Town Council Regular Meeting

Meeting Agenda

October 13, 2026, 6:00 PM
520 Main Street, Windermere, FL 34786, US
https://us06web.zoom.us/j/81692866627?pwd=aQu0ZlCoFawIqmetTOGeM0NJbkmQtw.1
Meeting ID: 816 9286 6627 Passcode: TOW2024 One tap mobile: +1(305)224-1968, 81692866627# US

PLEASE NOTE: IN ACCORDANCE WITH F.S. 286.26: Person with disabilities needing assistance to participate in any such proceeding should contact the Office of the Town Clerk at least 48 hours beforehand at (407) 876-2563 Pursuant to Resolution No. 2005-12 adopted on December 13, 2005, the following Civility Code shall govern all proceedings before the Town of Windermere Town Council: 1. All electronic devices, including cell phones and pagers, shall be either turned off or otherwise silenced. 2. Prolonged conversations shall be conducted outside Council meeting hall. 3. Whistling, heckling, gesturing, loud conversations, or other disruptive behavior is prohibited. 4. Only those individuals who have signed the speaker list and/or who have been recognized by the Mayor (or Chair) may address comments to the Council. 5. Comments at public hearings shall be limited to the subject being considered by the Council. 6. Comments at Open Forums shall be directed to Town issues. 7. All public comments shall avoid personal attacks and abusive language 8. No person attending a Town Council meeting is to harass, annoy, or otherwise disturb any other person in the room. Any member of the public whose behavior is disruptive and violates the Town of Windermere Civility Code is subject to removal from the Town Council meeting by an officer and such other actions as may be appropriate. PLEASE NOTE: IN ACCORDANCE WITH F.S. 286.0105: Any person who desires to appeal any decision at this meeting will need a record of this proceeding. For this, such person may need to ensure that a verbatim record of such proceeding is made which includes the testimony and evidence upon which the appeal is to be based.

A. **Meeting Called to Order by the Mayor**

B. **Flag Salute**

C. **Invocation**

D. **Open Forum/Public Comment (3 Minute Limit)**

E. **Special Presentation/Proclamations/Awards**

a. **Erin Huntley Candidate for House District 45** - No Attachments-Introduction

b. **Honoring 50 Years of Service to Karen Fay** - No Attachments-Mayor to Present

c. **Windermere Proclamation Declaring November 7th-14th, 2026 as The Week of the Family** - Attachment-Mayor to Present

F. **New Business**

a. **Meeting Minutes**

b. **Town Council Tentative Budget Hearing Minutes September 3, 2026** - Attachment-Staff Recommends Approval

c. **Town Council Meeting Minutes September 8, 2026** - Attachments-Staff Recommends Approval

d. **Town Council Budget Hearing Minutes September 16, 2026** - Attachments-Staff Recommends Approval

e. **Town Council Final Budget Hearing Minutes September 22, 2026** - Attachments-Staff Recommends Approval

G. **Resolutions/Ordinances for Approval**

a. **RESOLUTION NO. 2026-06** - Attachments-Board Option. A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDERMERE, FLORIDA, ESTABLISHING THE ANNUAL TENNIS COURT USE PASS FEE; MAINTAINING THE ANNUAL RENEWAL DATE FOR TENNIS COURT USE; SUPERSEDING RESOLUTION NO. 2010-14; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

H. **Development Review Board Items**

a. **Z26-11: 3348 S Lake Butler Boulevard – Peter Fleck (Authorized Representative)** - Variance to reduce the minimum side-setback for a boat dock, which is measured from the projected property line, from 16 feet as required by the LDC to up to negative 7 feet (i.e., -7 feet, extends 7 feet past extended property line) as proposed.

I. **Contracts & Agreements**

a. **Foundation for a Healthier West Orange - $100,000 Healthy West Orange Trails Connection Grant - Centennial Bridge and Trail Landscaping** - Attachments-Staff Recommends Approval

b. **Right-of-Way Use & Maintenance Agreement with the School Board of Orange County, Florida - Windermere Elementary School Sanitary Force Main** - Attachments-Board Option

J. **Other Items for Consideration**

a. **Town Hall Rental Agreement Update** - Attachments-Board Option

K. **Mayor & Council Liaison Reports**

L. **Staff Reports**

a. **Town Manager Robert Smith**

b. **Town Attorney Heather Ramos**

c. **Police Chief Dave Ogden**

d. **Assistant Town Manager/Public Works Director Tonya Elliot-Moore**

e. **Clerk Dorothy Burkhalter**

M. **Adjourn**

WINDERMERE PROCLAMATION DECLARING NOVEMBER 7th THROUGH NOVEMBER 14th, 2026, AS

THE WEEK OF THE FAMILY

WHEREAS, the Town of Windermere is blessed with a multitude of families, an essential part of the cultural social and spiritual fabric of our community; and

WHEREAS, the Town of Windermere recognizes that strong families are at the center of strong communities; that children live better lives when their families are strong; and that families are strong when they live in communities that connect them to economic opportunities, social networks and services; and

WHEREAS, everyone has a role to play in making families successful, including neighborhood organizations, businesses, non-profit agencies, policy makers, and families themselves; and

WHEREAS, during the week of November 7th through November 14th, 2026, the Town of Windermere's residents should take time to consider **how families are better together** and to honor the importance of families and recommit to enhancing and extending the special connections that support and strengthen them throughout the year, and

WHEREAS, during this week, we urge residents of the Town of Windermere to join other agencies and organizations throughout the county to honor and celebrate our families;

NOW, THEREFORE, I, Loren "Andy" Williams, Mayor of the Town of Windermere, do hereby proclaim the week of November 7th through November 14th, 2026, as:

WEEK OF THE FAMILY "FAMILIES: BETTER TOGETHER!"

In the Town of Windermere and urge all citizens to share in this occasion.

Dated this 13th day of October 2026.

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Loren "Andy" Williams, Mayor
Town of Windermere

TOWN OF WINDERMERE

Town Council Tentative Budget Hearing Minutes **September 3, 2026**

Present were Mayor Pro Tem Tony Davit, Council members CT Allen, Tom Stroup, Mandy David, and Brandi Haines. Also present was Town Manager Robert Smith, ATM/PWD Elliott-Moore, and Town Clerk Dorothy Burkhalter. Mayor Andy Williams was absent.

Mayor Pro Tem Davit called the meeting to order at 6:00pm.

1. OPEN FORUM/PUBLIC COMMENT

Mayor Pro Tem Davit opened the floor to the public. Mrs. Leslie Brabec of 520 Ridgewood Drive introduced herself. She questioned if the Town prepared a proposed budget should the Property Tax amendment referendum be passed in November. Mayor Pro Tem Davit stated both budgets, annual and one with 10% reductions have been prepared. Some discussion followed.

2. NEW BUSINESS

a. Financial

i. Presentation of Fiscal Year 2026-2027 Budget

Manager Smith asked the Town Council if there were any questions from the workshop as the presentation is the same. Member David explained the Parks and Recreation would like to bring a recommendation to the Town Council for fee increases for the Tennis and Park passes. She stated that she would like to place this item on the next Town Council agenda. After some discussion followed consensus was to allow this item to be placed on the next Town Council agenda. Member Stroup commented that he would like to add Christmas lights back into the budget. He commented that donations could help offset the expense. Discussion followed regarding holiday lights, Light Up Windermere, Food Truck nights, committee funding, and needs not wants.

b. Council Actions

i. Motion to tentatively adopt proposed millage rate of 3.7425 mills per thousand

Member Davit made a motion to tentatively adopt the proposed millage rate of 3.7425 mills per thousand. Member Allen seconded the motion. Roll call vote was as follows: Allen – aye, Stroup – aye, Davit – aye, David- aye, and Haines – aye. Motion carried 5-0.

ii. Motion to consent to balanced proposed budget:
Revenues - $12,464,394.17
Expenses - $12,464,394.17

Member David made a motion to consent to the balanced proposed budget of $12,464,394.17. Member Haines seconded the motion. Roll call vote was as follows: Haines – aye, David – aye, Davit – aye, Stroup – aye, and Allen – aye. Motion carried 5-0.

iii. Motion to set date, time, and location of Final Budget Hearing:

September 16, 2026 – 6:00pm, Town Hall – 520 Main Street, Windermere, FL 34786

Member Haines made a motion to set the Final Budget Hearing for Monday September 16, 2026, 6:00pm, in the Town Hall located at 520 Main Street, Windermere, FL 34786. Member David seconded the motion. Roll call vote was as follows: Allen – aye, Stroup – aye, Davit – aye, David- aye, and Haines – aye. Motion carried 5-0.

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iv. Motion for Assessments

1. Motion to approve Solid Waste Assessment: $518,920.18

Member Allen made a motion to approve the Solid Waste Assessment: $518,920.18. Member David seconded the motion. Roll call vote was as follows: Haines – aye, David – aye, Davit – aye, Stroup – aye, and Allen – aye. Motion carried 5-0.

2. Motion to approve Stormwater Fund Assessment Roll: $376,525.18

Member David made a motion to approve the Stormwater Fund Assessment Roll: $376,525.18. Member Haines seconded the motion. Roll call vote was as follows: Allen – aye, Stroup – aye, Davit – aye, David- aye, and Haines – aye. Motion carried 5-0.

3. Motion to approve Fire Assessment: $1,157,624.4

Member Stroup made a motion to approve the Fire Assessment: $1,157,624.4. Member David seconded the motion. Roll call vote was as follows: Haines – aye, David – aye, Davit – aye, Stroup – aye, and Allen – aye. Motion carried 5-0.

4. Motion to approve The Willows Street Light Assessment $17,861.76

Member Haines made a motion to approve the streetlight assessments of $17,861.76. Member Allen seconded the motion. Roll call vote was as follows: Allen – aye, Stroup – aye, Davit – aye, David- aye, and Haines – aye. Motion carried 5-0.

Mayor Pro Tem Davit adjourned the hearing at 6:34pm.

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Dorothy Burkhalter, MMC, FCRM
Town Clerk

Jim O'Brien, Mayor

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TOWN OF WINDERMERE

Town Council Meeting Minutes **September 8, 2026**

CALL TO ORDER:

Mayor Andy Williams; Council Members CT Allen, Tony Davit, Mandy David, Brandi Haines and Tom Stroup were present. Town Manager Robert Smith, ATM/PWD Tonya Elliott-Moore, Attorney Heather Ramos, Chief Dave Ogden and Town Clerk Dorothy Burkhalter were present.

Mayor Williams called the meeting to order at 6:00 pm and stated that a quorum was present. He then led everyone in the Pledge of Allegiance.

1. OPEN FORUM/PUBLIC COMMENT (3 Minute Limit)

Mayor Williams opened the floor to the public. First to speak, Mr. Bill Martini of 627 Ridgewood Drive. He presented a petition to the Town Council to permanently close Ridgewood Drive to cut-through traffic. Mr. Martini commented on traffic, speeding and safety concerns. Mayor Willaims suggested having a workshop on this item to include the possible expense of the proposed road closure. Next to speak was Mr. Rick Haines of 835 Oakdale Street. He thanked Manager Smith for walking the Bessie Street and 9th Avenue project that needs attention. Mr. Haines commented that he is waiting to see the "as-built" surveys on the project for accuracy of construction.

2. SPECIAL PRESENTATION/PROCLAMATIONS/AWARDS

3. NEW BUSINESS

a. MINUTES

i. Town Council Meeting Minutes: August 11, 2026

Mayor Williams introduced this item. Member Davit made a motion to approve the minutes as presented. Member David seconded the motion. Roll call vote was as follows: Allen – aye, Davit – aye, David – aye, Haines – aye, and Stroup – aye. Motion carried 5-0.

b. RESOLUTIONS/ORDINANCES FOR APPROVAL

i. RESOLUTION NO. 2026-05

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDERMERE, FLORIDA, ESTABLISHING THE ANNUAL BOAT LAUNCH PASS FEE; MAINTAINING THE ANNUAL RENEWAL DATE FOR BOAT LAUNCH PASSES; SUPERSEDING RESOLUTION NO. 2010-14; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

ii. RESOLUTION NO. 2026-06

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDERMERE, FLORIDA, ESTABLISHING THE ANNUAL TENNIS COURT USE PASS FEE; MAINTAINING THE ANNUAL RENEWAL DATE FOR TENNIS COURT USE; SUPERSEDING RESOLUTION NO. 2010-14; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Williams introduced this item. ATM/PWD Elliott-Moore explained that the Parks and Recreation Committee is recommending a rate increase for Tennis and Park passes. She further explained that she researched surrounding municipalities fees which are much higher. Mayor Williams questioned the current income vs expenses as well as items needed, and future CIP. Discussion followed regarding costs for keys, expenses, court reservation system, and league use. Ms. Sue Ann Reichard, Parks and Recreation Vice-Chair introduced herself. She commented on youth programs, leagues, availability for

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residents, maintenance, costs and fee increases. Mayor Williams questioned if the $25.00 fee increase is sufficient or does it need to be higher. He also commented on having the fees justify the cost increase. Mayor Williams further commented that the annual expenses and future improvements/maintenance needed to be included for further review and discussion. Member Davit made a motion to table Resolutions 2026-05 and 2026-06 until more information is received. Member David seconded the motion. Roll call vote was as follows: Stroup – aye, Haines – aye, David – aye, Davit – aye, and Allen – aye. Motion carried 5-0. After further discussion was made, no renewals of passes will begin in October. Member Allen requested this item to be placed on the October Town Council agenda. Manager Smith stated that residents will be notified that passes will possibly go up and will be notified to come in and pay the additional fee when they purchase the passes beginning October 1st.

c. COMMITTEE APPOINTMENTS

i. Maggie Dimino Parks and Recreation Committee

Mayor Williams introduced this item. Member David made a motion to appoint Maggie Dimino to the Parks and Recreation Board. Member Haines seconded the motion. Roll call vote was as follows: Allen – aye, Davit – aye, David – aye, Haines – aye, and Stroup – aye. Motion carried 5-0.

d. CONTRACTS & AGREEMENTS

i. Approval of Right of Way Maintenance Agreement with Orange County Public Schools for sewer line extension to onsite lift station

Mayor Williams introduced this item. He then turned the floor over to ATM/PWD Elliott-Moore. ATM/PWD Elliott-Moore reviewed the proposed request from Orange County Public Schools and Orange County Utilities regarding a lift station and needing Town right of way to bore under the road for line to a lift station. Attorney Ramos stated she has made substantial changes to the agreement. She further stated that OCPS Attorneys have not reviewed the changes. Attorney Ramos asked that this item be pulled until she reviews the agreement back from their attorneys. Some discussion followed. No motions or votes were made.

ii. Wade Trim Service Agreement Extension

Mayor Williams introduced this item. He turned the floor over to Manager Smith. Manager Smith stated he would like approval for a second extension for the Wade Trim contract. Member Haines made a motion to approve the contract extension. Member David seconded the motion. Roll call vote was as follows: Stroup – aye, Haines – aye, David – aye, Davit – aye, and Allen – aye. Motion carried 5-0.

e. OTHER ITEMS FOR CONSIDERATION

i. Town Council Authorization of up to and not exceeding $25,000.00 for holiday lights

Mayor Williams introduced this item. He then turned the floor over to Manager Smith. Manager Smith explained that due to the holidays getting close, bids/quotes are needed. He then stated that he would need an "not to exceed" amount to be approved by Town Council. Discussion followed regarding sponsors/donations, concerns with the not to exceed, area/s for decorating, and previous quotes. Member Stroup made a motion to approve lighting not to exceed $25,000.00. Member Allen seconded the motion. Roll call vote was as follows: Allen – aye, Davit – aye, David – aye, Haines – nay, and Stroup – aye. Motion carried 4-1.

ii. Rotary Club of Windermere Inc. request for additional reimbursements for Pavilion Project

Mayor Williams introduced this item. He then turned the floor over to Manager Smith. Manager Smith gave a history of past discussions that have been made that led to the Town paying $95,621.58 back the Rotary Club. He then stated that the Rotary stated they paid McCree Construction an additional $49,573.77 for additional costs. Manager Smith stated that if

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reimbursed the total the Rotary would receive from the Town would be $145,195.35. Member Davit commented on invoices that had been previously approved, contract responsibilities between the Rotary and the Rotary Pavilion Committee. He then stated that the Town was not contractual responsible, and for this reason, the final invoice was declined. Member Davit then reviewed the timeline spreadsheet. Mayor Williams then opened the floor to Mr. Byron Sutton. Mr. Sutton of 505 W 2nd Avenue and a Rotary representative introduced himself. He then commented on discussions that took place, contract approvals, requirements by the Town that were cost to the Rotary, contractors and their costs. Mayor Williams questioned how much money Rotary received from Healthy West Orange. Mr. Sutton stated one million was in the fund. He then stated that $900,000.00 was returned to Healthy West Orange. Mayor Willaims clarified that $95,621.58 was received from the Town. Member Davit commented on McCree invoices and line-item charges. Some discussion followed. Member Davit made a motion that what was paid to close out the Windermere Pavilion project is complete and the last invoice for $49,573.77 is denied. Member Stroup seconded the motion. Roll call vote was as follows: Stroup – aye, Haines – aye, David – aye, Davit – aye, and Allen – aye. Motion carried 5-0

iii. Renaming the new Pedestrian Bridge to the Centennial Bridge

Mayor Williams introduced this item. Member Allen stated that she thought that naming the new pedestrian bridge "Centennial Bridge" would be appropriate. She also stated that the logo had been designed for the past Centennial year celebrations. Member Allen made a motion to rename the pedestrian bridge Centennial Bridge. Member David second the motion. Roll call vote was as follows: Allen – aye, Davit – aye, David – aye, Haines – aye, and Stroup – aye. Motion carried 5-0.

5. MAYOR & COUNCIL LIAISON REPORTS:

Mayor Williams opened the floor to the Council members. Member Davit reported on Long-Range Planning committee, MetroPlan, Holiday Hoopla, and the September 17th Constitution event. Member David reported on the upcoming Run Among the Lakes on October 10th. Member Allen reported on the next Social Luncheon October 6th. Mayor Williams reported on the 9/11 Sunset Memorial. Member Haines reported on the Garden Club Plant Sale Thursday and Friday September 17th and 18th.

6. STAFF REPORTS:

a. TOWN MANAGER ROBERT SMITH – Manager Smith reported on upcoming meetings regarding Amendment 3.

b. ATM/PWD TONYA ELLIOTT-MOORE – ATM/PWD Elliott-Moore had no report.

c. ATTORNEY HEATHER RAMOS – No report.

d. CHIEF DAVE OGDEN – Chief Ogden reported on the license plate readers.

e. TOWN CLERK DOROTHY BURKHALTER – No report.

7. ADJOURN:

Mayor Williams adjourned the meeting at 7:26pm.

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Dorothy Burkhalter, MMC, FCRM Loren "Andy" Williams, Mayor
Town Clerk

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TOWN OF WINDERMERE

Town Council Final Budget Hearing Minutes **September 16, 2026**

Present were Mayor Andy Williams, Council Members CT Allen, Tony Davit, Mandy David, Brandi Haines, and Tom Stroup. Town Manager Robert Smith, ATM/PWD Tonya Elliott-Moore and Town Clerk Dorothy Burkhalter were also present.

Mayor Williams led everyone in the Pledge of Allegiance. He then called the Final Budget/Public hearing to order at 6:00pm and noted that a quorum was present.

1. OPEN FORUM/PUBLIC COMMENT

Mayor Williams opened the floor to the public. Ms. Kristen Henry of 619 Magnolia Street introduced herself. She then commented on Amendment 3, the budget if it should pass, Food Trucks, Holiday events, and preservation of community events. Mayor Williams thanked Ms. Henry for her comments and concerns. He also commented that the Town is being very vigilant with Amendment 3, budget items, and concerns. Mayor Williams stated that there are more meetings coming up regarding Amendment 3. They are September 23rd, and October 1st with Manager Smith and a Town Hall (with the County) on September 30th. Some discussion followed.

2. SPECIAL PRESENTATION/PROCLAMATIONS/AWARDS

a. Fiscal Year 2026/2027 Budget Approval

Mayor Williams continued the Final Budget Public Hearing.

i. Announce that the FY 2026-2027 operating millage is 3.7425 mills which is higher than the rolled-back rate of 3.5893 mills by 4.27%

Mayor Williams announced the FY 2026-2027 operating millage is 3.7425 mills which is higher than the rolled-back rate of 3.5893 mills by 4.27%.

ii. Motion & Vote: Resolution #2026-07 Adopting Millage Rate of 3.7425

Member Davit made a motion to approve Resolution 2026-07 adopting the millage rate of 3.7425. Member David seconded the motion. Roll call vote was as follows: Allen – aye, Davit – aye, David -aye, Haines – aye, and Stroup – aye. Motion carried 5-0 at 6:10pm.

iii. Motion & Vote: Resolution #2026-08 Adopting a total budget of $12,464,394.17

Member David made a motion to approve Resolution 2026-08 adopting the total operating budget of $12,464,394.17. Member Davit seconded the motion. Roll call vote was as follows: Stroup – aye, Haines – aye, David -aye, Davit -aye, and Allen – aye. Motion carried 5-0 at 6:11pm.

General discussion followed. Mayor Williams adjourned the Final Budget meeting at 6:17pm.

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Dorothy Burkhalter, MMC, FCRM
Town Clerk

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Loren "Andy" Williams, Mayor

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Town Council Workshop

Final Budget Hearing Minutes

September 22, 2026, 6:00 PM

1. CALL TO ORDER

Mayor Andy Williams called the Town Council Workshop to order at 6:00 PM on Tuesday, September 22, 2026, held virtually via Zoom. Mayor Williams confirmed the presence of a quorum and introduced the members in attendance.

Present: Mayor Andy Williams, Councilmember CT Allen, Councilmember Mandy David, Councilmember Brandi Haines, Councilmember Tom Stroup.

2. DISCUSSION ITEM(S)

Boat Pass and Tennis Pass Fees Discussion

RESOLUTION NO. 2026-05 – Park Pass Fees RESOLUTION NO. 2026-06 – Tennis Pass Fees

Staff presented a cost analysis returning from the September 8th Town Council meeting, at which Council had directed staff to review actual expenditures on tennis facilities and boat ramps before setting fees. Town staff reported that, working with the Finance Department and reviewing five years of actual expenditures, tennis facilities cost approximately $96,000 over five years ($19,200 annually), and boat ramp facilities cost approximately $45,600 over five years ($9,120 annually). The five-year average was used to smooth out year-to-year variability in expenses. Staff further noted that there are currently 232 tennis passes and 158 boat ramp passes in circulation, and that full cost recovery would require fees of approximately $82.78 for tennis and $57.72 for boat ramps. Staff presented multiple fee options and sought Council direction on the appropriate level for cost recovery, with finalized resolutions to be brought back on October 13th.

The discussion opened with a foundational question from Councilmember CT Allen, who asked the Council to first consider whether the tennis courts and boat ramps should be viewed as core resident benefits or as optional amenities, stating that this framing would govern the fee discussion. Mayor Williams offered his personal view that the boat ramps are more integral to the town's identity, while tennis courts represent an added benefit. Councilmember Mandy David noted that both facilities carry significant value to residents—particularly the boat ramps, which had been a factor in her family's decision to move to Windermere—and that tennis courts serve competitive as well as recreational purposes.

Councilmember Tom Stroup emphasized that even though he personally uses neither facility, both are important to residents' quality of life and should be maintained regardless of cost. Councilmember Brandi Haines expressed the view that both facilities should be treated as town amenities rather than services fully funded by user fees, and she drew a distinction between the two: the boat ramps, she argued, are a broader community asset that residents enjoy even without a pass (for activities such as dog walking and general access), while tennis courts present a different case because they are used for lessons and other activities from which some users derive financial benefit. Councilmember Haines shared a comment from resident David Sharpe, who stated that he did not object to a nominal fee for gated access but believed property taxes should cover the majority of expenses.

Town staff further noted that buy-in through fees serves an accountability function, as passholders sign a contract acknowledging responsibility for access. It was also clarified that fee revenue flows to the town's general fund for maintenance purposes and does not go directly to the Parks and Recreation Committee, whose fundraising efforts (primarily through the Run Among the Lakes race) are directed toward capital improvement enhancements within their purview. Staff emphasized that the responsibility for maintenance and rekeying both facilities rests with Public Works, not the Parks and Recreation Committee.

Parks and Recreation Chairperson Dena O'Malley joined the meeting to provide important context. She confirmed that the Parks and Recreation Committee had initiated this fee review because the current tennis pass fee of $25 annually—in place since the committee's establishment—amounts to approximately $2 per month, while a single one-hour court rental at a comparable Orange County facility costs $4–$6. She noted that the committee had already lost its Capital Improvement Plan (CIP) allocation of $25,000 for the current fiscal year and had been told to expect further cuts. The committee relies primarily on fundraising to fund any court improvements, making it extremely difficult to address significant capital needs such as the Main Street courts, which staff confirmed would cost approximately $300,000 to reconstruct. A recent resurfacing of those courts cost $27,385 and was described as potentially the last viable band-aid before full reconstruction is required.

Councilmember Haines noted that the existing boat ramp fee of $35 already represents approximately 60.6% cost recovery, while the tennis pass at $25 recovers only approximately 30% of costs. She proposed that the two fees be brought to parity at the 60% recovery level, which would mean raising the tennis pass fee to $50 while holding the boat ramp fee steady at $35. This position was affirmed by Councilmember Allen, who noted she appreciated the symmetry of the approach. Councilmember Stroup agreed that $50 per year for tennis court access was reasonable. Staff confirmed that moving the tennis pass from $25 to $50 would generate approximately $11,600 in additional annual revenue, bringing cost recovery to approximately 60%.

Regarding the effective date, it was confirmed that public messaging had already been communicated—via the town's Facebook page—indicating that no new purchases would be required until December 1st. Council agreed to honor that date, and the new tennis pass fee of $50 will take effect December 1, 2026, pending formal approval of the resolution at the October 13th meeting.

The direction provided to staff by consensus of the Town Council was as follows:

- Boat ramp annual pass fee: Remain unchanged at $35.00
- Tennis court annual pass fee: Increase from $25.00 to $50.00, effective December 1, 2026

- Staff directed to finalize Resolution No. 2026-05 and Resolution No. 2026-06 and bring them forward for formal adoption at the October 13th Town Council meeting.

3. ADJOURN

Mayor Williams adjourned the meeting at 6:29 PM.

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Dorothy Burkhalter, MMC, FCRM	Loren “Andy” Williams
Town Clerk	Mayor

RESOLUTION NO. 2026-06

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF WINDERMERE, FLORIDA, ESTABLISHING THE ANNUAL TENNIS COURT USE PASS FEE; MAINTAINING THE ANNUAL RENEWAL DATE FOR TENNIS COURT USE; SUPERSEDING RESOLUTION NO. 2010-14; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on October 12, 1999, the Town Council of the Town of Windermere, Florida, adopted Ordinance No. 99-6 creating a pass to allow residents and property owners to access tennis courts owned by the Town of Windermere (the "Town"); and

WHEREAS, on June 13, 2006, the Town Council adopted Ordinance No. 2006-02, authorizing the Town Council to establish and amend by resolution provisions relating to tennis court use passes; and

WHEREAS, on November 9, 2010, the Town Council adopted Resolution No. 2010-14 addressing tennis court use passes and establishing October 1 as the annual renewal date for both passes; and

WHEREAS, the Town Council desires to maintain October 1 as the annual renewal date for tennis court use passes; and

WHEREAS, the Town currently charges an annual family tennis court use pass fee of Twenty-Five Dollars ($25.00); and

WHEREAS, the Town provides and maintains tennis facilities for the recreational use of eligible Town residents and property owners, which require ongoing operation, maintenance, repair, and periodic capital improvements, including court resurfacing, nets and court equipment, fencing, lighting, access controls, and related facility improvements; and

WHEREAS, the Town has reviewed tennis court fees and access practices of other local governments in Central Florida and has determined that an adjustment to the Town's annual tennis court use pass fee is reasonable and appropriate; and

WHEREAS, the Town Council finds that users of the Town's tennis facilities should provide a reasonable contribution toward the costs associated with operating, maintaining, repairing, and improving those facilities while the Town continues to subsidize these recreational amenities for the benefit of eligible residents and property owners; and

WHEREAS, the Town Council finds that increasing the annual family tennis court use pass fee from Twenty-Five Dollars ($25.00) to Fifty Dollars ($50.00) is reasonable and appropriate; and

WHEREAS, the Town Council finds that the fees established herein are reasonable, serve a valid municipal purpose, and are in the best interests of the Town of Windermere and its residents and property owners.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF WINDERMERE, FLORIDA, AS FOLLOWS:

SECTION 1. RECITALS.

The foregoing recitals are hereby ratified and confirmed as true and correct and are incorporated herein by reference.

SECTION 2. ANNUAL TENNIS COURT USE PASS FEE.

The annual tennis court use pass fee for eligible Town residents and property owners shall be Fifty Dollars ($50.00) per family, per year.

The tennis court use pass shall provide access to Town tennis facilities in accordance with the eligibility requirements, regulations, restrictions, and other requirements established by the Town Code and applicable Town policies.

SECTION 3. ANNUAL RENEWAL DATE.

Tennis court use passes shall be renewable annually by October 1 of each year unless and until the Town Council establishes a different renewal date by resolution.

SECTION 4. FEE DIRECTORY.

The Town Clerk is hereby authorized and directed to update the Town of Windermere Fee Directory to reflect the annual fees established herein.

SECTION 5. USE AND PURPOSE OF FEES.

Revenue generated through the tennis court use pass program shall help offset the costs associated with the operation, maintenance, repair, and improvement of the Town tennis facilities.

Tennis court use pass revenue may help offset costs associated with court resurfacing and repairs, nets and court equipment, fencing and gates, lighting, access controls, routine maintenance, and future capital improvements to Town tennis facilities.

SECTION 6. OTHER REQUIREMENTS.

Except for the fees established by this Resolution, nothing herein shall be construed to modify other eligibility requirements, operating regulations, restrictions, access requirements, or provisions contained in the Town of Windermere Code of Ordinances or applicable Town policies governing the use of Town tennis courts.

SECTION 7. SUPERSEDING RESOLUTION.

Resolution No. 2010-14 is hereby superseded and replaced by this Resolution.

SECTION 8. SEVERABILITY.

If any section, sentence, clause, phrase, word, or provision of this Resolution is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of the remaining portions of this Resolution.

SECTION 9. EFFECTIVE DATE.

This Resolution shall become effective October 1, 2026, and the fees established herein shall apply to tennis court use passes issued or renewed on or after that date.

RESOLVED AND ADOPTED by the Town Council of the Town of Windermere, Florida, this ___ day of _____, 2026.

_____
Loren "Andy" Williams, Mayor

ATTEST:

_____
Dorothy Burkhalter, MMC, FCRM
Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

_____
Heather Ramos, Town Attorney

THE TOWN OF
Windermere

EXECUTIVE SUMMARY

SUBJECT: **Parks & Recreation Committee – Tennis Court Key Fee Resolution**
REQUESTED ACTION:

☐ Work Session (Report Only) **DATE OF MEETING:** **10/13/2026**
☒ Regular Meeting ☐ Special Meeting

CONTRACT: ☐ N/A Vendor/Entity:
Effective Date: Termination Date:
Managing Division / Dept: Parks and Recreation Committee - Public Works

BUDGET IMPACT:
☐ Annual **FUNDING SOURCE:**
☐ Capital **EXPENDITURE ACCOUNT:**
☐ N/A

HISTORY/FACTS/ISSUES:

Mayor & Council,

The Parks and Recreation Committee previously reviewed the Town's annual tennis court key and boat launch pass fees and recommended that Town Council consider adjusting the fees based upon a review of comparable Central Florida jurisdictions and the costs associated with maintaining these facilities.

At the September 8, 2026 Town Council meeting, Council tabled the proposed fee resolutions and requested additional information regarding the Town's historical expenditures for the tennis courts and boat ramp facilities before determining whether the fees should be adjusted.

In response, Public Works and Finance compiled five fiscal years of actual expenditures for each service. The analysis found that tennis court expenditures totaled **$96,023.80 over the five-year period**, representing an average annual expenditure of **$19,204.76**. The Town currently has **232 tennis court keys issued**. At the existing annual fee of $25 per key, the Town generates approximately **$5,800 annually**, or approximately **30.2% of the five-year average annual cost**.

Town Council reviewed this information during its **September 22, 2026 Workshop**. The discussion recognized that Council is not required to recover 100% of the historical cost of operating and maintaining the tennis facilities through user fees and may determine the appropriate balance between direct user fees and continued support through general Town revenues. The five-year analysis was intended to provide Council with a reasonable basis for making that policy determination because tennis expenditures fluctuate considerably from year to year depending upon routine maintenance and periodic larger expenses such as resurfacing, lighting, gates, windscreens and other improvements.

As the proposed fee changes will not be adopted until the October Town Council meeting, the Town has adjusted the annual tennis key renewal schedule for the upcoming year. All tennis court key holders will be required to obtain their new annual tennis court key beginning December 1, 2026. This will allow the Town to implement the new $50 annual key fee, if approved by Town Council, and issue the new keys in December. Existing tennis court keys will remain in effect until the transition to the new keys on December 1.

Following discussion at the September 22 Workshop, **Town Council provided direction to increase the annual tennis**

court key fee from $25 to $50 and to leave the annual boat ramp pass fee unchanged at $35. Accordingly, no amendment to the boat ramp pass fee is being presented for consideration at this meeting.

At the approved direction of **$50 per tennis court key**, and assuming the current level of 232 keys remains constant, the Town would generate approximately **$11,600 annually** in tennis key revenue. This represents approximately **60.4% of the five-year average annual tennis court expenditure of $19,204.76**, leaving approximately **$7,604.76 annually** to continue to be supported through the Town's general fund revenues based upon the historical five-year average.

The proposed $50 fee therefore increases the contribution from users of the tennis facilities while maintaining a significant Town subsidy toward the operation, maintenance and periodic improvement of the courts.

It is also important to note that the tennis court key fee has **not been increased since 2010**. The proposed adjustment updates the fee after approximately 16 years while continuing to recover substantially less than the Town's historical average annual cost of providing and maintaining the tennis facilities.

FISCAL IMPACT:
Based upon the current 232 tennis court keys issued:

	Current Fee	Proposed Fee
Annual fee per key	$25	**$50**
Estimated annual revenue	$5,800	**$11,600**
Five-year average annual tennis expenditure	$19,204.76	$19,204.76
Estimated Town subsidy	$13,404.76	**$7,604.76**
Estimated cost recovery	30.2%	**60.4%**

The proposed fee would therefore generate approximately $5,800 in additional annual revenue, assuming the number of tennis keys issued remains at the current level.

Actual revenue and cost recovery may vary depending upon the number of keys issued and actual annual tennis court expenditures.

COMMITTEE / STAFF POSITION:
The Parks and Recreation Committee originally brought forward the request to review the Town's tennis court key fee based upon its concern that the existing fee was low relative to comparable communities and the costs associated with maintaining the facilities.

Following Council's review of the market comparison, five-year expenditure history, current participation levels and cost-recovery options, the proposed resolution has been revised consistent with the direction provided by Town Council at the September 22, 2026 Workshop.

The proposed resolution establishes an annual tennis court key fee of $50. The existing $35 boat ramp pass fee remains unchanged and is not part of the action requested at this meeting.

REQUESTED ACTION:
Staff requests that Town Council approve the attached resolution establishing the annual tennis court key fee at $50, consistent with Council direction provided at the September 22, 2026 Town Council Workshop.

Town of Windermere

614 Main Street Windermere, FL 34786
Office: (407) 876-2563 Fax: (407) 876-0103

Mayor
ANDY WILLIAMS

Town Manager
ROBERT SMITH

Clerk
DOROTHY BURKHALTER

Development Review Board
September 15, 2026

Town Council
October 13, 2026

Case Number:	Z26-11
Applicant:	Peter Fleck (authorized representative)
Requested Action:	Variance **to** reduce the minimum side-setback for a boat dock, which is measured from the projected property line, from 16 feet as required by the LDC to up to negative 7 feet (i.e., -7 feet, extends 7 feet past extended property line) as proposed.
Property Address:	3348 South Lake Butler Boulevard
Legal Description:	REPLAT OF METCALF PARK Q/18 & H/59 THAT PART SHOWN ON PLAT H/59 & 60 AS LOT 179
Future Land Use:	Single Family Residential
Zoning:	Single Family Residential
Existing Use:	Single-Family Residence

Surrounding Future Land Use and Zoning

North: Public Use/Public
East: Single Family Residential/Single Family Residential
South: Lake Butler
West: Single Family Residential/Single Family Residential



Zoning Map of Surrounding Area - Source: Orange County Property Appraiser

CASE SUMMARY

Peter Fleck, authorized representative of the property located at 3348 South Lake Butler Boulevard, has requested approval of a variance in accordance with Section 10.02.00 of the Town of Windermere Land Development Code (LDC). The requested variance would allow for the construction of a boat dock up to negative 7 feet (i.e. -7 feet, extends 7 feet past extended property line) from the western projected property line, where the Town's Land Development Code requires a minimum side setback of 16 feet from the projected property line into the lake. The aerial map provided below shows the location of the subject property, which has been outlined in blue.



Aerial Imagery of 3348 South Lake Butler Boulevard (Outlined in Blue) - Source: Orange County Property Appraiser

Section 7.02.05 of the Town's Land Development Code outlines the dimensional restrictions for boathouses and docks:

Boathouses and docks shall have no minimum setback from the normal high water elevation. ***Boathouses and docks shall have a minimum side-setback of 16 feet from the upland property line and the projected property line.*** *For purposes of this section, projected property line means a continuation of, and extension to, the upland property line. In cases of privately owned bottomland, that is, non-sovereignty submerged lands underlying a water body, the projected property line is the actual property line. For purposes of this section, upland property line means the actual property line lying landward of the established normal high water elevation.*

The applicant proposes a 992-square-foot dock and boathouse that would encroach approximately 6 feet, 7 inches beyond the western projected property line, resulting in a negative setback of 6 feet, 7 inches. The Town's Land Development Code requires all boathouses and docks to maintain a minimum side setback of 16 feet from the upland property line and the projected property line. As a result, the proposed dock and boathouse do not comply with applicable regulations.

Review of available historic aerial imagery indicates that a dock has existed on the property in the same general location as proposed with this application since at least 2001. Based on a boundary survey provided by the applicant, the property's existing dock extends approximately 6.1 feet beyond the western projected property line, resulting in a negative 6.1-foot setback. This location does not comply with the Town's current Land Development Code requirement of a 16-foot setback from the side projected property lines.

Per Section 10.01.03 of the LDC, nonconforming development or structures shall only be expanded or improved if the expansion or improvement is fully compliant with the requirements of this Land Development Code and the nonconforming condition is not increased as a result of the new construction. Accordingly, the increase in the dock's nonconforming side setback resulting from the addition to the existing dock is inconsistent with Section 10.01.03 of the Land Development Code, which prohibits the expansion of legal nonconformities. As such, approval of the requested variance is necessary to permit a side setback of up to negative 7 feet for the proposed dock and deck.

The scope of the requested variance is limited to consideration of a reduction in the required setback from the western projected property line from 16 feet to a maximum of negative 7 feet. All other applicable development standards for docks and boathouses, as set forth in Section 7.02.05 of the Town's Land Development Code, are required to be met. These standards include the following:

- *Boathouses shall not exceed a height of 14½ feet above the normal high-water level of the water body.*

It should also be noted that the site plan submitted with this application was approved by the Orange County Environmental Protection Division on January 26, 2026. A complete copy of the approved permit (BD25-07-067), verifying the site plan's dimensions, has been provided as an attachment to this report and shall be submitted with the Town's standard building permit application.

Division 10.02.00 of the LDC empowers the Development Review Board to review and make recommendations for approval, approval with conditions or denial to the Town Council on variance requests.

Division 10.02.00 of the LDC requires the Town Council to consider the recommendation of the Development Review Board and to take final action to either approve or deny the variance request.

CASE ANALYSIS:

Section 10.02.02 of the LDC provides the specific standards by which the Development Review Board and Town Council are to review to consider the approval or denial of a variance application. In addition, this Section requires a positive finding, based on substantial competent evidence, for each of the standards. These standards are summarized as follows:

1. The need for the variance arises out of the physical surroundings, shape, topographical condition or other physical or environmental conditions that are unique to the subject property. Variances should be granted for conditions peculiar to the property and not the result of actions of the property owner;

2. There are practical or economic difficulties in carrying out the strict letter of the regulation;

3. The variance request is not based exclusively upon a desire to reduce the cost of developing the site;

4. The proposed variance will not substantially increase congestion surrounding public streets, the danger of fire or other hazard to the public;

5. The proposed variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site;

6. The effect of the proposed variance is in harmony with the general intent of this Land Development Code and the specific intent of the relevant subject areas of this Land Development Code; and

7. The variance will not encourage further requests for changes where such a land use would not be deemed appropriate.

It is also important to note that this Section also provides specific standards that are not to be considered in the review of a variance application. These standards are:

1. That the implementation of these regulations would impose an economic hardship on the cost of the building or redevelopment project;

2. That these regulations impose a hardship by decreasing the maximum density of a property in terms of the number of units, square footage of buildings, etc.; and

3. That other adjacent lands, structures or buildings not in conformance with these regulations provide a rationale for a lessening of their application in this specific case.

Section 10.02.02(c) of the LDC allows the imposition of conditions and restrictions as may be necessary to allow a positive finding to be made on any of the variance standards to minimize the negative effect of the variance. The conditions and restrictions should further the interest of the LDC.

The applicant submitted a site plan and written narrative in support of the variance request. Please see the information provided with the agenda item for the applicant's submittal.

DEVELOPMENT REVIEW BOARD RECOMMENDATION:

The proposed variance was reviewed at the September 15, 2026, meeting of the Development Review Board (DRB). Based on the information presented in the staff report and testimony provided at the hearing, the DRB recommended approval of the proposed variance as presented by a vote of 2-0, with two board members abstaining from the vote.

PUBLIC NOTICE

Public notices were mailed to property owners within 500 ft of the subject property. As of October 5, 2026, ten (10) responses have been received in support, and one (1) response has been received in opposition.

Q-ICE BUILDERS
Quality Integrity Courtesy Efficiency

100 West Plant St.
Winter Garden, Fl. 34787

Variance Request

Project Address: 3348 S Lake Butler Blvd, Windermere, FL 34786

Permit/Application: 26-02-006

Date: 4/10/26

Dorothy Burkhalter, Town Clerk

Town of Windermere

Windermere, FL 34786

(407) 876-2563

To Whom It May Concern:

Robert and Jody Sorenson, the homeowners of 3348 S Lake Butler Blvd, Windermere, FL, are requesting a variance for their proposed dock construction detailed in Permit 26-02-006. They are requesting that their proposed plans be accepted with a negative 7-foot setback from the north-western projected property line, as evidenced with a positive finding on the six conditions below:

1. There are practical or economic difficulties in carrying out the strict letter of the regulation.
    a. **It makes most practical sense to keep the dock in the same place it has been. The dock is not moving any closer to the affected neighbor and to move it will cause more environmental harm.**
2. The variance request is not based exclusively upon a desire to reduce the cost of developing the site.
    a. **The desire of the homeowners is to cause as little environmental impact as possible. Cost is not a factor in this variance request.**
3. The proposed variance will not substantially increase congestion on surrounding public streets, the danger of fire or other hazard to the public.
    a. **There will be no impact to surrounding public streets, danger of fire or other public hazard.**
4. The proposed variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.
    a. **Proposed impact will not diminish property values or alter the essential character of the surrounding area. Replacing their deteriorating dock with new materials can only increase the value of the property and surrounding areas.**

5. The effect of the proposed variance is in harmony with the general intent of this Land Development Code and the specific intent of the relevant subject areas of this Land Development Code.
    a. **This variance request is in harmony with the general intent of this code since the slip is going into the same location as the previous layout. This accords with code to keep the dock maintained and cause the least environmental disturbance.**
6. The variance will not encourage further requests for changes where such a land use would not be deemed appropriate.
    a. **This variance will not encourage further requests.**

Thank you,

Peter Fleck, CBC 1252836
Q-ICE Builders
(407) 929-1100
Permitting@QICEBuilders.com

[redacted]

DESCRIPTION

LOT 179, METCALF PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK H, PAGES 59 AND 60, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALSO: A STRIP OR PARCEL OF SEABOARD SYSTEM RAILROAD INC.'S (GRANTOR'S) 60–FOOT WIDE VACATED RIGHT OF WAY, LYING 30 FEET EACH SIDE OF SEABOARD SYSTEM RAILROAD INC.'S (GRANTOR'S) FORMER MAIN TRACK, SAID STRIP OF LAND BEING A PART OF THE NW 1/4 OF THE NW 1/4, SECTION 8, TOWNSHIP 23 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS THAT 100–FOOT STRIP ADJOINING LOT 179, METCALF PARK AS RECORDED IN PLAT BOOK H, PGE 59–60, DATED MARCH 26, 1923.

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY STEWART TITLE GUARANTY COMPANY PER COMMITMENT NO. C–J0150018, DATED JANUARY 21, 2015.

3. REVISIONS DO NOT CONSTITUTE A RECERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.

4. BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: THE SOUTHEASTERLY LINE OF LOT 179 AS N42°37'37"E (ASSUMED).

5. THE DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.

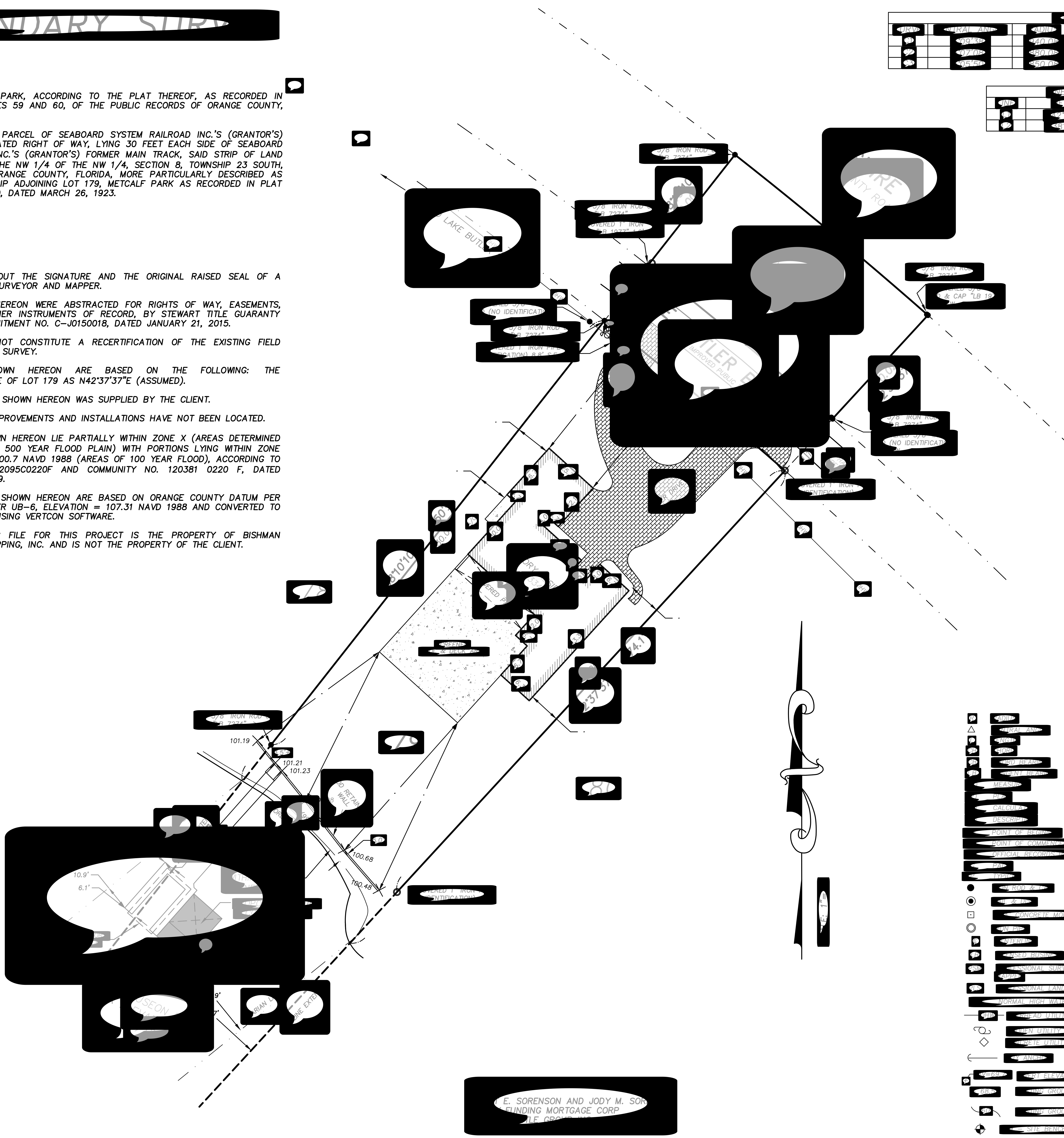
6. UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.

7. THE LANDS SHOWN HEREON LIE PARTIALLY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) WITH PORTIONS LYING WITHIN ZONE AE, ELEVATION OF 100.7 NAVD 1988 (AREAS OF 100 YEAR FLOOD), ACCORDING TO "FIRM" MAP NO. 12095C0220F AND COMMUNITY NO. 120381 0220 F, DATED SEPTEMBER 25, 2009.

8. THE ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY DATUM PER BENCH MARK NUMBER UB–6, ELEVATION = 107.31 NAVD 1988 AND CONVERTED TO 108.20 NGVD 1929 USING VERTCON SOFTWARE.

9. THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.

[redacted]



[redacted]

BISHMAN
Surveying & Mapping, Inc.

[redacted]

BOUNDARY SURVEY

DESCRIPTION

LOT 179, METCALF PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK H, PAGES 59 AND 60, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALSO: A STRIP OR PARCEL OF SEABOARD SYSTEM RAILROAD INC.'S (GRANTOR'S) 60-FOOT WIDE VACATED RIGHT OF WAY, LYING 30 FEET EACH SIDE OF SEABOARD SYSTEM RAILROAD INC.'S (GRANTOR'S) FORMER MAIN TRACK, SAID STRIP OF LAND BEING A PART OF THE NW 1/4 OF THE NW 1/4, SECTION 8, TOWNSHIP 23 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS THAT 100-FOOT STRIP ADJOINING LOT 179, METCALF PARK AS RECORDED IN PLAT BOOK H, PGE 59-60, DATED MARCH 26, 1923.

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY STEWART TITLE GUARANTY COMPANY PER COMMITMENT NO. C-J0150018, DATED JANUARY 21, 2015.

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4. BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: THE SOUTHEASTERLY LINE OF LOT 179 AS N42°37'37"E (ASSUMED).

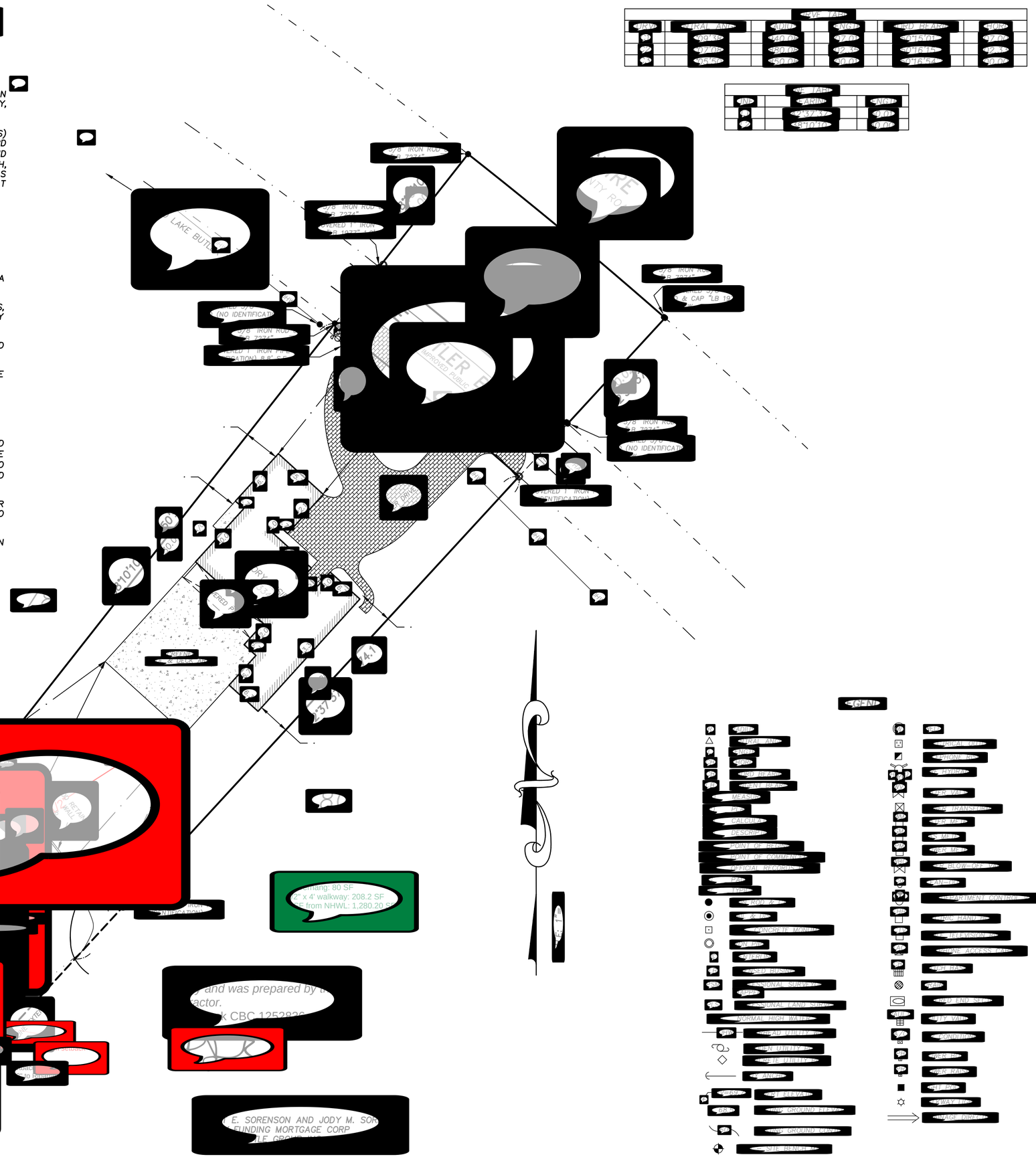
5. THE DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.

6. UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.

7. THE LANDS SHOWN HEREON LIE PARTIALLY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) WITH PORTIONS LYING WITHIN ZONE AE, ELEVATION OF 100.7 NAVD 1988 (AREAS OF 100 YEAR FLOOD), ACCORDING TO "FIRM" MAP NO. 12095C0220F AND COMMUNITY NO. 120381 0220 F, DATED SEPTEMBER 25, 2009.

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9. THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.



BISHMAN Surveying & Mapping, Inc.
CERTIFICATE OF AUTHORIZATION
ANDOVER DRIVE
WINDERMERE, FL
SURVEYOR'S SEAL
FLORIDA REGISTRATION

Environmental Protection Division

DOCK CONSTRUCTION PERMIT

Permit No.: BD-25-07-067
Date Issued: January 26, 2026
Date Expires: January 26, 2027

A Permit Authorizing:

The construction of a dock not to exceed the measurements identified on the Environmental Protection Division (EPD) stamp on the plans dated as received by EPD on December 31, 2025.

This permit includes approval of an administrative waiver to Section 15-343(a) to allow a negative side setback distance of six feet and seven inches from the adjacent eastern property line in lieu of the minimum allowed 10 feet. The dock only extends 6 feet, 7-inches over the adjacent eastern property line. A notarized Letter of No Objection (LONO) was provided by affected adjacent property owner. EPD did not receive any objections within the timeframe allowed per Section 15-347(c).

EPD has evaluated the proposed activity and has made a finding that the request is consistent with Orange County Code, Chapter 15, Article IX, Construction of Dock Ordinance of Orange County and is subject to the permit conditions provided on the following pages:

Activity Location:
3348 S Lake Butler Boulevard, Windermere, FL 34786
Parcel ID No.: 07-23-28-5616-01-790
Lake Name: Lake Butler
Orange County Commission District: 1

Permittee(s) / Authorized Entity:
Robert Sorenson
c/o Peter Fleck
Q-ICE Builders
Email: permitting@qicebuilders.com

Orange County Environmental Protection Division
3165 McCrory Place, Suite 200
Orlando, Florida 32803
407-836-1400/ Fax: 407-836-1499
www.OCEPD.org

As the permit holder, you are responsible for ensuring that all the conditions are met. If you are using a contractor to perform the activities authorized within the permit you are <u>both</u> responsible for meeting the conditions of your permit. If you fail to meet any of the conditions, you and/or your contractor may be subject to formal enforcement which may include administrative penalties.

Approval of this permit is subject to the following conditions:

<u>General Conditions for Dock Construction Permits:</u>

1. This permit shall become final and effective upon expiration of the 15-calendar day appeal period following the date of issuance, unless an appeal has been filed within this timeframe. For permits that required approval by the Board of County Commissioners (BCC), the permit shall become final and effective upon expiration of the 30-calendar day period following the date of rendition of the BCC's decision approving the permit, unless a petition for writ of certiorari or other legal challenge has been filed within this timeframe. Any appeal shall stay the effective date of this permit until all appeals are resolved.

2. The operational phase of this permit is effective upon the completion of construction and continues in perpetuity.

3. Construction activities shall be completed in accordance with the approved site plans included with this permit. Construction shall not exceed the measurements identified on the stamp on the plans. The permitted work must be completed within one year from the date of issuance of the permit. Requests for permit extension must be submitted to the EPD prior to the expiration date.

4. The dock must be constructed within an access corridor pursuant to Chapter 15, Article VII, Section 15-255(1). No access corridor is allowed through any conservation area and/or easement.

5. The structure and its use shall not significantly impede navigability in the waterbody.

6. There shall be no dredging or filling associated with construction of the structure(s) authorized herein, other than that required for installation of structural pilings.

7. Dock structures will be maintained in a functional condition and will be repaired or removed if they become dilapidated to such an extent that they are no longer functional.

8. The dock must be constructed to meander around native trees to minimize impacts to natural resources. If any trees are removed (dead or alive), EPD must be notified immediately, and a restoration plan must be submitted to EPD for approval. At a minimum, the plan must consist of native wetland plants on 2-foot centers and native wetland trees on 10-foot centers. The ratio will be at least 4:1 ratio for any trees that are removed.

9. If any fallen trees are located within the proposed dock location, they may be cut in place and left within the wetland/conservation area. If trees must be removed, only hand removal is permitted; no heavy equipment or machinery may be utilized. Debris must be removed without displacing soil.

10. Any existing dock shall be completely removed before construction of the new dock can begin. Appropriate erosion and sediment control measures shall be installed around the work area and shall remain in place until all sediments have settled out of the water column. Pilings associated with the existing dock shall be cut at the substrate line or jetted out. All removed materials shall be disposed of at an appropriate offsite location. If the new dock is to be constructed in different location along the shoreline, the previously cleared access corridor shall be allowed to naturally revegetate for one year. Should the area not reestablish with appropriate native aquatic or wetland vegetation, invasive species removal and replanting may be required.

11. Unless expressly authorized by this permit and approved site plans, no floating platform structure has been approved with the issuance of this permit. If, at any time, any addition to the terminal platform (including, but not limited to, a floating platform) is proposed, the permittee(s) or future owners of the property may be required to apply for, and obtain, a new Dock Construction Permit.

12. All excess lumber, scrap wood, trash, garbage, and similar materials shall be removed from the project area immediately.

13. The permit holder and/or designated agent must submit a notice of completion to EPD within 30 days of completion of the construction or repair of the permitted structure so that a compliance check may be performed by EPD staff. The permittee(s) must provide as-built drawings on a final survey, signed and sealed by an appropriate professional licensed by the State of Florida, with the notice of completion. The signed and sealed as-built survey shall consist of an aerial view and a side view of the dock as well as any other information required to demonstrate compliance with the permit. The following items must be included on the survey:

    a. North arrow;
    b. Name of water body;
    c. Reference point;
    d. Setback distance from all portions of the boat dock;
    e. The Normal High-Water Elevation (NHWE);
    f. Floor elevation (measured from the NHWE);
    g. Roof elevation (measured from the top of the floor to the top of the roof);
    h. Length of the dock below the NHWE;
    i. Access walkway width;
    j. Conservation easements, wetlands, buffers, berm and swale/drainage easements;
    k. Floor elevation of the dock through wetlands;
    l. Complete dimensions of the terminal platform; and
    m. Elevation of the lake bottom at the waterward end of the terminal platform.

14. Upon completion of construction, the permittee(s) shall provide EPD with photographs of the dock to wetlandpermitting@ocfl.net from the following locations:

    a. From the shoreline or backyard looking out towards the lake and dock;
    b. View of the terminal platform from access walkway;
    c. The end of the terminal platform looking back towards the shoreline;
    d. View from each property corner looking towards the dock;
    e. View of the access walkway with a tape measure in frame to show the height of the top of the access walkway deck over wetlands (if applicable); and,
    f. View of the water depth at the waterward end of the terminal platform with a tape measure in frame that is flush with the top of the deck, so a dimension is clearly visible.

15. At least 48-hours prior to commencement of activity authorized by this permit, the permittee(s) shall submit to EPD at wetlandpermitting@ocfl.net, a Construction Notice indicating the actual start date and expected completion date.

16. The permittee(s) shall notify EPD, in writing, within 30 days of any sale, conveyance, or other transfer of ownership or control of the real property subject to this permit. The permittee(s) shall remain liable for all permit conditions and corrective actions that may be required because of any permit violations which occur prior to the transfer of the permit by Orange County to a subsequent owner. If applicable, no permit shall be transferred unless and until adequate financial assurance has been provided and approved by Orange County.

17. A copy of this permit, along with EPD stamped and approved drawings, should be taken to the Orange County Zoning Division (OCZD) at 201 South Rosalind Avenue to obtain a building permit. For further information, please contact the OCZD at (407) 836-5525. After approval by OCZD, the certified site plans will need to be reviewed by the Orange County Building Safety Division (OCBSD) to obtain a building permit. For further information, please contact the OCBSD at (407) 836-5550.

18. If the property is within the Town of Windermere, a copy of this permit, along with EPD stamped and approved drawings, should be taken to the Town of Windermere at 614 Main Street to obtain a building permit. For further information, please contact the Town of Windermere at 407-876-2563.

19. Some lakes experience a wide fluctuation of water levels. There may be times during the year that the dock authorized herein may not be usable to access the water.

20. Subject to the terms and conditions herein, the permittee(s) is hereby authorized to perform or cause to be performed, the impacts shown on the application and approved drawings, plans, and other documents attached hereto or on file with EPD. The permittee(s) binds itself and its successors to comply with the provisions and conditions of this permit. If EPD determines at any time that activities are not in accordance with the conditions of the permit, work shall cease and the permit may be revoked immediately by the Environmental Protection Officer. Notice of the revocation shall be provided to the permit holder promptly thereafter.

21. Prior to construction, the permittee(s) shall clearly designate the limits of construction on-site. The permittee(s) shall advise the contractor that any work outside the limits of construction, including clearing, may be a violation of this permit.

22. The projected property lines, as identified on the stamped permit drawings, should be field staked by a professional land surveyor prior to the start of construction to be sure that the dock is constructed in the permitted location. Utilizing an adjacent boat dock or fence line is not sufficient for accurate placement of the dock and may result in the placement of the dock in the wrong location. It is extremely important to build the dock in the approved location. Upon completion of construction, if an unauthorized encroachment into the required minimum setback occurs, you may be required to relocate the dock.

23. The permittee(s) shall require the contractor to maintain a copy of this permit, complete with all approved drawings, plans, conditions, attachments, exhibits, and modifications in good condition at the construction site. The permittee(s) shall require the contractor to review the permit prior to commencement of the activity authorized by this permit. The complete permit shall be available upon request by Orange County staff.

24. Issuance of this permit does not warrant in any way that the permittee(s) has riparian or property rights to construct any structure permitted herein and any such construction is done at the sole risk of the permittee(s). In the event that any part of the structure(s) permitted herein is determined by a final adjudication issued by a court of competent jurisdiction to encroach on or interfere with adjacent property owner's riparian or other property rights, the permittee(s) agrees to either obtain written consent or to remove the offending structure or encroachment within 60 days from the date of the adjudication. Failure to comply shall constitute a material breach of this permit and shall be grounds for its immediate revocation.

25. This permit does not release the permittee(s) from complying with all other federal, state, and local laws, ordinances, rules and regulations. Specifically, this permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee(s) or create in the permittee(s) any property right, or any interest in real property, nor does it authorize any entrance upon or activities upon property which is not owned or controlled by the permittee(s), or convey any rights or privileges other than those specified in the permit and Chapter 15, Article IX of the Orange County Code. If these permit conditions conflict with those of any other regulatory agency the permittee(s) shall comply with the most stringent conditions. The permittee(s) shall immediately notify EPD of any conflict between the conditions of this permit and any other permit or approval.

26. The permittee(s) is hereby advised that Section 253.77, Florida Statutes (FS), states that a person may not commence any excavation, construction, or other activity involving the use of sovereignty or other lands of the state, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement or other form of consent authorizing the proposed use. Therefore, the permittee(s) is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.

27. Should any other regulatory agency require changes to the permitted activities, the permittee(s) shall provide written notification to EPD of the change prior to implementation so that determination can be made whether a permit modification is required.

28. EPD shall have final construction plan approval to ensure that no modification has been made during the construction plan process.

29. The permittee(s) shall immediately notify EPD in writing of any previously submitted information that is later discovered to be inaccurate.

30. EPD staff, with proper identification, shall have permission to enter the site at any reasonable time ensure conformity with the plans and specifications approved by the permit.

31. The permittee(s) shall hold and save the County harmless from all damages, claims or liabilities, which may arise by reason of the activities authorized by the permit.

32. All costs, including attorney fees, incurred by the County in enforcing the terms and conditions of this permit shall be required to be paid by the permittee(s).

33. The permittee(s) agrees that any dispute arising from matters relating to this permit shall be governed by the laws of Florida and initiated only in Orange County.

34. Turbidity and sediments shall be controlled to prevent violations of water quality pursuant to Rules 62-302.500, 62-302.530(70) and 62-4.242 Florida Administrative Code. Best Management Practices, as specified in the Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual, shall be installed and maintained at all locations where the possibility of transferring suspended solids into wetlands and/or surface waters may occur due to the permitted activity. If site-specific conditions require additional measures, then the permittee(s) shall implement them as necessary to prevent adverse impacts to wetlands and/or surface waters.

35. Pursuant to Section 125.022 FS, issuance of this permit by the County does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

36. Pursuant to Section 125.022 FS, the applicant shall obtain all other applicable state or federal permits before commencement of the activity authorized herein.

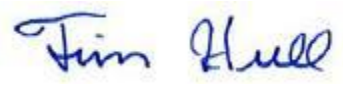
If you should have any questions concerning this permit, please contact James Hynes at 407-836-1509 or james.hynes@ocfl.net.

Project Manager:



James R Hynes, Environmental Specialist II

Authorized for the Orange County Environmental Protection Division by:

 for

Renée H. Parker, LEP, Environmental Protection Officer

JRH/KGK/TMH: gfdjr

Enclosure(s): Construction Notice
Approved Plans

c: Robert Sorenson, 3348 S Lake Butler Blvd, bobthebuilder@sorensonconstruction.com
Liz Johnson, OCEPD, Liz.Johnson@ocfl.net
Florida Department of Environmental Protection, DEP_CD@dep.state.fl.us

Construction Notice

☐ BEGINNING OF CONSTRUCTION

☐ COMPLETION OF CONSTRUCTION

Mail to: Orange County Environmental Protection Division
3165 McCrory Place, Suite 200
Orlando, FL 32803
Or Fax to: 407-836-1499
Or E-Mail to: WetlandPermitting@ocfl.net

Permit Number and Name: BD-25-07-067, Sorenson - 3348 S Lake Butler Blvd

Permit Type: BOAT DOCK

Approximate Starting Date: _____

Approximate Completion Date: _____

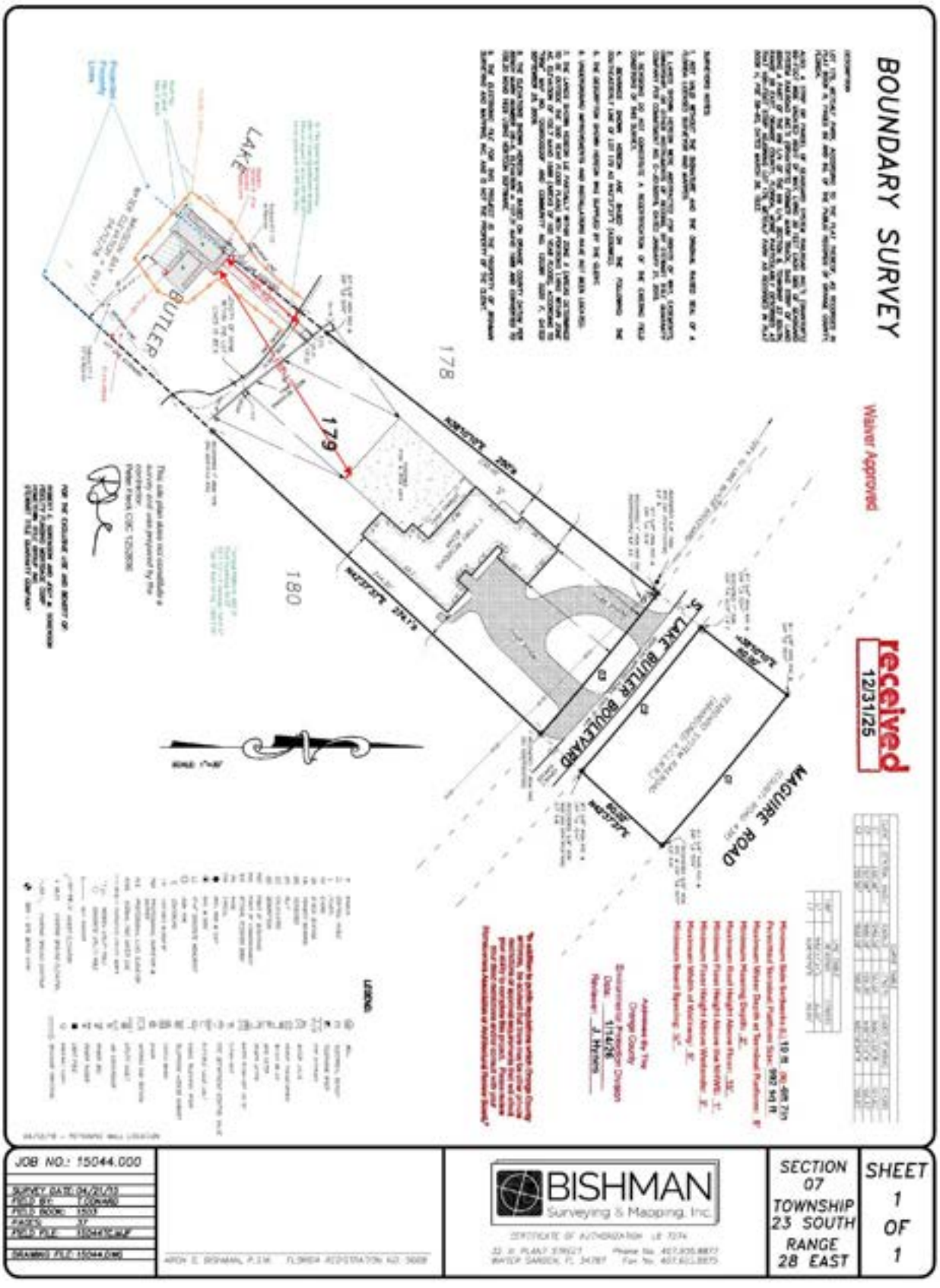
Remarks or any additional information:

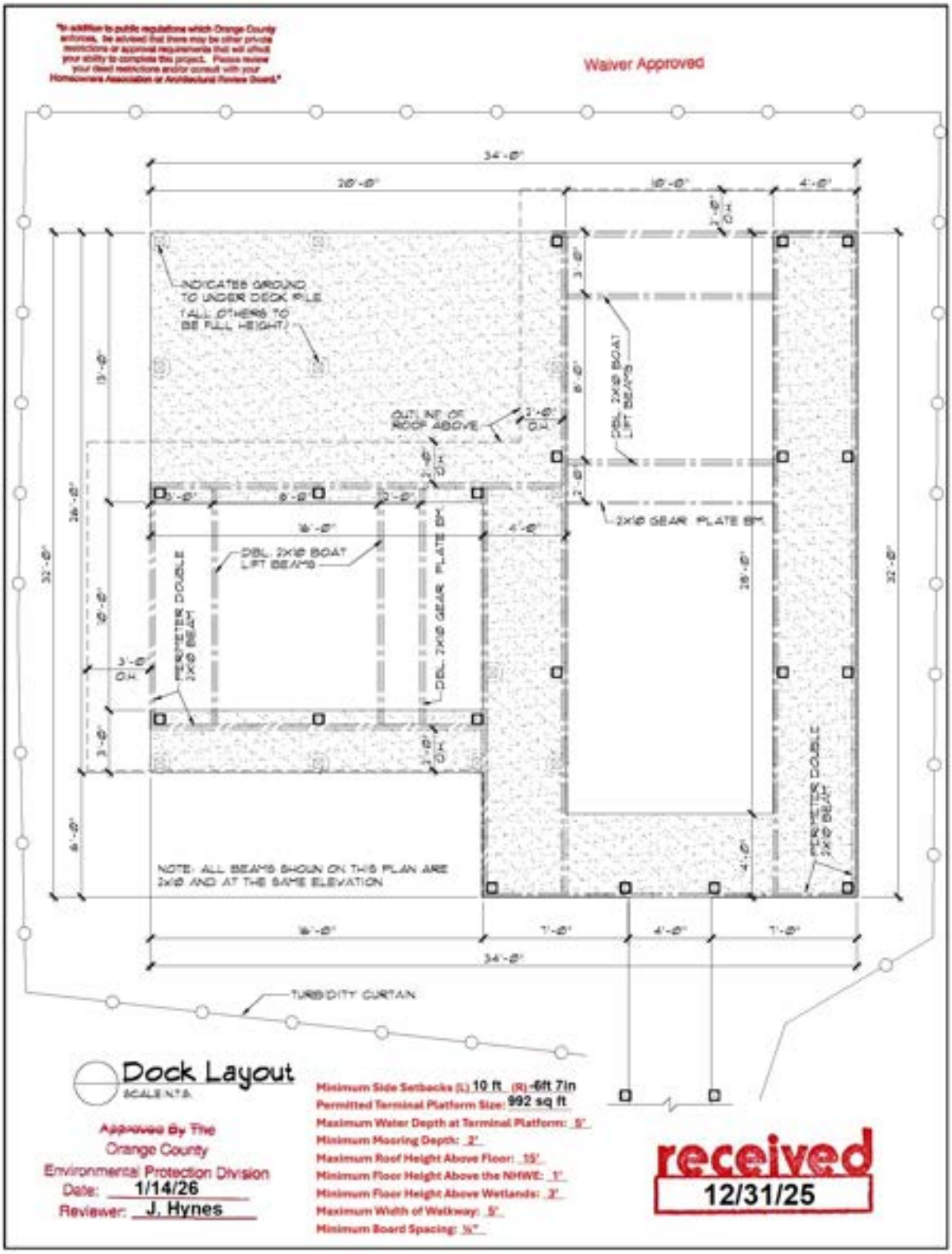
I certify I am the permittee / Authorized Entity of the above permit issued by the Orange County Environmental Protection Division and in accordance with the terms of such permit will ☐ begin or ☐ have completed the actual construction of the work described in the permit.

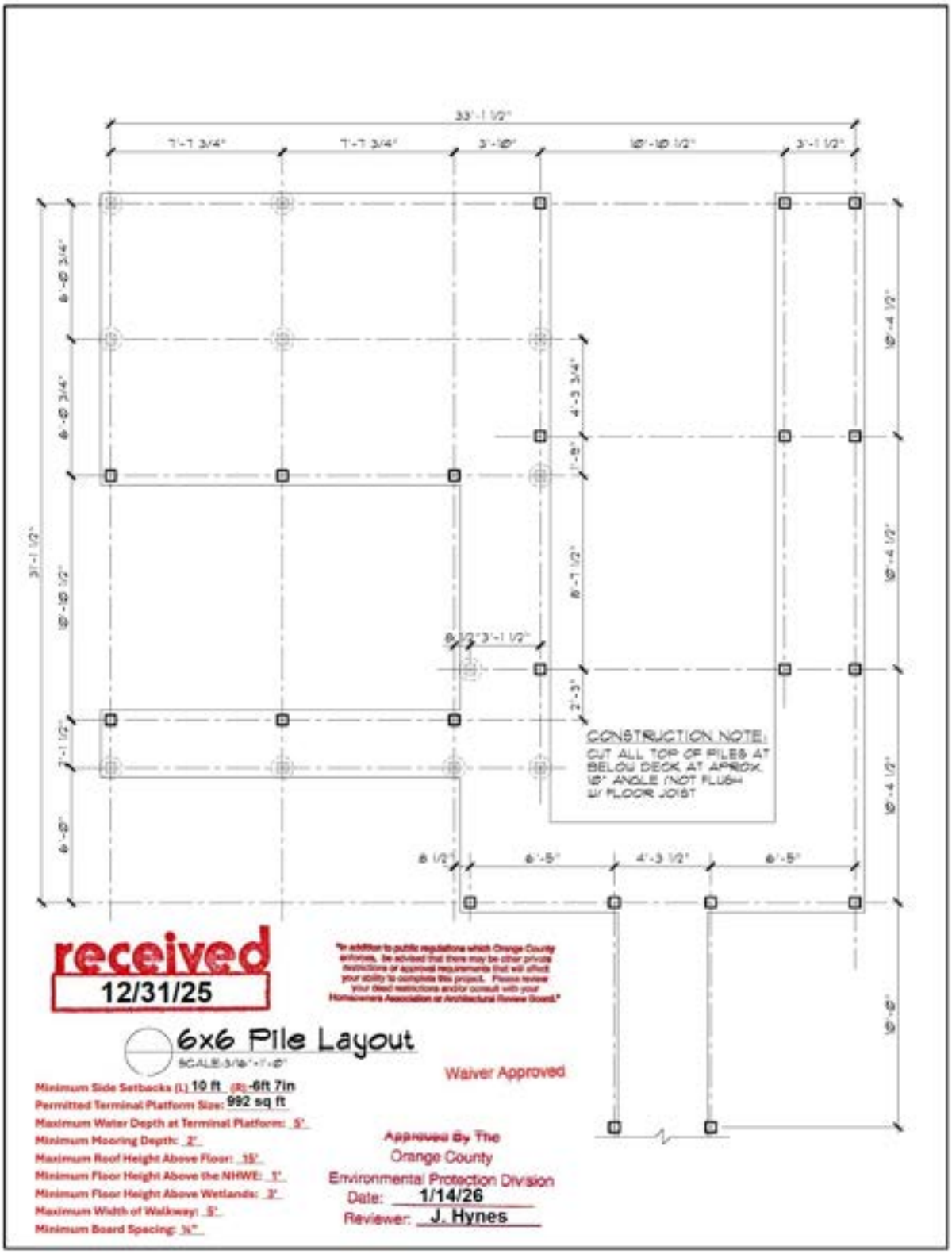
Signature of Permittee:_____

Printed name of Permittee:_____

Date:_____

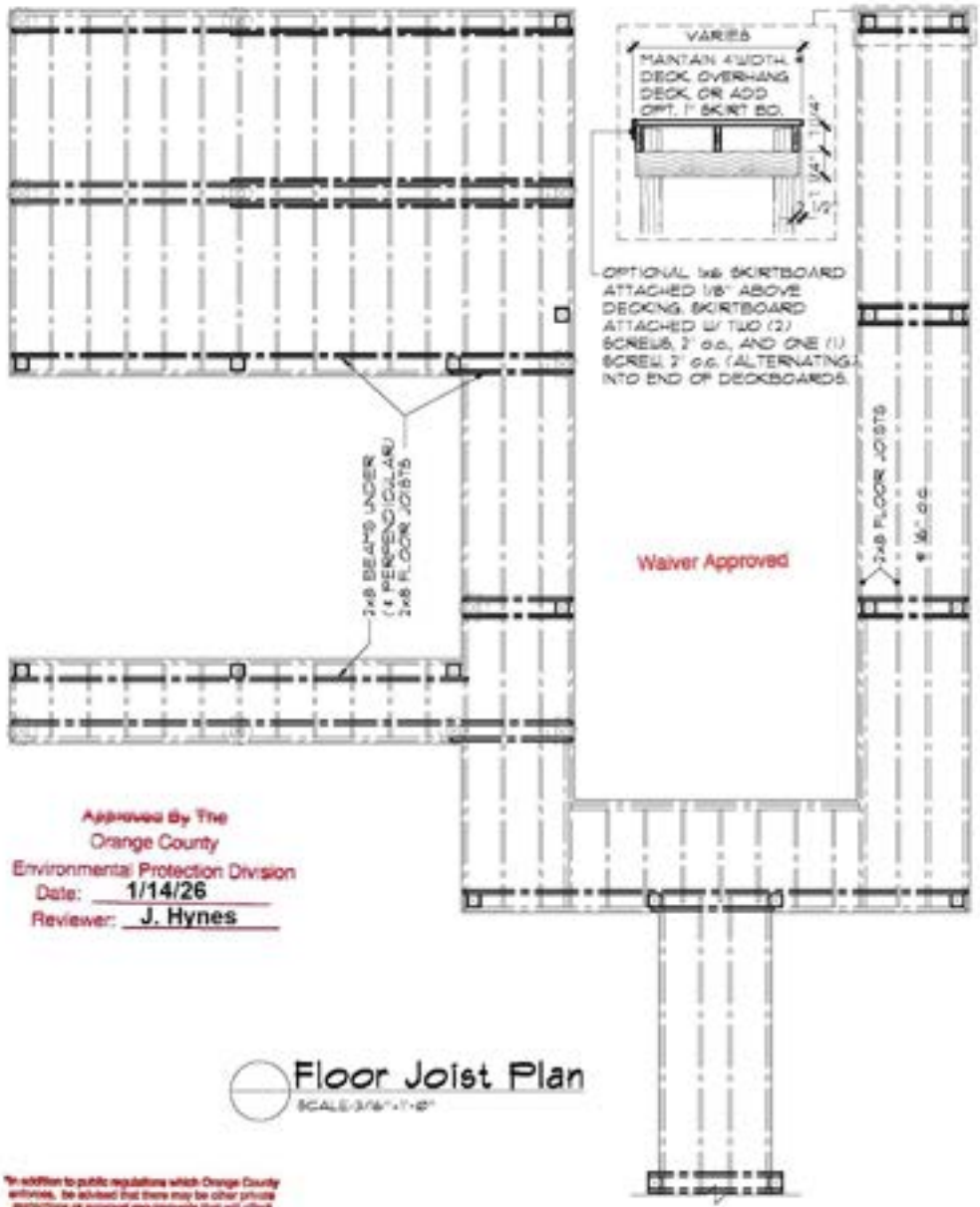

BOUNDARY SURVEY
Waiver Approved
received
12/31/25
LAKE BUTLER BOULEVARD
MAGUIRE ROAD
S. LAKE BUTLER BOULEVARD
LAKE
BUTLER
178
179
180
JOB NO.: 15044.000
SURVEY DATE: 04/21/23
FIELD BY: EDD/MB
FIELD BOOK: 1535
PAGES: 37
FIELD FILE: 15044TOPO.dat
DRAWING FILE: 15044.DWG
BISHMAN
Surveying & Mapping, Inc.
CERTIFICATE OF AUTHORIZATION LB 7374
32 E. PLANT STREET
WINTER GARDEN, FL 34787
ARON E. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5608
SECTION 07
TOWNSHIP 23 SOUTH
RANGE 28 EAST
SHEET 1 OF 1


In addition to public regulations which Orange County enforces, be advised that there may be other private restrictions or approval requirements that will affect your ability to complete this project. Please review your deed restrictions and/or consult with your Homeowners Association or Architectural Review Board.
Waiver Approved
34'-0"
28'-0"
6'-0"
4'-0"
INDICATES GROUND TO UNDER DECK PILE (ALL OTHERS TO BE FULL HEIGHT)
OUTLINE OF ROOF ABOVE
DBL. 2X10 BOAT LIFT BEAMS
2X10 GEAR PLATE BM.
PERIMETER DOUBLE 2X10 BEAM
NOTE: ALL BEAMS SHOWN ON THIS PLAN ARE 2X10 AND AT THE SAME ELEVATION
TURBIDITY CURTAIN
Dock Layout
SCALE N.T.S.
Approved By The
Orange County
Environmental Protection Division
Date: 1/14/26
Reviewer: J. Hynes
Minimum Side Setbacks (L) 10 ft (R) 6ft 7in
Permitted Terminal Platform Size: 992 sq ft
Maximum Water Depth at Terminal Platform: 5'
Minimum Mooring Depth: 2'
Maximum Roof Height Above Floor: 15'
Minimum Floor Height Above the NHWE: 1'
Minimum Floor Height Above Wetlands: 3'
Maximum Width of Walkway: 5'
Minimum Board Spacing: ½"
received
12/31/25


33'-1 1/2"
7'-7 3/4"
7'-7 3/4"
3'-10"
10'-10 1/2"
3'-1 1/2"
6'-0 3/4"
6'-0 3/4"
4'-3 3/4"
1'-8"
8'-7 1/2"
6 1/2"
3'-1 1/2"
2'-3"
7'-1 1/2"
6'-0"
CONSTRUCTION NOTE:
CUT ALL TOP OF PILES AT BELOW DECK AT APPROX. 10° ANGLE (NOT FLUSH W/ FLOOR JOIST
6 1/2"
6'-5"
4'-3 1/2"
6'-5"
10'-4 1/2"
10'-4 1/2"
10'-4 1/2"
10'-0"
received
12/31/25
"In addition to public regulations which Orange County enforces, be advised that there may be other private restrictions or approval requirements that will affect your ability to complete this project. Please review your deed restrictions and/or consult with your Homeowners Association or Architectural Review Board."
6x6 Pile Layout
SCALE: 3/16"=1'-0"
Waiver Approved
Minimum Side Setbacks (L) 10 ft (R) -6ft 7in
Permitted Terminal Platform Size: 992 sq ft
Maximum Water Depth at Terminal Platform: 5'
Minimum Mooring Depth: 2'
Maximum Roof Height Above Floor: 15'
Minimum Floor Height Above the NHWE: 1'
Minimum Floor Height Above Wetlands: 3'
Maximum Width of Walkway: 5'
Minimum Board Spacing: ¾"
Approved By The
Orange County
Environmental Protection Division
Date: 1/14/26
Reviewer: J. Hynes

Minimum Side Setbacks (L) 10 ft (R) -6ft 7in
Permitted Terminal Platform Size: 992 sq ft
Maximum Water Depth at Terminal Platform: 5'
Minimum Mooring Depth: 2'
Maximum Roof Height Above Floor: 15'
Minimum Floor Height Above the NHWE: 1'
Minimum Floor Height Above Wetlands: 3'
Maximum Width of Walkway: 5'
Minimum Board Spacing: ¼"

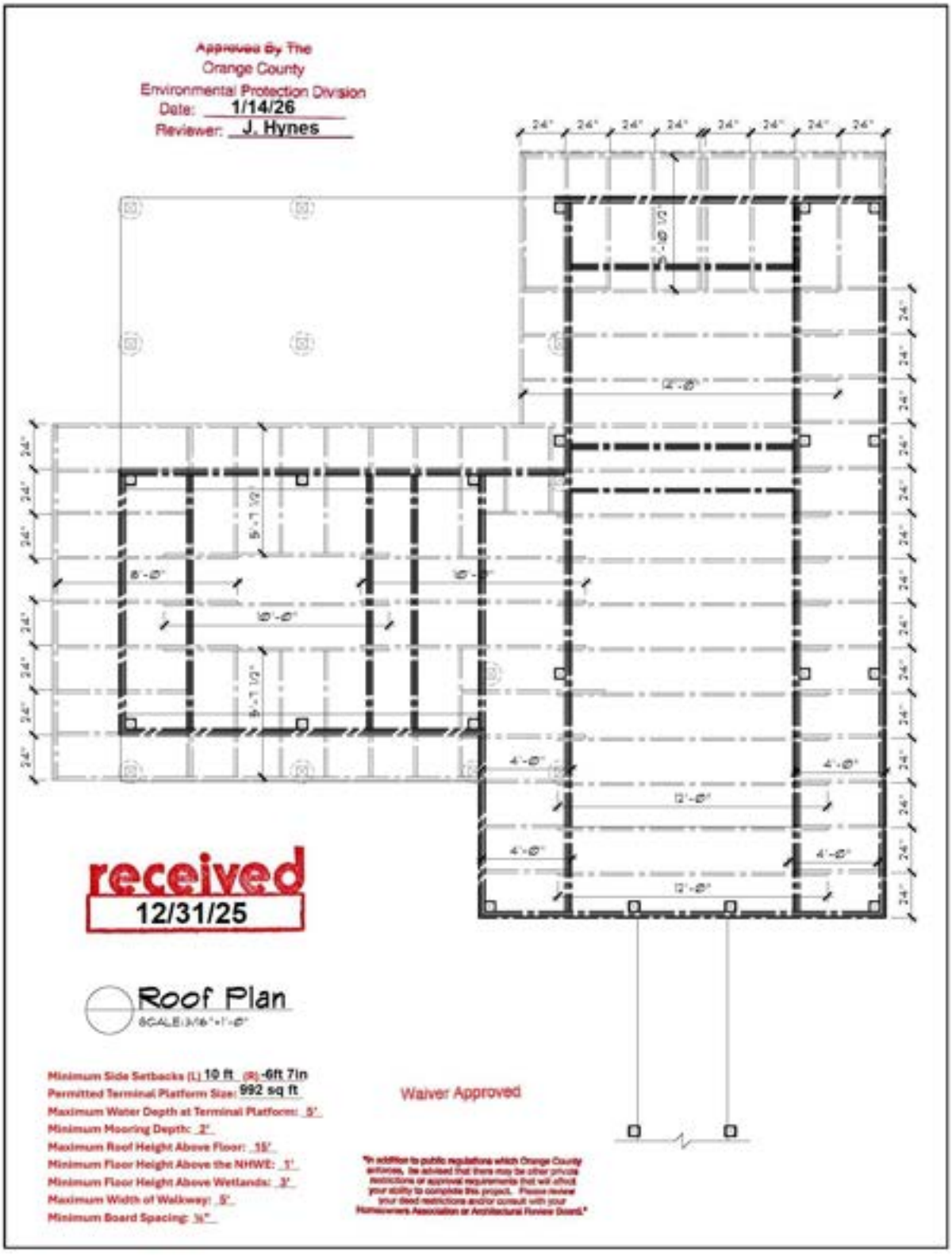
received
12/31/25



Approved By The
Orange County
Environmental Protection Division
Date: 1/14/26
Reviewer: J. Hynes

Floor Joist Plan
SCALE: 3/8"=1'-0"

In addition to public regulations which Orange County enforces, be advised that there may be other private restrictions or approval requirements that will affect your ability to complete this project. Please review your deed restrictions and/or consult with your Homeowners Association or Architectural Review Board.


Approved By The
Orange County
Environmental Protection Division
Date: 1/14/26
Reviewer: J. Hynes
received
12/31/25
Roof Plan
Minimum Side Setbacks (L) 10 ft (R) -6ft 7in
Permitted Terminal Platform Size: 992 sq ft
Maximum Water Depth at Terminal Platform: 5'
Minimum Mooring Depth: 2'
Maximum Roof Height Above Floor: 15'
Minimum Floor Height Above the NHWE: 1'
Minimum Floor Height Above Wetlands: 3'
Maximum Width of Walkway: 5'
Minimum Board Spacing: ¾"
Waiver Approved

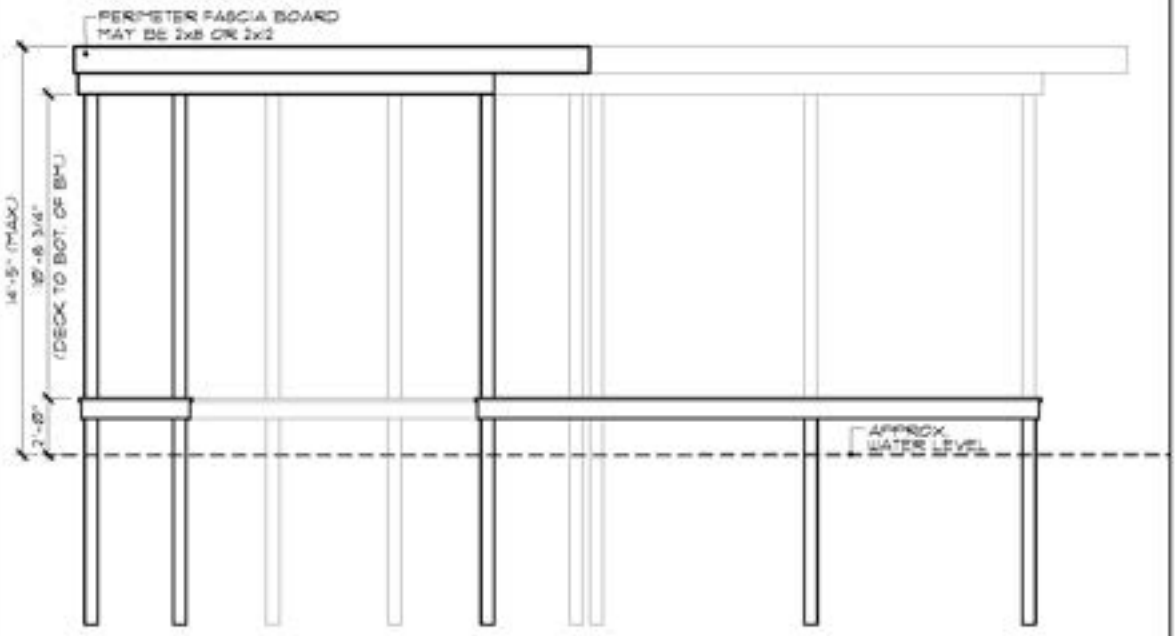
Minimum Side Setbacks (L) 10 ft (R) 6ft 7in
Permitted Terminal Platform Size: 992 sq ft
Maximum Water Depth at Terminal Platform: 5'
Minimum Mooring Depth: 2'
Maximum Roof Height Above Floor: 15'
Minimum Floor Height Above the NHWE: 1'
Minimum Floor Height Above Wetlands: 3'
Maximum Width of Walkway: 5'
Minimum Board Spacing: ¼"

received
12/31/25

Approved By The
Orange County
Environmental Protection Division
Date: 1/14/26
Reviewer: J. Hynes

In addition to public regulations which Orange County enforces, be advised that there may be other private restrictions or approval requirements that will affect your ability to complete this project. Please review your deed restrictions and/or consult with your Homeowners Association or Architectural Review Board.

Waiver Approved



Front Elevation
SCALE: 3/16" = 1'-0"

PILES WRAPPED 1' ABOVE NHWE TO 1' BELOW GRADE WITH HDPE PILE WRAP

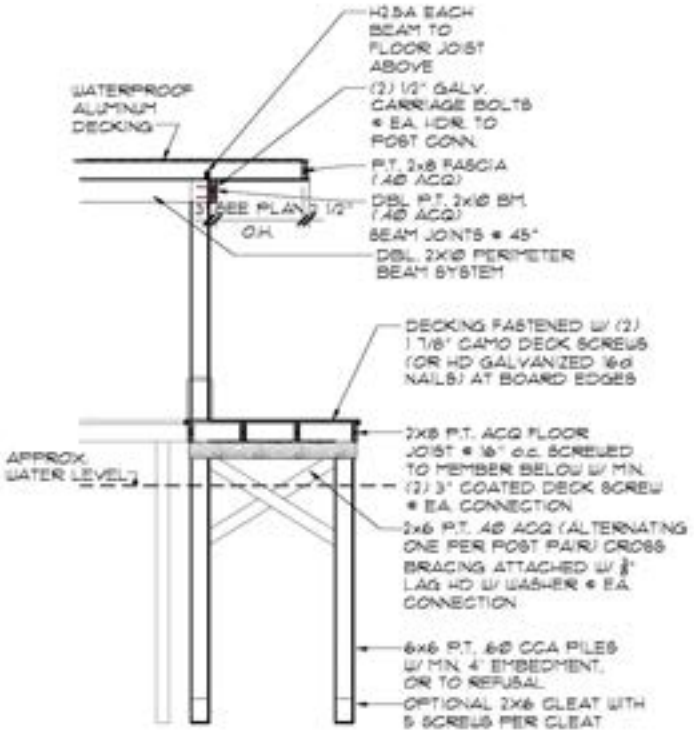
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Permitted Terminal Platform Size: 992 sq ft
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Minimum Floor Height Above Wetlands: 3'
Maximum Width of Walkway: 5'
Minimum Board Spacing: ¼"

received
12/31/25

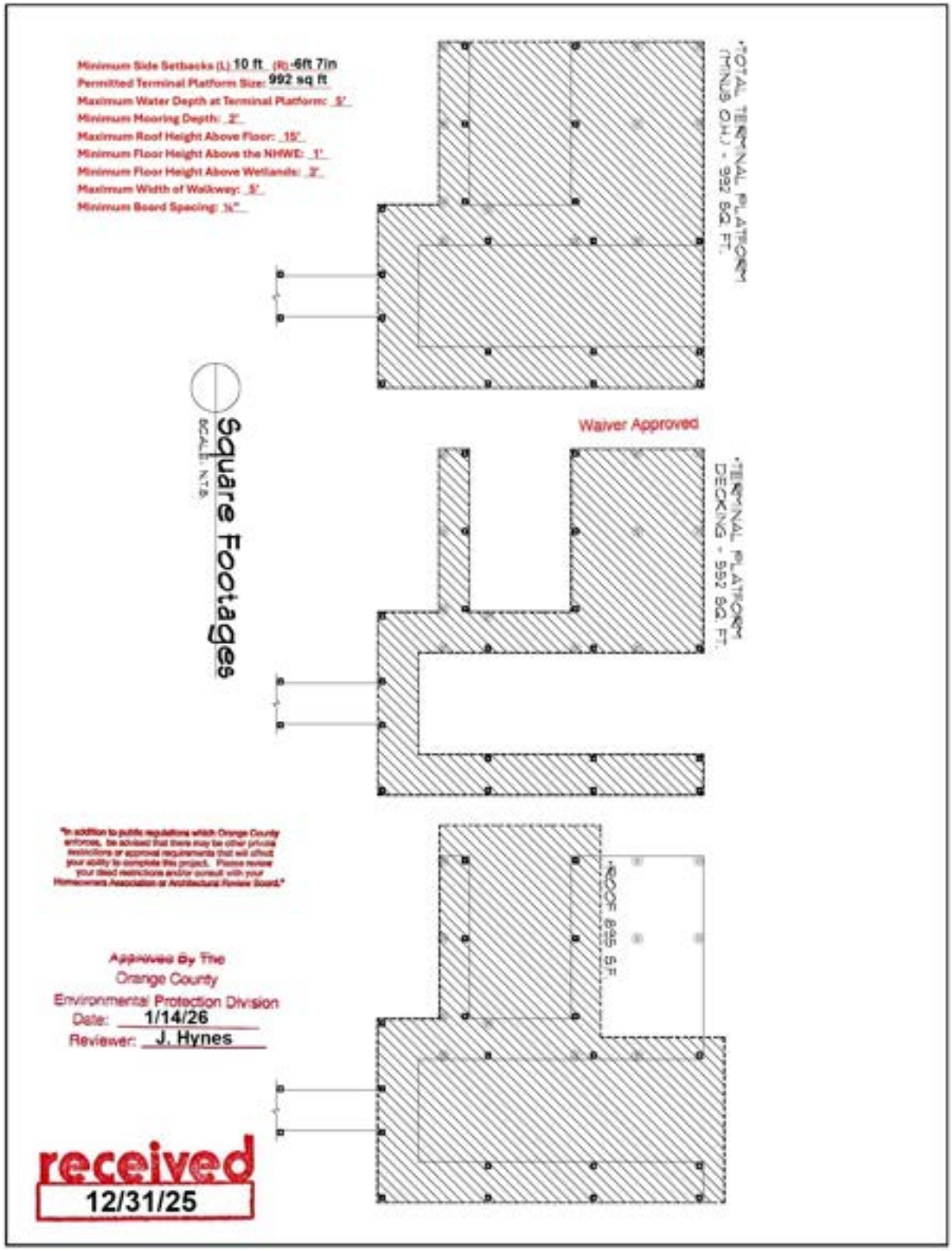
Approved By The
Orange County
Environmental Protection Division
Date: 1/14/26
Reviewer: J. Hynes

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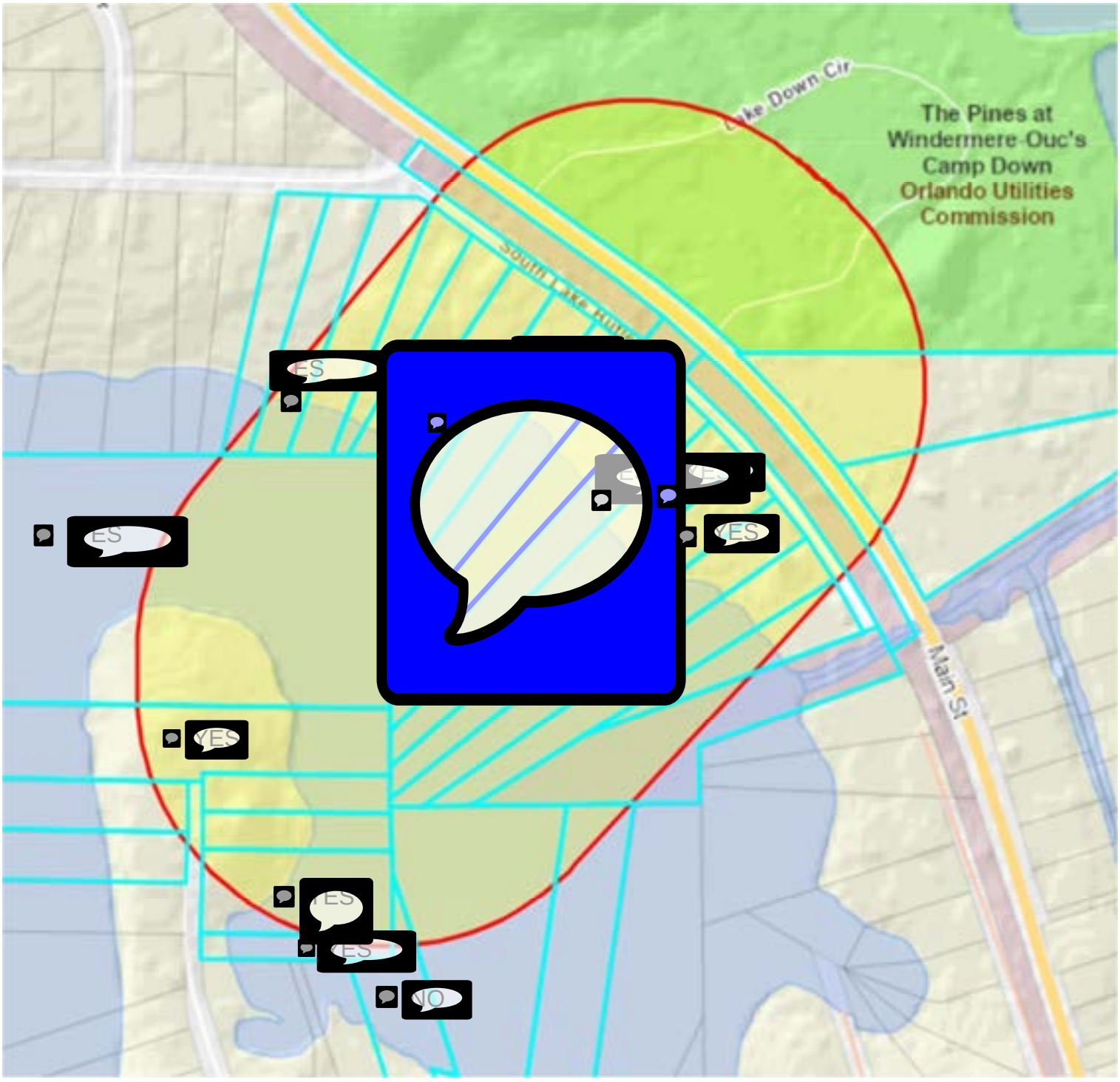
Waiver Approved



Continuous Load Path
SCALE: 1/4"=1'-0"


Minimum Side Setbacks (L) 10 ft (R) 6ft 7in
Permitted Terminal Platform Size: 992 sq ft
Maximum Water Depth at Terminal Platform: 5'
Minimum Mooring Depth: 2'
Maximum Roof Height Above Floor: 15'
Minimum Floor Height Above the NHWE: 1'
Minimum Floor Height Above Wetlands: 3'
Maximum Width of Walkway: 5'
Minimum Board Spacing: ¼"
*TOTAL TERMINAL PLATFORM (MINUS OHU) - 992 SQ. FT.
Square Footages
SCALE: N.T.S.
Waiver Approved
*TERMINAL PLATFORM DECKING - 992 SQ. FT.
*ROOF 695 SF
In addition to public regulations which Orange County enforces, be advised that there may be other private restrictions or approval requirements that will affect your ability to complete this project. Please review your deed restrictions and/or consult with your Homeowners Association or Architectural Review Board.
Approved By The
Orange County
Environmental Protection Division
Date: 1/14/26
Reviewer: J. Hynes
received
12/31/25

Z26-11 Public Notice Responses



Hague, Taylor

From: Cornelius, Brad
Sent: Wednesday, August 26, 2026 3:20 PM
To: Hague, Taylor; Warner, Amanda; Baird, Connor
Subject: Fw: Sorenson variance

Please see the Bumby Point HOA email in support of the Sorenson Dock Variance.

Thanks,
Brad

Bradley T. Cornelius, AICP, CPM, CFM, Vice President
201 N Franklin Street, Suite 1350, Tampa, FL 33602
813.882.4373 office
813.415.4952 cell

Employee Owner since 2013

From: Lloyd Woosley <lhwoosley@yahoo.com>
Sent: Wednesday, August 26, 2026 3:01 PM
To: Cornelius, Brad <bcornelius@wadetrim.com>
Subject: Sorenson variance

This message originated outside of Wade Trim.

