CITY COMMISSION - CITY OF WILDWOOD

Mayor/Commissioner – Ed Wolf – Seat 1
Mayor Pro Tem/Commissioner – Pamala Harrison-Bivins – Seat 2
Joe Elliott – Seat 3
Marcos Flores – Seat 4
Julian Green – Seat 5
Jason McHugh – City Manager

Agenda
Regular Meeting
January 9, 2023 7:00 PM
City Hall Commission Chamber
100 N Main Street

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Department, ADA Coordinator, at 352-330-1330, Ext. 102, forty-eight (48) hours in advance of the meeting.

F.S.S. 286.0105A - If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Wildwood DOES NOT provide this verbatim record.

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1. **Call to Order**
2. **Oath of Office to Mayor Ed Wolf, Commissioner Pamala Harrison-Bivins, and Commissioner Marcos Flores by Judge Paul Militello**
3. **Selection of Mayor Pro Tem**
4. **Consent Agenda/Informational Items**

(A consent agenda may be presented by the Mayor at the beginning of a meeting. Items may be removed from the consent agenda on the request of any one Commissioner. Items not removed may be adopted by general consent without debate. Removed items may be either taken up immediately after the consent agenda or placed later on the agenda at the discretion of the Commission.)

A. *EXPENDITURE REPORT*

B. *PLAT 2211-003 MIDDLETON UNIT 1 FINAL PLAT*

C. *BUDGETED FINANCIAL ITEMS*

1. *LIFT STATION FENCE REPAIRS FOR THE AMOUNT OF $19,920.00*
2. *LIFT STATION WET WELL REHAB AND SAFETY HATCH REPLACEMENTS IN THE AMOUNT OF $77,147.00*
3. *WWTF INTERNAL REUSE PUMP REPLACEMENT IN THE AMOUNT OF $35,569.80*

5. Presentations and/or Proclamations

6. Public Hearings - Timed

A. ***ORDINANCE NO. O2022-90 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

CP 2209-001 VPSD #46

Parcel(s) G32-008 & G32-027
The applicant seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to PF – Public Facilities (City) for the parcels listed above on .99 acres MOL. This request is accompanied by rezoning request RZ 2209-001.
Special Magistrate recommends approval.

B. ***ORDINANCE NO. O2022-91 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

RZ 2209-001 VPSD #46

Parcel(s) G32-008 & G32-027
The applicant seeks approval from the City Commission for a zoning map amendment to change the zoning R2M & R4M (Sumter County) to IN (City) for the parcels listed above on 0.99 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2209-001.
Special Magistrate recommends approval, subject to the approval of

O2022-90, which establishes a Future Land Use appropriate to the proposed zoning.

C. ***ORDINANCE NO. O2022-96 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY TURKEY RUN II, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE*

PD 2205-001 Turkey Run PD Amendment

LPG Urban & Regional Planners, Inc is seeking approval from the City Commission for an amendment to an existing Planned Development (PD) to be consistent with the Central Mixed Use future land use designation for mixed use PD's and include a list of permitted uses. Turkey Run is a mixed-use project that was approved with a zoning change to PUD. PUD/PD's are now an overlay zoning, which has caused the need to simultaneously apply for a rezoning CMU for underlying zoning. The rezoning to CMU was approved at the Commission meeting on August 22, 2022.
Special Magistrate recommends approval of the PD amendment, contingent on the resolution of outstanding comments.

7. <u>Public Forum - 4 minute time limit</u>

8. <u>Ordinances First Reading Only (No Vote)</u>

A. ***ORDINANCE NO. O2023-1 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING AND NAMING EASTPORT COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTER 190 OF THE FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; GRANTING SPECIAL POWERS; NAMING THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.*

CDD 2211-001 Eastport Community Development District

Staff recommends approval of the Petition to Establish Eastport Community Development District.

B. ***ORDINANCE NO. O2023-2 -*** *AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING AND NAMING MIDDLETON DOWNTOWN COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTER 190 OF THE FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; GRANTING SPECIAL POWERS; NAMING THE INITIAL MEMBERS OF THE DISTRICT'S BOARD*

OF SUPERVISORS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

CDD 2211-002 Middleton Downtown

Staff recommends approval of the Petition to Establish Middleton Downtown Community Development District.

9. Resolutions for Approval

10. Financial & Contracts & Agreements

A. *CITY HALL HVAC RENOVATION PAY APP #5 IN THE AMOUNT OF $19,358.10*

B. *CR 209 WATER MAIN EXTENSION PHASE NO. 1 PAY APP NO. 5 IN THE AMOUNT OF $186,732.72*

C. *RFQ #2023-02 - PROFESSIONAL ARCHITECTURAL SERVICES FOR RECREATION AND COMMUNITY OUTREACH CENTER*

11. General Items for Consideration/Discussion and Other Business

A. *CONSTRUCTION FINANCING OPTION WITH G3 DEVELOPMENT*

12. Appointments

13. City Manager Reports

A. *2022-2023 TAX FLYER*

B. *LOCAL CONSTRUCTION PROJECTS UPDATE*

14. Other Department Reports

15. Commission Members Reports

16. City Attorney Reports

17. Adjournment

Upcoming Events

January 14, 2023 - Dr. King BBQ Festival at MLK Park from 10am to 2pm

January 23, 2023 - City Commission Meeting at 7pm

January 27, 2023 - Paint and Sip Event at Wildwood Community Center from 6pm to 9pm

CITY OF WILDWOOD
YEAR TO DATE REVENUE-EXPENDITURE REPORT
COMMISSION MEETING JANUARY 09 2023

Revenue Account Range: First to Last
Expend Account Range: First to Last
Print Zero YTD Activity: No
Include Non-Anticipated: No
Include Non-Budget: No
Year To Date As Of: 01/31/23
Current Period: 01/01/23 to 01/31/23
Prior Year As Of: 01/31/23

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
001-311-1000	AD VALOREM TAXES	9,433,626.77	12,767,400.00	0.00	11,703,558.86	1,063,841.14-	92
001-312-4100	LOCAL OPTION GAS TAX	521,726.98	550,510.00	0.00	185,152.15	365,357.85-	34
001-312-6000	DISCRETIONARY/LOCAL GOVT. INFRA	2,772,790.28	2,912,630.00	0.00	885,978.06	2,026,651.94-	30
001-313-1000	FRANCHISE TAX-/PROGRESS ENERGY SVCS	820,174.41	800,000.00	0.00	250,355.33	549,644.67-	31
001-313-1010	FRANCHISE TAX- SECO	985,096.41	950,000.00	0.00	358,883.00	591,117.00-	38
001-313-4080	LEESBURG ELECTRIC FRANCHISE FEE	39,504.63	35,000.00	0.00	25,814.11	9,185.89-	74
001-313-4160	FRANCHISE TAX- TECO/PEOPLES GAS	208,753.61	250,000.00	0.00	66,404.52	183,595.48-	27
001-313-4170	FENNEY WATER CONS AUTHORITY-UTILITY TAX	48,568.46	45,000.00	0.00	13,666.68	31,333.32-	30
001-313-4180	LEESBURG GAS FRANCHISE FEE	42,579.14	45,000.00	0.00	13,122.12	31,877.88-	29
001-313-4190	SOUTH SUMTER UTILITY COMPANY FRANCHISE	233,478.40	275,000.00	0.00	209,071.57	65,928.43-	76
001-313-5000	FRANCHISE TAX- WASTE MGMNT-REFUSE SVCS	188,118.87	190,000.00	0.00	39,390.24	150,609.76-	21
001-313-5001	TRI-COUNTY SANITATION FRANCHISE FEE	216,817.32	250,000.00	0.00	71,946.05	178,053.95-	29
001-313-5003	FRANCHISE FEE - SEWWC	207,750.44	245,000.00	0.00	68,913.54	176,086.46-	28
001-314-1000	UTILITY TAX-PROGRESS ENERGY SVCS.	709,042.04	690,000.00	0.00	220,022.56	469,977.44-	32
001-314-1010	UTILITY TAX-SUMTER ELECTRIC	932,060.10	930,000.00	0.00	272,483.18	657,516.82-	29
001-314-3000	UTILITY TAX-WATER SALES	116,647.62	110,000.00	0.00	20,059.59	89,940.41-	18
001-314-3002	THE VILLAGES-5% WATER UTILITY TAX	209,019.94	250,000.00	0.00	37,465.48	212,534.52-	15
001-314-3003	CENTRAL SUMTER UTILIITY CO. LLC	74,066.87	125,000.00	0.00	47,830.35	77,169.65-	38
001-314-4000	UTILITY TAX-SUBURBAN PROPANE	13,795.71	15,000.00	0.00	3,473.77	11,526.23-	23
001-314-4030	FERRELLGAS LP	1,603.55	1,000.00	0.00	289.19	710.81-	29
001-314-4040	CIRCLE K STORES	210.93	200.00	0.00	64.98	135.02-	32
001-314-4080	LEESBURG ELECTRIC UTILITY TAX	30,350.78	30,000.00	0.00	18,302.01	11,697.99-	61
001-314-4081	LEESBURG GAS UTILITY TAX	62,769.16	60,000.00	0.00	19,461.86	40,538.14-	32
001-314-4100	INTERCONN RESOURCES LLC	25,821.93	30,000.00	0.00	5,383.21	24,616.79-	18
001-314-4150	CVS	389.42	200.00	0.00	93.16	106.84-	47
001-314-4151	AMERIGAS PROPANE	9,120.14	8,000.00	0.00	2,028.58	5,971.42-	25
001-314-4152	LOWE'S PROPANE TAX	2,123.63	1,500.00	0.00	654.38	845.62-	44
001-314-4160	TECO-PEOPLES GAS	237,853.89	250,000.00	0.00	78,490.38	171,509.62-	31
001-314-4162	GAS SOUTH UTILITY TAX	335.05	300.00	0.00	77.29	222.71-	26
001-314-4190	SOUTH SUMTER UTILITY CO UTILITY TAX	94,896.01	85,000.00	0.00	81,801.33	3,198.67-	96
001-314-4191	PUBLIX UTILITY TAX	932.43	500.00	0.00	318.28	181.72-	64
001-314-9010	STATE COMMUNICATIONS TAX	499,413.36	500,000.00	0.00	141,598.83	358,401.17-	28
001-335-1200	STATE REVENUE SHARING	628,683.58	652,660.00	0.00	159,399.98	493,260.02-	24

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
001-335-1400	MOBILE HOME LICENSES	16,437.90	10,000.00	0.00	6,366.15	3,633.85-	64
001-335-1600	STATE BEVERAGE LICENSES	7,462.21	8,500.00	0.00	6,605.69	1,894.31-	78
001-335-1800	1/2 CENT SALES TAX	1,332,172.60	1,508,170.00	0.00	454,679.92	1,053,490.08-	30
001-339-1000	SOUTH SUMTER UTILITY PILOT FEES	5,582.80	0.00	0.00	0.00	0.00	0
001-341-2006	COMMUNITY DEVELOPMENT SERVICES	844,761.41	500,000.00	0.00	158,321.91	341,678.09-	32
001-341-2010	TREE MITIGATION PERMITS	25,584.00	0.00	0.00	350.00	350.00	0
001-347-5300	BUILDING RENTAL-WILDWOOD COMMUNITY CENTE	75,282.78	50,000.00	0.00	18,825.38	31,174.62-	38
001-347-5304	COMMUNITY CENTER STAFF FEES	150.00-	100.00	0.00	0.00	100.00-	0
001-347-5305	BUILDING RENTAL-OXFORD COMMUNITY CENTER	7,747.58	5,000.00	0.00	4,857.80	142.20-	97
001-347-5306	BUILDING RENTAL-MLK JR COMMUNITY CENTER	1,693.87	1,500.00	0.00	441.92	1,058.08-	29
001-347-5307	OUTDOOR BUILDING RENTALS	46.10	100.00	0.00	9.22	90.78-	9
001-347-5308	OPEN SPACE RENTALS	354.97	100.00	0.00	1,291.00	1,191.00	***
001-350-1000	FINES	27,251.97	20,000.00	0.00	6,632.26	13,367.74-	33
001-351-1002	CODE ENFORCEMENT	1,825.29	1,000.00	0.00	532.56	467.44-	53
001-351-3000	POLICE-2ND DOLLAR FUND	2,900.28	1,500.00	0.00	594.55	905.45-	40
001-361-0000	INTEREST EARNINGS	85,937.51	5,000.00	0.00	30,014.15	25,014.15	600
001-369-0000	OTHER MISCELLANEOUS REVENUE	6,413.14	10,000.00	0.00	4,590.37	5,409.63-	46
001-369-0010	STATE HIGHWAY LIGHTING AGREEMENT	17,247.78	17,765.00	0.00	0.00	17,765.00-	0
001-369-0012	FDOT HIGHWAY MAINTENANCE AGREEMENT	15,500.08	13,440.00	0.00	0.00	13,440.00-	0
001-369-0050	AUCTION PROCEEDS	9,972.00	10,000.00	0.00	0.00	10,000.00-	0
001-369-0052	SPONSORSHIPS	1,265.00	1,000.00	0.00	0.00	1,000.00-	0
001-369-0058	DONATIONS	17,515.70	0.00	0.00	415.00	415.00	0
001-369-0075	MULTI-PURPOSE FIELD RENTAL	0.00	100.00	0.00	0.00	100.00-	0
001-369-0076	BASEBALL FIELD RENTAL	3,329.84	1,000.00	0.00	920.97	79.03-	92
001-369-0078	FIELD PREPARATION FEES	345.00	100.00	0.00	0.00	100.00-	0
001-369-0792	PROGRAM REGISTRATION FEES	29,002.57	15,000.00	0.00	8,460.41	6,539.59-	56
001-369-0794	CONCESSION / VENDOR FEES	100.00	100.00	0.00	0.00	100.00-	0
001-369-0796	SPECIAL EVENT REGISTRATION FEES	1,330.00	1,500.00	0.00	50.00	1,450.00-	3
001-369-2100	POLICE DEPT MISCELLANEOUS REVENUE	4,794.00	1,500.00	0.00	996.40	503.60-	66
001-369-3700	MISCELLANEOUS POLICE DONATIONS	0.00	100.00	0.00	0.00	100.00-	0
001-369-3748	MISC. GRANTS/VESTS	2,325.00	0.00	0.00	0.00	0.00	0
001-369-4000	FUEL TAX REFUND	7,631.68	6,500.00	0.00	0.00	6,500.00-	0
001-380-1000	OTHR FINANCING SOURCE-INSURANCE PROCEEDS	67,736.50	0.00	0.00	0.00	0.00	0
001-380-1001	OTHER FINANCING SOURCE-COUNTY REIMBURSE	90,804.00	0.00	0.00	0.00	0.00	0
001-382-1010	TRANSFER FROM INDUSTRIAL PARK	10,000.00	10,000.00	0.00	0.00	10,000.00-	0
001-382-1013	TRANSFER FROM LAW ENFORCEMENT IMP FEES	412,800.00	412,800.00	0.00	0.00	412,800.00-	0
001-389-5000	NON-OPERATIONAL CASH FORWARD-GEN FUND	0.00	5,806,015.00	0.00	0.00	5,806,015.00-	0

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
	001 GENERAL FUND Revenue Total	22,501,125.42	31,472,790.00	0.00	15,706,510.28	15,766,279.72-	50

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-511-00-0000	LEGISLATIVE- CITY COMMISSION:	0.00	0.00	0.00	0.00	0.00	0
001-511-10-1200	SALARIES	42,528.84	48,910.00	0.00	12,299.67	36,610.33	25
001-511-10-2100	FICA EXPENSE	3,253.32	3,750.00	0.00	940.89	2,809.11	25
001-511-10-2200	RETIREMENT	22,461.75	27,880.00	0.00	6,258.92	21,621.08	22
001-511-10-2300	LIFE & HEALTH INSURANCE	285.00	350.00	0.00	255.74	94.26	73
001-511-10-2600	WORKERS COMPENSATION INSURANCE	133.96	150.00	0.00	72.28	77.72	48
001-511-30-3100	PROFESSIONAL SERVICES	2,200.00	6,000.00	0.00	0.00	6,000.00	0
001-511-30-4000	TRAVEL & PER DIEM	6,205.44	7,000.00	0.00	233.88	6,766.12	3
001-511-30-4100	TELEPHONE EXPENSE	1,196.00	2,000.00	0.00	181.24	1,818.76	9
001-511-30-4110	IT LICENSING / EQUIPMENT	4,807.20	8,470.00	0.00	1,566.35	6,903.65	18
001-511-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	0.00	500.00	0
001-511-30-4900	MISC. EXPENSE & OTHER CURRENT	66.37	2,500.00	0.00	2,656.95	156.95-	106
001-511-30-5100	OFFICE SUPPLIES	39.00	150.00	0.00	0.00	150.00	0
001-511-30-5200	OPERATING SUPPLIES	98.66	400.00	0.00	11.50	388.50	3
001-511-30-5400	SUBSCRIPTIONS/DUES	2,680.00	5,300.00	0.00	3,462.00	1,838.00	65
001-511-30-5500	TRAINING	1,650.00	2,650.00	0.00	0.00	2,650.00	0
001-511-60-6300	CAPITAL IMPROVEMENT-OTHER	5,698.00	0.00	0.00	0.00	0.00	0
	511 LEGISLATIVE- CITY COMMISSION:	93,303.54	116,010.00	0.00	27,939.42	88,070.58	24
001-512-00-0000	EXECUTIVE- CITY MANAGER:	0.00	0.00	0.00	0.00	0.00	0
001-512-10-1200	SALARIES	273,116.15	448,710.00	0.00	94,491.02	354,218.98	21
001-512-10-1300	OVERTIME	69.81	0.00	0.00	0.00	0.00	0
001-512-10-1500	SICK LEAVE	6,172.52	0.00	0.00	378.03	378.03-	0
001-512-10-1600	VACATION PAY	12,418.17	0.00	0.00	5,946.02	5,946.02-	0
001-512-10-1800	HOLIDAY PAY	12,853.78	0.00	0.00	3,697.79	3,697.79-	0
001-512-10-2100	FICA EXPENSE	23,215.10	34,330.00	0.00	7,452.18	26,877.82	22
001-512-10-2200	RETIREMENT	81,799.65	110,900.00	0.00	26,084.83	84,815.17	24
001-512-10-2210	BENEFIT ADMIN FEES	58.50	0.00	0.00	27.00	27.00-	0
001-512-10-2300	LIFE & HEALTH INSURANCE	24,071.20	46,800.00	0.00	11,574.25	35,225.75	25
001-512-10-2600	WORKERS COMPENSATION INSURANCE	446.58	500.00	0.00	240.96	259.04	48
001-512-30-3100	PROFESSIONAL SERVICES	50,608.41	125,000.00	0.00	1,747.90	123,252.10	1
001-512-30-3450	CLOTHING AND UNIFORMS	0.00	500.00	0.00	0.00	500.00	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-512-30-4000	TRAVEL & PER DIEM	7,309.05	10,600.00	0.00	1,588.50	9,011.50	15
001-512-30-4100	TELEPHONE EXPENSE	2,788.94	4,500.00	0.00	671.44	3,828.56	15
001-512-30-4110	IT LICENSING / EQUIPMENT	2,890.83	11,840.00	0.00	7,994.44	3,845.56	68
001-512-30-4150	ADVERTISING/RECORDING EXPENSE	0.00	4,000.00	0.00	59.64	3,940.36	1
001-512-30-4200	POSTAGE/TRANSPORTATION FEES	7.29	500.00	0.00	22.70	477.30	5
001-512-30-4600	REPAIR & MAINTENANCE	946.22	5,800.00	0.00	291.42	5,508.58	5
001-512-30-4900	MISC. EXPENSE & OTHER CURRENT	501.71	1,000.00	0.00	180.84	819.16	18
001-512-30-5100	OFFICE SUPPLIES	338.18	2,000.00	0.00	1,760.52	239.48	88
001-512-30-5200	OPERATING SUPPLIES	593.17	7,250.00	0.00	1,873.49	5,376.51	26
001-512-30-5400	SUBSCRIPTIONS/DUES	3,846.24	5,650.00	0.00	284.88	5,365.12	5
001-512-30-5500	TRAINING	2,137.51	9,000.00	0.00	658.00	8,342.00	7
001-512-60-6400	CAP. IMPROVEMENT-MACHINERY	0.00	5,200.00	0.00	4,633.40	566.60	89
	512 EXECUTIVE- CITY MANAGER:	506,189.01	834,080.00	0.00	171,659.25	662,420.75	21
001-513-00-0000	CLERK/FINANCE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
001-513-10-1200	SALARIES	217,658.11	283,920.00	0.00	46,748.46	237,171.54	16
001-513-10-1300	OVERTIME	24.88	500.00	0.00	0.00	500.00	0
001-513-10-1500	SICK LEAVE	6,549.71	0.00	0.00	2,566.47	2,566.47-	0
001-513-10-1600	VACATION PAY	16,092.88	0.00	0.00	2,189.10	2,189.10-	0
001-513-10-1800	HOLIDAY PAY	10,401.00	0.00	0.00	1,744.55	1,744.55-	0
001-513-10-2100	FICA EXPENSE	19,180.82	21,760.00	0.00	4,073.50	17,686.50	19
001-513-10-2200	RETIREMENT	32,312.84	37,280.00	0.00	7,320.43	29,959.57	20
001-513-10-2210	BENEFIT ADMIN FEES	54.00	0.00	0.00	0.00	0.00	0
001-513-10-2300	LIFE & HEALTH INSURANCE	35,524.88	46,800.00	0.00	8,643.00	38,157.00	18
001-513-10-2500	UNEMPLOYMENT COMPENSATION	0.00	500.00	0.00	0.00	500.00	0
001-513-10-2600	WORKERS COMPENSATION INSURANCE	893.14	1,000.00	0.00	481.91	518.09	48
001-513-30-3100	PROFESSIONAL SERVICES	13,361.60	17,750.00	0.00	0.00	17,750.00	0
001-513-30-3200	ACCOUNTING/AUDITING FEE	18,500.00	19,250.00	0.00	0.00	19,250.00	0
001-513-30-3400	OTHER CONTRACTUAL SERVICES	2,720.05	14,800.00	0.00	2,301.33	12,498.67	16
001-513-30-4000	TRAVEL & PER DIEM	0.00	2,000.00	0.00	55.56	1,944.44	3
001-513-30-4100	TELEPHONE EXPENSE	3,480.22	6,300.00	0.00	916.65	5,383.35	15
001-513-30-4110	IT LICENSING / EQUIPMENT	32,428.68	37,540.00	0.00	21,657.51	15,882.49	58
001-513-30-4150	ADVERTISING/RECORDING EXPENSE	2,857.35	1,580.00	0.00	45.44	1,534.56	3
001-513-30-4200	POSTAGE/TRANSPORTATION FEES	5,000.62	3,150.00	0.00	437.65	2,712.35	14
001-513-30-4300	UTILITIES EXPENSE	18,321.51	27,300.00	0.00	3,627.06	23,672.94	13
001-513-30-4400	RENTAL & LEASING	2,995.45	3,900.00	0.00	831.13	3,068.87	21

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-513-30-4500	GENERAL INSURANCE	149,199.14	170,000.00	0.00	184,869.50	14,869.50-	109
001-513-30-4600	REPAIR & MAINTENANCE	12,369.37	22,470.00	0.00	1,562.55	20,907.45	7
001-513-30-4900	MISC. EXPENSE & OTHER CURRENT	5,655.83	6,000.00	0.00	1,467.79	4,532.21	24
001-513-30-4910	ELECTION EXPENSES	0.00	500.00	0.00	0.00	500.00	0
001-513-30-5100	OFFICE SUPPLIES	4,216.10	3,600.00	0.00	1,379.06	2,220.94	38
001-513-30-5200	OPERATING SUPPLIES	7,147.80	7,050.00	0.00	958.42	6,091.58	14
001-513-30-5400	SUBSCRIPTIONS/DUES	432.50	1,180.00	0.00	150.00	1,030.00	13
001-513-30-5500	TRAINING	1,818.00	3,360.00	0.00	399.00	2,961.00	12
001-513-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	7,560.00	0.00	0.00	7,560.00	0
001-513-70-7100	DEBT SERVICE/CITY HALL-PRINCIPAL	109,873.75	112,595.00	0.00	0.00	112,595.00	0
001-513-70-7200	DEBT SERVICE/CITY HALL-INTEREST	24,553.79	21,835.00	0.00	0.00	21,835.00	0
001-513-70-7500	DEBT SERVICE/POLICE STATION-PRINCIPAL	223,552.49	229,425.00	0.00	0.00	229,425.00	0
001-513-70-7550	DEBT SERVICE/POLICE STATION-INTEREST	68,058.21	62,185.00	0.00	0.00	62,185.00	0
001-513-70-7600	DEBT SERV/2018 GEN FUND PROJ LOAN-PRINCP	327,167.69	333,315.00	0.00	165,881.67	167,433.33	50
001-513-70-7650	DEBT SERV/2018 GEN FUND PROJ LOAN-INTRST	95,401.31	89,270.00	0.00	45,385.60	43,884.40	51
	513 CLERK/FINANCE DEPARTMENT:	1,467,803.72	1,595,675.00	0.00	505,693.34	1,089,981.66	32
001-516-00-0000	DEVELOPMENT SERVICES:	0.00	0.00	0.00	0.00	0.00	0
001-516-10-1200	SALARIES	469,376.17	707,050.00	0.00	98,356.72	608,693.28	14
001-516-10-1300	OVERTIME	1,684.41	1,000.00	0.00	175.50	824.50	18
001-516-10-1500	SICK LEAVE	10,237.69	0.00	0.00	2,850.70	2,850.70-	0
001-516-10-1600	VACATION PAY	29,637.20	0.00	0.00	4,487.58	4,487.58-	0
001-516-10-1800	HOLIDAY PAY	19,472.89	0.00	0.00	4,188.45	4,188.45-	0
001-516-10-2100	FICA EXPENSE	40,576.27	54,170.00	0.00	8,419.49	45,750.51	16
001-516-10-2200	RETIREMENT	76,419.65	105,520.00	0.00	16,051.66	89,468.34	15
001-516-10-2210	BENEFIT ADMIN FEES	211.50	0.00	0.00	9.00	9.00-	0
001-516-10-2300	LIFE & HEALTH INSURANCE	70,554.20	107,640.00	0.00	17,716.19	89,923.81	16
001-516-10-2600	WORKERS COMPENSATION INSURANCE	1,339.72	1,500.00	0.00	722.87	777.13	48
001-516-30-3100	PROFESSIONAL SERVICES	502,781.20	525,000.00	0.00	40,913.35	484,086.65	8
001-516-30-3400	OTHER CONTRACTUAL SERVICES	1,361.24	14,500.00	0.00	160.00	14,340.00	1
001-516-30-3450	CLOTHING AND UNIFORMS	981.46	2,000.00	0.00	0.00	2,000.00	0
001-516-30-4000	TRAVEL & PER DIEM	4,014.91	24,650.00	0.00	0.00	24,650.00	0
001-516-30-4100	TELEPHONE EXPENSE	9,092.98	8,000.00	0.00	1,238.74	6,761.26	15
001-516-30-4110	IT LICENSING / EQUIPMENT	15,689.09	55,100.00	0.00	19,420.28	35,679.72	35
001-516-30-4150	ADVERTISING/RECORDING EXPENSE	33,762.20	25,000.00	0.00	3,336.70	21,663.30	13
001-516-30-4200	POSTAGE/TRANSPORTATION FEES	1,849.68	8,000.00	0.00	233.96	7,766.04	3

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-516-30-4600	REPAIR & MAINTENANCE	3,417.08	6,000.00	0.00	267.98	5,732.02	4
001-516-30-4900	MISC. EXPENSE & OTHER CURRENT	273.06	10,000.00	0.00	414.66	9,585.34	4
001-516-30-4950	CODE ENFORCEMENT	2,738.41	51,500.00	0.00	634.62	50,865.38	1
001-516-30-5100	OFFICE SUPPLIES	2,250.71	10,000.00	0.00	572.50	9,427.50	6
001-516-30-5200	OPERATING SUPPLIES	15,236.35	10,000.00	0.00	829.14	9,170.86	8
001-516-30-5250	FUEL EXPENSE	1,957.56	2,500.00	0.00	233.08	2,266.92	9
001-516-30-5400	SUBSCRIPTIONS/DUES	2,383.95	3,980.00	0.00	535.17	3,444.83	13
001-516-30-5500	TRAINING	7,497.85	19,460.00	0.00	991.59	18,468.41	5
001-516-30-5550	LICENSING	10,961.10	0.00	0.00	0.00	0.00	0
001-516-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	18,000.00	0.00	11,128.33	6,871.67	62
001-516-60-6330	JPA COMP PLAN AMENDMENTS	15,033.63	0.00	0.00	0.00	0.00	0
001-516-60-6400	CAPITAL IMPROV.-MACHINERY/EQUIPMENT	39,090.00	0.00	0.00	0.00	0.00	0
	516 DEVELOPMENT SERVICES:	1,389,882.16	1,770,570.00	0.00	233,888.26	1,536,681.74	13
001-518-00-0000	INFORMATION TECHNOLOGY DEPARTMENT	0.00	0.00	0.00	0.00	0.00	0
001-518-10-1200	SALARIES	109,722.55	190,330.00	0.00	33,633.05	156,696.95	18
001-518-10-1300	OVERTIME	41.47	0.00	0.00	0.00	0.00	0
001-518-10-1500	SICK LEAVE	6,520.75	0.00	0.00	488.80	488.80-	0
001-518-10-1600	VACATION PAY	6,969.13	0.00	0.00	2,180.48	2,180.48-	0
001-518-10-1800	HOLIDAY PAY	5,224.00	0.00	0.00	667.68	667.68-	0
001-518-10-2100	FICA EXPENSE	9,828.87	14,570.00	0.00	2,828.24	11,741.76	19
001-518-10-2200	RETIREMENT	14,332.63	22,670.00	0.00	4,403.11	18,266.89	19
001-518-10-2210	BENEFIT ADMIN FEES	54.00	0.00	0.00	9.00	9.00-	0
001-518-10-2300	LIFE & HEALTH INSURANCE	15,172.20	28,080.00	0.00	5,018.48	23,061.52	18
001-518-10-2600	WORKERS COMPENSATION INSURANCE	178.65	200.00	0.00	96.36	103.64	48
001-518-30-3100	PROFESSIONAL SERVICES	375.00	145,320.00	0.00	0.00	145,320.00	0
001-518-30-3400	OTHER CONTRACTUAL SERVICES	988.66	15,160.00	0.00	712.66	14,447.34	5
001-518-30-4000	TRAVEL & PER DIEM	0.00	7,500.00	0.00	0.00	7,500.00	0
001-518-30-4100	TELEPHONE EXPENSE	5,873.59	5,000.00	0.00	973.85	4,026.15	19
001-518-30-4110	IT LICENSING / EQUIPMENT	8,595.85	21,700.00	0.00	2,007.41	19,692.59	9
001-518-30-4200	POSTAGE/TRANSPORTATION FEES	8.26	250.00	0.00	0.00	250.00	0
001-518-30-4300	UTILITIES EXPENSE	1,758.96	2,300.00	0.00	103.62	2,196.38	5
001-518-30-4400	RENTAL & LEASING	0.00	500.00	0.00	0.00	500.00	0
001-518-30-4600	REPAIR & MAINTENANCE	75.01	4,000.00	0.00	0.00	4,000.00	0
001-518-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	8,000.00	0.00	0.00	8,000.00	0
001-518-30-5100	OFFICE SUPPLIES	203.59	900.00	0.00	251.07	648.93	28

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-518-30-5200	OPERATING SUPPLIES	7,769.60	15,000.00	0.00	806.64	14,193.36	5
001-518-30-5400	SUBSCRIPTIONS/DUES	355.00	2,500.00	0.00	0.00	2,500.00	0
001-518-30-5500	TRAINING	1,552.98	8,000.00	0.00	0.00	8,000.00	0
001-518-30-5550	LICENSING	47,110.77	30,000.00	0.00	8,187.50	21,812.50	27
001-518-60-6300	CAPITAL IMPROVEMENT-OTHER	13,771.91	0.00	0.00	0.00	0.00	0
001-518-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	17,215.00	16,000.00	0.00	0.00	16,000.00	0
	518 INFORMATION TECHNOLOGY DEPARTMENT	273,698.43	537,980.00	0.00	62,367.95	475,612.05	12
001-519-00-0000	HUMAN RESOURCE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
001-519-10-1200	SALARIES	103,762.87	130,420.00	0.00	27,815.22	102,604.78	21
001-519-10-1300	OVERTIME	298.61	0.00	0.00	0.00	0.00	0
001-519-10-1500	SICK LEAVE	2,327.18	0.00	0.00	708.58	708.58-	0
001-519-10-1600	VACATION PAY	5,570.61	0.00	0.00	1,119.10	1,119.10-	0
001-519-10-1800	HOLIDAY PAY	4,608.81	0.00	0.00	1,079.74	1,079.74-	0
001-519-10-2100	FICA EXPENSE	8,917.78	9,980.00	0.00	2,350.31	7,629.69	24
001-519-10-2200	RETIREMENT	12,983.32	15,540.00	0.00	3,659.08	11,880.92	24
001-519-10-2210	BENEFIT ADMIN FEES	54.00	0.00	0.00	9.00	9.00-	0
001-519-10-2300	LIFE & HEALTH INSURANCE	15,291.36	18,720.00	0.00	4,335.72	14,384.28	23
001-519-10-2600	WORKERS COMPENSATION INSURANCE	98.26	110.00	0.00	53.02	56.98	48
001-519-30-3100	PROFESSIONAL SERVICES	2,216.00	60,000.00	0.00	25.00	59,975.00	0
001-519-30-3400	OTHER CONTRACTUAL SERVICES	863.04	6,400.00	0.00	772.66	5,627.34	12
001-519-30-4000	TRAVEL & PER DIEM	3,484.89	4,800.00	0.00	0.00	4,800.00	0
001-519-30-4100	TELEPHONE EXPENSE	5,005.64	4,750.00	0.00	821.38	3,928.62	17
001-519-30-4110	IT LICENSING / EQUIPMENT	19,496.92	20,530.00	0.00	17,528.11	3,001.89	85
001-519-30-4150	ADVERTISING/RECRUITING	4,730.00	5,700.00	0.00	100.00	5,600.00	2
001-519-30-4200	POSTAGE/TRANSPORTATION FEES	176.50	500.00	0.00	80.58	419.42	16
001-519-30-4300	UTILITIES EXPENSE	2,073.75	2,300.00	0.00	331.64	1,968.36	14
001-519-30-4400	RENTAL & LEASING	10.40	60.00	0.00	0.00	60.00	0
001-519-30-4600	REPAIR & MAINTENANCE	2,925.88	3,000.00	0.00	811.22	2,188.78	27
001-519-30-4800	EMPLOYEE PROGRAMS	6,724.51	8,000.00	0.00	3,231.84	4,768.16	40
001-519-30-4900	MISC. EXPENSE & OTHER CURRENT	519.40	1,000.00	0.00	109.40	890.60	11
001-519-30-5100	OFFICE SUPPLIES	1,076.85	2,900.00	0.00	101.21	2,798.79	3
001-519-30-5200	OPERATING SUPPLIES	1,034.38	2,800.00	0.00	1,694.19	1,105.81	61
001-519-30-5250	FUEL EXPENSE	533.82	700.00	0.00	103.88	596.12	15
001-519-30-5400	SUBSCRIPTIONS/DUES	1,023.24	1,380.00	0.00	229.00	1,151.00	17
001-519-30-5500	TRAINING	4,574.94	4,850.00	0.00	598.00	4,252.00	12

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-519-30-5501	STAFF TRAINING PROGRAMS	1,780.05	5,000.00	0.00	851.90	4,148.10	17
	519 HUMAN RESOURCE DEPARTMENT:	212,163.01	309,440.00	0.00	68,519.78	240,920.22	22
001-521-00-0000	POLICE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
001-521-10-1200	SALARIES	1,952,135.38	3,539,580.00	0.00	546,074.29	2,993,505.71	15
001-521-10-1220	UNIFORM ALLOWANCE	13,980.00	14,820.00	0.00	3,090.00	11,730.00	21
001-521-10-1250	ON CALL	7,050.00	10,400.00	0.00	1,425.00	8,975.00	14
001-521-10-1260	SHIFT DIFFERENTIAL	14,061.06	20,080.00	0.00	2,907.00	17,173.00	14
001-521-10-1300	OVERTIME	117,487.00	157,000.00	0.00	19,954.91	137,045.09	13
001-521-10-1500	SICK LEAVE	72,320.99	0.00	0.00	15,335.20	15,335.20-	0
001-521-10-1600	VACATION PAY	101,695.36	0.00	0.00	28,291.27	28,291.27-	0
001-521-10-1700	INCENTIVE PAY	20,290.00	56,000.00	0.00	4,970.00	51,030.00	9
001-521-10-1800	HOLIDAY PAY	83,822.11	0.00	0.00	21,376.51	21,376.51-	0
001-521-10-1820	HOLIDAY PREMIUM	73,753.36	82,000.00	0.00	18,737.45	63,262.55	23
001-521-10-2100	FICA EXPENSE	188,389.65	295,680.00	0.00	50,655.57	245,024.43	17
001-521-10-2200	RETIREMENT	611,549.51	1,103,850.00	0.00	171,273.39	932,576.61	16
001-521-10-2210	BENEFIT ADMIN FEES	243.00	0.00	0.00	72.00	72.00-	0
001-521-10-2300	LIFE & HEALTH INSURANCE	317,222.69	547,560.00	0.00	84,393.93	463,166.07	15
001-521-10-2500	UNEMPLOYMENT COMP. REIMBURSEMENT	2,817.24	0.00	0.00	3,375.64	3,375.64-	0
001-521-10-2600	WORKERS COMPENSATION INSURANCE	58,053.22	65,000.00	0.00	31,323.94	33,676.06	48
001-521-30-3100	PROFESSIONAL SERVICES	10,155.99	48,000.00	0.00	3,586.17	44,413.83	7
001-521-30-3400	OTHER CONTRACTUAL SERVICES	12,915.35	26,800.00	0.00	5,001.32	21,798.68	19
001-521-30-3450	CLOTHING AND UNIFORMS	10,568.31	12,000.00	0.00	3,170.11	8,829.89	26
001-521-30-3500	INVESTIGATIONS	7,924.44	15,000.00	0.00	1,662.80	13,337.20	11
001-521-30-4000	TRAVEL & PER DIEM	4,507.60	9,000.00	0.00	1,196.02	7,803.98	13
001-521-30-4100	TELEPHONE EXPENSE	63,838.47	80,000.00	0.00	9,903.03	70,096.97	12
001-521-30-4110	IT LICENSING / EQUIPMENT	231,419.52	191,600.00	0.00	157,262.51	34,337.49	82
001-521-30-4200	POSTAGE/TRANSPORTATION FEES	288.24	3,000.00	0.00	28.78	2,971.22	1
001-521-30-4300	UTILITIES EXPENSE	61,711.43	54,000.00	0.00	7,785.37	46,214.63	14
001-521-30-4400	RENTAL & LEASING	2,115.43	10,500.00	0.00	396.88	10,103.12	4
001-521-30-4600	REPAIR & MAINTENANCE	56,628.32	70,000.00	0.00	20,608.84	49,391.16	29
001-521-30-4900	MISC. EXPENSE & OTHER CURRENT	876.65-	4,000.00	0.00	0.00	4,000.00	0
001-521-30-4960	BOOT ALLOWANCE	2,127.90	4,600.00	0.00	644.04	3,955.96	14
001-521-30-5100	OFFICE SUPPLIES	773.09	5,000.00	0.00	140.97	4,859.03	3
001-521-30-5200	OPERATING SUPPLIES	57,147.52	83,000.00	0.00	14,307.31	68,692.69	17
001-521-30-5250	FUEL EXPENSE	161,988.94	195,000.00	0.00	23,833.84	171,166.16	12

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-521-30-5400	SUBSCRIPTIONS/DUES	1,343.48	3,000.00	0.00	0.00	3,000.00	0
001-521-30-5500	TRAINING	30,853.06	40,000.00	0.00	9,269.08	30,730.92	23
001-521-60-6300	CAPITAL IMPROVEMENT-OTHER	0.00	320,000.00	0.00	0.00	320,000.00	0
001-521-60-6400	CAP. IMPROVEMENT-MACHINERY	185,188.49	222,840.00	0.00	71,321.00	151,519.00	32
001-521-70-7100	2018 POLICE CARS CAP LEASE-PRINCIPAL	57,524.09	0.00	0.00	0.00	0.00	0
001-521-70-7200	2018 POLICE CARS CAP LEASE-INTEREST	4,170.32	0.00	0.00	0.00	0.00	0
	521 POLICE DEPARTMENT:	4,597,183.91	7,289,310.00	0.00	1,333,374.17	5,955,935.83	18
001-541-00-0000	PUBLIC WORKS/STREET DEPT.	0.00	0.00	0.00	0.00	0.00	0
001-541-10-1200	SALARIES	786,046.11	1,256,900.00	0.00	220,538.19	1,036,361.81	18
001-541-10-1250	ON CALL	3,900.00	3,900.00	0.00	900.00	3,000.00	23
001-541-10-1300	OVERTIME	12,544.80	12,000.00	0.00	3,067.63	8,932.37	26
001-541-10-1500	SICK LEAVE	39,374.25	0.00	0.00	4,621.21	4,621.21-	0
001-541-10-1600	VACATION PAY	45,392.03	0.00	0.00	11,570.37	11,570.37-	0
001-541-10-1800	HOLIDAY PAY	35,068.54	0.00	0.00	7,771.20	7,771.20-	0
001-541-10-2100	FICA EXPENSE	70,586.10	97,370.00	0.00	18,970.68	78,399.32	19
001-541-10-2200	RETIREMENT	108,496.47	172,760.00	0.00	36,656.59	136,103.41	21
001-541-10-2210	BENEFIT ADMIN FEES	27.00	0.00	0.00	0.00	0.00	0
001-541-10-2300	LIFE & HEALTH INSURANCE	137,294.00	234,000.00	0.00	39,295.16	194,704.84	17
001-541-10-2500	UNEMPLOYMENT COMPENSATION	0.00	2,000.00	0.00	0.00	2,000.00	0
001-541-10-2600	WORKERS COMPENSATION INSURANCE	17,862.46	20,000.00	0.00	9,638.14	10,361.86	48
001-541-30-3100	PROFESSIONAL SERVICES	93,620.80	211,580.00	0.00	21,565.79	190,014.21	10
001-541-30-3400	OTHER CONTRACTUAL SERVICES	100,675.83	378,100.00	0.00	29,523.78	348,576.22	8
001-541-30-3440	RIGHT-OF-WAY MAINTENANCE	108,099.00	265,000.00	0.00	24,567.50	240,432.50	9
001-541-30-3450	CLOTHING AND UNIFORMS	8,393.87	8,000.00	0.00	2,217.13	5,782.87	28
001-541-30-4000	TRAVEL & PER DIEM	591.73	5,500.00	0.00	63.92	5,436.08	1
001-541-30-4100	TELEPHONE EXPENSE	17,623.27	24,600.00	0.00	3,310.81	21,289.19	13
001-541-30-4110	IT LICENSING / EQUIPMENT	29,537.40	80,400.00	0.00	8,997.89	71,402.11	11
001-541-30-4200	POSTAGE/TRANSPORTATION FEES	49.14	100.00	0.00	39.92	60.08	40
001-541-30-4300	UTILITIES EXPENSE	24,018.58	23,200.00	0.00	2,563.58	20,636.42	11
001-541-30-4350	VILLAGES STREET LIGHTING	446,207.51	470,000.00	0.00	82,170.35	387,829.65	17
001-541-30-4400	RENTAL & LEASING	1,685.87	7,575.00	0.00	3,206.43	4,368.57	42
001-541-30-4600	REPAIR & MAINTENANCE	32,147.82	51,200.00	0.00	7,847.80	43,352.20	15
001-541-30-4601	REPAIR & MAINTENANCE - BUILDINGS	11,562.67	25,000.00	0.00	203.32	24,796.68	1
001-541-30-4900	MISC. EXPENSE & OTHER CURRENT	18.92	3,000.00	0.00	0.00	3,000.00	0
001-541-30-4940	LANDFILL DISPOSAL FEES	2,446.05	5,000.00	0.00	1,289.47	3,710.53	26

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-541-30-4960	BOOT ALLOWANCE	2,493.28	4,025.00	0.00	1,486.80	2,538.20	37
001-541-30-5100	OFFICE SUPPLIES	2,389.14	3,000.00	0.00	553.96	2,446.04	18
001-541-30-5200	OPERATING SUPPLIES	59,736.59	70,000.00	0.00	17,095.81	52,904.19	24
001-541-30-5250	FUEL EXPENSE	38,832.19	45,000.00	0.00	5,148.53	39,851.47	11
001-541-30-5400	SUBSCRIPTIONS/DUES	1,349.87	9,225.00	0.00	1,335.99	7,889.01	14
001-541-30-5500	TRAINING	13,759.37	19,080.00	0.00	1,333.80	17,746.20	7
001-541-60-6115	CITY HALL / ANNEX REHAB	60,663.05	50,000.00	0.00	2,071.72	47,928.28	4
001-541-60-6210	PUBLIC WORKS BUILDING	0.00	9,700.00	0.00	6,308.00	3,392.00	65
001-541-60-6400	CAP. IMPROVEMENT-MACHINERY	106,377.50	369,608.00	0.00	75,482.00	294,126.00	20
001-541-60-6681	PRINCIPAL-EQUIPMENT LEASE	46,316.72	28,200.00	0.00	28,171.17	28.83	100
001-541-60-6691	INTEREST-EQUIPMENT LEASE	4,091.49	2,165.00	0.00	2,160.33	4.67	100
	541 PUBLIC WORKS/STREET DEPT.	2,469,279.42	3,967,188.00	0.00	681,744.97	3,285,443.03	17
001-549-00-0000	FLEET MAINTENANCE DEPT:	0.00	0.00	0.00	0.00	0.00	0
001-549-10-1200	SALARIES	160,093.51	245,440.00	0.00	46,686.25	198,753.75	19
001-549-10-1210	SPECIAL PAY	0.00	1,500.00	0.00	0.00	1,500.00	0
001-549-10-1500	SICK LEAVE	3,984.32	0.00	0.00	756.29	756.29-	0
001-549-10-1600	VACATION PAY	12,787.72	0.00	0.00	4,414.24	4,414.24-	0
001-549-10-1800	HOLIDAY PAY	7,001.01	0.00	0.00	2,161.49	2,161.49-	0
001-549-10-2100	FICA EXPENSE	14,065.54	18,900.00	0.00	4,132.42	14,767.58	22
001-549-10-2200	RETIREMENT	20,478.95	29,420.00	0.00	6,433.58	22,986.42	22
001-549-10-2300	LIFE & HEALTH INSURANCE	30,260.16	46,800.00	0.00	8,629.92	38,170.08	18
001-549-10-2600	WORKERS COMPENSATION INSURANCE	6,966.43	7,800.00	0.00	3,758.89	4,041.11	48
001-549-30-3100	PROFESSIONAL SERVICES	0.00	500.00	0.00	25.00	475.00	5
001-549-30-3400	OTHER CONTRACTUAL SERVICES	220.00	2,800.00	0.00	190.00	2,610.00	7
001-549-30-3450	CLOTHING AND UNIFORMS	2,338.53	3,500.00	0.00	476.82	3,023.18	14
001-549-30-4000	TRAVEL & PER DIEM	70.90	100.00	0.00	0.00	100.00	0
001-549-30-4100	TELEPHONE EXPENSE	2,354.52	3,500.00	0.00	1,087.47	2,412.53	31
001-549-30-4110	IT LICENSING / EQUIPMENT	15,463.45	31,500.00	0.00	3,786.95	27,713.05	12
001-549-30-4200	POSTAGE/TRANSPORTATION FEES	0.00	100.00	0.00	0.00	100.00	0
001-549-30-4300	UTILITIES EXPENSE	4,388.52	5,000.00	0.00	1,268.25	3,731.75	25
001-549-30-4400	RENTAL & LEASING	1,580.89	2,500.00	0.00	311.69	2,188.31	12
001-549-30-4600	REPAIR & MAINTENANCE	2,896.45	5,000.00	0.00	42.89	4,957.11	1
001-549-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	100.00	0.00	0.00	100.00	0
001-549-30-4960	BOOT ALLOWANCE	235.37	700.00	0.00	171.19	528.81	24
001-549-30-5100	OFFICE SUPPLIES	645.01	1,500.00	0.00	214.18	1,285.82	14

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-549-30-5200	OPERATING SUPPLIES	26,334.32	35,000.00	0.00	6,549.24	28,450.76	19
001-549-30-5250	FUEL EXPENSE	3,990.54	3,500.00	0.00	572.22	2,927.78	16
001-549-30-5400	SUBSCRIPTIONS/DUES	1,069.99	500.00	0.00	0.00	500.00	0
001-549-30-5500	TRAINING	400.00	2,500.00	0.00	299.00	2,201.00	12
001-549-60-6400	CAP. IMPROVEMENTS-MACHINERY/EQUIP	23,626.15	85,900.00	0.00	61,285.06	24,614.94	71
	549 FLEET MAINTENANCE DEPT:	341,252.28	534,060.00	0.00	153,253.04	380,806.96	29
001-572-00-0000	PARKS & RECREATION:	0.00	0.00	0.00	0.00	0.00	0
001-572-10-1200	SALARIES	427,018.66	675,650.00	0.00	113,876.35	561,773.65	17
001-572-10-1250	ON CALL	3,900.00	3,500.00	0.00	900.00	2,600.00	26
001-572-10-1300	OVERTIME	11,767.52	2,000.00	0.00	2,578.71	578.71-	129
001-572-10-1500	SICK LEAVE	15,073.16	0.00	0.00	3,701.03	3,701.03-	0
001-572-10-1600	VACATION PAY	21,229.69	0.00	0.00	4,780.84	4,780.84-	0
001-572-10-1800	HOLIDAY PAY	16,704.26	0.00	0.00	4,426.82	4,426.82-	0
001-572-10-1820	HOLIDAY PREMIUM	166.00	0.00	0.00	0.00	0.00	0
001-572-10-2100	FICA EXPENSE	37,933.68	52,110.00	0.00	9,965.28	42,144.72	19
001-572-10-2200	RETIREMENT	52,865.36	81,130.00	0.00	15,514.47	65,615.53	19
001-572-10-2300	LIFE & HEALTH INSURANCE	78,852.42	131,040.00	0.00	27,711.40	103,328.60	21
001-572-10-2500	UNEMPLOYMENT COMPENSATION	37.41	0.00	0.00	0.00	0.00	0
001-572-10-2600	WORKERS COMPENSATION INSURANCE	5,358.78	6,000.00	0.00	2,891.45	3,108.55	48
001-572-30-3100	PROFESSIONAL SERVICES	20,650.50	15,750.00	0.00	3,374.85	12,375.15	21
001-572-30-3400	OTHER CONTRACTUAL SERVICES	96,812.20	131,900.00	0.00	38,537.57	93,362.43	29
001-572-30-3450	CLOTHING AND UNIFORMS	3,842.07	7,550.00	0.00	0.00	7,550.00	0
001-572-30-4000	TRAVEL & PER DIEM	1,012.59	3,900.00	0.00	0.00	3,900.00	0
001-572-30-4100	TELEPHONE EXPENSE	19,695.91	18,000.00	0.00	3,107.77	14,892.23	17
001-572-30-4110	IT LICENSING / EQUIPMENT	28,329.62	34,800.00	0.00	10,713.79	24,086.21	31
001-572-30-4150	ADVERTISING AND PROMOTIONS	23,045.57	14,000.00	0.00	9,620.96	4,379.04	69
001-572-30-4200	POSTAGE/TRANSPORTATION FEES	31.27	200.00	0.00	1.14	198.86	1
001-572-30-4300	UTILITIES EXPENSE	16,049.73	25,100.00	0.00	2,676.92	22,423.08	11
001-572-30-4400	RENTAL & LEASING	4,148.21	6,900.00	0.00	600.88	6,299.12	9
001-572-30-4600	REPAIR & MAINTENANCE	38,063.27	123,620.00	0.00	13,105.06	110,514.94	11
001-572-30-4601	REPAIR & MAINTENANCE - BUILDINGS	2,955.18	38,500.00	0.00	0.00	38,500.00	0
001-572-30-4610	BAKER HOUSE MAINTENANCE	2,506.91	10,000.00	0.00	288.38	9,711.62	3
001-572-30-4620	BAKER HOUSE OPERATIONS-OTHER MISC.	6,702.16	7,070.00	0.00	2,821.49	4,248.51	40
001-572-30-4630	BAKER HOUSE SPECIAL EVENTS	7,474.65	10,000.00	0.00	2,554.19	7,445.81	26
001-572-30-4900	MISC. EXPENSE & OTHER CURRENT	777.87	5,000.00	0.00	424.19	4,575.81	8

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-572-30-4910	SPECIAL EVENTS	123,526.80	118,500.00	0.00	26,568.18	91,931.82	22
001-572-30-4915	PROGRAMS, ACTIVITIES & LEAGUES	76,459.67	110,100.00	0.00	17,441.95	92,658.05	16
001-572-30-4920	SUMMER RECREATION PROGRAM	15,547.80	42,500.00	0.00	0.00	42,500.00	0
001-572-30-4960	BOOT ALLOWANCE	1,122.58	1,575.00	0.00	146.93	1,428.07	9
001-572-30-5100	OFFICE SUPPLIES	2,015.73	2,000.00	0.00	884.34	1,115.66	44
001-572-30-5200	OPERATING SUPPLIES	71,356.54	95,600.00	0.00	25,780.42	69,819.58	27
001-572-30-5250	FUEL EXPENSE	25,357.37	30,000.00	0.00	3,649.69	26,350.31	12
001-572-30-5280	LANDSCAPING	18,306.97	30,000.00	0.00	3,858.06	26,141.94	13
001-572-30-5400	SUBSCRIPTIONS/DUES	410.10	2,610.00	0.00	0.00	2,610.00	0
001-572-30-5500	TRAINING	4,105.00	10,600.00	0.00	510.00	10,090.00	5
001-572-60-6200	CAP. IMPROVEMENT-BUILDINGS	0.00	39,100.00	0.00	14,090.00	25,010.00	36
001-572-60-6300	CAPITAL IMPROVEMENT-OTHER	18,647.65	25,000.00	0.00	0.00	25,000.00	0
001-572-60-6351	MLK PARK PROJECT	224,643.64	103,240.96	0.00	65,868.69	37,372.27	64
001-572-60-6400	CAP. IMPROVEMENT-MACHINERY	75,786.00	149,690.52	0.00	0.00	149,690.52	0
	572 PARKS & RECREATION:	1,600,290.50	2,164,236.48	0.00	432,971.80	1,731,264.68	20
001-575-00-0000	COMMUNITY CENTER:	0.00	0.00	0.00	0.00	0.00	0
001-575-10-1200	SALARIES	11,311.43	87,450.00	0.00	6,390.16	81,059.84	7
001-575-10-1300	OVERTIME	55.69	0.00	0.00	0.00	0.00	0
001-575-10-2100	FICA EXPENSE	869.65	6,690.00	0.00	488.86	6,201.14	7
001-575-10-2200	RETIREMENT	1,318.13	10,420.00	0.00	761.08	9,658.92	7
001-575-10-2300	LIFE & HEALTH INSURANCE	0.00	200.00	0.00	4.75	195.25	2
001-575-30-3100	PROFESSIONAL SERVICES	849.85	3,000.00	0.00	0.00	3,000.00	0
001-575-30-3400	OTHER CONTRACTUAL SERVICES	1,134.70	8,440.00	0.00	220.00	8,220.00	3
001-575-30-3450	CLOTHING AND UNIFORMS	220.48	1,200.00	0.00	0.00	1,200.00	0
001-575-30-4100	TELEPHONE EXPENSE	2,835.02	6,680.00	0.00	910.63	5,769.37	14
001-575-30-4200	POSTAGE/TRANSPORTATION FEES	17.07	250.00	0.00	46.59	203.41	19
001-575-30-4300	UTILITIES EXPENSE	45,205.90	24,800.00	0.00	8,188.53	16,611.47	33
001-575-30-4400	RENTAL & LEASING	1,912.19	2,600.00	0.00	238.47	2,361.53	9
001-575-30-4600	REPAIR & MAINTENANCE	11,979.48	30,000.00	0.00	683.64	29,316.36	2
001-575-30-5100	OFFICE SUPPLIES	425.01	1,000.00	0.00	227.06	772.94	23
001-575-30-5200	OPERATING SUPPLIES	7,528.12	15,000.00	0.00	2,168.90	12,831.10	14
001-575-30-5400	SUBSCRIPTIONS/DUES	100.00	0.00	0.00	0.00	0.00	0
	575 COMMUNITY CENTER:	85,762.72	197,730.00	0.00	20,328.67	177,401.33	10

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
001-580-90-0000	CONTINGENCY	0.00	0.00	0.00	0.00	0.00	0
001-580-90-9901	CONTINGENCY RESERVE-GEN FUND	0.00	4,354,650.00	0.00	0.00	4,354,650.00	0
001-581-00-1040	TRANSFER TO EXPANDED CRA	185,870.00	197,730.00	0.00	0.00	197,730.00	0
001-581-90-3010	TRANSFER TO CAPITAL PROJECT FUND	18,650,000.00	8,000,000.00	0.00	0.00	8,000,000.00	0
	581 Total	18,835,870.00	8,197,730.00	0.00	0.00	8,197,730.00	0
	001 GENERAL FUND Expend Total	31,872,678.70	31,868,659.48	0.00	3,691,740.65	28,176,918.83	12

001 GENERAL FUND

	Prior	Current	YTD
Revenues:	22,501,125.42	0.00	15,706,510.28
Expended:	31,872,678.70	0.00	3,691,740.65
Net Income:	9,371,553.28-	0.00	12,014,769.63

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
101-361-1350	INTEREST EARNED	521.29	200.00	0.00	148.73	51.27-	74
101-364-1000	CEMETERY LOT SALES	2,100.00	2,100.00	0.00	0.00	2,100.00-	0
101-366-1350	CONTRIBUTIONS/DUES	2,430.00	2,000.00	0.00	400.00	1,600.00-	20
101-366-1360	GRAVE OPENING PERMITS	600.00	600.00	0.00	150.00	450.00-	25
101-369-0000	OTHER MISCELLANEOUS REVENUE	0.00	100.00	0.00	0.00	100.00-	0
101-389-5000	NON-OPER/ CEMETERY RESERVES FORWARD	0.00	57,400.00	0.00	0.00	57,400.00-	0
	101 CEMETERY FUND Revenue Total	5,651.29	62,400.00	0.00	698.73	61,701.27-	1

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
101-569-00-0000	GREENWOOD CEMETERY:	0.00	0.00	0.00	0.00	0.00	0
101-569-30-3100	PROFESSIONAL SERVICES	0.00	8,450.00	0.00	0.00	8,450.00	0
101-569-30-4600	REPAIR & MAINTENANCE	0.00	500.00	0.00	0.00	500.00	0
101-569-30-4900	MISC. EXPENSE & OTHER CURRENT	61.37	200.00	0.00	0.00	200.00	0
101-569-30-5200	OPERATING SUPPLIES	0.00	100.00	0.00	0.00	100.00	0
	569 GREENWOOD CEMETERY:	61.37	9,250.00	0.00	0.00	9,250.00	0
101-580-90-9999	CONTINGENCY	0.00	53,150.00	0.00	0.00	53,150.00	0
	101 CEMETERY FUND Expend Total	61.37	62,400.00	0.00	0.00	62,400.00	0

101 CEMETERY FUND	Prior	Current	YTD
Revenues:	5,651.29	0.00	698.73
Expended:	61.37	0.00	0.00
Net Income:	5,589.92	0.00	698.73

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
104-361-0000	INTEREST	8,461.61	0.00	0.00	3,292.76	3,292.76	0
104-369-9000	TAX INCREMENT FINANCING - SUM CTY	369,830.00	368,670.00	0.00	0.00	368,670.00-	0
104-382-0010	TRANSFER FROM GENERAL	185,870.00	197,730.00	0.00	0.00	197,730.00-	0
104-389-5006	CASH FORWARD - CRA DISTRICT	0.00	1,007,900.00	0.00	0.00	1,007,900.00-	0
	104 COMMUNITY REDEVELOPMENT Revenue Tota	564,161.61	1,574,300.00	0.00	3,292.76	1,571,007.24-	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
104-550-00-0000	COMM REDEVELOPMENT DEPT.:	0.00	0.00	0.00	0.00	0.00	0
104-550-10-1200	SALARIES	31,654.31	42,210.00	0.00	8,442.43	33,767.57	20
104-550-10-1500	SICK LEAVE	599.30	0.00	0.00	418.17	418.17-	0
104-550-10-1600	VACATION PAY	2,697.94	0.00	0.00	571.04	571.04-	0
104-550-10-1800	HOLIDAY PAY	1,265.58	0.00	0.00	326.31	326.31-	0
104-550-10-2100	FICA EXPENSE	2,770.52	3,230.00	0.00	746.51	2,483.49	23
104-550-10-2200	RETIREMENT	4,330.56	5,030.00	0.00	3,080.59	1,949.41	61
104-550-10-2300	LIFE & HEALTH INSURANCE	3,524.49	3,600.00	0.00	881.22	2,718.78	24
104-550-30-3100	PROFESSIONAL SERVICES	6,875.00	135,000.00	0.00	0.00	135,000.00	0
104-550-30-4000	TRAVEL & PER DIEM	0.00	1,500.00	0.00	0.00	1,500.00	0
104-550-30-5400	SUBSCRIPTIONS/DUES	175.00	175.00	0.00	0.00	175.00	0
104-550-30-5500	TRAINING	0.00	4,000.00	0.00	0.00	4,000.00	0
104-550-60-6330	FACADE IMPROVEMENT GRANT	0.00	80,000.00	0.00	0.00	80,000.00	0
104-550-70-7303	DEMOLITIONS	0.00	20,000.00	0.00	0.00	20,000.00	0
104-550-70-7307	MISC. OTHER PROJECTS	70,653.62	55,925.00	0.00	0.00	55,925.00	0
104-550-70-7308	DOWNTOWN PARKING IMPROVEMENTS	167,101.15	50,000.00	0.00	0.00	50,000.00	0
	550 COMM REDEVELOPMENT DEPT.:	291,647.47	400,670.00	0.00	14,466.27	386,203.73	4
104-580-90-9904	CONTINGENCY - CRA DISTRICT	0.00	1,229,555.00	0.00	0.00	1,229,555.00	0
	104 COMMUNITY REDEVELOPMENT Expend Total	291,647.47	1,630,225.00	0.00	14,466.27	1,615,758.73	1

104 COMMUNITY REDEVELOPMENT	Prior	Current	YTD
Revenues:	564,161.61	0.00	3,292.76
Expended:	291,647.47	0.00	14,466.27
Net Income:	272,514.14	0.00	11,173.51-

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
105-361-0000	INTEREST	162.35	100.00	0.00	54.10	45.90-	54
105-369-0058	DONATIONS	14,697.00	15,000.00	0.00	7,571.00	7,429.00-	50
105-389-5010	CASH FORWARD - BAKER HOUSE	0.00	27,400.00	0.00	0.00	27,400.00-	0
	105 BAKER HOUSE Revenue Total	14,859.35	42,500.00	0.00	7,625.10	34,874.90-	18

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
105-576-00-0000	BAKER HOUSE DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
105-576-30-4620	BAKER HOUSE OPERATIONS	103.38	30,000.00	0.00	10.23	29,989.77	0
105-580-90-9910	CONTINGENCY - BAKER HOUSE	0.00	12,500.00	0.00	0.00	12,500.00	0
	105 BAKER HOUSE Expend Total	103.38	42,500.00	0.00	10.23	42,489.77	0

105 BAKER HOUSE	Prior	Current	YTD
Revenues:	14,859.35	0.00	7,625.10
Expended:	103.38	0.00	10.23
Net Income:	14,755.97	0.00	7,614.87

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
106-589-5010	CARRY FORWARD - HISTORICAL FUND	0.00	45.00	0.00	0.00	45.00-	0
	106 WILDWOOD AREA HISTORICA Revenue Tota	0.00	45.00	0.00	0.00	45.00-	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
106-577-00-0000	WILDWOOD AREA HISTORICAL ASSN	0.00	0.00	0.00	0.00	0.00	0
106-580-90-9911	CONTINGENCY - HISTORICAL ACCT	0.00	45.00	0.00	0.00	45.00	0
	106 WILDWOOD AREA HISTORICA Expend Total	0.00	45.00	0.00	0.00	45.00	0

106 WILDWOOD AREA HISTORICAL ASSOCIATION	Prior	Current	YTD
Revenues:	0.00	0.00	0.00
Expended:	0.00	0.00	0.00
Net Income:	0.00	0.00	0.00

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
107-341-3004	RECREATION IMPACT FEES	241,018.02	225,000.00	0.00	220,246.48	4,753.52-	98
107-361-0000	INTEREST	2,318.59	0.00	0.00	1,080.69	1,080.69	0
107-389-5004	CASH FORWARD - P & R IMPACT FEE	0.00	275,000.00	0.00	0.00	275,000.00-	0
	107 RECREATION IMPACT FEES Revenue Total	243,336.61	500,000.00	0.00	221,327.17	278,672.83-	44

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
107-572-00-0000	RECREATION IMPACT FEES:	0.00	0.00	0.00	0.00	0.00	0
107-580-90-9903	CONTINGENCY - P&R IMPACT FEES	0.00	500,000.00	0.00	0.00	500,000.00	0
	107 RECREATION IMPACT FEES Expend Total	0.00	500,000.00	0.00	0.00	500,000.00	0

107 RECREATION IMPACT FEES	Prior	Current	YTD
Revenues:	243,336.61	0.00	221,327.17
Expended:	0.00	0.00	0.00
Net Income:	243,336.61	0.00	221,327.17

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
108-341-3001	LAW ENFORCEMENT IMPACT FEES	1,416,256.93	1,100,000.00	0.00	283,318.26	816,681.74-	26
108-361-0000	INTEREST	153.73	0.00	0.00	29.82	29.82	0
108-389-5002	CASH FORWARD - POLICE IMPACT FEE	0.00	1,540,500.00	0.00	0.00	1,540,500.00-	0
	108 LAW ENFORCEMENT IMPACT Revenue Total	1,416,410.66	2,640,500.00	0.00	283,348.08	2,357,151.92-	11

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
108-521-00-0000	LAW ENFORCEMENT IMPACT FEES:	0.00	0.00	0.00	0.00	0.00	0
108-521-30-4900	MISC. EXPENSE & OTHER CURRENT	389.02	0.00	0.00	65.86	65.86-	0
108-521-60-6400	CAP. IMPROVEMENT- MACHINERY & EQUIPMENT	215,588.32	710,400.00	0.00	0.00	710,400.00	0
108-521-70-9105	TRANSFER TO GENERAL FUND - LOAN PAYMENT	412,800.00	412,800.00	0.00	0.00	412,800.00	0
	521 LAW ENFORCEMENT IMPACT FEES:	628,777.34	1,123,200.00	0.00	65.86	1,123,134.14	0
108-580-90-9902	CONTINGENCY -LAW ENFORCEMENT IMPACT FEES	0.00	1,517,300.00	0.00	0.00	1,517,300.00	0
	108 LAW ENFORCEMENT IMPACT Expend Total	628,777.34	2,640,500.00	0.00	65.86	2,640,434.14	0

108 LAW ENFORCEMENT IMPACT FEES	Prior	Current	YTD
Revenues:	1,416,410.66	0.00	283,348.08
Expended:	628,777.34	0.00	65.86
Net Income:	787,633.32	0.00	283,282.22

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
301-361-0000	INTEREST	77,499.22	100.00	0.00	35,129.52	35,029.52	***
301-382-0010	TRANSFER FROM GENERAL FUND	18,650,000.00	8,000,000.00	0.00	0.00	8,000,000.00-	0
301-389-5000	NON-OPERATIONAL CASH FORWARD-CAP.IMPR	0.00	13,357,100.00	0.00	0.00	13,357,100.00-	0
	301 CAPITAL IMPROVEMENT FUN Revenue Tota	18,727,499.22	21,357,200.00	0.00	35,129.52	21,322,070.48-	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
301-500-00-0000	CAPITAL IMPROVEMENT FUND	0.00	0.00	0.00	0.00	0.00	0
301-513-60-6201	CITY HALL HVAC PROJECT	349,579.75	91,581.50	0.00	0.00	91,581.50	0
301-516-60-6301	DOWNTOWN MASTER PLAN PROJECTS	53,856.05	125,000.00	0.00	4,355.30	120,644.70	3
301-516-60-6302	CITY PARKING FACILITIES REHAB	14,406.65	0.00	0.00	0.00	0.00	0
301-516-60-6303	CITY SIGN AT TRAILWINDS	171,231.00	0.00	0.00	0.00	0.00	0
	516 Total	239,493.70	125,000.00	0.00	4,355.30	120,644.70	3
301-521-60-6301	POLICE DEPARTMENT HQ MONUMENT SIGN	0.00	50,000.00	0.00	0.00	50,000.00	0
301-541-60-6101	DRAINAGE PROJECT LAND ACQUISITION	4,247.17	0.00	0.00	0.00	0.00	0
301-541-60-6201	PW BUILDING METAL ROOF REHAB	98,082.26	0.00	0.00	0.00	0.00	0
301-541-60-6202	MUNICIPAL SERVICES COMPLEX PROJECT	3,246,835.17	570,445.37	0.00	151,431.22	419,014.15	27
301-541-60-6203	PW POLE BARN	0.00	111,000.00	0.00	0.00	111,000.00	0
301-541-60-6204	PW BUILDING HVAC UPGRADES	0.00	80,000.00	0.00	0.00	80,000.00	0
301-541-60-6205	MSC HVAC UPGRADES	0.00	40,000.00	0.00	454.60	39,545.40	1
301-541-60-6301	PLEASANTDALE REHAB	22,550.00	1,316,375.00	0.00	1,475.00	1,314,900.00	0
301-541-60-6302	BARWICK REHAB	99,665.90	366,675.80	0.00	2,300.00	364,375.80	1
301-541-60-6303	OAK GROVE VILLAGE DRAINAGE IMPROVEMENTS	6,000.00	948,200.00	0.00	95,778.28	852,421.72	10
301-541-60-6304	PW PARKING FACILITIES REHAB	19,773.35	0.00	0.00	0.00	0.00	0
301-541-60-6305	PAVEMENT PRESERVATION PLAN	635,922.82	1,000,000.00	0.00	0.00	1,000,000.00	0
301-541-60-6306	CLAY DRAIN ROAD DESIGN	157,058.00	614,815.00	0.00	21,121.00	593,694.00	3
301-541-60-6307	JACKSON ST IMPROVEMENTS	0.00	200,000.00	0.00	0.00	200,000.00	0
301-541-60-6308	HUEY ST IMPROVEMENTS	0.00	280,000.00	0.00	0.00	280,000.00	0
301-541-60-6309	ST CLAIR STREET IMPROVEMENTS	0.00	200,000.00	0.00	0.00	200,000.00	0
	541 Total	4,290,134.67	5,727,511.17	0.00	272,560.10	5,454,951.07	5
301-572-60-6201	MLK PARK CONCESSION STAND/RESTROOMS	21,973.94	328,763.00	0.00	0.00	328,763.00	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
301-572-60-6202	BAKER HOUSE RESTROOMS	139,425.64	37,135.00	0.00	599.98	36,535.02	2
301-572-60-6203	LAKE DEATON RESTROOMS	109,499.41	0.00	0.00	0.00	0.00	0
301-572-60-6204	MILLENNIUM PARK STORAGE BARN	7,069.50	0.00	0.00	0.00	0.00	0
301-572-60-6205	RECREATION CENTER AT MLK PARK	0.00	150,000.00	0.00	0.00	150,000.00	0
301-572-60-6206	OXFORD PARK BATHROOMS	0.00	115,000.00	0.00	0.00	115,000.00	0
301-572-60-6207	OUTREACH CENTER RE-ROOF	0.00	45,000.00	0.00	15,590.00	29,410.00	35
301-572-60-6301	LAKE DEATON PARKING FACILITIES REHAB	10,213.15	0.00	0.00	0.00	0.00	0
301-572-60-6302	MILLENNIUM PARK IMPROVEMENTS	189,928.98	4,044,385.00	0.00	67,493.00	3,976,892.00	2
301-572-60-6303	MLK PARK BASKETBALL COURT REHAB	0.00	112,000.00	0.00	0.00	112,000.00	0
301-572-60-6304	LAKE DEATON PIER IMPROVEMENTS	0.00	132,000.00	0.00	24.40	131,975.60	0
301-572-60-6305	CITY HALL COURTYARD REHAB	0.00	100,000.00	0.00	27,410.00	72,590.00	27
	572 Total	478,110.62	5,064,283.00	0.00	111,117.38	4,953,165.62	2
301-575-60-6201	COMMUNITY CENTER HVAC UPGRADES	0.00	400,000.00	0.00	0.00	400,000.00	0
301-575-60-6301	COMMUNITY CENTER PARKING REHAB	21,834.35	0.00	0.00	0.00	0.00	0
	575 Total	21,834.35	400,000.00	0.00	0.00	400,000.00	0
301-580-90-9901	CONTINGENCY-CAP.IMPROVEMENT FUND	0.00	11,737,200.00	0.00	0.00	11,737,200.00	0
	301 CAPITAL IMPROVEMENT FUN Expend Total	5,379,153.09	23,195,575.67	0.00	388,032.78	22,807,542.89	2

301 CAPITAL IMPROVEMENT FUND	Prior	Current	YTD
Revenues:	18,727,499.22	0.00	35,129.52
Expended:	5,379,153.09	0.00	388,032.78
Net Income:	13,348,346.13	0.00	352,903.26-

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
401-343-3100	WATER SALES-OPERATING INCOME	3,062,059.58	3,210,000.00	0.00	542,561.90	2,667,438.10-	17
401-343-3500	WATER- METER INSTALLATIONS	140,063.34	100,000.00	0.00	86,328.68	13,671.32-	86
401-343-3510	WATER- OTHER (ON/OFF FEES)	37,125.00	30,000.00	0.00	6,965.00	23,035.00-	23
401-343-3520	WATER INCOME-OTHER	14,233.66	10,000.00	0.00	2,995.20	7,004.80-	30
401-343-3550	WATER UTILITY TAX	273.60-	0.00	0.00	0.00	0.00	0
401-343-4151	RE-ROUTE FEE	28.75-	0.00	0.00	0.00	0.00	0
401-343-5100	SEWER OPERATING INCOME-BILLINGS	4,613,208.73	4,710,000.00	0.00	823,323.46	3,886,676.54-	17
401-343-5510	SEWER OTHER MISC	0.00	12,000.00	0.00	0.00	12,000.00-	0
401-343-5511	LAND LEASE-TURTLE MOUNT(TOWER)	15,795.50	15,000.00	0.00	3,967.50	11,032.50-	26
401-343-5520	TSS/COD WASTEWATER FEES	783,061.15	800,000.00	0.00	113,096.16	686,903.84-	14
401-343-6100	REUSE WATER OPERATIONS	83,007.95	100,000.00	0.00	25,563.74	74,436.26-	26
401-361-0000	INTEREST EARNINGS	87,671.83	5,000.00	0.00	33,810.22	28,810.22	676
401-389-5000	Non-Operational-Cash Forward- W/S	0.00	9,170,000.00	0.00	0.00	9,170,000.00-	0
	401 UTILITY FUND Revenue Total	8,835,924.39	18,162,000.00	0.00	1,638,611.86	16,523,388.14-	9

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
401-530-00-0000	PHYSICAL ENVIRONMENT/ADMIN:	0.00	0.00	0.00	0.00	0.00	0
401-530-10-1200	SALARIES	126,645.91	162,800.00	0.00	32,427.49	130,372.51	20
401-530-10-1300	OVERTIME	0.00	1,000.00	0.00	0.00	1,000.00	0
401-530-10-1500	SICK LEAVE	6,659.06	0.00	0.00	1,581.48	1,581.48-	0
401-530-10-1600	VACATION PAY	7,634.30	0.00	0.00	2,401.52	2,401.52-	0
401-530-10-1800	HOLIDAY PAY	5,638.77	0.00	0.00	1,340.12	1,340.12-	0
401-530-10-2100	FICA EXPENSE	11,193.42	12,540.00	0.00	2,883.36	9,656.64	23
401-530-10-2200	RETIREMENT	16,319.60	19,350.00	0.00	4,496.14	14,853.86	23
401-530-10-2210	BENEFIT ADMIN FEES	54.00	0.00	0.00	9.00	9.00-	0
401-530-10-2300	LIFE & HEALTH INSURANCE	30,150.00	37,440.00	0.00	9,268.12	28,171.88	25
401-530-10-2500	UNEMPLOYMENT COMPENSATION	0.00	1,500.00	0.00	0.00	1,500.00	0
401-530-10-2600	WORKERS COMPENSATION INSURANCE	893.14	1,000.00	0.00	481.90	518.10	48
401-530-30-3100	PROFESSIONAL SERVICES	772.50	4,125.00	0.00	0.00	4,125.00	0
401-530-30-3200	ACCOUNTING & AUDITING FEES	18,500.00	19,250.00	0.00	0.00	19,250.00	0
401-530-30-3400	OTHER CONTRACTUAL SERVICES	14,475.67	32,410.00	0.00	3,817.62	28,592.38	12
401-530-30-4000	TRAVEL & PER DIEM	0.00	1,000.00	0.00	0.00	1,000.00	0
401-530-30-4100	TELEPHONE EXPENSE	4,717.93	5,250.00	0.00	785.14	4,464.86	15
401-530-30-4110	IT LICENSING / EQUIPMENT	17,010.09	25,300.00	0.00	17,369.16	7,930.84	69
401-530-30-4200	POSTAGE/TRANSPORTATION FEES	26,543.62	33,000.00	0.00	5,082.39	27,917.61	15
401-530-30-4300	UTILITIES EXPENSE	17,714.36	25,000.00	0.00	3,627.07	21,372.93	15

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
401-530-30-4400	RENTAL & LEASING	2,995.44	1,000.00	0.00	819.41	180.59	82
401-530-30-4500	GENERAL INSURANCE	145,449.13	170,000.00	0.00	184,869.50	14,869.50-	109
401-530-30-4600	REPAIR & MAINTENANCE	9,145.94	21,000.00	0.00	1,080.11	19,919.89	5
401-530-30-4900	MISC. EXPENSE & OTHER CURRENT	16,173.73	14,500.00	0.00	1,979.36	12,520.64	14
401-530-30-5100	OFFICE SUPPLIES	887.68	2,000.00	0.00	150.29	1,849.71	8
401-530-30-5200	OPERATING SUPPLIES	4,677.81	5,600.00	0.00	892.09	4,707.91	16
401-530-30-5400	SUBSCRIPTIONS/DUES	37.50	450.00	0.00	0.00	450.00	0
401-530-30-5500	TRAINING	2,808.00	2,000.00	0.00	702.00	1,298.00	35
	530 PHYSICAL ENVIRONMENT/ADMIN:	487,097.60	597,515.00	0.00	276,063.27	321,451.73	46
401-533-00-0000	WATER DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
401-533-10-1200	SALARIES	562,282.25	873,990.00	0.00	154,344.13	719,645.87	18
401-533-10-1250	ON CALL	7,950.00	7,800.00	0.00	1,875.00	5,925.00	24
401-533-10-1300	OVERTIME	10,948.00	15,000.00	0.00	2,884.20	12,115.80	19
401-533-10-1500	SICK LEAVE	19,901.90	0.00	0.00	7,275.57	7,275.57-	0
401-533-10-1600	VACATION PAY	27,997.90	0.00	0.00	7,886.60	7,886.60-	0
401-533-10-1800	HOLIDAY PAY	23,228.01	0.00	0.00	5,172.82	5,172.82-	0
401-533-10-1820	HOLIDAY PREMIUM	3,128.30	5,000.00	0.00	1,114.59	3,885.41	22
401-533-10-2100	FICA EXPENSE	50,140.52	68,990.00	0.00	13,812.40	55,177.60	20
401-533-10-2200	RETIREMENT	73,144.51	107,410.00	0.00	21,503.88	85,906.12	20
401-533-10-2210	BENEFIT ADMIN FEES	189.00	0.00	0.00	18.00	18.00-	0
401-533-10-2300	LIFE & HEALTH INSURANCE	90,475.94	168,480.00	0.00	29,240.15	139,239.85	17
401-533-10-2500	UNEMPLOYMENT COMPENSATION	0.00	2,500.00	0.00	0.00	2,500.00	0
401-533-10-2600	WORKERS COMPENSATION INSURANCE	13,396.92	15,000.00	0.00	7,228.59	7,771.41	48
401-533-30-3100	PROFESSIONAL SERVICES	124,123.51	61,890.00	0.00	5,891.40	55,998.60	10
401-533-30-3400	OTHER CONTRACTUAL SERVICES	50,109.22	180,000.00	0.00	2,320.17	177,679.83	1
401-533-30-3450	CLOTHING AND UNIFORMS	5,029.71	9,000.00	0.00	1,514.75	7,485.25	17
401-533-30-4000	TRAVEL & PER DIEM	3,402.39	4,500.00	0.00	1,399.58	3,100.42	31
401-533-30-4100	TELEPHONE EXPENSE	26,647.03	38,600.00	0.00	5,544.86	33,055.14	14
401-533-30-4110	IT LICENSING / EQUIPMENT	14,033.94	64,200.00	0.00	9,890.87	54,309.13	15
401-533-30-4200	POSTAGE/TRANSPORTATION FEES	2,045.46	2,500.00	0.00	0.00	2,500.00	0
401-533-30-4300	UTILITIES EXPENSE	151,235.64	130,000.00	0.00	27,168.53	102,831.47	21
401-533-30-4400	RENTAL & LEASING	8,001.54	9,000.00	0.00	2,031.58	6,968.42	23
401-533-30-4600	REPAIR & MAINTENANCE	162,692.01	150,000.00	0.00	16,397.47	133,602.53	11
401-533-30-4900	MISC. EXPENSE & OTHER CURRENT	0.00	5,000.00	0.00	0.00	5,000.00	0
401-533-30-4960	BOOT ALLOWANCE	1,024.79	2,400.00	0.00	175.00	2,225.00	7

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
401-533-30-5010	BAD DEBT EXPENSE	0.00	0.00	0.00	60.19	60.19-	0
401-533-30-5100	OFFICE SUPPLIES	3,980.89	4,000.00	0.00	1,335.66	2,664.34	33
401-533-30-5200	OPERATING SUPPLIES	319,165.14	250,000.00	7,215.08	95,671.50	154,328.50	38
401-533-30-5220	WATER METERS	0.00	310,000.00	0.00	1,865.78	308,134.22	1
401-533-30-5250	FUEL EXPENSE	49,450.92	45,000.00	0.00	7,288.25	37,711.75	16
401-533-30-5260	CHEMICALS	205,896.28	225,000.00	0.00	46,640.94	178,359.06	21
401-533-30-5270	LABORATORY SAMPLES	14,140.00	50,000.00	0.00	6,940.00	43,060.00	14
401-533-30-5400	SUBSCRIPTIONS/DUES	5,564.00	9,000.00	0.00	930.80	8,069.20	10
401-533-30-5500	TRAINING	4,644.09	7,600.00	0.00	547.00	7,053.00	7
401-533-60-6200	CAP. IMPROVEMENT-BUILDINGS	129,995.00	25,334.00	0.00	25,334.00	0.00	100
401-533-60-6300	CAPITAL IMPROVEMENT-OTHER	81,954.55	123,000.00	0.00	19,000.00	104,000.00	15
401-533-60-6301	METER CHANGE OUT PROGRAM	18,396.00	206,600.00	0.00	81,600.00	125,000.00	40
401-533-60-6350	LOOP/UPGRADE WATER MAINS	122,750.39	525,200.00	0.00	0.00	525,200.00	0
401-533-60-6400	CAP. IMPROVEMENT-MACHINERY	142,100.47	178,000.00	0.00	0.00	178,000.00	0
401-533-60-6681	LEASE PURCHASE PRINCIPAL PMT	0.00	18,450.00	0.00	18,446.55	3.45	100
401-533-60-6691	LEASE PURCHASE INTEREST PMT	0.00	3,155.00	0.00	3,151.86	3.14	100
401-533-70-7319	CR 209 WATER MAIN EXTENSION	892,728.84	498,798.81	0.00	0.00	498,798.81	0
	533 WATER DEPARTMENT:	3,421,895.06	4,400,397.81	7,215.08	633,502.67	3,766,895.14	14
401-535-00-0000	WASTEWATER DEPARTMENT:	0.00	0.00	0.00	0.00	0.00	0
401-535-10-1200	SALARIES	683,076.38	1,126,740.00	0.00	164,263.20	962,476.80	15
401-535-10-1250	ON CALL	11,325.00	11,700.00	0.00	2,625.00	9,075.00	22
401-535-10-1300	OVERTIME	11,504.15	15,000.00	0.00	2,601.14	12,398.86	17
401-535-10-1500	SICK LEAVE	41,969.86	0.00	0.00	6,285.58	6,285.58-	0
401-535-10-1600	VACATION PAY	47,271.59	0.00	0.00	16,467.34	16,467.34-	0
401-535-10-1800	HOLIDAY PAY	28,565.32	0.00	0.00	5,441.29	5,441.29-	0
401-535-10-1820	HOLIDAY PREMIUM	7,594.27	9,000.00	0.00	2,629.10	6,370.90	29
401-535-10-2100	FICA EXPENSE	64,372.19	88,930.00	0.00	15,324.03	73,605.97	17
401-535-10-2200	RETIREMENT	95,563.04	138,450.00	0.00	24,548.01	113,901.99	18
401-535-10-2210	BENEFIT ADMIN FEES	184.50	0.00	0.00	22.50	22.50-	0
401-535-10-2300	LIFE & HEALTH INSURANCE	121,399.96	215,280.00	0.00	31,456.69	183,823.31	15
401-535-10-2500	UNEMPLOYMENT COMPENSATION	0.00	2,500.00	0.00	0.00	2,500.00	0
401-535-10-2600	WORKERS COMPENSATION INSURANCE	26,793.74	30,000.00	0.00	14,457.19	15,542.81	48
401-535-30-3100	PROFESSIONAL SERVICES	85,320.40	82,087.50	0.00	10,351.40	71,736.10	13
401-535-30-3400	OTHER CONTRACTUAL SERVICES	70,454.05	175,000.00	0.00	32,156.09	142,843.91	18
401-535-30-3450	CLOTHING AND UNIFORMS	7,867.83	11,000.00	0.00	1,960.91	9,039.09	18

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
401-535-30-4000	TRAVEL & PER DIEM	998.89-	4,500.00	0.00	466.00	4,034.00	10
401-535-30-4100	TELEPHONE EXPENSE	13,811.03	15,000.00	0.00	3,111.41	11,888.59	21
401-535-30-4110	IT LICENSING / EQUIPMENT	24,462.53	57,900.00	0.00	9,389.56	48,510.44	16
401-535-30-4200	POSTAGE/TRANSPORTATION FEES	416.05	1,500.00	0.00	729.92	770.08	49
401-535-30-4300	UTILITIES EXPENSE	338,594.56	270,000.00	0.00	55,352.99	214,647.01	20
401-535-30-4400	RENTAL & LEASING	2,594.22	2,000.00	0.00	237.10	1,762.90	12
401-535-30-4600	REPAIR & MAINTENANCE	382,839.96	275,000.00	0.00	80,718.26	194,281.74	29
401-535-30-4900	MISC. EXPENSE & OTHER CURRENT	1,740.11	5,000.00	0.00	107.02	4,892.98	2
401-535-30-4940	LANDFILL DISPOSAL FEES	88,413.44	115,000.00	0.00	24,169.50	90,830.50	21
401-535-30-4960	BOOT ALLOWANCE	1,179.46	3,500.00	0.00	499.66	3,000.34	14
401-535-30-5100	OFFICE SUPPLIES	3,766.83	4,000.00	0.00	1,291.89	2,708.11	32
401-535-30-5200	OPERATING SUPPLIES	190,152.02	200,000.00	0.00	55,452.69	144,547.31	28
401-535-30-5250	FUEL EXPENSE	40,619.27	50,000.00	0.00	17,865.73	32,134.27	36
401-535-30-5260	CHEMICALS	96,327.40	120,000.00	0.00	22,695.81	97,304.19	19
401-535-30-5270	LABORATORY SAMPLES	45,002.42	65,000.00	0.00	24,619.00	40,381.00	38
401-535-30-5400	SUBSCRIPTIONS/DUES	370.00	4,000.00	0.00	296.80	3,703.20	7
401-535-30-5500	TRAINING	1,440.00	7,600.00	0.00	238.00	7,362.00	3
401-535-60-6200	CAP. IMPROVEMENT-BUILDINGS	6,830.00	30,000.00	0.00	0.00	30,000.00	0
401-535-60-6250	LIFT STATION UPGRADES	261,846.00	576,420.00	0.00	0.00	576,420.00	0
401-535-60-6300	CAPITAL IMPROVEMENT-OTHER	291,363.64	227,000.00	0.00	0.00	227,000.00	0
401-535-60-6310	MILLENNIUM PARK PROJECT	91,900.00	85,000.00	0.00	0.00	85,000.00	0
401-535-60-6400	CAP. IMPROVEMENT-MACHINERY	33,499.00	1,036,207.00	0.00	295,738.76	740,468.24	29
401-535-60-6610	SEWER SYSTEM RENEWAL AND REPLACEMENT	400,175.10	374,700.00	0.00	155,386.00	219,314.00	41
401-535-60-6681	LEASE PURCHASE PRINCIPAL PMT	71,491.17	75,620.00	0.00	75,617.58	2.42	100
401-535-60-6691	LEASE PURCHASE INTEREST PMT	13,107.50	8,985.00	0.00	8,981.09	3.91	100
401-535-60-6770	SR 44 FM / CCC DECOMMISSIONING	485,527.25	2,500,000.00	0.00	0.00	2,500,000.00	0
401-535-70-7303	WILDWOOD ESTATES LS	357,477.63	338,301.37	0.00	207,328.50	130,972.87	61
	535 WASTEWATER DEPARTMENT:	4,547,209.98	8,357,920.87	0.00	1,370,882.74	6,987,038.13	16
401-580-90-0000	CONTINGENCY:	0.00	0.00	0.00	0.00	0.00	0
401-580-90-9912	CONTIN- WATER SEWER-REFUSE	0.00	5,481,155.00	0.00	0.00	5,481,155.00	0
401-582-00-0000	DEBT SERVICE:	0.00	0.00	0.00	0.00	0.00	0
401-582-70-7100	SUMTER SCHOOL BOARD LEASE PURCHASE	170,000.00	170,000.00	0.00	0.00	170,000.00	0
401-582-70-7103	DBT SRV.-SRF LOAN PRIN-2007	333,830.02	340,810.00	0.00	0.00	340,810.00	0
401-582-70-7104	DEBT SRV-PRINCIPAL-2013 REFINANCE	274,000.00	0.00	0.00	0.00	0.00	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
401-582-70-7106	DEBT SERV-2016 CONTINENTAL LOAN (BB&T)	105,048.62	107,755.00	0.00	53,534.92	54,220.08	50
401-582-70-7204	INT EXP.-SRF LOAN-3 (2007)	46,084.86	39,105.00	0.00	0.00	39,105.00	0
401-582-70-7205	DEBT SVC.-INTEREST-2013 REFINANCE	2,315.30	0.00	0.00	0.00	0.00	0
401-582-70-7206	DEBT SERV-INTERST-2016 CONTINENTAL (BBT)	29,566.42	26,860.00	0.00	13,772.60	13,087.40	51
	582 DEBT SERVICE:	960,845.22	684,530.00	0.00	67,307.52	617,222.48	10
	401 UTILITY FUND Expend Total	9,417,047.86	19,521,518.68	7,215.08	2,347,756.20	17,173,762.48	12

401 UTILITY FUND

	Prior	Current	YTD
Revenues:	8,835,924.39	0.00	1,638,611.86
Expended:	9,417,047.86	7,215.08	2,347,756.20
Net Income:	581,123.47-	7,215.08-	709,144.34-

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
402-334-3102	STATE APPROPRIATION - CR 209 WATER MAIN	197,033.60	0.00	0.00	0.00	0.00	0
402-361-0000	INTEREST	24,160.51	1,000.00	0.00	14,352.62	13,352.62	***
402-389-5000	CASH FORWARD	0.00	4,000,000.00	0.00	0.00	4,000,000.00-	0
	402 CAPITAL PROJECTS (LOAN/ Revenue Tota	221,194.11	4,001,000.00	0.00	14,352.62	3,986,647.38-	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
402-536-70-7352	MILLENNIUM PARK REUSE PROJECT	0.00	3,000,000.00	0.00	0.00	3,000,000.00	0
402-580-90-9913	CONTINGENCY - CONSTRUCTION FUND	0.00	1,001,000.00	0.00	0.00	1,001,000.00	0
	402 CAPITAL PROJECTS (LOAN/ Expend Total	0.00	4,001,000.00	0.00	0.00	4,001,000.00	0

402 CAPITAL PROJECTS (LOAN/GRANT)	Prior	Current	YTD
Revenues:	221,194.11	0.00	14,352.62
Expended:	0.00	0.00	0.00
Net Income:	221,194.11	0.00	14,352.62

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
403-361-0000	INTEREST EARNINGS	557.21	100.00	0.00	210.45	110.45	210
403-389-5000	NON-OPERATIONAL-CASH FORWARD	0.00	72,500.00	0.00	0.00	72,500.00-	0
	403 INDUSTRIAL FUND Revenue Total	557.21	72,600.00	0.00	210.45	72,389.55-	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
403-552-00-0000	INDUSTRIAL PARK:	0.00	0.00	0.00	0.00	0.00	0
403-552-30-3100	PROFESSIONAL SERVICES	0.00	1,000.00	0.00	0.00	1,000.00	0
403-552-30-4900	MISC. EXPENSE & OTHER CURRENT	13.19	0.00	0.00	0.00	0.00	0
	552 INDUSTRIAL PARK:	13.19	1,000.00	0.00	0.00	1,000.00	0
403-580-90-9999	CONTINGENCY	0.00	61,600.00	0.00	0.00	61,600.00	0
403-581-00-0000	INDUSTRIAL PARK:	0.00	0.00	0.00	0.00	0.00	0
403-581-00-0100	TRANSFER TO GENERAL FUND	10,000.00	10,000.00	0.00	0.00	10,000.00	0
	403 INDUSTRIAL FUND Expend Total	10,013.19	72,600.00	0.00	0.00	72,600.00	0

403 INDUSTRIAL FUND	Prior	Current	YTD
Revenues:	557.21	0.00	210.45
Expended:	10,013.19	0.00	0.00
Net Income:	9,455.98-	0.00	210.45

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
404-343-3501	WATER SYSTEM CONNECTION FEES	7,412.21	7,000.00	0.00	0.00	7,000.00-	0
404-361-0000	INTEREST	49.41	0.00	0.00	8.18	8.18	0
404-389-5002	CASH FORWARD - WATER CONNECTIONS	0.00	383,800.00	0.00	0.00	383,800.00-	0
	404 WATER CONNECTION FEES Revenue Total	7,461.62	390,800.00	0.00	8.18	390,791.82-	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
404-533-30-4900	MISC. EXPENSE & OTHER CURRENT	361.77	0.00	0.00	60.00	60.00-	0
404-533-70-7352	ASHLEY WTP PROJECT	13,820.25	390,000.00	0.00	0.00	390,000.00	0
	533 Total	14,182.02	390,000.00	0.00	60.00	389,940.00	0
404-580-90-9909	CONTINGENCY - WATER CONNECTION FEES	0.00	800.00	0.00	0.00	800.00	0
	404 WATER CONNECTION FEES Expend Total	14,182.02	390,800.00	0.00	60.00	390,740.00	0

404 WATER CONNECTION FEES	Prior	Current	YTD
Revenues:	7,461.62	0.00	8.18
Expended:	14,182.02	0.00	60.00
Net Income:	6,720.40-	0.00	51.82-

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
406-343-5500	SEWER TAP CONNECTION FEES	15,731.69	5,000.00	0.00	0.00	5,000.00-	0
406-361-0000	INTEREST	38.24	0.00	0.00	6.41	6.41	0
406-389-5006	CASH FORWARD - WASTEWATER CONNECTION FEE	0.00	383,950.00	0.00	0.00	383,950.00-	0
	406 WASTEWATER CONNECTION F Revenue Tota	15,769.93	388,950.00	0.00	6.41	388,943.59-	0

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
406-535-00-0000	SEWER TAP CONNECTION FEES:	0.00	0.00	0.00	0.00	0.00	0
406-535-30-4900	MISC. EXPENSE & OTHER CURRENT	361.20	0.00	0.00	60.00	60.00-	0
406-535-60-6392	WWTF CLARIFIER DEMO/CONSTRUCTION-DESIGN	0.00	100,000.00	0.00	0.00	100,000.00	0
406-535-60-6393	WILDWOOD ESTATES LS	0.00	228,589.90	0.00	0.00	228,589.90	0
	535 SEWER TAP CONNECTION FEES:	361.20	328,589.90	0.00	60.00	328,529.90	0
406-580-90-5006	CONTINGENCY - WASTEWATER CONNECTION FEES	0.00	288,950.00	0.00	0.00	288,950.00	0
	406 WASTEWATER CONNECTION F Expend Total	361.20	617,539.90	0.00	60.00	617,479.90	0

406 WASTEWATER CONNECTION FEES	Prior	Current	YTD
Revenues:	15,769.93	0.00	6.41
Expended:	361.20	0.00	60.00
Net Income:	15,408.73	0.00	53.59-

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
408-343-3560	WATER SDC FEES	1,717,366.25	1,500,000.00	0.00	866,743.04	633,256.96-	58
408-361-0000	INTEREST EARNED	306.43	100.00	0.00	60.22	39.78-	60
408-389-5012	CASH FORWARD - WATER SDC	0.00	3,427,000.00	0.00	0.00	3,427,000.00-	0
	408 WATER SDC FEES Revenue Total	1,717,672.68	4,927,100.00	0.00	866,803.26	4,060,296.74-	18

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
408-533-30-4900	MISC. EXPENSE & OTHER CURRENT	378.48	0.00	0.00	63.00	63.00-	0
408-533-70-7352	ASHLEY WTP UPGRADES	0.00	80,000.00	0.00	0.00	80,000.00	0
408-533-70-7354	CR 209 WATER MAIN EXT PHASE 1	0.00	800,000.00	0.00	0.00	800,000.00	0
	533 Total	378.48	880,000.00	0.00	63.00	879,937.00	0
408-580-90-9914	CONTINGENCY - WATER SDC FUND	0.00	3,791,070.00	0.00	0.00	3,791,070.00	0
408-582-70-7107	SRF PRINCIPAL - OXFORD WTP	219,080.26	221,015.00	110,263.62	110,263.62	110,751.38	50
408-582-70-7207	SRF INTEREST - OXFORD WTP	36,949.34	35,015.00	17,751.18	17,751.18	17,263.82	51
	582 Total	256,029.60	256,030.00	128,014.80	128,014.80	128,015.20	50
	408 WATER SDC FEES Expend Total	256,408.08	4,927,100.00	128,014.80	128,077.80	4,799,022.20	3

408 WATER SDC FEES	Prior	Current	YTD
Revenues:	1,717,672.68	0.00	866,803.26
Expended:	256,408.08	128,014.80	128,077.80
Net Income:	1,461,264.60	128,014.80-	738,725.46

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
409-343-5560	WASTEWATER SDC FEES	3,022,260.92	2,650,000.00	0.00	1,541,848.66	1,108,151.34-	58
409-361-0000	INTEREST EARNED	615.64	100.00	0.00	117.57	17.57	118
409-389-5013	CASH FORWARD	0.00	6,890,000.00	0.00	0.00	6,890,000.00-	0
	409 WASTEWATER SDC FEES Revenue Total	3,022,876.56	9,540,100.00	0.00	1,541,966.23	7,998,133.77-	16

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
409-535-30-4900	MISC. EXPENSE & OTHER CURRENT	385.11	0.00	0.00	63.79	63.79-	0
409-535-70-7346	WWTP FACILITY PLAN	247,031.25	7,821,443.75	0.00	11,443.75	7,810,000.00	0
409-535-70-7349	MISC CAPACITY IMPROVEMENTS	124,293.00	0.00	0.00	0.00	0.00	0
409-535-70-7355	BRIDGE CROSSING PROJECT	36,400.00	610,000.00	0.00	0.00	610,000.00	0
409-535-70-7359	GRAVITY COLLECTION SYS CONDITION ASSESS	0.00	250,000.00	0.00	0.00	250,000.00	0
	535 Total	408,109.36	8,681,443.75	0.00	11,507.54	8,669,936.21	0
409-580-90-9915	CONTINGENCY - WASTEWATER SDC FUND	0.00	804,515.00	0.00	0.00	804,515.00	0
409-582-70-7101	DBT SERV-SRF CRC09 FORCEMAIN DESIGN PRIN	4,318.99	4,390.00	0.00	0.00	4,390.00	0
409-582-70-7102	DBT SRV-SRF CR209 FM CONSTRUCTION PRIN	69,767.37	69,788.00	0.00	34,891.53	34,896.47	50
409-582-70-7200	INTEREST EXPENSE-CR209 FM SRF CONSTRUCTN	351.43	332.00	0.00	167.87	164.13	51
409-582-70-7202	INT EXP.-SRF DESIGN LOAN-CR209 FORCEMAIN	1,147.23	1,075.00	0.00	0.00	1,075.00	0
	582 Total	75,585.02	75,585.00	0.00	35,059.40	40,525.60	46
	409 WASTEWATER SDC FEES Expend Total	483,694.38	9,561,543.75	0.00	46,566.94	9,514,976.81	0

409 WASTEWATER SDC FEES	Prior	Current	YTD
Revenues:	3,022,876.56	0.00	1,541,966.23
Expended:	483,694.38	0.00	46,566.94
Net Income:	2,539,182.18	0.00	1,495,399.29

Revenue Account	Description	Prior Yr Rev	Anticipated	Current Rev	YTD Revenue	Excess/Deficit	% Real
601-351-2000	CONFISCATED PROPERTY	0.00	1,500.00	0.00	0.00	1,500.00-	0
601-361-0000	INTEREST	352.92	10.00	0.00	131.41	121.41	***
	601 LAW ENFORCEMENT FUND Revenue Total	352.92	1,510.00	0.00	131.41	1,378.59-	9

Expend Account	Description	Prior Yr Expd	Budgeted	Current Expd	YTD Expended	Balance	% Expd
601-521-00-0000	LAW ENFORCEMENT TRUST:	0.00	0.00	0.00	0.00	0.00	0
601-521-30-4900	MISC. EXPENSE & OTHER CURRENT	36.22	0.00	0.00	0.00	0.00	0
601-580-90-9999	CONTINGENCY	0.00	51,695.00	0.00	0.00	51,695.00	0
	601 LAW ENFORCEMENT FUND Expend Total	36.22	51,695.00	0.00	0.00	51,695.00	0

601 LAW ENFORCEMENT FUND	Prior	Current	YTD
Revenues:	352.92	0.00	131.41
Expended:	36.22	0.00	0.00
Net Income:	316.70	0.00	131.41

Grand Totals	Prior	Current	YTD
Revenues:	57,294,853.58	0.00	20,320,022.06
Expended:	48,354,164.30	135,229.88	6,616,836.73
Net Income:	8,940,689.28	135,229.88-	13,703,185.33

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **PLAT 2211-003 Middleton Unit 1 Final Plat**

REQUESTED ACTION: Staff recommends approval

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

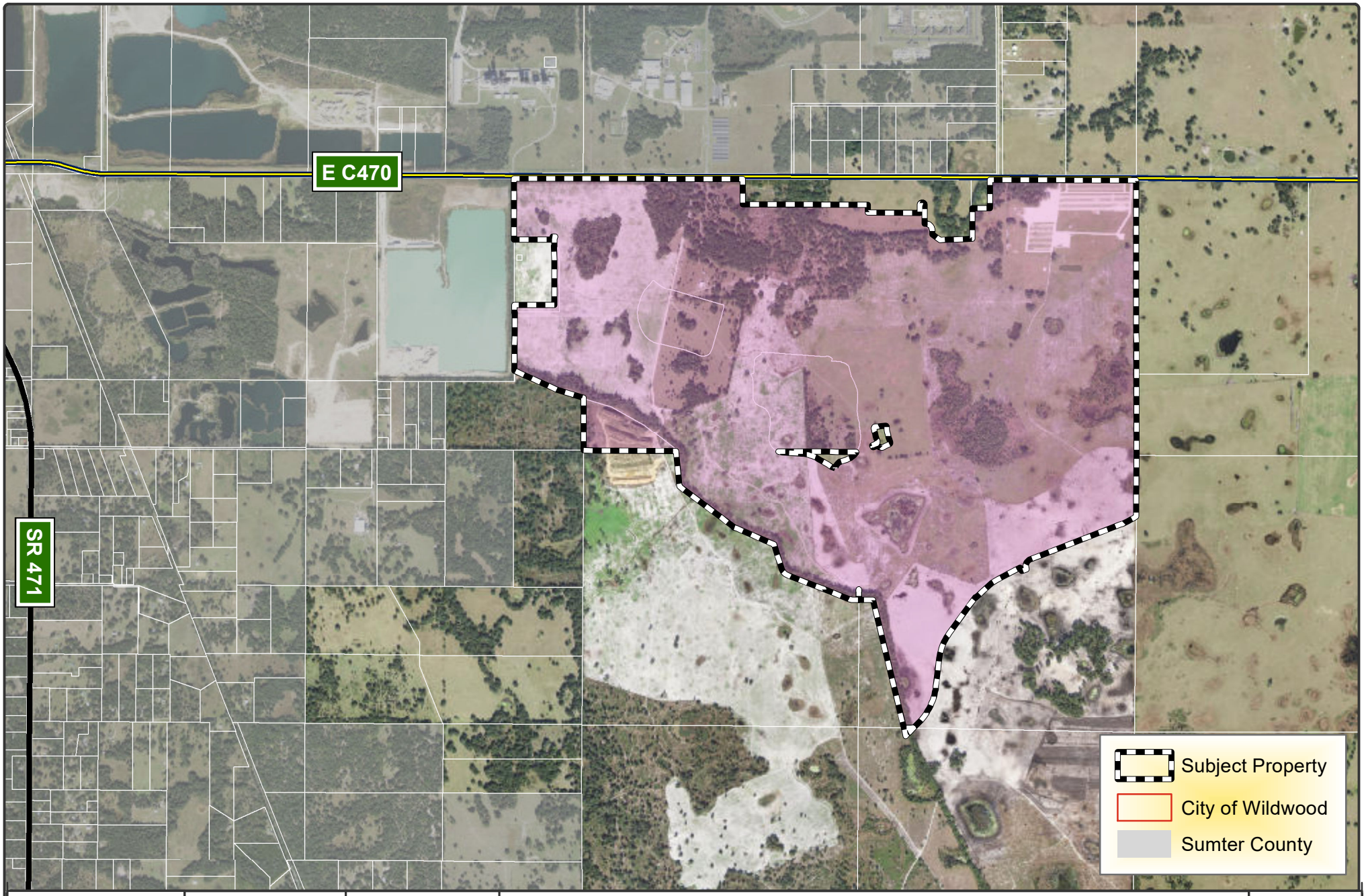
HISTORY/FACTS/ISSUES:

The Villages Development Company, LLC is seeking approval from the City Commission for the Middleton Unit 1 Final Plat, a subdivision consisting of 250 single family dwelling units, on 176.93 acres MOL.

Dated: 12/30/2022

Shaun Raja

Shaun Raja
Planner I, Development Services



WILDWOOD FLORIDA
EST. 1877

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

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Feet
0 1,200 2,400

PLAT 2211-003

Middleton Unit 1 FINAL PLAT

PARCELS K15-006, K16-001 & K17-053

MAP 1B
LOCATION MAP
DECEMBER 2022

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THIS SUBDIVISION ARE RECORDED IN THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.
OR BOOK _____, PAGE _____.

MIDDLETON UNIT NO. 1

SHEET 1 OF 15

PLAT BOOK _____
PAGE _____

SECTIONS 15, 16 AND 17, TOWNSHIP 20 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 15, 16 AND 17, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 16; THENCE ALONG THE NORTH LINE THEREOF RUN S89°47'31"E, 166.45 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°12'29"W, 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 470 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 18580-2601; SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE RUN S89°47'31"E, 958.68 FEET TO A POINT OF CUSP OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 500.00 FEET AND A CHORD BEARING AND DISTANCE OF S77°23'36"W, 221.80 FEET TO WHICH A RADIAL LINE BEARS N00°12'29"E; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°37'46", AN ARC DISTANCE OF 223.66 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 115°27'40", AN ARC DISTANCE OF 141.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,196.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°58'46", AN ARC DISTANCE OF 270.94 FEET TO THE POINT OF TANGENCY; THENCE S37°54'10"E, 1,007.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°29'40", AN ARC DISTANCE OF 88.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°10'39", AN ARC DISTANCE OF 193.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°07'47", AN ARC DISTANCE OF 89.06 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,946.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°04'44", AN ARC DISTANCE OF 1,055.57 FEET; THENCE ALONG A NON-TANGENT LINE RUN N56°39'01"E, 15.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,935.00 FEET AND A CHORD BEARING AND DISTANCE OF S81°25'05"E, 186.57 FEET TO WHICH A RADIAL LINE BEARS S11°20'43"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°31'36", AN ARC DISTANCE OF 186.64 FEET; THENCE ALONG A NON-TANGENT LINE RUN S72°12'24"E, 50.05 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,946.00 FEET AND A CHORD BEARING AND DISTANCE OF S85°42'53"E, 6.23 FEET TO WHICH A RADIAL LINE BEARS S04°22'37"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°11'00", AN ARC DISTANCE OF 6.23 FEET TO THE POINT OF TANGENCY; THENCE S85°48'23"E, 1,044.38 FEET; THENCE N47°01'37"E, 15.00 FEET; THENCE S85°48'23"E, 188.47 FEET; THENCE S73°23'56"E, 51.20 FEET; THENCE S85°48'23"E, 223.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,033.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°32'56", AN ARC DISTANCE OF 196.89 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°31'59", AN ARC DISTANCE OF 79.47 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°56'44", AN ARC DISTANCE OF 154.42 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°31'59", AN ARC DISTANCE OF 79.47

CONTINUED ON SHEET 2

NOTES:

1.) BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 23 EAST AS BEING S89°47'31"E.

2.) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3.) ALL DISTANCES SHOWN ARE IN FEET.

4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5.) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY.

6.) PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8.) TRACTS "A", "B", "C", "D", "E", "F", "H", "I", "M", "N", "O", "P", "Q" AND "R" ARE FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER.

9.) TRACT "G" IS FOR ANY PURPOSE PERMITTED BY APPLICABLE LAW AND APPROVED IN WRITING BY DEVELOPER. NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE DEVELOPER'S CONSENT.

10.) TRACTS "J" AND "K" ARE RESERVED BY DEVELOPER.

11.) TRACT "L" IS RESERVED BY BUFFALO HIDE AND CATTLE COMPANY, LLC.

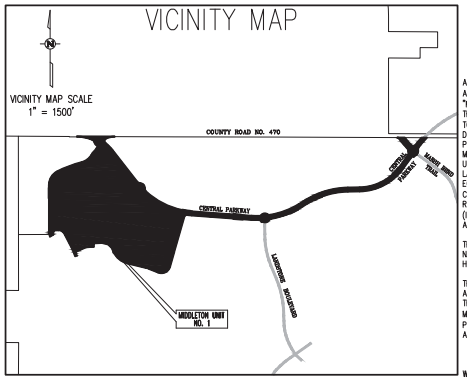
12.) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF TRACTS CONVEYED TO THE DISTRICT (WHETHER BY THE PLAT OR OTHERWISE), TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON; (B) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC; (C) PAY FOR THE COST OF WATER AND SEWER PROVIDED BY THE APPLICABLE UTILITY COMPANY SERVING THE SUBDIVISION, TOGETHER WITH THE COST OF GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION, OR THE PUBLIC (TO THE EXTENT SUCH COSTS ARE NOT PAID DIRECTLY BY THE RECORD OWNER OF A FEE SIMPLE TITLE TO ANY HOMESITE); (D) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM, INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES NOT MAINTAINED BY OTHER UTILITY PROVIDERS, OR THE CITY OF WILDWOOD, OR SUMTER COUNTY, FLORIDA; AND (E) MAINTENANCE AND REPAIR, INCLUDING STRUCTURAL REPAIR, TO THE WALLS AND/OR FENCES LOCATED ON OR ADJACENT TO TRACTS E AND F OF THE SUBDIVISION.

13.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

PREPARED BY:

CFB CLYMER FARNER BARLEY
SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352)748-3126 LB8498

VICINITY MAP



250 LOTS - 18 TRACTS

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF APPROVAL BY CITY OFFICIALS

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PROJECT REVIEW COMMITTEE OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA AND WAS APPROVED BY THE BOARD FOR RECORD ON THIS ____ DAY OF _____, 20____.

ATTEST:

_____
MELANIE D. PEAVY
PROJECT REVIEW COMMITTEE COORDINATOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COMMISSION OF THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THIS ____ DAY OF _____, 20____.

_____	_____
SUSAN PATTERSON	ED WOLF
CITY CLERK	MAYOR

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA, AND APPROVED BY HIM OR HER AS TO FORM AND LEGALITY ON THIS ____ DAY OF _____, 20____.

_____	_____
PRINT NAME	SIGNATURE
CITY OF WILDWOOD, ATTORNEY	CITY OF WILDWOOD, ATTORNEY

_____	_____
DEVELOPMENT SERVICES DIRECTOR	PUBLIC WORKS DIRECTOR
MELANIE D. PEAVY	JEREMY HOCKENBURY
_____	_____
PRINT NAME	SIGNATURE
CITY OF WILDWOOD, ENGINEER	CITY OF WILDWOOD, ENGINEER

REVIEWING SURVEYOR'S CERTIFICATE

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SEAL

_____	_____
SIGNATURE	DATE
RONALD W. HERR, P.L.S.	4907
WADE SURVEYING, INC.	REGISTRATION NO.

MIDDLETON UNIT NO. 1 CONVEYANCE AND GRANT OF EASEMENTS TO MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES DEVELOPMENT COMPANY, LLC, (THE DEVELOPER) AND BUFFALO HIDE AND CATTLE COMPANY, LLC IN TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "M", "N", "O", "P", "Q" AND "R" AND THE ROADWAYS, EXCEPT CENTRAL PARKWAY AND MARSH BEND TRAIL, SHOWN ON THIS PLAT OF MIDDLETON UNIT NO. 1, IS HEREBY SOLD, CONVEYED AND SET OVER TO MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A (THE DISTRICT): (1) RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS, AND EACH OF THEIR SUCCESSORS, TENANTS, INVITEES, AND GUESTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS AND OTHER UTILITIES, IRRIGATION FACILITIES, POTABLE WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, INCLUDING ELECTRONIC CARD READING EQUIPMENT, GOLF CART AND PEDESTRIAN PATHS, SIGNAGE, ENJOYMENT IMPROVEMENTS AND GOLF CART AND PEDESTRIAN BRIDGES; AND (2) SUBJECT TO THE RESTRICTION THAT ALL ADDITIONS OF, REMOVAL OF, AND CHANGES TO IMPROVEMENTS LOCATED ON SUCH TRACTS AND ROADWAYS (INCLUDING, WITHOUT LIMITATION, ALL THOSE IMPROVEMENTS DESCRIBED ABOVE), MUST FIRST BE APPROVED IN ADVANCE BY THE DEVELOPER.

THE DEVELOPER AND BUFFALO HIDE AND CATTLE COMPANY, LLC ALSO EACH GRANT TO THE DISTRICT NON-EXCLUSIVE, PERPETUAL EASEMENTS OVER, ACROSS AND UPON ANY SPECIAL EASEMENTS SHOWN HEREON FOR THE PURPOSE OF MAINTAINING DRAINAGE FACILITIES LOCATED THEREON.

THE DISTRICT, BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE TRACTS LISTED ABOVE, INCLUDING ALL IMPROVEMENTS CONSTRUCTED THEREON AND DRAINAGE FACILITIES LOCATED WITHIN ANY SPECIAL EASEMENTS PERPETUALLY, AND MAINTAIN THE ROADWAYS AND DRAINAGE FEATURES LYING WITHIN SUCH ROADWAYS (EXCEPT CENTRAL PARKWAY AND MARSH BEND TRAIL AND ANY DRAINAGE FEATURES LYING THEREIN) FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED.

WITNESSES AS TO ALL

_____
SIGNATURE
_____
PRINT NAME
_____
SIGNATURE
_____
PRINT NAME

THE VILLAGES DEVELOPMENT COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: VDC MANAGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____
NAME: MARTIN L. DZURO
TITLE: MANAGER

WITNESSES:

(1) _____
SIGNATURE
_____
PRINT NAME

(2) _____
SIGNATURE
_____
PRINT NAME

BUFFALO HIDE AND CATTLE COMPANY, LLC A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
PRINT NAME: MARTIN L. DZURO
TITLE: MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 20____, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF VDC MANAGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES DEVELOPMENT COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

_____
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____

SEAL

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 20____, BY MARTIN L. DZURO, AS MANAGER OF BUFFALO HIDE AND CATTLE COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

_____
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____

SEAL

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT OF MIDDLETON UNIT NO. 1, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN THEREON WERE PLACED ON THE ____ DAY OF _____, 20____; I FURTHER CERTIFY THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

CLYMER FARNER BARLEY SURVEYING, LLC
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 8498

SEAL

_____	_____
KAYE M. JAMESON	DATE
REGISTRATION NO. 5912	

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES DEVELOPMENT COMPANY, LLC (THE DEVELOPER) AND BUFFALO HIDE AND CATTLE COMPANY, LLC HAS CAUSED TO BE MADE THIS PLAT, MIDDLETON UNIT NO. 1, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A (THE DISTRICT) TO HEREBY DEDICATE THE ROADWAYS, EXCEPT CENTRAL PARKWAY AND MARSH BEND TRAIL, SHOWN HEREON TO THE CITY OF WILDWOOD AND THE PERPETUAL USE OF THE PUBLIC; AND DEDICATES TRACTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "M", "N", "O", "P", "Q" AND "R" TO MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A.

CENTRAL PARKWAY AND MARSH BEND TRAIL WILL BE MAINTAINED BY THE OWNERS THEREOF OR THE OWNERS' ASSIGNS AND/OR DESIGNEES AND THE CITY OF WILDWOOD IS NOT RESPONSIBLE FOR THE MAINTENANCE OR IMPROVEMENTS OF SAME.

WITNESSES:

(1) _____
SIGNATURE
_____
PRINT NAME

(2) _____
SIGNATURE
_____
PRINT NAME

THE VILLAGES DEVELOPMENT COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: VDC MANAGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: _____
NAME: MARTIN L. DZURO
TITLE: MANAGER

WITNESSES:

(1) _____
SIGNATURE
_____
PRINT NAME

(2) _____
SIGNATURE
_____
PRINT NAME

MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A

BY: _____
JOSEPH RICCIARDI, JR., CHAIR

WITNESSES:

(1) _____
SIGNATURE
_____
PRINT NAME

(2) _____
SIGNATURE
_____
PRINT NAME

BUFFALO HIDE AND CATTLE COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
PRINT NAME: MARTIN L. DZURO
TITLE: MANAGER

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 20____, BY MARTIN L. DZURO, AS MANAGER OF AND ON BEHALF OF VDC MANAGER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF THE VILLAGES DEVELOPMENT COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

_____
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____

SEAL

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 20____, BY JOSEPH RICCIARDI, JR., THE CHAIR OF MIDDLETON COMMUNITY DEVELOPMENT DISTRICT A, ON BEHALF OF THE DISTRICT, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

_____
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____

SEAL

STATE OF FLORIDA
COUNTY OF SUMTER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 20____, BY MARTIN L. DZURO, AS MANAGER OF BUFFALO HIDE AND CATTLE COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

_____
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____

SEAL

CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON _____ 20____, AT _____ FILE NUMBER _____
PLAT BOOK _____ PAGE _____.

CLERK OF THE COURT IN AND FOR SUMTER COUNTY, FLORIDA

SEAL

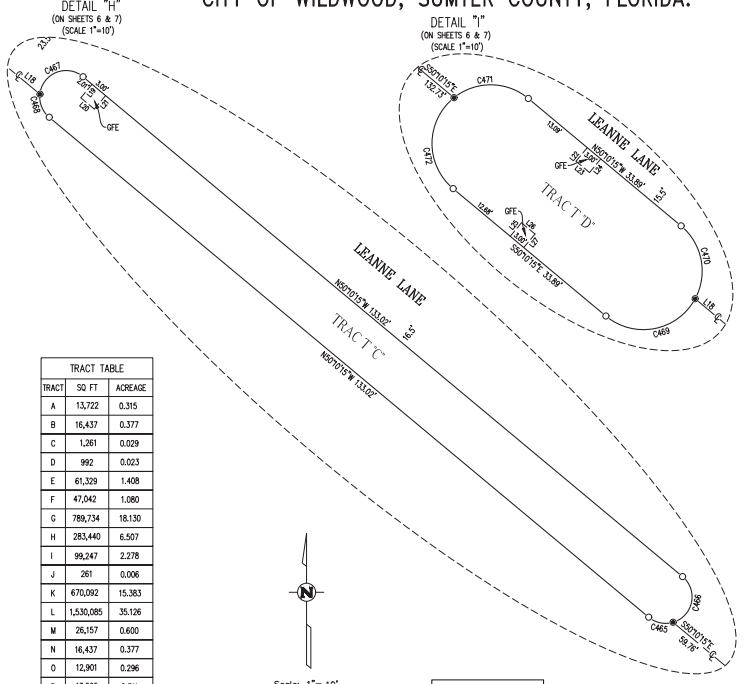
_____	_____
PRINT NAME	SIGNATURE
DEPUTY CLERK	DEPUTY CLERK

MIDDLETON UNIT NO. 1

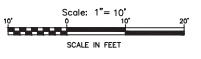
SHEET 2 OF 15

PLAT BOOK _____
PAGE _____

SECTIONS 15, 16 AND 17, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	13,722	0.315
B	16,437	0.377
C	1,261	0.029
D	992	0.023
E	61,329	1.408
F	47,042	1.080
G	789,734	18.130
H	283,440	6.507
I	99,247	2.278
J	261	0.006
K	670,092	15.383
L	1,530,085	35.126
M	26,157	0.600
N	16,437	0.377
O	12,901	0.296
P	13,565	0.311
Q	351,060	8.059
R	4,039	0.093



LINE TABLE		
LINE	LENGTH	BEARING
L18	34.76'	N50°10'15"W
L19	3.00'	N39°49'45"E
L20	3.00'	N50°10'15"W
L21	3.00'	N39°49'45"E
L22	3.00'	N39°49'45"E
L23	3.00'	S50°10'15"E
L24	3.00'	N39°49'45"E
L25	3.00'	S39°49'45"W
L26	3.00'	N50°10'15"W
L27	3.00'	S39°49'45"W

LEGEND

- ■ INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #6498 & LB #4709) UNLESS OTHERWISE NOTED.
- ◉ INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #6498 & LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #6498 & LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

PB INDICATES PLAT BOOK
PG. INDICATES PAGE
PGS INDICATES PAGES
SQ FT INDICATES SQUARE FEET
R/W INDICATES RIGHT-OF-WAY

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C465	4.42'	4.50'	56°15'09"	S78°17'44"E	4.24'
C466	9.72'	4.50'	123°44'56"	N11°42'14"E	7.94'
C467	9.72'	4.50'	123°44'56"	S67°57'17"W	7.94'
C468	4.42'	4.50'	56°15'04"	S22°02'43"E	4.24'
C469	17.72'	10.00'	101°32'13"	N79°03'39"E	15.49'
C470	13.69'	10.00'	78°27'47"	N10°56'21"W	12.65'
C471	13.69'	10.00'	78°27'47"	N89°24'08"W	12.65'
C472	17.72'	10.00'	101°32'13"	S00°35'52"W	15.49'

LEGAL DESCRIPTION

(CONTINUED FROM SHEET 1)

FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,033.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°27'37", AN ARC DISTANCE OF 796.95 FEET TO THE POINT OF TANGENCY; THENCE N59°13'49"E, 181.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,133.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°53'56", AN ARC DISTANCE OF 1,150.30 FEET TO THE POINT OF TANGENCY; THENCE N88°57'45"E, 301.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1,300.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°31'08", AN ARC DISTANCE OF 942.04 FEET; THENCE ALONG A NON-TANGENT LINE RUN N01°51'51"W, 14.55 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,289.00 FEET AND A CHORD BEARING AND DISTANCE OF N43°03'41"E, 178.04 FEET TO WHICH A RADIAL LINE BEARS S42°58'42"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°55'13", AN ARC DISTANCE OF 178.19 FEET; THENCE ALONG A NON-TANGENT LINE RUN N51°12'44"E, 49.39 FEET; THENCE N35°50'04"E, 372.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°46'17", AN ARC DISTANCE OF 29.56 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 92.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°33'05", AN ARC DISTANCE OF 74.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 2,133.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°58'06", AN ARC DISTANCE OF 333.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 54°55'00", AN ARC DISTANCE OF 47.94 FEET TO A POINT OF CUSP; SAID POINT ALSO BEING ON AFORESAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 470; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE RUN S89°43'47"E, 187.25 FEET TO A POINT ON THE ARC OF A NON-TANGENT, CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,003.00 FEET AND A CHORD BEARING AND DISTANCE OF S41°47'12"E, 302.98 FEET TO WHICH A RADIAL LINE BEARS S52°33'03"W; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°40'30", AN ARC DISTANCE OF 303.27 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING AND DISTANCE OF N61°06'52"E, 81.49 FEET TO WHICH A RADIAL LINE BEARS S05°20'32"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°05'12", AN ARC DISTANCE OF 83.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,923.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°43'06", AN ARC DISTANCE OF 240.71 FEET TO AFORESAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 470; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE RUN S89°43'47"E, 136.60 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,823.00 FEET AND A CHORD BEARING AND DISTANCE OF S40°55'40"W, 316.91 FEET TO WHICH A RADIAL LINE BEARS N45°16'16"E; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°26'07", AN ARC DISTANCE OF 317.07 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°52'22", AN ARC DISTANCE OF 87.01 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 94°29'59", AN ARC DISTANCE OF 202.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S39°49'45"W, 181.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,400.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°07'41", AN ARC DISTANCE OF 1,298.16 FEET TO THE POINT OF TANGENCY; THENCE S86°57'45"W, 301.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2,033.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°08'45", AN ARC DISTANCE OF 679.35 FEET; THENCE ALONG A NON-TANGENT LINE RUN S21°52'20"W, 14.85 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,022.00 FEET AND A CHORD BEARING AND DISTANCE OF S66°39'39"W, 202.75 FEET TO WHICH A RADIAL LINE BEARS N20°27'55"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°44'51", AN ARC DISTANCE OF 202.84 FEET; THENCE ALONG A NON-TANGENT LINE RUN S75°46'47"W, 50.10 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,033.00 FEET AND A CHORD BEARING AND DISTANCE OF S60°14'05"W, 154.04 FEET TO WHICH A RADIAL LINE BEARS N27°35'39"W; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°20'32", AN ARC DISTANCE OF 154.07 FEET TO THE POINT OF TANGENCY; THENCE S58°03'49"W, 181.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,133.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°38'45", AN ARC DISTANCE OF 98.50 FEET; THENCE ALONG A NON-TANGENT LINE RUN S13°11'28"W, 14.88 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,144.00 FEET AND A CHORD BEARING AND DISTANCE OF S63°39'32"W, 200.56 FEET TO WHICH A RADIAL LINE BEARS S29°01'19"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°21'42", AN ARC DISTANCE OF 200.63 FEET; THENCE ALONG A NON-TANGENT LINE RUN S79°10'01"W, 52.29 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,133.00 FEET AND A CHORD BEARING AND DISTANCE OF S73°56'37"W, 463.26 FEET TO WHICH A RADIAL LINE BEARS S22°17'26"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°28'07", AN ARC DISTANCE OF 464.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°20'16", AN ARC DISTANCE OF 80.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°29'22", AN ARC DISTANCE OF 213.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°20'16", AN ARC DISTANCE OF 80.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,133.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°12'11", AN ARC DISTANCE OF 193.69 FEET TO THE POINT OF TANGENCY; THENCE N85°48'23"W, 201.98 FEET; THENCE S46°28'07"W, 14.87 FEET; THENCE N85°48'23"W, 228.96 FEET; THENCE N73°23'56"W, 51.20 FEET; THENCE N85°48'23"W, 1,025.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,046.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°07'51", AN ARC DISTANCE OF 147.51 FEET; THENCE ALONG A NON-TANGENT LINE RUN S50°46'53"W, 14.88 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,057.00 FEET AND A CHORD BEARING AND DISTANCE OF N85°05'27"W, 21.89 FEET TO WHICH A RADIAL LINE BEARS S08°36'16"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°36'35", AN ARC DISTANCE OF 21.89 FEET; THENCE ALONG A NON-TANGENT LINE RUN S16°05'58"W, 989.85 FEET; THENCE S73°54'02"E, 3.00 FEET; THENCE S16°05'58"W, 382.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 227.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97°34'16", AN ARC DISTANCE OF 387.42 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3,647.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°40'00", AN ARC DISTANCE OF 233.43 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 972.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°07'51", AN ARC DISTANCE OF 104.06 FEET TO THE POINT OF TANGENCY; THENCE N76°07'37"W, 478.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 527.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°33'16", AN ARC DISTANCE OF 474.64 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 852.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°16'15", AN ARC DISTANCE OF 108.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°47'31", AN ARC DISTANCE OF 17.65 FEET TO THE POINT OF TANGENCY; THENCE N51°00'36"W, 118.09 FEET; THENCE N76°17'07"W, 159.62 FEET; THENCE S87°31'24"W, 211.52 FEET; THENCE S02°28'36"E, 90.00 FEET; THENCE S87°31'24"W, 120.00 FEET; THENCE S85°12'27"W, 57.42 FEET; THENCE S74°34'08"W, 56.00 FEET; THENCE S65°07'46"W, 121.95 FEET; THENCE S67°13'08"W, 140.34 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,017.50 FEET AND A CHORD BEARING AND DISTANCE OF S20°04'28"E, 26.16 FEET TO WHICH A RADIAL LINE BEARS N69°11'27"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°28'23", AN ARC DISTANCE OF 26.16 FEET TO THE POINT OF TANGENCY; THENCE S19°20'16"E, 74.98 FEET; THENCE S70°39'44"W, 42.50 FEET; THENCE N19°20'16"W, 74.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 975.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°04'36", AN ARC DISTANCE OF 137.44 FEET TO THE POINT OF TANGENCY; THENCE N27°24'52"W, 390.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 325.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°50'17", AN ARC DISTANCE OF 95.51 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 140.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°36'35", AN ARC DISTANCE OF 113.89 FEET TO THE POINT OF TANGENCY; THENCE S89°08'16"W, 76.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°17'53", AN ARC DISTANCE OF 46.73 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 105°02'21", AN ARC DISTANCE OF 36.67 FEET; THENCE ALONG A RADIAL LINE RUN S58°48'02"W, 50.00 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 245.00 FEET AND A CHORD BEARING AND DISTANCE OF S33°54'45"E, 20.35 FEET TO WHICH A RADIAL LINE BEARS S58°48'02"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°45'34", AN ARC DISTANCE OF 20.35 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 475.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°52'35", AN ARC DISTANCE OF 40.43 FEET; THENCE ALONG A RADIAL LINE RUN S58°55'02"W, 97.33 FEET; THENCE N00°05'18"W, 56.10 FEET; THENCE S89°54'42"W, 21.07 FEET; THENCE N00°05'18"W, 912.19 FEET; THENCE N22°35'18"W, 15.68 FEET; THENCE N00°05'18"W, 258.97 FEET; THENCE S89°43'45"E, 4.00 FEET; THENCE N00°05'18"W, 82.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 379.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°29'40", AN ARC DISTANCE OF 420.56 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3,149.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°09'03", AN ARC DISTANCE OF 667.92 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 419.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°55'18", AN ARC DISTANCE OF 321.58 FEET TO THE POINT OF TANGENCY; THENCE N31°39'06"E, 50.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°06'20", AN ARC DISTANCE OF 59.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 231.49 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°06'20", AN ARC DISTANCE OF 69.11 FEET TO THE POINT OF TANGENCY; THENCE N31°39'06"E, 57.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°00'12", AN ARC DISTANCE OF 90.80 FEET TO A POINT OF CUSP OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 123.00 FEET AND A CHORD BEARING AND DISTANCE OF N56°30'39"W, 160.91 FEET TO WHICH A RADIAL LINE BEARS S07°21'42"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°42'05", AN ARC DISTANCE OF 175.39 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°07'07", AN ARC DISTANCE OF 92.78 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,096.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°50'17", AN ARC DISTANCE OF 398.61 FEET TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 470; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE RUN N00°12'29"E, 1.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 176.93 ACRES, MORE OR LESS.

