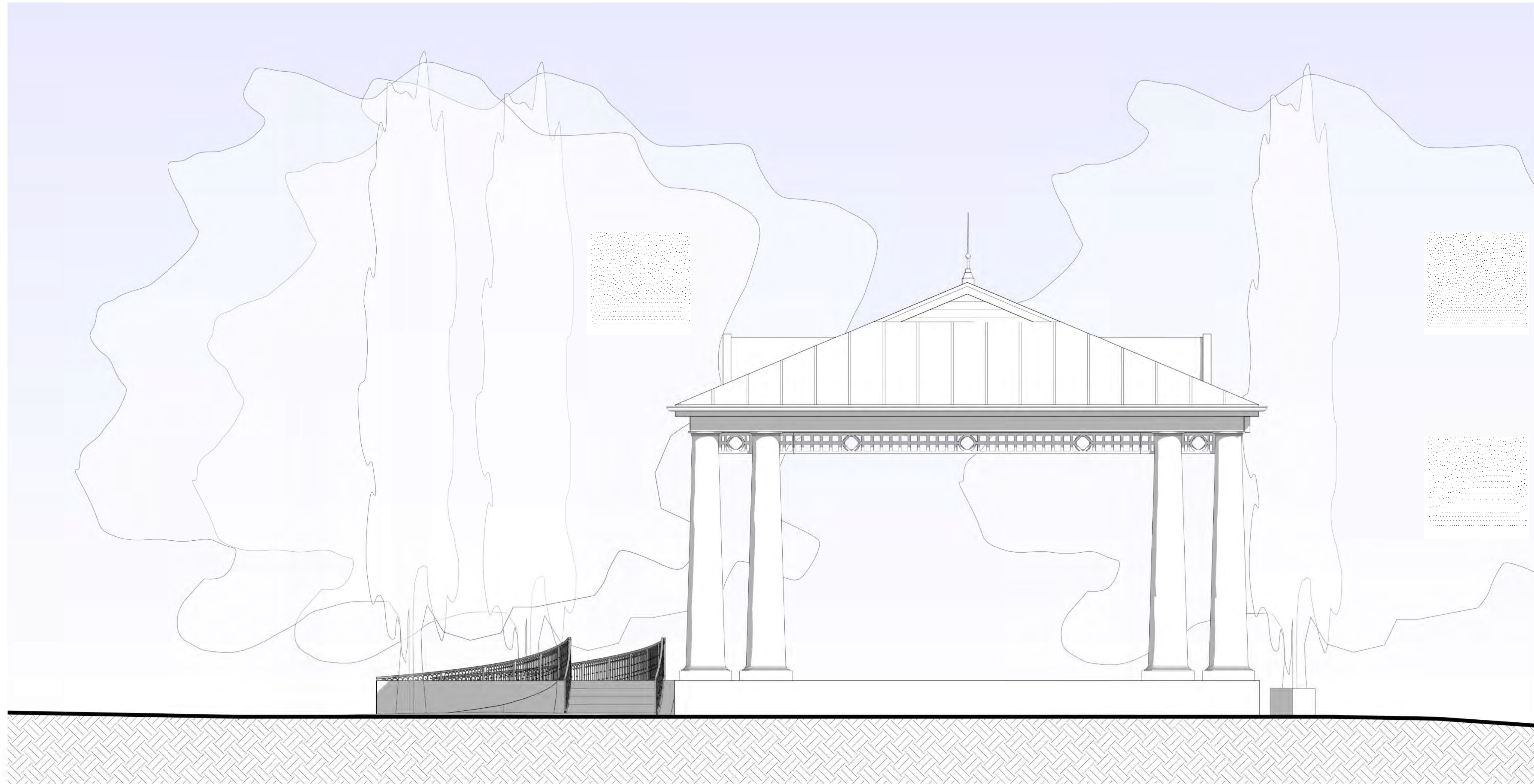
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 <h1 style="text-align: center;">NORTH ELEVATION</h1>	
1773WPCS.07	06/10/21
 <h1 style="text-align: center;">06</h1>	