Brad,

As I mentioned during our telephone conversation, I am on an RV trip in the PAC NW. Based on your description of the request, the Bumby Pointe HOA has no objections to Bob Sorenson's proposed dock expansion

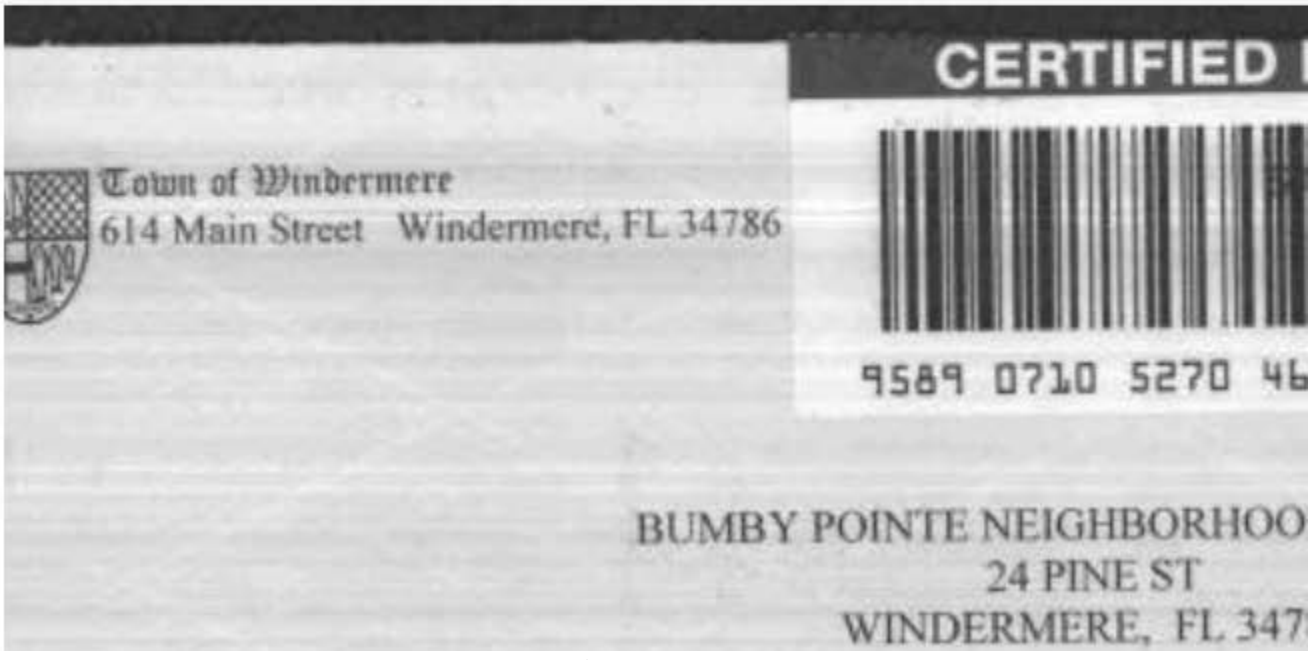
Lloyd Woosley, SEC.
Bumby Pointe HOA

Yes, that is the notice about the Sorenson variance. Is it possible for you to email me your no objection? My email is bcornelius@wadetrim.com

11:08

← Your Daily Digest for Wed





RECOMMEND – Z26-11 (3348 S. Lake Butler Boulevard)

APPROVAL: * DISAPPROVAL: _____

COMMENTS: WITHOUT EXCEPTION

SIGNATURE: [signature] DATE: 8/30/26

JOHNSON THOMAS M JR LIFE ESTATE
JOHNSON PAMELA J LIFE ESTATE
2 PINE ST
WINDERMERE, FL 34786

Town of Windermere

614 Main Street Windermere, FL 34786
Office: (407) 876-2563 Fax: (407) 876-0103

Mayor
ANDY WILLIAMS

Town Manager
ROBERT SMITH

Clerk
DOROTHY BURKHALTER

August 18, 2026

BEAVERS FAMILY REVOCABLE
LIVING TRUST
3324 S LAKE BUTLER BLVD
WINDERMERE, FL 34786

RE: Public Notice of Variance Public Hearing for 3348 S. Lake Butler Boulevard – Z26-11

Peter Fleck, authorized representative of the property owners of 3348 S. Lake Butler Boulevard, has requested approval of a variance in accordance with Section 10.02.00 of the Town of Windermere Land Development Code (LDC). The requested variance would reduce the minimum side-setback for a boat dock, which is measured from the projected property line, from 16 feet as required by the LDC to up to negative 7 feet (i.e., -7 feet) as proposed. Section 7.02.05 of the LDC states that boathouses and docks shall have a minimum side-setback of 16 feet from the upland property line and the projected property line.

Enclosed is additional information regarding this request.

Pursuant to the Town of Windermere Code of Ordinances, you as a surrounding property owner are entitled to comment on this matter. If you wish to comment, this form must be received by the Town of Windermere use of the enclosed stamped envelope to Wade Trim, Inc. or by email to tow@wadetrim.com by **Friday, September 11, 2026.**

This matter will be presented to the Development Review Board on **Tuesday, September 15, 2026, at 6:30 p.m.** Their recommendation will be heard by the Town Council on **Tuesday, October 13, 2026, at 6:00 p.m.** You may attend the meetings at Town Hall, located at 520 Main Street. All meetings are open to the public and you are welcome to participate. Feel free to contact me if you have any questions.

Sincerely,
Brad Cornelius, AICP, Town Planner
Wade Trim, Inc.
813.882.4373
tow@wadetrim.com

RECOMMEND – Z26-11 (3348 S. Lake Butler Boulevard)

APPROVAL: ✓ **DISAPPROVAL:** _____

COMMENTS: We have no problem with this variance request.

SIGNATURE: Elizabeth Beavers **DATE:** 8/26/26

BEAVERS FAMILY REVOCABLE LIVING TRUST
3324 S LAKE BUTLER BLVD
WINDERMERE, FL 34786

Town of Windermere

614 Main Street Windermere, FL 34786
Office: (407) 876-2563 Fax: (407) 876-0103

Mayor
ANDY WILLIAMS

Town Manager
ROBERT SMITH

Clerk
DOROTHY BURKHALTER

August 18, 2026

FARRELL ALFRED C
FARRELL MELISSA
15 PINE ST
WINDERMERE, FL 34786

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Sincerely,
Brad Cornelius, AICP, Town Planner
Wade Trim, Inc.
813.882.4373
tow@wadetrim.com

RECOMMEND – Z26-11 (3348 S. Lake Butler Boulevard)

APPROVAL: ✓ **DISAPPROVAL:** _____

COMMENTS: _____

_____

_____

SIGNATURE: _____ **DATE:** 8/27/26

FARRELL ALFRED C
FARRELL MELISSA
15 PINE ST
WINDERMERE, FL 34786

Town of Windermere

614 Main Street Windermere, FL 34786
Office: (407) 876-2563 Fax: (407) 876-0103

Mayor
ANDY WILLIAMS

Town Manager
ROBERT SMITH

Clerk
DOROTHY BURKHALTER

August 18, 2026

FOSS JOSEPH N
FOSS PATRICIA
3428 S LAKE BUTLER BLVD
WINDERMERE, FL 34786

RE: Public Notice of Variance Public Hearing for 3348 S. Lake Butler Boulevard – Z26-11

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Sincerely,
Brad Cornelius, AICP, Town Planner
Wade Trim, Inc.
813.882.4373
tow@wadetrim.com

RECOMMEND – Z26-11 (3348 S. Lake Butler Boulevard)

APPROVAL: X **DISAPPROVAL:** _____

COMMENTS: _____

_____

_____

SIGNATURE: Joseph N Foss **DATE:** 8/26/26

FOSS JOSEPH N
FOSS PATRICIA
3428 S LAKE BUTLER BLVD
WINDERMERE, FL 34786

Town of Windermere

614 Main Street Windermere, FL 34786
Office: (407) 876-2563 Fax: (407) 876-0103

Mayor
ANDY WILLIAMS

Town Manager
ROBERT SMITH

Clerk
DOROTHY BURKHALTER

August 18, 2026

HILL DANIEL C
HILL DONNA L
3332 S LAKE BUTLER BLVD
WINDERMERE, FL 34786

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This matter will be presented to the Development Review Board on **Tuesday, September 15, 2026, at 6:30 p.m**. Their recommendation will be heard by the Town Council on **Tuesday, October 13, 2026, at 6:00 p.m.** You may attend the meetings at Town Hall, located at 520 Main Street. All meetings are open to the public and you are welcome to participate. Feel free to contact me if you have any questions.

Sincerely,
Brad Cornelius, AICP, Town Planner
Wade Trim, Inc.
813.882.4373
tow@wadetrim.com

RECOMMEND – Z26-11 (3348 S. Lake Butler Boulevard)

APPROVAL: X **DISAPPROVAL:** _____

COMMENTS: _____

SIGNATURE: Daniel C Hill **DATE:** 8/27/26

HILL DANIEL C
HILL DONNA L
3332 S LAKE BUTLER BLVD
WINDERMERE, FL 34786

Hague, Taylor

From: Town of Windermere
Sent: Tuesday, September 8, 2026 12:16 PM
To: Hague, Taylor
Cc: Cornelius, Brad; Warner, Amanda
Subject: Fw: Variance 3348 lake butler blvd

FYI

Town's Contracted Zoning Department
Connor Baird, AICP | **Professional Planner**
One Tampa City Center, 201 N. Franklin St.
Suite 1350 Tampa, FL 33602
813.882.4373 office

Employee Owner since 2022

From: Susan Capone <ncsc1064@aol.com>
Sent: Sunday, September 6, 2026 10:10 AM
To: Town of Windermere <tow@wadetrim.com>
Subject: Variance 3348 lake butler blvd

This message originated outside of Wade Trim.

We vote no on the variance request for 3348 lake butler blvd. We feel the set backs were put into place for a reason and should be upheld. We don't see a hardship.

Nick and Susan Capone
65 pine st.
Sent from my iPhone

Town of Windermere

614 Main Street Windermere, FL 34786
Office: (407) 876-2563 Fax: (407) 876-0103

Mayor
ANDY WILLIAMS

Town Manager
ROBERT SMITH

Clerk
DOROTHY BURKHALTER

August 18, 2026

DAPHNE CRONIN REVOCABLE TRUST
1 PINE ST
WINDERMERE, FL 34786

RE: Public Notice of Variance Public Hearing for 3348 S. Lake Butler Boulevard – Z26-11

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Brad Cornelius, AICP, Town Planner
Wade Trim, Inc.
813.882.4373
tow@wadetrim.com

RECOMMEND – Z26-11 (3348 S. Lake Butler Boulevard)

APPROVAL: ✓ **DISAPPROVAL:** ___

COMMENTS: _____

SIGNATURE: Daphne Cronin **DATE:** 09-9-2026

DAPHNE CRONIN REVOCABLE TRUST
1 PINE ST
WINDERMERE, FL 34786

Town of Windermere

614 Main Street Windermere, FL 34786
Office: (407) 876-2563 Fax: (407) 876-0103

Mayor
ANDY WILLIAMS

Town Manager
ROBERT SMITH

Clerk
DOROTHY BURKHALTER

August 18, 2026

HIRSCHL ROBERT A
HIRSCHL ERICA E
11010 LAKE BUTLER BLVD
WINDERMERE, FL 34786

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Sincerely,
Brad Cornelius, AICP, Town Planner
Wade Trim, Inc.
813.882.4373
tow@wadetrim.com

RECOMMEND – Z26-11 (3348 S. Lake Butler Boulevard)

APPROVAL: ✓ **DISAPPROVAL:** _____

COMMENTS: _____

SIGNATURE: [signature] **DATE:** 9-6-24

HIRSCHL ROBERT A
HIRSCHL ERICA E
11010 LAKE BUTLER BLVD
WINDERMERE, FL 34786

Town of Windermere

614 Main Street Windermere, FL 34786
Office: (407) 876-2563 Fax: (407) 876-0103

Mayor
ANDY WILLIAMS

Town Manager
ROBERT SMITH

Clerk
DOROTHY BURKHALTER

August 18, 2026

SAN MARINO FLORIDA TRUST
3412 S LAKE BUTLER BLVD
WINDERMERE, FL 34786

RE: Public Notice of Variance Public Hearing for 3348 S. Lake Butler Boulevard – Z26-11

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Sincerely,
Brad Cornelius, AICP, Town Planner
Wade Trim, Inc.
813.882.4373
tow@wadetrim.com

RECOMMEND – Z26-11 (3348 S. Lake Butler Boulevard)

APPROVAL: X **DISAPPROVAL:** _____

COMMENTS: We completely agree with the reasoning given.

SIGNATURE: _____ **DATE:** 09/06/26

SAN MARINO FLORIDA TRUST
3412 S LAKE BUTLER BLVD
WINDERMERE, FL 34786

Town of Windermere

614 Main Street Windermere, FL 34786
Office: (407) 876-2563 Fax: (407) 876-0103

Mayor
ANDY WILLIAMS

Town Manager
ROBERT SMITH

Clerk
DOROTHY BURKHALTER

August 18, 2026

TOMOOKA BRIAN D
TOMOOKA ROCHELLE P
3420 S LAKE BUTLER BLVD
WINDERMERE, FL 34786

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Wade Trim, Inc.
813.882.4373
tow@wadetrim.com

RECOMMEND – Z26-11 (3348 S. Lake Butler Boulevard)

APPROVAL: ✓ **DISAPPROVAL:** _____

COMMENTS: _____

_____

_____

SIGNATURE: BTomooka **DATE:** 8/31/26

TOMOOKA BRIAN D
TOMOOKA ROCHELLE P
3420 S LAKE BUTLER BLVD
WINDERMERE, FL 34786

48" (Sign Panel Width)

36" (Sign Panel Height)

60" – 66" (Overall Height from Grade)

24" – 30" (Clearance from Grade to Bottom of Sign)

THE TOWN OF
Windermere

CENTENNIAL BRIDGE AND TRAIL

CONNECTING PEOPLE | ENHANCING OUR COMMUNITY | INSPIRING HEALTHY LIVING

Enhanced landscaping elements along the Centennial Bridge and Trail brought to you by

HEALTHY WEST ORANGE

HEALTHIER PEOPLE. STRONGER COMMUNITIES.

SIGN SPECIFICATIONS

Sign Panel Size:	48" W x 36" H
Overall Height:	60" – 66" (from grade)
Clearance:	24" – 30"
Posts:	4" x 4" decorative posts (with finials)
Material:	Exterior-grade aluminum or HDU
Display:	Double-sided
Location:	Near Centennial Bridge entrance (visible from both directions)

A Healthier Windermere for Generations to Come

EXECUTIVE SUMMARY

SUBJECT: **Foundation for a Healthier West Orange – $100,000 Healthy West Orange Trails Connection Grant – Centennial Bridge and Trail Landscaping**

REQUESTED ACTION:

☐ Work Session (Report Only) **DATE OF MEETING:** **10/13/2026**
☒ Regular Meeting ☐ Special Meeting

CONTRACT: ☐ N/A Vendor/Entity: Foundation for a Healthier West Orange / Healthy West Orange Trails

Effective Date: Termination Date: Upon acceptance of final report, no later than two years from Agreement date

Managing Division / Dept: Public Works

BUDGET IMPACT:

☐ Annual **FUNDING SOURCE:** Healthy West Orange Trails Connection Facilitation Fund Grant – $100,000

☒ Capital **EXPENDITURE ACCOUNT:**

☐ N/A

HISTORY/FACTS/ISSUES:

Mayor & Council,

The Town of Windermere has been awarded a $100,000 reimbursement grant from the Foundation for a Healthier West Orange through the Healthy West Orange Trails Connection (HWOTC) Facilitation Fund to cover landscaping enhancements associated with the Centennial Bridge and Trail project. The grant was originally applied for under the project name “Windermere Ward Trail Phase I – Landscaping.”

The Town's required cost share is being satisfied through the Town's existing investment in the Centennial Bridge and Trail project. The grant provides an additional funding source to offset eligible landscaping costs associated with the project.

The Town will first pay the applicable contractor invoices and submit the paid invoices and supporting payment documentation to the Foundation for reimbursement. The Foundation will reimburse the Town for eligible landscaping expenses up to the $100,000 grant amount.

Public Works and Finance will separately identify and track the eligible landscaping expenses within the contractor's billings to support the reimbursement requests and ensure that expenses reimbursed through this grant are also not reimbursed through the project's FDOT funding.

TOWN RESPONSIBILITIES

The Town's primary responsibilities under the agreement are to use the grant funds for the approved landscaping enhancements, maintain documentation supporting the expenditures, submit the required

project reporting, and provide Healthy West Orange recognition associated with the grant-funded improvements.

The agreement requires permanent and prominent Healthy West Orange branding associated with the grant-funded improvements. Staff proposes installing one permanent, double-sided Healthy West Orange recognition sign near the Centennial Bridge, subject to approval by Healthy West Orange.

A conceptual mock-up of the proposed sign has been included in the Council packet for reference. The design is intended to have a classic, welcoming appearance that complements the character of Windermere and the landscaping surrounding the Centennial Bridge and Trail, while recognizing the partnership that helped fund the landscaping enhancements. Staff proposes one double-sided sign positioned near the bridge so the recognition is visible to trail users both entering and leaving the bridge. The final design and applicable Healthy West Orange branding will be submitted to the Foundation for approval prior to fabrication.

The agreement also provides for reporting every six months until project completion. Because the agreement is scheduled for approval in October and the Centennial Bridge and Trail project is anticipated to be completed by December 2026, staff anticipates submitting one final project report at completion. The report will include the required accounting of grant funds, project outcomes and costs incurred.

BUDGET IMPACT

The grant will provide the Town with up to $100,000 in reimbursement funding to offset eligible landscaping enhancements associated with the Centennial Bridge and Trail project. The Town's cost share is being satisfied through its existing investment in the Centennial Bridge and Trail project.

STAFF RECOMMENDATION

Staff recommends that Town Council approve the Grant Agreement with the Foundation for a Healthier West Orange for up to $100,000 in reimbursement funding for landscaping enhancements associated with the Centennial Bridge and Trail project and authorize the Mayor to execute the Agreement.

EXECUTIVE SUMMARY

SUBJECT: **Right-of-Way Use & Maintenance Agreement with the School Board of Orange County, Florida – Windermere Elementary School Sanitary Force Main**

REQUESTED ACTION:

☐ Work Session (Report Only) **DATE OF MEETING:** **10/13/2026**
☒ Regular Meeting ☐ Special Meeting

CONTRACT: ☐ N/A Vendor/Entity:
Effective Date: Termination Date:
Managing Division / Dept: Public Works

BUDGET IMPACT:
☐ Annual **FUNDING SOURCE:**
☐ Capital **EXPENDITURE ACCOUNT:**
☐ N/A

HISTORY/FACTS/ISSUES:

Mayor & Council,

Orange County Public Schools (OCPS) is constructing a new sanitary lift station to serve Windermere Elementary School. The lift station itself will be located entirely on School Board property; however, a portion of the associated sanitary force main must be installed within the Town of Windermere's public right-of-way along Maguire Road.

This item was originally presented to Town Council at its September 8, 2026 meeting. At that meeting, Council tabled consideration of the Right-of-Way Use & Maintenance Agreement to provide the School Board an opportunity to complete its review of the proposed agreement.

Since that meeting, the School Board has reviewed the agreement and provided proposed revisions. Those changes have been incorporated into the agreement presented with this agenda item. The Town Attorney has reviewed the School Board's revisions and is satisfied with the agreement in its current form. The agreement is therefore being returned to Town Council for consideration and approval.

PURPOSE OF THE AGREEMENT

During coordination of the project, the Town objected to open cutting Town roads for installation of the force main. OCPS and Orange County Utilities subsequently agreed that open cutting would not be utilized, with installation methods developed to allow the force main to be installed beneath the roadway and existing utility infrastructure.

The proposed force main must be installed at significant depths within portions of the Town's right-of-way in order to avoid conflicts with existing utilities. Because of the depth and configuration of the proposed infrastructure, Orange County Utilities raised concerns regarding its future usefulness for serving or connecting other customers

and regarding future maintenance responsibility.

Because the infrastructure is being constructed specifically to serve Windermere Elementary School and does not provide a corresponding utility benefit to the Town, the Town determined that allowing the School Board-owned infrastructure within the Town's right-of-way should not result in the Town assuming responsibility for its operation, maintenance, repair or replacement.

The Right-of-Way Use & Maintenance Agreement establishes the conditions under which OCPS may place and maintain the sanitary force main within the Town's right-of-way while establishing the School Board's continuing responsibility for the infrastructure.

SCHOOL BOARD RESPONSIBILITY

Under the Agreement, OCPS remains responsible, at its sole expense, for the **operation, maintenance, repair and replacement** of the sanitary force main. OCPS is also responsible for repairing and restoring damage to the Town's right-of-way or other Town property resulting from the installation, maintenance, repair or failure of the infrastructure. These responsibilities were also contained in the version previously presented to Council.

The Agreement further requires OCPS and/or its contractor to obtain the appropriate Town right-of-way utilization permit before performing work within the right-of-way and preserves the Town's ability to inspect the infrastructure and take emergency or remedial action when necessary, with OCPS responsible for applicable costs as provided in the Agreement.

The agreement also contains provisions addressing replacement and relocation of the infrastructure, indemnification and hold harmless requirements, insurance, public construction bonds and right-of-way permitting requirements.

FISCAL IMPACT

There is no anticipated cost to the Town for the installation, routine operation, maintenance, repair or replacement of the OCPS sanitary force main. Those obligations remain with OCPS under the Agreement.

As previously presented to Council, the Agreement provides that if relocation of the force main becomes necessary specifically because of a future Town construction, widening, reconstruction, alteration or improvement project, the Town would be responsible for the relocation cost during the first ten years following installation. After ten years, relocation costs become the responsibility of OCPS. Relocations resulting from other circumstances remain the responsibility of OCPS.

STAFF RECOMMENDATION

Staff recommends approval of the revised Right-of-Way Use & Maintenance Agreement between the Town of Windermere and the School Board of Orange County, Florida.

The agreement allows the School Board to install the sanitary force main necessary to serve Windermere Elementary School within the Maguire Road right-of-way while maintaining OCPS's responsibility for the infrastructure and protecting the Town from future maintenance, repair, replacement and liability obligations as provided in the Agreement.

The agreement now presented to Council reflects the School Board's review and requested revisions following the September 8, 2026 meeting and has subsequently been reviewed by the Town Attorney.

RECOMMENDED MOTION

Motion to approve the Right-of-Way Use & Maintenance Agreement between the Town of Windermere and the School Board of Orange County, Florida, for the sanitary force main serving Windermere Elementary School, and authorize the Mayor to execute the Agreement on behalf of the Town.

THIS INSTRUMENT PREPARED BY
C.J. Wilson Law, P.A.
Attn: Christopher Wilson, Esq.
1636 Hillcrest Street
Orlando, Florida 32803

----------[SPACE ABOVE THIS LINE FOR RECORDING DATA]----------

RIGHT-OF-WAY USE & MAINTENANCE AGREEMENT

THIS RIGHT-OF-WAY USE & MAINTENANCE AGREEMENT (the "**Agreement**") is made and entered into as of the last date signed below, by and between **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA,** whose address is 445 West Amelia Street, Orlando, Florida, 32801 ("**OCPS**") and **THE TOWN OF WINDERMERE,** a municipal corporation created and existing under the laws of the State of Florida, whose address is 614 Main Street, Windermere, Florida 34786 ("**Town**").

WHEREAS, OCPS desires to design, permit, construct, install, operate, maintain, repair and replace within the Maguire Road public right-of-way an underground sanitary force main pursuant to the Design Plans attached hereto as **Exhibit "A"** ("**Improvements**"); and

WHEREAS, the Town has maintenance and operational jurisdiction of the Maguire Road public right-of-way; and

WHEREAS, OCPS desires to obtain a license from the Town for the right to install, operate, maintain, repair and replace the Improvements within the Maguire Road public right-of-way as shown in the Design Plans attached hereto as **Exhibit "A;"** and

WHEREAS, OCPS, so as to receive such permission from the Town, OCPS has agreed to the terms, conditions and requirements set forth in this Agreement; and

WHEREAS, OCPS acknowledges that it shall install, operate, maintain, repair and replace the Improvements pursuant to this Agreement, at OCPS's expense.

NOW, THEREFORE, for and in consideration of the above premises, the promises and provisions contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged by the parties, OCPS and the Town agree as set forth herein.

1. Recitals. The above premises are true and correct and are incorporated herein as material provisions of this Agreement.

2. **License.** For so long as this Agreement is in effect, the Town hereby grants OCPS the non-exclusive right, privilege and license to operate, maintain, repair, and replace the Improvements within Maguire Road right-of-way as depicted in the Design Plans attached hereto as Exhibit "A." The permissive use herein is granted as of the Effective Date of this Agreement and for so long as the sanitary force main is providing service to Windermere Elementary School. OCPS must submit a right-of-way utilization permit to the Town prior to commencing any work within the right-of-way, including installation, operation, maintenance, repair, replacement, or other activities, and obtain the Town's approval of such permit before beginning such work. Prior to performing future maintenance and repair work on the Improvements that would impede public access over and through the right-of-way or disturb the Town's or others' improvements within the right-of-way, OCPS shall obtain permission for such work from the Town, which may require obtaining a right-of-way utilization permit. Notwithstanding the above, in the case of emergency OCPS may take reasonable steps to maintain, repair, or replace the improvements, subject to section 3 below.

3. **Construction and Maintenance of Improvements**.

A. **Installation of Improvements.** OCPS, at OCPS's sole cost and expense, shall design, permit, construct, provide, and install the Improvements within and along Maguire Road right-of-way in accordance with the Design Plans attached as Exhibit "A" to this Agreement. OCPS, or OCPS shall cause its contractor, to submit a right-of-way utilization permit to the Town prior to commencing any work within the right-of-way and obtain approval of such permit before beginning installation activities. The Town shall review and approve, or deny with specific comments, within fourteen (14) days of submittal. The Town's approval shall not be unreasonably withheld, conditioned, or delayed. As described more fully in subsection 3.C below, OCPS, at its sole expense, shall fully repair and restore the Maguire Road right-of-way or any other areas affected to its original condition as near as is reasonably practicable upon completion of the installation of the Improvements, the damage or disturbance to which right-of-way or any other areas shall have been occasioned by the construction and installation of said Improvements. If OCPS is using a contractor to perform the installation work, the contractor will be required to obtain a right-of-way permit from the Town before commencing installation activities.

B. **Maintenance.** The Improvements shall be operated, maintained and repaired and replaced by OCPS, at its sole expense, in good, clean, attractive, sanitary, safe and serviceable condition, order and repair in accordance with the Design Plans and this Agreement. OCPS must submit, or cause its contractor to submit, a right-of-way utilization permit to the Town prior to commencing any work within the right-of-way related to operation, maintenance, repair, or replacement, and obtain approval of such permit before beginning such activities. The Town shall review and approve, or deny with specific comments, within fourteen (14) days of submittal. The Town's approval shall not be unreasonably withheld, conditioned, or delayed. No portion of the Improvements shall be maintained in such a manner as to interfere with the use of Maguire Road right-of-way (or any other public right-of-way) by the Town, other utility owners, or the public, or to create a safety hazard, as

determined by the Town in the Town's reasonable discretion. OCPS and its respective contractors and agents shall not, while operating, repairing or maintaining the Improvements, damage or disturb any portion of the right-of-way and improvements therein without the prior written approval of the Town, to include the Town's prior written approval of a plan to restore the right-of-way. OCPS and its respective contractors and agents shall take all safety measures required by law for construction, repair and maintenance work in and along public rights-of-way, including the placing and display of caution signs and signals when working in the right-of-way, and shall prevent any obstructions to the right-of-way which are or may become dangerous to the traveling public. In the event that any work to be conducted by OCPS requires streets or traffic lanes to be closed or obstructed, OCPS shall, pursuant to the Town ordinances and regulations, obtain all permits from and pay all applicable fees to the Town, and shall obtain approval of OCPS's maintenance of traffic plan from the Town's Police and Public Works Departments prior to commencing such work.

C. **Damage Caused**. OCPS shall, at its sole expense, cause the repair and restoration of any damage or injury to the right-of-way and sod, landscaping, facilities, pavement and other improvements therein and to any other Town property caused by or during OCPS's work or other activities within the right-of-way or otherwise resulting from the Improvements placed within the right-of-way. OCPS shall repair and restore the same promptly within the earlier of: (i) fourteen (14) days of notification to OCPS by the Town and shall continue diligently to pursue the repair until completed or (ii) sixty (60) days from OCPS first becoming aware of such damage or injury; provided however, in an emergency circumstance affecting the health, safety and welfare of the public or surrounding residents or businesses, OCPS shall take immediate action upon becoming aware of such circumstance to alleviate any dangerous situation or unsafe condition. Such repair and restoration shall be implemented to a condition at least equal to that which existed immediately prior to the infliction of such damage or injury. Further, OCPS shall, at its expense, be responsible for the repair and restoration of any damage or injury to any third party's property, improvements or facilities caused during their work or other activities within the right-of-way. Where damage, casualty, failure, or other condition renders any portion of the Improvements non-functional or unsafe, OCPS shall, at its sole expense and in coordination with the Town as required herein, repair or replace the affected Improvements pursuant to subsection 3.D, in addition to the restoration of the right-of-way required by this subsection 3.C. Town at all times retains the right (without notice to OCPS) to take emergency corrective actions or other safety precautions to protect the traveling public and the health and safety of the public and surrounding residents and businesses. In the event OCPS fails to timely repair and restore any damage or injury or alleviate a dangerous situation or unsafe condition arising from or concerning the Improvements or OCPS's activities, the Town shall have the right, but not the obligation, to cause such repair and restoration of the Improvements and right-of-way and to charge OCPS for the full costs of the same, which OCPS shall be liable for paying immediately upon receipt of an invoice from the Town.

D. **Replacement of Improvements**. OCPS shall, at its sole expense, repair or replace the Improvements, in the event of a regulatory change or documented failures of the system in whole or in part, as necessary to: (i) correct failure, breakage, leakage, or loss of function; (ii) address damage or casualty; (iii) remedy unsafe or hazardous conditions; (iv) meet end-of-life renewal needs consistent with maintaining a safe and serviceable condition; or (v) address material obsolescence that prevents the Improvements from operating in accordance with the Design Plans and this Agreement. All such repair or replacement work shall be performed in accordance with the Design Plans (as applicable or as updated with the Town's written approval), this Agreement, and all applicable laws, ordinances, and regulations, and shall comply with the permitting and traffic maintenance requirements set forth in this Agreement. If any such work would impede public access or disturb the right-of-way or other improvements therein, OCPS shall obtain the Town's prior written permission, which may require a right-of-way utilization permit, and shall coordinate with the Town's Police and Public Works Departments regarding any maintenance of traffic plan. Upon completion of any repair or replacement, OCPS shall promptly restore the right-of-way and any affected Town or third-party property to a condition at least equal to that which existed immediately prior to the work, consistent with subsection 3.C. Nothing herein limits the Town's inspection rights or remedies, including the Town's rights to take remedial action and recover all costs as provided in Sections 3 and 5.

E. **Compliance with the Law.** Unless otherwise provided for herein, during the operation, construction, installation, repair and maintenance of the Improvements, OCPS shall comply with any and all laws, ordinances, and regulations of the Town, OCPS, and state and federal governments, related to its activities, including but not limited to laws and regulations concerning landscaping, trees, planting, maintenance, drainage, utilities, and signage within and along public rights-of-way. Notwithstanding the above, future law changes shall only apply to future modifications or upgrades of the improvements.

To the extent of any conflict between the additional requirements set forth above and any current or future Town, county, state or federal law or regulation, the more stringent requirement shall control unless preempted by law.

4. Removal/Relocation. If, in the sole discretion of the Town, all or any portion of the Improvements, or operation or maintenance thereof: (a) interferes with any construction, widening, reconstruction, alteration or improvement which the Town desires to perform on, around, over, through or under the public right-of-way; or (b) said Improvements or the operation and maintenance thereof, unreasonably interferes in any way with the convenient, safe, or continuous use of the right-of-way; or (c) the non-emergency removal of any or all Improvements is necessary to serve the health, safety or general welfare of the citizens of the Town, OCPS, within 365 days of receipt of written notice from the Town, shall relocate within the right-of-way to a location acceptable to the Town, that portion of the Improvements as requested by the Town. If the relocation is necessitated by Town construction, widening, reconstruction, alteration, or improvement projects, the relocation of any or all Improvements shall be at the sole expense of the Town, and OCPS shall cause the restoration of the right-of-way to its prior condition save for

the relocation of the Improvements. In all other circumstances, including but not limited to relocations associated with third-party projects, changes in OCPS's needs, or conditions not arising from Town construction, widening, reconstruction, alteration, or improvement projects, the relocation of any or all Improvements shall be at the sole expense of OCPS, and OCPS shall cause the restoration of the right-of-way to its prior condition save for the relocation of the Improvements. Notwithstanding anything to the contrary, no Improvements may be removed without the prior written consent of the Town, except that fallen vegetation or dangerous conditions may be removed without prior written consent when reasonably necessary to remedy a threat to public safety.

5. Inspection; Violations; Remedies.

A. Inspection. At all times, the Town shall have the right to inspect the installation, construction, operation, repair and maintenance of the Improvements to ensure compliance with the terms of this Agreement.

B. Breach. In the event any of the parties violate any material provision of this Agreement, the violating party shall be given thirty (30) days to cure such violation upon receipt of written notice of the violation from a non-violating party or such time that is reasonable if the breach is unable to be cured within thirty (30) days. However, no cure period need be given for a violation by OCPS which results in a threat or danger to the public health or safety. In the event a violation is not cured within the applicable cure period or the Town is required to act without a cure period to remedy a threat to the public health or safety, the Town shall have the right to pursue any and all legal and equitable remedies available to it, including the right to seek specific performance of this Agreement. Nothing in this subsection permits OCPS or its contractor to commence any work within the right-of-way without first submitting a right-of-way utilization permit to the Town and obtaining approval of such permit, including during any cure period.

C. Town's Right to Take Remedial Action. In addition to the provisions and remedies set forth above, in the event that OCPS fails to take any action as required by the Town to cure a violation within any applicable cure period, in addition to any and all other rights available to the Town, the Town shall have the right, but not the obligation to take the required action on behalf of OCPS. In the event that the Town determines in its sole discretion that for reasons of public health or safety, immediate action is required to remedy a violation of this Agreement by OCPS, the Town shall have the right, but not the obligation, to repair, replace, maintain or otherwise take such action as may be necessary to remedy the threat to public health or safety without prior written notice to OCPS. In the event that for any reason the Town repairs, replaces, maintains or otherwise services the Improvements or takes any other action as may be necessary to remedy a violation of this Agreement, OCPS shall be responsible for the payment of all of the costs incurred by the Town and its agents in taking such action. Said payment by OCPS shall be made within thirty (30) days of written demand by the Town. The Town's exercise of its right to remedy a violation of this Agreement shall not limit the Town from exercising any other rights or remedies available to it arising from such violation, nor shall

such exercise impose any future or ongoing obligation on the Town to continue to maintain, repair, replace or otherwise care for the Improvements thereafter.

6. Termination. In the event of a breach of this Agreement by OCPS, the Town shall have the right to terminate this Agreement following the cure period set forth in subsection 5.B above. Unless otherwise agreed to in writing by the Town, in the event of termination of this Agreement for cause, OCPS, at its sole cost and expense, shall remove any and all Improvements from the right-of-way (except to the extent directed by the Town), and fully restore the right-of-way within thirty (30) days. The obligation to restore survives termination of this Agreement. Nothing herein shall prevent the Town from requiring the relocation of such Improvements in accordance with Section 4 hereinabove.

7. Rights in Roads. It is expressly stipulated that this Agreement shall not operate to create or vest any property rights to any portion of the public rights-of-way in OCPS. This Agreement does not constitute an intent by the Town to vacate or abandon any right-of-way.

8. Indemnification & Hold Harmless. Within the monetary limits of Section 768.28, OCPS shall defend, indemnify, and hold harmless the Town, its officers, officials, employees, agents, and volunteers from and against any and all claims, suits, actions, damages, liabilities, losses, litigation, costs, and expenses, including reasonable attorneys' fees and litigation expenses (collectively, "Claims"), arising out of, resulting from, or in any way connected with OCPS's actions relating to the installation, operation, maintenance, repair, removal, or presence of the Improvements within the Town's right-of-way. This indemnification obligation includes, but is not limited to, Claims for personal injury, death, property damage, environmental contamination, or utility disruptions caused in whole or in part by any act, omission, gross negligence, or willful misconduct of OCPS, its contractors, subcontractors, employees, or agents. Other than the limitation set forth in Section 768.28, nothing in this Agreement shall act or be construed as a waiver of sovereign immunity.

9. Insurance.

A. OCPS Insurance Requirements. The Town acknowledges that OCPS is self-insured.

B. Third-Party Contractor Insurance Requirements. OCPS shall contractually require any and all third-party civil engineers, construction contractors, or maintenance subcontractors hired to perform work on, or related to, the Improvements within the Town's right-of-way to obtain and maintain robust commercial insurance coverages. Prior to any contractor entering the right-of-way, OCPS must collect, verify, and provide proof to the Town of Certificates of Insurance proving the contractor maintains:

1. **Commercial General Liability**: Limits not less than $1,000,000 per occurrence and $2,000,000 in the aggregate.

2. **Commercial Umbrella/Excess Liability**: Limits not less than $2,000,000 per occurrence, providing excess coverage over the underlying General Liability

and Automobile Liability.

3. **Professional Liability (Errors & Omissions)**: Required for any design engineers or surveyors, with limits not less than $2,000,000 per claim.

4. **Contractor's Pollution Liability**: Limits not less than $2,000,000 per occurrence, to cover, without limitation, any excavation-related environmental damage, line breaches, or wastewater spills during construction.

5. **Additional Insured & Indemnity**: All contractor policies must name both OCPS and the Town as Additional Insureds on a primary and non-contributory basis, including a Waiver of Subrogation in favor of the Town.

6. **Public Construction Bonds**: In accordance with Section 255.05, Florida Statutes, the contractor shall execute, deliver to OCPS, and record in the public records of Orange County a 100% Performance Bond and a 100% Payment Bond. The Town shall be named as a co-obligee on both bonds prior to any construction activity inside the right-of-way. Such designation as a co-obligee shall not impose any financial, administrative, performance, or other obligations, duties, or responsibilities upon the Town under or in connection with either bond. The Town shall have no obligation to perform, administer, enforce, or otherwise assume responsibility for any obligation secured by the bonds.

10. Other Provisions.

A. Notice. All notices required or permitted to be given under this Agreement must be in writing and must be delivered to the Town and OCPS at the addresses set forth below (or such other address as may hereafter be designated by such party in writing). The parties' addresses for the delivery of all such notices are as follows:

Town:	Town of Windermere Attn: Robert Smith, Town Manager 614 Main Street Windermere, FL 34786
With a copy to:	GrayRobinson, P.A. Heather Ramos 301 E. Pine St. Suite 1400 Orlando, FL 32801
OCPS:	Orange County Public Schools Real Estate and Land Development Attn: Legal Department 6501 Magic Way, Bldg 200 Orlando, Florida 32809

Notices shall be either: (1) personally delivered (including delivery by Federal Express or other courier service) to the addresses set forth above, in which case they shall be deemed delivered on the date of delivery; or (2) sent by certified mail, return receipt requested, in which case they shall be deemed delivered on the date shown on the receipt unless delivery is refused or intentionally delayed by the addressee, in which event they shall be deemed delivered on the date of deposit in the U.S. Mail. Notices or communications to or from parties' attorneys will be deemed to be to or from that party.

B. **Amendment.** This Agreement constitutes the entire agreement of the parties, and there are no understandings dealing with the subject matter of this Agreement other than those contained herein. This Agreement may not be modified, changed or amended, except by writing signed by the parties hereto or their authorized assignees.

C. **Severability.** If any portion of this Agreement is finally determined by a court of competent jurisdiction to be invalid, unconstitutional, unenforceable or void, the balance of the Agreement shall continue in full force and effect.

D. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Exclusive venue in any action to construe or enforce the provisions of this Agreement shall be in a court of competent jurisdiction in and for Orange County, Florida.

E. **Effective Date.** The "Effective Date" of this Agreement, for purposes of the performance of obligations by the parties under this Agreement, shall be the date the last of the parties hereto executes the Agreement.

F. **Binding Effect and Successors.** The obligations under this Agreement shall benefit, burden, and bind the successors, heirs and assigns of all parties to this Agreement.

G. **Captions.** The captions or paragraph headings of this Agreement are provided for convenience only and shall not be deemed to explain, modify, amplify or aid in the interpretation or meaning of this Agreement.

H. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original, but all counterparts shall together constitute one and the same Agreement.

I. **Independent Parties.** The parties are not partners and this Agreement is not a joint venture and nothing in this Agreement shall be construed to authorize any of the parties hereto to represent or bind any other party to matters not expressly authorized or provided in this Agreement.

J. **Informed Execution.** This Agreement is entered into voluntarily by OCPS without duress and after full review, evaluation and consideration by OCPS. OCPS is

represented by counsel, or alternatively, has been afforded an opportunity to retain counsel for review of this Agreement.

K. **Recording.** Upon execution of the Agreement, OCPS shall record this Agreement in the public records of Orange County, Florida, at its sole expense.

L. **Interpretation.** None of the parties shall be considered the drafter of this Agreement for purposes of interpreting this Agreement, it being recognized that all parties have contributed substantially and materially to the preparation of this Agreement.

M. **Non-Waiver of Sovereign Immunity.** Nothing in this Agreement or any related instrument shall be deemed to waive or affect the rights, defenses, privileges and immunities of the Town and OCPS or their respective officials, employees and agents as set forth under federal and state law, including without limitation, under § 768.28, Florida Statutes. This provision survives termination of this Agreement.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, OCPS and the Town have executed this Agreement as of the Effective Date.

WITNESSES:

"**TOWN**"

_____
Print Name:_____Address: 614 Windermere, Florida 34786.

TOWN OF WINDERMERE, a Florida municipal corporation

_____
Print Name:_____Address: 614 Windermere, Florida 34786.

By:_____
Loren Williams
Mayor

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was executed and acknowledged before me by means of ☐ physical presence or ☐ online notarization this ___ of _____, 2026, by Loren Williams, Mayor of the Town of Windermere, on its behalf. He (check one) ☐ is personally known to me, or ☐ has produced a valid driver's license as identification.

_____
Notary Public, State and County Aforesaid
Name: _____
My Commission Expires: _____
My Commission Number is: _____

[OCPS Signature on Next Page]

WITNESSES:

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

_____
Print Name: _____
Address: 445 West Amelia Street
Orlando, Florida 32801

By: _____
Name: Teresa Jacobs
Title: Chair

_____
Print Name: _____
Address: 445 West Amelia Street
Orlando, Florida 32801

Date: _____

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ___ day of _____, 2026, by Teresa Jacobs, Chair of The School Board of Orange County, Florida, a public corporate body organized and existing under the Constitution and the laws of the State of Florida, on behalf of The School Board. She is personally known to me or had produced _____ (type of identification) as identification.

_____
Notary Public

(NOTARY SEAL)

_____
Print or Type Name
Serial Number:
My Commission Expires:

WITNESSES:

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

_____
Print Name: _____
Address: 445 West Amelia Street
Orlando, Florida, 32801

By: _____
Name: Maria F. Vazquez, Ed.D.
Title: Superintendent

Date:_____

_____
Print Name: _____
Address: 445 West Amelia Street
Orlando, Florida, 32801

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by Maria F. Vazquez, Ed.D., as Superintendent of The School Board of Orange County, Florida, a public corporate body organized and existing under the Constitution and the laws of the State of Florida, on behalf of The School Board. She is personally known to me or has produced _____ (type of identification) as identification.

_____
Notary Public

(NOTARY SEAL)

_____
Print or Type Name
Serial Number:
My Commission Expires:

Reviewed and approved by Orange County Public School's Chief Executive Officer, Strategy and Infrastructure

_____
Harold Border, Ed.D.
Chief Executive Officer, Strategy and Infrastructure

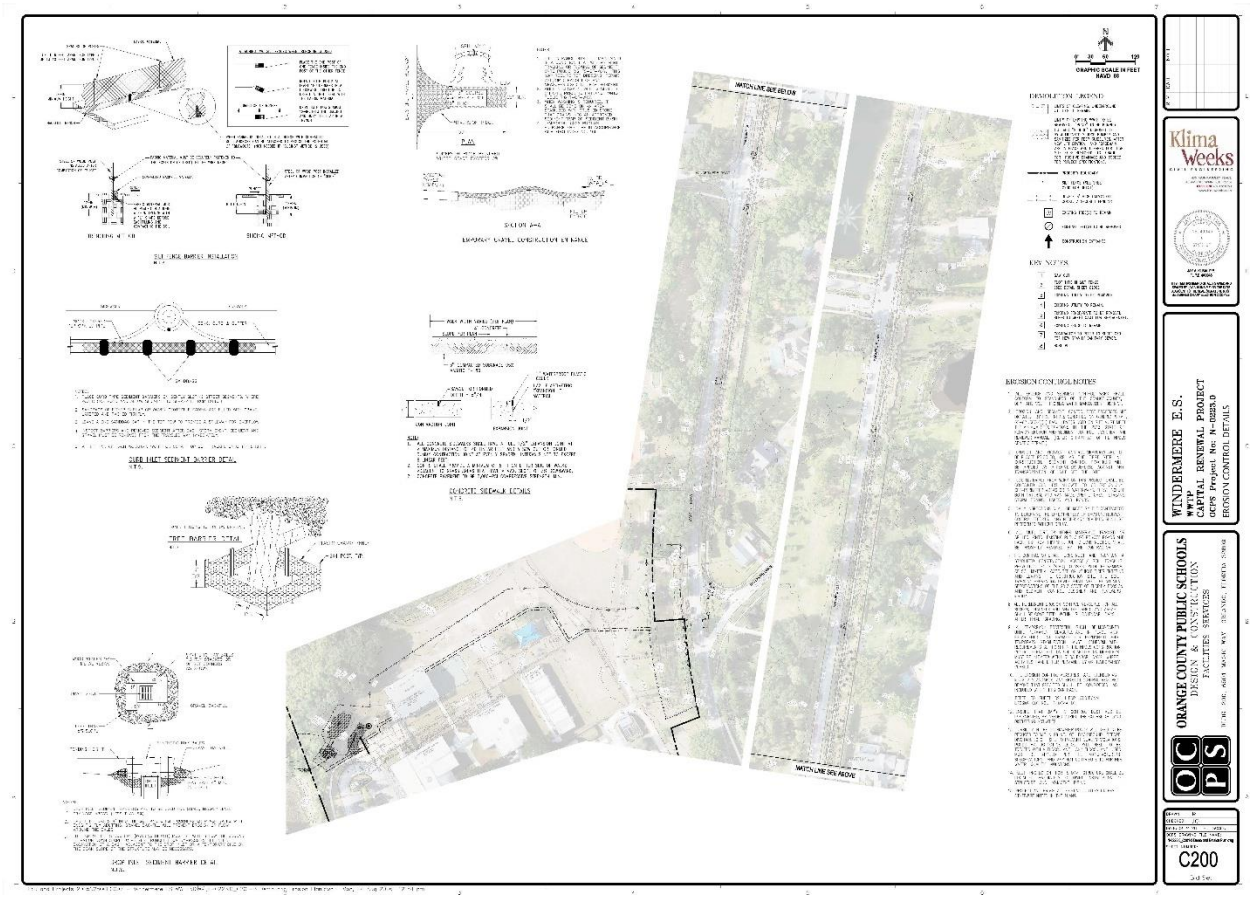
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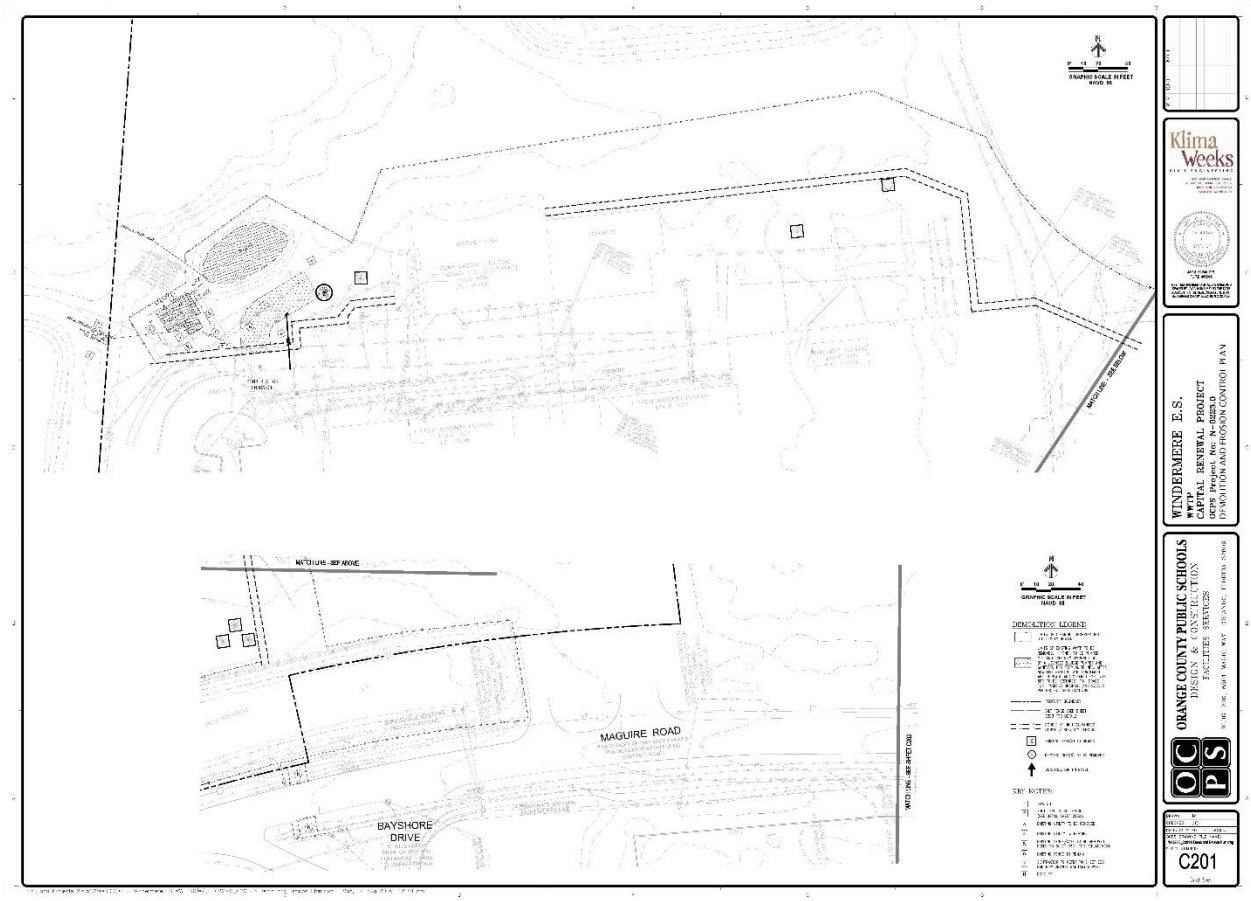
Approved as to form and legality by legal counsel to The School Board of Orange County, Florida, exclusively for its use and reliance.