PREPARED BY:

CFB | CLYNER FARMER BARLEY
SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352)748-3126 LB#4498

MIDDLETON UNIT NO. 1

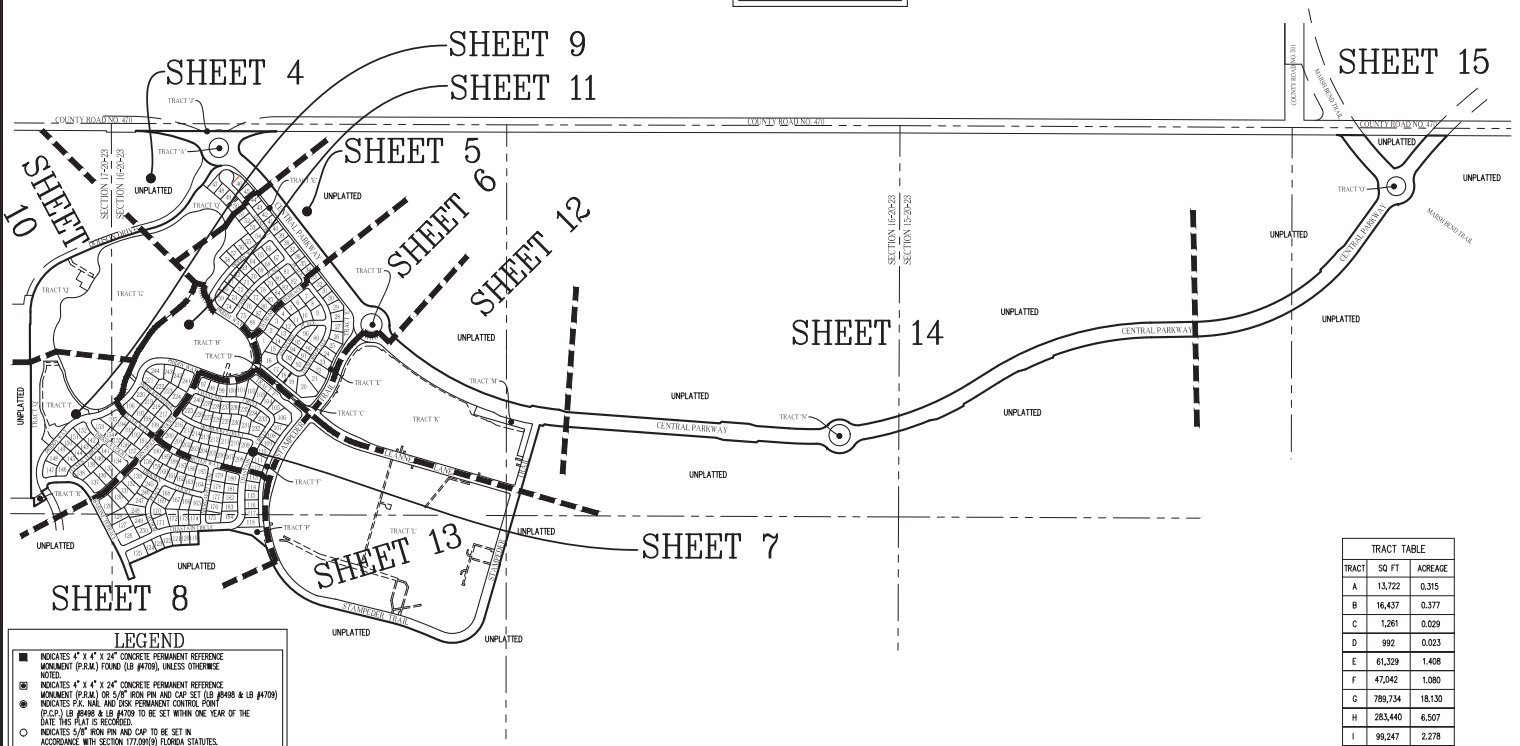
SECTIONS 15, 16 AND 17, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 3 OF 15

PLAT BOOK _____
PAGE _____

Scale: 1" = 400'
400' 0 400' 800'
SCALE IN FEET

KEY MAP



LEGEND

■	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
◉	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #8498 & LB #4709)
◉	INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #8498 & LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
C9	INDICATES CURVE NUMBER IN CURVE TABLE
L9	INDICATES LINE NUMBER IN LINE TABLE
℄	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT ON CURVE
PCC	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
(R)	INDICATES RADIAL LINE
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
GFE	INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4329, PAGE 684. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

TRACT TABLE

TRACT	SQ FT	ACREAGE
A	13,722	0.315
B	16,437	0.377
C	1,261	0.029
D	992	0.023
E	61,329	1.408
F	47,042	1.080
G	789,734	18.130
H	283,440	6.507
I	99,247	2.278
J	261	0.006
K	670,092	15.383
L	1,530,085	35.126
M	26,157	0.600
N	16,437	0.377
O	12,901	0.296
P	13,565	0.311
Q	351,060	8.059
R	4,039	0.093

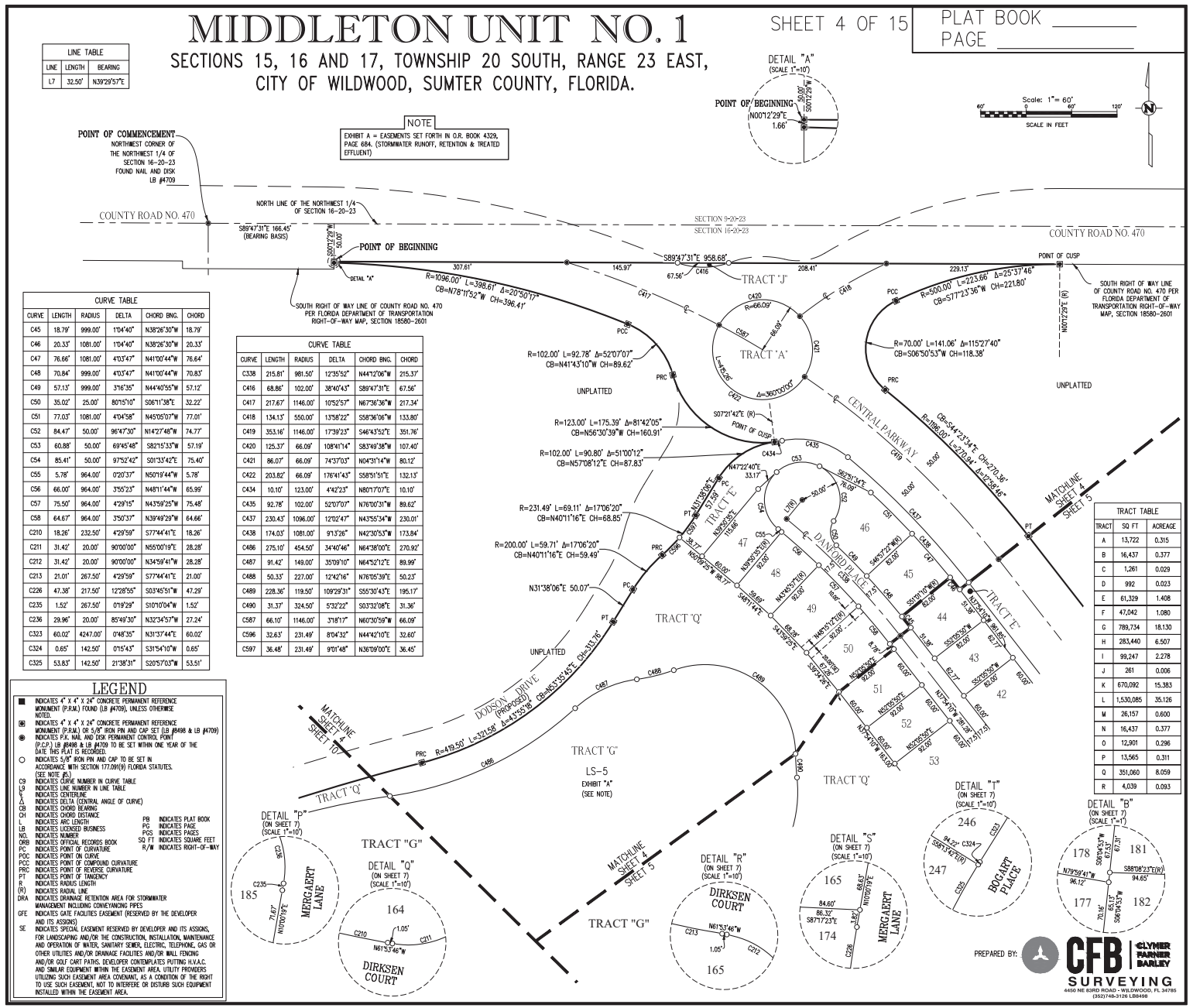
PREPARED BY: CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352)748-3126 LB#4498

MIDDLETON UNIT NO. 1

SHEET 4 OF 15

PLAT BOOK _____
PAGE _____

SECTIONS 15, 16 AND 17, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4329, PAGE 684. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

LINE TABLE		
LINE	LENGTH	BEARING
L7	32.50'	N39°29'57"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C45	18.79'	999.00'	1°04'40"	N38°26'30"W	18.79'
C46	20.33'	1081.00'	1°04'40"	N38°26'30"W	20.33'
C47	76.66'	1081.00'	4°03'47"	N41°00'44"W	76.64'
C48	70.84'	999.00'	4°03'47"	N41°00'44"W	70.83'
C49	57.13'	999.00'	3°16'35"	N44°40'55"W	57.12'
C50	35.02'	25.00'	80°15'10"	S06°11'38"E	32.22'
C51	77.03'	1081.00'	4°04'58"	N45°05'07"W	77.01'
C52	84.47'	50.00'	96°47'30"	N14°27'48"W	74.77'
C53	60.88'	50.00'	69°45'48"	S82°15'33"W	57.19'
C54	85.41'	50.00'	97°52'42"	S01°33'42"E	75.40'
C55	5.78'	964.00'	0°20'37"	N50°19'44"W	5.78'
C56	66.00'	964.00'	3°55'23"	N48°11'44"W	65.99'
C57	75.50'	964.00'	4°29'15"	N43°59'25"W	75.48'
C58	64.67'	964.00'	3°50'37"	N39°49'29"W	64.66'
C210	18.26'	232.50'	4°29'59"	S77°44'41"E	18.26'
C211	31.42'	20.00'	90°00'00"	N55°00'19"E	28.28'
C212	31.42'	20.00'	90°00'00"	N34°59'41"W	28.28'
C213	21.01'	267.50'	4°29'59"	S77°44'41"E	21.00'
C226	47.38'	217.50'	12°28'55"	S03°45'51"W	47.29'
C235	1.52'	267.50'	0°19'29"	S10°10'04"W	1.52'
C236	29.96'	20.00'	85°49'30"	N32°34'57"W	27.24'
C323	60.02'	4247.00'	0°48'35"	N31°37'44"E	60.02'
C324	0.65'	142.50'	0°15'43"	S31°54'10"W	0.65'
C325	53.83'	142.50'	21°38'31"	S20°57'03"W	53.51'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C338	215.81'	981.50'	12°35'52"	N44°12'06"W	215.37'
C416	68.86'	102.00'	38°40'43"	S89°47'31"E	67.56'
C417	217.67'	1146.00'	10°52'57"	N67°36'36"W	217.34'
C418	134.13'	550.00'	13°58'22"	S58°36'06"W	133.80'
C419	353.16'	1146.00'	17°39'23"	S46°43'52"E	351.76'
C420	125.37'	66.09'	108°41'14"	S83°49'38"W	107.40'
C421	86.07'	66.09'	74°37'03"	N04°31'14"W	80.12'
C422	203.82'	66.09'	176°41'43"	S58°51'51"E	132.13'
C434	10.10'	123.00'	4°42'23"	N80°17'07"E	10.10'
C435	92.78'	102.00'	52°07'07"	N76°00'31"W	89.62'
C437	230.43'	1096.00'	12°02'47"	N43°55'34"W	230.01'
C438	174.03'	1081.00'	9°13'26"	N42°30'53"W	173.84'
C486	275.10'	454.50'	34°40'46"	N64°38'00"E	270.92'
C487	91.42'	149.00'	35°09'10"	N64°52'12"E	89.99'
C488	50.33'	227.00'	12°42'16"	N76°05'39"E	50.23'
C489	228.36'	119.50'	109°29'31"	S55°30'43"E	195.17'
C490	31.37'	324.50'	5°32'22"	S03°32'08"E	31.36'
C587	66.10'	1146.00'	3°18'17"	N60°30'59"W	66.09'
C596	32.63'	231.49'	8°04'32"	N44°42'10"E	32.60'
C597	36.48'	231.49'	9°01'48"	N36°09'00"E	36.45'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	13,722	0.315
B	16,437	0.377
C	1,261	0.029
D	992	0.023
E	61,329	1.408
F	47,042	1.080
G	789,734	18.130
H	283,440	6.507
I	99,247	2.278
J	261	0.006
K	670,092	15.383
L	1,530,085	35.126
M	26,157	0.600
N	16,437	0.377
O	12,901	0.296
P	13,565	0.311
Q	351,060	8.059
R	4,039	0.093

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ⊛ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #8498 & LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #8498 & LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- L INDICATES ARC LENGTH
- LB INDICATES LICENSED BUSINESS
- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
- R INDICATES RADIUS LENGTH
- (R) INDICATES RADIAL LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

PB INDICATES PLAT BOOK
PG INDICATES PAGE
PGS INDICATES PAGES
SQ FT INDICATES SQUARE FEET
R/W INDICATES RIGHT-OF-WAY

PREPARED BY:
CFB | CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352)748-3126 LB8498

MIDDLETON UNIT NO. 1

SECTIONS 15, 16 AND 17, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 5 OF 15

PLAT BOOK _____
PAGE _____

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C3	28.11'	20.00'	80°32'10"	S15°04'54"W	25.85'
C4	52.17'	200.00'	14°56'45"	N47°52'37"E	52.02'
C5	42.37'	200.00'	12°08'22"	N34°20'03"E	42.30'
C6	26.55'	479.50'	3°10'23"	S29°51'03"W	26.55'
C7	82.00'	479.50'	9°47'52"	S36°20'11"W	81.90'
C8	70.89'	479.50'	8°28'16"	S45°28'15"W	70.83'
C9	20.01'	479.50'	2°23'27"	S50°54'06"W	20.01'
C10	31.42'	20.00'	90°00'00"	N82°54'10"W	28.28'
C45	18.79'	999.00'	1°04'40"	N36°26'30"W	18.79'
C46	20.33'	1081.00'	1°04'40"	N36°26'30"W	20.33'
C47	76.66'	1081.00'	4°03'47"	N41°00'44"W	76.64'
C48	70.84'	999.00'	4°03'47"	N41°00'44"W	70.83'
C58	64.67'	964.00'	3°50'37"	N39°49'29"W	64.66'
C59	39.27'	25.00'	90°00'00"	N07°05'50"E	35.36'
C60	26.29'	926.50'	1°37'33"	S51°17'03"W	26.29'
C61	59.37'	926.50'	3°40'17"	S48°38'08"W	59.36'
C62	59.37'	926.50'	3°40'17"	S44°57'50"W	59.36'
C63	109.82'	71.50'	88°00'24"	S13°01'46"E	99.34'
C64	29.03'	891.50'	1°51'57"	S31°54'24"W	29.03'
C65	64.97'	891.50'	4°10'33"	S34°55'39"W	64.96'
C66	65.14'	891.50'	4°11'11"	S39°06'30"W	65.12'
C67	65.14'	891.50'	4°11'11"	S43°17'41"W	65.12'
C68	72.30'	891.50'	4°38'48"	S47°42'40"W	72.28'
C69	32.10'	891.50'	2°03'46"	S51°03'57"W	32.09'
C70	31.42'	20.00'	90°00'00"	N82°54'10"W	28.28'
C71	31.42'	20.00'	90°00'00"	N07°05'50"E	28.28'
C72	19.95'	726.50'	1°34'25"	S51°18'37"W	19.95'
C73	59.25'	726.50'	4°40'22"	S48°11'13"W	59.23'
C74	59.25'	726.50'	4°40'22"	S43°30'51"W	59.23'
C75	65.45'	726.50'	5°09'42"	S38°35'49"W	65.43'
C76	30.74'	726.50'	2°25'27"	S34°48'15"W	30.74'
C77	31.20'	20.00'	89°22'30"	N78°16'46"E	28.13'
C78	57.84'	375.00'	8°50'13"	N51°11'38"W	57.78'
C79	31.14'	20.00'	89°12'16"	S11°00'36"E	28.09'
C80	47.33'	691.50'	3°55'17"	S35°33'10"W	47.32'
C81	77.89'	691.50'	6°27'15"	S40°44'25"W	77.85'
C82	76.34'	691.50'	6°19'30"	S47°07'48"W	76.30'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C83	21.78'	691.50'	1°48'17"	S51°11'41"W	21.78'
C84	31.42'	20.00'	90°00'00"	N82°54'10"W	28.28'
C85	31.42'	20.00'	90°00'00"	N07°05'50"E	28.28'
C86	19.21'	529.50'	2°04'42"	S51°03'29"W	19.21'
C87	58.92'	529.50'	6°22'31"	S46°49'52"W	58.89'
C88	58.92'	529.50'	6°22'31"	S40°27'21"W	58.89'
C89	58.92'	529.50'	6°22'31"	S34°04'50"W	58.89'
C90	24.29'	529.50'	2°37'42"	S29°34'43"W	24.29'
C91	65.63'	150.00'	25°04'06"	N40°47'55"E	65.11'
C92	30.85'	20.00'	88°22'08"	S82°28'58"E	27.88'
C93	55.48'	375.00'	8°28'37"	N42°32'12"W	55.43'
C329	97.49'	175.00'	31°55'10"	N44°13'27"E	96.24'
C330	209.85'	504.50'	23°49'58"	N40°10'51"E	208.34'
C331	228.99'	709.00'	18°30'18"	N42°50'40"E	228.00'
C349	288.36'	350.00'	47°12'16"	N33°25'51"W	280.27'
C350	135.89'	89.00'	87°28'56"	N13°17'30"W	123.07'
C351	343.44'	909.00'	21°38'52"	N41°16'24"E	341.40'
C352	153.92'	350.00'	25°11'50"	N44°26'04"W	152.68'
C473	212.43'	926.50'	13°08'14"	S36°33'35"W	211.97'

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4329, PAGE 684. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

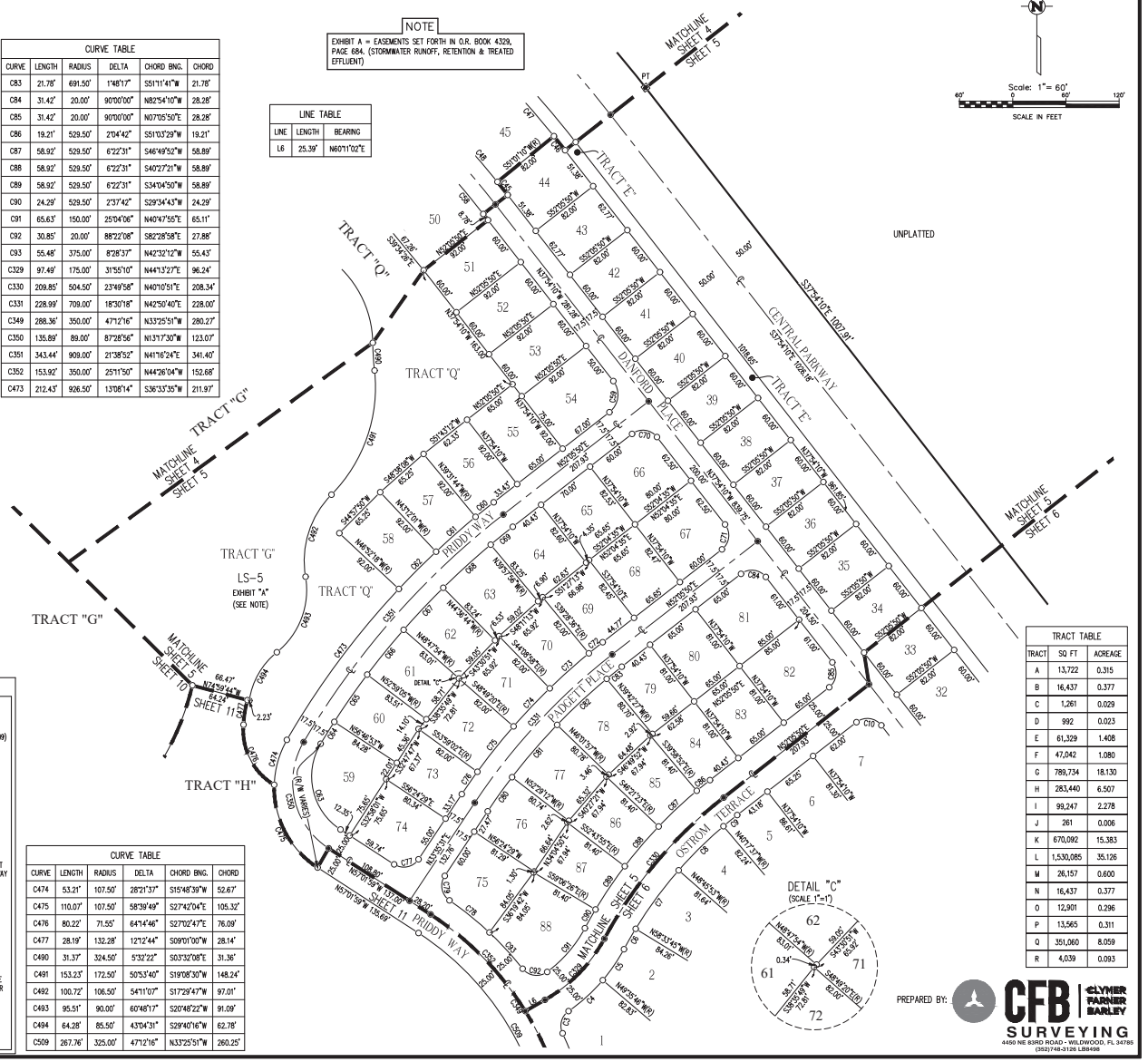
LINE TABLE		
LINE	LENGTH	BEARING
L6	25.39'	N60°11'02"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C474	53.21'	107.50'	28°21'37"	S15°48'39"W	52.67'
C475	110.07'	107.50'	58°39'49"	S27°42'04"E	105.32'
C476	80.22'	71.55'	64°14'46"	S27°02'47"E	76.09'
C477	28.19'	132.28'	12°12'44"	S09°01'00"W	28.14'
C490	31.37'	324.50'	5°32'22"	S03°32'08"E	31.36'
C491	153.23'	172.50'	50°53'40"	S19°08'30"W	148.24'
C492	100.72'	106.50'	54°11'07"	S17°29'47"W	97.01'
C493	95.51'	90.00'	60°48'17"	S20°48'22"W	91.09'
C494	64.28'	85.50'	43°04'31"	S29°40'16"W	62.78'
C509	267.76'	325.00'	47°12'16"	N33°25'51"W	260.25'

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ⊛ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #8498 & LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #8498 & LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)

C9	INDICATES CURVE NUMBER IN CURVE TABLE	PB	INDICATES PLAT BOOK
L9	INDICATES LINE NUMBER IN LINE TABLE	PG	INDICATES PAGE
℄	INDICATES CENTERLINE	PGS	INDICATES PAGES
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)	SQ FT	INDICATES SQUARE FEET
CB	INDICATES CHORD BEARING	R/W	INDICATES RIGHT-OF-WAY
CH	INDICATES CHORD DISTANCE		
L	INDICATES ARC LENGTH		
LB	INDICATES LICENSED BUSINESS		
NO.	INDICATES NUMBER		
ORB	INDICATES OFFICIAL RECORDS BOOK		
PC	INDICATES POINT OF CURVATURE		
POC	INDICATES POINT ON CURVE		
PCC	INDICATES POINT OF COMPOUND CURVATURE		
PRC	INDICATES POINT OF REVERSE CURVATURE		
PT	INDICATES POINT OF TANGENCY		
R	INDICATES RADIUS LENGTH		
(R)	INDICATES RADIAL LINE		
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES		
GFE	INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)		
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.		



TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	13,722	0.315
B	16,437	0.377
C	1,261	0.029
D	992	0.023
E	61,329	1.408
F	47,042	1.080
G	789,734	18.130
H	283,440	6.507
I	99,247	2.278
J	261	0.006
K	670,092	15.383
L	1,530,085	35.126
M	26,157	0.600
N	16,437	0.377
O	12,901	0.296
P	13,565	0.311
Q	351,060	8.059
R	4,039	0.093

PREPARED BY:
CFB | CLYMER FARNER BARLEY
SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
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MIDDLETON UNIT NO. 1

SECTIONS 15, 16 AND 17, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
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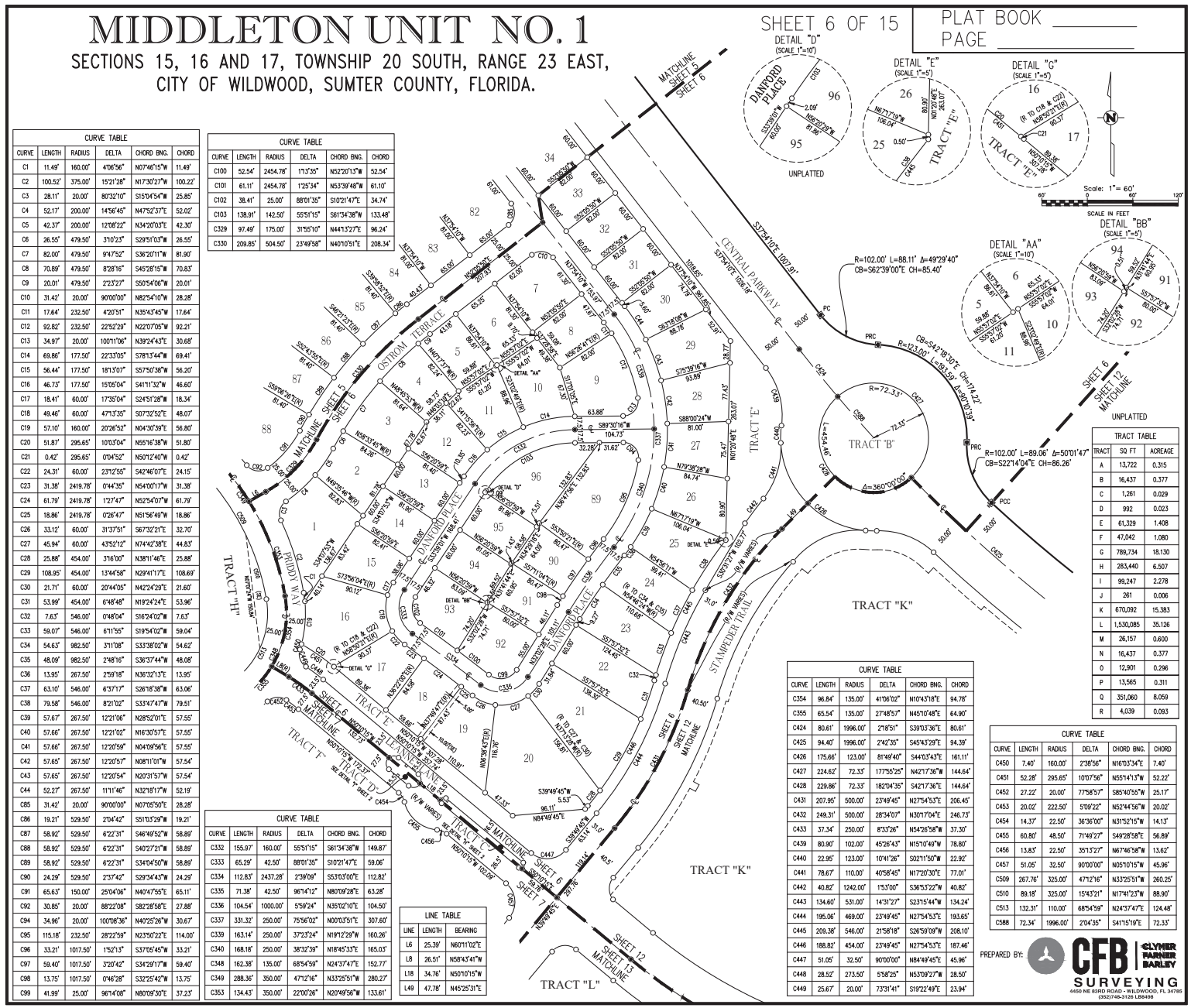
SHEET 6 OF 15

PLAT BOOK _____
PAGE _____



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	11.49'	160.00'	4°06'56"	N07°46'15"W	11.49'
C2	100.52'	375.00'	15°21'28"	N17°30'27"W	100.22'
C3	28.11'	20.00'	80°32'10"	S15°04'54"W	25.85'
C4	52.17'	200.00'	14°56'45"	N47°52'37"E	52.02'
C5	42.37'	200.00'	12°08'22"	N34°20'03"E	42.30'
C6	26.55'	479.50'	3°10'23"	S29°51'03"W	26.55'
C7	82.00'	479.50'	9°47'52"	S36°20'11"W	81.90'
C8	70.89'	479.50'	8°28'16"	S45°28'15"W	70.83'
C9	20.01'	479.50'	2°23'27"	S50°54'06"W	20.01'
C10	31.42'	20.00'	90°00'00"	N82°54'10"W	28.28'
C11	17.64'	232.50'	4°20'51"	N35°43'45"W	17.64'
C12	92.82'	232.50'	22°52'29"	N22°07'05"W	92.21'
C13	34.97'	20.00'	100°11'06"	N39°24'43"E	30.68'
C14	69.86'	177.50'	22°33'05"	S78°13'44"W	69.41'
C15	56.44'	177.50'	18°13'07"	S57°50'38"W	56.20'
C16	46.73'	177.50'	15°05'04"	S41°11'32"W	46.60'
C17	18.41'	60.00'	17°35'04"	S24°51'28"W	18.34'
C18	49.46'	60.00'	47°13'35"	S07°32'52"E	48.07'
C19	57.10'	160.00'	20°26'52"	N04°30'39"E	56.80'
C20	51.83'	295.65'	10°03'04"	N55°16'38"W	51.80'
C21	0.42'	295.65'	0°04'52"	N50°12'40"W	0.42'
C22	24.31'	60.00'	23°12'55"	S42°46'07"E	24.15'
C23	31.38'	2419.78'	0°44'35"	N54°00'17"W	31.38'
C24	61.79'	2419.78'	1°27'47"	N52°54'07"W	61.79'
C25	18.86'	2419.78'	0°26'47"	N51°56'49"W	18.86'
C26	33.12'	60.00'	31°37'51"	S67°32'21"E	32.70'
C27	45.94'	60.00'	43°52'12"	N74°42'38"E	44.83'
C28	25.88'	454.00'	3°16'00"	N38°11'46"E	25.88'
C29	108.95'	454.00'	13°44'56"	N29°41'17"E	108.69'
C30	21.71'	60.00'	20°44'05"	N42°24'29"E	21.60'
C31	53.99'	454.00'	6°48'48"	N19°24'24"E	53.96'
C32	7.63'	546.00'	0°48'04"	S16°24'02"W	7.63'
C33	59.07'	546.00'	6°11'55"	S19°54'02"W	59.04'
C34	54.63'	982.50'	3°11'08"	S33°38'02"W	54.62'
C35	48.09'	982.50'	2°48'16"	S36°37'44"W	48.08'
C36	13.95'	267.50'	2°59'18"	N36°32'13"E	13.95'
C37	63.10'	546.00'	6°37'17"	S26°18'38"W	63.06'
C38	79.56'	546.00'	8°21'02"	S33°47'47"W	79.51'
C39	57.67'	267.50'	12°21'06"	N28°52'01"E	57.55'
C40	57.66'	267.50'	12°21'02"	N16°30'57"E	57.55'
C41	57.66'	267.50'	12°20'59"	N04°09'56"E	57.55'
C42	57.65'	267.50'	12°20'57"	N08°11'01"W	57.54'
C43	57.65'	267.50'	12°20'54"	N20°31'57"W	57.54'
C44	52.27'	267.50'	11°11'46"	N32°18'17"W	52.19'
C85	31.42'	20.00'	90°00'00"	N07°05'50"E	28.28'
C86	19.21'	529.50'	2°04'42"	S51°03'29"W	19.21'
C87	58.92'	529.50'	6°22'31"	S46°49'52"W	58.89'
C88	58.92'	529.50'	6°22'31"	S40°27'21"W	58.89'
C89	58.92'	529.50'	6°22'31"	S34°04'50"W	58.89'
C90	24.29'	529.50'	2°37'42"	S29°34'43"W	24.29'
C91	65.63'	150.00'	25°04'06"	N40°47'55"E	65.11'
C92	30.85'	20.00'	88°22'08"	S82°28'58"E	27.88'
C94	34.96'	20.00'	100°08'36"	N40°25'26"W	30.67'
C95	115.18'	232.50'	28°22'59"	N23°50'22"E	114.00'
C96	33.21'	1017.50'	1°52'13"	S37°05'45"W	33.21'
C97	59.40'	1017.50'	3°20'42"	S34°29'17"W	59.40'
C98	13.75'	1017.50'	0°46'28"	S32°25'42"W	13.75'
C99	41.99'	25.00'	96°14'08"	N80°09'30"E	37.23'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C100	52.54'	2454.78'	1°13'35"	N52°20'13"W	52.54'
C101	61.11'	2454.78'	1°25'34"	N53°39'48"W	61.10'
C102	38.41'	25.00'	88°01'35"	S10°21'47"E	34.74'
C103	138.91'	142.50'	55°51'15"	S61°34'38"W	133.48'
C329	97.49'	175.00'	31°55'10"	N44°13'27"E	96.24'
C330	209.85'	504.50'	23°49'58"	N40°10'51"E	208.34'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C332	155.97'	160.00'	55°51'15"	S61°34'38"W	149.87'
C333	65.29'	42.50'	88°01'35"	S10°21'47"E	59.06'
C334	112.83'	2437.28'	2°39'09"	S53°03'00"E	112.82'
C335	71.38'	42.50'	96°14'12"	N80°09'28"E	63.28'
C336	104.54'	1000.00'	5°59'24"	N35°02'10"E	104.50'
C337	331.32'	250.00'	75°56'02"	N00°03'51"E	307.60'
C339	163.14'	250.00'	37°23'24"	N19°12'29"W	160.26'
C340	168.18'	250.00'	38°32'39"	N18°45'33"E	165.03'
C348	162.38'	135.00'	68°54'59"	N24°37'47"E	152.77'
C349	288.36'	350.00'	47°12'16"	N33°25'51"W	280.27'
C353	134.43'	350.00'	22°00'26"	N20°49'56"W	133.61'

LINE TABLE		
LINE	LENGTH	BEARING
L6	25.39'	N60°11'02"E
L8	26.51'	N58°43'41"W
L18	34.76'	N50°10'15"W
L49	47.78'	N45°25'31"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C354	96.84'	135.00'	41°06'02"	N10°43'18"E	94.78'
C355	65.54'	135.00'	27°48'57"	N45°10'48"E	64.90'
C424	80.61'	1996.00'	2°18'51"	S39°03'36"E	80.61'
C425	94.40'	1996.00'	2°42'35"	S45°43'29"E	94.39'
C426	175.66'	123.00'	81°49'40"	S44°03'43"E	161.11'
C427	224.62'	72.33'	177°55'25"	N42°17'36"W	144.64'
C428	229.86'	72.33'	182°04'35"	S42°17'36"E	144.64'
C431	207.95'	500.00'	23°49'45"	N27°54'53"E	206.45'
C432	249.31'	500.00'	28°34'07"	N30°17'04"E	246.73'
C433	37.34'	250.00'	8°33'26"	N54°26'58"W	37.30'
C439	80.90'	102.00'	45°26'43"	N15°10'49"W	78.80'
C440	22.95'	123.00'	10°41'26"	S02°11'50"W	22.92'
C441	78.67'	110.00'	40°58'45"	N17°20'30"E	77.01'
C442	40.82'	1242.00'	1°53'00"	S36°53'22"W	40.82'
C443	134.60'	531.00'	14°31'27"	S23°15'44"W	134.24'
C444	195.06'	469.00'	23°49'45"	N27°54'53"E	193.65'
C445	209.38'	546.00'	21°58'18"	S26°59'09"W	208.10'
C446	188.82'	454.00'	23°49'45"	N27°54'53"E	187.46'
C447	51.05'	32.50'	90°00'00"	N84°49'45"E	45.96'
C448	28.52'	273.50'	5°58'25"	N53°09'27"W	28.50'
C449	25.67'	20.00'	73°31'41"	S19°22'49"E	23.94'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C450	7.40'	160.00'	2°38'56"	N16°03'34"E	7.40'
C451	52.28'	295.65'	10°07'56"	N55°14'13"W	52.22'
C452	27.22'	20.00'	77°58'57"	S85°40'55"W	25.17'
C453	20.02'	222.50'	5°09'22"	N52°44'56"W	20.02'
C454	14.37'	22.50'	36°36'00"	N31°52'15"W	14.13'
C455	60.80'	48.50'	71°49'27"	S49°28'58"E	56.89'
C456	13.83'	22.50'	35°13'27"	N67°46'58"W	13.62'
C457	51.05'	32.50'	90°00'00"	N05°10'15"W	45.96'
C509	267.76'	325.00'	47°12'16"	N33°25'51"W	260.25'
C510	89.18'	325.00'	15°43'21"	N17°41'23"W	88.90'
C513	132.31'	110.00'	68°54'59"	N24°37'47"E	124.48'
C588	72.34'	1996.00'	2°04'35"	S41°15'19"E	72.33'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	13,722	0.315
B	16,437	0.377
C	1,261	0.029
D	992	0.023
E	61,329	1.408
F	47,042	1.080
G	789,734	18.130
H	283,440	6.507
I	99,247	2.278
J	261	0.006
K	670,092	15.383
L	1,530,085	35.126
M	26,157	0.600
N	16,437	0.377
O	12,901	0.296
P	13,565	0.311
Q	351,060	8.059
R	4,039	0.093

PREPARED BY:
CFB | CLYNER FARNER BARLEY
SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352)748-3126 LB8498

MIDDLETON UNIT NO. 1

SECTIONS 15, 16 AND 17, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C104	31.42'	20.00'	90°00'00"	S65°28'29"W	28.28'
C105	24.70'	625.00'	2°15'51"	N21°36'24"E	24.70'
C106	32.21'	20.00'	92°15'51"	S23°23'36"E	28.84'
C107	36.72'	360.00'	5°50'39"	S72°26'51"E	36.70'
C108	28.05'	275.00'	5°50'39"	S72°26'51"E	28.04'
C109	56.92'	275.00'	11°51'36"	S81°17'59"E	56.82'
C110	74.52'	360.00'	11°51'36"	S81°17'59"E	74.39'
C111	28.46'	360.00'	4°31'48"	S89°29'41"E	28.45'
C112	35.41'	367.50'	5°31'15"	N88°59'57"W	35.40'
C113	66.01'	275.00'	13°45'14"	N85°53'36"E	65.86'
C114	86.56'	275.00'	18°02'05"	N69°59'56"E	86.20'
C115	58.33'	367.50'	9°05'37"	N81°41'31"W	58.27'
C116	58.33'	367.50'	9°05'40"	N72°35'53"W	58.27'
C117	8.12'	275.00'	1°41'32"	N60°08'07"E	8.12'
C118	0.97'	275.00'	0°12'05"	N59°11'19"E	0.97'
C119	34.62'	160.00'	12°23'50"	N52°53'22"E	34.55'
C120	58.38'	367.50'	9°06'09"	N63°29'58"W	58.32'
C121	56.30'	367.50'	8°46'39"	N54°33'34"W	56.24'
C122	18.54'	60.00'	17°42'28"	N41°19'01"W	18.47'
C123	49.25'	60.00'	47°01'56"	N08°56'49"W	47.88'
C124	22.63'	60.00'	21°36'38"	N25°22'29"E	22.50'
C125	34.38'	1016.00'	1°56'20"	S35°12'38"W	34.38'
C126	68.88'	839.49'	4°42'03"	S38°11'23"W	68.86'
C127	60.36'	839.49'	4°07'09"	S33°46'46"W	60.34'
C128	5.82'	1016.00'	0°19'42"	S34°04'37"W	5.82'
C129	60.18'	839.49'	4°06'26"	S29°39'59"W	60.17'
C130	3.24'	780.33'	0°14'15"	S31°01'29"W	3.24'
C131	70.16'	780.33'	5°09'06"	S28°19'48"W	70.14'
C132	57.72'	839.49'	3°56'23"	S25°38'34"W	57.71'
C133	58.31'	839.49'	3°58'47"	S21°40'59"W	58.30'
C134	65.92'	780.33'	4°50'25"	S23°20'02"W	65.90'
C135	65.99'	780.33'	4°50'43"	S18°29'28"W	65.97'
C136	58.25'	839.49'	3°58'32"	S17°42'20"W	58.24'
C137	16.85'	839.49'	1°09'01"	S15°08'33"W	16.85'
C138	40.96'	532.50'	4°24'25"	S12°21'50"W	40.95'
C139	14.53'	780.33'	1°04'00"	S15°32'07"W	14.53'
C140	52.77'	624.50'	4°50'29"	S12°34'53"W	52.75'
C142	57.63'	532.50'	6°12'03"	S07°03'36"W	57.60'
C229	32.99'	20.00'	94°29'59"	S57°15'19"W	29.37'
C230	30.28'	20.00'	86°43'57"	N32°07'43"W	27.47'
C231	51.30'	674.50'	4°21'27"	S09°03'32"W	51.29'
C236	29.96'	20.00'	85°49'30"	N32°34'57"W	27.24'
C237	6.05'	799.50'	0°26'00"	S75°16'42"E	6.05'
C238	65.35'	799.50'	4°40'59"	S72°43'13"E	65.33'
C239	59.24'	799.50'	4°14'43"	S68°15'22"E	59.22'
C240	59.24'	799.50'	4°14'43"	S64°00'39"E	59.22'
C241	59.24'	799.50'	4°14'43"	S59°45'56"E	59.22'
C242	51.72'	799.50'	3°42'23"	S55°47'23"E	51.71'
C243	29.74'	20.00'	85°12'26"	S83°27'36"W	27.08'
C246	32.55'	20.00'	93°15'22"	N05°48'06"W	29.08'
C254	30.66'	20.00'	87°49'54"	N83°39'16"E	27.74'
C255	76.35'	3975.00'	1°06'02"	N39°11'19"E	76.35'
C256	75.33'	4025.00'	1°04'21"	N39°08'53"E	75.33'
C257	32.84'	20.00'	94°05'34"	S07°21'44"E	29.28'
C258	59.57'	757.00'	4°30'32"	S56°39'46"E	59.56'
C259	66.85'	757.00'	5°03'36"	S61°26'50"E	66.83'
C260	66.85'	757.00'	5°03'34"	S66°30'25"E	66.82'
C261	66.86'	757.00'	5°03'37"	S71°34'01"E	66.84'
C262	18.47'	757.00'	1°23'52"	S74°47'46"E	18.47'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C263	30.18'	20.00'	86°27'26"	N61°16'35"E	27.40'
C264	90.01'	674.50'	7°38'46"	S21°52'15"W	89.94'
C265	73.12'	674.50'	6°12'39"	S28°47'57"W	73.08'
C266	34.92'	20.00'	100°02'07"	N18°06'47"W	30.65'
C267	25.03'	132.50'	10°49'28"	N73°33'34"W	24.99'
C268	7.84'	567.50'	0°47'31"	S78°33'32"E	7.84'
C269	58.92'	567.50'	5°56'56"	S75°11'19"E	58.89'
C270	58.92'	567.50'	5°56'56"	S69°14'24"E	58.89'
C271	58.92'	567.50'	5°56'56"	S63°17'28"E	58.89'
C272	50.87'	567.50'	5°08'09"	S57°44'56"E	50.85'
C273	30.46'	20.00'	87°15'22"	S81°11'27"W	27.60'
C274	73.70'	4025.00'	1°02'57"	N38°05'14"E	73.70'
C275	77.22'	3975.00'	1°06'47"	N38°04'54"E	77.21'
C276	29.29'	20.00'	83°55'00"	N04°25'59"W	26.74'
C277	20.67'	567.50'	2°05'14"	S45°20'52"E	20.67'
C288	10.33'	532.50'	1°06'42"	S44°51'36"E	10.33'
C289	34.26'	20.00'	98°09'15"	N85°30'26"E	30.22'
C290	53.85'	3975.00'	0°46'34"	N36°02'32"E	53.85'
C291	57.28'	575.00'	5°42'28"	N32°48'01"E	57.26'
C292	8.78'	625.00'	0°48'18"	N35°15'06"E	8.78'
C293	59.39'	4025.00'	0°50'44"	N36°04'37"E	59.39'
C294	32.12'	20.00'	92°00'16"	S09°30'10"E	28.77'
C295	60.04'	532.50'	6°27'35"	S58°44'05"E	60.01'
C296	69.10'	532.50'	7°26'05"	S65°40'56"E	69.05'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C297	69.10'	532.50'	7°26'05"	S73°07'01"E	69.05'
C298	19.71'	532.50'	2°07'14"	S77°53'41"E	19.71'
C299	1.06'	167.50'	0°21'40"	N78°46'28"W	1.06'
C300	48.81'	167.50'	16°41'52"	N70°14'42"W	48.64'
C301	29.39'	20.00'	84°11'28"	N76°00'30"E	26.81'
C302	41.59'	1051.00'	2°16'01"	S35°02'47"W	41.58'
C303	37.68'	25.00'	86°21'03"	N06°59'43"W	34.21'
C304	26.72'	332.50'	4°36'13"	N52°28'21"W	26.71'
C305	76.03'	332.50'	13°06'06"	N61°19'31"W	75.87'
C306	76.03'	332.50'	13°06'06"	N74°25'37"W	75.87'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C307	62.57'	332.50'	10°46'55"	N86°22'08"W	62.48'
C308	9.05'	395.00'	1°18'43"	N88°53'47"E	9.04'
C309	58.44'	395.00'	8°28'36"	S86°12'34"E	58.39'
C310	58.44'	395.00'	8°28'36"	S77°43'58"E	58.39'
C311	27.36'	395.00'	3°58'08"	S71°30'35"E	27.36'
C312	28.29'	20.00'	81°02'16"	S69°57'21"W	25.99'
C313	59.04'	625.00'	5°24'44"	N32°08'35"E	59.02'
C314	95.05'	575.00'	9°28'18"	N25°12'38"E	94.95'
C315	31.42'	20.00'	90°00'00"	N24°31'31"W	28.28'
C347	224.22'	250.00'	51°23'12"	N84°46'53"E	216.78'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C348	162.38'	135.00'	68°54'59"	N24°37'47"E	152.77'
C354	96.84'	135.00'	41°06'02"	N10°43'18"E	94.78'
C355	65.54'	135.00'	27°48'57"	N45°10'48"E	64.90'
C372	398.91'	649.50'	35°11'24"	N16°19'05"E	392.67'
C373	40.89'	1033.50'	2°16'01"	N35°02'47"E	40.89'
C374	64.05'	42.50'	86°21'03"	N06°59'43"W	58.16'
C375	254.05'	350.00'	41°35'20"	N70°57'55"W	248.51'
C376	146.49'	377.50'	22°14'04"	N80°38'33"W	145.58'
C380	214.59'	649.50'	18°55'48"	S24°26'52"W	213.61'
C381	96.16'	4000.00'	1°22'39"	N36°20'34"E	96.16'
C382	158.96'	600.00'	15°10'46"	N28°03'52"E	158.49'
C383	95.86'	600.00'	9°09'15"	N31°04'37"E	95.76'
C384	63.10'	600.00'	6°01'31"	N23°29'14"E	63.07'
C385	224.83'	4000.00'	3°13'14"	N38°38'30"E	224.80'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C405	19.63'	250.00'	4°29'59"	N12°15'19"E	19.63'
C408	311.79'	774.50'	23°03'55"	N63°57'44"W	309.69'
C410	44.66'	150.00'	17°03'32"	N70°25'32"W	44.50'
C411	271.60'	550.00'	28°17'39"	N64°48'29"W	268.85'
C412	61.02'	550.00'	6°21'24"	N47°28'57"W	60.99'
C430	927.32'	825.00'	64°24'06"	N07°37'42"E	879.27'
C433	37.34'	250.00'	8°33'26"	N54°26'58"W	37.30'
C447	51.05'	32.50'	90°00'00"	N84°49'45"E	45.96'
C448	28.52'	273.50'	5°58'25"	N53°09'27"W	28.50'
C449	25.67'	20.00'	73°31'41"	S19°22'49"E	23.94'
C450	7.40'	160.00'	2°38'56"	N16°03'34"E	7.40'
C452	27.22'	20.00'	77°58'57"	S85°40'55"W	25.17'
C453	20.02'	222.50'	5°09'22"	N52°44'56"W	20.02'
C454	14.37'	22.50'	36°36'00"	N31°52'15"W	14.13'
C455	60.80'	48.50'	71°49'27"	S49°28'58"E	56.89'
C456	13.83'	22.50'	35°13'27"	N67°46'58"W	13.62'
C457	51.05'	32.50'	90°00'00"	N05°10'15"W	45.96'
C458	366.61'	856.00'	24°32'19"	S27°33'36"W	363.81'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C459	139.32'	505.20'	15°48'02"	S06°36'07"W	138.88'
C460	380.55'	839.49'	25°58'22"	S27°33'13"W	377.30'
C461	147.26'	532.50'	15°50'40"	S06°38'43"W	146.79'
C513	132.31'	110.00'	68°54'59"	N24°37'47"E	124.48'
C514	201.80'	225.00'	51°23'12"	N84°46'53"E	195.10'
C517	38.47'	225.00'	9°47'43"	S74°25'23"E	38.42'
C518	134.87'	225.00'	34°20'40"	N76°15'37"E	132.86'
C592	20.25'	225.00'	5°09'24"	S81°53'57"E	20.24'

LINE TABLE		
LINE	LENGTH	BEARING
L3	27.56'	S56°05'13"E
L4	31.29'	N59°44'22"W
L8	26.51'	N58°43'41"W
L12	24.07'	N14°30'18"E
L13	21.18'	N52°25'47"W
L15	36.47'	N61°53'46"W
L18	34.76'	N50°10'15"W
L28	13.29'	S74°01'51"W
L29	17.42'	S0°44'17"E
L30	10.00'	N89°15'43"E
L31	14.70'	S0°44'17"E

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	13,722	0.315
B	16,437	0.377
C	1,261	0.029
D	992	0.023
E	61,329	1.408
F	47,042	1.080
G	789,734	18.130
H	283,440	6.507
I	99,247	2.278
J	261	0.006
K	670,092	15.383
L	1,530,085	35.126
M	26,157	0.600
N	16,437	0.377
O	12,901	0.296
P	13,565	0.311
Q	351,060	8.059
R	4,039	0.093

PREPARED BY:

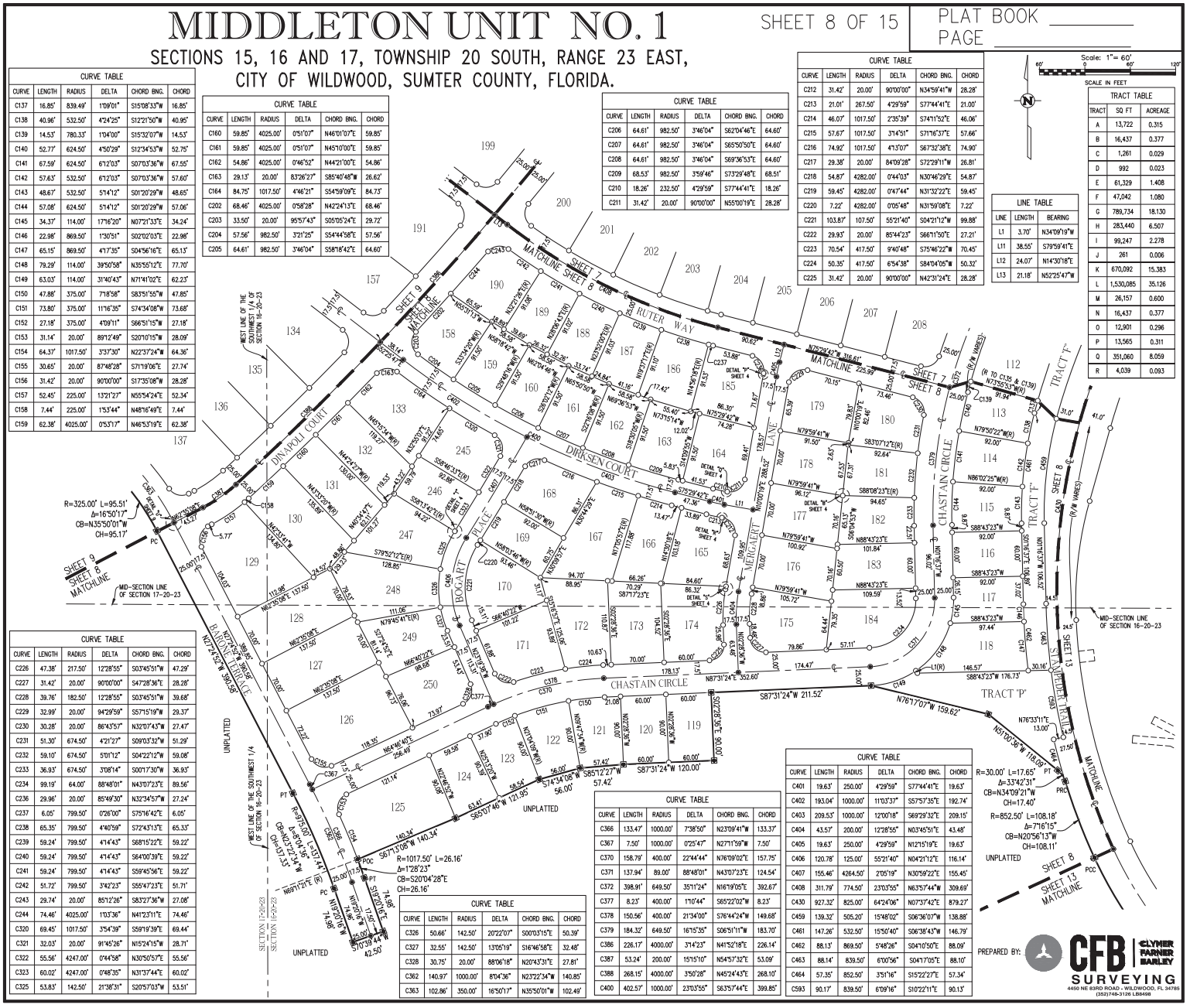
CFB | CLYMER FARNER BARLEY
SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352)748-3129 LB8698

MIDDLETON UNIT NO. 1

SHEET 8 OF 15

PLAT BOOK _____
PAGE _____

SECTIONS 15, 16 AND 17, TOWNSHIP 20 SOUTH, RANGE 23 EAST, CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C137	16.85'	839.49'	1°09'01"	S15°08'33"W	16.85'
C138	40.96'	532.50'	4°24'25"	S12°21'50"W	40.95'
C139	14.53'	780.33'	1°04'00"	S15°32'07"W	14.53'
C140	52.77'	624.50'	4°50'29"	S12°34'53"W	52.75'
C141	67.59'	624.50'	6°12'03"	S07°03'36"W	67.55'
C142	57.63'	532.50'	6°12'03"	S07°03'36"W	57.60'
C143	48.67'	532.50'	5°14'12"	S01°20'29"W	48.65'
C144	57.08'	624.50'	5°14'12"	S01°20'29"W	57.06'
C145	34.37'	114.00'	17°16'20"	N07°21'33"E	34.24'
C146	22.98'	869.50'	1°30'51"	S02°02'03"E	22.98'
C147	65.15'	869.50'	4°17'35"	S04°56'16"E	65.13'
C148	79.29'	114.00'	39°50'58"	N35°55'12"E	77.70'
C149	63.03'	114.00'	31°40'43"	N71°41'02"E	62.23'
C150	47.88'	375.00'	7°18'58"	S83°51'55"W	47.85'
C151	73.86'	375.00'	11°16'35"	S74°34'08"W	73.68'
C152	27.18'	375.00'	4°09'11"	S66°51'15"W	27.18'
C153	31.14'	20.00'	89°12'49"	S20°10'15"W	28.09'
C154	64.37'	1017.50'	3°37'30"	N22°37'24"W	64.36'
C155	30.65'	20.00'	87°48'28"	S71°19'06"E	27.74'
C156	31.42'	20.00'	90°00'00"	S17°35'08"W	28.28'
C157	52.45'	225.00'	13°21'27"	N55°54'24"E	52.34'
C158	7.44'	225.00'	1°53'44"	N48°16'49"E	7.44'
C159	62.38'	4025.00'	0°53'17"	N46°53'19"E	62.38'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C160	59.85'	4025.00'	0°51'07"	N46°01'07"E	59.85'
C161	59.85'	4025.00'	0°51'07"	N45°10'00"E	59.85'
C162	54.86'	4025.00'	0°46'52"	N44°21'00"E	54.86'
C163	29.13'	20.00'	83°26'27"	S85°40'48"W	26.62'
C164	84.75'	1017.50'	4°46'21"	S54°59'09"E	84.73'
C202	68.46'	4025.00'	0°58'28"	N42°24'13"E	68.46'
C203	33.50'	20.00'	95°57'43"	S05°05'24"E	29.72'
C204	57.56'	982.50'	3°21'25"	S54°44'58"E	57.56'
C205	64.61'	982.50'	3°46'04"	S58°18'42"E	64.60'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C206	64.61'	982.50'	3°46'04"	S62°04'46"E	64.60'
C207	64.61'	982.50'	3°46'04"	S65°50'50"E	64.60'
C208	64.61'	982.50'	3°46'04"	S69°36'53"E	64.60'
C209	68.53'	982.50'	3°59'46"	S73°29'48"E	68.51'
C210	18.26'	232.50'	4°29'59"	S77°44'41"E	18.26'
C211	31.42'	20.00'	90°00'00"	N55°00'19"E	28.28'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C212	31.42'	20.00'	90°00'00"	N34°59'41"W	28.28'
C213	21.01'	267.50'	4°29'59"	S77°44'41"E	21.00'
C214	46.07'	1017.50'	2°35'39"	S74°11'52"E	46.06'
C215	57.67'	1017.50'	3°14'51"	S71°16'37"E	57.66'
C216	74.92'	1017.50'	4°13'07"	S67°32'36"E	74.90'
C217	29.38'	20.00'	84°09'28"	S72°29'11"W	26.81'
C218	54.87'	4282.00'	0°44'03"	N30°46'29"E	54.87'
C219	59.45'	4282.00'	0°47'44"	N31°32'22"E	59.45'
C220	7.22'	4282.00'	0°05'48"	N31°59'08"E	7.22'
C221	103.87'	107.50'	55°21'40"	S04°21'12"W	99.88'
C222	29.93'	20.00'	85°44'23"	S66°11'50"E	27.21'
C223	70.54'	417.50'	9°40'48"	S75°46'22"W	70.45'
C224	50.35'	417.50'	6°54'38"	S84°04'05"W	50.32'
C225	31.42'	20.00'	90°00'00"	N42°31'24"E	28.28'

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.70'	N34°09'19"W
L11	38.55'	S79°59'41"E
L12	24.07'	N14°30'18"E
L13	21.18'	N52°25'47"W

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	13,722	0.315
B	16,437	0.377
C	1,261	0.029
D	992	0.023
E	61,329	1.408
F	47,042	1.080
G	789,734	18.130
H	283,440	6.507
I	99,247	2.278
J	261	0.006
K	670,092	15.383
L	1,530,085	35.126
M	26,157	0.600
N	16,437	0.377
O	12,901	0.296
P	13,565	0.311
Q	351,060	8.059
R	4,039	0.093

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C226	47.38'	217.50'	12°28'55"	S03°45'51"W	47.29'
C227	31.42'	20.00'	90°00'00"	S47°28'36"E	28.28'
C228	39.76'	182.50'	12°28'55"	S03°45'51"W	39.68'
C229	32.99'	20.00'	94°29'59"	S57°15'19"W	29.37'
C230	30.28'	20.00'	86°43'57"	N32°07'43"W	27.47'
C231	51.30'	674.50'	4°21'27"	S09°03'32"W	51.29'
C232	59.10'	674.50'	5°01'12"	S04°22'12"W	59.08'
C233	36.93'	674.50'	3°08'14"	S00°17'30"W	36.93'
C234	99.19'	64.00'	88°48'01"	N43°07'23"E	89.56'
C236	29.96'	20.00'	85°49'30"	N32°34'57"W	27.24'
C237	6.05'	799.50'	0°26'00"	S75°16'42"E	6.05'
C238	65.35'	799.50'	4°40'59"	S72°43'13"E	65.33'
C239	59.24'	799.50'	4°14'43"	S68°15'22"E	59.22'
C240	59.24'	799.50'	4°14'43"	S64°00'39"E	59.22'
C241	59.24'	799.50'	4°14'43"	S59°45'56"E	59.22'
C242	51.72'	799.50'	3°42'23"	S55°47'23"E	51.71'
C243	29.74'	20.00'	85°12'26"	S83°27'36"W	27.08'
C244	74.46'	4025.00'	1°03'36"	N41°23'11"E	74.46'
C320	69.45'	1017.50'	3°54'39"	S59°19'39"E	69.44'
C321	32.03'	20.00'	91°45'26"	N15°24'15"W	28.71'
C322	55.56'	4247.00'	0°44'58"	N30°50'57"E	55.56'
C323	60.02'	4247.00'	0°48'35"	N31°37'44"E	60.02'
C325	53.83'	142.50'	21°38'31"	S20°57'03"W	53.51'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C326	50.66'	142.50'	20°22'07"	S00°03'15"E	50.39'
C327	32.55'	142.50'	13°05'19"	S16°46'58"E	32.48'
C328	30.75'	20.00'	88°06'18"	N20°43'31"E	27.81'
C362	140.97'	1000.00'	8°04'36"	N23°22'34"W	140.85'
C363	102.86'	350.00'	16°50'17"	N35°50'01"W	102.49'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C366	133.47'	1000.00'	7°38'50"	N23°09'41"W	133.37'
C367	7.50'	1000.00'	0°25'47"	N27°11'59"W	7.50'
C370	158.79'	400.00'	22°44'44"	N76°09'02"E	157.75'
C371	137.94'	89.00'	88°48'01"	N43°07'23"E	124.54'
C372	398.91'	649.50'	35°11'24"	N16°19'05"E	392.67'
C377	8.23'	400.00'	1°10'44"	S65°22'02"W	8.23'
C378	150.56'	400.00'	21°34'00"	S76°44'24"W	149.68'
C379	184.32'	649.50'	16°15'35"	S06°51'11"W	183.70'
C386	226.17'	4000.00'	3°14'23"	N41°52'18"E	226.14'
C387	53.24'	200.00'	15°15'10"	N54°57'32"E	53.09'
C388	268.15'	4000.00'	3°50'28"	N45°24'43"E	268.10'
C400	402.57'	1000.00'	23°03'55"	S63°57'44"E	399.85'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C401	19.63'	250.00'	4°29'59"	S77°44'41"E	19.63'
C402	193.04'	1000.00'	11°03'37"	S57°57'35"E	192.74'
C403	209.53'	1000.00'	12°00'18"	S69°29'32"E	209.15'
C404	43.57'	200.00'	12°28'55"	N03°45'51"E	43.48'
C405	19.63'	250.00'	4°29'59"	N12°15'19"E	19.63'
C406	120.78'	125.00'	55°21'40"	N04°21'12"E	116.14'
C407	155.46'	4264.50'	2°05'19"	N30°59'22"E	155.45'
C408	311.79'	774.50'	23°03'55"	N63°57'44"W	309.69'
C430	927.32'	825.00'	64°24'06"	N07°37'42"E	879.27'
C459	139.32'	505.20'	15°48'02"	S06°36'07"W	138.88'
C461	147.26'	532.50'	15°50'40"	S06°38'43"W	146.79'
C462	88.13'	869.50'	5°48'26"	S04°10'50"E	88.09'
C463	88.14'	839.50'	6°00'56"	S04°17'05"E	88.10'
C464	57.35'	852.50'	3°51'16"	S15°22'27"E	57.34'
C593	90.17'	839.50'	6°09'16"	S10°22'11"E	90.13'

PREPARED BY: CFB SURVEYING — CLYNER FARNER BARLEY
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352)748-3126 LB8498

MIDDLETON UNIT NO. 1

SECTIONS 15, 16 AND 17, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 9 OF 15

PLAT BOOK _____
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LINE TABLE		
LINE	LENGTH	BEARING
L2	33.72'	N40°17'47"E
L9	9.77'	S4°06'02"W
L10	20.60'	S11°12'00"E
L13	21.18'	N52°25'47"W

LINE TABLE		
LINE	LENGTH	BEARING
L14	35.44'	N31°33'21"W
L17	50.00'	S58°48'02"W
L32	17.44'	N18°56'11"W

NOTE
EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4329, PAGE 684. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

DETAIL "U" (SCALE 1"=10')

DETAIL "V" (SCALE 1"=10')

DETAIL "X" (SCALE 1"=10')

DETAIL "W" (SCALE 1"=10')

Scale: 1"= 60'
SCALE IN FEET

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C156	31.42'	20.00'	90°00'00"	S17°35'08"W	28.28'
C157	52.45'	225.00'	13°21'27"	N55°54'24"E	52.34'
C158	7.44'	225.00'	1°53'44"	N48°16'49"E	7.44'
C159	62.38'	4025.00'	0°53'17"	N46°53'19"E	62.38'
C160	59.85'	4025.00'	0°51'07"	N46°01'07"E	59.85'
C161	59.85'	4025.00'	0°51'07"	N45°10'00"E	59.85'
C162	54.86'	4025.00'	0°46'52"	N44°21'00"E	54.86'
C163	29.13'	20.00'	83°26'27"	S85°40'48"W	26.62'
C164	84.75'	1017.50'	4°46'21"	S54°59'09"E	84.73'
C165	33.70'	20.00'	96°32'07"	N04°09'43"W	29.85'
C166	65.84'	3975.00'	0°56'57"	N44°34'49"E	65.84'
C167	71.53'	3975.00'	1°01'52"	N45°34'13"E	71.53'
C168	61.32'	3975.00'	0°53'02"	N46°31'40"E	61.32'
C169	25.18'	3975.00'	0°21'47"	N47°09'04"E	25.18'
C170	46.59'	175.00'	15°15'10"	N54°57'32"E	46.45'
C171	29.13'	20.00'	83°26'26"	S75°41'39"E	26.62'
C172	65.93'	367.50'	10°16'43"	N39°06'48"W	65.84'
C173	39.72'	182.50'	12°28'12"	N50°29'15"W	39.64'
C174	55.76'	182.50'	17°30'20"	N65°28'32"W	55.54'
C175	36.46'	20.00'	104°27'06"	S22°00'09"E	31.62'
C176	27.77'	73.50'	21°38'42"	S41°02'45"W	27.60'
C177	24.57'	182.50'	7°42'45"	N70°22'19"W	24.55'
C178	49.64'	515.50'	5°31'03"	N49°06'35"E	49.62'
C179	21.23'	165.50'	7°21'02"	N41°14'44"E	21.22'
C180	31.42'	20.00'	90°00'00"	S82°34'13"W	28.28'
C181	38.81'	167.50'	13°16'33"	S45°47'30"E	38.72'
C182	31.42'	20.00'	90°00'00"	N07°25'47"W	28.28'
C183	16.74'	130.50'	7°21'02"	N41°14'44"E	16.73'
C184	46.27'	480.50'	5°31'03"	N49°06'35"E	46.25'
C185	14.02'	108.50'	7°24'20"	S48°09'56"W	14.01'
C186	54.94'	108.50'	29°00'38"	S29°57'27"W	54.35'
C187	25.72'	20.00'	73°41'08"	N52°17'42"E	23.98'
C188	0.67'	217.50'	0°10'37"	S89°02'57"W	0.67'
C189	58.69'	217.50'	15°27'38"	S81°13'50"W	58.51'
C190	35.62'	20.00'	102°02'56"	S55°28'32"E	31.10'
C191	104.42'	202.50'	29°32'45"	S10°19'19"W	103.27'
C192	56.51'	202.50'	15°59'22"	S33°05'23"W	56.33'
C193	40.51'	232.50'	9°59'01"	S46°04'34"W	40.46'
C194	72.48'	232.50'	17°51'43"	S59°59'56"W	72.19'
C195	32.72'	20.00'	93°43'59"	N64°12'13"W	29.19'
C196	63.78'	167.50'	21°49'00"	S28°14'43"E	63.40'
C197	38.69'	317.50'	6°58'54"	N76°46'25"E	38.66'
C198	35.30'	20.00'	101°07'01"	S29°42'21"W	30.89'
C199	73.02'	132.50'	31°34'38"	S36°38'28"E	72.10'
C200	29.52'	20.00'	84°33'26"	N85°17'31"E	26.91'
C201	62.31'	3975.00'	0°53'54"	N42°33'51"E	62.31'
C202	68.46'	4025.00'	0°58'28"	N42°24'13"E	68.46'
C203	33.50'	20.00'	95°57'43"	S05°05'24"E	29.72'
C204	57.56'	982.50'	3°21'25"	S54°44'58"E	57.56'
C243	29.74'	20.00'	85°12'26"	S83°27'36"W	27.08'
C244	74.46'	4025.00'	1°03'36"	N41°23'11"E	74.46'
C245	89.39'	3975.00'	1°17'19"	N41°28'15"E	89.39'
C246	32.55'	20.00'	93°15'22"	N05°48'06"W	29.08'
C247	21.10'	167.50'	7°13'07"	S48°49'13"E	21.09'
C248	37.94'	167.50'	12°58'41"	S38°43'19"E	37.86'
C249	31.26'	20.00'	89°33'54"	N77°00'56"W	28.18'
C250	83.57'	317.50'	15°04'51"	N65°44'32"E	83.33'
C251	71.50'	367.50'	11°08'53"	N47°19'00"E	71.39'
C252	29.52'	20.00'	84°33'59"	S10°36'27"W	26.91'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C253	47.99'	132.50'	20°45'14"	S42°03'10"E	47.73'
C254	30.66'	20.00'	87°49'54"	N83°39'16"E	27.74'
C255	76.35'	3975.00'	1°06'02"	N39°11'19"E	76.35'
C256	75.33'	4025.00'	1°04'21"	N39°08'53"E	75.33'
C257	32.84'	20.00'	94°05'34"	S07°21'44"E	29.28'
C341	277.55'	220.00'	72°17'02"	N04°56'33"E	259.51'
C342	186.28'	250.00'	42°41'34"	N62°25'51"E	182.00'
C343	133.91'	300.00'	25°34'31"	N70°59'22"E	132.80'
C357	209.89'	350.00'	34°21'35"	N41°01'19"E	206.76'
C358	21.72'	250.00'	4°58'36"	S81°17'19"W	21.71'
C359	164.57'	250.00'	37°42'56"	S59°56'32"W	161.61'
C360	220.51'	220.00'	57°25'45"	S12°22'12"W	211.40'
C361	57.04'	220.00'	14°51'18"	S23°46'19"E	56.88'
C363	102.86'	350.00'	16°50'17"	N35°50'01"W	102.49'
C364	134.23'	165.00'	46°36'35"	N67°33'27"W	130.56'
C365	54.59'	200.00'	15°38'15"	S81°19'08"W	54.42'
C368	121.93'	165.00'	42°20'29"	N65°25'24"W	119.18'
C369	12.29'	165.00'	4°16'06"	N88°43'41"W	12.29'
C386	226.17'	4000.00'	3°14'23"	N41°52'18"E	226.14'
C387	53.24'	200.00'	15°15'10"	N54°57'32"E	53.09'
C388	268.15'	4000.00'	3°50'28"	N45°24'43"E	268.10'
C389	18.99'	148.00'	7°21'02"	S41°14'44"W	18.97'
C390	93.49'	3745.50'	1°25'48"	S45°38'10"W	93.49'
C391	47.96'	498.00'	5°31'03"	S49°06'35"W	47.94'
C392	75.87'	91.00'	47°46'05"	S27°59'04"W	73.69'
C393	14.25'	3763.00'	0°13'01"	N46°14'33"E	14.25'
C394	65.29'	3763.00'	0°59'39"	N45°38'13"E	65.29'
C395	14.39'	3763.00'	0°13'09"	N45°01'50"E	14.39'
C396	27.98'	3728.00'	0°25'48"	N45°08'09"E	27.98'
C397	61.15'	3728.00'	0°56'23"	N45°49'15"E	61.15'
C398	3.93'	3728.00'	0°03'37"	N46°19'15"E	3.93'
C399	107.94'	150.00'	41°13'46"	S31°48'53"E	105.62'
C409	54.65'	150.00'	20°52'25"	N41°59'34"W	54.35'
C415	20.35'	245.00'	4°45'34"	S33°34'45"E	20.35'
C499	101.50'	536.58'	10°50'17"	S23°33'41"W	101.35'
C500	108.19'	273.27'	22°40'58"	S17°38'21"W	107.48'
C501	98.94'	109.77'	51°38'23"	S32°07'03"W	95.62'
C502	170.44'	135.23'	72°12'41"	N85°25'41"W	159.38'
C503	231.47'	377.63'	35°07'10"	N31°45'45"W	227.86'
C504	14.45'	84.50'	9°47'54"	N09°18'13"W	14.43'
C505	29.08'	100.00'	16°39'44"	N12°44'08"W	28.98'
C506	137.98'	1714.22'	4°36'43"	N23°22'22"W	137.95'
C508	17.20'	536.58'	1°50'14"	N28°03'43"E	17.20'
C511	61.06'	135.23'	25°52'10"	N71°24'03"E	60.54'
C512	109.38'	135.23'	46°20'31"	S72°29'36"E	106.42'
C520	61.38'	275.00'	12°47'16"	N64°35'44"E	61.25'
C521	61.38'	275.00'	12°47'16"	N77°23'00"E	61.25'
C522	6.91'	275.00'	1°26'20"	S83°03'28"W	6.91'
C523	198.00'	275.00'	41°15'14"	S61°42'41"W	193.75'
C524	181.10'	180.10'	57°36'51"	N00°04'09"E	173.57'
C525	50.32'	99.00'	29°07'13"	N14°29'12"W	49.78'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C526	65.95'	197.37'	19°08'43"	N12°46'47"E	65.65'
C527	97.12'	193.63'	28°44'17"	N07°01'14"E	96.11'
C528	62.58'	305.55'	11°44'07"	S24°47'54"E	62.47'
C529	48.47'	130.00'	21°21'53"	S19°59'01"E	48.19'
C530	253.71'	404.01'	35°58'49"	S31°39'00"E	249.56'
C531	42.34'	98.12'	24°43'39"	S62°49'00"E	42.02'
C532	309.09'	245.00'	72°17'02"	S04°56'33"W	289.00'
C533	77.31'	180.10'	24°35'45"	N16°26'24"W	76.72'
C534	43.25'	275.00'	9°00'40"	S45°35'24"W	43.21'
C535	21.63'	305.55'	4°03'19"	S22°38'41"E	21.62'
C537	40.43'	475.00'	4°52'35"	S33°31'15"E	40.41'
C594	9.83'	245.00'	2°17'58"	S32°20'57"E	9.83'
C595	10.52'	245.00'	2°27'36"	S34°43'45"E	10.52'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	13,722	0.315
B	16,437	0.377
C	1,261	0.029
D	992	0.023
E	61,329	1.408
F	47,042	1.080
G	789,734	18.130
H	283,440	6.507
I	99,247	2.278
J	261	0.006
K	670,092	15.383
L	1,530,085	35.126
M	26,157	0.600
N	16,437	0.377
O	12,901	0.296
P	13,565	0.311
Q	351,060	8.059
R	4,039	0.093

PREPARED BY:
CFB | CLYMER PARNER BARLEY
SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
(352)748-3126 LB8498

MIDDLETON UNIT NO. 1

SECTIONS 15, 16 AND 17, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
CITY OF WILDWOOD, SUMTER COUNTY, FLORIDA.

SHEET 10 OF 15

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C423	30.86'	130.34'	13°33'52"	N32°25'14"E	30.79'
C436	65.45'	452.80'	8°16'56"	S29°46'46"W	65.40'
C478	204.97'	200.00'	58°43'10"	N03°40'52"E	196.12'
C479	59.89'	100.00'	34°19'00"	N15°52'57"E	59.00'
C480	100.64'	58.35'	98°49'22"	N48°08'08"E	88.62'
C481	163.59'	130.34'	71°54'31"	N61°35'34"E	153.06'
C482	104.33'	452.80'	13°12'07"	N32°14'21"E	104.10'
C483	60.01'	54.70'	62°51'15"	N07°24'47"E	57.05'
C484	157.49'	101.09'	89°15'54"	N20°37'07"E	142.04'
C485	286.49'	981.60'	16°43'20"	N73°36'44"E	285.47'
C495	200.77'	301.37'	38°10'09"	S32°21'20"W	197.07'
C496	85.02'	230.00'	21°10'50"	S40°53'30"W	84.54'
C497	102.91'	795.07'	7°24'59"	S34°00'35"W	102.84'
C498	105.66'	309.25'	19°34'32"	S27°55'48"W	105.15'
C499	101.50'	536.58'	10°50'17"	S23°33'41"W	101.35'
C536	50.78'	3149.50'	0°55'26"	S63°52'04"W	50.78'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	13,722	0.315
B	16,437	0.377
C	1,261	0.029
D	992	0.023
E	61,329	1.408
F	47,042	1.080
G	789,734	18.130
H	283,440	6.507
I	99,247	2.278
J	261	0.006
K	670,092	15.383
L	1,530,085	35.126
M	26,157	0.600
N	16,437	0.377
O	12,901	0.296
P	13,565	0.311
Q	351,060	8.059
R	4,039	0.093

NOTE

EXHIBIT A = EASEMENTS SET FORTH IN O.R. BOOK 4329, PAGE 684. (STORMWATER RUNOFF, RETENTION & TREATED EFFLUENT)

Scale: 1" = 60'

SCALE IN FEET

DODSON DRIVE

R=3149.50' L=667.92' A=12°09'03" CB=N69°28'52"E CH=666.67'

R=379.50' L=420.56' A=63°29'40" CB=N37°39'01"E CH=399.37'

UNPLATTED

TRACT "Q"

TRACT "G"

TRACT "H"

LS-5
EXHIBIT "A"
(SEE NOTE)

WEST LINE OF THE NORTHWEST 1/4 OF SECTION 16-20-23

SECTION 17-20-23
SECTION 16-20-23

MATCHLINE SHEET 4 SHEET 10

MATCHLINE SHEET 5 SHEET 10

MATCHLINE SHEET 10 SHEET 11

MATCHLINE SHEET 10 SHEET 9

MATCHLINE SHEET 10 SHEET 9

PRC

PCC

PC

POC

20.00' ACCESS EASEMENT

N25°40'13"W 43.00'

N69°28'52"E 170.15'

N20°37'07"E 66.47'

N69°28'52"E 106.67'

N07°24'47"E 66.47'

N30°18'20"E 29.49'

N74°59'44"W 84.24'

S51°55'55"W 108.72'

N00°05'19"W 82.96'

S89°43'45"E 4.00'

N00°05'19"W 257.97'

N22°35'18"W 15.68'

SE

LEGEND

■	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
▣	INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #8498 & LB #4709)
◉	INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #8498 & LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
C9	INDICATES CURVE NUMBER IN CURVE TABLE
L9	INDICATES LINE NUMBER IN LINE TABLE
℄	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB	INDICATES CHORD BEARING
CH	INDICATES CHORD DISTANCE
L	INDICATES ARC LENGTH
LB	INDICATES LICENSED BUSINESS
NO.	INDICATES NUMBER
ORB	INDICATES OFFICIAL RECORDS BOOK
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT ON CURVE
PCC	INDICATES POINT OF COMPOUND CURVATURE
PRC	INDICATES POINT OF REVERSE CURVATURE
PT	INDICATES POINT OF TANGENCY
R	INDICATES RADIUS LENGTH
(R)	INDICATES RADIAL LINE
DRA	INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
GFE	INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
SE	INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

PREPARED BY:

CFB | CLYMER FARNER BARLEY
SURVEYING
4460 NE 83RD ROAD - WILDWOOD, FL 34785
(352)748-3126 LB8498

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SHEET 11 OF 15

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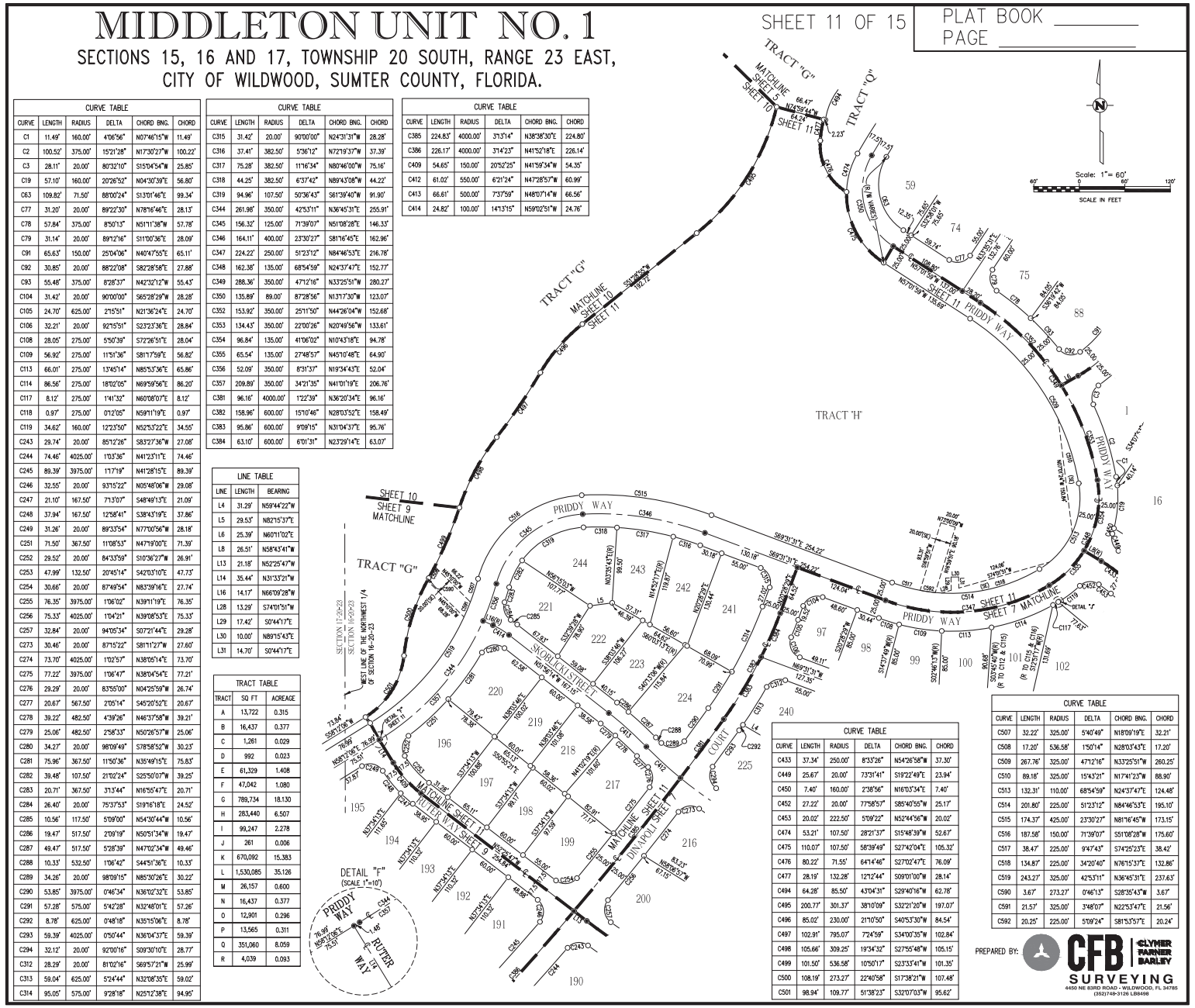

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	11.49'	160.00'	4°06'56"	N07°46'15"W	11.49'
C2	100.52'	375.00'	15°21'28"	N17°30'27"W	100.22'
C3	28.11'	20.00'	80°32'10"	S15°04'54"W	25.85'
C19	57.10'	160.00'	20°26'52"	N04°30'39"E	56.80'
C63	109.82'	71.50'	88°00'24"	S13°01'46"E	99.34'
C77	31.20'	20.00'	89°22'30"	N78°16'46"E	28.13'
C78	57.84'	375.00'	8°50'13"	N51°11'38"W	57.78'
C79	31.14'	20.00'	89°12'16"	S11°00'36"E	28.09'
C91	65.63'	150.00'	25°04'06"	N40°47'55"E	65.11'
C92	30.85'	20.00'	88°22'08"	S82°28'58"E	27.88'
C93	55.46'	375.00'	8°28'37"	N42°32'12"W	55.43'
C104	31.42'	20.00'	90°00'00"	S65°28'29"W	28.28'
C105	24.70'	625.00'	2°15'51"	N21°36'24"E	24.70'
C106	32.21'	20.00'	92°15'51"	S23°23'36"E	28.84'
C108	28.05'	275.00'	5°50'39"	S72°26'51"E	28.04'
C109	56.92'	275.00'	11°51'36"	S81°17'59"E	56.82'
C113	66.01'	275.00'	13°45'14"	N85°53'36"E	65.86'
C114	86.56'	275.00'	18°02'05"	N69°59'56"E	86.20'
C117	8.12'	275.00'	1°41'32"	N60°08'07"E	8.12'
C118	0.97'	275.00'	0°12'05"	N59°11'19"E	0.97'
C119	34.62'	160.00'	12°23'50"	N52°53'22"E	34.55'
C243	29.74'	20.00'	85°12'26"	S83°27'36"W	27.08'
C244	74.46'	4025.00'	1°03'36"	N41°23'11"E	74.46'
C245	89.39'	3975.00'	1°17'19"	N41°28'15"E	89.39'
C246	32.55'	20.00'	93°15'22"	N05°48'06"W	29.08'
C247	21.10'	167.50'	7°13'07"	S48°49'13"E	21.09'
C248	37.94'	167.50'	12°58'41"	S38°43'19"E	37.86'
C249	31.26'	20.00'	89°33'54"	N77°00'56"W	28.18'
C251	71.50'	367.50'	11°08'53"	N47°19'00"E	71.39'
C252	29.52'	20.00'	84°33'59"	S10°36'27"W	26.91'
C253	47.99'	132.50'	20°45'14"	S42°03'10"E	47.73'
C254	30.66'	20.00'	87°49'54"	N83°39'16"E	27.74'
C255	76.35'	3975.00'	1°06'02"	N39°11'19"E	76.35'
C256	75.33'	4025.00'	1°04'21"	N39°08'53"E	75.33'
C257	32.84'	20.00'	94°05'34"	S07°21'44"E	29.28'
C273	30.46'	20.00'	87°15'22"	S81°11'27"W	27.60'
C274	73.70'	4025.00'	1°02'57"	N38°05'14"E	73.70'
C275	77.22'	3975.00'	1°06'47"	N38°04'54"E	77.21'
C276	29.29'	20.00'	83°55'00"	N04°25'59"W	26.74'
C277	20.67'	567.50'	2°05'14"	S45°20'52"E	20.67'
C278	39.22'	482.50'	4°39'26"	N46°37'58"W	39.21'
C279	25.06'	482.50'	2°58'33"	N50°26'57"W	25.06'
C280	34.27'	20.00'	98°09'49"	S78°58'52"W	30.23'
C281	75.96'	367.50'	11°50'36"	N35°49'15"E	75.83'
C282	39.48'	107.50'	21°02'24"	S25°50'07"W	39.25'
C283	20.71'	367.50'	3°13'44"	N16°55'47"E	20.71'
C284	26.40'	20.00'	75°37'53"	S19°16'18"E	24.52'
C285	10.56'	117.50'	5°09'00"	N54°30'44"W	10.56'
C286	19.47'	517.50'	2°09'19"	N50°51'34"W	19.47'
C287	49.47'	517.50'	5°28'39"	N47°02'34"W	49.46'
C288	10.33'	532.50'	1°06'42"	S44°51'36"E	10.33'
C289	34.26'	20.00'	98°09'15"	N85°30'26"E	30.22'
C290	53.85'	3975.00'	0°46'34"	N36°02'32"E	53.85'
C291	57.28'	575.00'	5°42'28"	N32°48'01"E	57.26'
C292	8.78'	625.00'	0°48'18"	N35°15'06"E	8.78'
C293	59.39'	4025.00'	0°50'44"	N36°04'37"E	59.39'
C294	32.12'	20.00'	92°00'16"	S09°30'10"E	28.77'
C312	28.29'	20.00'	81°02'16"	S69°57'21"W	25.99'
C313	59.04'	625.00'	5°24'44"	N32°08'35"E	59.02'
C314	95.05'	575.00'	9°28'18"	N25°12'38"E	94.95'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C315	31.42'	20.00'	90°00'00"	N24°31'31"W	28.28'
C316	37.41'	382.50'	5°36'12"	N72°19'37"W	37.39'
C317	75.28'	382.50'	11°16'34"	N80°46'00"W	75.16'
C318	44.25'	382.50'	6°37'42"	N89°43'08"W	44.22'
C319	94.96'	107.50'	50°36'43"	S61°39'40"W	91.90'
C344	261.98'	350.00'	42°53'11"	N36°45'31"E	255.91'
C345	156.32'	125.00'	71°39'07"	N51°08'28"E	146.33'
C346	164.11'	400.00'	23°30'27"	S81°16'45"E	162.96'
C347	224.22'	250.00'	51°23'12"	N84°46'53"E	216.78'
C348	162.36'	135.00'	68°54'59"	N24°37'47"E	152.77'
C349	288.36'	350.00'	47°12'16"	N33°25'51"W	280.27'
C350	135.89'	89.00'	87°28'56"	N13°17'30"W	123.07'
C352	153.92'	350.00'	25°11'50"	N44°26'04"W	152.68'
C353	134.43'	350.00'	22°00'26"	N20°49'56"W	133.61'
C354	96.84'	135.00'	41°06'02"	N10°43'18"E	94.78'
C355	65.54'	135.00'	27°48'57"	N45°10'48"E	64.90'
C356	52.09'	350.00'	8°31'37"	N19°34'43"E	52.04'
C357	209.89'	350.00'	34°21'35"	N41°01'19"E	206.76'
C381	96.16'	4000.00'	1°22'39"	N36°20'34"E	96.16'
C382	158.96'	600.00'	15°10'46"	N28°03'52"E	158.49'
C383	95.86'	600.00'	9°09'15"	N31°04'37"E	95.76'
C384	63.10'	600.00'	6°01'31"	N23°29'14"E	63.07'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C385	224.83'	4000.00'	3°13'14"	N36°38'30"E	224.80'
C386	226.17'	4000.00'	3°14'23"	N41°52'18"E	226.14'
C409	54.65'	150.00'	20°52'25"	N41°59'34"W	54.35'
C412	61.02'	550.00'	6°21'24"	N47°28'57"W	60.99'
C413	66.61'	500.00'	7°37'59"	N48°07'14"W	66.56'
C414	24.82'	100.00'	14°13'15"	N59°02'51"W	24.76'

LINE TABLE		
LINE	LENGTH	BEARING
L4	31.29'	N59°44'22"W
L5	29.53'	N82°15'37"E
L6	25.39'	N60°11'02"E
L8	26.51'	N58°43'41"W
L13	21.18'	N52°25'47"W
L14	35.44'	N31°33'21"W
L16	14.17'	N66°09'28"W
L28	13.29'	S74°01'51"W
L29	17.42'	S0°44'17"E
L30	10.00'	N89°15'43"E
L31	14.70'	S0°44'17"E

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	13,722	0.315
B	16,437	0.377
C	1,261	0.029
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F	47,042	1.080
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K	670,092	15.383
L	1,530,085	35.126
M	26,157	0.600
N	16,437	0.377
O	12,901	0.296
P	13,565	0.311
Q	351,060	8.059
R	4,039	0.093

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C433	37.34'	250.00'	8°33'26"	N54°26'58"W	37.30'
C449	25.67'	20.00'	73°31'41"	S19°22'49"E	23.94'
C450	7.40'	160.00'	2°38'56"	N16°03'34"E	7.40'
C452	27.22'	20.00'	77°58'57"	S85°40'55"W	25.17'
C453	20.02'	222.50'	5°09'22"	N52°44'56"W	20.02'
C474	53.21'	107.50'	28°21'37"	S15°48'39"W	52.67'
C475	110.07'	107.50'	58°39'49"	S27°42'04"E	105.32'
C476	80.22'	71.55'	64°14'46"	S27°02'47"E	76.09'
C477	28.19'	132.28'	12°12'44"	S09°01'00"W	28.14'
C494	64.28'	85.50'	43°04'31"	S29°40'16"W	62.78'
C495	200.77'	301.37'	38°10'09"	S32°21'20"W	197.07'
C496	85.02'	230.00'	21°10'50"	S40°53'30"W	84.54'
C497	102.91'	795.07'	7°24'59"	S34°00'35"W	102.84'
C498	105.66'	309.25'	19°34'32"	S27°55'48"W	105.15'
C499	101.50'	536.58'	10°50'17"	S23°33'41"W	101.35'
C500	108.19'	273.27'	22°40'58"	S17°38'21"W	107.48'
C501	98.94'	109.77'	51°38'23"	S32°07'03"W	95.62'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C507	32.22'	325.00'	5°40'49"	N18°09'19"E	32.21'
C508	17.20'	536.58'	1°50'14"	N28°03'43"E	17.20'
C509	267.76'	325.00'	47°12'16"	N33°25'51"W	260.25'
C510	89.18'	325.00'	15°43'21"	N17°41'23"W	88.90'
C513	132.31'	110.00'	68°54'59"	N24°37'47"E	124.48'
C514	201.80'	225.00'	51°23'12"	N84°46'53"E	195.10'
C515	174.37'	425.00'	23°30'27"	N81°16'45"W	173.15'
C516	187.58'	150.00'	71°39'07"	S51°08'28"W	175.60'
C517	38.47'	225.00'	9°47'43"	S74°25'23"E	38.42'
C518	134.87'	225.00'	34°20'40"	N76°15'37"E	132.86'
C519	243.27'	325.00'	42°53'11"	N36°45'31"E	237.63'
C590	3.67'	273.27'	0°46'13"	S28°35'43"W	3.67'
C591	21.57'	325.00'	3°48'07"	N22°53'47"E	21.56'
C592	20.25'	225.00'	5°09'24"	S81°53'57"E	20.24'

PREPARED BY:

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4450 NE 83RD ROAD • WILDWOOD, FL 34785
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SECTIONS 15, 16 AND 17, TOWNSHIP 20 SOUTH, RANGE 23 EAST,
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SHEET 12 OF 15

PLAT BOOK _____
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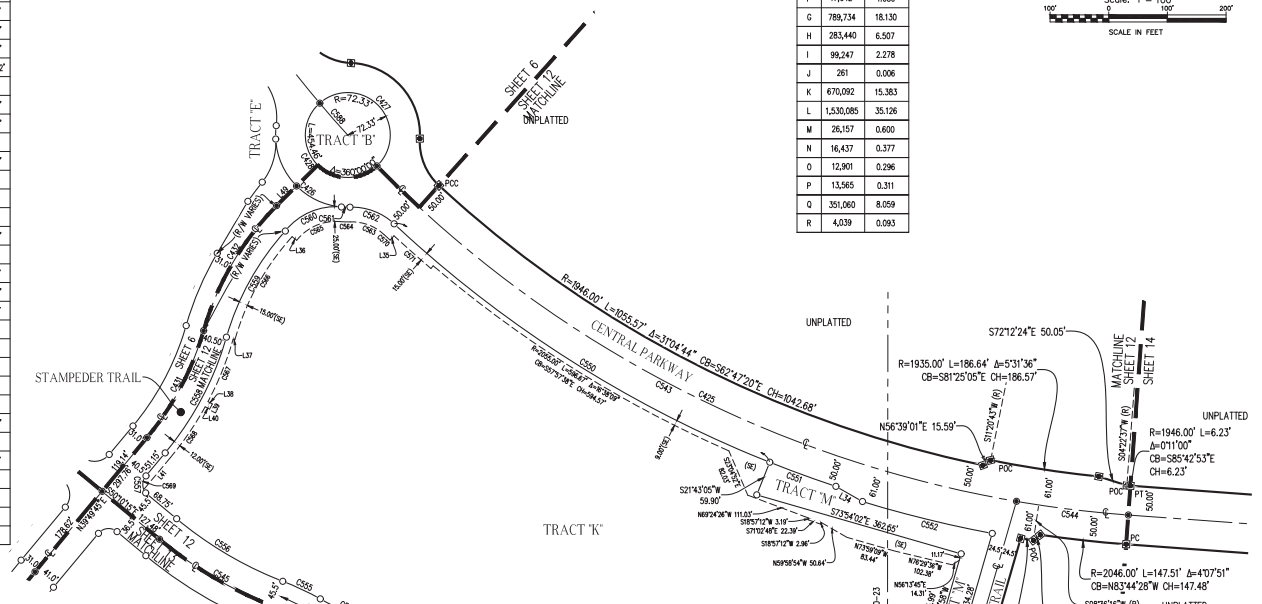
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C425	1443.51'	1996.00'	41°26'11"	S65°05'17"E	1412.26'
C426	175.66'	123.00'	81°49'40"	S44°03'43"E	161.11'
C427	224.62'	72.33'	177°55'25"	N42°17'36"W	144.64'
C428	229.86'	72.33'	182°04'35"	S42°17'36"E	144.64'
C431	207.95'	500.00'	23°49'45"	N27°54'53"E	206.45'
C432	249.31'	500.00'	28°34'07"	N30°17'04"E	246.73'
C543	1251.31'	1996.00'	35°55'10"	S62°19'46"E	1230.92'
C544	192.20'	1996.00'	5°31'02"	S83°02'52"E	192.13'
C545	287.43'	694.00'	23°43'47"	S62°02'08"E	285.38'
C550	762.89'	2046.00'	21°21'49"	S57°36'01"E	758.47'
C551	119.83'	2046.00'	3°21'20"	S69°57'35"E	119.81'
C552	227.88'	2057.00'	6°20'50"	S76°14'22"E	227.76'
C553	19.63'	12.50'	90°00'00"	N61°05'58"E	17.68'
C554	110.53'	487.50'	12°59'27"	S67°24'18"E	110.30'
C555	70.59'	512.50'	7°53'32"	N64°51'20"W	70.54'
C556	210.87'	648.50'	18°37'52"	S59°29'10"E	209.95'
C557	31.32'	23.00'	78°01'53"	S00°48'49"W	28.96'
C558	224.79'	540.50'	23°49'45"	N27°54'53"E	223.18'
C559	208.54'	459.40'	26°00'31"	S29°00'10"W	206.75'
C560	108.55'	110.00'	56°32'32"	S66°45'11"W	104.20'
C561	14.69'	123.00'	6°50'36"	S88°23'51"E	14.68'
C562	82.29'	105.00'	44°54'03"	N69°22'07"W	80.20'
C563	66.61'	85.00'	44°54'03"	N69°22'07"W	64.92'
C564	17.08'	143.00'	6°50'36"	S88°23'51"E	17.07'
C565	88.82'	90.00'	56°32'32"	S66°45'11"W	85.26'
C566	202.65'	444.40'	26°07'40"	S29°03'45"W	200.90'
C567	114.94'	552.50'	11°55'12"	N21°57'36"E	114.74'
C568	104.84'	552.50'	10°52'19"	N34°23'36"E	104.68'
C569	24.66'	23.00'	61°25'41"	S09°06'55"W	23.49'
C570	9.48'	2046.00'	0°15'56"	S47°03'04"E	9.48'
C571	74.22'	2046.00'	2°04'42"	S67°14'34"E	74.22'
C588	72.34'	1996.00'	2°04'35"	S41°15'19"E	72.33'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	13,722	0.315
B	16,437	0.377
C	1,261	0.029
D	992	0.023
E	61,329	1.408
F	47,042	1.080
G	789,734	18.130
H	283,440	6.507
I	99,247	2.278
J	261	0.006
K	670,092	15.383
L	1,530,085	35.126
M	26,157	0.600
N	16,437	0.377
O	12,901	0.296
P	13,565	0.311
Q	351,060	8.059
R	4,039	0.093

Scale: 1" = 100'
SCALE IN FEET



LINE TABLE		
LINE	LENGTH	BEARING
L33	41.23'	S73°54'02"E
L34	52.30'	N60°12'42"W
L35	20.00'	N42°38'48"E
L36	4.97'	S51°31'05"E
L37	3.00'	S74°00'08"E
L38	8.52'	S61°33'41"E
L39	10.00'	S28°26'19"W
L40	8.52'	S61°33'41"E
L41	71.35'	N39°49'45"E
L49	47.78'	N45°25'31"E
L52	18.00'	N16°05'58"E
L53	10.00'	S73°54'02"E
L54	18.00'	N16°05'58"E
L55	46.00'	S16°05'58"W

LINE TABLE		
LINE	LENGTH	BEARING
L56	10.00'	N73°54'02"W
L57	46.00'	S16°05'58"W
L58	18.00'	N16°05'58"E
L59	10.00'	S73°54'02"E
L60	18.00'	N16°05'58"E
L61	16.00'	N16°05'58"E
L62	10.00'	S73°54'02"E
L63	16.00'	N16°05'58"E
L64	27.00'	S73°54'02"E
L65	10.00'	S16°05'58"W
L66	27.00'	S73°54'02"E
L67	45.00'	N73°54'02"W
L68	10.00'	S16°05'58"W
L69	45.00'	N73°54'02"W
L70	20.00'	S16°05'58"W
L71	10.00'	S73°54'02"E
L72	20.00'	N16°05'58"E

LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (LB #4709), UNLESS OTHERWISE NOTED.
- ▣ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) OR 5/8" IRON PIN AND CAP SET (LB #4498 & LB #4709)
- ◉ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB #4498 & LB #4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE #5.)
- C9 INDICATES CURVE NUMBER IN CURVE TABLE
- L9 INDICATES LINE NUMBER IN LINE TABLE
- ℄ INDICATES CENTERLINE
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- CB INDICATES CHORD BEARING
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- L INDICATES ARC LENGTH
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- NO. INDICATES NUMBER
- ORB INDICATES OFFICIAL RECORDS BOOK
- PC INDICATES POINT OF CURVATURE
- POC INDICATES POINT ON CURVE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PRC INDICATES POINT OF REVERSE CURVATURE
- PT INDICATES POINT OF TANGENCY
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- (R) INDICATES RADIAL LINE
- DRA INDICATES DRAINAGE RETENTION AREA FOR STORMWATER MANAGEMENT INCLUDING CONVEYANCING PIPES
- GFE INDICATES GATE FACILITIES EASEMENT (RESERVED BY THE DEVELOPER AND ITS ASSIGNS)
- SE INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL FENCING AND/OR GOLF CART PATHS. DEVELOPER CONTEMPLATES PUTTING H.V.A.C. AND SIMILAR EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY PROVIDERS UTILIZING SUCH EASEMENT AREA COVENANT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DISTURB SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- PGS INDICATES PAGES
- SQ FT INDICATES SQUARE FEET
- R/W INDICATES RIGHT-OF-WAY

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SHEET 13 OF 15

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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C429	17.00'	1036.50'	0°56'23"	N74°19'24"W	17.00'
C430	927.32'	825.00'	64°24'06"	N07°37'42"E	879.27'
C538	4.81'	87.50'	3°08'53"	N77°42'03"W	4.81'
C545	287.43'	694.00'	23°43'47"	S62°02'08"E	285.38'
C546	449.90'	500.00'	51°33'16"	S50°20'59"E	434.87'
C547	107.00'	1000.00'	6°07'51"	N73°03'41"W	106.95'
C548	235.19'	3675.00'	3°40'00"	N68°09'45"W	235.15'
C549	340.59'	200.00'	97°34'16"	N64°53'07"E	300.90'
C572	35.34'	22.50'	90°00'00"	S84°49'45"W	31.82'
C573	302.54'	730.50'	23°43'47"	S62°02'08"E	300.39'
C574	19.63'	12.50'	90°00'00"	N28°54'02"W	17.68'
C575	278.43'	163.50'	97°34'18"	N64°53'06"E	245.99'
C576	237.53'	3711.50'	3°40'00"	N68°09'45"W	237.49'
C577	110.91'	1036.50'	6°07'51"	N73°03'41"W	110.86'
C578	13.20'	62.50'	12°06'06"	S73°13'26"E	13.18'
C579	353.55'	475.50'	42°36'03"	S45°52'22"E	345.46'
C580	302.85'	800.50'	21°40'36"	S13°44'02"E	301.05'
C581	159.00'	487.50'	18°41'12"	S06°26'52"W	158.29'
C582	328.92'	784.00'	24°02'17"	S27°48'37"W	326.52'
C584	41.29'	800.50'	2°57'19"	S04°22'24"E	41.28'
C585	15.00'	800.50'	1°04'25"	S06°23'16"E	15.00'

LINE TABLE		
LINE	LENGTH	BEARING
L42	40.64'	S73°54'02"E
L43	18.11'	N28°52'03"W
L44	21.12'	S15°16'57"W
L45	48.55'	S80°30'05"W
L46	18.57'	S16°05'58"W
L47	7.00'	N73°54'02"W
L48	22.38'	S16°05'58"W
L70	20.00'	S16°05'58"W
L71	10.00'	S73°54'02"E
L72	20.00'	N16°05'58"E

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	13,722	0.315
B	16,437	0.377
C	1,261	0.029
D	992	0.023
E	61,329	1.408
F	47,042	1.080
G	789,734	18.130
H	283,440	6.507
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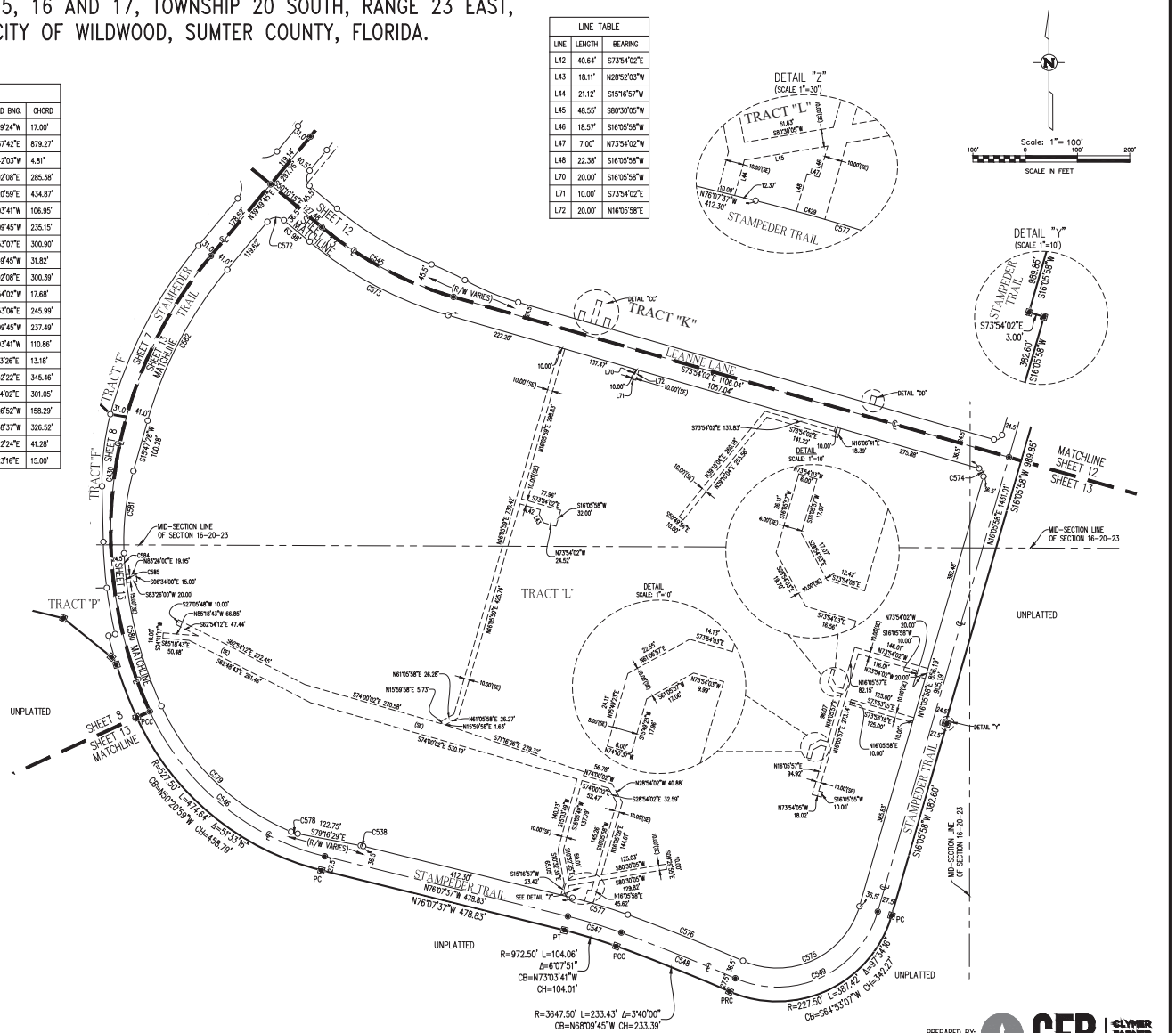

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SHEET 14 OF 15

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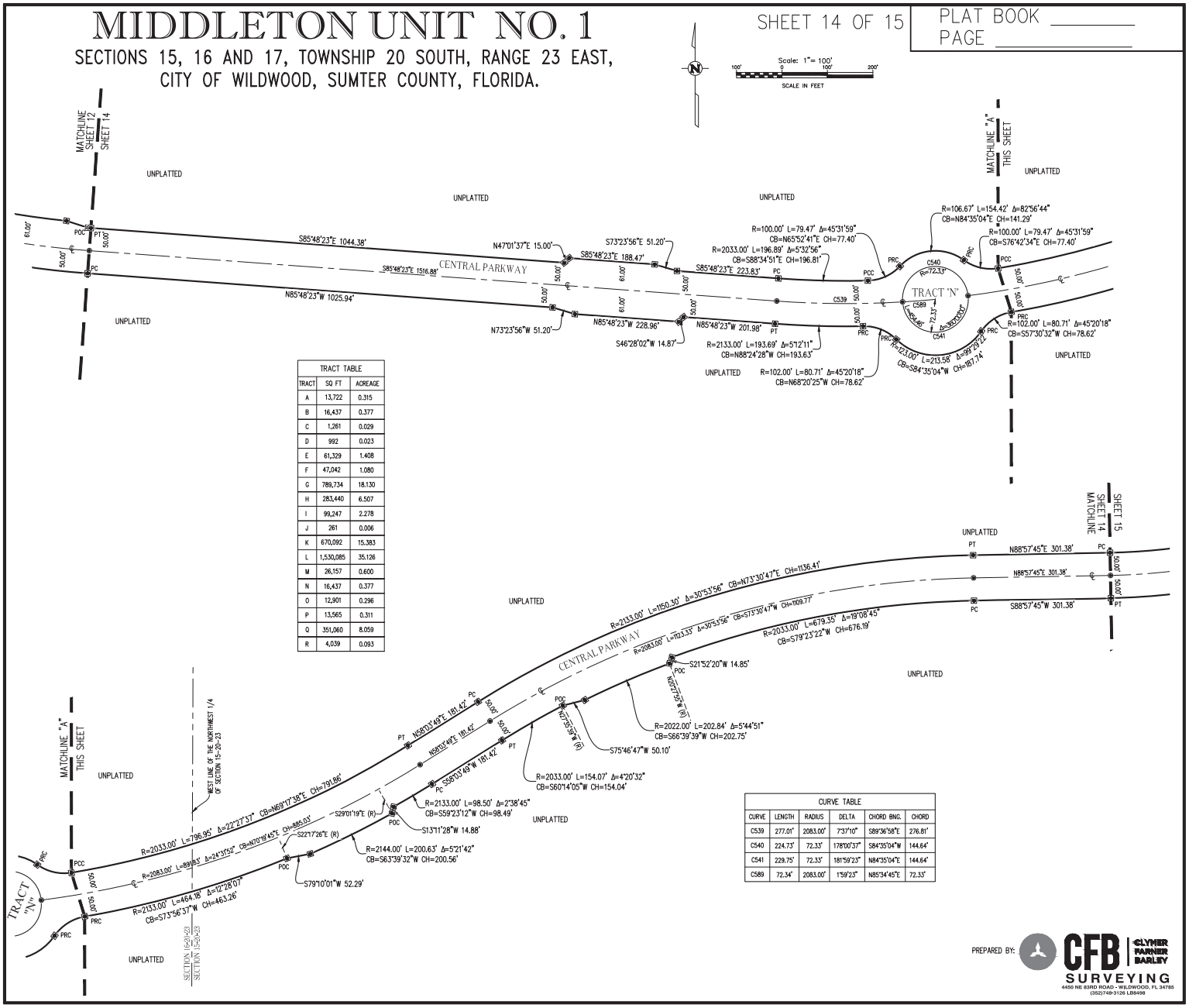
PAGE _____



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O	12,901	0.296
P	13,565	0.311
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CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C539	277.01'	2083.00'	7°37'10"	S89°36'58"E	276.81'
C540	224.73'	72.33'	178°00'37"	S84°35'04"W	144.64'
C541	229.75'	72.33'	181°59'23"	N84°35'04"E	144.64'
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SHEET 15 OF 15

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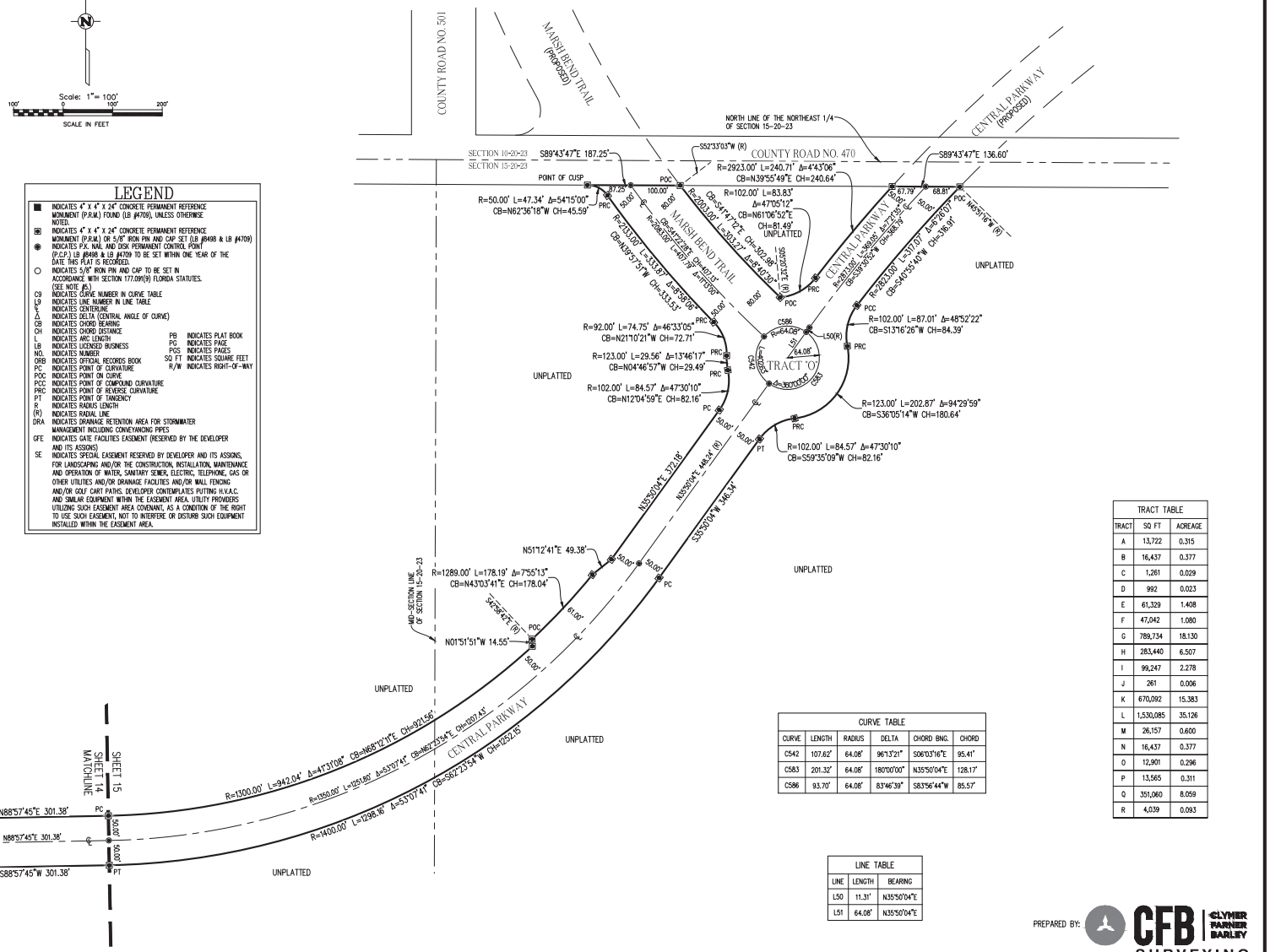

LEGEND

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PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
PGS	INDICATES PAGES
SQ FT	INDICATES SQUARE FEET
R/W	INDICATES RIGHT-OF-WAY

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C542	107.62'	64.08'	96°13'21"	S06°03'16"E	95.41'
C583	201.32'	64.08'	180°00'00"	N35°50'04"E	128.17'
C586	93.70'	64.08'	83°46'39"	S83°56'44"W	85.57'

LINE TABLE		
LINE	LENGTH	BEARING
L50	11.31'	N35°50'04"E
L51	64.08'	N35°50'04"E

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	13,722	0.315
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SURVEYING
4450 NE 83RD ROAD - WILDWOOD, FL 34785
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CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Lift Station Fence Repairs for the Amount of $19,920.00**

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Rembrandt's Fencing, Inc.

Effective Date: 12/29/2022 Termination Date:

Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Due to age and H2S gases, lift stations #2,13,15, 21, 22, 25, 26, and 31 are in need of fence repairs. Staff requested quotes from three vendors: Rembrandt's Fencing, Inc., Southern Pro Fence, and Dave's Fencing. Rembrandt's Fencing, Inc. was the only vendor that responded. Attached is the quote summary for each site with a total cost of $19,920.00.

This is an approved budget item in the 22/23 fiscal budget. Funds are available in 401-535-60-6300 (Capital Improvement - Other - LS Fence Repairs) with a current balance of $227,000.00.

Rembrandt's Fencing, Inc.

Wildwood
20649 Reedy Rd.
Eustis, FL 32726
(352) 589-1849

Chainlink
Wood Fence
Field Fence &
Barb Wire
Vinyl

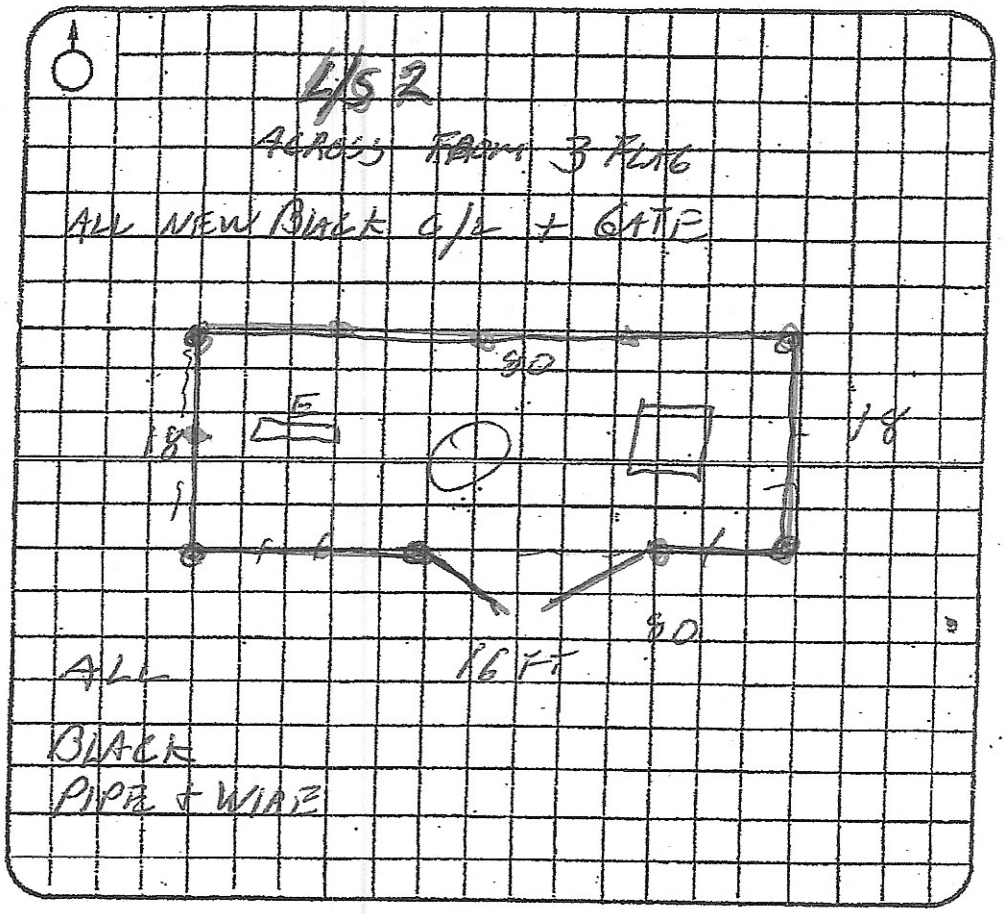
WORK ORDER

CUSTOMER Mike @ City of Wildwood DATE 11/30/22
ADDRESS 1732 E 44 SR LOT ____ BLK. ____ SUB. ____
PHONE NO. 352-303-8646 ROUTE ____

Total Height 6ft
Post Spaced 10
Style Fence BLACK C/L
Gauge ☐ 9 ☐ 11½
Knuckled ☐
Barbed ☐
Top Rail ____ O.D.
Line Post ____ O.D.
End Post ____ O.D.
Corner Post ____ O.D.
Walk Gate Post ____ O.D.
Drive Gate Post ____ O.D.
Gate Frames ____ O.D.
Permit ☐ Site Sign ☐
D.P.... Pickup ☐ Received ☐
Farbic in ☐ Out ☐
Level ☐ Step ☐ Roll ☐
Final Grade ☐ Straight ☐
Buried Cable ____
Surveyed ____

BLACK C/L
196 ft of 6 FT
3 STRAND BARB WIRE
BLACK
(1) 16 ft DRIVE
W/ WHEELS TOO
(6) 2½ x 10 BLACK
(5) 2" x 8 BLACK
15 2" BARB ARM BLACK
10) 1 5/8 TOP
HAUL OLD FENCE

Approx. Start Date ____
Approx. Comp. Date ____
Date Completed ____



Rembrandt's Fencing, Etc. will furnish material and labor — complete in accordance with above specifications, for the sum of: 3825.00 dollars ($).
Payment to be made as follows: ____

Authorized Signature ____

Note: This proposal may be withdrawn by us if not accepted within ____ days.

All material guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Acceptance — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: ____

Rembrandt's Fencing, Inc.
Sorry we do not accept
Credit Cards
Cash or Check only

Signature ____
Signature ____

REMBRANDT'S FENCING, ETC. IS NOT RESPONSIBLE FOR PROPERTY LINES

Rembrandt's Fencing, Inc.

Wildwood
20649 Reedy Rd.
Eustis, FL 32726
(352) 589-1849

Chainlink
Wood Fence
Field Fence &
Barb Wire
Vinyl

WORK ORDER

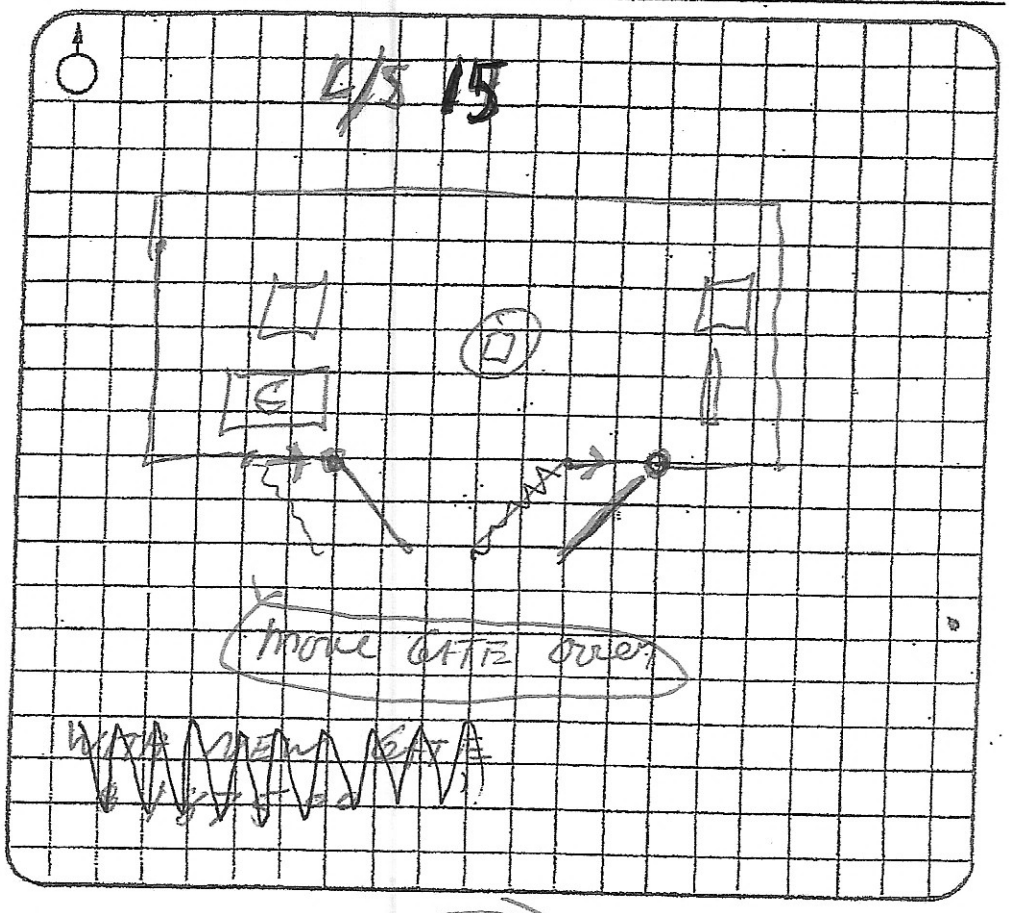
CUSTOMER Mike@City of Wildwood DATE 11/30/22
ADDRESS 1732 E 44 SR LOT ____ BLK. ____ SUB. ____
PHONE NO. 352-303-8646 ROUTE ____

Total Height 6'
Post Spaced 10
Style Fence C/L
Gauge ☐ 9 ☑ 11½
Knuckled ☐
Barbed ☐
Top Rail 1 5/8" O.D.
Line Post 2" O.D.
End Post 2½ O.D.
Corner Post ____ O.D.
Walk Gate Post ____ O.D.
Drive Gate Post ____ O.D.
Gate Frames ____ O.D.
Permit ☐ Site Sign ☐
D.P.... Pickup ☐ Received ☐
Farbic in ☐ Out ☐
Level ☐ Step ☐ Roll ☐
Final Grade ☐ Straight ☐
Buried Cable NO
Surveyed ____

Move GATE over

WEST PAST GEN

Approx. Start Date ____
Approx. Comp. Date ____
Date Completed ____



Rembrandt's Fencing, Etc. will furnish material and labor – complete in accordance with above specifications, for the sum of: $750 00 dollars ($).
Payment to be made as follows: ____

Authorized Signature ____

Note: This proposal may be withdrawn by us if not accepted within ____ days.

All material guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Acceptance — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: ____

Signature ____ Rembrandt's Fencing, Inc.
Sorry we do not accept Credit Cards
Signature ____ Cash or Check only

REMBRANDT'S FENCING, ETC. IS NOT RESPONSIBLE FOR PROPERTY LINES

Rembrandt's Fencing, Inc.

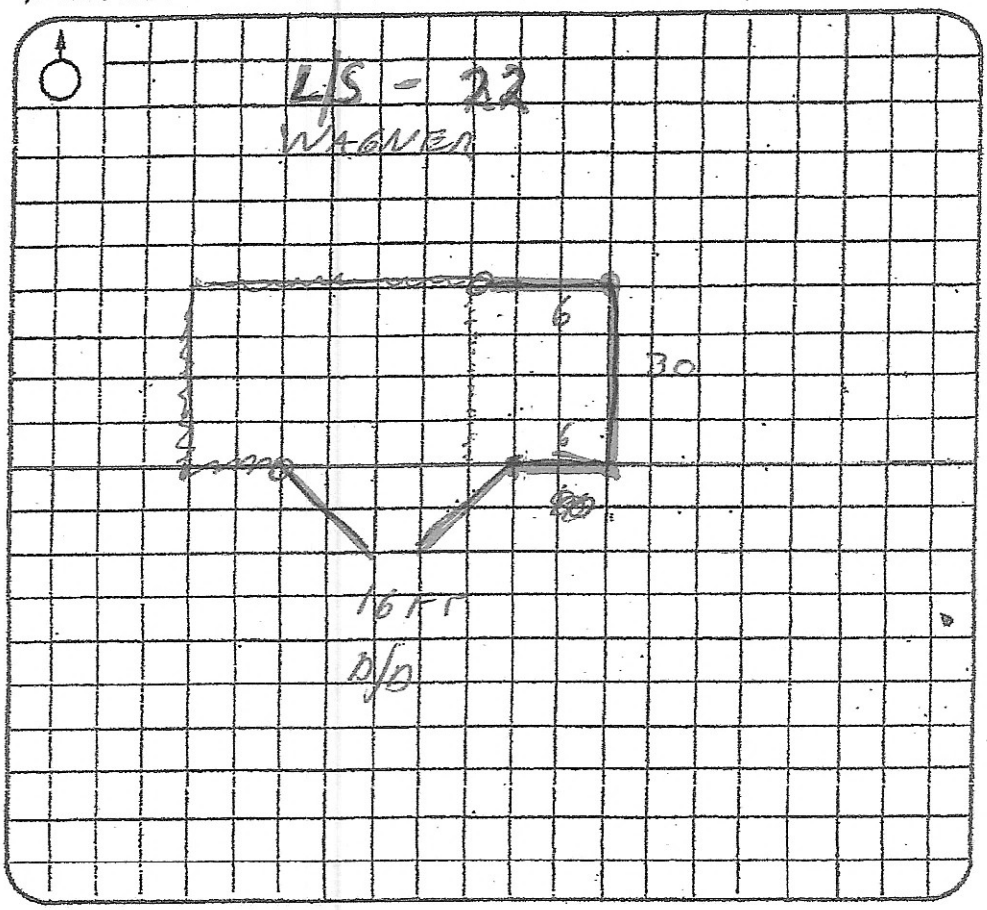
Wildwood
20649 Reedy Rd.
Eustis, FL 32726
(352) 589-1849

Chainlink
Wood Fence
Field Fence &
Barb Wire
Vinyl

WORK ORDER

CUSTOMER Mike @ City of Wildwood DATE 11/30/22
ADDRESS 1732 E 44 SR LOT ____ BLK. ____ SUB. ____
PHONE NO. 352-303-8646 ROUTE ____

Total Height 6+1
Post Spaced 10
Style Fence C/L
Gauge ☐ 9 ☐ 11½
Knuckled ☐
Barbed ☐
Top Rail 1 5/8 O.D.
Line Post 2" O.D.
End Post ____ O.D.
Corner Post ____ O.D.
Walk Gate Post 2½ O.D.
Drive Gate Post ____ O.D.
Gate Frames ____ O.D.
Permit ☐ Site Sign ☐
D.P.... Pickup ☐ Received ☐
Farbic in ☐ Out ☐
Level ☐ Step ☐ Roll ☐
Final Grade ☐ Straight ☐
Buried Cable ____
Surveyed ____



42ft of NEW
6+1 C/L
(1) 16 FT D/DRIVE
(4) 2½ x 10 POST
INDUST DROP ROD
HAUL OLD FENCE

Approx. Start Date ____
Approx. Comp. Date ____
Date Completed ____

Rembrandt's Fencing, Etc. will furnish material and labor – complete in accordance with above specifications, for the sum of: ____ dollars ($).
Payment to be made as follows: $1810

Authorized Signature ____

Note: This proposal may be withdrawn by us if not accepted within ____ days.

All material guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Acceptance — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: ____

Signature ____ Rembrandt's Fencing, Inc.
Sorry we do not accept Credit Cards
Signature ____ Cash or Check only

REMBRANDT'S FENCING, ETC. IS NOT RESPONSIBLE FOR PROPERTY LINES

Rembrandt's Fencing, Inc.

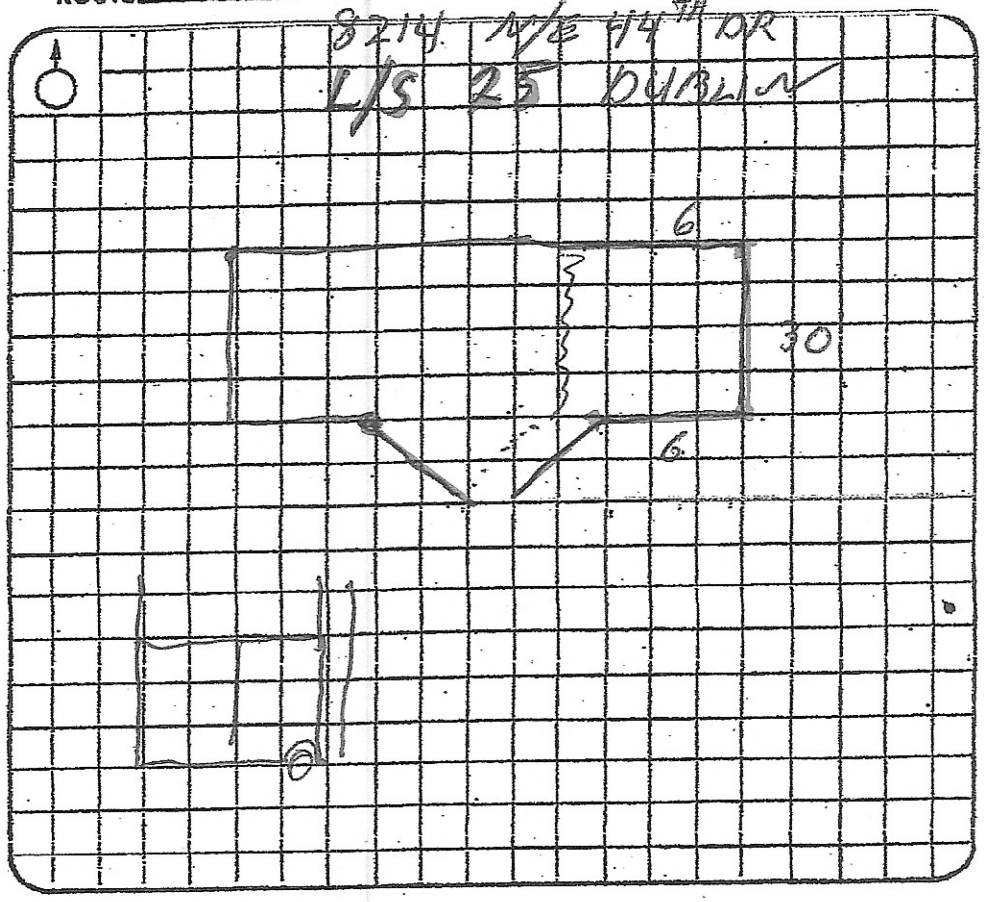
20649 Reedy Rd.
Eustis, FL 32726
(352) 589-1849

Chainlink
Wood Fence
Field Fence &
Barb Wire
Vinyl

WORK ORDER

CUSTOMER City of Wildwood DATE
ADDRESS LOT BLK. SUB.
PHONE NO. ROUTE

Total Height 6'1
Post Spaced
Style Fence
Gauge ☐ 9 ☐ 11½
Knuckled ☐
Barbed ☐
Top Rail 1 5/8 O.D.
Line Post 2" O.D.
End Post 2½ O.D.
Corner Post O.D.
~~Walk Gate Post~~ 2½ O.D.
Drive Gate Post O.D.
Gate Frames O.D.
Permit ☐ Site Sign ☐
D.P.... Pickup ☐ Received ☐
Farbic in ☐ Out ☐
Level ☐ Step ☐ Roll ☐
Final Grade ☐ Straight ☐
Buried Cable
Surveyed



42ft of 6+1

O/L

(1) 16 FT D/DRIVE W WHEEL

(4) 2½X10 POST

Approx. Start Date
Approx. Comp. Date
Date Completed

Rembrandt's Fencing, Etc. will furnish material and labor — complete in accordance with above specifications, for the sum of: _____ dollars ($).
Payment to be made as follows: $1810

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within _____ days.

All material guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Acceptance — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:

Signature Rembrandt's Fencing, Inc.
Sorry we do not accept Credit Cards
Signature Cash or Check only

REMBRANDT'S FENCING, ETC. IS NOT RESPONSIBLE FOR PROPERTY LINES

Rembrandt's Fencing, Inc.

Wildwood

20649 Reedy Rd.
Eustis, FL 32726
(352) 589-1849

Chainlink
Wood Fence
Field Fence &
Barb Wire
Vinyl

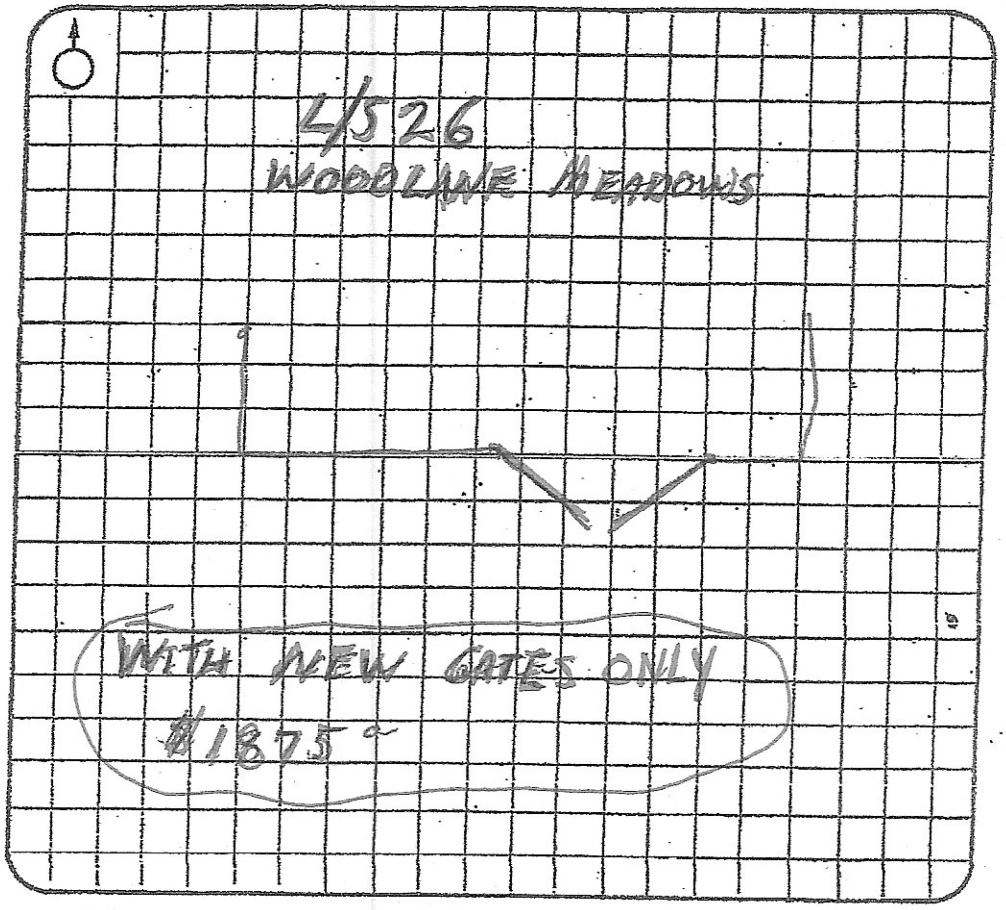
WORK ORDER

CUSTOMER Mike @ City of Wildwood DATE 11/30/22
ADDRESS 1732 E 44 SR LOT ____ BLK. ____ SUB. ____
PHONE NO. 352-303-8646 ROUTE ____

Total Height ____
Post Spaced ____
Style Fence ____
Gauge ☐ 9 ☐ 11½
Knuckled ☐
Barbed ☐
Top Rail ____ O.D.
Line Post ____ O.D.
End Post ____ O.D.
Corner Post ____ O.D.
Walk Gate Post ____ O.D.
Drive Gate Post ____ O.D.
Gate Frames ____ O.D.
Permit ☐ Site Sign ☐
D.P. . . . . Pickup ☐ Received ☐
Farbic in ☐ Out ☐
Level ☐ Step ☐ Roll ☐
Final Grade ☐ Straight ☐
Buried Cable ____
Surveyed ____

REPLACE GATE
16 FT D/DRIVE
W WHEELS
(2) 2½ x 10 POST

Approx. Start Date ____
Approx. Comp. Date ____
Date Completed ____



Rembrandt's Fencing, Etc. will furnish material and labor – complete in accordance with above specifications, for the sum of: ____ dollars ($).
Payment to be made as follows: $950

Authorized Signature ____

Note: This proposal may be withdrawn by us if not accepted within ____ days.

All material guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Acceptance — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: ____

Signature ____
Signature ____

Rembrandt's Fencing, Inc.
Sorry we do not accept
Credit Cards
Cash or Check only

REMBRANDT'S FENCING, ETC. IS NOT RESPONSIBLE FOR PROPERTY LINES

Rembrandt's Fencing, Inc.

Wildwood

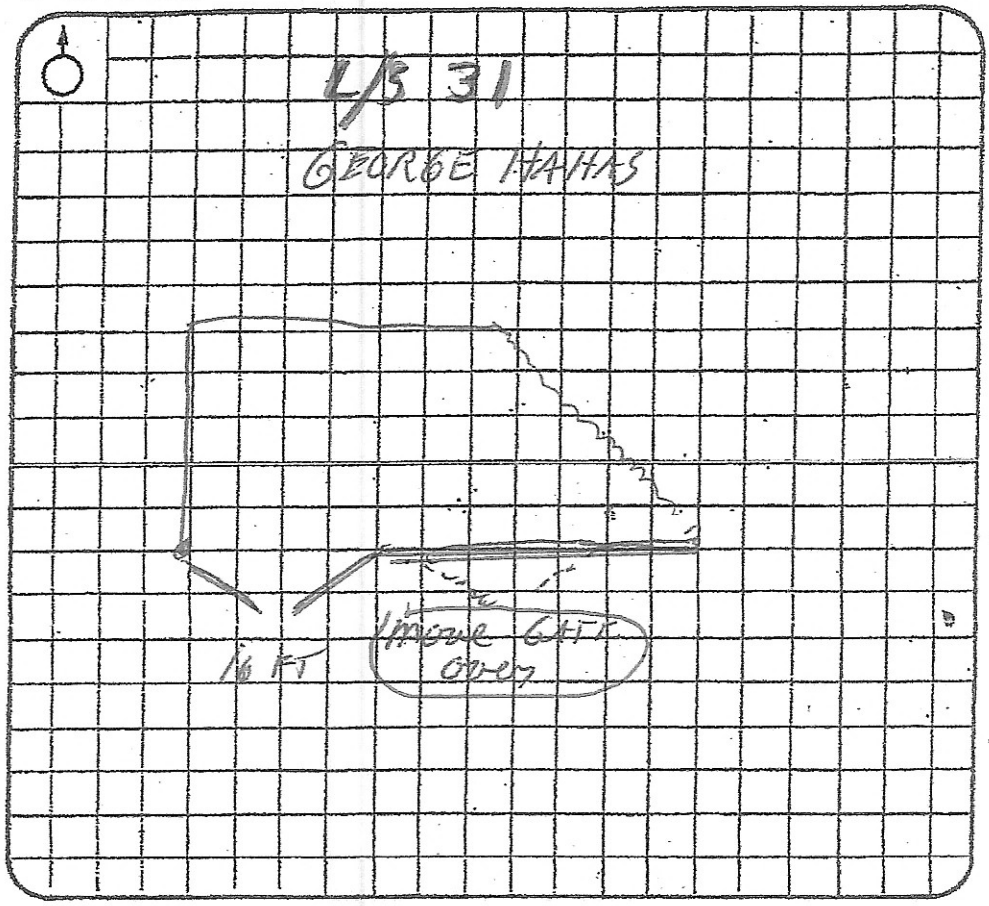
20649 Reedy Rd.
Eustis, FL 32726
(352) 589-1849

Chainlink
Wood Fence
Field Fence &
Barb Wire
Vinyl

WORK ORDER

CUSTOMER Mike @ City of Wildwood DATE 11/30/22
ADDRESS 1732 E 44 SR LOT ____ BLK. ____ SUB. ____
PHONE NO. 352-303-8646 ROUTE ____

Total Height 6+1
Post Spaced 10
Style Fence C/L
Gauge ☐ 9 ☒ 11½
Knuckled ☐
Barbed ☐
Top Rail ____ O.D.
Line Post ____ O.D.
End Post ____ O.D.
Corner Post ____ O.D.
Walk Gate Post ____ O.D.
Drive Gate Post ____ O.D.
Gate Frames ____ O.D.
Permit ☐ Site Sign ☐
D.P..... Pickup ☐ Received ☐
Farbic in ☐ Out ☐
Level ☐ Step ☐ Roll ☐
Final Grade ☐ Straight ☐
Buried Cable ____
Surveyed ____



Move GATE
over TO North
Con
FENCE TO South 30

Rembrandt's Fencing, Etc. will furnish material and labor – complete in accordance with above specifications, for the sum of: ____ dollars ($).
Payment to be made as follows: $700

Authorized
Signature ____

Note: This proposal may be withdrawn by us if not accepted within ____ days.

All material guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Approx. Start Date ____
Approx. Comp. Date ____
Date Completed ____

Acceptance – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: ____

Signature ____ Rembrandt's Fencing, Inc.
Sorry we do not accept
Credit Cards
Signature ____ Cash or Check only

REMBRANDT'S FENCING, ETC. IS NOT RESPONSIBLE FOR PROPERTY LINES

Rembrandt's Fencing, Inc.

20649 Reedy Rd.
Eustis, FL 32726
(352) 589-1849

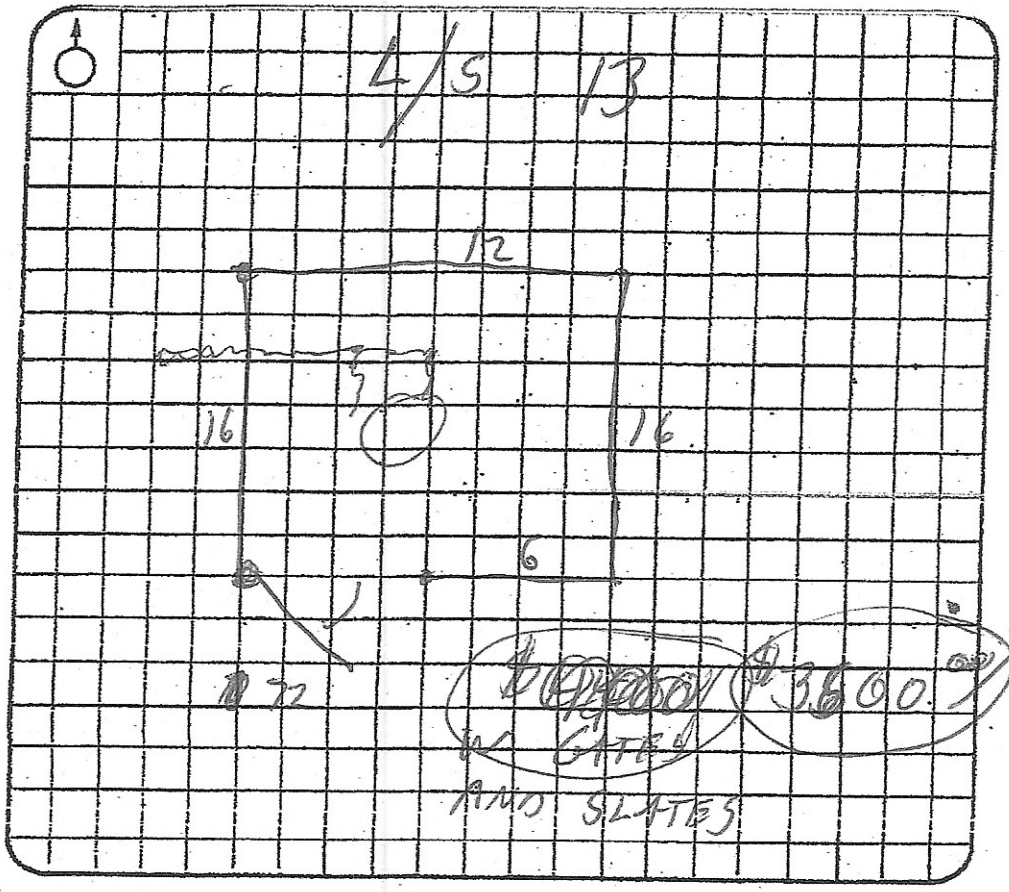
68 BAC

Chainlink
Wood Fence
Field Fence &
Barb Wire
Vinyl

MIKE WEAVER — WORK ORDER

CUSTOMER City of Waldwood — DATE 12/15/22
ADDRESS _____ LOT _____ BLK. _____ SUB. _____
PHONE NO. 352 303 8646 ROUTE _____

Total Height 6
Post Spaced 10
Style Fence C/L BLACK
Gauge ☐ 9 ☐ 11½
Knuckled ☐
Barbed ☑
Top Rail 1 5/8 O.D.
Line Post 2" O.D.
End Post _____ O.D.
Corner Post 2½ O.D.
Walk Gate Post _____ O.D.
Drive Gate Post _____ O.D.
Gate Frames 1 5/4 O.D.
Permit ☐ Site Sign ☐
D.P.... Pickup ☐ Received ☐
Farbic in ☐ Out ☐
Level ☐ Step ☐ Roll ☐
Final Grade ☐ Straight ☐
Buried Cable YES
Surveyed YES



50 FT of 6 FT
BLACK C/L 9 GA
1 5/8 TOP
2" LINE
2½ x 6 TERM (5)
(1) 72" WALK GATE
NO BARB
HAUL OLD WOOD (150.00)

Approx. Start Date _____
Approx. Comp. Date _____
Date Completed _____

Rembrandt's Fencing, Etc. will furnish material and labor — complete in accordance with above specifications, for the sum of: _____ dollars ($).
Payment to be made as follows: FENCE $1900
WITH BLACK SLATES $1500.00
$3500

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within _____ days. Haul needs to be added if needed

All material guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreement[s] [illegible] beyond our control.

Acceptance — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____ Rembrandt's Fencing, Inc. Sorry we do not accept Credit Cards

Signature _____ Cash or Check only

REMBRANDT'S FENCING, ETC. IS NOT RESPONSIBLE FOR PROPERTY LINES

Rembrandt's Fencing, Inc.

20649 Reedy Rd.
Eustis, FL 32726
(352) 589-1849

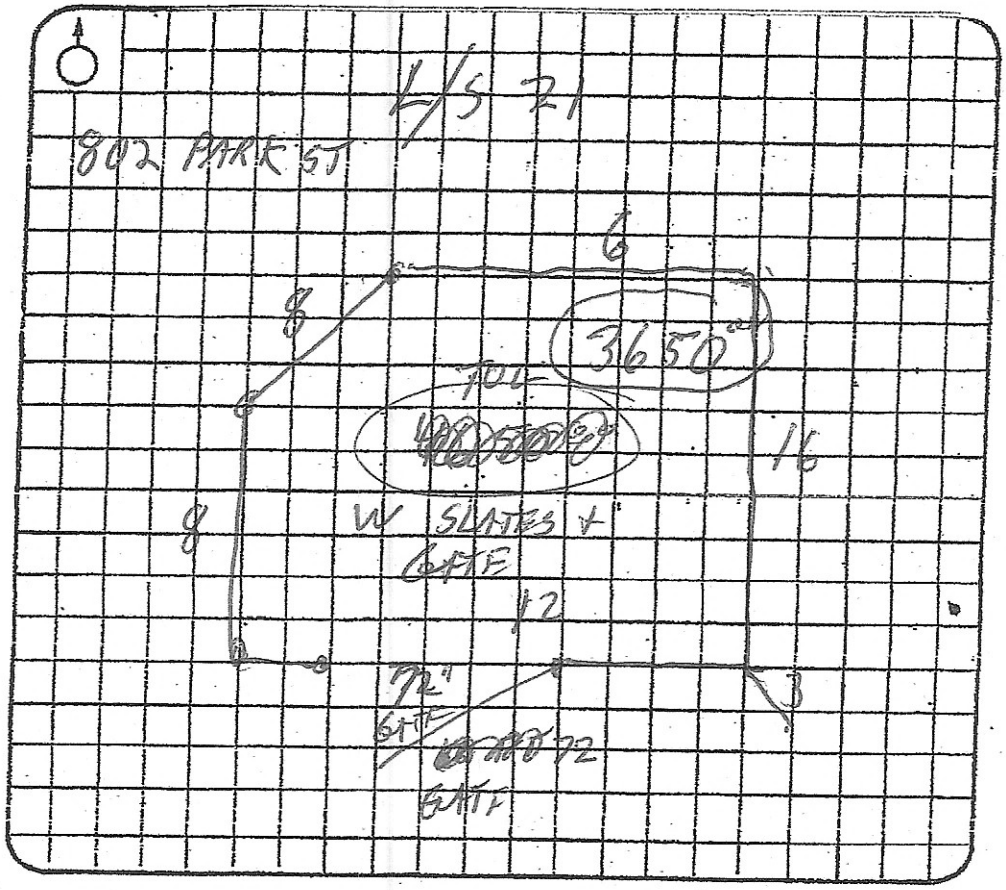
Chainlink
Wood Fence
Field Fence &
Barb Wire
Vinyl

MIKE WEAVER

WORK ORDER

CUSTOMER City of Wildwood DATE 12/15/22
ADDRESS _____ LOT _____ BLK. _____ SUB. _____
PHONE NO. 352 303 8646 ROUTE _____

Total Height 6
Post Spaced 10
Style Fence C/L BLACK
Gauge ☐ 9 ☐ 11½
Knuckled ☐
Barbed ☐
Top Rail 1 5/8 O.D.
Line Post 2" O.D.
End Post 2½ O.D.
Corner Post _____ O.D.
Walk Gate Post _____ O.D.
Drive Gate Post _____ O.D.
Gate Frames 1 5/8 O.D.
Permit ☐ Site Sign ☐
D.P.... Pickup ☐ Received ☐
Farbic in ☐ Out ☐
Level ☐ Step ☐ Roll ☐
Final Grade ☐ Straight ☐
Buried Cable YES
Surveyed NO



53 1/4 of 6FT
BLACK C/L 9GA
8) 2½ x 9 TERM POST
2" LINE
1 5/8 TOP
(1) 72" WALK GATE

HAUL OLD WOOD
$150

Approx. Start Date _____
Approx. Comp. Date _____
Date Completed _____

Rembrandt's Fencing, Etc. will furnish material and labor – complete in accordance with above specifications, for the sum of: _____ dollars ($).
Payment to be made as follows: C/L 2150.00

SLATES $ 1500.00

Authorized Signature _____ $3650.00

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Haul needs to be added if needed

All material guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Acceptance — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____ Rembrandt's Fencing, Inc.
Sorry we do not accept Credit Cards
Signature _____ Cash or Check only

REMBRANDT'S FENCING, ETC. IS NOT RESPONSIBLE FOR PROPERTY LINES

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Lift Station Wet Well Rehab and Safety Hatch Replacements in the Amount of $77,147.00**

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: RCM Utilities

Effective Date: 12/29/2022 Termination Date:

Managing Division/Department: Utility Department Wastewater Division

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The city's central sewer system needs preventative and periodic maintenance on a yearly basis. Due to certain waste and gases that build up in the wet well of the lift station, the concrete structure deteriorates over time. To maintain system integrity and functionality without interruption in service, the wastewater division is requesting to SEWPERCOAT the interior of seven (7) existing lift stations and replace the safety hatch and grates. While it is not anticipated to have additional repairs, it is possible depending on the condition. This is a budgeted item in the 22/23 fiscal year budget.