# SCHEMATIC DESIGN





**1 WEST ELEVATION**  
**07** Scale: 1/4" = 1'-0"

Structural Engineers  
**McMamara Salvia Structural Engineers**  
20 N. Orange Avenue, 11th  
Floor, Suite 1100

M/E/P Engineers  
TLC ENGINEERING SOLUTIONS  
255 S. ORANGE AVE, SUITE 1600

Civil Consultant

Landscape Consultant

Project

**CENTRAL PARK PAVILION**

CENTRAL PARK - NORTH SECTION, WINTER  
PARK, FL., 32789

Architect

**ZYSCOVICH**

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Goal

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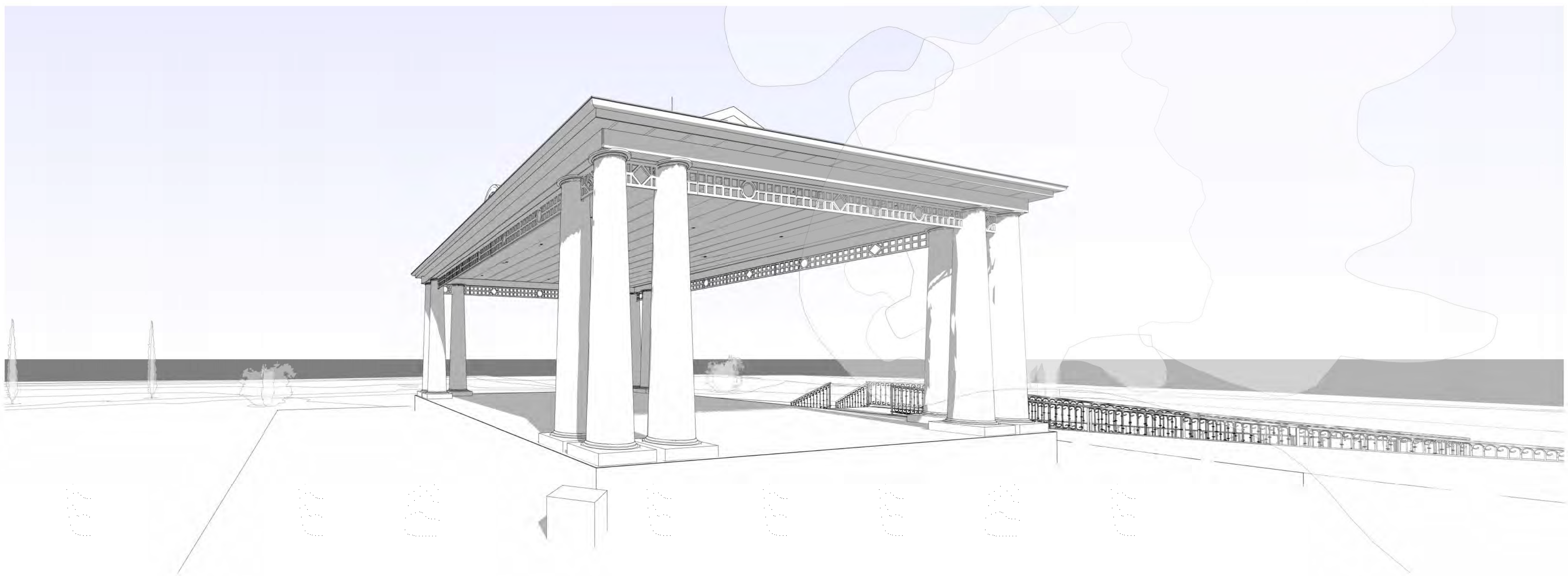
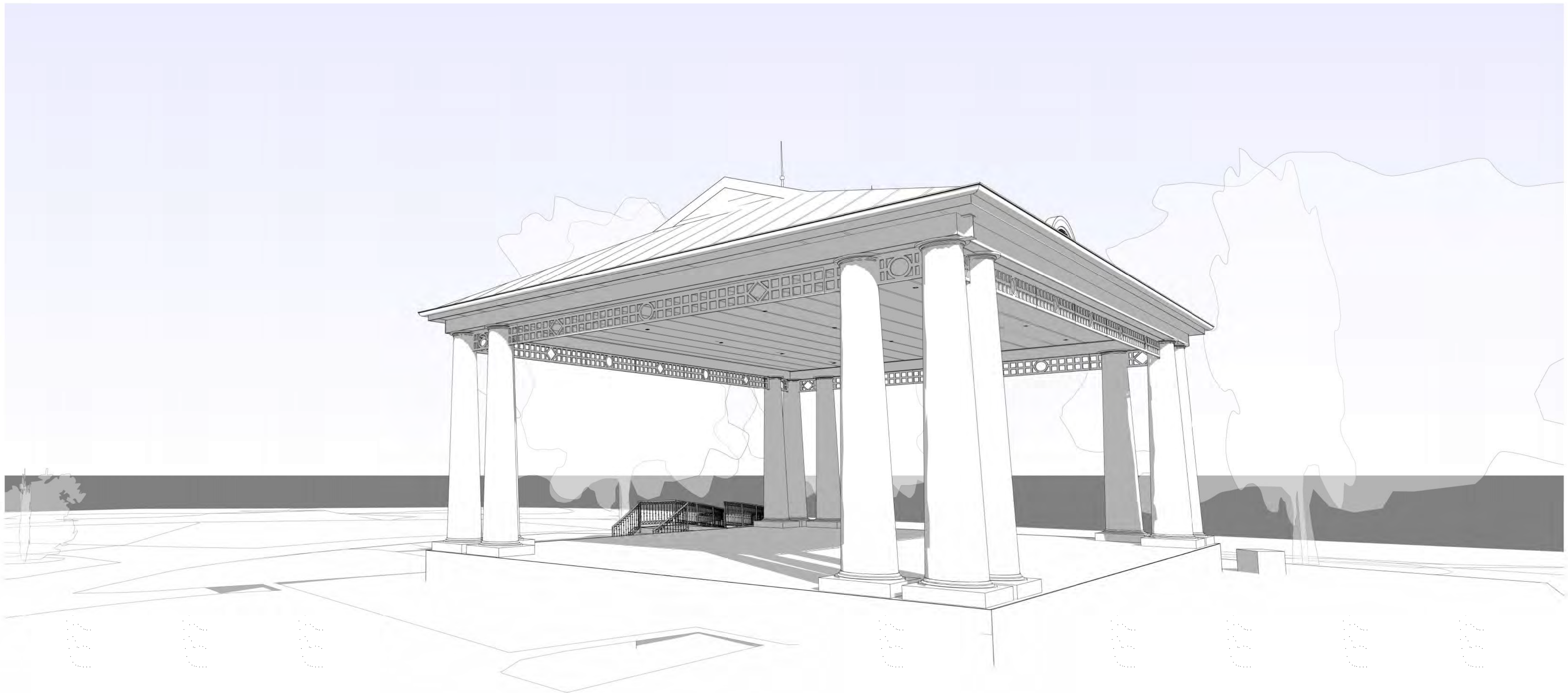
## WEST ELEVATION