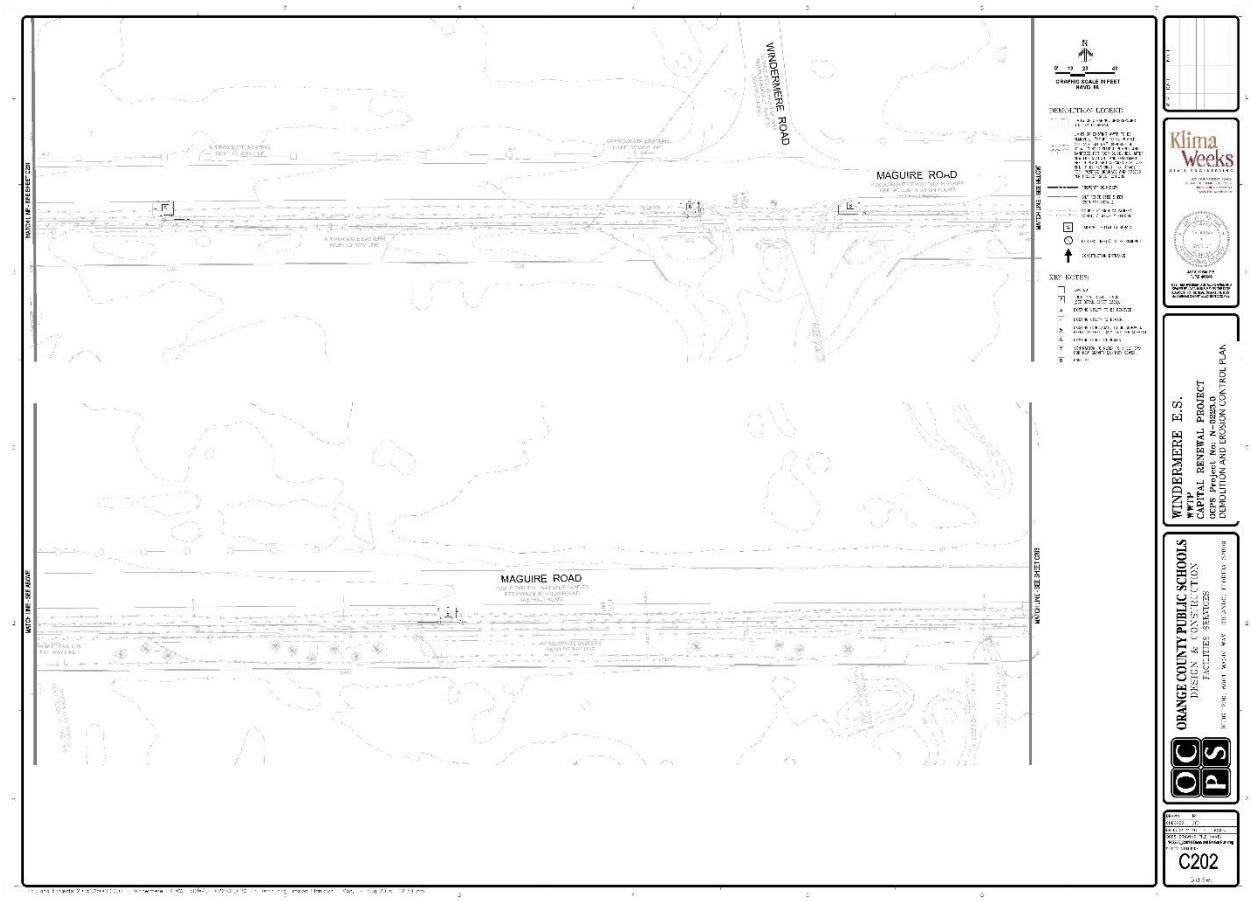
_____
Sergio Ruiz, Esq., Staff Attorney III, OCPS, Real Estate and Land Planning

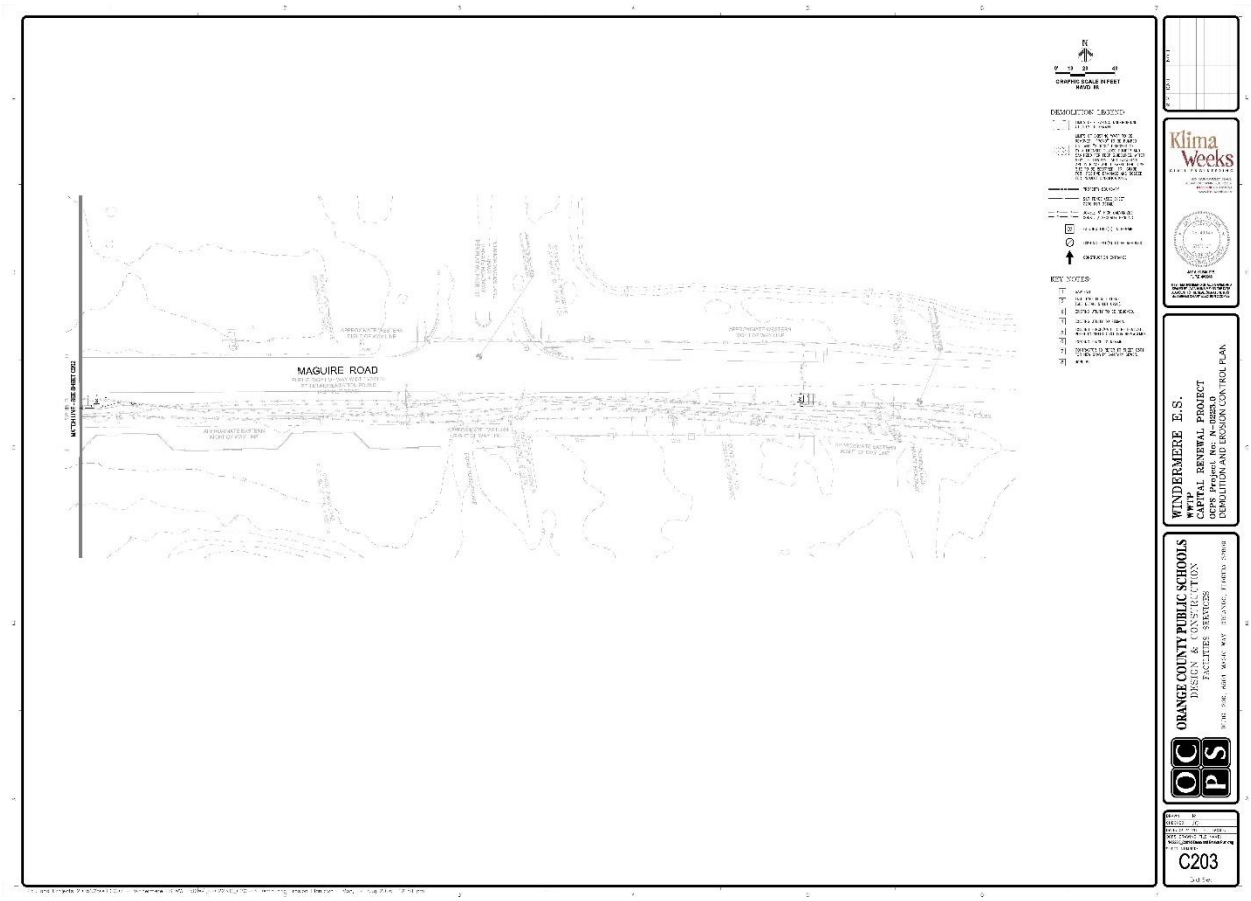
Dated: _____, 2026

Exhibit "A"
[Design Plans]

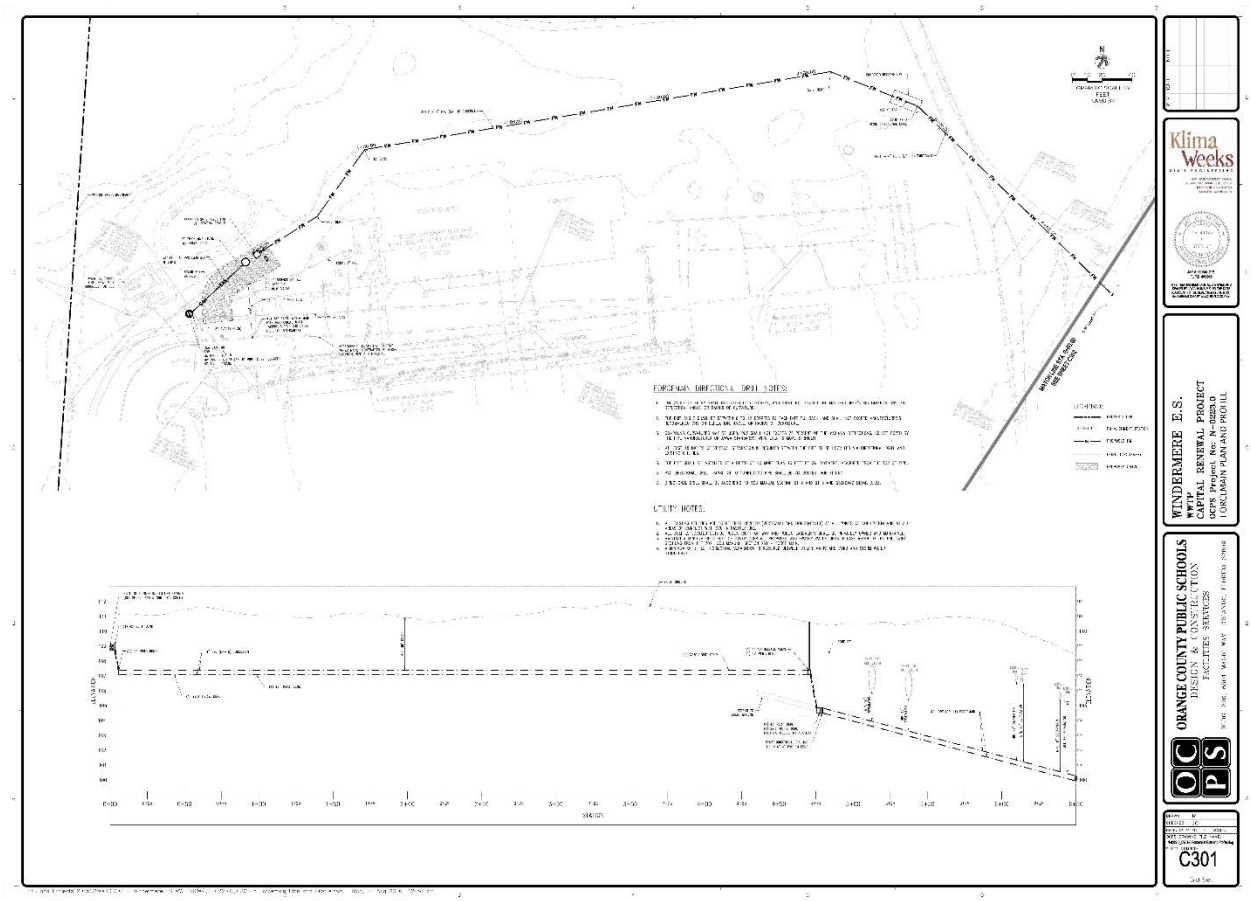


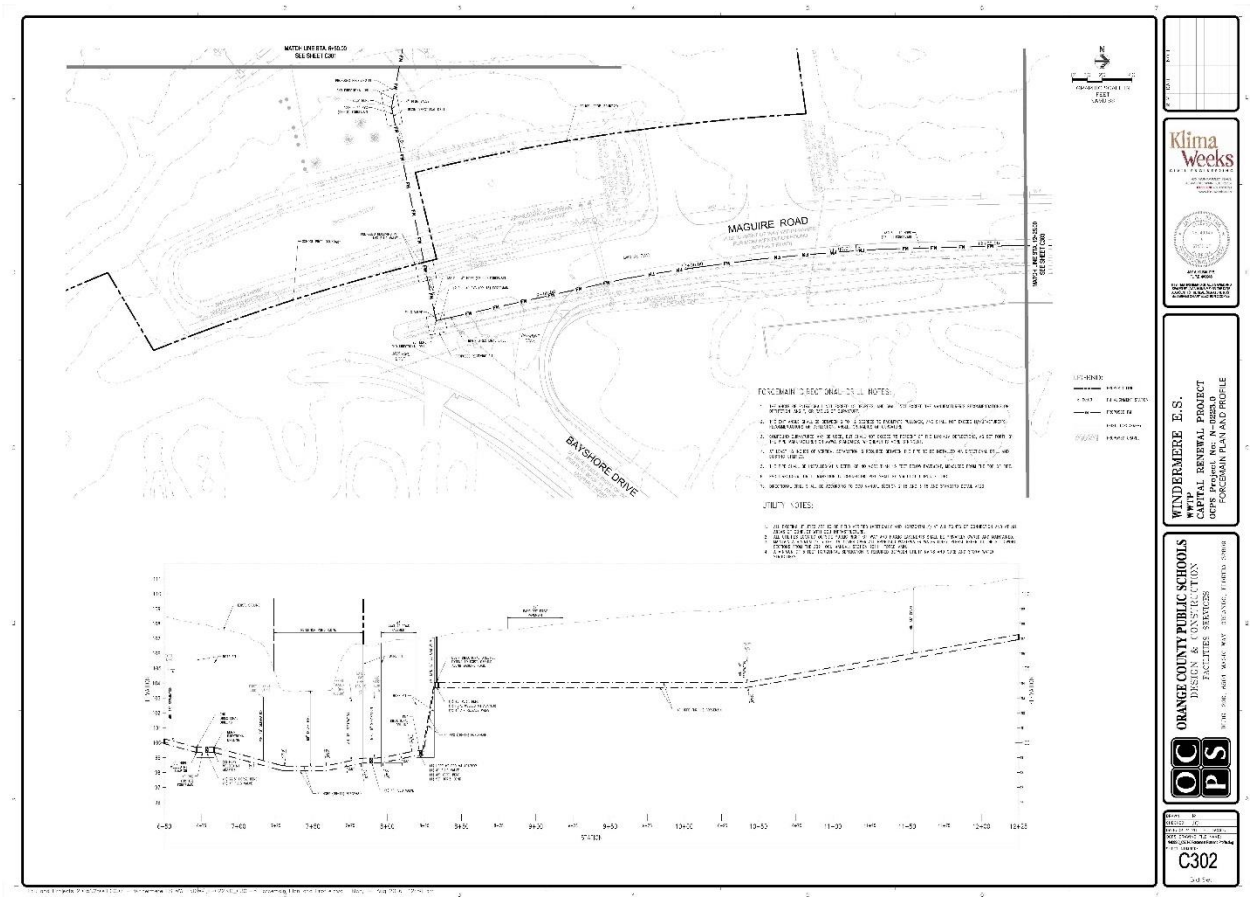

MAGUIRE ROAD
BAYSHORE DRIVE
MATCHLINE - SEE ABOVE
MATCHLINE - SEE SHEET C200
DEMOLITION LEGEND
SITE NOTES
Klima Weeks
WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
GEOPS Project No. N-026510
DEMOLITION AND EROSION CONTROL PLAN
ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES
OC PS
C201

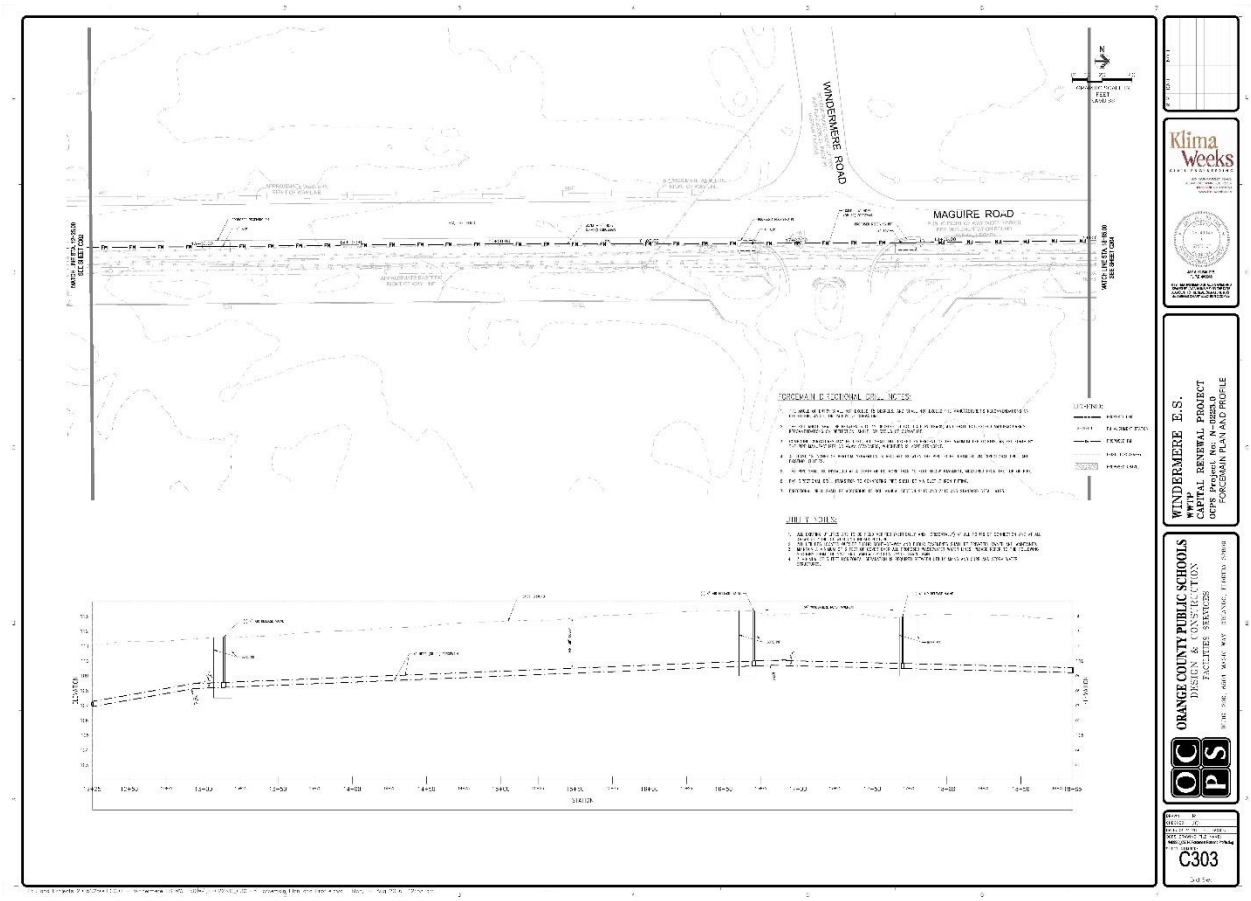

WINDERMERE ROAD
MAGUIRE ROAD
MAGUIRE ROAD
GRAPHIC SCALE IN FEET
DEMOLITION LEGEND
KEY NOTES
Klima Weeks
WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
OCPS Project Nos. N-0823.0
DEMOLITION AND EROSION CONTROL PLAN
ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES
OC
PS
C202

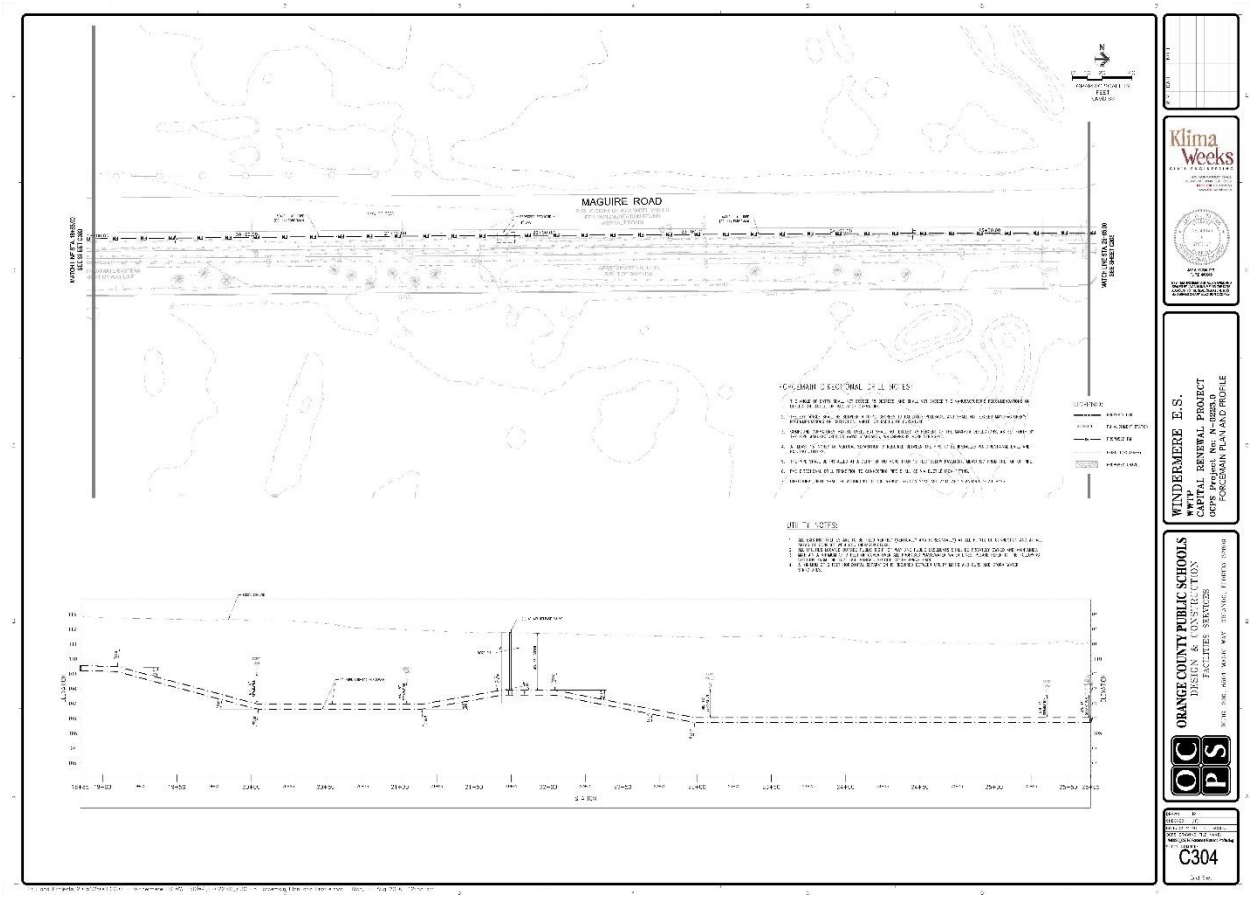

MAGUIRE ROAD
DEMOLITION LEGEND
KEY NOTES
WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
DEMOLITION AND EROSION CONTROL PLAN
ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES
C203

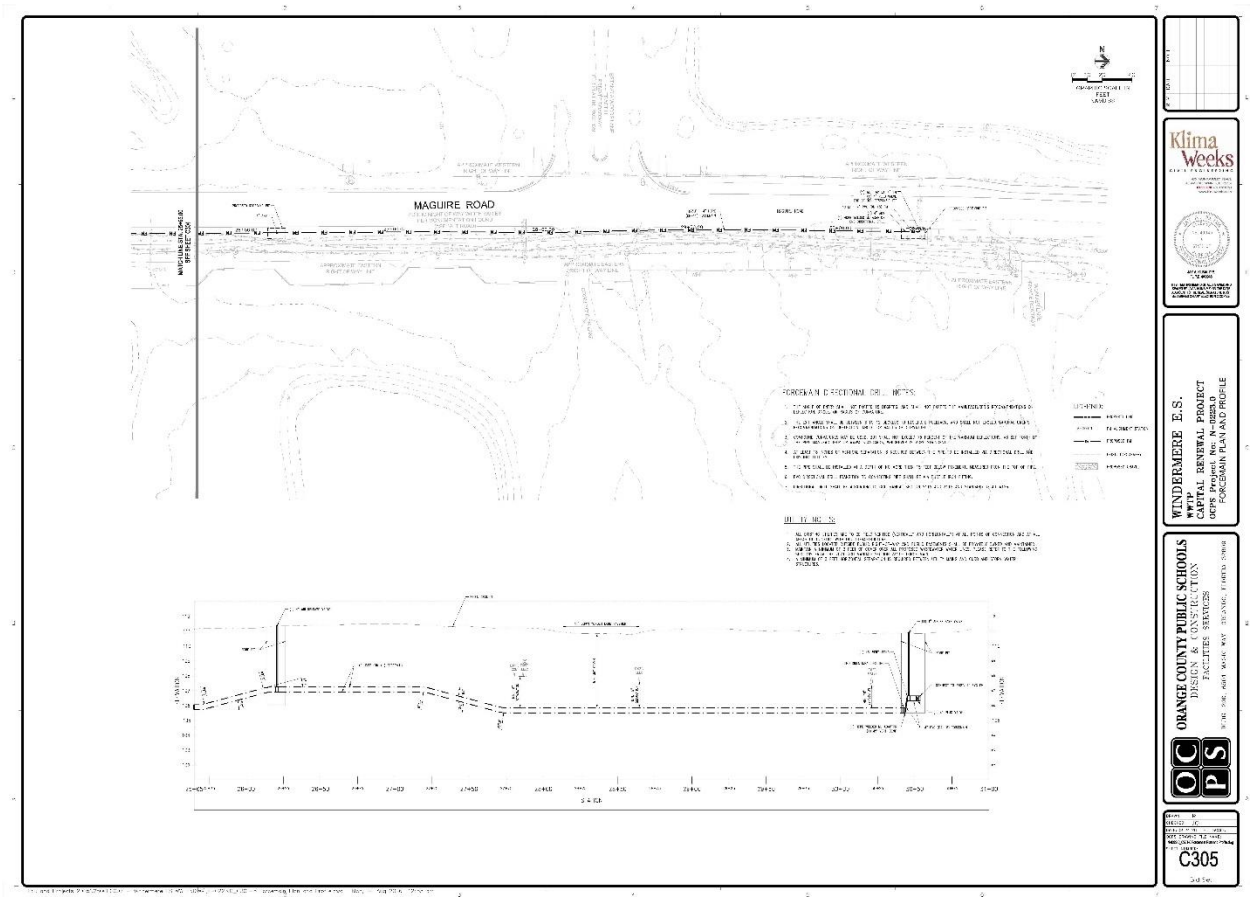

WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
GEOS Project No. N-03823.0
TOPOGRAPHIC OVERALL PLAN
ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES
Klima Weeks
C300

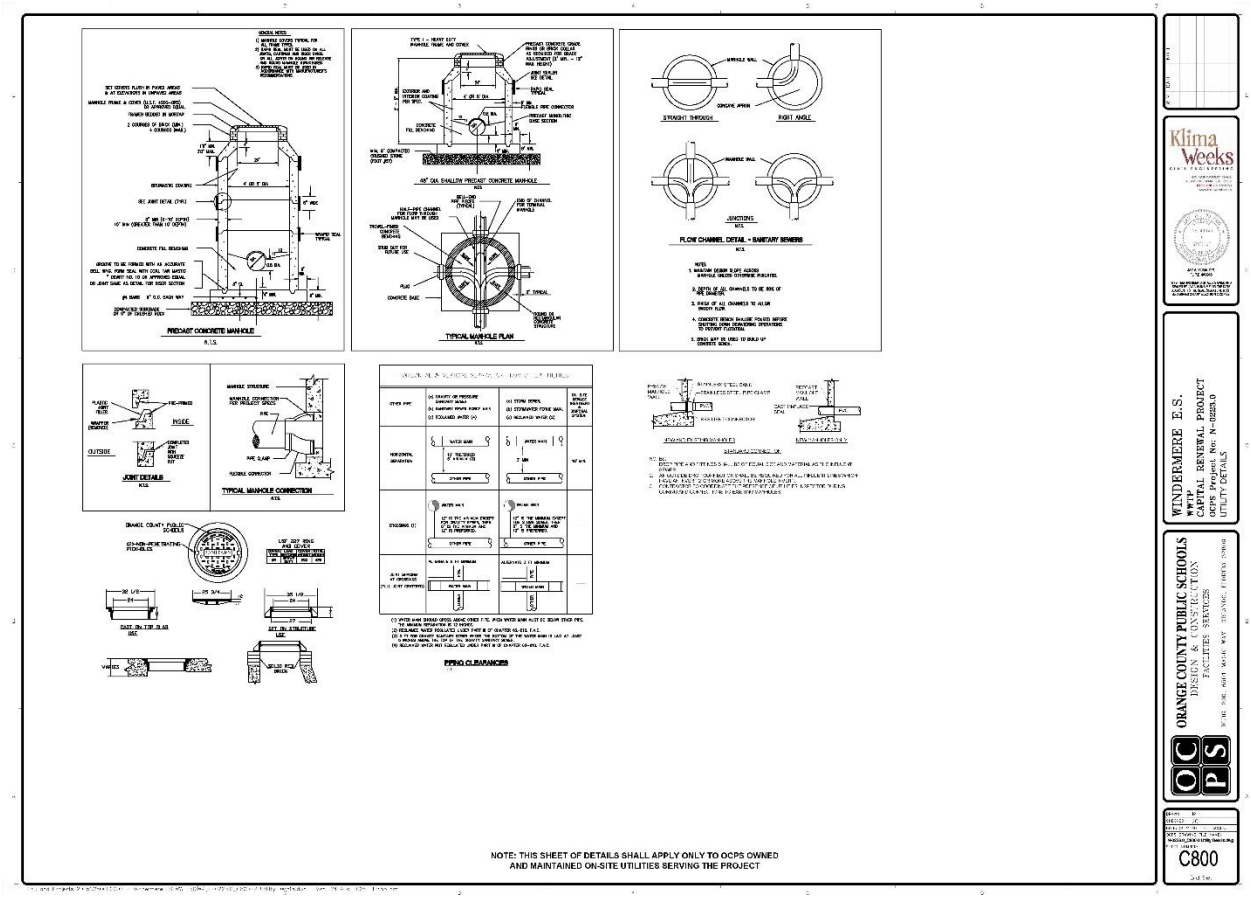

FORCEMAIN DIRECTIONAL DRILL NOTES:
UTILITY NOTES:
WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES
C301

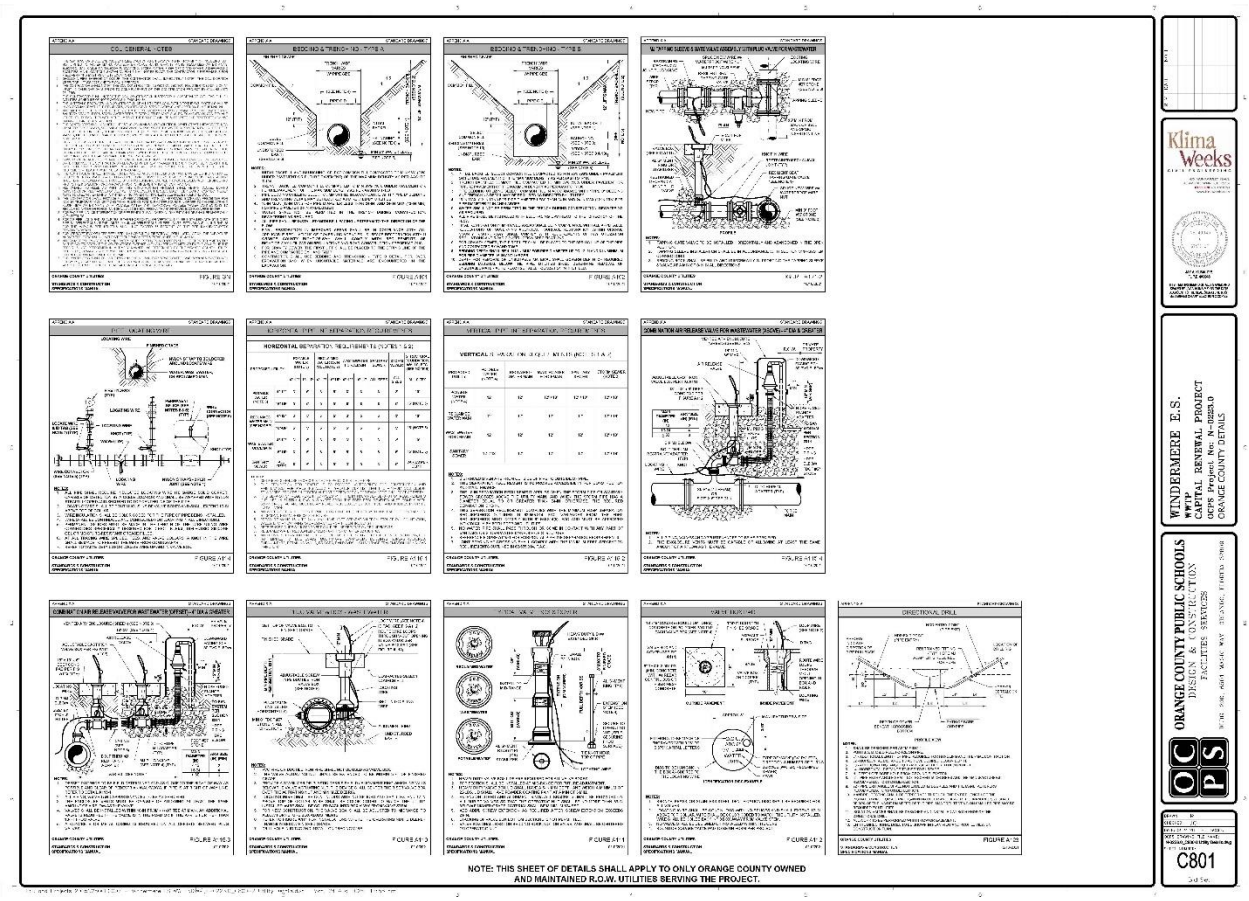

MAGUIRE ROAD
BAYSHORE DRIVE
FOREMAIN DIRECTIONAL DRILL NOTES:
UTILITY NOTES:
LEGEND:
WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
OCPS Project No. N-0828-D
FOREMAN PEN AND PROFILE
ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES
C302

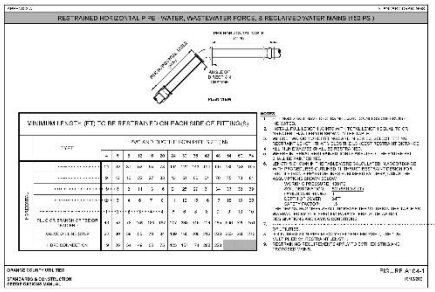

WINDERMERE ROAD
MAGUIRE ROAD
FOREMAIN & SECTIONAL DRAINAGE NOTES:
UTILITIES
WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
OCPS Project No. N-0828.D
FOREMAN PLAN AND PROFILE
ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES
C303

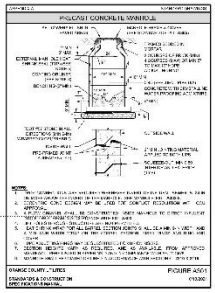

MAGUIRE ROAD
WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
ORANGE COUNTY PUBLIC SCHOOLS
C304


MAGUIRE ROAD
WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES
C305

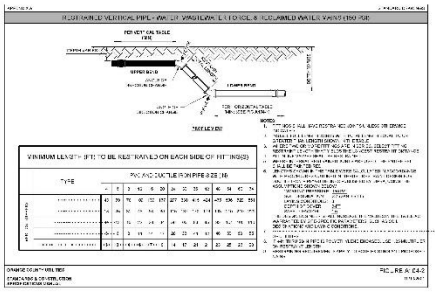

PRECAST CONCRETE MANHOLE
TYPICAL MANHOLE PLAN
JUNCTIONS
FLOW CHANNEL DETAIL - SANITARY SEWERS
JOINT DETAILS
TYPICAL MANHOLE CONNECTION
PIPING CLEARANCES
NOTE: THIS SHEET OF DETAILS SHALL APPLY ONLY TO OCPS OWNED AND MAINTAINED ON-SITE UTILITIES SERVING THE PROJECT
WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
OCPS Project No. N-0285.0
UTILITY DETAILS
ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES
C800

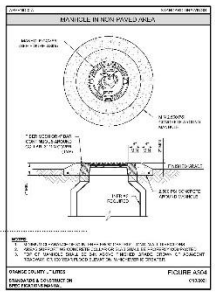

GENERAL NOTES
BEDDING & TRENCH DETAIL TYPE B
BEDDING & TRENCH DETAIL TYPE C
MANHOLE
HORIZONTAL DEVIATION REQUIREMENTS (NOTES 1 & 2)
VERTICAL DEVIATION REQUIREMENTS (NOTES 1 & 2)
VERTICAL DEVIATION REQUIREMENTS (NOTES 1 & 2)
DIRECTIONAL DRILL
NOTE: THIS SHEET OF DETAILS SHALL APPLY TO ONLY ORANGE COUNTY OWNED AND MAINTAINED R.O.W. UTILITIES SERVING THE PROJECT.
Klima Weeks
WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
OCPS Project No. N-0885.0
ORANGE COUNTY DETAILS
ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES
OC PS
C801

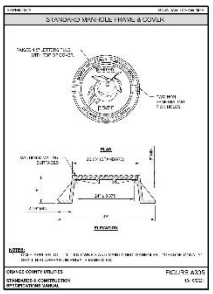












NOTE: THIS SHEET OF DETAILS SHALL APPLY TO ONLY ORANGE COUNTY OWNED AND MAINTAINED R.O.W. UTILITIES SERVING THE PROJECT.

Klima Weeks

WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
OCPS Project No. N-19E01.0
ORANGE COUNTY DETAILS

ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES

C802

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

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

5191 Benchmark Lane
Sanford, FL 32773

SCOPE: Supply one complete H-20 GP Pre-Fab Lift Station, per design.
Pumps shall be capable of grinding and pumping domestic & commercial sewage.

Complete system shall be supplied by:

RILEY & Company, Inc.
SANFORD, FLORIDA (407) 322-6616

PUMPS AND ELECTRICAL CONTROL PANEL MUST BE WARRANTED FOR A MINIMUM OF 5 YEARS.

FIBERGLASS WETWELL MUST BE WARRANTED FOR A MINIMUM OF 20 YEARS.

The H-20 Load Rated Fiberglass Wetwell Must Be Manufactured By L.F. Manufacturing, Giddings, Texas, Which Includes A Written 50 Yr. Warranty

Certification of the wetwell H-20 load rating must be supplied with submittals. H-20 certification must be signed and sealed by an engineer registered in the State of Florida.

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

PUMPS: (2 YEAR WARRANTY)

Submersible grinder pumps shall be RILEY (Hoda) RC3060-, installed in the H-20 GP FRP wetwell utilizing a dual slide rail system. The grinder unit shall be capable of macerating materials normally found in domestic and commercial sewage into a fine slurry which will pass through the pump and the Sch 80 PVC discharge piping.

Stator winding shall be open type with Class F insulation and shall be heat shrink fitted into the stator housing. The use of pins, bolts, or other fastening devices is not acceptable.

A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with the magnetic contactor coil in the control panel to stop motor if winding temperature exceeds 140 ◦C., but shall automatically reset when the winding temperature returns to normal. Two heat sensor thermostats shall be used on three phase motors.

The pump motor grinder shaft shall be AISI 430F SS threaded to take the pump impeller and the grinder impeller.
Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

FASTENERS & APPURTANCES: All fasteners, lifting cables, float cable bracket, hinges, and appurtenances shall be made of AISI 304SS.
A 304SS stainless steel safety shall be provided for holding the doors open on the wetwell and valve box.
Slide rails shall be made of SCH.40 AISI 304SS pipe.
Pump lifting cables shall be made of AISI 304 SS.
Pump lifting bales shall be made of AISI 304 SS.

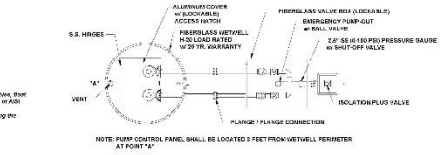
H-20 LOAD RATED WETWELL WITH LIFTING LUGS:
The fiberglass wetwell must be H-20 load rated with integral lifting lugs, fiberglass slope in bottom of wetwell and valve box Certificates of the H-20 load rating must be supplied at the time of submittals to Engineer. The wetwell shall be manufactured of fiberglass reinforced polyester (FRP) of depth and diameter as shown on the lift station elevation detail. The wall thickness shall be adequate for the depth of the wetwell to maintain the H-20 LOAD RATING.

EXECUTION:
Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the drawing.

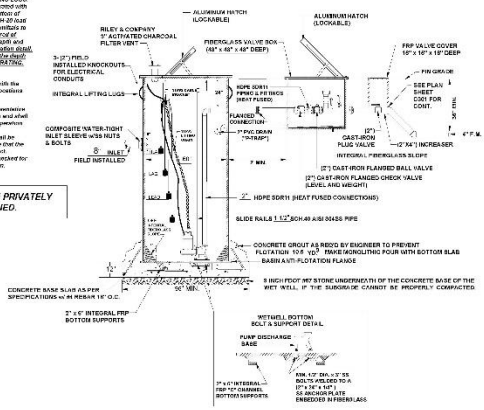
INSPECTION & TESTING: A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of complete system.
Megger the motors. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor/cable is intact.
The pump controls and pumps shall be checked for mechanical reliability and proper operation.

LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	132 gpm	TOP OF WETWELL	112.00
PRIMARY TDH	186.00'	INLET INVERT	102.65
PUMP MANUFACTURER	HOMA	HIGH LEVEL ALARM (HLA)	102.50
PUMP MODEL #	GRP1570-D	2nd PUMP ON (LAG)	101.05
R.P.M.	3450	1st PUMP ON (LEAD)	101.50
HORSEPOWER	13.1	PUMPS OFF (OFF)	100.50
ELECTRICAL VOLTS / PHASE	230/3	BOTTOM OF WETWELL	95.00
PUMP DISCHARGE SIZE	3"	WETWELL DIAMETER	60"



NOTE: PUMP CONTROL PANEL SHALL BE LOCATED 5 FEET FROM WETWELL PERIMETER AT POINT "A"



RILEY & CO. / H-20 GP 06-29-16

WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
GPS# Project. No. N-12815.0
LIFT STATION DETAILS

ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES

C900

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

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

RILEY & Company, Inc.
5191 Benchmark Lane
Sanford, FL 32773
PH. 407-265-9963

Supply one complete H-20 GP Pre-Fab Lift Station, per design.
Pumps shall be capable of handling and pumping domestic & commercial sewage.
Complete system shall be supplied by:

PUMPS AND ELECTRICAL CONTROL PANEL MUST BE WARRANTED FOR A MINIMUM OF 5 YEARS.

DUPLEX CONTROL PANEL - (5 YEAR WARRANTY)

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

The Enclosure shall be NEMA 4X, minimum 24" High x 20" Wide x 10" deep aluminum with 4 point latching system.

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

The following components shall be mounted through the enclosure:
1- ea. Pilot Alarm Beacon (Light) 4" x 4" Minimum Diameter
1- ea. Alarm Horn (Rated for 90 dB)
1- ea. Diameter Hinged with Weatherproof cover(SCN060 -UL TYP)
1- ea. Alarm Silence Pushbutton

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

The following components shall be mounted on back panel
2- ea. Motor Contactors
1- ea. Full Monitor (3 Ph) Phase Monitor (3 Ph) w/2 DPDT & 1 NO Contacts
1- ea. Control Transformer 3KW Volt Duty (Min. 600VA)
1- ea. Silence Relay (Potter)
1- ea. Duplex Alternator or Pump Selector Switch
1- ea. Model XCEB24H Battery Back Up w/ Smart Charger
20- ea. Terminals For Field Connections
2- ea. Terminals For Motor Connections (Single Phase Only)
1- ea. Ground Lug
1- ea. Red Pilot Relay

The hasp door shall be fabricated from .125, 5052-H32 marine alloy aluminum. The hasp door shall have a continuous aluminum piano hinge.

The following components shall be mounted through the inner door:
1- ea. Main Circuit Breaker
1- ea. Emergency Circuit Breaker
1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
2- ea. Silver Cadmium Oxide Auxiliary Contact
1- ea. Control Circuit Breaker
2- ea. Red Pilot Indicator Lights
1- ea. Hand-Off-Auto Selector Switch(es)
2- ea. Pump Run Pilot Lights
1- ea. Power On Pilot Light
1- ea. Elapse Time Meters (Non-Resettable)
1- ea. GFI Duplex Convenience Outlet

COMPONENT SPECIFICATIONS:

All circuit breakers shall be molded thermal magnetic. The mechanical interlock shall prevent the normal and emergency main breakers being energized at the same time.

An emergency generator receptacle shall be supplied in accordance with OSHA standards. The generator receptacle shall be adequately sized to meet the equipment operating conditions.

NEUTRAL TO BE SUPPLIED FOR BOTH 230V SPHASE OR 120V SINGLE PHASE POWER

All motor short circuit protection devices must provide for under voltage release and class 10 overload protection on all three phases. Visible trip indication, test, and reset capability must be provided without opening inner door.

Open frame, across the line, connection shall be rated per IEC standards and properly sized per the motor requirements. Contactors shall provide for with touch power and control terminals.

Lightning Arrestor shall meet UL1449 3rd Edition or exceed the minimum requirements of ANSI/IEEE Std. C62.31 1984 (series 6.6.1, and 6.7.2 shall be capable of UL Edition and mounted on the bottom side of the switch disconnect ahead of the pump control panel.

A voltage monitor shall be supplied for single phase service. A phase monitor shall be supplied for 3Ø phase service.

A green pilot light shall be supplied for each motor. The pilot light shall illuminate each time the motor is called to run. Each pump shall have an Elapse Time Meter to record the accumulated run time for the pump. Meters shall be non-resettable, six digit, totally encapsulated unit.

A Red pilot light shall be supplied for control power. The pilot light shall illuminate when the control power is switched on to the control panel.

Relays shall be bar-type plug in type. Relay controls shall be rated 10 amp minimum, DPDT.

Twenty (20) terminals must be supplied for field connections. The terminals shall be rated 20 AWG minimum.

The control circuit transformer control shall be mounted to the control panel back panel. Transformer shall be fuse protected only and shall not be connected to the circuit breaker. The appropriate motor sizes a high temperature within the motor. A 15 Amp GFI duplex receptacle shall be supplied and mounted on the enclosure.

Ground lugs shall be supplied and appropriately sized for each motor and for service entrance.

MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained within hinge wire ways.

Each wire shall have a wire number, in each end to correspond to the as built drawing for field troubleshooting.

The control panel must be manufactured in-house by the station supplier and be a TYP. UL/CSA Certified facility.

FASTENERS & APPURTANCES: All fasteners, wiring cables, final connections, hinges, and miscellaneous shall be made of AISI 304SS.

A 304SS stitchback assembly shall be provided for holding the doors open on the vertical and side face.

Slide rails shall be made of ASM 4X ASTI 304 SS pipe.

Pump lifting cables shall be made of AISI 304 SS.

Pump lifting bails shall be made of AISI 304 SS.

H-20 LOAD RATED WETWELL WITH LIFTING LUGS:
The pump station wetwell shall be designed to H-20 loading with lifting lugs. Design to meet the intent of ASTM and water test. Certification of the H-20 load rating must be supplied at the time of submittals to Engineer. The cwtwell shall be manufactured of fiberglass reinforced polyester (FRP) of depth and diameter as shown on the lift station elevation detail. The wet well access shall be adequate for the depth of the station to maintain the H20 LOAD RATING.

EXECUTION:
Installation shall be in strict accordance with the manufacturer's recommendations to the location shown on the drawing.

INSPECTION & TESTING: A factory representative shall be present for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of complete system.

Weight the motors. The pump motors shall be designed and pins to the structure to ensure that the installation of the pump motors/cable is intact.

The pump controls and pumps shall be checked for mechanical reliability and proper operation.

LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

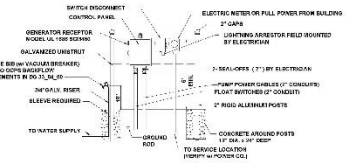
PUMP DATA	
PRIMARY PUMP CAPACITY	122 gpm
PRIMARY TDH	156.69'
PUMP MANUFACTURER	HOMA
PUMP MODEL #	GRP1163C
R.P.M.	3450
HORSEPOWER	12.1
ELECTRICAL/ VOLTS / PHASE	230/3
PUMP DISCHARGE SIZE	2"

* ELECTRICIAN NOTES:

1. DRAWING NOT TO SCALE.
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
3. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
4. ELECTRICIAN TO MOUNT LIGHTNING ARRESTER AT SWITCH DISCONNECT
5. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
6. NEUTRAL TO BE SUPPLIED FOR 230V-3 PHASE OR 230V-SINGLE PHASE POWER.

RILEY & CO. / H-20 GP 08-28-15





ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY

Klima Weeks

WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
GCPS Project No. N-0828.D
LIFT STATION DETAILS

ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES

C901

ORANGE COUNTY PUBLIC SCHOOLS PROJECT: N-0223.0

OCU PROJECT: 25-U-053

WINDERMERE ES WWTP
CAPITAL RENEWAL PROJECT

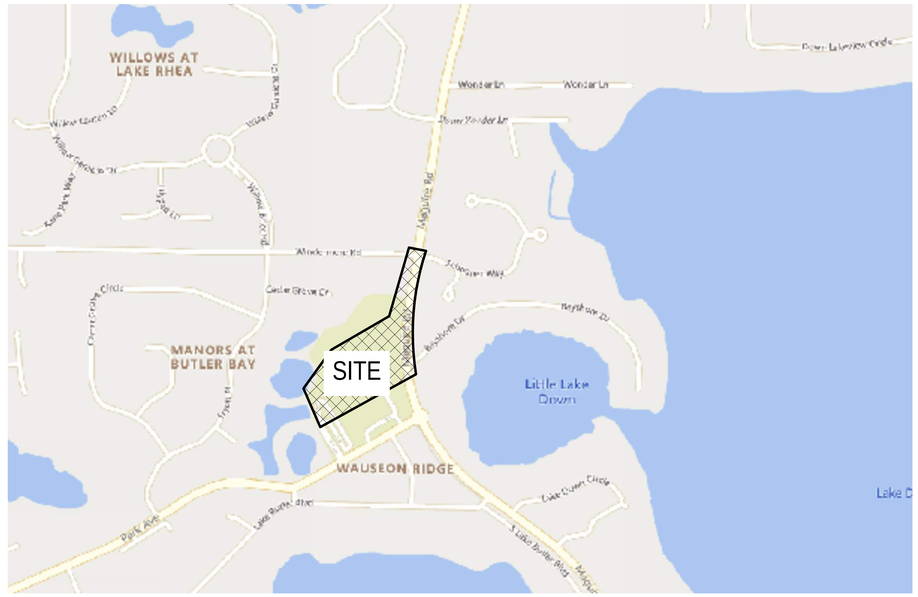
11125 PARK AVENUE. WINDERMERE, FL 34786

Parcel ID: 07-23-28-5616-00-012

AUGUST 24, 2026



AERIAL MAP



VINICITY MAP

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C000	COVER
V001-4	SURVEY
C001	GENERAL NOTES
C100	OVERALL SITE PLAN
C200	EROSION CONTROL DETAILS
C201-3	DEMOLITION AND EROSION CONTROL PLAN
C300	FORCEMAIN OVERALL PLAN
C301-5	FORCEMAIN PLAN AND PROFILE
C800	UTILITY DETAILS
C801-2	ORANGE COUNTY DETAILS
C900-1	LIFT STATION DETAILS
E001	ELECTRICAL GENERAL NOTES
ED011	POWER DEMO PLAN
E011	POWER SITE PLAN
E501	POWER RISER DIAGRAM

ORANGE COUNTY SCHOOL BOARD

Teresa Jacobs	Chair
Angie Gallo	District 1 Member
Maria Salamanca	Vice Chair, District 2 Member
Alicia Farrant	District 3 Member
Anne Douglas	District 4 Member
Vicki-Elaine Felder	District 5 Member
Stephanie Vanos	District 6 Member
Melissa Byrd	District 7 Member
Maria F. Vazquez	Superintendent
Jose T. Martinez	Deputy Superintendent
Bridget Williams	Deputy Superintendent

Judson Dulany
Building Official
407-556-0027

Michael Cifalogio
Fire Marshal
OCPS Safety, Fire & Health Compliance
407-317-3200 Ext. 2002073

CONTACT INFORMATION

OWNER / APPLICANT:
OCPS PROGRAM MANAGEMENT TEAM
6501 MAGIC WAY, BLDG. 200
ORLANDO, FL 32809
ATTN.: GABI STEPHAN, PROJECT MGR.
P: 407-317-3700
E: GABI.STEPHAN@OCPS.NET

ENGINEER:
KLIMA WEEKS CIVIL ENGINEERING, INC.
JAY A. KLIMA, P.E.
495 MONTGOMERY PLACE
ALTAMONTE SPRINGS, FL 32714
P: 407-478-8750
F: 407-478-8749
E: JKLIMA@KLIMAWEEKS.COM

ELECTRICAL:
MATERN PROFESSIONAL ENGINEERS
ROBERT JOHNSON
130 CANDACE DRIVE
MAITLAND, FL. 32751
P: 407-740-5020
F: 407-740-0365
E: RJOHNSON@MATERN.NET

SURVEYOR:
REPUBLIC NATIONAL
480 NEEDLES TRAIL
LONGWOOD, FL. 32779
P: 407-862-4200
F: 407-862-6229
E: RNSURVEYS@REPUBLICNATIONAL.NET

NOTE

1. CONSTRUCTION PLANS ARE PREPARED IN ACCORDANCE WITH THE OCU STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL 2021.
2. ONSITE AND OFFSITE UTILITIES WILL BE CONSTRUCTED UNDER PERMIT NO. 25-E-053.

REV	DATE	NOTE

Klima Weeks CIVIL ENGINEERING
495 MONTGOMERY PLACE
ALTAMONTE SPRINGS, FL 32714
TELEPHONE 407.478.8750
www.klimaweeks.com

JAY A. KLIMA LICENSE No. 49945 STATE OF FLORIDA PROFESSIONAL ENGINEER

JAY A. KLIMA, P.E.
FL P.E. #49945

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAY A. KLIMA P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
OCPS Project No: N-0223.0
COVER

ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES
BLDG. 200, 6501 MAGIC WAY ORLANDO, FLORIDA 32809

DRAWN:	RL
CHECKED:	JO
DATE: 08-24-26	PLT SCALE:
OCPS DRAWING FILE NAME:	N-0223.0_C000 Cover.dwg
SHEET NUMBER:	C000

Bid Set

GENERAL NOTES:

1. THE CONTRACTOR AND C/M ARE SYNONYMOUS.
2. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS, ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE. CONTRACTOR IS ALSO TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES AND ANY UTILITY ADJUSTMENT REQUIRED. UTILITY COMPANIES SHALL BE NOTIFIED A MINIMUM OF THREE WORKING DAYS PRIOR TO EXCAVATION.
3. THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS WERE DEPICTED FROM INFORMATION PROVIDED BY **ORANGE COUNTY UTILITIES.** IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND CONFIRM THE LOCATION OF EXISTING UTILITIES TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED CONSTRUCTION AND TO COORDINATE WITH THE UTILITY OWNERS TO RESOLVE THESE CONFLICTS.
4. THE SUBSURFACE INFORMATION FOR THIS PROJECT WAS OBTAINED FOR DESIGN PURPOSES AND MAY NOT BE AN ADEQUATE REPRESENTATION OF ACTUAL CONDITIONS FOR PROJECT CONSTRUCTION. INFORMATION SHOWN, INCLUDING WATER LEVELS, REPRESENTS EXISTING CONDITIONS AT THE SPECIFIC BORING LOCATIONS AT THE TIME THE BORINGS WERE MADE.
5. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER, IN WRITING, PER CONTRACT DOCUMENTS. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH DIFFERING CONDITIONS WILL BE ALLOWED IF HE OR SHE FAILS TO PROVIDE THE WRITTEN NOTIFICATION.
6. ALL MATERIALS, INSTALLATION AND TESTING SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS ALONG WITH **ORANGE COUNTY** AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. WHERE THE SPECIFICATIONS CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
7. THE CONTRACTOR SHALL PROVIDE ALL SHEETING, SHORING AND BRACING REQUIRED TO PROTECT ADJACENT STRUCTURES AND UTILITIES OR MINIMIZE TRENCH WIDTH AS REQUIRED. SHEETING AND SHORING SHALL BE DESIGNED BY A STATE OF FLORIDA PROFESSIONAL ENGINEER RETAINED BY THE CONTRACTOR.
8. THE CONTRACTOR SHALL ENSURE THAT ALL REQUIRED CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
9. ALL DEBRIS AND WASTE MATERIALS GENERATED BY CLEARING OR SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY.
10. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED FOR CLEARING, CONSTRUCTION WORK AND HAULING WASTE MATERIAL. ALL ASSOCIATED COSTS AND PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
11. ANY PUBLIC LAND CORNER, WITHIN THE LIMITS OF CONSTRUCTION, IS TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING ALTERED AND HAS NOT YET BEEN PROPERLY REFERENCED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WITHOUT DELAY.
12. COORDINATE VALUES ARE BASED ON A LOCAL GRID ESTABLISHED BY THE SURVEY.
13. ALL REFERENCES TO PROPOSED CONSTRUCTION INDICATES CONSTRUCTION INCLUDED IN THIS CONTRACT.
14. ALL PIPING TO HAVE A MINIMUM OF THREE (3) FEET COVER UNLESS OTHERWISE NOTED ON PLANS.
15. EXISTING ROADWAY BASE MATERIALS SUCH AS SHELL OR LIMEROCK MAY BE UTILIZED IN STABILIZATION IF SUITABLE FOR MIXING.
16. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL NECESSARY STRIPING, TRAFFIC CONTROL AND SAFETY DEVICES IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," LATEST EDITION, AND THE LATEST FLORIDA DEPARTMENT OF TRANSPORTATION "ROADWAY DESIGN STANDARDS."
17. MAINTENANCE OF TRAFFIC: ACCESS FOR LOCAL TRAFFIC SHALL BE MAINTAINED. IF, DURING CONSTRUCTION, ACCESS FOR LOCAL TRAFFIC IS CHANGED, THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE JURISDICTIONAL AGENCY A MINIMUM OF THREE (3) WORKING DAYS IN ADVANCE. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH INDEX NO. 102-000 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS AND **ORANGE COUNTY**. CONTRACTOR IS ADVISED THAT TEMPORARY CONSTRUCTION ACCESS WILL BE PROVIDED, AND MAINTAINED, BY THE DEVELOPER, THROUGHOUT THE DURATION OF CONSTRUCTION. CONTRACTOR IS REQUIRED TO COORDINATE WITH DEVELOPER AS REQUIRED.
18. REFER TO FDOT STANDARD PLANS FOR THE FOLLOWING:
    - * TYPE C INLET (INDEX NO. 425-052)
    - * TYPE E INLET (INDEX NO. 425-052)
    - * TYPE G INLET (INDEX NO. 425-053)
    - * CURB RAMP (INDEX NO. 522-002)
    - * TYPE D CURB (INDEX NO. 520-001)
    - * TYPE F CURB & GUTTER (INDEX NO. 520-001)
    - * CURB TRANSITION (INDEX NO. 520-001)
    - * CROSSWALK, STOP BAR (INDEX NO. 711-001)
    - * PAVEMENT ARROWS (INDEX NO. 711-001)
    - * SPECIAL MARKING AREAS (INDEX NO. 711-001)
    - * CONCRETE PAVEMENT JOINTS (INDEX NO. 350-001)
    - * CONCRETE SIDEWALK (INDEX NO. 522-001)
    - * MAINTENANCE OF TRAFFIC (INDEX NO. 102-000)
19. REFER TO FDOT DESIGN MANUAL FOR SIGHT DISTANCE (CHAPTER 210).
20. **THIS PROJECT IS IN FLOOD ZONE 'AH' PER FEMA FIRM PANEL #12095C0220H MAP PANEL DATE: 09/24/2021.**
21. ALL STORM, SANITARY AND WATER INSTALLATION NOT LOCATED ON PUBLIC R.O.W. OR DEEDED EASEMENTS SHALL COMPLY WITH FLORIDA BUILDING CODES-PLUMBING.
22. VIBRATORY COMPACTION IS NOT PERMITTED.
23. DESIGN SHALL COMPLY WITH FLORIDA BUILDING CODE 8th ED. (2023) AND/OR ANY OTHER APPLICABLE CODE IN EFFECT 2024.