Staff recommends approval to piggyback on the City of Zephyrhills contract with RCM Utilities, to make the necessary repairs to the existing lift station wet wells and hatch replacements in the amount of $77,147.00. Funds are available in 401-535-60-6250 (Lift Station Upgrades) with an outstanding balance of $576,420.00.

CITY OF ZEPHYRHILLS

Water & Wastewater Miscellaneous Construction/Maintenance Services

THIS PROFESSIONAL SERVICES AGREEMENT ("Agreement") is made and entered into this 12th day of August, 2019 by and between the **CITY OF ZEPHYRHILLS**, a Florida municipal corporation, having its principal office at 5335 8th Street, Zephyrhills, FL 33542 ("City") and **RCM Utilities,** a corporation organized and authorized to do business in the State of Florida, having its principal office at **100 West Mills Avenue, Eustis, FL 32726** "Contractor"). The City and Contractor shall collectively be referred to as the "Parties", and each may individually be referred to as a "Party".

ARTICLE 1 – RECITALS

1.1 The recitals are true and correct and are hereby incorporated into and made a part of this Agreement.

ARTICLE 2 – CONTRACT DOCUMENTS

2.1 The following documents, collectively referred to as the "Contract Documents", are incorporated into and made part of this Agreement:

2.1.1 RFP 35-19-01, Water & Wastewater Construction/Maintenance Services "Exhibit A";

2.1.2 Contractor's response to Item 2.1.1, attached hereto as "Exhibit B";

ARTICLE 3 – TERM OF AGREEMENT

3.1 Subject to authorized adjustments, the Term of this Agreement shall have an initial term of three (3) years with an option to renew for an additional three (3) year term..

3.2 When, in the opinion of the City, reasonable grounds for uncertainty exist with respect to the Contractor's ability to perform Services or any portion thereof, the City may request that the Contractor, within a reasonable time frame set forth in the City's request, provide adequate assurances to the City in writing, of Contractor's ability to perform in accordance with terms of this Agreement. In the event that the Contractor fails to provide the City the requested assurances within the prescribed time frame, the City may treat such failure as a repudiation or breach of the Agreement, and resort to any remedy for breach provided for in this Agreement or at law.

ARTICLE 4 – COMPENSATION

4.1 Compensation for services shall be as per outlined in Contractors response their response, attached as Exhibit B. The City would prefer payment made via City's credit card.

ARTICLE 5 – SCOPE OF SERVICES

5.1 Contractor shall provide all labor, supervision, materials, equipment, tools, services, monitoring and expertise necessary for the completion of Services, in accordance with the specifications, terms and conditions contained in the Contract Documents. Contractor shall perform the Services in accordance with that degree of care and skill ordinarily exercised by reputable members of its profession.

5.2 This contract has been enhanced to include other City services as required, i.e., storm water or other related public works projects as awarded by the City Council.

5.3 Contractor represents and warrants to the City that: (i) Contractor possesses all qualifications, licenses and expertise required for the provision of Services, with personnel fully licensed by the State of Florida; (ii) Contractor is not delinquent in the payment of any sums due the City, including payment of permit fees, local business taxes, or in the performance of any obligations to the City; (iii) All personnel assigned to perform work shall be, at all times during the term hereof, fully qualified and trained to perform the tasks assigned to each; (iv) the Services will be performed in the manner and at such times and locations as described by the City for the budgeted amount; and (v) The person executing this Agreement on behalf of the Contractor is duly authorized to execute same and fully bind Contractor as a party to this Agreement.

5.4 Contractor agrees and understands that: (i) any and all subcontractors used by Contractor shall be paid by Contractor and not paid directly by the City; and (ii) any and all liabilities regarding payment to, or use of subcontractors for any of the work related to this Agreement, shall be borne solely by Contractor.

5.5 Contractor warrants that any and all work, materials, services or equipment that may reasonably be inferred from the Contract Documents as being required to produce the intended result, will be supplied by the Contractor at its own cost, whether or not specifically called for.

5.6 The Services shall be completed by the Contractor to the satisfaction of the City. The City shall make decisions on all claims regarding interpretation of the Agreement and on all other matters relating to the execution, progress and quality of the Services.

ARTICIAL 6 – CITY'S TERMINATION RIGHTS

6.1 The City shall have the right to terminate this Agreement, in its sole discretion at any time, with or without cause, upon fifteen (15) days written notice to Contractor. In such event, the City shall pay Contractor compensation for Services rendered prior to the effective date of termination. The City shall not be liable to Contractor for any additional compensation, or for any consequential or incidental damages.

ARTICLE 7 – INDEPENDENT CONTRACTOR

7.1 Contractor has been procured and is being engaged by the City as an independent contractor, and not as an agent or employee of the City. Accordingly, Contractor shall not attain, not be entitled to, any rights or benefits under the Ordinances of the City, nor any rights generally afforded classified or unclassified employees of the City.

Contractor further understands that Florida workers' compensation benefits available to employees of the City, are not available to Contractor. Therefore, Contractor agrees to provide workers' compensation insurance for any employee or agent of Contractor rendering services to the City under this Agreement.

ARTICLE 8 – CONFLICTS OF INTEREST

8.1 The Contractor represents and warrants to the City that it has not employed or retained any person or company employed by the City to solicit or secure this Agreement and that it has not offered to pay, paid, or agreed to pay any person any fee, commission, percentage, brokerage fee, or gift of any kind contingent upon or in connection with, the award of this Agreement.

8.2 Contractor covenants that no person under its employ who presently exercises any functions or responsibilities on behalf of the City in connection with this Agreement has any personal financial interest, directly or indirectly with Contractor. Contractor further covenants that, in the performance of this Agreement, no person having such conflicting interest shall be employed.

ARTICLE 9 – DEFAULT

9.1 If Contractor fails to comply with any term or condition of this Agreement, or fails to perform any of its obligation hereunder, then Contractor shall be in default. The City shall have the right to terminate this Agreement, in the event Contractor fails to cure a default within ten (10) business days after receiving Notice of Default. Contractor understands and agrees that termination of this Agreement under this section shall not release Contractor from any obligations accruing prior to the effective date of termination.

ARTICLE 10 – NOTICES

10.1 All notices, demands, correspondence and communication between the City and Contractor shall be deemed sufficiently given under the terms of this Agreement when delivered by personal service, faxed, or dispatched by mail or certified mail, addressed as follows:

To CONTRACTOR:

RCM Utilities
100 West Mills Avenue
Eustis, FL 32726

To CITY:

City of Zephyrhills
ATTN: City Manager
5335 8th Street
Zephyrhills, Florida 33542

And,

City of Zephyrhills
ATTN: City Attorney
5335 8th Street
Zephyrhills, Florida 33542

10.2 Either Party may at any time designate a different address and/or contact person by giving notice as provided above to the other Party. Such notices shall be deemed given upon receipt by the addressee.

10.3 In the event there is a change of address and the moving Party fails to provide notice to the other Party, then notice sent as provided in this Article shall constitute adequate notice.

ARTICLE 11 – PUBLIC RECORDS

11.1 **IF THE CONSULTANT/CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813-780-0000, EXT. 3543 OR CITYCLERK@CI. ZEPHYRHILLS.FL.US OR CITY CLERK, CITY OF ZEPHYRHILLS, 5335 EIGHTH STREET, ZEPHYRHILLS, FLORIDA 33542.**

ARTICLE 12 – INDEMNIFICATION

12.1 Contractor/Vendor shall defend, indemnify and hold harmless the City of Zephyrhills and all of the City of Zephyrhills's officers, agents, and employees from and against all claims, liability, loss and expense, including reasonable costs, collection expenses, attorneys' fees, and court costs which may arise because of the negligence (whether active or passive), misconduct, or other fault, in whole or in part (whether joint, concurrent, or contributing), of Contractor/Vendor, its officers, agents or employees in performance or non-performance of its obligations under the Agreement. *Contractor/Vendor* recognizes the broad nature of this indemnification and hold harmless clause, as well as the provision of a legal defense to the City of Zephyrhills when necessary, and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by the City of Zephyrhills in support of these indemnification, legal defense and hold harmless contractual obligations in accordance with the laws of the State of Florida. This clause shall survive the termination of this Agreement. Compliance with any insurance requirements required elsewhere within this Agreement shall not relieve Contractor/Vendor of its liability and obligation to

defend, hold harmless and indemnify the City of Zephyrhills as set forth in this article of the Agreement.

Nothing herein shall be construed to extend the City of Zephyrhills's liability beyond that provided in section 768.28, Florida Statutes.

ARTICLE 13 – INSURANCE

Insurance. Contractor/Vendor shall, at its sole cost and expense, procure and maintain throughout the term of this contract, Comprehensive General Liability and Worker's Compensation insurance, including Employer Liability insurance, with minimum policy limits of $ 1,000,000(this could be $2,000,000 depending on the amount of the contract) Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida law, and will provide endorsed certificates of insurance generated and executed by a licensed insurance broker, brokerage or similar licensed insurance professional evidencing such coverage, and naming the City of Zephyrhills as a named, additional insured, as well as furnishing the City of Zephyrhills with a certified copy, or copies, of said insurance policies. Certificates of insurance and certified copies of these insurance policies must accompany this signed contract. Said insurance coverages procured by Contractor/Vendor as required herein shall be considered, and Contractor/Vendor agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self–insurance, available to the City of Zephyrhills, and that any other insurance, or self-insurance available to the City of Zephyrhills shall be considered secondary to, or in excess of, the insurance coverage(s) procured by Contractor/Vendor as required herein.

Nothing herein shall be construed to extend the City of Zephyrhills's liability beyond that provided in section 768.28, Florida Statutes.

Builders' Risk — If this Contract includes: (1) construction of a new above-ground structure or structures, or (2) any addition(s), improvement(s), alteration(s), or repair(s), to an existing above-ground structure or structures, or (3) the installation of machinery or equipment into an existing structure or structures, the Contractor shall provide, in a policy acceptable to the City, "all risk" (i.e. Special Form) property insurance on any such construction, additions, machinery or equipment. The amount of the insurance shall be no less than the estimated replacement value at the time of the City's final acceptance of such new structures, addition(s), improvement(s), alteration(s), repair(s), machinery or equipment. The coverage shall not be subject to any restriction with respect to occupancy or use by the City and, subject to thirty (30) days' prior written notice to the City shall remain in full effect until final acceptance by the City. In addition, the City, the Professional, and the Contractor's subcontractors of any tier, shall be additional insureds on this policy. The insurance shall include a deductible no greater than one percent (1%) of the Contract amount, or $25,000, whichever is smaller, for which the Contractor shall be responsible. The risk of loss whether insured or not shall remain with the Contractor until final acceptance. Upon request, Contractor shall furnish to the City complete copies of the insurance policy.

ARTICLE 14 – FORCE MAJEURE

14.1 A "Force Majeure Event" shall mean an act of God, act of governmental body or military authority, fire, explosion, power failure, flood, storm, hurricane, sink hole, other natural disasters, epidemic, riot or civil disturbance, war or terrorism, sabotage, insurrection, blockade, or embargo. In the event that either Party is delayed in the performance of any act or obligation pursuant to or required by the Agreement by reason of a Force Majeure Even, the tme for required completion of such act or obligation shall be extended by the number of days equal to the total number of days, if any, that such Party is actually delayed by such Force Majeure Event.

The Party seeking delay in performance shall give notice to the other Party specifying the anticipated duration of the delay, and if such delay shall extend beyond the duration specified in such notice, additional notice shall be repeated no less than monthly so long as such delay due to a Force Majeure Event continues. Any Party seeking delay in performance due to a Force Majeure Event shall use its best efforts to rectify any condition causing such delay and shall cooperate with the other Party to overcome any delay that has resulted.

ARTICLE 15 – MISCELLANEOUS PROVISIONS

15.1 No waiver or breach of any provision of this Agreement shall constitute a waiver of any subsequent breach of the same or any other provision hereof, and no waiver shall be effective unless made in writing.

15.2 All representations, indemnifications, warranties and guarantees made in, required by, or given in accordance with this Agreement, as well as all continuing obligations indicated in the Contract Documents, shall survive final payment, completion and acceptance of the Services and termination or completion of the Agreement.

15.3 Should any provision, paragraph, sentence, word or phrase contained in this Agreement be determined by a court of competent jurisdiction to be invalid, illegal or otherwise unenforceable under the laws of the State of Florida, such provision, paragraph, sentence, word, or phrase shall be deemed modified to the extent necessary in order to confirm with such laws, or if not modifiable, then same shall be deemed severable, and in either event, the remaining terms and provisions of this Agreement shall remain unmodified and in full force and effect or limitation of its use.

15.4 Services shall not be subcontracted, transferred, conveyed, or assigned under this Agreement in whole or in part to any other person, firm or corporation without the prior written consent of the City.

15.5 The City is exempt from Federal Excise and State taxes. The applicable tax exemption number or certificate shall be made available upon request.

15.6 This Agreement constitutes the sole and entire agreement between the Parties. No modification or amendments hereto shall be binding on either Party unless in writing and signed by both Parties.

15.7 This Agreement shall be construed and enforced according to the laws of the State of Florida. Venue in any proceedings between the Parties shall be in Pasco County, Florida.

15.8 The City reserves the right to audit the records of the Contractor covered by this Agreement at any time during the provision of Services and for a period of three (3) years after final payment is made under this Agreement.

15.9 The Contractor agrees that it shall not discriminate as to race, sex, color, creed, national origin, or disability, in connection with its performance under this Agreement.

15.10 The professional services to be provided by Contractor pursuant to this Agreement shall be non-exclusive, and nothing herein shall preclude the City from engaging other firms to perform Services.

15.11 This Agreement shall be biding upon the Parties herein, their heirs, executors, legal representatives, successors and assigns.

15.12 The Contractor agrees to comply with and observe all applicable federal, state, and local laws, rules, regulations, codes and ordinances, as they may be amended from time to time.

15.13 All other terms and conditions set forth in the Contract Documents which have not been modified by this Agreement, shall remain in full force and effect.

15.14 In the event of any dispute arising under or related to this Agreement, the prevailing Party shall be entitled to recover all actual attorney fees, costs and expenses incurred by it in connection with that dispute and/or the enforcement of this Agreement, including all such actual attorney fees, costs and expenses at all judicial levels, including appeal, until such dispute is resolved with finality.

15.15 This Agreement may be executed in two or more counterparts, each of which shall constitute an original but all of which, when taken together, shall constitute one and the same Agreement.

IN WITNESS WHEREOF, the parties have executed this agreement on the day written above.

Signed, Sealed and Delivered
In the presence of:

Witness

Witness

CITY OF ZEPHYRHILLS

Kenneth M. Burgess, Jr., Council President

Attest:
Lori L. Hillman, City Clerk

CITY OF ZEPHYRHILLS PASCO COUNTY FLORIDA

Signed, Sealed and Delivered
In the presence of:

Witness John C. Riggs

Witness Melissa Moss

RCM UTILITIES

By: Christopher R. Creech
Name: Christopher R. Creech
Title: Manager

Exhibit A

SUBMIT BID RESPONSE TO:		REQUEST FOR PROPOSAL
CITY OF ZEPHYRHILLS ATTN: PURCHASING DEPT 5335 8TH STREET ZEPHYRHILLS, FL 33542		Response Acknowledgement

PURCHASING AGENT: Karen Miller	AN EQUAL OPPORTUNITY EMPLOYER	
Phone: 813-780-0000 x3536	FLORIDA TAX EXEMPT	#85-8012740166C-4
Email: Purchasing1@ci.zephyrhills.fl.us	FEDERAL IDENTIFICATION NUMBER	#59-6000455

BID/PROPOSAL DOCUMENTS MAY BE OBTAINED AT:

BidNet Direct, https://www.bidnetdirect.com/

City of Zephyrhills-City Hall-Purchasing, 5335 8th Street, Zephyrhills, Florida 33542

BID/PROPOSAL NUMBER	DISTRIBUTION DATE	BID/PROPOSAL TITLE	BID/PROPOSAL RESPONSES OPENING DATE/TIME
35-19-01	June 21, 2019	Water & Wastewater Misc Construction/Maintenance Services	Friday -July 26, 2019 - 3 PM

PRE CONFERENCE DATE/TIME/LOCATION ☒ Strongly Recommended ☐ None

DATE: Friday - June 28, 2019 **TIME:** 10:00 AM

City of Zephyrhills City Hall Council Chambers, 5335 8th Street, Zephyrhills, FL

RESPONSES RECEIVED AFTER ABOVE DATE AND TIME WILL NOT BE ACCEPTED

VENDOR MUST COMPLETE THE BELOW AREAS AND RETURN FORM, NOTARIZED. FORM IS REQUIRED.

RESPONDER'S NAME/ADDRESS:

If returning as a "NO" state reason:

TELPHONE NUMBER:

EMAIL ADDRESS:

I certify this Response is made without prior understanding, agreement, or connections with any corporation, firm or person submitting a Response for the same materials, supplies or equipment, and is in all respects fair and without collusion or fraud. I agree to all conditions of this Bid/Proposal and certify that I am authorized to sign this Response for the company. In submitting a Response to the City of Zephyrhills the Responder offers and agrees that if this Response is accepted, the Company will convey, sell, assign or transfer to the City of Zephyrhills all rights, title, and interest in and to all causes of action it may now or hereafter acquire under the Anti-trust laws of the United States and the State of Florida for price fixing relating to the particular commodities or services purchased or acquired by the City of Zephyrills. At the City's discretion, such assignment shall be made and become effective at the time the City tenders final payment to the Company.

FEDERAL EMPLOYER ID NUMBER OR SS NUMBER:

X

AUTHORIZED SIGNATURE

PRINTED NAME/TITLE

THIS FORM MUST BE NOTARIZED BELOW

Sworn to and subscribed to me this ___ day of _____, 2019

Personally known: ☐ Or produced identification: ☐

Type of ID: _____

_____ _____

Notary Signature State

My commission expires: _____

AFFIX NOTARY STAMP BELOW

BONDS

THE CITY OF ZEPHYRHILLS RESERVES THE RIGHT TO REJECT ANY OR ALL PROPOSALS, TO WAIVE INFORMALITIES, AND TO ACCEPT ALL OR ANY PART OF ANY RESPONSE/PROPOSAL AS MAY BE DEEMED TO BE IN THE BEST INTEREST OF THE CITY UNLESS OTHERWISE NOTED, PAYMENT OF GOODS OR SERVICES PROVIDED AS A RESULT OF THIS SOLICITATION WILL BE MADE PER FLORIDA STATUTE. ALL VENDORS MUST SUBMIT A COMPLETED W-9 FORM.

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City of Zephyrhills
RFP Response Form

PROJECT IDENTIFICATION NUMBER: 35-19–01
PROJECT NAME: Water & Wastewater Miscellaneous Construction Services
RFP DEADLINE: July 26, 2019 by 3 PM

The undersigned, hereby declares that no person or other persons other than the undersigned are interested in this RFP, as Principal, and this response to request for proposal is made without collusion with others; and that we have carefully read and examined the specifications, and with full knowledge of all conditions under which the services herein is contemplated must be furnished, hereby proposed and agree to furnish this service according to the requirements set out in the specifications for said purchase and service.

Federal Employer Identification Number: _____

Required Documents:

- ☐ **RFP Acceptance**
- ☐ **Drug Free Workplace Form**
- ☐ **Non-Collusive Affidavit**
- ☐ **Public Entity Crimes**
- ☐ **Addenda Receipt Acknowledgement**
- ☐ **E-Verify**
- ☐ **TAB 3-References**
- ☐ **TAB 5-Equipment List**
- ☐ **RFP Cover Response Form**
- ☐ **Firm Data Sheet**
- ☐ **Firm Data Sheet-Sub Consultant**
- ☐ **Fee Proposal Form**
- ☐ **TAB 1-Licenses**
- ☐ **TAB 2-Resume**
- ☐ **TAB 4-Office Location**

FIRM NAME: _____

SUBMITTER'S NAME/TITLE: _____

ADDRESS: _____

TELEPHONE NUMBER _____ FAX _____

EMAIL ADDRESS _____

Firm Representative Signature: _____ Date _____

Notary or Corporate

SECTION 1

1.0 INTRODUCTION TO REQUEST FOR PROPOSALS

1.1 Invitation: The City of Zephyrhills (the "City"), invites responses ("Responses") which offer to provide the services described in Section 2.0: "Scope of Services."

1.2 Agreement Terms and Conditions: The Proposer(s) selected to provide the service(s) requested herein (the "Successful Proposer(s)") shall be required to execute an Agreement with the City. In the event that the proposer to whom the contract is awarded does not execute a contract within **thirty (30)** days after such award, the City of Zephyrhills may give notice to such proposer of intent to award the contract to the next ranked proposer, or to call for new proposals.

After a contract is signed, failure to comply with any of the terms and conditions of this RFP by the awarded firm will be cause for termination of the **"Water & Wastewater Miscellaneous Construction Services"**.

1.3 Additional Information or Clarification: Requests for additional information or clarifications must be made in writing and Proposers may e-mail their requests for additional information or clarifications in accordance with Article 1.4 **Cone of Silence**. The cone of silence is applied to all communications concerning any bid, RFP and/or RFQ before intent to award is issued. All communications are to be directed to the Purchasing Agent, Karen Miller at purchasing1@ci.zephyrhills.fl.us. Any request for additional information or clarification must be received in writing **no later than Friday, July 19, 2019 by 3:00 PM.**

The City will issue responses to inquiries and any other corrections or amendments it deems necessary in written addenda issued prior to the Response Submission Date. Proposers should not rely on any representations, statements or explanations other than those made in this RFP or in any written addendum to this RFP. Where there appears to be conflict between the RFP and any addenda issued, the last addendum issued shall prevail.

It is the Proposer's responsibility to assure receipt of all addenda. Proposer shall acknowledge receipt of all addenda in their cover letter or addenda form.

1.4 Award of Agreement: An Agreement may be awarded to the Successful Proposer(s) by the City Council as applicable, based upon the requirements reflected herein. The City reserves the right to execute or not execute, as applicable, an Agreement with the Successful Proposer(s) that is determined to be in the City's best interest.

1.5 Agreement Execution: By submitting a Response, the Proposer(s) agree to be bound to and execute the Agreement for: **Water & Wastewater Miscellaneous Construction Services**. Without diminishing the foregoing, the Proposer may request clarification and submit comments or proposed revisions to the language concerning the Agreement for City's consideration. Any such comments or proposed revisions identified after the Response has been received need not be considered by the City. None of the foregoing shall preclude the City from seeking to negotiate changes to the Agreement during the negotiation process.

1.6 Response Package: Careful attention must be given to all requested items contained in this RFP. Proposers are invited to submit Responses in accordance with the requirements of this RFP. **PLEASE READ THE ENTIRE SOLICITATION BEFORE SUBMITTING A RESPONSE**. Proposers shall make the necessary entry in all blanks and forms provided for the Response.

1.6.1 Each response submitted for evaluation must meet the requirements specified in the RFP.

1.6.2 Failure to submit all required items in the manner specified may result in your submittal being found unacceptable.

1.6.3 Any submittal found unacceptable will not be considered for selection for this project.

1.7 Changes/Alterations: Proposer may change or withdraw a Response at any time prior to Response Submission Deadline. All changes or withdrawals shall be made in writing to the Purchasing Agent. Oral/Verbal modifications will not be allowed. Written modifications will not be accepted after the Response deadline.

1.8 Discrepancies, Errors, and Omissions: Any discrepancies, errors, or ambiguities in the RFP or addenda (if any) should be reported in writing to the City of Zephyrhills Purchasing Agent in the manner prescribed in RFP Section 1.3. Should it be necessary, the City will issue a written addendum to the RFP clarifying such conflicts or ambiguities.

1.9 Disqualification: The City reserves the right to disqualify Responses before or after the submission date, upon evidence of collusion with intent to defraud or other illegal practices on the part of the Proposer. It also reserves the right to waive any immaterial defect or informality in any Response; to reject any or all Responses in whole or in part, or to reissue a Request for Proposal.

1.10 Reject Proposals: The City of Zephyrhills reserves the right to reject any or all proposals, waive informalities, request additional information and to negotiate a contract with the most qualified firm for these services at compensation which the agency determines is fair, competitive and reasonable in keeping with the best interests of the City.

1.11 Proposer's Expenditures: Proposers understand and agree that any expenditure they make in preparation and submittal of Responses or in the performance of any services requested by the City in connection with the Responses in response to this RFP are exclusively at the expense of the Proposers. The City shall not pay or reimburse any expenditure or any other expense incurred by any Proposer in preparation of a Response or anticipation of an Agreement award or to maintain the approved status of the Successful Proposer(s) if an Agreement is awarded.

1.12 Compliance with Applicable Law: The laws of the State of Florida shall govern the agreement. Comply with all applicable federal, state, county and municipal laws, ordinances, regulations and rules related to the services to be performed thereunder. Conduct no activity or provide any service that is unlawful or offensive.

1.13 Conflicts of Interest: No firm shall be eligible for selection on any project and no work shall be assigned to a firm which conflicts with or is duplicative of any work by the firm or any affiliated business entity, including, but not limited to, partnerships, joint ventures, and subsidiaries of the same parent corporation or firm.

1.14 Indemnification and Insurance Requirements

1.14.1 Indemnification: Contractor/vendor shall defend, indemnify and hold harmless the City of Zephyrhills and all of the City of Zephyrhills's officers, agents, and employees from and against all claims, liability, loss and expense, including reasonable costs, collection expenses, attorneys' fees, and court costs which may arise because of the negligence (whether active or passive), misconduct, or other fault, in whole or in part (whether joint, concurrent, or contributing), of contractor/vendor, its officers, agents or employees in performance or non-performance of its obligations under the Agreement generated from this solicitation. Contractor/vendor recognizes the broad nature of this indemnification and hold harmless cause, as well as the provision of a legal defense to the City of Zephyrhills when necessary, and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by the City of Zephyrhills in support of these indemnification, legal defense and hold harmless contractual obligations in accordance with the laws of the State of Florida. This clause shall survive the

termination of the Agreement from this solicitation. Compliance with any insurance requirements required elsewhere within the Agreement shall not relieve the contractor/vendor of its liability and obligation to defend, hold harmless and indemnify the City of Zephyrhills as set forth in this article of the Agreement.

It is further agreed that liability and exposure for indemnification (including, but not limited to the amounts of any indemnification owed by a governmental entity) will be limited to and governed by the provisions of Section 768.28(5), Florida Statutes

The City shall also be held harmless against all claims for financial loss with respect to the provision of or failure to provide professional or other services resulting in professional malpractice, or errors or omissions liability arising out of performance of the agreement or contract, unless such claims are a result of the city's own negligence.

1.14.2 Insurance:

Contractor/vendor shall, at its sole cost and expense, procure and maintain throughout the term of the contract, Comprehensive General Liability and Worker's Compensation insurance, including Employer Liability insurance, with minimum policy limits of $1,000,000 (this could be $2,000,000 depending on the amount of the contract) combined Single Limits, or to the extent and in such amounts as required and authorized by Florida law, and will provide endorsed certificates of insurance generated and executed by a licensed insurance broker, brokerage or similar licensed insurance professional evidencing such coverage, and naming the City of Zephyrhills as a named, additional insured, as well as furnishing the City of Zephyrhills with a certified copy, or copies, of said insurance policies. Certificates of insurance and certified copies of these insurance policies must accompany the signed contract. Said insurance coverages procured by the contractor/vendor as required herein shall be considered, and the contractor/vendor agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City of Zephyrhills, and that any other insurance, or self-insurance available to the City of Zephyrhills shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the contractor/vendor as required.

This RFP/contract will also include either proof the contractor is covered by a pollution policy for $1,000,000 for each pollution condition or listed under the coverage for the City as coverage. Proof of coverage will be required.

Nothing shall be construed to extend the City of Zephyrhills's liability beyond that provided in section 768.28, Florida Statutes.

Builders' Risk Coverage: ***For any contracts that may apply to the following in the first sentence should also include statement below.*** If this solicitation includes: (1) construction of a new above-ground structure or structures, or (2) any addition(s), improvement(s), alteration(s), or repair(s), to an existing above-ground structure or structures, or (3) the installation of machinery or equipment into an existing structure or structures, the Contractor shall provide, in a policy acceptable to the City, "all risk" (i.e., Special Form) property insurance on any such construction,

additions, machinery or equipment. The amount of the insurance shall be no less than the estimated replacement value at the time of the City's final acceptance of such new structures, addition(s), improvement(s), alternation(s), repair(s), machinery or equipment. The coverage shall not be subject to any restriction with respect to occupancy or use by the City and, subject to thirty (30) days' prior written notice to the City shall remain in full effect until final acceptance by the City. In addition, the City, the Professional, and the Contractor's subcontractors of any tier, shall be additional insureds on this policy. The insurance shall include a deductible no greater than one percent (1%) of the Contract amount, or $25,000, whichever is smaller, for which the Contractor shall be responsible. The risk of loss whether insured or not shall remain with the Contractor until final acceptance. Upon request, Contractor shall furnish to the City complete copies of the insurance policy.

1.15 Termination (Cause and/or Convenience).

1.15.1 This contract may be terminated in whole or in part in writing by either party in the event of substantial failure by the other party to fulfill its obligations under this contract through no fault of the terminating party, provided that no termination may be effected unless the other party is given (1) not less than thirty (30) calendar days written notice (delivered by certified mail, return receipt requested) of intent to terminate and (2) an opportunity for consultation with the terminating party prior to termination.

1.15.2 This contract may be terminated in whole or in part in writing by the local government for its convenience, provided that the other party is afforded the same notice and consultation opportunity specified in 1(a) above.

1.15.3 If termination for default is effected by the local government, an equitable adjustment in the price for this contract shall be made, but (1) no amount shall be allowed for anticipated profit on unperformed services or other work, and (2) any payment due to the contractor/vendor at the time of termination may be adjusted to cover any additional costs to the local government because of the contractor's or vendor's default.

If termination for convenience is effected by the local government, the equitable adjustment shall include a reasonable profit for services or other work performed for which profit has not already been included in an invoice.

For any termination, the equitable adjustment shall provide for payment to the contractor/vendor for services rendered and expenses incurred prior to receipt of the notice of intent to terminate, by the contractor/vendor relating to commitments (e.g., suppliers, subcontractors) which had become firm prior to receipt of the notice of intent to terminate.

1.15.4 Upon receipt of a termination action under paragraphs (a) or (b) above, the contractor/vendor shall (1) promptly discontinue all affected work (unless the notice directs otherwise) and (2) deliver or otherwise make available to the local government all data, drawings, reports specifications, summaries and other such information, as may have been accumulated by the

contractor/vendor in performing this contract, whether completed or in process.

1.15.5 Upon termination, the local government may take over the work and may award another party a contract to complete the work described in this contract.

1.15.6 If, after termination for failure of the contractor/vendor to fulfill contractual obligations, it is determined that the contractor/vendor had not failed to fulfill contractual obligations, the termination shall be deemed to have been for the convenience of the local government. In such event, adjustment of the contract price shall be made as provided in paragraph (c) above.

1.16 RFP TIME TABLE

The anticipated schedule for the RFP and contract approval is as follows:

Distribution/Advertised	June 21, 2019
Pre-Conference	June 28, 2019 10 AM
Questions Deadline	July 19, 2019 3 PM
RFP Deadline	July 26, 2019 3 PM
Review Responses	July 26 thru August 2
Interviews	August 2, 2019 Tentatively
Presented to City Council	August 12, 2019 6 PM

1.17 RFP Availability: RFP documents, plans, addendums can be viewed and downloaded from BidNet Direct at https://www.bidnetdirect.com/florida/cityofzephyrhills or the City Website, www.ci.zephyrhills.fl.us, Government, Purchasing, Vendor Information, click on the link for BidNet. It is your responsibility to ensure you have downloaded all addendums published before the bid opening. You must be a registered vendor for the City of Zephyrhills. Registration is FREE. Your response and all required documentation are to be submitted *(mailed or delivered by the deadline listed in the Time Table)* to the City of Zephyrhills – Purchasing, 5335 8th Street, Zephyrhills, Florida 33542.

Proposal Submission: One original and five copies **(a total of six)** shall be delivered to the City of Zephyrhills, 5335 8th Street, Zephyrhills, FL 33542, prior to the Opening time of **Friday, July 26, 2019 3:00 p.m.**, EDT. Proposals shall not be more than the total pages indicated in Section 3 while still meeting proposal requirements.

The delivery of the proposals to the City of Zephyrhills prior to the specified date and time is solely and strictly the responsibility of the proposing firm. The City shall not, under any circumstances, be responsible for delays caused by the United States Postal Service or any private delivery service, or for other delays. All responses must be manually and duly signed by authorized authority to bind said firm or individual, and Proposer must affix their corporate seal (if any) to the proposal. In the absence of a corporate seal, the proposal must be notarized by a Notary public.

The submittal of a proposal by a preparer will be considered by the City as constituting an offer by the proposer to perform the required services at the stated fees.

Each proposer is solely responsible for the reading and completely understanding the requirement of this RFP. The opening time shall be and must be scrupulously observed. Under no circumstances will proposals delivered after the specified delivery time be considered. Late submissions shall be returned unopened to the firm or individual with the notation "the Proposal was receive after the delivery time designated for the receipt and opening of the proposals."

1.18 Appropriations Clause: The City, as an entity of government, is subject to the appropriation of funds by its legislative body in an amount sufficient to allow continuation of its performance in accordance with the terms and conditions of this contract for each and every fiscal year following the fiscal year in which this contract shall remain in effect. Upon notice that sufficient funds are not available in the subsequent fiscal years, the City shall therefore be released of all terms and other conditions.

1.19 Oral Presentation: A formal oral presentation **may** be required by each firm that is selected during the initial review process (at the sole option of the City). If required, presentations should be in support of the firm's proposal or to exhibit/demonstrate the information contained therein. If the Committee wishes additional clarification of any information or additional information, any of the firms may be requested to submit that information in writing.

1.20 Acceptance of Applicable Policies & Procedures.

1.21.1 Firms responding to this RFP agree by submission of such response to accept and comply with the City policies and procedures that apply to the selection process for this project.

1.21.2 Any concerns, or issues, relating to current policies and procedures may be addressed with City staff, but separate from this selection process.

1.21 The City Manager will appoint a ranking committee who will review and evaluate the qualifications of all interested firms. This committee shall select at least three (3) firms that are licensed in the State of Florida and are otherwise professionally qualified.

The ranking committee will present their recommendations to the City Manager based on their review of the written and interview process. The City Manager will present the Committee's recommendations to the City Council for their approval of the ranking recommendation. A member from the ranking committee will be present to respond to any detailed questions the Council may have. City Council will vote on the Committee's recommendation.

1.22 Written Selection Process.

Step 1. The City's Purchasing will review submittals for responsiveness and responsibility. Those found responsive and responsible based on an initial review shall proceed to Step 2.

Step 2. The City Evaluation Committee comprised of City management and staff will evaluate the proposals using the criteria listed in Section 4.0. Based on the ranking of the written review the top four (4) firms may be requested to participate in the interview process. See Section 1.23. If the Evaluation Committee decides to bypass Section 1.23, then the firms will be ranked (See Section 1.27) and prepared to be presented to the City Manager for presentation to the City Council.

1.23 Formal Interview Evaluation Criteria

- Overall impression of key team members
- Ability to provide service
- Ability of communicate during interview process.
- Effectively respond to questions and problem solve during interview
- Firm's ability to effectively answer questions and problem solve in the meeting
- Overall impression of the firm

1.24 Interview Format. The firms selected to make a presentation to the Evaluation Committee will be notified by the City. Each firm selected for further consideration shall be notified in writing and informed of a place and time for the interview session. The time allotted to each firm for the presentation and interview shall not exceed forty five (45) (5 minutes for setup, 20 minutes for presentation, 5 minutes for questions, and 5 minutes knock-down). All members of the Evaluation Committee will be present during the formal interview.

1.25 Issues to Address at Interview. The intent of the formal interview process is to provide the evaluation committee with in-depth information from the firm in order to make a final selection of the best-suited firm for the contract. Firms should focus their presentations on the detailed plan for the tasks, evaluations, interviews, schedule and quality of the survey and any unique characteristics or services the firm offers.

Firms are discouraged from reviewing company history and past experience evaluated during the written submittals unless this information is relevant to the survey process. All key personnel should be present at the interview.

1.26 Award Criteria. The evaluation committee recommendation will be made from their in depth review of the written proposals; their evaluation of the interview responses based on various criteria including but not limited to:

- Approach to the implementation, performance and satisfaction of City requirements
- Proposal quality and references
- Demonstrated understanding and success of similar projects.
- Ability to perform the work within the stated timeframe.
- Approach to maintenance plan and costs

1.27 Final Evaluation. Upon completion of the evaluation process by the Evaluation Committee, the firms will be ranked in descending order of recommendation. The Evaluation Committee shall present their final ranking to the City Manager for presentation to the City Council for approval of the committee's recommendation. The City will begin negotiations with the number one ranked firm. Should the City be unable to negotiate a satisfactory contract with the top-ranked firm at a price determined to be fair and reasonable, negotiations shall be terminated with that proposer and the City shall initiate negotiations with the second ranked proposer to arrive at an acceptable contract, and so on.

1.29 Exception to the RFP. Proposers may take exceptions to any of the terms of this RFP unless the RFP specially states where exceptions may not be taken. Should a Proposer take exception where none is permitted, the proposal will be rejected as nonresponsive. All exceptions taken must be specific, and the proposer must indicate clearly what alternative is being offered to allow the City a meaningful opportunity to evaluate and rank proposals.

Where exceptions are permitted, the City shall determine the acceptability of the proposed exceptions and the proposals will be evaluated based on the proposals as submitted. The City, after completing evaluations, may accept or reject the exceptions. Where exceptions are rejected, the City may request that the Proposer furnish the services or goods described herein, or negotiate an acceptable alternative.

1.30 Openness of Procurement Process. Written competitive proposals, other submissions, correspondence, and all records made thereof, as well as negotiations conducted pursuant to this RFP, shall I be handled in compliance with Chapters 119 and 286 Florida Statutes. The City gives no assurance as to the confidentiality of any proposal once submitted.

1.31 Cooperative Purchases. This is a cooperative purchase contract. State law allows any government agency and any accredited school in the state to buy off this contract without going to bid, as long as it does not conflict with any of their local regulations.

1.32 Negotiations. The City may award a contract on the basis of initial offers received, without further negotiations, or may negotiate a final contract. Therefore, each initial offer should contain the Proposer's best terms from a cost or price and technical standpoint.

The City reserves the right to enter into contract negotiations with the selected Proposer. If the City and the selected Proposer cannot negotiate a successful contract, the City may terminate said negotiations and begin negotiations with the next selected Proposer. This process will continue until a contract has been executed or all Proposers have been rejected. No Proposer shall have any rights against the City arising from such negotiations.

1.33 Right to Protest. Any actual or prospective Proposer who is aggrieved in connection with the solicitation or award of a contract may seek resolution of its complaints by contacting the City Manager.

1.34 **IF CONSULTANT OR CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONSULTANT'S OR CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT OR CONTRACT, THEY SHALL CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:**

LORI HILLMAN, CITY CLERK
CITY OF ZEPHYRHILLS
5344 9th STREET
ZEPHYRHILLS, FLORIDA 33542
LHILLMAN@CI.ZEPHYRHILLS.FL.US
813-780-0000

SECTION 2

2.0 RFP SCOPE OF SERVICES

2.1 Introduction. The City of Zephyrhills is seeking the services:

a) Underground utility contractors
b) General contractors
c) Utility electricians
d) Specialty contractors

Contractors are to be licensed in the State of Florida to provide complete contracting services and emergency repair services of a wide variety of water and wastewater utility projects.

2.2 Services shall include but are not limited to:

a) Construction supervision/administration
b) New construction of water/sewer mains, lift stations, manholes, wells and appurtenances.
c) Renovations and retrofits for water and sewer mains lift stations, manholes, wells, water and wastewater treatment plant components and appurtenances, infiltration and inflow removal projects and cleaning and televising sanitary sewer lines.
d) Demolition associated with renovations/retrofits
e) Scheduling work and subcontractors in harmony with the City of Zephyrhills, Florida Operations
f) Estimating cost of future projects
g) Repairs (emergency and non-emergency) of water/sewer mains, lift stations, manholes, valves, master meters, backflow devices, fire hydrants, wells, water and wastewater treatment plant components, and SCADA programming/instrumentation and control work.

2.3 The contractors selected for these services will work with Utilities Owner's Representative in order to successfully develop a strategy for the best approach to successfully complete each project.

2.4 The City will be selecting two (2) firms for these services. The two top rank firms who have a successful negotiation will be awarded the contract.

2.5 Warranty. The selected Contractor(s) will provide the City with a minimum:

a) One (1) year warranty for all service work performed
b) Ten (10) year warranty on all manhole and lift station coating

This warranty will not go into effect until the project has been substantially completed. All work performed will meet or exceed applicable City Technical Standards and/or local County Technical Standards.

2.6 Term of Contract. The contract term is anticipated for the period of thirty six (36) months. This contract can be renewed for an additional one (1) thirty six (36) month period. Should any project that is active extend past the contract termination date, that contract shall be extended until completion of such project.

2.7 Payment and Performance Bonds. Payment and Performance Bond and All Insurance Shall be Secured from or Countersigned by an Agency or Surety Company Recognized in Good Standing and Authorized to do Business in the State of Florida. If at any time the Owner for justifiable cause shall be or become dissatisfied with any Surety, then upon the Performance of Payment Bonds, the Contractor/Vendor shall within five (5) days after notice from the Owner, substitute an acceptable bond (or Bonds) in such form and sum and signed by such other Surety or Sureties as may be satisfactory to the Owner. The premiums on such bond shall be paid by the Contractor/Vendor. No

further payments shall be deemed due and shall not be made until new Surety or Sureties shall have furnished such an acceptable bond to the Owner.

2.8 ADDITIONAL INFORMATION/REQUIREMENTS.

2.8.1 The City shall provide a summary of work ("Work") to one (1) or more of the Contractors selected based upon the specific type of work and estimated dollar value of the project. All such contract activities would be the subject of a signed Contract Work Order with a negotiated fee and format supplemental to a primary contract agreement. No travel time or travel expenses will be considered billable without special prior arrangements. Normal administrative and/or accounting overhead will be considered as covered by the agreed upon hourly rates for direct professional personnel and will not be considered as separately billable.

a) Contractor(s) will respond with a proposal within ten (10) business days. Should the contractor(s) require additional time prior to submission and additional ten (10) business days can be requested. Proposal submittal will not be more than twenty (20) business days after the initial request.

b) The key personnel named in the proposal shall remain responsible for the work throughout the period of the contract. No diversion or replacement may be made without approval by the City.

2.8.2 The City shall not be held liable for any expenses incurred in connection with the preparation of a response to this RFP or for any costs associated with any activities involved in presentations and discussions or in preparations and execution of a contract resulting from this solicitation.

2.8.3 The City places significant value on high quality work and performance, timely access and response, scheduling and cost concerns, risk management/loss prevention, early issue identification, flow of information and communications, congenial working relations, adherence to ethical standards, proactive stand-up accountability and the demonstration of the same.

2.8.4 The purpose and intent of this solicitation is to establish contract arrangements. Any such contract(s) resulting from this solicitation process are intended to cover projects and work currently contemplated but there is no guarantee on the part of the City that such project work will go forward.

SECTION 3

PROPOSAL PACKAGE CRITERIA - Six (6) copies of the firm's response must be submitted. Five (5) copies should be bound and one (1) copy should be unbound but secured with a rubber band, spring clip, etc. Maximum page count should not exceed **32**. Each copy must contain the following:

3.0 Introductory letter, optional, may be provided by the submitting firm. Can be served as a transmittal document. One (1) page maximum. This letter shall not include any information to be considered for evaluation by the Selection Committee.

3.1 **Cover sheet** and Tab Sheets of your response *(Not part of the page count)*

3.2 The **TABLE OF CONTENTS FOR Water & Wastewater Misc Construction/Maintenance Services RESPONSE** is to be completed by the submitting firm and included in the bound copies of the firm's response. *(Not part of the page count)*

3.2.1 Response materials shall be arranged in the order indicated on the TABLE OF CONTENTS.

3.2.2 The submitting firm is to include the appropriate page numbers to indicate the location for each of the listed items.

3.2.3 The **FIRM DATA SHEET** for the prime firm only.

3.2.4 Package should include:

TAB 1. Proposer's credentials & previous performance on similar jobs

(Maximum 30 Points). Proposers shall provide, in detail their credentials for providing construction services for water and wastewater utility projects and any information that documents successful and reliable experience in past performance, especially those performances related to the requirements of this RFP. Include a description of the proposer's business history and number of years in operation. **Must include copies of General Contractor and Underground Contractor licenses.**

TAB 2. Staff Credentials and Resumes

(Maximum 10 Points). The proposer shall include the name, title, address and telephone number of persons who will both manage and be assigned to perform services under the proposal. A signed one (1) page resume, including references, detailing educational qualifications and previous work assignments related to this Request for Proposal for each person who will perform the services required shall be included. Failure to do so may be cause for rejection of the proposal. Credentials will be subject to verification.

In the event there should be a change in the person(s) names assigned to perform the services under this contract, the contractor shall submit, for approval to the City, the credentials and resumes of the person(s) the contractor wishes to perform the services under this contract

FIELD FOREMAN MINIMUM REQUIREMENTS:

- ☐ 5 YEARS EXPERIENCE AS FOREMAN OR SUPERVISOR
- ☐ MANHOLE AND WET WELL SEWPERCOATING FOREMAN TO HAVE 5 YEARS EXPERIENCE

TAB 3. References

(Maximum 30 Points) A list of five (5) applicable customer references is to be provided who have contracted for similar services offered by the proposer, which is considered identical or similar to the requirements of this Request for Proposal. Failure to do so may be cause for rejection of the proposal. The list shall include:

a. Company name and address.
b. Contracting officer and telephone number.
c. Technical representative and telephone number.
d. A brief, written description of the project.

Failure to provide complete and accurate client information, as specified here, may result in the disqualification of your proposal

TAB 4. Office Location. **(Maximum 10 Points)**. Rating will be based on ease of contract administration and responsiveness. The proposer with all key personnel located within two (2) hours of the City of Zephyrhills.

TAB 5. Responsiveness/Availability of Equipment. **(Maximum 10 Points).** Proposer shall submit a complete list of all equipment owned by their firm to include the location of the yard where the equipment is stored when not in use.

TAB 6. Hourly Rates and Equipment Rates. **(Maximum 10 Points).** Proposer shall submit a list of hourly rates for personnel and hourly/daily/weekly/monthly rates for equipment for emergency work and planned Not-to-Exceed work. Proposer shall also identify the percentage markup charged on materials, subcontracted labor, etc.

- ❑ Must include list of equipment owned
- ❑ Is office facility owned or rented

TAB 7. Acceptance of Conditions. Indicate any exceptions to the general terms and conditions of the RFP, and to insurance requirements or any other requirements listed in the RFP. If no exceptions are indicated in this tabbed section, it will be understood that no exceptions to these documents will be considered after the award, or if applicable, during negotiations.

Exceptions taken by a proposer may result in evaluation point deduction(s) and/or exclusion of proposal for Selection Committee consideration, depending on the extent of the exception(s). Such determination shall be at the sole discretion of the City

TAB 8. Required Forms-In addition to above *(Not part of the page count)*

- ❑ Proposer's Checklist
- ❑ Firm Data Sheet
- ❑ Firm Data Sheet-Subcontractor
- ❑ Drug Free Workplace
- ❑ Statement of No Response
- ❑ E-Verify
- ❑ RFP Acceptance
- ❑ Public Entity Crimes
- ❑ Addenda
- ❑ Non-Collusive Affidavit

3.4 **Financial Capacity TAB 9**. Provide documentation of your firm's financial stability and sufficient financial capability to complete a project of this scope, as follows: (4) page maximum

3.4.1 Financial Stability. Provide summary certified financial statements demonstrating the tangible net worth of your firm, current operating cash balances, bank lines of credit and contingent liabilities.

3.4.2 Ownership. Provide information on the form of ownership, principal owners, length of ownership; if there are any pending changes to the company's ownership, identify the nature of these changes.

3.5 The response information should be included on either the forms provided in this RFP, or a reasonable facsimile of the provided forms. Firms choosing to use reasonable facsimiles of required forms should maintain both the format and content of the provided forms.

SECTION 4 - EVALUATION CRITERIA & RANKING PROCESS

4.1 General Ranking. The evaluation and ranking of all Competitive proposals received shall be accomplished utilizing the criteria described in this Section.

4.2 Selection Criteria. All proposals shall be equally evaluated with respect to the completeness of the data provided, support for all claims made, and the overall approach taken. The following criteria shall be utilized in the evaluation of the proposal:

30	Credentials & Previous Performance on Similar Jobs
10	Staff Credentials & Resumes
30	References
10	Office Location
10	Responsive & Availability of Equipment
10	Hourly Rates for Personnel & Equipment
100	*Ranking based on 100 point system-maximum*
-5	Missing Documentation

SECTION 5 - FORMS

APPLICANT FIRM NAME: _____

ADDRESS: _____

_____

TELEPHONE NUMBER: _____

FAX NUMBER: _____

EMAIL ADDRESS: _____

FEIN NUMBER: _____

CONTACT PERSON/TITLE: _____

_____

Type Ownership: _____

Submittal for _____ Parent Company
_____ Branch or Subsidiary

Parent Company, if any: _____

Former Parent Company/Companies:

_____

_____

Name/Title/Phone Number of two Principals in the firm:

_____

_____

Present Offices: City/State/Number of personnel for each:

_____

_____

SUBCONTRACTOR:

Firm Name and Address	Services to be Provided
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.

DRUG-FREE WORKPLACE FORM

The undersigned vendor, in accordance with Florida Statute 287.087, hereby certifies that _____ does:
(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business' policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or pleas of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

_____
Bidder's Signature

_____
Date

PUR062.036
re. 10/97

CITY OF ZEPHYRHILLS

STATEMENT OF NO BID

If you do not intend to bid, please complete the information below and return this form with the bid title and number clearly marked on the front of the envelope. Please send the STATEMENT OF NO BID FORM no later than the opening date indicated on the INVITATION TO BID FORM.

Please be advised that if the NO BID STATEMENT is not executed and returned your name may be deleted from the list of qualified bidders for the City of Zephyrhills.

We decline to submit a bid for the following reasons:

- ☐ Unable to meet Bond or Insurance requirements.
- ☐ Unable to meet specifications; we do not offer this product or an equivalent.
- ☐ Specifications are unclear, specialty items are too intricate.
- ☐ Insufficient time to respond; our schedule will not permit us to perform.
- ☐ Reason for declining on attached sheet.

Company Name: _____ Date: _____

Telephone Number: _____ Signature: _____

Return completed form to: City of Zephyrhills, Purchasing Department
5335 8th Street
Zephyrhills, FL 33542

SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(a), FLORIDA STATUTES ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to _____
(print name of the public entity)

by_____
(print individual's name and title)

for_____
(print name of entity submitting sworn statement)

whose business address is

_____

_____

and (if applicable) its Federal Employer Identification Number (FEIN) is_____

(If the entity has no FEIN, include the Social Security Number of the individual

signing this sworn statement:_____.)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes means:

    1. A predecessor or successor of a person convicted of a public entity crime; or
    2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors,

executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Indicate which statement applies.)

_____Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (attach a copy of the final order)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

_____
(Signature)

Sworn to and subscribed before me this _____ day of _____, 20__.

Personally known_____

Or Produced identification_____
Notary Public – State of _____

_____
My commission expires_____
(Type of Identification)

_____
(Printed, Typed or stamped commissioned name of notary public)
Form PUR 7068 (Rev. 06/18/92)

Addenda Receipt Acknowledgment

Addendum #_____ Date _____ Initials_____

Addendum #_____ Date _____ Initials_____

Addendum #_____ Date _____ Initials_____

Addendum #_____ Date _____ Initials_____

Firm Representative:

_____

Signature/Date **(Executed by Corporate Authority)**

NON-COLLUSIVE AFFIDAVIT

State of Florida
County of _____

_____, being first duly sworn, deposes and says that he/she is

_____, the party making the fore-going submittal of qualifications or bid that such
submittal
(partner or officer of the Firm, etc)

Or bid is genuine and not collusive or sham; that said Firm has not colluded, conspired, connived or agreed, directly or indirectly, with any Firm or person, to put in a sham response or to refrain from responding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to secure any advantage against the City of Zephyrhills of any person interested in the proposed contract; and that all statements in said response are true.

_____
Officer

_____ *(Company Name)*

State of Florida
County of _____

The foregoing instrument was acknowledged before me this _____ day of _____
by

_____ *(name and title of corporate officer)*
of _____ *(Name of Corporation),*
a _____ *(state or place of incorporation)* corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ *(Identification type)* as identification.

_____ *(Signature line for notary public)*

_____ *(Name of notary type, printed or stamped)*

_____ *(Title or rank)*

My commission expires: _____
Serial number, if any _____

E-VERIFY

RFP No: 35-19-01
Project Description: Water & Wastewater Misc Construction /Maintenance Services

Vendor/Consultant acknowledges and agrees to the following:

Vendor/Consultant shall utilize the U.S. Department of Homeland Security's E-Verify system, in accordance with the terms governing use of the system, to confirm the employment eligibility of;

1. all persons employed by the Vendor/Consultant during the term of the Contract to perform employment duties within Florida; and
2. all persons, including subcontractors, assigned by the Vendor/Consultant to perform work pursuant to the contract with the City of Zephyrhills.

Company/Firm: _____

Authorized Signature: _____

Title: _____

Date: _____

RFP ACCEPTANCE

I acknowledge and understand the requirements set forth in RFP 35-19-01 Water & Wastewater Misc Construction/Maintenance Services.

_____ _____
Authorized Signature Date

_____
Printed Name

_____
Company Name

In witness whereof, the above submitted has hereunto set his signature and affixed his seal this _____ day of _____A.D. 2019

_____(Seal) By:_____
Title:_____

Labor/Equipment Rates Form

RFP 35-19-01 Water & Wastewater Misc Construction/Maintenance Services

LABOR and EQUIPMENT RATES	RATES	
	WORKING HOURS	AFTER HOURS
Supervisor		
Foreman		
Helper - Labor Only		
Helper with Truck/Trailer		
Backflow Technician		
Other: (EXPLAIN)		
Please provide when after hours would apply		

EQUIPMENT RATES	SET UP FEE	HOURLY	DAILY	WEEKLY	MONTHLY	OWNED or RENTED	
						O	R
Mini Excavator with Operator							
Back Hoe with Operator							
Vac Truck - 2 Man Crew							
CCTV Camera Trailer with Operator							
Tractor with Bucket with Operator							
4" Sewage Bypass Pump with Hoses							
Bypass Pump Fuel Additional							
1500 Gallon Temporary Hydro Tank							
3000 Gallon Temporary Hydro Tank							
10000 Gallon Temporary Hydro Tank							
Aerator for Ground Storage Tank							
13000 Watt Generator							
Infiltrator MH Leak Stop Plus Labor							
Portable Concrete Mixer with Crew							
Metal Fabrication/Welding Lead Man							
Metal Fabrication/Welder							
Sand Blast Trailer Rig with Crew							
Sand Blasting Sand							
Compactor with Operator							
Air Compressor Road Bore							

OTHER RATES	% MARK UP
Materials Purchased for Specific Job	
Materials from Stock	
Subcontract Labor	
Performance and Payment Bond	Cost

Company Name: _____

Authorized Signature/Date: _____

SUBMITTED BY:

RCM UTILITIES
100 WEST MILLS AVENUE
EUSTIS, FL 32726
352-561-2990

RFP 35-19-01
WATER & WASTEWATER MISC. CONSTRUCTION / MAINTENANCE SERVICES

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TAB 1 - CREDENTIALS & PREVIOUS PERFORMANCE

RCM Utilities, LLC has been serving the greater central Florida area in all aspects of the water and wastewater industry for 1 ½ years. We have earned the credibility and trust of our customers through top quality, on time performance, coupled with excellent customer service and management skills.

RCM Utilities has provided services and has experience in the following types of water and wastewater work:

Lift station rehabilitation, installation, inspection & repair
Water treatment plant rehabilitation, new construction & repair
Wastewater treatment plat rehabilitation, new construction & repair

Examples of successfully and reliably completed construction services for water and wastewater utility projects include:

Hawthorne – Remove & replace High Service Pump at WTP – September 2018
Hawthorne – Installation of water main line valves – October 2018
City of Tavares – Lift Station #9 Rehab – April 2019
City of Tavares – Lift Station #47 – July 2019
City of Groveland – Lift Station #16 – June 2019
The Villages CPM – SEWWCA IPS #2 - June 2019
The Valley MHP – Replace Hydro Pneumatic Tank at WTP – July 2019
Saddle Oak Club MHP – Replace Generator and auto transfer switch to WTP – July 2019

RCM is staffed, equipped, and experienced to perform new construction of water / sewer mains, lift stations, manhole, well and appurtenances as well as renovations and retrofits and repairs emergency and non-emergency.

Licenses and Certifications held by RCM Utilities:

Underground Utility Contractor: CUC1225240
Backflow Prevention Tester – T12-18-8167
Backflow Prevention Assembly Repair & Maintenance
Introduction to Lift Station Electrical Troubleshooting
Department of Transportation Maintenance of Traffic (Intermediate)
Confined Space Entry
Infiltrator Systems Training

RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, SECRETARY

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE UNDERGROUND UTILITY & EXCAVATION CO HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

CREECH, CHRISTOPHER RYAN

RCM UTILITIES, LLC
419 N GROVE ST
EUSTIS FL 32726

LICENSE NUMBER: CUC1225240

EXPIRATION DATE: AUGUST 31, 2020

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

UF | TREEO Center
UNIVERSITY of FLORIDA

Center for Training, Research and Education for Environmental Occupations

certifies that

Christopher Creech

has satisfactorily completed the
examinations for

Backflow Prevention Tester Re-certification

Certificate of Completion

December 13-14, 2018

American Water Works Association
FloridaSection
Peggy Bourgeois

Date issued: 12/14/2018
Certificate No.: T12-18-8167
Expiration: 12/31/2020
Operator Certification Program
Course#: 04191009
CEU's: 0.8

FBPR Construction Licensing Board
Sponsor No.: 0000995
Classroom Hours: 7

Carol Hinton
Carol Hinton, Associate Director

University of Florida TREEO Center • 3900 SW 63 Boulevard • Gainesville, FL 32608-3800 • 352-392-9570 • www.treeo.ufl.edu

UF | TREEO Center
UNIVERSITY of FLORIDA

Center for Training, Research and Education for Environmental Occupations

Christopher Ryan Creech

attended

Introduction to Lift Station Electrical Troubleshooting

April 9-10, 2019

and is awarded this

Certificate of Attendance

Date Issued: **04/10/2019**
TREEO FDEP OCP **04191040**: CEUs **1.6 DW WW DS**
FBPE Provider #: **0004021** : CEHs **16**

Carol Hinton
Carol Hinton, Associate Director

University of Florida TREEO Center • 3900 SW 63 Boulevard • Gainesville, FL 32608-3800 • 352-392-9570 • www.treeo.ufl.edu

RCM UTILITIES

TAB 2 – STAFF CREDENTIALS AND RESUMES

Christopher Creech:	Owner, Estimator, General Manager Total Years' Experience: 10 years
John C. Riggs:	Operations Manager, Safety Officer Total Years' Experience: 11 years
Weston Hartwright:	Field Supervisor, Crew Foreman Total Years' Experience: 12 years
Bradley Green:	Crew Foreman Total Years' Experience: 3 years
Melissa Moss:	Executive Assistant Total Years' Experience: 8 years
Bradley Miller: Subcontractor	Supervisor Total Years' Experience: 15 years

CHRISTOPHER CREECH

EMPLOYMENT EXPERIENCE:

April 2018 – Present — RCM Utilities, LLC
Position: Owner, Estimator, General Manager

Mar 2015 – April 2018 — Utility Technicians, Inc.
Position: Project Manager, Estimator, Vice President, General Manager
Duties: Estimator, supervisor, and technician for all phases of service, Expansion, modification, and repair of water and wastewater plants, lift stations, re-pump stations

July 2011 – Mar 2015 — Utility Technicians, Inc.
Position: Foreman, Construction & Service Technician
Duties: Installation and service of lift stations, construction of water plants, water line construction, sewpercoat applicator for manholes

Feb, 2008-July 2011 — Utility Technicians, Inc.
Position: Laborer
Duties: Assisted foreman with installation of lift stations, water line repairs and service work

May 2007-Feb 2008 — Kerr's Truck and Car Sales
Position: Mechanic and sales
Duties: Maintained vehicles and sold vehicles.

SKILLS:

- Wastewater Sewer Plants & Lift Stations—complete rehab & construction; motors, blowers & pump replacement & repairs; replace and repair piping & fittings; control panel repair & replacement
- Water & Hydrotank—tank cleaning, rehab (including sandblasting) & painting; inspections (with FL registered professional engineer); installation of fire water tanks
- Sanitary sewer line pressure testing and jetter cleaning
- Manhole and Wet Well rehab, including surface coating (SewperCoat) and high pressure grouting
- Operate digital inline zoom video for sewer lines
- Certified backflow tester and repair/maintenance technician

CERTIFICATIONS:

Certified Underground Utility and Excavation Contractor
License # CUC1225240
Class A CDL Driver's License
Dept of Transportation Maintenance of Traffic (Intermediate)
Confined Space Entry
Backflow Prevention Device Technician
Backflow Prevention Assembly Repair and Maintenance
Infiltrator Systems Training
DOT Drug/Alcohol Awareness Training

EDUCATION: Umatilla High School, graduated 2007

Signature Christopher R. Creech

WESTON HARTWRIGHT

EMPLOYMENT EXPERIENCE:

June 2019 – Present	RCM Utilities, LLC
Position:	Field Supervisor
Duties:	Installation and service of lift stations, construction of water plants, water line construction, sewpercoat applicator for manholes, supervise crew
Nov 2011 – May 2019	Utility Technicians, Inc.
Position:	Field Foreman, Construction & Service
Duties:	Installation and service of lift stations, construction of water plants, water line construction, sewpercoat applicator for manholes, supervise crew
Jun 2009 – Nov 2011	City of Clermont
Position:	Utilities Department Technician
Duties:	Lift station and new construction technician
Sep 2005 – May 2009	Utility Technicians, Inc.
Position:	Construction & Service Technician
Duties:	Service and repair of water & sewer plants and lift stations
Jan 1994 – Aug 2005	Donahue's Automotive Company
Position:	Vehicle Mechanic

SKILLS:

- Wastewater Sewer Plants & Lift Stations—complete rehab & construction; motors, blowers & pump replacement & repairs; replace and repair piping & fittings; control panel repair & replacement
- Water & Hydro tank—tank cleaning, rehab (including sandblasting) & painting; inspections (with FL registered professional engineer); installation of fire water tanks
- Sanitary sewer line pressure testing and jetter cleaning
- Manhole and Wet Well rehab, including surface coating (SewperCoat) and high-pressure grouting

CERTIFICATIONS:

Class B CDL Driver's License
Dept of Transportation Maintenance of Traffic
(MOT-Intermediate)
Confined Space Entry Training
Gas Monitor System Training

EDUCATION: Umatilla High School, Umatilla, FL graduated 1994

Signature Weston Hartwright

JOHN C. RIGGS

WORK EXPERIENCE:

RCM Utilities **July 2019 to Present**

Operations Manager and Safety Officer – handles all service calls; scheduled and coordinated service work; prioritized jobs, dealt with schedule interruptions; handled customer service calls, solved customer problems and followed up on customer inquiries; created and processed quotes for service work; reviewed and approved purchase orders; verified weekly time cards for assigned personnel; as warehouse manager, managed inventory control, receipt of materials, and staff to ensure material availability for jobs; researched, developed, and managed supplier relationships to ensure competitive cost and deliveries; maintained clean, orderly, and safe work environment throughout office and shop; served as Safety Officer to maintain and ensure company compliance with federal and state regulations; maintain safety supplies, training and annual truck inspection

Professional Dirt Services **Feb 2016 to July 2019**

Project Manager – involved in the early stages of project development through to completion; coordinate work and communication on multiple jobs with job foremen; coordinate internal resources and third parties/vendors to maintain schedule and ensure materials are available when needed; establish and maintain relationships with third parties/vendors; handle schedule interruptions; maintain all permits, required tests and surveys; report job status to owner and client; coordinate with estimator, architects, engineers and surveyors

Utility Technicians **Apr 2006 to Feb 2016**

Operations Manager and Safety Officer – handled all service calls; scheduled and coordinated service work; prioritized jobs, dealt with schedule interruptions; handled customer service calls, solved customer problems and followed up on customer inquiries; created and processed quotes for service work; reviewed and approved purchase orders; verified weekly time cards for assigned personnel; as warehouse manager, managed inventory control, receipt of materials, and staff to ensure material availability for jobs; researched, developed, and managed supplier relationships to ensure competitive cost and deliveries; maintained clean, orderly, and safe work environment throughout office and shop; served as Safety Officer to maintain and ensure company compliance with federal and state regulations; maintain safety supplies, training and annual truck inspections

Codding Sand & Soil **Jun 2002 to Apr 2006**

Customer service – handled orders for dirt supplies; processed invoices; collected payments, scheduled deliveries

Hudalla Group **Jan 2002 to Jun 2002**

Manufacturer's rep – managed territory of Florida, southern Georgia, and Alabama; met dealers on location to introduce products and complete sales orders

Warren and Sweat Manufacturing **Jun 1990 to Dec 2001**

General Manager for company with $4mm+ sales –outside sales; customer service; materials purchasing; researched and evaluated new material sources; inventory control; coordinated with research and development department; operations manager for 60+ employees, organized company events at trade shows, overseas travel for purchasing

EDUCATION: Graduated from William R. Boone High School, Orlando, Class of 1975
Attended Valencia Community College
Seminars: Inventory Control, Managing Multiple Projects, Priorities and Deadlines, OSHA Construction Safety

Signature John C. Riggs

BRADLEY GREEN

EMPLOYMENT EXPERIENCE:

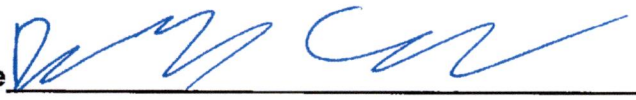
May 2018 – Present	RCM Utilities, LLC
Position:	Crew Foreman
Duties:	Installation and service of lift stations, construction of water plants, water line construction & supervise crew
Nov 2016 – May 2018	Gene Green's Lawn Care
Position:	Manager
Duties:	Managed crews for lawn care services
June 2014 – Nov. 2016	Utility Technicians, Inc.
Position:	Construction Laborer
Duties:	Installation and service of lift stations, construction of water plants, water line construction, sewpercoat applicator for manholes.

SKILLS:

- Wastewater Sewer Plants & Lift Stations—complete rehab & construction; motors, blowers & pump replacement & repairs; replace and repair piping & fittings; control panel repair & replacement
- Water & Hydro tank—tank cleaning, rehab (including sandblasting) & painting; inspections (with FL registered professional engineer); installation of fire water tanks
- Sanitary sewer line pressure testing and jetter cleaning

CERTIFICATIONS: Class B CDL Driver's License
Dept of Transportation Maintenance of Traffic (MOT-Intermediate)
Confined Space Entry Training
Gas Monitor System Training

EDUCATION: Umatilla High School, Umatilla, FL graduated 2014

Signature 

MELISSA MOSS

EMPLOYMENT EXPERIENCE:

January 2019 – Present RCM Utilities, LLC
Position: Executive Assistant and Corporate Officer
Duties:

- Manage all job communication and files, Notice to Owner and Release of Liens, request bonding and manage status reports with bonding company
- Manage incoming requests for bids and quotes, identify issues to review with President, create and manage responses for bids and quotes
- Manage accounts payables and receivables, process checks for signature, receive and post payments, reconcile bank and checking accounts, monthly closing, annual audit, end of year processing
- Manage human resources, including timesheets, payroll, payroll taxes, benefits, employee personnel files, time off records
- Process and maintain certificates of insurance, workers compensation, liability insurance and other related requirements and documents
- Maintain water billing community records, respond to questions and concerns with customers, accept and post payments for water bills, create weekly deposits, make adjustments and corrections to accounts, process water meter readings, generate and mail water billing charges, process all water consumption, water loss reports, and financial reports for water billing communities
- Answer, direct or handle all incoming telephone calls
- Maintain corporate personnel manual and drug-free workplace manual
- Maintain office equipment leases, repairs and supplies

Sept 2011 – Nov. 2018 Utility Technicians, Inc.
Position: Administrative Assistant
Duties: Manage job and bid files, accounts payables and receivables, manage employee timesheets and time off records, participate in weekly job meetings and manage job scheduling board, maintain on-call schedule for technicians

April 2009 – June 2011 Allen's Well Drilling, Inc.
Position: Secretary
Duties: Maintain the smooth running of office through a variety of administrative and clerical duties. Schedule and coordinate service work with technicians.

Jan 2006 – April 2009 Hidden Valley Ranch & Nursery, Inc.
Position: Secretary
Duties: Answer calls, take messages, handle correspondence, arrange appointments, managing databases, manage orders going out, filing

June 1989 -Sept. 2005 Winn-Dixie
Position: Pricing Manager
Duties: Ensure accuracy of prices for the store

EDUCATION: Clewiston High School, graduated 1989

Signature Melissa Moss

Bradley Miller
(561) 398-2781
brad@maxxenvironmental.com

Feb 2016-Present **Supervisor – Maxx Environmental, Riviera Beach**
(3.5 Years)

Maxx Environmental, LLC is a family owned business providing specialized underground sewer and drainage infrastructure rehabilitation and repair services on private and public projects utilizing primarily Sewpercoat;.

Tasks & duties;

- Supervise employees and projects from beginning to completion
- Attend pre-bids and pre and post-construction meetings with owners
- Compile project schedules, work-orders, material logs and safety program
- Conduct office and job-site work and safety meetings with employees
- Produce and maintain job cost, profit and loss reports
- Work with engineers and owners on design-builds and on-site conflict resolution

Feb 2013-Feb 2016 **Account Manager - Fortiline Waterworks, Riviera Bch**
(3 Years)

Fortiline is an underground utility water & sewer materials distributor. My tasks were to handle several customers with plan take-offs, quotes, material shipments, invoicing, job-site conflicts, emergency situation resolution, engineer design assistance on private development and public commercial construction projects ranging from $500,000 to $10 million dollars.

Aug 2002–Feb 2013 **Supervisor – CEES, Inc, West Palm Beach, Fl**
(11 Years)

CEES, Inc. (Chaz Equipment) was a Sewpercoat applicator providing underground sewer and drainage structure rehabilitation throughout the state of Florida.
I handled all facets of operations, scheduling, business development, marketing and maintained master stand-alone data-base systems including all facets of daily operations. As supervisor for over a decade I coordinated a total of 40 million dollars of construction and rehabilitation work from inception to closeout.

EDUCATION

Sep 1986 – May 1989 **American Academy High School, Nicosia Cyprus**

Aug 1989 – May 1993 **Wheeling Jesuit University (BA), Wheeling, WV**

7/9/19 BRADLEY MILLER

3610 Fiscal Court
Riviera Beach, Fl 33404
(561) 398-2781 C
(561) 881-0013 F
maxxenvironmental.com

Maxx Environmental Staff Experience with Sewpercoat in the State of Florida

For further verification of our experience please feel free to call;
David Waters; (352) 483-6434 ***(Porter & Assoc. – Sewpercoat Florida rep)***
Joseph Talley; (757) 339-3327 ***(Sewpercoat national manufacturers rep)***

Brad Miller: Supervisor
Total Years Experience - 15+ years
Total Manholes Coated - 12,000+ (72,000vf)
Total Wet Wells Coated - 1000 + (18,000vf)

Jeff Ducote: Crew Leader / Gunner & Mixer
Total Years Experience - 3+ years
Total Manholes Coated - 500+ (3,000vf)
Total Wet Wells Coated - 30+ (600vf)

Israel Soto: Skilled / Specialized Labor / Gunner & Mixer
Total Years Experience - 11+ years
Total Manholes Coated - 5,000+ (30,000vf)
Total Wet Wells Coated - 200+ (3,000vf)

Jorge Soto: Skilled / Specialized Labor / Gunner & Mixer
Total Years Experience - 2+ years
Total Manholes Coated - 300+ (1,800vf)
Total Wet Wells Coated - 20+ (300vf)

TAB 3 - REFERENCES

City of Tavares
201 E. Main Street
Tavares, FL 32778
Bob Kenner 352-516-3530
Shannon Parrish 352-516-1624

Lift station rehabs to include base ells, pumps, piping, valves & sewpercoat

City of Groveland
156 S. Lake Ave
Groveland, FL 34736
Chris Grove 352-308-5787
Pash Dhanra 352-428-4991

Lift station rehabs to include base ells, pumps, piping, valves & sewpercoat and full electrical replacement including control panel

City of Umatilla
1 S. Central Ave
Umatilla, FL 32784
Aaron Mercer 407-949-2917

Removal & replacement of clarifier bridge expanded 25' of elevated walkway, water meters.
Lift station rehabs to include base ells, pumps, piping, valves & sewpercoat

Sun Communities
27777 Franklin Road
Southfield, MI 48034
Jennifer Harwick 941-374-5156

Lift station rehabs to include base ells, pumps, piping, valves & sewpercoat, hydro pneumatic tank replacement, misc. water main & isolation valve replacements.

The Village Commercial Property Management
3597 Kiessel Road
The Villages, FL 32163
Jarrod Ford 352-636-4840

Complete construction of multiple High-Pressure Irrigation Pump Stations to include 2000 GPM pump skid with duplex vertical turbine pumps. 1000GPM pond fill well pump, High Pressure hypochlorite injection system, Scada and telemetry, all housed in a 1000 sq. ft pump house

3610 Fiscal Court
Riviera Beach, Fl 33404
(561) 398-2781 C
(561) 881-0013 F
maxxenvironmental.com

References - Maxx Environmental, LLC

City of Fort Myers:

Al Casing - Public Works Operations Supervisor
4200 MLK Jr. Blvd., Ft. Myers, Fl 33916
Tel: (239) 410-2448
Email: acasing@cityftmyers.com
Work completed: Sewpercoat manhole rehabilitation

City of Naples:

Kevin Swisher – Utility Maintenance Supervisor
380 Riverside Cir., Naples, Fl 34102
Tel: (239) 298-9450
Email: kswisher@naplesgov.com
Work completed: Sewpercoat manhole & LS rehabilitation

Village of Wellington:

Corey Robinson – Operations & Maintenance Supervisor
12300 Forest Hill Blvd., Wellington Fl 33414
Tel: (561) 906-1083
Email: crobinson@wellingtonfl.gov
Work completed: Sewpercoat manhole rehabilitation

Seminole Tribe of Florida:

Juan Mata – Utility Operations Supervisor
6300 Stirling Rd., Hollywood, Fl 33024
Tel: (863) 228-2138
Email: cjuanmata@semtribe.com
Work completed: Sewpercoat manhole & LS coatings

Seacoast Utility Authority:

Brent Weidenhamer – O&M Supervisor
4200 Hood Rd., Palm Beach Gardens, Fl 33410
Tel: (561) 627-2900
Email: bweidenhamer@sua.com
Work completed: Sewpercoat manhole & LS rehabilitation

kerneos
ALUMINATE TECHNOLOGIES

October 18, 2017

Maxx Environmental, LLC
3610 Fiscal Court
Riviera Beach, FL 33404

SUBJECT: SEWPERCOAT® APPLICATION STATUS

This letter serves to verify that Maxx Environmental, LLC personnel have demonstrated the requisite skill and training to be considered competent and qualified installers of SewperCoat® materials (as manufactured by Kerneos Inc.). Maxx Environmental, LLC personnel have installation experience with the low-pressure, wet spray installation method and have successfully installed SewperCoat® PG in manhole, lift station, and wet well rehabilitation applications throughout their careers.

With SewperCoat® being a specialty construction product having very specific installation methods and equipment requirements, Kerneos is very selective in our assessment of any contractor interested in gaining our "competent and qualified installer" designation. This designation is typically required in project specifications, along with other exhaustive experience and volume of similar work requirements. Kerneos maintains a listing of competent and quality contractors that have demonstrated requisite skill and training to be considered qualified installers of our materials. Maxx Environmental, LLC are included in this listing.

If you have any additional questions or comments, please do not hesitate to contact me directly.

Respectfully,

Joseph Talley
SewperCoat® Market Manager
Kerneos Inc.

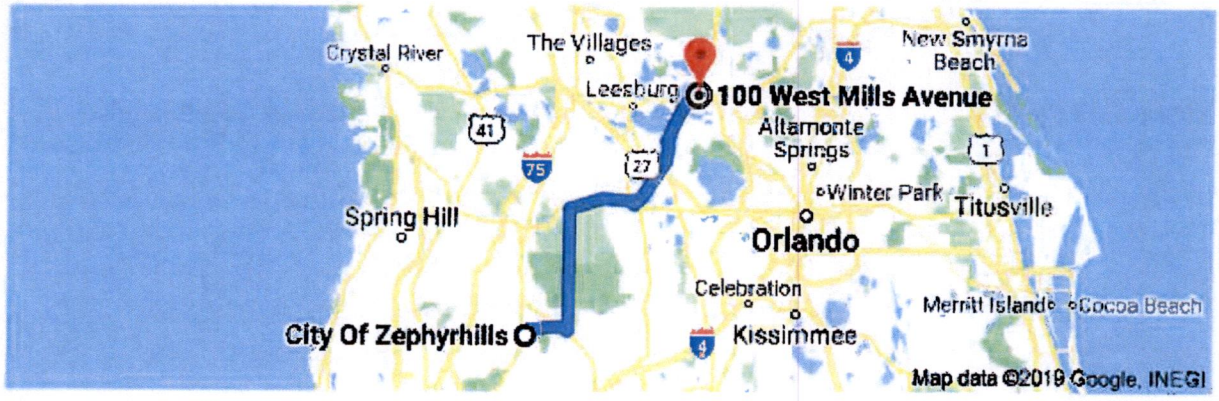
Kerneos Inc. - 1316 Priority Lane, Chesapeake, VA 23324
Phone: (757) 284-3200 FAX: (757) 284-3300

CICS

TAB 4 -OFFICE LOCATION

Our office is located at 100 West Mills Avenue in Eustis, FL 32726 which is 1 ½ hours from City of Zephyrhills. Our technicians also live in this area and are available to respond as needed by the City.

Please see map below:



Approximately 1 hour 27 min (67 miles)

TAB 5 - RESPONSIVENESS / AVAILABILITY OF EQUIPMENT

RCM Utilities owns all the equipment listed below and the yard where our equipment is stored is at 100 West Mills Avenue Eustis, FL 32726

Trucks:

2018 Ram 5500 with 6000 lb. crane- heavy construction truck

2015 Ford F550 with 500 lb. crane – heavy construction truck

2016 Chevrolet 2500 with 3000 lb. crane – service truck

2004 Chevrolet 2500 – shop truck

Trailers:

2009 35' Hooper Gooseneck trailer

2018 18" Taylor Equipment trailer

16' Tandem Dump trailer

Equipment:

30HP Tractor with bucket

Hose Monster

5000 lb. Warehouse Forklift

3000 lb. Warehouse Forklift

Ditch Witch Trencher

(2) 3" Diaphragm Mud Hogg pumps

2" & 3" Trash Pumps

Hose Monster Test

Fire Hydrant Flow Test Equipment

High Pressure leak stop grout pump

(2) 11000-watt welder generators

(1) 8600-watt generator

(1) 5000-watt generator

(1) gas powered air compressor

Confined Space rescue kit tripod, harness, blowers & gas monitors

Backflow Preventor test gauge

3610 Fiscal Court
Riviera Beach, Fl 33404
(561) 398-2781 C
(561) 881-0013 F
maxxenvironmental.com

Response Approach to Work Orders

SCHEDULING: We can be on-site next day for emergencies.

COMPLETION: Manholes; 3-7 per day / Lift Stations; 2.5 days max

EMERGENCY: We can be on-site within 24-48 hours.

MOBILIZATION: No additional cost – included within our bid pricing.

EQUIPMENT: Ford F450 lead box truck, Strong 35D Spray Rig,
Ford F450 support truck, 5000psi pressure washer trailer,
375cfm/150psi air compressor.

MATERIALS: Coating material new & rehab - Sewpercoat PG, Kerneos
Aggressive leak stops – Seal Guard 2 hydrophobic grout
Regular leak stops – Avanti 202 hydrophilic grout
Hole filling / Leak stops – Strong Plug
Wall patching / repairs – Strong QSR
Black Beauty sand (sandblasting) – Florida Sand & Silica
Safety Gear (Tripods, Gas detectors, etc) – Ritz Safety

PICTURES: We shall provide before and after pictures of all work.

SUB-CONTRACTORS: None. Maxx shall perform all services

SEWERCOAT

Labor/Equipment Rates Form

RFP 35-19-01 Water & Wastewater Misc Construction/Maintenance Services

LABOR and EQUIPMENT RATES	RATES WORKING HOURS	RATES AFTER HOURS
Supervisor	$50.00	$75.00
Foreman	$75.00	$113.00
Helper - Labor Only	$35.00	$53.00
Helper with Truck/Trailer	$50.00	$75.00
Backflow Technician	$40.00	$60.00
Other: (EXPLAIN)		
Please provide when after hours would apply	Anytime outside Mon - Fri 7am - 5 pm	

EQUIPMENT RATES	SET UP FEE	HOURLY	DAILY	WEEKLY	MONTHLY	OWNED or RENTED O	OWNED or RENTED R
Mini Excavator with Operator	$150.00	$80.00	$800.00	$2,400.00	$9,600.00	O	
Back Hoe with Operator	$250.00	$125.00	$1,250.00	$6,250.00	$25,000.00		R
Vac Truck - 2 Man Crew	$250.00	$280.00	$2,800.00	$14,000.00	$56,000.00		R
CCTV Camera Trailer with Operator	$250.00	$175.00	$1,750.00	$8,750.00	$35,000.00		R
Tractor with Bucket with Operator	$250.00	$125.00	$1,250.00	$6,250.00	$25,000.00	O	
4" Sewage Bypass Pump with Hoses	$250.00	$40.00	$250.00	$650.00	$2,600.00		R
Bypass Pump Fuel Additional	$4.50 per gallon						
~~1500 Gallon Temporary Hydro Tank~~							
~~3000 Gallon Temporary Hydro Tank~~							
~~10000 Gallon Temporary Hydro Tank~~							
~~Aerator for Ground Storage Tank~~							
13000 Watt Generator	$250.00	$40.00	$170.00	$850.00	$3,400.00		R
Infiltrator MH Leak Stop Plus Labor	$150.00	$25.00	$150.00	$750.00	$3,000.00	O	
Portable Concrete Mixer with Crew							
Metal Fabrication/Welding Lead Man	$150.00	$75.00	$750.00	$3,750.00	$15,000.00	O	
Metal Fabrication/Welder	$150.00	$65.00	$650.00	$3,250.00	$13,000.00	O	
Sand Blast Trailer Rig with Crew	$250.00	$295.00	$2,950.00	$14,750.00	$59,000.00		R
Sand Blasting Sand	$5.00 per 50 lb bag						
Compactor with Operator	$150.00	$100.00	$1,000.00	$5,000.00	$20,000.00	O	
Air Compressor Road Bore	$250.00	$125.00	$1,250.00	$6,250.00	$25,000.00	O	

OTHER RATES	% MARK UP
Materials Purchased for Specific Job	25%
Materials from Stock	25%
Subcontract Labor	20%
Performance and Payment Bond	Cost 2%

Company Name: RCM Utilities, LLC

Authorized Signature/Date: Christopher R. Creech 07/26/2019

Christopher R. Creech Manager

TAB 7 -ACCEPTANCE OF CONDITIONS

As found in section 1.14.2 Insurance, RCM Utilities has been assured by its insurance provider Bates Insurance that a pollution policy for $1,000,000 for each pollution condition can be obtained if we are awarded this contract. Please let us know, and we can forward to you proof of coverage.

In addition, RCM Utilities has obtained builders' risk coverage when required on a job per job basis. If awarded this contract, and builder's risk coverage is required, we will notify our insurance provider and can forward to you proof of coverage.

Except for the two insurance coverages listed above, there are no known exceptions or deviations to the terms and conditions of the City of Zephyrhills RFP 35-19-01 Water & Wastewater Misc. Construction / Maintenance Services

APPLICANT FIRM NAME: RCM Utilities, LLC

ADDRESS: 100 West Mills Ave Eustis, FL 32726

TELEPHONE NUMBER: 352-561-2990

FAX NUMBER: 352-292-0139

EMAIL ADDRESS: chris@rcmutilities.com

FEIN NUMBER: 82-4160762

CONTACT PERSON/TITLE: Christopher R. Creech Owner/ Manager

Type Ownership: Limited Liability Company

Submittal for _____ Parent Company
_____ Branch or Subsidiary

Parent Company, if any: _____

Former Parent Company/Companies:

Name/Title/Phone Number of two Principals in the firm:

John C. Riggs Operations Manager 352-267-6264
Weston Hartwright Field Supervisor 352-456-8623
Melissa Moss Executive Assistant 352-267-0874

Present Offices: City/State/Number of personnel for each:
Eustis, FL 8

SUBCONTRACTOR:

Firm Name and Address	Services to be Provided
1. Betts Electrical Services, LLC 9590 SE 190th Court Ocklawaha, FL 32179	1. Electrical
2. Max Environmental, LLC 3610 Fiscal Court Rivera Beach, FL 33404	2. Sewpercoat
3.	3.
4.	4.
5.	5.

DRUG-FREE WORKPLACE FORM

The undersigned vendor, in accordance with Florida Statute 287.087, hereby

certifies that RCM Utilities, LLC does:
(Name of Business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.

2. Inform employees about the dangers of drug abuse in the workplace, the business' policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).

4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or pleas of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.

6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.

Christopher R. Creech
Bidder's Signature Christopher R. Creech

07/26/2019
Date

PUR062.036
re. 10/97

SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(a), FLORIDA STATUTES ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to City of Zephyrhills
(print name of the public entity)

by Christopher R. Creech Manager / Owner
(print individual's name and title)

for RCM Utilities, LLC
(print name of entity submitting sworn statement)

whose business address is

100 West Mills Ave Eustis, FL 32726

and (if applicable) its Federal Employer Identification Number (FEIN) is 82-4160762

(If the entity has no FEIN, include the Social Security Number of the individual

signing this sworn statement: .)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes means:

    1. A predecessor or successor of a person convicted of a public entity crime; or
    2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors,

executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Indicate which statement applies.)

_X_ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (attach a copy of the final order)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

Christopher R. Creech
(Signature)

Sworn to and subscribed before me this 26 day of July, 2019

Personally known Christopher R. Creech

Or Produced identification _____

Notary Public – State of Florida

Melissa Moss
My commission expires November 8, 2019
(Type of Identification)

MELISSA MOSS
Commission # FF 897456
Expires November 8, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

_____
(Printed, Typed or stamped commissioned name of notary public)

Form PUR 7068 (Rev. 06/18/92)

Addenda Receipt Acknowledgment

Addendum # 1 Date 07/01/2019 Initials CRC

Addendum #_____ Date _____ Initials_____

Addendum #_____ Date _____ Initials_____

Addendum #_____ Date _____ Initials_____

Firm Representative:

Christopher R. Creech

Signature/Date **(Executed by Corporate Authority)**
Christopher R. Creech Manager

NON-COLLUSIVE AFFIDAVIT

State of Florida
County of Lake

Christopher R. Creech, being first duly sworn, deposes and says that he/she is Manager of RCM Utilities, LLC, the party making the fore-going submittal of qualifications or bid that such submittal (partner or officer of the Firm, etc)

Or bid is genuine and not collusive or sham; that said Firm has not colluded, conspired, connived or agreed, directly or indirectly, with any Firm or person, to put in a sham response or to refrain from responding, and has not in any manner, directly or indirectly, sought by agreement or collusion, or communication or conference, with any person, to secure any advantage against the City of Zephyrhills of any person interested in the proposed contract; and that all statements in said response are true.

Christm R. Creech
Officer

RCM Utilities, LLC *(Company Name)*

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 26 day of July 2019
by
Christopher R. Creech Manager *(name and title of corporate officer)*
of RCM Utilities, LLC *(Name of Corporation),*
a Florida *(state or place of incorporation)* corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ *(Identification type)* as identification.

Melissa Moss *(Signature line for notary public)*

Melissa Moss *(Name of notary type, printed or stamped)*

AMBR / Executive Assistant *(Title or rank)*

My commission expires: November 8, 2019
Serial number, if any _____

MELISSA MOSS
Commission # FF 897456
Expires November 8, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

E-VERIFY

RFP No: 35-19-01
Project Description: Water & Wastewater Misc Construction /Maintenance Services

Vendor/Consultant acknowledges and agrees to the following:

Vendor/Consultant shall utilize the U.S. Department of Homeland Security's E-Verify system, in accordance with the terms governing use of the system, to confirm the employment eligibility of;

1. all persons employed by the Vendor/Consultant during the term of the Contract to perform employment duties within Florida; and
2. all persons, including subcontractors, assigned by the Vendor/Consultant to perform work pursuant to the contract with the City of Zephyrhills.

Company/Firm: RCM Utilities, LLC

Authorized Signature: Christopher R. Creech

Title: Manager / Owner

Date: July 26, 2019

RFP ACCEPTANCE

I acknowledge and understand the requirements set forth in RFP 35-19-01 Water & Wastewater Misc Construction/Maintenance Services.

Christopher R. Creech
Authorized Signature

07/26/2019
Date

Christopher R. Creech
Printed Name

RCM Utilities, LLC
Company Name

In witness whereof, the above submitted has hereunto set his signature and affixed his seal this 26 day of July A.D. 2019

MELISSA MOSS
Commission # FF 897456
Expires November 8, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

(Seal) By: Melissa Moss
Title: AMBR / Executive Assistant

RENEWAL OF AGREEMENT FOR RCM UTILITIES 41-19-30C

THIS AGREEMENT made and entered into effective 8 day of August, 2022, by and between the **CITY OF ZEPHYRHILLS**, a political subdivision of the State of Florida, hereinafter referred to as "CITY" and **RCM Utilities**, a Florida corporation, hereinafter referred to as "CONTRACTOR".

WITNESSETH

WHEREAS, the CITY is a political subdivision of the State of Florida, having a responsibility to provide certain services to benefit the citizens of the City of Zephyrhills; and

WHEREAS, the CITY and CONTRACTOR entered into an Agreement for Water& Wastewater Miscellaneous Construction/ Maintenance Services in a manner satisfactory to the CITY; and

WHEREAS, the Agreement provided for a three (3) year Term commencing August 12, 2019, and ending August 11, 2022, provided for one (1), three (3) year renewal, upon written agreement by the parties, and the parties are desirous of extending the existing Agreement.

NOW THEREFORE, in consideration of the premises, and in consideration of the mutual conditions, covenants, and obligations hereafter expresses, it is agreed as follows:

1. **THAT** the Agreement for Water& Wastewater Miscellaneous Construction/ Maintenance Services dated August 12, 2019, will exercise the three (3) year renewal option through August 11, 2025.
2. **THAT** all remaining terms, provisions, and conditions, including terms for payment, of the Agreement for Water& Wastewater Miscellaneous Construction/ Maintenance Services dated August 12, 2019 shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and date first written above.

CITY OF ZEPHYRHILLS

By: _____ August 8, 2022
Jodi Wilkeson, Council President Date

ATTEST:

_____
Lori L. Hillman, City Clerk

COMPANY NAME RCM Utilities, LLC

By: Christopher R Creech 7/26/22
Print Name of Representative Date

_____
Signature of Representative

ATTEST:

Melissa Mosa
Corporate Secretary

RCM UTILITIES, LLC
100 W. MILLS AVE
EUSTIS, FL 32726
352-561-2990
billing@rcmutilities.com
www.rcmutilities.com

Estimate

ADDRESS
City of Wildwood
100 N. Main Street
Wildwood, FL 37485

ESTIMATE # 3292
DATE 10/31/2022

JOB NAME
Lift Station 1

DESCRIPTION	AMOUNT
Lift Station 1 RCM Utilities agrees to provide all labor, equipment and materials to repair infiltration leaks, prepare and apply 100% Calcium Aluminate Sewpercoat per manufacturer specifications to interior surface of the below listed lift station. All work will be performed per OSHA confined space. Bypass as required. ALL PRICING BASED ON PIGGYBACK OF CITY OF ZEPHYRHILLS ANNUAL WATER AND SEWER CONTRACT. Note: Water provided by City Permits if required by City Bond if required will be billed as additional charge	13,325.00

Bob Baker
352-327-8222

SUBTOTAL	13,325.00
TAX	0.00
TOTAL	**$13,325.00**

Accepted By

Accepted Date

RCM UTILITIES, LLC
100 W. MILLS AVE
EUSTIS, FL 32726
352-561-2990
billing@rcmutilities.com
www.rcmutilities.com

Estimate

ADDRESS
City of Wildwood
100 N. Main Street
Wildwood, FL 37485

ESTIMATE # 3294
DATE 10/31/2022

JOB NAME
Lift Station 6

DESCRIPTION	AMOUNT
Lift Station 6	10,657.00

RCM Utilities agrees to provide all labor, equipment and materials to repair infiltration leaks, prepare and apply 100% Calcium Aluminate Sewpercoat per manufacturer specifications to interior surface of the below listed lift station.
All work will be performed per OSHA confined space.
Provide and install retrofit hatch with safety grate
Bypass as required

ALL PRICING BASED ON PIGGYBACK OF CITY OF ZEPHYRHILLS ANNUAL WATER AND SEWER CONTRACT.
Note:
Water provided by City
Permits if required by City
Bond if required will be billed as additional charge

Bob Baker
352-327-8222

SUBTOTAL	10,657.00
TAX	0.00
TOTAL	**$10,657.00**

Accepted By

Accepted Date

RCM UTILITIES, LLC
100 W. MILLS AVE
EUSTIS, FL 32726
352-561-2990
billing@rcmutilities.com
www.rcmutilities.com

Estimate

ADDRESS
City of Wildwood
100 N. Main Street
Wildwood, FL 37485

ESTIMATE # 3302
DATE 10/31/2022

JOB NAME
Lift Station 16

DESCRIPTION	AMOUNT
Lift Station 16 RCM Utilities agrees to provide all labor, equipment, and materials to repair infiltration leaks, prepare and apply 100% Calcium Aluminate Sewpercoat per manufacturer specifications to interior surface of the below listed lift station. All work will be performed per OSHA confined space. Bypass as required. Note: ALL PRICING BASED ON PIGGYBACK OF CITY OF ZEPHYRHILLS ANNUAL WATER AND SEWER CONTRACT Water provided by City Permits if required by City Bond if required will be billed as additional charge	9,110.00

Bob Baker
352-327-8222

SUBTOTAL	9,110.00
TAX	0.00
TOTAL	**$9,110.00**

Accepted By

Accepted Date

RCM UTILITIES, LLC
100 W. MILLS AVE
EUSTIS, FL 32726
352-561-2990
billing@rcmutilities.com
www.rcmutilities.com

Estimate

ADDRESS
City of Wildwood
100 N. Main Street
Wildwood, FL 37485

ESTIMATE # 3296
DATE 10/31/2022

JOB NAME
Lift Station 21

DESCRIPTION	AMOUNT
Lift Station 21 RCM Utilities agrees to provide all labor, equipment and materials to repair infiltration leaks, prepare and apply 100% Calcium Aluminate Sewpercoat per manufacturer specifications to interior surface of the below listed lift station. All work will be performed per OSHA confined space. Bypass as required	6,350.00

ALL PRICING BASED ON PIGGYBACK OF CITY OF ZEPHYRHILLS ANNUAL WATER AND SEWER CONTRACT.
Note:
Water provided by City
Permits if required by City
Bond if required will be billed as additional charge

Bob Baker
352-327-8222

SUBTOTAL	6,350.00
TAX	0.00
TOTAL	**$6,350.00**

Accepted By

Accepted Date

RCM UTILITIES, LLC
100 W. MILLS AVE
EUSTIS, FL 32726
352-561-2990
billing@rcmutilities.com
www.rcmutilities.com

Estimate

ADDRESS
City of Wildwood
100 N. Main Street
Wildwood, FL 37485

ESTIMATE # 3298
DATE 10/31/2022

JOB NAME
Lift Station 23

DESCRIPTION	AMOUNT
Lift Station 23 RCM Utilities agrees to provide all labor, equipment and materials to repair infiltration leaks, prepare and apply 100% Calcium Aluminate Sewpercoat per manufacturer specifications to interior surface of the below listed lift station. All work will be performed per OSHA confined space. Provide and install retrofit hatch with safety grate Bypass as required Note: ALL PRICING BASED ON PIGGYBACK OF CITY OF ZEPHYRHILLS ANNUAL WATER AND SEWER CONTRACT Water provided by City Permits if required by City Bond if required will be billed as additional charge	10,162.00

Bob Baker
352-327-8222

SUBTOTAL	10,162.00
TAX	0.00
TOTAL	**$10,162.00**

Accepted By

Accepted Date

RCM UTILITIES, LLC
100 W. MILLS AVE
EUSTIS, FL 32726
352-561-2990
billing@rcmutilities.com
www.rcmutilities.com

Estimate

ADDRESS
City of Wildwood
100 N. Main Street
Wildwood, FL 37485

ESTIMATE # 3299
DATE 10/31/2022

JOB NAME
Lift Station 26

DESCRIPTION	AMOUNT
Lift Station 26 RCM Utilities agrees to provide all labor, equipment and materials to repair infiltration leaks, prepare and apply 100% Calcium Aluminate Sewpercoat per manufacturer specifications to interior surface of the below listed lift station. All work will be performed per OSHA confined space. Provide and install retrofit hatch with safety grate Bypass as required Note: ALL PRICING BASED ON PIGGYBACK OF CITY OF ZEPHYRHILLS ANNUAL WATER AND SEWER CONTRACT Water provided by City Permits if required by City Bond if required will be billed as additional charge	9,802.00

Bob Baker
352-327-8222

SUBTOTAL	9,802.00
TAX	0.00
TOTAL	**$9,802.00**

Accepted By

Accepted Date

RCM UTILITIES, LLC
100 W. MILLS AVE
EUSTIS, FL 32726
352-561-2990
billing@rcmutilities.com
www.rcmutilities.com

Estimate

ADDRESS
City of Wildwood
100 N. Main Street
Wildwood, FL 37485

ESTIMATE # 3300
DATE 10/31/2022

JOB NAME
Lift Station 29

DESCRIPTION	AMOUNT
Lift Station 29 RCM Utilities agrees to provide all labor, equipment and materials to repair infiltration leaks, prepare and apply 100% Calcium Aluminate Sewpercoat per manufacturer specifications to interior surface of the below listed lift station. All work will be performed per OSHA confined space. Bypass as required. ALL PRICING BASED ON PIGGYBACK OF CITY OF ZEPHYRHILLS ANNUAL WATER AND SEWER CONTRACT. Note: Water provided by City Permits if required by City Bond if required will be billed as additional charge	5,400.00

Bob Baker
325-327-8222

SUBTOTAL	5,400.00
TAX	0.00
TOTAL	**$5,400.00**

Accepted By

Accepted Date

RCM UTILITIES, LLC
100 W. MILLS AVE
EUSTIS, FL 32726
352-561-2990
billing@rcmutilities.com
www.rcmutilities.com

Estimate

ADDRESS
City of Wildwood
100 N. Main Street
Wildwood, FL 37485

ESTIMATE # 3321
DATE 11/11/2022

JOB NAME
Wildwood LS #14

DESCRIPTION	AMOUNT
RCM Utilities agrees to provide all labor, materials, and equipment to perform the following services on Lift Station 14. All work will be performed conforming to OSHA confined space requirements. Scope: Remove and replace damaged blower enclosure. Remove and replace with equal damaged Halliday hatch with safety grate.	5,585.00

Bob Baker
352-327-8222

SUBTOTAL	5,585.00
TAX	0.00
TOTAL	**$5,585.00**

Accepted By

Accepted Date

RCM UTILITIES, LLC
100 W. MILLS AVE
EUSTIS, FL 32726
352-561-2990
billing@rcmutilities.com
www.rcmutilities.com

Estimate

ADDRESS
City of Wildwood
100 N. Main Street
Wildwood, FL 37485

ESTIMATE # 3301
DATE 10/31/2022

JOB NAME
Lift Station 31

DESCRIPTION	AMOUNT
Lift Station 31 RCM Utilities agrees to provide all labor, equipment and materials to provide and install Halliday retrofit aluminum hatch with safety grate. Note: ALL PRICING BASED ON PIGGYBACK OF CITY OF ZEPHYRHILLS ANNUAL WATER AND SEWER CONTRACT. Water provided by City Permits if required by City Bond if required will be billed as additional charge	2,252.00

Bob Baker
352-327-8222

SUBTOTAL	2,252.00
TAX	0.00
TOTAL	**$2,252.00**

Accepted By

Accepted Date

RCM UTILITIES, LLC
100 W. MILLS AVE
EUSTIS, FL 32726
352-561-2990
billing@rcmutilities.com
www.rcmutilities.com

Estimate

ADDRESS
City of Wildwood
100 N. Main Street
Wildwood, FL 37485

ESTIMATE # 3297
DATE 10/31/2022

JOB NAME
Lift Station 22

DESCRIPTION	AMOUNT
Lift Station 22 RCM Utilities agrees to provide all labor, equipment and materials to provide and install Halliday retrofit aluminum hatch with safety grate. Note: ALL PRICING BASED ON PIGGYBACK OF CITY OF ZEPHYRHILLS ANNUAL WATER AND SEWER CONTRACT Water provided by City Permits if required by City Bond if required will be billed as additional charge	2,252.00

Bob Baker
352-327-8222

SUBTOTAL	2,252.00
TAX	0.00
TOTAL	**$2,252.00**

Accepted By

Accepted Date

RCM UTILITIES, LLC
100 W. MILLS AVE
EUSTIS, FL 32726
352-561-2990
billing@rcmutilities.com
www.rcmutilities.com

Estimate

ADDRESS
City of Wildwood
100 N. Main Street
Wildwood, FL 37485

ESTIMATE # 3295
DATE 10/31/2022

JOB NAME
Lift Station 13

DESCRIPTION	AMOUNT
Lift Station 13 RCM Utilities agrees to provide all labor, equipment and materials to provide and install Halliday retrofit aluminum hatch with safety grate. Note: ALL PRICING BASED ON PIGGYBACK OF CITY OF ZEPHYRHILLS ANNUAL WATER AND SEWER CONTRACT. Water provided by City Permits if required by City Bond if required will be billed as additional charge	2,252.00

Bob Baker
352-327-8222

SUBTOTAL	2,252.00
TAX	0.00
TOTAL	**$2,252.00**

Accepted By

Accepted Date

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **WWTF Internal Reuse Pump Replacement in the Amount of $35,569.80**

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Grundfos

Effective Date: 12/29/2022 Termination Date:

Managing Division/Department: Utility Department / Wastewater Division

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The Wastewater Treatment Facility has an internal reuse system that is used for in-plant equipment such as the head works screen and clarifier washdown water. The pumps are reaching the end of their life cycle and are in need of replacement. Attached is a quote from the sole source manufacturer of the pumps to make the needed repairs for the amount of $35,569.80. Also attached is the sole source letter from the manufacturer Grundfos.

This is a budgeted item in the 22/23 fiscal year budget. Funds are available in account 401-535-60-6400 (Machinery) with a current balance of $739,000.00.

Service Quotation 20714936

Page 1 of 1

GRUNDFOS

Customer no.: 602050633

Invoice address:
City of Wildwood
100 N. Main St.
WILDWOOD FL 34785
USA

Print Date: 12/23/2022
Payment terms: 30 days net
Valid to date:
Ref. no.:
Ref. Date: 12/23/2022
Contact person: Scott Geogheghan
Created by:
Service order no.:

Delivery address / Installation address: City of Wildwood
BLDG A 1290 INDUSTRIAL DR WILDWOOD FL 34785
USA

Jimmy Hidalgo
Senior Digital Sales Engineer
561-663-7814

Product 98999128 HYDRO MPC E 2CRE45-3-2 3x460V 60HZ Serial no.

Item	Material	Qty	LP in USD	Amount in USD
10	On-site Technician Traveling Fees	1		$5,628.00
20	Non- Return valve Kit 9990850 CRE45-3-2 A-	2		$2,170.00
30	G-A-E-HQQE 3x460V 60HZ	2		$27,771.80
	Total amount			$35,569.80

WILDWOOD FL
Scope of work would be the replacement of the pumps, adding/ removing check valves, changing out rusted bolts, seals, and gaskets.

401-535-60-~~30~~-~~460~~ 630B
Internal Reuse Pump Station

August 6, 2021

Re: Grundfos Service & Solutions

To Whom It May Concern:

Please accept this correspondence as confirmation that the Grundfos Service & Solutions office located at:

620 S.W. 12TH Ave
Deerfield Beach, FL 33442

Is the factory owned and operated service center for all Grundfos products in the state of Florida, including sales of service related parts.

If there are any questions regarding this statement, please contact Grundfos Water Utility, Inc.

Sincerely,
Grundfos Water Utility, Inc

/s/ Jerry J. Szofer

Jerry J. Szofer
Senior Service Sales Engineer
jszofer@grundfos.com

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CP 2209-001 VPSD #46**

REQUESTED ACTION: Special Magistrate recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	CP 2209-001 VPSD #46
Ordinance #	O2022-90
Applicant	Village Center Community Development District
Owner	Village Center Community Development District
Property Location	Located along CR 509 and Warm Springs Ave
Parcel Number(s)	G32-008 & G32-027
Date	11/22/2022

The applicant seeks approval from the City Commission for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation from Agriculture (Sumter County) to PF – Public Facilities (City) for the parcels listed above on .99 acres MOL. This request is accompanied by rezoning request RZ 2209-001.

Staff believes the proposed amendment should be granted based on the following criteria found in Land Development Regulation (LDR) §1.7(D).

(1) Justification of the proposed amendment has been adequately presented;
The applicant is seeking to change the current FLU in accordance with Policy 1.1.1.c. for the above-mentioned parcels. This is done with the intention of developing a semi-public facility, specifically a Villages Fire Safety station on the subject property. Justification has been presented to the city to support the proposed development, with the applicant focused on supporting the needs of the surrounding community. In accordance with Policies 1.2.8.k., and 1.2.8.m., the proposed amendment will cultivate safer neighborhoods, while also maximizing the use of public facilities and services. Whereas, in accordance with FLU policy 1.2.7, the proposed future land use of the stated parcels is consistent with the existing FLUM.

(2) The proposed amendment is not inconsistent with the goals, objectives and policies of the comprehensive plan;
The proposed amendment is not inconsistent with the policies of the Comprehensive Plan. The Public Facilities (PF) Future Land Use designation within the 2050 Comprehensive Plan is intended to accommodate public/semi-public uses, which is stated under FLU Policy 1.1.1.c.

Under Policy 1.2.3 the city shall extend public facilities only to existing and proposed land uses within the city which require and demand them. While Policy 1.2.4 states that public facilities shall be coordinated through the Concurrency Management System (CMS) to ensure consistency with availability of public infrastructure, utilities, and service. The proposed plan covers both, as the proposed fire station would cover the fire protection needs of surrounding residential and mixed-use developments, while minimizing city resource usage. The introduction of a public facility on the proposed parcels would also help conform with Policy 1.2.8.a. by contributing to a mix of land uses. One that is compatible with the existing communities and supported by local infrastructure, services, and utilities through the Villages community development district (CDD). Thus, the proposed amendment is not inconsistent with the FLUM and conforms with the 2050 Comprehensive Plan as it currently exists.

(3) The proposed amendment should not be considered urban sprawl or exemplify an energy-inefficient land use pattern;

The amendment is not considered urban sprawl, and it does not exemplify an energy-inefficient land use pattern. The addition of Public Facilities (PF) in this location would conform with Objective 1.2 of the Comprehensive Plan and would fit with the surrounding future land uses, as the proposed development is compact and efficient in its design and utility. The proposed project also strongly supports policy 1.2.3. as it provides a much-needed public service to the surrounding area. The proposed development doesn't directly combat urban sprawl, but it doesn't add to it and constitutes a needed public service/good that is beneficial for the safety of the surrounding communities.

(4) The proposed amendment will not have an adverse effect on environmentally sensitive systems;

The proposed amendment will not have an adverse effect on environmentally sensitive systems. Environmental and ecological assessments were conducted by Breedlove Dennis & Associates, Inc. in November of 2022. No wetlands and/or surface waters were present within the project boundary. In addition, no listed species were found on the subject property. Nor did a census carried out in accordance with the Florida Fish & Wildlife Conservation Commission (FWC) guidelines reveal documented evidence of such species within the vicinity.

(5) The proposed amendment will not adversely affect transportation, potable water, sewer, schools or other public facilities without providing remedies to correct the system or facility.

Transportation: Access to the site is proposed via two access points, one on Warm Springs Avenue's east-bound lane, and the other west of CR 509. The proposed Future Land Use change to PF is estimated to generate an estimated 57 weekday daily trips, with 8 AM peak hour trips, and 4 projected trips to occur during the PM peak hour. A full traffic impact analysis will need to be conducted for the site plan and approved by Sumter County.

Potable Water & Sewer: The subject parcels are not located within a demand service area according to the 2019 Utility Master Plan. However, city water and sewer are not needed for the subject property. The applicant/owner will connect with the Villages utility services provided by Gibson Place Utilities (GPU) which will be providing both water and sanitary sewer service.

Schools: The development is not projected to add any students to Wildwood Schools as it is a non-residential development.



Shaun Raja,
Planner I, Development Services

ORDINANCE NO. O2022-90

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, PROPOSING A SMALL SCALE FUTURE LAND USE MAP AMENDMENT TO THE ADOPTED COMPREHENSIVE PLAN AND FUTURE LAND USE MAP IN ACCORDANCE WITH THE COMMUNITY PLANNING ACT OF 2011, AS AMENDED; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the local Comprehensive Plan and Future Land Use Map of said City, to include a land use amendment described as follows, to-wit:

Parcel(s) G32-008 &G32-027
Village Center Community Development District (Owner)
0.99 Acres +/-

LEGAL DESCRIPTION:

PARCEL 1:

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "D" OF VILLAGE OF FENNEY BOUGAINVILLEA VILLAS AS RECORDED IN PLAT BOOK 16, PAGES 11 & 11A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTH RIGHT OF WAY OF COUNTY ROAD 468 /WARM SPRINGS AVENUE (HAVING A 113 FOOT WIDTH), S.89°42'O1"E., 210.00 FEET TO THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3026, PAGE 258 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, ALONG THE EAST BOUNDARY OF SAID LANDS, S.00°28'58"W., 37.91 FEET; THENCE DEPARTING SAID EAST BOUNDARY, S.22°40'28"W., 102.69 FEET TO THE SOUTH BOUNDARY OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3026, PAGE 258; THENCE ALONG SAID SOUTH BOUNDARY, N.89°39'18"W., 171.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTH

BOUNDARY, ALONG THE WEST BOUNDARY OF SAID LANDS, N.00°23'26"E., 132.73 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT THE SW CORNER OF THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4, SECTION 32, TOWNSHIP 19 SOUTH, RANGE 23 EAST, RUN NORTH 357 FEET TO POINT OF BEGINNING, CONTINUE NORTH 100 FEET, EAST 171 FEET, SOUTH 100 FEET, WEST 171 FEET TO POINT OF BEGINNING, SAID LAND SITUATE AND LYING IN SUMTER COUNTY, FLORIDA.

THE ABOVE PARCEL CONTAINS 0.99 ACRES MORE OR LESS.

AND WHEREAS, the City is proposing to amend the Future Land Use Map to include the future land use of property that shall pertain and be applicable to said amendment.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The adopted local Comprehensive Plan and Future Land Use Map for the City of Wildwood, Florida, are hereby amended to include the above-referenced property and proposed land use amendment as indicated above. The amendment to the Future Land Use Map of the local comprehensive plan is attached hereto as “Exhibit A” and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

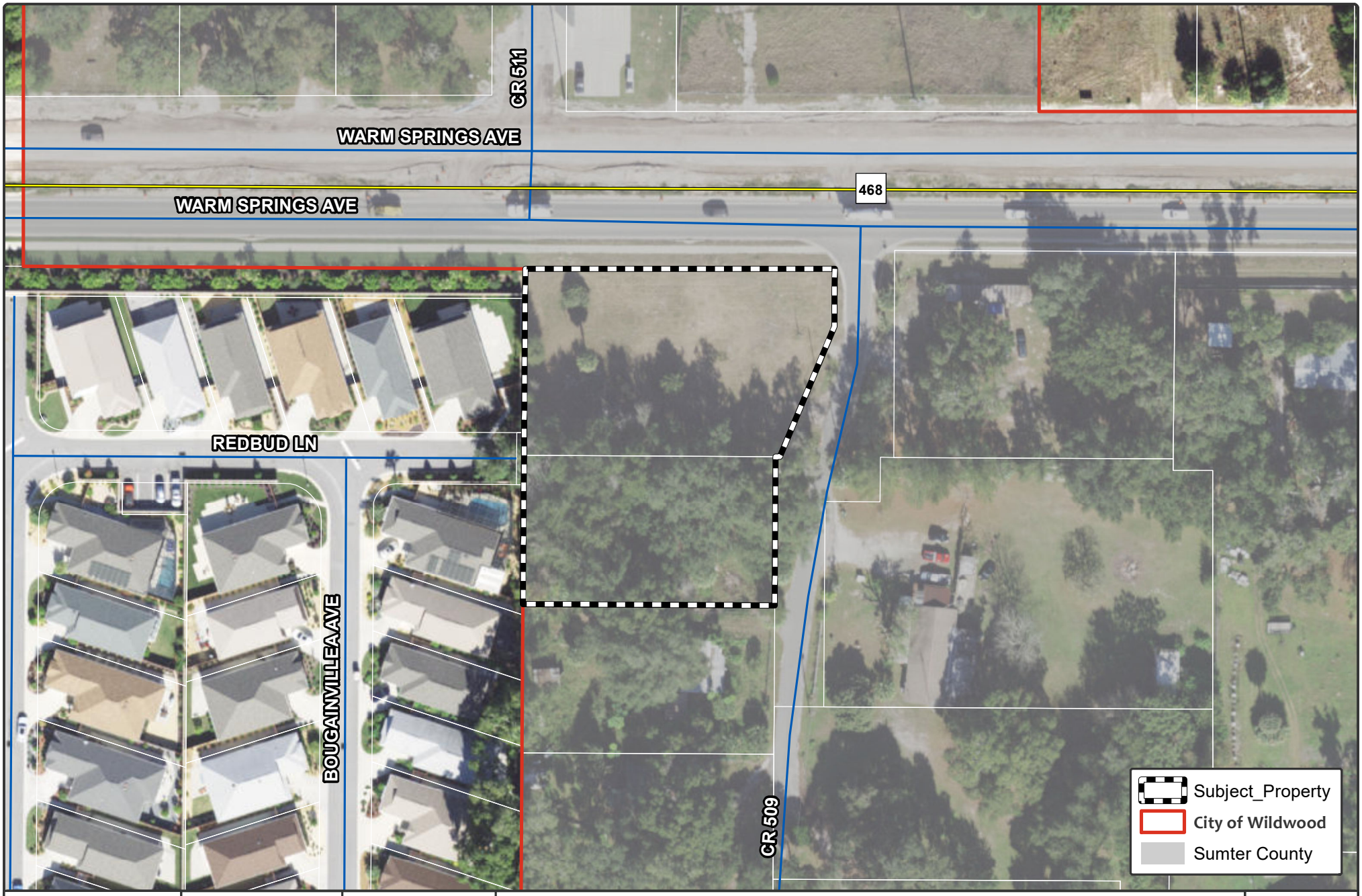
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney



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EST. 1877

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

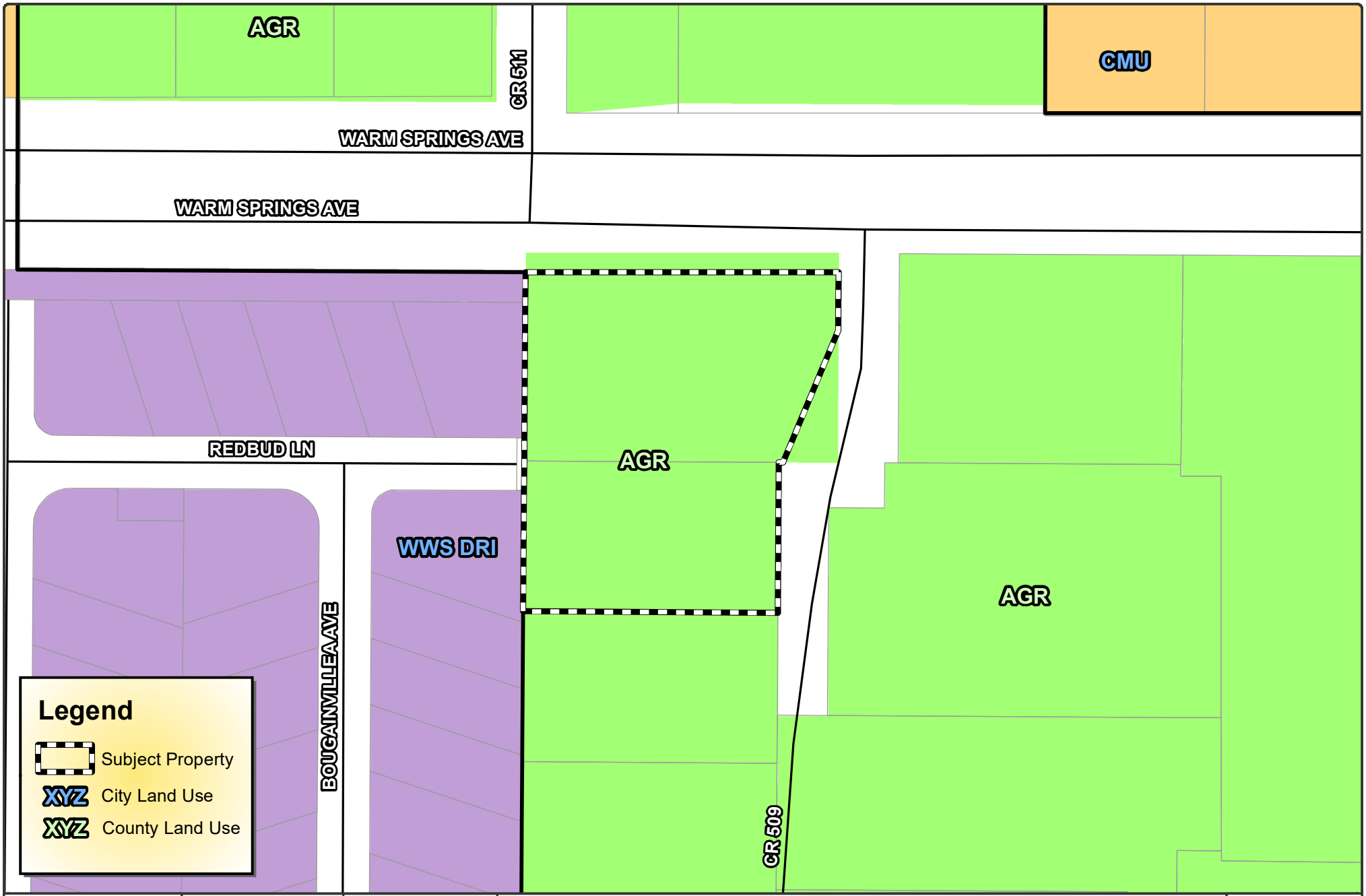
Feet
0 40 80

CP 2209-001 / RZ 2209-001

VPSD No. 46

PARCELS G32-008 & G32-027

MAP 1B
LOCATION MAP
NOVEMBER 2022



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CP 2209-001

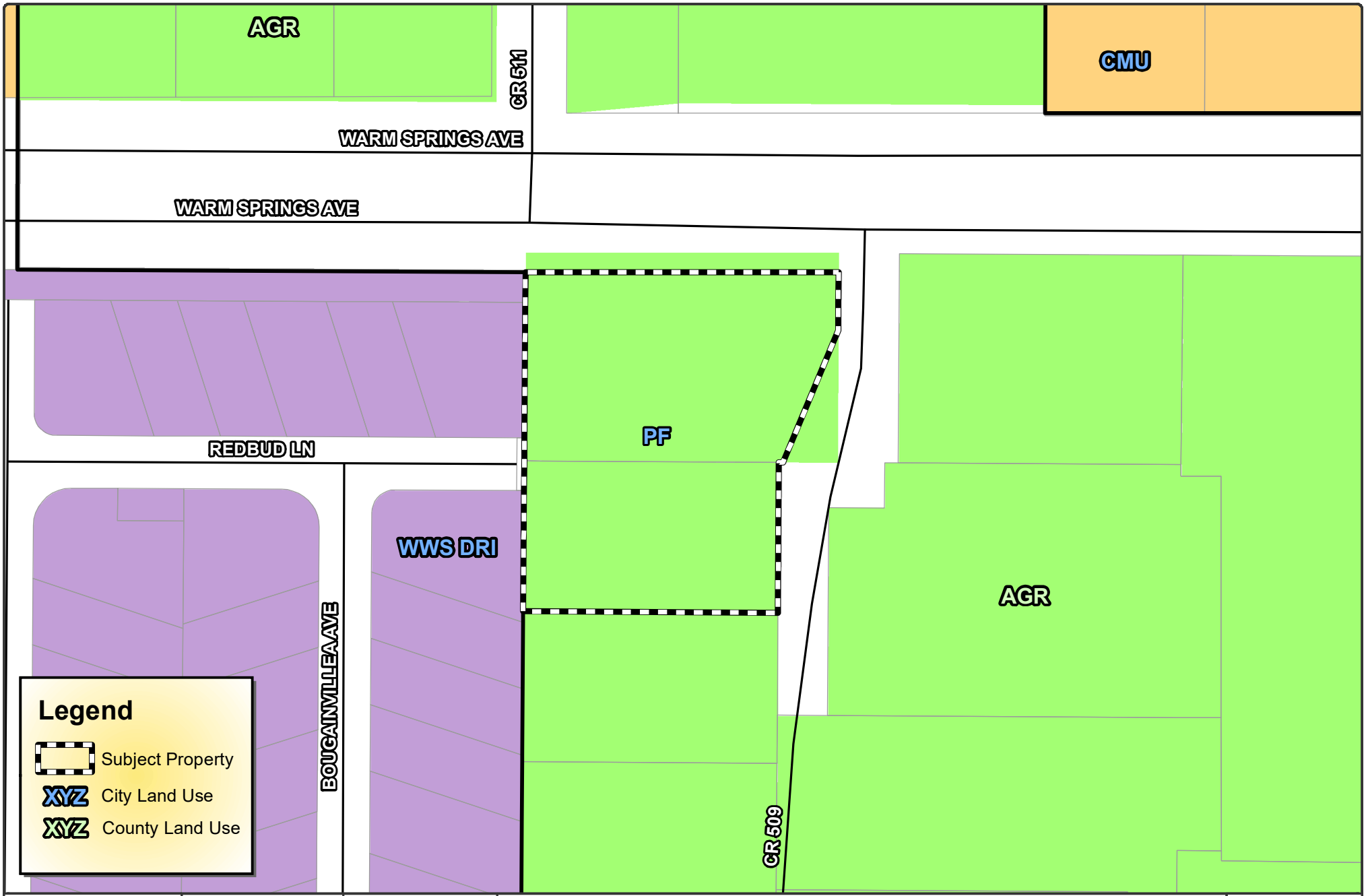
VPSD #46

PARCELS G32-008 & G32-027

MAP 2A

EXISTING LAND USE

NOVEMBER 2022



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CP 2209-001

VPSD #46

PARCELS G32-008 & G32-027

MAP 2B

PROPOSED LAND USE

NOVEMBER 2022

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate
as Local Planning Agency

The case below was heard on Tuesday, December 6, 2022, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate as the Local Planning Agency for a Comprehensive Plan amendment to amend the FLU map designation from Agriculture (Sumter County) to Public Facilities (City) on 0.99 acres MOL.

Case No: CP 2209-001 VPSD #46

Applicant: Village Center Community Development District

Owner: Village Center Community Development District

Parcel Number(s): G32-008 & G32-027

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate as Local Planning Agency has a duty to make a recommendation to the City Commission on all proposed Comprehensive Plan amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Comprehensive Plan amendment and gives a favorable recommendation of Ordinance O2022-90 to the City Commission for final determination.

Dated: December 6, 2022

Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RZ 2209-001 VPSD #46**

REQUESTED ACTION: Special Magistrate recommends approval, subject to the approval of O2022-90, which establishes a Future Land Use appropriate to the proposed zoning.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case #	RZ 2209-001 VPSD #46
Ordinance #	O2022-91
Applicant	Village Center Community Development District
Owner	Village Center Community Development District
Property Location	Located along CR 509 and Warm Springs Ave
Parcel Number(s)	G32-008 & G32-027
Date	11/22/2022

The applicant seeks approval from the Commission for a Zoning Map Amendment to change the zoning R2M & R4M (Sumter County) to IN (City) for the parcels listed above on 0.99 acres MOL. This request is accompanied by a concurrent Small Scale Comprehensive Plan amendment CP 2209-001.

Pursuant to Land Development Regulation (LDR) § 3.3(C)(4), staff believes the zoning change should be granted based on the following criteria:

(a) Whether the proposed change is consistent with the comprehensive plan;
The proposed rezoning to IN is consistent with the proposed Future Land Use Map designation of Public Facilities (PF) specified in FLU policy 1.1.1.c. This is also consistent with the intent of the Comprehensive Plan stated under Policy 1.1.3., which covers public/semi-public uses. Semi-public uses are central in the delivery of public services, an aspect further highlighted under Policies 1.2.8.k., and 1.2.8.m. These proposed changes also coincide with Objectives 1.2 and Objective 1.4 of the Future Land Use Element with Objective 1.2 promoting a compact land-use pattern and the efficient utilization of public infrastructure, as Objective 1.4 seeks to cultivate an environment that fosters, supports, and champions economic growth. Public safety infrastructure such as the proposed project is central to that future growth, and is consistent with the city's 2050 Comprehensive Plan.

(b) The existing land use pattern of the surrounding area;
The proposed rezoning to IN is compatible with the existing land use pattern in this area and would abide by Policies 1.2.8.a., and 1.2.8.m. which emphasize the desire for a mix of land uses compatible with existing communities, as well as the maximization of public facilities and services. The project is intended to be an approximately nine thousand (9,000) square foot fire station and is within range of other properties designated as residential and mixed use to the

east, west, south, and north. This would not only provide a mix of land uses, but would also bring desired public safety coverage for existing homes and businesses in the area.

(c) The possibility of adversely affecting public facilities such as schools, utilities, streets, etc;

Schools: The development is not projected to add any students to Wildwood Schools as it is a non-residential development.

Potable Water & Sewer: The subject parcels are not located within a demand service area according to the 2019 Utility Master Plan, with city water and sewer services not necessary for the subject property. The applicant/owner will instead connect with the Villages utility services provided by Gibson Place Utilities (GPU) which will be providing both water and sanitary sewer service.

Streets: Access to the site is proposed via two access points, one on Warm Springs Avenue's east bound lane, and the other west of CR 509.

(d) Whether changed or changing conditions make the passage of the proposed amendment necessary;

The surrounding area is a mix of residential and mixed-use developments which conforms with Objective 1.2 of the 2050 Comprehensive Plan in the Future Land Use Element section. This proposed development fits within the makeup of the existing landscape and will provide desired public safety services to the area. The rezoning is necessary to accommodate the proposed use of the property and to bring the property into compliance with the proposed Future Land Use designation.

(e) Whether the proposed change will create or excessively increase traffic congestion or otherwise be a detriment to public safety;

The proposed Future Land Use change to PF is estimated to generate an estimated 57 weekday daily trips, with 8 AM peak hour trips, and 4 projected trips to occur during the PM peak hour. Even though the site is not located along any major roads, this development would only contribute a very small number of trips to the existing roads and is unlikely to be detrimental to public safety. However, a full traffic impact analysis will need to be conducted for the site plan and be approved by Sumter County.

(f) Whether the proposed change will be a deterrent to the improvement or development of adjacent property;

The proposed rezoning will not be a deterrent to the improvement or development of adjacent properties. Properties along Warm Springs Ave are primarily residential and within the Villages PUD, with Central Mixed-Use developments interspersed along the westbound lane, among parcels that remain within Sumter County. The proposed change is desired by the surrounding communities and would likely be received as a positive benefit to the surrounding region. Separately, properties that remain in Sumter County's jurisdiction are allowed to develop according to their jurisdiction's future land use and zoning designations.

ZONING DESIGNATION SURROUNDING PROPERTIES	
NORTH	R2M, R4C, & R2C (COUNTY) SWCMU (CITY)
SOUTH	R4M, & R2M (COUNTY) PUD (CITY)
EAST	RR1, & R2M (COUNTY)
WEST	PUD (CITY)

If approved, the applicant will be required to submit a site plan to the city prior to development. The site plan will need to follow all requirements as established in the City's Land Development Regulations, Design District Standards and Planned Development Agreement.



Shaun Raja,
Planner I, Development Services

ORDINANCE NO. O2022-91

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA; PROPOSING A ZONING MAP AMENDMENT TO THE OFFICIAL ZONING MAP IN ACCORDANCE WITH SECTIONS 3.2 AND 3.3 OF THE LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Wildwood, Florida, is proposing to amend the Official Zoning Map of said City, to include a rezoning of real property described as follows, to-wit:

Parcel(s) G32-008 & G32-027
Village Center Community Development District (Owner)
0.99 Acres +/-

LEGAL DESCRIPTION:

PARCEL 1:

A PARCEL OF LAND LYING IN THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "D" OF VILLAGE OF FENNEY BOUGAINVILLEA VILLAS AS RECORDED IN PLAT BOOK 16, PAGES 11 & 11A OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTH RIGHT OF WAY OF COUNTY ROAD 468 /WARM SPRINGS AVENUE (HAVING A 113 FOOT WIDTH), S.89°42'O1"E., 210.00 FEET TO THE EAST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3026, PAGE 258 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, ALONG THE EAST BOUNDARY OF SAID LANDS, S.00°28'58"W., 37.91 FEET; THENCE DEPARTING SAID EAST BOUNDARY, S.22°40'28"W., 102.69 FEET TO THE SOUTH BOUNDARY OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3026, PAGE 258; THENCE ALONG SAID SOUTH BOUNDARY, N.89°39'18"W., 171.00 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTH

BOUNDARY, ALONG THE WEST BOUNDARY OF SAID LANDS, N.00°23'26"E., 132.73 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT THE SW CORNER OF THE NE 1/4 OF THE NE 1/4 OF THE NW 1/4, SECTION 32, TOWNSHIP 19 SOUTH, RANGE 23 EAST, RUN NORTH 357 FEET TO POINT OF BEGINNING, CONTINUE NORTH 100 FEET, EAST 171 FEET, SOUTH 100 FEET, WEST 171 FEET TO POINT OF BEGINNING, SAID LAND SITUATE AND LYING IN SUMTER COUNTY, FLORIDA.

THE ABOVE PARCEL CONTAINS 0.99 ACRES MORE OR LESS.

This property is to be reclassified from R2M & R4M to IN containing 0.99 acres, more or less;

AND WHEREAS, the rezoning is consistent with the City's Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ENACTED AND ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1. The Official Zoning Map of the City of Wildwood, Florida is hereby amended to include the above-referenced property as indicated above. The amendment to the Official Zoning Map is attached hereto as "Exhibit A" and incorporated herein by reference.

SECTION 2. All ordinances or parts of ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION 3. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 4. This Ordinance shall take effect 31 days after its final reading by the City Commission of the City of Wildwood.

DONE AND ORDAINED this _____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____
Ed Wolf, Mayor

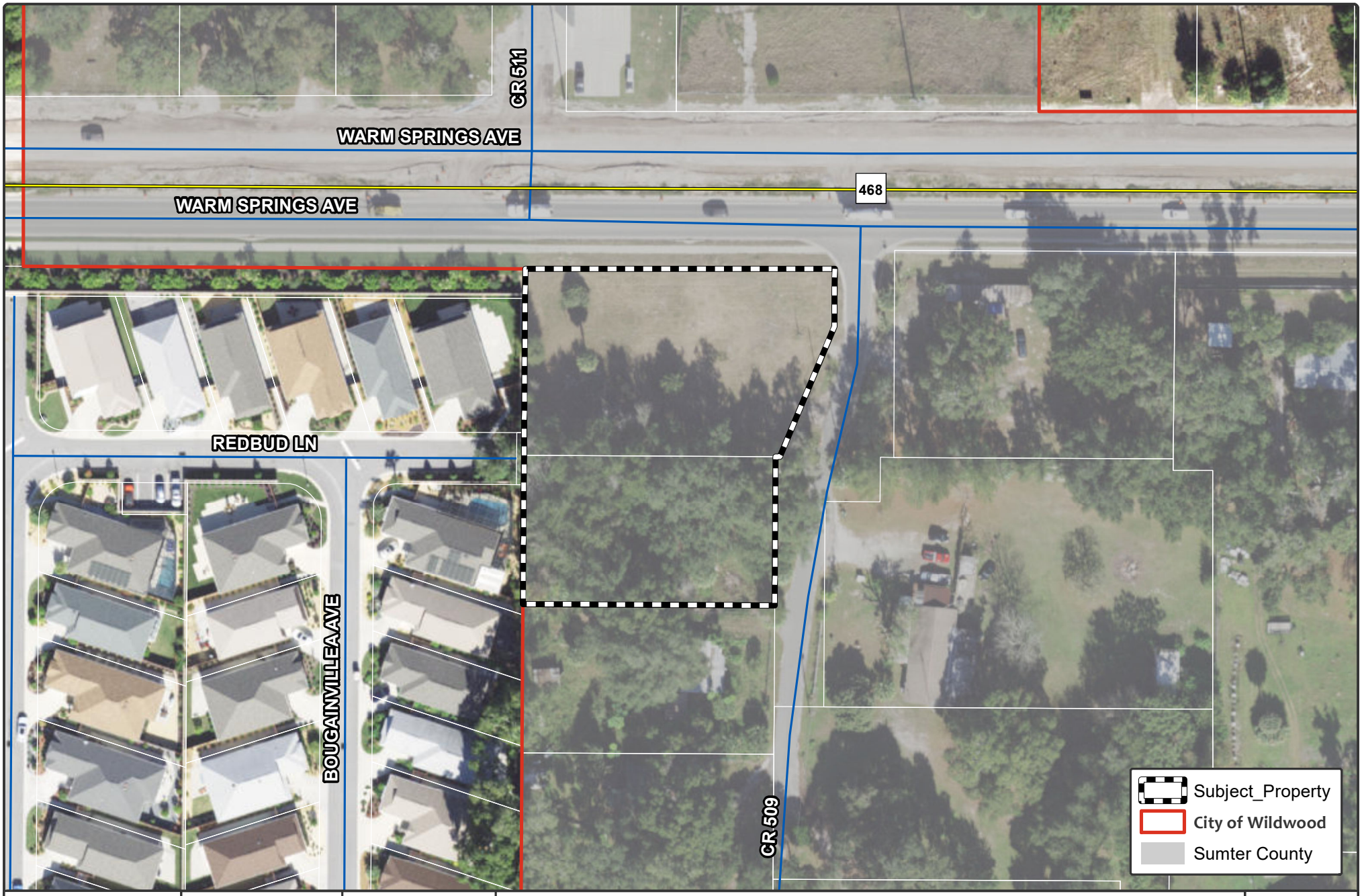
ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form:

_____
City Attorney



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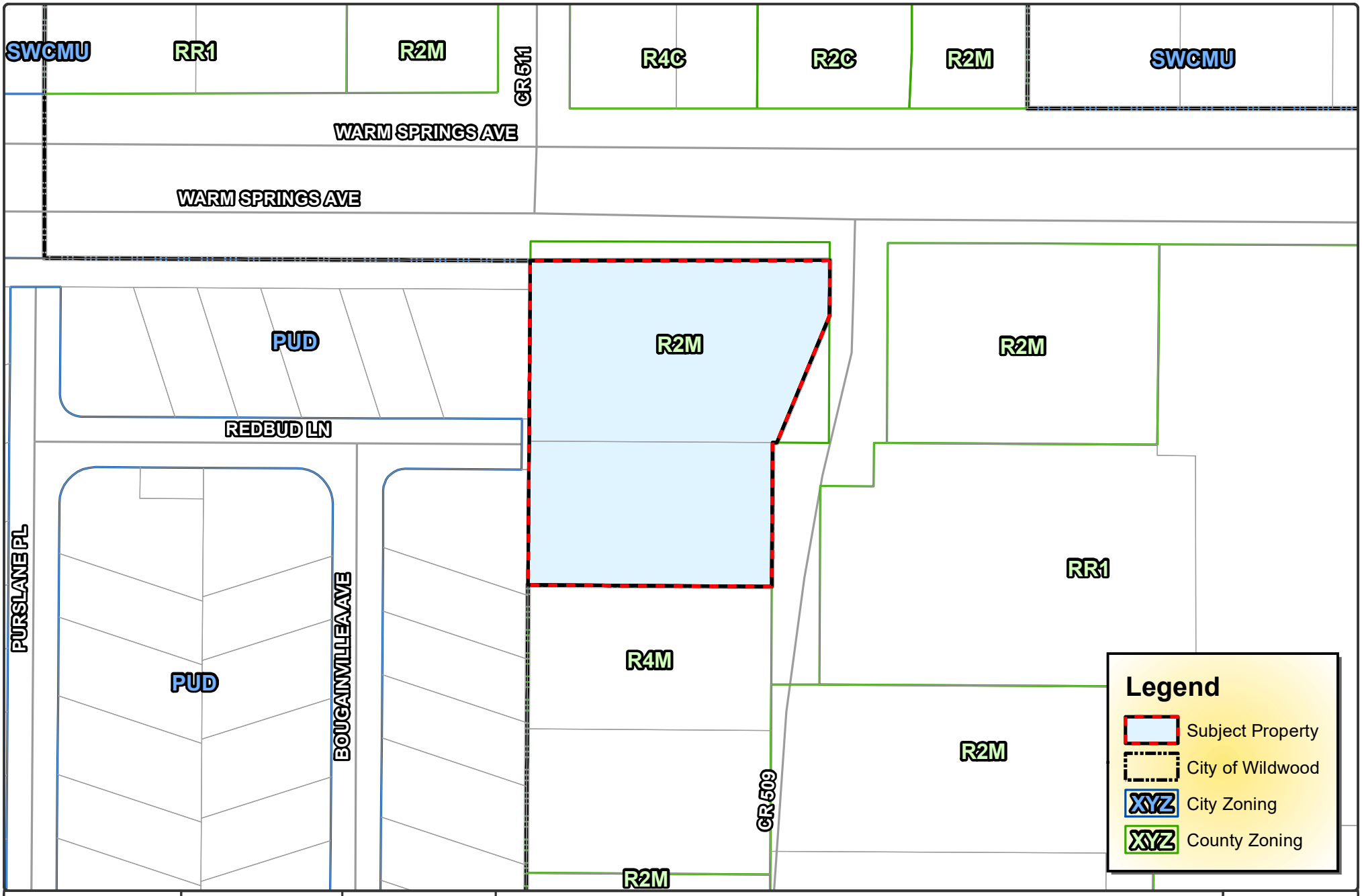
CP 2209-001 / RZ 2209-001

VPSD No. 46

PARCELS G32-008 & G32-027

MAP 1B
LOCATION MAP
NOVEMBER 2022



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RZ 2209-001

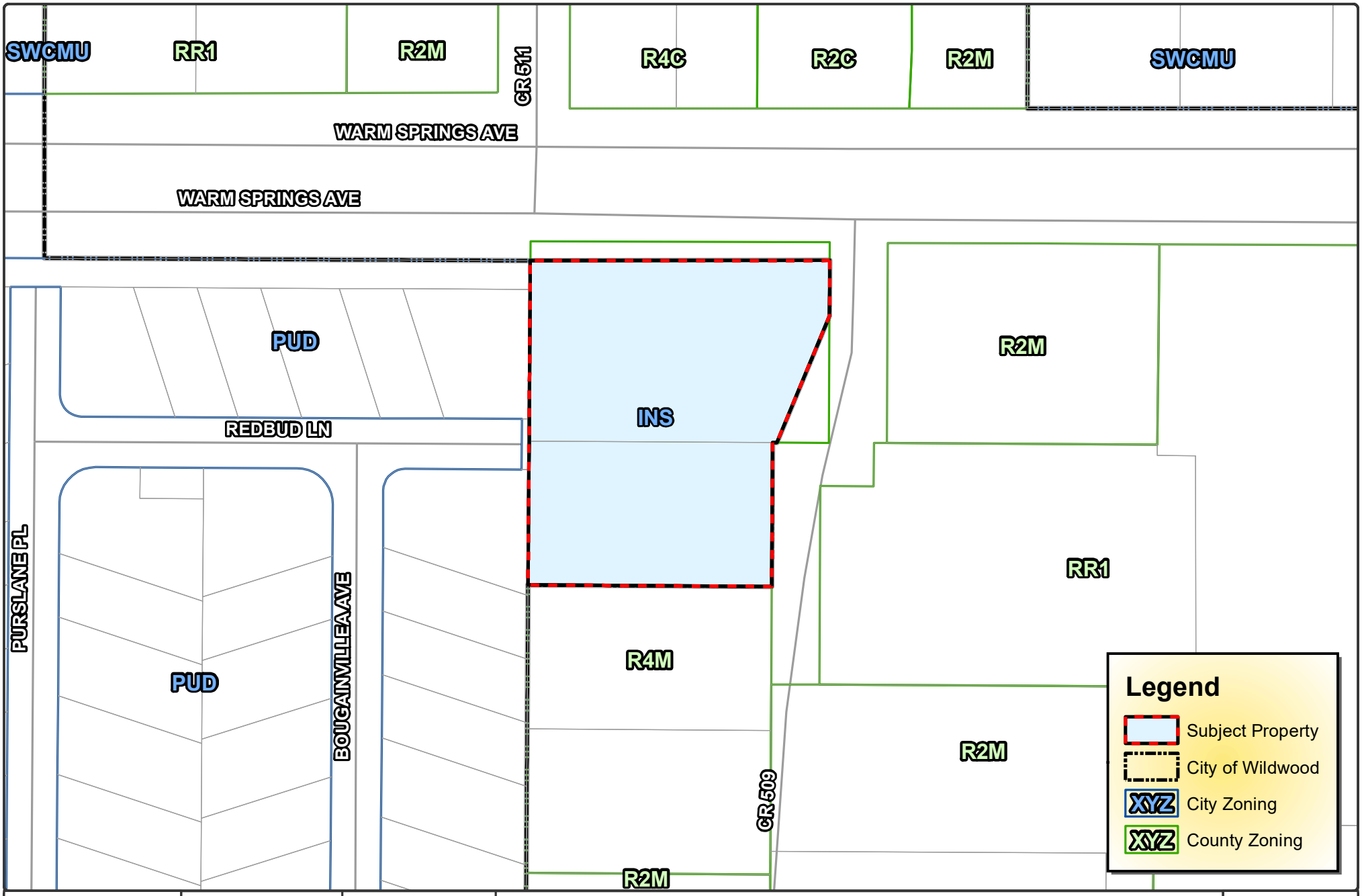
VPSD #46

PARCELS G32-008 & G32-027

MAP 3A

CURRENT ZONING

NOVEMBER 2022



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Feet
0 40 80

RZ 2209-001

VPSD #46

PARCELS G32-008 & G32-027

MAP 3B

PROPOSED ZONING

NOVEMBER 2022

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

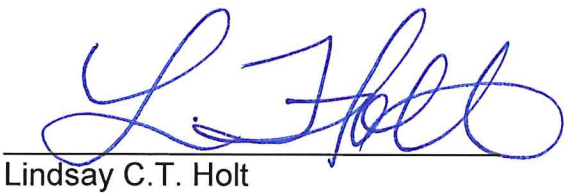
The case below was heard on Tuesday, December 6, 2022, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for a Zoning Map Amendment to change the zoning district from R2M & R4M (Sumter County) to IN (City) on 0.99 acres MOL.