1773WPCS.07	06/10/21
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07

# SCHEMATIC DESIGN





Structural Engineers  
**McMamara Salvia Structural Engineers**  
20 N. Orange Avenue, 11th  
Floor, Suite 1100

Civil Consultant

Project  
**CENTRAL PARK PAVILION**

Architect

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Seal

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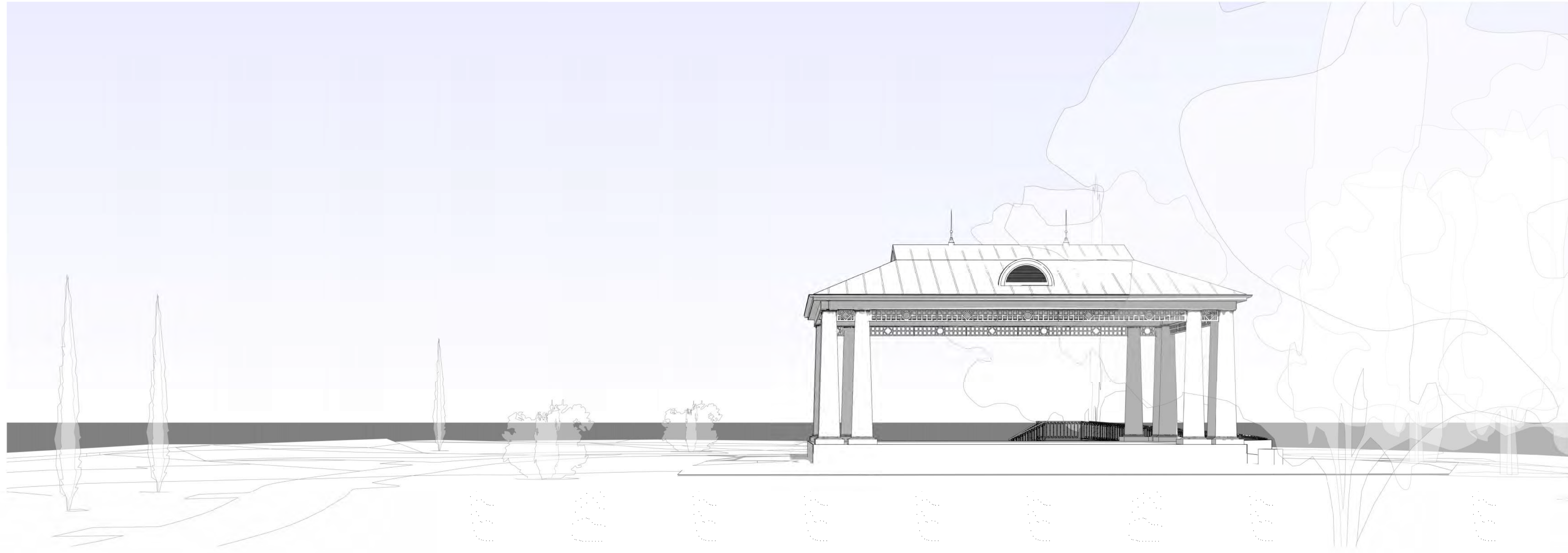
## PERSPECTIVE

1773WPCS.07	06/10/21
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08

# SCHEMATIC DESIGN





# 1 PERSPECTIVE LOOKING NORTH



**2 Perspective Looking NE**  
**09 Scale:**



Structural Engineers  
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Floor, Suite 1100

**M/E/P Engineers**  
**TLC ENGINEERING SOLUTIONS**  
255 S. ORANGE AVE, SUITE 1600

Civil Consultant

Landscape Consultant

Project

## CENTRAL PARK PAVILION

CENTRAL PARK - NORTH SECTION, WINTER  
PARK, FL., 32789

Architect

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## PERSPECTIVE

1773WPCS.07

06/10/21

09

# SCHEMATIC DESIGN













**Winter Park Pavilion Budget  
Plan Dated 6/8/2021**

Division	Description	Amount	Percentage of Total
1	General Conditions	\$79,453	9.45%
2	Site/Building Demolition	\$17,755	2.11%
2	Sitework	\$33,917	4.03%
2	Fencing	\$0	0.00%
2	Landscaping/Irrigation	\$5,970	0.71%
3	Concrete	\$55,819	6.64%
4	Masonry	\$0	0.00%
5	Steel	\$27,893	3.32%
5	Ornamental Railings/LED	\$34,200	4.07%
6	Rough Carpentry	\$18,521	2.20%
6	Wood Trusses/Framing	\$30,021	3.57%
6	Composite Materials	\$190,614	22.67%
7	Thermal/Moisture	\$41,440	4.93%
9	Stucco EIFS	\$9,000	1.07%
9	Flooring	\$0	0.00%
9	Painting	\$7,320	0.87%
10	Louvers	\$1,465	0.17%
11	Equipment	\$0	0.00%
12	Furnishings	\$0	0.00%
16	Electrical	\$75,000	8.92%
16	Low Voltage/Security	\$0	0.00%
	Total Direct Costs	\$628,387	74.74%
	Office Overhead	\$37,703	4.48%
	Contractors Fee	\$26,644	3.17%
	Insurances	\$2,993	0.36%
	GC Contingency	\$138,547	16.48%
	P&P Bond	\$6,500	0.77%
	Total	\$840,773	100.00%