GRADING AND DRAINAGE NOTES:

1. ALL GRADING AND SITE PREPARATION SHALL CONFORM TO SPECIFICATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATION SECTIONS 31 AND 33, UNLESS INDICATED OTHERWISE. MOST STRINGENT REQUIREMENT SHALL APPLY.
2. CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHIC DATA, LOCATION OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
3. ALL CONSTRUCTION WITHIN STREET RIGHT-OF-WAY SHALL CONFORM TO **ORANGE COUNTY** CODE AND REQUIREMENTS.
4. ALL GRADES SHOWN, WITH THE EXCEPTION OF THOSE INDICATED ON THE SURVEY BASE DRAWING, ARE FINISHED GRADES UNLESS INDICATED OTHERWISE.
5. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE GRADED TO ORIGINAL GROUND LINES AND FINISHED WITH SOD PER PROJECT SPECIFICATIONS UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL MAINTAIN ALL AREAS UNTIL FINAL ACCEPTANCE.
6. STORMWATER COLLECTION SYSTEM TO BE PRIVATELY OWNED AND MAINTAINED.
7. CONTRACTOR SHALL GRADE FROM GRADE POINT TO GRADE POINT IN A UNIFORM MANNER UNLESS OTHERWISE INDICATED ON THE PLANS. ALL AREAS SHALL BE GRADED FOR POSITIVE DRAINAGE.
8. CONTRACTOR IS RESPONSIBLE TO DEVELOP, CONSTRUCT AND MAINTAIN ANY TEMPORARY DEWATERING REQUIRED FOR CONSTRUCTION OF PROJECT IMPROVEMENTS. NO OFFSITE DISCHARGE OF DEWATERING IS ALLOWED, UNLESS ALLOWED BY **SFWMD** AND FDEP. ANY TEMPORARY IMPROVEMENTS SHALL BE REMOVED AFTER USE AND THE AREA RESTORED TO THE CONDITION SHOWN ON THE PLANS.

EROSION CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS OF THE **ORANGE COUNTY**, AND **SOUTH FLORIDA** WATER MANAGEMENT DISTRICT.
2. EROSION AND SEDIMENT CONTROL BEST PRACTICES ARE DICTATED BY FDEP NPDES CONSTRUCTION GENERIC PERMIT, 62-621.300(4)(a) FAC. BEST MANAGEMENT PRACTICES (BMP)S USED ON SITE MUST MEET THE MINIMUM SPECIFICATIONS IN THE 2013 STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL. (REFER TO PART 5.1 OF THE NPDES CONSTRUCTION GENERIC PERMIT.)
3. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP, IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
4. SOIL MATERIALS FROM WORK ON THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
5. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION/SEDIMENT CONTROL EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY.
6. ALL MUD, DIRT, OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC OR PRIVATE ROADS AND FACILITIES FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN A STABILIZED CONSTRUCTION ACCESS/ SOIL TRACKING PREVENTION DEVICE (STPD) TO ASSIST WITH THE REMOVAL OF SOIL MATERIAL CAPTURED ON VEHICLE TIRES ENTERING AND LEAVING THE CONSTRUCTION SITE. THE SOIL TRACKING PREVENTION DEVICE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE 2013 STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWERS MANUAL AND FDOT INDEX 106.
8. ALL PERMANENT EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS AND ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS AFTER FINAL GRADING.
9. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED. TIME FRAMES FOR PERMANENT AND TEMPORARY STABILIZATION MUST CONFORM WITH REQUIREMENTS SET FORTH IN THE NPDES CONSTRUCTION GENERIC PERMIT SECTION 5.4. STABILIZATION MEASURES MUST BE INITIATED WITHIN 7 CALENDAR DAYS WHERE ACTIVITIES HAVE EITHER PERMANENTLY OR TEMPORARILY CEASED.
10. THE EROSION CONTROL MEASURES ARE INTENDED AS MINIMUM STANDARDS. ANY EROSION CONTROL REQUIRED BEYOND THAT SPECIFIED SHALL BE CONSIDERED AS INCLUDED WITHIN THIS CONTRACT.

VERTICAL DATUM NOTE:

1. ALL ELEVATIONS SHOWN WITHIN THIS PLAN SET ARE RELATIVE TO THE **NORTH AMERICAN VERTICAL DATUM OF NAVD88.**
2. BASED ON THE VERTCON SOFTWARE, THE VERTICAL DATUM CONVERSION IS **-0.886'** FOR THIS PROJECT SITE.
3. DATUM CONVERSION EXAMPLE: **100.00' NAVD 88 - (-0.886') = 100.886' NGVD 29.**
4. CONTRACTOR SHALL CONFIRM THAT ALL WORK BY THE DEVELOPER IN OFF-SITE PERIMETER AREA ARE COORDINATED AND ARE BEING CONSTRUCTED ON THE SAME DATUM.

NPDES PERMIT:

1. CONTRACTOR SHALL PREPARE AND SUBMIT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, THE "NOTICE OF INTENT" AND "NOTICE OF TERMINATION" FOR "STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES," PER FLORIDA ADMINISTRATIVE CODE 62-621.300(4). IN ACCORDANCE WITH FDEP REQUIREMENTS, THE CONTRACTOR SHALL PREPARE AND SUBMIT WITH THE APPLICATION, AN APPROVED "STORMWATER POLLUTION PREVENTION PLAN" AND PERFORM/CERTIFY ALL INSPECTIONS AND RETAIN ALL INSPECTION REPORTS AND DOCUMENTATION ON FILE AS REQUIRED FOR DEP REVIEW. ALL FEES SHALL BE PAID BY THE CONTRACTOR, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY PENALTIES OR FINES DEP MAY LEVY FOR FAILURE TO COMPLY WITH THE PERMITTING REQUIREMENTS. CONTRACTOR SHALL PROVIDE A COPY OF THE NOI AND THE NOT TO THE MS4 OPERATOR.

DEWATERING NOTES:

1. IF ONSITE DEWATERING MAY OCCUR DURING CONSTRUCTION, THE CONTRACTOR SHALL REFER TO THE DEWATERING REQUIREMENTS IN 62-621.300(4)(a) CONSTRUCTION GENERIC PERMIT OR 62-621.300(2)(a) DEWATERING GENERIC PERMIT AS APPLICABLE. APPROPRIATE BEST MANAGEMENT PRACTICES MUST BE IMPLEMENTED TO ENSURE THAT DISCHARGES DO NOT EXCEED SURFACE WATER QUALITY STANDARDS PER THE CONSTRUCTION GENERIC PERMIT. IF DEWATERING OFFSITE OR INTO THE COUNTY MS4, TURBIDITY MUST BE MONITORED TO ENSURE THAT DISCHARGES DO NOT EXCEED 29 NTU OVER BACKGROUND PER 62-302.530 FAC. THE DISCHARGE OF GROUNDWATER DURING DEWATERING ACTIVITIES TO COUNTY RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY UTILIZATION PERMIT.

WATER / SEWER LEGEND:

- WM — WATER LINE
- SAN — SANITARY LINE
- FIRE — FIRE LINE
- FDC — FDC FIRE LINE
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION
- GATE VALVE
- SANITARY MANHOLE
- SANITARY CLEANOUT

UTILITY NOTES

1. ALL WATER MAIN MATERIALS AND APPURTENANCES SHALL CONFORM TO AND SHALL BE INSTALLED, TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE STANDARDS OF ORANGE COUNTY AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
2. HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

   A. WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER, REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

   B. WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

   C. WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN (10) FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE (3) FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST TWELVE (12) INCHES ABOVE THE TOP OF THE SEWER.

   D. WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM.

3. VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

   A. WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST TWELVE (12) INCHES ABOVE THE OUTSIDE OF THE OTHER PIPELINE.

   B. WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST TWELVE (12) INCHES ABOVE THE OUTSIDE OF THE OTHER PIPELINE.

   C. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE (3) FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER AND AT LEAST SIX (6) FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610 F.A.C.

4. ALL UTILITIES LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
5. BACTERIOLOGICAL SAMPLE POINTS SHALL BE AS DESCRIBED IN THE FDEP PERMIT CONDITIONS.
6. A MINIMUM COVER OF THREE (3) FEET SHALL BE PROVIDED OVER ALL PROPOSED UTILITIES.
7. CONTRACTOR SHALL COORDINATE FINAL LOCATION OF CONNECTION POINTS TO WATER AND WASTEWATER WITH THE DEVELOPER. POINTS SHOWN ARE BASED ON LATEST AVAILABLE DESIGN INFORMATION.
8. CONTRACTOR TO PROVIDE TEMPORARY SUPPORT, ADEQUATE PROTECTION, AND MAINTENANCE OF ALL UNDERGROUND AND SURFACE UTILITY STRUCTURES DURING CONSTRUCTION.

REV	DATE	NOTE

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JAY A. KLIMA, P.E.
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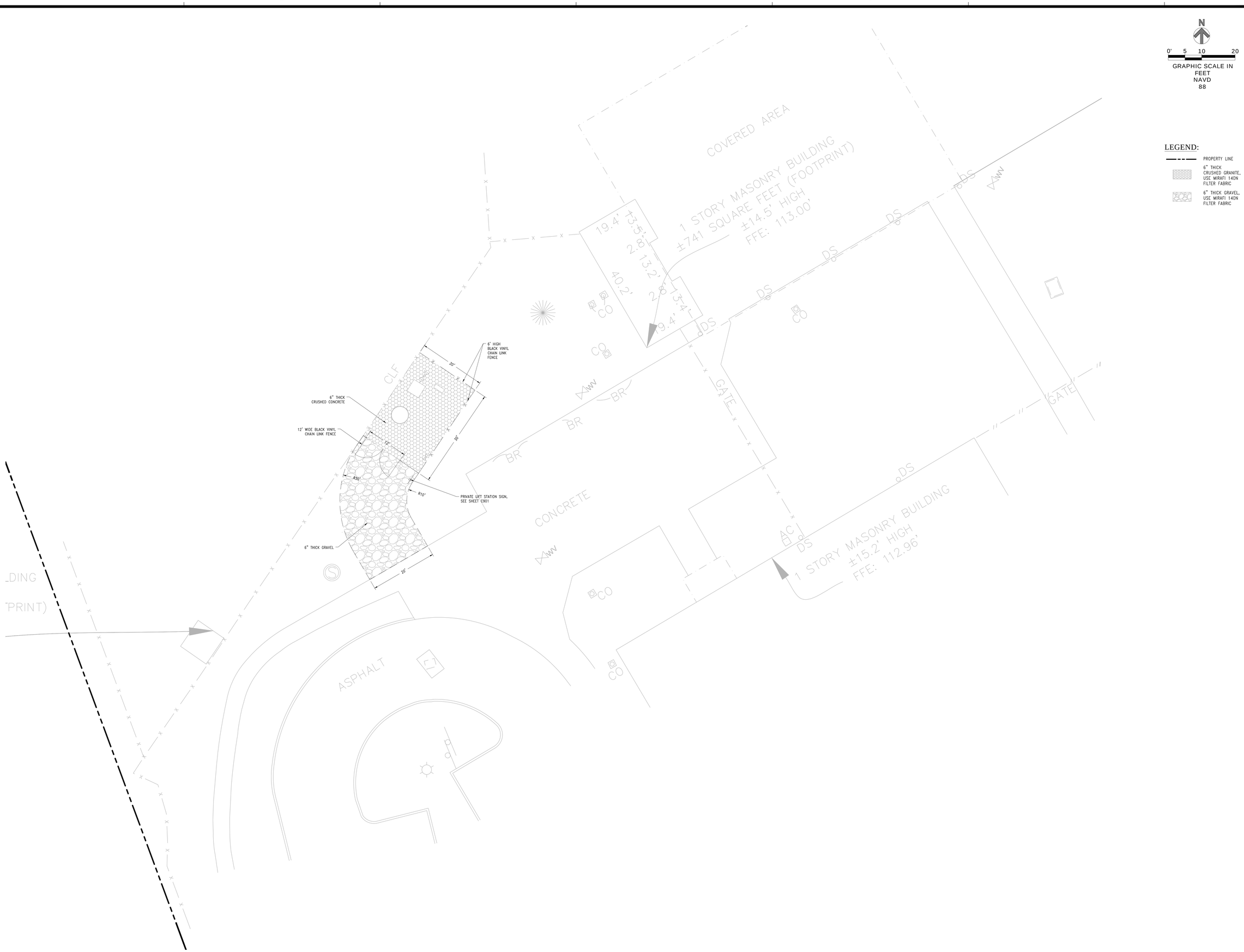
WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
OCPS Project No: N-0223.0
GENERAL NOTES

ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES
BLDG. 200, 6501 MAGIC WAY ORLANDO, FLORIDA 32809

OCPS

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DATE: 08-24-26	PLT SCALE:
OCPS DRAWING FILE NAME:	N-0223.0_C001 General Notes.dwg
SHEET NUMBER:	C001

Bid Set



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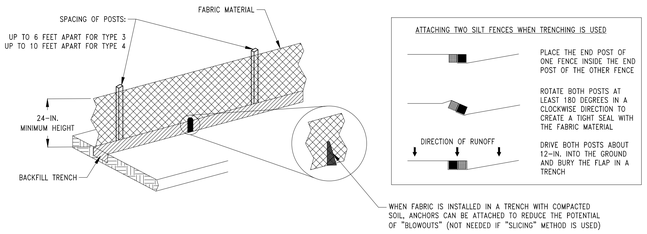
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WWTP
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OCPS Project No: N-0223.0
GEOMETRY AND SITE PLAN

ORANGE COUNTY PUBLIC SCHOOLS
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FACILITIES SERVICES
BLDG. 200, 6501 MAGIC WAY ORLANDO, FLORIDA 32809

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SHEET NUMBER:	C100

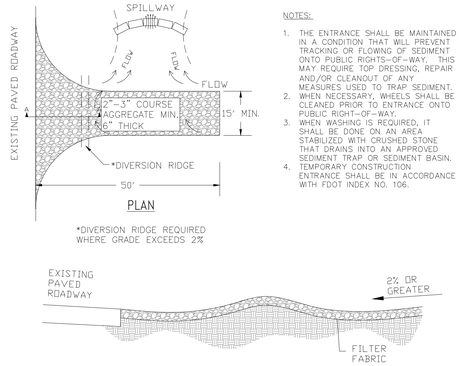
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TRENCHING METHOD

SLICING METHOD

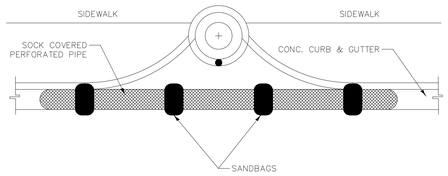
SILT FENCE BARRIER INSTALLATION
N.T.S.



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 106.

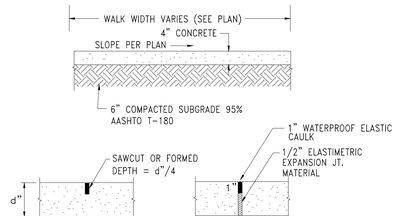
SECTION A-A

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



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

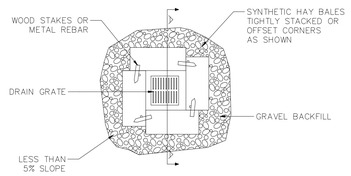
CURB INLET SEDIMENT BARRIER DETAIL
N.T.S.



NOTE:
1. ALL CONCRETE SIDEWALKS SHALL HAVE A FULL 1/2" EXPANSION JOINT AT A MAXIMUM DISTANCE OF 40 LINEAR FEET AND A SAW CUT OR FORMED DUMMY CONTRACTION JOINT AT EVENLY SPACED INTERVALS NOT TO EXCEED 8 LINEAR FEET.
2. CONTR. SHALL PROVIDE A MINIMUM OF 5 FT ON EITHER SIDE OF WALKS ADJACENT TO GRASS AREAS THAT HAVE A MAX. SLOPE OF 3% DOWNWARD.
2. CONCRETE PAVEMENT TO BE 3,000-PSI COMPRESSIVE STRENGTH, MIN.

CONCRETE SIDEWALK DETAILS
N.T.S.

TREE BARRIER DETAIL
N.T.S.



NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%)
2. EMBED THE BALES 4" INTO THE SOIL AND OFFSET CORNERS OR PLACE BALES WITH ENDS TIGHTLY ABUTTING. GRAVEL BACKFILL WILL PREVENT EROSION OR FLOW AROUND THE BALES.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWN SLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWN SLOPE OF THE STRUCTURE MAY BE NECESSARY.

DROP INLET SEDIMENT BARRIER DETAIL
N.T.S.

N

0' 30 60 120

GRAPHIC SCALE IN FEET
NAVD 88

DEMOLITION LEGEND

- LIMITS OF CLEARING, UNDERGROUND UTILITIES TO REMAIN.
- LIMITS OF EXISTING WWTP TO BE REMOVED, "POND" TO BE PUMPED OUT AND "SLUDGE" DISPOSED OF BY A LICENSED SLUDGE PUMPER AND SANITIZED PER FDEP GUIDELINES, AFTER NEW LIFT STATION AND FORCEMAIN ARE IN PLACE AND CLEARED FOR USE. SITE TO BE RESTORED TO GRADE FOR POSITIVE DRAINAGE AND SODDED PER PROJECT SPECIFICATIONS.
- PROPERTY BOUNDARY
- SILT FENCE (SEE SHEET C200 FOR DETAIL)
- DOUBLE 6' HIGH GALVANIZED CONST. / SECURITY FENCING
- EXISTING TREE(S) TO REMAIN
- EXISTING TREE(S) TO BE REMOVED
- CONSTRUCTION ENTRANCE

KEY NOTES:

1. SAW CUT
2. FDOT TYPE III SILT FENCE (SEE DETAIL SHEET C200).
3. EXISTING UTILITY TO BE REMOVED.
4. EXISTING UTILITY TO REMAIN.
5. EXISTING FENCE/GATE TO BE REMOVED. REFER TO SHEET C301 FOR REPLACEMENT.
6. EXISTING FENCE TO REMAIN.
7. CONTRACTOR TO REFER TO SHEET C301 FOR NEW GRAVITY SANITARY SEWER.
8. BORE PIT

EROSION CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS OF THE ORANGE COUNTY, DEP AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT.
2. EROSION AND SEDIMENT CONTROL BEST PRACTICES ARE DICTATED BY FDEP NPDES CONSTRUCTION GENERIC PERMIT, 62-621.300(4)(a) FAC. (BMP)S USED ON SITE MUST MEET THE MINIMUM SPECIFICATIONS IN THE 2013 STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL. (REFER TO PART 5.1 OF THE NPDES GENERIC PERMIT.)
3. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
4. SOIL MATERIALS FROM WORK ON THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
5. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION/SEDIMENT CONTROL EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY.
6. ALL MUD, DIRT, OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC OR PRIVATE ROADS AND FACILITIES FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN A STABILIZED CONSTRUCTION ACCESS / SOIL TRACKING PREVENTION DEVICE (STPD) TO ASSIST WITH THE REMOVAL OF SOIL MATERIAL CAPTURED ON VEHICLE TIRES ENTERING AND LEAVING THE CONSTRUCTION SITE. THE SOIL TRACKING PREVENTION DEVICE SHALL MEET THE MINIMUM SPECIFICATIONS OF THE 2013 STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWERS MANUAL.
8. ALL PERMANENT EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS AND ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS AFTER FINAL GRADING.
9. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED. TIME FRAMES FOR PERMANENT AND TEMPORARY STABILIZATION MUST CONFORM WITH REQUIREMENTS SET FORTH IN THE NPDES CONSTRUCTION GENERIC PERMIT SECTION 5.4. STABILIZATION MEASURES MUST BE INITIATED WITHIN 7 CALENDAR DAYS WHERE ACTIVITIES HAVE EITHER PERMANENTLY OR TEMPORARILY CEASED.
10. THE EROSION CONTROL MEASURES ARE INTENDED AS MINIMUM STANDARDS. ANY EROSION CONTROL REQUIRED BEYOND THAT SPECIFIED SHALL BE CONSIDERED AS INCLUDED WITHIN THIS CONTRACT.
11. REFER TO SHEET C201.1 FOR ADDITIONAL EROSION CONTROL INFORMATION.
12. ENSURE THAT BMP's TO CONTROL DUST MUST BE IMPLEMENTED, AS NEEDED DURING THE COURSE OF LAND DISTURBING ACTIVITIES.
13. TURBIDITY IN THE STORMWATER PONDS WILL NEED TO BE REDUCED TO WITHIN 29 NTU OF BACKGROUND BEFORE DISCHARGING OFF SITE TO PREVENT QUALITY VIOLATIONS. PONDS THAT DO NOT SETTLE OUT WILL NEED TO BE TREATED WITH A FLOCCULANT. ANY FLOCCULANT USED MUST BE APPLIED PER THE MANUFACTURERS SPECIFICATIONS AND MAY NOT CONTRIBUTE TO FURTHER WATER QUALITY VIOLATIONS.
14. INLET PROTECTION FOR STORM STRUCTURE SHALL BE INSTALLED IMMEDIATELY FOLLOWING INSTALLATION OF STRUCTURE AND ADJACENT PIPING.
15. PROTECT AND BRACE ALL EXISTING UTILITIES UNLESS OTHERWISE NOTED IN THE PLANS.

REV	DATE	NOTE

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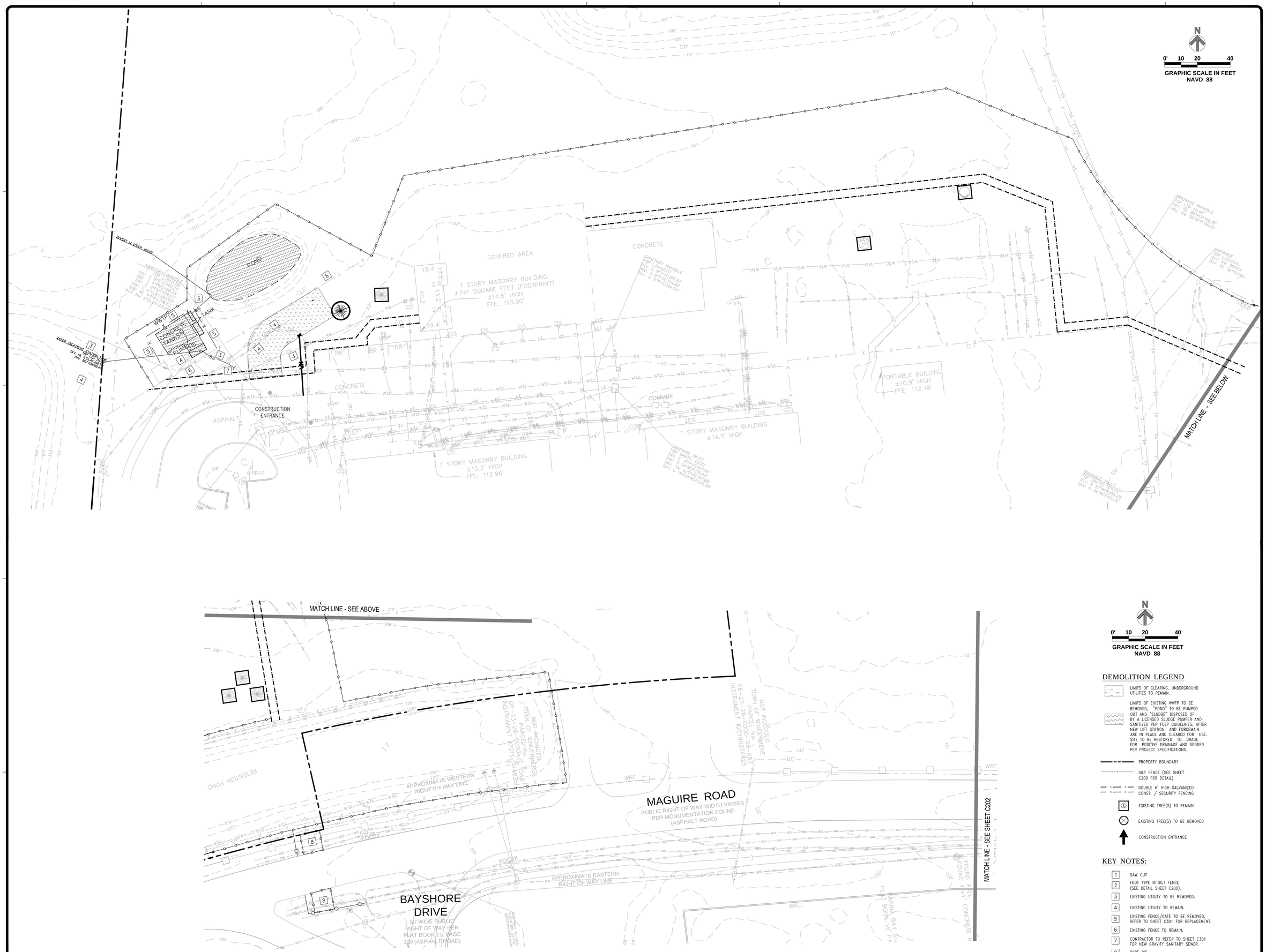
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WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
OCPS Project No: N-0223.0
EROSION CONTROL DETAILS

ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES
BLDG. 200, 6501 MAGIC WAY ORLANDO, FLORIDA 32809

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OCPS DRAWING FILE NAME:	N-0223.0_C201-3 Demo and Erosion Plan.dwg
SHEET NUMBER:	C200
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WWTP
CAPITAL RENEWAL PROJECT
OCPS Project No: N-0223.0
DEMOLITION AND EROSION CONTROL PLAN

ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES
BLDG. 200, 6501 MAGIC WAY ORLANDO, FLORIDA 32809

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GRAPHIC SCALE IN FEET
NAVD 88

DEMOLITION LEGEND

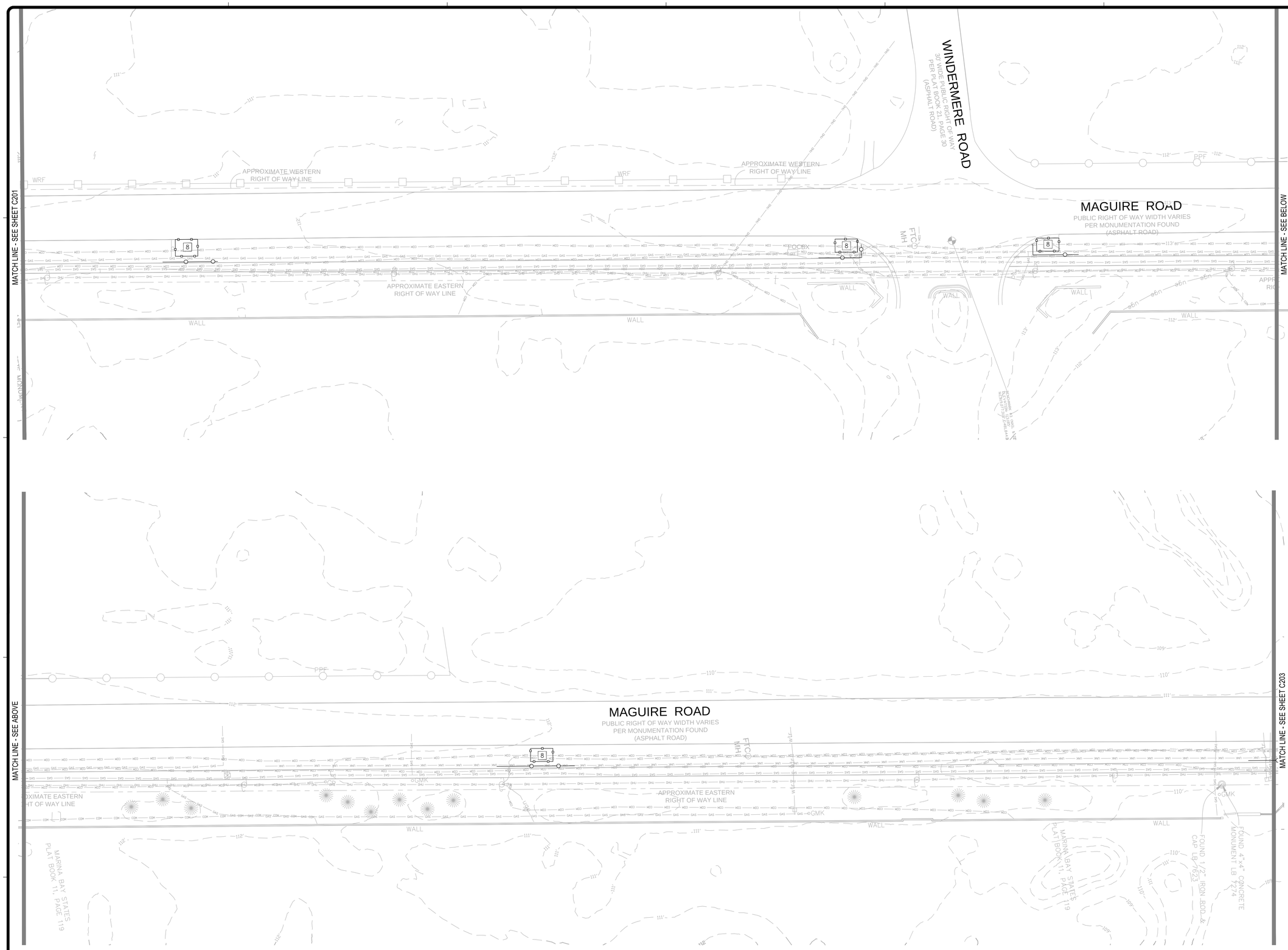
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- PROPERTY BOUNDARY
- SILT FENCE (SEE SHEET C200 FOR DETAIL)
- DOUBLE 6' HIGH GALVANIZED CONST. / SECURITY FENCING
- EXISTING TREE(S) TO REMAIN
- EXISTING TREE(S) TO BE REMOVED
- CONSTRUCTION ENTRANCE

KEY NOTES:

1. SAW CUT
2. FDOT TYPE III SILT FENCE (SEE DETAIL SHEET C200).
3. EXISTING UTILITY TO BE REMOVED.
4. EXISTING UTILITY TO REMAIN.
5. EXISTING FENCE/GATE TO BE REMOVED. REFER TO SHEET C301 FOR REPLACEMENT.
6. EXISTING FENCE TO REMAIN.
7. CONTRACTOR TO REFER TO SHEET C301 FOR NEW GRAVITY SANITARY SEWER.
8. BORE PIT

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SHEET NUMBER:	C201

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DEMOLITION LEGEND

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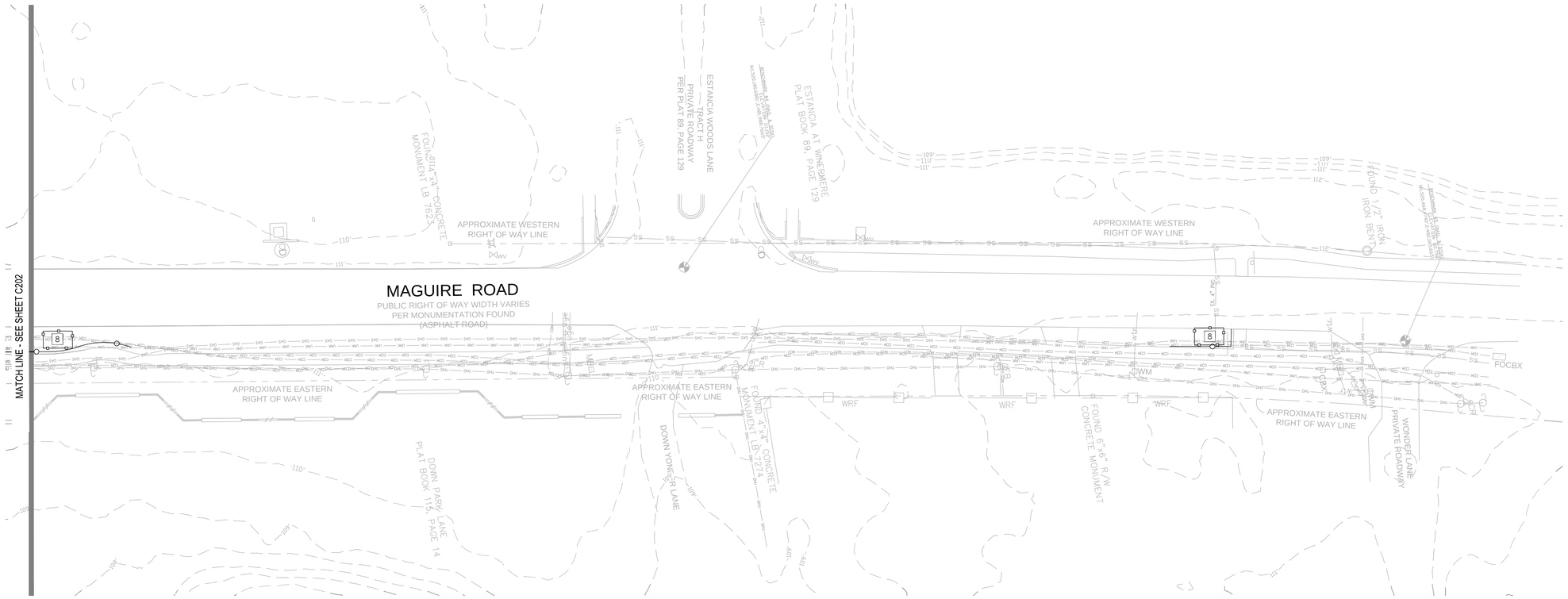
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WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
OCPS Project No: N-0223.0
DEMOLITION AND EROSION CONTROL PLAN

ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES
BLDG. 200, 6501 MAGIC WAY ORLANDO, FLORIDA 32809

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GRAPHIC SCALE IN FEET
NAVD 88

DEMOLITION LEGEND

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- LIMITS OF EXISTING WWTP TO BE REMOVED, "POND" TO BE PUMPED OUT AND "SLUDGE" DISPOSED OF BY A LICENSED SLUDGE PUMPER AND SANITIZED PER FDEP GUIDELINES, AFTER NEW LIFT STATION AND FORCEMAIN ARE IN PLACE AND CLEARED FOR USE. SITE TO BE RESTORED TO GRADE FOR POSITIVE DRAINAGE AND SODDED PER PROJECT SPECIFICATIONS.
- PROPERTY BOUNDARY
- SILT FENCE (SEE SHEET C200 FOR DETAIL)
- DOUBLE 6' HIGH GALVANIZED CONST. / SECURITY FENCING
- EXISTING TREE(S) TO REMAIN
- EXISTING TREE(S) TO BE REMOVED
- CONSTRUCTION ENTRANCE

KEY NOTES:

1. SAW CUT
2. FDOT TYPE III SILT FENCE (SEE DETAIL SHEET C200).
3. EXISTING UTILITY TO BE REMOVED.
4. EXISTING UTILITY TO REMAIN.
5. EXISTING FENCE/GATE TO BE REMOVED. REFER TO SHEET C301 FOR REPLACEMENT.
6. EXISTING FENCE TO REMAIN.
7. CONTRACTOR TO REFER TO SHEET C301 FOR NEW GRAVITY SANITARY SEWER.
8. BORE PIT

REV	DATE	NOTE

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JAY A. KLIMA
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PROFESSIONAL ENGINEER

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WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
OCPS Project No: N-0223.0
DEMOLITION AND EROSION CONTROL PLAN

ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES
BLDG. 200, 6501 MAGIC WAY ORLANDO, FLORIDA 32809

OCPS

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DATE: 08-24-26	PLT SCALE:
OCPS DRAWING FILE NAME:	N-0223.0_C201-3 Demo and Erosion Plan.dwg
SHEET NUMBER:	C203

Bid Set



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0' 30 60 120

GRAPHIC SCALE IN FEET
NAVD 88

LEGEND:

- PROPERTY LINE
- 6+00.00 FM ALIGNMENT STATION
- FM PROPOSED FM
- EXIST. TOPOGRAPHY
- PROPOSED GRAVEL

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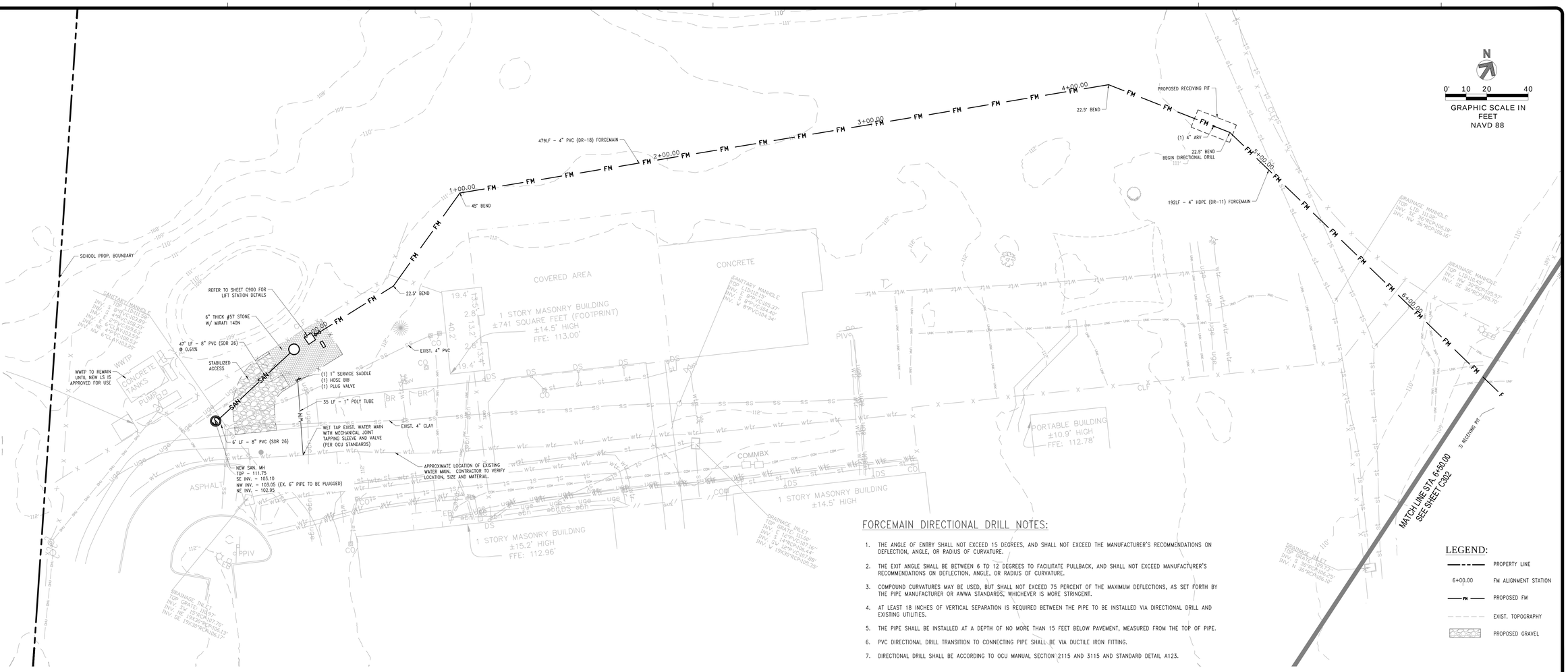
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OCPS Project No: N-0223.0
FORCEMAIN OVERALL PLAN

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OCPS

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DATE: 08-24-26	PLT SCALE:
OCPS DRAWING FILE NAME:	N-0223.0_C301-5 Forcemain Plan and Profile.dwg
SHEET NUMBER:	C300

Bid Set

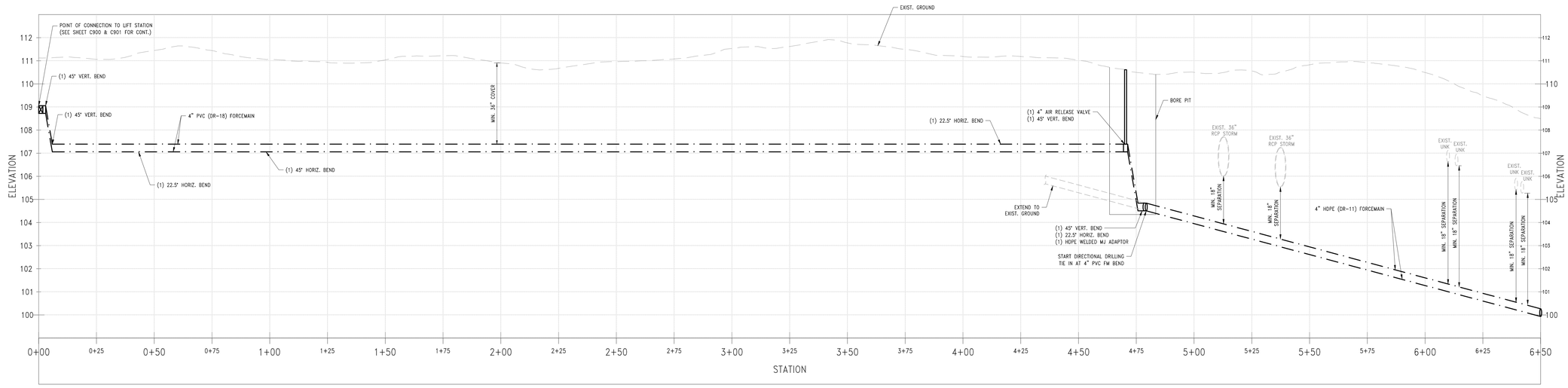


FORCEMAIN DIRECTIONAL DRILL NOTES:

1. THE ANGLE OF ENTRY SHALL NOT EXCEED 15 DEGREES, AND SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS ON DEFLECTION, ANGLE, OR RADIUS OF CURVATURE.
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- PROPERTY LINE
- 6+00.00 FM ALIGNMENT STATION
- FM PROPOSED FM
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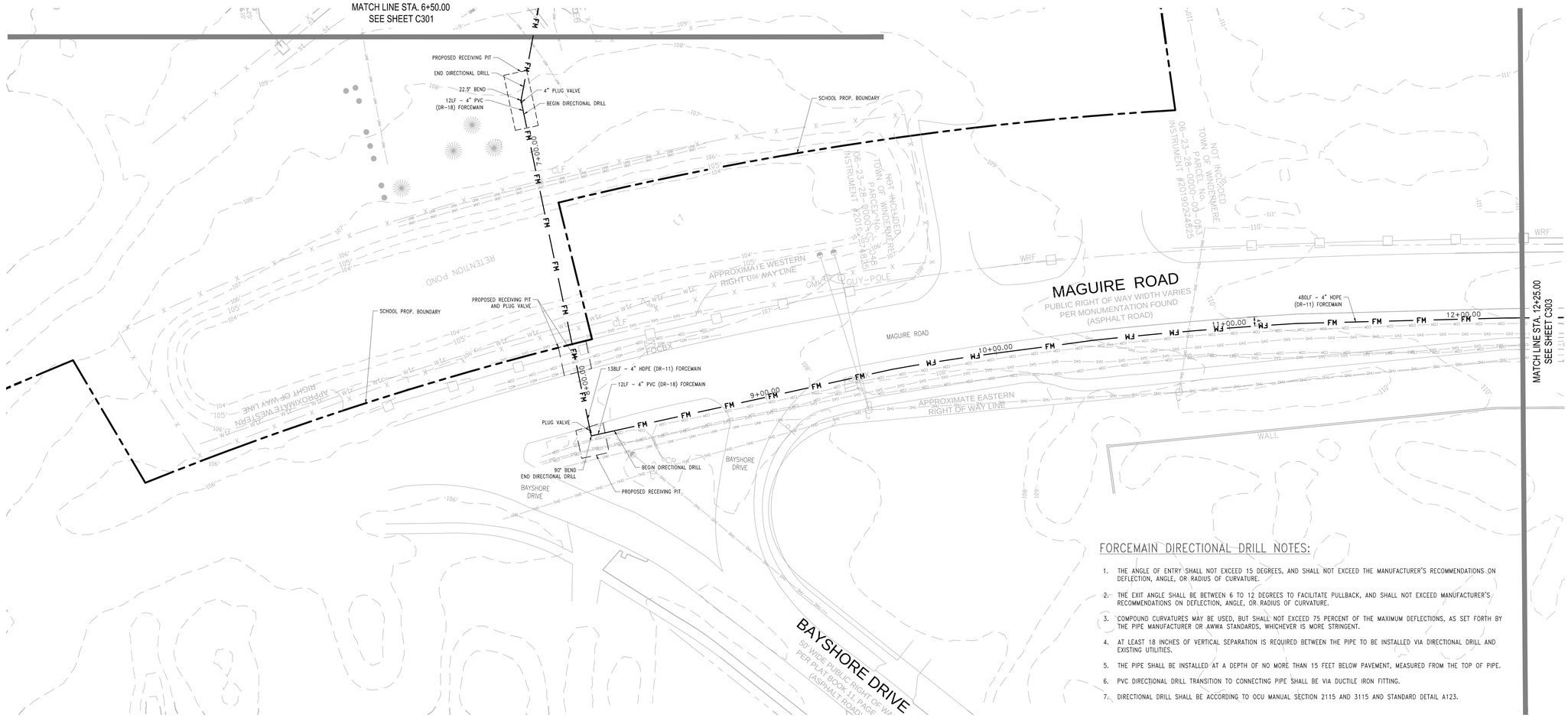
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WINDERMERE E.S.
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FORCEMAIN PLAN AND PROFILE

ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
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BLDG. 200, 6501 MAGIC WAY ORLANDO, FLORIDA 32809

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OCPS DRAWING FILE NAME:	N-0223.0_C301-5 Forcemain Plan and Profile.dwg
SHEET NUMBER:	C301

Bid Set



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0' 10 20 40

GRAPHIC SCALE IN FEET
NAVD 88

FORCEMAIN DIRECTIONAL DRILL NOTES:

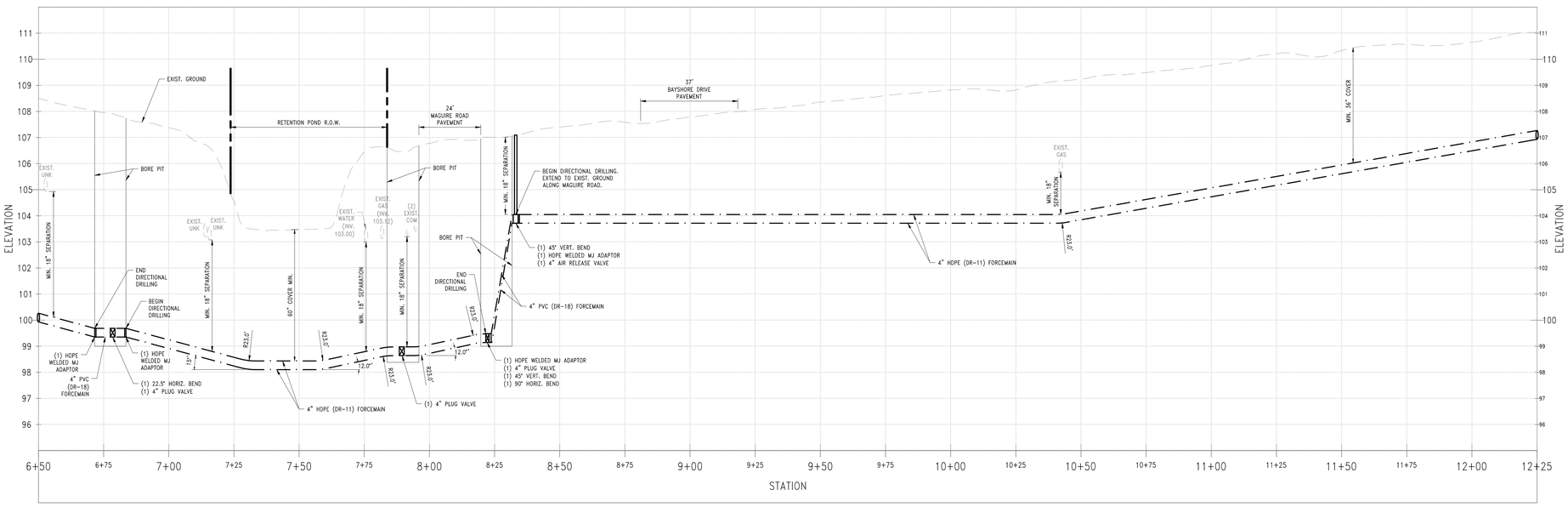
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LEGEND:

- PROPERTY LINE
- 6+00.00 FM ALIGNMENT STATION
- PROPOSED FM
- EXIST. TOPOGRAPHY
- PROPOSED GRAVEL



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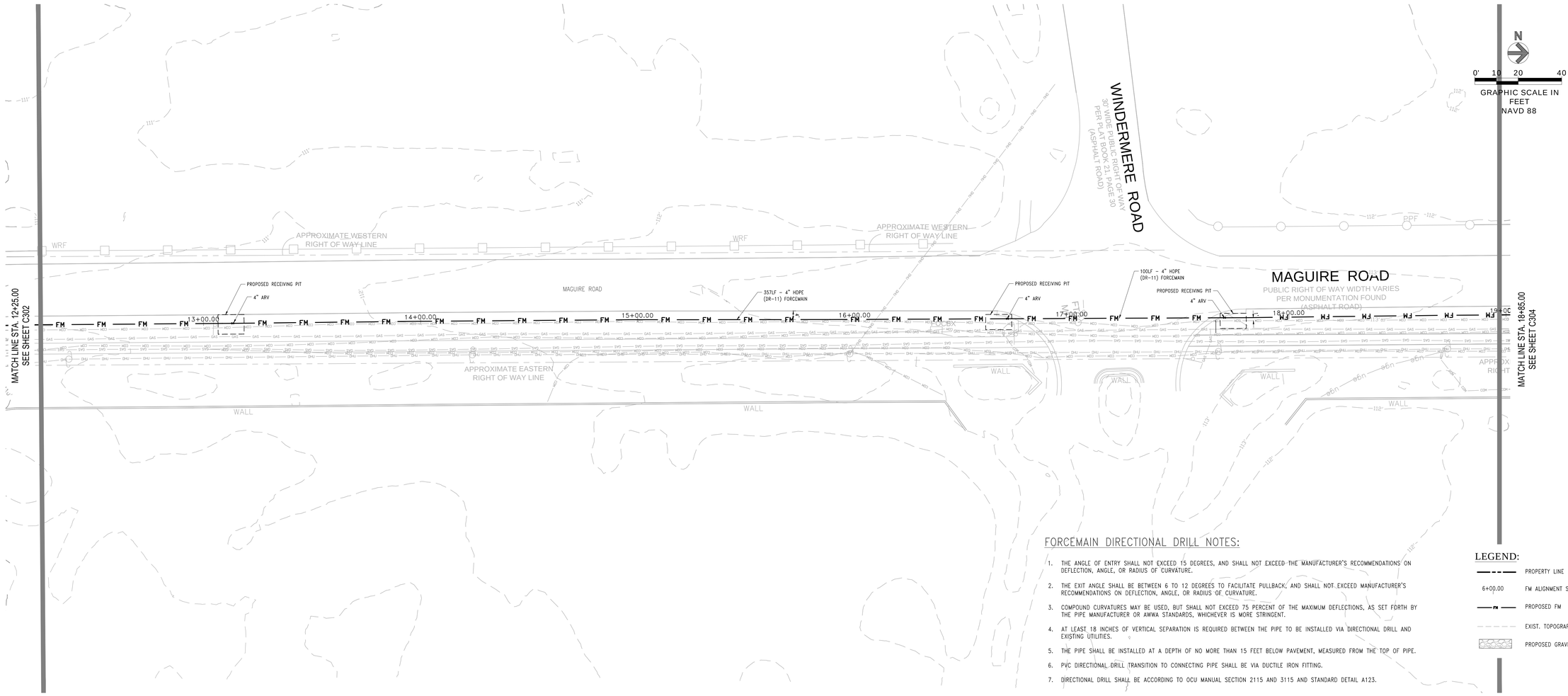
REV	DATE	NOTE

WINDERMERE E.S.
WWTP
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OCPS Project No: N-0223.0
FORCEMAIN PLAN AND PROFILE

ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
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SHEET NUMBER:	C302

Bid Set



FORCEMAIN DIRECTIONAL DRILL NOTES:

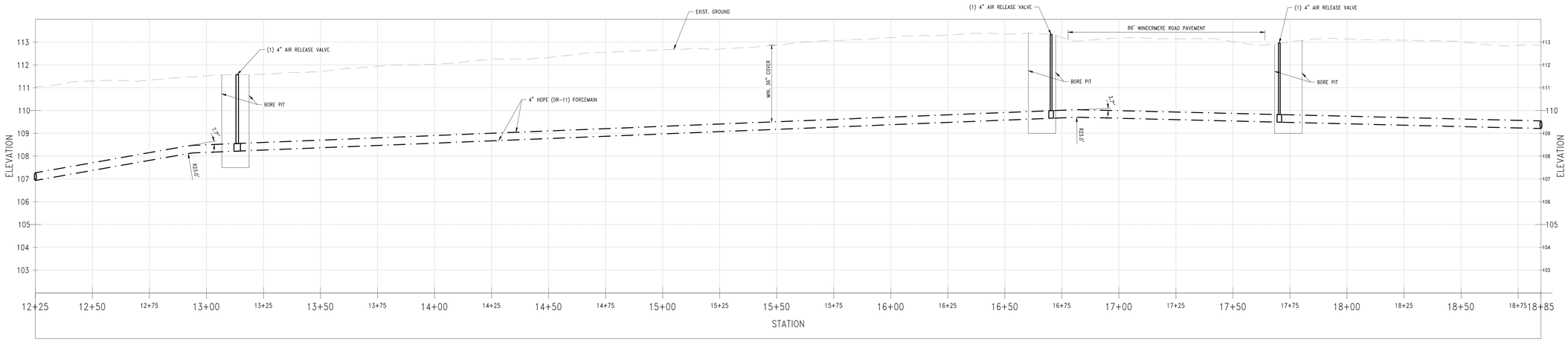
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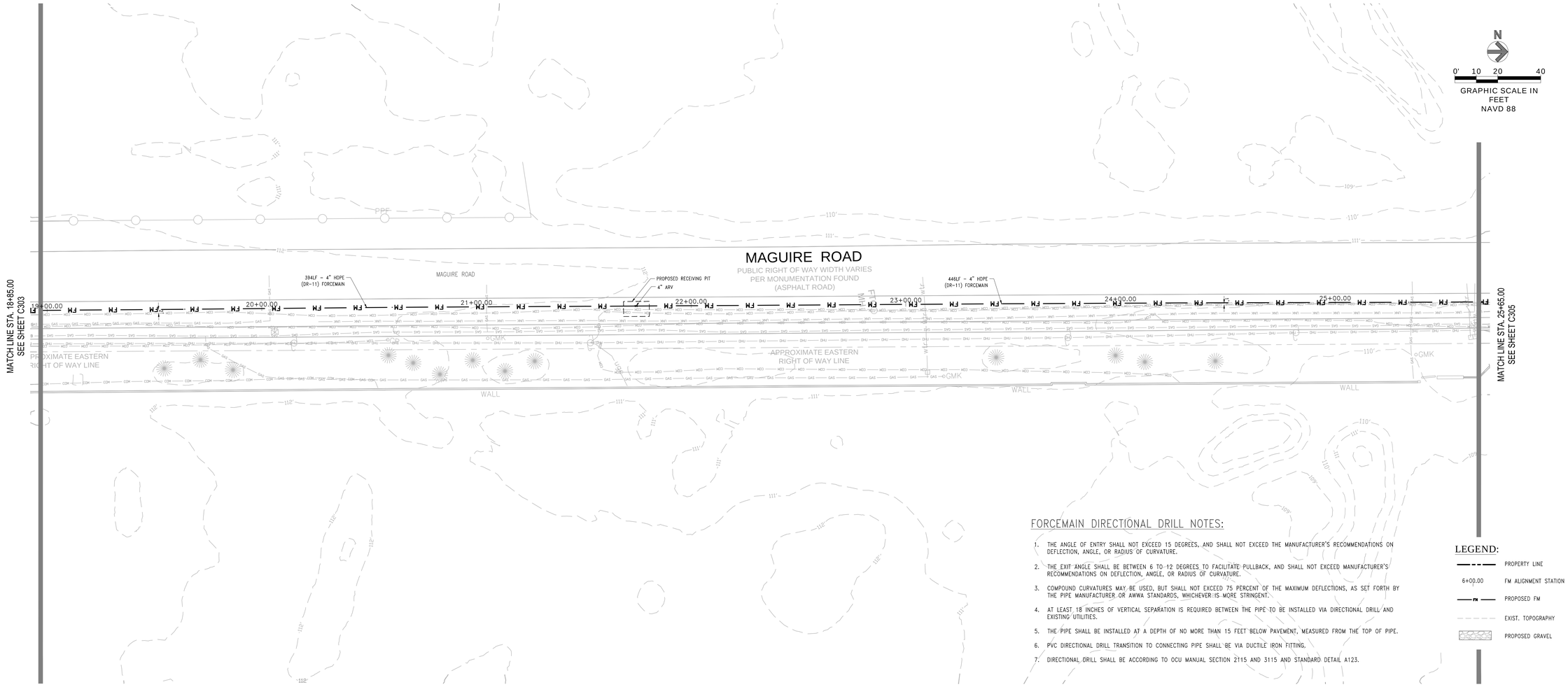
WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
OCPS Project No: N-0223.0
FORCEMAIN PLAN AND PROFILE

ORANGE COUNTY PUBLIC SCHOOLS
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BLDG. 200, 6501 MAGIC WAY ORLANDO, FLORIDA 32809

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FORCEMAIN DIRECTIONAL DRILL NOTES:

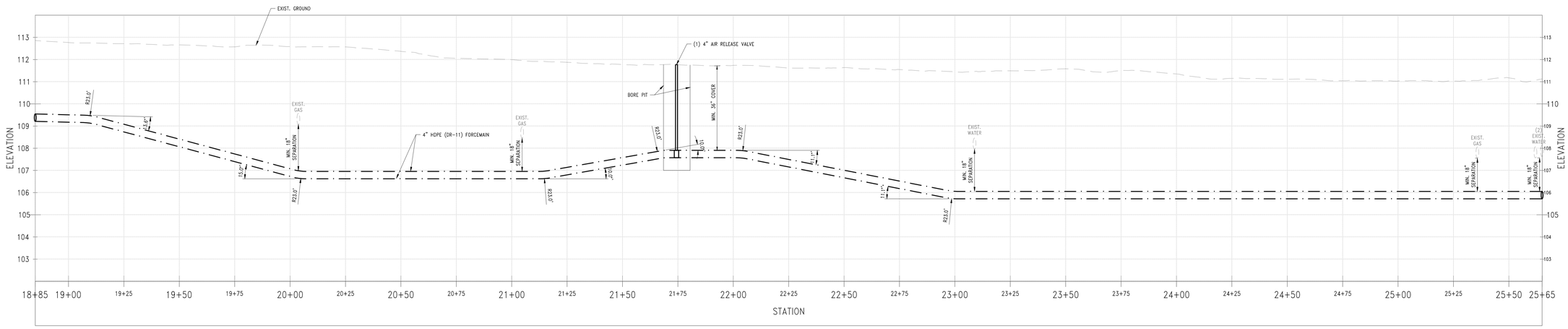
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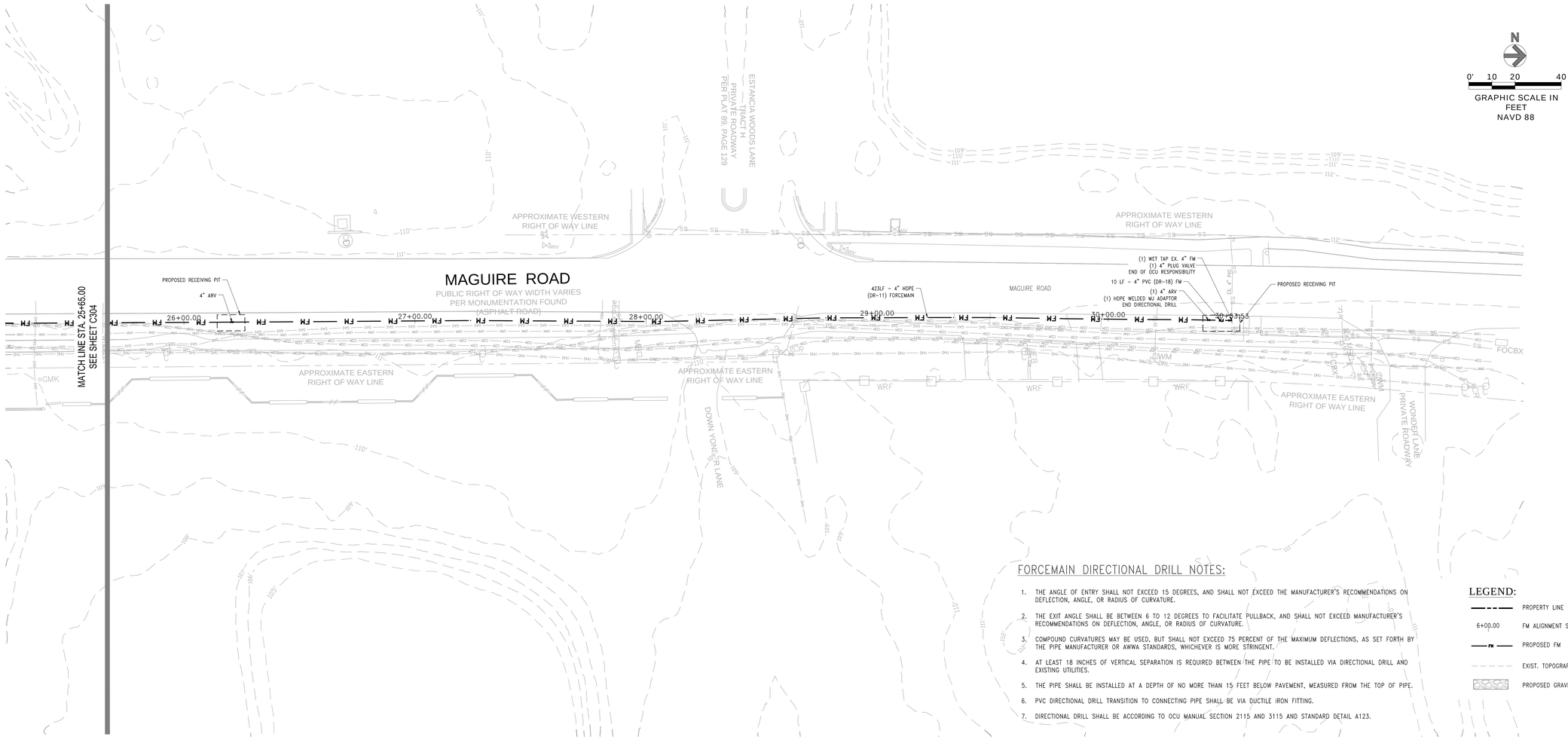
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SHEET NUMBER:	C304

Bid Set



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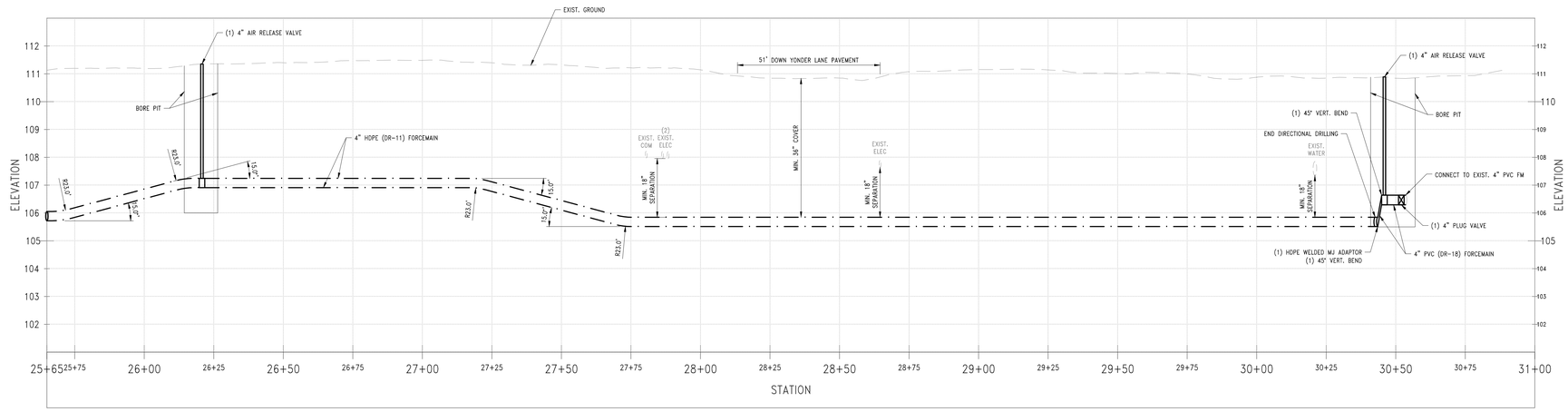
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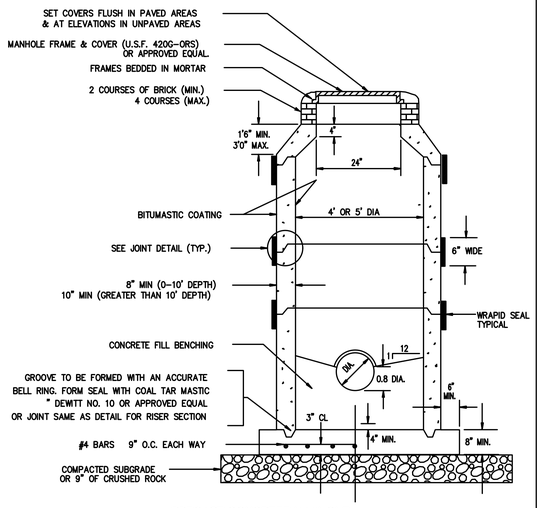
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SHEET NUMBER:	C305

Bid Set

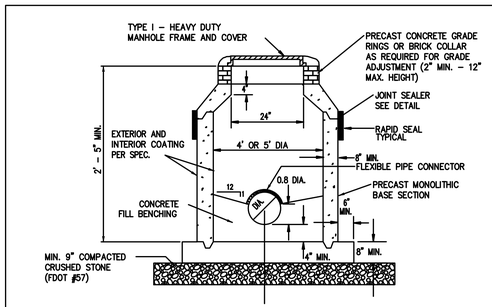
GENERAL NOTES:

1) MANHOLE COVERS TYPICAL FOR ALL FRAME TYPES.
2) RAPID SEAL MUST BE USED ON ALL JOINTS, CASTINGS AND RISER RINGS: ON ALL JOINTS ON ROUND AIR RELEASE AND ROUND MANHOLE STRUCTURES.
3) RAPID SEAL MUST BE USED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.



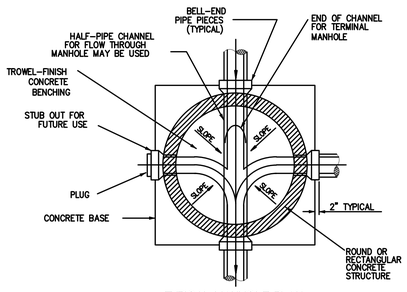
PRECAST CONCRETE MANHOLE

N.T.S.



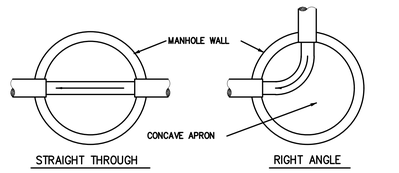
48" DIA SHALLOW PRECAST CONCRETE MANHOLE

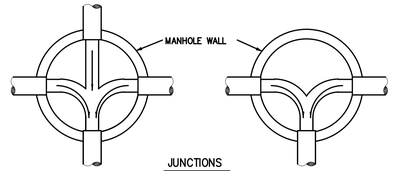
N.T.S.



TYPICAL MANHOLE PLAN

N.T.S.



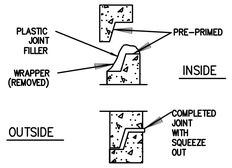


N.T.S.

FLOW CHANNEL DETAIL - SANITARY SEWERS

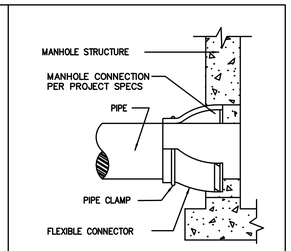
N.T.S.

NOTES:
1. MAINTAIN DESIGN SLOPE ACROSS MANHOLE UNLESS OTHERWISE INDICATED.
2. DEPTH OF ALL CHANNELS TO BE 80% OF PIPE DIAMETER.
3. FINISH OF ALL CHANNELS TO ALLOW SMOOTH FLOW.
4. CONCRETE BENCH SHALLBE POURED BEFORE SHUTTING DOWN DEWATERING OPERATIONS TO PREVENT FLOTATION.
5. BRICK MAY BE USED TO BUILD UP CONCRETE BENCH.



JOINT DETAILS

N.T.S.



TYPICAL MANHOLE CONNECTION

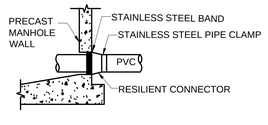
N.T.S.

HORIZONTAL & VERTICAL SEPARATION FROM OTHER UTILITIES			
OTHER PIPE	(a) GRAVITY OR PRESSURE SANITARY SEWER (b) SANITARY SEWER FORCE MAIN (c) RECLAIMED WATER (4)	(a) STORM SEWER, (b) STORMWATER FORCE MAIN, (c) RECLAIMED WATER (2)	ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM
HORIZONTAL SEPARATION	WATER MAIN 10' PREFERRED 6' MINIMUM (3) OTHER PIPE	WATER MAIN 3' MIN OTHER PIPE	10' MIN.
CROSSINGS (1)	WATER MAIN 12" IS THE MINIMUM EXCEPT FOR GRAVITY SEWER, THEN 6" IS THE MINIMUM AND 12" IS PREFERRED. OTHER PIPE	WATER MAIN 12" IS THE MINIMUM EXCEPT FOR STORM SEWER, THEN 6" IS THE MINIMUM AND 12" IS PREFERRED. OTHER PIPE	—
JOINT SPACING AT CROSSINGS (FULL JOINT CENTERED)	ALTERNATE 6 FT MINIMUM PIPE WATER MAIN OTHER	ALTERNATE 3 FT MINIMUM PIPE WATER MAIN OTHER	—

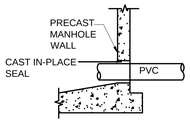
(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 FT FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

PIPING CLEARANCES

N.T.S.



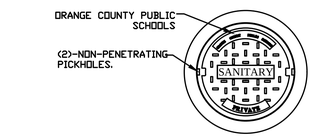
NEW AND EXISTING MANHOLES



NEW MANHOLES ONLY

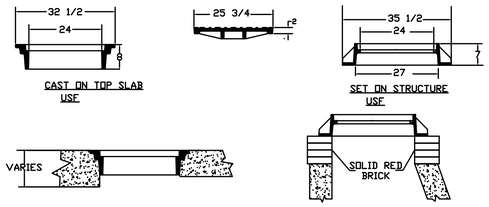
STANDARD CONNECTION

NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT LINES WHICH HAVE AN INVERT 2' OR MORE ABOVE THE MANHOLE INVERT.
3. CONTRACTOR TO COORDINATE THE PRESENCE OF UTILITIES INSPECTOR DURING CORING AND CONNECTIONS TO EXISTING MANHOLES.



USF 227 RING AND COVER

COVER TYPE	LOAD RATING	COVER WEIGHT	TOTAL WEIGHT
DN	HEAVY DUTY	200	420



NOTE: THIS SHEET OF DETAILS SHALL APPLY ONLY TO OCPS OWNED AND MAINTAINED ON-SITE UTILITIES SERVING THE PROJECT

REV	DATE	NOTE

Klima Weeks
CIVIL ENGINEERING
495 MONTGOMERY PLACE
ALTAMONTE SPRINGS, FL 32714
TELEPHONE 407.478.8750
www.klimaweeks.com

JAY A. KLIMA LICENSE No. 49945 STATE OF FLORIDA PROFESSIONAL ENGINEER

JAY A. KLIMA, P.E.
FL P.E. #49945

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAY A. KLIMA P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
OCPS Project No: N-0223.0
UTILITY DETAILS

ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES
BLDG. 200, 6501 MAGIC WAY ORLANDO, FLORIDA 32809

OCPS

DRAWN:	RL
CHECKED:	JO
DATE: 08-24-26	PLT SCALE:
OCPS DRAWING FILE NAME:	N-0223.0_C800-2 Utility Details.dwg
SHEET NUMBER:	C800

Bid Set

APPENDIX A — STANDARD DRAWINGS

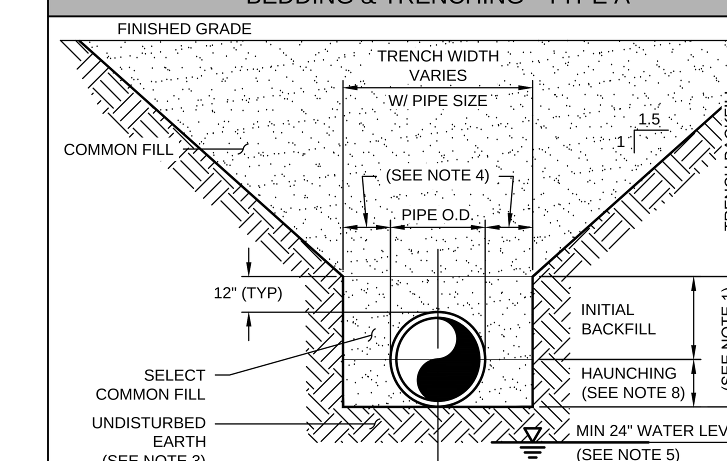
OCU GENERAL NOTES

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

ORANGE COUNTY UTILITIES — FIGURE GN
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

BEDDING & TRENCHING - TYPE A

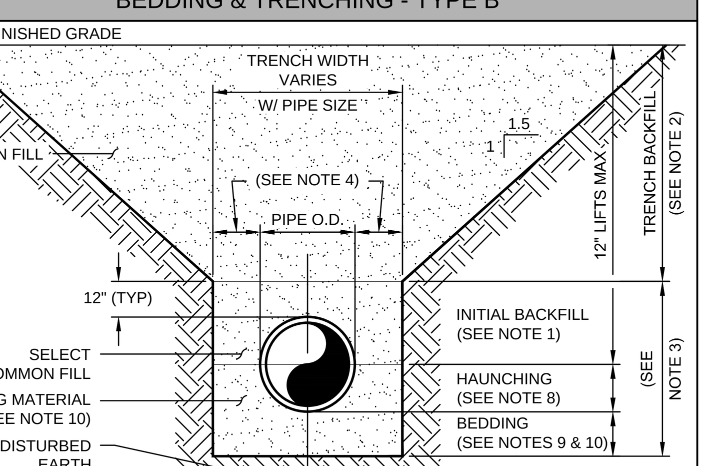


NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO MIN 95% (98% UNDER PAVEMENT OR FUTURE PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO MIN 95% (98% UNDER PAVEMENT OR FUTURE PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL IN ACCORDANCE WITH "TYPE B" BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY UTILITIES.
4. 15-IN MAX. (12-IN MIN.) FOR PIPE DIAMETER LESS THAN 24-IN AND 24-IN MAX (12-IN MIN) FOR PIPE DIAMETER 24-IN AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION. DEWATERING AS REQUIRED.
6. ALL PIPE SHALL BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN ORANGE COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. FOR GRAVITY SEWER, THE FIRST LIFT SHALL BE PLACED TO THE SPRING LINE OF THE PIPE AND COMPACTED BY HAND TAMP.
9. CONTRACTOR SHALL USE BEDDING AND TRENCHING - TYPE B DETAIL FOR OVER EXCAVATION AND WHEN UNSUITABLE MATERIALS ARE ENCOUNTERED IN THE EXCAVATION.

ORANGE COUNTY UTILITIES — FIGURE A101
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

BEDDING & TRENCHING - TYPE B

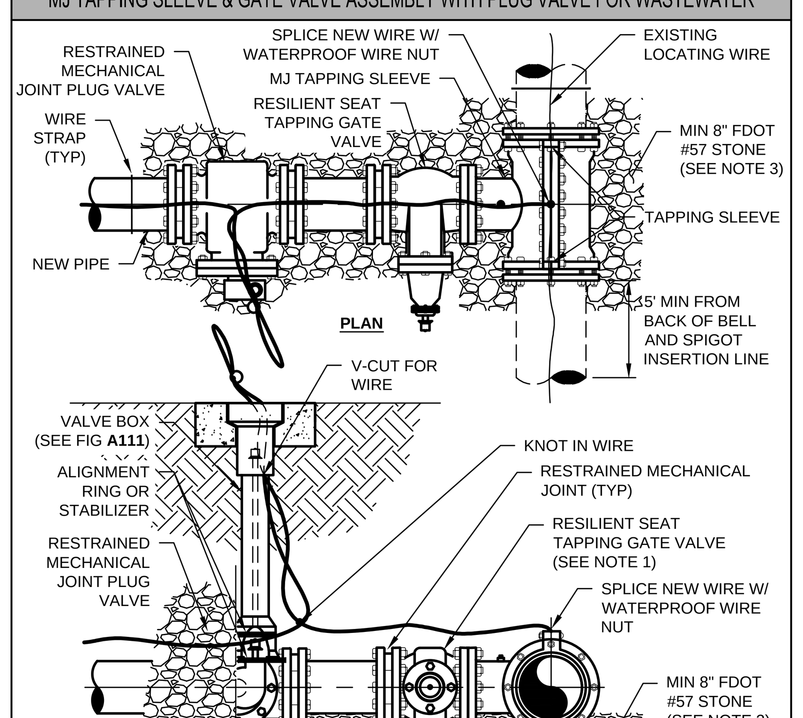


NOTES:
1. INITIAL BACKFILL: SELECT COMMON FILL COMPACTED TO MIN 95% (98% UNDER PAVEMENT OR FUTURE PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO MIN 95% (98% UNDER PAVEMENT OR FUTURE PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL IN ACCORDANCE WITH "TYPE B" BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY UTILITIES.
4. 15-IN MAX. (12-IN MIN.) FOR PIPE DIAMETER LESS THAN 24-IN AND 24-IN MAX (12-IN MIN) FOR PIPE DIAMETER 24-IN AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION. DEWATERING AS REQUIRED.
6. ALL PIPE SHALL BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN ORANGE COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF R/W UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. FOR GRAVITY SEWER, THE FIRST LIFT SHALL BE PLACED TO THE SPRING LINE OF THE PIPE AND COMPACTED BY HAND TAMP.
9. BEDDING DEPTH SHALL BE 4-IN MINIMUM FOR PIPE DIAMETER UP TO 12-IN AND 6-IN MINIMUM FOR PIPE DIAMETER 16-IN AND LARGER.
10. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF REQUIRED BEDDING MATERIAL BELOW THE PIPE. UTILITIES SHALL DETERMINE REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION IN THE FIELD.

ORANGE COUNTY UTILITIES — FIGURE A102
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

MJ TAPPING SLEEVE & GATE VALVE ASSEMBLY WITH PLUG VALVE FOR WASTEWATER

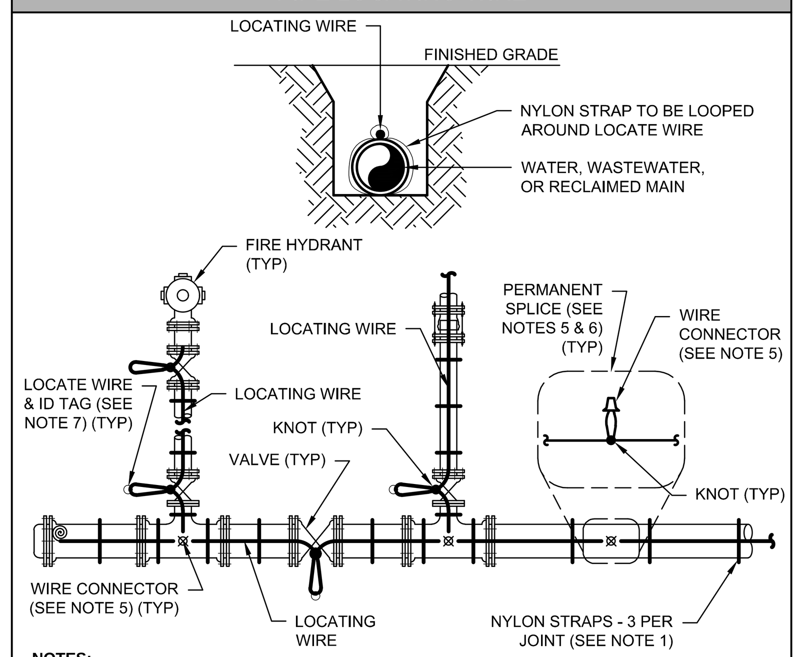


NOTES:
1. TAPPING GATE VALVE TO BE INSTALLED HORIZONTALLY AND ABANDONED IN THE OPEN POSITION.
2. TAPPING SLEEVE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION **3117**-SYSTEM CONNECTIONS.
3. BEDDING ROCK SHALL BE FULLY AND UNIFORMALLY SUPPORTING THE TAPPING SLEEVE & VALVE AT A MIN OF 8-IN IN ALL DIRECTIONS.

ORANGE COUNTY UTILITIES — FIGURE A121-2
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

PIPE LOCATING WIRE



NOTES:
1. ALL PIPE SHALL REQUIRE INSULATED LOCATING WIRE (10 GAUGE SOLID COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE WRAPPED WITH NYLON STRAPS, LOOPED AND SECURED TO TOP CENTERLINE OF THE PIPE.
2. LOCATING WIRE SHALL BE CONTINUOUS INSIDE VALVE BOXES AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR.
3. WIRE INSULATION SHALL BE COLOR CODED FOR THE TYPE OF PIPE BEING INSTALLED.
4. WIRE SHALL BE CONTINUOUS AND CONNECTED FOR LOCATING IN ALL DIRECTIONS.
5. PERMANENT SPLICES MUST BE MADE IN THE LENGTH OF THE WIRE USING WIRE CONNECTORS SPECIFICALLY DESIGNED FOR DIRECT BURIAL, DIELECTRIC SILICONE GEL OR MOISTURE-RESISTANT GREASE FILLED.
6. AT ALL TRACING WIRE SPLICES, TEES, AND VALVE COLLARS, A KNOT IN THE WIRE SHALL BE MADE TO PREVENT THE WIRE FROM COMING APART.
7. REFER TO VALVE DETAILS FOR LOCATE WIRE UP AND IN VALVE BOX.

ORANGE COUNTY UTILITIES — FIGURE A114
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

HORIZONTAL PIPELINE SEPARATION REQUIREMENTS

HORIZONTAL SEPARATION REQUIREMENTS (NOTES 1 & 2)

PROPOSED UTILITY		POTABLE WATER (NOTE 3)		RECLAIMED WATER MAIN (SEE NOTE 7)		WASTEWATER FORCEMAIN		SANITARY SEWER	STORM SEWER	STRUCTURAL FOUNDATION, WALLS, ETC. (SEE NOTE 8)
		4"-12"	16"-UP	4"-12"	16"-UP	4"-12"	16"-UP	ALL SIZES	ALL SIZES	ALL SIZES
POTABLE WATER (NOTE 3)	4"-12"	3'	5'	3'	5'	6'	6'	6'	3'	10'
	16"-UP	5'	5'	5'	5'	6'	6'	6'	5'	15' (NOTE 5)
RECLAIMED WATER MAIN (SEE NOTE 7)	4"-12"	3'	5'	3'	5'	3'	5'	3'	3'	10'
	16"-UP	5'	5'	5'	5'	5'	5'	5'	5'	15' (NOTE 5)
WASTEWATER FORCEMAIN	4"-12"	6'	6'	3'	5'	3'	5'	3'	3'	10'
	16"-UP	6'	6'	5'	5'	5'	5'	5'	5'	15' (NOTE 5)
SANITARY SEWER	ALL SIZES	6'	6'	3'	5'	3'	5'	3'	5'	VARIES PER DEPTH

NOTES:
1. DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
2. THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE. FOR PIPES INSTALLED AT GREATER DEPTHS THAN THE MINIMUM OCU DESIGN STANDARDS, PROVIDE AN ADDITIONAL FOOT OF SEPARATION FOR EACH ADDITIONAL FOOT OF DEPTH.
3. THIS SEPARATION REQUIREMENT COMPLIES WITH THE MINIMUM FDEP SEPARATION REQUIREMENTS OUTLINED IN 62-555.314, FAC. VARIANCES FROM THE FDEP REQUIREMENTS MUST COMPLY WITH 62-555.314(5), FAC AND MUST BE APPROVED INDIVIDUALLY BY BOTH FDEP AND UTILITIES PRIOR TO INSTALLATION.
4. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLE OR STRUCTURE.
5. PRESSURE MAINS 16-IN TO 24-IN MAY HAVE 10-FT SEPARATION FROM STRUCTURAL FOUNDATION, WALLS, ETC IF NEW MAINS ARE RESTRAINED FOR THE ENTIRE LENGTH.
6. REFERENCE FIGURE **A116-2** FOR VERTICAL PIPELINE SEPARATION REQUIREMENTS.
7. RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
8. ADDITIONAL SEPARATION SHALL BE REQUIRED BY UTILITIES FOR CONSTRUCTION OF, INCLUDING, BUT NOT LIMITED TO: LIVE LOADS, MULTI-STORY COMMERCIAL BUILDINGS, SUPERSTRUCTURES, EMBANKMENTS, RETAINING WALLS, BRIDGES, RAILROADS, HIGH VOLTAGE TRANSMISSION MAINS, GAS MAINS, ETC.

ORANGE COUNTY UTILITIES — FIGURE A116-1
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

VERTICAL PIPELINE SEPARATION REQUIREMENTS

VERTICAL SEPARATION REQUIREMENTS (NOTES 1 & 2)

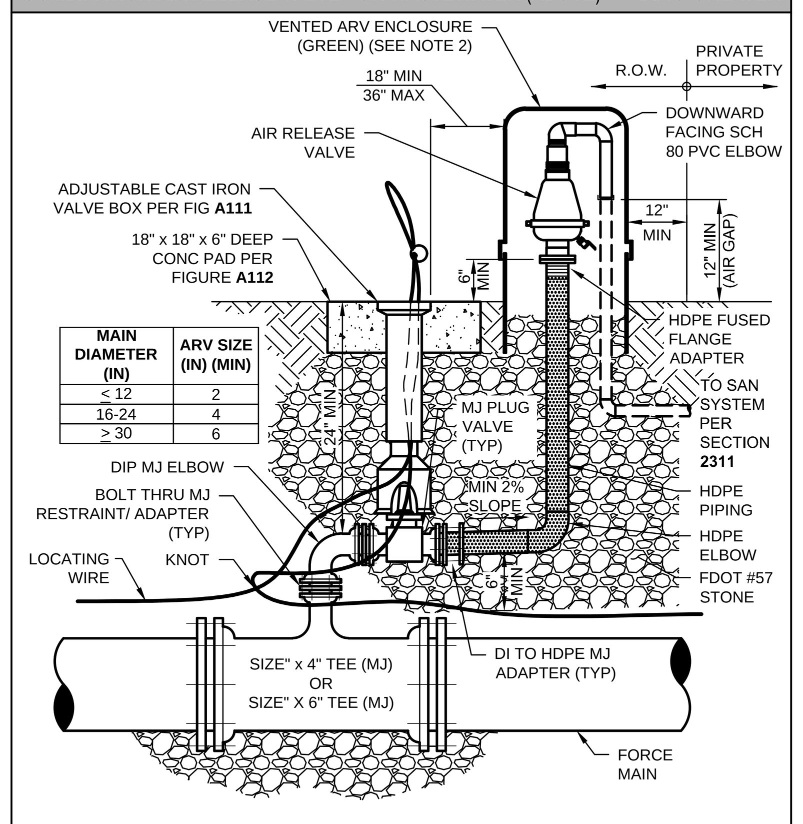
PROPOSED UTILITY	POTABLE WATER (NOTE 4)	RECLAIMED WATER MAIN	WASTEWATER FORCEMAIN	SANITARY SEWER	STORM SEWER (NOTE 3)
POTABLE WATER (NOTE 4)	12"	12"	12" / 18"	12" / 18"	12" / 18"
RECLAIMED WATER MAIN	12"	12"	12"	12"	12" / 18"
WASTEWATER FORCEMAIN	12"	12"	12"	12"	12" / 18"
SANITARY SEWER	12" / 18"	12"	12"	12"	12" / 18"

NOTES:
1. DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
2. THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE.
3. THE 18-IN SEPARATION REQUIREMENT APPLIES WHEN THE STORM PIPE OR SANITARY SEWER CROSSES ABOVE THE UTILITY MAIN, AND WHEN THE STORM PIPE HAS A DIAMETER EQUAL TO OR GREATER THAN 24-IN. OTHERWISE, THE REQUIRED SEPARATION IS 12-IN.
4. THIS SEPARATION REQUIREMENT COMPLIES WITH THE MINIMUM FDEP SEPARATION REQUIREMENTS OUTLINED IN 62-555.314, FAC. VARIANCES FROM THE FDEP REQUIREMENTS MUST COMPLY WITH 62-555.314(5), FAC AND MUST BE APPROVED INDIVIDUALLY BY BOTH FDEP AND UTILITIES.
5. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF SANITARY OR STORM WATER MANHOLE OR STRUCTURE.
6. REFERENCE FIGURE **A116-1** FOR HORIZONTAL PIPELINE SEPARATION REQUIREMENTS.
7. JOINT SPACING AT CROSSING SHALL COMPLY WITH THE MINIMUM FDEP SEPARATION REQUIREMENTS OUTLINED IN 62-555.314, F.A.C.

ORANGE COUNTY UTILITIES — FIGURE A116-2
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

COMBINATION AIR RELEASE VALVE FOR WASTEWATER (ABOVE) - 4" DIA & GREATER



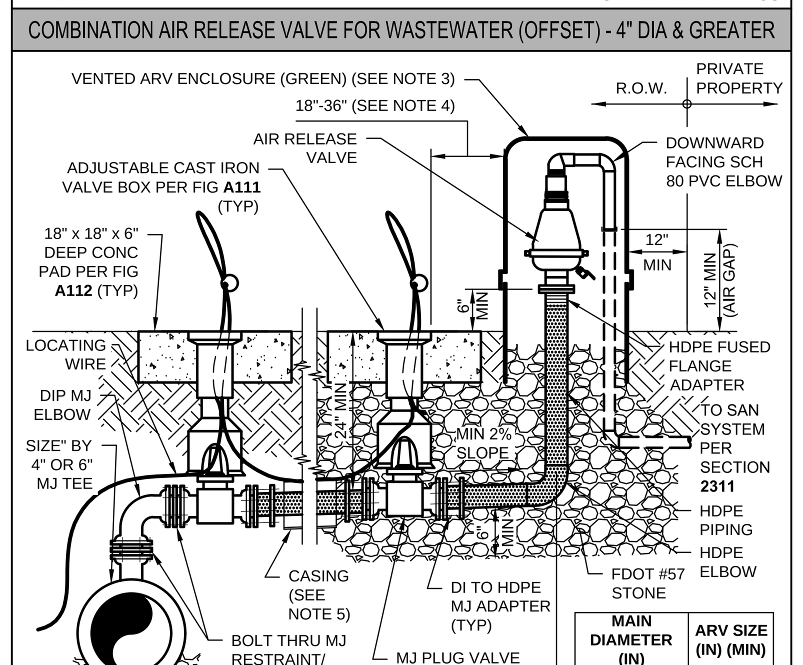
MAIN DIAMETER (IN)	ARV SIZE (IN) (MIN)
< 12	2
16-24	4
> 30	6

NOTES:
1. ALL PIPING, VALVES AND APPURTENANCES TO BE AS SPECIFIED.
2. THE ENCLOSURE VENTS MUST BE CAPABLE OF ALLOWING AT LEAST THE SAME AMOUNT OF AIRFLOW AS THE VALVE.

ORANGE COUNTY UTILITIES — FIGURE A115-4
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

COMBINATION AIR RELEASE VALVE FOR WASTEWATER (OFFSET) - 4" DIA & GREATER



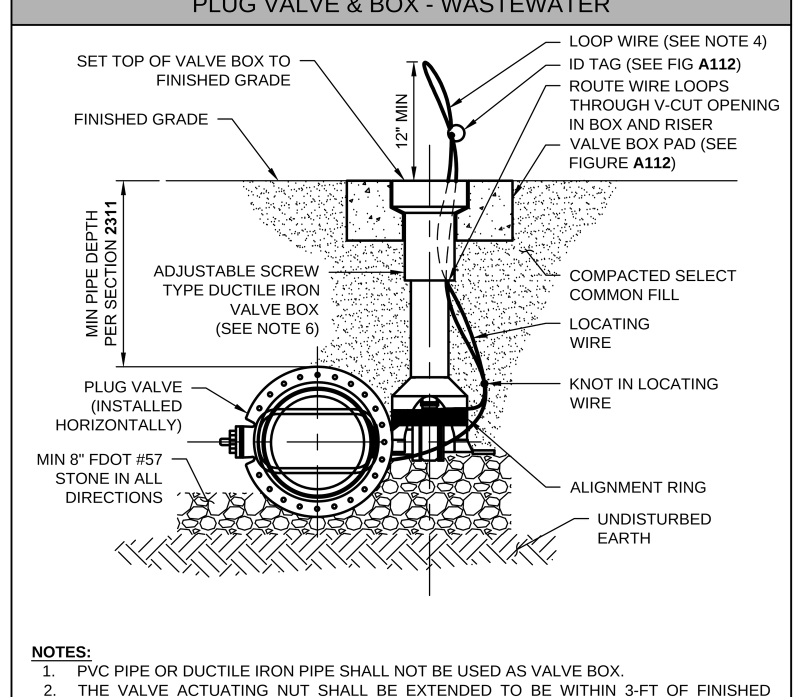
MAIN DIAMETER (IN)	ARV SIZE (IN) (MIN)
< 12	2
16-24	4
> 30	6

NOTES:
1. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE RIGHT OF WAY AS POSSIBLE AND CLEAR OF PEDESTRIAN WALKWAYS. IF PIPE IS AT RIGHT OF WAY LINE, REFER TO DETAIL **A115-4**.
2. ALL PIPING, VALVES AND APPURTENANCES TO BE AS SPECIFIED.
3. THE ENCLOSURE VENTS MUST BE CAPABLE OF ALLOWING AT LEAST THE SAME AMOUNT OF AIRFLOW AS THE VALVE.
4. VALVES SHALL BE INSTALLED WITHIN 18-IN FROM 90° AT TEE AT MAIN. AN ADDITIONAL VALVE IS REQUIRED IF THE VALVE IS IN THE ROAD OR IF THE ARV IS FURTHER THAN 10-FT FROM VALVE.
5. A CONCRETE OR METAL CASING IS REQUIRED ON ALL OFFSETS BETWEEN PLUG VALVES.

ORANGE COUNTY UTILITIES — FIGURE A115-3
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

PLUG VALVE & BOX - WASTEWATER

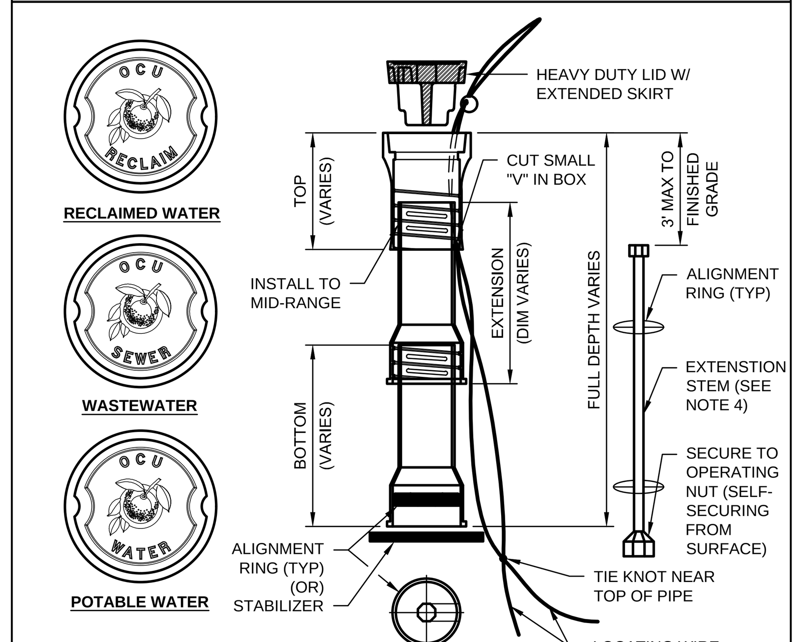


NOTES:
1. PVC PIPE OR DUCTILE IRON PIPE SHALL NOT BE USED AS VALVE BOX.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3-FT OF FINISHED GRADE.
3. PROVIDE A STABILIZER OR PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THE DEVICE SHALL CENTER THE RISER VALVE BOX OVER THE ACTUATING NUT AND MINIMIZE DEBRIS.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12-IN ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED. WIRE SHALL BE COILED BACK INTO BOX AWAY FROM VALVE STEM.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. REFER TO FIGURE **A111** FOR INSTALLATIONS WHERE THE OPERATING NUT IS DEEPER THAN 36-IN BELOW FINISHED GRADE.
7. DRILL HOLE IN ID TAG AND INSTALL ON TRACING WIRE.

ORANGE COUNTY UTILITIES — FIGURE A110
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

TYPICAL VALVE BOX & COVER

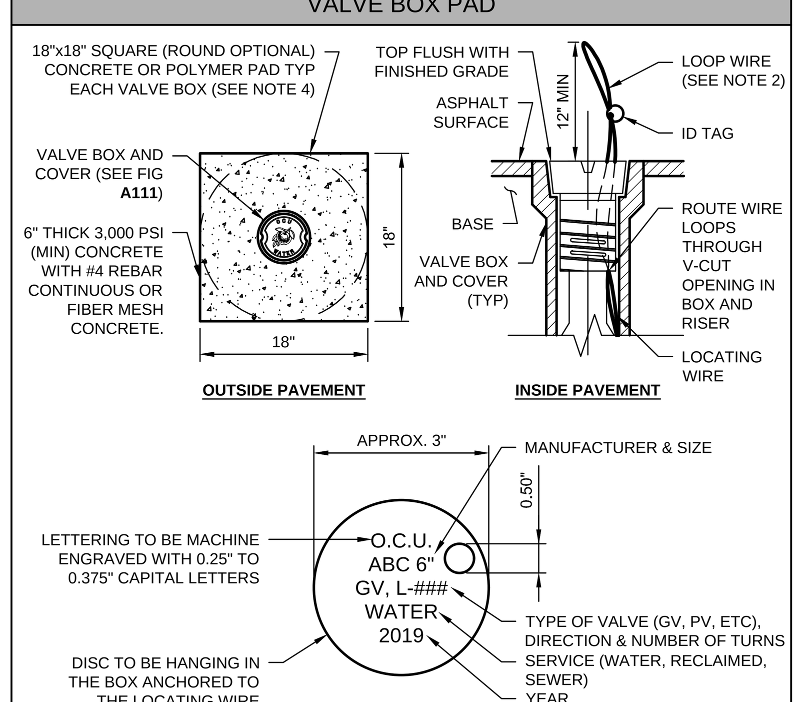


NOTES:
1. HEAVY DUTY VALVE BOX LIDS ARE REQUIRED FOR ALL VALVE BOXES.
2. TOP SECTION SHALL BE INSTALLED AT MID-RANGE FOR FUTURE ADJUSTMENT.
3. HEAVY DUTY VALVE BOX LID SHALL HAVE A 5-IN MIN DEPTH AND WEIGH A MINIMUM OF 22-LBS. LID SHALL HAVE POWDER COATING PAINT AT A MIN OF 3 MILL.
4. EXTENSION STEMS AND ALIGNMENT RING/WALL BRACKETS SHALL BE PROVIDED ON ALL BURIED VALVES SO THAT THE OPERATING NUT SHALL BE NO MORE THAN 36-IN BELOW FINISHED GRADE. MATERIAL SHALL BE MINIMUM 304 SST.
5. ADD ADD'L SCREW EXTENSION AS REQUIRED AFTER SCREW EXTENSION EXCEEDS 24-IN.
6. STACKING OF VALVE BOX BOTTOM SECTIONS IS NOT PERMITTED.
7. VALVE BOX SHALL REST ON BEDDING ROCK, NOT ON VALVE, AND SHALL BE CENTERED ON OPERATING NUT.

ORANGE COUNTY UTILITIES — FIGURE A111
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

VALVE BOX PAD

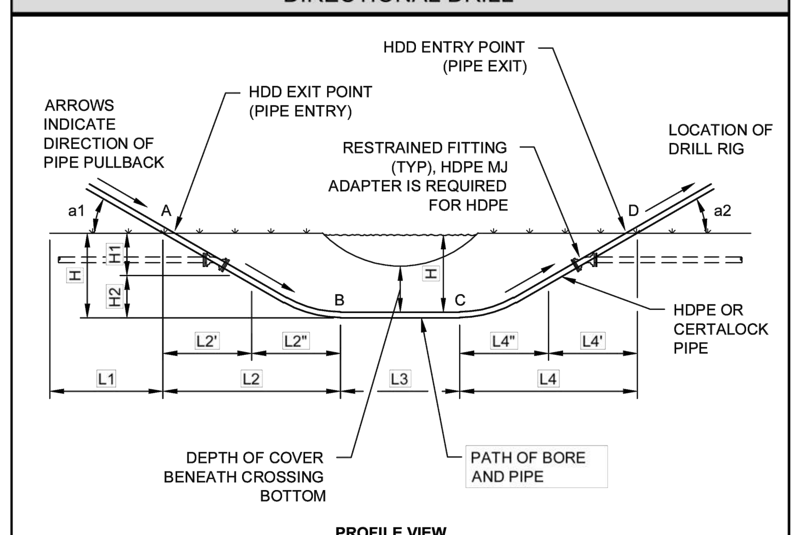


NOTES:
1. BRONZE, BRASS, OR STAINLESS STEEL IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.
2. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12-IN ABOVE TOP COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED. WIRE SHALL BE COILED BACK INTO BOX AWAY FROM VALVE STEM.
3. NO VALVE SHALL BE DESIGNED OR INSTALLED WITHIN THE CURB.
4. ROUND OR SQUARE VALVE PAD TO BE UNIFORM PER PROJECT.

ORANGE COUNTY UTILITIES — FIGURE A112
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

APPENDIX A — STANDARD DRAWINGS

DIRECTIONAL DRILL



PROFILE VIEW

NOTES:
1. SHALL BE DESIGNED PER ASTM F1962-11.
2. POINTS A, B, C & D PULL FORCE ON PIPE.
3. L1 - ADDITIONAL LENGTH OF PIPE REQUIRED FOR HANDLING AND THERMAL CONTRACTION.
4. L2 - HORIZONTAL DISTANCE TO ACHIEVE DESIRED DESIGN DEPTH.
5. L3 - ADDITIONAL DISTANCE TO TRAVERSE AT DESIRED DESIGN DEPTH.
6. L4 - HORIZONTAL DISTANCE TO RISE TO SURFACE.
7. H - DEPTH OFF BORE HOLE FROM GROUND ELEVATION.
8. a1 - PIPE ENTRY ANGLE SHALL NOT EXCEED 15 DEGREES AND THE MANUFACTURERS RECOMMENDATIONS ON DEFLECTION.
9. a2 - PIPE EXIT ANGLE SHALL NOT EXCEED 12 DEGREES AND THE MANUFACTURERS RECOMMENDATIONS ON DEFLECTION.
10. MANDREL TESTING SHALL BE PERFORMED THROUGH THE ENTIRE LENGTH OF THE INSTALLED PIPE, FOR ALL PIPE 16-IN IN DIAMETER AND LARGER. THE MANDREL SIZE SHALL BE 90% OF THE INSIDE DIAMETER OF THE PIPE. MANDREL TESTING ON SMALLER PIPE MAY BE REQUIRED BY UTILITIES.
11. ISOLATION VALVES SHALL BE DESIGNED AND INSTALLED AT BOTH ENDS OF THE DIRECTIONAL DRILL.
12. ALL WORK TO BE PERFORMED WITHIN ROW OR EASEMENT.
13. ENTIRE DIRECTIONAL DRILL TO BE SHOWN IN PLAN VIEW AND PROFILE VIEW ON CONSTRUCTION PLAN.

ORANGE COUNTY UTILITIES — FIGURE A123
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

NOTE: THIS SHEET OF DETAILS SHALL APPLY TO ONLY ORANGE COUNTY OWNED AND MAINTAINED R.O.W. UTILITIES SERVING THE PROJECT.