Case #	RZ 2209-001 VPSD #46
Applicant	Village Center Community Development District
Owner	Village Center Community Development District
Parcel Number(s)	G32-008 & G32-027

Under Land Development Regulation (LDR) § 1.7(C), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed Zoning Map amendments.

Based upon the testimony, evidence, and information presented as to the criteria set forth in LDR § 1.7(D), the Special Magistrate recommends approval of the Zoning Map amendment and gives a favorable recommendation of Ordinance O2022-91 to the City Commission for final determination.

Dated: December 6, 2022



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **PD 2205-001 Turkey Run PD Amendment**

REQUESTED ACTION: Special Magistrate recommends approval of the PD amendment, contingent on the resolution of outstanding comments.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Case No: PD 2205-001 Turkey Run

Ordinance No: O2022-96

Parcel Number(s): G05V001, G05V002, G05V003, G05V004, G05V005, G05V006, G05V007, G05V008, G05V009, G05V010, G05V011, G05V012, G05V013

Property Location: The subject property is generally located on the North side of C-466A, approximately one half-mile east of C-462 E/Powell Road.

Owner: Turkey Run et al

Applicant: LPG Urban & Regional Planners, Inc (Greg Beliveau)

LPG Urban & Regional Planners, Inc is seeking approval from the City Commission for an amendment to an existing Planned Development (PD) to be consistent with the Central Mixed Use future land use designation for mixed use PD's and include a list of permitted uses. Turkey Run is a mixed-use project that was approved with a zoning change to PUD. PUD/PD's are now an overlay zoning, which has caused the need to simultaneously apply for a rezoning CMU for underlying zoning. The rezoning to CMU was approved at the Commission meeting on August 22, 2022.

Per City of Wildwood Land Development Regulations Sec. 8.6.(E) the City Commission may approve a PD amendment only after substantial, competent evidence has been presented that allows the Commission to make the following findings:

(1) That the proposed change is consistent with the comprehensive plan;
The proposed amendment is consistent with the comprehensive plan. The Turkey Run

development has a Future Land Use of Central Mixed Use which promotes a mix of residential and commercial uses. The proposed change is consistent with the intent of this Future Land Use designation.

(2) That the proposed change will not adversely affect public facilities such as schools, utilities, streets, etc;
The proposed change will not adversely affect public facilities. The Turkey Run development is proposing some multi-family dwelling units, that will add to the number of students in the Sumter County School District. The Sumter County School District has advice they have enough capacity for additional students.

(3) That changed or changing conditions makes the passage of the proposed amendment necessary;
The proposed amendment is necessary to bring the property into compliance with the Comprehensive Plan, to have an underlying zoning for any Planned Development.

(4) That the proposed change will not create or excessively increase traffic congestion or otherwise be a detriment to public safety; and
The proposed amendment will not create or excessively increase traffic congestion or otherwise be a detriment to public safety.

(5) That the proposed change will not be a deterrent to the improvement or development of adjacent property.
The proposed change will not be a deterrent to the improvement or development of adjacent properties. The commercial and residential use of the parcels is compatible with the commercial and residential uses on the adjacent property.

DATED: 12/13/2022

Terri O'Neal

Terri O'Neal
Development Services Planning Manager

ORDINANCE NO. O2022-96

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY TURKEY RUN II, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the first Turkey Run Planned Development application was filed on or about August 18, 2008; and

WHEREAS, the City Commission of the City of Wildwood, Florida passed and ordained Ordinance 616 on or about November 10, 2008; and

WHEREAS, said Ordinance was recorded on February 25, 2009, in O.R. Book 2040, Page 136, Public Records of Sumter County, Florida; and

WHEREAS, it was found that the property description provided to the City contained scriveners errors; and

WHEREAS, the City Commission passed and ordained Ordinance O2010-27 on or about December 13, 2010, correcting said scrivener's errors; and

WHEREAS, said Ordinance was recorded on January 4, 2011, in O.R. Book 2270, Page 315, Public Records of Sumter County, Florida; and

WHEREAS, actual construction began on the site on or about June 15, 2012; and

WHEREAS, the first Turkey Run Planned Development Amendment application was filed on or about October 11, 2017; and

WHEREAS, the City Commission of the City of Wildwood, Florida passed and ordained Ordinance O2017-72 on or about January 22, 2018, thereby amending and restating Ordinances 616 and O2010-27 in their entirety; which Ordinance was recorded on February 15, 2018, in O.R. Book 3370, Page 303, Public Records of Sumter County, Florida; and

WHEREAS, the second Turkey Run Planned Development Amendment application was filed on or about January 24, 2022 (the "Application"; and

WHEREAS, it is the intention of the City for this Amended and Restated Ordinance to supersede Ordinance 02017-72.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

The Application filed by Turkey Run II, LLC (hereinafter referred as the, “Developer”) for a Planned Development Amendment was heard by and before the City Commission, Wildwood, Florida on this _____ day of _____ 2022. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments; the advice, report and recommendations of the Project Review Committee; the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on _____, 2022; and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

A. That the Turkey Run, II LLC Planned Development Amendment Application (hereinafter referred to as the “Project”) was duly and properly filed herein on January 24, 2022, and

B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule; and

C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City’s Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations; and

D. That the Developer intends to develop a Project consisting of 41.09 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in “Exhibit A” attached hereto; and

E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations; and

F. That the Developer has complied with the Planned Development Amendment provisions as required by Section 8.6 of the Land Development Regulations.

G. That the City has complied with the due notice requirements of subsection 8.2 (E) and (F)of the Land Development Regulations.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

A. That the Applicant has applied for a Planned Development (PD) Amendment of the lands described in “Exhibit A”.

B. That the zoning district of the subject land described in “Exhibit A” is classified as Central Mixed Use (CMU) on the City of Wildwood Zoning Map; and

C. That the Project is consistent with the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood; and

D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the "Planned Development Agreement" as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the "Planned Development Agreement", the provisions of the "Planned Development Agreement" shall govern. Unless specific conditions are included in the "Planned Development Agreement" waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail; and

E. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT GENERAL PROVISIONS

A. Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.

B. Conceptual Development Plan. The project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by LPG Urban & Regional Planners, Inc., dated September 1, 2022, as amended, is incorporated into this Ordinance as "Exhibit B" attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.

1) The conceptual development plan illustrates the general location of the following land uses:

a. Commercial Retail Uses and Offices

b, Residential: Multi-family

c. Public/Semi Public: Independent Living Facility

d. Commercial Tourism: Hotel

2) The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by floodplain management regulations, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements. If there are any inconsistencies between the written ordinance and the conceptual development plan, the written ordinance will supersede.

C. Development Program. The Project shall be developed in multiple phase(s) in accordance with the conceptual development plan and this Section.

1) TYPE OF DEVELOPMENT. The project is a mixed-use development consisting of residential, commercial, institutional, and tourism with residential densities not to exceed 15 units/acre.

2) Land Use Breakdown. Acreages devoted to each land use over the life of the Project shall be in accordance with the following table:

Land Use	Total (Acres)
Commercial Retail Uses and Offices	9.71
Residential: Multi-family	17.44
Public/Semi Public: Independent Living Facility	7.58
Commercial Tourism: Hotel	4.55
Utilities/ROW	1.81
Total	**41.09**

3) Maximum Development Potential. Residential and non-residential development within the Project shall not exceed the following:

Land Use	Square Feet (SF)	Beds/Units
Commercial Retail Uses and Offices	208,285 SF	
Residential: Multi-family		240 Units
Public/Semi Public: Independent Living Facility		85 Units
Commercial Tourism: Hotel		244 Rooms

4) Land Use (Trip) Equivalency Matrix. Land Uses may be converted in accordance with the following Table. The coefficients are based on the trip generation, per the Institute of Transportation Engineers Trip Generation Manual, 11th Edition.

Further, utilization of the matrix provided here in shall be determined to be a non-substantial deviation.

Density Conversion Matrix per 1 Multi-Family Unit	
1 Multi-Family Unit	589.82 SF Office
1 Multi-Family Unit	121.95 SF Retail
1 Multi-Family Unit	2.44 ALF Beds
1 Multi-Family Unit	.87 Hotel Rooms

Density Conversion Matrix per 1,000 Square Feet of Retail	
1000 SF Retail	4,836.51 SF Office
1000 SF Retail	20.2 ALF Beds
1000 SF Retail	8.2 Multi-Family Units
1000 SF Retail	7.16 Hotel Rooms

D. Residential. The multi-family portion of the development consists of 354 units. The maximum density shall be 15 units per acre based on gross acreage of the entire project site.

E. Recreation. A park area shall be provided for each residential parcel. In addition to the recreation areas, open space will be provided within the total development site.

F. Standards for Apartments/Multi-Family/Commercial. Minimum 20' setback around perimeter of the project except on proposed road frontage. Buffer requirements as set forth in the Commercial/Residential design standards must be met. Maximum Building Height: 5 stories, unless jointly approved by the Sumter County Fire Department and the City Commission.

G. Building Design.

1. Residential building design shall be in compliance with the City's Design District Standards Chapter 2, Section F.
2. Commercial building design shall be in compliance with the City's Design District Standards. Neighborhood Design District shall apply to that portion of the Commercial property extending from the southeast corner of the property, west 600 feet along CR466A and out-parcels not abutting CR466A or CR462. The City will allow a maximum of two (2) rows of parking in front of the buildings, over 5000 SF, abutting CR462 and CR466A with additional landscaping. The remainder of the Commercial property abutting CR466A shall conform to the Downtown Commercial Design Standards.
3. Drive-thrus shall be permitted for banks, restaurants, drug stores and similar type uses for that portion of the property covered under Neighborhood Design District.

H. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chapter 3 of the Land Development Regulations for the Central Mixed Use (CMU) zoning district.

I. Design District Standards. Unless otherwise noted, the Project shall adhere to the Community Design Standards pursuant to Section 6.12 of the Land Development Regulations.

J. Open Space. The Project shall contain a minimum of 25% of Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may include areas such as trails, plazas, courtyards, and other similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed with conditioned space, including a pool. For purposes of meeting open space requirements, up to 50% of the drainage retention areas may be included in the open space calculation; however, the amount of open space credit from drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include open bodies of water, rights-of-way (public or private), yards, or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria. The open space shall be interconnected wherever possible to provide a continuous network within and adjoining the site. Open space shall be calculated and illustrated per the table titled "PUD Impervious Area/Open Space" on Exhibit B.

K. Public Facilities.

1. Potable Water and Wastewater. The Project has connected to the City Potable Water system and the City Sanitary Sewer system, prior to any permits being issued for any structure (except temporary construction uses) on the Project.
2. Solid Waste. Waste services shall be provided by the City of Wildwood Franchisee.
3. Drainage. The maintenance of the drainage system shall be the responsibility of the property owner.
4. Underground Utilities. All utilities shall be underground. Developer is responsible for running utilities underground.
5. Transportation.
    i. The Transportation Mitigation Agreement Between Turkey Run Development, The City of Wildwood and Sumter County Board of County Commissioners shall govern the roadway and access Improvements set forth and addressed therein. A true and correct copy of the Transportation Mitigation Agreement Between Turkey Run Development, The City of Wildwood and Sumter County Board of County Commissioners is attached hereto as "Exhibit C."
    ii. Development access points shall be provided in accordance with NFPA 1141.5.1.4. Compliance with said NFPA standard shall be demonstrated on individual project site plans.
6. Streets and Sidewalks.
    i. Sidewalks shall be required throughout all residential portions of this development. Sidewalks shall be at least five feet in width.

ii. The City and the developer will enter into a written agreement concerning maintenance of the streets and sidewalks on Inspiration Drive and Rio Grande Blvd. per the plat.
iii. Inspiration Drive, shall be constructed upon development of Lot 3, as shown on the conceptual plan attached hereto as Exhibit “B”.
iv. An eight foot sidewalk shall be provided within the right-of-way along CR-466A abutting lots 4-8.
v. A five foot sidewalk shall be provided within the right-of-way along CR-462 abutting Lots 8-11.
vi. The required sidewalks along CR462 and CR466A shall be constructed and maintained by the adjacent property owner, when the adjacent property is developed.
vii. Any proposed sidewalk activities, within Sumter County right of way, shall meet the requirements of the Public Right-of Way Accessibility Guidelines (PROWAG). Any proposed sidewalk construction within Sumter County right-of-way is contingent upon Sumter County approval.

L. Environmental Considerations. Environmental considerations were previously addressed during the platting of the Property.

M. Landscaping and Buffer Requirements.
1. All landscaping requirements shall be in accordance with the City’s Design District Standards.
2. All buffer requirements shall be in accordance with the City’s Design District Standards.
3. All landscaped and common areas shall be irrigated in accordance with the City’s Design District Standards.
4. All landscaping shall have appropriate irrigation and shall utilize reclaimed water if appropriate.
5. Any tree removal or replacement will be subject to the City’s LDR Section 6.10.

N. Lighting. Decorative lighting shall be provided as required in the City’s Design District Standards.

O. Signage. All signage shall comply with the City’s Land Development Regulations. The Project shall be allowed two (2) shared monument signs. The two (2) shared monument signs shall be located at the intersection of Rio Grand and C466A and the intersection of C462 and Inspiration Drive. Additionally, each commercial development or building fronting on C466A or C462 shall be limited to one (1), six (6) foot high, monument sign with 30 square feet of copy area, with the exception of lot 8 at the intersection of C466A and C462 which may have a nine (9) foot high monument with 45 square feet of copy area. If signage occurs in City of Wildwood easements, developer/owner shall be responsible for any damage to signage as caused by the City’s use of its easement.

P. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common and residential areas within the Project shall be the responsibility of the property owner, at no cost or obligation to the City. Guidelines as per the LDR/ Wildwood. Should the landlord/property owner/developer fail to timely perform these requirements, the City has the right to enforce these requirements on the landlord/property owner/developer and be reimbursed for reasonable attorney's fees, costs and expenses.

Q. Enforcement of Rules and Regulations. The developer/owner shall develop and provide rules and regulations which shall be binding and enforceable upon all tenants. Such rules and regulations shall be satisfactory to the City of Wildwood or its designated agent prior to permits being issued for construction of the improvements. If the property owner/landlord fails to enforce the rules and regulations, then the City of Wildwood shall have the right, but not the obligation, to enforce such rules and regulations upon the developer or landlord and the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.

R. Impact Fees. The Project shall be subject to all impact fees applicable at the time of permitting with the exception of the areas included in the agreement dated July 12, 2006. This exception only applies to City impact fees. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Project.

All impact fee credits for right-of-way donations and road construction completed by this project will be subject to an appropriate agreement with the appropriate government agencies.

S. Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review by the Project Review Committee, review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development.

T. Expiration of PD Due to the initiation of Project, this Project is vested and this Ordinance shall not expire.

SECTION 4. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 5. This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

PASSED AND ORDAINED in regular session of the City Commission of the City of

Wildwood, Sumter County, Florida, this _ day of _____, 2023.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____

ATTEST: _____ Ed Wolf, Mayor

Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to Form:

_____

City Attorney

EXHIBIT A

LEGAL DESCRIPTION

Lots 1 through 12, inclusive and Tract “A”, Turkey Run, as per plat thereof, recorded in Plat Book 17, Pages 31-31A, Public Records of Sumter County, Florida.

LOT ID #	ORIGINAL PUD	EXISTING UNITS	PROPOSED USE	TOTAL EQUIVALENT MULTI-FAMILY UNITS
1	170 MF	209 ILF BEDS		85 MF**
2	98 ALF Beds(40MF)	0	96 MF	96 MF
3	144 MF	0	144 MF	144 MF
	TOTAL *354 MF	0	TOTAL: 240 MF	TOTAL: 325 MF
4		10,000 SF RETAIL		
5			8,000 SF RETAIL	
6				
7			6,119 SF AUTO CONVENIENCE	
8				
9				
10				
11				
12			244 HOTEL ROOMS	

* 314 Multi-Family + 40 (98/2.4/ Lot 2) = 354 Total Multi-Family
** 209 ILF Beds ÷ 2.44 = 85 MultiFamily Equivalent Units

Owners:

AH Wildwood LLC
Harrison Street Real Estate LLC C/O ALTU
Southlake, TX 76092

Providence Assisted Real Estate LLC
C/O Capital Health Holding LP
Baltimore, MD 21209

PMF Wildwood I LLC
315 E Robinson St STE 600
Orlando, FL 32801

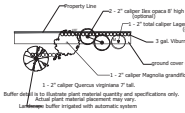
Turkey Run LLC
145 Lincoln Ave STE B
Winter Park, FL 32789

EMW Properties LLC
7623 Rio Grande Blvd
Wildwood, FL 34785

City of Wildwood
100 N Main St
Wildwood, FL 34785

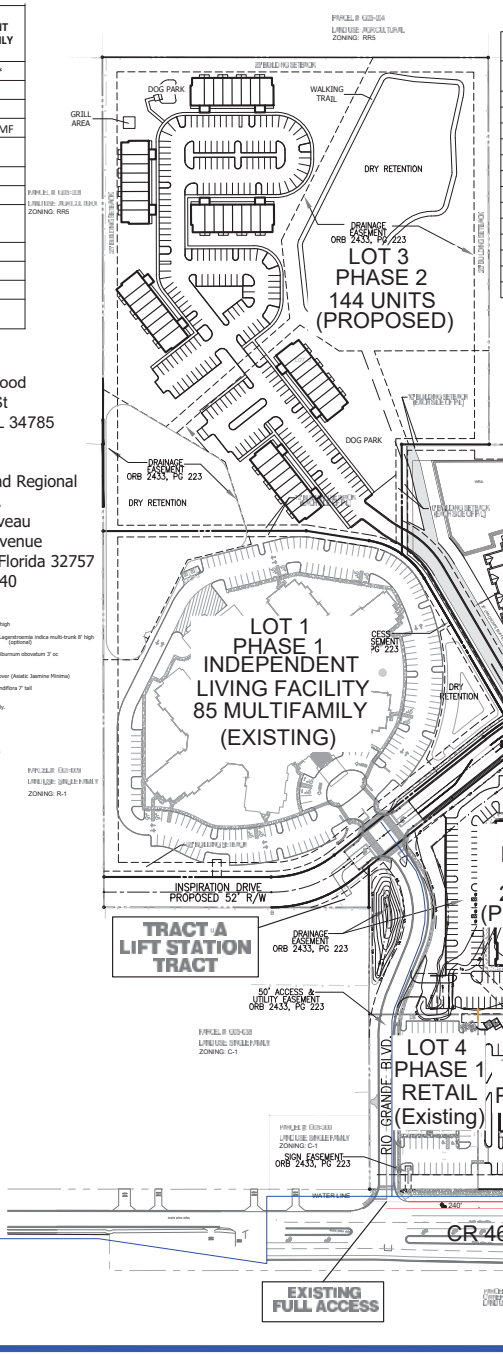
Applicant:

LPG Urban and Regional Planners, Inc.
c/o Greg Beliveau
1162 Camp Avenue
Mount Dora, Florida 32757
(352)-385-1940



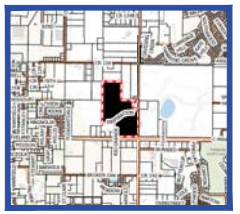
100 Feet of
Typical 25' Perimeter Landscape Buffer

Total acreage: 41.09 Acres± (1,789,880 sf)
Total developable acreage: 41.09 Acres± (1,789,880 sf)
Existing Zoning: CMU*
*Will comply with City of Wildwood Neighborhood Design Standards
Existing FLU: Central Mixed Use
Max Density: 14 Units/Acre
Proposed Density: 7.9 Units/Acre
Maximum ISR: 80%
Maxium FAR: 75%
Minimum Open Space: 25% (10.27 Acres)
Buffers:
North - 25' Landscape Buffer
South - 25' Landscape Buffer
West - 25' Landscape Buffer
East - 25' Landscape Buffer
Commercial:Lots 4-12 (208,285 sf)
List of Commercial Uses:
*Retail
*Multi-Tenant Retail
*Restaurant with/without drive-through
*Convenience stores with/without fuel operation
*Auto Retail
*Carwash and Auto Detailing Facilities
*Full or Self-Service Service and Repair Shops for Automobiles, Small Engines and other similar uses
*Office
*Medical Office
*Hotel (244 units)
Water and Sewer to be provided by the City of Wildwood.
*Plans are Conceptual Only and are subject to engineering
11 Residential Buildings



PUD IMPERVIOUS AREA / OPEN SPACE

Number of Residential Buildings	LOT ID	LAND USE	IMPERVIOUS AREA	RETENTION AREA	OPEN SPACE
1	(1) 7.58 ACRES	INDEPENDENT LIVING FACILITY	217,754 SF (69.9%)	38,457 SF (0.68 AC)	93,990 SF (28.5%)
2	(2) 5.13 ACRES	MULTI FAMILY	169,475 SF (75.8%)	0 SF (0 AC)	53,988 SF (24.2%)
6	(3) 12.31 ACRES	MULTI FAMILY	286,735 SF (62.6%)	124,200 SF (2.85 AC)	171,586 SF (32.0%)
	(4) 1.28 ACRES	EX. COMMERCIAL-RETAIL	39,412 SF(70.8%)	0 SF (0 AC)	16,261 SF (29.2%)
	(5) 1.41 ACRES	COMMERCIAL	49,088 SF (80%)	0 SF (0 AC)	12,272 SF (20.0%)
	(6) 1.03 ACRES	COMMERCIAL	36,008 SF (80%)	0 SF (0 AC)	9,002 SF (20.0%)
	(7) .87 ACRES	COMMERCIAL	30,145 SF (80%)	0 SF (0 AC)	7,537 SF (20.0%)
	(8) 1.11 ACRES	COMMERCIAL	38,778 SF (80%)	0 SF (0 AC)	9,695 SF (20.0%)
	(9) 1.31 ACRES	COMMERCIAL	45,585 SF(79.6%)	0 SF (0 AC)	11,397 SF (20.0%)
	(10) 1.18 ACRES	COMMERCIAL	40,959 SF (80%)	0 SF (0 AC)	10,240 SF (20.0%)
	(11) 1.47 ACRES	COMMERCIAL	51,173 SF (80%)	0 SF (0 AC)	12,794 SF (20.0%)
2	(12) 4.55 ACRES	HOTEL	158,492 SF (80%)	0 SF (0 AC)	39,623 (SF (18.1%)
TOTAL: 11	TOTAL: 37.9 ACRES		TOTAL 26.71 ACRES (65%)		TOTAL: 10.3 ACRES (25%)



Location

PHASE CHART

PHASE	LOT #'S	Time Frame
1	1,4	Existing
2	3,5,6,7,8,11	12-24 Months
3	2,9,10	36-48+ Months

PUD AREA BREAKDOWN

LOT/TRACT ID	LAND USE	AREA
1	INDEPENDENT LIVING FACILITY	7.58 AC
2	MULTIFAMILY	5.13 AC
3	MULTIFAMILY	12.31 AC
4-12	COMMERCIAL	14.68 AC
A	LIFTSTATION	0.09 AC
B	52' ROW TRACT	1.72 AC
	TOTAL	41.09 AC

IMPERVIOUS AREA

LAND USE	IMPERVIOUS AREA
52' ROW TRACT	63,766 SF (1.46 AC)
LIFT STATION TRACT	3,219 SF (0.07 AC)
PUD TOTAL	1,158,483 SF (26.60 AC)
TOTAL	1,225,468 SF (28.13 AC)

BUILDING SETBACKS

LOCATION	REQUIRED
52' RIGHT OF WAY	25 FEET
PUD PERIMETER	25 FEET
INTERIOR PROPERTY LINE	10 FEET

LANDSCAPE SETBACKS

LOCATION	REQUIRED
52' RIGHT OF WAY	25 FEET
PUD PERIMETER	15 FEET
INTERIOR PROPERTY LINES	10 FEET
CR 466-A & CR 462	25 FEET

LEGAL DESCRIPTION

Lots 1 through 12, inclusive and Tract "A", Turkey Run, as per plat thereof, recorded in Plat Book 17, Pages 31-31A, Public Records of Sumter County, Florida.

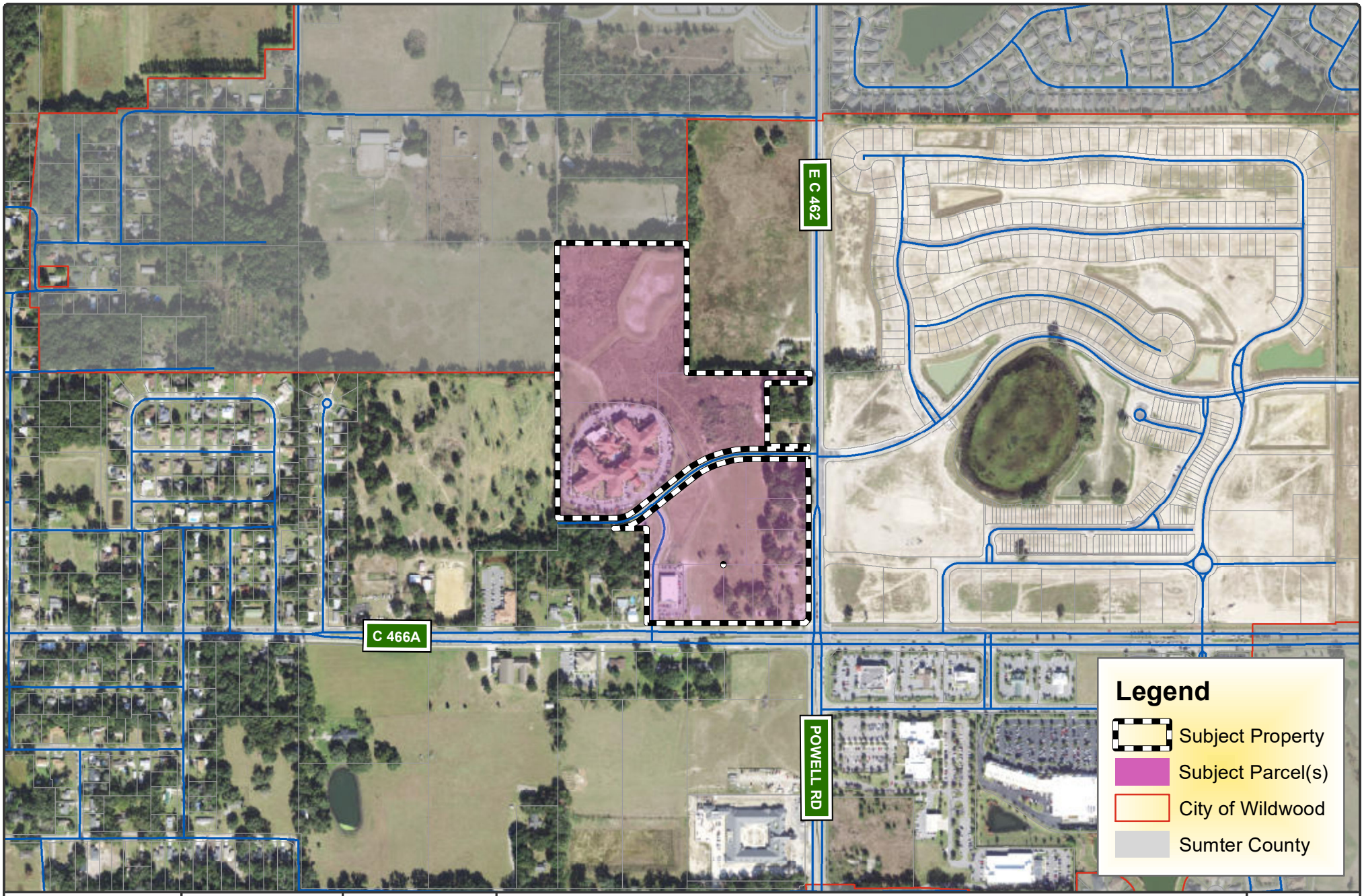
1 of 1

Urban & Regional Planners, Inc.
1162 CAMP AVENUE - MT. DORA, FL 32757
(352)385-1940 / FAX (352)383-4824
1999-1

Turkey Run II

Wildwood, FL

December 6th, 2022



WILDWOOD FLORIDA
EST. 1877

CITY OF WILDWOOD
100 North Main Street
Wildwood, FL 34785
Phone: (352) 330-1330
www.wildwood-fl.gov

Feet
0 330 660

PD 2205-001

TURKEY RUN PD AMENDMENT

PARCELS G05V001, G05V002, G05V003, G05V004, G05V005, G05V006
G05V007, G05V008, G05V009, G05V010, G05V011, G05V012 & G05V013

MAP 1B
LOCATION MAP
MAY 2022

ORDINANCE NO. O2022-___

AN ORDINANCE OF THE CITY OF WILDWOOD GRANTING A REQUEST FOR A PLANNED DEVELOPMENT AMENDMENT PURSUANT TO SECTION 8.6 OF THE LAND DEVELOPMENT REGULATIONS FOR CERTAIN PROPERTY WITHIN THE CITY OF WILDWOOD, FLORIDA; OWNED BY TURKEY RUN II, LLC; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the first Turkey Run Planned Development application was filed on or about August 18, 2008; and

WHEREAS, the City Commission of the City of Wildwood, Florida passed and ordained Ordinance 616 on or about November 10, 2008; and

WHEREAS, said Ordinance was recorded on February 25, 2009, in O.R. Book 2040, Page 136, Public Records of Sumter County, Florida; and

WHEREAS, it was found that the property description provided to the City contained scriveners errors; and

WHEREAS, the City Commission passed and ordained Ordinance O2010-27 on or about December 13, 2010, correcting said scrivener's errors; and

WHEREAS, said Ordinance was recorded on January 4, 2011, in O.R. Book 2270, Page 315, Public Records of Sumter County, Florida; and

WHEREAS, actual construction began on the site on or about June 15, 2012; and

WHEREAS, the first Turkey Run Planned Development Amendment application was filed on or about October 11, 2017; and

WHEREAS, the City Commission of the City of Wildwood, Florida passed and ordained Ordinance O2017-72 on or about January 22, 2018, thereby amending and restating Ordinances 616 and O2010-27 in their entirety; ~~and~~ which

~~**WHEREAS**, said~~ Ordinance was recorded on February 15, 2018, in O.R. Book 3370, Page 303, Public Records of Sumter County, Florida; and

WHEREAS, the second Turkey Run Planned Development Amendment application was filed on or about January 24, 2022 (the "Application"; and

~~**WHEREAS**, the City now wishes to Amend and Restate Ordinances 616 and O2010-27 in their entirety by enacting this Ordinance_____; and~~

WHEREAS, it is the intention of the City for this ~~amendment and restatement~~ Amended and Restated Ordinance to supersede Ordinance~~s 616 and~~ 020170-7227, ~~by enacting this Ordinance~~.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Wildwood, Florida, as follows:

The aApplication filed by Turkey Run II, LLC (hereinafter referred as the, "Developer") for a Planned Development Amendment was heard by and before the City Commission, Wildwood, Florida on this _____ day of _____ 2022. Based upon the verified application and supporting documents, analyses, maps, charts, other evidence and instruments; the advice, report and recommendations of the Project Review Committee; the testimony adduced and evidence received at the Public Hearing by the Planning and Zoning Board on ~~_____ day of~~ _____, 2022; and otherwise being fully advised, the City Commission does hereby find and determine as follows:

SECTION 1: GENERAL FINDINGS

A. That the Turkey Run, II LLC Planned Development Amendment Application (hereinafter referred to as the "Project") was duly and properly filed herein on January 24, ~~_____ day of _____,~~ 2022, and

B. That all fees required to be borne and paid by the Developer have been paid in accordance with the City of Wildwood Fee Schedule; and

C. That the Project was reviewed by the Project Review Committee and found to meet or exceed the minimum standards of the City's Comprehensive Plan, Land Development Regulations, Code of Ordinances, and all other applicable ordinances and regulations; and

D. That the Developer intends to develop a Project consisting of 41.09 acres, more or less, which is situated in Wildwood, Florida. This land is legally described in "Exhibit A" attached hereto; and

E. That the Developer has complied with the conceptual development plan provision as required by Section 8.4 of the Land Development Regulations; and

F. That the Developer has complied with the Planned Development Amendment provisions as required by Section 8.6 of the Land Development Regulations.

~~E.~~

~~F.~~ That the City has complied with the due notice requirements of subsection 8.2 (E) and (F)~~3.3(B)~~ of the Land Development Regulations.

G.

SECTION 2: FINDINGS REGARDING PLANNED DEVELOPMENT OVERLAY

A. That the Applicant has applied for a Planned Development (PD) Amendment ~~Central Mixed Use Planned Development (CMU)~~ of the lands described in "Exhibit A" ~~and a PD Overlay~~.

B. That the ~~current~~ zoning district of the subject land described in "Exhibit A" is classified as Central Mixed Use (CMU) ~~Planned Development (PD)~~ on the City of Wildwood Zoning Map; and

C. That the Project is consistent with the City of Wildwood Comprehensive Plan, the intent and purpose of the City of Wildwood Land Development Regulations, and does promote the public health, safety, morals, welfare, and orderly growth of the City of Wildwood; and

D. That the City of Wildwood Land Development Regulations are consistent with the provisions of the "Planned Development Agreement" as hereinafter set forth in Section 3 of this Ordinance. With respect to any conflict between the Land Development Regulations and the "Planned Development Agreement", the provisions of the "Planned Development Agreement" shall govern. Unless specific conditions are included in the "Planned Development Agreement" waiving or replacing the terms and conditions of the Land Development Regulations, the terms and conditions of the most current Land Development Regulations shall prevail; and

~~E.~~ This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

E.

SECTION 3: PLANNED DEVELOPMENT AGREEMENT GENERAL PROVISIONS

A. ~~General~~ Development Concept. The Project shall be developed as a Planned Development substantially in accordance with this Ordinance. This Planned Development Agreement shall govern the development of the Project.

B. Conceptual Development Plan. The project includes a conceptual development plan pursuant to Section 8.4 of the Land Development Regulations. The conceptual development plan prepared by LPG Urban & Regional Planners, Inc., dated September 1, 2022, as amended, is incorporated into this Ordinance as "Exhibit B" attached hereto. The conceptual development plan is substantially consistent with City of Wildwood Comprehensive Plan.

1) The conceptual development plan illustrates the general location of the following land uses:

a. Commercial Retail Uses and Offices

b, Residential: Multi-family

c. Public/Semi Public: Independent Living Facility

d. Commercial Tourism: Hotel

Commented [RR1]: Format for Section 3 should match the Sample PD format in Section 3. Will also need redline strikethrough-underline in this section so we can see clearly what changes have been made form the existing PD

Commented [j2]: **Conceptual Plan**
LDR 8.4(A)3 – Add zoning to adjacent parcel to the north and west side of the project.
LDR 8.4(A)5 – Recreation facilities not provided on the concept plan.
LDR 8.4(A)6 – Add the number of residential buildings.
LDR 8.4(A)8 – Show all sidewalks on the concept plan.
LDR 8.4(A)10 – Location of nearest potable water and sanitary sewer
6. LDR 8.4(A)11 – Add time frame for final approval to be filed with the City of Wildwood for the phases..
7. LDR 8.4(A)12 – Correct Zoning from PUD to CMU and add Neighborhood Design Standards.
8. General Note: Label all exhibits

2) The conceptual development plan is conceptual in nature and may be affected or modified by final zoning approval and conditions, by floodplain management regulations, final wetland or protected species locations and jurisdictional boundaries, final engineering, permitting, surveys, or conservation easements. If there are any inconsistencies between the written ordinance and the conceptual development plan, the written ordinance will supersede.

C. Development Program. The Project shall be developed in multiple phase(s) in accordance with the conceptual development plan and this Section.

1) TYPE OF DEVELOPMENT. The project is a mixed use development consisting of residential, commercial, institutional, and tourism with residential densities not to exceed 15 units/acre.

2) Land Use Breakdown. Acreages devoted to each land use over the life of the Project shall be in accordance with the following table:

Land Use	**Total (Acres)**
Commercial Retail Uses and Offices	9.71
Residential: Multi-family	17.44
Public/Semi Public: Independent Living Facility	7.58
Commercial Tourism: Hotel	4.55
Utilities/ROW	1.81
Total	**41.09**

3) Maximum Development Potential. Residential and non-residential development within the Project shall not exceed the following:

Land Use	**Square Feet (SF)**	**Beds/Units**
Commercial Retail Uses and Offices	208,285 SF	
Residential: Multi-family		240 Units
Public/Semi Public: Independent Living Facility		85 Units
Commercial Tourism: Hotel		244 Rooms

~~A.~~

~~1. Development of this project shall be governed by the contents of this document and applicable sections of the City of Wildwood Land Development Regulations and Code of Ordinances and all other applicable rules, regulations and ordinances of the City.~~

~~2. Where in conflict, the terms of this document shall take precedence over the City of Wildwood Land Development Regulations and Code of Ordinances, and all other applicable rules, regulations and ordinances of the City.~~

3. Unless otherwise noted, the definition of all terms shall be the same as the definitions set forth in the City of Wildwood Land Development Regulations.
4. The purpose of this PD is to:
   i. Meet the requirement, as set forth in City of Wildwood, LDR, Section 3.5, zoning district that any parcel of property zoned mixed use that is over ten acres must follow the PD procedure;
   ii. Provide for a mixed use development;
   iii. Create an attractive and high-quality environment which is compatible with the scale and character of the local environment;
   iv. Protect and enhance the environment, and promote sustainable development principles;
   v. Develop a residential area that is safe, comfortable and attractive to pedestrians;
   vi. Provide social and community facilities to serve the new development and to enhance existing provision in the area;
   vii. Reinforce streets as public places that encourage pedestrian and bicycle travel;
   viii. Maximize open space in the development.
   ix. Participate in providing an additional access route to help alleviate traffic on CR462.

B. Land Uses.

The proposed Planned Development plan, attached hereto as Exhibit "B", is incorporated into this Ordinance. Elements in the proposed plan include residential, commercial and institutional uses. The approximate percentages or units devoted to each land use shall be as follows:

Multi-family 354 units/15 units per acre based on gross acreage of project site (see attached email #1)
Commercial Approximately 208,285 square feet
Institutional 209 bed Independent Living Facility
Minimum Open Space: 25%

4) Land Use (Trip) Equivalency Matrix. Land Uses may be converted in accordance with the following Table. The coefficients are based on the trip generation, per the Institute of Transportation Engineers Trip Generation Manual, 11th Edition.

Densities may be revised per the following matrix: 1000 SF of Retail = 4,836.51 SF OFFICE = 20.2 ALF Beds = 8.20 Multi Family Units = 7.16 Hotel Rooms or 1 Multi Family Unit = 2.44 ALF Beds = 589.82 SF OFFICE = 121.95 SF RETAIL = 0.87 Hotel Rooms. Further, utilization of the matrix provided here in shall be determined to be a non-substantial deviation.

Commented [RR3]: Matrix needs to be in table form for clarity

Density Conversion Matrix per 1 Multi-Family Unit

1 Multi-Family Unit	589.82 SF Office
1 Multi-Family Unit	121.95 SF Retail
1 Multi-Family Unit	2.44 ALF Beds
1 Multi-Family Unit	.87 Hotel Rooms

Density Conversion Matrix per 1,000 Square Feet of Retail	
1000 SF Retail	4,836.51 SF Office
1000 SF Retail	20.2 ALF Beds
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1000 SF Retail	7.16 Hotel Rooms

~~C.~~D. Residential. The multi-family portion of the development consists of 354 units. The maximum density shall be 15 units per acre based on gross acreage of the entire project site.

Commented [j4]: Section 3 (D) – Shows multi-family having 354 units and Section 3 (C)(3) shows the max development potential for multi-family is 244 units, please verify the number of units in both sections

~~D.~~E. Recreation. A park area shall be provided for ~~the~~ each residential ~~area~~ parcel. In addition to the recreation areas, open space will be provided within the total development site.

~~E.~~F. Standards for Apartments/Multi-Family/Commercial. Minimum 20' set back around perimeter of the project except on proposed road frontage. Buffer requirements as set forth in the Commercial/Residential design standards must be met. Maximum Building Height: 5 stories, unless jointly approved by the Sumter County Fire Department and the City Commission.

~~F.~~G. Building Design.

1. Residential building design shall be in compliance with the City's Design District Standards Chapter 2, Section F~~Residential Design Standards~~.
2. Commercial building design shall be in compliance with the City's Design District Standards~~Commercial Design Standards~~. Neighborhood ~~Commercial~~ Design District shall apply to that portion of the Commercial property extending from the southeast corner of the property, west 600 feet along CR466A and out-parcels not abutting CR466A or CR462. The City will allow a maximum of two (2) rows of parking in front of the buildings, over 5000 SF, abutting CR462 and CR466A with

additional landscaping. The remainder of the Commercial property abutting CR466A shall conform to the Downtown Commercial Design Standards.

3. Drive-thrus shall be permitted for banks, restaurants, drug stores and similar type uses for that portion of the property covered under Neighborhood ~~Commercial~~Design District.

H. Development Standards. Unless otherwise noted, the Project shall adhere to the zoning district standards prescribed in Chpater 3 of the Land Devleopment Regulations for the Central Mixed Use (CMU) zoning district.

I. Design District Standards. Unless otherwise noted, the Project shall adhere to the Community Design Standards pursuant to Section 6.12 of the Land Development Regulations.

~~G.~~J. Open Space. The Project shall contain a minimum of 25% of Open Space. Open space shall include wetlands, preservation areas, greenspace, and landscape buffers. Open space may include areas such as trails, plazas, courtyards, and other similar public areas. Open space may also include recreation areas and amenities provided said amenities or area is not enclosed with conditioned space, including a pool. For purposes of meeting open space requirements, up to 50% of the drainage retention areas may be included in the open space calculation; however, the amount of open space credit from drainage retention areas shall not exceed 50% of the open space requirement. Open space shall not include open bodies of water, rights-of-way (public or private), yards, or lots of record per plat, driveways, off street parking areas or other impervious surface areas that do not meet the criteria. ~~The open space shall include, but not be limited to, project buffer areas, recreation areas, draining areas, portions of retention areas, landscaped areas and community parks.~~ The open space shall be interconnected wherever possible to provide a continuous network within and adjoining the site. Open space shall be calculated ~~as specified in Table 3-4, Density Intensity and Lot Standards (D)~~ and illustrated per the table titled "PUD Impervious Area/Open Space" on Exhibit B.

~~H.~~K. Public Facilities.

1. Potable Water and Wastewater. The Project has connected to the City Potable Water system and the City Sanitary Sewer system, prior to any permits being issued for any structure (except temporary construction uses) on the Project.
2. Solid Waste. Waste services shall be provided by the City of Wildwood Franchisee.
3. Drainage. The maintenance of the drainage system shall be the responsibility of the property owner.

~~3.~~4. Underground Utilities. All utilities shall be underground. Developer is responsible for running utilities underground.

~~4.~~5. Transportation.

i. The Transportation Mitigation Agreement Between Turkey Run Development, The City of Wildwood and Sumter County Board of

County Commissioners shall govern the roadway and access Improvements set forth and addressed therein. A true and correct copy of the Transportation Mitigation Agreement Between Turkey Run Development, The City of Wildwood and Sumter County Board of County Commissioners is attached hereto as "Exhibit C."

ii. Development access points shall be provided in accordance with NFPA 1141.5.1.4. Compliance with said NFPA standard shall be demonstrated on individual project site plans.

i. ~~There shall be a minimum of two (2) ingress and egress points for the Project. The location shall be determined by Sumter County and the City of Wildwood. A cross connection stub out shall be provided on the south side of parcel #G05Q004 to aid in interconnectivity between existing and future developments.~~

~~5.~~6. Streets and Sidewalks.

i. Sidewalks shall be required throughout all residential portions of this development. Sidewalks shall be at least five feet in width.

ii. The City and the developer will enter into a written agreement concerning maintenance of the streets and sidewalks on Inspiration Drive and Rio Grande Blvd. per the plat.

iii. ~~The City shall construct and maintain an 8' multi-modal pathway along the roads constructed by the developer.~~

~~iv.~~iii. Inspiration Drive, shall be constructed upon development of ~~either Lot 2 or~~ Lot 3~~, whichever is developed first~~, as shown on the conceptual plan attached hereto as Exhibit "B".

~~v.~~iv. An eight foot sidewalk shall be provided within the right-of-way along CR-466A abutting lots 4-8.

~~vi.~~v. A five foot sidewalk shall be provided within the right-of-way along CR-462 abutting Lots 8-11.

vi. The required sidewalks along CR462 and CR466A shall be constructed and maintained by the adjacent property owner, when the adjacent property is developed.

~~vii.~~ Any

vii. proposed sidewalk activities, within Sumter County right of way, shall meet the requirements of the Public Right-of Way Accessibility Guidelines (PROWAG). Any proposed sidewalk construction within Sumter County right-of-way is contingent upon Sumter County approval.

Commented [j5]: Language added in accordance with Sumter County Fire comment.

Commented [j6]: Language added in accordance with Sumter County Public Works Comment

L. Environmental Considerations. Environmental considerations were previously addressed during the platting of the Property.

~~I.~~M. Landscaping and Buffer Requirements. ~~All landscaping and buffer requirements shall be in accordance with the City's Design District Standards.~~

1. All landscaping requirements shall be in accordance with the City's Design District Standards.
2. All buffer requirements shall be in accordance with the City's Design District Standards.

~~1.~~3. All landscaped and common areas shall be irrigated in accordance with the City's ~~Residential and Commercial~~ Design District Standards.

~~2.~~4. All landscaping shall have appropriate irrigation and shall utilize reclaimed water if appropriate.

~~3.~~5. Any tree removal or replacement will be subject to the City's LDR Section 6.10.

~~J.~~ Lighting. Decorative lighting shall be provided as required in the City's ~~Commercial or Residential~~ Design District Standards.

N.

~~K. Utilities. All utilities shall be underground. Developer is responsible for running utilities underground.~~

~~L.~~O. Signage. All signage shall comply with the City's Land Development Regulations. The Project shall be allowed two (2) shared monument signs. ~~-~~The two (2) shared monument signs shall be located at the intersection of Rio Grand and C466A and the intersection of C462 and Inspiration Drive. Additionally, each commercial development or building fronting on C466A or C462 shall be limited to one (1), six (6) foot high, monument sign with 30 square feet of copy area, with the exception of lot 8 at the intersection of C466A and C462 which may have a nine (9) foot high monument with 45 square feet of copy area. ~~Additionally, each commercial development or building fronting C466A or C462 shall be allowed one (1) monument sign each. The locations of the monument signs are shown as part of Exhibit "B". Each Lot shall be entitled to signage relating to such lot.~~ If signage occurs in City of Wildwood easements, developer/owner shall be responsible for any damage to signage as caused by the City's use of its easement.

~~M.~~P. Maintenance of Common Areas. Maintenance and repair of structures, lawn mowing, and landscaping maintenance of all common and residential areas within the Project shall be the responsibility of the property owner, at no cost or obligation to the City. Guidelines as per the LDR/ Wildwood. Should the landlord/property owner/developer fail to timely perform these requirements, the City has the right to enforce these requirements on the landlord/property owner/developer and be reimbursed for reasonable attorney's fees, costs and expenses.

~~N.~~Q. Enforcement of Rules and Regulations. The developer/owner shall develop and provide rules and regulations which shall be binding and enforceable upon all tenants. Such rules and regulations shall be satisfactory to the City of Wildwood or its designated agent prior to permits being issued for construction of the improvements. If the property owner/landlord fails to enforce the rules and regulations, then the City of Wildwood shall have the right, but not the obligation, to enforce such rules and regulations upon the developer or landlord and the City should be entitled to reasonable attorney's fees and costs for enforcement regardless of whether or not a suit has been filed.

~~O.~~R. Impact Fees. The Project shall be subject to all impact fees applicable at the time of permitting with the exception of the areas included in the agreement dated July 12, 2006. This exception only applies to City impact fees. All impact fees are to be paid before issuance of any building permit. Proof of Sumter County impact fees paid shall be provided to the City of Wildwood. Any impact fees adopted by the City of Wildwood, Sumter County or the Sumter County School Board prior to issuance of building permits shall also be applicable to the Project.

All impact fee credits for right-of-way donations and road construction completed by this project will be subject to an appropriate agreement with the appropriate government agencies.

~~P.~~ Amendments. All modifications requiring an amendment to the Planned Development Agreement shall require review by the Project Review Committee, review and recommendation of the Planning and Zoning Board and action by the City Commission in the same manner as an Application for Planned Development~~Any substantial deviation from the PUD Concept Plan, or deviation from the terms of this Ordinance, shall be approved by the City Commission in accordance with the legal procedures to amend zoning ordinances.~~

S. .

~~Q.~~

~~R.~~T. Expiration of PD Due to the initiation of Project, this Project is vested and this Ordinance shall not expire.

SECTION 4. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a Court or competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of said Ordinance.

SECTION 5. This Ordinance shall be effective upon adoption during the second and final reading by the City of Wildwood City Commission.

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this day of , 2022.

~~**SECTION 4: SEVERABILITY.** If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.~~

~~**SECTION 5: CONFLICT.** That portion of Ordinance 435 related to this property in conflict herewith is hereby repealed. All other portions of Ordinance 435 remain in full force and effect. With regard to the PD property, this ordinance shall prevail if there is a conflict with any other ordinance. However, to the extent there is no conflict, all other ordinances are applicable to the PD property.~~

SECTION 6: EFFECTIVE DATE. This Ordinance shall become effective immediately upon its approval and adoption by the City Commission.

PASSED AND ORDAINED in regular session of the City Commission of the City of Wildwood, Sumter County, Florida, this __ day of _____, 2022___.

CITY COMMISSION

CITY OF WILDWOOD, FLORIDA

_____

ATTEST: _____ Ed Wolf, Mayor

Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to Form:

_____

Ashley Hunt, City Attorney

LIST OF EXHIBITS

"A" Legal Description
"B" Concept Plan

~~Email #1~~

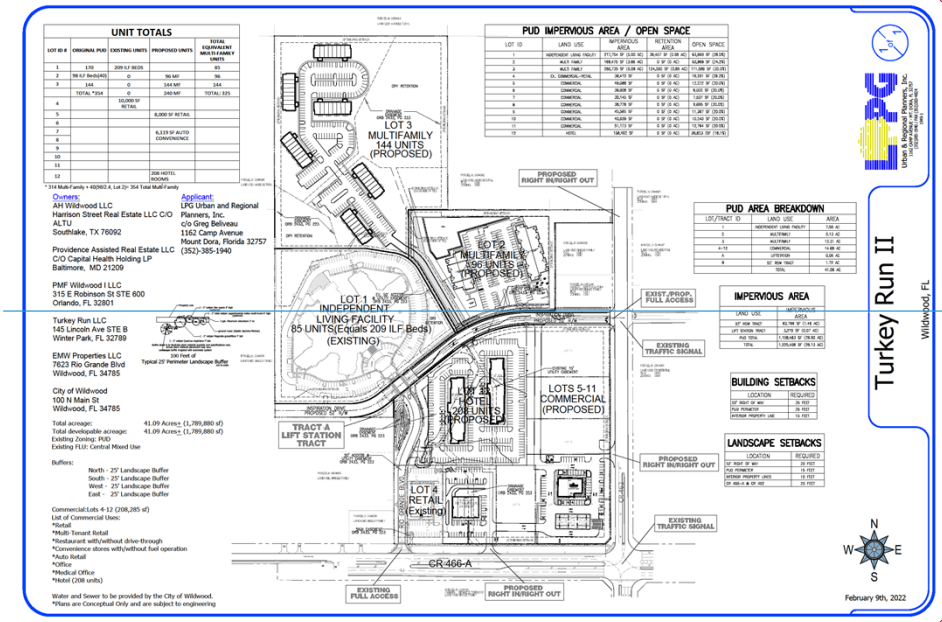
EXHIBIT A

LEGAL DESCRIPTION
~~TURKEY RUN~~

Lots 1 through 12, inclusive and Tract “A”, Turkey Run, as per plat thereof, recorded in Plat Book 17, Pages 31-31A, Public Records of Sumter County, Florida.

EXHIBIT B

CONCEPT PLAN
~~**TURKEY RUN**~~



Commented [j7]: From City of Wildwood Utility Department - Exhibit shown does not show existing infrastructure. Add all water and sewer
infrastructure to exhibit, to show all conflicts this change will have with the existing
utility lines.

Commented [RR8]: Please submit a separate PDF of the concept plan and include all items listed in LDR Sec. 8.4

Commented [j9]: LDR 8.4(A)3 – Add zoning to adjacent parcel to the north and west side of the project.
LDR 8.4(A)5 – Recreation facilities not provided on the concept plan.
LDR 8.4(A)6 – Add the number of residential buildings.
LDR 8.4(A)8 – Show all sidewalks on the concept plan.
LDR 8.4(A)10 – Location of nearest potable water and sanitary sewer
6. LDR 8.4(A)11 – Add time frame for final approval to be filed with the City of Wildwood for the phases..
7. LDR 8.4(A)12 – Correct Zoning from PUD to CMU and add Neighborhood Design Standards.
8. General Note: Label all exhibits

Reference Email #1
Turkey Run

From: Melanie Peavy <mpeavy@wildwood-fl.gov>
Sent: Tuesday, November 2, 2021 3:41 PM
To: Rosen, Robert <rrosen@burr.com>
Cc: Greg Beliveau <gregb@lpgurp.com>; Roxann Read <rread@wildwood-fl.gov>; Tom Skelton <tomskelton468@gmail.com>; gzuckerman@rockproperties.us; Marc Sumner <Marc.Sumner@berkadia.com>
Subject: [EXTERNAL] RE: Turkey Run/Entitlements

Rob,

It has been determined that after the development of lots 1 & 3, there will be 125 MF units remaining. Please see below calculations below.

314 units/15 upa
200,285 SF commercial
98 ALF beds

314 + 40 {98/2.4, lot 2} = 354 MF units
354 – 85 {lot 1} = 269
269 – 144 {lot 3} = **125 MF units**

Please be advised that although you have 125 MF units available, you will be required to demonstrate compliance of the overall project with the underlying land use. Also note that staff will require the paragraph-style matrix, located in SECTION 3(B), to be illustrated as a table and cleared up for ease of use and to prevent multiple avenues of interpretation.

All property owners within the identified PD area will be party to the final agreement.

Melanie Peavy, CPM, AICP
Development Services Director
Ph: 352-330-1334
Fax: 352-330-1339
www.wildwood-fl.gov

City of Wildwood, Florida
Planning & Zoning Board/Special Magistrate

The case below was heard on Tuesday, December 6, 2022, by the Special Magistrate. The applicant seeks approval and favorable recommendation from the City of Wildwood Planning and Zoning Board/Special Magistrate for O2022-96. The parcel is generally location at the northwest intersection of C462 and C466A.

Case #	PD 2205-001 Turkey Run PD Amendment
Parcel(s)	G05V001, G05V002, G05V003, G05V004, G05V005, G05V006, G05V007, G05V008, G05V009, G05V010, G05V011, G05V012, G05V013
Applicant	LPG Urban & Regional Planners, Inc (Greg Beliveau)
Owner	Turkey Run et al

Under Land Development Regulation (LDR) § 8.2(E), the Planning and Zoning Board/Special Magistrate has a duty to make a recommendation to the City Commission on all proposed planned development amendments.

Based upon the testimony, evidence and information presented as to the criteria set forth in LDR § 8.2(G), the Special Magistrate recommends approval of the planned development amendment.

The Special Magistrate gives a favorable recommendation of Ordinance O2022-96 to the City Commission for final determination.

Dated: December 6, 2022



Lindsay C.T. Holt
Special Magistrate City of Wildwood

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CDD 2211-001 Eastport Community Development District**

REQUESTED ACTION: Staff recommends approval of the Petition to Establish Eastport Community Development District.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The applicant is seeking approval from the City Commission to establish a Community Development District (CDD) for a portion of The Villages of Southern Oaks, to be referred to as Eastport Community Development District.

The project consists of approximately 50.35 acres of land, including approximately 250,000 square feet of commercial space, with the possibility of additional mixed uses, including residential.

A proposed infrastructure plan is included as an attachment with the Petition to Establish Eastport Community Development District. The landowner/CDD is proposing to construct the roadways, landscaping and irrigation in common areas, parking areas, master earthwork and stormwater collection systems and project entry features associated with the Project. The total estimated cost of these improvements is $50,732,160. The CDD will own, operate and maintain the utilities, amenities, drainage facilities, landscaping and water bodies. The City of Wildwood will own, operate and maintain the roads within the development.

DATED: 01/03/2023

Terri O'Neal

Terri O'Neal
Planning Manager, Development Services

ORDINANCE 2023-1

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING AND NAMING EASTPORT COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTER 190 OF THE FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; GRANTING SPECIAL POWERS; NAMING THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 190, Florida Statutes, The Villages Development Company, LLC ("Petitioner"), has petitioned the City Commission of the City of Wildwood, Florida ("Commission"), to adopt an ordinance establishing the Eastport Community Development District ("District"), pursuant to Chapter 190, Florida Statutes (2021); and,

WHEREAS, Petitioner is a Florida limited liability company authorized to conduct business in the State of Florida; and,

WHEREAS, pursuant to Chapter 190, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the petition for establishment ("Petition") at a duly noticed public hearing conducted by the Commission; and,

WHEREAS, upon consideration of the record established at that hearing, the Commission determined that the statements within the Petition are true and correct; that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan; that the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community; that the District is the best alternative available for delivering community development services and facilities to the area served by the District; that the services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities and that the area to be served by the District is amenable to separate special-district governance; and,

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition.

NOW, THEREFORE, be it ordained by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1: RECITALS. That the recitals above are hereby incorporated as if fully set forth herein.

SECTION 2: AUTHORITY. This Ordinance is adopted in compliance with, and pursuant to, the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2021).

SECTION 3: DISTRICT NAME. There is hereby established a community development district situated within the City of Wildwood, Florida, which shall be known as the "Eastport Community Development District".

SECTION 4: EXTERNAL BOUNDARIES OF THE DISTRICT. Encompassing approximately 50.35 acres, the external boundaries of the District are described in Exhibit A attached hereto.

SECTION 5: POWERS AND FUNCTIONS. The powers and functions of the District are described in Chapter 190, Florida Statutes. Consent is hereby given to the District's Board of Supervisors to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities described and authorized by section 190.012(3)(a), (d) and (e), Florida Statutes, as long as they do not conflict with systems and facilities provided by the City of Wildwood.

SECTION 6: BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Heather Owen, John Judge, Geno Jarquin, Dave Lewis and Ashley Abbott. All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

SECTION 7: SEVERABILITY. If any section, sentence, clause or phrase of this Ordinance, or any particular application thereof, is held to be invalid or unconstitutional by a Court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of said Ordinance.

SECTION 8: EFFECTIVE DATE. This Ordinance shall take effect immediately upon its final adoption by the City Commission.

PASSED AND ORDAINED this ____ day of _____, 2023, by the City Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

_____
Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form and Legal Sufficiency:

_____
City Attorney

NELSON MULLINS

NELSON MULLINS RILEY & SCARBOROUGH LLP
ATTORNEYS AND COUNSELORS AT LAW

390 North Orange Avenue, Suite 1400
Orlando, FL 32801
T: 407.839.4200 F: 407.425.8377
nelsonmullins.com

Jo O. Thacker
T: (407) 839-4230
jo.thacker@nelsonmullins.com

November 28, 2022

VIA FEDEX

Melanie Peavy
Development Services Director
City Hall
100 N. Main Street
Wildwood, FL 34785

RE: Petition to Establish Eastport Community Development District

Dear Ms. Peavy:

Attached please find the following original documents for filing:

- Petition to Establish Eastport Community Development District; and
- Check No. 1014894 for $15,000.00 for the filing fee.

If you have any question or comment, please contact me.

Sincerely,

Jo O. Thacker

Attachments

PETITION TO ESTABLISH
EASTPORT COMMUNITY DEVELOPMENT DISTRICT

Petitioner, The Villages Development Company, LLC, a Florida limited liability company, petitions the City of Wildwood, Florida (hereinafter referred to as "City") pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance to establish a Community Development District and to designate the boundaries of the District, and states as follows:

1. Petitioner is a Florida limited liability company with its principal place of business at 3619 Kiessel Road, The Villages, Florida 32163.

2. The boundary of the District comprises approximately 50.35 acres. A map showing the location of the District is attached as **Exhibit 1**. All of the land in the proposed District is within the City.

3. A sketch and metes and bounds legal description of the external boundaries of the District is attached as **Exhibit 2**.

4. Attached as **Exhibit 3** is documentation constituting written consent to establishment of the District by the owners of the real property to be included in the District.

5. The five (5) persons designated to serve as the initial members of the Board of Supervisors of the District are named in **Exhibit 4** attached hereto.

6. The proposed name of the District is Eastport Community Development District.

7. The major trunk water mains, sewer interceptors, and outfalls currently in existence on the property within the District are identified on **Exhibit 5** attached hereto.

8. The proposed timetables and related estimates of cost to construct the District services and facilities, based upon available data, are attached as **Exhibit 6**.

9. All of the property to be included in the District, as shown in **Exhibit 7** will be developed pursuant to the approved development plan of The Villages of Southern Oaks (VOSO) Age Restricted Development.

10. The Statement of Estimated Regulatory Costs of the granting of this Petition and the establishment of the District is attached as **Exhibit 8**.

WHEREFORE, Petitioner respectfully requests the City to:

A. Schedule public hearings on January 9, 2023 and January 23, 2023 to consider this Petition filed pursuant to the uniform procedures set forth in Section 190.005(2), Florida Statutes.

B. Grant the Petition and adopt an ordinance to establish the District and designate the boundary of the District, pursuant to Sections 190.005(2), Florida Statutes.

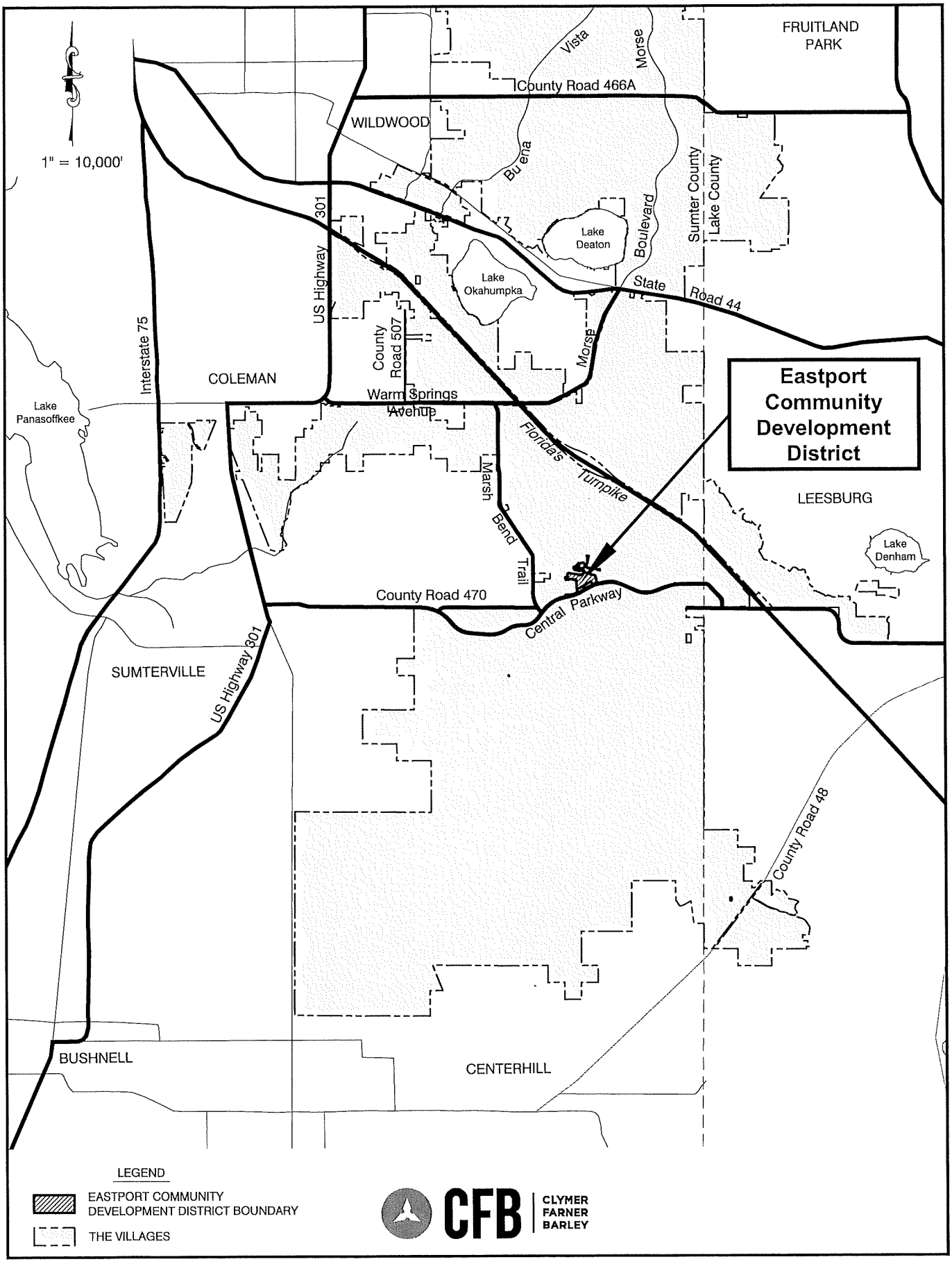
RESPECTFULLY SUBMITTED this 14th day of Mar., 2022.

THE VILLAGES DEVELOPMENT OPERATING COMPANY, LLC,
a Florida limited liability company

By: VDC MANAGER, LLC,
a Florida limited liability company,
its Manager

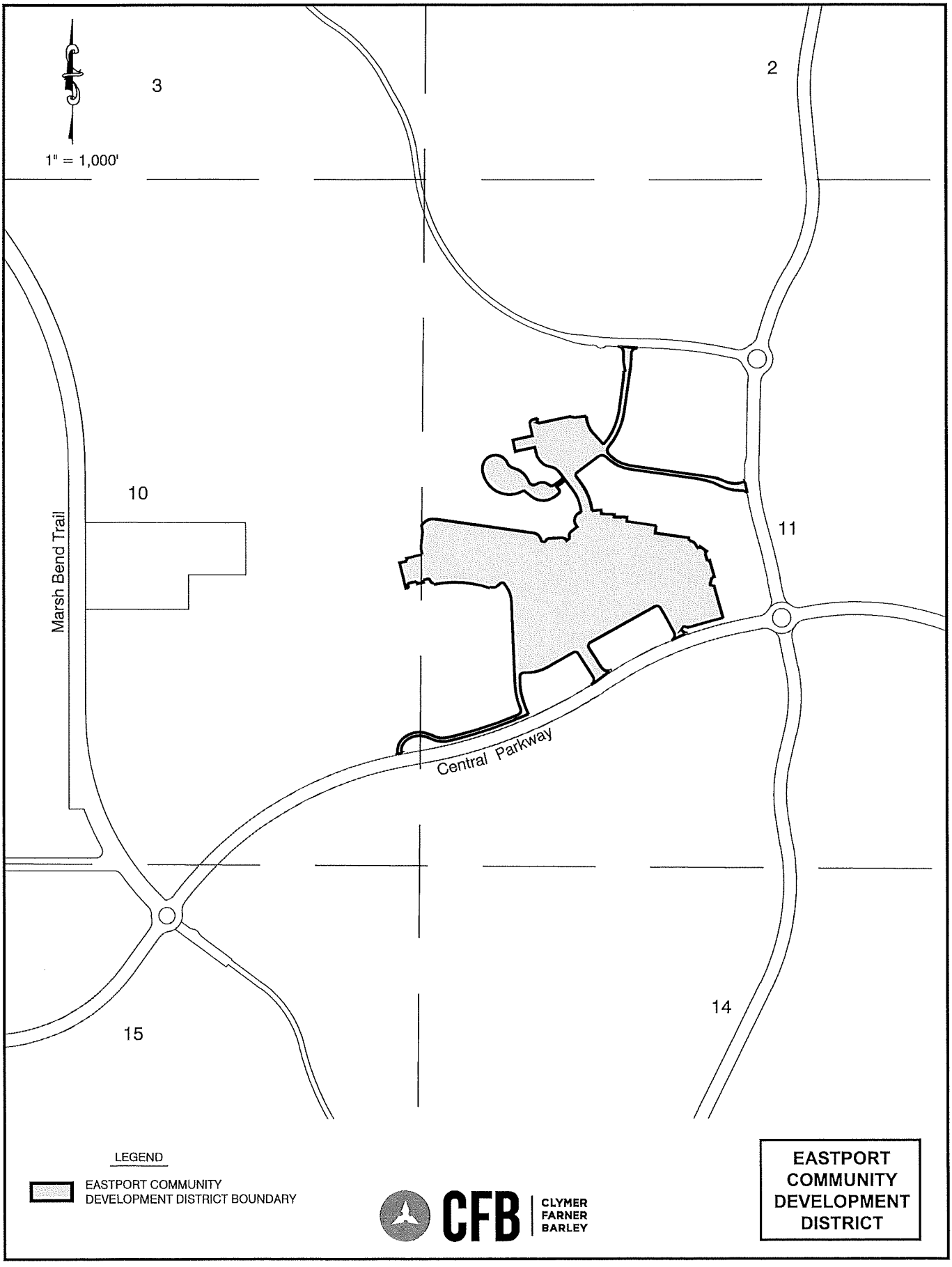
By: _____
Martin L. Dzuro, Manager

EXHIBIT 1



GENERAL LOCATION MAP

EXHIBIT 2



EASTPORT COMMUNITY DEVELOPMENT DISTRICT

LEGAL DESCRIPTION
FOR
EASTPORT COMMUNITY DEVELOPMENT DISTRICT

A PARCEL OF LAND LYING WITHIN SECTIONS 10 AND 11, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 11; THENCE ALONG THE SOUTH LINE THEREOF RUN S89°27'00"E, 1510.26 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°33'00"E, 1533.42 FEET TO THE POINT OF BEGINNING; THENCE S53°18'53"W, 152.37 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3,750.00 FEET AND A CHORD BEARING AND DISTANCE OF S57°47'12"W, 47.21 FEET TO WHICH A RADIAL LINE BEARS S32°34'27"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°43'17", AN ARC DISTANCE OF 47.21 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 47.00 FEET AND A CHORD BEARING AND DISTANCE OF N12°47'12"E, 66.89 FEET TO WHICH A RADIAL LINE BEARS S31°51'10"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°43'16", AN ARC DISTANCE OF 74.42 FEET TO THE POINT OF TANGENCY; THENCE N32°34'27"W, 210.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°19'40", AN ARC DISTANCE OF 45.72 FEET TO THE POINT OF TANGENCY; THENCE S60°05'53"W, 224.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 339.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°34'03", AN ARC DISTANCE OF 163.11 FEET TO THE POINT OF TANGENCY; THENCE S87°39'57"W, 39.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 47.12 FEET TO THE POINT OF TANGENCY; THENCE S02°20'03"E, 56.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 485.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°50'33", AN ARC DISTANCE OF 176.43 FEET TO THE POINT OF TANGENCY; THENCE S23°10'36"E, 67.09 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 3,720.72 FEET AND A CHORD BEARING AND DISTANCE OF S71°23'37"W, 647.25 FEET TO WHICH A RADIAL LINE BEARS S23°35'46"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°58'47", AN ARC DISTANCE OF 648.06 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 232.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41°02'38", AN ARC DISTANCE OF 166.55 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 171.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°10'28", AN ARC DISTANCE OF 207.06 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 82.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°54'19", AN ARC DISTANCE OF 50.26 FEET TO A POINT ON THE ARC OF

A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 144.75 FEET AND A CHORD BEARING AND DISTANCE OF S13°23'17"W, 18.41 FEET TO WHICH A RADIAL LINE BEARS N72°58'01"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°17'24", AN ARC DISTANCE OF 18.42 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 32.50 FEET AND A CHORD BEARING AND DISTANCE OF S19°36'00"E, 31.50 FEET TO WHICH A RADIAL LINE BEARS N80°37'03"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57°57'53", AN ARC DISTANCE OF 32.88 FEET; THENCE ALONG A NON-TANGENT LINE RUN S72°42'43"W, 43.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 32.50 FEET AND A CHORD BEARING AND DISTANCE OF N04°45'32"E, 10.53 FEET TO WHICH A RADIAL LINE BEARS S75°54'53"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°39'10", AN ARC DISTANCE OF 10.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 158.57 FEET AND A CHORD BEARING AND DISTANCE OF N06°31'19"E, 57.19 FEET TO WHICH A RADIAL LINE BEARS S86°07'56"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°46'46", AN ARC DISTANCE OF 57.51 FEET; THENCE ALONG A NON-TANGENT LINE RUN N14°34'55"E, 3.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 118.65 FEET AND A CHORD BEARING AND DISTANCE OF N32°19'08"E, 62.81 FEET TO WHICH A RADIAL LINE BEARS N73°01'44"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°41'44", AN ARC DISTANCE OF 63.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 199.67 FEET AND A CHORD BEARING AND DISTANCE OF N82°50'26"E, 226.69 FEET TO WHICH A RADIAL LINE BEARS N41°44'48"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°10'28", AN ARC DISTANCE OF 241.07 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 204.65 FEET AND A CHORD BEARING AND DISTANCE OF S82°54'30"E, 142.13 FEET TO WHICH A RADIAL LINE BEARS S27°24'42"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°38'24", AN ARC DISTANCE OF 145.16 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 949.84 FEET AND A CHORD BEARING AND DISTANCE OF N76°08'33"E, 20.77 FEET TO WHICH A RADIAL LINE BEARS N14°29'02"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°15'11", AN ARC DISTANCE OF 20.77 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 3,692.53 FEET AND A CHORD BEARING AND DISTANCE OF N71°50'29"E, 545.82 FEET TO WHICH A RADIAL LINE BEARS S13°55'13"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°28'37", AN ARC DISTANCE OF 546.32 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 36.33 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°01'06", AN ARC DISTANCE OF 57.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 525.67 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°04'53", AN ARC DISTANCE OF 193.42 FEET TO THE POINT OF TANGENCY; THENCE N02°20'03"W, 639.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 236.33 FEET; THENCE NORTHERLY

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°18'05", AN ARC DISTANCE OF 162.11 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 24.33 FEET AND A CHORD BEARING AND DISTANCE OF S85°23'19"W, 29.51 FEET TO WHICH A RADIAL LINE BEARS N32°43'36"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°40'33", AN ARC DISTANCE OF 31.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 500.67 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°28'18", AN ARC DISTANCE OF 30.34 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.67 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 57°06'28", AN ARC DISTANCE OF 50.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 896.33 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°23'12", AN ARC DISTANCE OF 6.05 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2.33 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°11'32", AN ARC DISTANCE OF 3.67 FEET TO THE POINT OF TANGENCY; THENCE S18°03'05"W, 7.50 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 886.50 FEET AND A CHORD BEARING AND DISTANCE OF N86°05'41"W, 434.62 FEET TO WHICH A RADIAL LINE BEARS N18°05'41"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°22'45", AN ARC DISTANCE OF 439.09 FEET; THENCE ALONG A NON-TANGENT LINE RUN N10°14'28"W, 7.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°23'15", AN ARC DISTANCE OF 3.47 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 26.67 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°04'24", AN ARC DISTANCE OF 39.13 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 14.33 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°16'22", AN ARC DISTANCE OF 22.83 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 937.33 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°52'02", AN ARC DISTANCE OF 14.19 FEET TO THE POINT OF TANGENCY; THENCE S76°18'17"W, 21.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2.33 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 3.66 FEET TO THE POINT OF TANGENCY; THENCE S13°41'43"E, 15.50 FEET; THENCE S76°18'17"W, 50.17 FEET; THENCE N13°41'43"W, 13.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 4.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°16'10", AN ARC DISTANCE OF 7.09 FEET TO THE POINT OF TANGENCY; THENCE S76°02'07"W, 4.13 FEET; THENCE S80°54'29"W, 36.97 FEET; THENCE S76°18'17"W, 20.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 9.33 FEET; THENCE

SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 14.66 FEET TO THE POINT OF TANGENCY; THENCE S13°41'43"E, 22.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 24.33 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°18'04", AN ARC DISTANCE OF 1.83 FEET; THENCE ALONG A RADIAL LINE RUN S72°00'13"W, 13.34 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2.33 FEET AND A CHORD BEARING AND DISTANCE OF N60°50'45"W, 3.17 FEET TO WHICH A RADIAL LINE BEARS N72°00'13"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°41'56", AN ARC DISTANCE OF 3.49 FEET TO THE POINT OF TANGENCY; THENCE S76°18'17"W, 7.78 FEET; THENCE N13°41'43"W, 202.86 FEET; THENCE N76°18'17"E, 56.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 4.33 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 6.80 FEET TO THE POINT OF TANGENCY; THENCE N13°41'43"W, 17.42 FEET; THENCE N76°18'17"E, 127.16 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 153.67 FEET AND A CHORD BEARING AND DISTANCE OF N10°17'02"W, 12.35 FEET TO WHICH A RADIAL LINE BEARS S77°24'45"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°36'25", AN ARC DISTANCE OF 12.36 FEET TO THE POINT OF TANGENCY; THENCE N07°58'50"W, 27.17 FEET; THENCE N00°37'08"W, 38.48 FEET; THENCE N08°21'15"E, 6.33 FEET; THENCE S88°18'45"E, 0.67 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 272.00 FEET AND A CHORD BEARING AND DISTANCE OF N04°17'33"E, 26.67 FEET TO WHICH A RADIAL LINE BEARS N88°31'05"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°37'16", AN ARC DISTANCE OF 26.68 FEET TO THE POINT OF TANGENCY; THENCE N07°06'11"E, 65.69 FEET; THENCE N11°06'52"W, 48.58 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 107.00 FEET AND A CHORD BEARING AND DISTANCE OF N64°02'31"E, 119.86 FEET TO WHICH A RADIAL LINE BEARS N60°01'10"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°07'21", AN ARC DISTANCE OF 127.22 FEET TO THE POINT OF TANGENCY; THENCE S81°53'49"E, 779.79 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 66.00 FEET AND A CHORD BEARING AND DISTANCE OF S40°51'12"E, 86.68 FEET TO WHICH A RADIAL LINE BEARS N08°06'12"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°05'12", AN ARC DISTANCE OF 94.56 FEET; THENCE ALONG A NON-TANGENT LINE RUN S83°13'59"E, 31.46 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 36.00 FEET AND A CHORD BEARING AND DISTANCE OF N49°46'59"E, 43.51 FEET TO WHICH A RADIAL LINE BEARS N77°23'28"W; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°20'53", AN ARC DISTANCE OF 46.71 FEET TO THE POINT OF TANGENCY; THENCE N86°57'25"E, 95.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 41.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°37'13", AN ARC DISTANCE OF 41.95 FEET; THENCE ALONG A NON-TANGENT LINE RUN S36°47'27"E, 4.24 FEET; THENCE N53°13'08"E, 33.06 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE

CONCAVE EASTERLY, HAVING A RADIUS OF 36.00 FEET AND A CHORD BEARING AND DISTANCE OF N09°27'46"E, 49.79 FEET TO WHICH A RADIAL LINE BEARS S55°42'24"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 87°30'45", AN ARC DISTANCE OF 54.99 FEET TO THE POINT OF TANGENCY; THENCE N53°13'08"E, 60.54 FEET; THENCE N36°46'52"W, 12.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 66.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 116°08'42", AN ARC DISTANCE OF 133.79 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 334.05 FEET AND A CHORD BEARING AND DISTANCE OF N21°10'38"W, 181.01 FEET TO WHICH A RADIAL LINE BEARS N84°32'33"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°26'22", AN ARC DISTANCE OF 183.30 FEET TO THE POINT OF TANGENCY; THENCE N36°56'40"W, 97.81 FEET; THENCE S53°06'11"W, 82.76 FEET; THENCE S36°53'49"E, 26.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE S53°06'11"W, 36.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 149.63 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°12'07", AN ARC DISTANCE OF 204.22 FEET TO THE POINT OF TANGENCY; THENCE N48°41'42"W, 16.01 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 418.47 FEET AND A CHORD BEARING AND DISTANCE OF N52°35'10"W, 50.17 FEET TO WHICH A RADIAL LINE BEARS N40°51'03"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°52'25", AN ARC DISTANCE OF 50.20 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 216.04 FEET AND A CHORD BEARING AND DISTANCE OF N66°48'30"W, 351.25 FEET TO WHICH A RADIAL LINE BEARS S31°11'28"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 108°45'56", AN ARC DISTANCE OF 410.11 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 141.37 FEET AND A CHORD BEARING AND DISTANCE OF N01°17'48"W, 52.98 FEET TO WHICH A RADIAL LINE BEARS S77°54'10"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°36'04", AN ARC DISTANCE OF 53.30 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 103.32 FEET AND A CHORD BEARING AND DISTANCE OF N83°54'25"E, 198.25 FEET TO WHICH A RADIAL LINE BEARS N79°42'38"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 147°14'07", AN ARC DISTANCE OF 265.51 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 64.77 FEET AND A CHORD BEARING AND DISTANCE OF S51°18'08"E, 58.84 FEET TO WHICH A RADIAL LINE BEARS S65°42'37"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°01'29", AN ARC DISTANCE OF 61.07 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 181.57 FEET AND A CHORD BEARING AND DISTANCE OF S47°07'25"E, 172.34 FEET TO WHICH A RADIAL LINE BEARS N14°32'38"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°39'53", AN ARC DISTANCE OF 179.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 45.00 FEET; THENCE SOUTHERLY

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°38'10", AN ARC DISTANCE OF 2.86 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 82.74 FEET AND A CHORD BEARING AND DISTANCE OF S58°21'07"E, 12.17 FEET TO WHICH A RADIAL LINE BEARS N27°25'46"E; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°26'12", AN ARC DISTANCE OF 12.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 71°34'26", AN ARC DISTANCE OF 43.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 80.02 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°07'19", AN ARC DISTANCE OF 106.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 34.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°18'41", AN ARC DISTANCE OF 45.88 FEET TO THE POINT OF TANGENCY; THENCE N53°06'11"E, 7.92 FEET; THENCE S36°53'49"E, 1.16 FEET; THENCE N53°06'11"E, 82.76 FEET; THENCE N36°53'49"W, 56.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 109.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°55'00", AN ARC DISTANCE OF 83.55 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 136.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°39'44", AN ARC DISTANCE OF 162.98 FEET; THENCE ALONG A NON-TANGENT LINE RUN N12°05'40"W, 47.26 FEET; THENCE S78°00'59"W, 156.62 FEET; THENCE N11°59'01"W, 90.80 FEET; THENCE N77°50'55"E, 156.37 FEET; THENCE N12°09'05"W, 92.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°59'37", AN ARC DISTANCE OF 46.60 FEET; THENCE ALONG A NON-TANGENT LINE RUN N77°50'36"E, 36.95 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 68.00 FEET AND A CHORD BEARING AND DISTANCE OF S08°08'52"W, 35.93 FEET TO WHICH A RADIAL LINE BEARS N82°49'51"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°38'03", AN ARC DISTANCE OF 36.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 52.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°17'49", AN ARC DISTANCE OF 4.81 FEET; THENCE ALONG A NON-TANGENT LINE RUN N78°00'59"E, 257.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°07'08", AN ARC DISTANCE OF 27.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°43'08", AN ARC DISTANCE OF 21.57 FEET TO THE POINT OF TANGENCY; THENCE N84°24'59"E, 90.50 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 224.03 FEET AND A CHORD BEARING AND DISTANCE OF S23°23'21"E, 152.15 FEET TO WHICH A RADIAL LINE BEARS S86°27'46"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°42'15", AN ARC DISTANCE OF 155.24 FEET TO THE POINT OF

TANGENCY; THENCE S43°14'28"E, 107.47 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 484.00 FEET AND A CHORD BEARING AND DISTANCE OF N25°10'51"E, 284.27 FEET TO WHICH A RADIAL LINE BEARS S47°44'28"E; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°09'21", AN ARC DISTANCE OF 288.53 FEET TO THE POINT OF TANGENCY; THENCE N08°06'11"E, 268.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 184.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°13'57", AN ARC DISTANCE OF 45.71 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 45.18 FEET AND A CHORD BEARING AND DISTANCE OF S72°43'01"E, 11.46 FEET TO WHICH A RADIAL LINE BEARS S24°34'13"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°34'28", AN ARC DISTANCE OF 11.49 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 5.00 FEET AND A CHORD BEARING AND DISTANCE OF S69°22'40"E, 2.13 FEET TO WHICH A RADIAL LINE BEARS N08°18'38"E; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°37'24", AN ARC DISTANCE OF 2.15 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 196.50 FEET AND A CHORD BEARING AND DISTANCE OF N10°18'18"W, 39.60 FEET TO WHICH A RADIAL LINE BEARS N85°28'43"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°34'01", AN ARC DISTANCE OF 39.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 203.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°10'07", AN ARC DISTANCE OF 60.98 FEET TO THE POINT OF TANGENCY; THENCE N01°04'48"E, 48.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 46.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 73.04 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°57'56"E, 155.21 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 46.50 FEET AND A CHORD BEARING AND DISTANCE OF S46°04'48"W, 65.76 FEET TO WHICH A RADIAL LINE BEARS N01°04'48"E; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 73.04 FEET TO THE POINT OF TANGENCY; THENCE S01°04'48"W, 34.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 503.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°01'22", AN ARC DISTANCE OF 61.72 FEET TO THE POINT OF TANGENCY; THENCE S08°06'11"W, 56.27 FEET; THENCE S08°30'49"W, 139.56 FEET; THENCE S08°06'11"W, 163.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 526.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°26'44", AN ARC DISTANCE OF 298.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 47.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°21'54", AN ARC DISTANCE OF 70.77 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 297.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°04'50", AN ARC DISTANCE OF 192.53 FEET TO THE POINT OF TANGENCY; THENCE S81°53'49"E, 629.59 FEET TO THE

POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 352.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°47'00", AN ARC DISTANCE OF 109.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 197.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°59'21", AN ARC DISTANCE OF 158.52 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 37.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°28'31", AN ARC DISTANCE OF 12.75 FEET; THENCE ALONG A NON-TANGENT LINE RUN S11°20'12"E, 91.09 FEET; THENCE S06°27'36"E, 1.59 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 67.50 FEET AND A CHORD BEARING AND DISTANCE OF N69°31'26"W, 51.94 FEET TO WHICH A RADIAL LINE BEARS N43°06'12"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°15'16", AN ARC DISTANCE OF 53.31 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 341.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°07'50", AN ARC DISTANCE OF 173.37 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 547.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°52'35", AN ARC DISTANCE OF 180.38 FEET; THENCE ALONG A NON-TANGENT LINE RUN N81°28'19"W, 112.34 FEET; THENCE N81°53'49"W, 123.83 FEET; THENCE N82°14'21"W, 139.00 FEET; THENCE N81°53'49"W, 157.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 326.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°36'01", AN ARC DISTANCE OF 214.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 47.54 FEET AND A CHORD BEARING AND DISTANCE OF N86°27'54"W, 63.81 FEET TO WHICH A RADIAL LINE BEARS N45°41'11"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 84°18'09", AN ARC DISTANCE OF 69.95 FEET; THENCE ALONG A NON-TANGENT LINE RUN S53°06'11"W, 208.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 22.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 35.34 FEET TO THE POINT OF TANGENCY; THENCE S36°53'49"E, 68.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 419.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°06'50", AN ARC DISTANCE OF 227.80 FEET; THENCE ALONG A NON-TANGENT LINE RUN S85°06'11"E, 71.83 FEET; THENCE S05°17'33"E, 30.44 FEET; THENCE S86°53'49"E, 99.01 FEET; THENCE S03°06'11"W, 18.67 FEET; THENCE S86°53'49"E, 48.67 FEET; THENCE N03°06'11"E, 2.67 FEET; THENCE S86°53'49"E, 54.00 FEET; THENCE S03°06'11"W, 32.07 FEET; THENCE S81°53'49"E, 232.16 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 525.65 FEET AND A CHORD BEARING AND DISTANCE OF S06°49'00"W, 23.60 FEET TO WHICH A RADIAL LINE BEARS S84°28'12"E; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°34'23", AN ARC DISTANCE OF 23.61 FEET; THENCE ALONG A NON-TANGENT LINE RUN S08°03'09"W, 35.12 FEET; THENCE S81°53'49"E, 262.15 FEET; THENCE S15°53'31"E, 21.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF

3.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°38'49", AN ARC DISTANCE OF 4.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 56.67 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°46'05", AN ARC DISTANCE OF 63.07 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 58.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°13'12", AN ARC DISTANCE OF 30.77 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1.33 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°16'15", AN ARC DISTANCE OF 2.14 FEET TO THE POINT OF TANGENCY; THENCE N34°44'19"E, 16.62 FEET; THENCE S55°15'41"E, 63.34 FEET; THENCE S34°44'19"W, 17.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 3.33 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°37'52", AN ARC DISTANCE OF 2.94 FEET TO THE POINT OF TANGENCY; THENCE S15°53'34"E, 59.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'02", AN ARC DISTANCE OF 2.09 FEET TO THE POINT OF TANGENCY; THENCE N74°06'24"E, 16.67 FEET; THENCE S15°53'34"E, 133.34 FEET; THENCE S74°06'24"W, 18.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 3.33 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 60°47'57", AN ARC DISTANCE OF 3.54 FEET TO THE POINT OF TANGENCY; THENCE S13°18'28"W, 30.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 50.67 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°42'23", AN ARC DISTANCE OF 12.12 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 13.33 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 102°54'27", AN ARC DISTANCE OF 23.94 FEET TO THE POINT OF TANGENCY; THENCE S75°53'36"E, 20.38 FEET; THENCE S15°53'36"E, 256.80 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 3,097.15 FEET AND A CHORD BEARING AND DISTANCE OF S75°13'04"W, 118.21 FEET TO WHICH A RADIAL LINE BEARS N13°41'20"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°11'13", AN ARC DISTANCE OF 118.21 FEET TO THE POINT OF TANGENCY; THENCE S74°07'27"W, 150.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 54.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°22'02", AN ARC DISTANCE OF 45.58 FEET; THENCE ALONG A RADIAL LINE RUN S32°29'29"W, 35.65 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 132.00 FEET AND A CHORD BEARING AND DISTANCE OF S47°03'09"E, 24.38 FEET TO WHICH A RADIAL LINE BEARS S48°14'43"W; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°35'44", AN ARC DISTANCE OF 24.41 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 32.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 56°57'52", AN ARC DISTANCE OF 31.81

FEET; THENCE ALONG A NON-TANGENT LINE RUN S64°55'50"W, 139.97 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 47.00 FEET AND A CHORD BEARING AND DISTANCE OF N16°33'36"E, 66.95 FEET TO WHICH A RADIAL LINE BEARS S28°01'28"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°49'52", AN ARC DISTANCE OF 74.51 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 512.98 FEET AND A CHORD BEARING AND DISTANCE OF N28°51'20"W, 16.69 FEET TO WHICH A RADIAL LINE BEARS S60°12'44"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°51'51", AN ARC DISTANCE OF 16.69 FEET; THENCE ALONG A NON-TANGENT LINE RUN N28°51'20"W, 196.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 35.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 54.98 FEET TO THE POINT OF TANGENCY; THENCE S61°08'40"W, 517.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2,973.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°02'46", AN ARC DISTANCE OF 54.29 FEET; THENCE ALONG A NON-TANGENT LINE RUN S60°02'40"W, 5.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CHORD BEARING AND DISTANCE OF S13°42'30"W, 43.37 FEET TO WHICH A RADIAL LINE BEARS N30°00'33"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°33'53", AN ARC DISTANCE OF 48.47 FEET TO THE POINT OF TANGENCY; THENCE S32°34'27"E, 182.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 57.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°35'22", AN ARC DISTANCE OF 89.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 50.35 ACRES, MORE OR LESS.

EXHIBIT 3

CONSENT TO THE ESTABLISHMENT OF EASTPORT COMMUNITY DEVELOPMENT DISTRICT

The undersigned, being the owner of the property described in Exhibit 2 to the Petition to Establish Eastport Community Development District, hereby consents to the Petition to Establish Eastport Community Development District, dated the 14th of Nov., 2022.

THE VILLAGES DEVELOPMENT COMPANY, LLC,
a Florida limited liability company

By: VDC MANAGER, LLC,
a Florida limited liability company,
its Manager

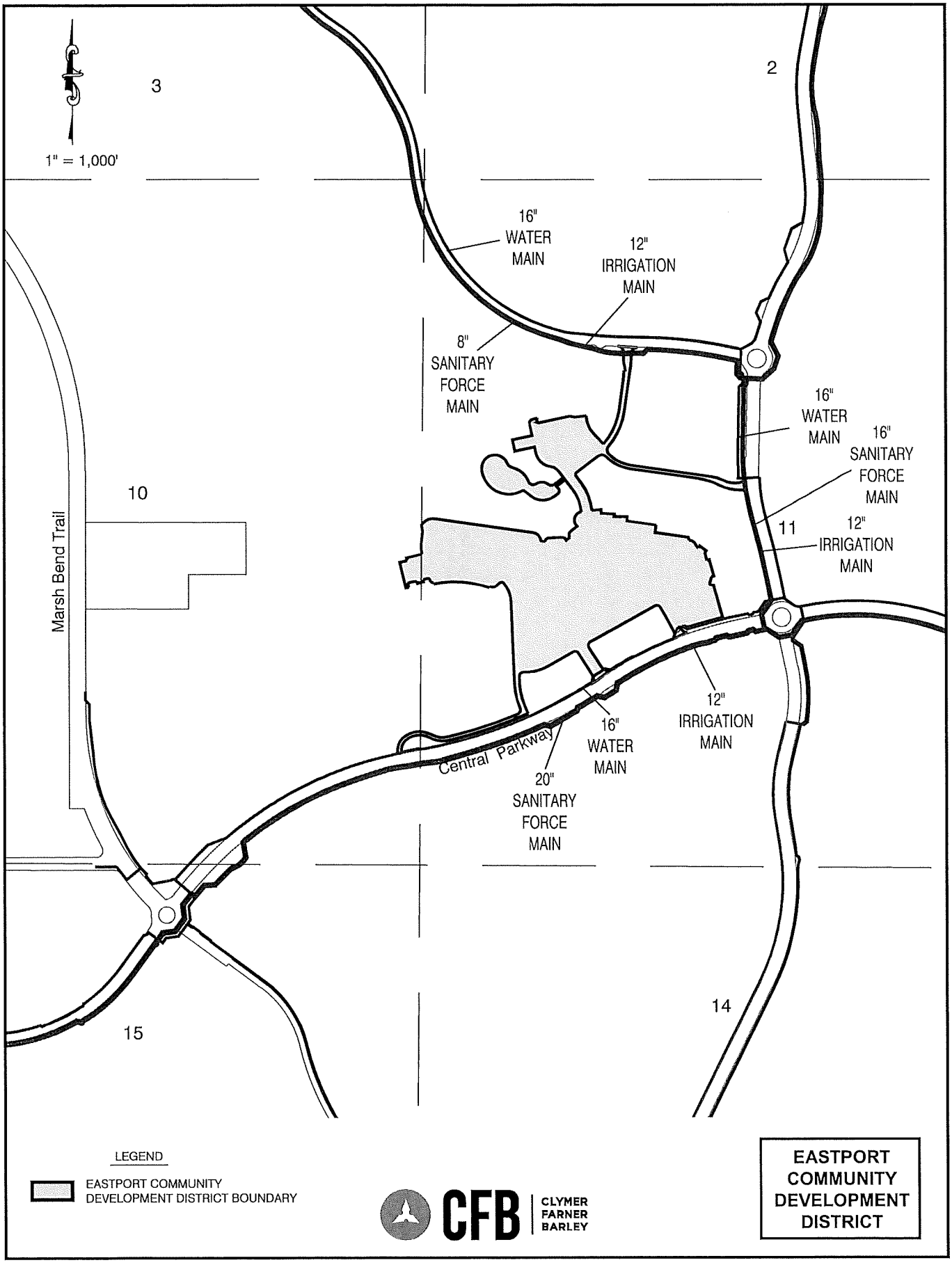
By: _____
Martin L. Dzuro, Manager

EXHIBIT 4

BOARD OF SUPERVISORS
EASTPORT COMMUNITY DEVELOPMENT DISTRICT

1. Supervisor/Chair – Heather Owen
2. Supervisor/Vice Chair – John Judge
3. Supervisor/Secretary-Treasurer – Geno Jarquin
4. Supervisor – Dave Lewis
5. Supervisor – Ashley Abbott

EXHIBIT 5



EASTPORT COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 6

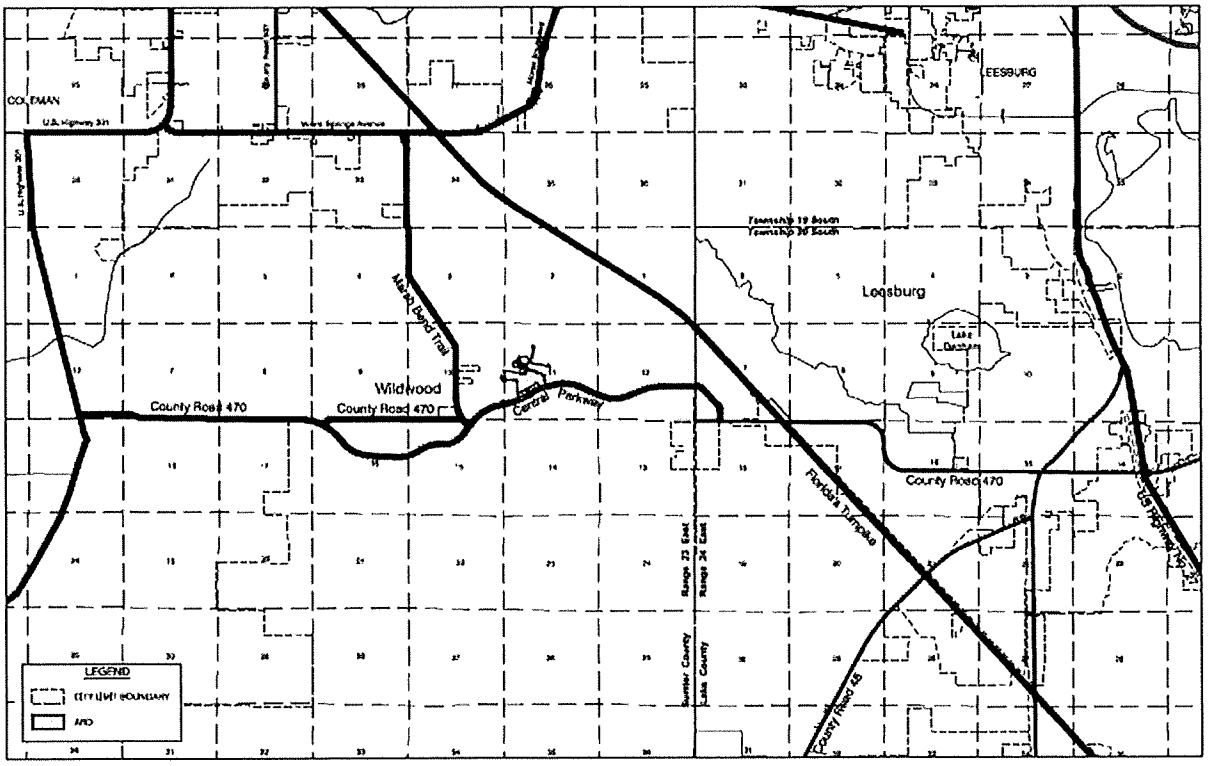
PROPOSED TIME TABLES AND RELATED ESTIMATES OF COST[1]
OF THE DISTRICT SERVICES AND FACILITIES
EASTPORT COMMUNITY DEVELOPMENT DISTRICT

ITEM	ANTICIPATED SCHEDULE	ESTIMATED COST
Roadways	2022-2025	$6,890,400.00
Landscaping & Irrigation in Common Areas[2]	2022-2025	$10,545,000.00
Parking Areas	2022-2025	$22,093,260.00
Master Earthwork and Stormwater Collection Systems	2022-2025	$5,443,500.00
Project Entry Features	2022-2025	$5,760,000.00
TOTAL:		$50,732,160.00

[1] Costs are preliminary in nature and are subject to change. Costs include engineering and contingencies.
[2] The irrigation system beyond the point of delivery serving common areas will be owned and maintained by the District, with water purchased pursuant to a bulk water agreement. The master irrigation system up to the point of delivery will be funded by the Utility.

EXHIBIT 7

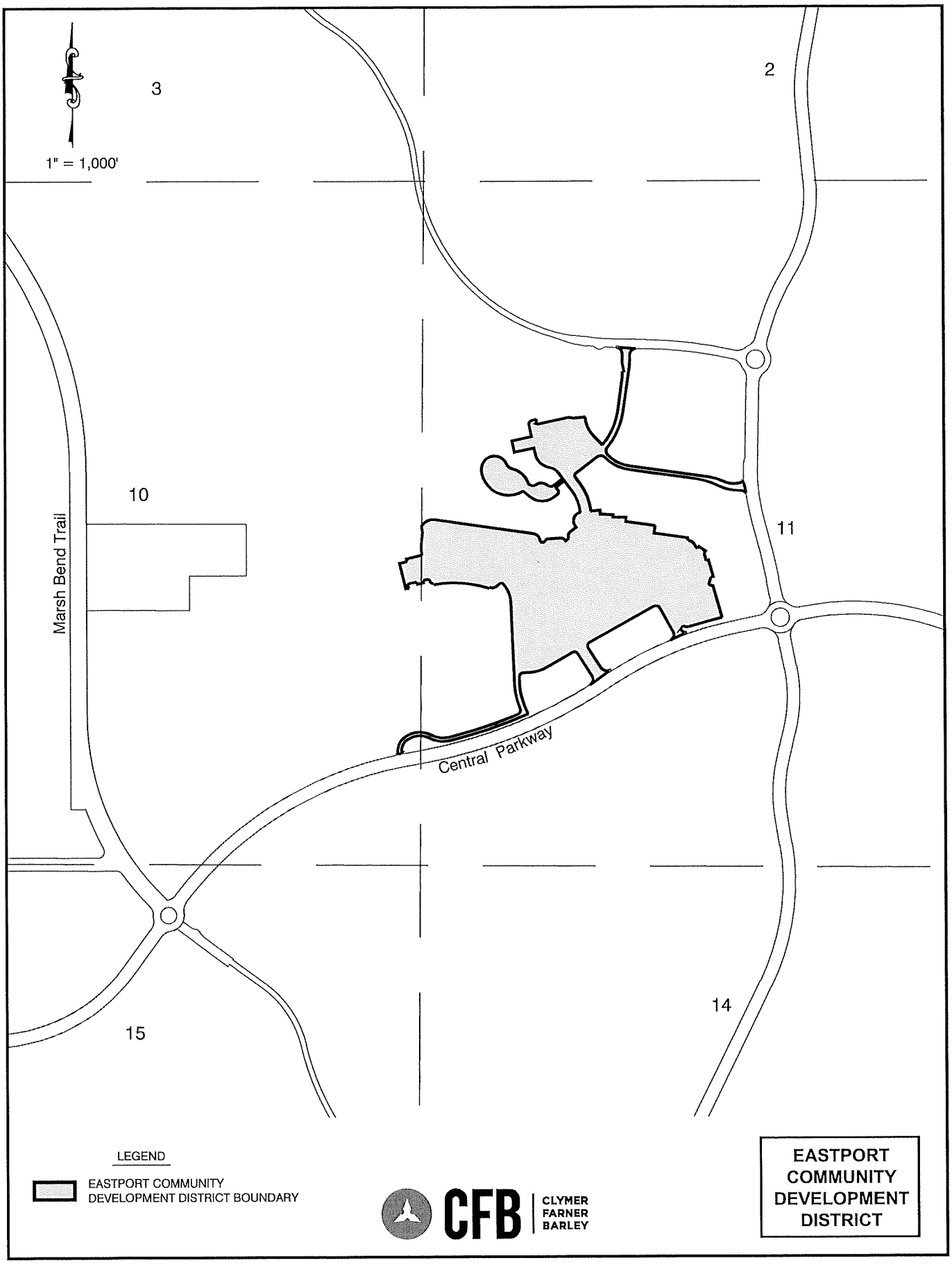
Eastport Community Development District (the "District") is located within the city limits of the City of Wildwood (the "City") in Sumter County, Florida. The District lies within The Villages of Southern Oaks (VOSO), which was approved on May 8, 2017 as an Age Restricted Development (ARD). Subsequent amendments were approved by the City on January 8, 2018, January 22, 2018, August 27, 2018, January 28, 2019, September 23, 2019, February 24, 2020, October 12, 2020, November 8, 2021, and again on July 11, 2022.



LAND USE AND ZONING MAP

7-1

EXHIBIT 7



EASTPORT COMMUNITY DEVELOPMENT DISTRICT

7-2

EXHIBIT 8

STATEMENT OF ESTIMATED REGULATORY COSTS ESTABLISHMENT OF EASTPORT COMMUNITY DEVELOPMENT DISTRICT

1.0 Introduction

1.1 Purpose and Scope

This statement of estimated regulatory costs (SERC) supports the petition to establish Eastport Community Development District (the "District"). The proposed District will include approximately 50.35 acres of land on which roughly 250,000 square feet of commercial space is planned for development with the possibility of additional mixed uses, including residential. The District proposes to provide infrastructure and community services to this area in the District as described more fully below.

The limitations on the scope and use of this SERC are set out in Section 190.002(2)(d), Florida Statutes ("F.S."), as follows:

> "That the process of establishing such a District pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the District, so that any matter concerning permitting or planning of the development is not material or relevant."

1.2 Overview of the Proposed District Eastport Community Development District

The proposed District would provide community infrastructure, services, and facilities, along with their operations and maintenance, to the proposed area, located in the City of Wildwood, Florida. The proposed District will encompass 50.35 acres to be used for development. The District may include a mix of commercial and residential uses including roughly 250,000 square feet of commercial space.

1.3 Requirements for Statement of Estimated Regulatory Costs (SERC)

Section 120.541(2), F.S. (2022) defines the elements a SERC must contain (or in this case, City ordinance).

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within five (5) years after the implementation of the rule;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within five years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within five years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined in Section 120.52, F.S. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 An economic analysis showing whether the rule/ordinance directly or indirectly will have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs.

Section 120.541(2)(a), F.S., requires an economic analysis showing whether the establishment of the District will directly or indirectly have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs exceeding $1 million in the aggregate within five years after the establishment takes place. The answer, based upon numerous other community development districts, is that the establishment of the District will not have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs.

The establishment of the District is likely to increase economic growth, job creation, employment, private-sector investment, and business competitiveness. This is because the District will provide infrastructure improvements within the District's boundaries, allowing for the commercial development of the land within the District. The development is planned to include roughly 250,000 square feet of commercial development. The commercial development will increase economic growth, job creation, employment, private-sector investment, and business competitiveness in the District.

The District will have the ability to assess the property owners to pay for the installation, operation, and maintenance of its infrastructure improvements. However, such costs will not be in addition to, or unique to, the District. The infrastructure improvements to be funded by the District would be required to support development of the planned development, regardless of the District's existence. Community development districts, such as Eastport Community Development District can fund their infrastructure improvements with long-term bond financing that typically carries more favorable terms than other sources of funding. Thus, the costs related to the installation of the public infrastructure serving the planned development will not be increased due to the existence of the District.

3.0 A good-faith estimate of the number of individuals and entities likely to be required to comply with the rule/ordinance, together with a general description of the types of individuals likely to be affected by the rule/ordinance.

The landowner of the District plans to develop roughly 250,000 square feet of commercial development, with the possibility of additional residential units and other mixed uses, within the District. Establishment of the proposed District would put all of the development under the jurisdiction of the proposed District. Prior to the sale of the property within the District, the developer will also be subject to the District's jurisdiction.

4.0 Good-faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues

4.1 Impact on State and Local Costs

State Government Entities

There will be only modest costs to various Florida ("State") governmental entities due to the formation of the District. The District consists of less than 2,500 acres; therefore, the City of Wildwood (the "City") is the establishing entity, pursuant to Florida Statutes Section 190.005(2). The State will incur no costs in reviewing the petition to establish the District and the State will not be required to hold any public hearings on the matter.

The ongoing costs to various State entities to implement and enforce the establishment of the District relate strictly to the receipt and processing of various reports that the District is required to file annually with the State and its various entities. These annual reports are outlined in the attached Appendix. However, the costs to the State agencies that will receive and process the District's reports will be minimal. The District is only one of many governmental subdivisions required to submit various reports to the State. Additionally, pursuant to Section 189.018, F.S., the District will pay an annual fee to the State Department of Economic Opportunity to offset such processing costs.

The City of Wildwood

City staff will process, analyze, and conduct public hearing(s) on the petition to establish the District. These activities will utilize the time of the staff and City Commissioners, however, these costs to the City are likely to be minimal for a number of reasons. First, review of the petition does not include analysis of the development to be served by the District. Second, the petition itself provides most of the information needed for City staff's review. Third, the City currently employs the staff needed to conduct the review of the petition. Fourth, no capital expenditure is required to review the petition. Finally, local governments routinely process similar petitions for land use and zoning changes that are more complex than is the petition to establish a Community Development District.

The annual costs to the City, related to the ongoing operations of the District, are also minimal. The District will be an independent unit of local government. The only annual costs incurred by the City will be the minimal costs of receiving and, to the extent desired, reviewing the various reports that the District is required to provide to the City.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on State or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No State or local subsidies are required or expected.

In this regard, it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State, the County, the City, or any unit of local government. By State law, the debts of the District are strictly its own responsibility.

5.0 A good-faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the rule/ordinance.

Table 2, below, provides an outline of the various facilities and services the proposed District may provide. The District plans to own, operate, and maintain certain drainage and stormwater systems, landscaping, and ponds. The roadways and drainage systems within publicly dedicated rights-of-way will be conveyed to the appropriate general-purpose government for operation and maintenance. The landowner will construct the utilities and other community infrastructure and facilities. The District will be responsible for maintenance of some of these facilities.

Table 2. Proposed Facilities and Services

Improvements/Facility	Funded By	O&M By	Ownership
Roads	Landowner	CDD	Landowner
Utilities	Landowner	Landowner	Landowner
Drainage	Landowner	CDD	CDD
Landscape/Lakes	Landowner	CDD	CDD

The petitioner has estimated the costs for providing the capital improvements and facilities outlined in Table 2. The cost estimates for these improvements and facilities are shown in Table 3, below. Total costs are estimated at approximately $50,732,160.00.

Table 3. Summary of Estimated Capital Costs and Time Table[3]

Improvement/Facility	Anticipated Schedule	Estimated Cost
Roadways	2022-2024	$6,890,400.00
Landscaping & Irrigation in Common Areas	2022-2024	$10,545,000.00
Parking Areas	2022-2024	$22,093,260.00
Master Earthwork and Stormwater Collection Systems	2022-2024	$5,443,500.00
Project Entry Features	2022-2024	$5,760,000.00
TOTAL:		$50,732,160.00

The District may impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

[3] Costs are preliminary in nature and are subject to change. Costs include engineering and contingencies.

It is important to note that the various costs outlined in Table 3 are typical for developments of the type contemplated herein. In other words, there is nothing unusual about the District's financing that requires additional infrastructure over and above what would normally be needed. Therefore, these costs are not in addition to normal development costs. Instead, the facilities and services provided by the District are substituting in part for developer-provided infrastructure and facilities. Along these same lines, District-imposed assessments for operations and maintenance costs are similar to what would be charged in any event by a property owner's association common to most master-planned developments.

Real estate markets take into account the District's cost because buyers and renters evaluate all of the costs and benefits associated with various alternative locations. Therefore, market forces preclude developers from marking up the prices of their products beyond what the competition allows. To remain competitive, the operations and maintenance charges must also be in line with the competition.

Furthermore, locating to the District by businesses is completely voluntary. So ultimately, all owners and users of the affected property choose to accept the District's costs because of the benefits that the District provides.

6.0 An analysis of the impact on small businesses, as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be no adverse impact on small businesses because of establishment the District. If anything, the impact will be positive. This is because the District must competitively bid certain of its contracts. This affords small businesses the opportunity to bid on District work.

The City of Wildwood has an estimated population of 15,730 according to the most recent U.S. Census Bureau (2020) and the population was 6,709 at the 2010 census. Therefore, the City of Wildwood is not considered a small city as defined by Section 120.52 F.S. The District will provide infrastructure facilities and services to the property located within the District. These facilities and services will help to make this property developable.

Development of the property within the District will increase the value of this property, and consequently, will increase the property taxes that accrue to the City. These increased property taxes, along with other direct and indirect revenues accruing to the City as a result of the development of the land within the District, will offset any new staff, facilities, or equipment the City adds to provide services to the property owners within the District.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs

were received from the developer's engineer and other professionals associated with the developer.

It is useful to reflect upon the question of whether the establishment of the District is the best alternative to provide community facilities and services to the development. As an alternative to the District, the City could approve a dependent special District for the area, such as an MSBU or a special taxing District under Chapter 170 of the Florida Statutes. Either of these alternatives could finance the improvements contemplated in Table 2 in a fashion similar to the existing District.

However, unlike the District, the alternatives would require the City to continue to administer the projects and its facilities and services. As a result, the costs for these services and facilities would not be sequestered to the land directly benefiting from them, as the case would be with the District. In addition, administering a project of the size and complexity of the development program for the District is a very significant and expensive undertaking.other alternative to the District would be for the developer to provide the infrastructure and to use a property owners association (POA) for operations and maintenance of community facilities and services. A District is superior to a POA for a variety of reasons. First, unlike a POA, a District can impose and collect its assessments along with other property taxes on the combined real estate tax bill through the County tax collector. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Second, the District is a unit of local government. Therefore, unlike a POA, the District must abide by all governmental rules and regulations.

Additionally, any debt of a District is strictly the District's responsibility. While it may be technically true that the debt of a City-established, dependent special district, is not strictly the City's responsibility, any financial problems that the special district may have will inevitably entangle the City. This will not be the case if the District is established as proposed.

With a District, businesses (owners and renters) within the District would have a focused unit of government under their direct control. The District can then be more responsive to commercial and residential needs without disrupting other City responsibilities.

APPENDIX

REPORT	STATUE SECTION	DUE DATE
Annual Financial Audit	218.39	Nine months after end of fiscal year
Annual Financial Report (AFR)	218.32	Within 45 days after completion of audit but no later than 9 months after end of fiscal year
Financial Disclosure Form 1	112.3145	By July 1
Public Depositor Report	280.17	By November 30
Proposed Budget	190.008	By June 15
Adopted Budget	190.008	By October 1
Public Meetings Schedule	189.015	Quarterly semiannually or annually
Notice of Bond Issuance	218.38	Within 120 days after delivery
Registered Agent	189.014	30 days after first Board meeting
Notice of Establishment	190.0485	30 days after formation
Establishment Documents	189.016	30 days after adoption
Notice of Public Finance	190.009	After financing

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CDD 2211-002 Middleton Downtown**

REQUESTED ACTION: Staff recommends approval of the Petition to Establish Middleton Downtown Community Development District.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

The applicant is seeking approval from the City Commission to establish a Community Development District (CDD) for a portion of The Villages of Southern Oaks, to be referred to as Middleton Downtown Community Development District.

The project consists of approximately 61.14 acres of land, including approximately 350,000 square feet of commercial space, with the possibility of additional mixed uses, including residential.

A proposed infrastructure plan is included as an attachment with the Petition to Establish Middleton Community Development District. The landowner/CDD is proposing to construct the roadways, utilities (water and wastewater), and water bodies associated with the Project. The total estimated cost of these improvements is $50,435,160. The CDD will own, operate and maintain the utilities, amenities, drainage facilities, landscaping and water bodies. The City of Wildwood will own, operate and maintain the roads within the development.

DATED: 01/03/2023

Terri O'Neal

Terri O'Neal
Planning Manager, Development Services

ORDINANCE 2023-2

AN ORDINANCE OF THE CITY OF WILDWOOD, FLORIDA, ESTABLISHING AND NAMING MIDDLETON DOWNTOWN COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH CHAPTER 190 OF THE FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; GRANTING SPECIAL POWERS; NAMING THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 190, Florida Statutes, The Villages Development Company, LLC ("Petitioner"), has petitioned the City Commission of the City of Wildwood, Florida ("Commission"), to adopt an ordinance establishing the Middleton Downtown Community Development District ("District"), pursuant to Chapter 190, Florida Statutes (2021); and,

WHEREAS, Petitioner is a Florida limited liability company authorized to conduct business in the State of Florida; and,

WHEREAS, pursuant to Chapter 190, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the petition for establishment ("Petition") at a duly noticed public hearing conducted by the Commission; and,

WHEREAS, upon consideration of the record established at that hearing, the Commission determined that the statements within the Petition are true and correct; that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan; that the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community; that the District is the best alternative available for delivering community development services and facilities to the area served by the District; that the services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities and that the area to be served by the District is amenable to separate special-district governance; and,

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition.

NOW, THEREFORE, be it ordained by the City Commission of the City of Wildwood, Florida, as follows:

SECTION 1: RECITALS. That the recitals above are hereby incorporated as if fully set forth herein.

SECTION 2: AUTHORITY. This Ordinance is adopted in compliance with, and pursuant to, the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2021).

SECTION 3: DISTRICT NAME. There is hereby established a community development district situated within the City of Wildwood, Florida, which shall be known as the "Middleton Downtown Community Development District".

SECTION 4: EXTERNAL BOUNDARIES OF THE DISTRICT. Encompassing approximately 61.14 acres, the external boundaries of the District are described in Exhibit A attached hereto.

SECTION 5: POWERS AND FUNCTIONS. The powers and functions of the District are described in Chapter 190, Florida Statutes. Consent is hereby given to the District's Board of Supervisors to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities described and authorized by section 190.012(3)(a), (d) and (e), Florida Statutes, as long as they do not conflict with systems and facilities provided by the City of Wildwood.

SECTION 6: BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Dennis Stradinger, Steve Printz, Don Levens, Alison Emily and John Weber. All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

SECTION 7: SEVERABILITY. If any section, sentence, clause or phrase of this Ordinance, or any particular application thereof, is held to be invalid or unconstitutional by a Court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of said Ordinance.

SECTION 8: EFFECTIVE DATE. This Ordinance shall take effect immediately upon its final adoption by the City Commission.

PASSED AND ORDAINED this ____ day of _____, 2023, by the City

Commission of the City of Wildwood, Florida.

CITY COMMISSION
CITY OF WILDWOOD, FLORIDA

SEAL

_____
Ed Wolf, Mayor

ATTEST: _____
Susan Patterson, City Clerk

First Reading: _____

Second Reading: _____

Approved as to form and Legal Sufficiency:

_____
City Attorney

NELSON MULLINS

NELSON MULLINS RILEY & SCARBOROUGH LLP
ATTORNEYS AND COUNSELORS AT LAW

390 North Orange Avenue, Suite 1400
Orlando, FL 32801
T: 407.839.4200 F: 407.425.8377
nelsonmullins.com

Jo O. Thacker
T: (407) 839-4230
jo.thacker@nelsonmullins.com

November 28, 2022

VIA FEDEX

Melanie Peavy
Development Services Director
City Hall
100 N. Main Street
Wildwood, FL 34785

RE: Petition to Establish Middleton Downtown Community Development District

Dear Ms. Peavy:

Attached please find the following original documents for filing:

- Petition to Establish Middleton Downtown Community Development District; and
- Check No. 1014980 for $15,000.00 for the filing fee.

If you have any question or comment, please contact me.

Sincerely,

Jo O. Thacker

Attachments

PETITION TO ESTABLISH
MIDDLETON DOWNTOWN COMMUNITY DEVELOPMENT DISTRICT

Petitioner, The Villages Development Operating Company, LLC, a Florida limited liability company, petitions the City of Wildwood, Florida (hereinafter referred to as "City") pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance to establish a Community Development District and to designate the boundaries of the District, and states as follows:

1. Petitioner is a Florida limited liability company with its principal place of business at 3619 Kiessel Road, The Villages, Florida 32163.

2. The boundary of the District comprises approximately 61.14 acres. A map showing the location of the District is attached as **Exhibit 1**. All of the land in the proposed District is within the City.

3. A sketch and metes and bounds legal description of the external boundaries of the District is attached as **Exhibit 2**.

4. Attached as **Exhibit 3** is documentation constituting written consent to establishment of the District by the owners of the real property to be included in the District.

5. The five (5) persons designated to serve as the initial members of the Board of Supervisors of the District are named in **Exhibit 4** attached hereto.

6. The proposed name of the District is Middleton Downtown Community Development District.

7. The major trunk water mains, sewer interceptors, and outfalls currently in existence on the property within the District are identified on **Exhibit 5** attached hereto.

8. The proposed timetables and related estimates of cost to construct the District services and facilities, based upon available data, are attached as **Exhibit 6**.

9. All of the property to be included in the District, as shown in **Exhibit 7** will be developed pursuant to the approved development plan of The Villages of Southern Oaks (VOSO) Age Restricted Development.

10. The Statement of Estimated Regulatory Costs of the granting of this Petition and the establishment of the District is attached as **Exhibit 8**.

WHEREFORE, Petitioner respectfully requests the City to:

A. Schedule public hearings on January 9, 2023 and January 23, 2023 to consider this Petition filed pursuant to the uniform procedures set forth in Section 190.005(2), Florida Statutes.

B. Grant the Petition and adopt an ordinance to establish the District and designate the boundary of the District, pursuant to Sections 190.005(2), Florida Statutes.

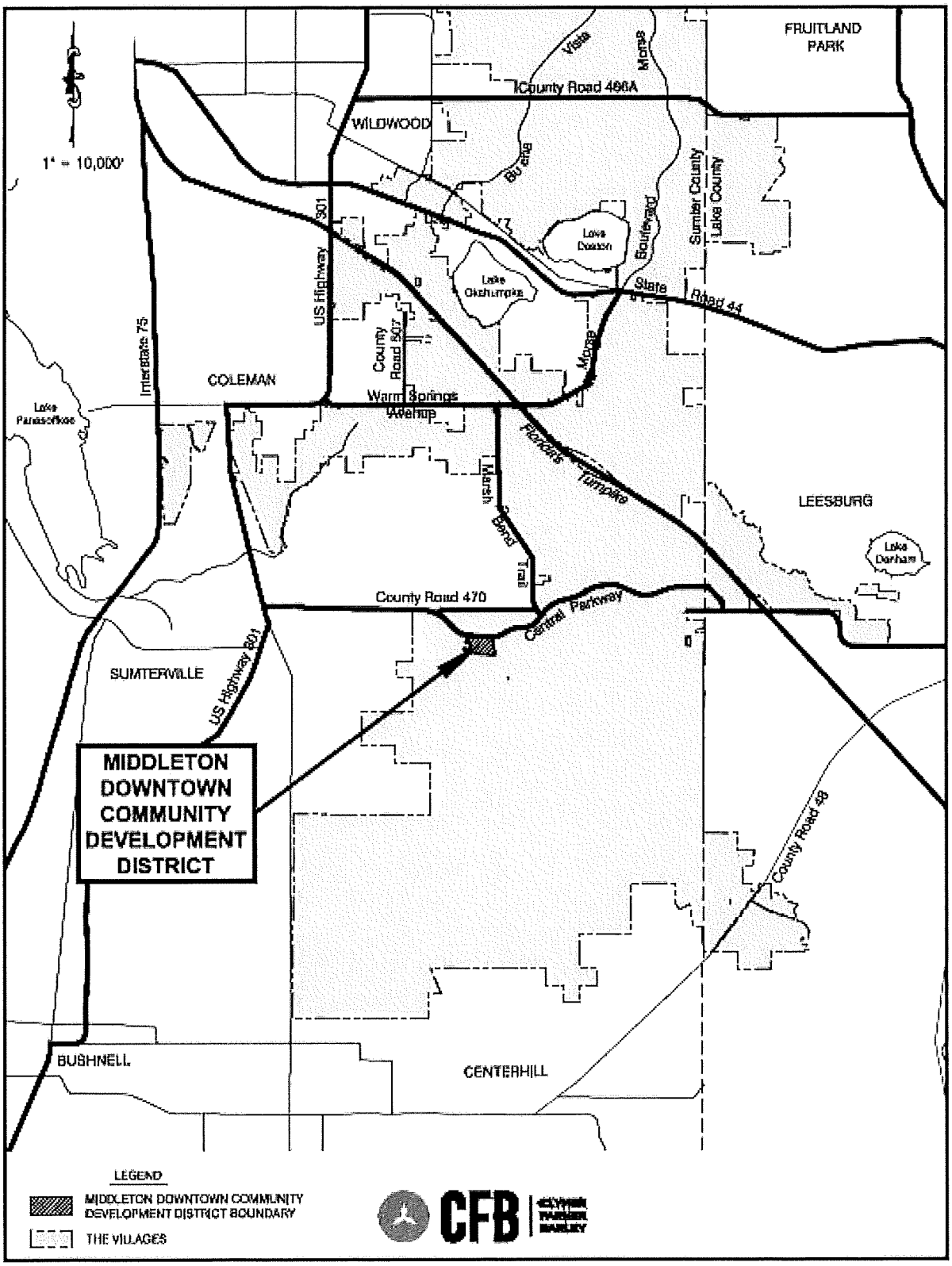
RESPECTFULLY SUBMITTED this 14th day of Nov., 2022.

THE VILLAGES DEVELOPMENT COMPANY, LLC,
a Florida limited liability company

By: VDC MANAGER, LLC,
a Florida limited liability company,
its Manager

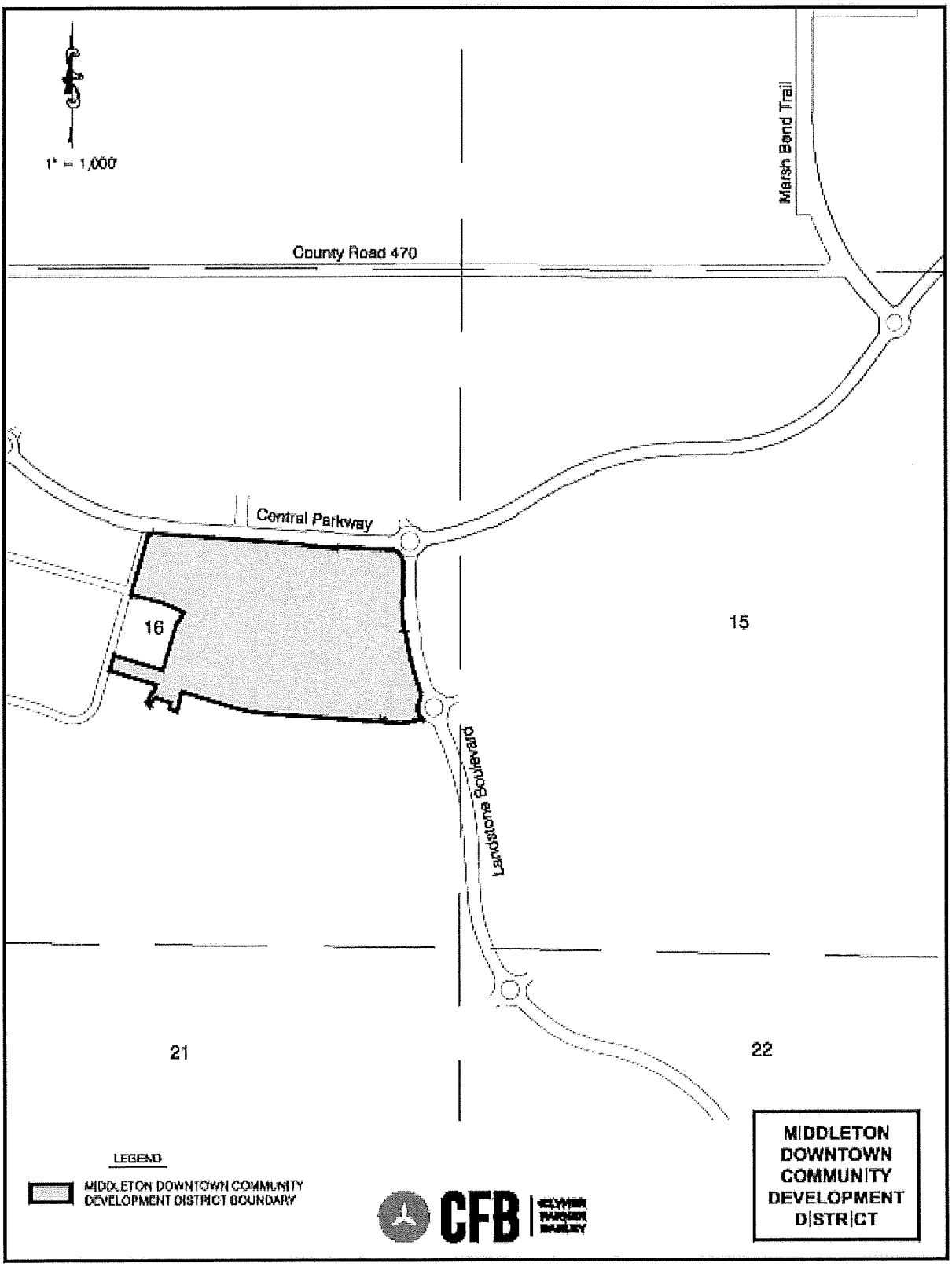
By: _____
Martin L. Dzuro, Manager

EXHIBIT 1



GENERAL LOCATION MAP

EXHIBIT 2



MIDDLETON DOWNTOWN COMMUNITY DEVELOPMENT DISTRICT

METES AND BOUND LEGAL DESCRIPTION
FOR
MIDDLETON DOWNTOWN COMMUNITY DEVELOPMENT DISTRICT

A PARCEL OF LAND LYING WITHIN SECTION 16, TOWNSHIP 20 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 16; THENCE ALONG THE NORTH LINE THEREOF RUN S89°52'59"E, 408.10 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°07'01"W, 2057.35 FEET TO THE POINT OF BEGINNING; THENCE S85°48'23"E, 1,025.94 FEET; THENCE S73°23'56"E, 51.20 FEET; THENCE S85°48'23"E, 228.96 FEET; THENCE N46°28'02"E, 14.87 FEET; THENCE S85°48'23"E, 201.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2,133.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°12'11", AN ARC DISTANCE OF 193.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°20'18", AN ARC DISTANCE OF 80.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°49'54", AN ARC DISTANCE OF 3.93 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°30'10", AN ARC DISTANCE OF 84.57 FEET TO THE POINT OF TANGENCY; THENCE S00°00'00"E, 253.60 FEET; THENCE S10°42'06"W, 51.46 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,154.00 FEET AND A CHORD BEARING AND DISTANCE OF S04°11'22"E, 227.44 FEET TO WHICH A RADIAL LINE BEARS S88°50'13"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°03'10", AN ARC DISTANCE OF 227.55 FEET; THENCE ALONG A NON-TANGENT LINE RUN S52°12'57"E, 14.18 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,144.00 FEET AND A CHORD BEARING AND DISTANCE OF S13°44'50"E, 467.84 FEET TO WHICH A RADIAL LINE BEARS S82°30'59"W; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°31'39", AN ARC DISTANCE OF 468.77 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 102.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°53'20", AN ARC DISTANCE OF 81.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 123.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°03'41", AN ARC DISTANCE OF 184.75 FEET TO A POINT OF CUSP OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 102.00 FEET AND A CHORD BEARING AND DISTANCE OF N84°06'25"W, 82.73 FEET TO WHICH A RADIAL LINE BEARS N29°49'00"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°50'50", AN ARC DISTANCE OF 85.18 FEET TO THE POINT OF TANGENCY; THENCE S71°58'10"W, 6.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 449.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°52'05", AN ARC DISTANCE OF 116.51 FEET; THENCE ALONG A NON-TANGENT LINE RUN N83°50'45"W, 85.89 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5.00 FEET AND A CHORD BEARING AND DISTANCE OF S24°34'10"W, 7.88 FEET TO WHICH A RADIAL LINE BEARS N62°35'40"E; THENCE SOUTHWESTERLY

ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 103°57'00", AN ARC DISTANCE OF 9.07 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 72.70 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°54'27", AN ARC DISTANCE OF 18.92 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 5.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 75°32'30", AN ARC DISTANCE OF 6.59 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 26.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 131°39'21", AN ARC DISTANCE OF 59.74 FEET; THENCE ALONG A NON-TANGENT LINE RUN N85°59'56"W, 847.21 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1,346.81 FEET AND A CHORD BEARING AND DISTANCE OF N79°40'05"W, 322.28 FEET TO WHICH A RADIAL LINE BEARS S03°27'37"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°44'36", AN ARC DISTANCE OF 323.05 FEET; THENCE ALONG A NON-TANGENT LINE RUN N72°58'38"W, 399.92 FEET; THENCE S14°14'24"W, 160.85 FEET; THENCE N66°38'39"W, 53.31 FEET; THENCE N24°41'34"W, 12.90 FEET; THENCE N05°06'41"E, 40.99 FEET; THENCE N72°58'38"W, 120.53 FEET; THENCE S56°27'15"W, 70.00 FEET; THENCE S33°32'45"E, 30.00 FEET; THENCE S56°27'15"W, 8.00 FEET; THENCE N33°32'45"W, 41.72 FEET; THENCE N25°01'13"E, 70.63 FEET; THENCE N47°55'49"E, 40.13 FEET; THENCE N14°12'14"E, 46.54 FEET; THENCE N72°58'38"W, 379.61 FEET; THENCE N16°05'58"E, 121.16 FEET; THENCE N73°54'02"W, 3.00 FEET; THENCE N16°05'58"E, 2.84 FEET; THENCE S72°58'38"E, 404.07 FEET; THENCE N16°26'38"E, 385.22 FEET; THENCE N46°05'39"E, 33.22 FEET; THENCE N28°30'59"E, 63.88 FEET; THENCE N61°30'34"W, 8.57 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,135.50 FEET AND A CHORD BEARING AND DISTANCE OF N67°13'34"W, 217.69 FEET TO WHICH A RADIAL LINE BEARS N28°16'28"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°00'04", AN ARC DISTANCE OF 218.02 FEET; THENCE ALONG A NON-TANGENT LINE RUN N76°47'49"W, 74.27 FEET; THENCE N74°16'58"W, 100.42 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 46.83 FEET AND A CHORD BEARING AND DISTANCE OF S79°29'52"W, 41.94 FEET TO WHICH A RADIAL LINE BEARS N16°05'59"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°12'13", AN ARC DISTANCE OF 43.49 FEET; THENCE ALONG A NON-TANGENT LINE RUN N16°05'58"E, 513.21 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,056.97 FEET AND A CHORD BEARING AND DISTANCE OF S81°05'27"E, 21.89 FEET TO WHICH A RADIAL LINE BEARS S09°12'51"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°36'35", AN ARC DISTANCE OF 21.89 FEET; THENCE ALONG A NON-TANGENT LINE RUN N50°48'53"E, 14.88 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2,046.00 FEET AND A CHORD BEARING AND DISTANCE OF S83°44'28"E, 147.48 FEET TO WHICH A RADIAL LINE BEARS S08°19'28"W; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°07'51", AN ARC DISTANCE OF 147.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 61.14 ACRES, MORE OR LESS.

EXHIBIT 3

CONSENT TO THE ESTABLISHMENT OF MIDDLETON DOWNTOWN COMMUNITY DEVELOPMENT DISTRICT

The undersigned, being the owner of the property described in Exhibit 2 to the Petition to Establish Middleton Downtown Community Development District, hereby consents to the Petition to Establish Middleton Downtown Community Development District, dated the 14th of Nov., 2022.

THE VILLAGES DEVELOPMENT OPERATING COMPANY, LLC,
a Florida limited liability company

By: VDC MANAGER, LLC,
a Florida limited liability company,
its Manager

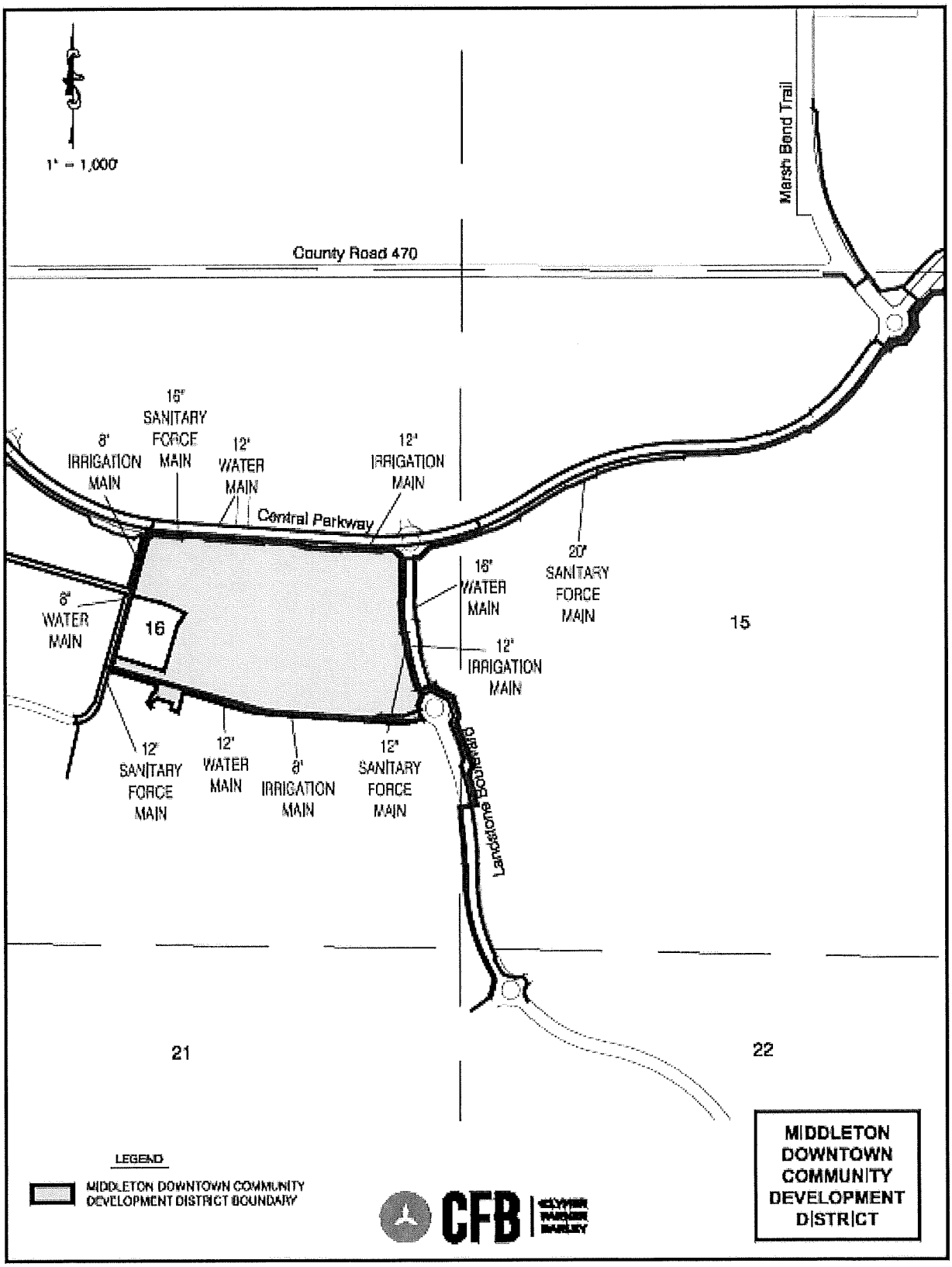
By: _____
Martin L. Dzuro, Manager

EXHIBIT 4

BOARD OF SUPERVISORS
MIDDLETON DOWNTOWN COMMUNITY DEVELOPMENT DISTRICT

1. Supervisor/Chair – Dennis Stradinger
2. Supervisor/Vice Chair – Steve Printz
3. Supervisor/Secretary-Treasurer – Don Levens
4. Supervisor – Alison Emily
5. Supervisor – John Weber

EXHIBIT 5



MIDDLETON DOWNTOWN COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 6

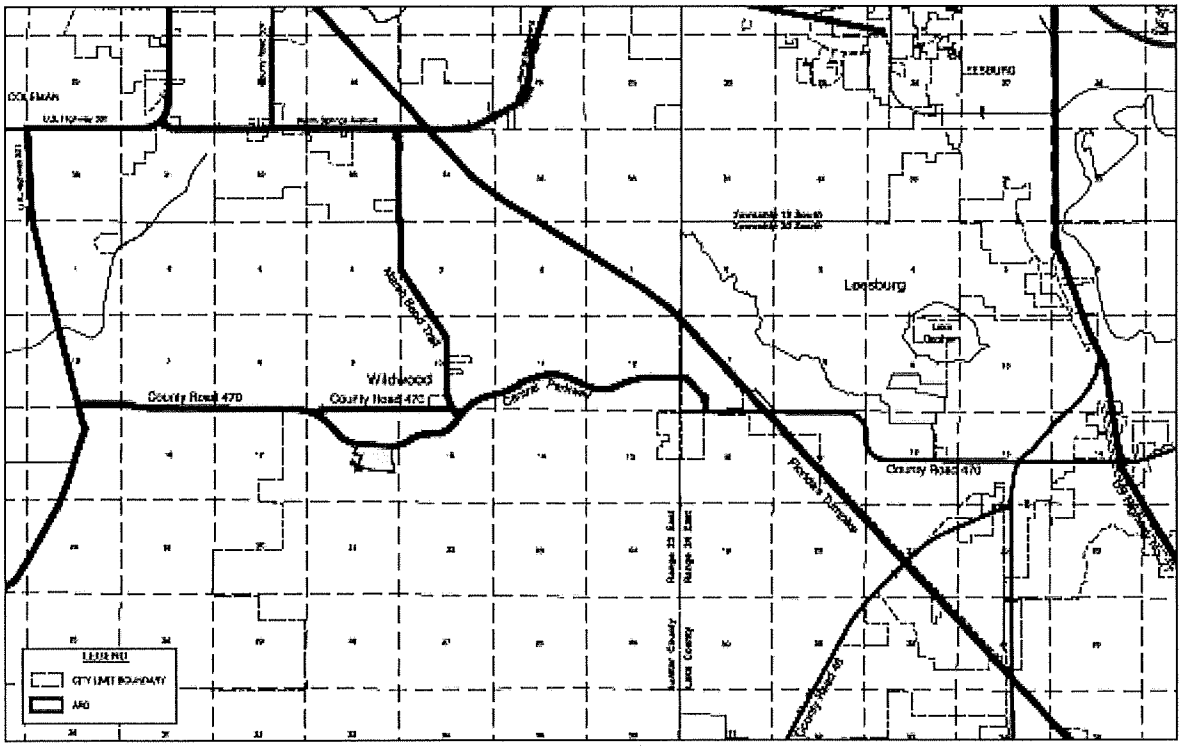
PROPOSED TIME TABLES AND RELATED ESTIMATES OF COST[1]
OF THE DISTRICT SERVICES AND FACILITIES
MIDDLETON DOWNTOWN COMMUNITY DEVELOPMENT DISTRICT

ITEM	ANTICIPATED SCHEDULE	ESTIMATED COST
Roadways	2022-2025	$4,134,240.00
Landscaping & Irrigation in Common Areas[2]	2022-2025	$12,487,200.00
Parking Areas	2022-2025	$26,880,420.00
Master Earthwork and Stormwater Collection Systems	2022-2025	$6,933,300.00
TOTAL:		$50,435,160.00

[1] Costs are preliminary in nature and are subject to change. Costs include engineering and contingencies.
[2] The irrigation system beyond the point of delivery serving common areas will be owned and maintained by the District, with water purchased pursuant to a bulk water agreement. The master irrigation system up to the point of delivery will be funded by the Utility.

EXHIBIT 7

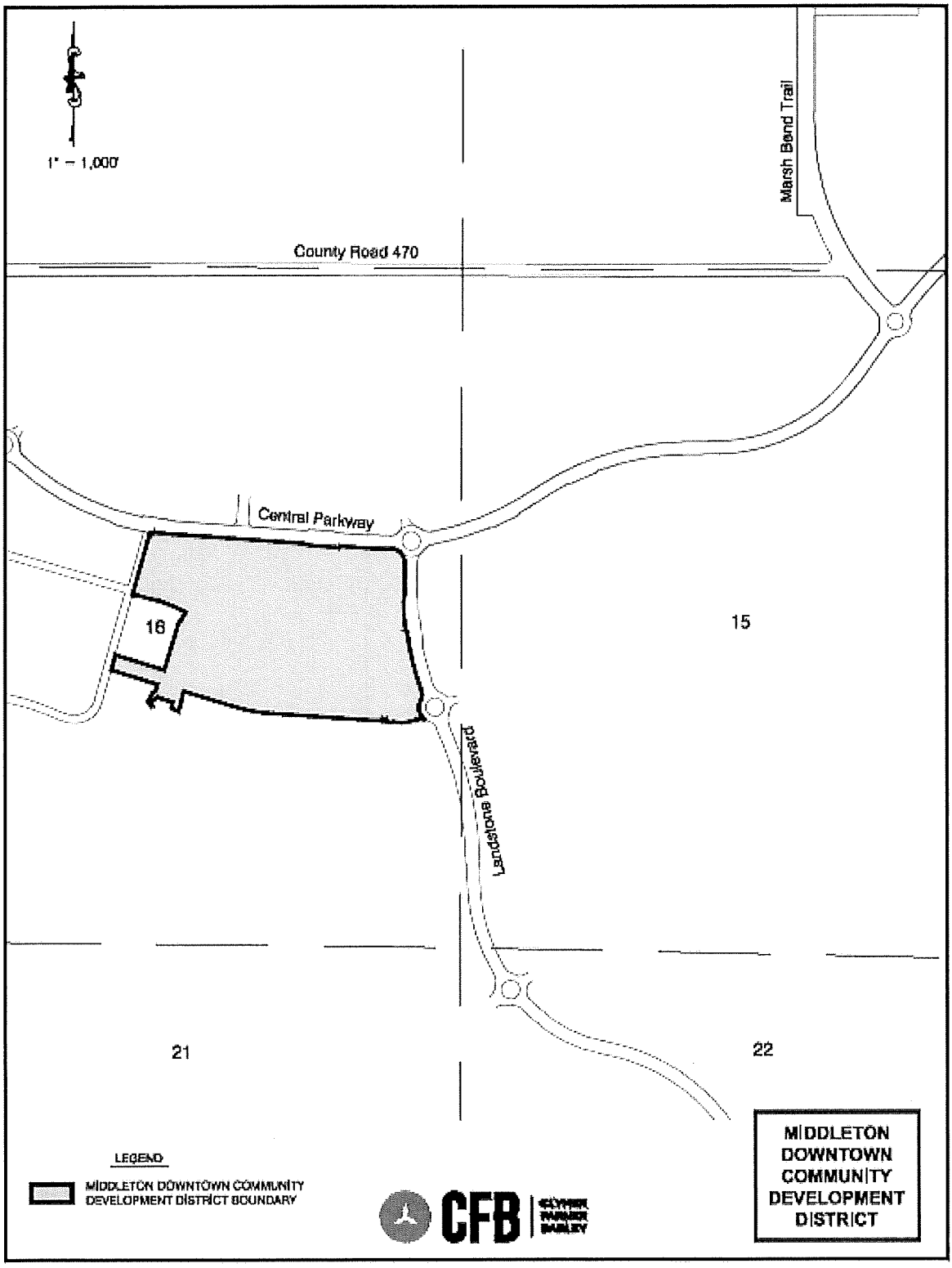
Middleton Downtown Community Development District (the "District") is located within the city limits of the City of Wildwood (the "City") in Sumter County, Florida. The District lies within The Villages of Southern Oaks (VOSO), which was approved on May 8, 2017 as an Age Restricted Development (ARD). Subsequent amendments were approved by the City on January 8, 2018, January 22, 2018, August 27, 2018, January 28, 2019, September 23, 2019, February 24, 2020, October 12, 2020, November 8, 2021, and again on July 11, 2022.



LAND USE AND ZONING MAP

7-1

EXHIBIT 7



MIDDLETON DOWNTOWN COMMUNITY DEVELOPMENT DISTRICT

7-2

EXHIBIT 8

STATEMENT OF ESTIMATED REGULATORY COSTS ESTABLISHMENT OF MIDDLETON DOWNTOWN COMMUNITY DEVELOPMENT DISTRICT

1.0 Introduction

1.1 Purpose and Scope

This statement of estimated regulatory costs (SERC) supports the petition to establish Middleton Downtown Community Development District (the "District"). The proposed District will include approximately 61.14 acres of land on which roughly 350,000 square feet of commercial space is planned for development with the possibility of additional mixed uses, including residential. The District proposes to provide infrastructure and community services to this area in the District as described more fully below.

The limitations on the scope and use of this SERC are set out in Section 190.002(2)(d), Florida Statutes ("F.S."), as follows:

> "That the process of establishing such a District pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the District, so that any matter concerning permitting or planning of the development is not material or relevant."

1.2 Overview of the Proposed District Middleton Downtown Community Development District

The proposed District would provide community infrastructure, services, and facilities, along with their operations and maintenance, to the proposed area, located in the City of Wildwood, Florida. The proposed District will encompass 61.14 acres to be used for development. The District may include a mix of commercial and residential uses including roughly 350,000 square feet of commercial space.

1.3 Requirements for Statement of Estimated Regulatory Costs (SERC)

Section 120.541(2), F.S. (2022) defines the elements a SERC must contain (or in this case, City ordinance).

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within five (5) years after the implementation of the rule;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within five years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within five years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined in Section 120.52, F.S. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 An economic analysis showing whether the rule/ordinance directly or indirectly will have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs.

Section 120.541(2)(a), F.S., requires an economic analysis showing whether the establishment of the District will directly or indirectly have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs exceeding $1 million in the aggregate within five years after the establishment takes place. The answer, based upon numerous other community development districts, is that the establishment of the District will not have an adverse impact on economic growth, job creation, employment, private-sector investment, business competitiveness, or regulatory costs.

The establishment of the District is likely to increase economic growth, job creation, employment, private-sector investment, and business competitiveness. This is because the District will provide infrastructure improvements within the District's boundaries, allowing for the commercial development of the land within the District. The development is planned to include roughly 350,000 square feet of commercial development. The commercial development will increase economic growth, job creation, employment, private-sector investment, and business competitiveness in the District.

The District will have the ability to assess the property owners to pay for the installation, operation, and maintenance of its infrastructure improvements. However, such costs will not be in addition to, or unique to, the District. The infrastructure improvements to be funded by the District would be required to support development of the planned development, regardless of the District's existence. Community development districts, such as Middleton Downtown Community Development District can fund their infrastructure improvements with long-term bond financing that typically carries more favorable terms than other sources of funding. Thus, the costs related to the installation of the public infrastructure serving the planned development will not be increased due to the existence of the District.

3.0 A good-faith estimate of the number of individuals and entities likely to be required to comply with the rule/ordinance, together with a general description of the types of individuals likely to be affected by the rule/ordinance.

The landowner of the District plans to develop roughly 350,000 square feet of commercial development, with the possibility of additional residential units and other mixed uses, within the District. Establishment of the proposed District would put all of the development under the jurisdiction of the proposed District. Prior to the sale of the property within the District, the developer will also be subject to the District's jurisdiction.

4.0 Good-faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues

4.1 Impact on State and Local Costs

State Government Entities

There will be only modest costs to various Florida ("State") governmental entities due to the formation of the District. The District consists of less than 2,500 acres; therefore, the City of Wildwood (the "City") is the establishing entity, pursuant to Florida Statutes Section 190.005(2). The State will incur no costs in reviewing the petition to establish the District and the State will not be required to hold any public hearings on the matter.

The ongoing costs to various State entities to implement and enforce the establishment of the District relate strictly to the receipt and processing of various reports that the District is required to file annually with the State and its various entities. These annual reports are outlined in the attached Appendix. However, the costs to the State agencies that will receive and process the District's reports will be minimal. The District is only one of many governmental subdivisions required to submit various reports to the State. Additionally, pursuant to Section 189.018, F.S., the District will pay an annual fee to the State Department of Economic Opportunity to offset such processing costs.

The City of Wildwood

City staff will process, analyze, and conduct public hearing(s) on the petition to establish the District. These activities will utilize the time of the staff and City Commissioners, however, these costs to the City are likely to be minimal for a number of reasons. First, review of the petition does not include analysis of the development to be served by the District. Second, the petition itself provides most of the information needed for City staff's review. Third, the City currently employs the staff needed to conduct the review of the petition. Fourth, no capital expenditure is required to review the petition. Finally, local governments routinely process similar petitions for land use and zoning changes that are more complex than is the petition to establish a Community Development District.

The annual costs to the City, related to the ongoing operations of the District, are also minimal. The District will be an independent unit of local government. The only annual costs incurred by the City will be the minimal costs of receiving and, to the extent desired, reviewing the various reports that the District is required to provide to the City.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on State or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No State or local subsidies are required or expected.

In this regard, it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State, the County, the City, or any unit of local government. By State law, the debts of the District are strictly its own responsibility.

5.0 A good-faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the rule/ordinance.

Table 2, below, provides an outline of the various facilities and services the proposed District may provide. The District plans to fund, own, operate, and maintain certain drainage and stormwater systems, landscaping, and ponds. The roadways and drainage systems within publicly dedicated rights-of-way will be conveyed to the appropriate general-purpose government for operation and maintenance. The landowner will construct the utilities and other community infrastructure and facilities. The District will be responsible for maintenance of some of these facilities.

Table 2. Proposed Facilities and Services

Improvements/Facility	Funded By	O&M By	Ownership
Roads	Landowner	CDD	Landowner
Utilities	Landowner	Landowner	Landowner
Drainage	Landowner	CDD	Landowner
Landscape/Lakes	Landowner	CDD	Landowner

The petitioner has estimated the costs for providing the capital improvements and facilities outlined in Table 2. The cost estimates for these improvements and facilities are shown in Table 3, below. Total costs are estimated at approximately $50,435,160.00.

Table 3. Summary of Estimated Capital Costs and Time Table[3]

Improvement/Facility	Anticipated Schedule	Estimated Cost
Roadways	2022-2024	$4,134,240.00
Landscaping & Irrigation in Common Areas	2022-2024	$12,487,200.00
Parking Areas	2022-2024	$26,880,420.00
Master Earthwork and Stormwater Collection Systems	2022-2024	$6,933,300.00
TOTAL:		$50,435,160.00

The District may impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

It is important to note that the various costs outlined in Table 3 are typical for developments of the type contemplated herein. In other words, there is nothing unusual about the District's

[3] Costs are preliminary in nature and are subject to change. Costs include engineering and contingencies.

financing that requires additional infrastructure over and above what would normally be needed. Therefore, these costs are not in addition to normal development costs. Instead, the facilities and services provided by the District are substituting in part for developer-provided infrastructure and facilities. Along these same lines, District-imposed assessments for operations and maintenance costs are similar to what would be charged in any event by a property owner's association common to most master-planned developments.

Real estate markets take into account the District's cost because buyers and renters evaluate all of the costs and benefits associated with various alternative locations. Therefore, market forces preclude developers from marking up the prices of their products beyond what the competition allows. To remain competitive, the operations and maintenance charges must also be in line with the competition.

Furthermore, locating to the District by businesses is completely voluntary. So ultimately, all owners and users of the affected property choose to accept the District's costs because of the benefits that the District provides.

6.0 An analysis of the impact on small businesses, as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be no adverse impact on small businesses because of establishment the District. If anything, the impact will be positive. This is because the District must competitively bid certain of its contracts. This affords small businesses the opportunity to bid on District work.

The City of Wildwood has an estimated population of 15,730 according to the most recent U.S. Census Bureau (2020) and the population was 6,709 at the 2010 census. Therefore, the City of Wildwood is not considered a small city as defined by Section 120.52 F.S. The District will provide infrastructure facilities and services to the property located within the District. These facilities and services will help to make this property developable.

Development of the property within the District will increase the value of this property, and consequently, will increase the property taxes that accrue to the City. These increased property taxes, along with other direct and indirect revenues accruing to the City as a result of the development of the land within the District, will offset any new staff, facilities, or equipment the City adds to provide services to the property owners within the District.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the developer's engineer and other professionals associated with the developer.

It is useful to reflect upon the question of whether the establishment of the District is the best alternative to provide community facilities and services to the development. As an alternative to the District, the City could approve a dependent special District for the area, such as an MSBU or a special taxing District under Chapter 170 of the Florida Statutes. Either of these alternatives could finance the improvements contemplated in Table 2 in a fashion similar to the existing District.

However, unlike the District, the alternatives would require the City to continue to administer the projects and its facilities and services. As a result, the costs for these services and facilities would not be sequestered to the land directly benefiting from them, as the case would be with the District. In addition, administering a project of the size and complexity of the development program for the District is a very significant and expensive undertaking. Other alternative to the District would be for the developer to provide the infrastructure and to use a property owners association (POA) for operations and maintenance of community facilities and services. A District is superior to a POA for a variety of reasons. First, unlike a POA, a District can impose and collect its assessments along with other property taxes on the combined real estate tax bill through the County tax collector. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Second, the District is a unit of local government. Therefore, unlike a POA, the District must abide by all governmental rules and regulations.

Additionally, any debt of a District is strictly the District's responsibility. While it may be technically true that the debt of a City-established, dependent special district, is not strictly the City's responsibility, any financial problems that the special district may have will inevitably entangle the City. This will not be the case if the District is established as proposed.

With a District, businesses (owners and renters) within the District would have a focused unit of government under their direct control. The District can then be more responsive to commercial and residential needs without disrupting other City responsibilities.

APPENDIX

REPORT	STATUE SECTION	DUE DATE
Annual Financial Audit	218.39	Nine months after end of fiscal year
Annual Financial Report (AFR)	218.32	Within 45 days after completion of audit but no later than 9 months after end of fiscal year
Financial Disclosure Form 1	112.3145	By July 1
Public Depositor Report	280.17	By November 30
Proposed Budget	190.008	By June 15
Adopted Budget	190.008	By October 1
Public Meetings Schedule	189.015	Quarterly semiannually or annually
Notice of Bond Issuance	218.38	Within 120 days after delivery
Registered Agent	189.014	30 days after first Board meeting
Notice of Establishment	190.0485	30 days after formation
Establishment Documents	189.016	30 days after adoption
Notice of Public Finance	190.009	After financing

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **City Hall HVAC Renovation Pay App #5 in the Amount of $19,358.10**

REQUESTED ACTION: Staff recommends approval.

CONTRACT: Vendor/Entity:

Effective Date: Termination Date:

Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Air Mechanical & Services Corporation (AMSCO) was awarded the project bid to renovate the HVAC system at City Hall. AMSCO is requesting payment #5 in the amount of $19,358.10. The payment is for completed work less retainage through December 15th, 2022. The amount requested has been reviewed and approved by the City's project architect.

APPLICATION AND CERTIFICATE FOR PAYMENT AIA DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF PAGES

TO OWNER: CITY OF WILDWOOD
100 NORTH MAIN STREET
WILDWOOD, FL 34785

PROJECT: WILDWOOD CITY HALL
CHILLER,CHLR LOOP,PIPING,CTRLS
100 N MAIN ST
WILDWOOD, FL 34785

APPLICATION NO.: 5 Distribution to:
PERIOD TO: 12/15/22 ☐ OWNER
PROJECT NOS.: 22-00164 ☐ ARCHITECT
☐ CONTRACTOR
CONTRACT DATE: 11/18/21 ☐
INVOICE NO: 118885 ☐

FROM CONTRACTOR: AIR MECHANICAL & SERVICE CORP
4311 W. IDA STREET
TAMPA, FL 33614

VIA ARCHITECT:

CONTRACT FOR: WILDWOOD CITY HALL

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM		$ 400,317.00
2. Net change by Change Orders		$ -54,463.00
3. CONTRACT SUM TO DATE (Line 1 + 2)		$ 345,854.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)		$ 345,854.00
5. RETAINAGE:		
a. 10 % of Completed Work (Columns D + E on G703)	$ 34,585.40	
b. 0 % of Stored Material (Column F on G703)	$ 0.00	
Total Retainage (Line 5a + 5b or Total in Column I of G703)		$ 34,585.40
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)		$ 311,268.60
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)		$ 291,910.50
8. CURRENT PAYMENT DUE		$ 19,358.10
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$ 34,585.40	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	0.00	54,463.00
Total approved this Month	0.00	0.00
TOTALS	0.00	54,463.00
NET CHANGES by Change Order	-54,463.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: AIR MECHANICAL & SERVICE CORP

By: [signature] Date: 12/15/22

State of: Florida
County of: Hillsborough
Subscribed and sworn to before me this 15th day of December, 2022

Notary Public State of Florida
Teri B McMinn
My Commission GG 287769
Expires 04/22/2023

Notary Public: [signature]
My Commission expires: 4/22/23

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED $19,358.10

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT

By: [signature] Date: 1/3/2022

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract

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G702-1992

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CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 5
APPLICATION DATE: 12/15/2022
PERIOD TO: 12/15/2022
ARCHITECT'S PROJECT NO.: 22-00164

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE TO FINISH (C - G)	RETAINAGE (IF VARIABLE) RATE)
1	EQUIPMENT (CHILLER, PUMPS UVC)	95,123.00	95,123.00	0.00	0.00	95,123.00	100	0.00	9,512.30
2	PIPING MATERIALS & LABOR	29,236.00	29,236.00	0.00	0.00	29,236.00	100	0.00	2,923.60
3	HYDRONICS & LABOR	19,744.00	19,744.00	0.00	0.00	19,744.00	100	0.00	1,974.40
4	DIRECTIONAL BORING & MATERIALS	23,805.00	23,805.00	0.00	0.00	23,805.00	100	0.00	2,380.50
5	TEMP CHILLER	12,890.00	11,601.00	1,289.00	0.00	12,890.00	100	0.00	1,289.00
6	PIPE INSULATION MATERIALS & LABOR	18,360.00	18,360.00	0.00	0.00	18,360.00	100	0.00	1,836.00
7	RENTAL EQUIPMENT	24,940.00	24,940.00	0.00	0.00	24,940.00	100	0.00	2,494.00
8	ELECTRICAL	54,955.00	54,955.00	0.00	0.00	54,955.00	100	0.00	5,495.50
9	CONTROLS	43,470.00	26,470.00	17,000.00	0.00	43,470.00	100	0.00	4,347.00
10	DUCT CLEANING	41,342.00	41,342.00	0.00	0.00	41,342.00	100	0.00	4,134.20
11	SUPERVISION	17,250.00	15,525.00	1,725.00	0.00	17,250.00	100	0.00	1,725.00
12	TEST & BALANCE	1,495.00	0.00	1,495.00	0.00	1,495.00	100	0.00	149.50
13	CGC WORK (CONCRETE & EXCAVATING)	17,707.00	17,707.00	0.00	0.00	17,707.00	100	0.00	1,770.70
14	CHANGE ORDER #1 ODP (CHILLER)	-54,463.00	-54,463.00	0.00	0.00	-54,463.00	100	0.00	-5,446.30
		345,854.00	324,345.00	21,509.00	0.00	345,854.00	100	0.00	34,585.40

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G703-1992

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AIR MECHANICAL & SERVICE CORP.

WAIVER AND RELEASE OF LIEN
UPON PROGRESS PAYMENT

The undersigned lienor, in consideration of the sum of $ 19,358.10 hereby waives and releases its lien and right to claim a lien in labor, services, or materials invoiced through 12/15/22 on the job Chiller, Loop, Piping & Controls Replacement to City of Wildwood on the following described property:

Wildwood City Hall
100 n. Main St.
Wildwood, FL 34785

This waiver and release does not cover any retention or labor, services or material furnished after the date specified.

Dated on this 15th day of December, 2022

Lienor's Name: Air Mechanical & Service Corp.

Address: 4311 West Ida Street

By: _____
Title: Vice President

State of Florida
County of Hillsborough
Sworn & Subscribed to before me by means of [x] physical presence or [ ] online notarization
This 15th day of December, 2022

_____
Notary Public, State of Florida
My Commission expires: 04/22/2023

Notary Public State of Florida
Teri B McMinn
My Commission GG 287769
Expires 04/22/2023

NOTE: This is a statutory form prescribed by Section 713.20. Florida Statues (1996). Effective October 1, 1996 a person may not require a lienor to furnish a waiver or release of lien that is different from statutory form.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **CR 209 Water Main Extension Phase No. 1 Pay App No. 5 in the Amount of $186,732.72**

REQUESTED ACTION: Staff Recommends Approval

CONTRACT: Vendor/Entity: Hartman Civil Construction Co.

Effective Date: 12/29/2022 Termination Date:

Managing Division/Department: Utility Department / Water Division

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

In September of 2021, the City awarded the CR 209 Phase I Water Main Extension project to Hartman Civil Construction Co, Inc. Attached is Pay Application No. 5 for the project in the amount of $186,732.72.

Kimley-Horn & Associates and City Staff have reviewed the pay application. Funds are available in account 401-535-70-7319 (CR-209 Water Main Extension) with an outstanding balance of $653,910.16.

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:
City Of Wildwood
110 North Main Street
Wildwood, FL 34785
FROM CONTRACTOR:
Hartman Civil Construction Co., Inc.
9200 SW HWY 484
Ocala, FL 34481

PROJECT:
CR 209 WATER MAIN EXTENSION - PHASE 1

PROJECT MANAGER: TREY CLAYTON

APPLICATION #: 5
PERIOD TO: 10/31/22
PROJECT NOS:
PURCHASE ORDER NO.
CONTRACT DATE: 10/5/21

Distribution to:
- [ ] Owner
- [X] Proj. Mgr
- [ ] Architect
- [ ] Contractor
- [ ]

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM----------	$	1,347,788.00
2. Net change by Change Orders----------$	$	150115.97
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	$	1,497,903.97
4. TOTAL COMPLETED & STORED TO DATE-$ (Column G on Continuation Sheet)		1,147,580.62
5. RETAINAGE:		
a. 10% of Completed Work	$ $	90,157.62
b. 10% of Stored Material	$	24,600.60
Total Retainage Line (5a + 5b)	$	114,758.06
6. TOTAL EARNED LESS RETAINAGE---------- (Line 4 less Line 5 Total)	$	1,032,822.56
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)----------:	$	846089.84
8. CURRENT PAYMENT DUE----------	$	186,732.72
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$	465,081.41

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$210,280.65	
Total approved this Month	-$60,164.68	
TOTALS	$150,115.97	
NET CHANGES by Change Order	$150,115.97	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown therein is now due.

CONTRACTOR:

By: _____ Date: 12-14-2022
President

State of: Florida
County of: Marion
Subscribed and sworn to before me this 14th day of December,

Notary Public State of Florida
Dianne L Hunter
My Commission GG 955615
Expires 02/05/2024

Notary Public: Dianne L Hunter
My Commission expires: 02-05-2024

CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on on-site observations and the data comprising application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ---------- $ 186,732.72

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

PROJECT MANAGER: By:

By: _____ Date: 12/14/2022

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

CONTINUATION SHEET

APPLICATION AND CERTIFICATE FOR PAYMENT
CONTRACTOR: HARTMAN CIVIL CONSTRUCTION COMPANY, INC.
PROJECT NAME: CR 209 WATER MAIN EXTENSION - PHASE 1

APPLICATION NUMBER: 5
APPLICATION DATE: 11/30/22
PERIOD ENDING: 10/31/22

A	B		C			D		E		F	G	L	H	I	J	K
						PREVIOUS APPLICATIONS		WORK COMPLETED THIS APPLICATION								
ITEM NO.	DESCRIPTION OF ITEM	UNIT OF MEAS	SCHEDULED VALUE	CONTRACT QUANTITY	UNIT COST	PREVIOUS PAID	PREVIOUS QUANTITY	THIS PERIOD	QUANTITY	STORED MATERIALS	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	QUANTITY COMPLETE TO DATE	PERCENT COMPLETE (G/C)	BALANCE TO FINISH (C-G)	RETAINAGE 10.00%	BALANCE TO FINISH PLUS RETAINAGE (I+J)
	GENERAL					-										
1	MOBILIZATION	LS	43,699.00	1.00	43,609.00	43,699.00	1.00	-		-	43,699.00	1.00	100	-	4,369.90	4,369.90
2	MAINTENANCE OF TRAFFIC	LS	30,000.00	1.00	30,000.00	21,000.00	0.70	3,000.00	0.10	-	24,000.00	0.80	80	6,000.00	2,400.00	8,400.00
3	SURVEY LAYOUT AND RECORD DRAWINGS	LS	20,000.00	1.00	20,000.00	15,000.00	0.75	4,000.00	0.20	-	19,000.00	0.95	95	1,000.00	1,900.00	2,900.00
4	PROFESSIONAL SITE VIDEO (PRE & POST CONSTRUCTION)	LS	2,500.00	1.00	2,500.00	1,250.00	0.50	-		-	1,250.00	0.50	50	1,250.00	125.00	1,375.00
5	RESTORATION GENERAL (INCLUDES ALL SITE RESTORATION FOR OPEN TRENCH CONSTRUCTION, COMPLETE)	LS	100,000.00	1.00	100,000.00	20,000.00	0.20	10,000.00	0.10	-	30,000.00	0.30	30	70,000.00	3,000.00	73,000.00
6	OPEN CUT ROADWAY RESTORATION AND OVERLAY MILLING EXIST ASPHALT PAV'T., 1 1/2" AVG DEPTH (INCLUDES CURB AND GUTTER, MARKINGS PER PLANS AND SPECIFICATIONS,	SY	162,400.00	3,248.00	50.00	-		-		-	-	-	-	162,400.00	-	162,400.00
7	OVERLAY SUPERPAVE ASPHALTIC CONC., TRAFFIC C (MARKINGS PER PLANS AND SPECIFICATIONS, COMPLETE	TON	58,200.00	291.00	200.00	-		-		-	-	-	-	58,200.00	-	58,200.00
8	TRANSITION TAPER AND OVERLAY	SY	33,225.00	1,329.00	25.00	-		-		-	-	-	-	33,225.00	-	33,225.00
9	DRIVEWAY RESTORATION (6-INCH CONCRETE)	SY	15,180.00	138.00	110.00	3,850.00	35.00	-		-	3,850.00	35.00	25	11,330.00	385.00	11,715.00
10	DRIVEWAY RESTORATION (OTHER)	SY	17,025.00	227.00	75.00	-		5,250.00	70.00	-	5,250.00	70.00	31	11,775.00	525.00	12,300.00
11	UNSUITABLE MATERIALS	CY	25,000.00	1,000.00	25.00	3,150.00	126.00	9,450.00	378.00	-	12,600.00	504.00	50	12,400.00	1,260.00	13,660.00
	WATER MAIN															
12	HYDRANT ASSEMBLY	EA	38,500.00	7.00	5,500.00	11,000.00	2.00	11,000.00	2.00	-	22,000.00	4.00	57	16,500.00	2,200.00	18,700.00
13	8" PVC WATER MAIN (INCLUDING RESTRAINTS AND FITTINGS, COMPLETE)	LF	187,516.00	5,068.00	37.00	32,597.00	881.00	-		-	32,597.00	881.00	17	154,919.00	3,259.70	158,178.70
14	8" DIP WATER MAIN (INCLUDING RESTRAINTS AND FITTINGS, COMPLETE)	LF	3,840.00	32.00	120.00	2,400.00	20.00	-		-	2,400.00	20.00	63	1,440.00	240.00	1,680.00
15	12" PVC WATER MAIN (INCLUDING RESTRAINTS AND FITTINGS, COMPLETE)	LF	366,758.00	5,474.00	67.00	168,840.00	2520.00	164,418.00	2454.00	-	333,258.00	4,974.00	91	33,500.00	33,325.80	66,825.80
16	8" PVC WATER MAIN BY HDD (INCLUDES FITTINGS AND RESTRAINTS)	LF	20,610.00	229.00	90.00	20,610.00	229.00	-		-	20,610.00	219.00	100	-	2,061.00	2,061.00
17	INSTALL 20" STEEL CASING BY OPEN CUT	LF	19,350.00	129.00	150.00	-		-		-	-	-	-	19,350.00	-	19,350.00
18	INSTALL 24" STEEL CASING BY OPEN CUT	LF	24,160.00	151.00	160.00	-		-		-	-	-	-	24,160.00	-	24,160.00
19	8" GATE VALVE	EA	16,100.00	7.00	2,300.00	4,600.00	2.00	-		-	4,600.00	2.00	29	11,500.00	460.00	11,960.00
20	12" GATE VALVE	EA	33,300.00	9.00	3,700.00	7,400.00	2.00	18,500.00	5.00	-	25,900.00	7.00	78	7,400.00	2,590.00	9,990.00
21	ABOVE GRADE OFFSET AIR RELEASE VALVE	EA	15,900.00	3.00	5,300	10,600.00	2.00	-		-	10,600.00	2.00	67	5,300.00	1,060.00	6,360.00
22	BACTERIOLOGICAL SAMPLE POINTS	EA	12,000.00	12.00	1,000	4,000.00	4.00	4,000.00	4.00	-	8,000.00	8.00	67	4,000.00	800.00	4,800.00
23	RESTRAINED 12" PLUG	EA	750.00	1.00	750	-		-		-	-	-	-	750.00	-	750.00
24	RESTRAINED 12" CAP	EA	850.00	1.00	850	-		-		-	-	-	-	850.00	-	850.00
25	8" TAPPING SLEEVE AND VALVE	EA	5,000.00	1.00	5,000	-		-		-	-	-	-	5,000.00	-	5,000.00
26	TEMP. JUMPER CONNECTION (INCLUDES 8 AND 4-INCH TAPPING SADDLE, LINE STOPS PER PLAN AND DETAILS FOR A COMPLETE JUMPER CONNECTION)	EA	9,000.00	1.00	9,000	-		-		-	-	-	-	9,000.00	-	9,000.00
27	REMOVE EXISTING WATER MAIN	EA	20,625.00	1,875.00	11	-		-		-	-	-	-	20,625.00	-	20,625.00
28	TIE IN TO EXISTING WATER MAIN (INCLUDES REQUIRED SPOOL PIECE AND COUPLING FOR A COMPLETE CONNECTION)	EA	2,500.00	1.00	2,500	-		-		-	-	-	-	2,500.00	-	2,500.00
29	INSTALL NEW WATER MAIN ASSEMBLY AND RECONNECT EXISTING SERVICE TO PROPOSED WATER MAIN	EA	19,800.00	11.00	1,800	-		-		-	-	-	-	19,800.00	-	19,800.00
30	FENCE REMOVAL AND REPLACEMENT	LS	20,000.00	1.00	20,000	10,000.00	0.50	-		-	10,000.00	0.50	50	10,000.00	1,000.00	11,000.00
31	PAYMENT AND PERFORMANCE BOND	LS	24,000.00	1.00	24,000	24,000.00	1.00	-		-	24,000.00	1.00	100	-	2,400.00	2,400.00
										-						
	STORED MATERIALS					324,043.17		(78,037.20)			246,005.97	-	-	(246,005.97)	24,600.60	(221,405.37)
	SUB TOTAL - BASE BID		1,347,788.00			728,839.17		151,580.80		-	879,419.97		65.26	468,168.03	87,962.00	556,130.03
	CONTINGENCY/CHANGE ORDERS															
CO1	DEPTH (INCLUDES CURB AND GUTTER, MARKINGS PER PLANS AND SPECIFICATIONS, COMPLETE)	SY	(19,850.00)	(397.00)	$ 50.00	-		-		-	-	-	-	(19,850.00)	-	(19,850.00)
CO1	OVERLAY SUPERPAVE ASPHALTIC CONC., TRAFFIC C (MARKINGS PER PLANS AND SPECIFICATIONS, COMPLETE	TON	(2,800.00)	(14.00)	$ 200.00	-		-		-	-	-	-	(2,800.00)	-	(2,800.00)
CO1	TRANSITION TAPER AND OVERLAY	SY	(6,200.00)	(248.00)	$ 25.00	-		-		-	-	-	-	(6,200.00)	-	(6,200.00)
CO1	8" PVC WATER MAIN (INCLUDING RESTRAINTS AND FITTINGS, COMPLETE)	LF	(14,430.00)	(390.00)	$ 37.00	-		-		-	-	-	-	(14,430.00)	-	(14,430.00)
CO1	8" PVC WATER MAIN BY HDD (INCLUDES FITTINGS AND RESTRAINTS)	LF	37,800.00	420.00	$ 90.00	37,800.00	420.00	-		-	37,800.00	420.00	100	-	3,780.00	3,780.00
CO1	INSTALL 20" STEEL CASING BY OPEN CUT	LF	(4,500.00)	(30.00)	$ 150.00	-		-		-	-	-	-	(4,500.00)	-	(4,500.00)
CO1	ABOVE GRADE OFFSET AIR RELEASE VALVE	EA	5,300.00	1.00	$ 5,300.00	5,300.00	1.00	-		-	5,300.00	1.00	100	-	530.00	530.00
CO1	Transport Fee For FPVC	EA	1,780.65	1.00	$ 1,780.65	1,780.65	1.00	-		-	1,780.65	1.00	100	-	178.07	178.07
	CR 229 WATER MAIN EXTENSION															
	GENERAL															
CO2	MOBILIZATION	LS	9,500.00	1.00	$ 9,500.00	9,500.00	1.00	-		-	9,500.00	1.00	100	-	950.00	950.00
CO2	MAINTENANCE OF TRAFFIC	LS	7,500.00	1.00	$ 7,500.00	7,500.00	1.00	-		-	7,500.00	1.00	100	-	750.00	750.00
CO2	SURVEY LAYOUT AND RECORD DRAWINGS	LS	5,000.00	1.00	$ 5,000.00	5,000.00	1.00	-		-	5,000.00	1.00	100	-	500.00	500.00
CO2	PROFESSIONAL SITE VIDEO (PRE & POST CONSTRUCTION)	LS	1,500.00	1.00	$ 1,500.00	1,500.00	1.00	-		-	1,500.00	1.00	100	-	150.00	150.00
CO2	OPEN CUT ROADWAY RESTORATION	SY	6,250.00	125.00	$ 50.00	6,250.00	125.00	-		-	6,250.00	125.00	100	-	625.00	625.00
CO2	OVERLAY SUPERPAVE ASPHALTIC CONC.	TN	6,000.00	30.00	$ 200.00	-		-		-	-	-	-	6,000.00	-	6,000.00
CO2	DRIVEWAY RESTORATION CONCRETE	SY	13,750.00	125.00	$ 110.00	13,750.00	125.00	-		-	13,750.00	125.00	100	-	1,375.00	1,375.00
CO2	RESTORATION GENERAL	LS	20,000.00	1.00	$ 20,000.00	20,000.00	1.00	-		-	20,000.00	1.00	100	-	2,000.00	2,000.00
CO2	UNSUITABLE MATERIALS	CY	2,500.00	100.00	$ 25.00	-		-		-	-	-	-	2,500.00	-	2,500.00
	WATER MAIN															
CO2	HYDRANT ASSEMBLY	EA	5,500.00	1.00	$ 5,500.00	5,500.00	1.00	-		-	5,500.00	1.00	100	-	550.00	550.00
CO2	12" PVC WATER MAIN	LF	50,760.00	540.00	$ 94.00	50,760.00	540.00	-		-	50,760.00	540.00	100	-	5,076.00	5,076.00
CO2	12" FITTINGS	LS	8,500.00	1.00	$ 8,500.00	8,500.00	1.00	-		-	8,500.00	1.00	100	-	850.00	850.00
CO2	12" GATE VALVE	EA	3,700.00	1.00	$ 3,700.00	3,700.00	1.00	-		-	3,700.00	1.00	100	-	370.00	370.00
CO2	12" LINE STOP	EA	15,000.00	1.00	$ 15,000.00	-		-		-	-	-	-	15,000.00	-	15,000.00
CO2	12" TAPPING SLEEVE & VALVE	EA	9,000.00	1.00	$ 9,000.00	9,000.00	1.00	-		-	9,000.00	1.00	100	-	900.00	900.00
CO2	TEMP. JUMPER CONNECTION	EA	4,500.00	1.00	$ 4,500.00	4,500.00	1.00	-		-	4,500.00	1.00	100	-	450.00	450.00
CO2	REMOVE EXISTING WATER MAIN	LF	5,720.00	520.00	$ 11.00	5,720.00	520.00	-		-	5,720.00	520.00	100	-	572.00	572.00
CO2	TIE IN TO EXISTING WATER MAIN	EA	2,500.00	1.00	$ 2,500.00	5,000.00	2.00	-		-	5,000.00	2.00	200	(2,500.00)	500.00	(2,000.00)
	FORCE MAIN															
CO2	FENCE REMOVAL AND REPLACEMENT	LS	5,000.00	1.00	$ 5,000.00	-		-		-	-	-	-	5,000.00	-	5,000.00

CONTINUATION SHEET

PPLICATION AND CERTIFICATE FOR PAYMENT
ONTRACTOR: HARTMAN CIVIL CONSTRUCTION COMPANY, INC.
ROJECT NAME: CR 209 WATER MAIN EXTENSION - PHASE 1

APPLICATION NUMBER: 3
APPLICATION DATE: 11/30/22
PERIOD ENDING: 10/31/22

A	B	C			D	E			F	G	L	H	I	J	K
					PREVIOUS APPLICATIONS		WORK COMPLETED THIS APPLICATION			TOTAL COMPLETED AND STORED TO DATE	QUANTITY COMPLETE TO DATE	PERCENT COMPLETE	BALANCE TO FINISH	RETAINAGE 10.00%	BALANCE TO FINISH PLUS RETAINAGE
ITEM NO.	DESCRIPTION OF ITEM	UNIT OF MEAS	SCHEDULED VALUE	CONTRACT QUANTITY	UNIT COST	PREVIOUS PAID	PREVIOUS QUANTITY	THIS PERIOD	QUANTITY	STORED MATERIALS	(D+E+F)	(G/C)	(G/C)	(C-G)		(I+J)
C02	CLEARING & GRUBBING	LS	7,500.00	1.00	$ 7,500.00	7,500.00	1.00	-		-	7,500.00	1.00	100	-	750.00	750.00
C02	4" PVC FORCE MAIN	LF	13,500.00	300.00	$ 45.00	-		-		-	-	-	-	13,500.00	-	13,500.00
C02	4" GATE VALVES	EA	4,000.00	2.00	$ 2,000.00	-		-		-	-	-	-	4,000.00	-	4,000.00
C02	TIE IN TO EXISTING	EA	2,500.00	1.00	$ 2,500.00	-		-		-	-	-	-	2,500.00	-	2,500.00
	BOND															
C02	PAYMENT AND PERFORMANCE BOND	LS	3,500.00	1.00	$ 3,500.00	3,500.00	1.00	-		-	3,500.00	1.00	100	-	350.00	350.00
C03	CR 229 WATER MAIN EXTENSION REVISION 1															
C03	GENERAL															
C03	MOBILIZATION	LS	2,500.00	1.00	$ 2,500.00	-		2,500.00	1.00	-	2,500.00	1.00	100	-	250.00	250.00
C03	MAINTENANCE OF TRAFFIC	LS	2,500.00	1.00	$ 2,500.00	-		2,500.00	1.00	-	2,500.00	1.00	100	-	250.00	250.00
C03	SURVEY LAYOUT AND RECORD DRAWINGS	LS	3,500.00	1.00	$ 3,500.00	-		3,500.00	1.00	-	3,500.00	1.00	100	-	350.00	350.00
C03	CLEARING & GRUBBING	LS	7,500.00	1.00	$ 7,500.00	-		7,500.00	1.00	-	7,500.00	1.00	100	-	750.00	750.00
C03	12" PVC WATER MAIN	LF	9,400.00	100.00	$ 94.00	-		9,400.00	100.00	-	9,400.00	100.00	100	-	940.00	940.00
C03	12" FITTINGS	LS	4,500.00	1.00	$ 4,500.00	-		4,500.00	1.00	-	4,500.00	1.00	100	-	450.00	450.00
C03	REMOVE & REINSTALL 12" WATER MAIN	LF	12,500.00	500.00	$ 25.00	-		12,500.00	500.00	-	12,500.00	500.00	100	-	1,250.00	1,250.00
C03	12" LINE STOP	EA	(15,000.00)	(1.00)	$ 15,000.00	-		-		-	-	-	-	(15,000.00)	-	(15,000.00)
C03	TIE-IN TO EXISTING WATER MAIN	EA	2,500.00	1.00	$ 2,500.00	-		2,500.00	1.00	-	2,500.00	1.00	100	-	250.00	250.00
C03	RESTORATION GENERAL	EA	5,000.00	1.00	$ 5,000.00	-		5,000.00	1.00	-	5,000.00	1.00	100	-	500.00	500.00
C03	FORCE MAIN															
C03	FENCE REMOVAL AND REPLACEMENT	LS	(5,000.00)	(1.00)	$ 5,000.00	-		-		-	-	-	-	(5,000.00)	-	(5,000.00)
C03	CLEARING & GRUBBING	LS	(7,500.00)	(1.00)	$ 7,500.00	-		-		-	-	-	-	(7,500.00)	-	(7,500.00)
C03	4" PVC FORCE MAIN	LF	(13,500.00)	(300.00)	$ 45.00	-		-		-	-	-	-	(13,500.00)	-	(13,500.00)
C03	4" GATE VALVES	EA	(4,000.00)	(2.00)	$ 2,000.00	-		-		-	-	-	-	(4,000.00)	-	(4,000.00)
C03	TIE IN TO EXISTING	EA	(2,500.00)	(1.00)	$ 2,500.00	-		-		-	-	-	-	(2,500.00)	-	(2,500.00)
	CR 209 REVISION 3 & 4															
C03	MOBILIZATION	LS	2,500.00	1.00	2,500.00	-		2,500.00	1.00	-	2,500.00	1.00	100	-	250.00	250.00
C03	MAINTENANCE OF TRAFFIC	LS	3,500.00	1.00	3,500.00	-		3,500.00	1.00	-	3,500.00	1.00	100	-	350.00	350.00
C03	OPEN CUT ROADWAY RESTORATION AND OVERLAY MILLING EXIST ASPHALT PAV'T., 1 1/2" AVG DEPTH (INCLUDES CURB AND GUTTER, MARKINGS PER PLANS AND SPECIFICATIONS,	SY	(128,650.00)	(2,573.00)	50.00	-		-		-	-	-	-	(128,650.00)	-	(128,650.00)
C03	OVERLAY SUPERPAVE ASPHALTIC CONC., TRAFFIC C (MARKINGS PER PLANS AND SPECIFICATIONS, COMPLETE	TON	(42,400.00)	(212.00)	200.00	-		-		-	-	-	-	(42,400.00)	-	(42,400.00)
C03	TRANSITION TAPER AND OVERLAY	SY	(23,050.00)	(922.00)	25.00	-		-		-	-	-	-	(23,050.00)	-	(23,050.00)
C03	8" PVC WATER MAIN (INCLUDING RESTRAINTS AND FITTINGS, COMPLETE)	LF	(5,180.00)	(140.00)	37.00	-		-		-	-	-	-	(5,180.00)	-	(5,180.00)
C03	8" HDPE WATER MAIN BY HDD (INCLUDES FITTINGS AND RESTRAINTS)	LF	16,800.00	140.00	120.00	-		-		-	-	-	-	16,800.00	-	16,800.00
C03	ADDITIONAL PVC FITTINGS	LS	13,000.00	1.00	13,000.00	-		-		-	-	-	-	13,000.00	-	13,000.00
C04	INSTALL 20" STEEL CASING BY OPEN CUT	LF	(11,700.00)	(78.00)	150.00	-		-		-	-	-	-	(11,700.00)	-	(11,700.00)
C04	INSTALL 24" STEEL CASING BY OPEN CUT	LF	(24,160.00)	(151.00)	160.00	-		-		-	-	-	-	(24,160.00)	-	(24,160.00)
C03	INSTALL NEW WATER MAIN ASSEMBLY AND RECONNECT EXISTING SERVICE TO PROPOSED WATER MAIN	EA	1,800.00	1.00	1,800.00	-		-		-	-	-	-	1,800.00	-	1,800.00
C03	FENCE REMOVAL AND REPLACEMENT	LS	5,825.00	1.00	5,825.00	-		-		-	-	-	-	5,825.00	-	5,825.00
C03	RESTOCKING FEES	LS	49,298.80	1.00	49,298.80	-		-		-	-	-	-	49,298.80	-	49,298.80
						-										
	SUB TOTAL CHANGE ORDERS		156,115.57			-		55,900.00		-	267,980.65		178.80	(197,694.20)	26,796.07	(170,898.14)
			1,497,903.57			940,897.82		207,480.88		-	1,147,589.82		76.61	270,471.83	114,958.06	465,091.41

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **RFQ #2023-02 - Professional Architectural Services for Recreation and Community Outreach Center**

REQUESTED ACTION: Authorize City Manager to enter into negotiations with Ohlson Lavoie Corporation (OLC).

CONTRACT: Vendor/Entity: Ohlson Lavoie Corporation (OLC)

Effective Date: Termination Date:

Managing Division/Department: Park & Recreation

BUDGET IMPACT: The design phase of this project is budgeted in the Capital Improvement Fund in FY23 in line item 301-572-60-6205.

HISTORY/FACTS/ISSUES:

Request for Qualification (RFQ) #2023-02 was issued to acquire architectural design services for the Recreation and Community Outreach Center that has been identified for construction at Martin Luther King Jr. park. Seven firms submitted qualification packages. The review committee consisted of Parks & Recreation Director Amanda Salazar, Public Works Director Jeremy Hockenbury, Assistant Public Works Director Thomas Rigwood, Parks & Recreation Supervisor Jason Wheeler, and Assistant City Manager/CFO Cassandra Smith. The committee met to discuss and rate the qualification packages on December 14, 2022. After totaling the points given to each firm, the top three firms were Ohlson Lavoie Corporation (OLC), Straughn Trout Architects, and Wannemacher Jensen Architects. The committee requested that the top three firms make a presentation to the committee. Presentations were held on Friday, December 16, 2022. Committee members met again on Thursday, December 22, 2022, to rate the presentations. After totaling the points given to each presenter, it was determined that OLC received the most points. Therefore, OLC was rated number one in both the initial qualification package review and the presentation portion. The firm has demonstrated extensive experience with similar projects, has a very qualified team, and demonstrated a strong understanding of our project. The scoring sheets from both phases of review are attached for reference, as well as the submittal packages from the top three firms. Staff is recommending that the City Commission authorize the city manager to enter into contract negotiations with OLC for design services for the Recreation and Community Outreach Center.

CITY OF WILDWOOD
PROJECT NAME: RECREATION AND COMMUNITY OUTREACH CENTER
FINAL RANKING

WILDWOOD FLORIDA

Project Name: Professional Architectural Services - Recreation & Community Outreach Center
RFQ # 2023-02

	EVALUATORS						
	Amanda Salazar, P&R Director	Jeremy Hockenbury, PW Director	Tom Rigwood, Asst. PW Director	Cassandra Smith, Asst. City Mananger	Jason Wheeler, P&R Supervisor	**Total Points**	**Ranking**
APPLICANTS							
Bentley Group	86	85	95	83	81	**430**	**4**
CPH, LLC	88	83	86	74	86	**417**	**5**
Ohlson Lavoie Corporation	98	96	97	84	94	**469**	**1**
Straughn Trout Architects	90	90	92	82	89	**443**	**2**
The Lunz Group, LLC	69	84	80	60	68	**361**	**7**
S3 Designs	85	87	78	68	69	**387**	**6**
Wannemacher Jensen Architects, Inc.	91	97	96	79	79	**442**	**3**

CITY OF WILDWOOD

PROFESSIONAL ARCHITECTURAL SERVICES

SELECTION EVALUATION

Jason Wheeler JW 12-14-22

Name: Date:

Project: Recreation and Community Outreach Center
RFQ# 2023-02

Notes:	COMPLIANCE W/RFQ							
1. **Relevant Experiences:** Proven experience as demonstrated with recent projects (either completed or underway) of similar project type, size, scope, and complexity for local government agencies with the State of Florida. 2. **Experience of Key Proposed Personnel:** Relevant experience and qualifications of the proposed project manager and key personnel. Composition qualifications, and diversity of the skillset of the project team for the services required by the RFQ. 3. **References:** Responses from a minimum of three references.	Relevant Experiences	Experience of Key Proposed Personnel	Approach to Management	References	Quality of Submittal	Minority Business Enterprise	Total Points	
APPLICANTS	30 pts	25 pts	20 pts	10 pts	10 pts	5 pts		
Bentley Group	24	20	17	7	8	5	81	
CPH, LLC	30	22	17	8	9	~~5~~ 0	91	86
Ohlson Lavoie Corporation	30	23	18	8	10	5	94	
S 3 Design Architecture, Inc.	20	17	16	6	5	5	69	
Straughn Trout Architects	30	21	18	6	9	5	89	
The Lunz Group, LLC	20	19	17	6	6	~~0~~ 5	73	68
Wannemacher Jensen Architects, Inc.	25	19	17	6	7	5	79	

CITY OF WILDWOOD

PROFESSIONAL ARCHITECTURAL SERVICES

SELECTION EVALUATION

Amanda Salazar
Name:

12/13/22
Date:

Project: Recreation and Community Outreach Center
RFQ# 2023-02

Notes:	COMPLIANCE W/RFQ						
1. **Relevant Experiences**: Proven experience as demonstrated with recent projects (either completed or underway) of similar project type, size, scope, and complexity for local government agencies with the State of Florida. 2. **Experience of Key Proposed Personnel**: Relevant experience and qualifications of the proposed project manager and key personnel. Composition qualifications, and diversity of the skillset of the project team for the services required by the RFQ. 3. **References**: Responses from a minimum of three references.	Relevant Experiences	Experience of Key Proposed Personnel	Approach to Management	References	Quality of Submittal	Minority Business Enterprise	Total Points
APPLICANTS	30 pts	25 pts	20 pts	10 pts	10 pts	5 pts	
Bentley Group	24	24	17	8	8	5	86
CPH, LLC	28	23	19	10	8	0	88
Ohlson Lavoie Corporation	30	25	19	10	9	5	98
Straughn Trout Architects	25	23	18	9	8	5	90
The Lunz Group, LLC	20	20	15	8	6	0	69
S3 Design	25	22	18	9	6	5	85
Wannemacher Jensen Architects, Inc.	29	23	18	8	8	5	91

CITY OF WILDWOOD

PROFESSIONAL ARCHITECTURAL SERVICES

SELECTION EVALUATION

Cassandra Smith — Name:

Cassandra Smith — 12/14/2022 — Date:

Project: Recreation and Community Outreach Center
RFQ# 2023-02

Notes:	COMPLIANCE W/RFQ						
1. **Relevant Experiences**: Proven experience as demonstrated with recent projects (either completed or underway) of similar project type, size, scope, and complexity for local government agencies with the State of Florida. 2. **Experience of Key Proposed Personnel**: Relevant experience and qualifications of the proposed project manager and key personnel. Composition qualifications, and diversity of the skillset of the project team for the services required by the RFQ. 3. **References**: Responses from a minimum of three references.	Relevant Experiences	Experience of Key Proposed Personnel	Approach to Management	References	Quality of Submittal	Minority Business Enterprise	Total Points
APPLICANTS	30 pts	25 pts	20 pts	10 pts	10 pts	5 pts	
Bentley Group	25	20	17	7	9	5	83
CPH, LLC	25	21	14	5	9	0	74
Ohlson Lavoie Corporation	27	18	17	7	10	5	84
S 3 Design Architecture, Inc.	25	17	12	7	2	5	68
Straughn Trout Architects	27	17	17	8	8	5	82
The Lunz Group, LLC	23	15	13	5	4	0	60
Wannemacher Jensen Architects, Inc.	25	17	16	7	9	5	79

CITY OF WILDWOOD

PROFESSIONAL ARCHITECTURAL SERVICES

SELECTION EVALUATION

Project: Recreation and Community Outreach Center
RFQ# 2023-02

Thomas J Ryland — Name:

12/14/22 — Date:

Notes:	COMPLIANCE W/RFQ						
1. **Relevant Experiences**: Proven experience as demonstrated with recent projects (either completed or underway) of similar project type, size, scope, and complexity for local government agencies with the State of Florida. 2. **Experience of Key Proposed Personnel**: Relevant experience and qualifications of the proposed project manager and key personnel. Composition qualifications, and diversity of the skillset of the project team for the services required by the RFQ. 3. **References**: Responses from a minimum of three references.	Relevant Experiences	Experience of Key Proposed Personnel	Approach to Management	References	Quality of Submittal	Minority Business Enterprise	Total Points
APPLICANTS	30 pts	25 pts	20 pts	10 pts	10 pts	5 pts	
Bentley Group	27	23	20	10	10	5	**95**
CPH, LLC	28	22	17	9	10	5	~~91~~ 86
Ohlson Lavoie Corporation	30	23	20	9	10	5	**97**
S 3 Design Architecture, Inc.	25	22	15	7	7	2	78
Straughn Trout Architects	29	23	19	8	10	3	92
The Lunz Group, LLC	27	22	17	7	7	0	80
Wannemacher Jensen Architects, Inc.	30	25	18	10	9	4	**96**

CITY OF WILDWOOD

PROFESSIONAL ARCHITECTURAL SERVICES

SELECTION EVALUATION

Project: Recreation and Community Outreach Center
RFQ# 2023-02

Jeremy Hockenbury
Jeremy Hockenbury
Name:

12/14/2022
Date:

Notes:	COMPLIANCE W/RFQ						
1. **Relevant Experiences**: Proven experience as demonstrated with recent projects (either completed or underway) of similar project type, size, scope, and complexity for local government agencies with the State of Florida. 2. **Experience of Key Proposed Personnel**: Relevant experience and qualifications of the proposed project manager and key personnel. Composition qualifications, and diversity of the skillset of the project team for the services required by the RFQ. 3. **References**: Responses from a minimum of three references.	Relevant Experiences	Experience of Key Proposed Personnel	Approach to Management	References	Quality of Submittal	Minority Business Enterprise	Total Points
APPLICANTS	30 pts	25 pts	20 pts	10 pts	10 pts	5 pts	
Bentley Group	22	22	17	10	9	5	85
CPH, LLC	25	22	18	10	8	0	83
Ohlson Lavoie Corporation	28	23	20	10	10	5	96
S 3 Design Architecture, Inc.	26	23	16	10	7	5	87
Straughn Trout Architects	25	23	18	10	9	5	90
The Lunz Group, LLC	25	23	18	10	8	0	84
Wannemacher Jensen Architects, Inc.	30	23	19	10	10	5	97

CITY OF WILDWOOD

ARCHITECTURAL SERVICES

FINAL RANKING - PRESENTATIONS

Project: Recreation and Community Outreach Center

RFQ #2023-02

	EVALUATORS						
	Amanda Salazar	Jermey Hockenbury	Cassandra Smith	Tom Rigwood	Jason Wheeler	**Total Points**	**Ranking**
APPLICANTS							
OLC	97	94	97	90	93	**471**	**1**
Straughn Trout	80	88	89	84	89	**430**	**3**
Wannemacher	94	92	96	88	92	**462**	**2**

CITY OF WILDWOOD

ARCHITECTURAL SERVICES

INTERVIEW and SELECTION EVALUATION

Jenny Hackelburg 12.16.22
Name: Date:

Project: Recreation & Community Outreach Center
RFQ# 2023-02

Notes:	COMPLIANCE W/RFQ			
1) Qualification level (degrees, professional certificates and other credentials) of individual/firm's that will be devoted to fulfilling contract obligations. Skills and experience of assigned personnel on similar projects particularly with governmental entities. 2) Proposers strategy for carrying out the project tasks anticipated to meet the goals. Ability to meet desired timelines and deadlines. Suitability of the approaches used in achieving tasks. Proposed plan for completing work in a timely and professional manner. 3) Quality, professionalism, and conciseness of the RFQ package and presentation. Adherence to the general and specific requirements of the RFQ.	Qualifications and Experience of Proposed Project Staff	Approach to the Project to be performed	Quality of Presentation	Total Points
APPLICANTS	40 pts	40 pts	20 pts	
OLC	38	38	18	94
Straughn Trout	36	36	16	88
Wannemacher	37	38	17	92

CITY OF WILDWOOD

ARCHITECTURAL SERVICES

INTERVIEW and SELECTION EVALUATION

Jason Wheeler 12-22-22

Name: Date:

Project: Recreation & Community Outreach Center
RFQ# 2023-02

Notes:	COMPLIANCE W/RFQ			
1) Qualification level (degrees, professional certificates and other credentials) of individual/firm's that will be devoted to fulfilling contract obligations. Skills and experience of assigned personnel on similar projects particularly with governmental entities. 2) Proposers strategy for carrying out the project tasks anticipated to meet the goals. Ability to meet desired timelines and deadlines. Suitability of the approaches used in achieving tasks. Proposed plan for completing work in a timely and professional manner. 3) Quality, professionalism, and conciseness of the RFQ package and presentation. Adherence to the general and specific requirements of the RFQ.	Qualifications and Experience of Proposed Project Staff	Approach to the Project to be performed	Quality of Presentation	Total Points
APPLICANTS	40 pts	40 pts	20 pts	
OLC	37	36	20	93
Straughn Trout	35	35	19	89
Wannemacher	36	36	20	92

CITY OF WILDWOOD

ARCHITECTURAL SERVICES

INTERVIEW and SELECTION EVALUATION

Thomas J Rigstad 12/22/22
Name: Date:

Project: Recreation & Community Outreach Center
RFQ# 2023-02

Notes:	COMPLIANCE W/RFQ			
1) Qualification level (degrees, professional certificates and other credentials) of individual/firm's that will be devoted to fulfilling contract obligations. Skills and experience of assigned personnel on similar projects particularly with governmental entities. 2) Proposers strategy for carrying out the project tasks anticipated to meet the goals. Ability to meet desired timelines and deadlines. Suitability of the approaches used in achieving tasks. Proposed plan for completing work in a timely and professional manner. 3) Quality, professionalism, and conciseness of the RFQ package and presentation. Adherence to the general and specific requirements of the RFQ.	Qualifications and Experience of Proposed Project Staff	Approach to the Project to be performed	Quality of Presentation	Total Points
APPLICANTS	40 pts	40 pts	20 pts	
OLC - Great presentation. Had entire Project Team in attendance. 3D version of rendering. CM at 60%.	37	35	18	90
Straughn Trout - Good presentattion. I individual presenting. Demonstrated 3D interactive version of another poject. CM at 60%.	35	32	17	84
Wannemacher - Good presentation. 3 members of Project Team in attendance. Presented renderings of facility and site plan change incorporating rendering. CM at start of project.	35	35	18	88

CITY OF WILDWOOD

ARCHITECTURAL SERVICES

INTERVIEW and SELECTION EVALUATION

Amanda Salazar 12/22/2023
Name: Date:

Project: Recreation & Community Outreach Center
RFQ# 2023-02

Notes:	COMPLIANCE W/RFQ			
1) Qualification level (degrees, professional certificates and other credentials) of individual/firm's that will be devoted to fulfilling contract obligations. Skills and experience of assigned personnel on similar projects particularly with governmental entities. 2) Proposers strategy for carrying out the project tasks anticipated to meet the goals. Ability to meet desired timelines and deadlines. Suitability of the approaches used in achieving tasks. Proposed plan for completing work in a timely and professional manner. 3) Quality, professionalism, and conciseness of the RFQ package and presentation. Adherence to the general and specific requirements of the RFQ.	Qualifications and Experience of Proposed Project Staff	Approach to the Project to be performed	Quality of Presentation	Total Points
APPLICANTS	40 pts	40 pts	20 pts	
OLC	40	39	19	97
Straughn Trout	35	30	15	80
Wannemacher	38	38	18	94

CITY OF WILDWOOD

ARCHITECTURAL SERVICES

INTERVIEW and SELECTION EVALUATION

Cassandra Smith 12/22/22

Name: Date:

Project: Recreation & Community Outreach Center
RFQ# 2023-02

Notes:	COMPLIANCE W/RFQ			
1) Qualification level (degrees, professional certificates and other credentials) of individual/firm's that will be devoted to fulfilling contract obligations. Skills and experience of assigned personnel on similar projects particularly with governmental entities. 2) Proposers strategy for carrying out the project tasks anticipated to meet the goals. Ability to meet desired timelines and deadlines. Suitability of the approaches used in achieving tasks. Proposed plan for completing work in a timely and professional manner. 3) Quality, professionalism, and conciseness of the RFQ package and presentation. Adherence to the general and specific requirements of the RFQ.	Qualifications and Experience of Proposed Project Staff	Approach to the Project to be performed	Quality of Presentation	Total Points
APPLICANTS	40 pts	40 pts	20 pts	
OLC	40	38	19	97
Straughn Trout	37	35	17	89
Wannemacher	39	38	19	96



PROFESSIONAL ARCHITECTURAL SERVICES FOR RECREATION AND COMMUNITY OUTREACH CENTER RFQ # 2023-02

CITY OF WILDWOOD

Ohlson Lavoie Corporation

December 09, 2022

BE WELL GET WELL STAY WELL LIVE WELL

TABLE OF CONTENTS

A	RFQ Cover Page/Introduction	B6	Scheduling
B1	Business Organization	B7	Quality Control
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B3	Relevant Experience	B9	References
B4	Respondent's Personnel	B10	MBE Preference
B5	Respondent's Consultants	C	Additional Required Documents

"OLC provided architecture services for our $4 million renovation of the Oviedo YMCA. We are very pleased with the level of service that we received. They listened to our needs and were able to quickly and efficiently translate them to a plan that accomplished all of our goals and objectives.

Their constant availability and lightning quick response time for questions, clarifications, and changes has been very much appreciated and a refreshing change from our experience with other firms. We highly recommend them and look forward to working with them on future YMCA of Central Florida projects."

Nicole G. Micheli, Director of Planning, YMCA Oviedo, Florida




LAKE NONA
PERFORMANCE
CLUB

RFQ COVER PAGE

Name of Firm, Entity or Organization: Ohlson Lavoie Corporation

Federal Employer Identification Number (FEIN): 84-0674977

State of Florida License Number (If Applicable): L1702220001168

Name of Contact Person: Maged Elsheikh

Title: Senior Principal, Architect

E-Mail Address: melsheikh@olcdesigns.com

Mailing Address: 2295 South Hiawassee Road, Suite 310

Street Address (if different):

City, State, Zip: Orlando, FL 32835

Telephone: 407.992.0470 **Fax:**

Organizational Structure – Please Check One:

Corporation ☒ **Partnership** ☐ **Proprietorship** ☐ **Joint Venture** ☐ **Other** ☐

If Corporation:
Date of Incorporation: 06/07/1974 **State of Incorporation:** Colorado

States Registered in as Foreign Corporation: Florida

Authorized Signature:

Print Name: Maged Elsheikh

Signature:

Title: Senior Principal , Architect

Phone: 407.992.0470

This document must be completed and returned with your Submittal.

December 9, 2022

City of Wildwood
Amanda Salazar, Parks and Recreation Director
100 N. Main Street
Wildwood, FL 34785

Re: RFQ #2023-02 Professional Architectural Services for Recreation and Community Outreach Center

Dear Members of the Selection Committee:

OLC is pleased to respond to your Request for Qualifications for Professional Architectural Services for the Recreation and Community Outreach Center project. This project represents a great opportunity to add recreation facilities and amenities for the outreach program of the City residents as well as a home for the City's Police and Parks and Recreation Departments involved in the outreach efforts.

We understand that you are seeking an architectural firm qualified to provide planning, design, and permitting services for a minimum usable space of 28,000 sf of recreation and outreach center and to be utilized by the City's Police and Parks and Recreation Departments. This facility will include but is not limited to, a gymnasium for two full-size basketball courts, an indoor snack bar, offices and conference room space, a suspended walking path, locker rooms with multi-stall restrooms, multi-purpose rooms, an E-sports game room, and storage space. We will include a parking lot and other ancillary improvements.

Established in Denver in 1961, our firm has been transforming communities through community gathering spaces, fitness, wellness, and recreation centers for more than 40 years. Our team is ready to bring our experience in designing over 5.5 Million square feet of community facilities to this project. We have worked successfully with municipalities across the country and have an unsurpassed wealth of experience in all the elements of this project, including gymnasiums, multi-purpose rooms, suspended tracks, e-gaming, classrooms, snack bars, offices, and building support spaces. We are currently providing similar services for Palm Beach Gardens, Palm Beach County, and the City of Ocala. We also currently hold multiple on-call contracts for Florida municipalities. It would be our pleasure to work with the City's Police and Parks and Recreation Department to assist you with the design of this important facility.

Our team - OLC (Ohlson Lavoie Corporation), Advanced Structural Design (Structural), DAO Consultants (Civil/ Survey), Cabral Engineering (MEP & IT), Tierra South Florida (Geotechnical), L & S Diversified (Survey), NFC Landscape (Landscape), Cumming Group (cost-estimating) and Greenbuilt (Sustainability). We will work side-by-side with the City of Wildwood to make this project happen. We will listen, educate, assess the need, and respond to the demand for a comprehensive Recreation and Community Outreach Center with cost-effective creative design.

All of OLC's projects benefit from having our most senior people on board from day one to ensure those with the most knowledge are leading the way because continuity of principal involvement is critical to every phase of the project. As Principal-in-Charge, I will be involved throughout the project from day one to opening day, as will Sam Elshiekh, Project Manager, and the entire OLC design team.

It is our sincere pleasure to submit these qualifications as our intent to offer the services requested in the RFP. We hope to have the opportunity to work alongside your team to ensure the success of this project. Thank you for your consideration; we look forward to hearing from you soon.

Sincerely,



Maged Elsheikh, Principal-in-Charge/Project Manager
OLC (Ohlson Lavoie Corporation) | 2295 S. Hiawassee Road, Suite 310, Orlando, FL 32835
P: 407.992.0470 | E: melsheikh@olcdesigns.com


4:25
GUEST
HOME
PERIOD

OLC (Ohlson Lavoie Corporation) is an international architectural firm, founded in 1961 with offices in Orlando, Denver, Tokyo and Cairo.

OLC has 60+ years of experience providing masterplanning, architecture, interior design and aquatic design!

OLC designs community spaces for health and play, often centered around recreation and aquatics. It's a passion our founders dove into in 1961, and a space we've been playing in ever since. With offices in Denver, Orlando, Tokyo, and Cairo we've engaged with 500+ clients world-wide to create community spaces with the same types of spaces that you require for the Recreation and Community Outreach Center. We love to create and renovate spaces for municipal clients that foster connection through recreation, fitness, and wellness because we care about the health of each community we collaborate with in the design process.

We are committed, enthusiastic and driven to deliver stellar architecture, interior design and aquatic design. For the past 40 years, we have focused on municipal facilities, community and recreation centers, athletic, fitness and wellness facilities, including athletic/sports clubs, commercial fitness centers, medically-based wellness centers, spas, and a broad range of aquatic projects. These projects include on-call projects, including masterplanning, feasibility studies, renovations, additions, and new ground-up facilities. We are also very experienced in Community Outreach.

Our design process is enriched by collaborative spirit, creative commitment and a client-centered attitude. We partner clients' goals and strategic insights with our aesthetic vision, deep experience, and problem solving skills to create superior outcomes. Everyone at OLC is committed to truly understanding each client's unique needs and is dedicated to adding value through design by delivering maximum impact for each dollar invested. Value-conscious, client-centered, custom-fitted design is a strategic investment for every owner. We apply principles of smart design to honor that investment and to produce measurable returns.

The secret to the design success experienced by our clients is easily explained. Treat each new assignment as a fresh challenge. Listen to our client's agenda. Respect their priorities. Understand the needs and aspirations of your community. Focus on enrichment of the user experience. Stay abreast of thought leaders in the industry. Most of all, believe in the power of design to change lives for the better.

Principal-in-Charge/Senior Principal, and OLC Point of Contact, Maged Elsheikh, oversees the majority of OLC's Florida municipal recreation projects. will be responsible for the design and programming of the facility.

Senior Principal/CFO, Sam Elsheikh, LEED AP,. *He is the Project Manager and will be responsible for quality control for OLC.*

PROJECT OFFICE LOCATION

OLC (Ohlson Lavoie Corporation)
2295 S. Hiawassee Road
Suite 310
Orlando, Florida 32835
P: 407.992.0470
www.olcdesigns.com

OLC TEAM

Maged Elsheikh, Senior Principal
melsheikh@olcdesigns.com
407.992.0470 (o) 407.342.3565 (c)
FL License #99999

Sam Elsheikh, Senior Principal
selsheikh@olcdesigns.com
407.992.0470 (o) 303.886.4082 (c)
FL License #92932

Mike St. John, Principal, Architect
mstjohn@olcdesigns.com
407.992.0470 (o) 315.409.3472 (c)
FL License #99965

Tania Parada, Senior Interior Designer
tparada@olcdesigns.com
407.992.0470 (o) 404.936.0252 (c)

TYPE OF BUSINESS

Corporation, Incorporated in CO

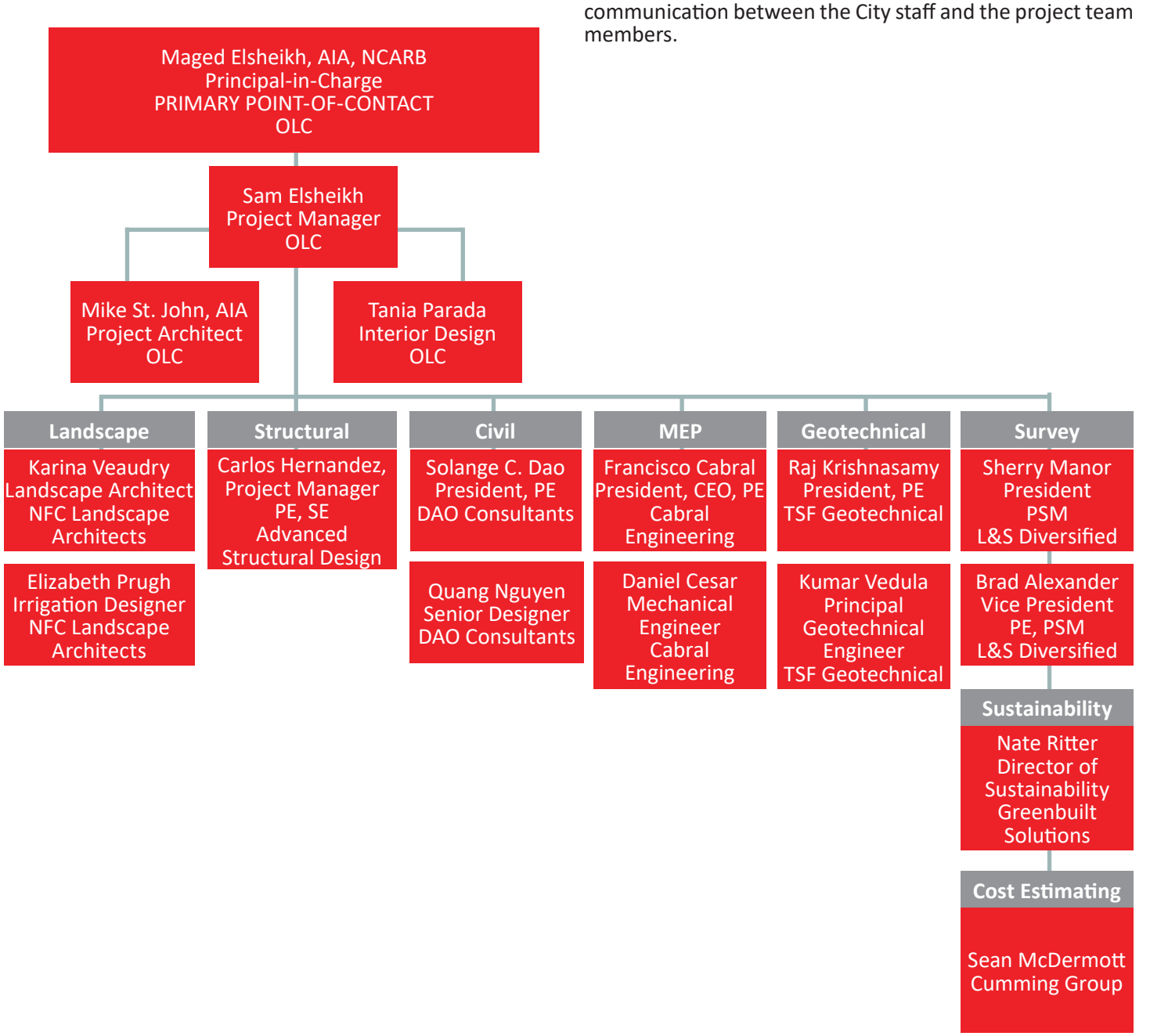
FEDERAL EMPLOYER ID

84-067-4977

ORGANIZATIONAL CHART

The professionals selected for the Recreation and Community Outreach Center team were specifically chosen based on their municipal facility expertise, **knowledge of the Recreation and Community Outreach Center project**, **experience with OLC as a team**, and **familiarity with and understanding of the City of Wildwood.**

The organizational chart below illustrates the lines of communication between the City staff and the project team members.





B2

MAJOR PARTICIPANTS

Name of Firm and Main Contact	Address	Relationship to Respondent	WMBE	Certifying Agency	Role	% of Participation
NFC Landscape Architects Karina Veaudry, Landscape Architect	4111 Metric Drive Suite 3 Winter Park, FL 32792 P: 321.388.4781	Sub-consultant	WBE	• State of Florida	Landscape	4%
Advanced Structural Design Carlos Hernandez, Project Manager, PE, SE	1035 South Semoran Boulevard Suite 1019 Winter Park, FL 32792 P: 407.677.5836	Sub-consultant	MBE	• GOAA	Structural	7%
DAO Consultants Solange C. Dao President, PE	1110 East Marks Street Orlando, FL 32803 P: 321.246.4041	Sub-consultant	MWBE	• City of Orlando • Orange County	Civil	7%
Cabral Engineering Francisco Cabral, President, CEO, PE	1058 Palm Cove Drive Orlando, FL 32835 P: 321.246.4041	Sub-consultant	MBE	• City of Orlando	MEP / IT	14%
TSF Geotechnical Raj Krishnasamy, President, PE	2765 Vista Parkway Suite 10 West Palm Beach, FL 33411 P: 407.681.3836	Sub-consultant	MWBE	• City of West Palm Beach	Geotechnical	1.5%
L&S Diversified Brad Alexander, Vice President PE, PSM	489 State Road 436 Suite 117 Casselberry, FL 32707 P: 407.681.3836	Sub-consultant	MWBE	• City of Orlando • Orange County • Osceola County • State of Florida • Hillsborough County • City of Tampa • WBENC	Survey	.5%
Cumming Group Sean McDermott, CPE Regional Director	9100 Conroy Windermere Road Suite 200 Windermere, FL 34786 P: 615.610.9750	Sub-consultant	N/A	N/A	Cost Estimating	3%
Greenbuilt Nate Ritter, Director of Sustainability, LEED AP BD+C	315 E Robinson Street #525 Orlando, FL 32801 P: 407.466.3734	Sub-consultant	N/A	N/A	Sustainability	3%


ROBERT L.
TAYLOR
Community
Complex

B3

RELEVANT EXPERIENCE





These projects represent the quality of similar work that has been provided for other public and private entities, particularly municipal facility design, bidding, and construction oversight/management. OLC is currently working with the City of Palm Beach Gardens, Palm Beach County, City of Palm Coast and City of Ocala in Florida. In Colorado, we're working wiith Larimer County, Town of Limon, Town of Berthoud, and Town of Silverthorne. We would love to bring our experience to the Recreation and Outreach Center project.

Palm Beach County Aqua Crest Pool, Palm Beach County, FL
City of Palm Beach Gardens On-Call Contract, Palm Beach Gardens, FL
City of Palm Beach Gardens Tennis Center Clubhouse, Palm Beach Gardens, FL
City of Palm Coast On-Call Contract, Palm Coast, FL
City of Palm Coast Southern Recreation Center, Palm Coast, FL
Palm Beach County Homeless Resource Center, West Palm Beach, FL
Manatee County On-Call Contract, Manatee County, FL
Brevard County On-Call Contract, Brevard County, FL
Palm Beach Gardens Burns Road Community Center, Palm Beach Gardens, FL
Lake Nona Performance Club, Orlando, FL
City of Glendale Infinity Park Municipal Complex, Multiple Projects, Glendale, CO
City of Sarasota Robert L. Taylor Community Center, Sarasota, FL
City of Ocala Mary Sue Rich Community Center, Ocala, FL
City of Fort Myers Dr. Ann Murphy Knight STARS Complex Expansion, Fort Myers, FL
City of Grand Junction Orchard Mesa Pool, Grand Junction, CO
City of Arvada Meyers Pool Complex, Arvada, CO
Town of Berthoud Town Park Masterplanning and Splash Pad, Berthoud, CO
Town of Buena Vista Feasibility Study and Recreation Center, Buena Vista, CO
Campbell County Recreation Center, Gillette, WY
City of Laramie Recreation Center Expansion and Remodel, Laramie, WY
Town of Castle Rock Recreation Center Fitness and Aquatic Addition, Castle Rock, CO
Town of Widefield Community Recreation Center Feasibility Study, Fountain, CO
Town of Silverthorne Recreation Center Remodel/Re-use, Silvethorne, CO
City of Green River Recreation Feasibility, O'Fallon, IL
City of Lakewood Glennon Heights Pool, Lakewood, CO
Larimer County Equestrian and 4H Facility, Loveland, CO
City of Rifle Aquatic Facility Study and Pool Renovation, Rifle, CO
City of Spearfish Aquatics Center, Spearfish, SD
City of Commerce City Paradice Island Water Park, Commerce City, CO
City of Riverton Wyoming Splash Pad, Riverton, WY
City of Thornton Margaret Carpenter Recreation Center, Thornton, CO
City of Aurora Del Mar Park Pool, Aurora, CO
Town of Estes Park Estes Valley Community Recreation Center, Estes Park, CO
Glenwood Springs Aquatics, Glenwood Springs, CO
Holland Community Aquatic Center, Holland, MI
Ken Caryl Ranch Pool Renovation, Ken Caryl, CO
Kingwood Country Club Pool, Spa and Fitness Center Addition, Kingwood, TX
Meadows Community Pool, Castle Rock, CO
Oviedo YMCA Renovation, Oviedo, FL
Schlessman YMCA Addition and Remodel, Denver, CO
Spa of the Rockies at Hot Springs Lodge Addition/Re-use, Glenwood Springs, CO
West River Community Recreation Center, Dickinson, ND
West River Ice Arena, Dickinson, ND

We have included the five (5) projects that are the same or similar to this project and provided the requested information. We have included two additional projects that are examples of a pre-engineered metal building and e-sports. ***All project examples are OLC's experience. Detailed project descriptions and additonal information follow this page.***

Project/Client	Size	Cost	Phase	Completion Date	Delivery Method	Scope	TEAM
Mary Sue Rich Community Center Ocala, FL City of Ocala Sean Lanier, City Engineer 352.629.8366	41,750 sf	$8.3 M	Completed	2022	CMAR	Architect of Record, Interior Designer	Maged Elsheikh, Principal in Charge Sam Elsheikh, Project Manager Michael St. John, Project Architect
Palm Beach Gardens Tennis and Pickleball Center City of Palm Beach Gardens Angela Brown, Director of Public Services 561.804.7010	11,000 sf	$4.4 M	Completed	2020	CM/GC	Architect of Record, Interior Designer	Maged Elsheikh, Principal in Charge Sam Elsheikh, Project Manager Michael St. John, Project Architect
Palm Beach County Homeless Resource Center II Palm Beach County Sunil Jagoo 561.233.0271	20,200 sf	$14 M	CA	TBD	CMAR	Architect of Record, Interior Designer	Maged Elsheikh, Principal in Charge Sam Elsheikh, Project Manager Michael St. John, Project Architect
Lake Nona Performance Club Integrated Wellness Partners (IWP) Jim Ellis, Vice President 330.762.9102	288,260 sf	$32 M	Completed	2021	CM/GC	Architect of Record, Interior Designer, Aquatic Designer	Maged Elsheikh, Principal in Charge Sam Elsheikh, Project Manager Michael St. John, Project Architect
Palm Beach Gardens Burns Road Community Center City of Palm Beach Gardens Angela Brown, Director of Public Services 561.804.7010	7,750 sf	$2.4 M	CD	2024	CM/GC	Architect of Record, Interior Designer, Aquatic Designer	Sam Elsheikh, Principal in Charge Maged Elsheikh, Project Manager Michael St. John, Project Architect

61 YEARS IN BUSINESS

28 CREATIVE CLIENT FOCUSED EMPLOYEES

350+ MUNICIPAL PROJECTS

$150M PER YEAR IN VALUE BUILT

MARY SUE RICH COMMUNITY CENTER

OCALA, FLORIDA



SIZE
41,750 sf

COST
$8.3 M

COMPLETED
Fall 2022

FIRM'S ROLE
Architect of Record
Interior Design

CLIENT CONTACT
City of Ocala
Sean Lanier, City Engineer
slanier@ocalafl.org
352.629.8366

PROJECT DESCRIPTION
This new two-story building will be the hub of the community serving a diverse age population with designated indoor spaces for senior, youth and family programs. The facility will include a 400-seat banquet/event space that can be divided into three rooms and a kitchen that will serve senior meals and kid's after school meals, in addition to catering and public cooking options. Health and wellness facilities include an open fitness area, indoor walking track, two multipurpose studios with operable partitions for larger mind/body and dance studio groups; two full basketball court gymnasiums with 120-person bleachers for each court; indoor playground with connection to one of the courts to be used for camps; senior studio and multipurpose room, library and media center, and huddle rooms for tutoring and health advice. In the future, the City will be adding outdoor spaces, including an outdoor playground and event lawn, and community garden.

Relevance: Municipal recreation center with many of the same amenities that you'd like to include in the Recreation and Community Outreach Center.





PALM BEACH GARDENS TENNIS AND PICKLEBALL CENTER

PALM BEACH GARDENS, FLORIDA



SIZE
11,000 sf

COST
$4.4 M

COMPLETED
September 2020

FIRM'S ROLE
Architect of Record
Interior Design

CLIENT CONTACT
City of Palm Beach Gardens
Angela Brown, Director of Public Services
abrown@pbgfl.com
561.804.7010

PROJECT DESCRIPTION

OLC provided Architecture and Interior Design services for a new Tennis and Pickleball Center for the City of Palm Beach Gardens. It's a premier community public tennis facility with 18 hydro-grid clay courts. Year round programming is offered for all ages and abilities. The center is host to many USTA tournaments, as well as the Palm Beach County Women's Tennis Association League.

OLC examined the original proposed design of re-using the existing building and adding another building in the middle of the courts. OLC presented the pros and cons of this design and then worked with the City to demo the existing building. A fresh new facility was built in the original location which saved lots of funds that had been allocated to developing additional parking spaces and extending utilities. This also limited the downtime on the courts during construction. The result is a new facility with more offerings and a second-floor providing meeting rooms and terraces that open up the views to the courts.

Relevance: Municipal recreation center with many of the same amenities that you'd like to include in the Recreation and Community Outreach Center.





PALM BEACH COUNTY HOMELESS RESOURCE CENTER 2

WEST PALM BEACH GARDENS, FLORIDA



SIZE
20,200 sf

COST
$14 M

COMPLETED
July 2023

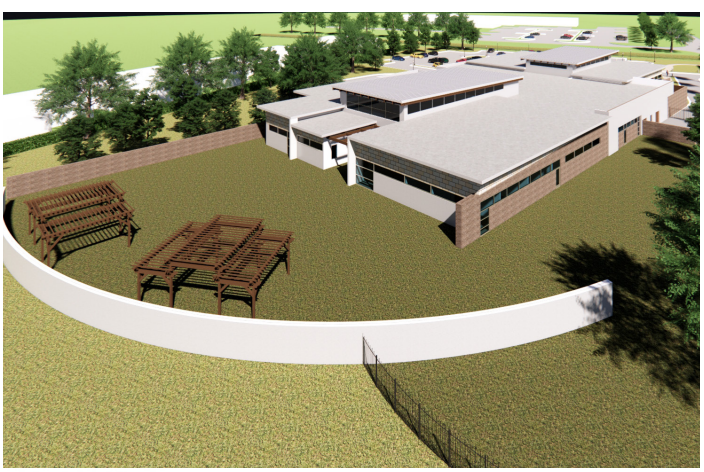
FIRM'S ROLE
Architect of Record
Interior Design

CLIENT CONTACT
Palm Beach County
Sunil Jagoo
sjagoo@pbcgov.org
561.233.0271

PROJECT DESCRIPTION

This interim housing and resource center project for the homeless in West Palm Beach County will provide a 90 days transition where they assist in obtaining employment; advise as to where get education; find apartments to rent or share rent and even provide them with basic furniture. The basic program includes offices for counseling and receiving the homeless; dining and community hall. There are 60 bedrooms, each with a bed, wardrobe, and desk. These bedrooms are grouped in pods for men, women, families, and male and female youth. There will also be three private bedrooms for couples and 14 beds for transitional drop off for those who stay for 30 days.

Relevance: Municipal facility to provide community resources and many of the same amenities that you'd like to include in the Recreation and Community Outreach Center.





LAKE NONA PERFORMANCE CLUB

ORLANDO, FLORIDA



SIZE
130,000 sf

COST
$32 M Wellness Center

COMPLETED
July 2021

FIRM'S ROLE
Architect of Record
Interior Design
Aquatic Design

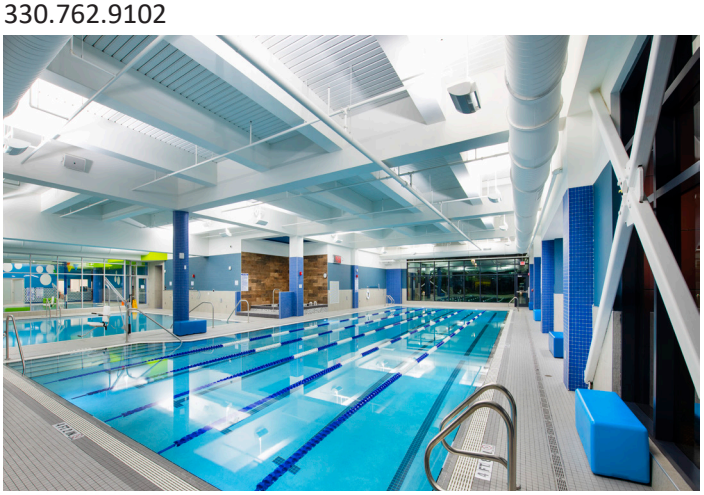
CLIENT CONTACT
Integrated Wellness Partners (IWP)
Jim Ellis, Vice President/ Managing Director
jellis@iwp-llc.com
330.762.9102

PROJECT DESCRIPTION

The Lake Nona Performance Club (LNPC) is the inspirational heart of the new 3000-acre mixed use town center of Lake Nona, developed by a Joint Venture between Tavistock Development Company and Signet, LLC. The Performance Club is a 130,000 sf 3-story center for fitness, sports, wellness, and clinical integration that will set a new standard for population health. This architectural statement will serve as the lifestyle headquarters for a ground-up, master-planned community of housing, retail, corporate headquarters, entertainment, dining, education, hospitality, and healthcare destined to be known as the healthiest community in America. The LNPC offers 4 indoor pools (lap, exercise, family and Jacuzzi), climbing walls, a gymnasium, childcare, fitness group studios, Chopra mind/body studio, a speed track and a massage spa.

"Integrated Wellness Partners is excited to be working with OLC, the top wellness architects in the nation, as we bring a new era of health and well-being to the Lake Nona community."
- Jim Ellis, Executive Vice President and Managing Director of IWP

Relevance: Recently completed wellness facility with many of the same amenities that you'd like to include in the Recreation and Community Outreach Center.





PALM BEACH GARDENS BURNS ROAD COMMUNITY CENTER

PALM BEACH GARDENS, FLORIDA



SIZE
57,400 sf

COST
$32 M

COMPLETED
2024

FIRM'S ROLE
Architect of Record
Interior Design

CLIENT CONTACT
City of Palm Beach Gardens
Angela Brown, Director of Public Services
abrown@pbgfl.com
561.804.7010

PROJECT DESCRIPTION

For the Burns Road Community Center, OLC initially worked on Phase 1 to build a new pool house that included control, lifeguard offices, locker rooms, and storage. OLC was also awarded Phase 2 and 3 to expand and renovate the existing 43,300 sf community center.

The proposed design allowed for the demolition of a portion of the existing building, for the new 2-story expansion of 29,420 sf, changing the image of the facility to a more modern look, providing additional amenities and office spaces. Phase 3 included the renovation of 28,000 sf of the existing building by converting it into a certified daycare for infants to 4 years, as well as an after school program, and media center. OLC recommended reducing the design stage schedule by carrying out the design and documentation in two separate packages in parallel and based on the bid outcome, the client will have the option to proceed with Phase 2 and delay Phase 3 until the funds got secured or proceed with both phases together.

Relevance: Municipal recreation center with many of the same amenities that you'd like to include in the Recreation and Community Outreach Center.





ÜBERGRIPPEN INDOOR CLIMBING CRAG

DENVER, COLORADO



SIZE
20,430 sf

COST
$5.3 M

COMPLETED
2017

FIRM'S ROLE
Architect of Record

CLIENT CONTACT
Übergrippen
Jake Crine, Executive Owner
303.518.6827
jake@ugclimbing.com

PROJECT DESCRIPTION

Übergrippen is a full-service, family friendly, indoor rock climbing facility in Northeast Denver offering indoor rock climbing, fitness, youth programs, and classes. There are spaces for Yoga, Cardio and Training, as well as the UberKinder Zone, dedicated to the younger climbers. The structure reaches a peak of 45 feet to accommodate 16,000 sf of climbing wall area for enthusiasts of all ages and abilities. The main entrance faces northeast, with visibility from Central Park Blvd. and the west side of the building features overhead doors, allowing the guest's experience to flow outside to a landscaped area. The facility also offers climbers a Pro-Shop for gear and apparel, and the BaseCamp Café.

Relevance: Low cost, pre-engineered metal building, a counstruction type that still looks great, and with amenities that you'd like to include in the Recreation and Community Outreach Center.





GAMEWORKS

SAN JOSE, CA



SIZE
19,000 sf

COST
$6 M

COMPLETED
2019

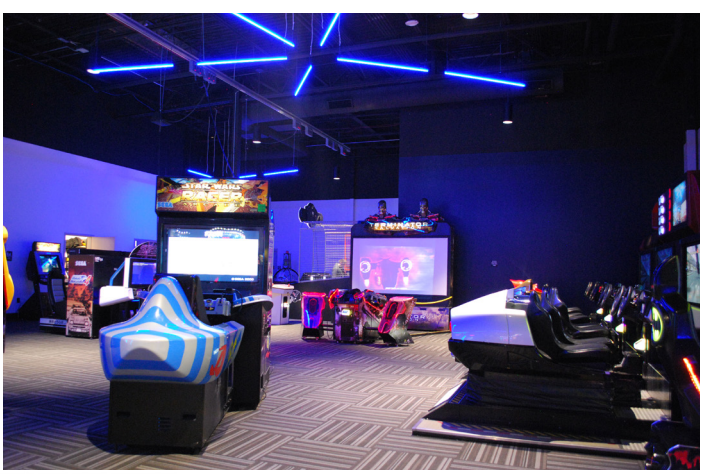
FIRM'S ROLE
Architect of Record

CLIENT CONTACT
GameWorks, Inc.
Darren Des Roches
Chief Operating Officer
727.624.9100

PROJECT DESCRIPTION

Gameworks is an indoor gaming and family entertainment venue. OLC (Architect of Record) worked in association with Davis Wince, Ltd. (Design Architect) to transform a 34,000 sf abandoned big box retail space into a new design prototype for GameWorks. Our team was selected by the company to create a new prototype to enhance the Gameworks brand in the marketplace. The project utilizes an open video arcade gaming floor to organize a laser tag arena, an e-sports gaming room, party room and a full-service restaurant and bar with seating for 90.

Relevance: Project experience for E-sports game room.







B4

RESPONDENT'S PERSONNEL

Our team is a collaborative group who will deliver superior results for the design of the Recreation and Community Outreach Center for the City of Wildwood's Police and Parks and Recreation Departments. The roles played by our key team members are fundamental to establishing effective lines of communication and coordination. The professionals and sub-consultants selected for your project team were specifically chosen based on their expertise in this project type, experience on the community Center project, experience teaming with OLC on similar projects, and their familiarity and understanding of the City of Wildwood. For those sub-consultants that we haven't worked with, we have teamed on other pursuits and share the same philosophy with regard to project delivery.

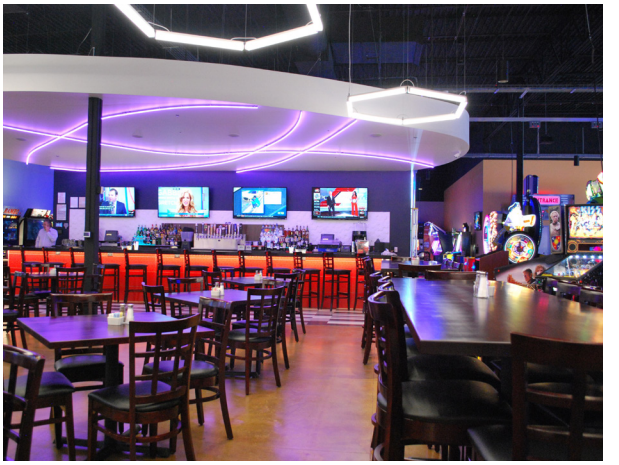
At OLC, we believe strongly in the continuity of the project team members. By committing to experienced staff involvement throughout, we can ensure that there is no information lost as one member hands off to another (a common practice in the architectural industry).

The OLC team proposed in this submittal will be the same team working with you on your project from start to finish. The Project Principal-in-Charge Maged Elsheikh, Project Manager Sam Elsheikh, Project Architect Michael St. John and Interior Designer Tania Parada will be involved throughout from day one to opening day. Their roles are simple and straight-forward: they are responsible for the planning, design, and documentation of the project. In addition to OLC's staff listed below, we also have an office in Cairo with 9 staff members that assist with production if needed.

Our experienced sub-consultants include:

- Landscape – NFC Landscape Architects
- Structural – Advanced Structural Design
- Civil – DAO Consultants
- MEP – Cabral Engineering
- Geotechnical – TSF Geotechnical
- Survey – L&S Diversified
- Cost Estimating – Cumming Group
- Environmental – Greenbuilt

SKILL GROUP	NUMBER OF EMPLOYEES
Administrative Professionals	5
Architects	12
Interior Designers	3
Project Managers	1
LEED APs	4



Gameworks, San Jose, CA



Margaret Carpenter Recreation Center, Thornton, CO



Margaret Carpenter Recreation Center, Thornton, CO



MAGED ELSHEIKH, NCARB

SENIOR PRINCIPAL | PRINCIPAL-IN-CHARGE

Maged has over 35 years of architectural experience in a wide variety of project types including municipal, wellness, athletic/fitness facilities, universities, hospitality and resorts, office buildings, malls, and high-rise housing. Working in Dubai, UAE for over 11 years, Maged acquired extensive insight into the relationship between architecture and Middle Eastern culture. He designed several high-profile projects and dealt directly with members of the ruling family.

Joining OLC, Maged established the Cairo branch office in 1999 and served as OLC's Middle East Director until his move to the United States in 2014. He is now the Director of International Projects for the firm, working from the Orlando, Florida office to develop hospitality and healthcare projects across the globe as well as marketing OLC projects in the USA.

EDUCATION
Alexandria University, Egypt
Bachelor of Architecture

REGISTRATIONS/AFFILIATIONS
Licensed Architect - CO, FL, NC

Engineering Syndicate, Egypt - Architect

Society of Engineers, Dubai, UAE - Architect

Engineering Syndicate, Egypt - Consultant Architect

CITY OF RESIDENCE
Orlando, Florida

RELEVANT PROJECTS (ALL TEAM)
Mary Sue Rich Comunity Center
Palm Beach Gardens Tennis Center Clubhouse
Palm Beach Gardens Burns Road Community Center
Lake Nona Performance Club
Homeless Resource Center





PROJECT EXPERIENCE
Mary Sue Rich Community Center at Reed Place, Ocala, FL
Lake Nona Performance Club, Orlando, FL
Oviedo YMCA Remodel, Oviedo, FL
Palm Beach Gardens Golf Club House, Palm Beach Gardens, FL
Palm Beach Gardens On-Call Contract, Palm Beach Gardens, FL
Palm Beach Gardens Tennis Center Clubhouse, Palm Beach Gardens, FL
Palm Beach Homeless Resource Center, West Palm Beach, FL
Palm Coast On-Call Contract, Palm Coast, FL
Palm Coast Southern Recreation Center, Palm Coast, FL Abdullah & Sultan
Robert L. Taylor Community Center, Sarasota, FL
Sailfish Splash Community Aquatic Park, Stuart, FL Al Dhahiri - Hotel/ Furnished Apartment, Dubai, UAE
Infinity Park at Glendale, Multiple Projects, Glendale, CO
Abdullah Ahmed Al-moosa - Hotel, Dubai, UAE
Agriculture Engineers' Society, Beach Resort, North West Coast, Egypt
Al-Dhahiri - Hotel/Furnished Apartment, Dubai, UAE
Al-Moosa - Hotel, Dubai, UAE
Aqua Crest Pool Complex Renovation, Delray Beach, FL
Bronson Hospital Lifestyle Center, Kalamazoo, MI
Cairo Financial Center, Citadel Plaza, Cairo, Egypt
Cascade Hotel, Hacienda Bay, North Coast, Egypt
Chelsea Hospital Wellness Center, Chelsea, MI
CPC Industrial Zone Master Planning & Various Buildings, Cairo, Egypt
Disney Polynesian Resort Room Renovations, Orlando, FL
Dr. Ann Murphy Knight S.T.A.R.S. Complex Expansion, Fort Myers, FL
Dream Village Hotel and Resort, Northwest Coast, Egypt
Dubai Municipality - 45 Villas at Hatta, Hatta, UAE
Esmeralda Sports Complex, King Abdullah Economic City, KSA
Etisalat Telecom Corp. - Business Center at Jabel Ali, Dubai, UAE
H.H. The Ruler of Dubai - Grand Mosque, Dubai, UAE
Hancock Health Healthway Park, New Palestine, IN
Kingwood Country Club, Kingwood, TX
Marina Residence Complex, Marrassi, North Coast, Egypt
Medical Professions Society, Beach Resort, North West Coast, Egypt
MVP Sportsplex, Islesworth, FL
National Bank of Dubai, Dubai, UAE
Newtown Athletic Club, Multiple Projects, Newtown, PA
Piedmont Wellness Center, Atlanta, GA
Saint Francis Heart Hospital and Cancer Institute, Cape Girardeau, MO
The American University in Dubai, Dubai, UAE
Wesley Chapel Fitness Center, Wesley Chapel, FL



SAM ELSHEIKH, AIA, NCARB, LEED AP

CFO/SENIOR PRINCIPAL | PROJECT MANAGER

Sam is the Principal-in-Charge for OLC's Orlando, Florida office. He has over 30 years of experience in planning and designing a wide variety of project types including municipal facilities, resorts, recreation & athletic facilities and medically-based wellness centers throughout the United States. Sam manages projects in the southern and eastern United States, to which he has applied his expertise in architectural design and a keen understanding of construction management. Sam brings a detailed level of attention to projects small or large, remodeled or new, simple or complex.

Along with managing architectural projects, Sam acts as OLC's CFO. In this role, he promotes fiscal responsibility to ensure the firm's success.

EDUCATION

University of Colorado
Masters of Business Administration
Masters of Information Systems

Clemson University
Master of Construction Science and Management

Alexandria University, Egypt
Bachelor of Architecture

REGISTRATIONS/AFFILIATIONS

Licensed Architect - DE, FL, GA, IN, LA, PA, SC

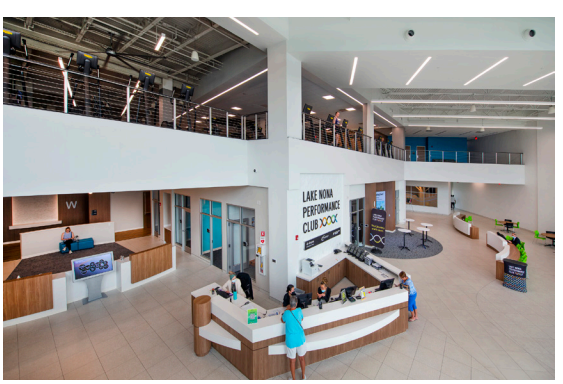
USGBC LEED® AP

CITY OF RESIDENCE

Orlando, Florida

RELEVANT PROJECTS (ALL TEAM)

Mary Sue Rich Comunity Center
Palm Beach Gardens Tennis Center Clubhouse
Palm Beach Gardens Burns Road Community Center
Lake Nona Performance Club
Homeless Resource Center





PROJECT EXPERIENCE

Mary Sue Rich Community Center at Reed Place, Ocala, FL
Palm Beach Gardens Golf Club House, Palm Beach Gardens, FL
Palm Beach Gardens On-Call Contract, Palm Beach Gardens, FL
Palm Beach Gardens On-Call Services Contract, Palm Beach Gardens, FL
Palm Beach Gardens Tennis Center Clubhouse, Palm Beach Gardens, FL
Palm Beach Homeless Resource Center, West Palm Beach, FL
Palm Coast On-Call Contract, Palm Coast, FL
Palm Coast Southern Recreation Center, Palm Coast, FL
Aqua Crest Pool Complex Renovation, Delray Beach, FL
Lake Nona Performance Club, Orlando, FL
Robert L. Taylor Recreation Center, Sarasota, FL
Bartow Aquatic Center Feasibility Study, Bartow, FL
Dexter Wellness Center, Dexter, MI
Dr. Ann Murphy Knight S.T.A.R.S. Complex Expansion, Fort Myers, FL
Ethos Fitness, Spa & Wellness Center, Midland, NJ
Hamilton Biomechanics Lab, Dalton, GA
Hancock Gateway Park South Wellness Center & Medical Office Complex, Greenfield, IN
Hancock Health Healthway Park, New Palestine, IN
Hancock Wellness Center & Medical Office Complex, Greenfield, IN
Institute for Healthy Living at Good Shepherd, Longview, TX
Interlocken Athletic Club, Broomfield, CO
LifeWorks of Southwest General, Middleburg Heights, OH
MC Fitness & Health, Lewis Center, OH
MVP Brownwood, The Villages, FL
MVP Sportsplex, Grand Rapids, MI
MVP Sportsplex, Isleworth, FL
Newtown Athletic Club, Newtown, PA
Oviedo YMCA Remodel, Oviedo, FL
Pro-Health & Fitness Center - Viera, Melbourne, FL
Riverside Health & Fitness Center, Bourbonnais, IL
Roper Emergency Department, Charleston, SC
Sailfish Splash Community Aquatic Park, Stuart, FL
Sarah Bush Lincoln Wellness Center, Mattoon, IL
Stone Creek Club & Spa, Covington, LA
Sugar Mill Athletic Club, Youngsville, LA
The Atlantic Club, Red Bank, NJ
Wellness Village Mixed-Use Development, Baton Rouge, LA
Wesley Chapel Wellness Center, Wesley Chapel, FL



MICHAEL ST. JOHN, AIA, LEED AP BD+C

PRINCIPAL | PROJECT ARCHITECT

Michael is Project Architect and has a wide range of project experience in the municipal, education, recreation, and healthcare sectors. As an integral part of any project team, Michael is able to perform many important duties throughout the entirety of the project; such as schematic design, detailed construction documents, and construction administration.

Through his work, it is evident Michael has a passion for sustainability; as he is a certified LEED Accredited Professional and has previous project experience working on LEED Platinum projects. He strives to create sustainable design that resembles the client's vision and goals for the project, all while maintaining a budget.

EDUCATION

University at Buffalo, The State University of New York
Master of Architecture

University at Buffalo, The State University of New York
Bachelor of Science in Architecture

REGISTRATIONS/AFFILIATIONS

Licensed Architect - FL
American Institute of Architects (AIA)
LEED® AP Building Design + Construction
LEED Green Associate

CITY OF RESIDENCE

Orlando, Florida

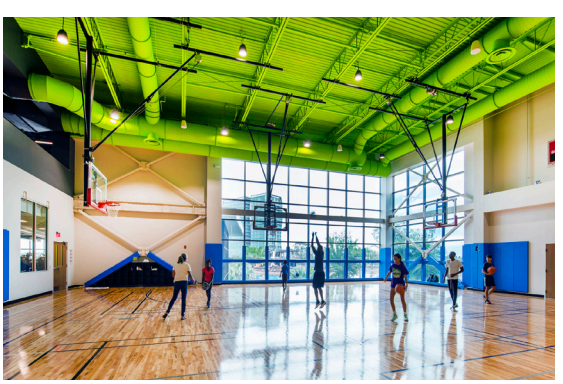
RELEVANT PROJECTS (ALL TEAM)

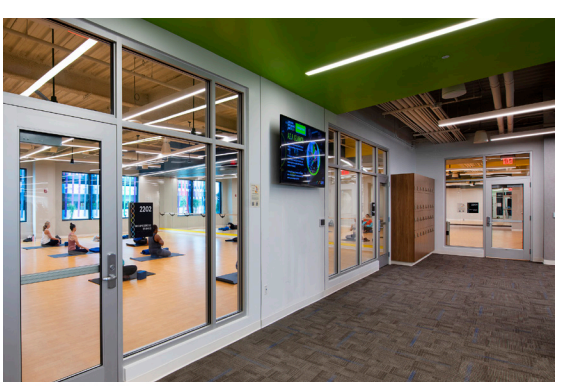
Mary Sue Rich Comunity Center
Palm Beach Gardens Tennis Center Clubhouse
Palm Beach Gardens Burns Road Community Center
Lake Nona Performance Club
Homeless Resource Center

PROJECT EXPERIENCE

Aqua Crest Pool Complex Renovation, Delray Beach, FL
Palm Beach Gardens Golf Club House, Palm Beach Gardens, FL
Palm Beach Gardens On-Call Contract, Palm Beach Gardens, FL
Palm Beach Gardens Tennis Center Clubhouse, Palm Beach Gardens, FL
Palm Coast On-Call Contract, Palm Coast, FL
Palm Coast Racquet Club Masterplanning, Palm Coast, FL
Mary Sue Rich Community Center at Reed Place, Ocala, FL
Lake Nona Performance Club, Orlando, FL
Disney Boardwalk Inn Resort Lobby Renovations, Orlando, FL
Disney Boardwalk Inn Resort Tenant Renovations, Orlando, FL
Disney Caribbean Beach Resort Room Renovations, Orlando, FL
Disney Grand Floridian Resort Villa Renovations, Orlando, FL
Disney Hilton Head Island Resort Exterior Modifications, Hilton Head, SC
Disney Hilton Head Island Resort Room Renovations, Hilton Head, SC
Disney Polynesian Resort Room Renovations, Orlando, FL
Disney Polynesian Resort Room Renovations, Orlando, FL
Borland Groover Ambulatory Surgery Center, St. Augustine, FL*
Clay Eye Physicians and Surgeons Flagship Facility, Orange Park, FL*
Embry Riddle Aeronautical University Dorms, Phase 2, Daytona Beach, FL*
Good Samaritan Society Health Care Center (ASL), Kissimmee, FL*
Hancock Gateway Park South Wellness Center & Medical Office Complex, Greenfield, IN
Hancock Health Healthway Park, New Palestine, IN
Homeless Resource Center, West Palm Beach, FL
Jacksonville University Health Science Building, Jacksonville, FL*
Jacksonville University Lacrosse Facility, Jacksonville, FL*
Jacksonville University Swisher Gym Renovation, Jacksonville, FL*
Lake County Courthouse Expansion, Waukegan, IL*
Long Beach Court Building, Long Beach, CA*
Los Angeles Federal Courthouse, Los Angeles, CA*
North Florida School of Special Education Expansion, Jacksonville, FL*
Oneida Healthcare Cancer Center, Oneida, NY*
Oneida Healthcare Linear Accelerator Building, Oneida, NY*
Onondaga Nation Box Lacrosse Pavilion, Onandaga Nation Territory*
Onondaga Nation Youth Center, Onondaga Nation Territory*
Saratoga-Schenectady Endoscopy Center, Saratoga, NY*
Syracuse Orthopedic Specialists Route 57 Offices, Clay, NY*

**Project experience prior to joining OLC.*







TANIA PARADA

SENIOR INTERIOR DESIGNER

Tania is a Senior Interior Designer at OLC. She collaborates on Interior Design projects from design concepts all the way through construction administration.

Tania has worked extensively in the luxury hospitality industry, designing restaurants, bars, spas, meeting/ballroom venues, for new construction, as well as hotel renovations. She is also experienced in municipal recreation facilities and is currently working on the Burns Road Community Center for Palm Beach Gardens.

Through her diverse background, she is effective in bridging the gap between architecture and interior design. She is passionate about creating beautifully unique spaces that are functional, timeless, and memorable.

EDUCATION

International Academy of Design and Technology
B.A.Interior Design

Private University of Santa Cruz, Bolivia
B.A. Architecture

CITY OF RESIDENCE

Orlando, Florida

RELEVANT PROJECTS

Palm Beach Gardens Burns Road Community Center

PROJECT EXPERIENCE

Palm Beach Gardens Burns Road Community Center, Palm Beach Gardens, FL
Beaver Creek Lodge, Autograph Collection by Marriott, Beaver Creek, CO
Glenwood Hot Springs Lodge Restrooms, Glenwood Springs, CO
Silverthorne Pavillion, Silverthorne, CO
Frisco Slopeside Hall, Frisco, CO
Cape Canaveral Beach Resort, Cape Canaveral, FL*
Capital Creek at Heritage, Wake Forest, NC*
Capital Crest, Savannah, GA*
Capital Crossing at Whitehall, Charlotte, NC*
Casa Monica Hotel, St. Augustine, FL*
Crowne Plaza Universal, Orlando, FL*
Daytona Beach Resort, Daytona Beach, FL*
Delta Hotel by Marriott, Orlando, FL*
DoubleTree Central Park, Denver, CO
DoubleTree Denver Towers, Denver, CO
Grand Bogemian Hotel, Savannah, GA*
Grand Bohemian, Greenville, SC*
Grand Bohemian Hotel, Orlando, FL*
Lake Tahoe Ridge Resort, Stateline, NV*
Mount Ascutney Resort, Brownsville, VT*
Orange Lake Resort, Orlando, FL*
Orlando Breeze Resort, Orlando, FL*
Residence Inn & SpringHill Suites by Mariott, Greenville, NC*
The Castle Hotel, Autograph Collection by Marriott, Orlando, FL*
The Mansion at Forsyth Park, Savannah, GA*
Vyce Lounge, Orlando, FL*

**Project experience prior to joining OLC.*







RESPONDENT'S CONSULTANTS

B5

B5

RESPONDENT'S CONSULTANTS

OLC works with a wide range of consultants and tends to select local consultants that know the specific market, such as civil, geo-tech, and survey. Or MEP and structural engineers that design by a different code and construction system internationally. This results in a successful design outcome and satisfied clients. We usually choose our sub-consultants based on shared philosophy and work ethic to fill your facility's needs precisely. We encourage inclusivity and we typically include MWBEs on projects, regardless of small business or minority requirements. We have included 6 WBE and MWBE firms in this submittal. We have worked with some on multiple projects but not the rest of the team yet; nonetheless, we've pursued other work together and hope to land a project with them soon.

Name of Firm and Contact	Role	Experience	Projects with OLC
NFC Landscape Architects Karina Veaudry Landscape Architect	Landscape	• Sandrift Community CenterChambers Park Community Center • Oak Street Community Center • New Hope For Kids Grief Counseling Community Center	N/A
Advanced Structural Design Carlos Hernandez Project Manager, PE, SE	Structural	• Ocoee Lakeshore Community Center • Holden Heights Community Center • Rosemont Community Center Gymnasium • Orange County Cultural Community Center	N/A
DAO Consultants Solange C. Dao President, PE	Civil	• Deputy Brandon Coates Community Park • Holden Heights Community Center	N/A
Cabral Engineering Francisco Cabral President, CEO, PE	MEP	• Lake County Fire Stations 109 and 39 • Bill Keller Park • Celebration Civic	• Palm Coast COLO 2B Portable Building • Lake Nona HCA Lincoln Harris
TSF Geotechnical Raj Krishnasamy President, PE	Geotechnical	• Florida Atlantic University (FAU)-FAU Schmidt Family Complex • Kester Park • Lakeshore Park • Shirley Branca Park	• Palm Beach Homeless Resource Center 2
L&S Diversified Brad Alexander Vice President PE, PSM	Survey	• Lake Nona Sports Field • Horizons West Park • Wildwood Middle and High School Fields	N/A
Cumming Group Sean McDermott, CPE Regional Director	Cost Estimating	• Frisco Adventure Park Village Center • Mary Sue Rich Community Center	• Arvada Meyers Pool • Larimer County Equine / Livestock • Frisco Adventure Park Village Center • Mary Sue Rich Community Center
Greenbuilt Nate Ritter Director of Sustainability, LEED AP BD+C	Sustainability	• SunTrax Infield • RL Anderson South County Courthouse • Dunedin Artisans Mixed Use	• Palm Beach Gardens Par 3 Golf Clubhouse



B6

SCHEDULING

Our team will continually maintain an awareness of the parameters that affect both the design and construction schedules. We are flexible and adaptable in the event that there is an unforeseen need, we also build into the design schedule the required review periods by the client. We will work with the construction manager to provide early documents that allow for initial pricing and constructability review by the CM to make sure the project is within budget and any value engineering items done early to avoid delay and rework later in the design. It is standard practice for us to ensure that the Recreation and Community Outreach Center is open and operational on the scheduled date. Our unique structure allows us to produce **SUPERIOR RESULTS in a SHORT time period**. We have included an example schedule following this page.

OLC is very aggressive in following the design schedule based on the overall project schedule. We start with the contract date and when the client anticipates opening the facility. The opening day/week may have a political or social event or a season during which the client expects high demand. Selecting the opening time is crucial and paves the way to the facility's success when users are eager to try it out or participate in the first month or so. From this point, we work backwards to set the schedule.

Milestone	Aggressive Schedule	Normal Schedule
Client move-in, furniture, and soft opening.	2 weeks	4 weeks
Punch List	4 weeks	4 weeks
Depending on the size of the project, construction takes between:	52 weeks	60 weeks
Finalizing GMP	4 weeks	4 weeks
Permiitting, depending on AHJ	10 weeks	14 weeks
Total permitting, bidding, and construction (*bidding to subs aligned in time with permitting)*	72 weeks	86 weeks
Design Stage	Allow for 1 week client review after each issue.	
Construction Documents issued at 30%, 60%, and Final	12 weeks	14 weeks
Design Development at 50% and 100%	9 weeks	12 weeks
Schematic Design	4 weeks	8 weeks
Concept Design	4 weeks	6 weeks
Information Gathering	2 weeks	2 weeks
Total Design Phase	30 weeks	42 weeks
A/E Contract Negotiation & Board Approval *Depending on the municipal approval, the negotiation and contract approval can take up tot 4 months which is out of the A/E's control.*	9 weeks	16 weeks

OLC is flexible and adaptable regarding schedule, and we would accommodate the clients' review time and any unforeseen circumstances to accommodate the opening date.

One of the other items that can help reduce the schedule is to bring the CM on board as early as possible, OLC will have our cost estimating firm on board from day one, but it is imperative that the CM understands the project, provides any Value Engineering insights, and actual construction budget to reduce the bidding time.

Depending on the AHJ, some authorities allow the architect or the client to communicate early on as the project progress in design which would help reduce the review time, reduce the comments and get the permitting fast. We have seen projects extend in permitting for 4 to 5 months and some done in 2 weeks.

Palm Beach County Homeless Resource Center Scheduling Challenges

The process to have the board of commissioners' approval took almost four months to pass the authorization to proceed. OLC used this time to start working with the owner to define the program, update the budget and start the concept design and issued a concept design with 3D views that got the commissioners' approval of the project and reduced the overall time of the design stage.

Palm Beach Gardens Burns Road Community Center Scheduling Challenges

In Burns Road Community Center, OLC was involved in the Phase 1 which is the pool house , the client initially required us to start on Phase 2 and then follow up with Phase 3 of the project. As we started the negotiation, the client was examining if the bidding price was within budget to go ahead with both phases or do phase 2 and follow it up with phase 3 as soon as the construction was completed.

OLC proposed to work in parallel in both phases to reduce the overall design time of design, as well as benefit from the project volume, to get better bid numbers. The client agreed, and we are currently working with a very aggressive schedule.

We have included the suggested schedule for the Recreation and Community Outreach Center on the following pages.

In our **Work Samples Package**, we have included two sample schedules for current projects listed in this submittal.

- Palm Beach County Homeless Resource Center Example
- Palm Beach Gardens Burns Road Community Center Example







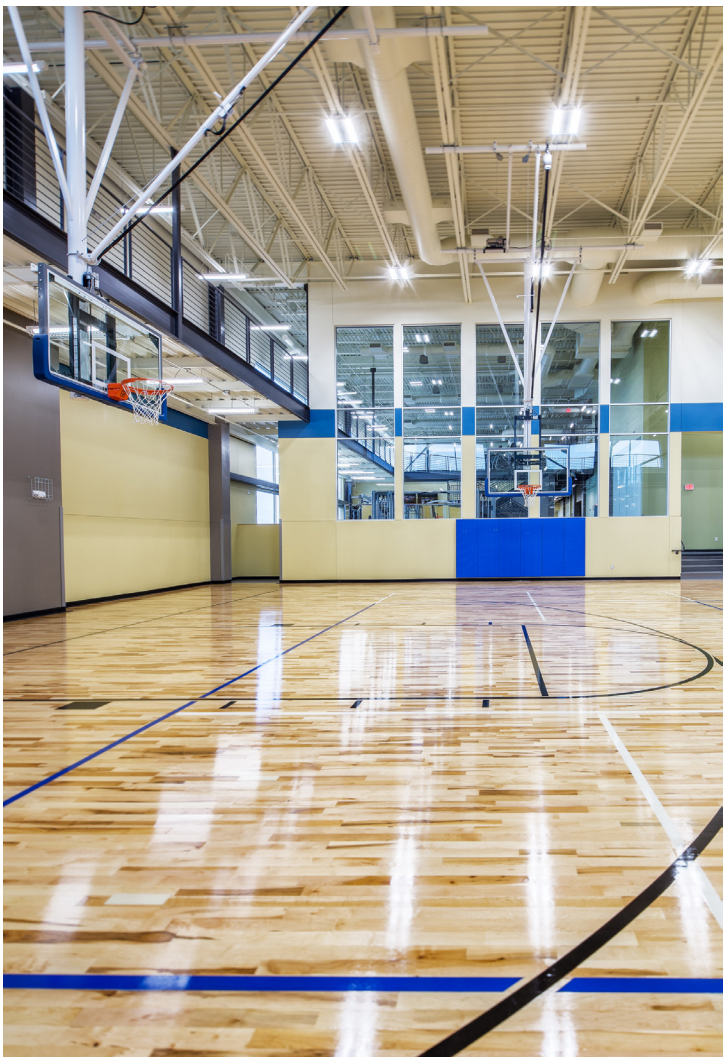


WEST RIVER COMMUNITY CENTER

SUGGESTED SCHEDULE – WILDWOOD RECREATION AND OUTREACH CENTER	
PHASE AND TASKS	**DURATION**
INFORMATION GATHERING • Finalize agreement • Gather/review existing studies/conceptual design documents/data/site constraints • Prepare for kick-off meeting	**1 Week**
PROJECT KICK-OFF • Kick off meeting • Walk the site with City of Wildwood team • Establish design goals/philosophy/parameters - Team structure - Define the mission - Solidify the schedule/approval protocol	**1 Day**
CONCEPT DESIGN (10%) • Develop concept design of building and site with initial program and budget. • Identify sustainable design elements • Bi-weekly meetings with City staff • Prepare Preliminary Basis of Design Report (BODR) • Preliminary documents for City Planning and Department Review • Geotechnical borings based on building and site feature locations	**4 Weeks**
SCHEMATIC DESIGN (30%) • Provide Architectural and Structural plans, elevations and building sections • Geotechnical Report • Update BODR • Bi-weekly meetings with City staff • Preliminary Review with City Building Dept. and Fire Dept. • Identify opportunities for improvement • Prepare graphics for presentation • Submit 30% for City staff review • Formal Review Meeting	**4Weeks**
SUBTOTAL FOR CONCEPTUAL & SCHEMATIC DESIGN PHASE	***9 Weeks***
DESIGN DEVELOPMENT (60%) • Detailed Design Including: - Site and Building Plans - M-E-P-S Engineering - Civil - Landscape - Geotechnical - Survey - Cost-Estimating • Update Basis of Design Report (BODR) • Bi-weekly meetings with City staff • Code Compliance • DD Level Cost with CM/GC • Submit 60% for City staff review • Formal Review Meeting	**9 Weeks**
CONSTRUCTION DOCUMENTS (90%) • Bi-weekly meetings with City staff • Permit/Bid Ready Construction Documents • Submit 90% for City staff review • Final Drawings and Specifications	**12 Weeks**
SUBTOTAL FOR FINAL DOCUMENTS	***21 Weeks***
TOTAL DESIGN SCHEDULE	***30 Weeks***
BIDDING/PERMITTING/NOTICE TO PROCEED • Bi-weekly meetings with City staff • Attend pre-bid conference • Value Engineering	**10 Weeks**

• Prepare addenda • Prepare Construction Contract Documents • Respond to bidder's questions	
CONSTRUCTION ADMINISTRATION • Bi-weekly meetings with City staff • RFIs • ASIs • Process contractor submittals • Review Change Orders • Review Contractor Invoices	**52**
PROJECT CLOSEOUT • Punch List • Owner Occupancy • Open to public	**6 Weeks**
TOTAL CONSTRUCTION SCHEDULE	***68 Weeks***
TOTAL PROJECT SCHEDULE	***98 Weeks***

BEULAH WELLNESS CENTER









B7

QUALITY CONTROL

As we are ahead of the curve in technology and progressive software, OLC keeps records of communication in the design stage with the project team, maintains a digital file of all packages sent to the client; and the client's feedback in response. OLC uses a Bluebeam session that uses PDF format drawings to be published and each team member from the client or the design team can add comments, respond and give feedback and then mark as complete or mark it on the PDF as done. This makes sure that coordination is done properly and all comments had been addressed and resolved.



By using Procore in the design stage the CM and his team can issue requests for information or notify the design team of any conflicts in the documents, this will reduce tremendously the amount of coordination and RFIs in the construction stage.

In the construction stage, we require the general contractors or construction management companies to use Procore as the main media of communication between the project team and the owner, architect and GC all of them will have instant access to all information on the spot as well as have a digital record for the facilities department to assist in operation in the future.

The Procore platform will have all the submittals, RFIs, meeting minutes, logs, permits, drawings, updated project schedule and progress photos. All this is handled by the GC but OLC keeps a back up copy of all the submittals and RFIs to be used if a conflict arises.

This system has been used successfully for the Mary Sue Rich Community Center in Ocala, The Palm Beach County Homeless Resource Center, and the Palm Coast Southern Recreation Center.





JOINT VENTURE

B8

B8

JOINT VENTURE

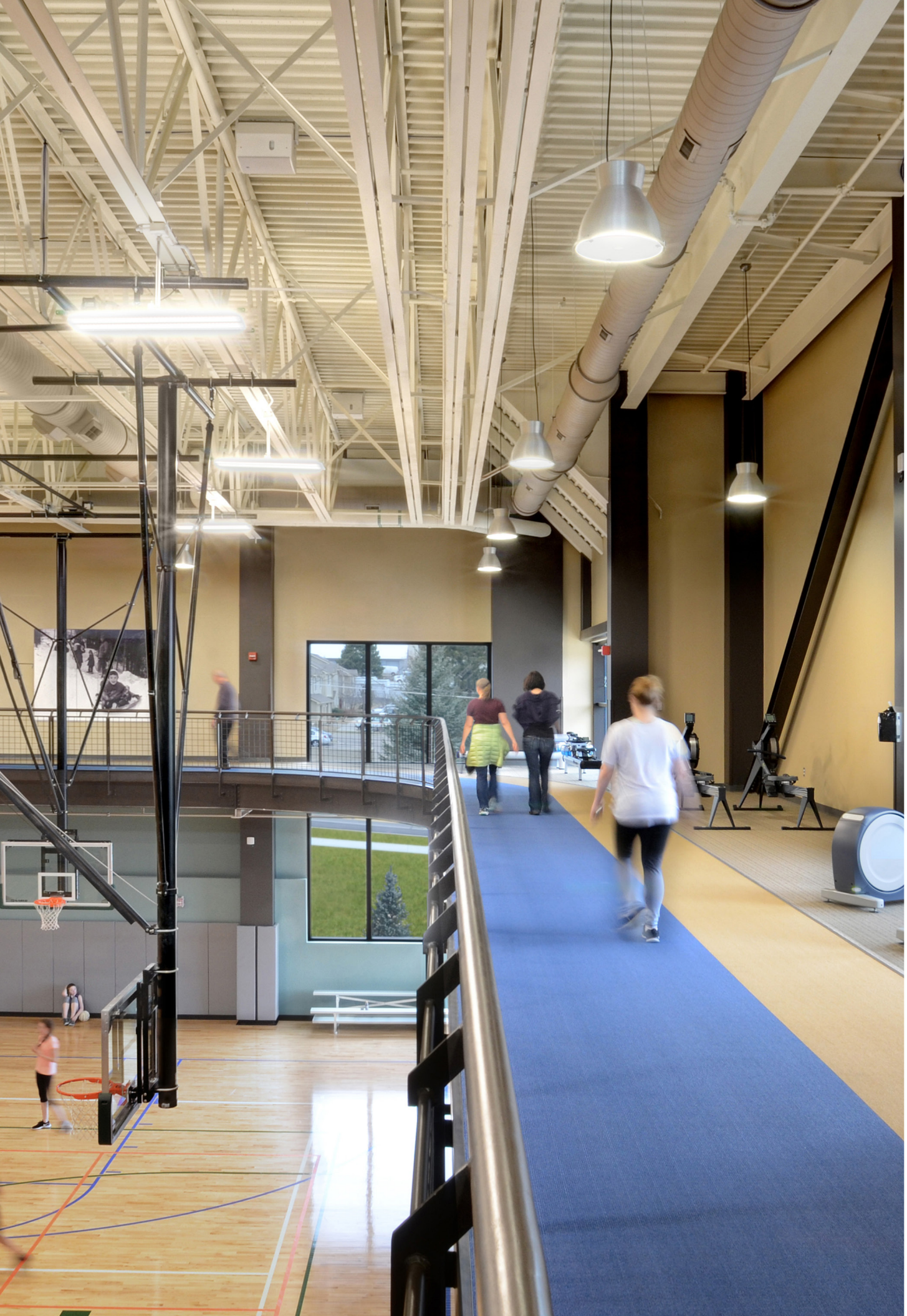
OLC is not proposing a joint venture for this project.



Palm Coast
Southern Recreation Center
Masterplanning & Design







B9

REFERENCES

Our clients love us! We would love for you to contact them all for more information about our work that is either currently in progress or recently completed. We have provided three references below for projects of similar scope and services.

Palm Beach County Homeless Resource Center II
West Palm Beach Gardens, FL

Palm Beach County
Sunil Jagoo
E: sjagoo@pbcgov.org
P: 561.233.0261



Mary Sue Rich Community Center
Ocala, FL

City of Ocala
Sean Lanier
E: slanier@ocalafl.org
P: 352.629.8366



Palm Beach Gardens Tennis and Pickleball Center

City of Palm Beach Gardens
Angela Brown, Director of Public Services
E: abrown@pbgfl.com
P: 561.804.7010





B10 MBE PREFERENCE

WMBE Certification documents for the following firms are included in this section.

Firm	WMBE	Certifying Agency	% of Participation
NFC Landscape Architects	WBE	• State of Florida	4%
Advanced Structural Design	MBE	• GOAA	7%
DAO Consultants	MWBE	• City of Orlando • Orange County	7%
Cabral Engineering	MBE	• City of Orlando	14%
TSF Geotechnical	MWBE	• City of West Palm Beach	1.5%
L&S Diversified	MWBE	• City of Orlando • Orange County • Osceola County • State of Florida • Hillsborough County • City of Tampa • WBENC	.5%









SANFORD Y FAMILY WELLNESS CENTER

State of Florida

Woman Business Certification

NFC Landscape Architects

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
07/27/2021 to 07/27/2023

Jonathan R. Satter, Secretary
Florida Department of Management Services

Department of MANAGEMENT SERVICES
Office of Supplier Diversity

Office of Supplier Diversity
4050 Esplanade Way, Suite 380
Tallahassee, FL 32399
850-487-0915
www.dms.myflorida.com/osd

State of Florida

Minority Business Certification

Advanced Structural Design Inc.

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
09/07/2021 to 09/07/2023

Jonathan R. Satter, Secretary
Florida Department of Management Services

Department of MANAGEMENT SERVICES
Office of Supplier Diversity

Office of Supplier Diversity
4050 Esplanade Way, Suite 380
Tallahassee, FL 32399
850-487-0915
www.dms.myflorida.com/osd

Certified Profile

CLOSE WINDOW

Print

Business & Contact Information

BUSINESS NAME	**Dao Consultants, Inc.**
OWNER	**Ms. Solange Dao**
ADDRESS	**1110 E Marks Street** **Orlando, FL 32803 [map]**
PHONE	**407-898-6872**
FAX	**407-898-3778**
EMAIL	**solange@daoconsultants.com**
WEBSITE	**http://www.daoconsultants.com**

Certification Information

CERTIFYING AGENCY	**City of Orlando**
CERTIFICATION TYPE	**MWBE - Minority/Women Business Enterprise**
EXPIRATION DATE	**4/30/2024**
CERTIFIED BUSINESS DESCRIPTION	**Professional Civil/Structural Engineering Consultants and Management Seminar Training**

Commodity Codes

Code	Description
NIGP 92517	Civil Engineering

Additional Information

PROFESSIONALS/CONSULTANTS	**Yes**

CITY OF ORLANDO

November 22, 2022

Mr. Francisco Cabral
Cabral Engineering Inc
1058 Palm Cove Dr
Orlando, FL 32835

e-mail: FRANCISCO@CABRALENGINEERING.COM

SUBJECT: CITY OF ORLANDO MWBE CERTIFICATION AWARD LETTER

Dear Mr. Cabral:

We are pleased to inform you that Cabral Engineering Inc has been certified as a MBE by the City of Orlando. This certification is valid until 11/30/2024. This Certification is specifically for the approved line(s) of business specified and does not automatically certify your company in any other commodity or service. Cabral Engineering Inc will be listed in the City of Orlando's MWBE Directory with the certified line(s) business listed on the following page. The directory can be accessed via the City's internet at link provided below.

https://cityoforlando.mwdbe.com/directory.asp

As a condition of continued certification you must file a Re-Certification Application not less than sixty (60) days prior to the date of expiration of the existing certification. Failure to file this application will result in the termination of your certification. However, if at any time the ownership, control, location and/or minority/women-owned business status of your firm changes, the City of Orlando MBE Official should be notified immediately of the changes.

Please be advised that all MWBE provisions of Chapter 57, Articles II & III of the Code of the City of Orlando must be maintained in order for your firm to retain its MWBE Certification status. Be advised that failure to maintain compliance with the above noted requirements will result in termination of certification.

Your firm's participation on City of Orlando contracts will be credited only toward MBE goals for the certified line(s) of business listed. While your participation on City of Orlando contracts is not limited to your certified line(s) of business, credit towards MBE goals will be given only for work done in the area(s) which your firm is certified for.

Thank you for your continued interest in the City of Orlando's program.

Sincerely,

Janeiro Coulter

Janeiro Coulter, MBE Division Manager

CITY OF ORLANDO

CITY OF ORLANDO M/WBE CERTIFICATION AWARD LETTER

EXPIRATION DATE: 11/30/2024

CERTIFICATION NUMBER: 20825093

CERTIFICATION TYPE: MBE

COMPANY NAME: Cabral Engineering Inc
1058 Palm Cove Dr
Orlando, FL 32835

OWNER NAME: FRANCISCO CABRAL

CERTIFIED LINE(S) OF BUSINESS/SPECIALTY AREA(S):

Electrical Engineering Consultant

State of Florida

Minority Business Certification

Tierra South Florida, Inc.

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
09/17/2021 to 09/17/2023

Jonathan R. Satter, Secretary
Florida Department of Management Services

Department of MANAGEMENT SERVICES
Office of Supplier Diversity

Office of Supplier Diversity
4050 Esplanade Way, Suite 380
Tallahassee, FL 32399
850-487-0915
www.dms.myflorida.com/osd

State of Florida

Woman & Minority Business Certification

L & S Diversified

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
07/07/2021 to 07/07/2023

Jonathan R. Satter, Secretary
Florida Department of Management Services

Department of MANAGEMENT SERVICES
Office of Supplier Diversity

Office of Supplier Diversity
4050 Esplanade Way, Suite 380
Tallahassee, FL 32399
850-487-0915
www.dms.myflorida.com/osd


EXIT

C

ADDITIONAL REQUIRED DOCUMENTS

Per the RFQ, we have included the additional required documents below in this section.

- Proposer's Certification / Addenda Acknowledgment Form
- Qualification Form
- Statement of Terms and Conditions - statement must be signed and returned with the RFQ form.
- Hold Harmless Agreement
- A sworn, notarized Drug Free Workplace Certificate must accompany each Qualification Package or alternate RFQ.
- Public Entity Crimes Form
- Conflict of Interest Disclosure Form
- A separate sheet or sheets clearly identified and numbered, of Exceptions or Deviations from the minimum specifications, must be attached to the Qualifications Form (if applicable).
- A Certificate of Insurability (COI) shall accompany each Qualification or alternate qualification, in the amounts as prescribed by the City.

IN ADDITION TO THESE FORMS, WE HAVE INCLUDED OUR PROJECT APPROACH AND A PRELIMINARY CONCEPTUAL DESIGN, AS AN EXAMPLE, AND SUBCONSULTANT RESUMES.









ESTES VALLEY COMMUNITY CENTER

RFQ COVER PAGE

Name of Firm, Entity or Organization: Ohlson Lavoie Corporation

Federal Employer Identification Number (FEIN): 84-0674977

State of Florida License Number (If Applicable): L1702220001168

Name of Contact Person: Maged Elsheikh

Title: Senior Principal, Architect

E-Mail Address: melsheikh@olcdesigns.com

Mailing Address: 2295 South Hiawassee Road, Suite 310

Street Address (if different):

City, State, Zip: Orlando, FL 32835

Telephone: 407.992.0470 **Fax:**

Organizational Structure – Please Check One:

Corporation ☒ **Partnership** ☐ **Proprietorship** ☐ **Joint Venture** ☐ **Other** ☐

If Corporation:
Date of Incorporation: 06/07/1974 **State of Incorporation:** Colorado

States Registered in as Foreign Corporation: Florida

Authorized Signature:

Print Name: Maged Elsheikh

Signature: _____

Title: Senior Principal, Architect

Phone: 407.992.0470

This document must be completed and returned with your Submittal.

PROPOSER'S CERTIFICATION

Submit To: City of Wildwood 100 N Main Street Wildwood, FL 34785 352-330-1330	CITY OF WILDWOOD REQUEST FOR QUALIFICATON (RFQ) CERTIFICATION AND ADDENDA ACKNOWLEDGMENT

DUE DATE: 12/9/2022	**DUE TIME:** 11 am	**RFQ # 2023-02**

TITLE: Recreation and Community Outreach Center for Dr. MLK Jr. Park

FIRM NAME: Ohlson Lavoie Corporation	PHONE NUMBER: 407.992.0470
FIRM MAILING ADDRESS: 2295 South Hiawassee Road, Suite 310	FAX NUMBER:
CITY/STATE/ZIP: Orlando, FL 32835	E-MAIL ADDRESS: melsheikh@olcdesigns.com

"I, the undersigned, certify that I have reviewed the addenda listed below (list all addenda received to date). I understand that timely commencement will be considered in award of this RFQ and that cancellation of award will be considered if commencement time is not met, and that untimely commencement may be cause for termination of contract. I further certify that the services will meet or exceed the RFQ requirements. I, the undersigned, declare that I have carefully examined the RFQ, specifications, terms and conditions as applicable for this Request, and that I am thoroughly familiar with all provisions and the quality and type of coverage and services specified. I further declare that I have not divulged, discussed, or compared this RFQ with any other Offeror and have not colluded with any Offerors or parties to an RFQ whatsoever for any fraudulent purpose."

1				
Addendum #	Addendum #	Addendum #	Addendum #	Addendum #

"I certify that this quote is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting an RFQ for the same material, supplies, equipment or services and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this RFQ and certify that I am authorized to sign this response and that the offer is in compliance with all requirements of the RFQ, including but not limited to certification requirements. In conducting offers with an agency for the CITY OF WILDWOOD, respondent agrees that if this RFQ is accepted, the respondent will convey, sell, assign, or transfer to the City of Wildwood all rights, title and interest in and to all causes of action it may now or hereafter acquire under the anti-trust laws of the United States for price fixing relating to the particular commodities or services purchased or acquired by the CITY. At the CITY'S discretion, such assignment shall be made and become effective at the time the purchasing agency renders final payment to the respondent."

Maged Elsheikh, Senior Principal		12/1/2022
Authorized Agent Name, Title (Print)	Authorized Signature	Date

This form must be completed and returned with your Submittal

QUALIFICATIONS FORM FOR CITY OF WILDWOOD

Name of Firm Submitting Qualifications Ohlson Lavoie Corporation

Name of Person Submitting Qualifications Maged Elsheikh

PROPOSER ACKNOWLEDGMENT

"The undersigned hereby declares that he/she has informed himself/herself fully regarding all conditions to the work to be done, and that he/she has examined the RFQ and Specifications for the work and comments hereto attached. The FIRM proposes and agrees, if this submission is accepted, to contract with the City of Wildwood to furnish all necessary materials, equipment, labor and services necessary to complete the work covered by the RFQ and Contract Documents for this Project. The FIRM agrees to accept in full compensation for each item the prices named in the schedules incorporated herein."

Signature

11/22/2022

Date

RFQ# 2023-02

RFQ Number

[__] Check if exception(s) or deviation(s) to Specifications. Attach separate sheet(s) detailing reason and type for the exception or deviation.

This document must be completed and returned with your Submittal

Statement of Terms and Conditions
For RFPs, RFQs, and Bid

PUBLIC ENTITY CRIME: A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a qualifications/Bid on a contract to provide any goods or services to a public entity, for the construction or repair of a public building or public work, may not submit Qualifications/Bids on leases of real property to a public entity, may not be awarded or perform work as a Consultant, supplier, subconsultant or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list

INDEMNIFICATION: The consultant shall indemnify and hold harmless the City of Wildwood and their elected officials, employees, agents, representatives, and volunteers from and against any and all claims, damages, losses and expenses, (including legal costs), or liabilities based on third party claims of injury to persons or damage to property arising out of or resulting, in whole or in part, from a negligent act or omission or willful misconduct of consultant or its employees, Subcontractors, agents or representatives.

PROHIBITION OF LOBBYING: During the blackout period which is, the period between the time the submittals for Invitation to Bid or the Request for Proposals, or Qualifications, or information, as applicable, are received at Contracts / Purchasing and the time the City awards the contract, no proposer, no lobbyist, principal, or other person may lobby, on behalf of a competing party in a particular procurement matter, any member of the City, or any City employee other than Jason McHugh in writing via email to jmchugh@wildwood-fl.gov Violation of this provision may result in disqualification of violating party All questions regarding this Request for Proposals (RFQ) or Invitation to Bid (BID) must be submitted in writing to the contact listed in the solicitation or the City Clerk.

ANTI TRUST LAWS: By submission of a signed RFQ or BID, the successful vendor acknowledges compliance with all antitrust laws of the United States and the State of Florida, in order to protect the public from restraint of trade, which illegally increases prices

CONFLICT OF INTEREST: The award of the contract hereunder is subject to the provisions of Chapter 112 of the Florida Statutes. Vendors shall disclose the name of any Officer, Director, Partner, Associate, or Agent who is also an Officer, Appointee, or Employee of any of the City's at the time of the RFP, RFQ or BID, or at the time of occurrence of the Conflict of Interest thereafter

INTERPRETATION, CLARIFICATIONS AND ADDENDA: No oral interpretations will be made to any vendor as to the meaning of the RFQ/BID Contract Documents Any inquiry or request for interpretation received by Jason McHugh via email to jmchugh@wildwood-fl.gov before the date listed herein will be given consideration. All such changes or interpretations will be made in writing in the form of an addendum and, if issued, will be distributed at or after the Pre-Proposals/Pre-Bid Conference, mailed or sent by available or electronic means to all attending prospective Submitters prior to the established RFQ/BID opening date Each respondent shall acknowledge receipt of such addenda in the space provided In case any Proposer/Bidder fails to acknowledge receipt of such addenda or addendum, his offer will nevertheless be construed as though it had been received and acknowledged and the submission of his bid will constitute acknowledgment of the receipt of same. All addenda are a part of the RFQ/BID FORMS and each Proposer/Bidder will be bound by such addenda, whether or not received by him. It is the responsibility of each proposer/bidder to verify that he has received all addenda issued before RFQ's/BID's are opened In the case of unit price items, the quantities of work to be done and materials to be furnished under this RFP/RFQ/BID Contract are to be considered as approximate only and are to be used solely for the comparison of RFP's/RFQ's/BID's received. The City and/or his consultant do not expressly or by implication represent that the actual quantities involved will correspond exactly therewith, nor shall the Vender plead misunderstanding or deception because of such estimate or quantities of work performed or material furnished in accordance with the Specifications and/or Drawings and other Proposals/Bid Documents, and it is understood that the quantities may be increased or diminished as provided herein without in any way invalidating any of the unit or lump sum prices bid

GOVERNING LAWS AND REGULATIONS: The vendor is required to be familiar with and shall be responsible for complying with all federal, state and local laws, ordinances, rules and regulations that in any manner affect the work

PROPRIETARY/CONFIDENTIAL INFORMATION: Vendors are hereby notified that all information submitted as part of, or in support of RFP's/RFQ's/BID's, will be available for public inspection ten days after opening of the RFQ's/BID's or until a short list is recommended whichever comes first in compliance with Chapter 119, and 287 of the Florida Statutes. All RFP's/RFQ's/Bids submitted in response to this solicitation become the property of the City. Unless information submitted is proprietary, copy written, trademarked, or patented, the City reserves the right to utilize any or all information, ideas, conceptions, or portions of any RFP/RFQ/BID, in its best interest

TAXES: The City of Wildwood is exempt from any taxes imposed by the State and/or Federal Government Exemption certificates will be provided upon request

NON-COLLUSION DECLARATION: By signing this RFQ/BID, all Vendors shall affirm that they shall not collude, conspire, connive or agree, directly or indirectly, with any other Proposer, firm, or person to submit a collusive or sham Proposals in connection with the work for which their RFP/RFQ/BID has been submitted, or to refrain from Bidding in connection with such work, or have in any manner, directly or indirectly, sought by person to fix the price or prices in the RFP/RFQ/BID or of any other Bidder, or to fix any overhead, profit, or cost elements of the RFQ/BID price or the RFP/RFQ/BID price of any other Bidder, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against any other Bidder, or any person interested in the proposed work

PROPOSER RESPONSIBILITY: Invitation by the City's to vendors is based on the recipient's specific request or as the result of response by the public to the legal advertisements required by State law Firms or individuals submit their responses on a voluntary basis, and therefore are not entitled to compensation of any kind

CITYSHIP OF SUBMITTALS: All responses inquiries or correspondence relating to or in reference to this RFQ/BID, and all other reports, charts, displays, schedules, exhibits and other documentation submitted by the vendors will become the property of the City Reference to literature submitted with a previous RFP/RFQ/BID will not relieve the Bidder from including any required documents with this RFP/RFQ/BID

EXAMINATION OF BID DOCUMENTS: Each Bidder shall carefully examine the RFP/RFQ/BID Document to ensure all pages have been received, all drawings and/or Specifications and other applicable documents are included, and shall inform himself thoroughly regarding any and all conditions and requirements that may in any manner affect cost, progress or performance of the work to be performed under the Contract Ignorance on the part of the FIRM will in no way relieve him of the obligations and responsibilities assumed under the Contract

VENDOR RESPONSIBILITY: Vendors are fully and completely responsible for the labeling, identification and delivery of their submittals. The City of Wildwood will not be responsible for any mislabeled or misdirected submissions, nor those handled by delivery persons, couriers, or the US Postal Service

DRUG FREE WORKPLACE **All Proposers/Bidders shall submit the enclosed, duly signed and notarized form entitled "Drug Free Workplace Certificate". The Drug Free Workplace Vendor shall have the burden of demonstrating that his program complies with Section 287.087 of the Florida Statutes, and any other applicable state law.**

This document must be completed and returned with your Submittal

THE CITY OF WILDWOOD, is a political subdivision of the State of Florida, and reserves the right to cancel an RFQ and to reject any and/or all submittals, reserve the right to waive any and all informalities or irregularities, to re-advertise with either the identical or revised specifications, and reserve the right to award contracts and/or in the best interest of the City Submittals not meeting stated minimum terms and qualifications may be rejected by the City as non-responsive. The City reserves the right to reject any or all submittals without cause The City reserves the right to reject the submission of any Vendor in arrears or in default upon any debt or contract to the City, or who has failed to perform faithfully any previous contract with the City's or with other governmental agencies

PUBLIC RECORDS LAW: Correspondence, materials and documents received pursuant to this RFQ/BID become public records subject to the provisions of Chapter 119, Florida Statutes.