REV	DATE	NOTE

Klima Weeks CIVIL ENGINEERING
495 MONTGOMERY PLACE
ALTAMONTE SPRINGS, FL 32714
TELEPHONE 407.478.8750
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JAY A. KLIMA LICENSE No. 49945 STATE OF FLORIDA PROFESSIONAL ENGINEER

JAY A. KLIMA, P.E.
FL P.E. #49945

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAY A. KLIMA P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
OCPS Project No: N-0223.0
ORANGE COUNTY DETAILS

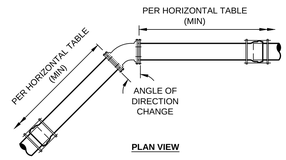
ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES
BLDG. 200, 6501 MAGIC WAY ORLANDO, FLORIDA 32809

OCPS

DRAWN: RL
CHECKED: JO
DATE: 08-24-26 PLT SCALE:
OCPS DRAWING FILE NAME: N-0223.0_C800-2 Utility Details.dwg
SHEET NUMBER: C801
Bid Set

APPENDIX A — STANDARD DRAWINGS

RESTRAINED HORIZONTAL PIPE - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (150 PSI)



PLAN VIEW

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

	TYPE	PVC AND DUCTILE IRON PIPE SIZE (IN)													
		4	6	8	12	16	20	24	30	36	42	48	54	60	64
HORIZONTAL	90° BEND	21	29	37	52	65	78	104	122	143	154	167	180	188	195
	45° BEND	9	12	16	22	27	33	43	51	60	64	70	75	78	81
	22-1/2° BEND	5	6	8	11	13	16	21	25	29	31	34	36	38	39
	11-1/4° BEND	2	3	4	6	7	8	11	12	15	16	17	18	19	20
	5 5/8" BEND OR MJ SLEEVE	1	2	2	3	4	4	6	6	8	8	9	9	10	10
	PLUG OR BRANCH OF TEE OR DEAD END	43	59	78	109	139	167	277	330	415	424	465	506	529	551
	VALVE OR LINE STOP	22	30	39	55	70	84	139	165	208	212	233	253	265	276
	HDPE CONNECTION	19	26	34	49	62	75	125	151	174	203	223			

NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. ALL INLINE VALVES SHALL BE RESTRAINED.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA, USING THE ASSUMPTIONS SHOWN BELOW:
   - WORKING PRESSURE: 150 PSI
   - SOIL DESIGNATION: SM (SAND SILT)
   - LAYING CONDITIONS: 3
   - DEPTH OF COVER: 3-FT
   - SAFETY FACTOR: 1.5

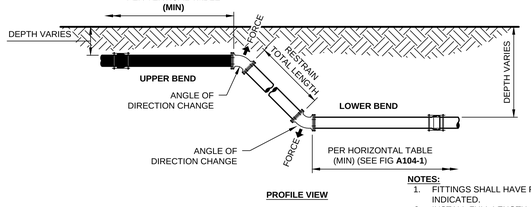
   THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
7. 90° BENDS ON VERTICAL PIPE ARE SUBJECT TO REVIEW AND APPROVAL OF UTILITIES.
8. IF 4-IN THRU 20-IN PIPE IS POLYETHYLENE ENCASED, USE 1.25 MULTIPLIER ON RESTRAINT LENGTH.
9. RESTRAINING REQUIREMENTS APPLY TO BOTH EXISTING AND PROPOSED MAINS.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A104-1
10/10/2021

APPENDIX A — STANDARD DRAWINGS

RESTRAINED VERTICAL PIPE - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (150 PSI)



PROFILE VIEW

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

	TYPE	PVC AND DUCTILE IRON PIPE SIZE (IN)													
		4	6	8	12	16	20	24	30	36	42	48	54	60	64
VERTICAL (UPPER)	90° BEND	43	59	78	109	139	167	277	330	415	424	465	506	529	551
	45° BEND	18	25	32	45	58	69	115	137	172	176	193	210	219	229
	22-1/2° BEND	9	12	16	22	28	34	56	66	83	85	93	101	106	110
	11-1/4° BEND	5	6	8	11	14	17	28	33	41	42	46	50	53	55
	5 5/8° BEND OR MJ SLEEVE	3	3	4	6	7	9	14	17	21	21	23	25	26	28

NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. ALL INLINE VALVES SHALL BE RESTRAINED.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA, USING THE ASSUMPTIONS SHOWN BELOW:
   - WORKING PRESSURE: 150 PSI
   - SOIL DESIGNATION: SM (SAND SILT)
   - LAYING CONDITIONS: 3
   - DEPTH OF COVER: 3-FT
   - SAFETY FACTOR: 1.5

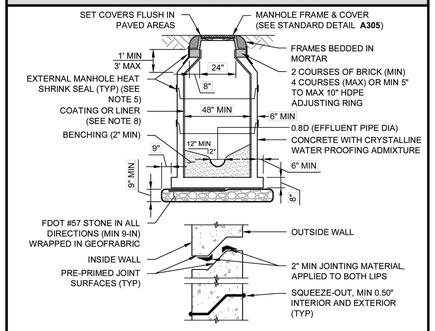
   THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
7. 90° BENDS ON VERTICAL PIPE ARE SUBJECT TO REVIEW AND APPROVAL OF UTILITIES.
8. IF 4-IN THRU 20-IN PIPE IS POLYETHYLENE ENCASED, USE 1.25 MULTIPLIER ON RESTRAINT LENGTH.
9. RESTRAINING REQUIREMENTS APPLY TO BOTH EXISTING AND PROPOSED MAINS.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A104-2
10/10/2021

APPENDIX A — STANDARD DRAWINGS

PRECAST CONCRETE MANHOLE



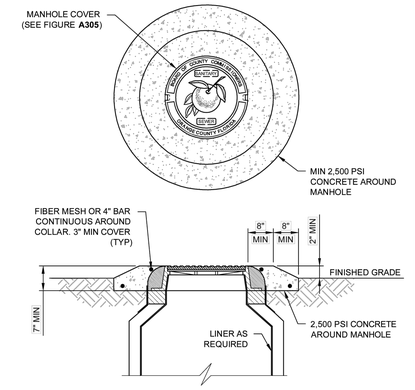
NOTES:
1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24-IN OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE FIG **A302-2**.
2. ECCENTRIC CONE DESIGN MAY BE USED FOR CONFLICT RESOLUTION WITH OCU APPROVAL.
3. A FLOW CHANNEL SHALL BE CONSTRUCTED INSIDE MANHOLE TO DIRECT INFLUENT INTO FLOW STREAM IN ACCORDANCE WITH FIG **A303**.
4. LIFT HOLES THROUGH STRUCTURE ARE NOT PERMITTED.
5. HEAT SHRINK WRAP FOR ALL BARREL SECTION JOINTS SHALL BE A MIN 9-IN WIDTH AND A MIN 17-IN WIDTH WRAP ON THE CORBEL SECTION, RISER RINGS AND RING AND COVER.
6. HDPE ADJUSTING RINGS MAY BE SUBSTITUTED FOR BRICK RISERS.
7. SECTION HEIGHTS VARY AS REQUIRED, AND AS AVAILABLE, FROM APPROVED MANUFACTURERS LISTED IN APPENDIX D AND IN COMPLIANCE WITH ASTM C478.
8. MANHOLE SHALL BE COATED OR LINED IN ACCORDANCE WITH SECTIONS **2310 & 3119**.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A301
10/10/2021

APPENDIX A — STANDARD DRAWINGS

MANHOLE IN NON-PAVED AREA



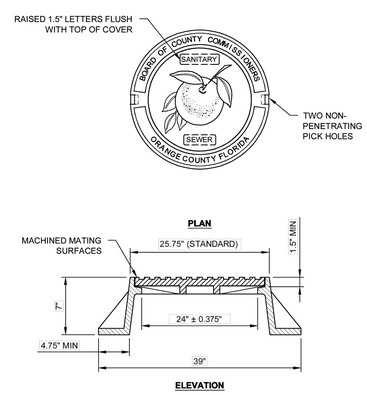
NOTES:
1. MINIMUM CLEARANCE OF 30-IN FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. AREAS SUPPORTING CONCRETE COLLAR OR SLAB SHALL BE PROPERLY COMPACTED.
3. TOP OF MANHOLE SHALL BE 2-IN ABOVE FINISHED GRADE, CROWN OF ADJACENT ROADWAY, OR 100 YEAR FLOOD ELEVATION, WHICHEVER IS GREATER.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A304
10/10/2021

APPENDIX A — STANDARD DRAWINGS

STANDARD MANHOLE FRAME & COVER



NOTES:
1. ONLY APPLIES TO UTILITIES OWNED AND MAINTAINED MANHOLES. "ORANGE COUNTY" SHALL NOT APPEAR ON PRIVATE MANHOLES.

ORANGE COUNTY UTILITIES
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL

FIGURE A305
10/10/2021

ON SITE ASSET TABLES

ASSET TABLES TO BE COMPLETED BY CONTRACTOR WITH SURVEYED AS-BUILT INFORMATION PRIOR TO FDEP WATER AND WASTEWATER CLEARANCES. REFER TO CHAPTER 3 OF THE "ORANGE COUNTY UTILITIES STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL" FOR DETAILED INFORMATION REGARDING COMPLETION OF THE ASSET TABLES.

SANITARY ASSET TABLE - OWNED & MAINTAINED BY OCPS

ID NUMBER	PLAN SHEET #	ASSET TYPE	EASTING	NORTHING	ELEVATION	INV. N	INV. E	INV. S	INV. W

NOTE: THIS SHEET OF DETAILS SHALL APPLY TO ONLY ORANGE COUNTY OWNED AND MAINTAINED R.O.W. UTILITIES SERVING THE PROJECT.

REV	DATE	NOTE

Klima Weeks
CIVIL ENGINEERING
495 MONTGOMERY PLACE
ALTAMONTE SPRINGS, FL 32714
TELEPHONE 407.478.8750
www.klimaweeks.com

JAY A. KLIMA, P.E. LICENSE No. 49945 STATE OF FLORIDA PROFESSIONAL ENGINEER

JAY A. KLIMA, P.E.
FL P.E. #49945

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WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
OCPS Project No: N-0223.0
ORANGE COUNTY DETAILS

ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES
BLDG. 200, 6501 MAGIC WAY ORLANDO, FLORIDA 32809

OC PS

DRAWN:	RL
CHECKED:	JO
DATE: 08-24-26	PLT SCALE:
OCPS DRAWING FILE NAME:	N-0223.0_C800-2 Utility Details.dwg
SHEET NUMBER:	C802
	Bid Set

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

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

5491 Benchmark Lane
Sanford, FL 32773

SCOPE: *Supply one complete H-20 GP Pre-Fab Lift Station, per design.*
Pumps shall be capable of grinding and pumping domestic & commercial sewage.

Complete system shall be supplied by:
RILEY & Company, Inc.
Sanford, FL 32773 (Ph. 407-265-9963)
NO SUBSTITUTIONS – NO ALTERNATES

PUMPS AND ELECTRICAL CONTROL PANEL MUST BE WARRANTED FOR A MINIMUM OF 3 YEARS.

FIBERGLASS WETWELL MUST BE WARRANTED FOR A MINIMUM OF 20 YEARS.

The H-20 Load Rated Fiberglass Wetwell Must Be Manufactured By L.F. Manufacturing, Giddings, Texas, Which Includes A Written 20 Yr. Warranty

Certification of the wetwell H-20 load rating must be supplied with submittals. H-20 certification must be signed and sealed by an engineer registered in the State of Florida.

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

PUMPS: *(3 YEAR WARRANTY)*

Submersible grinder pumps shall be RILEY Model RC30061.
installed in the H-20 GP FRP wetwell utilizing a dual slide rail system.
The grinder unit shall be capable of macerating materials normally found in domestic and commercial sewage into a fine slurry which will pass through the pump and the Sch.80 PVC discharge piping.

Stator winding shall be open type with Class F insulation and shall be heat-shrink fitted into the stator housing. The use of pins, bolts, or other fastening devices is not acceptable.
A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with the magnetic contactor coil in the control panel to stop motor if winding temperature exceeds 140 C., but shall automatically reset when the winding temperature returns to normal.
Two heat sensor thermostats shall be used on three phase motors.

The pump motor grinder shaft shall be AISI 430F SS threaded to take the pump impeller and the grinder impeller.
Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

FASTENERS & APPURTANCES: All fasteners, lifting cables, float cable bracket, hinges, and appurtenances shall be made of AISI 304SS.
A 304SS slide/latch assembly shall be provided tor holding the doors open on the wetwell and valve box.
Slide rails shall be made of SCH.40 AISI 304SS pipe.
Pump lifting cables shall be made of AISI 304 SS.
Pump lifting bales shall be made of AISI 304 SS.

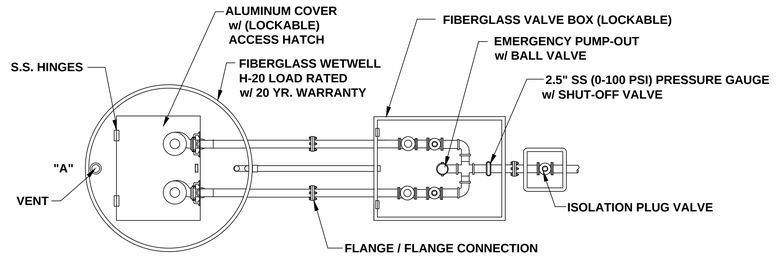
H-20 LOAD RATED WETWELL WITH LIFTING LUGS:
The fiberglass wetwell must be H-20 load rated with integral lifting lugs, fiberglass slope in bottom of wetwell and valve box.Certification of the H-20 load rating must be supplied at the time of submittals to Engineer. The wetwell shall be manufactured of fiberglass reinforced polyester (FRP) of depth and diameter as shown on the lift station elevation detail. The wall thickness shall be adequate for the depth of the wetwell to maintain the H-20 LOAD RATING.

EXECUTION:
Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the drawing.

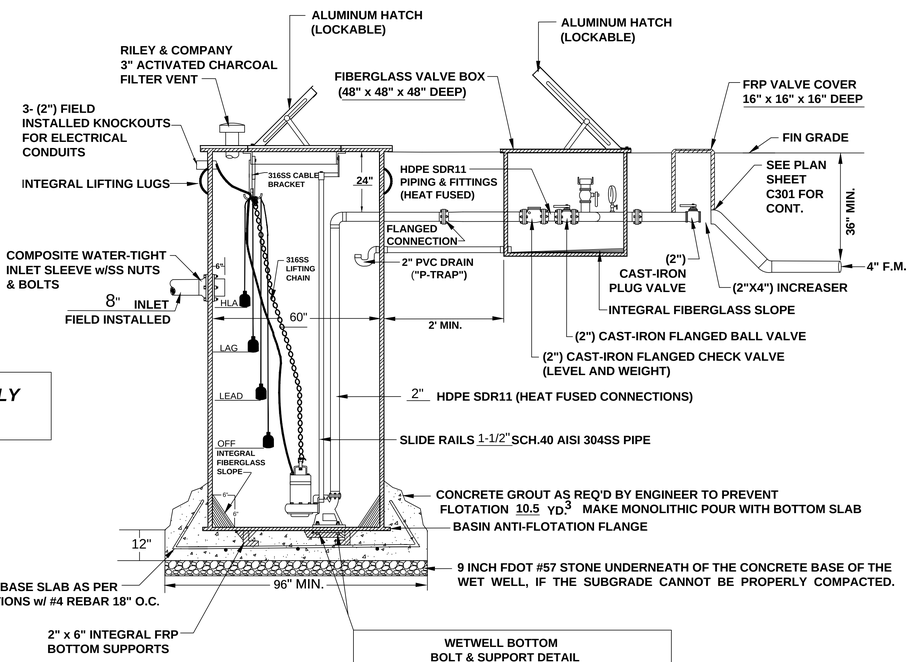
INSPECTION & TESTING: A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of complete system.
Megger the motors. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor/cable is intact.
The pump controls and pumps shall be checked for mechanical reliability and proper operation.

LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

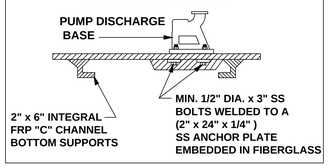
PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	132 gpm	TOP OF WETWELL	112.00
PRIMARY TDH	156.02'	INLET INVERT	102.65
PUMP MANUFACTURER	HOMA	HIGH LEVEL ALARM (HLA)	102.50
PUMP MODEL #	GPR118/3/C	2nd PUMP ON (LAG)	102.00
R.P.M.	3450	1st PUMP ON (LEAD)	101.50
HORSEPOWER	13.1	PUMPS OFF (OFF)	100.50
ELECTRICAL/ VOLTS / PHASE	230/3	BOTTOM OF WETWELL	98.50
PUMP DISCHARGE SIZE	2"	WETWELL DIAMETER	60"



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



WETWELL BOTTOM BOLT & SUPPORT DETAIL



RILEY & CO. / H-20 GP 09-29-16

REV	DATE	NOTE

Klima Weeks
CIVIL ENGINEERING
495 MONTGOMERY PLACE
ALTAMONTE SPRINGS, FL 32714
TELEPHONE 407.478.8750
www.klimaweeks.com

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CAPITAL RENEWAL PROJECT
OCPS Project No: N-0223.0
LIFT STATION DETAILS

ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES
BLDG. 200, 6501 MAGIC WAY ORLANDO, FLORIDA 32809

OCPS

DRAWN:	RL
CHECKED:	JO
DATE: 08-24-26	PLT SCALE:
OCPS DRAWING FILE NAME:	N-0223.0_C900 Lift Station Details.dwg
SHEET NUMBER:	C900
	Bid Set

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

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

RILEY & Company, Inc.
5491 Benchmark Lane
Sanford, FL 32773
PH. 407-265-9963

Supply one complete H-20 GP Pre-Fab Lift Station, per design.
Pumps shall be capable of grinding and pumping domestic & commercial sewage.

Complete system shall be supplied by:
RILEY & Company, Inc.
Sanford, FL 32773 (Ph. 407-265-9963)
NO SUBSTITUTIONS – NO ALTERNATES

PUMPS AND ELECTRICAL CONTROL PANEL MUST BE WARRANTED FOR A MINIMUM OF 3 YEARS.

DUPLEX CONTROL PANEL: (3 YEAR WARRANTY)

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

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

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

The following components shall be mounted through the enclosure:
1- ea. Red Alarm Beacon (Light) 4" x 4" Minimum Diameter
1- ea. Alarm Horn (minimum 95 DCB)
1- ea. Generator Receptacle w/ weatherproof cover(SCM460 -UL 1686)
1- ea. Alarm Silence Pushbutton

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

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

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

The following components shall be mounted through the inner door:
1- ea. Main Circuit Breaker
1- ea. Emergency Circuit Breaker
1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
2- ea. Short Circuit Protectors w/ Auxiliary Contacts
1- ea. Control Circuit Breaker
2- ea. Seal Failure Indicator Lights
1- ea. Hand-Off-Auto Selector Switches
2- ea. Pump Run Pilot Lights
1- ea. Power On Pilot Light
2- ea. Elapse Time Meters (Non-Resetable)
1- ea. GFI Duplex Convenience Outlet

COMPONENT SPECIFICATIONS:

All circuit breakers shall be molded thermal magnetic. The mechanical interlock shall prevent the normal and emergency main breakers being energized at the same time.
An emergency generator receptacle shall be supplied in accordance with DEP standards. The generator receptacle shall be adequately sized to meet the equipment operating conditions.

NEUTRAL TO BE SUPPLIED FOR BOTH 230V 3PHASE OR 230V SINGLE PHASE POWER

All motor short circuit protection devices must provide for under voltage release and class 10 overload protection on all three phases. Visible trip indication, test, and reset capability must be provided without opening inner door.
Open frame, across the line, contactors shall be rated per IEC standards and properly sized per the motor requirements. Contactors shall provide for safe touch power and control terminals.
Lightning Arrestor shall meet UL1449 3rd Edition or exceed the requirements of ANSI/IEEE Std. C62.21-1984 section 8.6.1. and 8.7.3 shall be supplied by electrician and mounted on the bottom side of the switch disconnect ahead of the pump control panel.
A voltage monitor shall be supplied for single phase service.
A phase monitor shall be supplied for (3) phase service.
A green pilot light shall be supplied for each motor. The pilot light shall illuminate each time the motor is called to run.
Each pump shall have an Elapse Time Meter to record the accumulated run time. The ETM shall be 2" diameter, non-resettable, six digit, totally encapsulated unit.
A Red pilot light shall be supplied for control power. The pilot light shall illuminate when the control power is available inside the control panel.
Relays shall be ice-cube plug in type. Relay contacts shall be rated 10 amp minimum, DPDT.
Twenty (20) terminals shall be supplied for field connections. The terminals shall be rated 25 amps minimum.
Each motors over-temperature contact shall be connected to the terminal strip and shall open a contact to de-energize the appropriate motor upon a high temperature within the motor.
A 15 Amp GFI duplex receptacle shall be supplied and mounted on the innerdoor.
Ground lugs shall be supplied and appropriately sized for each motor and for service entrance.

MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained with in a plastic spiral wrap.
Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting.
The control panel must be manufactured in-house by lift station supplier and be a TUV (UL508A Certified) facility.

FASTENERS & APPURTANCES: All fasteners, lifting cables, float cable bracket, hinges, and appurtenances shall be made of AISI 304SS.
A 304SS slide/latch assembly shall be provided tor holding the doors open on the wetwell and valve box.
Slide rails shall be made of SCH.40 AISI 304SS pipe.
Pump lifting cables shall be made of AISI 304 SS.
Pump lifting bales shall be made of AISI 304 SS.

H-20 LOAD RATED WETWELL WITH LIFTING LUGS:
The fiberglass wetwell must be H-20 load rated with integral lifting lugs, fiberglass slope in bottom of wetwell and valve box.Certification of the H-20 load rating must be supplied at the time of submittals to Engineer. The wetwell shall be manufactured of fiberglass reinforced polyester (FRP) of depth and diameter as shown on the lift station elevation detail. The wall thickness shall be adequate for the depth of the wetwell to maintain the H-20 LOAD RATING.

EXECUTION:
Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the drawing.

INSPECTION & TESTING: A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of complete system.
Megger the motors. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor/cable is intact.
The pump controls and pumps shall be checked for mechanical reliability and proper operation.

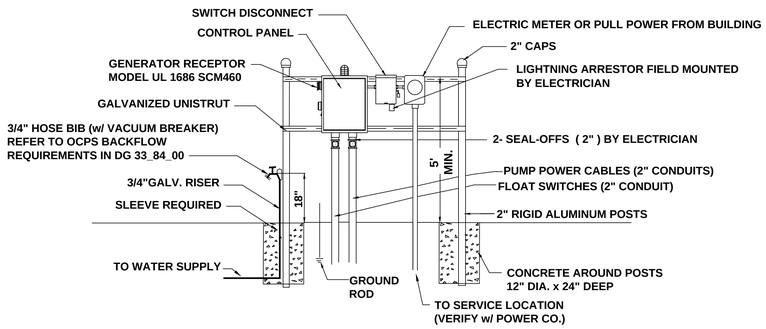
LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

PUMP DATA	
PRIMARY PUMP CAPACITY	*132 gpm*
PRIMARY TDH	*156.02'*
PUMP MANUFACTURER	*HOMA*
PUMP MODEL #	*GPR118/3/C*
R.P.M.	*3450*
HORSEPOWER	*13.1*
ELECTRICAL/ VOLTS / PHASE	*230/3*
PUMP DISCHARGE SIZE	*2"*

*** ELECTRICIAN NOTES:**

1. DRAWING NOT TO SCALE
* 2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
* 3. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
* 4. ELECTRICIAN TO MOUNT LIGHTNING ARRESTOR AT SWITCH DISCONNECT
* 5. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
* 6. NEUTRAL TO BE SUPPLIED FOR 23OV-3 PHASE OR 230V-SINGLE PHASE POWER.

RILEY & CO. / H-20 GP 09-29-16



ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY

APPENDIX A — STANDARD DRAWINGS

PRIVATE PUMP STATION SIGN

PRIVATE
SANITARY SEWER
PUMP STATION

IN CASE OF EMERGENCY CONTACT THE FOLLOWING NUMBERS:

FACILITY OWNED BY:
NAME: _____
PHONE NUMBER: _____

FACILITY MAINTAINED BY:
NAME: _____
PHONE NUMBER: _____

STATION NUMBER: _____
FACILITY ADDRESS: _____

NOTES:
1. MINIMUM SIZE OF SIGN: 12-IN x 18-IN.
2. SIGN INSTALLATION IS A REQUIREMENT OF CHAPTER 37, ARTICLE XX, SECTION 37-754 OF THE ORANGE COUNTY CODE.
3. OBTAIN STATION NUMBER FROM ORANGE COUNTY UTILITIES.
4. SIGN SHALL BE 0.04 GAUGE ALUMINUM.

ORANGE COUNTY UTILITIES — FIGURE A420
STANDARDS & CONSTRUCTION SPECIFICATIONS MANUAL — 10/10/2021

REV	DATE	NOTE

Klima Weeks
CIVIL ENGINEERING
495 MONTGOMERY PLACE
ALTAMONTE SPRINGS, FL 32714
TELEPHONE 407.478.8750
www.klimaweeks.com

JAY A. KLIMA LICENSE No. 49945 STATE OF FLORIDA PROFESSIONAL ENGINEER

JAY A. KLIMA, P.E.
FL P.E. #49945

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JAY A. KLIMA P.E. ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

WINDERMERE E.S.
WWTP CAPITAL RENEWAL PROJECT
OCPS Project No: N-0223.0
LIFT STATION DETAILS

ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES
BLDG. 200, 6501 MAGIC WAY ORLANDO, FLORIDA 32809

OCPS

DRAWN:	RL
CHECKED:	JO
DATE: 08-24-26	PLT SCALE:
OCPS DRAWING FILE NAME:	N-0223.0_C900 Lift Station Details.dwg
SHEET NUMBER:	C901
	Bid Set

THIS INSTRUMENT PREPARED BY
C.J. Wilson Law, P.A.
Attn: Christopher Wilson, Esq.
1636 Hillcrest Street
Orlando, Florida 32803

----------[SPACE ABOVE THIS LINE FOR RECORDING DATA]----------

RIGHT-OF-WAY USE & MAINTENANCE AGREEMENT

THIS RIGHT-OF-WAY USE & MAINTENANCE AGREEMENT (the ""**Agreement**"") is made and entered into as of the last date signed below, by and between **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA,** whose address is 445 West Amelia Street, Orlando, Florida, 32801 ("**OCPS**") and **THE TOWN OF WINDERMERE,** a municipal corporation created and existing under the laws of the State of Florida, whose address is 614 Main Street, Windermere, Florida 34786 (""**Town**"").

~~**WITNESSETH:**~~

WHEREAS, OCPS desires to design, permit, construct, install, operate, maintain, repair and replace within the Maguire Road public right-of-way an underground sanitary force main pursuant to the Design Plans attached hereto as **Exhibit "A"** (""**Improvements**""); and

WHEREAS, the Town has maintenance and operational jurisdiction of the Maguire Road public right-of-way; and

WHEREAS, OCPS desires to obtain a license from the Town for the right to install, operate, maintain ~~and~~, repair and replace the Improvements within the Maguire Road public right-of-way as shown in the Design Plans attached hereto as **Exhibit ""A"";**"" and

WHEREAS, OCPS, so as to receive such permission ~~to install, maintain and repair the Improvements in the public right-of-way,~~from the Town, OCPS has agreed to the terms, conditions and requirements set forth in this Agreement; and

WHEREAS, OCPS acknowledges that it shall install, operate, maintain ~~and~~, repair and replace the Improvements pursuant to this Agreement, at OCPS's expense.

NOW, THEREFORE, for and in consideration of the above premises, the promises and provisions contained herein, and ~~for~~ other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged by the parties, OCPS and the Town agree as set forth herein.

1. Recitals. The above premises are true and correct and are incorporated herein as material provisions of this Agreement.

2. License. For so long as this Agreement is in effect, the Town hereby grants ~~OPCS~~OCPS the non-exclusive right, privilege and license to operate, maintain, repair, and replace the Improvements within Maguire Road right-of-way as depicted in the Design Plans attached hereto as Exhibit "A~~"~~." The permissive use herein is granted ~~for a period~~as of ~~time equal to~~ the Effective Date of this Agreement and for so long as the sanitary force main is providing service to Windermere Elementary School. OCPS must submit a right-of-way utilization permit to the Town prior to commencing any work within the right-of-way, including installation, operation, maintenance, repair, replacement, or other activities, and obtain the Town's approval of such permit before beginning such work. Prior to performing future maintenance and repair work on the Improvements that would impede public access over and through the right-of-way or disturb the Town's or others' improvements ~~with~~within the right-of-way, OCPS shall obtain permission for such work from the Town, which may require obtaining a right-of-way utilization permit. Notwithstanding the above, in the case of emergency OCPS may take reasonable steps to maintain, repair, or replace the improvements, subject to section 3 below.

3. Construction and Maintenance of Improvements.

A. **Installation of Improvements.** OCPS, at OCPS's sole cost and expense, shall design, permit, construct, provide, and install the Improvements within and along Maguire Road right-of-way in accordance with the Design Plans attached as Exhibit "A" to this Agreement. OCPS, ~~at its~~or OCPS shall cause its contractor, to submit a right-of-way utilization permit to the Town prior to commencing any work within the right-of-way and obtain approval of such permit before beginning installation activities. The Town shall review and approve, or deny with specific comments, within fourteen (14) days of submittal. The Town's approval shall not be unreasonably withheld, conditioned, or delayed. As described more fully in subsection 3.C below, OCPS, at its sole expense, shall fully repair and restore the Maguire Road right-of-way ~~improvements~~or any other areas affected to its original condition as near as is reasonably practicable upon completion of the installation of the Improvements, the damage or disturbance to which right-of-way or any other areas shall have been occasioned by the construction and installation of said Improvements. If OCPS is using a contractor to perform the installation work, the contractor will be required to obtain a right-of-way permit from the Town before commencing installation activities.

B. **Maintenance.** The Improvements shall be operated, maintained and repaired and replaced by OCPS, at its sole expense, in good, clean, attractive, sanitary, safe and serviceable condition, order and repair in accordance with the Design Plans and this Agreement. OCPS must submit, or cause its contractor to submit, a right-of-way utilization permit to the Town prior to commencing any work within the right-of-way related to operation, maintenance, repair, or replacement, and obtain approval of such permit before beginning such activities. The Town shall review and approve, or deny with specific comments, within fourteen (14) days of submittal.

The Town's approval shall not be unreasonably withheld, conditioned, or delayed. No portion of the Improvements shall be maintained in such a manner as ~~may~~to interfere with the use of Maguire Road right-of-way (or any other public right-of-way) by the Town, other utility owners, or the public, or to create a safety hazard, as determined by the Town in the Town's reasonable discretion. OCPS and its respective contractors and agents~~,~~ shall not, while operating, repairing or maintaining the Improvements, damage or disturb any portion of the right-of-way and improvements therein without the prior written approval of the Town ~~and~~, to include the Town's prior written approval of a plan to restore the right-of-way. OCPS and its respective contractors and agents~~,~~ shall take all safety measures required by law for construction, repair and maintenance work in and along public rights-of-way, including the placing and display of caution signs and signals~~,~~ when working in the right-of-way, and shall prevent any obstructions to the right-of-way which are or may become dangerous to the traveling public. In the event that any work to be conducted by OCPS ~~require~~requires streets or traffic lanes to be closed or obstructed, OCPS shall, pursuant to the Town ordinances and regulations, obtain all permits from and pay all applicable fees to the Town, and shall obtain approval of ~~its~~OCPS's maintenance of traffic plan from the Town's Police and Public Works Departments prior to commencing such work.

C. **Damage Caused**. OCPS shall, at its sole expense, cause the repair and restoration of any damage or injury to the right-of-way and sod, landscaping, facilities, pavement and other improvements therein and to any other Town property caused by or during OCPS's work or other activities within the right-of-way or otherwise resulting from the Improvements placed within the right-of-way. OCPS shall repair and restore the same promptly within the earlier of: (i) ~~seven~~fourteen (~~7~~14) days of notification to OCPS by the Town~~;~~ and shall continue diligently to pursue the repair until completed or (ii) sixty (60) days from OCPS first becoming aware of such damage or injury; provided however, in an emergency circumstance affecting the health, safety and welfare of the public or surrounding residents or businesses, OCPS shall take immediate action upon becoming aware of such circumstance to alleviate any dangerous situation or unsafe condition. Such repair and restoration shall be implemented to a condition at least equal to that which existed immediately prior to the infliction of such damage or injury. Further, OCPS shall, at its expense, be responsible for the repair and restoration of any damage or injury to any third party's property, improvements or facilities caused during their work or other activities within the right-of-way. ~~Town, at~~Where damage, casualty, failure, or other condition renders any portion of the Improvements non-functional or unsafe, OCPS shall, at its sole expense and in coordination with the Town as required herein, repair or replace the affected Improvements pursuant to subsection 3.D, in addition to the restoration of the right-of-way required by this subsection 3.C. Town at all times~~,~~ retains the right (without notice to OCPS) to take emergency corrective actions or other safety precautions to protect the traveling public and the health and safety of the public and surrounding residents and businesses. In the event OCPS fails to timely repair and restore any damage or injury or alleviate a dangerous situation or unsafe condition arising from or concerning the Improvements or OCPS's activities, the Town shall have the right, but not the

obligation, to cause such repair and restoration of the Improvements and right-of-way and to charge OCPS for the full costs of the same, which OCPS shall be liable for paying immediately upon receipt of an invoice from the Town.

D. **Replacement of Improvements**. OCPS shall, at its sole expense, repair or replace the Improvements, in the event of a regulatory change or documented failures of the system in whole or in part, as necessary to: (i) correct failure, breakage, leakage, or loss of function; (ii) address damage or casualty; (iii) remedy unsafe or hazardous conditions; (iv) meet end-of-life renewal needs consistent with maintaining a safe and serviceable condition; or (v) address material obsolescence that prevents the Improvements from operating in accordance with the Design Plans and this Agreement. All such repair or replacement work shall be performed in accordance with the Design Plans (as applicable or as updated with the Town's written approval), this Agreement, and all applicable laws, ordinances, and regulations, and shall comply with the permitting and traffic maintenance requirements set forth in this Agreement. If any such work would impede public access or disturb the right-of-way or other improvements therein, OCPS shall obtain the Town's prior written permission, which may require a right-of-way utilization permit, and shall coordinate with the Town's Police and Public Works Departments regarding any maintenance of traffic plan. Upon completion of any repair or replacement, OCPS shall promptly restore the right-of-way and any affected Town or third-party property to a condition at least equal to that which existed immediately prior to the work, consistent with subsection 3.C. Nothing herein limits the Town's inspection rights or remedies, including the Town's rights to take remedial action and recover all costs as provided in Sections 3 and 5.

~~D~~E. **Compliance with the Law.** Unless otherwise provided for herein, during the operation, construction, installation, repair and maintenance of the Improvements, OCPS shall comply with any and all laws, ordinances, and regulations of the Town, OCPS, and state and federal governments, related to its activities, including but not limited to laws and regulations concerning landscaping, trees, planting, maintenance, drainage, utilities, and signage within and along public rights-of-way. Notwithstanding the above, future law changes shall only apply to future modifications or upgrades of the improvements.

To the extent of any conflict between the additional requirements set forth above and any current or future Town, county, state or federal law or regulation, the more stringent requirement shall control unless preempted by law.

4. Removal/Relocation. If, in the sole discretion of the Town, all or any portion of the Improvements, or operation or maintenance thereof: (a) interferes with any construction, widening, reconstruction, alteration or improvement which the Town desires to perform on, around, over, through or under the public right-of-way; or (b) said Improvements or the operation and maintenance thereof, unreasonably interferes in any way with the convenient, safe, or continuous use of the right-of-way; or (c) the non-emergency removal of any or all Improvements is necessary to serve the health, safety or general welfare of the citizens of the Town, OCPS, ~~upon~~within 365 days of receipt of written notice from the Town, shall relocate within the right-of-way to a location

acceptable to the Town, that portion of the Improvements as requested by the Town ~~within three hundred sixty five (365) days of receipt of said notice. Within ten (10) years of the installation of the Improvements, any such~~. If the relocation is necessitated by Town construction, widening, reconstruction, alteration, or improvement projects, the relocation of any or all Improvements shall be at the sole expense of the Town, and OCPS shall cause the restoration of the right-of-way to its prior condition save for the relocation of the Improvements. ~~After ten (10) years from the installation of the Improvements, any such~~In all other circumstances, including but not limited to relocations associated with third-party projects, changes in OCPS's needs, or conditions not arising from Town construction, widening, reconstruction, alteration, or improvement projects, the relocation of any or all Improvements shall be at the sole expense of ~~the~~ OCPS, and OCPS shall cause the restoration of the right-of-way to its prior condition save for the relocation of the Improvements. Notwithstanding anything to the contrary, no Improvements may be removed without the prior written consent of the Town, except that fallen vegetation or dangerous conditions may be removed without prior written consent when reasonably necessary to remedy a threat to public safety.

5. Inspection; Violations; Remedies.

A. Inspection. At all times, the Town shall have the right to inspect the installation, construction, operation, repair and maintenance of the Improvements to ensure compliance with the terms of this Agreement.

B. Breach. In the event any of the parties violate any material provision of this Agreement, the violating party shall be given thirty (30) days to cure such violation upon receipt of written notice of the violation from a non-violating party. ~~Notwithstanding the preceding~~ or such time that is reasonable if the breach is unable to be cured within thirty (30) days. However, no cure period need be given for a violation by OCPS which results in a threat or danger to the public health or safety. In the event a violation is not cured within the applicable cure period or the Town is required to act without a cure period to remedy a threat to the public health or safety, the Town shall have the right to pursue any and all legal and equitable remedies available to it, including the right to seek specific performance of this Agreement. Nothing in this subsection permits OCPS or its contractor to commence any work within the right-of-way without first submitting a right-of-way utilization permit to the Town and obtaining approval of such permit, including during any cure period.

C. Town's Right to Take Remedial Action. In addition to the provisions and remedies set forth above, in the event that OCPS fails to take any action as required by the Town to cure a violation within any applicable cure period, in addition to any and all other rights available to the Town, the Town shall have the right, but not the obligation to take the required action on behalf of OCPS. ~~Notwithstanding the preceding, in~~In the event that the Town determines in its sole discretion that for reasons of public health or safety, immediate action is required to remedy a violation of this Agreement by OCPS, the Town shall have the right, but not the obligation, to repair, replace, maintain or otherwise take such action as may be necessary to remedy the threat to public health or safety without prior written notice

to OCPS. In the event that for any reason the Town repairs, replaces, maintains or otherwise services the Improvements or takes any other action as may be necessary to remedy a violation of this Agreement, OCPS shall be responsible for the payment of all of the costs incurred by the Town and its agents in taking such action. Said payment by OCPS shall be made within thirty (30) days of written demand by the Town. The Town's exercise of its right to remedy a violation of this Agreement shall not limit the Town from exercising any other rights or remedies available to it arising from such violation ~~or~~, nor shall such exercise impose any future or ongoing obligation on the Town to continue to maintain, repair, replace or otherwise care for the Improvements thereafter.

6. Termination. In the event of a breach of this Agreement by OCPS, the Town shall have the right to terminate this Agreement ~~upon thirty (30) days written notice and an opportunity to cure to OCPS, which may be same as or run concurrent with the 30 day notice provided pursuant to Paragraph~~following the cure period set forth in subsection 5.B above. Unless otherwise agreed to in writing by the Town, in the event of termination of this Agreement for cause, OCPS, at its sole cost and expense, shall remove any and all Improvements from the right-of-way (except to the extent directed by the Town), and fully restore the right-of-way within thirty (30) days ~~(such~~. The obligation to restore survives termination of this Agreement. Nothing herein shall prevent the Town from requiring the relocation of such Improvements in accordance with ~~Paragraph~~Section 4 hereinabove.

7. Rights in Roads. It is expressly stipulated that this Agreement shall not operate to create or vest any property rights to any portion of the public rights-of-way in OCPS. This Agreement does not constitute an intent by the Town to vacate or abandon any right-of-way.

8. Indemnification & Hold Harmless. Within the monetary limits of Section 768.28, OCPS shall defend, indemnify, and hold harmless the Town, its officers, officials, employees, agents, and volunteers from and against any and all claims, suits, actions, damages, liabilities, losses, litigation, costs, and expenses, including reasonable attorneys' fees and litigation expenses (collectively, "Claims"), arising out of, resulting from, or in any way connected with OCPS's actions relating to the installation, operation, maintenance, repair, removal, or presence of the Improvements within the Town's right-of-way. This indemnification obligation includes, but is not limited to, Claims for personal injury, death, property damage, environmental contamination, or utility disruptions caused in whole or in part by any act, omission, gross negligence, or willful misconduct of OCPS, its contractors, subcontractors, employees, or agents. Other than the limitation set forth in Section 768.28, nothing in this Agreement shall act or be construed as a waiver of sovereign immunity.

9. Insurance.

A. OCPS Insurance Requirements. The Town acknowledges that OCPS is self-insured.

B. Third-Party Contractor Insurance Requirements. OCPS shall contractually require any and all third-party civil engineers, construction contractors, or maintenance subcontractors hired to perform work on, or related to, the

Improvements within the Town's right-of-way to obtain and maintain robust commercial insurance coverages. Prior to any contractor entering the right-of-way, OCPS must collect, verify, and provide proof to the Town of Certificates of Insurance proving the contractor maintains:

1. **Commercial General Liability**: Limits not less than $1,000,000 per occurrence and $2,000,000 in the aggregate.

2. **Commercial Umbrella/Excess Liability**: Limits not less than $2,000,000 per occurrence, providing excess coverage over the underlying General Liability and Automobile Liability.

3. **Professional Liability (Errors & Omissions)**: Required for any design engineers or surveyors, with limits not less than $2,000,000 per claim.

4. **Contractor's Pollution Liability**: Limits not less than $2,000,000 per occurrence, to cover, without limitation, any excavation-related environmental damage, line breaches, or wastewater spills during construction.

5. **Additional Insured & Indemnity**: All contractor policies must name both OCPS and the Town as Additional Insureds on a primary and non-contributory basis, including a Waiver of Subrogation in favor of the Town.

6. **Public Construction Bonds**: In accordance with Section 255.05, Florida Statutes, the contractor shall execute, deliver to OCPS, and record in the public records of Orange County a 100% Performance Bond and a 100% Payment Bond. The Town shall be named as a co-obligee on both bonds prior to any construction activity inside the right-of-way. Such designation as a co-obligee shall not impose any financial, administrative, performance, or other obligations, duties, or responsibilities upon the Town under or in connection with either bond. The Town shall have no obligation to perform, administer, enforce, or otherwise assume responsibility for any obligation secured by the bonds.

~~8~~10. Other Provisions.

A. **Notice.** All notices required or permitted to be given under this Agreement must be in writing and must be delivered to the Town~~,~~ and OCPS at ~~its address~~the addresses set forth below (or such other address as may hereafter be designated by such party in writing). The parties' addresses for the delivery of all such notices are as follows:

Town: ~~name~~Town of Windermere
Attn: Robert Smith, Town Manager
~~address~~614 Main Street
~~Town, state zip~~Windermere, FL 34786

With a copy to: ~~name~~GrayRobinson, P.A.
Heather Ramos
~~address~~301 E. Pine St. Suite 1400
~~Town, state zip~~Orlando, FL 32801

OCPS: Orange County Public Schools
Real Estate and Land Development
Attn: Legal Department
6501 Magic Way, Bldg 200
Orlando, Florida 32809

Notices shall be either: (1) personally delivered (including delivery by Federal Express or other courier service) to the addresses set forth above, in which case they shall be deemed delivered on the date of delivery; or (2) sent by certified mail, return receipt requested, in which case they shall be deemed delivered on the date shown on the receipt unless delivery is refused or intentionally delayed by the addressee, in which event they shall be deemed delivered on the date of deposit in the U.S. Mail. Notices or communications to or from parties' attorneys will be deemed to be to or from that party.

B. **Amendment.** This Agreement constitutes the entire agreement of the parties, and there are no understandings dealing with the subject matter of this Agreement other than those contained herein. This Agreement may not be modified, changed or amended, except by writing signed by the parties hereto or their authorized assignees.

C. **Severability.** If any portion of this Agreement is finally determined by a court of competent jurisdiction to be invalid, unconstitutional, unenforceable or void, the balance of the Agreement shall continue in full force and effect.

D. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Florida. Exclusive venue in any action to construe or enforce the provisions of this Agreement shall be in a court of competent jurisdiction in and for Orange County, Florida.

E. **Effective Date.** The "Effective Date" of this Agreement, for purposes of the performance of obligations by the parties under this Agreement, shall be the date the last of the parties hereto executes the Agreement.

F. **Binding Effect and Successors.** The obligations under this Agreement shall benefit, burden, and bind the successors, heirs and assigns of all parties to this Agreement.

G. **Captions.** The captions or paragraph headings of this Agreement are provided for convenience only and shall not be deemed to explain, modify, amplify or aid in the interpretation~~,~~ or meaning of this Agreement.

H. **Counterparts.** This Agreement may be executed in any number of counterparts~~;~~, each of which when executed and delivered~~,~~ shall be an original, but all counterparts shall together constitute one and the same Agreement.

I. **Independent Parties.** The parties are not partners and this Agreement is not a joint venture and nothing in this Agreement shall be construed to authorize any of the parties hereto to represent or bind any other party to matters not expressly authorized or provided in this Agreement.

J. **Informed Execution.** This Agreement is entered into voluntarily by OCPS without duress and after full review, evaluation and consideration by OCPS. OCPS is represented by counsel, or alternatively, has been afforded an opportunity to retain counsel for review of this Agreement.

K. **Recording.** ~~At any time during the term of this~~Upon execution of the Agreement, ~~the Town may~~OCPS shall record this Agreement in the public records of Orange County, Florida ~~with the cost thereof to be borne by OCPS~~, at its sole expense.

L. **Interpretation.** None of the parties shall be considered the drafter of this Agreement for purposes of interpreting this Agreement, it being recognized that all parties have contributed substantially and materially to the preparation of this Agreement.

M. **Non-Waiver of Sovereign Immunity.** Nothing in this Agreement or any related instrument shall be deemed to waive or affect the rights, defenses, privileges and immunities of the Town and OCPS or their respective officials, employees and agents as set forth under federal and state law, including without limitation, under § 768.28, Florida Statutes. This provision survives termination of this Agreement.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, OCPS~~,~~ and the Town have executed this Agreement as of the ~~day and year approved and accepted by the Town~~Effective Date.

~~Signed, sealed and delivered in the presence of~~**WITNESSES**:

"~~CITY~~**TOWN**"

_____
Print Name:_____Address: 614 ~~Witness~~
~~Address: 614 Main Street,~~
Windermere, Florida 34786.

TOWN OF WINDERMERE, a Florida municipal corporation

By:_____
Loren Williams
Mayor

_____
Print Name:_____Address: 614 ~~Witness~~
~~Address: 614 Main Street,~~
Windermere, Florida 34786.

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was executed and acknowledged before me by means of ☐ physical presence or ☐ online notarization this ___ of _____, 2026, by Loren Williams, Mayor~~,~~ of the Town of Windermere, on its behalf. He (check one) ☐ is personally known to me, or ☐ has produced a valid driver's license as identification.

_____
Notary Public, State and County Aforesaid
Name: _____
My Commission Expires: _____
My Commission Number is: _____

[OCPS Signature on Next Page]

WITNESSES:

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

_____
Print Name: _____
Address: 445 West Amelia Street
Orlando, Florida 32801

By: _____
Name: Teresa Jacobs
Title: Chair

Date: _____

_____
Print Name: _____
Address: 445 West Amelia Street
Orlando, Florida 32801

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ___ day of _____, 2026, by Teresa Jacobs, Chair of The School Board of Orange County, Florida, a public corporate body organized and existing under the Constitution and the laws of the State of Florida, on behalf of The School Board. She is personally known to me or had produced _____ (type of identification) as identification.

_____
Notary Public

(NOTARY SEAL)

_____
Print or Type Name
Serial Number:
My Commission Expires:

WITNESSES:

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

_____
Print Name: _____
Address: 445 West Amelia Street
Orlando, Florida, 32801

By: _____
Name: Maria F. Vazquez, Ed.D.
Title: Superintendent

Date:_____

_____
Print Name: _____
Address: 445 West Amelia Street
Orlando, Florida, 32801

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2026, by Maria F. Vazquez, Ed.D., as Superintendent of The School Board of Orange County, Florida, a public corporate body organized and existing under the Constitution and the laws of the State of Florida, on behalf of The School Board. She is personally known to me or has produced _____ (type of identification) as identification.

_____
Notary Public

(NOTARY SEAL)

_____
Print or Type Name
Serial Number:
My Commission Expires:

Reviewed and approved by Orange County Public School's Chief Executive Officer, Strategy and Infrastructure

_____
Harold Border, Ed.D.
Chief Executive Officer, Strategy and Infrastructure

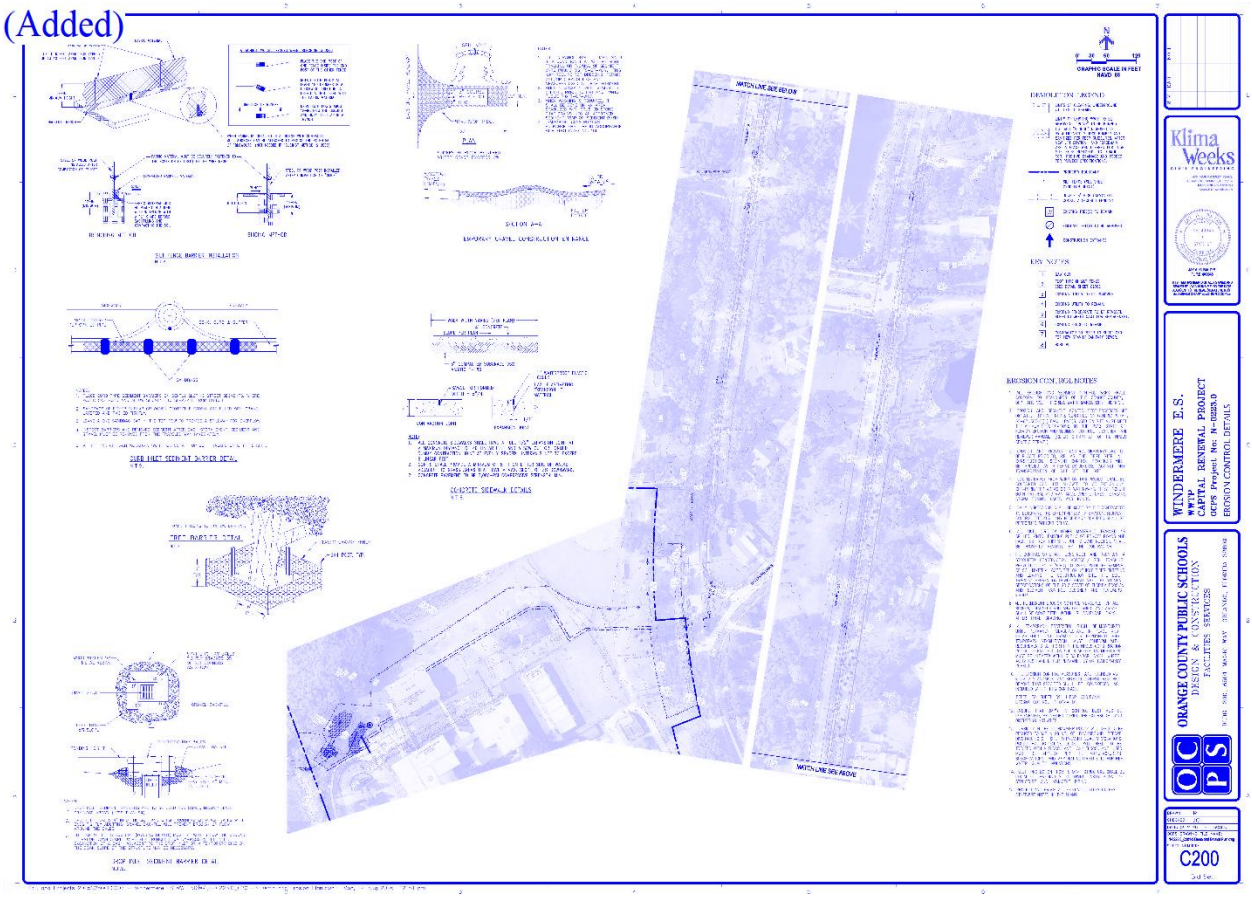
Dated: _____, 2026

Approved as to form and legality by legal counsel to The School Board of Orange County, Florida, exclusively for its use and reliance.