VERIFICATION OF TIME. Verizon time is hereby established as the Official Time of the City's

PREPARATION OF PROPOSALS/BIDS;

Signature of the Bidder: The Bidder must sign the RFQ/BID FORMS in the space provided for the signature If the Proposer/Bidder is an individual, the words "doing business as _____," must appear beneath such signature In the case of a partnership, the signature of at least one of the partners must follow the firm name and the words, 'Member of the Firm' should be written beneath such signature If the Proposer/Bidder is a corporation, the title of the officer signing the RFQ/BID on behalf of the corporation must be stated and evidence of his authority to sign the RFQ/BID must be submitted. The Proposer/Bidder shall state in the RFQ/BID FORMS the name and address of each person interested therein

Basis for Bidding: The price proposed for each item shall be on a lump sum or unit price basis according to specifications on the RFP/RFQ/BID FORM The proposed prices shall remain unchanged for the duration of the Contract and no claims for cost escalation during the progress of the work will be considered, unless otherwise provided herein.

Total Proposed Price/Total Contract Sum Proposed: If applicable, the total price bid for the work shall be the aggregate of the lump sum prices proposed and/or unit prices multiplied by the appropriate estimated quantities for the individual items and shall be stated in figures in the appropriate place on the RFP/RFQ/BID FORM If there is a discrepancy on the RFP/RFQ/BID FORM due to unit price extensions or additions, the corrected extensions and additions shall be used to determine the project bid amount

TABULATION: Those wishing to receive an official tabulation of the results of the opening of this RFP/RFQ/BID are to submit a self-addressed, stamped business size (No. 10) envelope, prominently marked on the front lower left side, with the RFQ identification Tabulation requested by telephone, fax or electronic media will not be accepted.

OBLIGATION OF WINNING BIDDER: The contents of the RFP/RFQ/BID of the successful proposer/bidder will become contractual obligations if acquisition action ensues Failure of the successful Proposer/Bidder to accept these obligations in a contract may result in cancellation of the award and such vendor may be removed from future participation.

AWARD OF BID: It is the City's intent to select a vendor within **sixty (60) calendar days** of the deadline for receipt of Proposals/Qualifications/Bids However, Proposals/Qualifications/Bids must be firm and valid for award for at least **ninety (90) calendar days** after the deadline for receipt of the RFP/RFQ/BID

ADDITIONAL REQUIREMENTS: The firms shall furnish such additional information as the City may reasonably require This includes information which indicates financial resources as well as ability to provide the services The City reserves the right to make investigations of the qualifications of the firm as it deems appropriate

PREPARATION COSTS: The City shall not be obligated or be liable for any costs incurred by Proposers/Bidders prior to issuance of a contract All costs to prepare and submit a response to this RFP/RFQ/BID shall be borne by the Proposer/Bidder.

TIMELINESS: All work will commence upon authorization from the City's representative All work will proceed in a timely manner without delays. The Consultant shall commence the work UPON RECEIPT OF NOTICE TO PROCEED and/or ORDER PLACED (PURCHASE ORDER PRESENTED) and shall deliver in accordance to the terms and conditions outlined and agreed upon herein.

DELIVERY: All prices shall be FOB Destination, Sumter County, Florida, inside delivery unless otherwise specified.

ADDITIONAL SERVICES/PURCHASES BY OTHER PUBLIC AGENCIES ("PIGGY-BACK"):
The Vendor by submitting a Bid acknowledges that other Public Agencies may seek to 'Piggy-Back' under the same terms and conditions, during the effective period of any resulting contract – services and/or purchases being offered in this Bid, for the same prices and/or terms proposed Vendor has the option to agree or disagree to allow contract Piggy-Backs on a case-by-case basis Before a Public Agency can Piggy-Back any contract, the Agency must first obtain the vendor's approval – without the vendor's approval, the seeking Agency cannot Piggy-Back

PLANS, FORMS & SPECIFICATIONS: Bid Packages are available from the City Clerk. These packages are available for pickup or by mail. If requested to mail, the Proposer/Bidder must supply a courier account number (UPS, FedEx, etc.). Proposers/Bidders are required to use the official RFP/RFQ/BID FORMS, and all attachments itemized herein, are to be submitted as a single document Any variation from the minimum specifications must be clearly stated on the RFQ/BID FORM and/or Exceptions/Deviations Sheet(s). Only one set of plans, forms, and specifications will be furnished each company or corporation interested in submitting a Proposals/bid RFQ/BID FORM documents for this project are free of charge and are available on-line and are downloadable.

MANUFACTURER'S NAME AND APPROVED EQUIVALENTS: Any manufacturer's names, trade names, brand names, information and/or catalog numbers listed in a specification are for information and not intended to limit competition unless otherwise indicated. The Proposer/Bidder may offer any brand for which he is an authorized representative, which meets or exceeds the RFP/RFQ/BID specification for any item(s). If RFQ's/BID's are based on equivalent products, indicate on the RFP/RFQ/BID FORM the manufacturer's product name and literature, and/or complete specifications. Reference to literature submitted with a previous RFP/RFQ/BID will not satisfy this provision The Proposer/Bidder shall explain in detail the reason(s) why the proposed equivalent will meet the specifications and not be considered an exception thereto RFP/RFQ's/BID's which do not comply with these requirements are subject to rejection. RFP/RFQ's/BID's lacking any written indication of intent to quote an alternate brand will be received and considered in complete compliance with the specifications as listed on the RFQ/BID FORM. The City is to be notified in writing, of any proposed changes in materials used, manufacturing process, or construction However, changes shall not be binding upon the City unless evidenced by a Change Notice issued and signed by the City or designated representative

QUANTITIES: The quantities as specified in this RFP/RFQ/BID are estimates only and are not to be construed as guaranteed minimums

SAMPLES: Samples of items, when called for, shall be furnished free of expense, and if not destroyed may, upon request, be returned at the Proposer's/Bidder's expense Each sample shall be labeled with the Proposer's/Bidder's name, manufacturer brand name and number, RFP/RFQ/BID number and item reference. Samples of successful Proposer's/Bidder's items may remain on file for the term of the contract Request for return of samples shall be accompanied by instructions which include shipping authorization and must be received at time of opening. Samples not returned may be disposed of by the City within a reasonable time as deemed appropriate

DOCUMENT RE-CREATION: Vendor may choose to re-create any document(s) required for this solicitation but must do so at his own risk. All required information in the original City format must be included in any re-created document. Submittals may be deemed non-responsive if required information is not included in any re-created document.

ACKNOWLEDGED:

12/1/2022

(Signature and Date)

HOLD HARMLESS AGREEMENT

The FIRM agrees to hold the City of Wildwood harmless against all claims for bodily injury, sickness, disease, death or personal injury or damage to property or loss of use of property arising out of or resulting, in whole or in part, from a negligent act or omission or willful misconduct of consultant or its employees, Subcontractors, agents or representatives.

The FIRM shall purchase and maintain workers' compensation insurance for all workers' compensation insurance and employers' liability in accordance with Florida Statute Chapter 440.

The FIRM shall also purchase any other coverage required by law for the benefit of employees.

Required insurance shall be documented in Certificates of Insurance and shall be provided to the City representative requesting the service.

By signature upon this form the FIRM stipulates that he/she agrees to the Hold Harmless Agreement, and to abide by all insurance requirements.

Maged Elsheikh
FIRM – Print Name

FIRM – Authorized Signature

Professional Architectural Services for
Recreation and Community Outreach Center
Project Name

11/22/2022
Date

The effective date of this Hold Harmless Agreement shall be for the duration of this project.

This document must be completed and returned with your Submittal

DRUG FREE WORKPLACE CERTIFICATE

I, the undersigned, in accordance with Florida Statute 287.087, hereby certify that,

Ohlson Lavoie Corporation

(print or type name of FIRM)

- Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above and specifying actions that will be taken against violations of such prohibition.
- Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
- Gives each employee engaged in providing commodities or contractual services that are under RFQ or bid, a copy of the statement specified above.
- Notifies the employees that as a condition of working on the commodities or contractual services that are under RFQ or bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, please or guilty or nolo contendere to, any violation of Chapter 1893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the work place, no later than five (5) days after such conviction, and requires employees to sign copies of such written (*) statement to acknowledge their receipt.
- Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
- Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the drug free workplace program.
- "As a person authorized to sign this statement, I certify that the above-named business, firm or corporation complies fully with the requirements set forth herein".

Authorized Signature

12/01/2022

Date Signed

State of: Florida

County of: Orange

Sworn to and subscribed before me this 1st day of December, 2022

Personally known X or Produced Identification _____

(Specify Type of Identification)

Victoria Greiner

Signature of Notary

My Commission Expires 2/15/2026

(seal)

Notary Public State of Florida
Victoria Greiner
My Commission
HH 229352
Exp. 2/15/2026

This document must be completed and returned with your Submittal

SWORN STATEMENT TO SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES FORM

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to City of Wildwood
   By Maged Elsheikh, Senior Principal
   {print individual's name and title}

   for Ohslon Lavoie Corporation
   {print name of entity submitting sworn statement}

   whose business address is 2295 South Hiawassee Road, Suite 310, Orlando, FL 32835

   and (if applicable) its Federal Employer Identification Number (FEIN) is 84-0674977 (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement:_____.)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), **Florida Statutes**, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), **Florida Statutes**, means a finding of guilt or a conviction of a public entity crime, with or without adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), **Florida Statutes**, means:

   a. A predecessor or successor of a person convicted of a public entity crime; or

   b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

   c. I understand that a "person" as defined in Paragraph 287.133(1)(e), **Florida Statutes**, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

   d. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **{indicate which statement applies.}**

_____Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners,

shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. **{attach a copy of the final order}**

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

{signature}

12/01/2022

{date}

State of Florida

County of Orange

PERSONALLY APPEARED BEFORE ME, the undersigned authority, Maged Elsheikh, who after first being sworn by me, affixed his/her signature in the space provided above on this 1st day of December, 2022.

Attest: Victoria Greiner
Notary Public

My commission expires: 2/15/2026

(Notary Seal)

Notary Public State of Florida
Victoria Greiner
My Commission
HH 229352
Exp. 2/15/2026

This document must be completed and returned with your Submittal

Conflict of Interest Disclosure Form

I HEREBY CERTIFY that

1. I *(printed name)* Maged Elsheikh am the *(title)* Senior Principal and the duly authorized representative of the firm of *(Firm Name)* Ohlson Lavoie Corporation whose address is 2295 South Hiawassee Road, Suite 310, Orlando, FL 32835, and that I possess the legal authority to make this affidavit on behalf of myself and the firm for which I am acting; and,

2. Except as listed below, no employee, officer, or agent of the firm have any conflicts of interest, real or apparent, due to ownership, other clients, contracts, or interests associated with this project; and,

3. This bid qualification is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid qualification for the same services and is in all respects fair and without collusion or fraud.

EXCEPTIONS (List)

Signature: _____

Printed Name: Maged Elsheikh

FIRM Name: Ohlson Lavoie Corporation

Date: 11/22/2022

State of Florida

County of Orange

Sworn to and subscribed before me this 1st day of December 2022

Personally Known X
OR Produced Identification _____, Type of Identification _____

My Commission Expires 2/15/2026

Notary Public State of Florida
Victoria Greiner
My Commission
HH 229352
Exp. 2/15/2026

_____
(Printed, typed or stamped commissioned name of notary)

THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR QUALIFICATIONS PACKAGE

Client#: 1760722 OHLSOLAV

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 11/29/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer any rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Jenifer Clemens
USI Insurance Services, LLC P.O. Box 7050 Englewood, CO 80155 800 873-8500	PHONE (A/C, No, Ext): 800 873-8500 FAX (A/C, No): E-MAIL ADDRESS: den.certificate@usi.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Sentinel Insurance Company Ltd.	11000
INSURER B : Hartford - WC Multiple Issuing Cos	00914
INSURER C : Berkley Insurance Company	32603
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
Ohlson Lavoie Corporation
400 Santa Fe Dr
Denver, CO 80204-5024

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY / X PRO-JECT / LOC OTHER:	X	X	34SBAAB8906	01/01/2022	01/01/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$1,000,000 $1,000,000 $10,000 $1,000,000 $2,000,000 $2,000,000 $
A	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY	X	X	34SBAAB8906	01/01/2022	01/01/2023	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$1,000,000 $ $ $ $
A	X UMBRELLA LIAB / X OCCUR EXCESS LIAB / CLAIMS-MADE DED / X RETENTION $10,000	X	X	34SBAAB8906	01/01/2022	01/01/2023	EACH OCCURRENCE AGGREGATE $	$5,000,000 $5,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N / A	X	34WECAE3SFT	01/01/2022	01/01/2023	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $1,000,000 $1,000,000 $1,000,000
C	Professional Liability Cliams Made			AEC905139202	01/01/2022	01/01/2023	$5,000,000 per claim $5,000,000 annl aggr.	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

As required by written contract or written agreement, the following provisions apply subject to the policy terms, conditions, limitations and exclusions: The Certificate Holder and owner are included as Automatic Additional Insured's for ongoing and completed operations under General Liability; Designated Insured under Automobile Liability; and Additional Insureds under Umbrella / Excess Liability but only with respect to liability arising out of the Named Insured work performed on behalf of the certificate holder and owner.
(See Attached Descriptions)

CERTIFICATE HOLDER

City of Wildwood
100 N Main Street
Wildwood, FL 34785

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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THE OFFICIAL SITE OF THE FLORIDA DEPARTMENT OF BUSINESS & PROFESSIONAL REGULATION

ONLINE SERVICES

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LICENSEE DETAILS

2:45:18 PM 3/16/2022

This is a business tracking record only.
Click here for information on how to verify that this business is properly licensed.

Licensee Information

Name:	**OHLSON LAVOIE CORPORATION (Primary Name)**
	OHLSON LAVOIE COLLABORATIVE (DBA Name)
Main Address:	**2295 SOUTH HIAWASSEE ROAD SUITE 310 ORLANDO Florida 32835**
County:	**ORANGE**

License Information

License Type:	**Architect Business Information**
Rank:	**Business Info**
License Number:	
Status:	**Current**
Licensure Date:	**09/22/2015**
Expires:	

Special Qualifications	Qualification Effective
Corporation	**09/22/2015**

Alternate Names

View Related License Information
View License Complaint

The State of Florida is an AA/EEO employer. **Copyright 2007-2010 State of Florida. Privacy Statement**

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee.

2022 FOREIGN PROFIT CORPORATION ANNUAL REPORT

FILED
Apr 05, 2022
Secretary of State
7210300157CC

DOCUMENT# F05000003577

Entity Name: OHLSON LAVOIE CORPORATION

Current Principal Place of Business:

2295 S. HIAWASSEE ROAD
SUITE 310
ORLANDO, FL 32835

Current Mailing Address:

400 SANTA FE DRIVE
DENVER, CO 80204 US

FEI Number: 84-0674977

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

ELSHEIKH, SAM
10249 COVE LAKE DRIVE
ORLANDO, FL 32836 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: SAM ELSHEIKH 04/05/2022

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	P	Title	V
Name	LAVOIE, HERVEY R	Name	POTTER, DANA
Address	6326 MASTERS BLVD	Address	9674 E POWERS DRIVE
City-State-Zip:	ORLANDO FL 32819	City-State-Zip:	ENGLEWOOD CO 80111
Title	S	Title	T
Name	VISANI, DONALDO	Name	ELSHEIKH, SAMEH
Address	2140 SOUTH FLORA	Address	10249 COVE LAKE DRIVE
City-State-Zip:	LAKEWOOD CO 80228	City-State-Zip:	ORLANDO FL 32836

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DONALDO H VISANI 04/05/2022

Electronic Signature of Signing Officer/Director Detail — Date

PROJECT UNDERSTANDING

OLC understands that the City of Wildwood's primary objective of the proposed project is to design a Recreation and Community Outreach Center at Dr. Martin Luther King Jr. Park, to be utilized by the City's Police and Parks and Recreation Departments, to serve the needs of the City of Wildwood.

We understand that the Recreation and Community Outreach Center will consist of at least 28,000 sf of useable space and include, but is not limited to the following:

An indoor gymnasium for at least two full-size basketball courts, an indoor snack bar, office and conference room space, an upstairs suspended walking path, locker rooms with multi-stall restrooms, multi-purpose rooms, an E-sports game room, and storage space. The design must include a parking lot and other ancillary improvements.

We understand that per addendum #1, the funding for this project is set at $5.5 million.

PROJECT APPROACH

With over 60 years in the business and more than 40 years concentrating on how to make healthy lives for our buildings' users, OLC is considered an awards winner and one of the top design firms in the fitness, wellness, and community centers arena in the USA as well as our work internationally.

With this understanding and driven by our extensive experience, we understand that each project is unique, and we will not grasp the full picture until we meet and understand the requirement, vision, and constraints from the stakeholders, project managers, and users of the facility.

We have started to create a design sketch that by no means is the final or the correct answer to the puzzle because it is missing a significant ingredient: the client's participation. But we aim to translate our understanding and line of thought approaching your project into a workable plan that maximizes the programming and aesthetics of the facility while keeping the budget in mind. We ask ourselves several questions:

What will ensure this Recreation and Community Outreach Center is successful?

1. Provide sufficient parking for peak building occupancy.
2. Provide well-defined entry with a control desk.
3. Provide drop off near the building entrance as well as bus drop off.
4. Provide ample social spaces with daylight, views, and food and beverage offerings.
5. Provide the admin area and control desk with a full view of the facility entry point and main circulation.
6. Provide the office space required for the Police Department and the Parks & Recreation Department staff.
7. Provide multiple multi-purpose rooms of different sizes and finish with sufficient storage and the ability to host various activities.
8. Provide plenty of daylight, views, shade, and fresh air, maximizing the use of seamless indoor/ outdoor spaces.
9. Achieve energy efficiency by orienting the glazed openings while avoiding the undesirable direct sun.
10. Look at the options of using solar systems and being more environmentally friendly.

We found that the best way to explain our project approach is by showing you an example design of one way the still undefined detailed-program could be implemented. Small images are included in the approach for reference and larger images of the site and design are included after the approach.

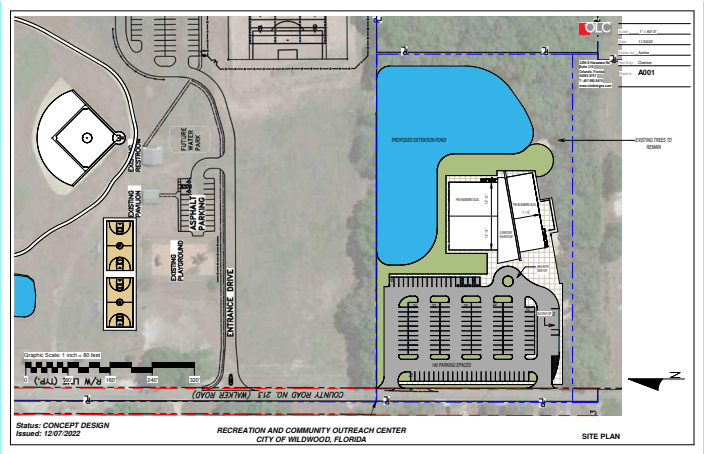
The building can expand or shrink based on the actual program and budget constraints or provide phasing opportunities for future expansion. This design attempts to show how we integrate the needs and best practices in a well-thought-out plan.

If we are honored to be the selected firm for the next phase, we will assume this sketch is null and void and start asking the same questions all over again. With your input, we will ultimately reach a different more superior design.

One of OLC's goals is to squeeze the most value out of every dollar. Strive to save money, save time, and create more value for our clients. We accomplish this by maxing out square footage usage and creating shared and multi-functional spaces. Creating shared and multi-function spaces means eliminating duplication wherever possible, placing support spaces in the most efficient locations, and designing multi-function areas that can be programmed for more extended periods of time. When excess square footage is eliminated, you have a smaller footprint and lower construction and operational costs.

The Overall Master Plan

As we started the master planning process, we looked at the big picture and how to orient the building to benefit from the exposure to the road, sun direction, accessibility to the other amenities in the site, and the need to provide a detention pond. As we use the principles of LEED design in all our projects, we tend to preserve the existing trees and vegetation as much as possible.



At this point, we considered pushing the building further in that it would provide ample space for parking with main entry drop-off; bus drop-off for the students coming directly from the school -if applicable-. This would also help orient the parking islands perpendicular to the building entry and thus reduce the traffic hazard for the users, especially the kids crossing too many driveways. We tend to provide ADA and additional parking adjacent to the building to allow for uninterrupted direct access to the building.

The detention pond is oriented around the building to provide views from the building to the outside. An open space in the front of the building would help provide outdoor seating, gathering space, or a playground.

The Exterior and Building Construction

As we understand, the construction cost is souring by the day, and to get the best value for the money with limited funds, we had several recent experiences where we thought out of the box in ways to reduce the construction cost without sacrificing the efficiency, cost or the quality of the building.

In City Of Ocala, Mary Sue Rich Community Center, the project was over budget by two million dollars. The City of Ocala had to reissue another RFP to get the project within budget. In the RFP, OLC proposed a building that is a combination of pre-engineered metal building and tilt-up construction. At face value, the pre-engineered building may look undesirable or cheap, but we came up with a good-looking design that is within budget and made the City very proud of their new facility.

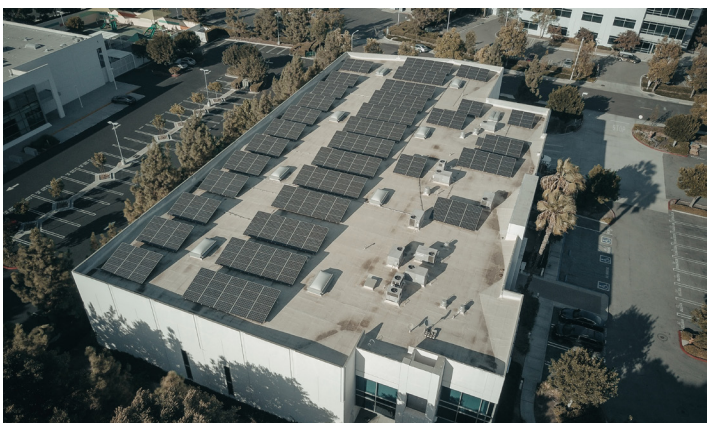


We also used the pre-engineered building in the Ubergrippen Indoor Climbing project, where the efficiency and the use of different metals, bricks, or stones would provide a nice-looking building while reducing the project's overall cost.



In City of Wildwood recreation and outreach center, OLC intends to align the construction method with the budget and provide a pre-engineered building for the Gym and the conference/ multi-purpose wing. This will lower the construction cost, while reducing the amount the interrupting columns on the second floor.

By investigating the solar system incentives, a solar system can be provided on top of the right-wing facing south; by reverting the extra generated electricity back into the grid it will help offset the cost of electricity for the facility for years to come, and promote sustainable and LEED concepts in the minds of the future generation using the building.



FIRST FLOOR PLAN

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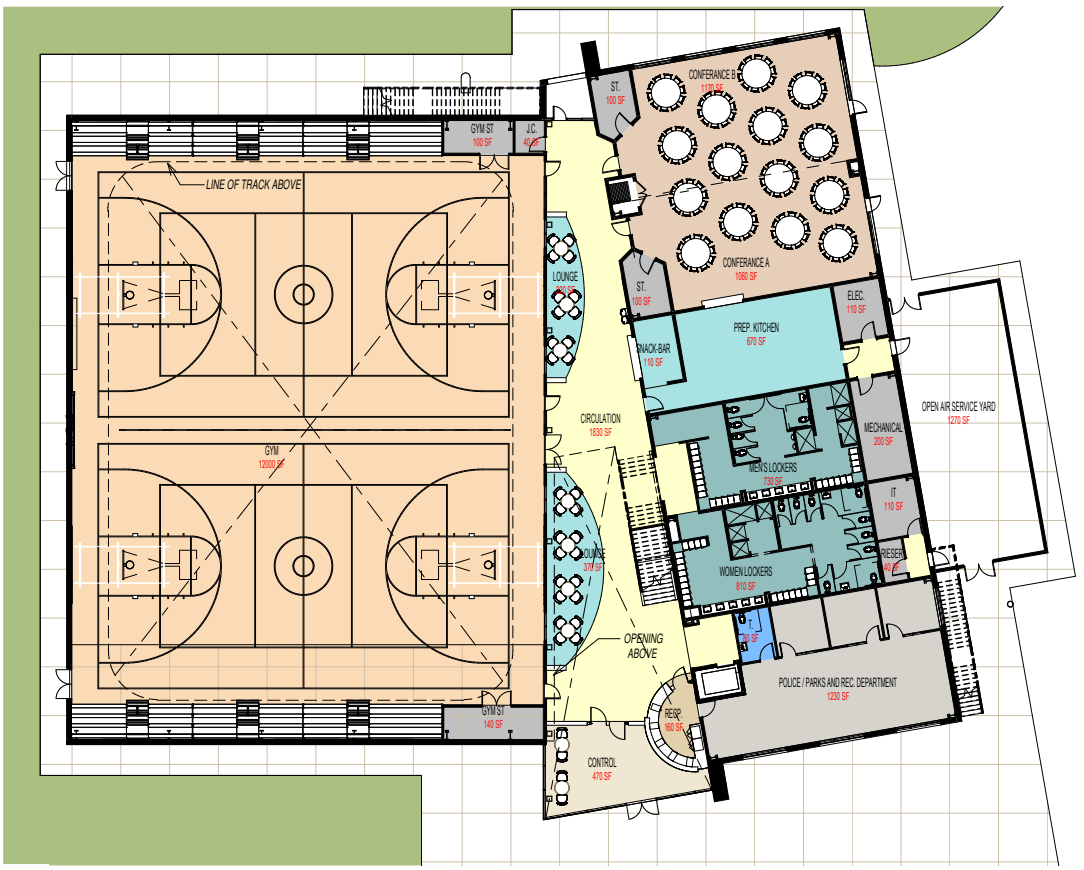
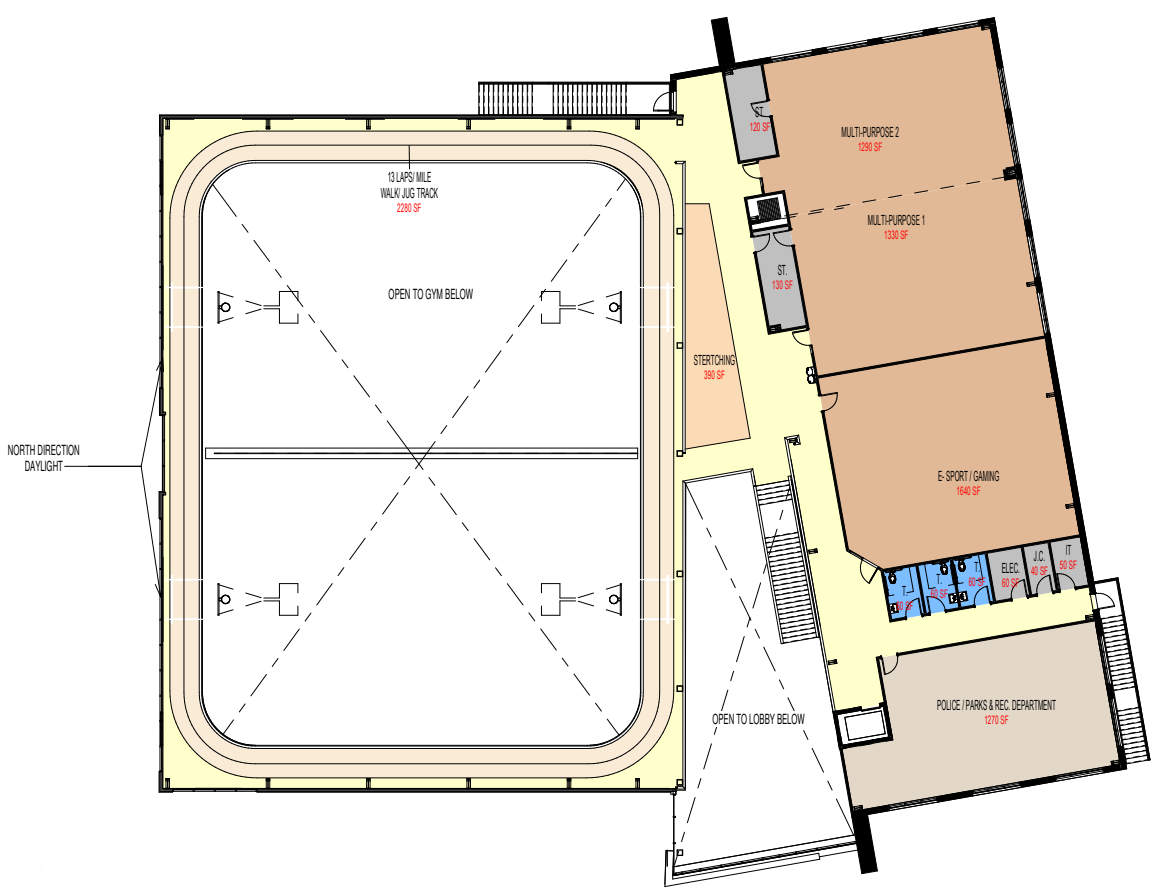
Suite 310
Orlando, Florida
80283-5747
T: 407.992.0470
www.olcdesigns.com



SECOND FLOOR PLAN



As OLC tries to solve the internal puzzle, considering the initial vision of the facility, we need to address the following components:

Main Entry / Control Desk

With the increased security concerns and for the safety of the facility users, a defined and controlled reception desk needs to be in a prominent space near the entrance with the gates controlled from the front desk. The desk's position also requires considering an open view to most of the facility circulation and major attractions viewing the Gym, the stairs leading to the second floor, the elevator, and connection to the admin/ police department for backup and additional help. The size of the police department and parks & recs can be determined.



Admin Area / Police and Parks and Recreation Departments

As the program is more defined, the admin area can be split between the first-floor plan connected to the reception desk, while the more exclusive offices can be included in the second-floor plan.

The Gymnasium

Moving behind the control gates and the lobby seating, we come to the hub of the facility, the Gymnasium, which can host various activities such as basketball, volleyball, pickleball, summer camps, and even ample group exercise space.

Daylight and openness are the essential ingredients of a successful inviting gym. Orienting the Gym towards the North direction provides ample glazing opportunities while reducing the glare.



The Conference/ Banquet rooms

Providing conference/ banquet rooms with operable partition would add value to the facility and the outreach efforts, as well as a dining hall -as needed-. A preparation/ full kitchen can be added with a direct connection to the conference room and to supplement the snack bar offering. For added flexibility, enough storage was added to allow for changing the layout or removing everything for group exercises or event space.



The Walk/ Jug Track

An elevated 13 Laps/ mile is provided on the second level above the Gym to showcase the track from the lobby and add excitement to the facility. The track has open views to the outside, and the rest of the group exercise rooms on the second floor.



Multi-purpose rooms and E-Sport gaming

The group exercise rooms on the second floor can be used for multiple activities based on the programming and facilities operations.



PROJECT IMPLEMENTATION PLAN

We will provide complete, accurate, and coordinated Construction Documents, be diligent during Contract Administration, and provide follow-up support and recommendations during the facility construction.

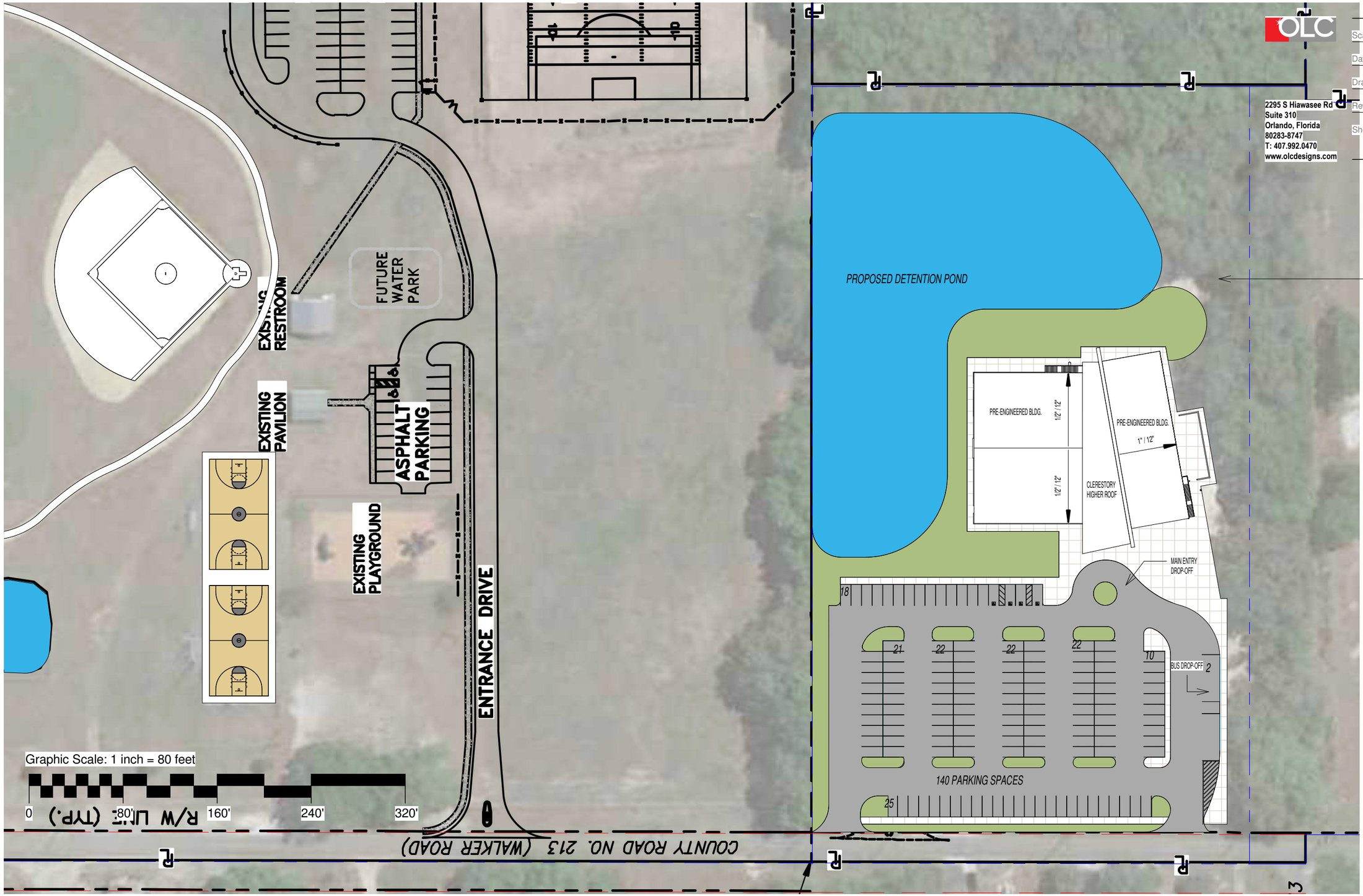
Stakeholder Engagement
The OLC Team strives to engage stakeholders for consensus and support. Your project brings with it a unique set of circumstances, needs, and desires that can only be met with an individual approach. There are a few principles that we apply universally, but we always adjust these principles to the unique needs of the client. Our basic principles are:

1. Building consensus through stakeholder involvement.
2. Leading effective meetings to maximize productivity.
3. Elicit participation from all parties.
4. Achieving design goals within the project budget.

The OLC Team will engage with the city staff and stakeholders in a series of interactive design charrettes in different stages of the design progress. We understand that our solid knowledge of the project type allows us to ask the right questions, listen to our client, absorb the information provided, and come up with the best value for money. The interactive sessions over the design life cycle would include static presentations and dynamic 3D walk-through that would help the client team visualize the design intent and explain the components of the project and the interior design intent.

Sustainable Project Strategy
Sustainable design is incorporated into all OLC projects from inception, and the "green" choice is encouraged throughout as decisions are made. Our sustainable design approach to Wildwood's Recreation and Community Outreach Center will be no different. These efforts will reflect the project's sustainable aspirations and the City's goal to have the building meet Green building design standards requirements, although actual certification may not be sought after. For example, we will evaluate site orientation, roof and paving color, and water usage, items that can be an integral component to the project's sustainability with minimal impact on the overall cost of construction. We will also incorporate natural daylight and ventilation as much as possible in order to create quality fitness and working environments for users and staff, more features that add to the quality, usability, and overall health of the occupants without adding significant costs to the project. The building envelope needs to be a high-performance assembly using continuous insulation and high-performance, thermally-broken glazing systems. Additionally, we will consider resource management, recycling, and transportation when selecting materials and specify those when they make sense from design, longevity, and life cycle cost perspectives.





OLC
2295 S Hiawasee Rd
Suite 310
Orlando, Florida
80283-8747
T: 407.992.0470
www.olcdesigns.com

Scale: 1" = 80'-0"

Date: 11/30/22

Drawn by: Author

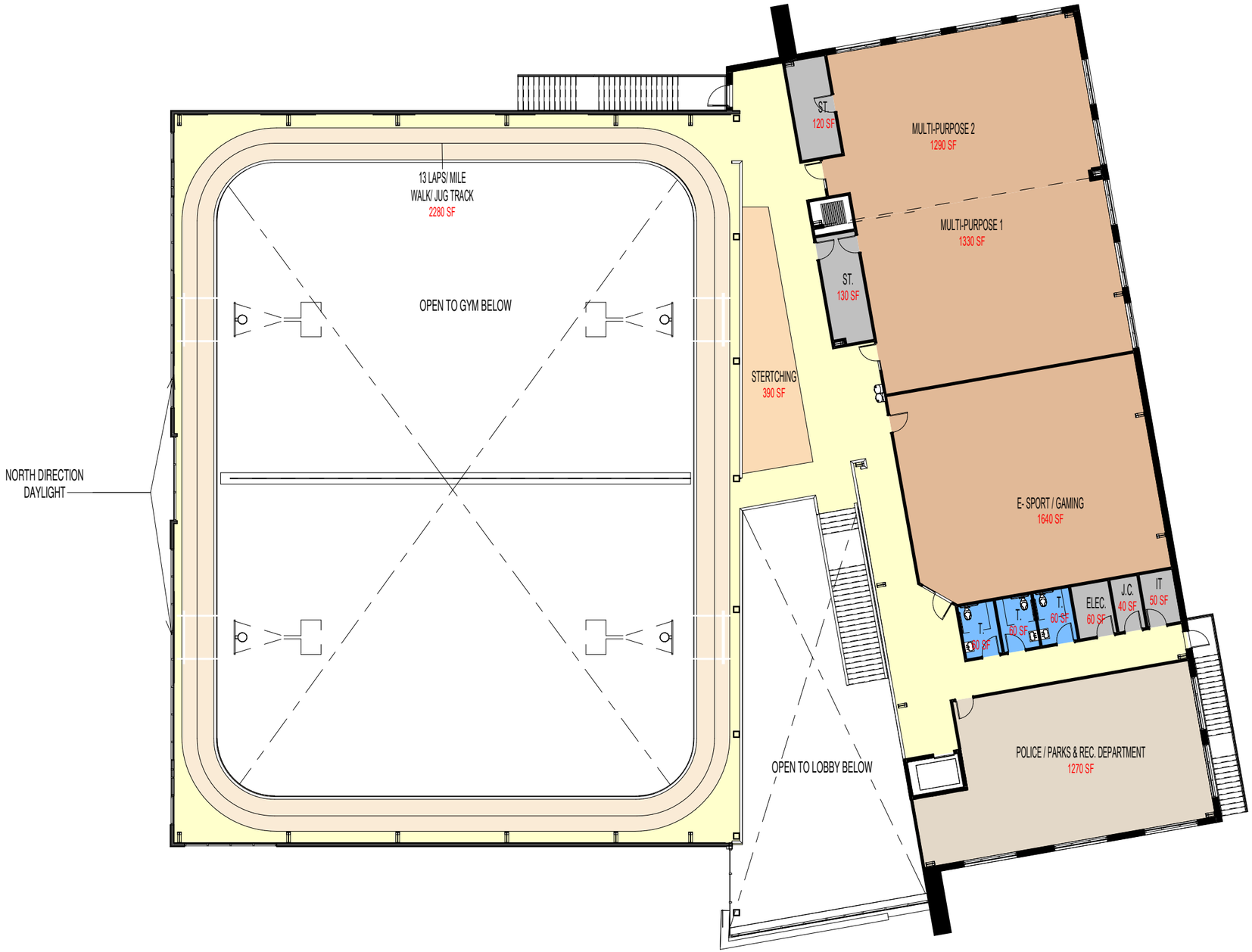
Rev'd by: Checker

Sheet #: **A001**

Status: CONCEPT DESIGN
Issued: 12/07/2022

RECREATION AND COMMUNITY OUTREACH CENTER
CITY OF WILDWOOD, FLORIDA

SITE PLAN



Graphic Scale: 1 inch = 20 feet

0 20' 40' 60' 80'

N

Status: CONCEPT DESIGN
Issued: 12/07/2022

RECREATION AND COMMUNITY OUTREACH CENTER
CITY OF WILDWOOD, FLORIDA

SECOND FLOOR PLAN

2295 S Hiawasee Rd
Suite 310
Orlando, Florida
80283-8747
T: 407.992.0470
www.olcdesigns.com

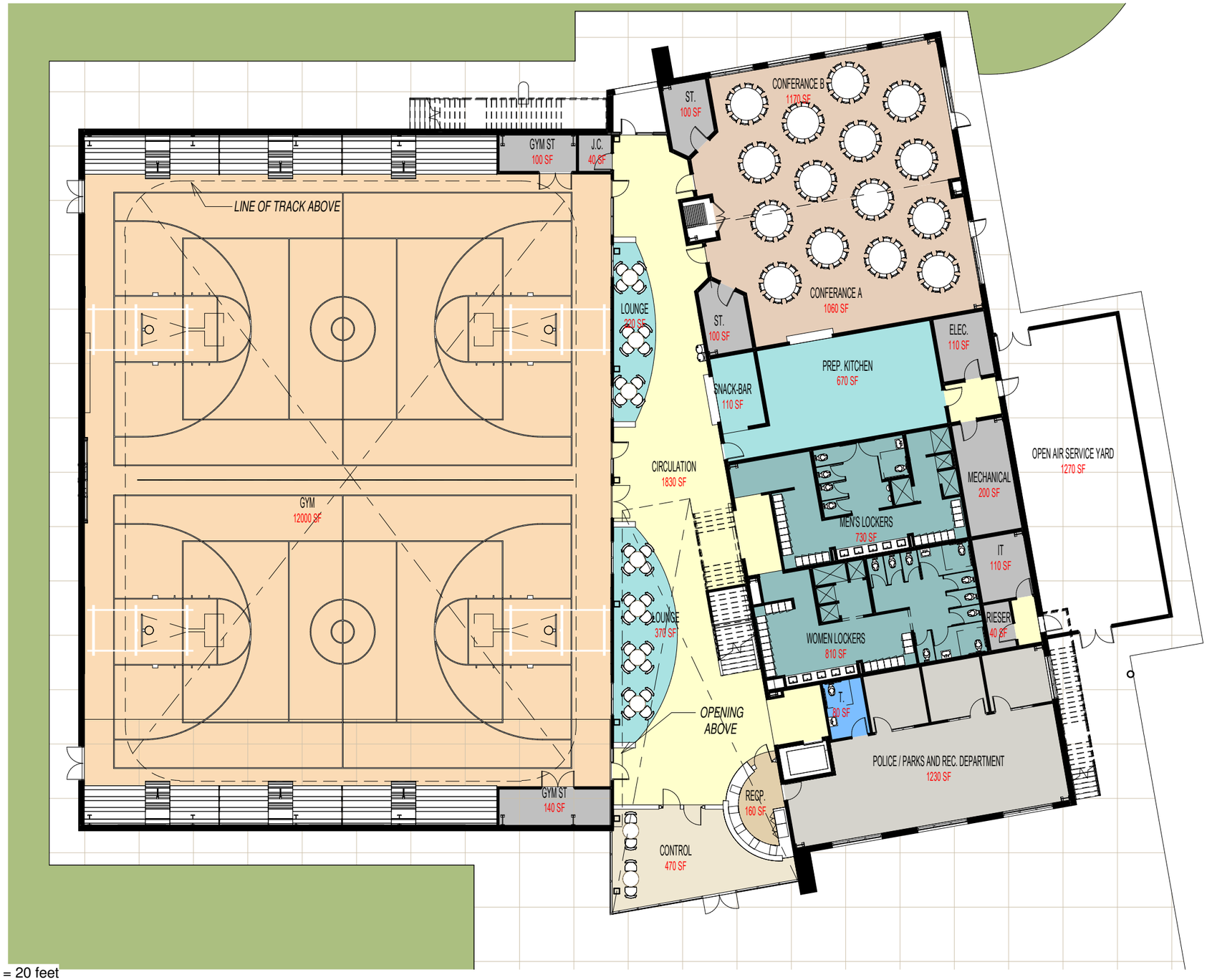
Scale: 1" = 20'-0"

Date:

Drawn by: Author

Rev'd by: Checker

Sheet #: **A201**



Graphic Scale: 1 inch = 20 feet

0 20' 40' 60' 80'

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Suite 310
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T: 407.992.0470
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Scale: 1" = 20'-0"

Date:

Drawn by: Author

Rev'd by: Checker

Sheet #: **A101**

Status: CONCEPT DESIGN
Issued: 12/07/2022

RECREATION AND COMMUNITY OUTREACH CENTER
CITY OF WILDWOOD, FLORIDA

FIRST FLOOR PLAN

Karina A. Veaudry, RLA

NFC Landscape Architects, Inc.

Landscape Architect / Irrigation Designer

Ms. Veaudry will serve in the capacity of Landscape Architect. She brings 32 years of experience and leadership in the sustainable landscape architecture design field with a diverse background. Karina has directed projects from conceptual design through construction documents and has co-authored a state-wide model landscape ordinance. She has focused her career on ecologically oriented, sustainable design formats and now teaches CEU courses to her peers. Karina works with city and county governments to reduce life-cycle maintenance costs, increase biodiversity and ensure that all projects enhance the ecology of the region. She has created important linkages between the health of a community's bird & butterfly population and the enrichment of citizens' lives.

EDUCATION
University of Florida
Bachelor of Landscape Architecture

EXPERIENCE
27 years

CERTIFICATION
Registered Landscape Architect, Florida #6666803

AFFILIATIONS
International Society of Arboriculture, 2002 –2006

American Society of Landscape Architects, Sustainable Communities Committee 2006-2008

Florida Native Plant Society
2002 – Present
Executive Director 2006-2011

Ecological Society of America
2010 – Present

*Projects completed while with another firm.

PROJECT EXPERIENCE

- Gore Street Beautification and Roadway Improvements, City of Orlando Public Works Department
- University of Central Florida Burnett Honors College Building Region of Campus (ecological prototype landscape), Orlando, FL
- Trotter's Park Design Team, City of Orlando Parks Division*
- Shadow Bay Park Master Plan and Renovation, City of Orlando Parks Division
- Gulf Coast State College Vegetated Roof and Interior Plantings, Panama City, FL
- Orange County Courthouse Tree Analysis & Eagle's Roost Pier
- Laureate Park Irrigation Design, Lake Nona,FL
- Veterans Administration SimLEARN Campus, Lake Nona, FL
- Taborfield Park Renovations, Orange County, fL
- UpTown Altamonte streetscape and Crane's Roost park landscape design, Altamonte Springs, FL*
- South Lake Hospital Medical Complex, Clermont, FL
- Valencia College Sustainable Landscape Master Plan - Osceola Campus
- Valencia College Sustainable Landscape Renovation Master Plan - Osceola Campus
- Brevard County Greenways and Trails Master Plan / Sandrift Community Center
- Fort Stewart Elementary School Landscape Design and Bio-Retention, Hinesville, GA
- Wooton Park Trailhead, Tavares, FL
- SR 434 (Winter Springs Boulevard) Streetscape Beautification, Winter Springs, FL

SPEAKING ENGAGEMENTS

University of Florida
Landscape Architecture Department, Third Yr. Design Studio – Florida Ecology (4) times
Environmental Horticulture Department – (3)
Landscape Architecture Graduate Program, Jury Member – (3) times

University of Central Florida
Arboretum Programs (7) times
Biology Department - Plants In The Urban Environment Course (3) times

Municipal Advisory Committees
City of Orlando Multi-Family Land Development Code Task Force
City of Kissimmee Development Review Board
City of St. Cloud Tree Advisory Committee

Volunteer Ecological Consultant
League of Conservation Voters –
Natural Resource Committee
The Nature Conservancy – Florida Chapter
The Sierra Club – Florida Chapter

(37) Speaking Engagements and Interviews
Channel 9 TV, Orange TV, Garden Clubs, City and County Government staff, Radio Programs, Guest Blogger and Printed Media articles; topics range from Florida Ecology, Designing for Water Conservation, Native Plant Landscape Design and The Benefits of Conservation in Florida.

Conference Presentations - Florida Native plant Society 32nd Annual Conference, Public Land Acquisition and Management Partnership Conference, World Botanic Congress, Center for Plant Conservation,
International Society of Arboriculture, American Association of Botanical Gardens & Arboreta

PUBLICATIONS

The University of Central Florida Arboretum
Quarterly Newsletter – Miscellaneous Articles 1997 to 2004
Florida Ecology, Native Plant Communities of Florida

Florida Department of Environmental Protection & St Johns River Water Management District
Statewide Model Landscape Ordinance Committee, Landscape Section Chair 2003-2004

Florida Native Plant Society, Tarflower Chapter Quarterly Newsletter Columnist 2002-2010

AWARDS AND RECOGNITION

City of Winter Park *Keep Winter Park Beautiful Green Beautification Award* for the Lake Killarney Condominium Association Landscape Design and U.S. 17-92 Streetscape -
Florida Native Plant Society, *Green Palmetto Award* -Dedication to the FNPS Mission and Education
Sierra Club – Central Florida Chapter, *Award for Conservation Efforts in Central Florida* -
The Nature Conservancy, *Certificate of Appreciation* in recognition for outstanding performance and dedicated service as a Charter Member of the Interpretive Guide Program -
American Society of Landscape Architects – Florida Chapter, *Award of Recognition Appreciation for Dedicated Service to the Profession of Landscape Architecture* -
The Nature Conservancy Disney Wilderness Preserve, *Certificate of Appreciation for Commitment and Dedication to the Conservation Mission of the Conservancy*
City of Kissimmee, *Downtown Beautification Award* for Streetscape Design -
The Nature Conservancy, *Certificate of Completion for Interpretive Guide Workshop* -
City of St. Cloud, *Outstanding Service and Contributions to the Tree Advisory Committee* –
University of Florida Extension Service, Osceola County, *Appreciation* for Support of the Aquascape for Water Quality Program -
National Institute on Parks and Grounds Management, *Nominee for Board of Directors* -
Florida Institute of Park Personnel, *Certificate of Dedication to the Establishment, Improvement and Perpetuation of Parks* –
American Forests, *ReLeaf Program Contributor*

Carlos Hernandez, PE, SE

Project Manager - Structural Engineer

Carlos@AdvancedStructuralDesign.com



Professional Background

Carlos Hernandez is a Principal at Advanced Structural Design, Inc. with 23 years of experience in various aspects of project management, structural engineering analysis and Inspection. His experience and attention to detail allows for an accurate delivery of construction documents. He stays involved throughout the entire process to ensure a successful project for all the stakeholders.

Number of Years with Firm

18 with ASD, 23 total years of experience

Education

Bachelor of Science in Structural Engineering, University of Central Florida

Registrations

Licensed Professional Engineer (Florida PE # 60991)

Project Experience

- **Ocoee Lakeshore Community Center,** City of Ocoee, FL - $4,000,000 Expansion project to double the size of the existing banquet room to a seating capacity of 400.
- **Rosemont Community Center Gymnasium**, City of Orlando, FL - $4,000,000, 13,000 SF Gymnasium addition to existing community center complex.
- **Holden Heights Community Center**, Orange County, FL - $4,000,000, 11,600 SF Facility used for various events with large multi-purpose area to accommodate 260 people
- **Orange County Utilities Operations Center East,** Orange County, FL - 128,000 SF Project includes 40,000 SF office/call center building, 40,000 SF, warehouse/workshop, 48,000 SF covered outdoor storage structures and fuel island.
- **Inverness Government Center,** City of Inverness, FL – 26,400 SF facility to house the City of Inverness Government Departments under one roof while also providing easy access for the public.

SOLANGE C. DAO, P.E.
PROJECT ENGINEER



YEARS EXPERIENCE
Joined Dao Engineering, Inc. in 1995
Years at Other Firms: 1

EDUCATION
Bachelor of Science in Civil Engineering, University of Florida, 1995

REGISTRATIONS
Florida Professional Engineer, FL054616
FL Continuing Ed Provider, CEP00058

PROFESSIONAL AFFILIATIONS
Vice Pres. of Tau Beta Pi, The National Engineering Honor Society

CIVIC ACTIVITIES
City of Orlando Municipal Planning Board, Former Chair
City of Orlando Board of Zoning Adjustment, former Member
Mayor's Women's Summit Organizing Committee 2006-2007
Orlando Area Committee on Foreign Relations, Charter Member
Orange County. Fire and Life Safety Appeals Board, Former Chair
The BETA Center, Board Member

AWARDS, TEACHING SEMINARS, & SPEAKING ENGAGEMENTS
Engineering Futures Leadership Seminars Presenter, 1997-present
Central Florida Young Engineer of the Year, 2000

CONTACT INFORMATION
solange@daoconsultants.com
407-898-6872

ENGINEERING EXPERIENCE

As President of DAO Consultants, Solange Dao has over 30 years of experience in site and utility design and master planning of storm water management facilities throughout the State of Florida. Solange has used her leadership skills to develop successful partnerships among Owner, Architect and Contractor to complete projects on time and on budget.

Solange has vast experience in permitting with the SFWMD, FDEP, and FDOT for industrial, institutional, commercial and recreation projects. Procuring storm water management permits or permit modifications are a crucial element of projects designed by DAO Consultants. Her experience ranges from preparation of permit application packages to design of facilities, drainage infrastructures, fire protection considerations, and sidewalk networks serving the proposed facilities, to coordinating irrigation and landscape design to support these projects.

MUNICIPAL PROJECTS

Deputy Brandon Coates Community Park, Orange County, FL. Project Manager for this community park, which included development of storm water management master plan, grading paving and drainage for parking areas, jogging trails picnic pavilions, soccer fields and skate park. Permit application preparation as well as construction administration were also included in the scope of work Responsible for all construction drawings

Holden Heights Community Center, City of Orlando, FL. This was a new community center to rejuvenate the Holden heights neighborhood. Design efforts included research, investigation, and analysis of existing drainage with special emphasis on the impacts of construction activities on Union Lake, a landlocked basin. An underground exfiltration system was designed to handle the 100-year storm event, complying with SFWMD rules.

Iron Bridge Water Reclamation Plant 480V Improvements, City of Orlando, FL. The facility's operation and power systems were the main focus of the 480V system upgrade with redundant power supplies, and new controls. Engineering services consist of site planning for two new buildings, grading for drainage and paving of new driveway to existing roads; analysis of an additional storm water management system in compliance with by FDEP Stormwater Division and preparation of permit application to City.

QUANG NGUYEN
SENIOR DESIGNER



YEARS EXPERIENCE
Joined Dao Engineering, Inc. in 2013
Years at Other Firms: 2

EDUCATION
Bachelor of Science in Civil Engineering, University of Central Florida 2012

REGISTRATIONS
N/A

CONTACT INFORMATION
quang@daoconsultants.com
407-898-6872

ENGINEERING EXPERIENCE

Mr. Nguyen is a graduate of the University of Central Florida and has nine years' experience in the field of site civil and environmental engineering ranging from site analysis of availability of water and sewer services, preparation of construction documents for water distribution systems, sewer collection system and utilities connections and preparation of permit modifications to FDEP for additional new water and sewer systems. His experience includes various projects for City of Orlando, Orange County Public Schools, and a multitude of private residential and commercial grading and drainage projects.

MUNICIPAL PROJECTS

Deputy Brandon Coates Community Park, Orange County, FL. Project Manager for this community park, which included development of storm water management master plan, grading paving and drainage for parking areas, jogging trails picnic pavilions, soccer fields and skate park. Permit application preparation as well as construction administration were also included in the scope of work Responsible for all construction drawings

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***Roberto Clemente Middle School Roadway Re*-alignment.** Design and layout re-alignment of +/- 1,500 feet of two lanes roadway with new addition of a left turn in and right turn-in lane and two driveway connections, stormwater grading and drainage system serving the new roadway re-alignment. Responsible for preparation of permit packages to all jurisdictions having authority.

Francisco Cabral, PE

ELECTRICAL ENGINEER



LICENSES

Registered Professional Engineer
Florida #68670
Mississippi #20860
North Carolina #049262
South Carolina #29492E
Texas # 128206

LICENSES

Registered Professional Engineer
Florida #87110
Virginia#64432
North Carolina #049171
New York #099911
Ohio #85363

EDUCATION

North Carolina State University
Bachelor of Science
Electrical Engineering

North Carolina State University
Master of Science
Electrical Engineering

North Carolina State University
Graduate Certificate in Renewable Electric Energy System

YEARS EXPERIENCE

13 years

Thirteen years of experience in the construction industry primarily focused on the design, construction, and commissioning of technically complex commercial, industrial projects and telecommunications. His experience covers his early days as a telecom splicer through his design and power systems studies as an electrical engineer. Project experience includes commercial buildings, central utility plants, data centers, pharmaceutical, manufacturing and health-care facilities.

KEY PROJECTS

- Orlando Science Middle School- Orlando, FL – Electrical design for new motorized gates and new area lighting.
- Orlando Science Elementary School – Orlando FL- Electrical design for new motorized gates and new area lighting.
- Fire Station 39 - Lake County, FL - Electrical Engineer of Record for a new 2-story Fire Station with 3 Bays in Lake County.
- Polk County Courthouse, Polk County FL. - Electrical Engineer of Record for Office Additions/Renovations in the Polk County Courthouse.
- Orange County Courthouse Lighting Renovation - Orlando FL - Electrical Design for LED conversion project across all three Orange County Court House buildings in Downtown Orlando.
- Lake County Fire Station #109 Renovation - Lake County, FL - Electrical Design for new construction of Fire Station.
- Lake County Fire Station #15 Renovation- Lake County, FL - Electrical Design for Fire Station renovation.
- Lake County Fire Station #39 Renovation- Lake County, FL - Electrical Design for Fire Station renovation.
- Lake County Fire Station #91 Renovation- Lake County, FL - Electrical Design for Fire Station renovation.
- Polk South County Jail Renovation - Polk County FL. - Electrical Design for renovation of attorney booths.
- Polk Central County Jail Renovation - Polk County, FL - Electrical Design for renovation of attorney booths.
- Polk County Courthouse Renovation - Polk County FL - Electrical Design for office conversions within Courthouse.
- Christ the King Community Church – Port Orange, FL- Electrical Design.
- Daytona Head Start – Daytona, FL – Electrical Design for renovation.
- AdventHealth – X-Ray Equipment Replacement – Zephyrhills, FL- Electrical Design.

Daniel Cesar, PE

MECHENICAL ENGINEER



LICENSES

Registered Professional Engineer
Florida #68670
Mississippi #20860
North Carolina #049262
South Carolina #29492E
Texas # 128206

EDUCATION

University of Florida
Bachelor of Science
Mechanical Engineering with Honors

YEARS EXPERIENCE

19 years

Nineteen years of experience in the construction industry with a wide variety of project types. Experience with private and public agencies in the designs, construction, and commissioning of technically complex has provided him with a deep understanding of the diverse needs of the construction process and design process. Experience encompasses commercial, hospitality, institutional/educational, science and technology, and industrial projects. System experience includes laboratories, clean rooms, biological safety level (containment) facilities, data centers, flammable liquid storage and vivarium, pharmaceutical manufacturing and process, and health care systems.

KEY PROJECTS

- University of Florida – Physical Plant Division CUP#10, Gainesville, FL – Mechanical Design for a new Central Utility Plant.
- Florida International University – Science Classroom Complex – Miami, FL – HVAC and pluming design.
- University of South Florida - Interdisciplinary Science Teaching and Research Facility – Tampa, FL - HVAC and pluming design.
- Lake County Fire Station #15 – Eustis, FL - HVAC and pluming design.
- Lake County Fire Station #39 – Sorrento, FL- HVAC and pluming design.
- Lake County Fire Station #109 – Clermont, FL - HVAC and pluming design.
- Lake County Fire Station #91 – Mascotte, FL - HVAC and pluming design.
- Rice University – North Plant Chiller Replacement – Houston, TX- Mechanical Design for Chiller Replacement.
- Christ the King Community Church – Port Orange, FL- HVAC and pluming design.
- Daytona Head Start – Daytona, FL - HVAC and pluming design.
- UCF Facilities Maintenance Office – Orlando, FL - HVAC and pluming design.
- Embry–Riddle Aeronautical University – Delta Chi Dorms – Daytona, FL- HVAC and pluming design.
- Trinity United Methodist Church – Daytona, FL- HVAC and pluming design.
- Presbyterian Church – Daytona, FL- HVAC and pluming design.
- Prince of Peace – Daytona, FL- HVAC and pluming design.
- Boys & Girls Club – Orlando, FL- HVAC and pluming design.
- Volusia County-Florida Highway Safety & Motor Vehicles – Daytona, FL- HVAC and pluming design.
- Christian Learning Academy Remodel – Apopka, FL- HVAC and pluming design.
- West Volusia Crisis Housing and Day Center – Deland, FL- HVAC and pluming design.
- Orlando Health Winter Park Medical Pavilion – MOB – Winter Park, FL- HVAC and pluming design.
- AdventHealth Altamonte – Heating Hot Water / Domestic Hot Water HX Replacement – Altamonte Springs, FL - HVAC and pluming design.
- AdventHealth – X-Ray Equipment Replacement – Zephyrhills, FL- HVAC and pluming design.
- AdventHealth – Head, and Neck – Altamonte, FL- HVAC and pluming design.

RAJ KRISHNASAMY, P.E.

President, Principal Engineer

35 Years of Professional Experience



Education

MS in Geotechnical Engineering, University of Memphis 1995

BS in Civil Engineering, Christian Brothers University 1987

Diploma/1984/Electronic Engineering, Malaysian Air Force Institute

Professional Organization and Registration

Professional Engineer: Florida, 53567

Water Well Contractor, Florida, 11346

Certified OSHA Supervisor

Certified Environmental Consultant

Professional Experience

Mr. Raj Krishnasamy, P.E., President and Principal Engineer of TSFGeo, is a Florida Registered Professional Engineer with more than 35 years of experience. Mr. Krishnasamy oversees the geotechnical engineering, construction materials testing, and inspection services operations. Mr. Krishnasamy's experience consists of successfully completing more than 5,000 public and private projects. Mr. Krishnasamy serves as Project Manager for continuing contracts with more than 20 Florida public agencies. Mr. Krishnasamy has a history of repeatedly retaining those contracts through the successful, cost-effective, and prompt execution of each task order. Mr. Krishnasamy's daily involvement with the in-house and field operations of the construction and geotechnical services departments provides him with "hands-on" experience and knowledge of current construction codes and construction practices throughout the State of Florida. Mr. Krishnasamy and his highly experienced team focus on providing the client with a consistently accurate, cost-effective quality product that is delivered on time and within budget.

Relevant Project Experience

Cagni Park North Site Improvement, North Miami, Florida. TSFGeo performed a Geotechnical Engineering Study for the Cagni Park North Site Improvements. The project included the construction of a new football/soccer field, sports field lighting, bleachers, children's playgrounds, park shelters, Olympic size swimming pool, warm up pool, splash pad, aquatic building, community center, walkways; and parking lot along the south side of the project site along N.E. 135th Street. TSFGeo's purpose of the study was to explore the subsurface conditions at the site to enable an evaluation of acceptable foundation systems for construction.

- Lake Okeeheelee Water Park, Palm Beach County, Florida
- Regents Park of Sunrise – Generator Pad, Sunrise, Florida
- John Prince Park Triplex Restroom, Lake Worth, Florida
- Kester Park, Pompano Beach, Florida.
- Samuel Friedman Park, Palm Beach County, Florida
- Henry D. Perry Education Center, Miramar, Florida
- Sullivan Park Redevelopment, Deerfield Beach, Florida
- Regents Park of Sunrise – Generator Pad, Sunrise, Florida
- Civic Center Park Extension, City of Miramar, Florida
- Stub Canal Park Boat Ramp and Park Upgrade, Palm Beach County, Florida
- Shirley Branca Park - Addition, Miramar, Florida
- Florida International University (FIU), BBC HM 35 Active Learning Center Renovations, Miami, Florida. Wildflower Park and Silver Palm Park, Boca Raton, Florida
- Florida Atlantic University (FAU)- FAU Schmidt Family Complex, Boca Raton Campus, Boca Raton, Florida
- Tradewinds Park North, Coconut Creek, Florida.
- Florida International University (FIU) Frost Museum – Batchelor Environmental Center – Phase II, Miami, Florida.
- Lakeshore Park, Miramar, Florida

KUMAR VEDULA, PE

Principal Geotechnical Engineer

26 Years Professional Experience



Education

MS in Geotechnical Engineering, University of Memphis, 1995

BE in Civil Engineering, Andhra University, 1992

Professional Organization and Registration

Professional Engineer 54873

American Society of Civil Engineers, Past President (Broward Branch)

Professional Experience

Mr. Kumar Vedula, a Florida Registered Professional Engineer, has more than 26 years of experience providing engineering services for a wide variety of geotechnical projects involving foundation design, slope stability analysis, WEAP analysis and interpreting PDA reports, excavation support, and construction inspection. Mr. Vedula's extensive experience includes foundation inspections (shallow and deep foundations), soil modification (dynamic compaction, stone columns), preloading, excavations, backfilling, and post-construction monitoring. Mr. Vedula has served as a principal inspector on numerous surcharging and settlement evaluations of organic-laden soil assignments. Mr. Vedula's project experience includes 300+ geotechnical engineering studies for various project types including parks, piers, shoreline stabilization, dredging, bridges, roadways, utilities, high-rise buildings, schools, and government facilities. Mr. Vedula has authored, and co-authored papers published in national and international publications.

Relevant Project Experience

Sunset Strip, City of Sunrise, Florida. TSFGeo provided a Geotechnical Field Study for the Sunset Strip Park located between Hiatus Road and NW 109th Ave in the City of Sunrise. The project consisted of park improvements which included restrooms, pavilions, and light poles. The purpose of the study was to explore the subsurface conditions at the site to enable an acceptable foundation evaluation system for construction. TSFGeo's geotechnical field study included SPT borings, auger borings and borehole permeability tests. TSFGeo provided a geotechnical engineering report that included evaluations and recommendations regarding foundations, construction excavation and dewatering, soil parameters, site preparation procedures, and pavement.

- Historical Village Improvements, City of Hallandale Beach, Florida
- Florida International University (FIU) Biscayne Bay Campus (BBC) Outdoor Recreation 1, Miami, Florida
- Florida Atlantic University (FAU)- FAU Schmidt Family Complex, Boca Raton Campus, Boca Raton, Florida
- Kester Park, Pompano Beach, Florida
- Lakeshore Park, Miramar, Florida
- Henry D. Perry Education Center, Miramar, Florida
- Shirley Branca Park - Addition, Miramar, Florida
- Regents Park of Sunrise – Generator Pad, Sunrise, Florida
- Hollywood North Beach Park- Mooring Fields, Hollywood, Florida
- Pine Island Road Park, City of Sunrise, Florida
- Tradewinds Park North, Coconut Creek, Florida
- Gaines Park Pavilion, West Palm Beach, Florida.
- Sullivan Park Redevelopment, Deerfield Beach, Florida
- Forcina Park, Miramar, Florida
- Loggers' Run Park, Palm Beach County, Florida
- Buttonwood Park, Palm Beach County, Florida



Brad Alexander
PE, PSM
Professional Surveyor & Mapper

Experience
24 years

Education
BS, Civil Engineering
University of Central Florida

Continuing Education for Licensing Requirements

Pipeline/Manhole/Lateral Assessment and Certification Program

Advanced MOT Certification #21868

Professional Registration
Professional Surveyor and Mapper, LS6885

Professional Engineer, 78427

Professional Memberships
American Society of Civil Engineers

Florida Surveying and Mapping Society (FSMS)

Mr. Alexander is a skilled civil engineer and surveyor. As a licensed Professional Engineer in the state of Florida, Mr. Alexander has gained the majority of his experience in the design of water, wastewater, and reclaimed water systems, lift-stations, site development, permitting, materials testing, and locating existing underground utilities with ground penetrating radar (GPR). Also, a licensed Professional Surveyor and Mapper (PSM) within the State of Florida, Mr. Alexander has an extensive survey background which includes boundary, topographic, ALTA/ACSM land title, condominium, as-built, Subsurface Utility Engineering, and construction surveying.

Relevant Experience

Orlando Utility Commission

- Stanton Energy Center – Horizontal Expansion of Combustible Waste Storage Area – Cell 2 Construction Surveying and As-Builts - Present
- Stanton to Magnolia Ranch to Lake Nona – 230 kV Transmission Corridor- Construction Surveying and As-Builts - 2017

City of Orlando

- Mercy Drive Bid Block Addition (.15 Mile) Design Survey, Utility Designation/Location/Coordination-2020
- Chatam Avenue Milling and Resurfacing (1 Mile) Design Survey, Utility Designation/Location/Coordination-2020
- Terry & Amelia St Intersection Design - Design Survey, Utility Designation/Location/Coordination-2019
- Millenia Blvd Mast Arm Replacement - Design Survey, Utility Designation/Location/Coordination & Excavation-2019
- John Young Parkway Mast Arm Replacement (.10 Mile) Design Survey, Utility Designation/Location/Coordination & Excavation-2018
- Iron Bridge RWRF Discharge Design (1 Acre) Topographic and Hydrographic-2018
- East Pineloch Sanitary Sewer Evaluation (.5 Mile) Design Survey, Storm Structure Evaluation, Utility Designation/Location/Coordination & Excavation- 2018

Orange County

- Pump Station 3120 (.25 Acres) Boundary, Topographic, Survey Control & Utility Designation/Location/Coordination- 2018
- Pump Station 3354 (0.25 Acres) Boundary, Topographic, Survey Control & Utility Designation/Location/Coordination- 2018
- Pump Station 3315 (0.25 Acres) Boundary, Topographic, Survey Control & Utility Designation/Location/Coordination- 2018



Sherry Manor, PSM
Surveyor & Mapper

Experience
18 years

Education
BS, Forensic Analysis
Chemistry Minor
University of Central Florida

Continuing Education for Licensing Requirements

Professional Registration
Professional Surveyor and Mapper, LS6961

Professional Memberships
Florida Surveying and Mapping Society (FSMS)

Sunshine State One Call of Florida

Mrs. Manor has over 18 years of involvement in large scale boundary and topographic surveys, subdivision platting, specific purpose route surveys, and construction surveying and has served as President of L&S Diversified, LLC since 2010. At L&S Diversified, her responsibilities include the management and supervision of all technical staff, as well as review and quality control of all surveying and mapping work. Currently, L&S Diversified, under Mrs. Manor's charge, holds sub-contracts for several City and County Continuing Engineering and Surveying Services contracts and has provided professional surveying services to over a 450 private commercial and public design and construction projects in the past 3 years. Additionally, she sets the direction of the company for continued growth and success, oversees the management team, and ensures the company's core values are followed and applied in everyday work.

Relevant Experience

City of Orlando

- Conserv I Phase 2 Force Main Design (8 Mile) Topographic, Cross Sections, Right of way, and Utility Designate/Locate- 2015
- Lake Davis To Lake Greenwood Drainage Design (0.5 Mile) Topographic, Survey Control, Right of way, and Utility Designate/Locate- 2015
- Dean Road Sanitary Sewer Replacement (2 Mile) Topographic, Right of way, and Utility Designate/Locate/Coordinate- 2016
- Westmoreland Emergency Utility Designation and Mapping Project (.4 Mile) Utility Designation, Coordination and Mapping- 2017
- Lake Nona Reuse Water Main (1 Mile) Topographic, Right of way, and Utility Designate/Locate/Coordinate- 2016
- Wilshire Bridge Rehab (.10 Mile) Topographic, Hydrographic & 3D Model- 2015
- Lake Ivanhoe Sanitary Sewer Rehab (.5 Mile) Topographic, Right of way, and Utility Designate/Locate/Coordinate- 2017
- Lake Lancaster Drainage Improvements (.5 Mile) Topographic, Right of way, and Utility Designate/Locate/Coordinate- 2014
- Orange Center Boulevard (.25 Mile) Topographic, Right of way, and Utility Designate/Locate/Coordinate- 2016
- Creative Village (50 Acres) Boundary, Topographic, Plat and Utility Designate/Locate/Coordinate- 2017

Orange County

- Southwest Water Reclaim Water Facility (62 Acres) Boundary & Topographic Survey- 2017
- Econ Trail South Segment (.25 Mile) Utility Designation, Coordination and Mapping- 2017
- East Service Area/South Service Area Water and Reclaim Design (8 Mile) Topographic, Survey Control, Utility Locate- 2015

Greater Orlando Aviation Authority

- Hanger Blvd. Silver Airways Emergency Utility Design (10 Acres) Topographic and Utility Designate/Locate/Coordinate- 2016

CUMMING
Building Value Through Expertise

SEAN MCDERMOTT, CPE

Regional Director



Education

Bachelor of Science with Honors, Construction Economics, Glamorgan University, Cardiff, Wales (2003)

Diploma in Construction Technology, Dublin Institute of Technology, Dublin, Ireland (2002)

Certifications

Certified Professional Estimator, American Society of Professional Estimators, No. 1.4-000119-1015, 2015

Contact Information

1 Music Circle S, Suite 430, Nashville, Tennessee 37203
Phone: (615) 610-9750
smcdermott@cumming-group.com

Experience

With Cumming: 14
Total: 22

Sean is a qualified cost management professional who has worked in the construction industry since 2001. He is knowledgeable with the various aspects of cost estimation including civil, structural, and architectural disciplines. Sean has performed cost estimating for new, renovation, and tenant improvement projects.

Sean's responsibilities include the management of quantity surveying, value engineering, milestone and change order estimating, and peer review for projects throughout the region. He has been involved with projects from the conceptual level through to construction level documents. Additionally, Sean is experienced with the preparation and management of construction schedules, negotiation of contracts, preparation of monthly project reports, and oversight of subcontractors.

On all projects below, Sean was a lead estimator providing cost management and estimating services.

Representative Experience

Panama City Beach, Confidential Project, Panama City, FL (2022 -TBD)
40 North, Residential/Multifamily Development, Boca Raton, FL (2020-21)
Hilton Ft. Lauderdale Marina Event Center, Ft. Lauderdale, FL (2021)
Single Family Residential, Kissimmee, FL (2022)
University of Miami Health, ASHRAE Level 2 Energy Audit CUP Study, Miami, FL (2022)
Virgin Hotel, Guestroom Conversion, Coconut Grove, FL (2020)
Fontainbleau Resort, Property Renovations Cost Management & Forensic Auditing, Miami, FL (2008-2010)

Additional Relevant Projects

Brookfield Properties, On-Call Estimating, Various, U.S. (2022)
Brazos County, Emergency Operations Center, Austin, TX (2021)
City of Brentwood, New Administration Building at Maintenance Service Center, Brentwood, CA (2019)
City of San Jose, Parking Management Command Center Remodel/Expansion Feasibility Study, San Jose, CA (2013)
Confidential Client, New Corporate HQ Bldg. Market/Feasibility Study, Fort Worth, TX (2022)
Confidential Government Client, MEP Study, McLean, VA (2021)
County of Santa Clara, Former City Hall Re-Use Feasibility Study, San Jose, CA (2019)
Fairgrounds Site Block C, New Mixed Use Development w-Residential-Amenities-Parking-Commercial Space, Nashville, TN (2022)
Lord and Liberty Nashville Development (Dispersed Hotel) Mixed-Use Development, Nashville, Tennessee (2022)
Riverside Health, Smithfield Master Plan, Smithfield, VA (2022)
Vanderbilt University Medical Center, Tower Project, Nashville, TN (2022)

Nathan A. Ritter

424 E Central Blvd #401, Orlando, FL 32801 407-466-3734 Nate@GrnBuilt.com

Executive Summary

Green building professional with more than 20 years' experience in sustainable building practices. Familiar with the implementation of many different practical strategies to achieve optimum building best practices, efficiencies, and certifications. I have management experience in all phases of the commercial and residential construction process from concept, estimate, pre-design, construction through completion.

Core Qualifications

- Green Construction Practices
- Integrated Design Implantation
- Cost/Value Optimization
- Building Science Implementation
- Quality Management
- Timely Problem Resolution
- Sustainable Design Practices
- Training and Education
- Building Energy Analysis

Professional Experience

GreenBuilt Solutions — February 2012-Present
Principal

- Assisted in founding sustainability company
- Collaborate with all clients to develop project green building strategy
- Conducted semi-annual reviews of clients green building strategies continually setting higher goals
- Work with owner and design teams to develop project sustainability goals while staying on budget
- Help clients meet requirements of state QAP programs, HUD Green MIP and Fannie/Freddie Green programs
- Provided green project management and verification services for a wide range of green projects
- Consulted and certified over on 500 projects containing millions of square feet to LEED, NGBS and Florida Green
- Oversee quality control procedures ensuring accurate reporting of building practices
- Develop and manage company's corporate sustainability policies
- Represent company at regional and national sustainability groups
- Deliver sustainability presentations and trainings for conferences and project teams

City of Orlando
Affordable Housing Advisory Committee — **March 2018-Present**

- Review established policies, ordonnances and land development regulations
- Recommend specific initiatives to Mayor and City Council to encourage or facilitate affordable housing

Florida Green Building Coalition — October 2014-December 2016
President

- Elected and served 2 terms as the President of the FGBC
- Started organization down path of using Campus model for evaluations multiple buildings at single site
- Lead change in Land Development standard rewarding infill projects that contain walkability and connectivity
- Along with board sets the vision and goals of the organization
- The FGBC is the leading certifier of green projects in Florida with standards for: residential, hi-rise, commercial, land development, and local governments.

Southwick Inc. — July 1997 – February 2012
Director of Construction — **February 2005 – February 2012**

- Oversee the complete construction of multiple single-family homes and light commercial projects
- Manage installation of ICF in several commercial applications ranging from medical, industrial, large office, government, churches, and large multi-family projects
- Manage relationship with clients and owners most often exceeding their expectations
- Perform and review project estimates
- Key contributor to technical design aspect of sales process
- Manage multiple projects simultaneously (15+ individual projects)
- Ensure on-time delivery through proper planning, scheduling and resource and employee management

Nathan A. Ritter

424 E Central Blvd #401, Orlando, FL 32801 407-466-3734 Nate@GrnBuilt.com

Project Manager **July 1997-Feburary 2005**

- In 1999 took the lead in transitioning the company from a builder to an ICF distribution and installation company
- Developed innovative strategies for both installation and distribution of ICF
- Oversaw and managed multiple commercial and residential projects

Notable Projects

- **Artisans Mixed Use** **2018**
  4 story mixed use project in downtown Dunedin FL. 65 apartment units above retail, restaurants and under building parking. Project projected to be first FGBC Platinum High Rise building. When we were brought into the project it was barely scoring Bronze. Through strategic changes we were able increase to Platinum earing the builder a 100% permit fee rebate.
- **Parramore Oaks** **2019**
  220 - unit high profile affordable housing project in Orlando. Projected Bronze under the NGBS fulfilling the Florida Housing Finance lending requirements.
- **Dwell at Lake Nona** **2015**
  274 - unit apartment project in Central Florida. Project achieved Gold Certification for in both the homes and High-Rise standards of the FGBC Florida Green standards.
- **Live Oak House** **2017**
  LEED for Homes Platinum single family home in St Augustine FL. Worked thoroughly with the architect to implement sustainability elements into the home achieving the highest scoring LEED home in N Florida.

Education

Master of Science in Construction Management
Graduate Certificate in Sustainable Construction 2014
Drexel University

Bachelor of Arts
Florida Southern College 1997

Accreditations

United States Green Building Council
- LEED AP BD+C 2011
- LEED AP Homes 2013
- LEED for Homes Green Rater 2013

International WELL Building Institute
- WELL AP 2019

Home Innovation Research Labs
- NGBS Green Verifier 2017

US EPA Energy Star
- Certified Energy Star Rater 2012

RESNET
- HERS Rater

Enterprise Green Communities
- Technical Advisor 2019

Florida Green Building Coalition
- Designated Professional 2015
- Certifying Agent 2011

Florida Water Star
- Florida Water Star Certifier 2012

Professional Affiliations

Florida Green Building Coalition Member 2012-Present
United States Green Building Coalition Member 2008-Present



CITY OF WILDWOOD, FL

RFQ #2023-02 PROFESSIONAL ARCHITECTURAL SERVICES FOR RECREATION AND COMMUNITY OUTREACH CENTER

STRAUGHN TROUT ARCHITECTS

DECEMBER 9, 2022



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A
Introduction



AdventHealth Fieldhouse & Conference Center, Winter Haven, FL | Straughn Trout Architects

AIA Tampa Bay - People's Choice Award - 2020; AIA Tampa Bay Commercial Design - Merit Award, 2021

RFQ COVER PAGE

Name of Firm, Entity or Organization: Straughn Trout Architects, LLC

Federal Employer Identification Number (FEIN): 59-3147882

State of Florida License Number (If Applicable): #AR96576 (Qualifying Agent)

Name of Contact Person: Timothy J. Hoeft, AIA

Title: Managing Principal

E-Mail Address: tim@straughntrout.com

Mailing Address: 2005 E. Edgewood Drive

Street Address (if different):

City, State, Zip: Lakeland, Florida 33803

Telephone: 863.665.6205 **Fax:** N/A

Organizational Structure – Please Check One:

Corporation ☐ Partnership ☐ Proprietorship ☐ Joint Venture ☐ Other ☑

If Corporation: S-Corp, LLC; #L00000012392
Date of Incorporation: October 5, 2000 **State of Incorporation:** Florida

States Registered in as Foreign Corporation:

Authorized Signature:

Print Name: Timothy J. Hoeft, AIA

Signature:

Title: Managing Principal

Phone: 863.665.6205

This document must be completed and returned with your Submittal.

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LETTER OF INTEREST

STRAUGHN TROUT
ARCHITECTS
2005 E. Edgewood Drive | Lakeland, FL 33803 | 863.665.6205
www.straughntrout.com | tim@straughntrout.com

December 9, 2022

ATTN: City of Wildwood, Florida
C/O City Hall
ATTN: Jason McHugh, City Manager
100 N. Main Street
Wildwood, Florida 34785

RE: RFQ #2023-02
Professional Architectural Services for Recreation and Community Outreach Center

Dear Mr. McHugh and Selection Committee Members,

On behalf of Straughn Trout Architects, LLC (STA), it is with great pleasure we present this Letter of Interest and our team's qualifications to perform Architectural Design Services for the City of Wildwood. As our firm celebrates its 66th year of continual practice, we are poised to partner with the City of Wilwood and other potential stakeholders for this project. Our wide range of expertise paired with our collaborative design approach has yielded several projects in the Central Florida area and beyond. As evidence of our long-standing positive influence on the local landscape, our firm has been named Firm of the Year by the Tampa Bay AIA and Small Business of the Year by the Lakeland Chamber of Commerce. In 2019, we were named #31 on the Tampa Bay Business Journal's "Fast50" list of fastest-growing companies (#60 statewide on the "Fast100"). One of our proudest accomplishments is being named to the Gator 100 in 2019 and 2020. Most recently, we were nominated for the Central Florida Development Council's Jim Brantley Success in Small Business Award. We look forward to being considered for this opportunity with the City of Wildwood.

Consensus-building, stakeholder participation, and sustainable design play key roles in the development of our projects. We maintain a constant level of business, continue to produce innovative designs, and hold a strong reputation for giving back to the communities we serve through both the built environment and philanthropy. For this project, our firm will produce a full range of architectural services, depending on the individual project, that will focus on functionality; provide an enriching aesthetic; be cost-conscious within the given budget; and delivered on time (or sooner, if possible) to meet the needs of the City of Wildwood and its stakeholders.

Our team has reviewed the Scope of Work for this Contract; we can assure you that given our expansive and diverse portfolio, we can provide the City with the highest level or architectural expertise available for this type of project. Key personnel of Straughn Trout Architects, in conjunction with members of our engineering consultant teams, have worked together to design a number of iconic projects of similar scale and scope as this project, including the award-winning AdventHealth Fieldhouse and Conference Center in Winter Haven, Florida and renovations to the RP Funding Center in Lakeland, Florida, among others. STA has also completed projects for Polk County Government, that included community engagement hubs for public safety, including the Wabash and Eloise Community Centers. STA maintains ongoing project of similar scale with local municipalities that position our team to be the best candidate to perform architectural design services for the City. Our previous and current, ongoing experience with equivalent clients will prove invaluable to the City of Wildwood. **Additionally, we believe our team is the best choice for the following reasons:**

Extensive Public Client Architectural Experience & Relationships with Key Stakeholders. Throughout the tenure of our firm, we have been involved with key public facilities projects and local municipalities. We are proud to share with you select recent examples from our comprehensive portfolio, including projects we feel are most relevant to this solicitation. Each focuses on one or more of the following topics: Parks, Recreation, and Cultural Facilities, Government-Owned Structures, Office / Administration, Multi-purpose Spaces, Programming, Master Planning, and other services relevant to the Recreation and Community Outreach Center. While our expertise stems far beyond the reach of these selected projects, we believe these examples will communicate the scale of our experience working with public clients and our ability to perform the Scope of Work described for this Project. We have built trust and strong, professional relationships with our clients through excellent service, responsiveness, and dependability. This experience not only carries many "lessons learned" from projects of similar type, function, and scale, but also represents our knowledge of the public sector & familiarity with the applicable state, and local Authorities Having Jurisdiction (AHJ).

Innovative, Holistic, Sustainable Design Philosophy. Our firm estimates that 90% of our work is with repeat clients, many of whom we have worked with since their inception. Our projects are custom designed to the client's program, site condition, schedule, and budget. As innovative thinkers, we take a holistic design approach aiming for sustainable construction solutions that deliver the highest value when considering not only costs but life-cycle costs. As architects of the first commercial Zero Energy Building in Florida and the first LEED Gold project in Polk County, our firm continues to be a pacesetter for crafting design solutions aimed at reducing negative impacts on the environment. Our accomplishments and recognition on a local, regional, and national scale affirm our professional approach. Sustainable design is an inherent component to our design process even when no formal certification is pursued by the client.

Adherence to Strict Schedule and Budget Requirements. We are confident that we can craft this project to not only exceed its design goals, but also unique schedule and budget requirements that may be attached to it. Specifically, our recently completed and current similar projects provide us (and the City of Wildwood) with the most up-to-date pricing information not only for building construction and site development, but also specialty items such as equipment, accent lighting, acoustical treatments, office furniture, signage, experiential and interactive design, graphics, and many other unique elements that might enhance the building's functionality.

Furniture Specification & Coordination Capabilities. Local municipalities and State agencies have found a significant benefit on recent projects in our interior design services, specifically through furniture specification, procurement, and installation assistance. Straughn Trout Architects is an authorized dealer with multiple furniture and specialty item manufacturers with State of Florida Contract Pricing Agreements. This provides an additional level of service that many of our government and other public sector clients have leveraged. This service saves project coordination time and offers significant cost savings for suitable and appropriate performance-proven furnishings.

Organizational Resources. Our firm offers a proven ability to maintain organizational and financial resources required to successfully deliver this project. Our operational stability, corporate financial resources, and insurance limits meet or exceed all requirements. We also guarantee the full leveraging of our staff to meet any design deadlines set forth by the City of Wildwood throughout this Contract term.

User Experience Design. We focus on more than just code compliance and operational efficiency. In recreation centers, public safety facilities, office buildings, or community service centers alike--we pride ourselves on designing memorable experiences for each and every citizen, employee, and guest that steps through a facility's doors. Custom graphic design, details, and enhancements including signage and wayfinding can create a uniquely branded (and secure) environment that reinforces the design principles of each project. This type of "experiential design" expertise will create added value and further the City of Wildwood's ability to engage its citizens by creating positive experiences within the Recreation & Community Outreach Center.

Enhanced Technology & Communication Standards. We guarantee continuous communication will take place with City of Wildwood representatives, our design partners, and other stakeholders throughout all stages of this Contract. While we embrace the traditional means of in-person meetings and communication, our firm has quickly adapted to the rapidly-changing communications landscape. We will work with the City to meet its unique technology requirements for meetings and file sharing. We will continue to utilize Zoom (or other types of digital meeting spaces) and conferencing software, as well as site reporting and project management technology to ensure all elements of the project are aptly communicated to all parties. As needed, our office affords us strong proximity to the project and design phase meetings in-person and allows for as-needed site representation during permitting and construction project phases. Our firm also utilizes both cutting-edge technology, such as 3D Building Information Modeling (BIM), Autodesk Revit + BIM 360 design software, and virtual reality (VR) software, as well as traditional renderings, elevations, and sketches to investigate design opportunities and evaluate facility options. These tools allow us to present visual design proposals where stakeholders and daily users of the facility can understand spatial ideas and provide input toward the design aesthetics and ultimate functionality of the final built product.

An ongoing professional commitment from our staff guarantees the City of Wildwood and other project stakeholders that they will receive an unrivaled level of professional design and service from us personally, our team, and our consultants. We look forward to the next steps in the selection process for this Contract.

Sincerely,

Tim Hoeft, AIA, LID, NCARB, LEED AP BD+C
Managing Principal, Project Architect
Straughn Trout Architects, LLC

Jon Kirk, AIA, LEED AP
Principal, Design Studio Coordinator
Straughn Trout Architects, LLC

Gerald "Jerry" Trout, AIA
Senior Principal, QA/QC
Straughn Trout Architects, LLC

B1

Business Organization



Student Development Center, Florida Polytechnic University, Lakeland, FL | Straughn Trout Architects

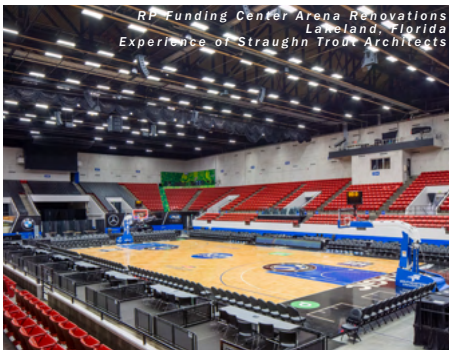
BUSINESS ORGANIZATION + FIRM OVERVIEW

Straughn Trout Architects, LLC (STA) is centrally located in Lakeland, Florida. Our project portfolio is varied, ranging in scale and complexity from government facilities, campus master plans, multi-purpose community centers, higher education facilities, residential/multi-family housing, hospitality projects, to high technology office spaces, K-12 educational centers, university campus master plans, and multi-story structures of varying scales. In 2022, Straughn Trout Architects celebrates its 66th year of continual practice in Lakeland. Founded in 1956 under the leadership of the late A. Ernest Straughn, AIA, the firm has implemented consensus design strategies to develop iconic projects throughout Florida and the United States.

STA's rich history can be told as a story of many milestones and pivotal moments, many of which are depicted through successful design projects and ongoing relationships with repeat clients. Our history of serving the local community dates back to our inception. Over time , we have completed projects of all shapes and sizes in the Lakeland and Central Florida area, including the design and construction of gallery spaces, museums, cultural & community facilities, classroom and various education centers (both K-12 and higher education), and more. We have built and developed trusted relationships with clients throughout the area and in our county, maintaining continuing contracts with the City of Winter Haven, the City of Lakeland, the City of Haines City, the City of Bartow, the City of Lake Wales, the Polk County Board of County Commissioners, Hillsborough County Schools, Polk State College, The University of Florida, and Florida Polytechnic University. STA also has a history of successful projects with the State of Florida, the City of Auburndale, the Polk County School Board, Florida Southern College, Southeastern University, the Polk Museum of Art, Lakeland Christian School, the First United Methodist Church, and other similar organizations.

Our clients are woven into the project process from day one. Not only does this approach lead to successful project outcomes, but it also allows the firm's team members to build meaningful relationships with clients. Constant client communication and involvement drastically reduces errors and omissions; it allows the project ethos to be fully blended into the design of each structure. We have a long-standing reputation for: designing buildings that are functional and friendly, developing projects from clear thinking + thorough analysis, and designing architecture for people. Our basic philosophy? Great design results from creative solutions that reflect an awareness of our client's needs. Straughn Trout Architects is proudly affiliated with the National Council of Architectural Registration Boards (NCARB), the American Institute for Architects (AIA), the United State Green Building Council (USGBC), and others, with individuals holding credentials from nationally-recognized organizations.


Lake Crago Outdoor Recreation Complex
Lakeland, Florida
Individual Experience of Jon Kirk, AIA

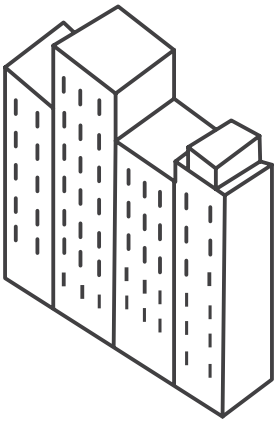

RP Funding Center Arena Renovations
Lakeland, Florida
Experience of Straughn Trout Architects


AdventHealth Fieldhouse & Conference Center
Winter Haven, Florida
Experience of Straughn Trout Architects


Apopka Service Center for the
St. Johns River Water Management District
Experience of Straughn Trout Architects

66
YEARS IN
BUSINESS

2,000+
COMPLETED
PROJECTS



CORPORATE STRUCTURE

- **Structure:** S-Corp, LLC
- **Corporate Charter:** State of Florida - #L00000012392
- **FEIN**: 59-3147882

CONTACT INFORMATION

- 2005 E. Edgewood Drive
  Lakeland, FL, 33803
  (t) 863.665.6205

PRINCIPAL LEADERSHIP

- Tim Hoeft, AIA, Managing Principal
- Jon Kirk, AIA, Principal
- Gerald "Jerry" Trout, AIA, Senior Principal

STATE OF FLORIDA REGISTRATION

PRIME APPLICANT - STRAUGHN TROUT ARCHITECTS, LLC

State of Florida
Department of State

I certify from the records of this office that STRAUGHN TROUT ARCHITECTS, LLC. is a limited liability company organized under the laws of the State of Florida, filed on October 5, 2000.

The document number of this limited liability company is L00000012392.

I further certify that said limited liability company has paid all fees due this office through December 31, 2022, that its most recent annual report was filed on February 1, 2022, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the First day of February, 2022

Secretary of State

Tracking Number: 8688754415CC

To authenticate this certificate,visit the following site,enter this number, and then follow the instructions displayed.

https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication

Straughn Trout Architects, LLC

Limited Liability Company:
L00000012392

Note: full-sized copy available upon request.

QUALIFYING AGENT LICENSURE

PRIME APPLICANT - STRAUGHN TROUT ARCHITECTS, LLC

Timothy J. Hoeft, AIA
#AR96576

Note: full-sized copy available upon request.



Ron DeSantis, Governor

Halsey Beshears, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

HOEFT, TIMOTHY JOHN

STRAUGHN TROUT ARCHITECTS, LLC.
2005 EAST EDGEWOOD DRIVE
LAKELAND FL 33803

LICENSE NUMBER: AR96576

EXPIRATION DATE: FEBRUARY 28, 2023

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B2

Major Participants



RP Funding Center Renovations - Lakeland Magic Offices, Lakeland, FL | Straughn Trout Architects

MAJOR PARTICIPANTS

Prime Applicant: Design Architect, Architect-of-Record
Straughn Trout Architects
2005 E. Edgewood Drive
Lakeland, Florida 33803
100%

Subconsultant: Structural + MEP/FP Engineering + Security/Telecomm + A/V
TLC Engineering Solutions
7370 Cabot Court, Suite 103
Melbourne, Florida 32940
~30%

Subconsultant: Civil, Environmental Engineering
WSP USA
5015 South Florida Avenue, Suite 301
Lakeland, Florida 33813
~10%

Subconsultant: Landscape Architecture
Catalyst Design Group
841 West Morse Boulevard, Suite 100
Winter Park, Florida 32789
~7%

Subconsultant: Cost Estimating
Cost Management, Inc. (CMI) **
158B Terra Mango Loop
Orlando, Florida 32835
~5%

** Minority-Business Enterprise

CITY OF WILDWOOD, FLORIDA

WILDWOOD, FL

STRAUGHN TROUT ARCHITECTS

LAKELAND, FL

Architect of Record (Prime)
Tim Hoeft, AIA, Principal-In-Charge, Primary Contact
Jon Kirk, AIA, Design Studio Coordinator
Gerald "Jerry" Trout, AIA, Senior Principal | QA/QC
Ken Mayette, AIA, Staff Architect | Architectural Designer
Cesar Perez, Design Technology | BIM Management
Laura Frazier-Sever, Senior Interior Designer

+ Additional Architectural & Technical Support Staff

TLC ENGINEERING
FLORIDA

Structural Engineer
Gary Krueger, PE

Mechanical Engineer
Jim Mullen, PE

Energy Services / Modeling
Michael Angell, PE

Electrical Engineer
John Riner, PE

Plumbing + FP Engineering
James Wamsley, PE

Telecom.+ A/V + Security
Moncef Hadiji, PE

WSP
FLORIDA

Civil Engineer
David Butcher, PE

Environmental Testing
Kevin Shelton, PWS

Other Specialties As-Required

CATALYST DESIGN GROUP
FLORIDA

Landscape Architect
Bruce Hall

*COST MANAGEMENT INC.
FLORIDA

Cost Estimator
Ganesh Jiawon

*Minority-Owned Business

***Bolded team member resumes follow; other team members resumes available on request.**

B3

Relevant Experience



Student Development Center, Florida Polytechnic University, Lakeland, FL | Straughn Trout Architects

RELEVANT EXPERIENCE SUMMARY

Our team has reviewed the Scope of Work for this project and feel the following projects to be most closely aligned with the project's scope, stated program elements, size and complexity, recency, approximate budget, and teaming structures:



Project #1: Winter Haven Recreational and Cultural Center

Project Size: 37,000 GSF
Project Cost: $10,300,000
Phase: Design Development
Estimated Completion: Fall 2024
Delivery Method: CMAR
Scope of Services: Full Architectural Design Services + Engineering Coordination
Key Design Staff on Proposed Team: Jon Kirk, AIA (STA); Tim Hoeft, AIA (STA); Jerry Trout, AIA (STA); Ken Mayette, AIA (STA); Cesar Perez (STA); Gary Krueger, PE (TLC, Structural Eng.); Moncef Hadiji (TLC, Electrical Eng.); Mike Angell, PE (TLC, Mech. Eng/Energy) [Note: the design team for this project included staff from Straughn Trout Architects and TLC Engineering Solutions; it consisted of the same core team as this project for the City of Wildwood.]
Owner + Contact Info: City of Winter Haven, Florida; Andy Palmer, Parks, Planning & Strategic Initiatives Manager, 863.291.565, apalmer@mywinterhaven.com



Project #2: AdventHealth Fieldhouse and Conference Center

Project Size: 145,400 GSF
Project Cost: $26,200,000
Phase: Complete
Substantial Completion: January 2020
Delivery Method: CMAR
Scope of Services: Full Architectural Design Services + Engineering Coordination, Interiors, FF&E Coord.
Key Design Staff on Proposed Team: Jon Kirk, AIA (STA); Tim Hoeft, AIA (STA); Jerry Trout, AIA (STA); Ken Mayette, AIA (STA); Cesar Perez (STA); Gary Krueger, PE (TLC, Structural Eng.); Moncef Hadiji (TLC, Electrical Eng.); Mike Angell, PE (TLC, Mech. Eng/Energy) [Note: the design team for this project included staff from Straughn Trout Architects, TLC Engineering Solutions, and WSP (performed as Wood); it consisted of the same core team as this project for the City of Wildwood.]
Owner + Contact Info: City of Winter Haven, Florida; T. Michael Stavres, Deputy City Manager, 863.291.5614, mstavres@mywinterhaven.com



Project #3: RP Funding Center Renovations

Project Size: 101,00 GSF
Project Cost: $12,000,000
Phase: Complete
Substantial Completion: January 2019
Delivery Method: CMAR
Scope of Services: Full Architectural Design Services + Engineering Coordination, Interiors, FF&E Coord.
Key Design Staff on Proposed Team: Tim Hoeft, AIA (STA); Jerry Trout, AIA (STA); Ken Mayette, AIA (STA); Cesar Perez (STA); Gary Krueger, PE (TLC, Structural Eng.); Moncef Hadiji (TLC, Electrical Eng.); Mike Angell, PE (TLC, Mech. Eng/Energy), David Butcher, PE (WSP, Civil Engineer) [Note: the design team for this project included staff from Straughn Trout Architects, TLC Engineering Solutions, and WSP (performed as Wood); it consisted of the same core team as this project for the City of Wildwood.]
Owner + Contact Info: City of Lakeland, Florida; Tony Camarillo, Director, RP Funding Center, 863.834.8100, anthony.camarillo@rpfundingcenter.com



Project #4: Lake Crago Outdoor Recreation Complex

Project Size: 12,00 GSF
Project Cost: $6,500,000
Phase: Complete
Substantial Completion: July 2020
Delivery Method: CMAR
Scope of Services: Full Architectural Design Services + Engineering Coordination, Interiors, FF&E Coord.
Key Design Staff on Proposed Team: Jon Kirk, AIA (STA, Design Architect); Guido Chaves (STA, Architectural Designer)
Owner + Contact Info: City of Lakeland, Florida; Ms. Pamela Page, Deputy Director, Parks, Recreation, and Culture Department, 863.834.6035, pamela.page@lakelandgov.com

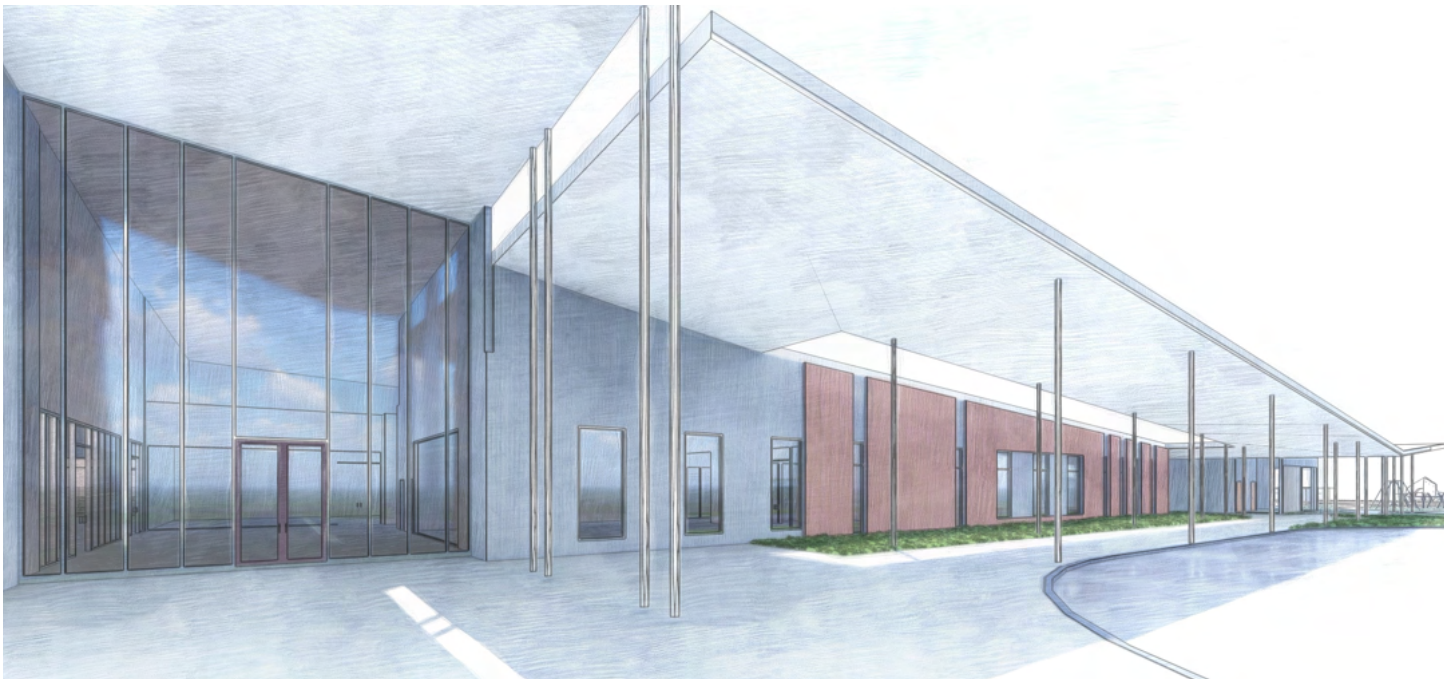


Project #5: Student Development Center at Florida Polytechnic University

Project Size: 12,00 GSF
Project Cost: $6,500,000
Phase: Complete
Substantial Completion: July 2020
Delivery Method: CMAR
Scope of Services: Full Architectural Design Services + Engineering Coordination, Interiors, FF&E Coord.
Key Design Staff on Proposed Team: Tim Hoeft, AIA (STA); Jerry Trout, AIA (STA); Ken Mayette, AIA (STA); Cesar Perez (STA); Gary Krueger, PE (TLC, Structural Eng.); Moncef Hadiji (TLC, Electrical Eng.); Mike Angell, PE (TLC, Mech. Eng/Energy), David Butcher, PE (WSP, Civil Engineer) [Note: the design team for this project included staff from Straughn Trout Architects, TLC Engineering Solutions, and WSP (performed as Wood); it consisted of the same core team as this project for the City of Wildwood.]
Owner + Contact Info: Florida Polytechnic University; David Calhoun, Assistant VP, Facilities & Safety Services, 863.874.8660, dcalhoun@floridapoly.edu

Winter Haven Recreational & Cultural Center

City of Winter Haven || Winter Haven, Florida



PROJECT SIZE
38,000 GSF (estimate)

PROJECT COST
$12,000,000 (estimate)

PHASE
Design Development

ESTIMATED COMPLETION
Fall 2024 (estimate)

DELIVERY METHOD
CMAR

SCOPE OF SERVICES PROVIDED FOR PROJECT
Full Architectural Design Services + Engineering Coordination

KEY DESIGN STAFF ON PROPOSED TEAM
Note: the design team for this project includes staff from Straughn Trout Architects and TLC Engineering Solutions; it consisted of the same core team as this project for the City of Wildwood.
Jon Kirk, AIA (STA)
Tim Hoeft, AIA (STA)
Jerry Trout, AIA (STA)
Ken Mayette, AIA (STA)
Cesar Perez (STA)
Gary Krueger, PE (TLC, Structural Eng.)
Moncef Hadiji (TLC, Electrical Eng.)
Mike Angell, PE (TLC, Mech. Eng/Energy)
Bruce Hall, RLA (Catalyst, Landscape)

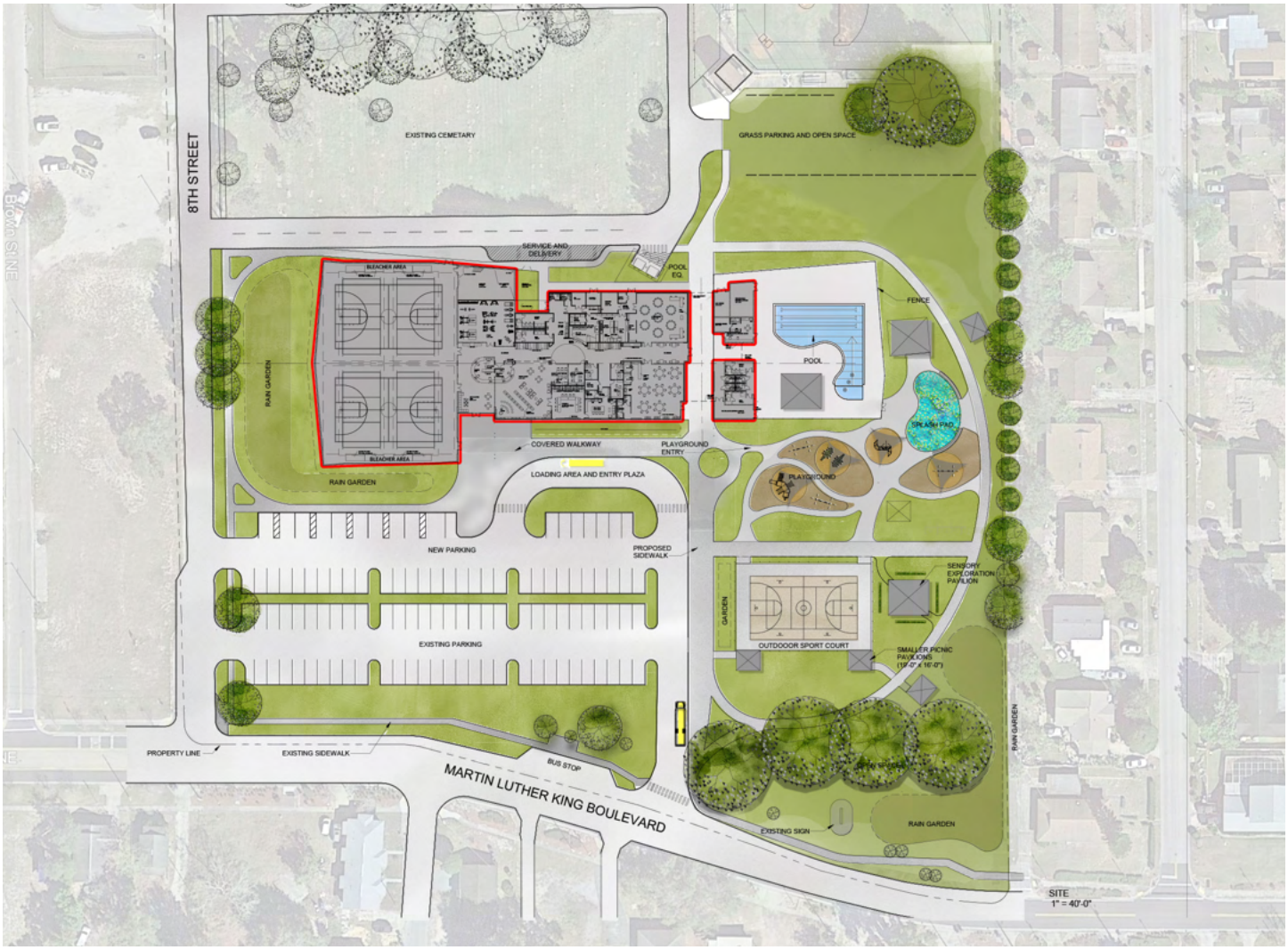
OWNER + CONTACT INFORMATION
Andy Palmer
Parks Planning & Strategic Initiatives Manager
p. 863.291.5656
e. apalmer@mywinterhaven.com

APPLICABILITY
Experience of Straughn Trout Architects

PROJECT OVERVIEW/DESCRIPTION

The City of Winter Haven contracted Straughn Trout Architects to provide a feasibility study on the existing Winter Haven Recreation & Cultural Center. The Recreation & Cultural Center services the northeast Winter Haven community. The facility currently has two lighted youth baseball fields, an indoor gymnasium, a 25M pool, strength training facilities, a kitchen area, a game room, and a conference room. Numerous community activities take place here, including youth and adult sports, after school programs, a youth band program, and rental space for banquets, receptions, etc.

In addition to the study, STA also provided drawings for the additions & renovations to the Recreation & Cultural Center. The following are the programmatic & functional enhancements for the existing facility: new elevator & ADA improvements, fitness center + weight room expansion, enhanced technology area & express library, staff office & check-in reconfiguration, enhanced community meeting space, future splash pad, community awards + recognition/trophy area, circulation/control/security alignments, and entryway/exterior façade updates. The City of Winter Haven selected Straughn Trout Architects as its renovation design partner for the facility in December 2020.

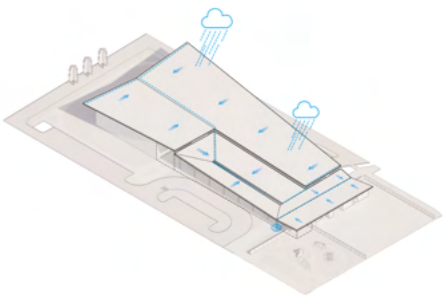


PROGRAM

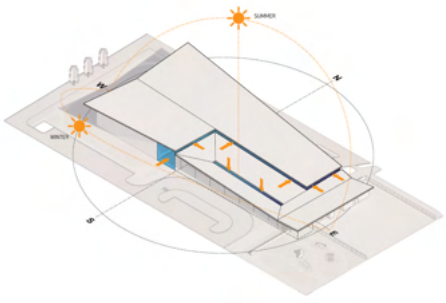
Current program components for this project include the following:

- basketball gymnasium with bleacher seating
- fitness area
- community partner office / mentoring area
- staff offices / work / break areas
- community meeting room
- kitchen area with storage area, receiving, and warming area
- youth area with programming space, offices / reception, and storage
- City branch library with book / magazine stacks, lockers, book processing
- Zoom / podcast meeting room
- co-working lab / "black box" programming area
- business center / tech bar
- shared meeting space
- conference room
- outdoor basketball court, splash pad, and recreational pool

RAIN WATER COLLECTION DIAGRAM



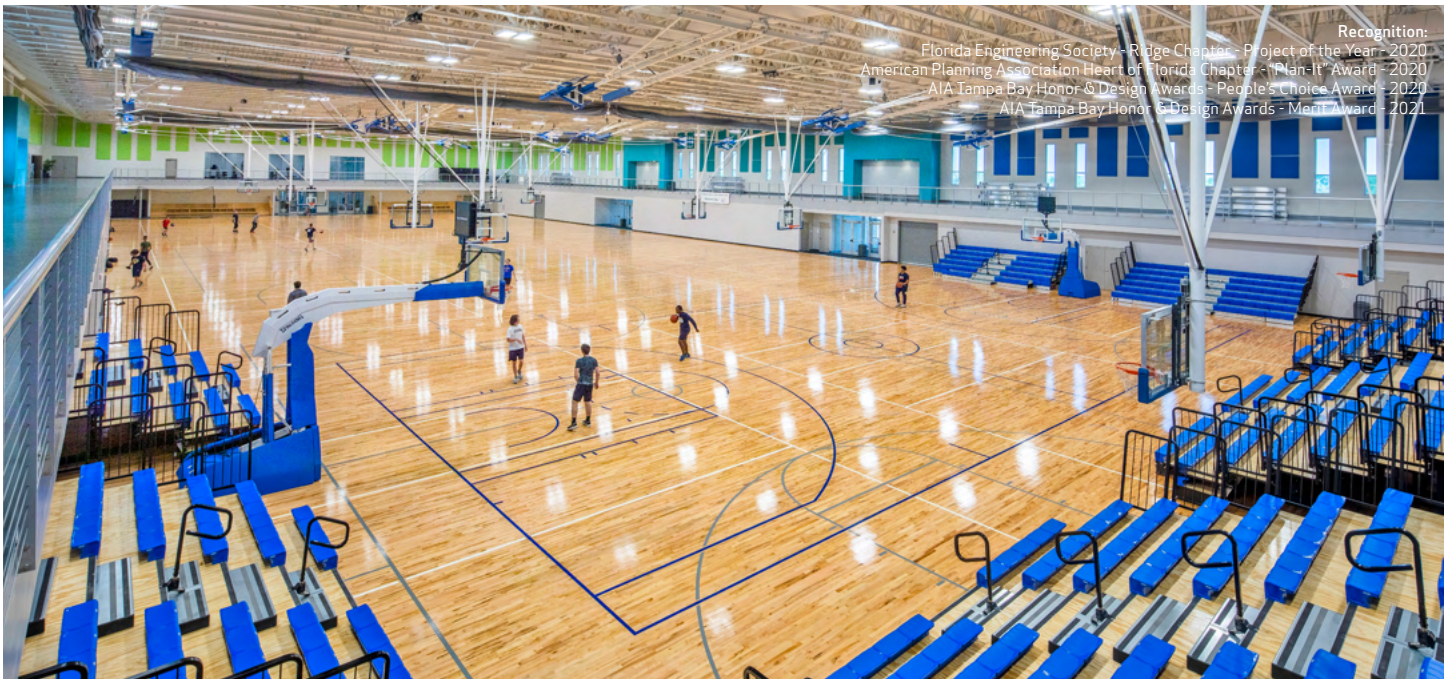
NATURAL LIGHT AND SUN DIAGRAM



ABOVE: Rainwater Collection and Daylighting Studies performed by the design team for the Winter Haven Recreational & Cultural Center.

AdventHealth Fieldhouse & Conference Center

City of Winter Haven || Winter Haven, Florida



PROJECT SIZE
145,400 GSF

PROJECT COST
$26,200,000

PHASE
CMAR

SUBSTANTIAL COMPLETION
January 2020

DELIVERY METHOD
CMAR

SCOPE OF SERVICES PROVIDED FOR PROJECT
Full Architectural Design Services + Engineering Coordination

KEY DESIGN STAFF ON PROPOSED TEAM
Note: the design team for this project included staff from Straughn Trout Architects, TLC Engineering Solutions, and WSP (performed as Wood); it consisted of the same core team as this project for the City of Wildwood.
Tim Hoeft, AIA (STA, Design Architect)
Jerry Trout, AIA (STA. QA / QC)
Ken Mayette, AIA (STA, Arch. Designer)
Cesar Perez (STA, Arch. Designer)
Gary Krueger, PE (TLC, Structural Eng.)
Moncef Hadiji, PE (TLC, Electrical Eng.)
Mike Angell, PE (TLC, Energy Modeling)
David Butcher, PE (WSP, Civil Engineer)
Bruce Hall, RLA (Catalyst, Landscape, Ph. II)

OWNER + CONTACT INFORMATION
T. Michael Stavres
(Deputy) City Manager
p. 863.291.5614
e. mstavres@mywinterhaven.com

APPLICABILITY
Experience of Straughn Trout Architects

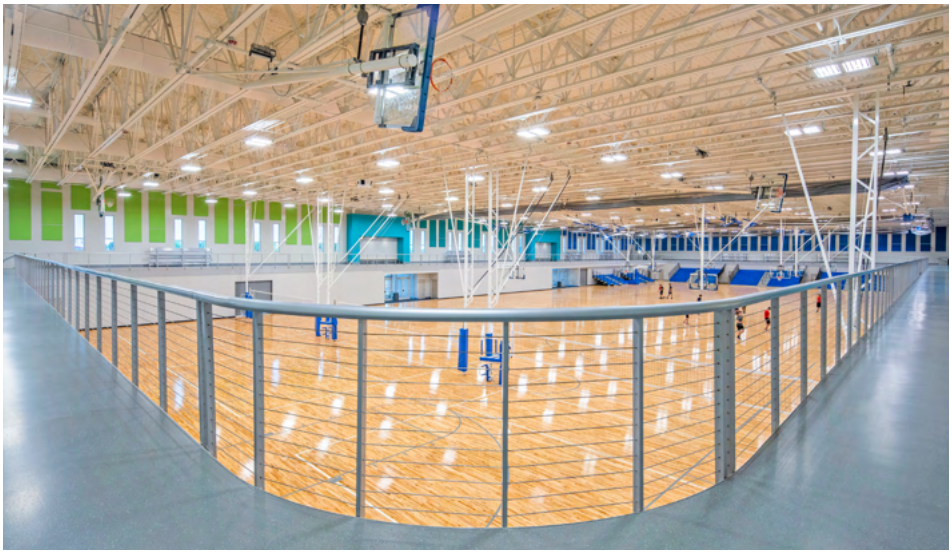
PROJECT OVERVIEW/DESCRIPTION

In October 2017, the City of Winter Haven contracted Straughn Trout Architects as the lead architectural designer for the comprehensive redesign of this 69+ acre site. As part of Phase I of the Master Plan & Redevelopment of the Chain of Lakes Park in Winter Haven, the expansion of the existing Chain of Lakes Building served as the first phase. The project included the construction of a new Fieldhouse, meeting and conference rooms, offices, and a fitness room along with ADA, life safety, and energy efficiency upgrades to the existing theater in the Chain of Lakes building. The Lakeland Magic will use a portion of the Fieldhouse as their practice facility, including dedicated locker rooms, offices, and meeting rooms.

The main Fieldhouse space is designed to host a multitude of sports and activities including volleyball and basketball tournaments, convention- type gatherings, and large banquets. With its prime location along U.S. Route 17 in Winter Haven, the Fieldhouse is now a major destination for the region, serving as the primary gateway to the City of Winter Haven and a catalyst for business & retail development. This project has earned three prestigious honors: Florida Engineering Society Ridge Chapter's "Project of the Year", the "Build-It Award" by the Heart of Florida Chapter of the American Planning Association, and the 2020 AIA Tampa Bay's "People's Choice" Award. STA also completed a secondary phase of this project, which included wayfinding enhancements and signage, as well as new locker room areas and improvements to the existing aquatics facility.

STA has since been engaged to perform design work on the second phase of the Chain of Lakes Park Redevelopment.



















RP Funding Center Renovations

City of Lakeland || Lakeland, Florida



PROJECT SIZE
101,000 GSF (total)

PROJECT COST
$12,000,000

PHASE
CMAR

SUBSTANTIAL COMPLETION
January 2019

DELIVERY METHOD
CMAR

SCOPE OF SERVICES PROVIDED FOR PROJECT
Full Architectural Design Services + Engineering Coordination

KEY DESIGN STAFF ON PROPOSED TEAM
Note: the design team for this project included staff from Straughn Trout Architects, TLC Engineering Solutions, and WSP (performed as Wood); it consisted of the same core team as this project for the City of Wildwood.
Tim Hoeft, AIA (STA, Design Architect)
Jerry Trout, AIA (STA. QA / QC)
Ken Mayette, AIA (STA, Arch. Designer)
Cesar Perez (STA, Arch. Designer)
Gary Krueger, PE (TLC, Structural Eng.)
Moncef Hadiji, PE (TLC, Electrical Eng.)
Mike Angell, PE (TLC, Energy Modeling)
David Butcher, PE (WSP, Civil Engineer)

OWNER + CONTACT INFORMATION
Tony Camarillo
Director, RP Funding Center
p. 863.834.8100
e. anthony.camarillo@rpfundingcenter.com

APPLICABILITY
Experience of Straughn Trout Architects

PROJECT OVERVIEW/DESCRIPTION

Straughn Trout ArchitectS, in association with Populous - the county's preeminent sports architecture, arena and convention center design firm, provided design services for renovations of the RP Funding Center (RPFC - formerly the Lakeland Center.) The Jenkins Arena, Sikes Hall, and Youkey Theater were first constructed in 1974, and the Exhibit Hall, Box Office, Administration Building, and Lake Hunter expansions in 1996. The RPFC is a vital part of the Lakeland cultural fabric and hosts an extremely dynamic variety of events and entertainment. Working on a tight schedule in order to have parts of the building ready for the Lakeland Magic's inaugural season, the project was split into two phases.

The first phase consisted of offices for the Lakeland Magic's front office, complete locker room upgrades to meet the needs of a professional basketball team, and audio-visual upgrades to the Arena for broadcast of games to a national audience and also creating a better AV experience for all types of events. The second phase included a completely new exterior color scheme to align with the new branding partner, new family ADA toilet rooms and expanded fire suppression in the Arena, new meeting spaces in the Convention areas, and new wall, floor, and ceiling finishes in most of the public spaces.

In a third subsequent phase, STA conducted an ADA Analysis and Renovation Report for all toilet rooms throughout the RP Funding Center, which included field verification, as-built drawings, plumbing fixture counts, code comparisons, and a phasing plan with ROM construction cost, resulting in the re-design of all toilet rooms throughout the facility. This three-phased project took into consideration occupancy and programming, which will continue to take place in the facility throughout the construction period.
















LAKELAND



Lake Crago Outdoor Recreation Complex

City of Lakeland || Lakeland, Florida



PROJECT SIZE
12,000 GSF

PROJECT COST
$6,500,000 (under budget)

PHASE
Complete

SUBSTANTIAL COMPLETION
July 2020 (on schedule)

DELIVERY METHOD
CMAR

SCOPE OF SERVICES PROVIDED FOR PROJECT
Full Architectural Design Services + Engineering Coordination

KEY DESIGN STAFF ON PROPOSED TEAM
Jon Kirk, AIA (STA, Design Architect)
Guido Chaves (STA, Arch. Designer)

OWNER + CONTACT INFORMATION
Ms. Pamela Page
Deputy Director, Parks, Recreation, and Culture Department; City of Lakeland
p. 863.834.6035
e. pamela.page@lakelandgov.com

APPLICABILITY
Individual Project Experience of Jon Kirk, AIA (Principal at STA)

PROJECT OVERVIEW/DESCRIPTION

The Lake Crago Complex transformed a former phosphate mining site into an eloquently-composed event & educational space. The facility balances a delicate design with functionality, including a ~2,300 SF multi-purpose event / conference space with an adjoining full catering kitchen, a lobby area with dual reception functionality, storage rooms, two indoor meeting rooms, three offices, a covered outdoor meeting space, and other support spaces, including an accessible outdoor amphitheater + lake dock for all to enjoy. The Complex has quickly become more than simply a space of enjoyment for leisure; it is embedded in the community's ethos. Its composition promotes harmony with the landscape by integrating natural materials directly influenced by its immediate context. Details are found in the structure and façade, featuring exterior limestone depicting fossil-like textures (reminiscent of the site's historical application), corten steel (translating rust from a negative symbol of aging into a beautiful primary aesthetic), exposed structural heavy timber wood framing members nodding to the woodlands enveloping the lake shores, and winding walkways reflecting nearby water systems.

Lake Crago is the first City of Lakeland Parks, Recreation, and Culture Building to engage the water, not only with spectacular views but also with recreational activities. All site components--parking, building, boathouse, amphitheater, and boat dock--are all accessible from multiple access points. Transitioning over six feet of vertical elevation change. The design does not incorporate a "ramp system" but integrates all of the site walkways to slope at a 1:20 max. to eliminate the need for handrails in the landscape.





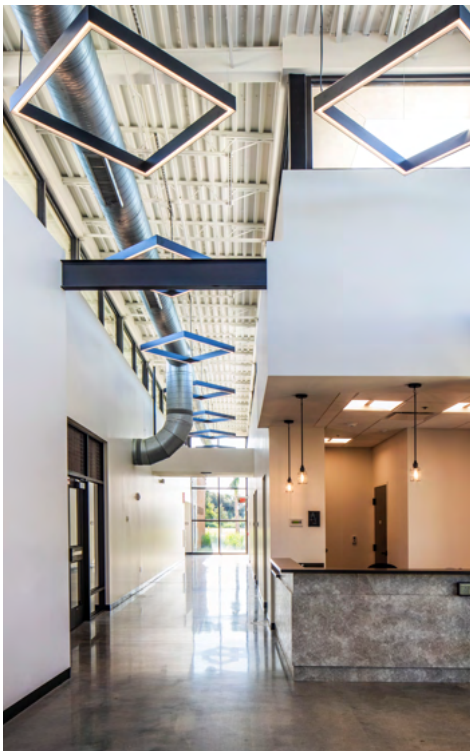














Student Development Center

Florida Polytechnic University || Lakeland, Florida



PROJECT SIZE
15,000 GSF

PROJECT COST
$4,000,000 (on budget)

PHASE
CMAR

SUBSTANTIAL COMPLETION
February 2018 (on schedule)

DELIVERY METHOD
CMAR

SCOPE OF SERVICES PROVIDED FOR PROJECT
Full Architectural Design Services + Engineering Coordination

KEY DESIGN STAFF ON PROPOSED TEAM
Note: the design team for this project included staff from Straughn Trout Architects, TLC Engineering Solutions, and WSP (performed as Wood); it consisted of the same core team as this project for the City of Wildwood.
Tim Hoeft, AIA (STA, Design Architect)
Jerry Trout, AIA (STA. QA / QC)
Ken Mayette, AIA (STA, Arch. Designer)
Cesar Perez (STA, Arch. Designer)
Gary Krueger, PE (TLC, Structural Eng.)
Moncef Hadiji, PE (TLC, Electrical Eng.)
David Butcher, PE (WSP, Civil Engineer)

OWNER + CONTACT INFORMATION
David Calhoun
Assistant Vice President, Facilities & Safety Services; Florida Polytechnic University
p. 863.874.8660
e. dcalhoun@floridapoly.edu

APPLICABILITY
Experience of Straughn Trout Architects

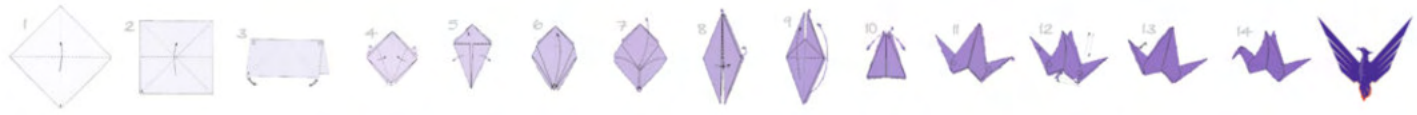
PROJECT OVERVIEW/DESCRIPTION

The University challenged STA's design team to develop a recreation facility that would personify the unique character of the newly established and innovative community. With an architectural program directly linked to the student body, it was important for the project to reinforce their creative spirit and interactive vibe. This student culture recently played an active role in the development of the University's mascot, the Phoenix. The design team quickly recognized that the imagery and connotations of the Phoenix are not only emblematic of the University's research-focused scholastic vision, but also symbolized ideas focused on health and wellness. In addition to its recreational component, the Student Development Center contained a multi-use classroom / conference area, office spaces (both private and shared), as well as accessible showers and locker spaces. This project coordinated with Campus Design Standards + multiple stakeholder groups, and included multiple pivots and program adjustments based on stakeholder needs and staff turnover. The project was completed on budget and on schedule.

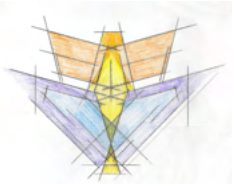
The project also relates directly to Polk County's architectural context, nodding to the nearby historic Frank Lloyd Wright campus at Florida Southern College, as well as Santiago Calatrava's Innovation, Science, and Technology (IST) Building directly on FPU's campus. The University's campus site location is highly visible to the adjacent highway. The building design serves as an outward physical display of the school's spirit to the greater Central Florida community.
















EXIT





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B4

Respondent's Personnel



AdventHealth Fieldhouse & Conference Center, Winter Haven, FL | Straughn Trout Architects

AIA Tampa Bay - People's Choice Award - 2020; AIA Tampa Bay Commercial Design - Merit Award, 2021

RESPONDENT'S PERSONNEL

Our past and current experience working with other municipalities in similar capacities will prove to be invaluable and provide responsiveness that cannot be matched by any other firm. Our experience for similar Recreation and Community Outreach Centers--with proven project design team members and consultant relationships--positions our team as the best choice to provide professional design services for this project. The team outlined below (and that of consultants listed in Tab B5) has an outstanding reputation for crafting every project to meet the client's unique scheduling requirements. Our top priority in time management is thorough planning and detail-focused efforts. STA has never missed a deadline for deliverables and has always sustained the necessary qualified professional staff required to service all clients and projects. Our firm's current workload is well-suited to begin working with the City of Wildwood immediately upon project award. STA offers our commitment to the City and its project staff to respond quickly to the unique needs of this project. We possess the workforce and technology to allocate all resources required for this project. **All key personnel assigned will remain committed to the project for its duration; our team understands that this requirement is non-neogitable.**

PERSONNEL OVERVIEW	# STAFF
Straughn Trout Architects	16

DISCIPLINES	# BY SKILL GROUP
Principal(s)	3
Project Architect(s)	1
Technical Design Staff	6
Interior Design	3
Administrative / Clerical	3

KEY ARCHITECTURAL PERSONNEL	ROLE	CITY OF RESIDENCE	PROJECTS FROM B3?*
Jon Kirk, AIA	Principal-in-Charge, Design Architect	Lakeland, Florida	**Yes**
Tim Hoeft, AIA	Design Studio Leader	Lakeland, Florida	**Yes**
Gerald "Jerry" Trout, AIA	QA/QC | Municipal Facilities Expert	Lakeland, Florida	**Yes**
Ken Mayette, AIA	Staff Architect	Plant City, Florida	**Yes**
Cesar Perez	Design Technology / BIM Management	Lakeland, Florida	**Yes**
Laura Frazier-Sever	Senior Interior Designer	Lakeland, Florida	No

*See project descriptions in Tab B3 for specific involvement



Timothy J. Hoeft

AIA, LID, LEED AP BD+C

Title: Managing Principal

Role(s): Project Architect, Primary Client Contact

Years of Experience: 23



ABOUT

Tim Hoeft leads Straughn Trout Architects with a global design perspective having studied architecture and the built environment internationally. His academic and professional experience includes architectural analysis and design applications diversified in location, climate, scale, and program. This comprehensive proficiency guides the philosophy and vision of the firm and its work.

As STA's Managing Principal, Tim enjoys the ability to participate in all areas of the practice. He is often heavily involved in the early conceptual design stages of projects and remains connected with each project team through the completion of construction and interior finishes & furnishings. As LEED AP BD+C, Tim oversees the firm's sustainability efforts in all projects. Aside from the obligatory executive leadership responsibilities of his position, Tim prioritizes "hands-on" time within each project via direct interactions with clients, stakeholders, and Design Team members - ensuring successful project outcomes. In 2019, he was named the recipient of the AIA Tampa Bay's Garcia Award for Design Excellence. This prestigious honor recognized his talent, passion, and dedication to his craft. In 2021, he was named a recipient of the University of Florida Alumni Association's "40 Gators Under 40" Outstanding Young Alumni Award.

EDUCATION

- Master of Architecture, University of Florida, 2006
- Bachelor of Design, University of Florida, 2004

REGISTRATIONS

- NCARB Certified
- Registered Architect: Florida (#AR96576)
- Registered Interior Designer: Florida (#ID6208)

RELEVANT EXPERIENCE

- **Polk County:** Northeast Polk County Government Center, Bartow Public Parking Garage, Supervisor of Elections Due Diligence Survey, New Branch + Warehouse
- **St. Johns River Water Management District:** Apopka Service Center
- **Tax Collector for Polk County:** Lake Wales, Lakeland, Lake Alfred, North Ridge / Davenport, and Bartow Service Centers, Multiple Projects
- **Polk State College:** WH Health Center Expansion; Chain of Lakes Building; Multiple New Buildings + Renovation/Addition Projects for the Winter Haven & Lakeland Campuses;
- **City of Winter Haven:** Winter Haven Recreation and Cultural Center Facility Renovations + Feasibility Study, AdventHealth Fieldhouse & Conference Center Expansion at the Chain of Lakes Complex (Phases I and II); Nora Mayo Hall Renovation Feasibility Analysis and Space Study
- **City of Lakeland:** RP Funding Center Renovations + ADA Toilet Room Renovations; Lakeland Public Library Renovations; Lakeland Electric Admin. Building + Lobby Remodel; Water Administration Building; Permit Center Renovations
- **Florida Polytechnic University:** Student Development Ctr; Campus Master Plan; Wellness Center Ph. I

ASSOCIATIONS

- AIA (Tampa Bay)
- Leadership Winter Haven Alumni XXXIV
- Lakeland South Rotary, President 2017
- Florida Southern College, Spivey Society Member
- University of Florida, Letterman & Athletic Booster







Jon Kirk

AIA, LEED AP

Title: Principal

Role: Studio Design Coordinator

Years of Experience: 24



ABOUT

Jon began his career as an architectural intern 24 years ago and is now a Principal of STA. He is a licensed architect in the State of Florida and has achieved the designation of a LEED Accredited Professional (Leadership in Energy and Environmental Design). He recently completed Safety Assessment Program Training to evaluate buildings and infrastructure in the wake of natural disasters. He is a former member of Historic Lakeland, Inc's Board of Directors and has served that organization as Vice President and President. He is also a past member of the City of Lakeland's Historic Preservation Board and served as Design Review Committee Chairman.

In 2021, his project, Lake Crago Outdoor Recreation Center, was awarded an AIA Tampa Bay Honor Award; in 2022, the project earned the AIA Florida Merit Award for Masonry. He leverages his passion for historic preservation/adaptation and the evolution of modern materiality by developing a design language that unifies context and program. Jon was named Historic Preservationist of the Year in 2013. Previously, he was selected as one of the AIA Tampa Bay's 40 under 40 Emerging Architects. He is an active member of the AIA Tampa Bay and is an alumni of Leadership Lakeland Class XXXII.

EDUCATION

- Master of Architecture, University of Florida, 1997
- Bachelor of Design, University of Florida, 1995

REGISTRATIONS

- Registered Architect: Florida (#AR92116)
- LEED AP, 2009
- Cal OES (#91312) - Recovery Safety Assessment Project Certification

RELEVANT EXPERIENCE

- **Southeastern University:** Student Activities/ Fitness Center; Campus Master Plan; College of Arts, Media/Music Suite; Buena Vida Building; Food Hall Renovations; Victory Field; New Welcome Center and Administration Building
- **St. John's River Water Management District:** Apopka Service Center (District Office)
- **Lakeland Christian School:** RISE Institute; Elementary/Middle School Building; New High School Building; Viking Stadium + Grandstands; Roger Evans Athletic Center
- **Polk County:** New Northeast Government Center
- **City of Winter Haven:** Winter Haven Recreation and Cultural Center Facility Renovations + Feasibility Study; Proposed Nature Center Programming
- **City of Lakeland:** Lake Crago Outdoor Recreation Complex; Se7en Wetlands and Educational Center; Lakeland Public Library Phased Renovations; Black & Brew 2; Lakeland History & Culture Center ; Kelly Recreational Complex E-Library Addition
- **Lakeland CRA:** Mass Market Master Plan / Area Enhancement Plan, Haus820/Mass Market Renovations, The Joinery, Union Hall, The Yard on Mass, Vermont Place Renovations

ASSOCIATIONS

- AIA (Tampa Bay)
- Leadership Lakeland Alumni Class XXXII
- Historic Lakeland, Inc., President, 2013







Gerald "Jerry" Trout

AIA

Title: Senior Principal

Role: QA / QC

Years of Experience: 37



ABOUT

In 1993, Mr. A. Ernest Straughn invited Gerald W. Trout to become a partner in his Architectural Firm founded in 1956. Under their joint leadership, the firm has prospered over the last 27 years, with many successful projects in both the public and private sectors throughout the United States. The firm is recognized for design excellence both locally and nationally. Mr. Trout continues to provide the same guidance and high standards for which the firm is recognized.

Mr. Trout's designs include a variety of scope and size throughout Florida as well as other areas of the country. His well thought-out construction means and methods, in addition to his ability to work closely with construction managers, produce projects that are consistently on time and under budget. His understanding of municipal public facilities provides great value to clients in both first costs and long-term maintenance programs.

EDUCATION

- Bachelor of Architecture, Auburn University, 1984

REGISTRATIONS

- FL (#AR0013665), NY, OH, IL, PA, CT
- Special Inspector, Americans with Disabilities Act, State of Florida

PROJECT EXPERIENCE

- **Polk County:** Wabash Community Center; Northeast Polk County Government Center, Bartow Public Parking Garage, Supervisor of Elections Due Diligence Survey, New Branch + Warehouse; County Administration Building
- **Florida Polytechnic University:** Student Development Ctr; Campus Master Plan; Wellness Center Ph. I
- **St. Johns River Water Management District:** Apopka Service Center
- **Tax Collector for Polk County:** Lakeland Service Center, Lake Alfred Svc. Ctr, North Ridge / Davenport, Lake Wales, and Bartow Svc. Centers
- **City of Winter Haven:** AdventHealth Fieldhouse & Conference Center Expansion at the Chain of Lakes Complex (Phases I and II), Winter Haven Recreational and Cultural Center Feasibility Analysis + Renovations; Nora Mayo Hall Renovation Feasibility Analysis and Space Study; CBDG Essential Facility Analyses
- **City of Lakeland:** RP Funding Center Renovations + ADA Restroom Renovations; Lakeland Public Library Mutli-Phased Renovations; Lakeland Electric Administration Building + Lobby Remodel, Spatial Analysis; Water Administration Building; Permit Center Renovations; Glendale Wastewater Treatment Plant

ASSOCIATIONS

- AIA (Tampa Bay)
- Polk County Section, AIA (Past VP)
- Polk County Code Enforcement Board (Past President)
- Lakeland South Rotary (Past President)
- Imperial Symphony Orchestra (Past Board Member)







Kenneth “Ken” Mayette

AIA

Title: Staff Architect

Role(s): Architectural Designer

Years of Experience: 15



ABOUT

Ken Mayette has experienced different cultures of the world and has studied their influences on architecture. His insight comes from the years he traveled through Europe while living in Germany, and his immersion into the Japanese culture during the time he lived in Japan. His exposure to these cultures has influenced Ken’s approach to design and sustainability. He has applied these ideas to numerous building types, ranging from high-rise buildings and educational facilities to private homes and multifamily residences. As a member of the STA team, Ken’s responsibilities include product and code research, as well as their application to a sustainable environment. He is a licensed architect heavily immersed in the Design Development and Construction Documents phases of STA’s projects.

EDUCATION

- Master of Architecture,
  Graduate and Undergraduate Studies
  University of South Florida, 2006

REGISTRATIONS

- AIA Tampa Bay, Member

RELEVANT EXPERIENCE

- **Polk County:** New Northeast Polk County Government Center, Lake Alfred; Polk County BoCC Parking Garage, Bartow
- **City of Winter Haven:** AdventHealth Fieldhouse and Conference Center, Winter Haven Recreational and Cultural Center Feasibility Analysis + Renovations
- **Florida Polytechnic University:** Student Development Center; Multiple Projects
- **City of Lakeland:** RP Funding Center Renovations + ADA Renovations, Glendale Wastewater Treatment Plant Phased Renovations, Water Administration Building + Other Associated Projects

Laura Frazier-Sever

NCIDQ

Title: Senior Interior Designer

Role: Interior Designer

Years of Experience: 17



ABOUT

Laura began her career as a interior designer 17 years ago and recently joined STA as a Senior Interior Designer. She is a Registered Interior Designer in the State of Florida and maintains a credential from the National Council for Interior Design Qualifications (NCIDQ). She is a goal-oriented professional with more than 17 years of expert knowledge in interior design, project management, and client relations. She is accomplished in delivering projects that meet brand standards + code compliances, which are on-specification, on-budget, and on-time. She is articulate in communicating with clients and plans projects meticulously, regardless of scale. She has experience on projects of large and small scales of scope, budget, and long + short schedule.

EDUCATION

- Master of Interior Design,
  Florida State University, 2004
- Bachelor of Arts,
  Florida State University, 2001

REGISTRATIONS

- Registered Interior Designer:
  Florida (#ID5288)
- National Council for Interior Design Qualifications (NCIDQ)

RELEVANT EXPERIENCE

- **Walt Disney World Swan & Dolphin Resort, Various Renovations,** Lake Buena Vista, FL †
- **Voodoo Donuts** at Universal City Walk, Orlando, FL †
- **Universal Studios Stores + Retail Experiences,** Orlando, FL †
- **Islands of Adventure Retail Experiences,** Orlando, FL †
- **Cabana Bay Resort,** Orlando, FL †
- **Hard Rock Hotel, Various Projects**, Orlando, Fl †
- **Margaritaville Corporate Headquarters,** Orlando, FL †
- **Ruth’s Chris Steak House Corporate Headquarters,** Heathrow, FL + Winter Park, FL †

† Work completed at KBCO Design.

Cesar Perez

Title: Graduate Architect, Graphic Designer
Role(s): Design Technology, BIM Management
Years of Experience: 6



ABOUT

Cesar leads Straughn Trout Architects' Graphic Design Division with a global design perspective, having studied architecture and graphic design in his native Puerto Rico. He is a creative designer with over 10+ years of combined experience specializing in digital design and multimedia marketing. He is fluent in both Spanish and English. His academic and professional experience allows him to participate in all of the areas of practice of our firm, making him a great asset to our team. Cesar currently serves on the City of Lakeland's Historic Preservation Board. Cesar is also professionally trained in a wide range of design software and media equipment including Adobe Creative Suite, web design, AutoCad, Revit, rendering software, and photography. He has a strong track record of creating impactful visual communications that build brand identity.

RELEVANT EXPERIENCE

- **Polk County:** Northeast Polk County Government Center, Lake Alfred
- **Florida Polytechnic University:** Student Development Center; Campus Master Plan
- **City of Winter Haven:** Recreational and Cultural Center Feasibility Analysis + Renovations; AdventHealth Fieldhouse & Conference Center
- **City of Lakeland:** RP Funding ADA Toilet Room Renovations; Lakeland Electric Spatial Analysis; Se7en Wetlands Welcome & Education Center; Lakeland Public Library Renovations + History & Culture Center
- **SJRWMD:** Apopka Service Center
- **Lakeland CRA:** Mass Market Master Plan / Area Enhancement Plan + Multiple Projects

EDUCATION

- Bachelor Degree in Architecture, PUCPR School of Architecture (2017)
- Minor Degrees in Graphic Design & Photography, PUCPR School of Architecture (2017)

REGISTRATIONS

- AIA Tampa Bay, Associate Member



B5

Respondent's Consultants



Lake Crago Outdoor Recreation Complex, Lakeland, Florida | Experience of Jon Kirk, AIA, Principal at Straughn Trout Architects

AIA Tampa Bay Commercial Design - Honor Award, 2021

AIA Florida - Merit Award, Masonry - 2022

Masonry Association of Florida, Inc. - Masonry Excellence - Merit Award, 2022

RESPONDENT'S CONSULTANTS

THE PROPOSED ARCHITECTURAL & ENGINEERING PERSONNEL FOR THIS PROJECT--STRAUGHN TROUT ARCHITECTS + TLC ENGINEERING SOLUTIONS + WSP USA (WORK PERFORMED AS WOOD.)--HAVE SUCCESSFULLY COMPLETED MORE THAN 40+ PROJECTS AS A TEAM, including the Winter Haven Recreational & Cultural Center, the AdventHealth Fieldhouse and Conference Center, the RP Funding Center Renovations, and the Student Development Center at Florida Polytechnic University. Additionally, Straughn Trout Architects has worked with design team members from Catalyst Design Group and Cost Management, Inc. on multiple recent + ongoing projects. This team is actively working together on multiple projects and maintain clear lines of communication, meeting multiple times per week (at times) for different projects, both face-to-face and in a hybrid approach. In addition to meetings and regular email communication, the teams work together in the digital space, utilizing cloud-based Building Information Modeling (BIM) systems, clash detection, and other visualization technologies to produce clear, accurate construction drawings and responses to inquiries from contractors. This proven teaming arrangement will prove invaluable to the City of Wildwood in terms of fulfilling the scope of work for this contract on-time and on-budget.

CONSULTANT
TLC Engineering Solutions

ROLE / DISCIPLINES	KEY PERSONNEL	PROJECTS WITH STRAUGHN TROUT ARCHITECTS?
Structural Engineering	Gary Krueger, PE	**Yes**
Electrical Engineering	John Riner, PE	**Yes**
Mechanical Engineering	Jim Mullen, PE	**Yes**
FP / Plumbing Design	Jim Wamsley, PE	**Yes**
Energy Modeling	Mike Angell, PE	**Yes**
Security + A/V + Telecomm.	Moncef Hadiji, PE	

CONSULTANT
WSP USA

ROLE / DISCIPLINES	KEY PERSONNEL	PROJECTS WITH STRAUGHN TROUT ARCHITECTS?
Civil Engineering	David Butcher, PE	**Yes**
Environmental Engineering	Kevin Shelton, PWS	**Yes**
GIS Mapping (as-required)	Dustin Atwater	**Yes**

CONSULTANT
Catalyst Design Group

ROLE / DISCIPLINES	KEY PERSONNEL	PROJECTS WITH STRAUGHN TROUT ARCHITECTS?
Landscape Architect	Bruce Hall, RLA	**Yes**

CONSULTANT
Cost Management, Inc. (CMI)

ROLE / DISCIPLINES	KEY PERSONNEL	PROJECTS WITH STRAUGHN TROUT ARCHITECTS?
Cost Estimator	Ganesh Jiawon, CGC	**Yes**

GARY C. KRUEGER, PE, LEED AP BD+C, CM, GGP

Sr. Structural Engineer



Gary is among TLC's most senior and experienced structural engineers with expertise in structural analysis, design, structural system evaluation, and building and threshold inspection. Gary focuses on providing up-to-date, code compliant and sustainable design solutions for new and renovation projects specifically for local, state, and Federal governments. With 40 years of experience, Gary brings a wide array of structural design expertise and is particularly well versed in addressing salt corrosion, excessive humidity conditions, and wind loads requirements. Gary holds Florida Special Inspectors license and is a certified manager as recognized by the Institute of Certified Professional Managers.

EXPERIENCE

City of Winter Haven AdventHealth Field House & Conference Center Winter Haven, Florida
The renovation/expansion created a new multi-use gymnasium with second floor observation area and conference center. Support spaces include team meeting rooms, classrooms, training and locker rooms, laundry, storage spaces, and full theater/performance venues. $25 million / 83,300 sf

Jaqueline Bradley & Clarence Otis Family Branch Boys & Girls Club of Central Florida, Orlando, Florida
New two-story facility features health and lifestyles room, game room, teen career educational center, technology center, gymnasium/multi-purpose room with stage, art and music labs, art gallery, dance studio, reading areas, and a full demonstration/learning kitchen. $8 million / 31,543 sf

City of Cape Canaveral Community Center, Cape Canaveral, Florida
New two-story multi-generational community center complete with meeting rooms, full-size gymnasium, indoor running track, climbing wall, game room, exercise rooms, as well as fitness area. $7.9 million / 24,330 sf

City of Winter Haven Recreation Center, Winter Haven, Florida
New and renovated space provides additional community meeting space, technology/branch library area, and expanded fitness and aquatic area. $3.8 million / 4,300 sf new / 13,300 sf renovation

Doral Fitness Center, Doral, Florida
New community center features a gymnasium with indoor exercise track, multi-purpose rooms, locker rooms and a pedestrian bridge crossing the street to the center. Certified LEED NC 2009 Silver. $23 million / 35,000 sf

Brevard County Wickham Park Community Center, Melbourne, Florida
The center, which is hurricane hardened and serves as an emergency shelter, includes a full size gymnasium, restrooms with showers, a banquet kitchen, and multipurpose rooms. $6 million / 18,000 sf

Viera Regional Park Recreation Center, Viera, Florida
Designed to withstand winds of 190 mph (3-sec gust), the center serves as an emergency shelter. The center includes includes a full size gymnasium and restrooms with showers, a banquet kitchen, large meeting rooms with dividers, game rooms, activity/craft rooms. $7 million / 18,000 sf

EDUCATION

Michigan State University
M.S., Structural Engineering
1983

Michigan State University
B.S., Civil Engineering
1982

YEARS OF EXPERIENCE

TLC: 34 years

Total: 40 years

REGISTRATIONS

PE FL 40788

SPEC INSP FL 1069

CERTIFICATIONS

GGP, Green Building Initiative

LEED AP BD+C, GBCI

Certified Manager, ICPM

JIM MULLEN, PE, LEED AP

Sr. Mechanical Engineer



Jim is an experienced project manager and mechanical engineer with a strong reputation for focusing on client service and mechanical design proficiency in HVAC, plumbing, and fire protection design. Jim is well versed in design analysis, code study, load calculations, as well as performing energy analysis, identifying energy savings, and presenting design alternatives to the customer. Jim has in-depth knowledge of chilled water systems, ice storage systems, water source heat pumps, variable speed pumping systems, primary and secondary pumping systems, variable air volume systems, and direct digital controls. Jim is committed to providing engineering excellence by accurately determining the needs of each project and identifying innovative, economically feasible, energy efficient, and environmentally responsible project solutions.

EXPERIENCE

City of Winter Haven AdventHealth Field House & Conference Center Winter Haven, Florida
The renovation/expansion created a new multi-use gymnasium with second floor observation area and conference center. Support spaces include team meeting rooms, classrooms, training and locker rooms, laundry, storage spaces, and full theater/performance venues. $25 million / 83,300 sf

City of Cape Canaveral Community Center, Cape Canaveral, Florida
New two-story multi-generational community center complete with meeting rooms, full-size gymnasium, indoor running track, climbing wall, game room, exercise rooms, as well as fitness area. $7.9 million / 24,330 sf

Brevard County Wickham Park Community Center, Melbourne, Florida
The center, which is hurricane hardened and serves as an emergency shelter, includes a full-size gymnasium, restrooms with showers, a banquet kitchen, and multipurpose rooms. $6 million / 18,000 sf

Health First Pro-Health Fitness Center, Viera, Florida
New two-story fitness center includes a full-size gymnasium, racquetball courts, expansive area for strength and cardiovascular training with a surrounding indoor running track, fitness exercise spaces, two swimming pools, locker rooms with showers, spa, kitchen/cafe, and juice bar. Facility also includes outpatient rehabilitation areas. $13.6 million / 70,000 sf

Gainesville Senior Recreation Center, Gainesville, Florida
Design-build, single-story community senior center. Facility includes fitness center, meeting rooms, ballroom/banquet room with adjacent catering kitchen, computer lab, classrooms, library and a common area with two-sided fireplace. Certified LEED NC 2009 Gold. $3.7 million / 17,023 sf

Florida Polytechnic University Student Development Center, Lakeland, Florida
The new 8,700-sf Phoenix-shaped building provides strength training area, multipurpose room for group fitness and applied learning, two office spaces, a meeting room for student and faculty use, a covered outdoor climbing wall, and two pools. $3.1 million / 8,700 sf

EDUCATION

University of Central Florida
B.S., Mechanical Engineering
1991

YEARS OF EXPERIENCE

TLC: 22 years
Prior: 3 years

REGISTRATIONS

PE FL 60195

CERTIFICATIONS

LEED AP, GBCI

JAMES T. WAMSLEY, PE, CxA, LEED AP BD+C

Mechanical Engineer | Plumbing / Fire Protection



With Jim's 30 years of project experience in various building types, he is very effective at developing HVAC, plumbing, and fire protection solutions that meet the unique aspects of each building. Jim has extensive experience in the design of complex HVAC systems, with a particular emphasis on energy conservation, smoke management systems, and system noise control. He has solid engineering analysis and design experience in piping systems and a broad knowledge of the building and fire codes to integrate fire alarm and suppression systems and coordinate fire protection systems with building features. Jim will use his expertise in similar projects to develop cost-effective design options and alternatives during the design development process. Jim's responsibilities include reviewing drawings to verify completion, quality, and code compliance.

EXPERIENCE

City of Winter Haven AdventHealth Field House & Conference Center Winter Haven, Florida
The renovation/expansion created a new multi-use gymnasium with second floor observation area and conference center. Support spaces include team meeting rooms, classrooms, training and locker rooms, laundry, storage spaces, and full theater/performance venues. $25 million / 83,300 sf

Jaqueline Bradley & Clarence Otis Family Branch Boys & Girls Club of Central Florida, Orlando, Florida
New two-story facility features health and lifestyles room, game room, teen career educational center, technology center, gymnasium/multi-purpose room with stage, art and music labs, art gallery, dance studio, reading areas, and a full demonstration/learning kitchen. $8 million / 31,543 sf

Health First Pro-Health Fitness Center, Viera, Florida
New two-story fitness center includes a full-size gymnasium, racquetball courts, expansive area for strength and cardiovascular training with a surrounding indoor running track, fitness exercise spaces, two swimming pools, locker rooms with showers, spa, kitchen/cafe, and juice bar. Facility also includes outpatient rehabilitation areas. $13.6 million / 70,000 sf

Havert L. Fenn Center, Fort Pierce, Florida
New community center includes multi-purpose rooms and NCAA gymnasium and serves as an emergency shelter for residents with special needs. The center accommodates 2,000 guests for events. $13 million / 52,000 sf

Daytona Beach Shores Community Center, Daytona Beach Shores, Florida
New two-story center features banquet areas, new Council Chambers, a community room, and public display area on the first floor. The second floor features "flex-space" in the form of a large room that can be configured for gatherings of up to 200 people, storage space, and a catering kitchen. Building includes locker, restrooms, IT offices, and is designed to requirements for International Green Construction Code. $2.6 million / 15,330 sf

EDUCATION

University of Pennsylvania
B.S., Mechanical Engineering
1989

YEARS OF EXPERIENCE

TLC: 19 years

Total: 33 years

REGISTRATIONS

PE FL 50343

CERTIFICATIONS

LEED AP, GBCI

Certified Commissioning Authority (CxA), ACG

MICHAEL E. ANGELL, PE, GPCP, GGP

Mechanical Engineer | Energy Services



Michael has worked for TLC since 2010, integrating Building Information Modeling and Whole Building Energy Simulation into the design process to produce high-performing buildings. He is experienced in both modeling and design work, with proficiencies in Autodesk REVIT, eQUEST, Pro/Engineer, Solid Works, MathLab, and IES Virtual Environment.

Michael's expertise in REVIT and IES VE allow him to apply technical knowledge to sustainable building design including day light harvesting, advanced shading constructs, air flow analysis, HVAC and building controls, advanced HVAC system design and simulation, and envelope suitability analysis. He has led a wide array of LEED project certifications for local, state, and federal projects.

EXPERIENCE

City of Winter Haven AdventHealth Field House & Conference Center Winter Haven, Florida
The renovation/expansion created a new multi-use gymnasium with second floor observation area and conference center. Support spaces include team meeting rooms, classrooms, training and locker rooms, laundry, storage spaces, and full theater/performance venues. Provided an energy study and energy efficiency measure analysis. $25 million / 83,300 sf

Jaqueline Bradley & Clarence Otis Family Branch Boys & Girls Club of Central Florida, Orlando, Florida
New two-story facility features health and lifestyles room, game room, teen career educational center, technology center, gymnasium/multi-purpose room with stage, art and music labs, art gallery, dance studio, reading areas, and a full demonstration/learning kitchen. $8 million / 31,543 sf

Florida Polytechnic University Student Development Center, Lakeland, Florida
The new 8,700-sf Phoenix-shaped building provides strength training area, multipurpose room for group fitness and applied learning, two office spaces, a meeting room for student and faculty use, a covered outdoor climbing wall, and two pools. Services included energy modeling and commissioning of HVAC systems, lighting with daylighting controls and domestic hot water systems in pursuit of LEED NC v3 certification. $3.1 million / 8,700 sf

City of Gainesville Senior Recreation Center, Gainesville, Florida
New single-story community center includes a large fitness center, meeting rooms, ballroom/banquet room with adjacent catering kitchen, computer lab, classrooms, library, and a common area with a two-sided fireplace. Energy modeling helped drive the design decisions, which is projected to deliver a 22% energy savings over the ASHRAE 90.1 baseline and to reduce water consumption by 41%. Certified LEED NC 2009 Gold. $3.7 million / 17,023 sf

Arthrex Wellness Center, Naples, Florida
New two-story 44,000-sf building includes a fitness center with state-of-the-art equipment and group classes for exercise, along with cinical facilities to support Arthrex employees. The building also has a juice bar, lounge, and retail shop. $11.8 million

EDUCATION

University of Central Florida
B.S., Mechanical Engineering
2010

YEARS OF EXPERIENCE

TLC: 12 years
Total: 12 years

REGISTRATIONS

PE FL 83232

CERTIFICATIONS

GPCP, Green Building Initiative
GGP, Green Building Initiative

JOHN W. RINER, PE, LEED AP BD+C

Sr. Electrical Engineer



John is a senior electrical engineer with design expertise in specialty lighting, power distribution systems, emergency generators, uninterrupted power supplies and automatic transfer switches, lightning suppression and surge arresters, fire alarm, and public address systems. With more than 20 years of experience, John develops efficient designs that focus on energy savings and life cycle cost considerations. These projects range from generator peak shaving applications and lighting retrofit projects to HVAC controls. John also incorporates energy innovations into his designs such as net metering, PV systems, and day light harvesting. John specializes in exterior lighting design and is experienced in successfully obtaining LEED credits through exterior lighting design that eliminates light pollution.

EXPERIENCE

Daytona Beach Shores Community Center, Daytona Beach Shores, Florida
New two-story center features banquet areas, new Council Chambers, a community room, and public display area on the first floor. The second floor features “flex-space” in the form of a large room that can be configured for gatherings of up to 200 people, storage space, and a catering kitchen. Building includes locker, restrooms, IT offices, and is designed to requirements for International Green Construction Code. $2.6 million / 15,330 sf

Brevard County Wickham Park Community Center, Melbourne, Florida
The center, which is hurricane hardened and serves as an emergency shelter, includes a full-size gymnasium with basketball court, restrooms with showers, a banquet kitchen, and multipurpose rooms with game room and activity/craft rooms. The lighting includes energy efficient lighting with motion sensors to shutoff lights when not occupied. Bi-level switching was installed for additional lighting control and to reduce energy usage. $6 million / 18,000 sf

City of Deltona Environmental Learning Center and Library Expansion, Deltona, Florida
The new addition provides an enhanced computer area, designated spaces for children and teens, dividable conference suites, and 4,000-sf Environmental Learning Center (ELC), along with a 500-seat outdoor amphitheater. The ELC features a separate entrance, interactive exhibit space, two science classrooms and a photo gallery. Certified LEED NC 2.2 Silver. $6 million / 50,000 gsf

Gainesville Senior Recreation Center, Gainesville, Florida
Design-build, single-story community senior center. Facility includes fitness center, meeting rooms, ballroom/banquet room with adjacent catering kitchen, computer lab, classrooms, library and a common area with two-sided fireplace. Certified LEED NC 2009 Gold. $3.7 million / 17,023 sf

Devereux Wellness & Activity Center, Viera, Florida
Renovations to the existing gymnasium to incorporate classrooms, kitchen, and activity rooms for students with emotional, behavioral, or cognitive differences. $3.1 million / 21,700 sf

EDUCATION

University of North Carolina
M.B.A., Business Administration
2001

Illinois Institute of Technology
B.S., Electrical Engineering
1993

YEARS OF EXPERIENCE

TLC: 16 years

Total: 24 years

REGISTRATIONS

PE FL 66867

CERTIFICATIONS

LEED AP BD+C, GBCI

MONCEF HADIJI, PE, RCDD, LEED AP BD+C, GGP

Sr. Electrical Engineer | Security / Audio-Visual / Telecom



Moncef is a registered Electrical Engineer and Registered Communication Distributer Designer who specializes in designing cutting-edge, cost-effective power and technology systems that keep your facilities functional and reliable. With this combination of expertise and 30+ years of experience, Moncef has the knowledge to analyze, plan, and design the backbone infrastructure and spaces to support your facility's day-to-day operations. He focuses on producing a highly effective, scalable, and flexible infrastructure. Moncef is skilled in providing comprehensive solutions to project challenges in today's rapidly advancing technology environment.

EXPERIENCE

City of Winter Haven AdventHealth Field House & Conference Center Winter Haven, Florida
The renovation/expansion created a new multi-use gymnasium with second floor observation area and conference center. Support spaces include team meeting rooms, classrooms, training and locker rooms, laundry, storage spaces, and full theater/performance venues. $25 million / 83,300 sf

City of Cape Canaveral Community Center, Cape Canaveral, Florida
New two-story multi-generational community center complete with meeting rooms, full-size gymnasium, indoor running track, climbing wall, game room, exercise rooms, as well as fitness area. $7.9 million / 24,330 sf

Jaqueline Bradley & Clarence Otis Family Branch Boys & Girls Club of Central Florida, Orlando, Florida
New two-story facility features health and lifestyles room, game room, teen career educational center, technology center, gymnasium/multi-purpose room with stage, art and music labs, art gallery, dance studio, reading areas, and a full demonstration/learning kitchen. $8 million / 31,543 sf

Health First Pro-Health Fitness Center, Viera, Florida
New two-story fitness center includes a full-size gymnasium, racquetball courts, expansive area for strength and cardiovascular training with a surrounding indoor running track, fitness exercise spaces, two swimming pools, locker rooms with showers, spa, kitchen/cafe, and juice bar. Facility also includes outpatient rehabilitation areas. $13.6 million / 70,000 sf

Havert L. Fenn Center, Fort Pierce, Florida
Designed as a NCAA-quality gymnasium and hurricane-hardened facility, the Center serves double-duty as community center and an emergency shelter. The center is designed to house up to 500 people in an emergency and accommodate up to 2,000 for community events. The building features locker rooms, showers, a kitchen, and office space with additional space on a partial second floor. $18 million / 52,000 sf

Gainesville Senior Recreation Center, Gainesville, Florida
Design-build, single-story community senior center. Facility includes fitness center, meeting rooms, ballroom/banquet room with adjacent catering kitchen, computer lab, classrooms, library and a common area with two-sided fireplace. Certified LEED NC 2009 Gold. $3.7 million / 17,023 sf

EDUCATION

Wichita State University
M.S., Electrical Engineering
1988

Wichita State University
B.S., Electrical Engineering
1986

YEARS OF EXPERIENCE

TLC: 16 years

Total: 32 years

REGISTRATIONS

PE FL 48022

CERTIFICATIONS

GGP, Green Building Initiative

LEED AP BD+C, GBCI

RCDD, BICSI

DAVID BUTCHER, PE, LEED AP

Senior Civil Project Manager

Years with the firm

19 (1999 – 2004 and 2018)

Years total

28 (1994)

Professional registrations

Professional Engineer, Florida No. 55431

Professional Engineer, Idaho No. 17134

LEED Accredited Professional

Professional associations

American Society of Civil Engineers

Chi Epsilon National Civil Engineering Honor Society

Florida Redevelopment Agency

American Water Works Association

American Public Works Association

U.S. Green Building Council

Awards

Community Award for Excellence – Hillsborough County Planning

Office location

East US – Lakeland, Florida

CAREER SUMMARY

Mr. David Butcher is a Senior Civil Project Manager with more than 25 years of experience. He serves as a lead project engineer on many large-scale and multi-disciplinary public and private projects dealing with all aspects of civil engineering, including water resources, stream restoration, dam rehabilitation, general civil, roadway design, recreational trail and park design, potable water and sanitary sewer design, lift station designs, bridge scour analysis, bridge hydraulic reports, and permitting with multiple agencies throughout Florida. In addition, Mr. Butcher excels at assisting our clients with public meetings and project education to both permitting agencies and constituents. He received the Community Award for Excellence by the Hillsborough County Planning Department, and his award-winning design work has been recognized for its excellence and contribution to community rehabilitation. As a LEED AP Civil Engineer, Mr. Butcher has been responsible for managing engineering and design staff for nearly 10 years on a variety of civil and water resources projects for both public and private clients Throughout his career, he has been responsible for managing engineering and design staff on a variety of civil engineering projects for both public and private clients.

EDUCATION

Bachelor of Science, Civil Engineering, University of South Florida 1995

RELEVANT EXPERIENCE

- **Sumter County, General Engineering Services, Sumter County, Florida, $300,000, Ongoing:** Project Manager/Quality Assurance.
- **City of Clermont, Engineering Services, Clermont, Florida, $380,000, 2015-10/2019:** Senior Project Manager.
- **Straughn Trout Architects, Chain of Lakes Fieldhouse, Winter Haven, Florida, $267,000 Engineering, $52,000 Construction, December 2010-Ongoing:** Civil Design Engineer of Record.
- **Lake County Public Works, Master Water Resource Consultant, Florida, Cost Varies** Project Engineer.
- **Sumter County, Community Development Block Grant Drainage Improvements, Sumter County, Florida, $103,000, 2015:** Quality Assurance.
- **City of Clermont, Drew Avenue and East Avenue Water Quality Stormwater Retrofit, Clermont, Florida, $58,000, 2016-2017:** Project Manager
- **City of Maitland, Water Main Extension, Maitland, Florida, $110,000, 2015-2016:** Project Engineer.
- **City of St. Cloud, Neighborhood Revitalization, St. Cloud, Florida, Engineering: $388,000; Construction: $3.4 million, 2001 -2006:** Project Manager.
- **Citrus County, Master Engineering Services, Citrus County, Florida, Cost Varies, Ongoing:** Project Manager.



BRUCE HALL, PLA, ASLA
Principal Landscape Architect

Bruce has over 33 years of experience with site design and landscape architecture. Areas of specialty include active/passive recreation; residential/mixed-use community master planning and design; streetscape design; and multipurpose pedestrian/bicycle facilities.

EXPERIENCE
33 years

EDUCATION
Bachelor of Landscape Architecture
University of Florida, 1988

REGISTRATIONS
Registered Landscape Architect: FL

MEMBERSHIPS
American Society of Landscape Architects; Florida Recreation and Park Association

Lake Ariana Lakefront Park and Community Center, Auburndale, FL
Bruce served as principal landscape architect for the master planning of the renovation of the 8-acre park and community center. The project included a new two-story, 20,000-square-foot civic center; event lawn/garden; new boat ramp and docks; picnic pavilion; waterfront concession/restroom building; canoe/kayak launch; shoreline restoration and rain gardens.

Chain of Lakes Park Master Plan, Winter Haven, FL
Bruce served as principal landscape architect for the master renovation and expansion of Chain of Lakes Park. The 70-acre project featured the addition of a 60,000-square-foot field house with an upgraded theater and recreation building. The master plan also included the renovation of the aquatics center and an overall new design for the existing open space areas. In 2021, the City engaged Catalyst to revisit the master plan and develop CDs.

Denton Johnson Waterfront Park Master Plan, Eatonville, FL
As principal landscape architect, Bruce led the master planning effort for the City's new waterfront park. The completed master plan features a community building with a wedding garden, splash pad, multipurpose field stadium, restroom/concession building, multipurpose/event lawn, overlook tower, boardwalks, walking paths, and rain gardens.

Palm Coast Community Center, Palm Coast, FL *(LEED Silver)*
Bruce served as senior designer and project manager for the site plan study and expansion of Palm Coast's Community Center. The completed conceptual site plan included two multipurpose building wings (3,100 SF and 4,200 SF); trail route with trailhead and restroom; playground; event plaza; stormwater rain gardens; a basketball court; and parking.

Viera Regional Park, Brevard County, FL
Bruce served as project manager and senior designer for the 120-acre regional park in Brevard County. The park features a community center, seven baseball/softball fields, seven soccer fields, four tennis courts, two basketball courts, playgrounds and a central lake which pretreats stormwater flows leading to the St. Johns River.

Peggy Brown Community Center, Lakeland, FL
Bruce served as landscape architect for the site planning and landscape architectural design of the two-story, 16,000-square-foot, $3.6M community center overlooking Lake Mirror Park featuring a covered, ground floor picnic area, catering kitchen and restrooms.

Orange County Community and Recreation Center Projects, Orange County, FL
Bruce served as the senior landscape architect for the site planning and landscape architectural design of the East Orange, West Orange, Silver Star, Econ and Bithlo recreation centers. Each center featured sports courts, playgrounds, and exercise stations as part of the implementation of a previous master planning effort for 10 County-owned park sites.

GANESH JIAWON, MRICS, CGC, LEED AP

Principal-in-Charge/ Chief Cost Estimator

EDUCATION	Diploma in Quantity Surveying (RICS), 1993 B.S. Degree in Construction Management (Pratt Institute),1985 (Highest Honors) Technician Diploma in Building and Civil Engineering, 1979
REGISTRATION	Green Building Certification Institute, LEED AP, 2008 State of Florida, CGC #1505217, 2002
PROFESSIONAL AFFILIATIONS	Member of the Royal Institution of Chartered Surveyors England, 1979
YEARS OF EXPERIENCE WITHIN AREA OF SPECIALITY:	42

BACKGROUND AND SKILLS

Ganesh established this private construction consulting firm in March 1995. CMI is providing all aspects of construction cost and schedule related services on private and public projects. Clients include Owners, Architects, Engineers, Construction Managers, etc.

Ganesh has applied the principles of Construction Management and Chartered Quantity Surveying towards the success of a long list of public projects and satisfied Owners. With the Chartered Quantity Surveying method of cost estimating, Ganesh can effectively evaluate schemes and strategies before the standard material take-off strategy of estimating would be possible. This will help the design team understand the cost implications of major design decisions made early in the process. This way, cost can be controlled with effective design-making on the global scale, rather than incremental shifts late in the process. Life Cycle Costing calculations, even early in the design process can objectively evaluate different schemes in terms of their long-term costs. He and key members of his staff are familiar with Construction Technology and Project Cost Control techniques. His expertise includes conceptual budgets, cash flow projections, value engineering, life cycle cost analysis, cost benefit analysis, bid evaluation and analysis, measuring accurate scope and quantities for change orders, project management and contract administration, etc.

Ganesh's training, combined with the thorough education and experience he gained with the RICS has made him a suitable candidate who is qualified to advise the Owner on all aspects of cost control and contract administration, from a Project's inception to its completion. He advises the Owner on scope vs budget, estimating updates, bid analysis and recommendations, form of contract and scope classifications, analysis of trade payment breakdown, examination and recommendation of Contractor's payment requests, and final close-out of the project. Ganesh's training and experience are also emphasized in document control, whereby minutes of meetings, status reports and other forms of communication flow smoothly among all the parties involved. In addition to nipping problems in the bud, responsible documentation and flow of communication will ultimately provide the Owner with a complete audit trail.

CMI has won continuing contracts with the City of Orlando, City of Kissimmee, Orange, Sarasota and Lake Counties, Orlando Int'l Airport and Orange County Convention Center to provide cost estimating, scheduling, and project management services. The scope of work consists of a variety of building construction projects which included new construction and or remodeling, renovation, repair, improvement and extension of the facilities and buildings, appurtenant building structures, building systems, sites, and other public facilities. CMI prepared independent, objective, and detailed cost estimates for multi-disciplinary elements of various County buildings. The budgetary/ conceptual cost estimates for projects were based on, project design concept, schematic drawings, design development plans & specifications, final construction plans and field surveys.

For this contract Ganesh will ensure that projects are adequately staffed and will be supported by other CMI key personnel whose expertise include estimating, value engineering, claims analysis, auditing, and contract administration. CMI has successfully provided consulting services (estimating, scheduling, auditing, claims analysis, owner's representative, project management, etc.) on over 1100 projects.

B6
Scheduling



Southeastern University Welcome & Administration Center, Lakeland, FL | Experience of Jon Kirk, AIA, Principal at Straughn Trout Architects

SCHEDULING

SCHEDULING PROCESS:

To ensure progress is consistently managed, our top priority in time and project management is thorough planning and detail-focused efforts. We organize tasks in a systematic, well-coordinated manner to minimize conflicts and unnecessary delays. A key component to establishing the baseline schedule is starting with the scope and identifying critical milestones. In the next step, we separately list each activity and a logical sequence and assign reasonable durations to start and complete each task. In doing so, we plan for efficiency and allot time to spend on tasks proportional to their value and levels of complexity. Project schedules should be a dynamic and fluid tool that is monitored and adjusted throughout the entire design process to document actual progress, identify challenges, and reflect upon updated information. Maximum efficiency is achieved when all team members are working in parallel (not series), and regular communication prevents the "hurry up and wait" routine. Steps in managing and controlling the schedule will include communicating the expectations with all participants; conducting progress meetings, regular reviews, and updates; using short-term interval schedules; monitoring and tracking manpower, material, and productivity; and vigilantly enforcing the contract requirements. Using technology (Cloud-based BIM360 for real-time collaborative design and Revit modeling) and linking schedule, phasing (if appropriate) and detailed demolition and construction sequencing during design will provide efficiencies in material procurement. Early ordering of materials by key supporting trade contractors to coordinate with the development of the design reduces the time from the completion of design to the beginning of active work on the site of a project.

Internally, STA sets priorities to manage projects by assigning each project to a Principal in the firm. Under the Principal/Project Architect, other architects and team members work collectively to complete each phase of the project on or before the scheduled review or completion date, within the scope and budget of each project. Recently, our firm integrated cutting-edge project management software. This program allows for effortless project planning & monitoring. It not only assists us in managing costs, resources, and documentation; it also helps us produce graphical aides, such as flowcharts, graphs, and Gantt charts, which further allow our team to visualize our current and future status on each project. STA has found these methods to be our internal best practices. We familiarize ourselves with our clients and any unique code requirements before beginning work on a project. This ensures design drawings and specifications fully document and comply with all code requirements on review submittals. Straughn Trout Architects will review projects with the governing authorities have jurisdiction (AHJ) throughout each phase of the project.

Codes and standards reviews are established early in each project. In the pre-design phase, we determine what building codes apply to that project, obtain essential building data (such as height, area, use & occupancy) and identify anticipated build materials and construction types. During schematic design, we refine these items and calculate other code requirements such as fixture counts, life-safety requirements, fire resistance, smoke barriers, fire and EMS access, sprinkler systems, paths of travel, and egress. During design development, we confirm all previous code compliance requirements and identify any impacts from design modifications. Additionally, our team identifies roof and exterior assemblies, interior and exterior finishes, and identify all ADA accessibility requirements. Before proceeding into the Construction Documents phase, we propose an informal meeting with all AHJ officials to review our approach & identify respective objectives or concerns.

PROJECT EXAMPLES:



Project Example 1 – Student Development Center at Florida Polytechnic University: The project schedule for the Student Development Center at Florida Polytechnic University was developed with initial project stakeholders, ranging from executive University leadership to project management staff and contractor lead times. Following a change in leadership at the University during the design phase, our team needed to adjust the project program and shift design deliverables to meet uncovered needs as the project scope evolved. The project remained within the University's desired schedule overall, regardless of shifts in project management and scope. This project was an extension of Straughn Trout's trusted relationship with the University and ability to perform according to a master project schedule and communicate with the University to meet a desired goal (see Letter of Recommendation in Tab B9 from Cindy Alexander, Former Associate VP of Advancement). Straughn Trout originally worked with the University near its inception to design two structures (the Admissions Center and the Wellness Center, Phase I) to develop Construction Drawings in less than 30 days each. Both buildings were integral to providing resources to the inaugural class and faculty at Florida Polytechnic University and were the first new buildings outside of Santiago Calatrava's initial contributions to the campus design and the original campus master plan.

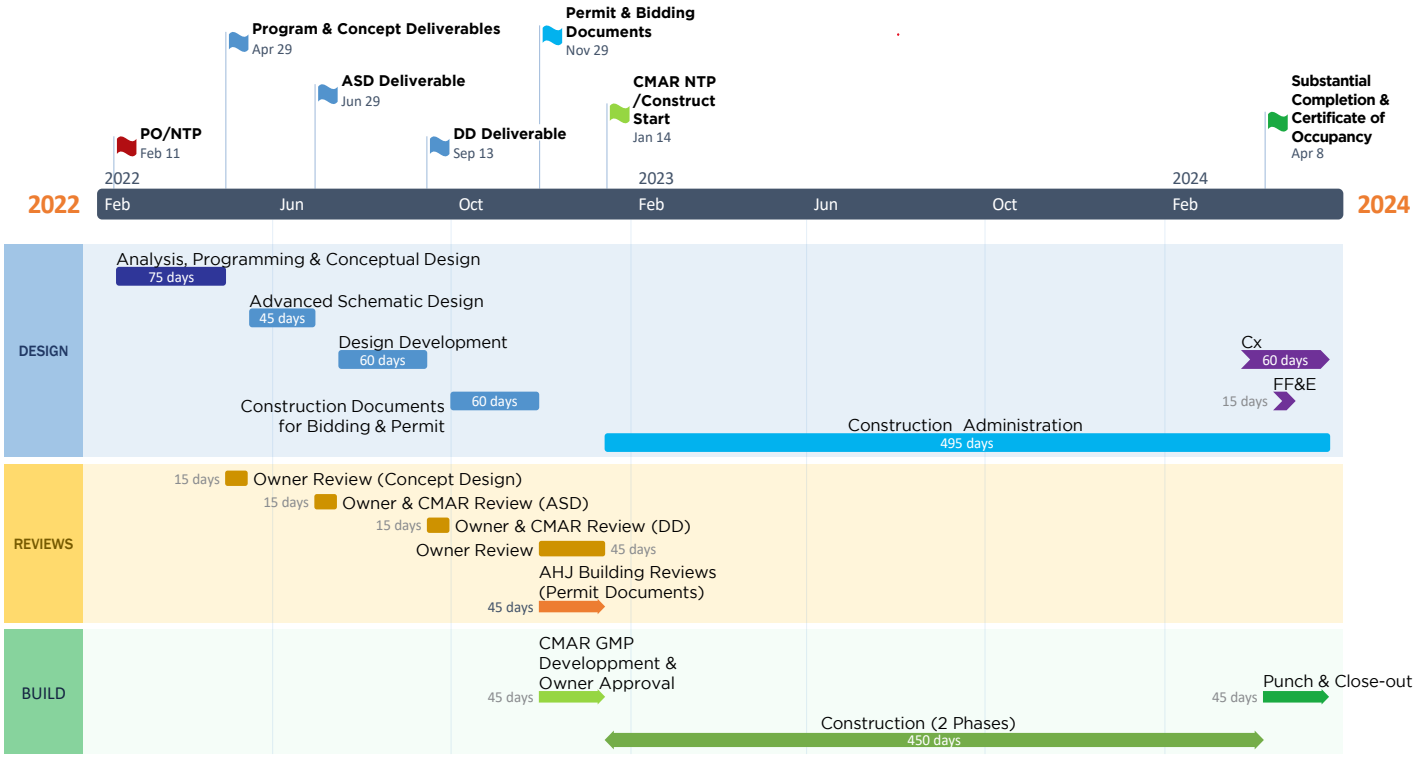


Project Example 2 - RP Funding Center Renovations: The design team worked with stakeholders from City of Lakeland, RP Funding Center (formerly known as the Lakeland Civic Center), Visit Central Florida, and NBA representatives, along with their design consultant, to develop a schedule that took into consideration as many unique stakeholder needs as possible. Design and construction took place on expedited schedules in order to have the arena renovations and supporting areas of the building for the Lakeland Magic—NBA G-League affiliate of the Orlando Magic—basketball team's inaugural season. Early schedules were developed based on the City/NBA's initial timeline and a phased delivery schedule was established. Schedules were updated through each design phase, including facility programming, schematic design, design development, and during the construction documents phase. The master project schedule was monitored and updated at various points throughout the construction phase. Considerations were also made to accommodate the facility's occupation and events schedule taking place during construction. No interruptions to RP Funding's schedule took place as a result of our project.

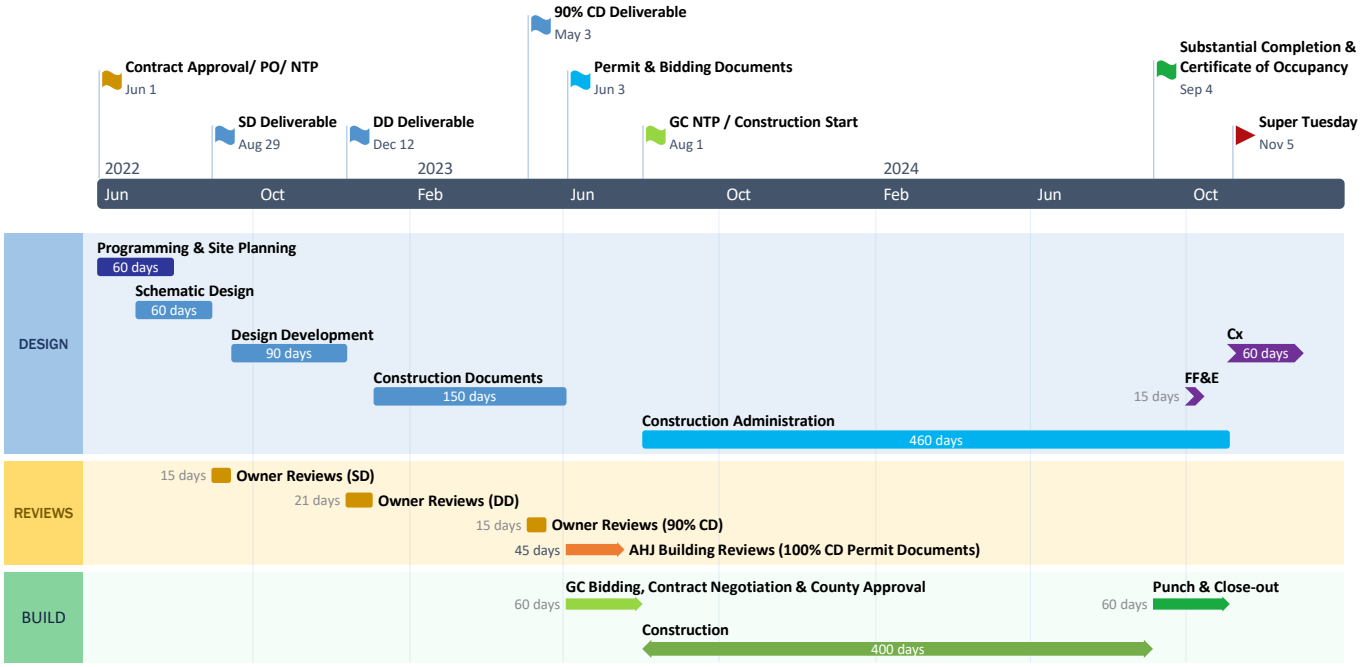


STA's Internal Project Management + Scheduling Software

SAMPLE PROJECT SCHEDULE



ABOVE / BELOW: EXAMPLE PROJECT SCHEDULES RECENTLY DEVELOPED BY STRAUGHN TROUT ARCHITECTS FOR SIMILAR PROJECTS.



STA HAS NEVER MISSED A DEADLINE FOR DESIGN DELIVERABLES.

B7
Quality Control



McFadden Nature Center | Straughn Trout Architects

AIA Tampa Bay Unbuilt Commercial Design Winner - Merit Award - 2022

PROJECT APPROACH

Straughn Trout Architects is a full-service planning, architecture, interiors, and landscape design firm. With our strategically selected consulting specialists, our team brings every professional discipline required to provide the City of Wildwood with a strong, technically competent and experienced partner. We will provide all the services needed to assure the success of this project. **The organization of our team has been formed to provide clearly defined roles, clear leadership responsibilities, and organized reporting structures to efficiently accomplish the goals and outcomes of the project.**

PROJECT MANAGEMENT

Successful project management cannot simply be described as a series of tasks and checklists of quality control procedures. It also can't be defined with the overused cliché: "plan the work and work the plan." Our philosophy of managing complex design projects is grounded in four basic tenants: **Team Selection, Client Involvement, Quality Design and Documentation,** and **Project Execution**. Like cornerstones of a foundation, these serve to establish the planning and organization for the process of design and construction. Getting these four rudiments right is our best chance to ensure a successful project. The project experience featured in this proposal give ample credence to our ability to employ these fundamentals to coordinate major projects for county, government, and institutional clients. Our work for these clients has made us acutely aware of the relationship between design and construction, project management, facilitates maintenance personnel, procurement, building users, agencies having jurisdiction, planning and zoning requirements, community groups, and the general public. All these stakeholders have an impact on public facility architecture and building construction. All parties must succeed for the project to be truly successful. Our commitment to the City of Wildwood is that through employing these four principles, we can reconcile the various (and sometimes conflicting) goals, objectives and agendas and deliver a successful and rewarding project with maximum value to all stakeholders.

PROJECT DELIVERY METHODS

STA will actively participate and coordinate with the pre-qualified Construction Manager At-Risk (CMAR) throughout all design phases for the new Administrative Constitutional Building. This approach creates an "open book" opportunity for the owner (City of Wildwood) and in most cases will reduce overall project time because the CM will be familiar with the project details before the design documents are complete. We will work closely with the CMAR (and cost estimator, if elected) to develop feasibility & cost scenarios that will assist City staff with estimates throughout the design process. In most cases, the CMAR will also provide the design time with current local market trends in labor availability and material costs, assisting the design team in making decision that will facilitate construction and cater to the Contractor's strengths. **This approach has proven to be greatly beneficial to our clients.**



DESIGN PROCESS + METHODOLOGY

STA offers the proposed approach based on our similar project experience. This framework has proven to be a successful approach and is implemented in almost every project designed by STA. We are confident that it will deliver the best possible outcomes for this project.

Design Process Outline for Typical Project

The work effort for this project be divided into (3) distinct phases, with the result of each phase reviewed and approved by City staff and applicable stakeholders prior to proceeding with the following phases:

PHASE I: PRE-DESIGN SERVICES
PHASE II: DESIGN SERVICES
PHASE III: CONSTRUCTION ADMINISTRATION

The work effort for each of the three (3) phases of the project are described as "Tasks", which are listed in chronological sequence. The basic methodology and approach developed for the project is to create a series of design options with each decision used as a base for subsequent design options and subsequent design decisions. During each phase, a projected cost will be established. The "Tasks" required for the successful completion of each phase of work are further specified on the following pages.

PROJECT APPROACH (CONT.)

PHASE 1: PRE-DESIGN SERVICES

Task 1 - Management Services

The first step in a successful performance of a project is to develop an organizational structure which clearly identifies the project delivery method and shows the responsibility and relationships of STA, the City, and other project stakeholders, consultants and contractors. The design process requires a collaborative approach by all members of the Project Team.

The Project Team generally consists of:

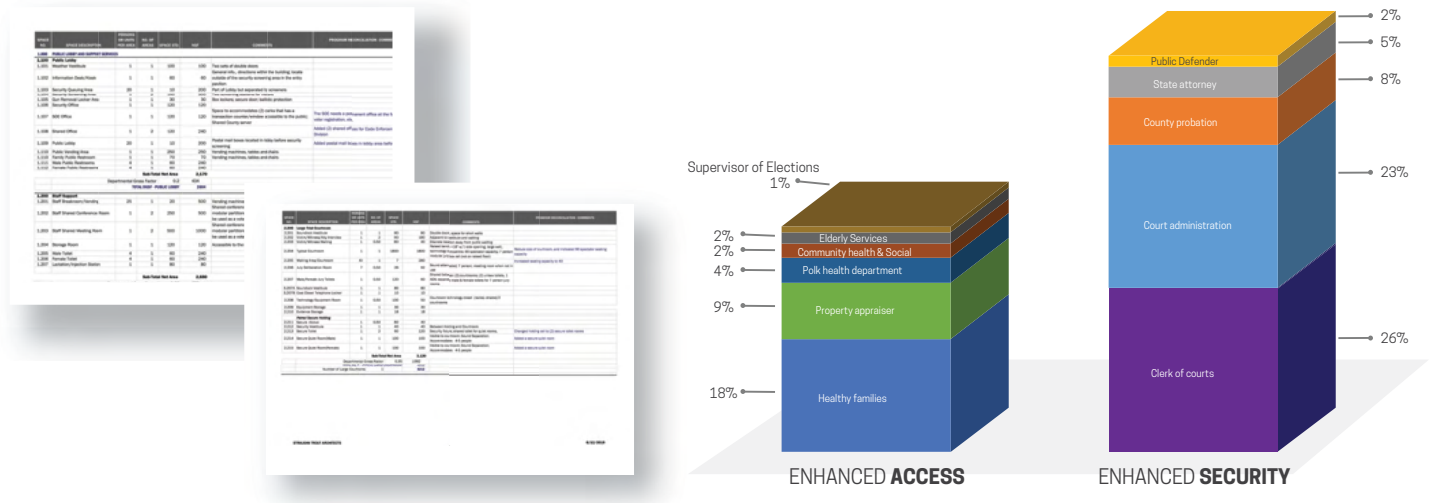
- Architects, Planners, & Interior Designers — **Straughn Trout Architects**
- Surveyors & GIS Mappers
- Civil, Traffic & Geotechnical Engineers
- Structural/MEP/FP Engineers
- Technology & Acoustical Designers
- Security Design
- Landscape Arch., Cost Estimating, & Others

  — **Subconsultant Team**
- General Contractor — **CMAR To Be Determined**

The responsible individuals for each group and the procedures for information distribution, document reviews, presentations, and approvals will be established at the start of the project. A successful project requires systematic input, analysis, and comment and approval from all parties at the completion of each phase of the work. STA will take the lead in facilitating organized and thorough communication between City and Facilities staff, consulting engineers, and constructors for the entire project from concept through completion. Our team will also set benchmarks early in the project to determine critical milestones that will be clearly communicated within the project team.

Task 2 - Program Analysis

STA will work with the City to develop, review, and confirm the detailed space and operational program for both present and future needs of the space. This program will be developed from an integrated teaming approach, based upon our experience on recently completed and current projects of similar scale and scope as the Wildwood Recreation & Community Outreach Center. We will also work with the City to identify any additional requirements for the immediate use and future needs of the facility based on population growth or other various factors that can or should impact design.



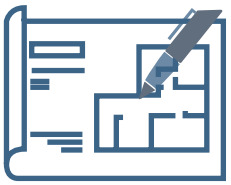
RECENT SPACE PROGRAM ANALYSIS PERFORMED BY STRAUGHN TROUT ARCHITECTS

Task 3 - Preparation of Project Concept Plan

STA will provide a concept plan, taking into consideration the present needs of the project at bay and future needs of facility and site. The efficiency, relevance, value and design strategies utilized will be evaluated, verified and modified by STA with direction and input from the City and other facility stakeholders.

PHASE 2: DOCUMENT PREPARATION

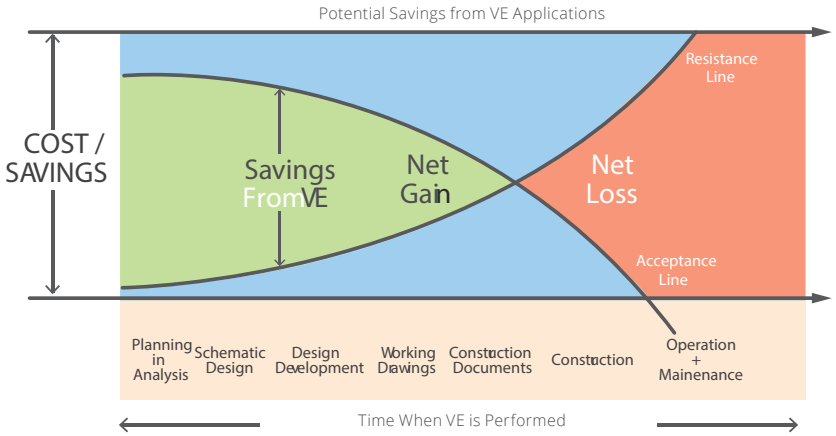
Task 4 - Schematic Design (30%)



STA will develop schematic design drawings relative to the space program developed. We will use various tools, such as 3-D computer visualization, physical models and renderings to convey ideas and receive feedback early in the design process.

Task 5 - Perform Value Engineering

STA in conduction with our schematic design drawings will establish a detailed "Value Engineering Analysis" (or "VE") of the schematic design concept documents with participation by the City and the Construction Manager. The purpose of this exercise is to select the most beneficial materials and systems for the project. It is imperative that this happens early in the process as we have found that VE performed too late in a project does not have the same benefit to the owner as feedback early in the design process.



Task 6 - Prepare Schematic Design Budget

If requested, STA will prepare a schematic design cost budget to reflect all value engineering considerations, building systems, building materials and building square foot floor areas. Project costs, such as architectural/ engineering fees, permits, etc., will be provided to give the City the total project cost budget.

Task 7 - Design Development (60%) / Construction Document Preparation (90%)

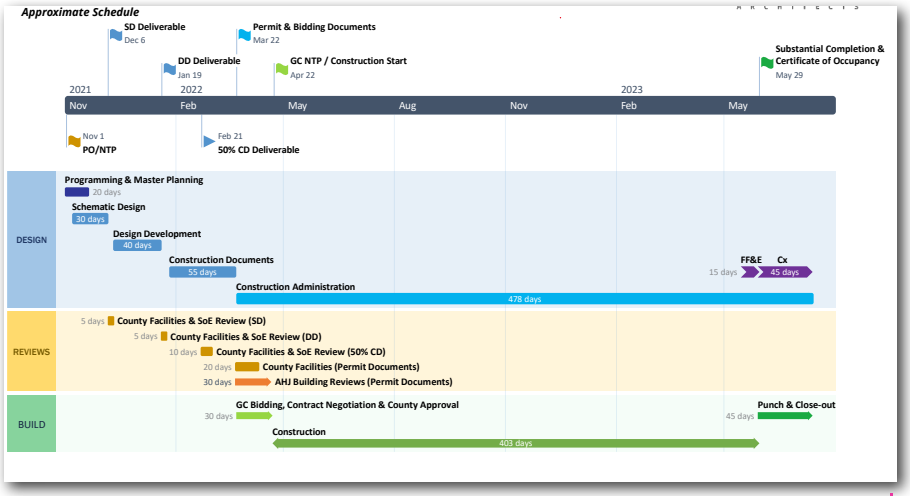
STA will prepare design development and contract documents for the project working closely with City and any applicable representatives (including those from the City's Parks and Recreation Department as well as the Wildwood Police Department). This process will include numerous document reviews with the appointed Client Representatives. During this phase our team will also review documents with Code Authorities having jurisdiction, as well as review for compliance with the most current applicable laws, rules and regulations including the Florida Building Code (Current Version), Florida Accessibility Code (Current Version), the Florida Fire Prevention Code (Current Version), FS 6A-2 and 287.055, and other State Requirements for Facilities.

Task 8 - Quality Assurance

STA will provide a detailed "Value Engineering Analysis" and "Quality Assurance" at both the design development phase and the construction documents phase. A member of the design team who is not the Project Manager will perform this internal "third party" measure. Such cross-checks are a standard best practice for our firm. Years of "lessons learned" and prior experience will provide this heightened level of Quality Assurance.

Task 9 - Cost/Schedule Projection

Our team will work with the City to identify benchmarks + project milestone dates based on the City's estimated project timeline. STA will further prepare a detailed cost projection and schedule for the project based upon the final construction documents for the project. The cost projections and project schedules will be reviewed in detail with the City and any appointed committee/designated staff members, at various points throughout the project.



CONCEPTUAL SCHEDULE DEVELOPED FOR SIMILAR PROJECT

PROJECT APPROACH (CONT.)

PHASE 3: CONSTRUCTION ADMINISTRATION

Task 10 - Management Services

The STA design team, the City of Wildwood, and Contractor will obtain, review and award bids from subcontractors for the project.

Task 11 - Project Construction

STA will administer the contract for construction during the crucial phase of the project when the design is brought to realization. STA is committed to the efficient and effective management of project quality and time requirements during this critical phase. This is achieved by actively promoting an atmosphere of mutual respect on two fundamental components:

- STA's thorough knowledge and control of the contract requirements.
- The direct active involvement of key STA staff members who designed the project throughout the project delivery process.

Administration of the project during the construction phase will include the following components:

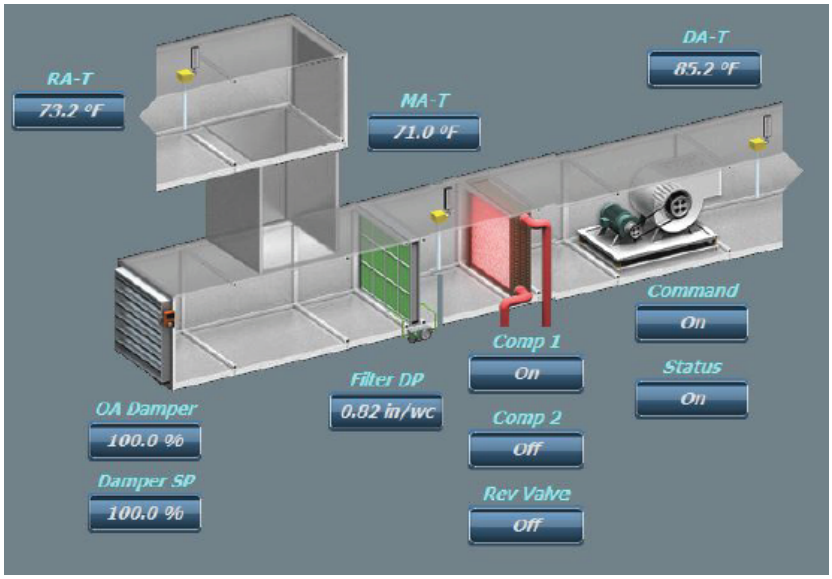
- Review shop drawings & submittals
- Production of color and finish board for owner approval
- Timely responses to RFI & CCR
- Monitoring project schedule and project cost
- Certify payment application according to the schedule of values
- Observe construction for conformance with contract documents
- Prepare punch-list
- Administration of closeout process
- As-built drawings (if included in contract).

Task 12 - Project Close-out, Commissioning, Certification, and FF&E Coordination

STA will review and observe the completeness of the project and issue certificates of Substantial and Final Completion. The Design Team will also be available for one warranty walk-through within one year of completion. Additionally, if the project scope contains services such as commissioning, furniture installation coordination, or green building certifications (if desired), our team (including engineering consultants) will continue to perform complete services beyond the occupancy of the project until our commitments are complete to the owner's satisfaction and as outlined in our contractual agreement or task order authorization.







BOTTOM RIGHT IMAGE: EXAMPLE OF A MECHANICAL SYSTEMS DIAGRAM FROM A BUILDING COMMISSIONING REPORT, DOCUMENTING THE FUNCTIONALITY OF VARIOUS CONTROL SOFTWARE.

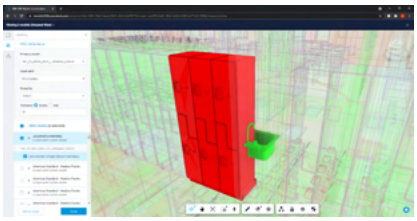
QUALITY CONTROL METHODOLOGY

During the design phase, Straughn Trout's Standard Operating Procedure is to have one of the firm's Principals that is not directly involved with the project perform a QA/QC review of each milestone deliverable, reviewing each package with the simple mantra that "every line means something." This, coupled with our integrated design process--with all team members fully engaged in the project software (Autodesk Revit AEC and BIM 360 Document Management web-based project portal), which provide the latest project information to be at their fingertips. This allows team members to see--in real time--the current status of the Building Information Model (BIM) and document any design issues or conflicts. We design with thorough analysis by all team members, and conduct this with clarity in thought. A basic truth is that good design results from creative solutions that reflect a constant awareness of the client's project requirements or standards.

Each member of our design team staff has hands-on experience with Building Information Modeling (BIM). They have been trained and tested on their Autodesk Revit skills and take part in continuing education related to sharpening individual BIM skills. Our team continues to play ahead of the curve by regularly attending software seminars and employing staff with a wide range of modeling capabilities. In doing so, we are better prepared to serve our clients. Our BIM management process includes monitoring the progression of model creation, running weekly audits, and ensuring that all models are healthy and communicating with all parties. The multi-dimensional capabilities of our team are applied during the initial design process, rendering development, fly-through movies, and physical models to clearly communicate the design intent to all constituents. We understand how important it is to engage an Architect with the ability to design projects utilizing BIM, for all those involved on a project. In-house and with our full team of professional consultants, our firm utilizes BIM360 / Autodesk Cloud technology to enhance and facilitate all aspects of the project delivery process for design and construction.

Well-coordinated BIM models and project documents are imperative to a project's success and are considered "proactive" Quality Control. STA will collaborate with all consultants and representatives from the City of Wildwood to articulate a detailed BIM Execution Plan that identifies project team responsibilities, deliverable timelines, model management, and level of detail requirements for all disciplines, coordination and clash detection requirements, and closeout/as-built deliverables to the Client. Autodesk Revit (current version) and BIM360 / Autodesk Cloud will be the design team's cloud-based model collaboration platform. The detail of our design progression at various phases will be driven by the level of design determined by the Owner and project team.

Construction managers (and some sub-contractors) are increasingly requesting access to our Revit BIM model data well before the construction phase of a project. As approved by the owner, we welcome this opportunity for the constructors to understand the project's key design principles, clarify the owner's goals, and participate in an integrated design process leveraging early contributions of field knowledge and maximizing project value. Using Autodesk Build (or other cloud-based construction platforms), the design team can seamlessly collaborate and execute projects on time and on budget, as well as reduce any potential clashes that may take place as the design phases progress as well as throughout construction. Using a "sister" Autodesk software called NavisWorks, our team can audit the BIM models and detect spatial conflicts or highlight where additional coordination may be required. The screenshot image below was taking from a recent Straughn Trout project audit - the green hand sink was misaligned in the base cabinetry and was "clashing" with the location of the lockers in the corridor on the other side of the wall.



VIRTUAL REALITY

As innovative thinkers, we are consistently developing new ways to engage and serve our clients. The virtual tools listed below are now frequently utilized by our team throughout the design process; by developing real-time Virtual Reality walk-throughs of designs (either in our office or delivered directly to a cell phone via a web link), utilizing mood boards for design inspiration, and collaborative brainstorming. STA has found these tools to be of exceptional value to our clients, particularly in building expansions and/or renovation projects to best communicate concepts an enhance project outcomes. This software and process was utilized by several stakeholders throughout the design process and construction of the AdventHealth Fieldhouse and Conference Center in Winter Haven, Florida. The 85,000 SF major addition connected to existing spaces; this tool proved to be critical in communicating the facility design to stakeholders.

The VR experience is also available via cloud-based web-links or distributed executable files when in-person meetings are not feasible. Using a browser-based platform on a modern desktop or workstation, stakeholders can "walk through" the proposed design in a traditional "video game" fashion. This allows for each individual to focus on areas of the project that concern them the most. Additionally, our clients have found great value in the ability to use their mobile device to access a personal 3D panoramic experience by way of a simple QR code link like the one to the right [TRY IT!] which highlights an evening shot of the exterior entry at Polk County's new Northeast Government Center.





QUALITY CONTROL METHODOLOGY (CONT.)

Additionally, our design team recognizes the importance of budget and cost-control methods as a means of quality control; on projects of this size and scope, we treat financial elements as an integrated process throughout the design phase. Attention to detail, well thought-out construction methods, and working closely with construction managers allows our projects to arrive consistently at or under budget. Consistent communication with industry experts and construction partners allows STA to design effective projects for our clients and fully leverage the project budget to its most efficient potential.

When effective, a best-practice employed by STA for projects such as the Wildwood Recreation & Community Outreach Center is to work with a cost estimator during the design phase (before a contractor is selected). This ensures the most accurate prediction of resource costs for the life of a project. While this is expertise is not required of the project, our firm has found cost estimating services to provide immense value within the current volatile construction market. We encourage early dialogue with construction trades in order to better understand the means that may serve as critical items within the project. For this project, our team would work with Cost Management, Inc. (CMI), whose recent experience with similar facilities will prove greatly beneficial to ensuring the final cost (GMP) remains within budget. The cost estimating team will do a detailed take-off of all elements, including mechanical and electrical systems, and field the local market for up-to-date market pricing at each milestone estimate. The team will then present its estimates to the City of Wildwood and the design/construction team in a side-by-side format, identifying if cost changes are related to the scope or market pricing updates. They will then lead the design team through cost-work sessions that align the scope with the City's budget. This unique and practical approach is the marriage of three disciplines: cost consulting, estimating, and value engineering through the use of cutting-edge software tools. These cost control methods are the most accurate method for design stage cost management. STA recently worked with a CMI in conjunction with the CMAR on the Northeast Polk County Government Center, which began construction in January 2021. By employing these cost control methods, the project GMP remains under budget even amidst the volatile labor and materials market related to COVID-19 and supply chain factors.

Alternative, if a cost estimator is not utilized, STA always employs strategies to ensure our designs meet client budget expectations. As a fundamental rule of our architectural practice, clients play an integral role in the design process. On any project, our clients become members of the design team from day one. We engage in meaningful conversations that build relationships, develop trust, and create a transparent design experience. We work with our clients to determine what project components hold the most value and then evaluate that against the CM's project estimate. A construction budget is established, and a design target is utilized as a basis for design decisions. We design for solutions that fit the project's core goals, giving careful consideration to costs beyond aesthetics, including life-cycle costs and operational expenses, among other factors. Our designers work in tandem with the entire team--project managers, Owner, contractor, engineers, etc.--to make clear decisions before moving forward with design systems and components, understanding that those solutions will carry throughout the design process. Schedules, materials, and other resources are closely monitored and revisited. A critical component of this delivery method is to plan the work; work the plan; and plan again.





Project Example 1 - AdventHealth Fieldhouse and Conference Center: As part of our Quality Control process throughout design phases, our team leans in on state-of-the-art tools that allow our design team to have fluid digital workflows, as well as communicate design features to clients, stakeholders, and construction teams. We employ a regularly monitored and updated BIM Execution Plan, and drawings are reviewed for accuracy and details weekly. Specifically, during the design of the AdventHealth Fieldhouse and Conference Center (a major renovation and expansion), our team utilized virtual reality (based on our BIM drawings) to communicate massing, spatial adjacencies, and floor plan options with project stakeholders, allowing our team to collect design comments based on real-time progress.

Project Example 2 - Lake Crago Outdoor Recreation Complex: The Quality Control strategies outlined in this section became paramount as construction of this project continued through the early months of the COVID-19 pandemic and the related inherent challenges. The project schedule, wavering material costs + availability, labor, and other resources were closely monitored. High-priority shop drawings were released early and revisited at each construction meeting. Through constant communication with the Construction Manager and client, there were no delays in the project. Though these strategies play a part in every project, constant communication and open, transparent conversations allowed this particular project to be completed on-time and on-budget, regardless of environmental and social factors at bay.

B8

Joint Venture



Southeastern University Welcome & Administration Center, Lakeland, FL | Experience of Jon Kirk, AIA, Principal at Straughn Trout Architects

JOINT VENTURE INFORMATION

The proposing team NOT a joint venture; non-applicable.

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B9
References



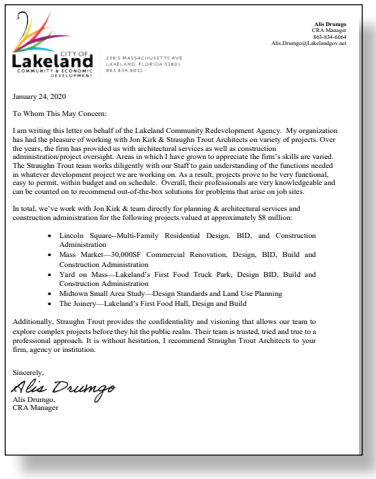
AdventHealth Fieldhouse & Conference Center, Winter Haven, FL | Straughn Trout Architects

AIA Tampa Bay - People's Choice Award - 2020; AIA Tampa Bay Commercial Design - Merit Award, 2021

REFERENCES

The following references are presented as a representative example of successful relationships and projects STA has executed over the past decades of practice. These clients represent only a sampling of the vast amount of public and municipal facilities STA has worked successfully with throughout the Central Florida region.

REFERENCE		WORK PERFORMED
CITY OF Lakeland www.lakelandgov.net	Mr. Richard Baker Deputy Director, Parks, Recreation, & Culture, City of Lakeland 228 S. Massachusetts Ave., Lakeland, Florida 33801 (t) 863.834.6035 (e) pamela.page@lakelandgov.net	*STA has performed the full scale of architectural design services described in the Scope of Work for this project on multiple projects for this client, including pre-design, design, permitting, and construction administration.*
WINTER HAVEN The Chain of Lakes City	T. Michael Stavres (Deputy) City Manager, City of Winter Haven 451 Third St. NW, Winter Haven, Florida 33881 (t) 863.291.2600 (e) mstavres@mywinterhaven.com	*STA has performed the full scale of architectural design services described in the Scope of Work for this project on multiple projects for this client, including pre-design, design, permitting, and construction administration.*
FLORIDA POLYTECHNIC UNIVERSITY	Mr. David Calhoun Asst. VP, Facilities & Safety Services, Florida Polytechnic University 4700 Research Way, Lakeland, Florida 33805 (t) 863.874.8660 (e) dcalhoun@floridapoly.edu	*STA has performed the full scale of architectural design services described in the Scope of Work for this project on multiple projects for this client, including pre-design, design, permitting, and construction administration.*



January 24, 2020

To Whom This May Concern:

I am writing this letter on behalf of the Lakeland Community Redevelopment Agency. My organization has had the pleasure of working with Jon Kirk & Straughn Trout Architects on variety of projects. Over the years, the firm has provided us with architectural services as well as construction administration/project oversight. Areas in which I have grown to appreciate the firm's skills are varied. The Straughn Trout team works diligently with our Staff to gain understanding of the functions needed in whatever development project we are working on. As a result, projects prove to be very functional, easy to permit, within budget and on schedule. Overall, their professionals are very knowledgeable and can be counted on to recommend out-of-the-box solutions for problems that arise on job sites.

In total, we've work with Jon Kirk & team directly for planning & architectural services and construction administration for the following projects valued at approximately $8 million:

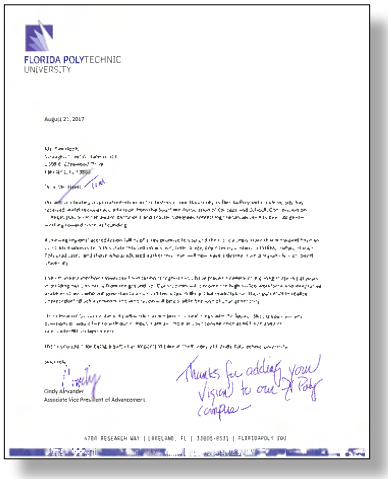
- Lincoln Square--Multi-Family Residential Design, BID, and Construction Administration
- Mass Market—30,000SF Commercial Renovation, Design, BID, Build and Construction Administration
- Yard on Mass—Lakeland's First Food Truck Park, Design BID, Build and Construction Administration
- Midtown Small Area Study—Design Standards and Land Use Planning
- The Joinery—Lakeland's First Food Hall, Design and Build

Additionally, Straughn Trout provides the confidentiality and visioning that allows our team to explore complex projects before they hit the public realm. Their team is trusted, tried and true to a professional approach. It is without hesitation, I recommend Straughn Trout Architects to your firm, agency or institution.

Sincerely,

Alis Drumgo

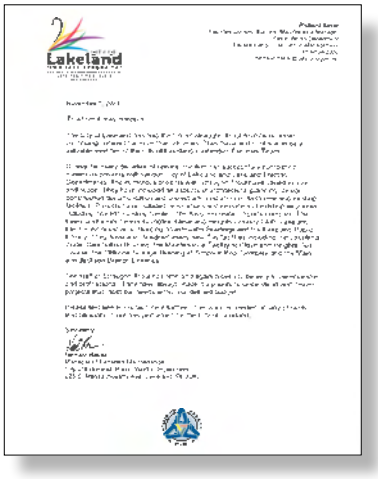
Alis Drumgo,
CRA Manager



August 21, 2017

Thanks for adding your vision to our campus

Cindy Alexander
Associate Vice President of Advancement



"...The Straughn Trout team **works diligently** with our Staff to gain understanding of the functions needed in whatever development projects we are working on... projects prove to be very **functional, easy to permit, within budget, and on schedule**."

- Alis Drumgo
Former CRA Manager, City of Lakeland

"...you have played a **central role** during these initial years in building our university **from the ground up**... I look forward to our continued partnership as we take our next steps into the future."

- Cindy Alexander
Former Associate VP of Advancement, Florida Polytechnic University

"...[Straughn Trout] continue to be a valuable member of the City of Lakeland's extended Facilities Team... **They have always made it a priority to understand & deliver projects that meet our needs within our defined budget.**"

- Richard Baker
Manager of Facilities Mgmt., City of Lakeland

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B10
Minority Business Enterprise (MBE)



Lake Crago Outdoor Recreation Complex, Lakeland, Florida | Experience of Jon Kirk, AIA, Principal at Straughn Trout Architects
AIA Tampa Bay Commercial Design - Honor Award, 2021
AIA Florida - Merit Award, Masonry - 2022
Masonry Association of Florida, Inc. - Masonry Excellence - Merit Award, 2022

MINORITY BUSINESS ENTERPRISE (MBE) - STATEMENT

Although Straughn Trout Architects is not a Women-Owned, Minority, or otherwise Disadvantaged Business Enterprise, we take great strides to diversify both our office staff and our consultant teams at all levels.

Straughn Trout Architects is recognized as a Small Emerging Business by multiple entities. Additionally, the firm has been recognized as Small Business of the Year by the Lakeland Chamber of Commerce. STA's staff of 16 includes 7 (44%) women and 25% bilingual with representation from multiple countries and backgrounds. Architectural design staff at STA have been involved in various programs, such as Women in Architecture, the Young Architects Forum, and the Young Architects Conference. Individual development gained through these programs builds and encourages an ever-evolving culture of diversity within the firm.

We believe that different perspectives from people of different backgrounds paint a canvas of ideas with bolder, brighter colors. The combined creativity is exponential. Together, we're committed to designing a more vibrant, dynamic world, and we are committed to moving beyond socially constructed barriers and stereotypes and toward an open, united, productive society.

We actively seek a diverse staff. We benefit as a company and as individuals, and the work is better, because of our staff's diverse backgrounds, viewpoints, and lived experiences. We value diversity at all levels and continually challenge ourselves to reflect this value in our actions. Diversity includes but is not limited to race, ethnicity, sexual orientation, gender identification, socio-economic status, experience, ability and disability, age, religion, geography or national origin, ideology, perspective, and more.

We find that mentoring staff is a key to enabling both recent graduates, as well as seasoned architects to define and realize their professional goals. Through a set of working groups, formal assessments, as well as one-on-one engagement we strive to help our staff advance in the field of architecture.

Our efforts go beyond staff diversity. We actively seek to:

-Purchase more goods and services from diverse suppliers;

-Engage a diverse pool of consultants, contractors, and advisors;

-Elevate the voices of individuals and organizations not always heard in architecture and design;

-Ensure that our architecture and design considers and supports a broad diversity of organizations and helps to address historic and structural inequities.

For this project with the City of Wildwood, our firm has engaged Cost Management, Inc. (CMI) as a consultant. STA has worked with CMI on three major projects and finds their expertise to be an extremely valuable component of our teaming proposition .

COST MANAGEMENT INC.


State of Florida

Minority Business Certification

Cost Management Inc.

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
09/28/2021 to 09/28/2023

Jonathan R. Satter, Secretary
Florida Department of Management Services

Department of MANAGEMENT SERVICES
Office of Supplier Diversity

Office of Supplier Diversity
4050 Esplanade Way, Suite 380
Tallahassee, FL 32399
850-487-0915
www.dms.myflorida.com/osd

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C

Additional Requirements



AdventHealth Fieldhouse & Conference Center, Winter Haven, FL | Straughn Trout Architects

AIA Tampa Bay - People's Choice Award - 2020; AIA Tampa Bay Commercial Design - Merit Award, 2021

PROPOSER'S CERTIFICATION

Submit To: City of Wildwood 100 N Main Street Wildwood, FL 34785 352-330-1330		CITY OF WILDWOOD REQUEST FOR QUALIFICATON (RFQ) CERTIFICATION AND ADDENDA ACKNOWLEDGMENT
DUE DATE:	**DUE TIME:**	**RFQ # 2023-02**
TITLE: Recreation and Community Outreach Center for Dr. MLK Jr. Park		
FIRM NAME: **Straughn Trout Architects, LLC**		**PHONE NUMBER:** **863.665.6205**
FIRM MAILING ADDRESS: **2005 E. Edgewood Drive**		**FAX NUMBER:** **N/A**
CITY/STATE/ZIP: **Lakeland, Florida 33803**		**E-MAIL ADDRESS:** **tim@straughntrout.com; marketing@straughntrout.com**

"I, the undersigned, certify that I have reviewed the addenda listed below (list all addenda received to date). I understand that timely commencement will be considered in award of this RFQ and that cancellation of award will be considered if commencement time is not met, and that untimely commencement may be cause for termination of contract. I further certify that the services will meet or exceed the RFQ requirements. I, the undersigned, declare that I have carefully examined the RFQ, specifications, terms and conditions as applicable for this Request, and that I am thoroughly familiar with all provisions and the quality and type of coverage and services specified. I further declare that I have not divulged, discussed, or compared this RFQ with any other Offeror and have not colluded with any Offerors or parties to an RFQ whatsoever for any fraudulent purpose."

#1 - 11/30/22				
Addendum #	Addendum #	Addendum #	Addendum #	Addendum #

"I certify that this quote is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting an RFQ for the same material, supplies, equipment or services and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this RFQ and certify that I am authorized to sign this response and that the offer is in compliance with all requirements of the RFQ, including but not limited to certification requirements. In conducting offers with an agency for the CITY OF WILDWOOD, respondent agrees that if this RFQ is accepted, the respondent will convey, sell, assign, or transfer to the City of Wildwood all rights, title and interest in and to all causes of action it may now or hereafter acquire under the anti-trust laws of the United States for price fixing relating to the particular commodities or services purchased or acquired by the CITY. At the CITY'S discretion, such assignment shall be made and become effective at the time the purchasing agency renders final payment to the respondent."

Timothy J. Hoeft, AIA | Managing Principal		**December 9, 2022**
Authorized Agent Name, Title (Print)	Authorized Signature	Date

This form must be completed and returned with your Submittal

QUALIFICATIONS FORM FOR CITY OF WILDWOOD

Name of Firm Submitting Qualifications **Straughn Trout Architects, LLC**

Name of Person Submitting Qualifications **Timothy J. Hoeft, AIA**

PROPOSER ACKNOWLEDGMENT

"The undersigned hereby declares that he/she has informed himself/herself fully regarding all conditions to the work to be done, and that he/she has examined the RFQ and Specifications for the work and comments hereto attached. The FIRM proposes and agrees, if this submission is accepted, to contract with the City of Wildwood to furnish all necessary materials, equipment, labor and services necessary to complete the work covered by the RFQ and Contract Documents for this Project. The FIRM agrees to accept in full compensation for each item the prices named in the schedules incorporated herein."

Signature

December 9, 2022
Date

#2023-02
RFQ Number

[__] Check if exception(s) or deviation(s) to Specifications. Attach separate sheet(s) detailing reason and type for the exception or deviation.

This document must be completed and returned with your Submittal

Statement of Terms and Conditions For RFPs, RFQs, and Bid

PUBLIC ENTITY CRIME: A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a qualifications/Bid on a contract to provide any goods or services to a public entity, for the construction or repair of a public building or public work, may not submit Qualifications/Bids on leases of real property to a public entity, may not be awarded or perform work as a Consultant, supplier, subconsultant, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

INDEMNIFICATION: The consultant shall indemnify and hold harmless the City of Wildwood and their elected officials, employees, agents, representatives, and volunteers from and against any and all claims, damages, losses and expenses, (including legal costs), or liabilities based on third party claims of injury to persons or damage to property arising out of or resulting, in whole or in part, from a negligent act or omission or willful misconduct of consultant or its employees, Subcontractors, agents or representatives.

PROHIBITION OF LOBBYING: During the blackout period which is, the period between the time the submittals for Invitation to Bid or the Request for Proposals, or Qualifications, or information, as applicable, are received at Contracts / Purchasing and the time the City awards the contract, no proposer, no lobbyist, principal, or other person may lobby, on behalf of a competing party in a particular procurement matter, any member of the City, or any City employee other than Jason McHugh in writing via email to jmchugh@wildwood-fl.gov. Violation of this provision may result in disqualification of violating party. All questions regarding this Request for Proposals (RFQ) or Invitation to Bid (BID) must be submitted in writing to the contact listed in the solicitation or the City Clerk.

ANTI TRUST LAWS: By submission of a signed RFQ or BID, the successful vendor acknowledges compliance with all antitrust laws of the United States and the State of Florida, in order to protect the public from restraint of trade, which illegally increases prices.

CONFLICT OF INTEREST: The award of the contract hereunder is subject to the provisions of Chapter 112 of the Florida Statutes. Vendors shall disclose the name of any Officer, Director, Partner, Associate, or Agent who is also an Officer, Appointee, or Employee of any of the City's at the time of the RFP, RFQ or BID, or at the time of occurrence of the Conflict of Interest thereafter.

INTERPRETATION, CLARIFICATIONS AND ADDENDA: No oral interpretations will be made to any vendor as to the meaning of the RFQ/BID Contract Documents. Any inquiry or request for interpretation received by Jason McHugh via email to jmchugh@wildwood-fl.gov before the date listed herein will be given consideration. All such changes or interpretations will be made in writing in the form of an addendum and, if issued, will be distributed at or after the Pre-Proposals/Pre-Bid Conference, mailed or sent by available or electronic means to all attending prospective Submitters prior to the established RFQ/BID opening date. Each respondent shall acknowledge receipt of such addenda in the space provided. In case any Proposer/Bidder fails to acknowledge receipt of such addenda or addendum, his offer will nevertheless be construed as though it had been received and acknowledged and the submission of his bid will constitute acknowledgment of the receipt of same. All addenda are a part of the RFQ/BID FORMS and each Proposer/Bidder will be bound by such addenda, whether or not received by him. It is the responsibility of each proposer/bidder to verify that he has received all addenda issued before RFQ's/BID's are opened. In the case of unit price items, the quantities of work to be done and materials to be furnished under this RFP/RFQ/BID Contract are to be considered as approximate only and are to be used solely for the comparison of RFP's/RFQ's/BID's received. The City and/or his consultant do not expressly or by implication represent that the actual quantities involved will correspond exactly therewith; nor shall the Vendor plead misunderstanding or deception because of such estimate or quantities of work performed or material furnished in accordance with the Specifications and/or Drawings and other Proposals/Bid Documents, and it is understood that the quantities may be increased or diminished as provided herein without in any way invalidating any of the unit or lump sum prices bid.

GOVERNING LAWS AND REGULATIONS: The vendor is required to be familiar with and shall be responsible for complying with all federal, state and local laws, ordinances, rules and regulations that in any manner affect the work.

PROPRIETARY/CONFIDENTIAL INFORMATION: Vendors are hereby notified that all information submitted as part of, or in support of RFP's/RFQ's/BID's, will be available for public inspection ten days after opening of the RFQ's/BID's or until a short list is recommended whichever comes first, in compliance with Chapter 119, and 287 of the Florida Statutes. All RFP's/RFQ's/Bids submitted in response to this solicitation become the property of the City. Unless information submitted is proprietary, copy written, trademarked, or patented, the City reserves the right to utilize any or all information, ideas, conceptions, or portions of any RFP/RFQ/BID, in its best interest.

TAXES: The City of Wildwood is exempt from any taxes imposed by the State and/or Federal Government. Exemption certificates will be provided upon request.

NON-COLLUSION DECLARATION: By signing this RFQ/BID, all Vendors shall affirm that they shall not collude, conspire, connive or agree, directly or indirectly, with any other Proposer, firm, or person to submit a collusive or sham Proposals in connection with the work for which their RFP/RFQ/BID has been submitted; or to refrain from Bidding in connection with such work; or have in any manner, directly or indirectly, sought by person to fix the price or prices in the RFP/RFQ/BID or of any other Bidder, or to fix any overhead, profit, or cost elements of the RFQ/BID price or the RFP/RFQ/BID price of any other Bidder, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against any other Bidder, or any person interested in the proposed work.

PROPOSER RESPONSIBILITY: Invitation by the City's to vendors is based on the recipient's specific request or as the result of response by the public to the legal advertisements required by State law. Firms or individuals submit their responses on a voluntary basis, and therefore are not entitled to compensation of any kind.

CITYSHIP OF SUBMITTALS: All responses, inquiries or correspondence relating to or in reference to this RFQ/BID, and all other reports, charts, displays, schedules, exhibits and other documentation submitted by the vendors will become the property of the City. Reference to literature submitted with a previous RFP/RFQ/BID will not relieve the Bidder from including any required documents with this RFP/RFQ/BID.

EXAMINATION OF BID DOCUMENTS: Each Bidder shall carefully examine the RFP/RFQ/BID Document to ensure all pages have been received, all drawings and/or Specifications and other applicable documents are included, and shall inform himself thoroughly regarding any and all conditions and requirements that may in any manner affect cost, progress or performance of the work to be performed under the Contract. Ignorance on the part of the FIRM will in no way relieve him of the obligations and responsibilities assumed under the Contract.

VENDOR RESPONSIBILITY: Vendors are fully and completely responsible for the labeling, identification and delivery of their submittals. The City of Wildwood will not be responsible for any mislabeled or misdirected submissions, nor those handled by delivery persons, couriers, or the US Postal Service.

DRUG FREE WORKPLACE: **All Proposers/Bidders shall submit the enclosed, duly signed and notarized form entitled "Drug Free Workplace Certificate". The Drug Free Workplace Vendor shall have the burden of demonstrating that his program complies with Section 287.087 of the Florida Statutes, and any other applicable state law.**

This document must be completed and returned with your Submittal

THE CITY OF WILDWOOD, is a political subdivision of the State of Florida, and reserves the right to cancel an RFQ and to reject any and/or all submittals, reserve the right to waive any and all informalities or irregularities, to re-advertise with either the identical or revised specifications, and reserve the right to award contracts and/or in the best interest of the City. Submittals not meeting stated minimum terms and qualifications may be rejected by the City as non-responsive. The City reserves the right to reject any or all submittals without cause. The City reserves the right to reject the submission of any Vendor in arrears or in default upon any debt or contract to the City, or who has failed to perform faithfully any previous contract with the City's or with other governmental agencies.

PUBLIC RECORDS LAW: Correspondence, materials and documents received pursuant to this RFQ/BID become public records subject to the provisions of Chapter 119, Florida Statutes.

VERIFICATION OF TIME: Verizon time is hereby established as the Official Time of the City's.

PREPARATION OF PROPOSALS/BIDS:

Signature of the Bidder: The Bidder must sign the RFQ/BID FORMS in the space provided for the signature. If the Proposer/Bidder is an individual, the words "doing business as _____," must appear beneath such signature. In the case of a partnership, the signature of at least one of the partners must follow the firm name and the words, "Member of the Firm" should be written beneath such signature. If the Proposer/Bidder is a corporation, the title of the officer signing the RFQ/BID on behalf of the corporation must be stated and evidence of his authority to sign the RFQ/BID must be submitted. The Proposer/Bidder shall state in the RFQ/BID FORMS the name and address of each person interested therein.

Basis for Bidding: The price proposed for each item shall be on a lump sum or unit price basis according to specifications on the RFP/RFQ/BID FORM. The proposed prices shall remain unchanged for the duration of the Contract and no claims for cost escalation during the progress of the work will be considered, unless otherwise provided herein.

Total Proposed Price/Total Contract Sum Proposed: If applicable, the total price bid for the work shall be the aggregate of the lump sum prices proposed and/or unit prices multiplied by the appropriate estimated quantities for the individual items and shall be stated in figures in the appropriate place on the RFP/RFQ/BID FORM. If there is a discrepancy on the RFP/RFQ/BID FORM due to unit price extensions or additions, the corrected extensions and additions shall be used to determine the project bid amount.

TABULATION: Those wishing to receive an official tabulation of the results of the opening of this RFP/RFQ/BID are to submit a self-addressed, stamped business size (No. 10) envelope, prominently marked on the front lower left side, with the RFQ identification. Tabulation requested by telephone, fax or electronic media will not be accepted.

OBLIGATION OF WINNING BIDDER: The contents of the RFP/RFQ/BID of the successful proposer/bidder will become contractual obligations if acquisition action ensues. Failure of the successful Proposer/Bidder to accept these obligations in a contract may result in cancellation of the award and such vendor may be removed from future participation.

AWARD OF BID: It is the City's intent to select a vendor within **sixty (60) calendar days** of the deadline for receipt of Proposals/Qualifications/Bids. However, Proposals/Qualifications/Bids must be firm and valid for award for at least **ninety (90) calendar days** after the deadline for receipt of the RFP/RFQ/BID.

ADDITIONAL REQUIREMENTS: The firms shall furnish such additional information as the City may reasonably require. This includes information which indicates financial resources as well as ability to provide the services. The City reserves the right to make investigations of the qualifications of the firm as it deems appropriate.

PREPARATION COSTS: The City shall not be obligated or be liable for any costs incurred by Proposers/Bidders prior to issuance of a contract. All costs to prepare and submit a response to this RFP/RFQ/BID shall be borne by the Proposer/Bidder.

TIMELINESS: All work will commence upon authorization from the City's representative. All work will proceed in a timely manner without delays. The Consultant shall commence the work UPON RECEIPT OF NOTICE TO PROCEED and/or ORDER PLACED (PURCHASE ORDER PRESENTED) and shall deliver in accordance to the terms and conditions outlined and agreed upon herein.

DELIVERY: All prices shall be FOB Destination, Sumter County, Florida, inside delivery unless otherwise specified.

ADDITIONAL SERVICES/PURCHASES BY OTHER PUBLIC AGENCIES ("PIGGY-BACK"):
The Vendor by submitting a Bid acknowledges that other Public Agencies may seek to "Piggy-Back" under the same terms and conditions, during the effective period of any resulting contract – services and/or purchases being offered in this Bid, for the same prices and/or terms proposed. Vendor has the option to agree or disagree to allow contract Piggy-Backs on a case-by-case basis. Before a Public Agency can Piggy-Back any contract, the Agency must first obtain the vendor's approval – without the vendor's approval, the seeking Agency cannot Piggy-Back.

PLANS, FORMS & SPECIFICATIONS: Bid Packages are available from the City Clerk. These packages are available for pickup or by mail. If requested to mail, the Proposer/Bidder must supply a courier account number (UPS, FedEx, etc.). Proposers/Bidders are required to use the official RFP/RFQ/BID FORMS, and all attachments itemized herein, are to be submitted as a single document. Any variation from the minimum specifications must be clearly stated on the RFQ/BID FORM and/or Exceptions/Deviations Sheet(s). Only one set of plans, forms, and specifications will be furnished each company or corporation interested in submitting a Proposals/bid. RFQ/BID FORM documents for this project are free of charge and are available on-line and are downloadable.

MANUFACTURER'S NAME AND APPROVED EQUIVALENTS: Any manufacturer's names, trade names, brand names, information and/or catalog numbers listed in a specification are for information and not intended to limit competition unless otherwise indicated. The Proposer/Bidder may offer any brand for which he is an authorized representative, which meets or exceeds the RFP/RFQ/BID specification for any item(s). If RFQ's/BID's are based on equivalent products, indicate on the RFP/RFQ/BID FORM the manufacturer's product name and literature, and/or complete specifications. Reference to literature submitted with a previous RFP/RFQ/BID will not satisfy this provision. The Proposer/Bidder shall explain in detail the reason(s) why the proposed equivalent will meet the specifications and not be considered an exception thereto. RFP/RFQ's/BID's which do not comply with these requirements are subject to rejection. RFP/RFQ's/BID's lacking any written indication of intent to quote an alternate brand will be received and considered in complete compliance with the specifications as listed on the RFQ/BID FORM. The City is to be notified, in writing, of any proposed changes in materials used, manufacturing process, or construction. However, changes shall not be binding upon the City unless evidenced by a Change Notice issued and signed by the City or designated representative.

QUANTITIES: The quantities as specified in this RFP/RFQ/BID are estimates only and are not to be construed as guaranteed minimums.

SAMPLES: Samples of items, when called for, shall be furnished free of expense, and if not destroyed may, upon request, be returned at the Proposer's/Bidder's expense. Each sample shall be labeled with the Proposer's/Bidder's name, manufacturer brand name and number, RFP/RFQ/BID number and item reference. Samples of successful Proposer's/Bidder's items may remain on file for the term of the contract. Request for return of samples shall be accompanied by instructions which include shipping authorization and must be received at time of opening. Samples not returned may be disposed of by the City within a reasonable time as deemed appropriate.

DOCUMENT RE-CREATION: Vendor may choose to re-create any document(s) required for this solicitation but must do so at his own risk. All required information in the original City format must be included in any re-created document. Submittals may be deemed non-responsive if required information is not included in any re-created document.

ACKNOWLEDGED:

December 9, 2022

(Signature and Date)

HOLD HARMLESS AGREEMENT

The FIRM agrees to hold the City of Wildwood harmless against all claims for bodily injury, sickness, disease, death or personal injury or damage to property or loss of use of property arising out of or resulting, in whole or in part, from a negligent act or omission or willful misconduct of consultant or its employees, Subcontractors, agents or representatives.

The FIRM shall purchase and maintain workers' compensation insurance for all workers' compensation insurance and employers' liability in accordance with Florida Statute Chapter 440.

The FIRM shall also purchase any other coverage required by law for the benefit of employees.

Required insurance shall be documented in Certificates of Insurance and shall be provided to the City representative requesting the service.

By signature upon this form the FIRM stipulates that he/she agrees to the Hold Harmless Agreement, and to abide by all insurance requirements.

Straughn Trout Architects, LLC
FIRM – Print Name

FIRM – Authorized Signature

RFQ #2023-02 / Rec. & Comm. Outreach Center.
Project Name

December 9, 2022
Date

The effective date of this Hold Harmless Agreement shall be for the duration of this project.

This document must be completed and returned with your Submittal

DRUG FREE WORKPLACE CERTIFICATE

I, the undersigned, in accordance with Florida Statute 287.087, hereby certify that,

Straughn Trout Architects, LLC
(print or type name of FIRM)

- Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above and specifying actions that will be taken against violations of such prohibition.
- Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
- Gives each employee engaged in providing commodities or contractual services that are under RFQ or bid, a copy of the statement specified above.
- Notifies the employees that as a condition of working on the commodities or contractual services that are under RFQ or bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, please or guilty or nolo contendere to, any violation of Chapter 1893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the work place, no later than five (5) days after such conviction, and requires employees to sign copies of such written (*) statement to acknowledge their receipt.
- Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
- Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the drug free workplace program.
- "As a person authorized to sign this statement, I certify that the above-named business, firm or corporation complies fully with the requirements set forth herein".

Authorized Signature

December 9, 2022
Date Signed

State of: Florida

County of: Polk

Sworn to and subscribed before me this 9th day of December, 2022

Personally known X or Produced Identification _____
(Specify Type of Identification)

Signature of Notary

My Commission Expires Jan. 15, 2024

(seal)

CANDICE HYATT
Notary Public, State of Florida
My comm. expires Jan. 15, 2024
Commission Number GG947588

This document must be completed and returned with your Submittal

SWORN STATEMENT TO SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES FORM

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to City of Wildwood
   By **Timothy J. Hoeft, AIA, Managing Principal**
   {print individual's name and title}

   for **Straughn Trout Architects, LLC**
   {print name of entity submitting sworn statement}

   whose business address is **2005 E. Edgewood Drive, Lakeland, Florida 33803**

   and (if applicable) its Federal Employer Identification Number (FEIN) is **59-3147882** (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____.)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), **Florida Statutes**, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), **Florida Statutes**, means a finding of guilt or a conviction of a public entity crime, with or without adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), **Florida Statutes**, means:

   a. A predecessor or successor of a person convicted of a public entity crime; or

   b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

   c. I understand that a "person" as defined in Paragraph 287.133(1)(e), **Florida Statutes**, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

   d. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **{indicate which statement applies.}**

   ✓ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners,

shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. **{attach a copy of the final order}**

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

{signature}

December 9, 2022

{date}

State of Florida

County of Polk

PERSONALLY APPEARED BEFORE ME, the undersigned authority, Timothy Hoefi, who after first being sworn by me, affixed his/her signature in the space provided above on this 9th day of December, 20 22

Attest: Candice Hyatt

Notary Public

My commission expires: Jan. 15, 2024

(Notary Seal)

CANDICE HYATT
Notary Public, State of Florida
My comm. expires Jan. 15, 2024
Commission Number GG 947588

This document must be completed and returned with your Submittal

Conflict of Interest Disclosure Form

I HEREBY CERTIFY that

1. I *(printed name)* Timothy J. Hoeft, AIA am the *(title)* Managing Principal and the duly authorized representative of the firm of *(Firm Name)* Straughn Trout Architects, LLC whose address is 2005 E. Edgewood Drive Lakeland, Florida 33803, and that I possess the legal authority to make this affidavit on behalf of myself and the firm for which I am acting; and,

2. Except as listed below, no employee, officer, or agent of the firm have any conflicts of interest, real or apparent, due to ownership, other clients, contracts, or interests associated with this project; and,

3. This bid qualification is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid qualification for the same services and is in all respects fair and without collusion or fraud.

EXCEPTIONS (List)

NONE.

Signature: _____

Printed Name: TIMOTHY J. HOEFT

FIRM Name: STRAUGHN TROUT ARCHITECTS, LLC

Date: 12-9-2022

State of Florida

County of Polk

Sworn to and subscribed before me this 9th day of December 20 22

Personally Known X

OR Produced Identification _____, Type of Identification _____

My Commission Expires Jan. 15, 2024

_____

(Printed, typed or stamped commissioned name of notary)

Candice Hyatt

CANDICE HYATT
Notary Public, State of Florida
My comm. expires Jan. 15, 2024
Commission Number GG947588

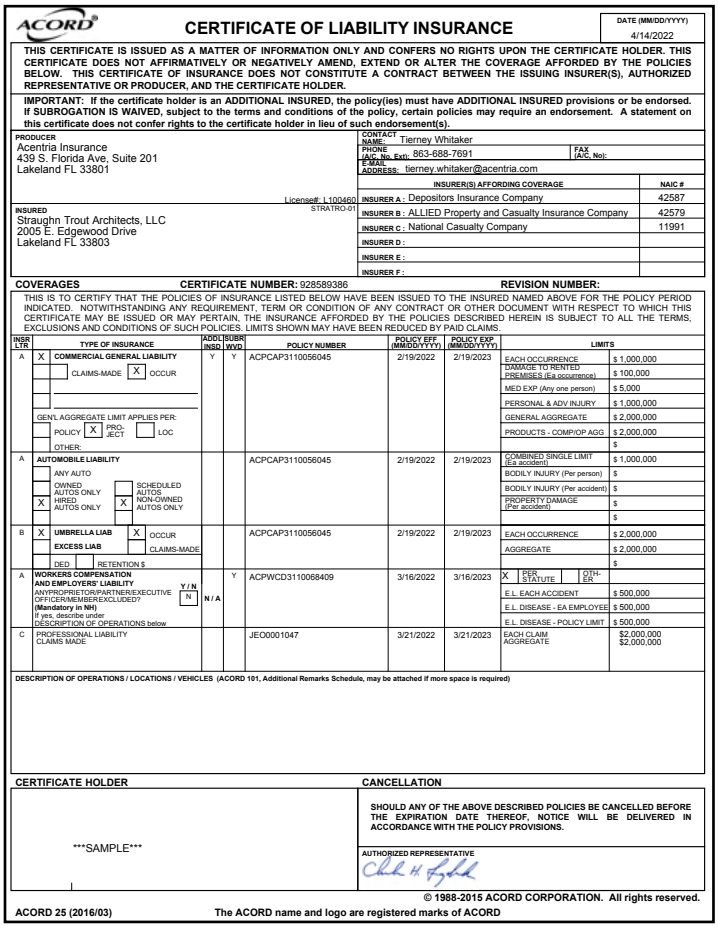
THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR QUALIFICATIONS PACKAGE

EXCEPTIONS OR DEVIATIONS

No applicable exceptions or deviations.

CERTIFICATE OF INSURABILITY (COI)

PRIME APPLICANT - STRAUGHN TROUT ARCHITECTS, LLC



ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 4/14/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Acentria Insurance
439 S. Florida Ave, Suite 201
Lakeland FL 33801

CONTACT NAME: Tierney Whitaker
PHONE (A/C, No, Ext): 863-688-7691 FAX (A/C, No):
E-MAIL ADDRESS: tierney.whitaker@acentria.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Depositors Insurance Company	42587
INSURER B : ALLIED Property and Casualty Insurance Company	42579
INSURER C : National Casualty Company	11991
INSURER D :	
INSURER E :	
INSURER F :	

License#: L100460 STRATRO-01

INSURED
Straughn Trout Architects, LLC
2005 E. Edgewood Drive
Lakeland FL 33803

COVERAGES CERTIFICATE NUMBER: 928589386 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	Y	Y	ACPCAP3110056045	2/19/2022	2/19/2023	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			ACPCAP3110056045	2/19/2022	2/19/2023	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
B	X UMBRELLA LIAB X OCCUR			ACPCAP3110056045	2/19/2022	2/19/2023	EACH OCCURRENCE	$ 2,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 2,000,000
	DED RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N		Y	ACPWCD3110068409	3/16/2022	3/16/2023	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N / N/A (Mandatory in NH)						E.L. EACH ACCIDENT	$ 500,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 500,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000
C	PROFESSIONAL LIABILITY CLAIMS MADE			JEO0001047	3/21/2022	3/21/2023	EACH CLAIM AGGREGATE	$2,000,000 $2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

SAMPLE

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD

Straughn Trout Architects, LLC

Current Professional Liability Insurance Coverage:
$2,000,000

Note: full-sized copy available upon request.

PROFESSIONAL LICENSES & REGISTRATIONS

PRIME APPLICANT - STRAUGHN TROUT ARCHITECTS, LLC

Architect of Record, Design Architect, Interiors:

STRAUGHN TROUT ARCHITECTS, LLC

Timothy J. Hoeft - Qualifying Agent for STA
FL Architecture License #AR96576
FL Interior Design License #ID6208
Jon Kirk - Principal-In-Charge/Design Architect
FL Architecture License #AR92116



Ron DeSantis, Governor
Halsey Beshears, Secretary
Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

HOEFT, TIMOTHY JOHN
STRAUGHN TROUT ARCHITECTS, LLC.
2005 EAST EDGEWOOD DRIVE
LAKELAND FL 33803

LICENSE NUMBER: AR96576
EXPIRATION DATE: FEBRUARY 28, 2023
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Halsey Beshears, Secretary
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KIRK, JONATHAN A
2005 E EDGEWOOD DR
LAKELAND FL 33803

LICENSE NUMBER: AR92116
EXPIRATION DATE: FEBRUARY 28, 2023
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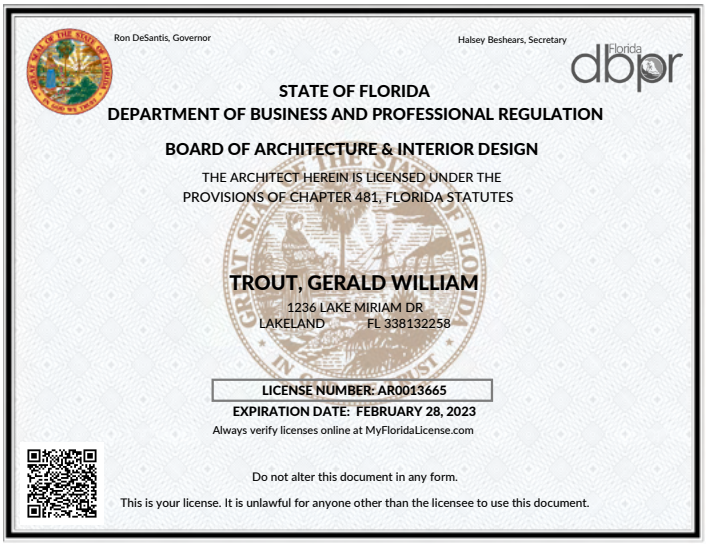

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Halsey Beshears, Secretary
Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

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TROUT, GERALD WILLIAM
1236 LAKE MIRIAM DR
LAKELAND FL 338132258

LICENSE NUMBER: AR0013665
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Melanie S. Griffin, Secretary
Florida dbpr

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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

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MAYETTE, KENNETH HILARION
12 LEANING PALM CT
PLANT CITY FL 33563

LICENSE NUMBER: AR102243
EXPIRATION DATE: FEBRUARY 28, 2023
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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

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PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

FRAZIER, LAURA K
1414 ROYAL FOREST LOOP
LAKELAND FL 33811

LICENSE NUMBER: ID5288
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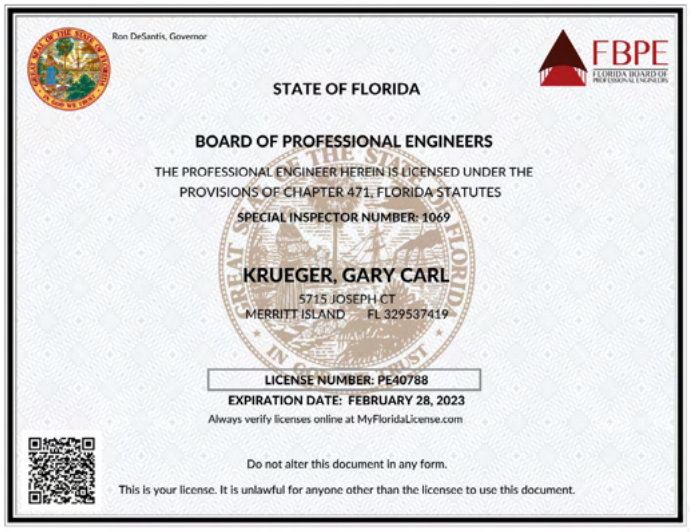
PROFESSIONAL LICENSES & REGISTRATIONS

CONSULTANT - TLC ENGINEERING SOLUTIONS, INC.

Structural + MEP/FP + Safety/Telecomm.:

TLC ENGINEERING SOLUTIONS
Michael Sheerin - Qualifying Agent for TLC
Professional Engineering License #PE49835
Structural - Gary Krueger #PE40788
Mechanical - Jim Mullen #PE66867
Energy Svcs - Mike Angell #PE83232
Electrical - John Riner #PE66867
Plumbing / Fire Protection - James Wamsley #PE50343
Security + A/V + Telecomm. - M. Moncef Hadiji #PE48022


Ron DeSantis, Governor
FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS
STATE OF FLORIDA
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
SPECIAL INSPECTOR NUMBER: 1069
KRUEGER, GARY CARL
5715 JOSEPH CT
MERRITT ISLAND FL 329537419
LICENSE NUMBER: PE40788
EXPIRATION DATE: FEBRUARY 28, 2023
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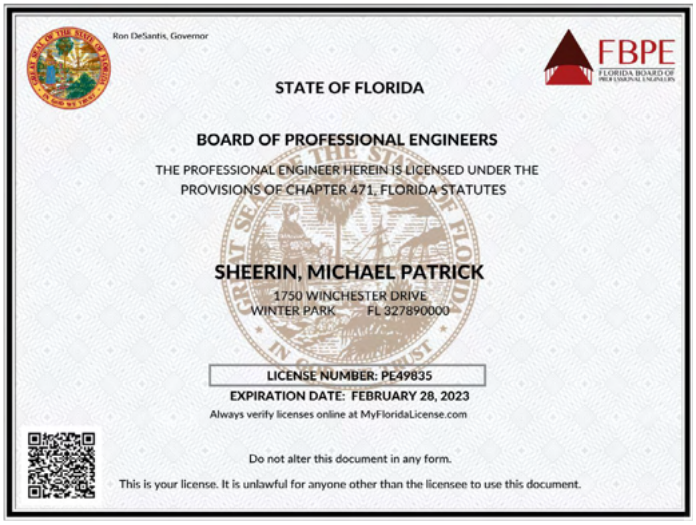
Ron DeSantis, Governor
FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS
STATE OF FLORIDA
BOARD OF PROFESSIONAL ENGINEERS
THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES
SHEERIN, MICHAEL PATRICK
1750 WINCHESTER DRIVE
WINTER PARK FL 327890000
LICENSE NUMBER: PE49835
EXPIRATION DATE: FEBRUARY 28, 2023
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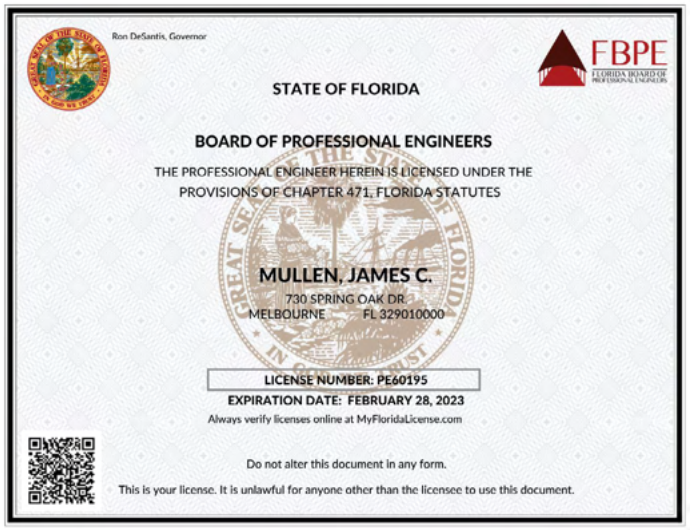
Ron DeSantis, Governor
FBPE FLORIDA BOARD OF PROFESSIONAL ENGINEERS
STATE OF FLORIDA
BOARD OF PROFESSIONAL ENGINEERS
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MULLEN, JAMES C.
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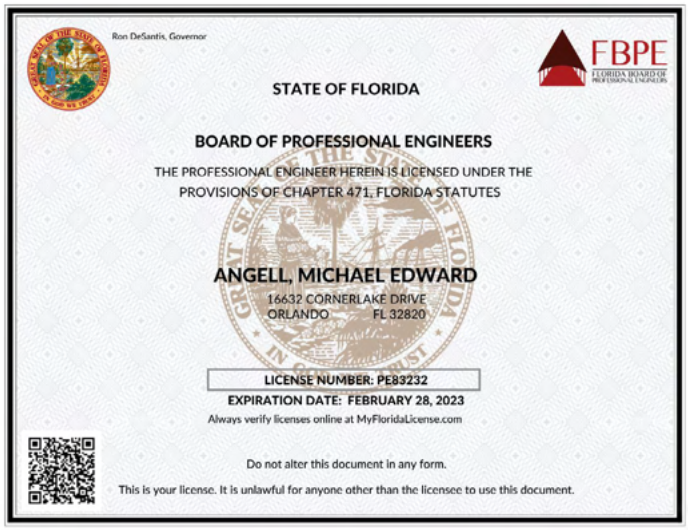
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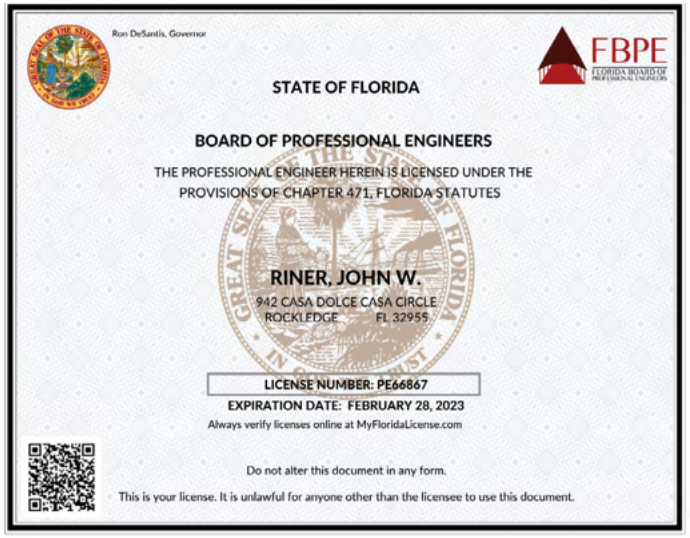
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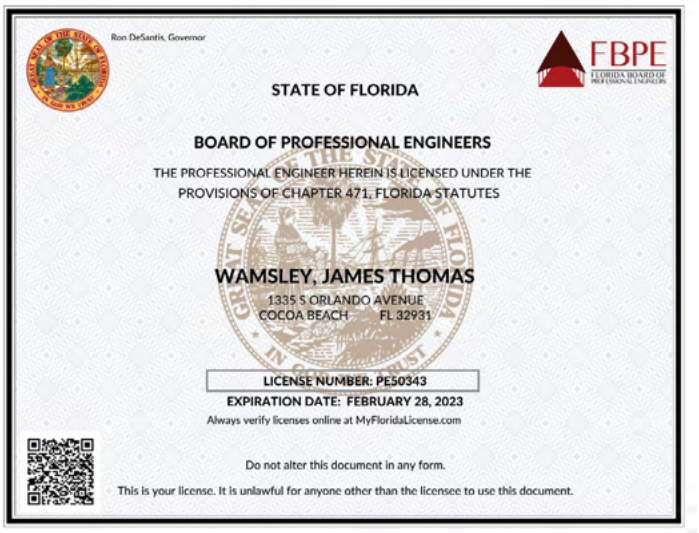
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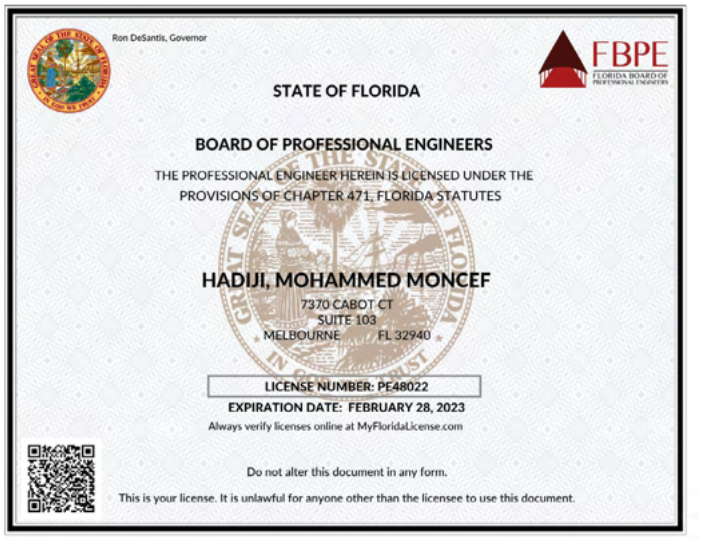
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SUITE 103
MELBOURNE FL 32940

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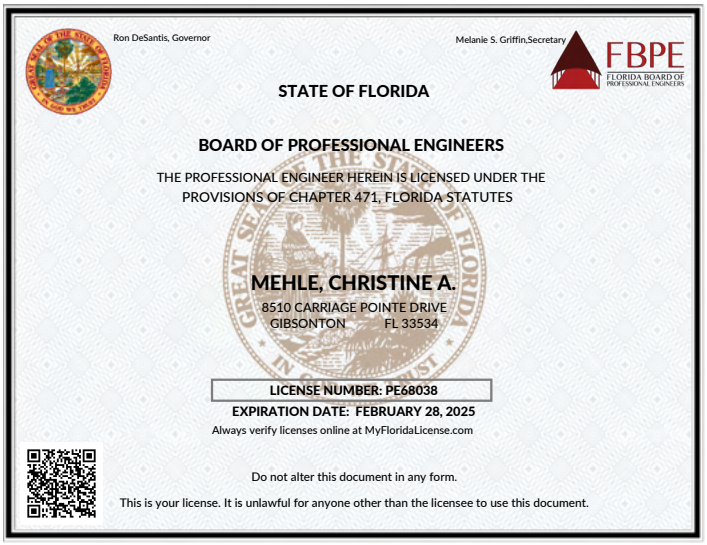
Civil/Enviro/Geo/Survey/GIS Engineer:

WSP USA - Environmental & Infrastructure
Christine Mehle - Qualifying Agent for WSP
Professional Engineering License #PE68038
Civil Engineer - David Butcher #PE55431
Geotechnical (as req.) - Brian Hathaway #PE60724

Evnrionmental Engineer - Kevin Shelton PWS #2814
Survey (as req.) - Charles Gardiner, #LS5046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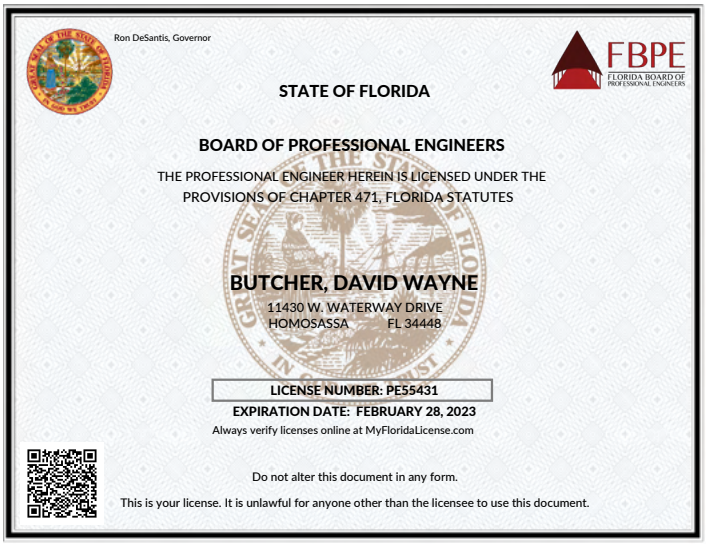
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GBCI

GREEN BUILDING CERTIFICATION INSTITUTE

HEREBY CERTIFIES THAT

Jonathan Kirk

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BY DEMONSTRATING THE KNOWLEDGE OF GREEN BUILDING PRACTICE REQUIRED FOR SUCCESSFUL IMPLEMENTATION OF THE LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN (LEED®) GREEN BUILDING RATING SYSTEM™.

June 26, 2009


LEED AP BD+C

GREEN BUSINESS CERTIFICATION INC. CERTIFIES THAT

Gary Krueger

HAS ATTAINED THE DESIGNATION OF

LEED AP® Building Design + Construction

by demonstrating the knowledge and understanding of green building practices and principles needed to support the use of the LEED green building program.

17618-AP-BD+C

25 NOV 2009

22 NOV 2021

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PRESIDENT & CEO, U.S. GREEN BUILDING COUNCIL
PRESIDENT & CEO, GREEN BUSINESS CERTIFICATION INC.


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GREEN BUILDING INITIATIVE

THE GREEN BUILDING INITIATIVE RECOGNIZES THAT

JUSTIN MULHOLLAN

HAS ATTAINED THE DESIGNATION OF

CERTIFIED GREEN GLOBES PROFESSIONAL

THROUGH SUCCESSFUL COMPLETION OF THE GREEN GLOBES PROFESSIONAL TRAINING PROGRAM
AIA COURSE NUMBER: GBIGGPTNOV13
AIA APPROVED FOR 5 LU/HSW HOURS

CERTIFIED ON
MAY 17, 2014

CONTINUING EDUCATION

PRESENTER
5410 SW MACADAM SUITE 150
PORTLAND OR 97239
503.274.0448
INFO@THEGBI.ORG


WELL AP

CREDENTIAL ID: WELL-AP-0000006332

ISSUED: Oct 13, 2017

VALID THROUGH: Oct 13, 2023

2101 L Street NW | Suite 500 | Washington, DC 20037

WELLcertified.com

WELL AP

GREEN BUSINESS CERTIFICATION INC.™ CERTIFIES THAT

JUSTIN MULHOLLAN

has attained the designation of

WELL AP

by demonstrating the knowledge and understanding of the interaction between health and wellness within the built environment and the implementation process for the WELL Building Standard™.

Rachel Hodgdon
President & CEO
International WELL Building Institute

Mahesh Ramanujam
President
Green Business Certification Inc.

Key LEED Accredited Staff:

Straughn Trout Architects
- Jonathan Kirk, LEED AP

TLC Engineering Solutions
- Gary Krueger, LEED AP BD+C
- John Riner, LEED AP BD+C
- Justin Mulhollan, LEED AP BD+C
- M. Moncef Hadiji, LEED AP BD+C
- James Wamsley, LEED AP BD+C
- James Peterkin, LEED AP

WSP USA
- David Butcher, LEED AP

Additional Green Globes Accredited Staff:

TLC Engineering Solutions
- Gary Krueger, GGP
- Michael Angel, GGP, GPCP
- M. Moncef Hadiji, GGP

WELL Accredited Professional:

TLC Engineering Solutions
- Justin Mulhollan, WELL AP

* STA will provide full-sized copies of all listed accreditations and credentials upon request.



AdventHealth Fieldhouse & Conference Center, Winter Haven, FL | Straughn Trout Architects

AIA Tampa Bay - People's Choice Award - 2020; AIA Tampa Bay Commercial Design - Merit Award, 2021



RFQ #2023-02

CITY OF WILDWOOD RECREATION AND COMMUNITY OUTREACH CENTER

ORIGINAL

DECEMBER 9, 2022

Wannemacher Jensen Architects, Inc.
132 Mirror Lake Dr. N, Unit 302, St. Petersburg, FL 33701

Jason Jensen, AIA, LEED AP, President
727.822.5566

RFQ COVER PAGE

Name of Firm, Entity or Organization:

Wannemacher Jensen Architects, Inc.

Federal Employer Identification Number (FEIN): 59-3150693

State of Florida License Number (If Applicable): AR94244

Name of Contact Person: Jason Jensen

Title: Principal

E-Mail Address: jason@wjarc.com

Mailing Address: 132 Mirror Lake Drive North, Unit 301

Street Address (if different): N/A

City, State, Zip: St. Petersburg, FL 33701

Telephone: (727) 822-5566 **Fax:** N/A

Organizational Structure – Please Check One:

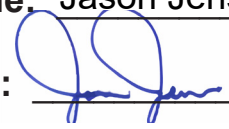
Corporation ☒ **Partnership** ☐ **Proprietorship** ☐ **Joint Venture** ☐ **Other** ☐

If Corporation:
Date of Incorporation: 1992 **State of Incorporation:** Florida

States Registered in as Foreign Corporation: N/A

Authorized Signature:

Print Name: Jason Jensen

Signature: 

Title: Principal

Phone: (727) 822-5566

This document must be completed and returned with your Submittal.

City of Wildwood
100 N Main Street
Wildwood, FL 34785

December 9, 2022
RE: RFQ #2023-02 Recreation and Community Outreach Center

Members of the Selection Committee,

On behalf of Wannemacher Jensen Architects, Inc. (WJA), I would like to state our sincere interest and excitement about the opportunity to provide the City of Wildwood with architectural services for the Recreation and Community Outreach Center project. Our team is one with national recognition for innovative design and has a proven track record of sustainable, current parks and recreation facilities. We are Municipal Facilities and Recreation Specialists.

ABOUT US:
Founded in 1992, WJA is an interdisciplinary architecture firm that creates memorable and engaging spaces for working, living, learning and playing. With each project and any given set of parameters or challenges, we strive to provide creative and innovative design solutions that promote community and client ambitions, advance creative development, redefine conventions, and generate purpose driven solutions.

Our capabilities expand beyond architecture to include comprehensive master planning, interior design, and design build construction. A unique aspect of our firm is that we have a construction division, WJCreate. As one of the few architecture firms with a dedicated construction division we are capable of providing services from the initial planning phase all the way through construction with a single point of contact.

RECREATION AND MUNICIPAL EXPERIENCE:
For the past thirty years, we have specialized in quality of life projects for municipalities. We are leaders in Florida Municipal and Recreation design with over 50 Community and Recreation Center projects and hundreds of Municipal projects across the State of Florida. We understand the specialized aspects, design, and technical execution of municipal and recreation design for all sizes and budgets. Utilizing innovative design solutions, we go beyond the basic requirements to create facilities that uniquely represent and evoke pride from the community.

WJA is an established leader in Florida recreational projects and has led the design efforts on some of Florida's most recognizable municipal projects. Our projects have won awards including the 2022 AIA Tampa Bay Sustainability Honors Award of Excellence in Architecture for the Shore Acres Recreation Center; the 2018 GalaVerde Most Outstanding Green Recreational Facility for Doral Legacy Park; the highest award for the 2016 AIA Tampa Bay Awards, the H. Dean Rowe FAIA Award for Design Excellence for the Madeira Beach City Centre: City Hall, Recreation Center, Fire Station, and Park; and the Largo Community Center, the first Community Center in the nation to earn LEED Platinum certification. For over a decade, WJA has attended the annual Florida Recreation and Parks Association (FRPA) conferences where we have presented as industry experts.

This team is ideally suited to work with the City of Wildwood on the Recreation and Community Outreach Center. Our team is committed to providing the City with exceptional planning and design services and a positive client experience and have already visited the project site. We are excited about the opportunity to collaborate with the City and we hope that you will give our team strong consideration.

Sincerely,

Jason Jensen, AIA, LEED AP, President
Wannemacher Jensen Architects, Inc.
727-822-5566 | jason@wjarc.com | Fax: N/A

Kelsi Thrasher, Project Manager
727-310-0608 | kelsi@wjarc.com
Day-to-Day Contact

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TAB B1 Business Organization



FAST Aquatics Center, Ocala, FL

ORGANIZATION CHART

EST. 1877
WILDWOOD
FLORIDA

Architectural Design Team

Wannemacher Jensen Architects, Inc.
Architect-of-Record

Harold Somarriba, Principal-in-Charge
Kelsi Thrasher, Project Manager
Stefania Gelpi , Design Associate
Jovanka Somarriba, Interior Designer

Engineering Consultant Team

Clymer Farner Barley
Civil Engineering

Lee Clymer, PE
Jeremy Hallick, PSM

Dark Moss
Landscape Architecture

Richard Peterika, PLA

VoltAir Consulting Engineers
MEP/F Engineering

Julius Davis, PE, LEED®AP
Brandon McCarthy, PE
SM "Abdus" Sabur, PE
Natalie Kizelewicz, CPD

Masters Consulting Engineers
Structural Engineering

Jim Mehltretter, PE
Stevie Lockhart, PE

WJCreate
In-House Cost Estimating

John Crum, CGC

Staffing Plan & Key Personnel
Our staffing and coordination process begins with selecting a core team that best suits the project based on their experience with similar projects and their availability to dedicate the necessary attention to the project. Our team has a considerable amount of relevant recent fire station experience.

Communication Process
Our team works together to deliver a successful project. All team members bring design collaboration and expertise to turn a project vision into a quality, complete design and set of design documents.

- Harold Somarriba, Principal-in-Charge, will oversee all aspects of the project. He will guide and lead the project team to ensure a quality outcome is achieved. He will be the main point of contact with the City and the consultants for the project.
- Kelsi Thrasher, Project Manager, will lead the design and coordination of the drawings across the project team. She will keep all parties informed of the project status and what is expected of each party to maintain the project goals and schedule.
- Jovanka Somarriba, Interior Designer, will assist with the interior material selections, custom millwork, and specification of furniture, fixtures, and equipment.

ORGANIZATION

LEGAL FIRM NAME:
Wannemacher Jensen Architects, Inc.

HEADQUARTERS:
132 Mirror Lake Dr N. Unit 301,
St. Petersburg, Pinellas County, FL 33701

TELEPHONE:
727.822.5566

FAX:
N/A

STATE OF INCORPORATION:
Florida

OWNERSHIP:
The firm is a S Corporation. The firm has not experienced a significant change in organizational structure, ownership or management during the past three years.

FEIN:
59-3150693



State of Florida
Department of State

I certify from the records of this office that WANNEMACHER JENSEN ARCHITECTS, INC. is a corporation organized under the laws of the State of Florida, filed on November 5, 1992.

The document number of this corporation is P92000002451.

I further certify that said corporation has paid all fees due this office through December 31, 2022, that its most recent annual report/uniform business report was filed on January 24, 2022, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-fourth day of January, 2022

Secretary of State

Tracking Number: 0542674767CC

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Ron DeSantis, Governor

Julie I. Brown, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

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JENSEN, JASON WAYNE
WANNEMACHER JENSEN ARCHITECTS, INC.
3992 42ND AVE S
ST. PETERSBURG FL 33711

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TAB B2 Major Participants



Morgan Family Community Center, North Port, FL

PROJECT STAFF LOCATION

TEAM MEMBER	RELATIONSHIP TO RESPONDENT	ROLE	LOCATION	PARTICIPATION %	W/MBE
Harold Somarriba	WJA- Respondent	Principal Architect	132 Mirror Lake Dr. N, Unit 301 St. Petersburg, FL 33701	10%	
Kelsi Thrasher	WJA- Respondent	Project Manager	132 Mirror Lake Dr. N, Unit 301 St. Petersburg, FL 33701	80%	
Jovanka Somarriba	WJA- Respondent	Interior Designer	132 Mirror Lake Dr. N, Unit 301 St. Petersburg, FL 33701	50%	
John Crum	WJC- Respondent	Cost Estimator	132 Mirror Lake Dr. N, Unit 301 St. Petersburg, FL 33701	5%	
Julius Davis	VoltAir Sub-consultant	Principal Electrical Engineer	6005 Benjamin Road, Suite A Tampa, FL 33634	5%	•
Abdus Sabur	VoltAir Sub-consultant	Electrical Engineer	6005 Benjamin Road, Suite A Tampa, FL 33634	80%	•
Brandon McCarthy	VoltAir Sub-consultant	Mechanical Engineer	6005 Benjamin Road, Suite A Tampa, FL 33634	80%	•
Natalie Kizelewicz	VoltAir Sub-consultant	Sr. Plumbing Designer	6005 Benjamin Road, Suite A Tampa, FL 33634	80%	•
Jim Mehltretter	MCE Sub-consultant	Principal Structural Engineer	5523 West Cypress St., Suite 200 Tampa, FL 33607	5%	•
Stevie Lockhart	MCE Sub-consultant	Senior Project Engineer	5523 West Cypress St., Suite 200 Tampa, FL 33607	80%	•
Richard Peterika	Dark Moss Sub-consultant	Landscape Architect	308 East 7th Ave Tampa, FL 33602	60%	•
Lee Clymer	CFB Sub-Consultant	Principal Civil Engineer	4450 NE 83rd Road Wildwood, FL 34785	80%	
Jeremy Hallick	CFB Sub-consultant	Vice President Surveyor & Mapper	4450 NE 83rd Road Wildwood, FL 34785	20%	

TAB B3 Relevant Experience



Morgan Family Community Center, North Port, FL

WJARCHITECTS RELEVANT PROJECT LIST

Project Name	Client	Status / Year Completed	Rec/Community Center	Aquatics Components	Sport Fields/ Courts	Playground Components	Parking/Walkways	Municipal	Florida Project
John Marble Park	Manatee County	Design	•	•	•	•	•	•	•
Bayhead Action Park	City of Largo	Design	•		•	•	•	•	•
Phillies Carpenter Complex	City of Clearwater	Design	•		•		•	•	•
Shore Acres Recreation & Aquatics Facility	City of St. Petersburg	2022	•	•	•	•	•	•	•
C.R. Kelly Recreation Center	City of Gainesville	2022	•		•	•	•	•	•
Wesley Chapel Recreation Center	Pasco County	2021	•	•	•	•	•	•	•
Countryside Athletic Facility	City of Clearwater	2020			•		•	•	•
St. Pete Pier Approach Park	City of St. Petersburg	2020		•		•	•	•	•
Phillies Spectrum Field Improvements	City of Clearwater	2019 (Design)	•		•		•	•	•
Sabrina Cohen Adaptive Recreation Center	City of Miami Beach	2019 (Concepts)	•	•			•	•	•
Butler Park Pool	City of North Port	2019		•			•	•	•
Bayfront Park Rec. Center Master Plan	Town of Longboat Key	2019	•		•		•	•	•
Pompey Park Community Center Master Plan	City of Delray Beach	2019	•	•	•	•	•	•	•
Julian B. Lane Riverfront Park	City of Tampa	2018	•	•	•	•	•	•	•
Morningside Rec. Center	City of Clearwater	2018	•	•	•	•	•	•	•
NPR Rec. & Aquatics Center (addition/renovation)	City of New Port Richey	2018	•	•		•	•	•	•
North Tampa Christian Academy	North Tampa Christian Academy	2018	•		•	•	•		•
Phillies Spring Training Facility Expansion	City of Clearwater	2018 (Design)	•		•		•	•	•
Doral Legacy Park & Rec. Center	City of Doral	2018	•	•	•	•	•	•	•
Orlando City Soccer Training Complex	The Tavistock Group	2017 (Design)	•		•		•		•
Bayfront Park Implementation	Town of Longboat Key	2017			•	•	•	•	•
Calvary High School Athletic Facility	Calvary Christian	2017	•		•		•		•
Crest Lake Park Master Plan	City of Clearwater	2017			•	•	•	•	•
Sims Park Master Plan & Implementation	City of New Port Richey	2016			•	•	•	•	•
Madeira Beach City Centre & R.O.C. Park	City of Madeira Beach	2015	•		•	•	•	•	•
Fossil Park Master Plan	City of St. Petersburg	2015	•	•	•	•	•	•	•
LCC Life Center Athletic Facility	LCC Day School	2013	•			•	•		•
Gladden Park Rec. Center (addition/renovation)	City of St. Petersburg	2013	•				•	•	•
Northwest Aquatics Center	City of St. Petersburg	2013		•	•	•	•	•	•
Southwest Recreation Center (renovation)	City of Largo	2013	•	•			•	•	•
Wildwood Recreation Center (renovation)	City of St. Petersburg	2013	•				•	•	•
Northshore Pool (addition)	City of St. Petersburg	2012		•			•	•	•
Shorecrest Athletic Facility	Shorecrest Prep School	2011	•				•		•
Morgan Family Community Center	City of North Port	2011	•	•	•	•	•	•	•
Phillies Training Facility Renovations	City of Clearwater	2011			•		•	•	•
Bayfront Park Master Plan	Town of Longboat Key	2011			•	•	•	•	•
Largo Community Center	City of Largo	2010	•				•	•	•
Progress Village Sports Park	Hillsborough County	2010			•		•	•	•
North Greenwood Rec. Center (renovation)	City of Clearwater	2010	•					•	•

DORAL LEGACY PARK AND RECREATION BUILDING



Size:
38,280 sf

Construction Cost
$19,200,000

Current Phase of Development:
Complete

Est. Completion Date:
2017

Delivery Method:
Construction Manager

Project Staff:
Harold Somarriba, Project Manager
Jovanka Somarriba, Interior Designer

Owner Contact:
City of Doral
Edward Rojas, City Manager
305-593-6725 ex-1112

Project Architect:
Jason Jensen, Principal
727-822-5566

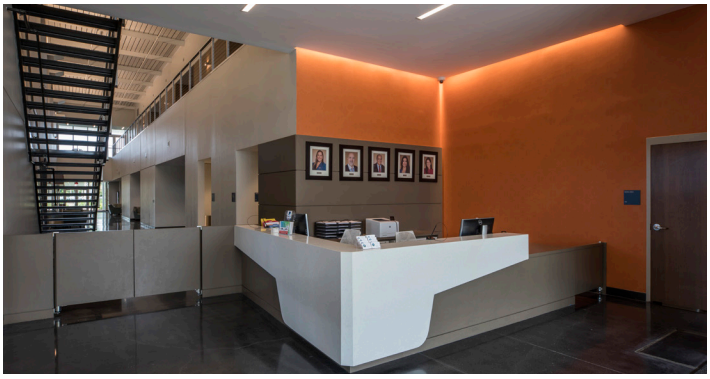
Doral Legacy Park is an 18-acre recreational park and two-story 38,280 S.F. LEED Silver recreation building that will provide the City of Doral with a vibrant social and active space that fosters community development while respecting the boundaries of the residential communities that surround the park. Located on the northern boundary of the City of Doral and divided into two unequal parcels by a collector road, the unique conditions of the site provided an opportunity to explore the concept of a city gateway that weaves the park and the city into a welcoming gesture accentuated by the vibrant activities of the complex. This condition presented a technical challenge that required careful design consideration for program placement and safe passageway above the busy street for the park users and staff. A pedestrian bridge extends from the eastside of the recreation building to provide a safe passage over the busy road that divides the park into two parcels. The program elements were carefully placed to highlight the many activities of the building and park into the street edges to activate interest in fitness and wellness.

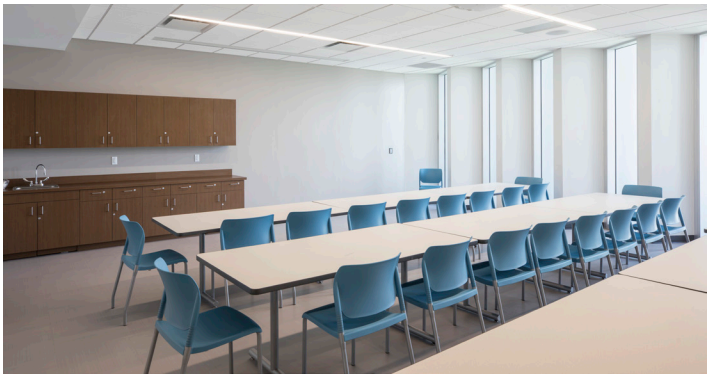
The recreation program provides a variety of indoor and outdoor opportunities for active and passive recreational activities for all ages. The recreation building includes a double gymnasium, multi-purpose and activity rooms, and indoor playground. The recreational park includes a civic lawn, band shell, oval shelters, splash pad, outdoor playgrounds, football/soccer fields, softball / baseball field, basketball courts, beach volleyball courts, tennis courts, storage/concession/restroom buildings, walkways and bike paths.


















DORAL

SHOREACRES RECREATION / COMMUNITY CENTER



Size:
20,825sf

Construction Cost
$11.5m

Current Phase of Development:
Complete

Est. Completion Date:
2021

Delivery Method:
Construction Manager

Project Staff:
Harold Somarriba, Project Manager
Jovanka Somarriba, Interior Designer
MCE - Structural Engineer
VoltAir - MEP/F Engineering

Owner Contact:
City of St. Petersburg
Raul Quintana, City Architect
727.893.7913

Project Architect:
Jason Jensen, Principal
727-822-5566

A new 2 story 20,825 sf Recreation Center consisting of admin offices, indoor gym, teen room, party room, kitchen, multi-purpose room, restrooms/locker rooms, pool support areas, utility support areas, discovery rooms, and study rooms. Aquatics Center consists of a pool with pool deck, splash pad, pool play equipment, changing cabanas, and multi-gender restrooms. A playground, play court, multipurpose lawn, dry pond, artificial turf area with seating, and a 40x40 shelter complete the park space. There is an outdoor art installation near the entrance of the building displaying a local artists work. Shore Acres is one of the worst areas in St. Petersburg for flooding. This public statement brings attention to sea level rise and climate change and its impact on the surrounding community in a fun interactive play feature that breaks down barriers, invites discussion, and encourages learning.

The building and park utilizes a resilient and sustainable design, which provides a fun, safe environment to promote a healthy community. This project is pending LEED Silver.


















SARC

WESLEY CHAPEL RECREATION CENTER AND PARK



Size:
26,000sf

Construction Cost
$4.5m

Current Phase of Development:
Complete

Est. Completion Date:
2021

Delivery Method:
Construction Manager

Project Staff:
Jovanka Somarriba, Interior Designer
MCE- Structural Engineer
VoltAir - MEP/F Engineering

Owner Contact:
Justin Granholm
Project Manager
727-484-3059

Project Architect:
Jason Jensen, Principal
727-822-5566

This project consists of a multi-phase 140 acre Regional Park supporting baseball, football, soccer, basketball, and tennis within an existing pine forest and large wetland site.

Phase 1 elements include soccer/baseball/ football fields, basketball/tennis courts, a large maintenance complex, three concession/food service buildings, several picnic shelters, storage buildings, a playground, and a fitness trail. Phase 1 included the design for a new 26,500 sf Community Center with Gymnasium and multi-purpose rooms, a 3-pool aquatics complex and a 12,000 sf skate park, all of which were ultimately not built in phase 1. The recreation center was also designed to be a Hurricane Shelter. The site was designed to minimize environmental impact and highlight the existing landscape. Playing fields were placed in response to existing contours and buildings were located to capture views of the environment. Roadways and parking lots meander through the site to minimize the walking distance to each destination.

Phase 2 consists of the redesign and the construction of the recreation center, which was reduced to 18,000 sf. The recreation center includes a full gymnasium, 2 multi-purpose rooms, admin offices, and a covered outdoor stage area. A roller hockey rink was also constructed during this phase and a future splash pad was planned to be adjacent to the building.











MORGAN FAMILY COMMUNITY CENTER



Size:
33,000sf

Construction Cost
$5.5m

Current Phase of Development:
Complete

Est. Completion Date:
2011

Delivery Method:
Construction Manager

Project Staff:
WJA - Architect of Record
MCE- Structural Engineer

Owner Contact:
City of North Port
Sherry Borgsdorf
Director of General Services
(727) 587-6720

Project Architect:
Jason Jensen, Principal
727-822-5566

This new 33,300 sf Recreation Center on 42 acres in North Port targets youth activities but was designed with a multi-use facility concept to meet the interests of the entire community. The concept was to bring the outside park setting inside within a mid-century modern architecture vocabulary of large glazed wall areas, organic curved surfaces, natural stone both inside and out, and expansive covered and uncovered exterior program areas. Featured amenities are an expanded gymnasium with 6 basketball backboards, fitness center, dance room, teen lounge, multipurpose room, game room, arts and crafts room, meeting space and outdoor social areas. Substantial time was spent obtaining input from the community, the staff and the City Commission during the programming and conceptual design phases.

The project was completed in two phases. Phase 2 includes Butler Park Pool, an aquatics center, that shares the site with the existing sports facility and Morgan Family Community Center was also completed by WJA. Aquatic amenities include a 25-meter x 25 yard pool, lazy river, leisure pool with spray features, bath house, concession, restrooms, office areas, filtration building, bleachers, shade structures, and site furnishings.











MORNINGSIDE RECREATION / COMMUNITY CENTER



Size:
21,000sf

Construction Cost
$6m

Current Phase of Development:
Complete

Est. Completion Date:
2018

Delivery Method:
Construction Manager

Project Staff:
WJA - Architect of Record
Jovanka Somarriba, Interior Designer

Owner Contact:
City of Clearwater
Leroy Chin, Project Manager
727-562-4865

Project Architect:
Jason Jensen, Principal
727-822-5566

Morningside Recreation Center is a new 21,000 sf facility that includes a double gymnasium, fitness center, locker room and administrative offices. The new facility was constructed within an existing 7.8 acre recreation complex that included an aquatics facility, children's playground and tennis courts. The site for the new recreation center building posed a difficult challenge. The original plan for the property didn't include a recreation center and the existing programs, which were scattered haphazardly throughout the site, needed to remain. The site is also positioned where street grids with two different orientations collide. This project gave us the opportunity to bring order to the campus by consolidating and streamlining movement through the complex. The new facility weaves the existing programs with the new and serves as a central nexus for the entire campus. To achieve this the facility was broken down into two separate wings dictated by their programmatic uses. The different wings are separately rotated to sit against the existing programs.

The recreation center is organized around a central lobby that provides clear site lines of the various facility programs to the administrative offices. The lobby interfaces with the gym, fitness center, office, social programs, and the exterior entrances. The tertiary space both separates and connects the program as an organizing element. It also resolves the rotation between the building's wings and provides efficient circulation to each space as it absorbs traditional hallway circulation and combines it with the lobby. The facility appears as if the building was part a master plan, seamlessly connecting old programs with the new.









TAB B4 Respondent's Personnel



ShoreAcres Recreation Center, St. Petersburg, FL

FIRM RESOURCES

WJA has developed an efficient approach in municipal architecture through experience working with over 30 different municipalities. Our proposed project team is lead by Harold Somarriba. Harold is an expert in his field and has been designing spaces that promote learning, collaboration, and wellness for more than 20 years in Florida. Harold will be working closely with the Project Manager, Kelsi Thrasher and they will be supported by Stefania Gelpi. If additional support is needed our full staff includes 15 Architects and 23 associates.