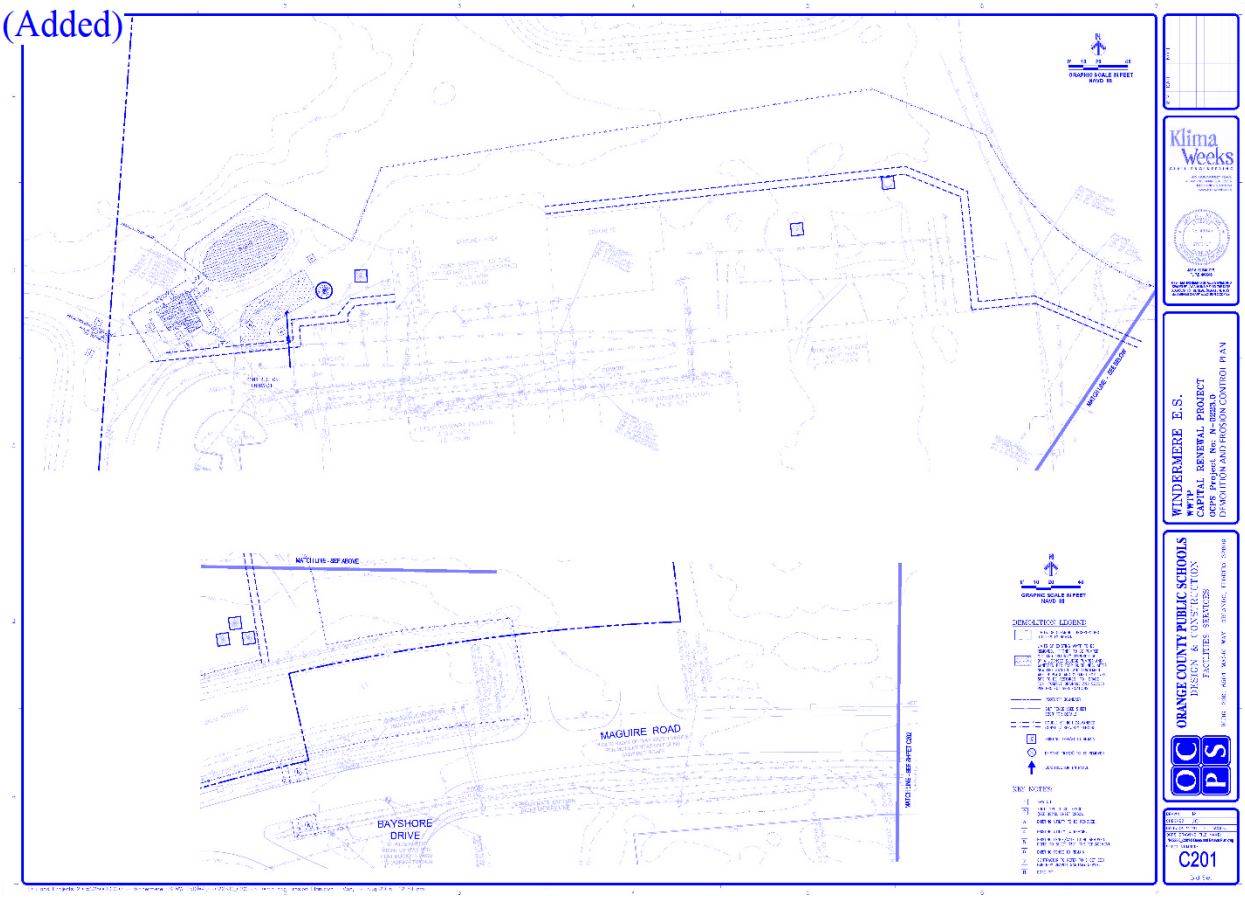
_____
Sergio Ruiz, Esq., Staff Attorney III, OCPS, Real Estate and Land Planning

Dated: _____, 2026

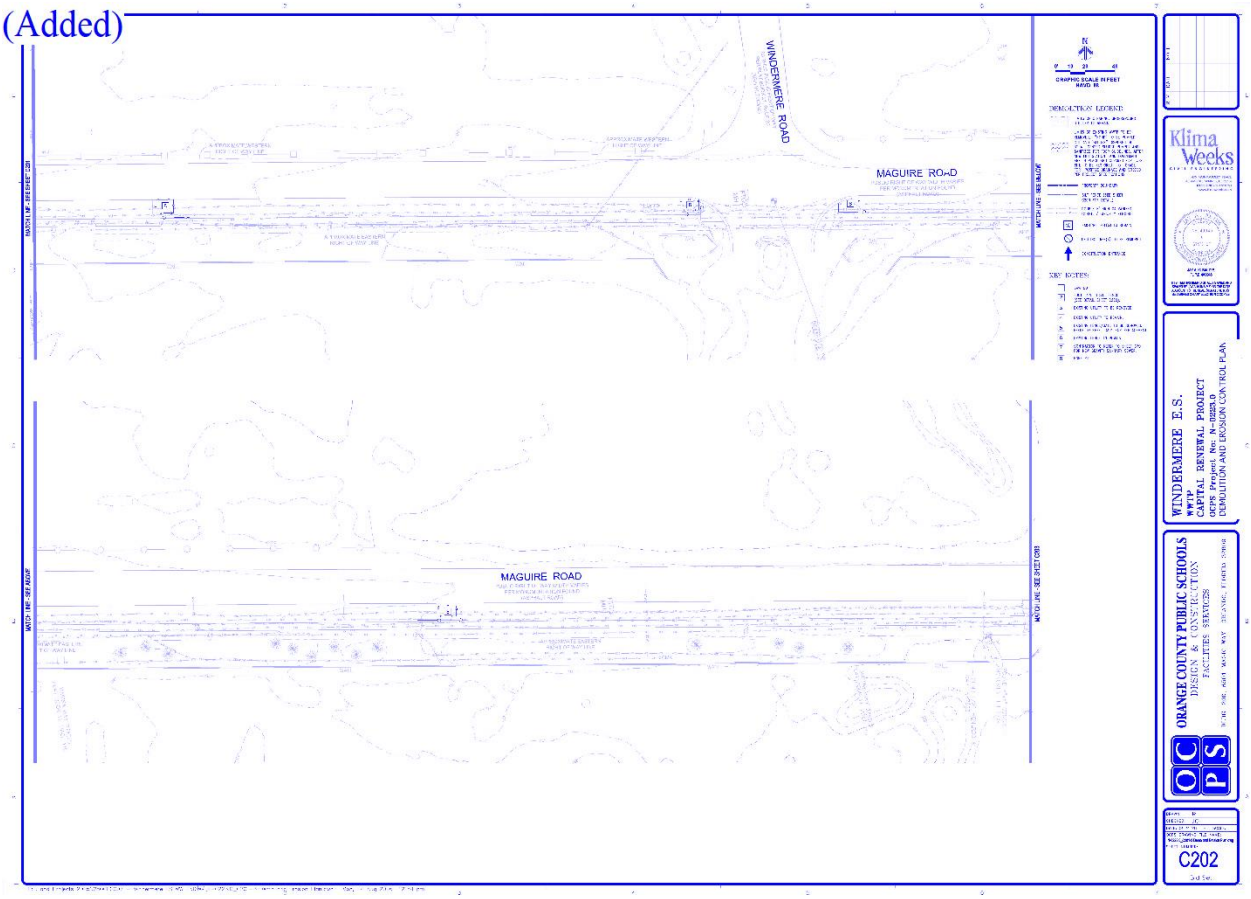
Exhibit "A"
[Design Plans]



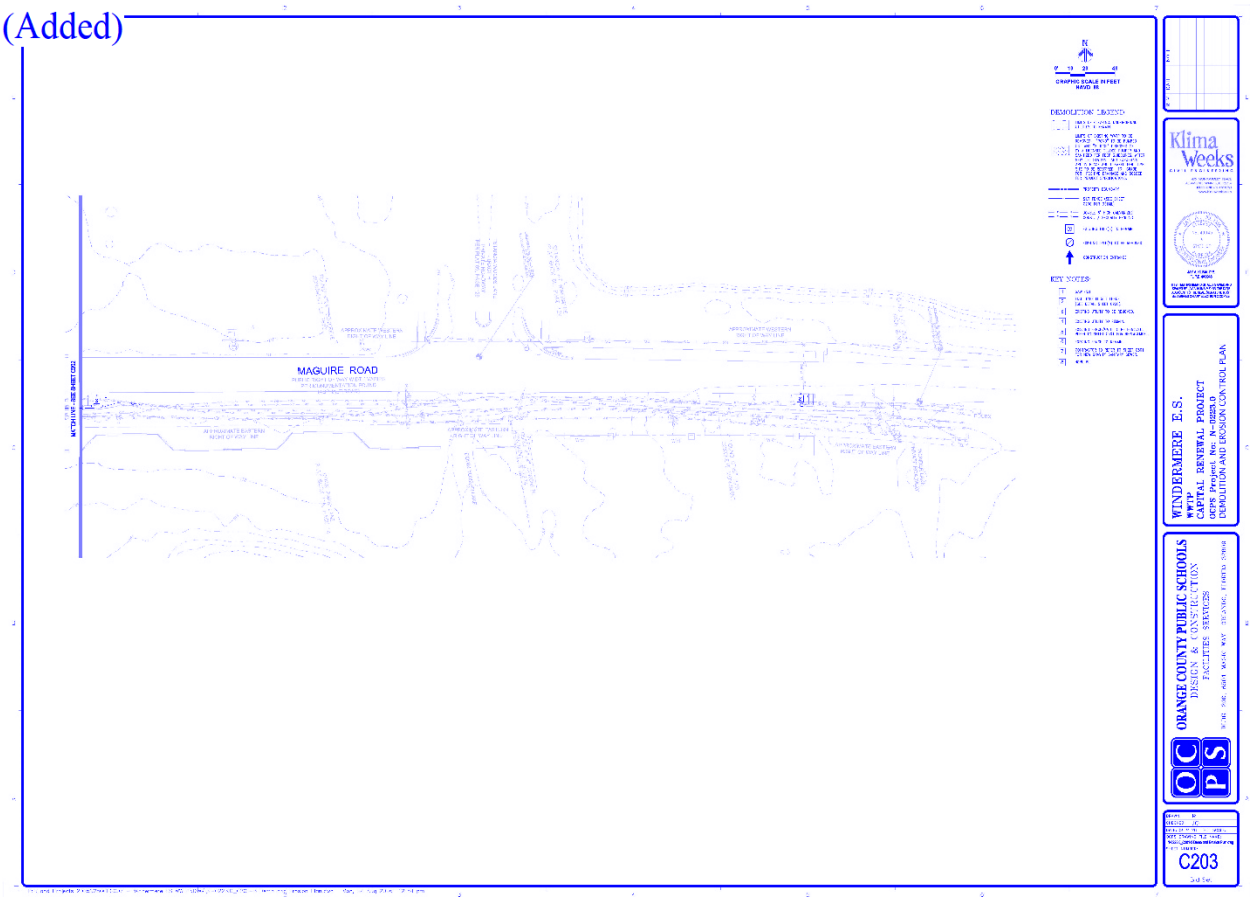
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MAGUIRE ROAD
BAYSHORE DRIVE
WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
ORCPS Project No. N-0223.0
DEMOLITION AND PROTECTION PLAN
ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES
C201

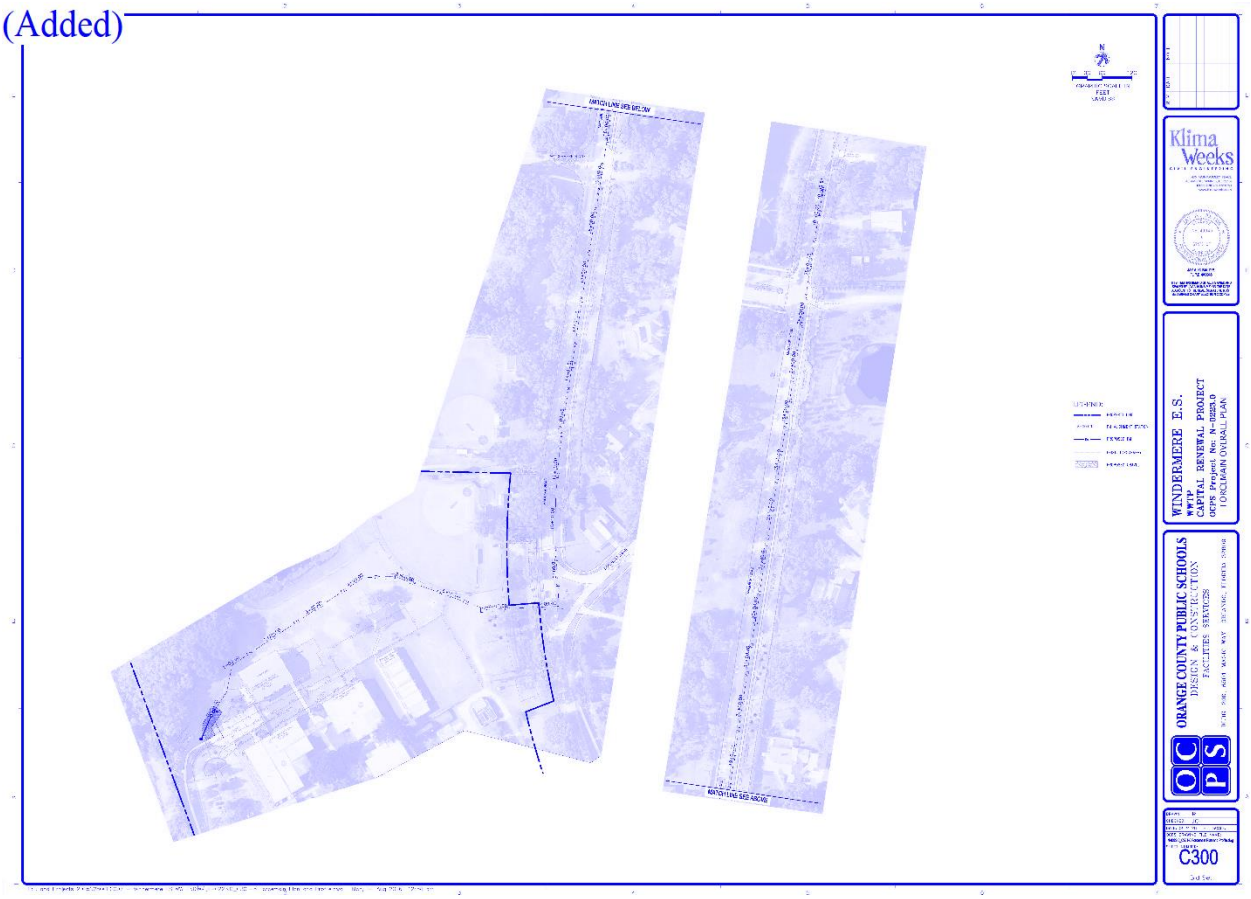
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WINDERMERE ROAD
MAGUIRE ROAD
MAGUIRE ROAD
GRAPHIC SCALE IN FEET
DEMOLITION LEGEND
KEY NOTES
Klima Weeks
WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
OCPS Project Nos. N-0223.0
DEMOLITION AND EROSION CONTROL PLAN
ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES
OC
PS
C202

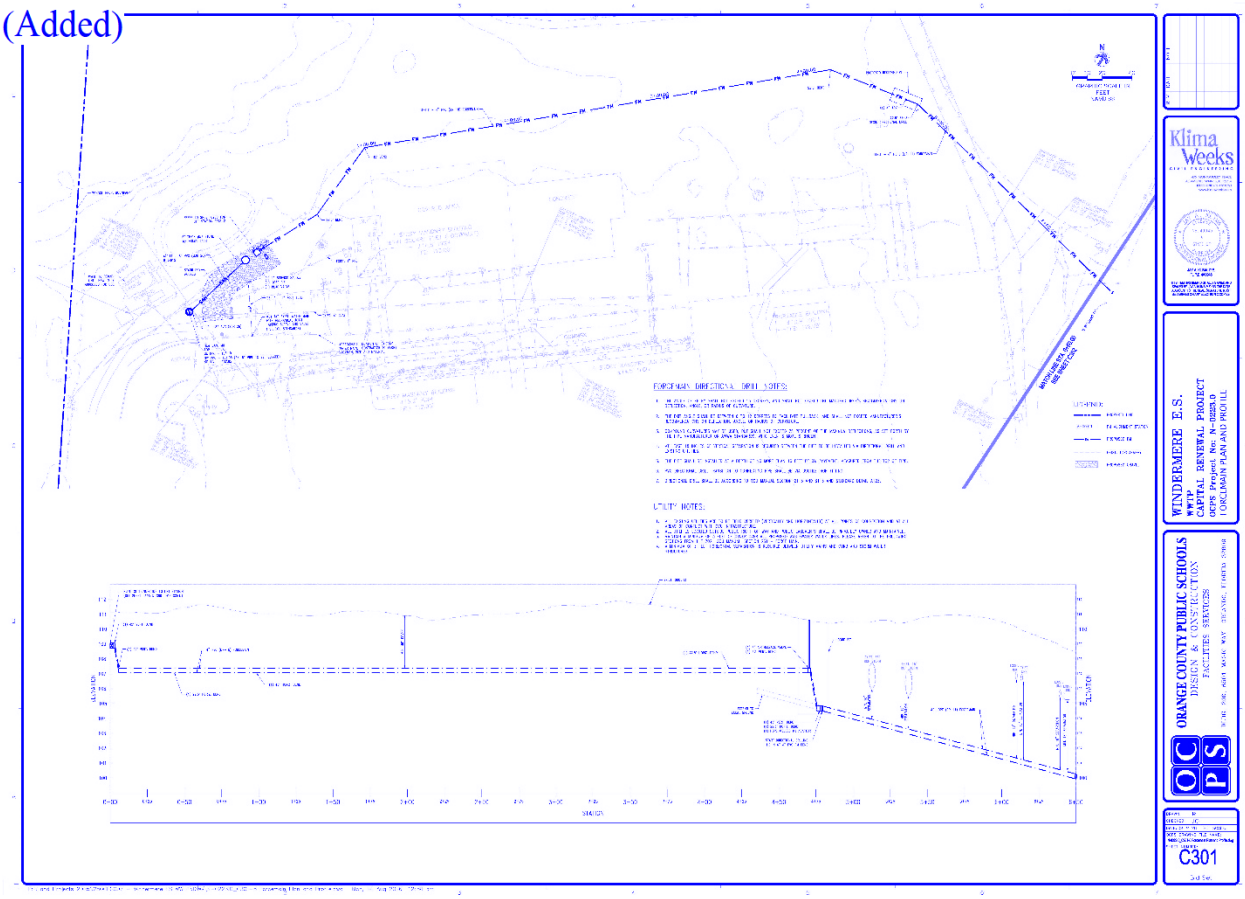
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MAGUIRE ROAD
WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
ORANGE COUNTY PUBLIC SCHOOLS
C203

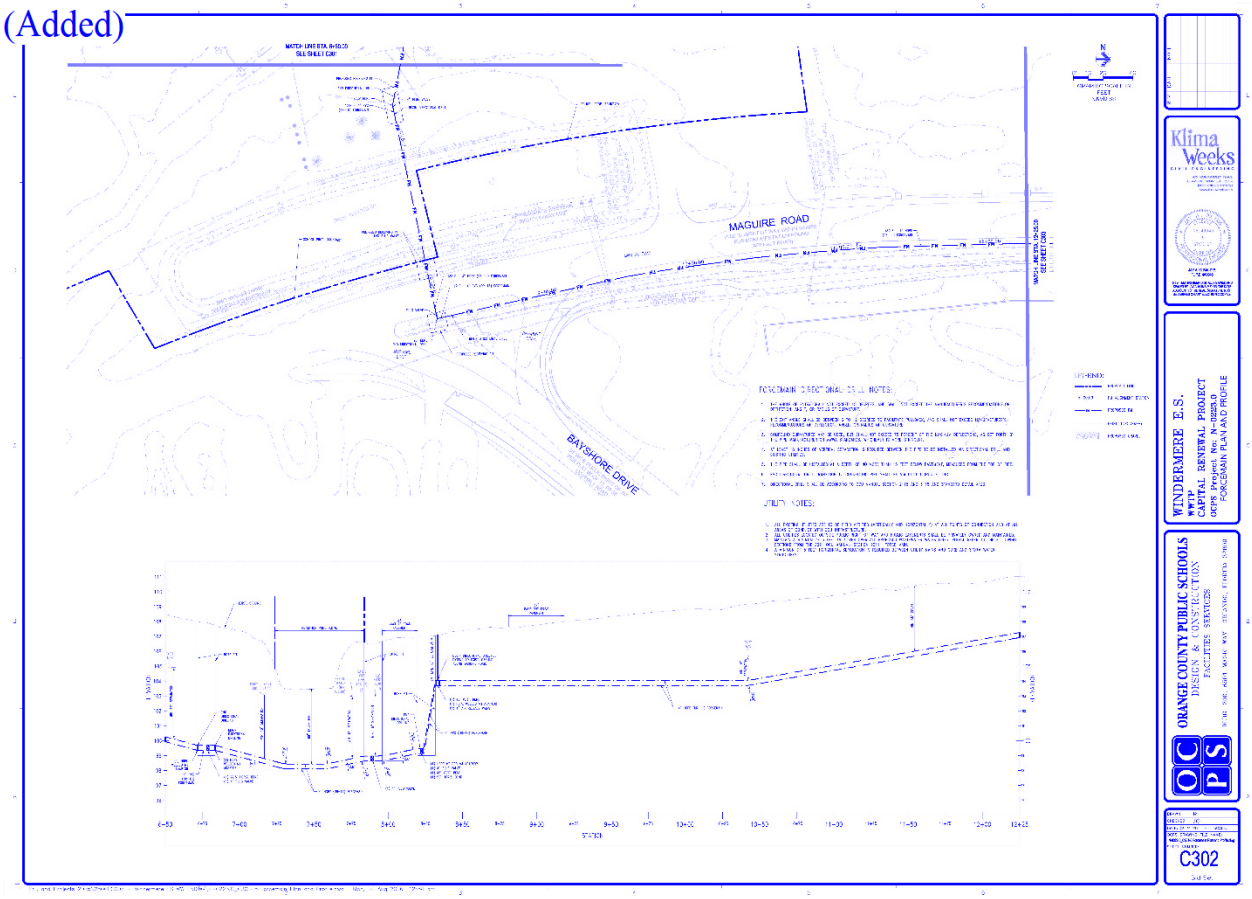
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WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
ORANGE COUNTY PUBLIC SCHOOLS
C300

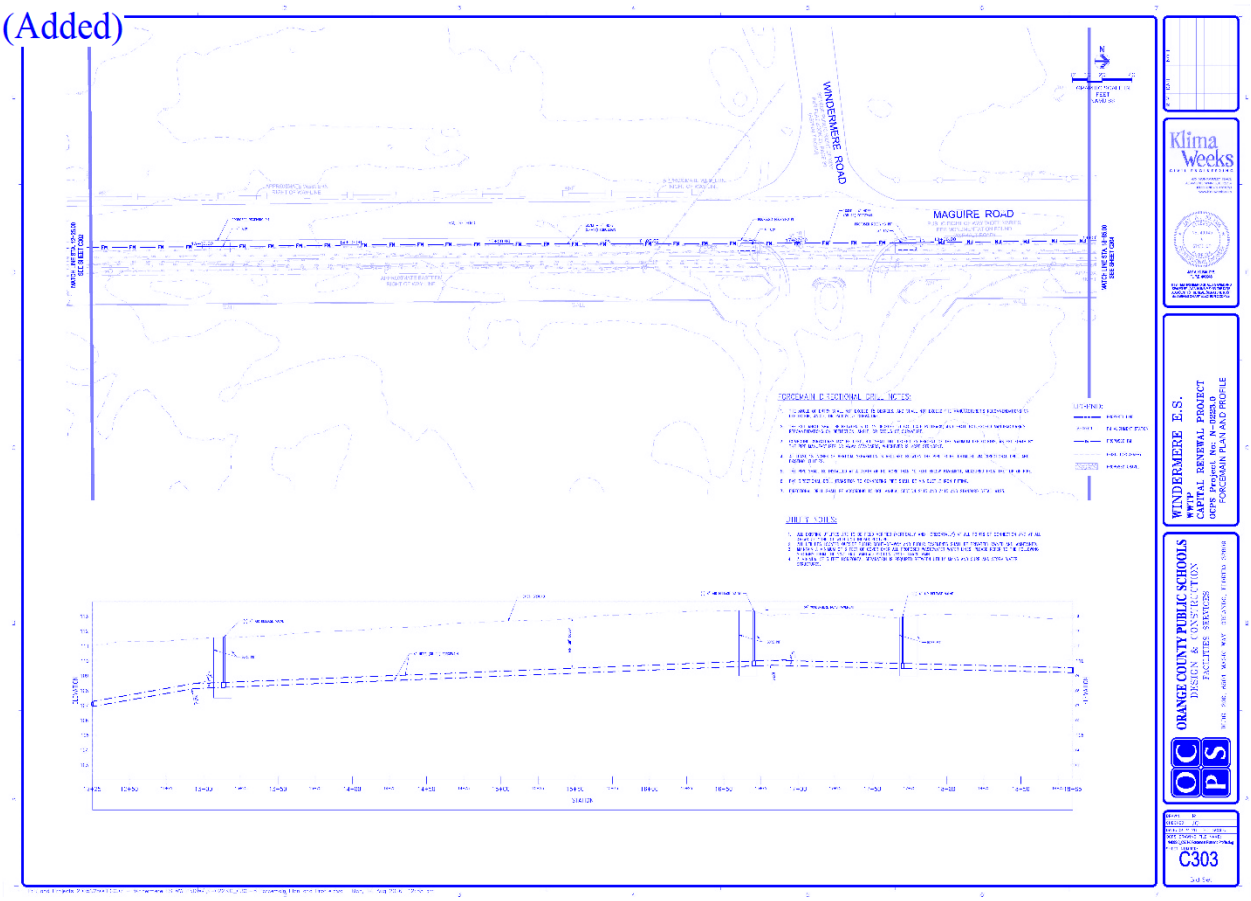
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FORCEMAIN DIRECTIONAL DRILL NOTES:
UTILITY NOTES:
WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
ORANGE COUNTY PUBLIC SCHOOLS
C301

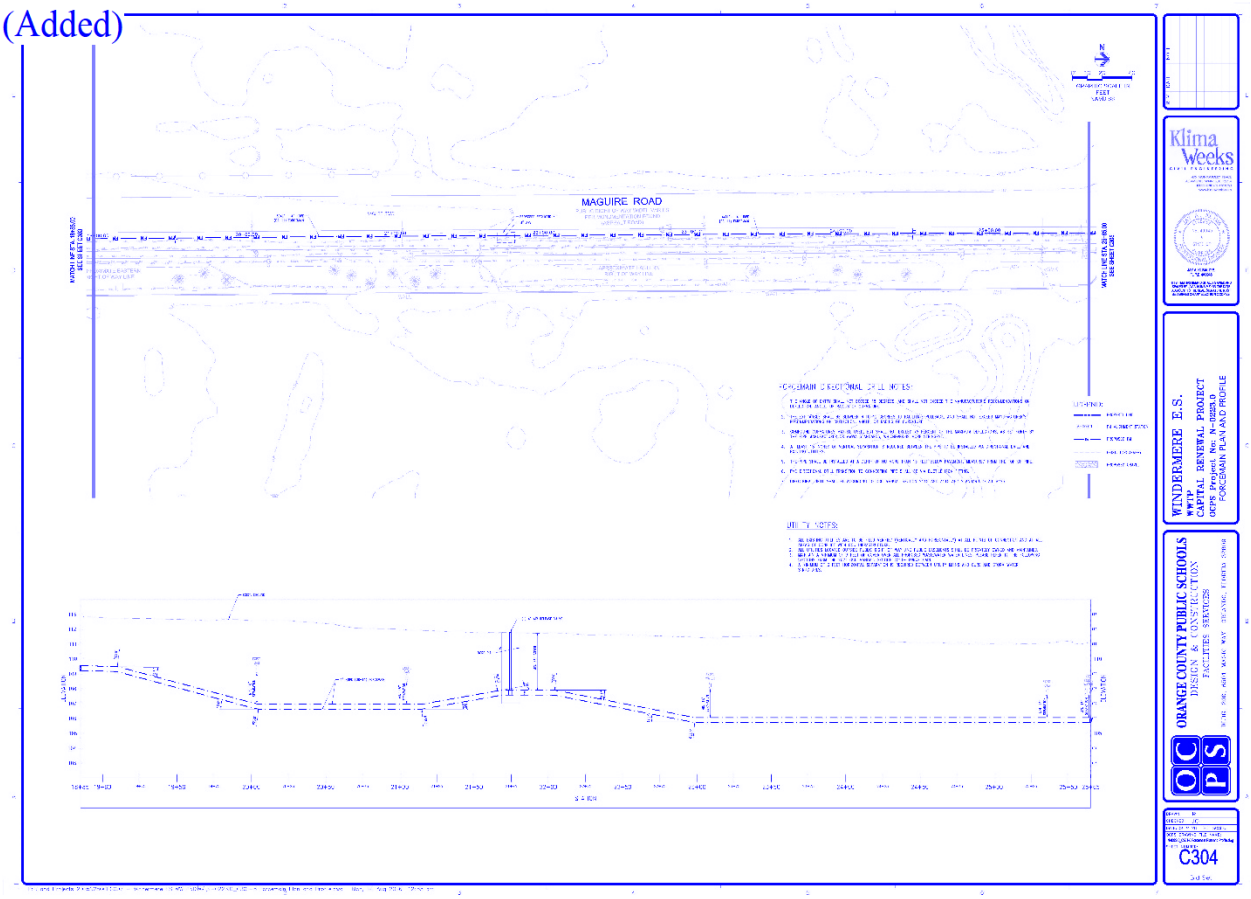
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MAGUIRE ROAD
BAYSHORE DRIVE
WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
ORANGE COUNTY PUBLIC SCHOOLS
C302

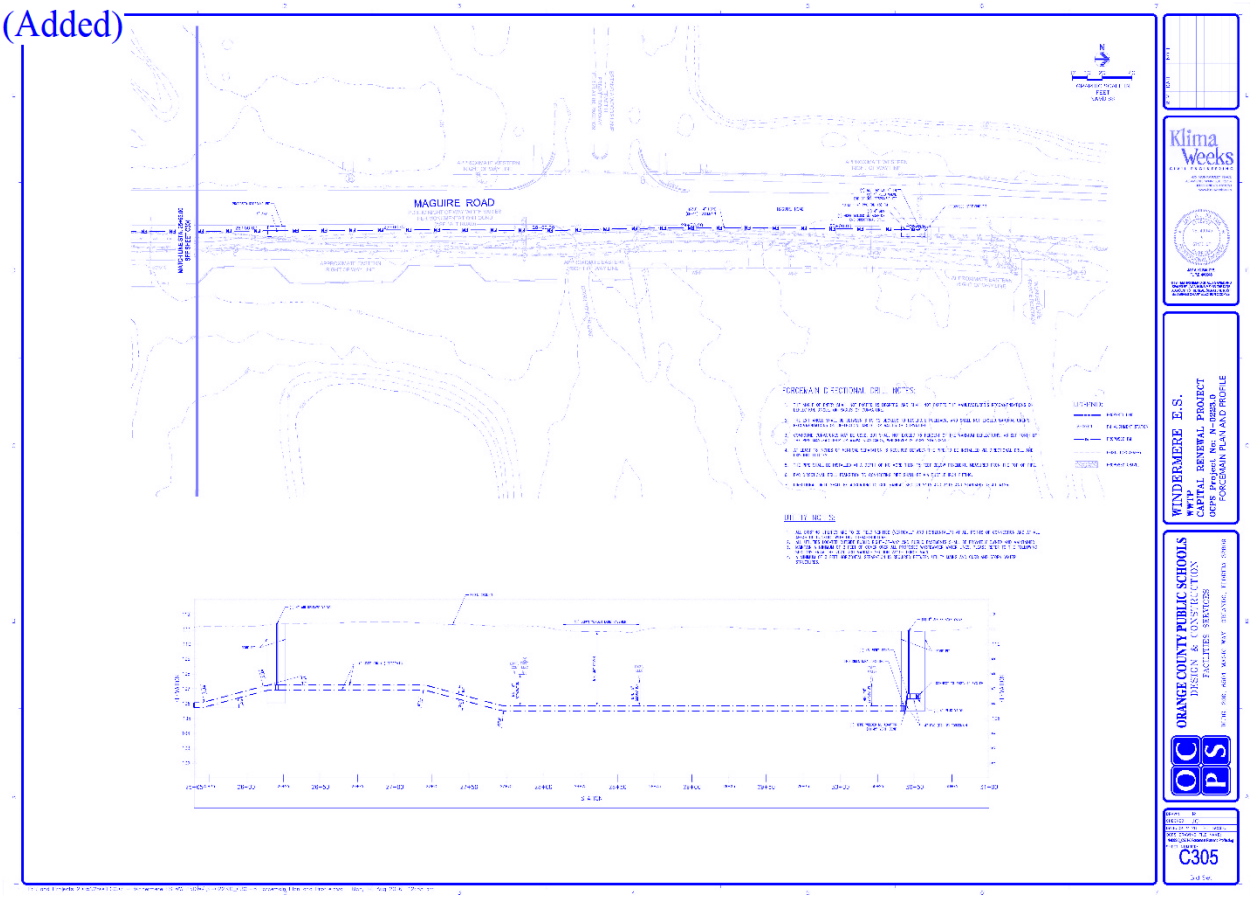
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WINDERMERE ROAD
MAGUIRE ROAD
WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
ORANGE COUNTY PUBLIC SCHOOLS
C303

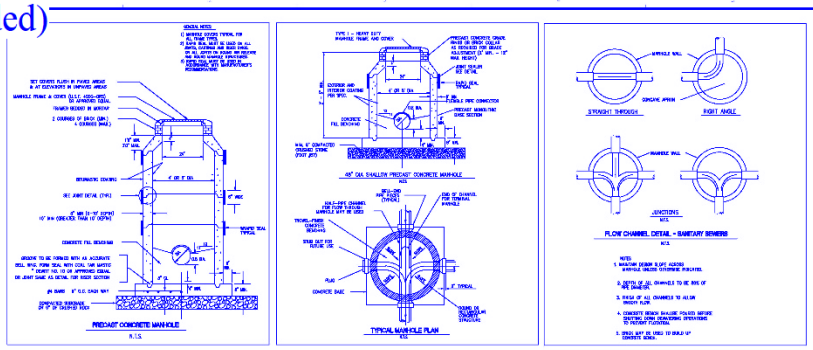
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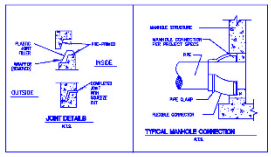

MAGUIRE ROAD
WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
ORANGE COUNTY PUBLIC SCHOOLS
C304

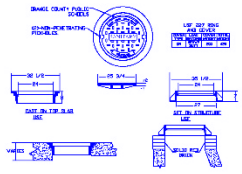
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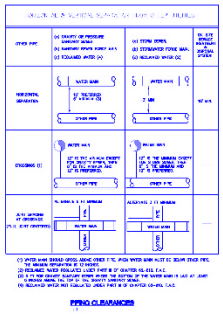

MAGUIRE ROAD
WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
ORANGE COUNTY PUBLIC SCHOOLS
C305

(Added)











NOTE: THIS SHEET OF DETAILS SHALL APPLY ONLY TO OCPS OWNED AND MAINTAINED ON-SITE UTILITIES SERVING THE PROJECT

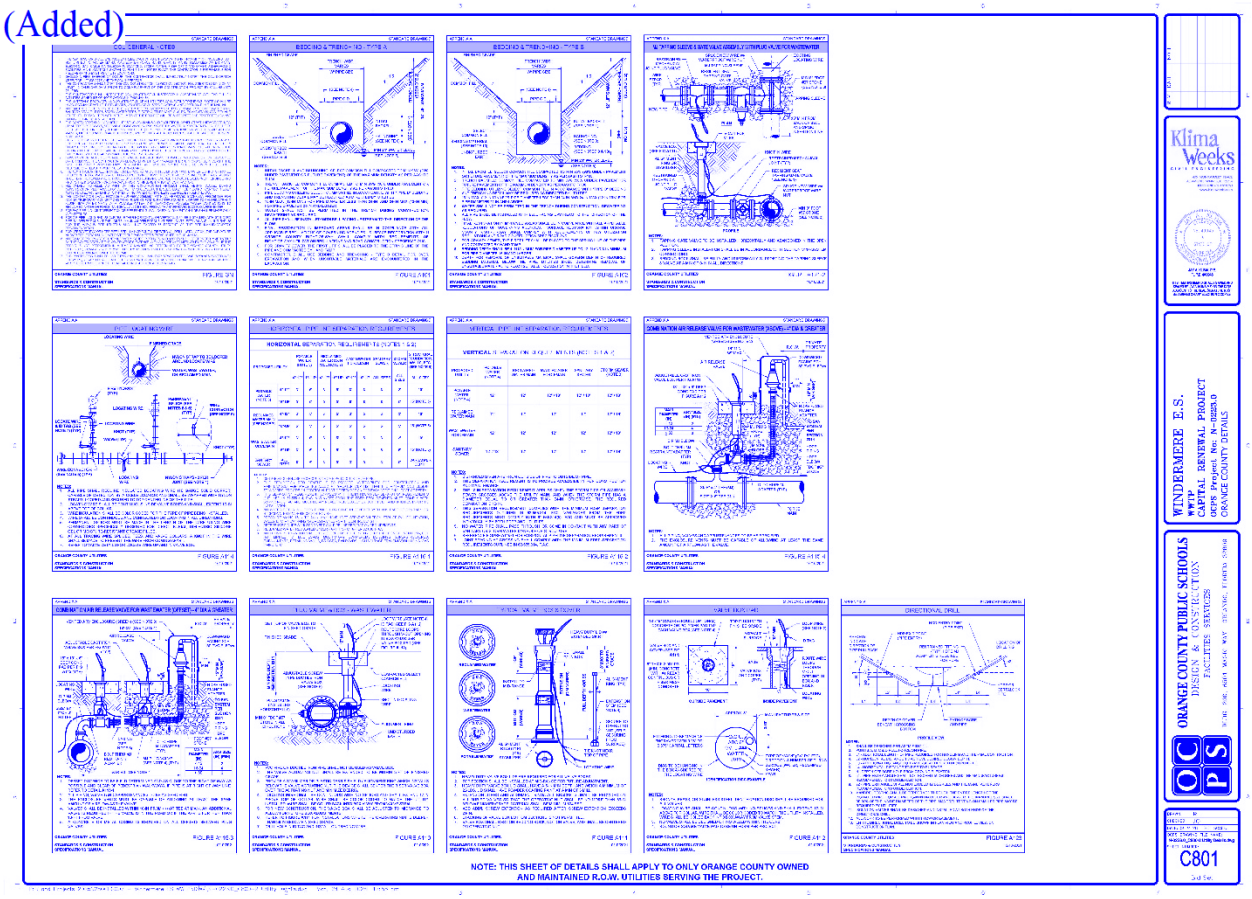
Klima Weeks

WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
OCPS Project No. N-0223.0
UTILITY DETAILS

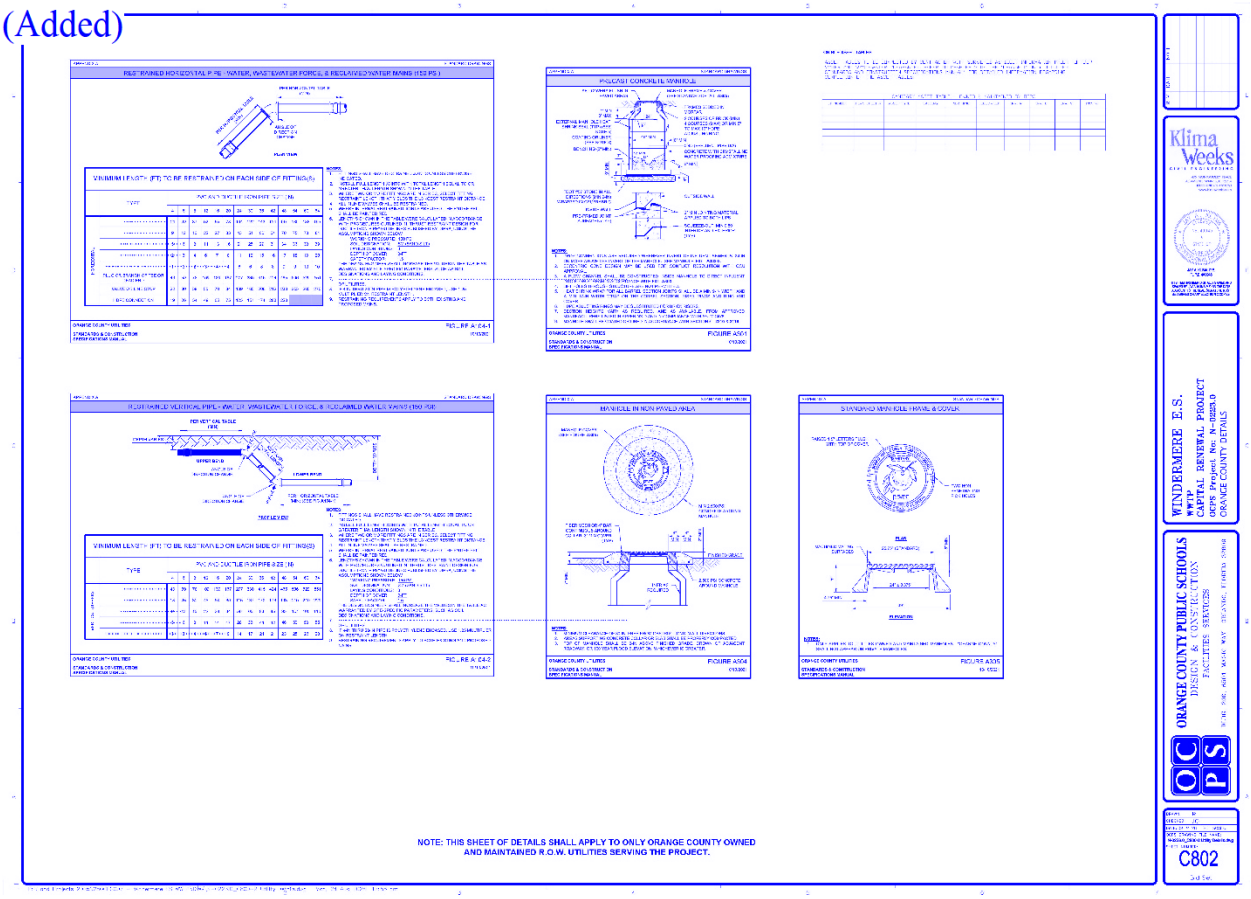
ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES

C800

(Added)


GENERAL NOTES
BEDDING & TRENCH DETAILS - TYPE 5
BEDDING & TRENCH DETAILS - TYPE 6
ALTERNATE SLIDE GATE VALVE ASSEMBLY WITH FLANGE ADAPTER
FIGURE A1.1
HORIZONTAL DEFLECTION REQUIREMENTS (NOTE 5 & 6)
VERTICAL DEFLECTION REQUIREMENTS (NOTE 5 & 6)
COMBINATION AIR RELEASE VALVE FOR WASTEWATER FORCE MAIN
"COMBO" CURB RELEASE VALVE FOR WASTEWATER EFFLUENT FORCE MAIN
FIGURE A1.3
FIGURE A1.4
DIRECTIONAL DRILL
FIGURE A1.5
NOTE: THIS SHEET OF DETAILS SHALL APPLY TO ONLY ORANGE COUNTY OWNED AND MAINTAINED R.O.W. UTILITIES SERVING THE PROJECT.
Klima Weeks
WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
OCPS Project No. N-0883.0
ORANGE COUNTY DETAILS
ORANGE COUNTY PUBLIC SCHOOLS
DESIGN & CONSTRUCTION
FACILITIES SERVICES
OC PS
C801

(Added)


RESTRAINED HORIZONTAL PIPE - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (SEE PS-1)
MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)
PRECAST CONCRETE MANHOLE
RESTRAINED VERTICAL PIPE - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (SEE PS-1)
MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)
MANHOLE IN NON PAVED AREA
STANDARD MANHOLE FRAME & COVER
NOTE: THIS SHEET OF DETAILS SHALL APPLY TO ONLY ORANGE COUNTY OWNED AND MAINTAINED R.O.W. UTILITIES SERVING THE PROJECT.
WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
OCPS Project No. N-18E8.0
ORANGE COUNTY DETAILS
ORANGE COUNTY PUBLIC SCHOOLS
DESIGN, PLANNING & CONSTRUCTION
FACILITIES SERVICES
C802

(Added)

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

w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS

5191 Benchmark Lane
Sanford, FL 32773

SCOPE: Supply one complete H-20 GP Pre-Fab Lift Station, per design.
Pumps shall be capable of grinding and pumping domestic & commercial sewage.
Complete system shall be supplied by:
RILEY & Company, Inc.
5191 Benchmark Lane
Sanford, FL 32773 (407) 322-6161

PUMPS AND ELECTRICAL CONTROL PANEL MUST BE WARRANTED FOR A MINIMUM OF 3 YEARS.

FIBERGLASS WETWELL MUST BE WARRANTED FOR A MINIMUM OF 20 YEARS.

The H-20 Load Rated Fiberglass Wetwell Must Be Manufactured By L.F. Manufacturing, Giddings, Texas, Which Includes A Written 50 Yr. Warranty

Certification of the wetwell H-20 load rating must be supplied with submittals. H-20 certification must be signed and sealed by an engineer registered in the State of Florida.

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

PUMPS: (2 YEAR WARRANTY)

Submersible grinder pumps shall be RILEY (Hoda) RC3060-, installed in the H-20 GP FRP wetwell utilizing a dual slide rail system. The grinder unit shall be capable of macerating materials normally found in domestic and commercial sewage into a free slurry which will pass through the pump and the 5ch 80 PVC discharge piping.

Stator winding shall be open type with Class F insulation and shall be hermetically sealed from the motor housing. The use of pins, bolts, or other fastening devices is not acceptable.

A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with the magnetic contactor coil in the control panel to stop motor if winding temperature exceeds 140 C., but shall automatically reset when the winding temperature returns to normal. Two heat sensor thermostats shall be used on three phase motors.

The pump motor grinder shaft shall be AISI 430F SS threaded to take the pump impeller and the grinder impeller.
Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

FASTENERS & APPURTANCES: All fasteners, lifting cables, float cable bracket, hinges, and appurtenances shall be made of AISI 304SS.
A 304SS stainless steel cable shall be provided for holding the doors open on the wetwell and valve box.
Slide rails shall be made of SCH.40 AISI 304SS pipe.
Pump lifting cables shall be made of AISI 304 SS.
Pump lifting bales shall be made of AISI 304 SS.

H-20 LOAD RATED WETWELL WITH LIFTING LUGS: The fiberglass wetwell must be H-20 load rated with integral lifting lugs, fiberglass slope in bottom of wetwell and valve box Certificates of the H-20 load rating must be supplied at the time of submittals to Engineer. The wetwell shall be manufactured of fiberglass reinforced polyester (FRP) of depth and diameter as shown on the lift station elevation detail. The wall thickness shall be adequate for the depth of the wetwell to maintain the H-20 LOAD RATING.

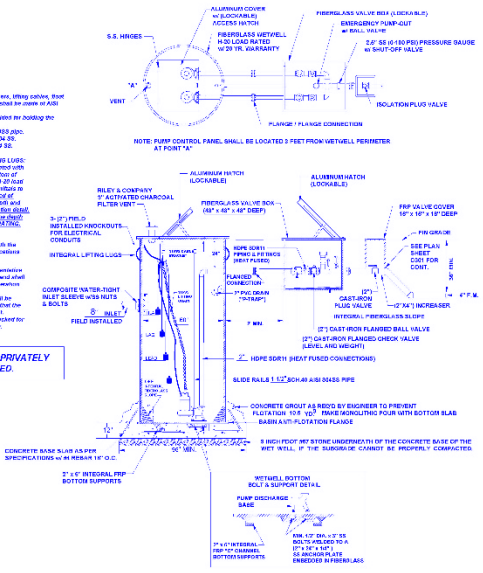
EXECUTION:
Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the drawing.

INSPECTION & TESTING: A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of complete system.
Megger the motors. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor/cable is intact.
The pump controls and pumps shall be checked for mechanical reliability and proper operation.

LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	132 gpm	TOP OF WETWELL	112.00
PRIMARY TDH	186.00'	INLET INVERT	102.65
PUMP MANUFACTURER	HOMA	HIGH LEVEL ALARM (HLA)	102.50
PUMP MODEL #	GRP1939-D	2nd PUMP ON (LAG)	101.05
R.P.M.	3450	1st PUMP ON (LEAD)	100.50
HORSEPOWER	13.1	PUMPS OFF (OFF)	100.50
ELECTRICAL VOLTS / PHASE	230/3	BOTTOM OF WETWELL	95.00
PUMP DISCHARGE SIZE	3"	WETWELL DIAMETER	60"

RILEY & CO. / H-20 GP 06-29-16



Klima Weeks

WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
0676 Project. No. N-1555.0
LIFT STATION DETAILS

ORANGE COUNTY PUBLIC SCHOOLS
INTEGRATED FACILITIES SERVICES

OC PS

C900

(Added)

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

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

RILEY & Company, Inc.
5101 Benchmark Lane
Sanford, FL 32773
PH. 407-265-9963

Supply one complete H-20 GP Pri-Fab Lift Station, per design.
Pumps shall be capable of pumping and pumping chemicals & commercial sewage.
Complete system shall be supplied by:

PUMPS AND ELECTRICAL CONTROL PANEL MUST BE WARRANTED FOR A MINIMUM OF 5 YEARS.

DUPLEX CONTROL PANEL - (1 YEAR WARRANTY)

To insure complete and exact warranty responsibility the electrical control panel must be manufactured and built by the pump supplier. The panel supplier must be a TYP. (UL/508A CERTIFIED) manufacturing facility, with a minimum of 5 years history in the manufacturing of electrical control panels.

The Enclosure shall be NEMA 4X, minimum 24" High x 20" WIC x 10" Deep aluminum with 4 point latching system.

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

The following components shall be mounted through the enclosure:
1 ea. Pilot Light Operator (LED) 1" or 4" Minimum Diameter
1 ea. Red Alarm Beacon (LED) 4"
1 ea. Generator Receptacle w/ weatherproof cover(SCHNEIDER-UL 1008)
1 ea. Alarm Silence Pushbutton

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

The following components shall be mounted on back panel
2 ea. Motor Overloads
1 ea. Full Monitor (1 Ph) Phase Monitor (3 Ph) w/3 NO & 1 NC Contacts
1 ea. Control Transformer 600 Volt Duty (Min. 500VA)
1 ea. Silence Relay (Redel)
1 ea. Duplex Alternator or Pump Selector Switch
1 ea. Model RDB034H Battery Back-up w/ Smart Charger
20 ea. Terminals For Field Connections
2 ea. Terminals For Motor Connections (Single Phase Only)
1 ea. Ground Lug
1 ea. Rail Power Relay

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

The following components shall be mounted through the inner door:
1 ea. Main Circuit Breaker
1 ea. Emergency Circuit Breaker
1 ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
2 ea. Silver Circuit Protector w/ Auxiliary Contact
1 ea. Control Circuit Breaker
2 ea. Red Pilot Indicator Lights
1 ea. Hand-Off-Auto Selector Switch(es)
2 ea. Pump Run Pilot Lights
1 ea. Power On Pilot Light
1 ea. Elapse Time Meters (Non-Resettable)
1 ea. Off Duplex Convenience Outlet

COMPONENT SPECIFICATIONS:

All circuit breakers shall be molded thermal magnetic. The mechanical interlock shall prevent the normal and emergency main breakers being energized at the same time.

An emergency generator receptacle shall be supplied in accordance with OSHA standards. The generator receptacle shall be adequately sized to meet the equipment operating conditions.

NEUTRAL TO BE SUPPLIED FOR BOTH 230V SPHASE OR 120V SINGLE PHASE POWER

All motor short circuit protection devices must provide for under voltage release and class 10 an overall protection on all three phases. Visible trip indication, test, and reset capability must be provided without opening inner door.

Open frame, across the line, connection shall be rated per IEC standards and properly sized per the motor requirements. Contractors shall provide for soft touch power and control functions.

Lightning Arrestor shall meet UL1449 3rd Edition or exceed the following minimum ratings: 120 VAC, 60 Hz, 3 phase 4 E, and 6.7 J shall be supplied by (3) devices and mounted on the bottom side of the control disconnect ahead of the pump control panel.

A voltage monitor shall be supplied for single phase service. A phase monitor shall be supplied for 3 phase service.

A green pilot light shall be supplied for each motor. The pilot light shall illuminate when the control power is switched on to each pump shall have an Electric Time Meter to record the number of hours each pump has run.

Relays shall be 8-in-case plug in type. Relay console shall be used for easy extension, EPDT.

The (2) starters shall be supplied with overload protection. Overload protection shall be of Class 10 type minimum.

Each control and temperature contact shall be interlocked to its' solenoid coils and shall use a contact to de-energize the appropriate motor upon a high temperature within the motor.

A 15 Amp GFI duplex receptacle shall be supplied and mounted on the transition.

Ground lugs shall be supplied and appropriately sized for each motor and for service entrance.

MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained within the wiring duct.

Each wire shall have a wire number at each end to correspond to the as built drawing for field installed wiring.

The control panel must be manufactured indoors by fab station supplier and be a TYP (UL/508A Certified) facility.

FASTENERS & APPURTANCES: All fasteners, lifting cables, float cables, conduit, hinges, and miscellaneous shall be made of 300 series.

A 304SS stainless steel assembly shall be provided for holding the float, spot on the wetwell and valve box.

Slide rails shall be made of NOM 4in ASN 3in40 pipe.

Pump lifting cables shall be made of AISI 304 SS.

Pump lifting bails shall be made of AISI 304 SS.

H-20 LOAD RATED WETWELL WITH LIFTING LUGS:
The wetwell shall be manufactured of fiberglass reinforced polyester (FRP) of depth and diameter as shown on the lift station elevation detail. The wall thickness shall be adequate for the depth of the wetwell and shall withstand an AASHTO H-20 load when secured to suitable ten (10) ton deadmen.

The wetwell shall be supplied with lifting lugs, designed by Engineer. The wetwell shall be manufactured of fiberglass reinforced polyester (FRP) of depth and diameter as shown on the lift station elevation detail. The wall thickness shall be adequate for the depth of the wetwell and shall withstand an AASHTO H-20 load when secured to suitable ten (10) ton deadmen.

EXECUTION:
Installation shall be in strict accordance with the manufacturer's recommendations to the locations shown on the drawing.

INSPECTION & TESTING: A factory representative shall be present for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of complete system.

Inspect the motors. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor/cable is intact.

The pump controls and pumps shall be checked for mechanical reliability and proper operation.

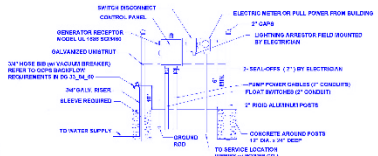
LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

PUMP DATA	
PRIMARY PUMP CAPACITY	132 gpm
PRIMARY TDH	156.69'
PUMP MANUFACTURER	HOMA
PUMP MODEL #	GRP1163/C
R.P.M.	3450
HORSEPOWER	12.1
ELECTRICAL VOLTS / PHASE	230/3
PUMP DISCHARGE SIZE	2"

* ELECTRICIAN NOTES:

1. DRAWING NOT TO SCALE
* 2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
* 3. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
* 4. ELECTRICIAN TO MOUNT LIGHTNING ARRESTER AT SWITCH DISCONNECT
* 5. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
* 6. NEUTRAL TO BE SUPPLIED FOR 230V-3 PHASE OR 230V-SINGLE PHASE POWER.

RILEY & CO. / H-20 GP-08-28-15



ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY



Klima Weeks

WINDERMERE E.S.
WWTP
CAPITAL RENEWAL PROJECT
GEPS Project No. N-11828.D
LIFT STATION DETAILS

ORANGE COUNTY PUBLIC SCHOOLS
DESIGN, PLANNING & CONSTRUCTION
FACILITIES SERVICES

OC PS

C901

Summary report: Litera Compare for Word 11.14.0.42 Document comparison done on 9/15/2026 6:45:09 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original DMS: iw://cloudimanage.com/active/68495102/1 - Right of Way Maintenance Agreement 8.11.26.docx	
Modified DMS: iw://cloudimanage.com/active/68495102/6 - Right of Way Maintenance Agreement OCPS 9-15-26 Windermere Clean Version.docx	
Changes:	
Add	110
~~Delete~~	69
~~Move From~~	0
Move To	0
Table Insert	0
~~Table Delete~~	0
Table moves to	0
~~Table moves from~~	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	15
Embedded Excel	0
Format changes	0
Total Changes:	194