RECREATION AND OUTREACH CENTER TEAM

PRINCIPAL
Harold Somarriba

PROJECT MANAGER
Kelsi Thrasher

ASSOCIATE STAFF
Stefania Gelpi

INTERIOR DESIGNER
Jovanka Somarriba

Jason Jensen, President and CEO
FOUNDING PRINCIPAL
Lisa Wannemacher

EMPLOYEES:
58 Total Staff
15 Registered Architects
3 Interior Designers
23 Architectural Associates
7 Administrative Staff
10 Construction Division

ST. PETERSBURG OFFICE

FIRM PRINCIPALS
Jason Jensen, AIA, LEED AP
Harold Somarriba
Lindsay Evans, AIA

STAFF
Alexis Duclos, AIA, LEED AP BD+C
Joah Bury, AIA, LEED AP
Jamison Sweat
Chris Dunn, AIA
Thomas Goodwill, AIA
Hannah Ambrose, AIA
Mirna Andrade-Feo, AIA
Sanchelle Lee, AIA
Kelsi Thrasher
Kinga Pabjan
Stefania Gelpi
Marina Ghobrial
Mira Tabbalat
Joah Bury, AIA, LEED AP
Jeff McDowell, A.AIA
Elena Nonino
Jerri Stephanis
Israel Sanchez
Sofia Aguirre
Stella Tran

ADMINISTRATION
Chris Mercer, CFO
Amanda Wiegman, Marketing
Dory Donatelli, Marketing
Linda Bendetti, Administration

INTERIOR DESIGN ST. PETERSBURG

INTERIOR DESIGN MANAGER
Jovanka Somarriba, ID

INTERIOR DESIGN ASSOCIATES
Julia Edwards

WJC, CONSTRUCTION DIVISION

ST. PETERSBURG OFFICE
John Crum, President
Mark Losee
Peter Fritsche
Jourdona LaFate
Dennis Check
Dan Gerrick
Tony Morris
Mark Fairweather
Jamie Phipps

ADMINISTRATION
Kyle Mercer, Controller

WJD, DEVELOPMENT DIVISION

ST. PETERSBURG OFFICE
Kyle Garner
Jim Donatelli

TARPON SPRINGS OFFICE

FIRM PRINCIPAL
Edward Hoffman, AIA

STUDIO STAFF
Todd Willsie, AIA
Mary Alvarez, A.AIA, CCCA, LEED GA
Megan Bingham
Robert Walker
Michael Miranti
Yoni Comhaire
Georgina Gotsis

ADMINISTRATION
Barbara Hoffman

MIAMI OFFICE

STUDIO DIRECTOR
Natalia Livian, AIA

STUDIO STAFF
Diego Martinez
Edgar Maradiaga
David Pinto

INTERIOR DESIGNER
Lorena Martinez

SARASOTA OFFICE

STUDIO DIRECTOR
Sarah Lyons, AIA, LEED AP BD+C

STUDIO STAFF
Gericke Nel

ADMINISTRATION
Sophie North, Marketing

PROJECT TEAM

Our staffing and coordination process begins with selecting a team that best suits the project based on their experience with the project type and their availability to devote the necessary attention to complete the project within the required time-frame.

Key Personnel & Roles:



Harold Somarriba, Principal-in-Charge
St. Petersburg, FL
Harold will be the Principal-in-Charge for this project. He will lead all design efforts and be responsible for overseeing the overall development of the project from beginning to end. Harold has served as principal architect on numerous projects of similar scope around the state of Florida with projects ranging from master planning and interior renovations to new facilities.

List of Projects Worked on Together:
John Marble Park
Johnson Pope Offices
Manhattan Casino Assessment
Northside School Fieldhouse
ArtCenter Manatee
Doral Legacy Park
Shore Acres Rec Center



Kelsi Thrasher, Project Manager
St. Petersburg, FL
Kelsi will be the Project Manager for this project. Kelsi will lead all design efforts and be responsible for overseeing the overall development of the project from beginning to end. She will serve as the primary contact and manager of the teams sub-consultants. As day-to-day contact she will oversee communication, coordination, and design control.

List of Projects Worked on Together:
John Marble Park
Johnson Pope Offices
Manhattan Casino Assessment
Northside School Fieldhouse
Gulfcoast JFCS Offices



Jovanka Somarriba, Interior Designer
St. Petersburg, FL
Jovanka Somarriba will serve as the Interior Designer, will assist the design team with all things interior related - developing floor plans, assembling materials and finishes, creating furniture packages, designing millwork, and assisting in the bidding process. Jovanka's experience includes community and recreation center projects of varying size and program across Florida.

List of Projects Worked on Together:
John Marble Park
Johnson Pope Offices
ArtCenter Manatee
Gulfcoast JFCS Offices
Doral Legacy Park
Shore Acres Rec Center

Along with the personnel listed above we assign architectural associates to assist the project manager utilizing their experience, technical ability and availability. To ensure we have the proper support that each project requires, we evaluate our workload and staffing on a weekly basis. We are able to easily forecast and adapt to changes in project workload to ensure all projects remain on schedule.

WJCreate - In-House Cost Estimating
John Crum is President of WJCreate, Wannemacher Jensen's construction division. John has nearly two decades of construction project management experience. His work spans a diverse portfolio of private and commercial properties from California to Florida. John brings extensive construction knowledge to the design team to assure designs align with the project's budget and materials meet the prescribed quality. John's duties include conceptual estimating, hard bid estimates, value engineering analysis and project scheduling assistance.



HAROLD SOMARRIBA

PRINCIPAL

Experience
21

Education
Master of Architecture
University of Florida, 2001

Awards:
2022 AIA Tampa Bay Sustainability Award of Excellence for Architecture - Shore Acres Recreation Center

2022 Urban Land Institute Global Awards for Excellence Winner - St. Petersburg Pier

2021 AIA Tampa Bay Merit Award for Architecture - ArtCenter Manatee

2018 GalaVerde Most Outstanding Green Recreation Facility - Doral Recreation Center

2016 AIA Tampa Bay H. Dean Rowe FAIA Award for Design Excellence - Madeira Beach City Hall

Harold has extensive project management experience that includes municipal work in South and Central Florida. As PM he works closely with local building department authorities, owners, and contractors to ensure that project goals and design objectives are accomplished and maintained throughout the different phases of the build process. Since joining WJ Architects, Harold has managed many significant projects including City of Doral's largest park and recreational center and Madeira Beach's Municipal Complex. Harold also has 15 years of experience in South Florida. While in Miami, Harold managed large and complex projects that include the $500M Miami Central Station. Harold has also spent several years in the construction field as a construction administrator working closely with contractors and owners on day to day construction services. This experience both in and out of the office has allowed him to contribute effectively to projects at a variety of scales, budgets and specialties.

SELECTED EXPERIENCE

Shore Acres Recreation Center, St. Petersburg, FL
A new 2 story 20,825 sf Recreation Center consisting of admin offices, indoor gym, teen room, party room, kitchen, multi-purpose room, restrooms/locker rooms, pool support areas, utility support areas, discovery rooms, and study rooms. Aquatics Center consists of a pool with pool deck, splash pad, pool play equipment, changing cabanas, and multigender restrooms. A playground, play court, multipurpose lawn, dry pond, artificial turf area with seating, and a 40x40 shelter complete the park space.

Doral Legacy Park, Doral, FL
A new 18 acre park included a 38,000 S.F. recreation center. Park amenities include a football/soccer artificial turf field, a youth/adult softball field, tennis courts, full-sized outdoor basketball courts, an outdoor junior-sized basketball court, sand volleyball courts, children's playgrounds, shaded pavilions, a splash pad, outdoor movie theater, open green space, walking and running paths, and 320 parking spaces.

Madeira Beach City Centre, Madeira Beach, FL
A new 39,200 sf waterfront City Hall, Recreation Center, Park and Fire Station designed as a community park complex with civic presence. The recreation program includes a banquet hall, multipurpose rooms, fitness gym, kitchens, concessions, NCAA baseball & softball fields, basketball, playground, band shell stage, and sustainably landscaped park.

Ciudad Gobiemo Master Plan, Panama, Panama*
Master plan for the new government center that will house all the administrative facilities for the Panama Government. 60 acre development with parks, art center and underground parking.

Pompey Park, Delray Beach, FL
This project includes Park Master Planning and Schematic Design for the Construction of New Community Center to replace the existing recreation facility.

Jewish Community Center, Miami Beach, FL*
Bayhead Action Park, Largo, FL
Orlando City Soccer Training Facility, Lake Nona, FL
St. Pete Pier Approach Park, St. Petersburg, FL
Ironwood Golf Course Club House, Gainesville, FL*

**Individual Projects*



KELSI THRASHER

PROJECT MANAGER

Experience:
7 years

Education:
Bachelor of Architecture,
Iowa State University, 2015

Rome Study Abroad Program, Iowa State University, 2014

Kelsi is an above-and-beyond designer who takes every opportunity to build reliable relationships with clients and create work that brings the client's vision to life. Kelsi thrives on new construction and renovation/expansion projects. Her experience has taught her how to bring a project to life by giving it a story from start to finish, how to be a great problem solver, research the client, and design with meaning. Kelsi has designed projects of all typologies, started and completed construction documents, maintained open lines of communication with clients, and ensured ideas are clear and concise.

SELECTED EXPERIENCE

NPR Recreation & Aquatics Center Locker Room Renovation, New Port Richey, FL
Renovation of women's, men's, and family lockers rooms at the New Port Richey Recreation & Aquatic Center for the City of New Port Richey. Scope of work includes; demolition and replacement of new flooring and wall finishes, select plumbing fixtures and accessories, toilet and shower partitions, lockers, and evaluation of existing doors for replacement.

NTCA Soccer Fields Space Planning, Wesley Chapel, FL
Site space planning for the addition of two professional soccer fields for North Tampa Christian Academy. Professional sized soccer fields to include all new turf, sports lighting, spectator seating, netting, pedestrian bridge, and new locker rooms, equipment storage, restrooms building.

John Marble Park, Bradenton, FL
A new 23,200 S.F. recreation center at the existing 6.9 acre John Marble Park. Recreation building amenities include a double gymnasium, multi-purpose rooms, fitness center, catering kitchen, restrooms, showers, changing rooms, and lifeguard station. Park amenities include an expanded pool deck off the existing six lane swimming pool, outdoor fitness equipment, shaded pavilions, bocce ball courts, children's playground, walking paths, open green space, a pond and expanded parking lot. Future improvements to include an outdoor basketball court, tennis courts, and a splash pad.

The Learning Experience, Cape Coral, FL
New 10,000 sf single story child daycare center that includes child rooms ranging in age from 6 months to 5 years old. Other facility programs includes; make believe boulevard, reception, staff support areas such as staff lounge, pantry, laundry, and exterior 5,000 sf playground. Design for the daycare was developed by working closely with the tenant to meet their design criteria while also satisfying the development standards for the City of Cape Coral.

Bayhead Action Park, Largo, FL
Currently providing design services to the City of Largo to enhance the existing park into a new energy efficient recreational site that has the potential for a variety of uses including recreational programming, community rentals, and a hub for sand volleyball events.

SPC Midtown Campus, Student Lounge, St. Petersburg, FL
Renovation on the first floor of the existing 3-story building. The original bookstore was renovated to become the new student lounge. Scope of work included all new casework, bar seating island, kitchenette, seating, while maintaining the existing floors and ceiling.



JOVANKA SOMARRIBA
ID

INTERIOR DESIGNER

Experience:
9 years

Education:
Bachelors of Science, Interior Design,
Florida International University, 2003

Credentials:
ID583
NCIDQ #26269

Jovanka is a licensed interior designer with extensive experience in full service interior design development and documentation. She has a vast portfolio of work on a diverse mix of municipal projects and recreation facilities. Jovanka excels at balancing the needs to design functional, lasting and cost-effective spaces while maintaining a visually appealing concept and spaces enjoyable to occupy. As the project Interior Designer she will assist the design team with all things interior related - assisting in the development of floor plans, assembling materials and finishes, creating furniture packages, designing millwork, and assisting in the bidding process.

SELECTED EXPERIENCE

CR Kelly Recreational Center, Gainesville, FL
This project consists of the demolition of the existing the community center and the design and construction of a new community center. Program includes welcome desk and staff office with visibility of lobby and main activity areas, a multi-purpose room with access to the outdoors, activity rooms, computer lab, catering kitchen to support events, storage and janitor rooms, restrooms, game room, street fronting suite, parking with drop off, playground, walking loop, exercise stations, open lawn, educational garden, basketball court, and picnic pavilion.

Doral Legacy Park, Doral, FL
New recreational complex that includes a 35,000 sf community center and an 18 acre recreation park with sports recreation facilities. The recreation center includes an double gymnasium with elevated exercise track, community/cultural room with seating capacity for 200 people, a senior room, arts and craft room, recreational room, aerobics/dance room, multi-purpose room, indoor playground, offices and conference room.

Morningside Recreational Center, Clearwater, FL
New 20,998 sf facility housing a double gymnasium, fitness center, locker rooms, support offices and large dividable multi-purpose room. The new recreation center was built adjacent to the existing community pool and shares locker rooms and offices for administrative staff.

Shore Acres Recreation and Aquatics Center, St. Petersburg, FL
A new 2 story 20,825 sf Recreation Center consisting of admin offices, indoor gym, teen room, party room, kitchen, multi-purpose room, restrooms/locker rooms, pool support areas, utility support areas, discovery rooms, and study rooms. Aquatics Center consists of a pool with pool deck, splash pad, pool play equipment, changing cabanas, and multi-gender restrooms. A playground, play court, multipurpose lawn, dry pond, artificial turf area with seating, and a 40x40 shelter complete the park space.

Wesley Chapel Recreation Center, Wesley Chapel, FL
New recreation center located in a 150+ acre park (previously completed by WJA) that includes basketball courts, volleyball courts, multi-purpose rooms, locker rooms, restrooms, and office space.

FAST Aquatics Center, Ocala, FL
Madeira Beach City Centre Recreation and Park, Madeira Beach, FL
Anderson Athletic Center, Clearwater, FL
Calvary Gymnasium, St. Petersburg, FL
JW Cate Recreation and Aquatics Center, St. Petersburg

TAB B5 Respondent's Consultants



Red Bull Battle Grounds, New York City, NY

OUR TEAM

Engineering Consultants
Our engineering consultants were suggested to you based upon their successful past experience with the similar projects, our firm, and/or their local presence. We have completed several projects with these engineering consultants and we have chosen this team because they are trusted and have consistently produced quality results. Our subconsultants, are all local and small to medium sized liked ourselves, providing true principal involvement. They will be a part of the design process from the beginning and stay with the project through close-out. They will attend meetings and visit the job-site when necessary to inspect work or address any issues that may occur. Our proposed subconsultants include:

Masters Consulting Engineers
Role: Structural Engineering
Established in 1999, MCE is a certified WMBE firm with a highly qualified team of 25 employees, which includes 7 Florida licensed engineers, with more than 150 years of proven combined experience. MCE has successfully provided structural design and consulting, threshold inspections, forensic engineering, wind load analysis, peer and quality assurance reviews, and construction administration. MCE's diverse portfolio of projects ranges from half million to $1 Billion in construction costs for wide range of projects, including large-scale Design Build projects, additions and renovations, and small repairs. Relative to the scope of the new Wildwood Recreation and Community Outreach Center, MCE has successfully completed over 200 recreation and community centers throughout Florida, 11 projects in the City of Wildwood and 40 projects within Sumter County. MCE's experience in recreation and community centers ranges in construction costs from under $100,000 to up to $30 million.

VoltAir
Role: Mechanical, Electrical, Plumbing, and Fire Protection Engineering
VoltAir is a full-service consulting engineering firm founded in 2006 in Tampa, Florida by Julius Davis, PE, LEED® AP. The firm provides mechanical, electrical, plumbing and fire protection and technology/low voltage design and commissioning services for projects up and down the "Sunshine State," and also throughout the Southeastern US and Texas. In the firm's short history, VoltAir has contributed to the renovation, new construction and planning of some of Florida's most iconic sites at regional locations such as Tampa Bay, Orlando, and South Florida.

Clymer Farner Barley
Role: Civil Engineering and Survey
CLYMER FARNER BARLEY, Inc. (CFB) provides a wide range of civil engineering services including the development of large-scale master-planned communities, regional commercial shopping centers, industrial park designs, single-tract projects, and everything in between.

Our Surveying department is a pioneer in utilizing the latest in technology to efficiently and accurately prepare our surveys. Our work is prepared in strict compliance with the State of Florida Standards of Practice as well as other applicable codes or requirements governing Land Surveyors. Our experienced and knowledgeable staff strives to provide a quality product in a timely manner.

Dark Moss
Role: Landscape Architect
Founded in 2018, Dark Moss can provide a comprehensive suite of landscape architectural design, site and streetscape planning, entitlement plan preparation, tree assessments, tree protection and mitigation, agency coordination, public outreach, drawing production, and construction administration as a minority-owned small business located in Tampa, FL. President Richard Peterika has been designing projects for almost nineteen years. He has implemented green infrastructure and low impact development strategies to improve community resilience and his portfolio includes projects that are regularly recognized as "Florida-Friendly Landscapes."



JIM MEHLTRETTER
PE

SENIOR PRINCIPAL

Experience
49

Education
Bachelor of Architectural Engineering, Oklahoma State University

Active Registration
FL PE: 33860
FL Threshold Inspector: 0164
NCEES: 27847





As co-founder of MCE, Jim has worked in the engineering industry across the United States for more than 49 years. Since this time he has grown the firm into a multidisciplinary organization capable of surpassing the expectations of even the most challenging clients; completing projects both large and small with the utmost care in the pursuit of design excellence, with empathy to the client's needs and priorities, and a sensitivity to both fiscal and sustainable building practices. Jim continues to be carefully involved in each project he oversees, with a hands-on approach to each step of the design and project execution phases.

SELECTED EXPERIENCE

All Peoples Life Activities Center | Tampa, FL
Role: Principal in Charge | Type: New Construction | Construction Cost: $1.9M | Description: All Peoples Life Center is a new 38,800 square foot structure including a gymnasium with a double basketball court, locker areas, wrestling area, fitness and dance rooms, and administrative offices.

Cyprus Greene Center Tampa, FL
Role: Principal in Charge | Type: New Construction | Construction Cost: $1.3M | Description: Cyprus Greene Center is a one-story, 11,000 square foot structure located on an existing park. The community center includes a meeting room, multipurpose room, snack bar, cultural arts room, computer room, locker rooms, and offices.

Highland Recreation Center | Largo, FL
Role: Principal in Charge | Type: New Construction | Construction Cost: $22.9M | Description: The Highland Recreation Center is a new 45,000 square foot recreation center, located on a 22-acre park. The facility includes two gymnasiums, an indoor running track, fitness center, program rooms, party rooms and a Child Play area.

Morgan Family Community Center | North Port, FL
Role: Principal in Charge | Type: New Construction | Construction Cost: $11.7M | Description: North Port Community Center is a 33,300 square foot, state-of-the-art facility including a gymnasium, fitness center, studio, teen lounge, game room, multipurpose room, meeting space, art room, commercial kitchen and an outdoor patio area. ***WJArchitects Project***

Roberts Recreation Center | St. Petersburg, FL
Role: Principal in Charge | Type: New Construction | Construction Cost: $5M | Description: The Roberts Recreation Center consists of a new two story, 26,600 square foot structure. This recreation center contains a full court gymnasium with a second floor balcony, large multi-purpose room and several other program spaces including a music room, arts and crafts room and dance studio. The buildings first floor is used for youth activities and the second floor used by adults and seniors. ***WJArchitects Project***

Ross Norton Recreation Center | Clearwater, FL
Role: Principal in Charge | Type: New Construction | Construction Cost: $3.8M | Description: The Ross Norton Recreation Complex is a one-story structure including a gymnasium, multi-purpose meeting room, fitness center, locker rooms, kitchen, lounges, outdoor patio and playground. The facility also has an 18,700 square foot extreme sports park, two basketball courts, two baseball field, two tennis courts, and two pools.

Wesley Chapel Recreation Center | Wesley Chapel, FL
Role: Principal in Charge | Type: New Construction | Construction Cost: $4.6M | Description: The new Wesley Chapel Recreation Center is a 17,800 square foot structure including a gymnasium with a regulation-size basketball court that can be converted into two smaller courts, two volleyball courts or four pickleball courts. ***WJArchitects Project***



STEVIE LOCKHART
PE

SENIOR PROJECT ENGINEER

Experience
8

Education
Master of Science in Structural Engineering, University of South Florida

Active Registration
FL PE: 86482







Stevie is involved with using the latest structural technologies and has success implementing this in a multitude of buildings. His understanding of the importance of planning, design and its effect makes him an integral part of MCE. Stevie utilizes a broad range of collaborative and technical skills to assist team members and produce effective solutions to complex problems.

SELECTED EXPERIENCE

Fairway Village Clubhouse | Largo, FL
Role: Project Manager | Type: New Construction | Construction Cost: $4.3M | Description: At Fairway Village, MCE provided structural engineering services for the demolition of the existing facility, and the construction of a new one story, 19,000 square foot clubhouse facility. The new facility includes a large dividable hall, full kitchen, lounge, multipurpose activity rooms, and exterior patio. ***WJArchitects Project***

Indigo Amenity Center Clubhouse | Lakewood Ranch, FL
Role: Project Manager | Type: New Construction | Construction Cost: $1.1M | Description: At the Indigo Amenity Center Clubhouse, MCE provided a 4,000 square foot social/multi-purpose building, a 3,000 square foot fitness building, and 2,500 square feet consisting of a resort pool, entry court, poolside veranda, pickle ball courts, and bocce ball.

New Tampa Recreational Center Addition | Tampa, FL
Role: Project Manager | Type: Addition | Construction Cost: $2.4M | Description: At the New Tampa Recreational Center, MCE provided a new 8,500 square foot pre-engineered metal building addition to the existing pre-engineered metal building. The new addition included a 60’ x 30’ training box with retractable batting cages, 50’ x 40’ dedicated preschool gym, 50’ x 40’ multipurpose dance room with moveable partitions, and 6 additional accessible restrooms.

North Port Aquatics Center | North Port, FL
Role: Project Manager | Type: New Construction | Construction Cost: $8.7M | Description: At North Port Aquatics Center, MCE provided a new bathhouse and pool filtration as well as a new 50-meter Olympic pool. ***WJArchitects Project***

Shore Acres Recreation Center | St. Petersburg, FL
Role: Project Manager | Type: New Construction | Construction Cost: $14.6M | Description: Shore Acres Recreation Center is a new one-story recreation facility that includes a gymnasium, multipurpose space, a teen room and office, study areas, kitchen, discovery areas, support spaces, and administration offices. The facility also include outdoor facilities such as a 6 lane 50-meter swimming pool, aquatic service areas, outdoor play courts and pavilions. ***WJArchitects Project***

Tampa Skills Center | Tampa, FL
Role: Project Manager | Type: Addition | Construction Cost: $10.9M | Description: MCE provided structural engineering services for the renovation of the Tampa Skills Center. Renovations included the design of a new 17,000 square foot gymnasium constructed out of 12” CMU and steel bar joists with a metal deck, renovation of the existing 32,000 square foot building, new exterior canopy located over the plaza on the North side of the building, and new roof top units on the existing flat roof of the existing building. ***WJArchitects Project***



JULIUS D. DAVIS
PE, LEED®AP

PRESIDENT & CEO

Experience
30

Education
Bachelor of Science, Electrical Engineering, University of South Florida, 1993

Master of Business Administration University of South Florida, 2014

Active Registration
LEED® Accredited Professional
Registered Professional Engineer
Florida # 58005

Professional Affiliations:
- U.S. Green Building Council
- University of South Florida College of Engineering Advisory Board, Chair
- Florida Advisory Council
- Greater Tampa Chamber Board
- Tampa/Hillsborough Economic Development Corporation
- Florida Transportation Commission, Commissioner 2018-2021


John H. Bridges Community Center

As President and CEO of VoltAir, Julius serves in an Executive Oversight role with the responsibility of maintaining streamlined communication channels between the firm and the client. He leads the Directors, senior engineers and project managers from all disciplines (MEPFP & Technology), providing insight into key design decisions, and ensuring projects are staffed adequately to serve our client's needs. Overall, he confirms that the designs meet the highest possible standards of quality, efficiency and performance, and that the goals of the project (including client expectations) are met.

Julius has extensive experience in all aspects of electrical engineering including interior and exterior lighting, power distribution, power generation, and specialty systems such as voice and data, telephone and security for a variety of building types. He is highly skilled in developing innovative engineering solutions to specific design problems and has in-depth experience writing specifications, performing calculations, project budgeting, and site inspections.

SELECTED EXPERIENCE

Seminole County, Rolling Hills Community Park, Phase 1 - Seminole County, FL
Providing mechanical (HVAC), electrical, and plumbing engineering and technology design services and construction administration to renovate the former Rolling Hills Golf Course into a public park complete with a multi-use trail and facilities including restroom building, shade pavilions, drinking fountains, walking path lighting, site lighting, play area, and parking area lighting. Coordinated with Duke Energy regarding site lighting design, locations, and photometrics. Reviewed Duke Energy design documents. / 110 acres

John H. Bridges Community Center, Chiller Replacement - Apopka, FL
Provided electrical engineering design services and construction administration on project to replace the facility's existing chiller, pumps, air handling units (AHUs) and fan coil units (FCUs). The renovation required an increase in electrical service size, a larger main distribution panel, and coordination with the electric utility. Reconfiguring of distribution and branch panels was required to accommodate new AHUs and FCUs.

Pasco County, Wesley Chapel District Park Recreation Complex - Wesley Chapel, FL
Provided mechanical (HVAC), electrical, plumbing, and fire protection engineering services and construction administration for new state-of-the-art recreation center -- the largest combined indoor/outdoor county park facility in Pasco County and the first recreation center to be built in the county in three decades. Includes basketball/volleyball court, multi-purpose rooms, locker rooms, restrooms, and associated space. / 15,000-SF / $4.8 million ***WJArchitects Project***

City of Ocoee, Healthy West Orange Wellness Park - Ocoee, FL
Provided electrical engineering design services and construction administration for new wellness park expected to open in Winter 2022. The park features a new half-mile, 10-foot wide multipurpose trail looping around two stormwater ponds, and four shaded wellness stations, along with a centrally-located, shaded pavilion.



BRANDON MCCARTHY
PE

MECHANICAL ENGINEER

Experience
5

Education
Bachelor of Science, Mechanical Engineering, University of South Florida 2016

Active Registration
Registered Professional Engineer
Florida # 93057

Professional Affiliations:
- American Society of Heating, Refrigerating & Air Conditioning Engineers (ASHRAE)
- National Society of Black Engineers (NSBE)


Wesley Chapel District Park Recreation Complex

As a Mechanical Engineer, Brandon is responsible for the HVAC system designs for a wide range of project types. He has been involved in project delivery for a variety of markets such as educational, healthcare, and commercial projects. Brandon's responsibilities include assistance with the preparation of plans, specifications, and construction documents; performing engineering calculations such as building loads and building energy models; duct and piping layouts; equipment sizing and selection; and supporting the senior mechanical design staff.

SELECTED EXPERIENCE

Seminole County, Rolling Hills Community Park, Phase 1 - Seminole County, FL
Providing mechanical (HVAC), electrical, and plumbing engineering and technology design services and construction administration to renovate the former Rolling Hills Golf Course into a public park complete with a multi-use trail and facilities including restroom building, shade pavilions, drinking fountains, walking path lighting, site lighting, play area, and parking area lighting. Coordinated with Duke Energy regarding site lighting design, locations, and photometrics. Reviewed Duke Energy design documents. / 110 acres

City of Orlando (COO), Orange-Robinson Park (ART2) - Orlando, FL
Downtown Orlando's new Orange-Robinson Park will include an outdoor stage adjoining a two-story container building containing a café, art gallery and retail space, along with a restroom facility. An LED gateway sign at the corner of Orange and West Robinson will display changing messages for visitors entering the park. Large outdoor screens and video boards will display digital art and footage from a camera focused on the stage during live performances. An open lawn area will be used for event activities; two food trucks will serve those who enjoy dining "al fresco" on picnic tables in the park's green space. VoltAir is providing mechanical, electrical, plumbing, fire alarm and fire protection construction documents for all structures in Orange-Robinson Park. / 0.28 acre / Approx. $1.8 million

Pasco County, Wesley Chapel District Park Recreation Complex - Wesley Chapel, FL
Provided mechanical (HVAC), electrical, plumbing, and fire protection engineering services and construction administration for new state-of-the-art recreation center -- the largest combined indoor/outdoor county park facility in Pasco County and the first recreation center to be built in the county in three decades. Includes basketball/volleyball court, multi-purpose rooms, locker rooms, restrooms, and associated space. / 15,000-SF / $4.8 million ***WJArchitects Project***

Ligonier Ministries, Reformation Bible College (RBC), New Campus Library & Student Learning Center Building - Sanford, FL
Provided mechanical (HVAC), electrical, plumbing, and fire protection engineering and technology design services for landmark, new main RBC building displaying Spanish Mediterranean architecture of archways and columns. Building contains new campus library and Student Learning Center including meeting spaces, administrative offices, faculty suite, lecture hall, group study spaces, student café, student commons, restrooms, and storage. (Ligonier Ministries is an international Christian discipleship organization.) / 20,000-SF / $6 million



SM “ABDUS” SABUR
PE

ELECTRICAL ENGINEER

Experience
22

Education
Bachelor of Science, Electrical Engineering, Bangladesh University of Engineering &Technology, 1991

Master of Science, Electrical Engineering, University of New Orleans, 1995

Active Registration
Registered Professional Engineer
Florida # 93549



John H. Bridges Community Center

Abdus has over two decades of experience as an electrical engineer. He has provided power, lighting, and fire alarm systems design and produced construction documents for a broad range of projects in sectors including educational, aviation, commercial, healthcare, industrial, government, and multi-family residential projects. His computer skills include Revit, AutoCAD, MicroStation, SKM, ETAP, Easy Power, Visual, and AGI32.

SELECTED EXPERIENCE

Seminole County, Sunland Park - Sanford, FL
Renovated existing park area to include pathway lighting and revised existing court lighting pole locations for basketball and tennis courts. Performed photometric calculations to determine fixture placements.

City of Orlando, Engelwood Neighborhood Center, Chiller & AHU #2 Replacement - Orlando, FL
Provided electrical engineering design services and construction administration to relocate, remove, add, and/or replace existing chiller, pumps, AHU-2 and associated service equipment for the Center. Also, as applicable, reconfiguring distribution and branch panels in order to accommodate new or replacement mechanical equipment.

John H. Bridges Community Center, Chiller Replacement - Apopka, FL
Provided electrical engineering design services and construction administration on project to replace the facility’s existing chiller, pumps, air handling units (AHUs) and fan coil units (FCUs). The renovation required an increase in electrical service size, a larger main distribution panel, and coordination with the electric utility. Reconfiguring of distribution and branch panels was required to accommodate new AHUs and FCUs.

Alachua County Public Schools, Westwood Middle School, Redesign & Redevelopment - Gainesville, FL
Provided mechanical (HVAC), electrical, plumbing & fire protection engineering and technology design services to redesign and redevelop the school. Renovating and modernizing classrooms and locker rooms. New construction consisting of classrooms, science classrooms, ESE classrooms, Media Center, Art, Technology classrooms, Music, Auditorium and support spaces. Sitework includes improvements to parent staging and expanding existing bus loop. / 76,000-SF (New Construction) 28,000-SF (Remodel) 18,000-SF (HVAC Renovation) / $24,120,000

Macedonia Missionary Baptist Church, Church Sanctuary Renovation - Eatonville, FL
Supplied mechanical (HVAC), electrical and plumbing engineering and technology design services and construction administration to renovate the church’s existing sanctuary stage: On the first floor, increased the stage platform and reconfigured the stage’s right side to accommodate a screened music area. On the second floor, added two small rooms at both sides of seating area for the audiovisual equipment.

Seminole State College, Building V Title III - Sanford, FL
Providing engineering services and construction administration to convert an existing laboratory space to an office at the Sanford/Lake Mary Campus.



NATALIE KIZELEWICZ
CPD

SR. PLUMBING DESIGNER

Experience
30

Education
Associate of Science, Mechanical Technology Design & Drafting, Cayuga Community College 1990

Certifications:
Certified Plumbing Design
CPD # 17600
American Society of Plumbing Engineers (ASPE)

Professional Affiliations:
- American Society of Plumbing Engineers (ASPE) President, Central Florida Chapter, Orlando


Wesley Chapel District Park Recreation Complex

Natalie has in-depth experience in the design of plumbing, pressure and gravity piping, medical gas, and utility systems. Her experience includes designing and detailing equipment, distribution systems, and fixture specification. She also has experience in the design of fire protection systems including standpipe systems, wet dry pipe and pre-action sprinkler systems, fire pumps, and clean agent fire suppression systems.

SELECTED EXPERIENCE

Pasco County, Wesley Chapel District Park Recreation Complex - Wesley Chapel, FL
Provided mechanical (HVAC), electrical, plumbing, and fire protection engineering services and construction administration for new state-of-the-art recreation center -- the largest combined indoor/outdoor county park facility in Pasco County and the first recreation center to be built in the county in three decades. Includes basketball/volleyball court, multi-purpose rooms, locker rooms, restrooms, and associated space. / 15,000-SF / $4.8 million ***WJArchitects Project***

City of Largo, Bayhead Action Park, Recreation Center - Largo, FL
Providing mechanical (HVAC), electrical, plumbing, and fire protection engineering design and technology design and construction administration services for the construction of a new energy-efficient recreation building with multi-use potential (e.g., recreational programming, community rentals, hub for sand volleyball events). In addition to the volleyball courts, the building contains two classrooms with storage, reception and secure-access bathrooms. Requires both sport and site lighting. Central PA system with speakers is included in the design. ***WJArchitects Project***

Seminole County, Rolling Hills Community Park, Phase 1 - Seminole County, FL
Providing mechanical (HVAC), electrical, and plumbing engineering and technology design services and construction administration to renovate the former Rolling Hills Golf Course into a public park complete with a multi-use trail and facilities including restroom building, shade pavilions, drinking fountains, walking path lighting, site lighting, play area, and parking area lighting. Coordinated with Duke Energy regarding site lighting design, locations, and photometrics. Reviewed Duke Energy design documents. / 110 acres

Manatee County, John H. Marble Park - Bradenton, FL
Provided mechanical (HVAC), electrical, plumbing, and fire protection engineering design and technology services and construction administration to enhance the existing park, including the demolition of and replacement of an existing gymnasium to a larger type (14,500-SF) and be hurricane-hardened for intended use as a storm shelter, along with a new 11,500-SF supporting structure including office space, meeting rooms, and restrooms. Also provided lightning protection design for new structures. / 26,000-SF (Total) / $10.5 million ***WJArchitects Project***

City of Ocoee, Healthy West Orange Wellness Park - Ocoee, FL
Provided electrical engineering design services and construction administration for new wellness park expected to open in Winter 2022. The park features a new half-mile, 10-foot wide multipurpose trail looping around two stormwater ponds, and four shaded wellness stations, along with a centrally-located, shaded pavilion.



LEE CLYMER
PE

PRINCIPAL, CIVIL ENGINEER

Experience
20

Education
B.S., Civil Engineering; University of Central Florida; 2004

Active Registration
Professional Engineer, Florida Registration No. 69780

Lee began his career as a Professional Engineer with Farner, Barley & Associates in 2005 and became a Project Manager in the Wildwood, Florida office. He has residential, mixed use, and commercial design experience in master planning, utility design, roadway design, hydrologic modeling, stormwater modeling, and hydraulic modeling. In 2017, Lee was added as partner, and the company name was changed to Clymer Farner Barley, Inc. Lee became principal in 2020.

With roots in central Florida, Lee takes personal stake and pride in the future development of the area. As a result of managing a wide range of projects, he is capable and motivated in expanding CFB's services locally, regionally, and internationally. Not only does he take pride in the completion of a project, but he values each integral step of the design process; especially in building lasting relationships with each of his clients.

SELECTED EXPERIENCE

The Villages (DRI)
Potable Water System – Served as project manager for the layout, sizing, and modeling of a potable water distribution system serving approximately 11,000 single-family units and over 500,000 square feet of commercial uses on 5,500 acres.
Sanitary Sewer System – Served as project manager for the layout, sizing, and modeling of the sanitary sewer collection and transmission system serving approximately 11,000 single-family units and over 500,000 square feet of commercial uses on 5,500 acres. The project included 25 lift stations planned for both the initial and build out condition throughout the phased development.
Effluent Disposal System – Served as project manager for the layout, sizing, and modeling of the effluent disposal system. The effluent within The Villages Development is used to irrigate the golf courses: reducing the amount of raw water withdrawn from the aquifer and thus making The Villages a sustainable community.
Stormwater Reuse and Fire Protection System – Served as project manager for the layout, sizing, and modeling of the irrigation and fire protection distribution system serving approximately 11,000 single-family units and over 500,000 square feet of commercial uses on 5,500 acres. The Villages Development uses stormwater to irrigate all open spaces (excluding golf courses) throughout the development. High service pumps are also constructed for fire protection needs; this reduces the size of ground storage tanks, reduces the raw water withdrawn from the aquifer, and thus makes The Villages Development a sustainable community.

Pinellas Place, The Villages, Florida
Served as project manager for Pinellas Place from Morse Boulevard to CR 466A in The Villages, Florida. The project consists of 3.5 miles of two-lane collector roadway serving single-family residential units, retail, commercial, and recreational use

Morse Boulevard, The Villages, Florida
Served as project manager for Morse Boulevard from CR 466A to SR 44 in The Villages, Florida. The project consists of 3.2 miles of four-lane divided roadway: including four tunnels and four roundabouts.

Ocala 489, City of Ocala, Florida
Pinellas Plaza Master Plan, The Villages, Florida
Seminole Tribe of Florida
Florida Horse Park, Marion County, Florida
NW 35th Avenue, City of Ocala, Florida



JEREMY HALLICK
PSM

VICE-PRESIDENT / SURVEYOR

Experience
20

Education
Bachelor's Degree, Business Administration, University of Florida

Active Registration
Professional Land Surveyor - Florida Registration No. 6715

Professional Affiliation:
- Florida Surveying and Mapping Society
- National Society of Professional Surveyors

Jeremy Hallick is the Vice-President of Clymer Farner Barley Surveying, LLC. He is a Professional Surveyor and Mapper licensed to practice in the State of Florida. He has been involved in all facets of land surveying since 1998 and became licensed in 2009. Prior to joining CFB, he served as an office manager for a nationwide engineering firm specializing in land development and utility work. He has coordinated survey activities for commercial and residential land development projects stretching from Big Pine Key to Tallahassee and also served as a reviewing surveyor to municipalities for subdivision plat review. In utilities, he served as a Professional Surveying Consultant to JEA, the largest community-owned electric utility company in Florida. His involvement with JEA ranged from coordinating surveys for engineering design and eminent domain to easement mapping for GIS purposes.

Since joining CFB, he has served as surveyor of record for multiple large land acquisition surveys for The Villages of Lake-Sumter, Inc.: a 30,000+ acres multi-use development in Lake, Sumter, and Marion Counties, Florida. He has also been Project Surveyor for multiple commercial land development projects stretching from Miami to Jacksonville. He belongs to the National Society of Professional Surveyors and has served as an officer for two different Chapters of the Florida Surveying and Mapping Society.

SELECTED EXPERIENCE

General Surveying
Project Surveyor for multiple utility projects involving eminent domain proceedings and engineering design. Extensive experience in various types of Surveying including boundary, topographic, ALTA, mean high water surveys, utility designation, and subdivision platting.

The Villages (DRI)
Various Projects. Project Surveyor in the preparation and of numerous land acquisitions. Responsibilities include title commitment review, quality control, process of survey data, and coordination with local and state regulatory boards. Also coordinated projects for annexation, rezoning, and entitlement related matters.

Rollins Ranch
Project Surveyor for 12,000+ acre land acquisition in Okeechobee County, Florida. The project included the retracement of over 20 sections and the establishment of over 10 miles of State and County maintained rights-of-ways.



RICHARD PETERIKA

RLA, RCA, ISA, AICP, LEED AP

LANDSCAPE ARCHITECT

Experience
15

Education
Master of Architecture
University of South Florida, 2008

Active Registration
Registered Landscape Architect: FL
LA 6667088
RCA 641
ISA 5893B
AICP 31476
Accredited LEED AP Professional

Richard has over 15 years of experience in landscape architecture, land use planning, and urban forestry. He has been practicing in Central Florida since 2003. Richard is routinely involved in complex landscape and natural resource matters related to transportation and development. He has been appointed by Hillsborough County Board of County Commissioners, former Mayor Bob Buckhorn, and Tampa City Council to serve on public boards hearing land use appeals and variance requests.

Projects designed by Richard are regularly recognized as “Florida-Friendly Landscapes,” and three of his projects have achieved LEED Certification, including two Platinum Certifications. Richard was also selected to make presentations on Trees and Green Infrastructure as a Resource Team Member for two Mayor’s Institute on City Design sessions. Two of his low impact development projects have won local and regional environmental planning awards.

SELECTED EXPERIENCE

Scott Street Low Impact Development Streetscape - Tampa, Florida
This project is a 3/4 mile streetscape improved using low impact development strategies as part of a traffic calming toolkit. Richard was the prime consultant and Project Manager for the $850,000 project leading a team of several engineers. Richard was responsible for public input gathering at multiple public sessions, conceptual horizontal and vertical corridor geometry, complete design of all landscape and site furnishing elements, and construction supervision.

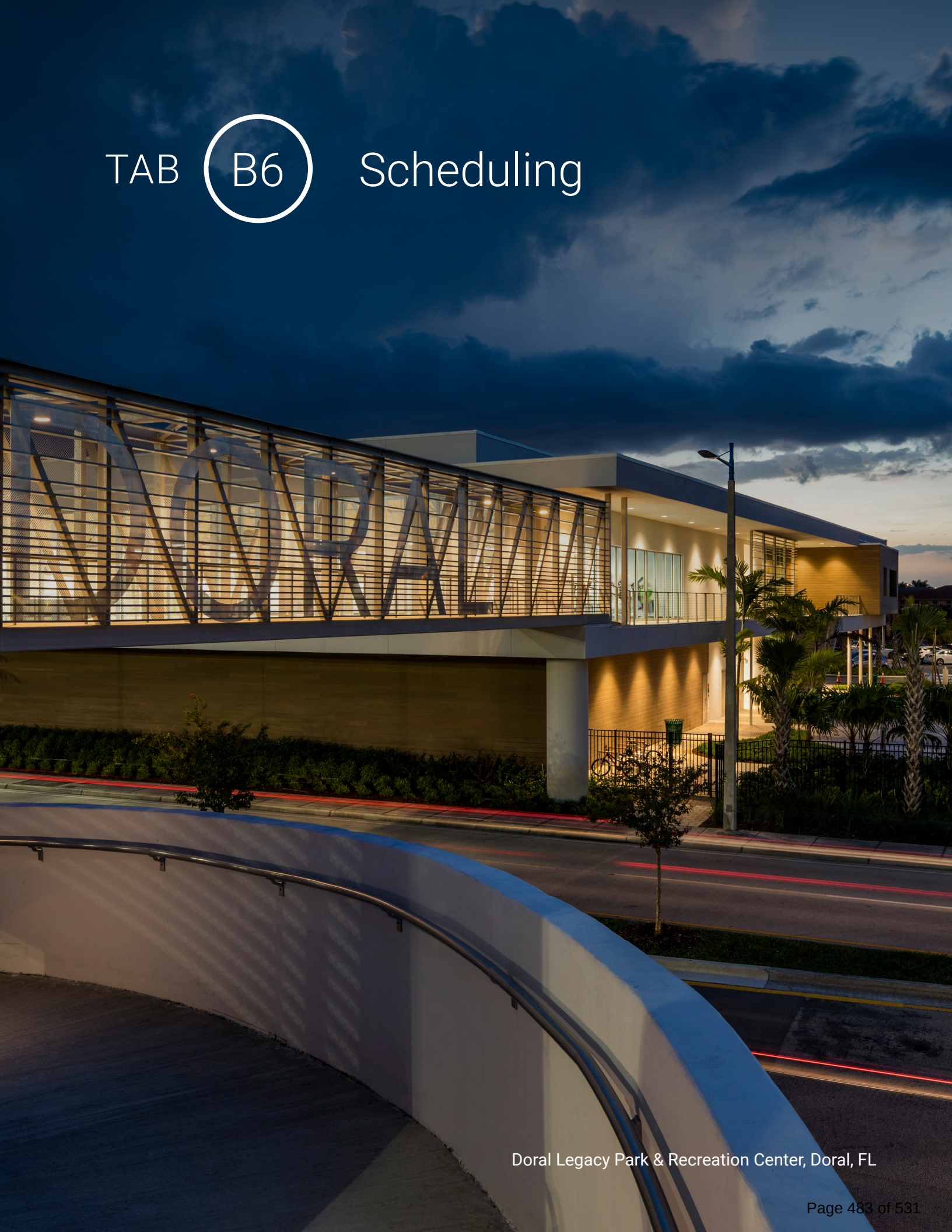
Gas Worx Parcel W1
This project is a 317-unit mixed-use development located in Historic Ybor City. Richard was responsible for providing natural resources permit coordination, tree assessments, and hearing representation for the entitlement phase of the project. Once entitled, Mr. Peterika assisted the firm Sasaki in providing local landscape architectural recommendations, plan development, and permitting assistance.

5th Street LID Implementation - Palmetto, Florida
This project is a two-block streetscape improved using low impact development to promote investment in a downtown redevelopment area. Richard was responsible for construction document preparation for all landscape plans and hardscape plans, he assisted in the design and specification of built elements, and he prepared illustrative and three-dimensional visualizations throughout the project.

30th Street Complete Streets Sidewalk and Safety Improvements
This project is a 1.75-mile feasibility study for the conceptual design for bicycle and pedestrian improvements to enhance safety and mobility, and create a multi-modal facility based on Complete Streets practices. Richard was responsible for the complete tree inventory, the conceptual design of landscape architectural elements, and conceptual plant palette creation. Richard used a transect-based approach that was derived from the FDOT Context Classification Guide. He extended the context-based design controls to include urban design and low impact development considerations.

Trotter Road Streetscape - Largo, Florida
This project is a 0.7 mile streetscape improved using green infrastructure techniques. Richard was responsible for public input gathering relative to green infrastructure and landscape elements, complete design of all landscape and site furnishing elements, and construction coordination.

TAB B6 Scheduling



Doral Legacy Park & Recreation Center, Doral, FL

SCHEDULE

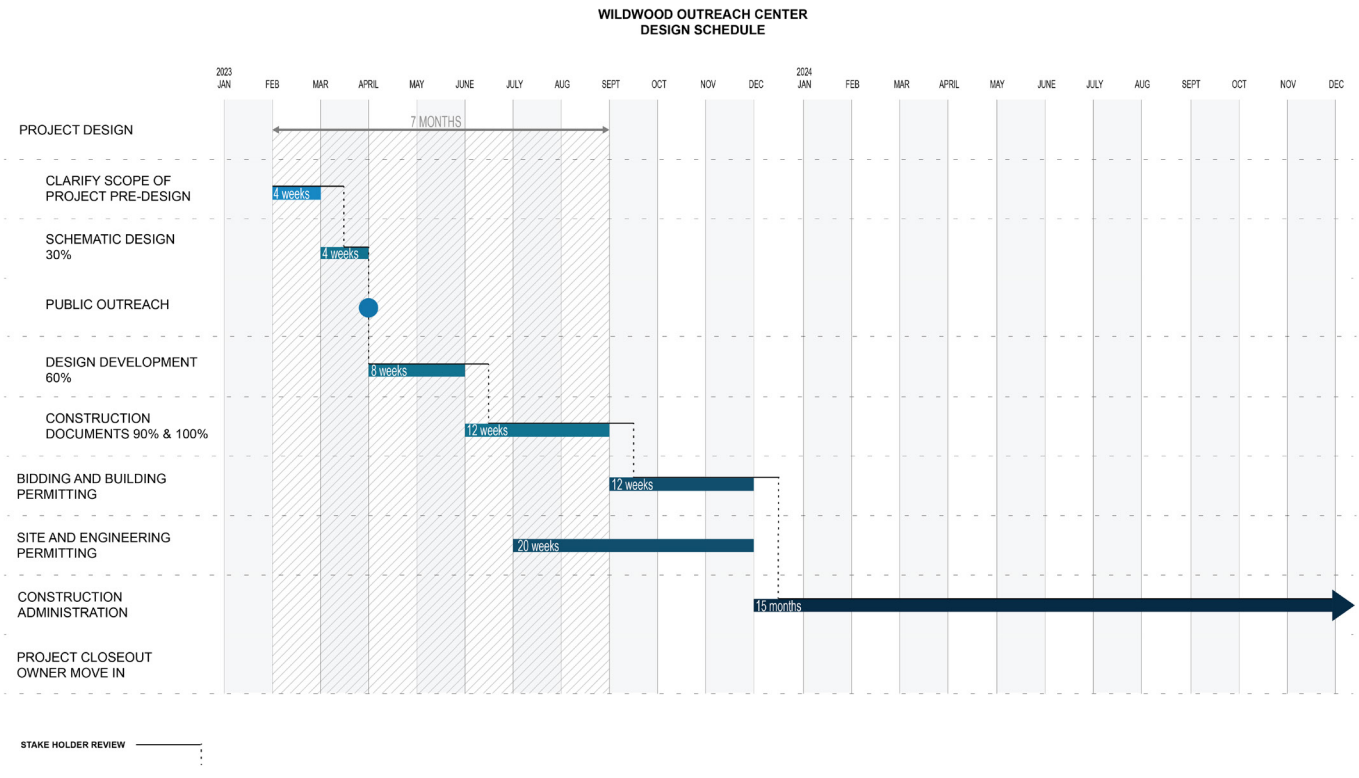
Project Scheduling
At the beginning of the project we will generate a project schedule accommodating the City's various milestones dates and using timelines that we have established based upon our previous experience with similar projects. We take pride in creating detailed project schedules at the beginning of the process and are resolute about keeping them up-to-date. This schedule will then be distributed to all design team members and consultants and it will be integrated into our office's calendar system. This integration allows us to holistically view our firm's project deadlines and alter staffing assignments to ensure our resources are properly allocated. Below is a draft schedule based on the dates given in the RFQ.

Project Approach Regarding Schedule
The early establishment and consistent maintenance of a Master Schedule will help keep all parties focused on the end result. Key deadlines will be integrated into the project schedule and with direction from City representatives. Significant non-construction deadlines will be incorporated into the Master Schedule as well. Additionally, we break down the various parties and disciplines tasks and hold everyone accountable to keep schedule on time.

This combination provides a clear direction and framework for all team members. Furthermore, it allows our project team to provide suggestions and assistance to the City's staff on specific timing issues. The Master Schedule will allow the entire project management team to anticipate upcoming events to maintain desired results.

The WJA team will provide the required resources to keep track of the project files, respond to any issues that arise, and with this constant attention, to resolve challenges and keep the project moving forward on schedule.

Design Coordination with Utilities Companies
As early as the preliminary planning stage of a project, it is important to anticipate and coordinate potential conflicts during construction. Not only is it necessary to understand what might need to be relocated, it is also critical that someone familiar with the construction requirements of all the potential utilities be involved in sequencing and coordinating the moves. Our team begins its coordination process directly with the utilities companies in the design development phase and carries it through to the final construction documents. This task typically ranges between 4-8 weeks.



SPECIFIC EXAMPLE PROJECTS

DEVELOPING AND MAINTAINING DESIGN PROJECT SCHEDULE

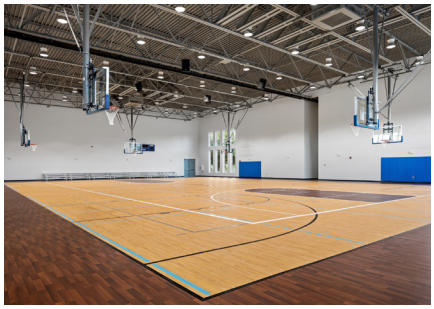


ShoreAcres Community Center, St. Petersburg, FL
A successful project requires careful attention to budget and schedule while maintaining quality and the original design intent of the project. Every architect dreads the thought of value engineering a well-designed scheme to meet an unrealistic budget. WJA avoids these issues by right sizing the program the first time, paying careful attention to the original budget, and maintaining an updated design schedule to avoid potential escalation in direct construction costs.

Shore Acres Recreation Center is a great example put into practice. WJA helped the city establish an accurate facility program, schedule, and a quality baseline during the predesign and schematic design phase of the project. The schedule was developed based on the requirements to get the city council to approve the special conditions permit and the target date to meet the after school care program needs for the community. The schedule was updated on a biweekly basis and with a clear understanding of the milestones for city approvals process, project budget, and the school year calendar. Having successfully developed and delivered many of these projects across the state has provided us with the necessary experience to forecast and coordinate the different stages required to meet the unique challenges for every one of these projects.



Wesley Chapel Recreation Center and District Park, Wesley Chapel, FL
A design schedule is one of the very first items that is developed for each project in order to set the expectations and get everyone on the same page early on. As was the case for the Wesley Chapel Recreation Center, where we developed the schedule early on with expectations shown for not only our role in the project, but also the expectations of the client's approval and response times and all of our subconsultant's deliverables. By showing the expectations of all parties involved, there is a coordination and sharing in the successful implementation of the schedule.



While the site for the project had been determined previously in the master planning of the park, which WJA had designed a few years previous, its budget had been decreased dramatically. To meet the new budget, the scope of the building was decreased. WJA implemented estimates at 30%, 60%, and 90% design phases, which ensured that the budget was being maintained. Maintaining the budget on projects with tight budgets effect the schedule in that with the budget maintained and the project bids coming in under the budget, a long VE process is needed which could add substantial time to the project.

The extensive QAQC process that WJA implements at all phases of the design process also affects the overall schedule by providing thoroughly detailed and coordinated drawings to the contractor. This QAQC process can be qualified by the result of having zero change orders and zero delays to the construction schedule due to the project's construction documents.

TAB B7 Quality Control



Fairway Village Clubhouse, Largo, FL

QUALITY MANAGEMENT

Technology and Software
Problems typically occur on the job site and generally arise out of a lack of properly coordinated drawings. We have embraced Procore, a cloud based construction management software program. Procore helps to increase project efficiency and accountability by streamlining and mobilizing project communication and documentation. Our project manager, sub-consultants and contractors can all connect to the system allowing us to communicate more efficiently and coordinate more effectively.

This all-in-one construction management software allows the entire team to view, edit, and respond to all project related items at any given time and from any device, including an iPhone. This includes, but is not limited to, project requirements, budget, schedule, meetings (including meeting minutes), submittals at every stage, comments, punchlists, and photographs.

We have embraced a cloud-based computer software program and BIM 3D software called REVIT. REVIT enables us to share a single unified model with our sub-consultants in lieu of hundreds of drawings. This results in better coordinated, more technically accurate construction drawings and fewer issues in the field. REVIT has the ability to export to the CAD compatible formats and provides a better tool for overall collaboration and generating cost schedules.

Benefiting from the robust Autodesk AEC collection we also use Enscape, a premium real-time rendering plugin for REVIT. With just one click, we can start Enscape and within seconds walk through your fully rendered project where all changes in REVIT are immediately available to evaluate three dimensionally. This allows us to quickly produce 3D visualizations of the project insuring a more complete picture of your project is represented throughout the design process.

Quality Control
Quality control is a meticulous process in our office utilizing the expertise of all the firm's resources. At every major milestone, deliverables go through a rigorous review process by the project's Principal-in-Charge and from senior staff members not currently working on the project. Our team is dedicated to producing documentation that adheres to the highest standards in the industry. As a firm we have earned a reputation for consistently producing quality, comprehensive, and clear drawings that lead to better bids, fewer RFIs and better constructed buildings. **Resulting from our rigorous quality control standards, we have recently delivered 5 hard-bid projects without a single change order.**

Project Management
Primary contact and accountability will be with principal, Harold Somarriba. Harold will be involved in every aspect of the proposed project. He will ensure that all parties adhere to the budget, schedule, and do not allow scope creep. Any changes in scope will be promptly identified and an estimate would then be submitted to the city for final approval. Each projects assigned Project Manager will oversee all documentation and lead our team of production, and sub-consultants to produce the design documents for the project according to code compliancy and industry standards.

In addition, every project goes through our technical Quality Control team members. This serves as a fresh set of eyes for double-checking details. As our team reviews the drawings for specification information, they are also double checking details, cross referencing notes and confirming coordination between our drawings and the Consultants plans. Technically correct, well-coordinated documents result in tighter bids and fewer change orders during construction.



QUALITY MANAGEMENT



Value Engineering
WJA analyzes all of the functions of a program, project, system, product, equipment, building, facility, service, or supply of an executive agency, performed by qualified agency or contractor personnel, directed at improving performance, reliability, quality, safety, and life cycle costs.

We view value engineering as a creative, organized effort, which analyzes the requirements of a project for the purpose of achieving the essential functions at th lowest total costs over the life of the project. There are three key phases (Planning, Design, and Construction) where value engineering is applied. During Planning, we carefully review the program, listen to the Owner's goals, and offer solutions to best utilize the square footage needs per function and adjacency solutions. Planning is the most important phase. Reducing square footage can have the most significant impact on project costs.

During Design, we thoughtfully select and specify products and materials that meet the needs of function, initial cost, and long-term cost. During Construction, we review contractor-generated proposed solutions and product/material changes elements in our design that set a positive mood We closely evaluate the proposed changes to make sure these changes are beneficial to the Owner and have no negative impact on the overall design intent or building function.

Cost Control Examples (Estimated Cost vs Actual Cost)

Project (Completion Date)	Estimated Construction Cost	Actual Construction Cost	% Variance
St. Petersburg Fire Station #7 (2018)	$2,784,301	$2,700,000	-3.12%
Tarpon Springs Fire Station #71 (2017)	$2,930,341	$2,860,000	-2.46%
West Manatee Fire Station #1 (2016)	$2,466,780	$2,488,000	0.85%
Dunedin Fire Station #61 (2014)	$1,990,174	$1,900,000	-4.75%

SPECIFIC EXAMPLE PROJECTS

MAINTAINING QUALITY CONTROL DURING DESIGN



ShoreAcres Community Center, St. Petersburg, FL
The first task for this project was to identify and verify the final program based on parks and recreation requirements and stakeholder's input. For this site we employed a program selection matrix utilizing a numerical rating system based on weighted parameters established by the city, community stakeholders and the design team. At this point, the budget and strategic site planning was the biggest concern for all parties involved. To ensure the budget was met, WJA worked alongside the CM to produce estimates at 30%, 60% and 90% design phases so comparisons could be made to the established baselines to identify deviations from the original budget. For the site planning, we needed to design a facility that meets the program requirements and had a minimal impact on the adjacent residential areas that surround the site. Additionally, coordination with the contractor to identify potential material shortages due to the pandemic onset, and account for escalation, which helped to keep costs under control and achieve the desired outcome.



Wesley Chapel Recreation Center and District Park, Wesley Chapel, FL
WJA maintains an extensive QAQC process at the 30%, 60%, 90% and 100% phases of the design process. During each of these QAQCs, not only are office standards reviewed, but all of the details and the coordination with all consultants are reviewed by a second and third set of eyes. The level of quality control provided for the Wesley Chapel Recreation Center resulted in zero change orders to the project. These QAQCs are scheduled into the projects at the very beginning, with the idea being that taking some time during the design phase to make sure that everything is correct will save time and money throughout the rest of the project.



During construction, there are detailed field reports that are created from every site visit, highlighting areas of concern with the quality of the construction and the coordination and onsite locating of building elements. WJA provides detailed answers to the contractor's questions and corresponding drawings that depict what is expected. Quality control is provided for all major changes to the construction drawings, ensuring that all changes are properly coordinated and will not lead to change orders or time delays. The result at this project was zero delays during the construction phase and a quick punchlist phase with minimal amount of items, most of which were superficial and easily fixed. There have also been zero warranty issues since the completion of the project and more importantly the client is complimentary of our work and has selected us to work on more projects based on our success with this project.

TAB B8 Joint Venture



Morningside Recreation Complex, Clearwater, FL

JOINT VENTURE STATEMENT

Wannemacher Jensen Architects, Inc. is the prime consultant and will not be submitting as a joint venture for RFQ #2023-02.

TAB B9 References



Wesley Chapel Recreation & Aquatics Center, Wesley Chapel, FL

REFERENCES

City of Gainesville, Wild Spaces and Public Places
Peter McNiece, Project Manager
(352)-393-8544
McNiecePR@gainesvillefl.gov
Fax: N/A

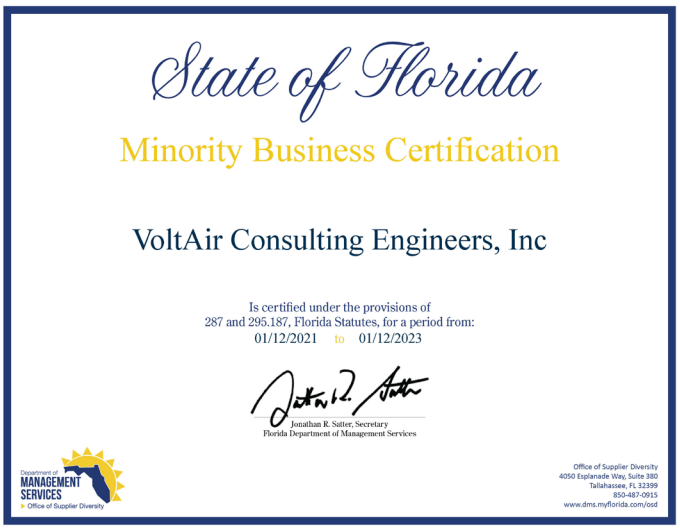
City of St. Petersburg
Raul Quintana- City Architect
(727) 893-7913
raul.quintana@stpete.org
Fax: N/A

City of Clearwater
Art Kader - Parks Director
(727) 562-4800
art.kader@myclearwater.com
Fax: N/A



Shorecrest Athletic Center, St. Petersburg, FL

W/MBE INFORMATION



State of Florida

Minority Business Certification

VoltAir Consulting Engineers, Inc

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
01/12/2021 to 01/12/2023

Jonathan R. Satter, Secretary
Florida Department of Management Services

Department of MANAGEMENT SERVICES
Office of Supplier Diversity

Office of Supplier Diversity
4050 Esplanade Way, Suite 380
Tallahassee, FL 32399
850-487-0915
www.dms.myflorida.com/osd

VoltAir, Inc.



State of Florida

Minority Business Certification

Master Consulting Engineers, Inc.

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
02/03/2022 to 02/03/2024

J. Todd Inman
Florida Department of Management Services

Department of MANAGEMENT SERVICES
Office of Supplier Diversity

Office of Supplier Diversity
4050 Esplanade Way, Suite 380
Tallahassee, FL 32399
850-487-0915
www.dms.myflorida.com/osd

Masters Consulting Engineers, Inc.



State of Florida

Minority Business Certification

Dark Moss LLC

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
November 14, 2022 to November 14, 2024

J. Todd Inman
Florida Department of Management Services

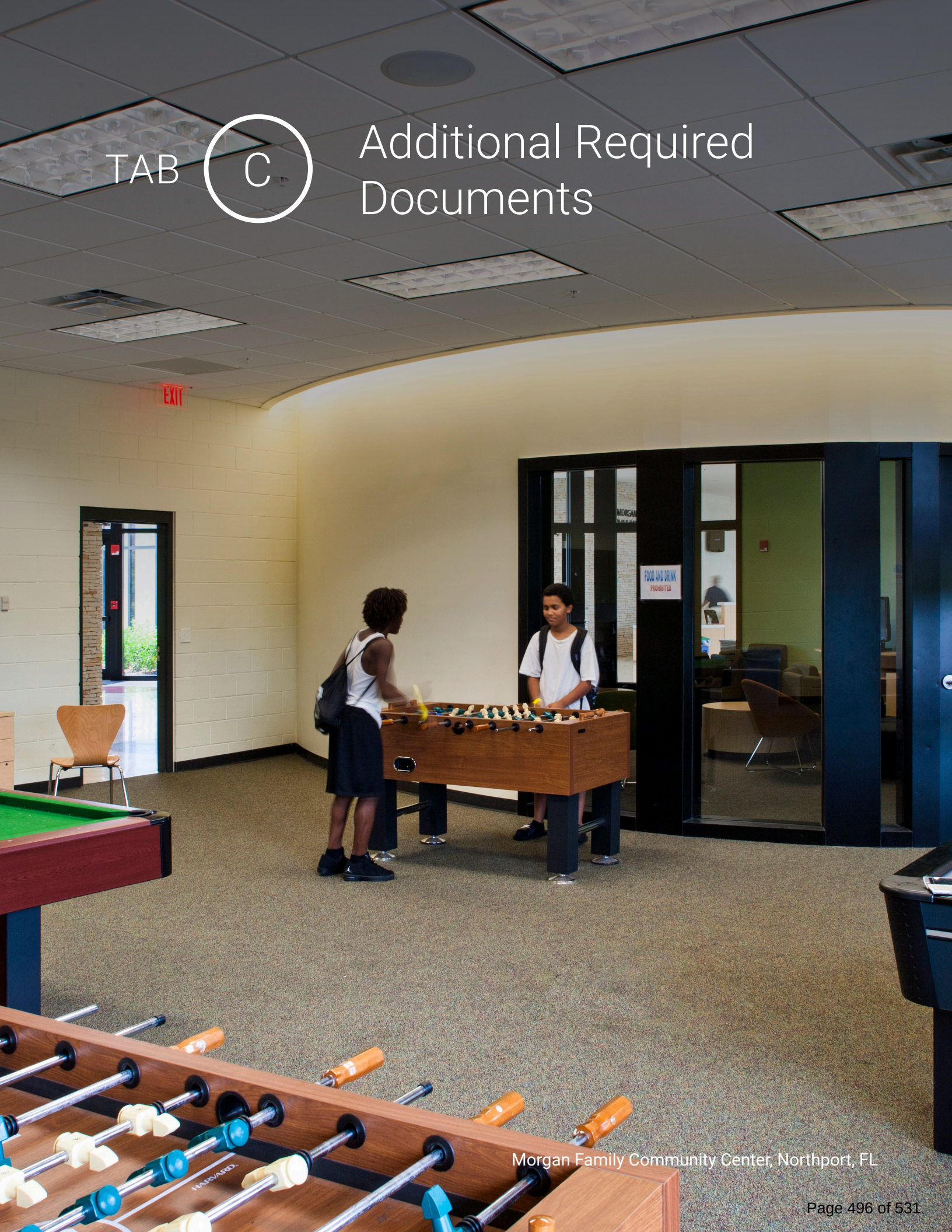
FLORIDA DEPARTMENT OF MANAGEMENT SERVICES
SUPPLIER DIVERSITY

Office of Supplier Diversity
4050 Esplanade Way, Suite 380
Tallahassee, FL 32399
850-487-0915
www.dms.myflorida.com/osd

Dark Moss, LLC

TAB C

Additional Required Documents



Morgan Family Community Center, Northport, FL

PROPOSER'S CERTIFICATION

Submit To: City of Wildwood 100 N Main Street Wildwood, FL 34785 352-330-1330	CITY OF WILDWOOD REQUEST FOR QUALIFICATON (RFQ) CERTIFICATION AND ADDENDA ACKNOWLEDGMENT

DUE DATE: December 9, 2022	**DUE TIME:** 11:00 am	**RFQ # 2023-02**

TITLE: Recreation and Community Outreach Center for Dr. MLK Jr. Park

FIRM NAME: Wannemacher Jensen Architects, Inc.	**PHONE NUMBER:** (727) 822-5566
FIRM MAILING ADDRESS: 132 Mirror Lake Dr N Unit 301	**FAX NUMBER:**
CITY/STATE/ZIP: St. Petersburg, FL 33701	**E-MAIL ADDRESS:** jason@wjarc.com

"I, the undersigned, certify that I have reviewed the addenda listed below (list all addenda received to date). I understand that timely commencement will be considered in award of this RFQ and that cancellation of award will be considered if commencement time is not met, and that untimely commencement may be cause for termination of contract. I further certify that the services will meet or exceed the RFQ requirements. I, the undersigned, declare that I have carefully examined the RFQ, specifications, terms and conditions as applicable for this Request, and that I am thoroughly familiar with all provisions and the quality and type of coverage and services specified. I further declare that I have not divulged, discussed, or compared this RFQ with any other Offeror and have not colluded with any Offerors or parties to an RFQ whatsoever for any fraudulent purpose."

1				
Addendum #	Addendum #	Addendum #	Addendum #	Addendum #

"I certify that this quote is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting an RFQ for the same material, supplies, equipment or services and is in all respects fair and without collusion or fraud. I agree to abide by all conditions of this RFQ and certify that I am authorized to sign this response and that the offer is in compliance with all requirements of the RFQ, including but not limited to certification requirements. In conducting offers with an agency for the CITY OF WILDWOOD, respondent agrees that if this RFQ is accepted, the respondent will convey, sell, assign, or transfer to the City of Wildwood all rights, title and interest in and to all causes of action it may now or hereafter acquire under the anti-trust laws of the United States for price fixing relating to the particular commodities or services purchased or acquired by the CITY. At the CITY'S discretion, such assignment shall be made and become effective at the time the purchasing agency renders final payment to the respondent."

Jason Jensen, President		12/09/2022
Authorized Agent Name, Title (Print)	Authorized Signature	Date

This form must be completed and returned with your Submittal

QUALIFICATIONS FORM FOR CITY OF WILDWOOD

Name of Firm Submitting Qualifications Wannemacher Jensen Architects, Inc.

Name of Person Submitting Qualifications Jason Jensen, President

PROPOSER ACKNOWLEDGMENT

"The undersigned hereby declares that he/she has informed himself/herself fully regarding all conditions to the work to be done, and that he/she has examined the RFQ and Specifications for the work and comments hereto attached. The FIRM proposes and agrees, if this submission is accepted, to contract with the City of Wildwood to furnish all necessary materials, equipment, labor and services necessary to complete the work covered by the RFQ and Contract Documents for this Project. The FIRM agrees to accept in full compensation for each item the prices named in the schedules incorporated herein."

Signature

12/09/2022
Date

RFQ # 2023-02
RFQ Number

[__] Check if exception(s) or deviation(s) to Specifications. Attach separate sheet(s) detailing reason and type for the exception or deviation.

This document must be completed and returned with your Submittal

Statement of Terms and Conditions For RFPs, RFQs, and Bid

PUBLIC ENTITY CRIME: A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a qualifications/Bid on a contract to provide any goods or services to a public entity, for the construction or repair of a public building or public work, may not submit Qualifications/Bids on leases of real property to a public entity, may not be awarded or perform work as a Consultant, supplier, subconsultant, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

INDEMNIFICATION: The consultant shall indemnify and hold harmless the City of Wildwood and their elected officials, employees, agents, representatives, and volunteers from and against any and all claims, damages, losses and expenses, (including legal costs), or liabilities based on third party claims of injury to persons or damage to property arising out of or resulting, in whole or in part, from a negligent act or omission or willful misconduct of consultant or its employees, Subcontractors, agents or representatives.

PROHIBITION OF LOBBYING: During the blackout period which is, the period between the time the submittals for Invitation to Bid or the Request for Proposals, or Qualifications, or information, as applicable, are received at Contracts / Purchasing and the time the City awards the contract, no proposer, no lobbyist, principal, or other person may lobby, on behalf of a competing party in a particular procurement matter, any member of the City, or any City employee other than Jason McHugh in writing via email to jmchugh@wildwood-fl.gov. Violation of this provision may result in disqualification of violating party. All questions regarding this Request for Proposals (RFQ) or Invitation to Bid (BID) must be submitted in writing to the contact listed in the solicitation or the City Clerk.

ANTI TRUST LAWS: By submission of a signed RFQ or BID, the successful vendor acknowledges compliance with all antitrust laws of the United States and the State of Florida, in order to protect the public from restraint of trade, which illegally increases prices.

CONFLICT OF INTEREST: The award of the contract hereunder is subject to the provisions of Chapter 112 of the Florida Statutes. Vendors shall disclose the name of any Officer, Director, Partner, Associate, or Agent who is also an Officer, Appointee, or Employee of any of the City's at the time of the RFP, RFQ or BID, or at the time of occurrence of the Conflict of Interest thereafter.

INTERPRETATION, CLARIFICATIONS AND ADDENDA: No oral interpretations will be made to any vendor as to the meaning of the RFQ/BID Contract Documents. Any inquiry or request for interpretation received by Jason McHugh via email to jmchugh@wildwood-fl.gov before the date listed herein will be given consideration. All such changes or interpretations will be made in writing in the form of an addendum and, if issued, will be distributed at or after the Pre-Proposals/Pre-Bid Conference, mailed or sent by available or electronic means to all attending prospective Submitters prior to the established RFQ/BID opening date. Each respondent shall acknowledge receipt of such addenda in the space provided. In case any Proposer/Bidder fails to acknowledge receipt of such addenda or addendum, his offer will nevertheless be construed as though it had been received and acknowledged and the submission of his bid will constitute acknowledgment of the receipt of same. All addenda are a part of the RFQ/BID FORMS and each Proposer/Bidder will be bound by such addenda, whether or not received by him. It is the responsibility of each proposer/bidder to verify that he has received all addenda issued before RFQ's/BID's are opened. In the case of unit price items, the quantities of work to be done and materials to be furnished under this RFP/RFQ/BID Contract are to be considered as approximate only and are to be used solely for the comparison of RFP's/RFQ's/BID's received. The City and/or his consultant do not expressly or by implication represent that the actual quantities involved will correspond exactly therewith; nor shall the Vendor plead misunderstanding or deception because of such estimate or quantities of work performed or material furnished in accordance with the Specifications and/or Drawings and other Proposals/Bid Documents, and it is understood that the quantities may be increased or diminished as provided herein without in any way invalidating any of the unit or lump sum prices bid.

GOVERNING LAWS AND REGULATIONS: The vendor is required to be familiar with and shall be responsible for complying with all federal, state and local laws, ordinances, rules and regulations that in any manner affect the work.

PROPRIETARY/CONFIDENTIAL INFORMATION: Vendors are hereby notified that all information submitted as part of, or in support of RFP's/RFQ's/BID's, will be available for public inspection ten days after opening of the RFQ's/BID's or until a short list is recommended whichever comes first, in compliance with Chapter 119, and 287 of the Florida Statutes. All RFP's/RFQ's/Bids submitted in response to this solicitation become the property of the City. Unless information submitted is proprietary, copy written, trademarked, or patented, the City reserves the right to utilize any or all information, ideas, conceptions, or portions of any RFP/RFQ/BID, in its best interest.

TAXES: The City of Wildwood is exempt from any taxes imposed by the State and/or Federal Government. Exemption certificates will be provided upon request.

NON-COLLUSION DECLARATION: By signing this RFQ/BID, all Vendors shall affirm that they shall not collude, conspire, connive or agree, directly or indirectly, with any other Proposer, firm, or person to submit a collusive or sham Proposals in connection with the work for which their RFP/RFQ/BID has been submitted; or to refrain from Bidding in connection with such work; or have in any manner, directly or indirectly, sought by person to fix the price or prices in the RFP/RFQ/BID or of any other Bidder, or to fix any overhead, profit, or cost elements of the RFQ/BID price or the RFP/RFQ/BID price of any other Bidder, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against any other Bidder, or any person interested in the proposed work.

PROPOSER RESPONSIBILITY: Invitation by the City's to vendors is based on the recipient's specific request or as the result of response by the public to the legal advertisements required by State law. Firms or individuals submit their responses on a voluntary basis, and therefore are not entitled to compensation of any kind.

CITYSHIP OF SUBMITTALS: All responses, inquiries or correspondence relating to or in reference to this RFQ/BID, and all other reports, charts, displays, schedules, exhibits and other documentation submitted by the vendors will become the property of the City. Reference to literature submitted with a previous RFP/RFQ/BID will not relieve the Bidder from including any required documents with this RFP/RFQ/BID.

EXAMINATION OF BID DOCUMENTS: Each Bidder shall carefully examine the RFP/RFQ/BID Document to ensure all pages have been received, all drawings and/or Specifications and other applicable documents are included, and shall inform himself thoroughly regarding any and all conditions and requirements that may in any manner affect cost, progress or performance of the work to be performed under the Contract. Ignorance on the part of the FIRM will in no way relieve him of the obligations and responsibilities assumed under the Contract.

VENDOR RESPONSIBILITY: Vendors are fully and completely responsible for the labeling, identification and delivery of their submittals. The City of Wildwood will not be responsible for any mislabeled or misdirected submissions, nor those handled by delivery persons, couriers, or the US Postal Service.

DRUG FREE WORKPLACE: **All Proposers/Bidders shall submit the enclosed, duly signed and notarized form entitled "Drug Free Workplace Certificate". The Drug Free Workplace Vendor shall have the burden of demonstrating that his program complies with Section 287.087 of the Florida Statutes, and any other applicable state law.**

This document must be completed and returned with your Submittal

THE CITY OF WILDWOOD, is a political subdivision of the State of Florida, and reserves the right to cancel an RFQ and to reject any and/or all submittals, reserve the right to waive any and all informalities or irregularities, to re-advertise with either the identical or revised specifications, and reserve the right to award contracts and/or in the best interest of the City. Submittals not meeting stated minimum terms and qualifications may be rejected by the City as non-responsive. The City reserves the right to reject any or all submittals without cause. The City reserves the right to reject the submission of any Vendor in arrears or in default upon any debt or contract to the City, or who has failed to perform faithfully any previous contract with the City's or with other governmental agencies.

PUBLIC RECORDS LAW: Correspondence, materials and documents received pursuant to this RFQ/BID become public records subject to the provisions of Chapter 119, Florida Statutes.

VERIFICATION OF TIME: Verizon time is hereby established as the Official Time of the City's.

PREPARATION OF PROPOSALS/BIDS:

Signature of the Bidder: The Bidder must sign the RFQ/BID FORMS in the space provided for the signature. If the Proposer/Bidder is an individual, the words "doing business as _____," must appear beneath such signature. In the case of a partnership, the signature of at least one of the partners must follow the firm name and the words, "Member of the Firm" should be written beneath such signature. If the Proposer/Bidder is a corporation, the title of the officer signing the RFQ/BID on behalf of the corporation must be stated and evidence of his authority to sign the RFQ/BID must be submitted. The Proposer/Bidder shall state in the RFQ/BID FORMS the name and address of each person interested therein.

Basis for Bidding: The price proposed for each item shall be on a lump sum or unit price basis according to specifications on the RFP/RFQ/BID FORM. The proposed prices shall remain unchanged for the duration of the Contract and no claims for cost escalation during the progress of the work will be considered, unless otherwise provided herein.

Total Proposed Price/Total Contract Sum Proposed: If applicable, the total price bid for the work shall be the aggregate of the lump sum prices proposed and/or unit prices multiplied by the appropriate estimated quantities for the individual items and shall be stated in figures in the appropriate place on the RFP/RFQ/BID FORM. If there is a discrepancy on the RFP/RFQ/BID FORM due to unit price extensions or additions, the corrected extensions and additions shall be used to determine the project bid amount.

TABULATION: Those wishing to receive an official tabulation of the results of the opening of this RFP/RFQ/BID are to submit a self-addressed, stamped business size (No. 10) envelope, prominently marked on the front lower left side, with the RFQ identification. Tabulation requested by telephone, fax or electronic media will not be accepted.

OBLIGATION OF WINNING BIDDER: The contents of the RFP/RFQ/BID of the successful proposer/bidder will become contractual obligations if acquisition action ensues. Failure of the successful Proposer/Bidder to accept these obligations in a contract may result in cancellation of the award and such vendor may be removed from future participation.

AWARD OF BID: It is the City's intent to select a vendor within **sixty (60) calendar days** of the deadline for receipt of Proposals/Qualifications/Bids. However, Proposals/Qualifications/Bids must be firm and valid for award for at least **ninety (90) calendar days** after the deadline for receipt of the RFP/RFQ/BID.

ADDITIONAL REQUIREMENTS: The firms shall furnish such additional information as the City may reasonably require. This includes information which indicates financial resources as well as ability to provide the services. The City reserves the right to make investigations of the qualifications of the firm as it deems appropriate.

PREPARATION COSTS: The City shall not be obligated or be liable for any costs incurred by Proposers/Bidders prior to issuance of a contract. All costs to prepare and submit a response to this RFP/RFQ/BID shall be borne by the Proposer/Bidder.

TIMELINESS: All work will commence upon authorization from the City's representative. All work will proceed in a timely manner without delays. The Consultant shall commence the work UPON RECEIPT OF NOTICE TO PROCEED and/or ORDER PLACED (PURCHASE ORDER PRESENTED) and shall deliver in accordance to the terms and conditions outlined and agreed upon herein.

DELIVERY: All prices shall be FOB Destination, Sumter County, Florida, inside delivery unless otherwise specified.

ADDITIONAL SERVICES/PURCHASES BY OTHER PUBLIC AGENCIES ("PIGGY-BACK"):
The Vendor by submitting a Bid acknowledges that other Public Agencies may seek to "Piggy-Back" under the same terms and conditions, during the effective period of any resulting contract – services and/or purchases being offered in this Bid, for the same prices and/or terms proposed. Vendor has the option to agree or disagree to allow contract Piggy-Backs on a case-by-case basis. Before a Public Agency can Piggy-Back any contract, the Agency must first obtain the vendor's approval – without the vendor's approval, the seeking Agency cannot Piggy-Back.

PLANS, FORMS & SPECIFICATIONS: Bid Packages are available from the City Clerk. These packages are available for pickup or by mail. If requested to mail, the Proposer/Bidder must supply a courier account number (UPS, FedEx, etc.). Proposers/Bidders are required to use the official RFP/RFQ/BID FORMS, and all attachments itemized herein, are to be submitted as a single document. Any variation from the minimum specifications must be clearly stated on the RFQ/BID FORM and/or Exceptions/Deviations Sheet(s). Only one set of plans, forms, and specifications will be furnished each company or corporation interested in submitting a Proposals/bid. RFQ/BID FORM documents for this project are free of charge and are available on-line and are downloadable.

MANUFACTURER'S NAME AND APPROVED EQUIVALENTS: Any manufacturer's names, trade names, brand names, information and/or catalog numbers listed in a specification are for information and not intended to limit competition unless otherwise indicated. The Proposer/Bidder may offer any brand for which he is an authorized representative, which meets or exceeds the RFP/RFQ/BID specification for any item(s). If RFQ's/BID's are based on equivalent products, indicate on the RFP/RFQ/BID FORM the manufacturer's product name and literature, and/or complete specifications. Reference to literature submitted with a previous RFP/RFQ/BID will not satisfy this provision. The Proposer/Bidder shall explain in detail the reason(s) why the proposed equivalent will meet the specifications and not be considered an exception thereto. RFP/RFQ's/BID's which do not comply with these requirements are subject to rejection. RFP/RFQ's/BID's lacking any written indication of intent to quote an alternate brand will be received and considered in complete compliance with the specifications as listed on the RFQ/BID FORM. The City is to be notified, in writing, of any proposed changes in materials used, manufacturing process, or construction. However, changes shall not be binding upon the City unless evidenced by a Change Notice issued and signed by the City or designated representative.

QUANTITIES: The quantities as specified in this RFP/RFQ/BID are estimates only and are not to be construed as guaranteed minimums.

SAMPLES: Samples of items, when called for, shall be furnished free of expense, and if not destroyed may, upon request, be returned at the Proposer's/Bidder's expense. Each sample shall be labeled with the Proposer's/Bidder's name, manufacturer brand name and number, RFP/RFQ/BID number and item reference. Samples of successful Proposer's/Bidder's items may remain on file for the term of the contract. Request for return of samples shall be accompanied by instructions which include shipping authorization and must be received at time of opening. Samples not returned may be disposed of by the City within a reasonable time as deemed appropriate.

DOCUMENT RE-CREATION: Vendor may choose to re-create any document(s) required for this solicitation but must do so at his own risk. All required information in the original City format must be included in any re-created document. Submittals may be deemed non-responsive if required information is not included in any re-created document.

ACKNOWLEDGED:

December 9, 2022

(Signature and Date)

HOLD HARMLESS AGREEMENT

The FIRM agrees to hold the City of Wildwood harmless against all claims for bodily injury, sickness, disease, death or personal injury or damage to property or loss of use of property arising out of or resulting, in whole or in part, from a negligent act or omission or willful misconduct of consultant or its employees, Subcontractors, agents or representatives.

The FIRM shall purchase and maintain workers' compensation insurance for all workers' compensation insurance and employers' liability in accordance with Florida Statute Chapter 440.

The FIRM shall also purchase any other coverage required by law for the benefit of employees.

Required insurance shall be documented in Certificates of Insurance and shall be provided to the City representative requesting the service.

By signature upon this form the FIRM stipulates that he/she agrees to the Hold Harmless Agreement, and to abide by all insurance requirements.

Wannemacher Jensen Architects, Inc.
FIRM – Print Name

FIRM – Authorized Signature

Wildwood Recreation and Community Center
Project Name

December 9,2022
Date

The effective date of this Hold Harmless Agreement shall be for the duration of this project.

This document must be completed and returned with your Submittal

DRUG FREE WORKPLACE CERTIFICATE

I, the undersigned, in accordance with Florida Statute 287.087, hereby certify that,

Wannemacher Jensen Architects, Inc.
(print or type name of FIRM)

- Publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace named above and specifying actions that will be taken against violations of such prohibition.
- Informs employees about the dangers of drug abuse in the workplace, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
- Gives each employee engaged in providing commodities or contractual services that are under RFQ or bid, a copy of the statement specified above.
- Notifies the employees that as a condition of working on the commodities or contractual services that are under RFQ or bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, please or guilty or nolo contendere to, any violation of Chapter 1893, or of any controlled substance law of the State of Florida or the United States, for a violation occurring in the work place, no later than five (5) days after such conviction, and requires employees to sign copies of such written (*) statement to acknowledge their receipt.
- Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.
- Makes a good faith effort to continue to maintain a drug free workplace through the implementation of the drug free workplace program.
- "As a person authorized to sign this statement, I certify that the above-named business, firm or corporation complies fully with the requirements set forth herein".

Authorized Signature

Date Signed

State of: Florida

County of: Pinellas

Sworn to and subscribed before me this 6th day of December, 2022

Personally known ✓ or Produced Identification _____
(Specify Type of Identification)

Signature of Notary

My Commission Expires August 24, 2024

(seal)

KYLE J. GARNER
Commission # HH 035373
Expires August 24, 2024
Bonded Thru Budget Notary Services

This document must be completed and returned with your Submittal

SWORN STATEMENT TO SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES FORM

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to City of Wildwood
   By Jason Jensen, President
   {print individual's name and title}

   for Wannemacher Jensen Architects, Inc.
   {print name of entity submitting sworn statement}

   whose business address is 132 Mirror Lake Drive North, Unit 301, St. Petersburg, FL 33701

   and (if applicable) its Federal Employer Identification Number (FEIN) is 59-3150693 (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: N/A .)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), **Florida Statutes**, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), **Florida Statutes**, means a finding of guilt or a conviction of a public entity crime, with or without adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), **Florida Statutes**, means:

   a. A predecessor or successor of a person convicted of a public entity crime; or

   b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

   c. I understand that a "person" as defined in Paragraph 287.133(1)(e), **Florida Statutes**, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

   d. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **{indicate which statement applies.}**

X Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners,

shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. **{attach a copy of the final order}**

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

_____

{signature}

_____

{date}

State of Florida

County of Pinellas

PERSONALLY APPEARED BEFORE ME, the undersigned authority, Jason Jensen, who after first being sworn by me, affixed his/her signature in the space provided above on this 6th day of December, 2022.

Attest: _____
Notary Public

My commission expires: August 24, 2024

(Notary Seal)

KYLE J. GARNER
Commission # HH 035373
Expires August 24, 2024
Bonded Thru Budget Notary Services

This document must be completed and returned with your Submittal

Conflict of Interest Disclosure Form

I HEREBY CERTIFY that

1. I (*printed name*) Jason Jensen am the (*title*) Principal and the duly authorized representative of the firm of (*Firm Name*) Wannemacher Jensen Architects, Inc. whose address is 132 Mirror Lake Drive North, Unit 301 St. Petersburg, FL 33701, and that I possess the legal authority to make this affidavit on behalf of myself and the firm for which I am acting; and,

2. Except as listed below, no employee, officer, or agent of the firm have any conflicts of interest, real or apparent, due to ownership, other clients, contracts, or interests associated with this project; and,

3. This bid qualification is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a bid qualification for the same services and is in all respects fair and without collusion or fraud.

EXCEPTIONS (List)

Signature: _____

Printed Name: Jason Jensen, President

FIRM Name: Wannemacher Jensen Architects, Inc.

Date: December 6, 2022

State of Florida

County of Pinellas

Sworn to and subscribed before me this 6th day of December 2022

Personally Known ✓
OR Produced Identification _____, Type of Identification _____

My Commission Expires August 24, 2024

KYLE J. GARNER
Commission # HH 035373
Expires August 24, 2024
Bonded Thru Budget Notary Services

_____
(Printed, typed or stamped commissioned name of notary)

THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR QUALIFICATIONS PACKAGE

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 09/07/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Chayla Deitz, CISR, CIC	
Stahl & Associates Insurance, Inc. 110 Carillon Parkway St. Petersburg FL 33716	PHONE (A/C, No, Ext): (727) 391-9791	FAX (A/C, No): (727) 393-5623
	E-MAIL ADDRESS: certificatesstpete@stahlinsurance.com	

INSURED	INSURER(S) AFFORDING COVERAGE	NAIC #
Wannemacher Jensen Architects Inc Edward C. Hoffman, Jr. Architects, P.A. 132 Mirror Lake Dr N Unit 301 Saint Petersburg FL 33701	INSURER A : Hartford Casualty Insurance Co	29424
	INSURER B : Allstate Insurance Group	19232
	INSURER C : Twin City Fire Insurance Co.	29459
	INSURER D : Lloyds of London	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** CL2282362247 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			21SBMVL3637	08/29/2022	08/29/2023	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 300,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000
B	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [X] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			648907233	08/20/2022	08/20/2023	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) PIP-Basic	$ 1,000,000 $ $ $ $ 10,000
A	[X] UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [X] RETENTION $ 10,000			21SBMVL3637	08/29/2022	08/29/2023	EACH OCCURRENCE AGGREGATE	$ 5,000,000 $ 5,000,000 $
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		21WECZR6330	08/29/2022	08/29/2023	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
D	Professional Liability Claims Made			B1392BWI226029	08/29/2022	08/29/2023	Each Claim Aggregate	2,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Edward C. Hoffman, Jr. Architects, P.A. is included as additional named insured effective 12/30/2020.

CERTIFICATE HOLDER

City of Wildwood
100 N Main Street
Wildwood, FL 34785

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Construction Financing Option with G3 Development**

REQUESTED ACTION: City Manager Requests Direction from the City Commission

CONTRACT: No Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

See attached memo from the City Manager.

WILDWOOD
FLORIDA

Memorandum

To: Wildwood City Commission

From: Jason McHugh, City Manager

Date: January 4, 2023

Re: Public-Private Partnership with G3 Development – Financing Options

Mayor and Commissioners:

At a special called meeting of the City Commission on October 31, 2022, the City Commission directed the City Attorney and me to finalize the contract documents associated with the proposed public-private partnership with G3 Development of Lake County, Inc ("G3") to redevelop city-owned commercial parcels concurrent with the construction of a parking garage. Documentation in support of G3's presentation at the meeting included an Appraisal Report completed by Valbridge Property Advisors concerning a potential long-term lease option, an analysis by the City's contracted financial advisor, Public Resources Advisory Group ("PRAG"), of other potential public-private partnership options, and a staff report.

The PRAG analysis evaluated the benefits and risks of the various options and ultimately recommended the parking garage be constructed through a Design-Build-Construction Financing (Scenario #3 in the analysis) public-private partnership in which the City would purchase the parking garage upon completion of the projects. This approach contains the least amount of risk to the City. Communication with the City Commission, including the staff report, stated that G3 agreed to the Design-Build-Construction Financing approach identified in the PRAG analysis (Scenario #3) provided they were justly compensated.

However, the contract documents submitted to the City by G3's legal counsel were structured to represent a Design-Build approach (contemplated as Scenario #1 in the PRAG analysis). Under a Design-Build public-private partnership, the City would engage G3 as the design-builder of the garage and the City would be responsible for obtaining the financing needed to complete the project. The risk in this approach is greater.

During the review, comment, and negotiation process of the contract documents with G3 and their legal counsel, Gerry Guenther of G3 sent an email concerning the miscommunication and stated he was amenable to moving forward with either scenario. The email correspondence concerning this matter has been included for reference.

According to the email, Scenario #3 may add $500,000 to $750,000 in added costs to the City. Considering the financial savings associated with Scenario #1, I am seeking direction from the City Commission on the preferred alternative. To aid in the discussion, I have included the PRAG analysis as part of this communication. Once the decision has been made to move forward with Scenario #1 or Scenario #3, the City Attorney and I will work as diligently as possible with G3 and their legal counsel to finalize the contract documents for consideration for adoption by the City Commission.

Jason McHugh

From: Jason McHugh
Sent: Monday, December 19, 2022 4:19 PM
To: Gerry Guenther
Cc: Scott Gerken; Austin Guenther; Ashley Hunt; Bills, Joshua
Subject: RE: Downtown Wildwood Revitalization

Gerry:
Thank you for the follow up email and for your efforts keeping the negotiations moving in a positive direction.

I agree with your comments and approach on the sale of the commercial properties. I really appreciate the clarity and your flexibility with the parking garage site. I too believe that the two options presented in the PRAG report (Scenario #1 or #3) remain on the table. However, I am going to seek additional guidance from the City Commission on their preferred scenario since it differs from what was recommended in the PRAG report. I will continue to discuss this matter with the Commissioners individually, and if necessary, I will place this decision on the January 9th City Commission meeting.

It's important to note, that I understand neither party can mitigate all of the risk in this transaction. With that being said, I will continue working with the City Attorney's office regarding reasonable safeguards that may be included in the contract documents.

Trust me, I am as anxious as you are to get this deal completed. I've been looking forward to it for a long while!

I wish you and your family a Merry Christmas and a Happy New Year! Safe travels!

I will circle back with you shortly after Christmas.

Regards,

EST. 1877
WILDWOOD
FLORIDA

Jason F. McHugh, CPM, AICP
City Manager

352.330.1330 x125
jmchugh@wildwood-fl.gov
www.wildwood-fl.gov

From: Gerry Guenther <Gerry.Guenther@G3Development.com>
Sent: Sunday, December 18, 2022 9:10 AM
To: Jason McHugh <jmchugh@wildwood-fl.gov>
Cc: Scott Gerken <scott@stoneandgerken.com>; Austin Guenther <Austin.Guenther@G3Development.com>; Ashley Hunt <ashley@huntlawpa.com>; Bills, Joshua <joshua@huntlawpa.com>
Subject: Downtown Wildwood Revitalization

CAUTION: This email originated from outside of the city. Do not click on any links or open any attachments unless you recognize the sender and are certain the content is safe.

Jason,

Thanks again for the call on Friday to discuss the plan to move forward on the commercial building and parking garage in downtown Wildwood. We are excited about working together to make this plan a reality!

Our proposal, sent over last week, was based on our meeting in the conference room, where I misinterpreted that you would finance the construction of the garage to reduce costs. In that meeting, you said it was your preference to own the garage versus a long-term lease which we agreed to, as well as dropping the proposed fee in the PRAG reports project Costs with Developer Profit from $1,591,791 to $966,494 or by almost 40% from the appraisal you had done and the PRAG report.

Commercial Project –
The City has an appraisal of $300,000 for the project, and we have agreed to pay that price and do all the demolition and remediation on the site and did not ask for any subsidies from the City. We will be putting between $300,000 and $500,000 cash into this project with a bank loan to fund the remainder, which I will personally guarantee, and having a performance and payment bond on the work to ensure its completed. This project was the initial goal of the City of Wildwood, and we have shown that we have the experience and resources to make this project happen. If we defaulted, the City would get the property back and keep the $300,000 we paid for the property. With the safeguards in place, your risk is minimal. Therefore I recommend we move forward with this structure on the commercial property as presented. We can add to the contract significant penalties to ensure this project gets done at the same time as the garage.

Parking Garage –
In our previous meeting, you eliminated Scenario #2, the long-term lease. Therefore, we are comfortable moving forward with either Scenario #1 or #3 in the PRAG report.

Scenario #1 – Design-Build P3
This is the scenario we presented last week, taking advantage of the City's ability to obtain lower financing costs, longer amortization, and no need for equity. To reduce the City's risk, we would agree to a GMP once the plans are completed. The City's risk would further be decreased through payment, performance bonds, insurance, and carried contingencies. This scenario is what we based our reduction in our fee. This option is the least expensive.

Scenario #3 – Design-Build-Construction Finance

We would agree to keep the fees the same, but the financing costs would increase and be passed onto the City in the purchase price. We need to put in a minimum of 20% equity at a return of 12%(Prag Report) and finance 80%. The additional costs to the City would be $500,000 to $750,000 under this scenario. This number includes the higher cost of capital and attorney fees, lease, closing costs, and doc stamps.

We understand it's the goal to minimize the City's risk while managing the costs associated with these projects. We know that both projects must take place in unison to ensure the success of our revitalization plan. We have all spent almost a year working on this and are excited to get an agreement to move forward.

Jason, I am available to discuss to clarify any questions at your convenience.

Let’s get some dirt moving!!!

Sincerely,
Gerry Guenther
Managing Principal

639 North Alexander Street,
Mount Dora, FL 32757
D: (352) 414-5123
P: (352) 397-4869
F: (352) 383-2306
www.G3Development.com

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PRAG

150 SECOND AVENUE NORTH, SUITE 400
ST. PETERSBURG, FLORIDA 33701
TEL: (727) 822-3339 | FAX: (727) 822-3502

MEMORANDUM TO:	Jason F, McHugh, City Manager, City of Wildwood
FROM:	Public Resources Advisory Group ("PRAG")
SUBJECT:	Unsolicited Proposal Concerning Downtown Parking Garage
DATE:	October 14, 2022

Situation

The City of Wildwood ("Wildwood" or the "City") has entered into a Memorandum of Understanding ("MOU") with GC Development of Lake County, Inc. ("G3" or the "Developer") in regard to the development of a commercial real estate project and a parking garage on two parcels of real estate owned by the City within the City's Community Redevelopment Area (respectively the "Commercial Project" and the "Parking Project" and collectively the "Project"). Specifically, the MOU states:

> "Wildwood and G3 desire to explore joint development and ownership of the Project through a partnership or other similar arrangement wherein:
>
> a. G3 will purchase the Commercial Site from Wildwood and redevelop the same.
> b. G3 will receive the Parking Site from Wildwood and develop the Parking Site as a parking garage. At the conclusion of the development of the Parking Site, Wildwood will lease the parking garage containing approximately 126 spaces for a fixed-term over a negotiated amount of years from G3 Development or their assigned development entity. The City of Wildwood will then purchase the ownership of the garage for one dollar ($1.00) at the end of the Lease Term"

The MOU does not provide a description or details of the Commercial Project other than it "should contribute to Wildwood's Downtown Master Plan" with superior architectural design, worthy of a highly desirable location, and complementary with the surround development. As such, we assume the commercial development would be beneficial to the City.

The MOU is intentionally vague to allow a variety of alternatives for the development, but states that the Project must be financially beneficial to both parties and must be consistent with the mission of both organizations. The Parking Project is intended to spark future private investment in the Community Redevelopment Area and the Commercial Site development should contribute to the City's Downtown Master Plan. Construction of the Project is intended to be of high quality with an improved streetscape, including installation of attractive signage, landscaping, planting strips and bike parking. Notably, the City's Downtown Master Plan finds "the downtown district in Wildwood currently lacks both on-street and off-street public parking opportunities in key locations to support local businesses."

Conceptually for the Parking Project, the City would contribute the land, the Developer will fund the development and manage predevelopment and construction activities, and the City will manage the operations of the Parking Project upon completion with parking available to the public at no cost. The Developer would purchase the Commercial Site from the City at a negotiated price and would be responsible for development and construction and would own and manage the Commercial Project upon completion.

The City engaged Valbridge Property Advisors to prepare an appraisal report to calculate appropriate, fair market lease payments for the proposed Parking Project based on a 10, 20 and 30-year lease. The City then engaged PRAG as the City's Financial Advisor to evaluate the assumptions and results of the appraisal report considering the value-for-money to the City and explore other public-private-partnership ("P3") alternatives.

Appraisal Summary

The appraisal report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation, the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute,

the Financial Institutions Reform, Recovery, and Enforcement Act, and the requirements of the City. The appraisal provided a detailed presentation of the proposed Parking Project along with cost estimates provided by the Developer.

The appraisal used the Income Capitalization Approach (further described herein) with the value derived from five leases consisting of a medical facility, a cannabis dispensary, a Golden Corral restaurant, a Crunch fitness facility and a Walk-On's sports bar in Orlando, Jacksonville, Winter Haven, Melbourne and Tallahassee. No comparable leases in the Sumter County or City of Wildwood area were identified and no comparable municipal leases were identified.

Using these commercial leases, which ranged from just over ten years to just under 16 years, the appraiser calculated the indicated cap rates (6.04% to 7.91%) and implied discount rates (7.15% to 9.00%) for each lease. Based on these leases, the appraiser selected a cap rate of 6.5% to the total Developer estimated project costs of $8.615 million (which includes developer's "Entrepreneurial Incentive" profit estimated by the appraisal at 15%).

With a traditional lease, the lessor retains the value of the asset at the end of the lease term. Under the proposed transaction, however, the value of the asset will transfer to the City at the end of the lease term, so the lease payments will also have to reflect the full value of the asset. Adjusting the lease payments derived from the comparable lease analysis described above to reflect the reversion of the asset, the appraiser calculated the following estimated market rents:

Scenario	Annual Rent	Monthly Rent	Rent per Space	Rent PSF	Rent Escalations	Implied Discount Rate	Implied Year 1 Cap Rate
10-Year	$1,195,500	$99,625	$9,488	$26.80	3.0% per year	9.00%	13.93%
20-Year	$747,750	$62,313	$5,935	$16.76	3.0% per year	8.60%	8.68%
30-Year	$635,500	$52,958	$5,044	$14.25	3.0% per year	8.50%	7.37%

Appraisal Considerations

Real estate appraisals generally use one or more of the following estimations of value:

- Cost Approach
- Sales Comparison Approach
- Income Capitalization Approach

The appraiser chose the Income Capitalization Approach, a common commercial real estate valuation method, which relies upon comparable transactions available in the open market with market forces and competition. This is why the estimate of values determined by the appraiser relied on comparable market leases, none of which reflect the municipal nature of the City.

The fundaments of the proposed Parking Project, however, is not a competitive market-based transaction but rather, as is specifically stated in the MOU, a partnership that would allow the City to provide downtown parking to support proposed and future development while allowing the Developer to develop the Commercial Project. Thus, our understanding is that the Developer's intention to move forward with the Parking Project is dependent on an executed lease agreement with the City.

At this point in time the City appears to be the only viable tenant for the Parking Project, making it difficult to determine value based on traditional appraisal methodologies. Without the competitive market forces present in the comparisons used in all commercial real estate appraisals, a P3 value-for-money analytical framework applied to the Parking Project may provide more appropriate analytical insights to the City.

Value-for-Money Analysis

A Value-for-Money (VfM) analysis is an analytical construct to allocate total costs and risks over the life of the asset for a P3 between the public and the private sector. While the analysis can take many forms, in essence since each party

in a transaction incurs specific costs and accepts certain risks, the VfM analysis attempts to quantify and allocate both the actual known direct costs and the potential risk-based costs over the life of the project. The key to a VfM analysis is identifying and quantifying risks and how they are allocated to each party. Since the Parking Project is currently at the conceptual stage, developing a full VfM analysis is not possible but development of an initial VfM framework is valuable and can help in the evaluation of alternatives.

Public Private Partnerships

The most basic definition of a Public-Private Partnership, or P3, is a long-term cooperative agreement between a private and a governmental entity. A variety of P3 arrangements are available to the public sector and exist on a spectrum based on the degree of risk transfer to the private partner.



"Traditional"	"DB"	"DBF"	"DBOM"	"DBFOM"
Private Sector:	Private Sector:	Private Sector:	Private Sector:	Private Sector:
Builds	Designs	Designs	Designs	Designs
Public Sector:	Builds	Builds	Builds	Builds
Designs	Public Sector:	Finances	Operates	Finances
Finances	Finances	Public Sector:	Maintains	Operates
Operates	Operates	Operates	Public Sector:	Maintains
Maintains	Maintains	Maintains	Finances	

The most basic P3 is generally one in which the public sector works collectively with the private sector to design and build the asset while the public sector retains responsibility to finance, operate and maintain the asset and (known as "design-build" or DB). The term of the P3 agreement in this case generally only lasts through the construction period, at which point the government has full ownership and responsibility for the asset. In this case, the private sector participant incurs the risk during the construction period and the risk transfers to the public sector upon final completion of the project.

On the other end of the P3 risk spectrum is an arrangement whereby the private sector designs, builds, finances, operates and maintains the project to meet the requirements of the public sector ("DBFOM"). In this case, the P3 agreement lasts through the life cycle of the asset. In this case, the private sector participant incurs certain risks during all phases of the project, including on-going operation and maintenance following final completion of the project.

Models in which the contractual arrangements last beyond construction are generally utilized when the asset generates revenues used to pay costs or there are significant or unique operating requirements. The Parking Project is not expected to generate project-based revenues or incur major costs or distinct features related to the ongoing operations.

There are other models including a full concession model, in which all responsibilities are ceded to the private entity, and full privatization in which the public entity sells an existing asset to the private sector. In these cases, the projects are generally revenue producing and the public sector acts primarily as a regulator.

The proposed Parking Project as conceptually envisioned would be considered a Design-Build-Finance (DBF) P3 as the private sector is responsible for designing, building, and financing the asset while the public sector provides the land and is responsible for operations. In P3 agreements, operations – the on-going operations of the asset – is generally considered and allocated separately from maintenance, which is the regular repair and replacement needed to maintain the asset over term of the P3 agreement. If maintenance is allocated to the private sector, the P3 agreements will include specific regular maintenance requirements depending on the nature of the asset to ensure that the asset retains

its value throughout the term of the agreement and such costs would be incorporated into the initial life-cycle costing projections.

In addition to the different methods of allocation responsibilities under various P3's, there are two fundamental types of revenue allocations with P3's: (i) revenue risk models in which the private party is taking revenue risk, such as with a toll road, and (ii) availability payment models in which the government commits to make regular payments as long as the asset is available for use in accordance with pre-determined parameters.

As the Parking Project will not generate revenues, the project would be considered a social infrastructure project, which are assets that provide or accommodate social services and in which the assets themselves typically do not generate project-based revenues sufficient to support all their operating and capital costs. Other examples of social infrastructure projects include hospitals, schools, courthouses, prisons and certain types of affordable housing. The lease payments by the City would be the same as an availability payment in this model.

Florida Public Private Partnership Statutes (Section 255.065)

Public Private Partnerships in Florida are regulated by Section 255.065, F.S. A qualifying project must serve a public purpose and specifically includes a "vehicle parking facility". Public entities can enter into agreements resulting from unsolicited proposals for P3 projects subject to certain evaluation and public notice requirements.

Unsolicited proposals must meet certain requirements including:

- A description including conceptual design and schedule for initiation and completion;
- A description of the general plans for financing; and,
- Proposed lease payments or other fees.

The appraisal provided the conceptual design, calculated the proposed lease payments and estimated schedule, however, a plan of financing was not presented. This additional information may be required in order to comply with Section 255.065, F.S. and treat the proposal as an unsolicited proposal.

The City must perform an independent analysis of the proposed public-private partnership which demonstrates the cost-effectiveness and overall public benefit before the procurement process is initiated or before the contract is awarded.

Risk Allocation and Transfer

The key to a successful P3 is the identification, allocation and valuation of the risks involved in any project. The proposed parking garage project has the following major risks:

Risk	Potential Impact	Expected Probability	Proposed Ownership	Possible Mitigants
Construction Cost Overruns	Major	Fair	Private	GMP Contract / Contingencies
Construction Delays	Major	Fair	Private	Capitalized Interest
Operating Costs	Minimal	Fair	Public	None
Deferred Maintenance	Moderate	Minimal	Public	Budgetary
Financing Costs	Major	Minimal	Private	Contractual
Impact on Related Project	Major	High	Shared	Contractual

Construction cost overruns are a risk for any construction project. Given the nature of the parking garage with minimal electrical and plumbing requirements, the biggest risk is likely in the cost of steel and concrete and is probably higher

than normal due to inflation and disruption in supply chains. This risk is generally passed to the private sector in P3's using a guaranteed maximum price (GMP) contract and is usually mitigated through the use of contingencies.

Construction delays are also common in construction projects. As the project will not generate revenues, the impact is minimal to the project, although the private developer would face major risks as they would be obligated to make debt payments even if the City does not begin lease payments until the project is completed. Debt service during construction is usually capitalized by borrowing but this adds costs to the project.

The MOU assumes the City will be responsible for operations. Although operating costs are expected to be minimal for the parking garage since there are no elevators, restrooms, gates and fee collection devices, regular cleaning and landscaping will be required and are difficult to project over a long period of time.

The MOU was silent as to which party was responsible for ongoing maintenance, although that is usually the responsibility of the owner, which in this case would be the Developer. Large concrete structures require regular maintenance and delaying necessary maintenance can result in large future expenditures. As public entities often defer maintenance in times of budgetary pressures, incorporating on-going maintenance requirements into a P3 contract is often a prime factor in minimizing total life-cycle costs. Given that the Parking Project is still in the MOU stages and there has been no engineering reports developed to estimate the life-cycle maintenance costs, for this analysis we assume that the City will be responsible for both operating and maintenance costs.

Financing costs represent a major cost to the project and will vary depending on the terms of the lease between the City and the Developer. A "strong" lease, such as one that requires the City to begin payments on a date certain, reduces financing costs but transfers risks back to the City. While the City should be able to borrow on a tax-exempt basis at a lower cost since the garage will be available for free for public parking, the City takes more of the risks with a direct borrowing. Given the private sector's involvement in the project, Bond Counsel should be consulted as to the expected tax status of a direct City financing.

Finally, a unique risk to the proposed project is the Commercial Project the Developer proposes to build in conjunction with the parking garage. The Commercial Development will enhance economic development opportunities in the City and will generate property taxes and other revenues for the City. The Commercial Project and the Parking Project are linked and without the parking garage the commercial development is not expected to move forward. This linkage is the primary reason a P3 structure has value to the City since developing the parking garage through a traditional process would take a significant amount of time for procuring design and then construction. The delay in construction of the parking garage could put the commercial development at risk.

Of major importance, it would not be an acceptable outcome for the City to enter into long-term commitments to support the development of the parking garage if the related commercial development did not occur.

Potential P3 Models for the Parking Garage Project

Given the linkage between the parking garage and the commercial project, at a minimum the private sector should have responsibility for the design and construction of the garage as contemplated in the MOU. The MOU also contemplates that the City will take responsibility for operations. The open questions are which party should take responsibility for maintenance, if that is not contemplated as part of operations, and which party should provide financing.

While deferred maintenance costs could be substantial if deferred, they can be managed with regular inspections and maintenance. Assigning these costs to the private sector will generally require a risk premium that increases the overall costs as the private party will budget enough to ensure they can cover all reasonable risks. Such a premium may be warranted if operations are complicated and expensive, but that does not appear to be the case with this project.

Risk	Potential Impact	Expected Probability	Proposed Ownership	Possible Mitigants
Deferred Maintenance	Moderate	Minimal	Public	Budgetary
Financing Costs	Major	Minimal	Private	Contractual

The financing structure will affect the City in two ways. First is the overall cost of financing to the Developer as these costs will be reflected in the total lease payments. The second is when the City will start making payments. For example, under a traditional lease structure with private financing, the City would generally not make payments until the project is complete. Although a direct City borrowing for the project is anticipated to be less expensive than private financing, the City will be responsible for payment of the debt even if the project is never completed. The lease structure, therefore, transfers project delay risk to the private developer.

The value-for-money framework, therefore, should focus on the difference in cost to the City from a delivery structure in which the City provides the financing (Design-Build), and one in which financing is provided by the private sector (Design-Build-Finance).

Cost Assumptions

The appraisal provided the following three cost estimates:

	Construction Schedule of Values	Hard and Soft Development Costs	Project Costs with Developer Profit
Design	$254,215	$254,215	$254,215
Permitting/Impact Fees		4	4
Pre-Construction		145,012	145,012
Civil Engineering, Survey, Geotechnical		98,050	98,050
Landscape and Irrigation Plan		5,000	5,000
Landscape Installation		33,000	33,000
Site Construction	530,000	530,000	530,000
Construction [(1)]	5,344,988	5,361,552	5,361,552
Bonding [(2)]	16,564	16,564	16,564
Builder's Risk		28,000	28,000
Interest Reserve		176,747	176,747
Closing Costs		134,767	134,767
Legal		35,000	35,000
Construction Management (5.5%)		323,124	323,124
Contingency		350,000	350,000
Entrepreneurial Incentive (15%)			1,123,655
Total	**$6,145,767**	**$7,491,035**	**$8,614,690**

(1) Includes General Contractor's Fee of $280,788

(2) Bonding costs appear to be double counted in the second and third column as construction costs appear to include bonding costs in those columns.

PRAG is not an expert in construction costs so for purposes of this analysis we are assuming the hard and soft costs, contingencies, and the general contractor and construction management fees shown above are correct and reflect market values. The Entrepreneurial Incentive for the Developer applied by the appraisal, however, is on top of the 5.5% construction management fee paid to the Developer. Since the Developer will have a lease agreement with the City prior to commencing construction, it is not clear what entrepreneurial risks the developer will be taking.

For our analysis, we assume that the City could engage an independent design-builder for the project for the 5.5% construction management fee in addition to the general contractor's fee imbedded in the construction costs. The Interest Reserve and the Closing Costs are specific to the ultimate financing structure, therefore, for the base case, we use a hard and soft development cost of $7,179,521 which represents the Hard and Soft Development Costs from the appraisal less the $176,747 interest reserve and the $134,767 in closing costs.

Scenario #1 – Base Case: Design-Build P3

Under a Design-Build P3, the City would engage the developer as the design-builder and the City would provide the financing. The City would be the owner of both the land and the improvements.

In order to estimate the City's borrowing costs, PRAG has reviewed the City's current financial position using Moody's rating methodology for US Local Government General Obligation Debt. Moody's provides the most quantitative methodology and therefore is useful for an initial rating estimate. Moody's bases their rating on four major factors, each with multiple subfactors:

- Economy/Tax Base – 30%
- Finances – 30%
- Management – 20%
- Debt/Pensions – 20%

As illustrated in the grid below, the City has a very strong financial position with most of the subfactors in the Aaa or Aa rating categories. Based on the subfactors ratings and the weighting of each subfactor, we believe the City's general obligation or Issuer Credit Rating would be in the upper end of the Aa2 category. In Florida, a referendum is required to issue general obligation debt, so many issuers use a covenant to budget and appropriate debt payments from legally available non-ad valorem revenues. Moody's notches this credit one notch down from the general obligation rating, which would imply a Aa3 rating if the City financed the parking garage directly.

Moody's US Local Government General Obligation Debt Rating
Rating Methodology Dated January 26, 2021
City of Wildwood, Florida

THIS GRID IS FOR ILLUSTRATIVE AND PLANNING PURPOSES ONLY

	Aaa	Aa	A	Baa	Ba	B and Below	Weighting	Estimated Sub-Rating
1. Economy / Tax Base - 30%								
a) Tax Base Size (Full Value)	> $12B	$12B ≥ n >$1.4B	$1.4B ≥ n >$240M	$240M ≥ n >$120M	$120M ≥ n >$60M	≤ $60M	10.0%	Aa3
b) Full Value per Capita	> $150,000	$150,000 ≥ n >$65,000	$65,000 ≥ n >$35,000	$35,000 ≥ n >$20,000	$20,000 ≥ n >$10,000	≤ $10,000	10.0%	Aa3
c) Wealth (Median Family Income)	> 150% of US median	150% ≥ US median > 90%	90% ≥ US median > 75%	75% ≥ US median > 50%	50% ≥ US median > 40%	≤ 40% of US median	10.0%	Baa3
2. Finances - 30%								
a) Fund Balance (% of Revenues)	> 30%	30%≥n>15%	15% ≥ n > 5%	5% ≥ n > 0%	0% ≥ n > -2.5%	≤ -2.5%	10.0%	Aaa
b) Fund Balance Trend (5-year change)	>25%	25% ≥ n > 10%	10% ≥ n > 0%	0% ≥ n > -10%	-10% ≥ n > -18%	≤ -18%	5.0%	Aaa
c) Cash Balance (% of Revenues)	>25%	25% ≥ n > 10%	10% ≥ n > 5%	5% ≥ n > 0%	0% ≥ n > -2.5%	≤ -2.5%	10.0%	Aaa
d) Cash Balance Trend (5-year Change)	>25%	25% ≥ n > 10%	10% ≥ n > 0%	0% ≥ n > -10%	-10% ≥ n > -18%	≤ -18%	5.0%	Aaa
3. Management - 20%								
a) Institutional Framework	Very strong legal ability to match resources with spending	Strong legal ability to match resources with spending	Moderate legal ability to match resources with spending	Limited legal ability to match resources with spending	Poor legal ability to match resources with spending	Very poor or no legal ability to match resources with spending	10.0%	A2
b) Operating History	> 1.05x	1.05x ≥ n >1.02x	1.02x ≥ n >0.98x	0.98x ≥ n >0.95x	0.95x ≥ n >0.92x	≤ 0.92x	10.0%	Aaa
4. Debt / Pensions - 20%								
a) Debt to Full Value	< 0.75%	0.75% ≤ n <1.75%	1.75% ≤ n <4%	4% ≤ n < 10%	10% ≤ n <15.%	> 15%	5.0%	Aaa
b) Debt to Revenue	< 0.33x	0.33x ≤ n <0.67x	0.67x ≤ n < 3x	3x ≤ n < 5x	5x ≤ n < 7x	> 7x	5.0%	Aa3
c) Moody's-adjusted Net Pension Liability (3-year average) to Full Value	< 0.9%	0.9% ≤ n <2.1%	2.1% ≤ n <4.8%	4.8% ≤ n <12%	12% ≤ n <18%	> 18%	5.0%	Aa1
d) Moody's-adjusted Net Pension Liability (3-year average) to Revenue	< 0.4x	0.4x ≤ n <0.8x	0.8x ≤ n <3.6x	3.6x ≤ n < 6x	6x ≤ n < 8.4x	> 8.4x	5.0%	A1
WEIGHTED NUMERCIAL ESTIMATE BEFORE NOTCHING (Aaa = 0.5 to 1.5; Aa =1.5 to 2.5; A = 2.5 to 3.5; Baa = 3.5 to 4.5; Ba = 4.5 to 5.5; B and Below = 5.5 to 6.5)								1.98
GENERAL OBLIGATION RATING ESTIMATE BEFORE NOTCHING (EXPECT ONE NOTCH LOWER FOR CBA EXCEPT S&P)								Aa2

Note: Moody's determines pension obligations based on their internal metrics, this presents our assumptions but is not based on a quantitative analysis.

Under current market conditions, for a 30-year bond issue we estimate the City would have an average borrowing rate of approximately 4.5%. The City would finance the project costs of $7,179,521 as well as bond issuance costs estimated at $116,451. Capitalizing interest during construction would add $276,534 in costs for total needs of $7,572,506. We estimate under current market conditions the City could finance this amount with a bond issue of $7,270,000 issued with a premium of $302,506, as is the current outcome in the municipal market. Annual debt service would be approximately $485,000.

The advantages to City financing include the ability to issue on a tax-exempt basis, a strong underlying investment grade credit, the ability to borrow for up to 30 years on a fixed rate basis, and the ability to provide 100% debt financing.

The negatives with direct City financing include the obligation to make payments irrespective of the status of construction, the time and effort required of City staff initially and on an ongoing basis for implementation and on-going disclosure, and the reduction in future borrowing capacity.

The most important negative with direct City financing, however, is the risk that the City issues debt for the Parking Project and the related Commercial Project, which is completely controlled by the Developer, does not occur. While direct City financing may be the most cost-effective option from a cost-of-funds perspective, it is not a desirable alternative given the need to ensure that both projects are developed in concert.

Scenario #2 –Design-Build-Finance P3

Under a Design-Build-Finance P3, the Developer would be responsible for both the design-build aspect as well as provide financing for the project. The City would grant a ground lease to the Developer, who would own the improvements until they were transferred to the City at the end of the lease term.

The financing would be secured by the Developer's lease with the City, so the exact nature of the developer's financing would depend upon the specific terms of the lease, but in general the lease would require the City to make lease payments as long as the facility was available for use. Other than the general credit-worthiness of the City, the primary risks to a lender (either as a bank, a bondholder, or an insurance company) would be construction related, either delays or cost overruns, or temporary loss of use due to damage.

Lenders address these risks generally through requiring developer equity, guarantees, surety bonds, assignment of contracts, contingencies, reserves and insurance, both property and casualty as well as business interruption to provide payments to the developer if the parking garage was out of service. All of these costs ultimately become part of the overall project costs. While some of these costs, such as property and casualty insurance, would be incurred under all ownership structure, others, like business interruption insurance, would not be required if the City retained ownership.

For this type of project, we assume that the lender would require some level of equity from the developer to help ensure completion and continued management of the asset during the term of the lease with the lender funding the balance. The level of equity required by lenders will vary with the perceived risk of the project. Given the relatively straight-forward construction process and the strength of the lease with the City, we assume equity could be limited to 20% of the costs with debt comprising the remaining 80%. While a debt service reserve is sometimes required, we are assuming that under the terms of the lease one will not be required. These assumptions are general estimates and have not been vetted with the Developer.

For the debt borrowing costs, we assumed the City's underlying borrowing costs with additional premiums for (i) the taxable nature of the financing, (ii) the lack of liquidity the lender would face holding the loan compared to the liquidity available to a bond holder, and (iii) the risk of the City in the future failing to budget and appropriate lease payments. With an estimated current 30-year tax-exempt bond borrowing rate for the City of 4.5% as detailed above, we estimate a lender would charge a rate of approximately 7.2%. The tax-equivalent rate of a 4.5% tax-exempt rate is 5.7% based on a corporate tax rate of 21%. We estimate the risk premium for the decreased liquidity and non-appropriation risk will add 1.5%, resulting in the assumed 7.2%. The actual rate will depend in large part on the final terms of the lease.

For the return on the developer's equity, we have assumed a rate of 12%. While this is higher than the 9% discount rate assumed in the appraisal, the discount rate would reflect a blend of debt and equity supporting the project. Although the return on equity will depend on market conditions, historically we have seen equity associated with P3 projects in the low teens due to both the long-term governmental contracts and the additional fees realized by the developer for other services.

Under these assumptions, this results in an average funding rate of 8.15% and would require annual lease payments from the City of approximately $700,000 for a 30-year financing. This analysis represents an illustrative assumption and is not necessarily how the Developer plans to finance the Parking Project. This analysis represents our expectations of the Developer's financing costs only and does not include any other ownership costs such as taxes, administration, and insurance. The City should have the right to review and approve the plan of finance and loan documents, especially since the project will be constructed on City-owned land.

The two P3 scenarios are compared to the appraisal fair market value in the table below.

Year	Appraisal Fair Market Value [1]	Scenario 1: Design-Build [2]	Scenario 2: Design-Build-Finance [2]
1			
2	$635,500	$483,713	$651,237
3	654,565	487,963	699,748
4	674,202	486,713	699,745
5	694,428	485,213	699,742
6	715,261	483,463	699,746
7	736,719	486,463	699,754
8	758,820	483,963	699,745
9	781,585	486,213	699,749
10	805,032	482,963	699,737
11	829,183	484,463	699,747
12	854,059	485,463	699,738
13	879,681	485,963	699,748
14	906,071	485,963	699,743
15	933,253	485,463	699,735
16	961,251	484,463	699,737
17	990,088	482,963	699,742
18	1,019,791	485,963	699,741
19	1,050,385	483,213	699,748
20	854,059	484,963	699,753
21	879,681	485,963	699,741
22	906,071	486,213	699,747
23	933,253	485,713	699,735
24	961,251	484,463	699,744
25	990,088	487,463	699,741
26	1,019,791	484,463	699,743
27	1,050,385	484,775	699,741
28	1,081,896	484,038	699,742
29	879,681	487,250	699,743
30	906,071	483,713	699,746
31	933,254		
Total	$26,275,356	$14,070,025	$20,244,058
Net Present Value @ 4.5%	$13,025,743	$7,438,961	$10,684,021

(1) Assumes 30-year lease from completion date

(2) Assumes 30-year financing from construction start date

The Design-Build option results in the lowest financing costs to the City but does not mitigate the major risk that the developer-controlled commercial development does not occur in tandem with the development of the parking garage. The Design-Build-Finance option has initial costs similar to the appraisal fair market value lease payments but does not include any escalations. In theory, escalations are used to match the lease payments with the expected increase in market value of the asset. Since the value of the asset is tied to the lease and ownership reverts to the City at the termination of the lease, there does not appear to be any increase in market value to support lease escalations.

The major benefit of the Design-Build-Finance option is that it can eliminate the risk of having the parking garage constructed without the commercial development but requiring both be constructed before the lease begins. The development risk, therefore, is placed totally on the private developer.

This structure, however, does not use the most cost-effective form of financing since it relies on some combination of Developer long-term taxable lease financing and Developer equity.

Scenario #3 –Design-Build-Construction Financing P3

A third scenario could allocate development risk to the private sector while allowing the public sector to maintain the long-term benefits of tax-exempt financing. This scenario is a form of the Design-Build-Finance option, except that the private developer only provides financing during the construction period. Once both the parking garage and the commercial development were complete, the City would purchase the garage using direct City-issued debt. The purchase price would be agreed-upon in advance based on the cost of the garage, a design-builder fee to the developer, and the cost of the developer's financing during the construction period.

With this structure, the Project would bare the higher cost of private financing only during the construction period. The City would have interest rate risk during the construction period, but would avoid the risk of funding the Parking Project without the related Commercial Project. Debt issuance costs would also be higher as separate closings would be required for both the Developer's private construction loan and the City's take-out financing.

While we have not reviewed the Developer's plan of finance, one way to analyze this structure would be to assume the average private cost of capital determined earlier to be 8.15% during construction, and then a purchase of the garage by the City and the use of the City's lower cost of capital thereafter. At current interest rates and assuming tax-exempt rates stay constant through the construction period, this structure would add about $15,000 annually to the City's cost over a 30 year period but would transfer all construction risk for both projects to the Developer as the City would not take over ownership of the Parking Project unless both projects were complete. The additional costs on a net present value basis would be approximately $242,000.

As the City does face interest rate risk with this structure, for this analysis we also ran the analysis assuming higher interest rates with a public sector cost of funds of 5.5%, which is 100 basis points over the City's current estimated cost of borrowing of 4.5%. This increases the average annual payment by approximately $58,000 over the current interest rate scenario, representing approximately $885,000 in additional costs on a net present value basis.

	Appraisal Fair Market Value	Scenario 1: Design-Build	Scenario 2: Design-Build-Finance	Scenario 3a: Design-Build-Construction Finance (Current Rates)	Scenario 3b: Design-Build-Construction Finance (100 bps over Current Rates)
Average Payment	$875,845	$485,173	$698,071	$500,947	$558,726
Total Payments	$26,275,356	$14,070,025	$20,244,058	$14,527,468	$16,203,068
Net Present Value @ 4.5%	$13,025,743	$7,438,961	$10,684,021	$7,681,203	$8,566,646

Conclusion

Assuming the City recognizes a public purpose in supporting a parking garage to enhance economic development opportunities, the proposed Project appears to be consistent with the City's Downtown Master Plan, which identified a need for downtown parking. Having the City design, build and finance the parking garage on its own is expected to require additional time and substantially increases the risk that the Commercial Project does not occur and exposes the City to the risk of financing the parking garage without the construction of the related commercial development. Having the City lease the parking garage upon completion should eliminate the risk on having the parking garage developed without the commercial space but adds significant costs due to the private sector's higher cost of capital. A hybrid structure in which the City purchases the garage upon completion of both projects should eliminate the development risk associated with both projects and reduce the net present value costs to the City, although the City would be subject to interest rate risk during construction.

Disclaimers and Disclosures

This analysis and conclusions in this Report are based on third party reports and certain financial assumptions. PRAG has not independently verified any of the information contained in such third-party reports and financial assumptions are subject to change based on changes in market conditions. The lease costs and debt service amounts reflected in this Memorandum are estimates and are provided for illustrative purposes. This Memorandum is intended to be used by the City as a tool to assist in making decisions related to the Project and additional refinements in costs and financial assumptions are expected as the Project progresses. Reference is also made to disclosures PRAG provided to the City as Exhibit A to the Task Order dated September 15, 2022 authorizing the development of this Memorandum.

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **2022-2023 Tax Flyer**

REQUESTED ACTION: For Information Only

CONTRACT: No Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached Tax Flyer for 2022-2023 that will be disseminated to City residents and businesses.

BREAKING DOWN WILDWOOD'S

Ad Valorem Taxes

Here you'll find key information on what your taxes are, how they're determined, and how they're used to help better our community!

SO WHAT ARE AD VALOREM TAXES?

Often referred to as property taxes, ad valorem taxes are determined by the value of the property being assessed.



NEXT UP:

THE MILLAGE RATE

Rate of tax per thousand dollars of taxable value.

This rate determines the amount of ad valorem taxes that will be generated by the city.

VS

THE ROLLBACK RATE

Rate that would generate the same amount of property tax as approved for the prior year.

Any rate higher than the rollback rate is considered a tax increase per Florida law.



HERE'S AN EXAMPLE:

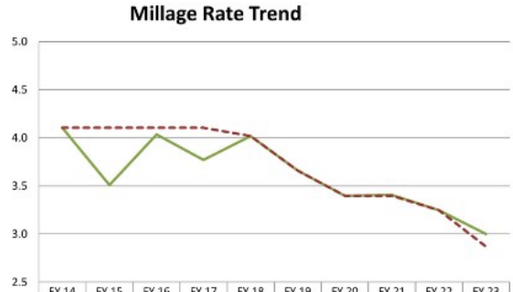
Your home's assessed value is $200,000

You receive two homestead exemptions totaling $50,000

This brings your home's *taxable* value down to $150,000

Wildwood's millage rate of 3.0 is applied for a total tax amount of $450

Millage Rate Trend



	FY 14	FY 15	FY 16	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	FY 23
Millage Rate	4.1044	3.5091	4.0331	3.7715	4.0184	3.6580	3.3980	3.4070	3.2478	3.0000
Rollback Rate	4.1044	4.1044	4.1044	4.1044	4.0184	3.6580	3.3980	3.3980	3.2478	2.8684

Although the city's approved millage rate of 3.0 is slightly above the rollback rate of 2.8684, this figure shows that the city is committed to reducing the millage rate.



REMEMBER

The above example only shows the *city's* portion of your annual property taxes. Below is a complete overview of all assessments in Sumter County for a $200,000 home.

Taxing Authority	Millage	Assessed	Exemption	Taxable	Tax
Sumter County	5.5900	$200,000	$50,000	$150,000	$838.50
Sumter County School Board	4.5840	$200,000	$25,000	$175,000	$802.20
City of Wildwood	3.0000	$200,000	$50,000	$150,000	$450.00
SWFWMD	0.2260	$200,000	$50,000	$150,000	$33.90
TOTAL	**13.4000**				**$2,124.60**

Notes: Excludes non-ad valorem assessments

HOW WE MEASURE UP TO COMPARABLE CITIES

City Operating vs Total County

FY 23 Operating Tax Rate

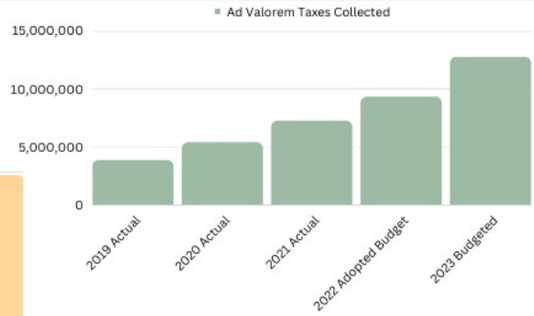
County	*City*	*Operating Millage Rate*
Sumter	**Wildwood**	**3.0000**
Lake	Lady Lake	3.3962
Sumter	Bushnell	3.5692
Lake	Fruitland Park	3.9134
Lake	Leesburg	4.0192
Polk	Auburndale	4.2515
Polk	Bartow	4.6080
Lake	Groveland	5.2000
Lake	Minneola	5.8000
Lake	Mount Dora	5.9603
Polk	Lake Wales	6.3626
Marion	Ocala	6.6177
Lake	Eustis	7.5810
Polk	Haines City	7.5895
Citrus	Inverness	7.7600

FY 23 Total Millage Rate Comparison

County	*City*	*Total Millage Rate*
Sumter	**Wildwood**	**13.4000**
Sumter	Bushnell	13.9692
Lake	Lady Lake	15.6863
Marion	Belleview	15.9924
Lake	Fruitland Park	16.2035
Lake	Leesburg	16.3093
Lake	Clermont	16.8501
Lake	Groveland	16.9901
Polk	Bartow	17.0450
Lake	Minneola	17.5901
Marion	Ocala	17.6101
Lake	Mount Dora	18.2504
Polk	Winter Haven	19.0270
Polk	Haines City	20.0265
Citrus	Inverness	21.6075

HOW MUCH DOES THE CITY BRING IN AND WHERE DOES IT ALL GO?

During this fiscal year, the city anticipates collecting approximately $12,767,400 in ad valorem taxes.

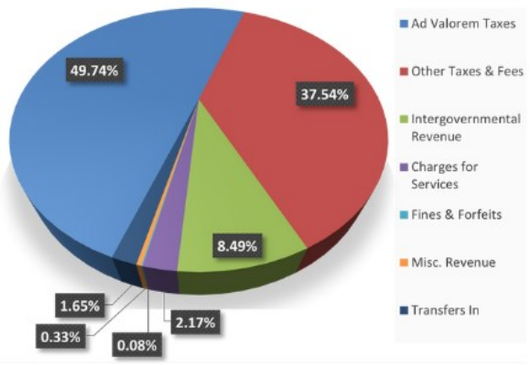




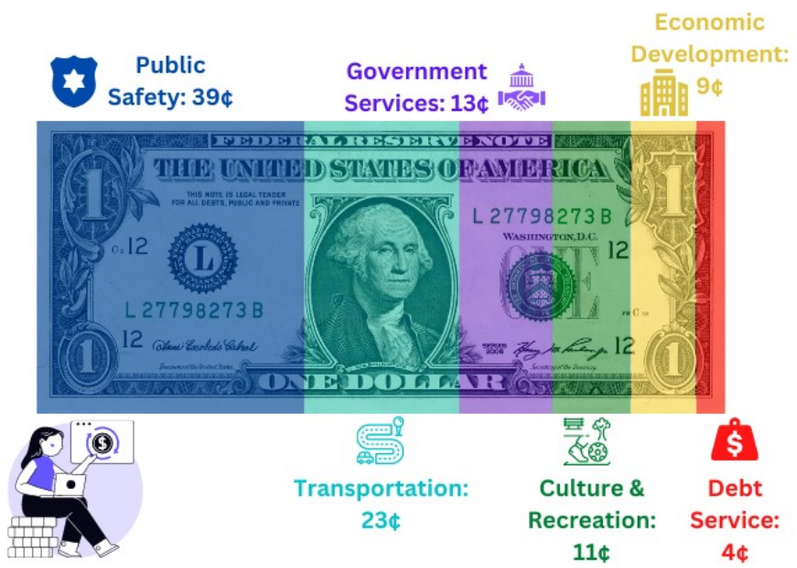
Here you'll see the direct correlation between our community's steadily growing population and the amount of ad valorem taxes collected, which enables the City Commission to approve lower tax rates!

GENERAL FUND REVENUE DISTRIBUTION





WHAT SERVICES ARE YOUR CONTRIBUTIONS USED FOR?



INTERESTED IN LEARNING MORE ABOUT WHICH PROJECTS WERE ALLOCATED IN THIS YEAR'S BUDGET? VISIT WWW.WILDWOOD-FL.GOV

From anywhere on our website, locate and hover over the Government tab, and select Finance.

Select the FY23 Adopted Budget, and you'll find information about each department's goals and the projects they'll be working on!



Contact Us:
www.wildwood-fl.gov
352-330-1330

CITY COMMISSION OF THE CITY OF WILDWOOD

EXECUTIVE SUMMARY

SUBJECT: **Local Construction Projects Update**

REQUESTED ACTION: For Information Only

CONTRACT: No Vendor/Entity:
Effective Date: Termination Date:
Managing Division/Department:

BUDGET IMPACT:

HISTORY/FACTS/ISSUES:

Please see the attached update on local infrastructure projects.

Local Infrastructure Projects
Construction Update
January 4, 2023
Updates Shown in Red

1. **City Water Projects**

   a. *CR 209 Water Main Extension – Phase 1 (SR 44 to CR 44A)*
      i. Bid awarded to Hartman Civil for $1,347,788
      ii. Change Order No. 2 (Deduct and contract extension) approved at the October 24, 2022 Commission meeting
      iii. Pay App No. 5 in the amount of $186,732.72 on the January 9, 2023 Commission meeting
      iv. Contractor currently installing pipe along CR 44A

   b. *Ashley Well and Water Use Permit Modification*
      i. Permitting:
         a. Water Use Permit modification received
      ii. Well Construction:
         a. Awarded to Citrus Well Drilling
         b. Coordination schedule with contractor now that WUP received
         c. Owner-Direct purchasing of equipment
            i. Purchase of Fairbanks pump approved the August 8, 2022 Commission agenda; awaiting delivery of the pump

   ~~c. *CR 229 Utilities*~~
      ~~i. Hartman Civil to complete the relocation activities through Change Order with CR 209 Water Main Extension project~~
      ~~ii. Commission approved the Change Order at the March 14, 2022 Commission meeting~~
      ~~iii. COMPLETE~~

   d. *Coleman WTP- Iron Filtration and High Service Pump Upgrades*
      i. Construction Plans for iron filtration, electrical upgrades, and pump upgrades completed
         a. Awaiting recommendation from KHA to move forward with iron filtration component of the project once water sampling is complete

2. **City Wastewater Projects**

   a. *Wastewater Treatment Facility Renewal and Expansion Activities*
      i. Expansion to 6 MGD

a. City approved the CPH Conceptual Design Report on October 10, 2022
b. Contract with CPH for planning, design and permitting activities for the 6.0 MGD expansion approved.
c. Kickoff meeting with CPH held on November 15, 2022
d. RFQ published. Submittal deadline of January 11, 2023 @ 2pm

b. *Millennium Park Reclaimed Water Line Extension (St. Claire Improvements)*
   i. $100,000 appropriation awarded in state FY 20 budget
      a. Grant Agreement with FDEP approved
   ii. Pump Station design at RIBS site – 80% complete
   iii. Reclaimed line design – 60% complete
      a. Coordinating route and tie-in to Millennium Park with CPH and city roadway projects (Broken Oak and St. Claire street)
      b. Critical easement needed between C-466A and Broken Oak Drive; awaiting confirmation from Church property
   iv. Coordinating project phasing for bidding purposes
   v. St. Claire roadway improvements including in the project; may include portion of Broken Oak depending upon route)
   vi. Project identified for American Rescue Plan funds
      a. ARP Agreement with FDEM ($3.6 million) approved at the August 23, 2021 Commission meeting
         i. City has received both installments

~~c. *Switcher Street Lift Station*~~
   i. ~~Property acquisition at a standstill~~
   ii. ~~Exploring other alternatives~~

d. *SR 44 Forcemain – Decommissioning of the Continental Country Club WWTF*
   i. Buena Vista Boulevard Forcemain (South of SR 44)
      a. Included in the Sumter County roadway project for $307,970
      b. Contractor – Watson Civil
      c. Construction complete
      d. Awaiting request for payment from Sumter County
   ii. Buena Vista Boulevard Lift Station
      a. Project awarded to Marion Rock of $519,954
      b. Substantial Completion: January 13, 2023
      c. Final Completion: January 27, 2023
      d. Electrical equipment delivery pushed back until February (pump control panel, generator, automatic transfer switch, 400 amp disconnect)
      e. Contract amendment needed to rectify construction schedule
   iii. West SR 44 Component and CCC Lift Station conversion:
      a. Design 95% complete
      b. Bid set plans complete; finalizing bid documents

c. FDEP permit received; FDOT permit forthcoming

3. City Projects (Other)

a. *Millennium Park Phase 1*
   i. Design awarded to CPH
   ii. 90% documents being prepared
   iii. Coordination with Parkview for Stormwater/Reuse pond:
      a. Joint pond under construction

b. *Dr. Martin Luther King Jr. Park Improvements*
   i. Splash Pad
      a. Nearing completion
      b. Pay App No. 2 in the amount of $65,868 approved at the November 14, 2022 Commission meeting agenda
      c. Coordinating grand opening date
   ii. Recreation and Outreach Center
      a. RFQ Award to Ohlson Lavoie Coorporation (OLC) scheduled for January 9, 2023 Commission meeting
      b. Contract negotiations forthcoming
   iii. Concession Stand
      a. Delivery schedule tentative for January 2023

c. *Downtown Master Plan Related*
   i. Commission approved the Downtown Master Plan on November 15, 2021
      a. CSX property acquisition (Ayres)
         i. Coordination ongoing
         ii. Acquisition of "Y" property looks promising
         iii. CSX coordination needed
      b. US 301 Linear Park (Ayres)
         i. Workshop with City Commission on 10/31/2022 provided positive feedback on the design
         ii. Coordinating with CSX and legal on easement language
         iii. Reviewing OPC provided by Ayres
         iv. Design contract with Ayres scheduled for January commission meeting
      c. Coordination with Ayres and Tangent Media to implement branding concepts
         i. Workshop with City Commission on 10/31/2022 provided positive feedback
      d. Coordinating with FDOT on Complete Streets Project
         i. Development Services Department working directly with FDOT on Complete Street application
            i. Tentatively included in FDOT's 5 Year Work Plan

ii. Project is likely going to require a 50% match to move along

e. Main Street Buildings
   i. MOU with G3 Development Approved.
   ii. Commission authorized contract negotiations based on presentation to City Commission on 10/31/2022
   iii. Currently reviewing "Comprehensive Agreement" pursuant to F.S. 255
   iv. Direction from City Commission needed at the January 9, 2023 regarding the financing of the building
   v. Working with CPH to obtain architectural services
   vi. Staging PRAG for potential RFP issue for financing (dependent on Commission direction)

d. *Baker House Improvements*
   i. Commission selected bathroom design
   ii. Bathrooms delivered and installed

e. *Municipal Services Complex (Old North Sumter Primary School)*
   i. Interior, Exterior, and Site Improvements
      a. CMAR (Scorpio)
         i. GMP - $3,855,341.11
         ii. Pay App No. 18 in the amount of $132,401.50 approved at the November 14, 2022 Commission meeting
         iii. Project is substantially complete
            i. Punchlist populated; all but 8 have been addressed
         iv. Coordinating move-in date

4. City Road and Drainage Projects

a. FY 23 Pavement Activities
   i. Planning and prioritizing underway
   ii. Commission consideration in February

b. *Signature Drive and Clay Drain Road*
   i. PES adopted by the City Commission on October 11, 2021
   ii. Design activities underway
   iii. Notice to property owners sent out
   iv. Additional groundwater sampling needed. Kimley-Horn coordinating and reviewing results

c. *Pleasantdale Drive Improvements (Road, Utilities, and Drainage)*
   i. KHA design contract approved at April 26, 2021 meeting

ii. Design and permitting wrapping up
iii. Easement received for stormwater pipe
iv. Awaiting bidding schedule from Kimley-Horn

~~*d. Broken Oak Traffic Study*~~
~~i. Commission approved one-way consideration (westbound) from St. Claire to Woodlane Avenue (western access)~~
~~ii. Improvement to facilitate two-way travel from Powell Road to Woodlane Ave (western access)~~
~~iii. Project being wrapped into Millennium Park reuse water line extension project due to route~~
~~iv. Public meeting to be scheduled after design completion~~

e. Jackson Street (Utilities, Roadway, and Drainage)
i. KHA design work approved at the November 22, 2021 Commission meeting
ii. Right-of-Way by Maintenance Survey needed (KHA action item)
iii. Slip lining activities (sewer line) complete

f. Barwick Street Improvements:
i. KHA design contract approved at the April 26, 2021 Commission meeting
ii. Design work underway
iii. Property acquisition needed for stormwater ponds; coordination ongoing

g. Huey Street Improvements(Utilities, Roadway, Drainage)
i. KHA design contract approved at the April 26, 2021 Commission meeting
ii. Design underway
iii. Coordinating construction schedule to begin the end of the school year
iv. Added scope to KHA agreement to account for full depth reclamation construction and added pond locations
v. Commission approved agreement with SCSB on 12/12/2022 for shared pond locations